City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Vicki Quinn, Chair
Gus W. Flangas, Vice Chair
Byron Goynes
Richard Truesdell
Todd L. Moody
Trinity Haven Schlottman
Richard P. Bonar

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

June 12, 2012

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 13, 2012

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. TMP-44706 - TENTATIVE MAP - EL CAMPO GRANDE/RAINBOW - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a Tentative Map FOR A 40-LOT SINGLE FAMILY SUBDIVISION on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. TMP-45230 - TENTATIVE MAP - CATALINA - APPLICANT: GREYSTONE NEVADA, LLC. - OWNER: HOWARD HUGHES CORPORATION, LLC - For possible action on a request for a Tentative Map FOR AN 84-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.47 acres at the southwest corner of Fox Hill Drive and Paseo Breeze Drive (APN 137-34-313-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers).

9. EOT-45057- EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: 2010-1 CRY VENTURE - OWNER: SPINNAKER HOME IX, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) FOR A 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

10. RQR-45110 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: SMOKE RANCH DECATUR, LLC - For possible action on a Required Review of an approved Special Use Permit (U-0059-01) FOR TWO EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), R-PD19 (Residential Planned Development - 19 Units Per Acre) Zone, Ward 5 (Barlow).

11. RQR-45111- REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: VEGAS OUTDOOR ADVERTISING, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0322-94) FOR AN EXISTING 70-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on property located at 369 North 13th Street (APN 139-35-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

12. RQR-45112 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: PARAMOUNT INVESTMENTS COMPANY - For possible action on a Required Review of an approved Special Use Permit (U-0019-96) FOR AN EXISTING 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 3227 Meade Avenue (APN 162-08-303-007), M (Industrial) Zone, Ward 1 (Tarkanian).

13. RQR-45113 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TLC PROPERTIES, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0033-88) FOR AN EXISTING 60-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 650 East Bonanza Road (APN 139-27-804-003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

14. RQR-45118 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: 305 LAS VEGAS, LLC - For possible action on a Required Review of an approved Special Use Permit (U-0008-96) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 330 East Charleston Boulevard (APN 162-03-115-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

15. RQR-45122 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: SIMON CHELSEA LV DEV LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-10134) FOR AN EXISTING 50.5-FOOT TALL, 20-FOOT BY 60-FOOT OFF-PREMISE SIGN at 979 South Grand CEntral Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Barlow).-

16. RQR-45123 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: DECATUR CAR CARE ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (U-0003-91) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2003 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

17. RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of a previously approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

18. RQR-45132 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: STANSBERRY CONSTRUCTION, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0026-96) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3052 South Valley View Boulevard (APN 162-08-302-010), M (Industrial) Zone, Ward 1 (Tarkanian).

19. RQR-45133 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT - 840/844 RANCHO LLC - OWNER: CBS OUTDOOR - For possible action on a Required Review of an approved Special Use Permit (U-0319-94) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 840 North Rancho Drive (APN 139-29-702-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

20. VAC-45178 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Petition to Vacate portions of five public utility easements generally located on the north and south side of McWilliams Avenue, east of Las Vegas Boulevard, Ward 5 (Barlow).

21. VAC-45231 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN SENIORS, LLC - For possible action on a Petition to Vacate a portion of the southeast corner of Rainbow Boulevard and Lone Mountain Road, Ward 6 (Ross).

PUBLIC HEARING ITEMS

22. VAR-45114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

23. SUP-45116 - SPECIAL USE PERMIT RELATED TO VAR-45114 - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

24. SDR-45115 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-45114 AND SUP-45116 - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 87 UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A 14-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW A FOUR-STORY BUILDING WHERE TWO STORIES IS THE MAXIMUM ALLOWED IN THE SC-TC DISTRICT on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

25. VAR-45260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a VARIANCE TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.10 acres at 9358 Wittig Avenue (APN 125-19-516-001), TC (Town Center) Zone, Ward 6 (Ross).

26. SUP-45043 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA QUINTA INN & SUITES - OWNER: BRE/LQ PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 7101 Cascade Valley Court (APN 138-15-612-009), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

27. SUP-45076 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROCK STAR TATTOO, INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,030 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 450 Fremont Street, Suite #109 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

28. SUP-45203- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JULIE YLARDE - OWNER: DOCTOR, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITH NO OUTSIDE PENS WITHIN AN EXISTING BUILDING at 601 East Charleston Boulevard (APN 139-34-410-203), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

29. SUP-45254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC.- For possible action on a request for a Special Use Permit FOR A PROPOSED 33,977 SQUARE-FOOT TAVERN, LIMITED ESTABLISHEMNT at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

30. SDR-45253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45254 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH PLAZA on 0.78 acres at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

31. SUP-45256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE TENSAI GROUP, LTD - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #150 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

32. SUP-45257 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STONEY'S NORTH FORTY - OWNER: CENTENNIAL CENTRE, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED USE WITHIN AN EXISTING 8,264 RESTAURANT AND TAVERN at 5990 Centennial Centre Boulevard (APN 125-28-610-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

33. SUP-45258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAMILY SOLUTIONS COUNSELING - OWNER: RLD INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 8238 West Charleston Boulevard (APN 138-33-416-010), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

34. SUP-45269 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANEW SKINCARE AND SPORTS THERAPY - OWNER: 222 RAINBOW, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 189 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 1,785

SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A 0-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 222 South Rainbow Boulevard, Suite #210 (APN 138-34-501-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

35. ROC-45135 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: AGUILAS CENTRO FAMILIAR CRISTIANO - For possible action on a request for a Review of Condition of a previously approved Site Development Plan Review (SDR-36787) TO DELETE CONDITION #4 THAT REQUIRES ALL ON-SITE IMPROVEMENTS TO BE COMPLETED IN CONFORMANCE WITH THE OVERALL SITE PHASING PLAN DATE STAMPED 12/10/09 on 11.18 acres at 5355 Madre Mesa Drive (APN 138-13-701-060), C-V (Civic) Zone, Ward 5 (Barlow).

36. SDR-45244 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LEXUS OF LAS VEGAS - OWNER: AAG LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review [Z-0115-96(2)] FOR A WAIVER TO ELIMINATE PORTIONS OF THE REQUIRED PERIMETER LANDSCAPE BUFFER FOR THE INSTALLATION OF VEHICLE DISPLAY PADS ALONG SAHARA AVENUE on 4.01 acres at 6600 West Sahara Avenue (APN 163-02-402-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

37. TXT-45255 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.06.050 Table 2 related to U (Undeveloped) District Accessory Structures, LVMC 19.06.060 Table 2 related to R-E (Residential Estates) District Accessory Structures, LVMC 19.12 related to Permitted Uses, and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various animal related uses in an effort to consolidate categories into the Animal Keeping & Husbandry use and streamline standards and requirements.

CITIZENS PARTICIPATION:

38. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 8, 2012

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

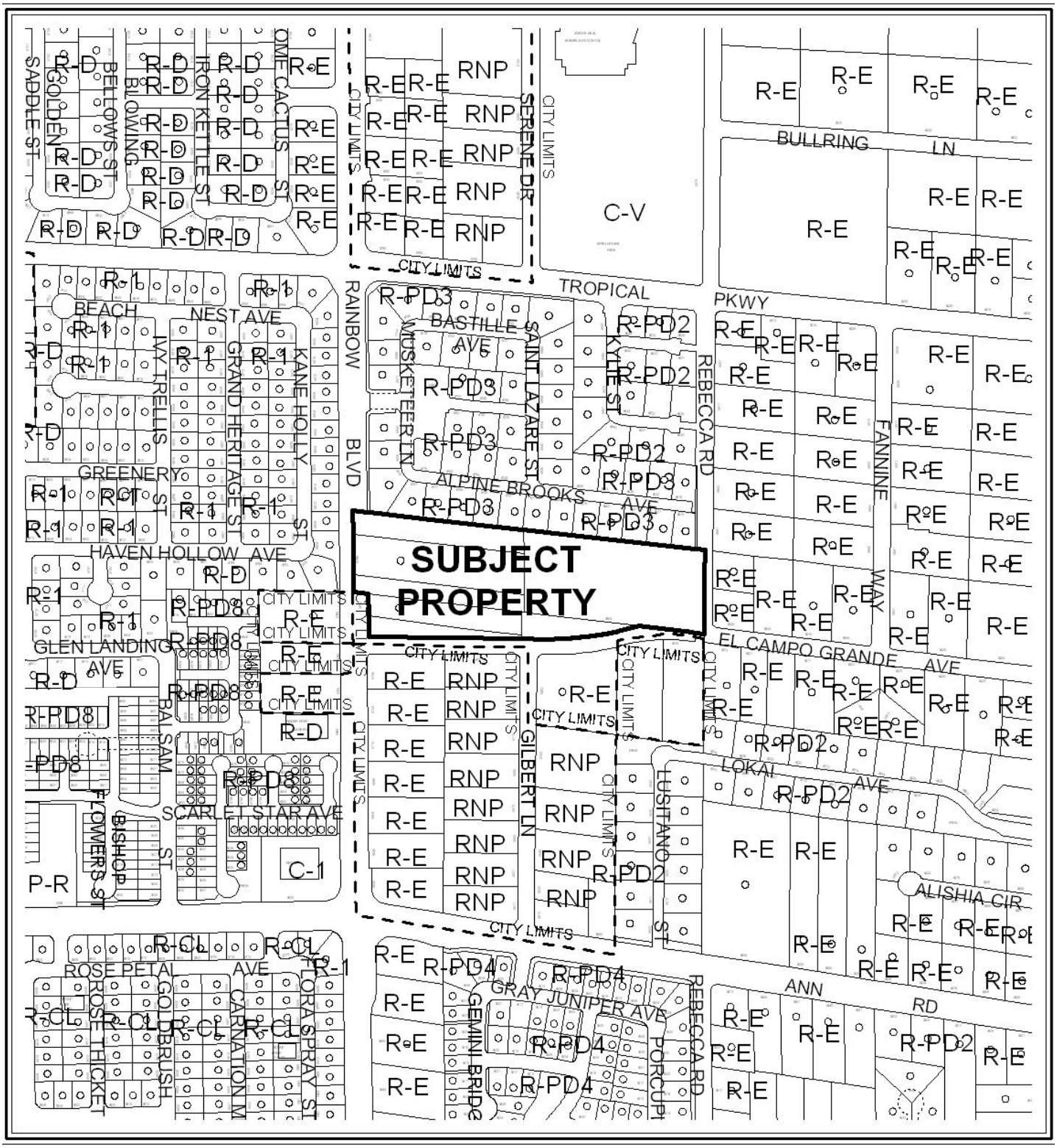
SUBJECT:
TMP-44706 - TENTATIVE MAP - EL CAMPO GRANDE/RAINBOW - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a Tentative Map FOR A 40-LOT SINGLE FAMILY SUBDIVISION on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

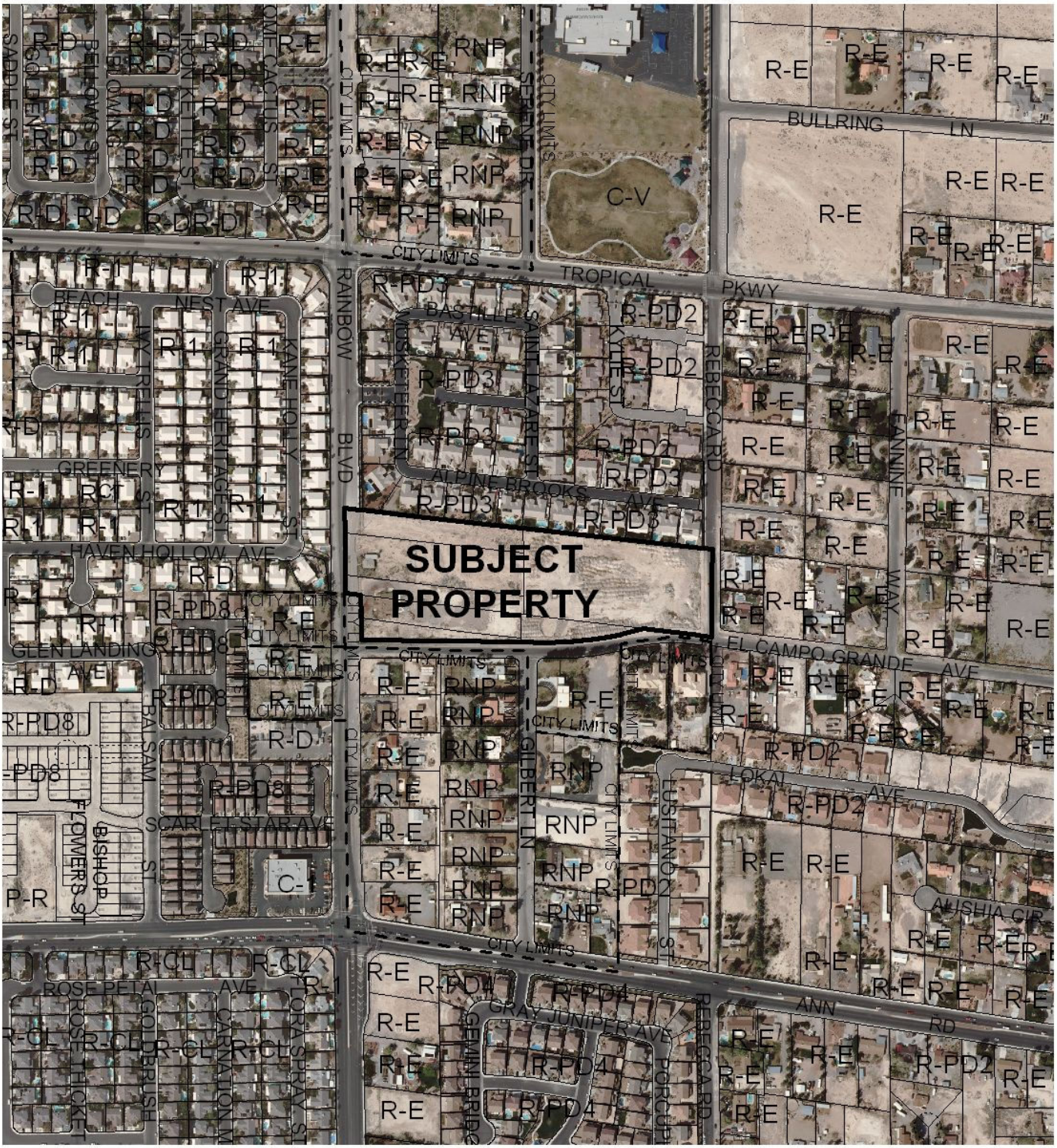


0 400 800 Feet

CASE: TMP-44706

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: TMP-44706

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44706** APN: 125-26-401-001, 125-26-304-005thru008
125-26-401-002,003 A-

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 2012

_____
Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) El Campo Grande/Rainbow

Project Name El Campo Grande/Rainbow **Proposed Use** _____

125-26-401-002,003 Ac

Assessor's Parcel #(s) 125-26-401-001,125-26-304-005thru008 **Ward #** _____

General Plan: existing R proposed RL **Zoning:** existing R-E proposed R-1

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 11.7 **Lots/Units** _____ **Density** 5.49du/ac

Additional Information _____

PROPERTY OWNER RMB Real Estate, LLC **Contact** ANDREW MENLOVE

Address 6750 VIA AUSTI PKWY #250 **Phone:** 510-8221 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address amenlove@cmemail.com

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12.

_____

Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

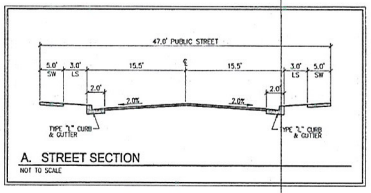
FOR DEPARTMENT USE ONLY

Case #	TMP-44706
Meeting Date:	~~4-10-12~~ 5.8.12
Total Fee:	~~1750~~ 1750.00
Date Received:*	2-23-12
Received By:	JFrmd

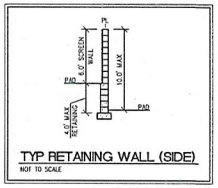
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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



A. STREET SECTION
NOT TO SCALE



TYP RETAINING WALL (SIDE)
NOT TO SCALE

D·R·HORTON

TENTATIVE MAP
FOR
EL CAMPO GRANDE/RAINBOW
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-26-304-005 THRU -008 & 125-26-401-001 THRU -003

OWNER
R U B REAL ESTATE L L C
6750 W. AUSTIN PKWY #250
LAS VEGAS NV 89119-3561
PH (702) 000-0000
FX (702) 000-0000

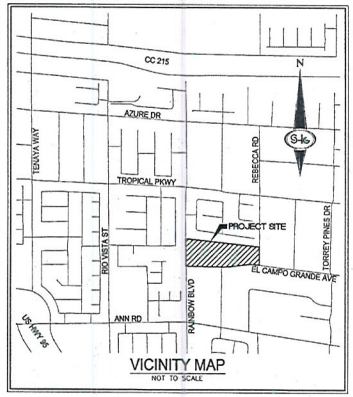
DEVELOPER
DR HORTON INC
330 CARCUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 635-3600
FX (702) 435-8008

ENGINEER
SLATER HANFAN GROUP
5740 S. ARVILLE ST. #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

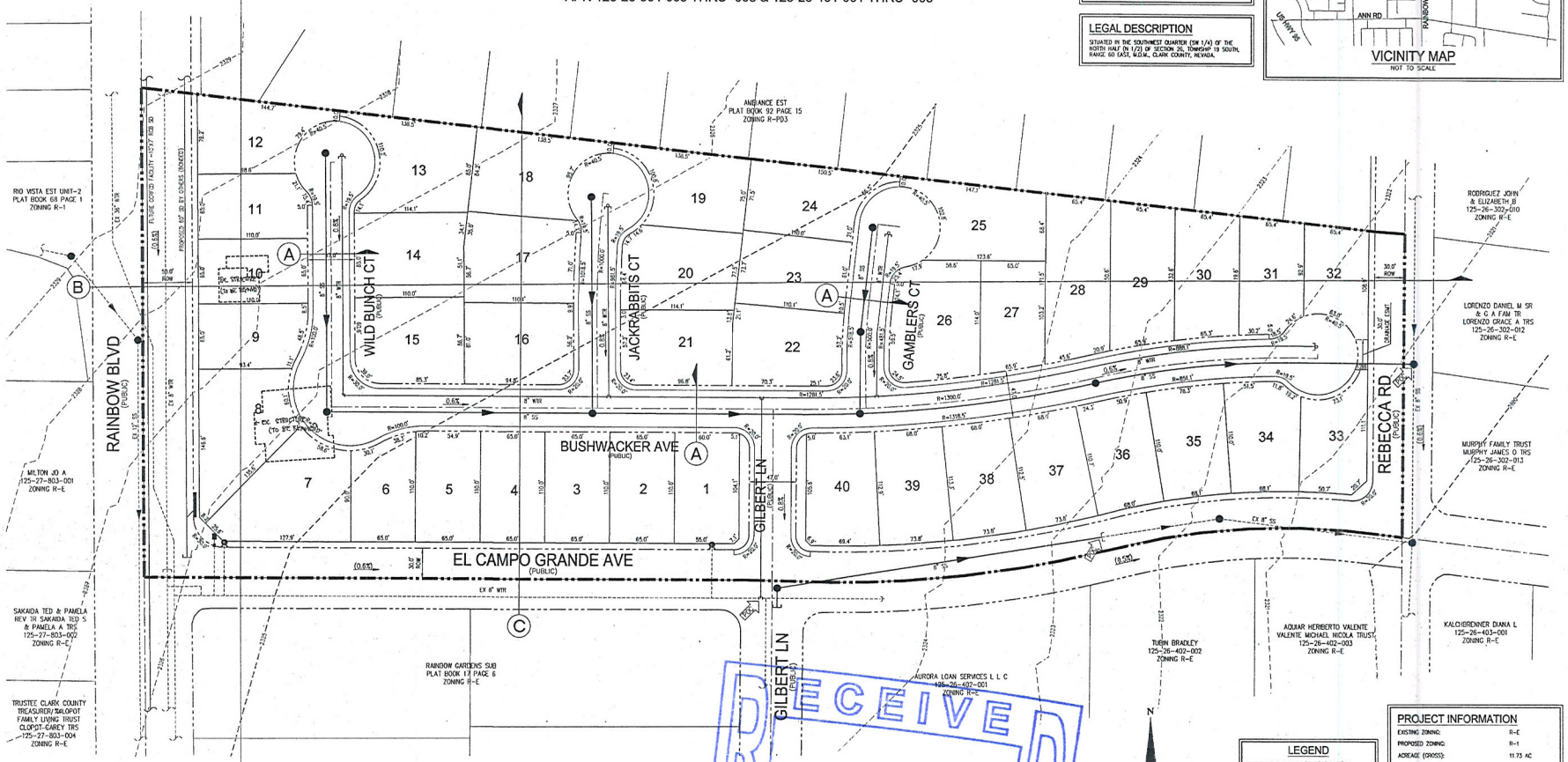
GENERAL NOTES
1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.
4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.
5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" WATER LINE IN EL CAMPO GRANDE.
6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" SEWER LINE IN REBECCA.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.
10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
40 UNITS×250 GPD/UNIT = 10,000 GPD = 0.01 MGD
TOTAL PEAK FLOW = 0.01×3.25 (PEAK FACTOR) = 0.0325 MGD

LEGAL DESCRIPTION
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



VICINITY MAP
NOT TO SCALE



LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	11.73 AC
NO. OF LOTS:	40
DENSITY:	3.41 DU/AC

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TELEPHONE	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

TMP-44706

SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

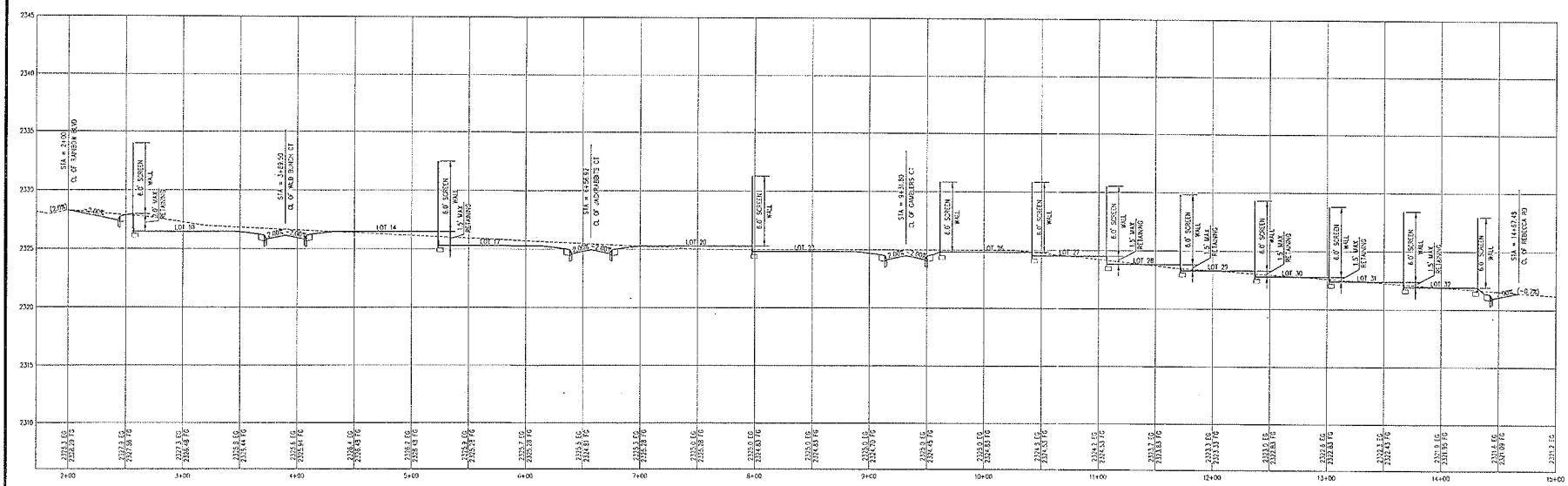
CITY OF LAS VEGAS, NV
D·R·HORTON
EL CAMPO GRANDE/RAINBOW
TENTATIVE MAP
SEC 26 T 19S R 60E

DATE: 2/23/12
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
DRH1112-000

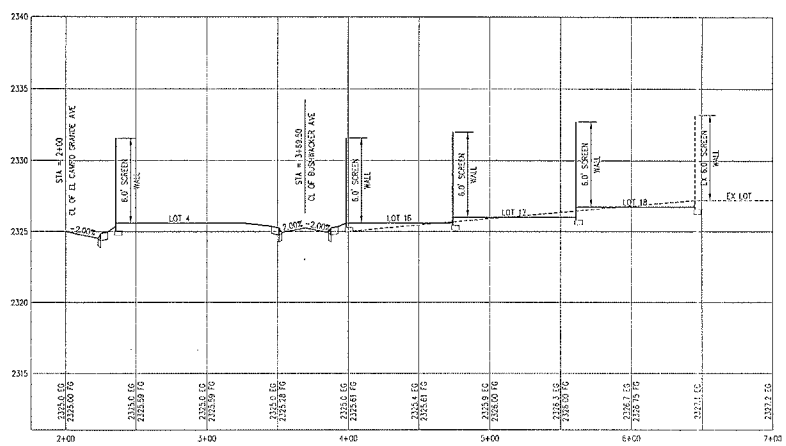
TODD STEADHAM Exp. 06/30/2013 CIVIL No. 15239 STATE OF NEVADA PROFESSIONAL ENGINEER 2/23/12

TM-1
SHEET 1 OF 2

L:\drh1112-000 # comm\civil\cad\tentmap\t\20222 drh1112-000 # comp.jan.dwg 2/23/2012 12:25 PM Jon Pull



B. EAST / WEST SECTION
SCALE: 1" = 40'



C. NORTH / SOUTH SECTION
SCALE: 1" = 40'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5500 FAX (702) 264-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

CITY OF LAS VEGAS, NV

D·R·HORTON

EL CAMPO GRANDE/RAINBOW
TENTATIVE MAP SECTIONS

S 26 T 19 S R 60 E

DATE: 2/23/12
DRAFTER: JDP
DESIGNER: JDP
CHECKED: TJS
PROJECT NO.
DRH1112-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2013
CIVIL
No. 15292
2/23/12

TM-2
SHEET 2 OF 2

TMP-44706

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

DRH1112-000

February 23, 2012

Yorgo Kagafas
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment, Zone Change, and Tentative Map for El Campo Grande/ Rainbow (11.7 gross acres)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA), zone change (ZON) and Tentative Map (TM) for the subject site.

The subject site is located at the northeast corner of Rainbow Blvd and El Campo Grande Avenue. The Assessor's Parcel Numbers are 125-26-401-001, -002, -003, -304-005, -006, -007, and -008. The parcels are approximately 11.7 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Estates (R-E) to Single Family Residential (R-1).

There was a previous zone change approved on the subject acreage in 2006 (ZON-11678), which has since expired. The expired zone change modified the zoning to RPD-3, which allows up to 3.49 dwelling units per acre. On the 11.7 acres, this would result in a maximum unit count of 40. Since the RPD zoning is no longer available in the City of Las Vegas Uniform Development Code (UDC), the next best available zoning would be R-1 in terms of setback and minimum lot dimensions. DR Horton would be accepting of a condition to cap the units at 40 for the entire acreage. This would allow the development standards of R-1, but hold the density maximum to that of the now defunct RPD3 (3.49 du/ac).

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

TMP-44706

For reference, the accompanying site plan includes 40 residential lots on the 11.7 acres, which results in a density of 3.41 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 65 feet.

The proposed development would serve as transitional zoning from the R-E to the south of El Campo Grande Avenue to the RPD3 to the north of the project site. On the west side of Rainbow Blvd, the zoning is a mixture of R-E, R-1, R-D and RPD8. East of Rebecca Road, the zoning is R-E. The proposed development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision. The lower density residential sites are located across major roadways which will buffer the proposed site from the less dense residential.

The project does have public water and sewer services with available capacity to serve the proposed development. The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

The proposed development is an "in-fill" piece of property that has existing residential development on all sides. With the adjacent developments, there are roadways that exist that can support the additional traffic counts that the proposed 40 additional lots would bring to the area. This project proposes to improve the adjacent public streets to City of Las Vegas standards.

In summary, the proposed project is similar to the previously approved project in 2006. The proposed development is compatible with surrounding developments and has utility services in the area to serve the site.

Thank you for considering these application requests. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Todd Steadham

Todd Steadham, P.E.
Associate

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Brian Defilippis, DR Horton
Chelsea Peltier, SHG

TMP-44706

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TMP-45230 - TENTATIVE MAP - CATALINA - APPLICANT: GREYSTONE NEVADA, LLC. - OWNER: HOWARD HUGHES CORPORATION, LLC - For possible action on a request for a Tentative Map FOR AN 84-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.47 acres at the southwest corner of Fox Hill Drive and Paseo Breeze Drive (APN 137-34-313-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers).

P.C.: FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Conditional Approval Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-45230** APN: 137-34-313-001

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: Greystone Nevada, LLC

Name of Representative: Slater Hanifan Group

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: KEVIN T. ORROCK

Subscribed and sworn before me

This 19th day of April, 2012

Stella Clark

Notary Public in and for said County and State

Clark County, NEVADA

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

RECEIVED
APR 24 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Paseo Breeze Drive / Fox Hill Drive

Project Name Catalina **Proposed Use** P-C

Assessor's Parcel #(s) 137-34-313-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing P-C proposed P-C

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

Gross Acres 18.56 **Lots/Units** 84 **Density** 4.5

Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Greystone Nevada, LLC **Contact** Robert Johnson

Address 2490 Paseo Verde Parkway **Phone:** (702) 877-9600 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** NV **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Kevin T. O'Rrock

Subscribed and sworn before me

This 19th day of April, 20 12.

Stella Clark

Notary Public in and for said County and State Clark County, Nevada

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

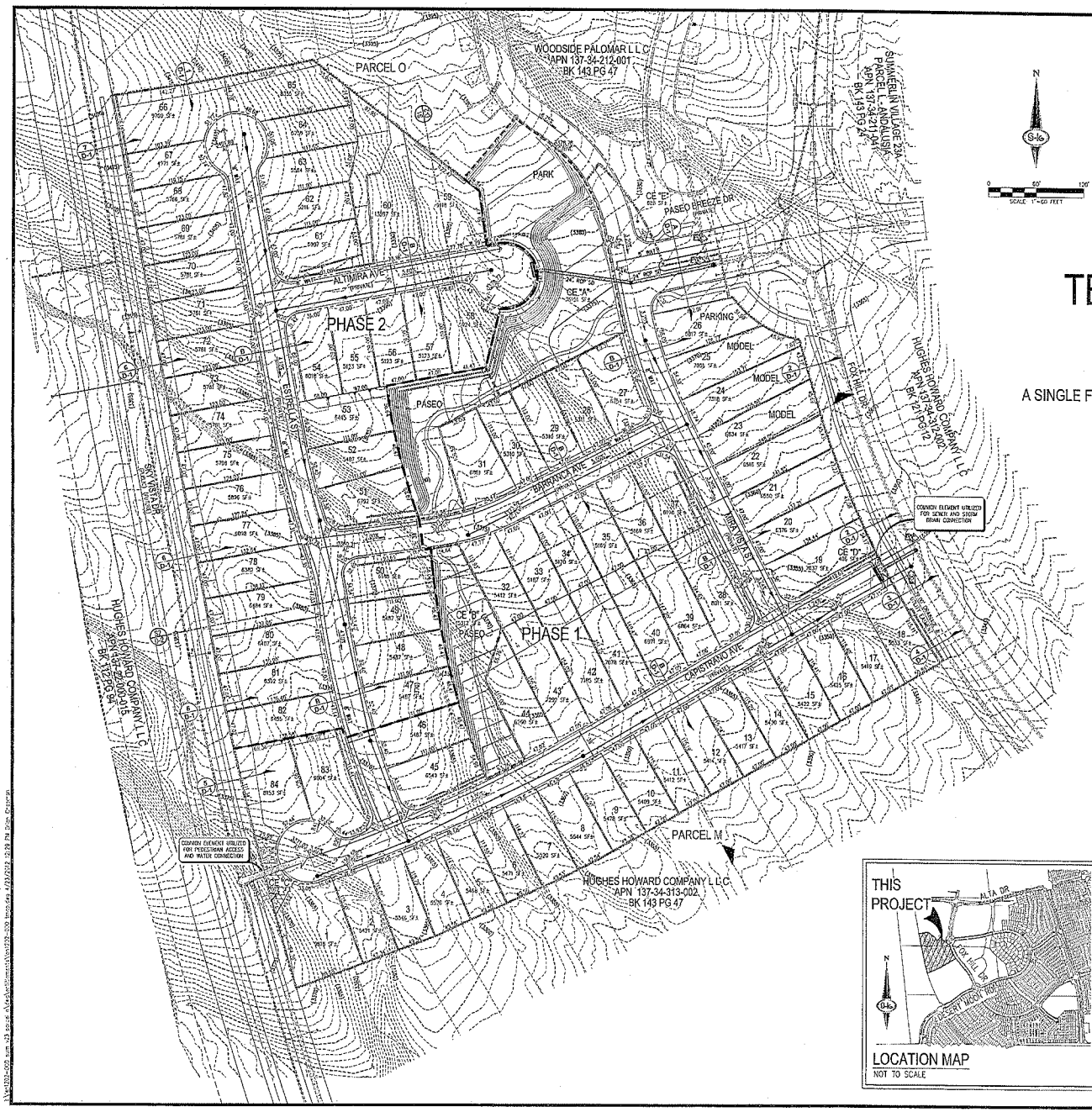
Revised 10/27/08

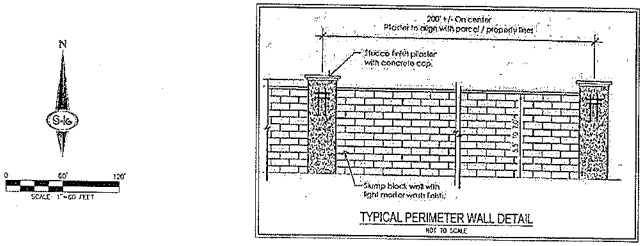
FOR DEPARTMENT USE ONLY

Case #	TMP-45230
Meeting Date:	6-12-12 PC
Total Fee:	$750
Date Received:*	4-24-12
Received By:	

RECEIVED
APR 24 2012
City of Las Vegas
Department of Planning

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





TENTATIVE MAP

FOR

CATALINA

A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY

APN 137-34-313-001

OWNER	ENGINEER
HOWARD HUGHES COMPANY, LLC SUITE C9 P.O. BOX 835 COLUMBIA, MD 21044 PH (702) 791-4000	SLATER HANIFAN GROUP 5740 S. ARVILLE, SUITE 206 LAS VEGAS, NV 89118-3071 PH (702) 284-5300

DEVELOPER

LENNAR COMMUNITIES NEVADA, LLC
3430 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

PROJECT SUMMARY

ZONING	P-C
LOT DIMENSIONS (TYP.)	45'x110'
MINIMUM LOT AREA	4,971 SQ.FT.
MAXIMUM LOT AREA	15,937 SQ.FT.
GROSS ACREAGE	18.56 AC
NET ACREAGE	16.47 AC
TOTAL LOTS	84
DENSITY	4.5 DU/GROSS AC

PARK AREA

NO. OF UNITS	84
REQUIRED PARK AREA	10,000 SQ.FT.
PROVIDED PARK AREA	37,501 SQ.FT.

PARKING ANALYSIS

NO. OF UNITS	84
RESIDENT PARKING	2 SPACES/LOT
GUEST PARKING	0.2 SPACE/LOT
REQUIRED PARKING	202 SPACES**

** MIN. PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY.

ESTIMATED AVERAGE DAILY SEWER FLOW

84 UNITS x 250 GPD/UNIT= 21,000 GPD
TOTAL AVERAGE COMMERCIAL FLOW = 0.0 GPD
TOTAL PEAK FLOW = 0.02100 MGD x 3.74 (PEAK FACTOR) = 0.0785 MGD

UTILITY SERVICES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GARBAGE	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS COMPANY

SETBACKS

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS (AS REVISED JUNE 7, 2005)

FRONT:	
FRONT ENTRY GARAGE	19'
SIDE ENTRY GARAGE	14'
BUILDING FACE	14'
PORCH	14'
REAR	20'
SIDE:	
INTERIOR	5'
CORNER **	15'
PERIMETER:	
SINGLE STORY ELEMENT W/ 0% - 6' GABLE END	
TWO STORY ELEMENT OR GABLE END	10'
BALCONY	15'
COURTYARD WALLS *	5'
PATIO COVER	10'

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS
** SETBACKS ARE MEASURED FROM BACK OF CURB) REGARDLESS OF SIDEWALK LOCATION

LEGEND

- BOUNDARY
- PHASE LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- CURB
- (1605) INDEX CONTOUR (5' INTERVAL)
- (1604) INTERMEDIATE CONTOUR (1' INTERVAL)
- COMMON ELEMENT
- SCARP
- RETAINING WALL
- WALL WITHOUT RETAINING

LEGAL DESCRIPTION

PARCEL M AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

GENERAL NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA DESERT MOON RD.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY EXISTING WATER LINES IN SKY VISTA DRIVE, FOX HILL AVENUE, AND DESERT MOON ROAD.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE ON-SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED DEVELOPMENT.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE _____ DATE _____

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLANS CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP'D

LENNAR® LAS VEGAS, NEVADA

CATALINA

TENTATIVE MAP I

T 20 S
R 59 E

DATE: 4/23/2012
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1202.000

TM-1
SHEET 1 OF 2

TMP-45230

APR 24 2012

RECEIVED

Howard Hughes
THE HOWARD HUGHES CORPORATION

April 20, 2012

S. Tracy Stratton
Slater Hanifan Group
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118

Re: **SDRC Final Conditional Civil Approval** – "Catalina" by Lennar Homes, Parcel N in Summerlin Village 23A (The Paseos)

Dear Tracy,

We have reviewed and conditionally approved your revised site plan, preliminary grading & drainage plans, and tentative map submittal of April 16, 2012 for Parcel N. Our approval is based on the following comments/conditions:

Sheet TM-1

1) The 24" SD connection at the existing concrete collared 45-degree junction structure will be an expensive connection. Recommend reviewing alternate connecting points.

2) For information, the sewer angle at the Estrella Street and Capistrano Avenue intersection is less than a 90 angle going downstream.

3) The Sky Vista Drive roadway, sidewalk, and landscaping are future. Recommend showing all plan view and cross section with Sky Vista Drive as future.

4) Recommend review of existing grades for existing rip rap channel along Sky View Drive to be reviewed and its limits identified with respect to proposed development grades, i.e. what is top of rip rap berm grades and what are horizontal limits of rip rap berm with respect to proposed property wall?

Sheet TM-2

Refer to comments 3) and 4) above regarding Sections 5, 6 and 7.

Sheet G-1

Refer to comments on sheet D-1 and comments 3) and 4) above regarding Sky Vista Drive.

Sheet G-2

Refer to comments on sheet D-1 and comments 3) and 4) above regarding Sky Vista Drive.

Sheet D-1

1) Sections 4 and 9 lack a 1'-0" wide 2% bench at bottom of slope.
2) Sections 9, 10, 12, 13, 14 & 15 show 2:1 slopes where 2 ½: 1 slopes are preferred.
3) Sections 6, 7 and 8 - refer to comments 3 and 4 with respect to Sky Vista Drive.

The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Third Floor
Las Vegas, Nevada 89135
T 702.791.4000

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APR 24 2012
TMP-45230
City of Las Vegas
Department of Planning

4) Section 8 for Lots 66 and 67 do not appear to have enough vertical grade to make up northerly portions of these lots without additional scarp. Previously recommend offsetting the cul-de-sac bulb if depth is an issue to maintain adequate level pad area. Please review grades on Sky Vista Drive versus pad grades.
5) Section 9 – consider boulder retaining wall along paseo (between wall) for better transition. See sketch on sheet G-1.

Sheet SP-1
1) Verify Gross Acreage as 16.47 acres is Net Net Acreage.
2) Land Use is SF3 and its Max Density is 10 Units per Gross Acre.

Please contact us with any questions.

Regards,

Elizabeth Molina
SDRC

CC: J. Cleaver

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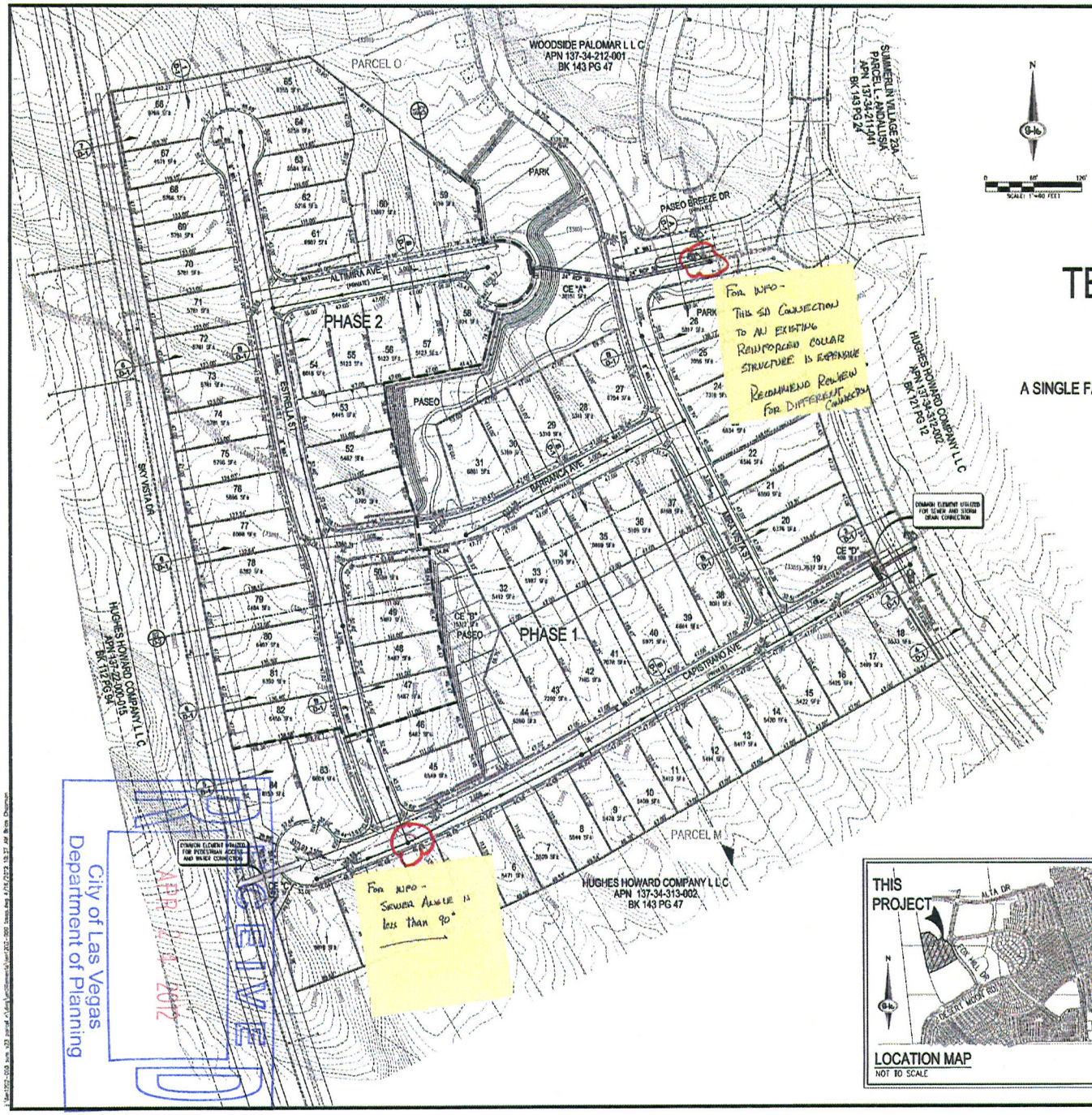
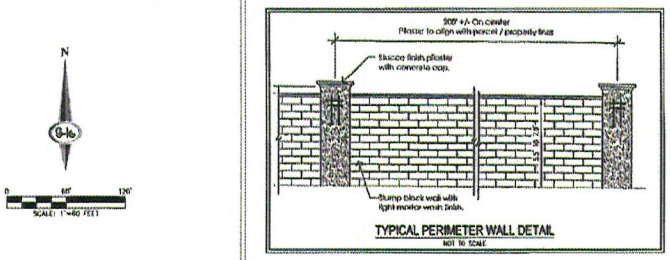
APR 24 2012
TMP-45230
City of Las Vegas
Department of Planning





TYPICAL PERIMETER WALL DETAIL
NOT TO SCALE

TENTATIVE MAP
FOR
CATALINA
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN 137-34-313-001

NOT TO SCALE

OWNER
HOWARD HUGHES COMPANY, LLC
ROUTE 02
P.O. BOX 853
COLUMBIA, MD 21044
PH (702) 391-4000

ENGINEER
SLATER HANIFAN GROUP
5340 S. ARVILLE, SUITE 216
LAS VEGAS, NV 89118-3071
PH (702) 364-5300

DEVELOPER
LENNAR COMMUNITIES NEVADA, LLC
2490 PARED VERDE PARKWAY, SUITE 150
HENDERSON, NV 89074
PH (702) 458-7700

PROJECT SUMMARY

ZONING	P-C
LOT DIMENSIONS (TYP.)	45'x110'
MINIMUM LOT AREA	4,971 SQ.FT.
MAXIMUM LOT AREA	13,097 SQ.FT.
GROSS ACREAGE	18.58 AC
NET ACREAGE	16.47 AC
TOTAL LOTS	84
DENSITY	4.5 DU/GROSS AC

PARK AREA

NO. OF UNITS	84
REQUIRED PARK AREA	16,800 SQ.FT.
PROVIDED PARK AREA	37,504 SQ.FT.

PARKING ANALYSIS

NO. OF UNITS	84
RESIDENT PARKING	2 SPACES/LOT
GUEST PARKING	0.2 SPACE/LOT
REQUIRED PARKING	202 SPACES**

** MIN. PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY

ESTIMATED AVERAGE DAILY SEWER FLOW

84 LOTS x 270 GPD/LOT=21,000 GPD
TOTAL AVERAGE CONSUMPTION=0.02100 MGD
TOTAL PEAK FLOW=0.02100 MGD x 3.74 (PEAK FACTOR) = 0.0785 MGD

UTILITY SERVICES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GARBAGE	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS COMPANY

SETBACKS

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PARCEL O AS REVISED JUNE 7, 2010)

FRONT:*	
FRONT ENTRY GARAGE	15'
SIDE ENTRY GARAGE	14'
BUILDING FACE	14'
PORCH	10'
REAR	20'
SIDE	
INTERIOR	5'
CORNER **	10'
PERIMETER	
SINGLE STORY ELEMENT W/D.E.	5'
CABLE END	
TWO STORY ELEMENT OR CABLE END	10'
BALCONY	15'
COURTYARD WALLS *	5'
PATIO COVER	10'

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS
** SETBACKS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION

LEGEND

- BOUNDARY
- PHASE LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- CURB
- (1625) INDEX CONTOUR (5' INTERVAL)
- (1594) INTERMEDIATE CONTOUR (1' INTERVAL)
- COMMON ELEMENT
- SCARP
- RETAINING WALL
- WALL WITHOUT RETAINING

LEGAL DESCRIPTION

PARCEL M AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

GENERAL NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA DESERT MOON RD.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY EXISTING WATER LINES IN SKY VISTA DRIVE, FOX HILL AVENUE, AND DESERT MOON ROAD.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE _____ DATE _____

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. HOWARD SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

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APR 11 2012
City of Las Vegas
Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5340 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 364-5300 FAX (702) 364-5305

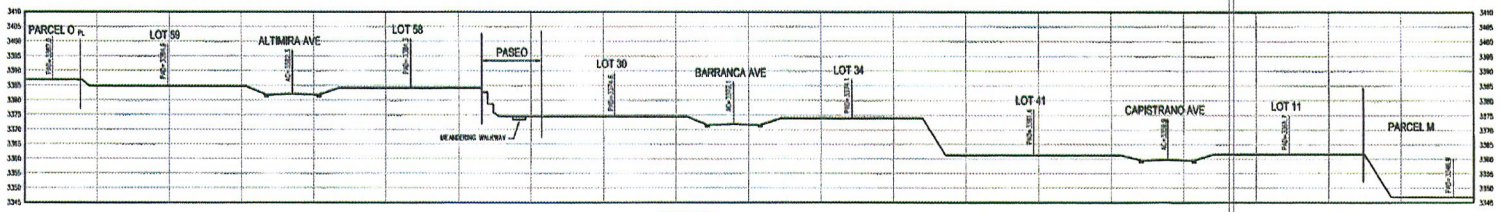
NO.	DESCRIPTION	DATE	BY	APP'D

LENNAR® LAS VEGAS, NEVADA

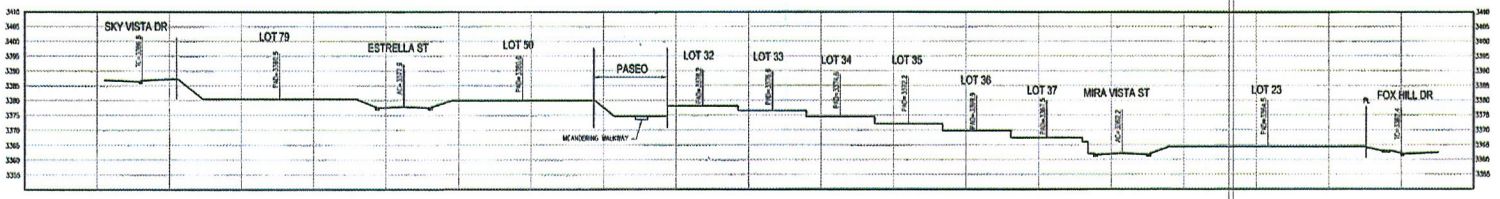
CATALINA
TENTATIVE MAP I

DATE: 4/16/2012
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1202.000

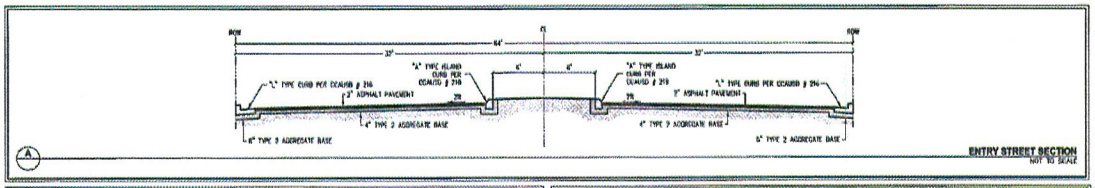
TM-1
SHEET 1 OF 2

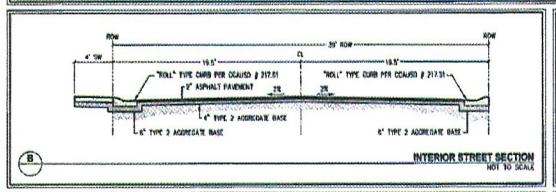


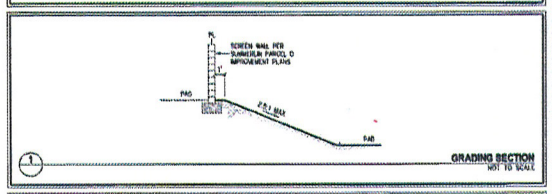
SECTION S-1

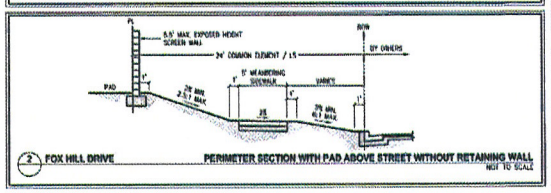


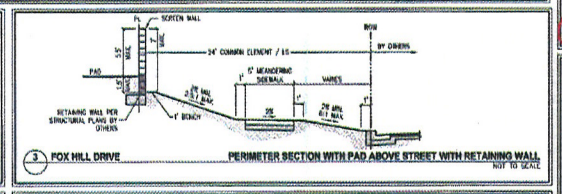
SECTION S-2

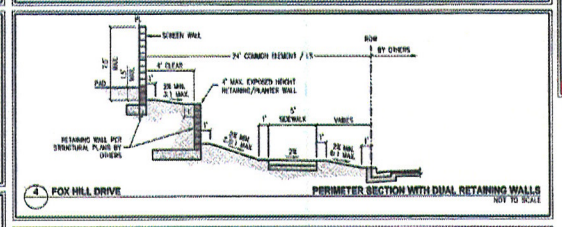


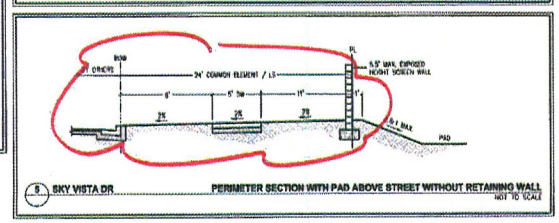


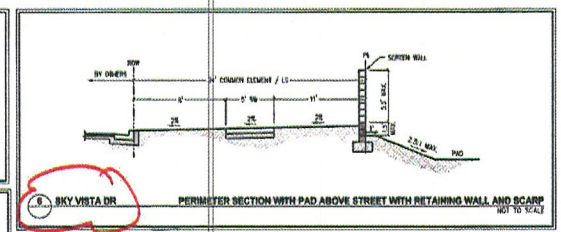


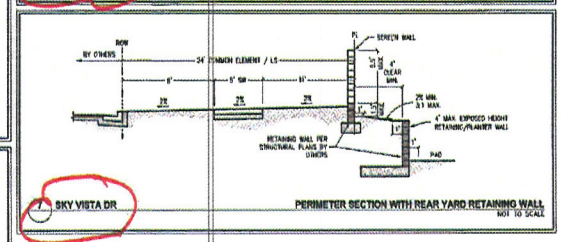












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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5140 S. ARVILLE STREET #216, LAS VEGAS, NV 89113
PHONE (702) 284-3399 FAX (702) 284-

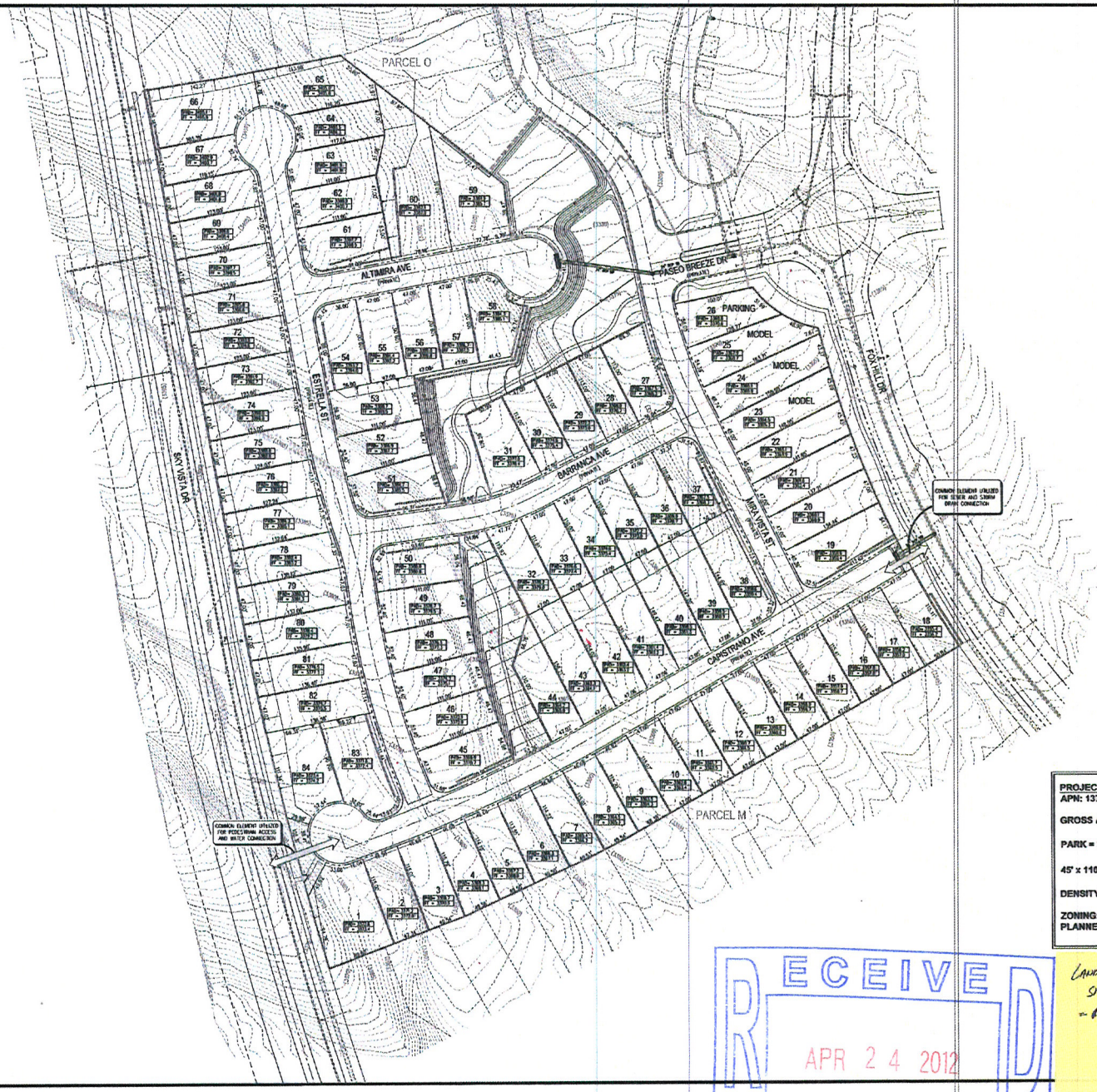
NO.	DESCRIPTION	DATE	BY	APP DATE

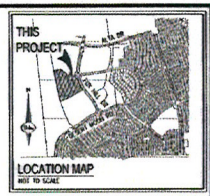
LENNAR® LAS VEGAS, NEVASDA

CATALINA
TENTATIVE MAP II

DATE: 4/16/2012
DRAFTER: RCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO. LEN1202.000

TM-2
SHEET 2 OF 2





LEGEND

- BOUNDARY
- PHASE LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- WROUGHT IRON FENCE
- RETAINING WALL
- PERIMETER WALL W/RIGHT RETAINING
- SCARP

N

SCALE 1"=60 FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 284-0399 FAX (702) 284-0399

NO.	DESCRIPTION	DATE	BY	APP

LENNAR® LAS VEGAS, NEVADA

CATALINA

SITE PLAN

PROJECT SITE:
APN: 137-34-313-001

GROSS ACREAGE	= 16.47
PARK = 31858 SF	
45' x 110' (TYP) LOT = 84	
DENSITY (LOTS/GROSS ACRE)	= 5.10

ZONING:
PLANNED COMMUNITY DISTRICT (P-C)

gross or net?

PROJECT NO.
LEN1202.000

SP-1
SHEET 1 OF 1

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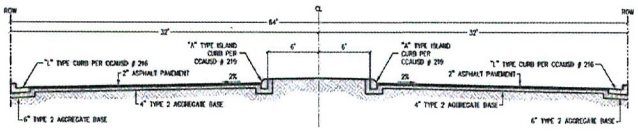
Land Use
SF3 @ Max Density
= 10 Units/Acre gross



A ENTRY STREET SECTION
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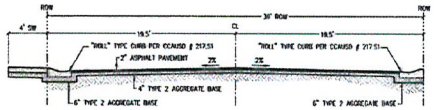

B INTERIOR STREET SECTION
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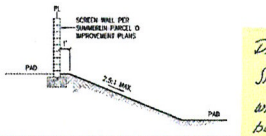
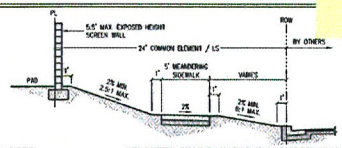


1
NOT TO SCALE

Detail 6,7,8 D-1
Sky Vista is Future
what is section based on existing R.R. Rap Channel



2 FOX HILL DRIVE PERIMETER SECTION WITH PAD ABOVE STREET WITHOUT RETAINING WALL
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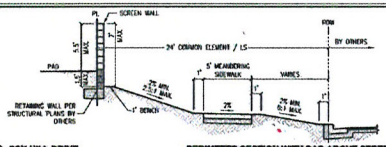
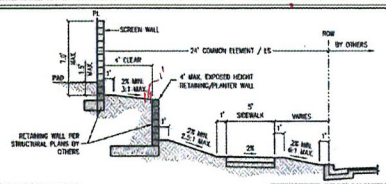
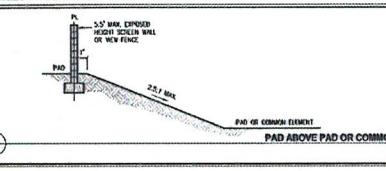


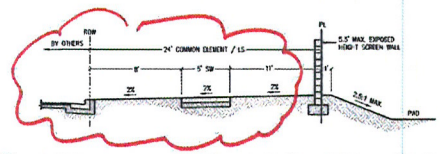
3 FOX HILL DRIVE PERIMETER SECTION WITH PAD ABOVE STREET WITH RETAINING WALL
NOT TO SCALE



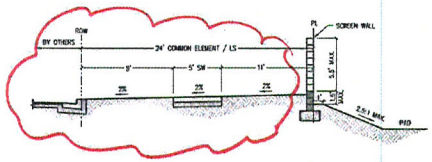
4 FOX HILL DRIVE PERIMETER SECTION WITH DUAL RETAINING WALLS
NOT TO SCALE



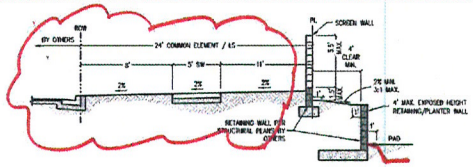
5 PAD ABOVE PAD OR COMMON ELEMENT WITH SCARP
NOT TO SCALE



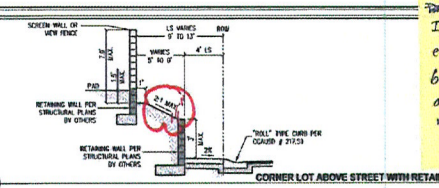
6 SKY VISTA DR PERIMETER SECTION WITH PAD ABOVE STREET WITHOUT RETAINING WALL
NOT TO SCALE



7 SKY VISTA DR PERIMETER SECTION WITH PAD ABOVE STREET WITH RETAINING WALL AND SCARP
NOT TO SCALE

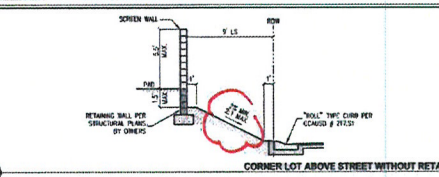


8 SKY VISTA DR PERIMETER SECTION WITH REAR YARD RETAINING WALL
NOT TO SCALE

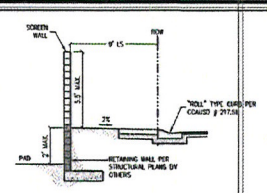


9 CORNER LOT ABOVE STREET WITH RETAINING WALLS
NOT TO SCALE

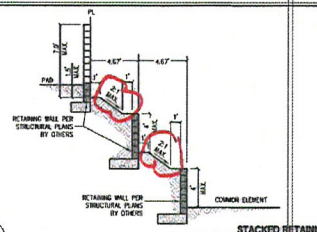
For Section 8 D-1
It does not appear that entire grade differential between Sky Vista (future) and lot 66 & 67 is made up without additional scarp in rear yard



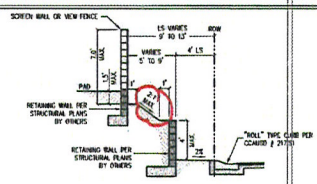
10 CORNER LOT ABOVE STREET WITHOUT RETAINING WALL
NOT TO SCALE



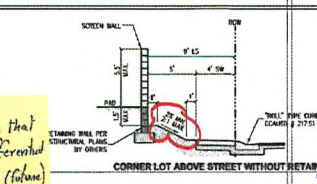
11 CORNER LOT BELOW STREET WITH RETAINING WALL
NOT TO SCALE



12 STACKED RETAINING WALLS
NOT TO SCALE

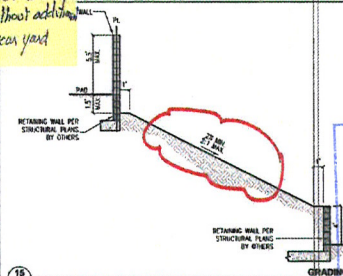


13 CORNER LOT ABOVE STREET WITH RETAINING WALLS AND NO SIDEWALK
NOT TO SCALE



14 CORNER LOT ABOVE STREET WITHOUT RETAINING WALL
NOT TO SCALE

Section 9, 10, 12, 13, 14, 15
2:1 Slopes Not Desirable
Detail 4 & 9
Allow For 1' Bench.



15 GRADING SECTION
NOT TO SCALE

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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 254-0369 FAX (702) 254-

NO	DESCRIPTION	DATE	BY	APP DATE

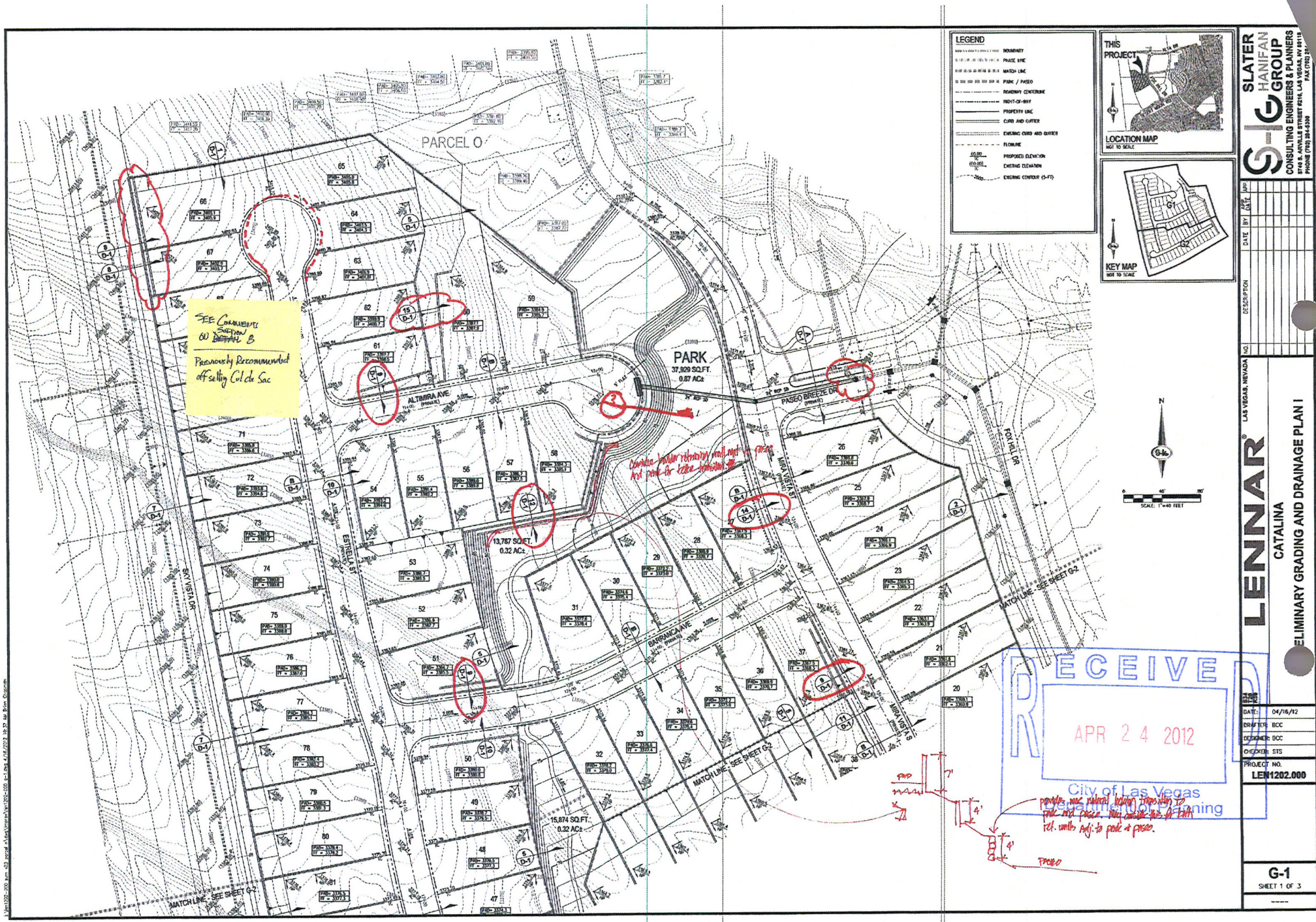
LENNAR® LAS VEGAS, NEVADA

CATALINA

GRADING SECTIONS AND DETAILS

DATE: 04/16/12
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO. LEN1202.000

D-1
SHEET 3 OF 3



LEGEND

- BOUNDARY
- PHASE LINE
- MATCH LINE
- PARK / PASEO
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOWLINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- EXISTING CONTOUR (5-FT)

THIS PROJECT

LOCATION MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

SCALE: 1"=40 FEET

RECEIVED
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City of Las Vegas
Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8345 W. ARVILLE STREET #216, LAS VEGAS, NV 89113
PHONE (702) 284-5300 FAX (702) 28

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LENNAR
LAS VEGAS, NEVADA

CATALINA

PRELIMINARY GRADING AND DRAINAGE PLAN I

DATE:	04/16/12
DRAFTER:	BCC
DESIGNER:	BCC
CHECKER:	STS
PROJECT NO.	LEN1202.000

G-1
SHEET 1 OF 3

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
EOT-45057- EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: 2010-1 CRY VENTURE - OWNER: SPINNAKER HOME IX, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) FOR A 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SDR-27226
6. Justification Letter

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-45057** / APN: 125-15-101-003

Name of Property Owner: Spinnaker Homes IX, LLC

Name of Applicant: 2010-1 CRE Venture, LLC

Name of Representative: Bob Gronauer - Kaempfer Crowell

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: Spinnaker Homes IX, a NV. LLC
BY: SBA Development, Inc. Managing Member
BY: Stephen B. Aizenberg, President

Print Name: [signature]

Subscribed and sworn before me

This 3rd day of April, 2012

[signature]
Notary Public in and for said County and State

SARAH LYNN MADDEN
COMM. # 1829973
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. JAN. 9, 2013

Revised 11-14-06

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APR 04 2012

1110016.1

16568.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of time for SDR-27226

Project Address (Location) Grand Teton and Tenaya

Project Name The Orleans **Proposed Use** Residential

Assessor's Parcel #(s) 125-15-101-003 **Ward #**

General Plan: existing DR proposed n/a **Zoning:** existing U proposed n/a

Commercial Square Footage **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Spinnaker Homes IX, LLC **Contact** Stephen Aizenberg

Address 4362 ~~4511~~ W. Cheyenne Ave., ~~#105~~ **Phone:** 873-7773 **Fax:** 395-7111

City North Las Vegas **State** NV **Zip** 89032

E-mail Address steve@sbahomes.com

APPLICANT 2010-1 CRY Venture, LLC **Contact** Randy Dunlevie

Address 2450 Broadway, 6th Floor **Phone:** 949-777-4037 **Fax:** n/a

City Santa Monica, CA **State** CA **Zip** 90404

E-mail Address rdunlevie@argentmanagementllc.com

REPRESENTATIVE Kaempfer Crowell **Contact** Bob Gronauer

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

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

SBA Development, INC - Managing Member

Property Owner Signature* Stephen B. Aizenberg, President

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

Print Name Stephen B. Aizenberg

Subscribed and sworn before me

This 3rd day of April, 20 12.

Notary Public in and for said County and State

SARAH LYNN MADDEN
COMM. # 1829973
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. JAN. 9, 2013

FOR DEPARTMENT USE ONLY

Case #	EOT-45057
Meeting Date:	6/12/12
Total Fee: #	300.00
Date Received:*	4/4/12
Received By:	

*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.

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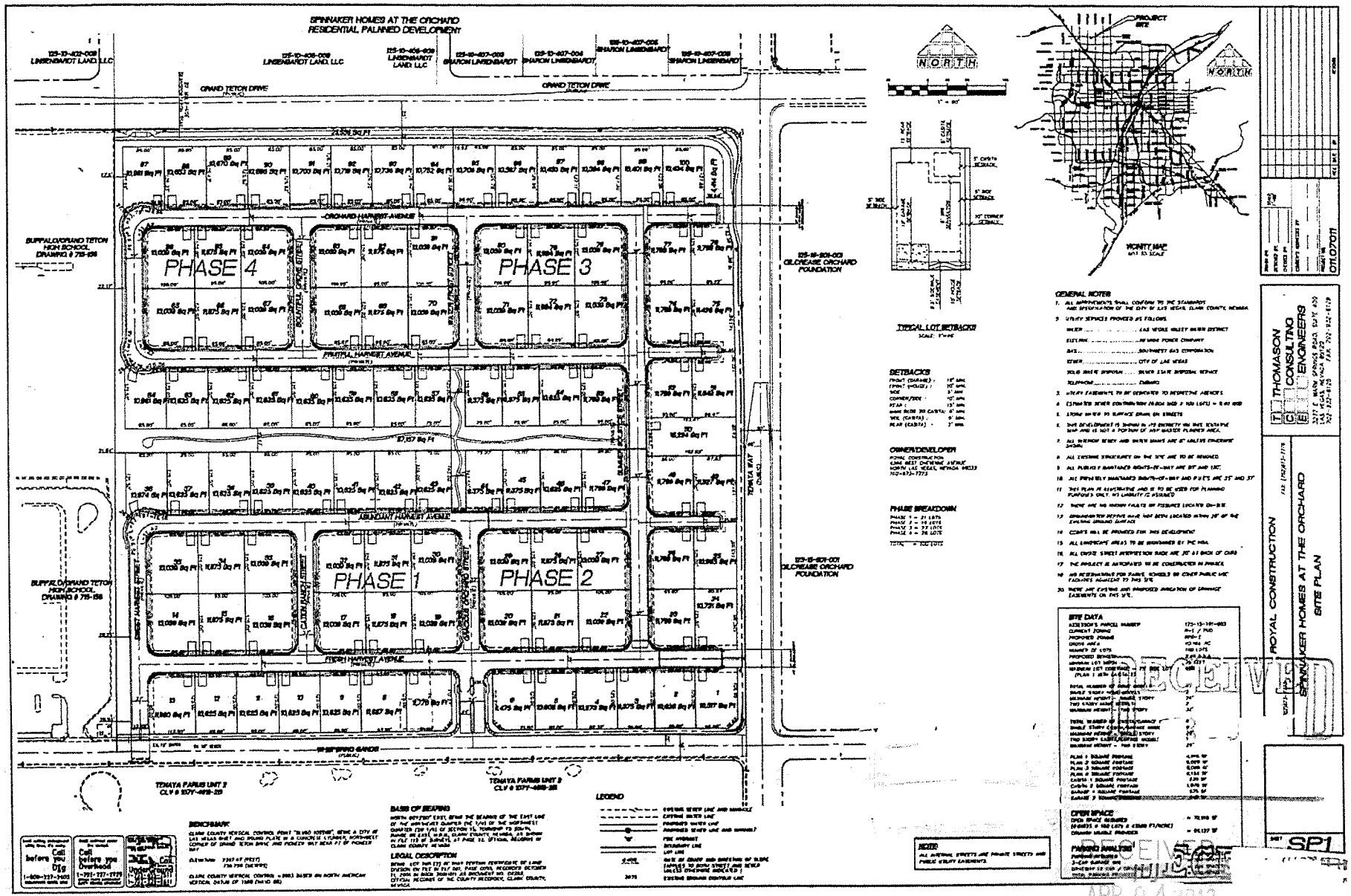
RECEIVED
APR 04 2012

Revised 10/27/08

1109881.1

16568.1


SPINNAKER HOMES AT THE ORCHARD
RESIDENTIAL PALNNED DEVELOPMENT
GRAND TETON DRIVE
ORCHARD HARVEST AVENUE
PHASE 4
PHASE 3
PHASE 1
PHASE 2
BUFFALO/GRAND TETON HIGH SCHOOL
GILCREASE ORCHARD FOUNDATION
TENAYA FARMS UNIT 2
NORTH
TYPICAL LOT SETBACKS
VICINITY MAP
GENERAL NOTES
SETBACKS
OWNER/DEVELOPER
PHASE BREAKDOWN
SITE DATA
OPEN SPACE
PARKING ANALYSIS
NOTE
LEGEND
BASIS OF BEARING
LEGAL DESCRIPTION
BENCHMARK
THOMASON CONSULTING ENGINEERS
ROYAL CONSTRUCTION
SPINNAKER HOMES AT THE ORCHARD
SITE PLAN
SP1
RECEIVED
APR 04 2012

EOT-45057

ATTIC VENTILATION: §2205 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

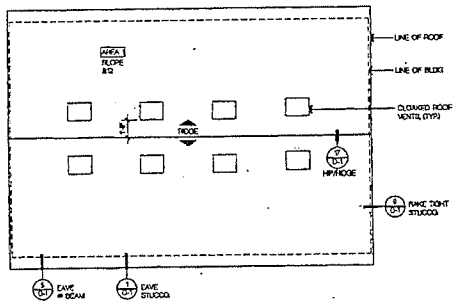
CLOAKED VENTS
BY "O'HAGIN" OR APPROVED EQUAL
SIZE 10X28 - 79 SI NET FREE AREA
(FLAT TILE) 455043

AREA 1
ATTIC SQUARE FOOTAGE 626 SF.
626 SQ. FT. X 1/150 4.13 SF.
4.13 SQ. FT. X 144 SQ. IN. (REQUIRED) 595 SI

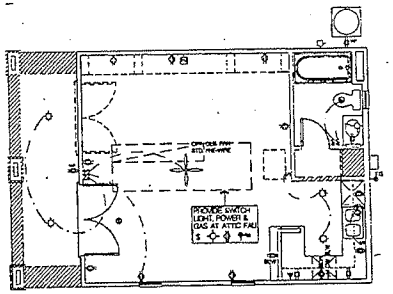
VENTILATION
(8) CLOAKED FLAT TILE VENTS X 70 SI = 632 SI
PROVIDED: 632 SI

TOTAL HIGH, LOW PROVIDED: 632 SI

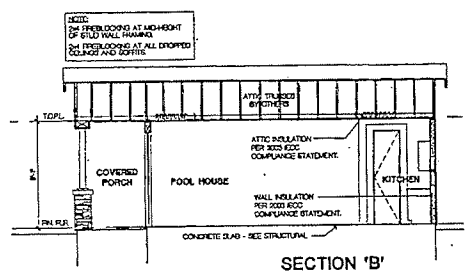
ATTIC VENTILATION 'OPT. A' | 4



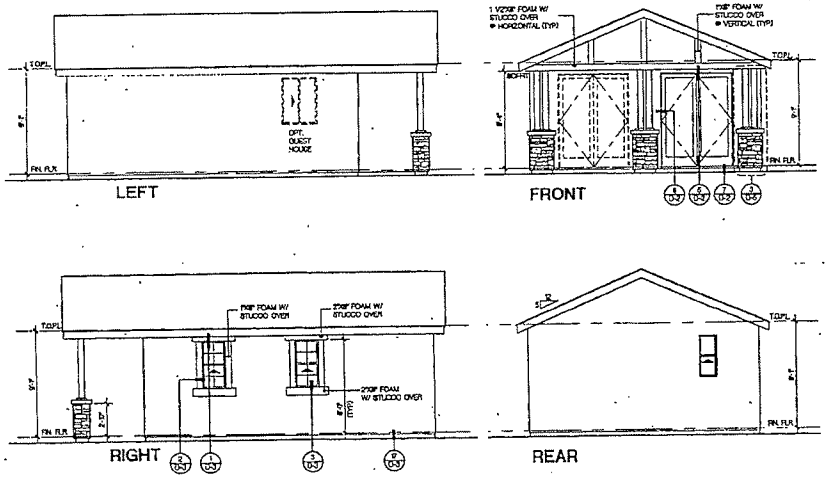
ROOF PLAN 'OPT. A' | SCALE: 1/4"=1'-0" | 5



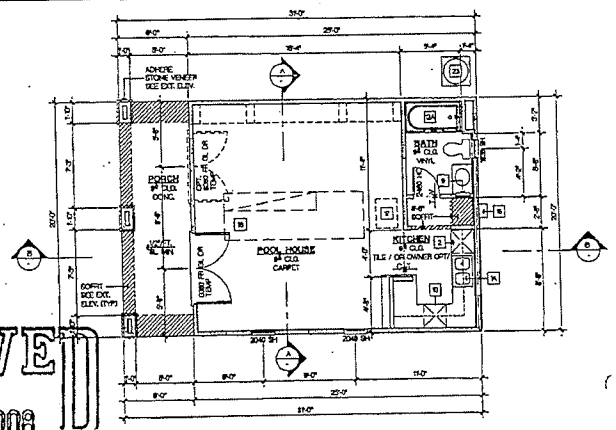
UTILITY PLAN | SCALE: 1/4"=1'-0" | 5



SECTIONS | SCALE: 1/4"=1'-0" | 1



ELEVATIONS | SCALE: 1/4"=1'-0" | 2



FLOOR PLAN 'POOL HOUSE' | SCALE: 1/4"=1'-0" | 3

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL; MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER | 24" WIDE X 24" DEEP W/ AIR GAP | VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDED RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER |
4. 30" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 2'-0" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" 1-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURROUND AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2003 UPC (DPT. TEMP. CTL. ENCLOSURE)
12A. 32" X 60" 1-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURROUND AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2003 UPC (DPT. TEMP. CTL. ENCLOSURE)
13. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2003 UPC (DPT. TEMP. CTL. ENCLOSURE)
14. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 6'-0" MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR DR THERMOSTATIC MIXING VALVES PER 2003 UPC.
15. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. D36SS (DIRECT VENT) / 65000BTU (TORVENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2003 IRC.
16. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FW OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
17. FAU IN ATTIC PER UMC; PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17A. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS | RECESSED BOX IN GARAGE, FIREWALL SHALL BE METAL | AT SECOND FLOOR WASHER PROVIDE "SAFETY PAN" & 3/4" DRAIN TO OUTSIDE.
19. DRYER SPACE | PROVIDE DRYER VENT TO OUTSIDE PER 2003 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX, ON 4" DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2003 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD | VERIFY SIZE AND LOCATION | PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT TO WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. FIBERGLASS DOOR THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-6" MIN. HAVE A MINIMUM HEIGHT OF 7'-0" TO A NOT CLEARANCE OBSTRUCTION AS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL FIREPLACE CONSTRUCTION, ATTIC LEVEL, SEE ATTIC PLAN. ALL DUCT WORK IN UNCONDITIONED SPACES IN RESIDENTIAL DWELLING UNITS TO BE CONSTRUCTED, INSTALLED OR SEALED TO MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE MECHANICAL CODE AS AMENDED BY LOCAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEMS: OMEGA COLOR TEK 1000 #CT-4000 OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN UBC SECTION 2603.4 ALL FOAM PLASTICS OR FOAM PLASTIC CORED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS IN ACCORDANCE W/ R314.5.

2x4 STUDS AT 16" o.c. U.N.O.
2x6 STUDS AT 16" o.c. U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POT-SHELF

SQUARE FOOTAGE

FLOOR AREA (POOL HOUSE)
LIVING AREA 600 S.F.
COVERED PORCH 220 S.F.

RECEIVED
MAR 06 2008

RECEIVED
APR 04 2008

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17792 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-8696 FAX
Irvine, California

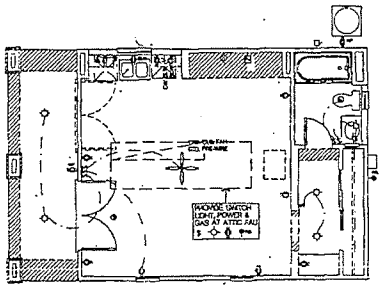
License Stamp:

Principal In Charge: D. ETTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

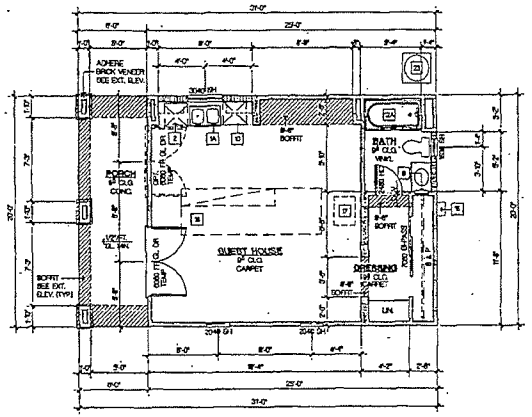
Sheet Title:
ACCESS. BUILDING 1
'POOL HOUSE'
FLR PLANS, SECTIONS, UTL. ROOF & ELEV. 'A'

Sheet No.: C-1.1

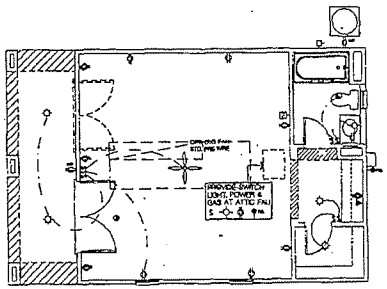
EOT-45057



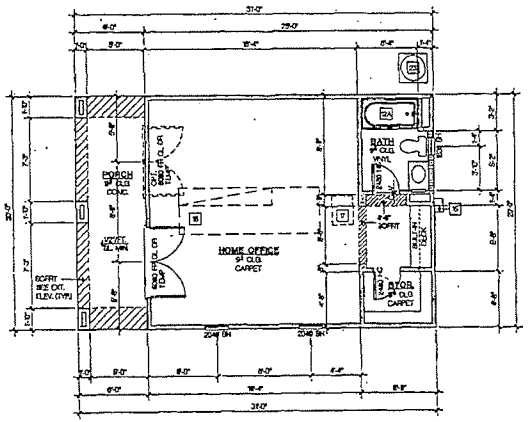
UTILITY PLAN 'OPT. GUEST HOUSE' | SCALE: 1/4"=1'-0" | 3



FLOOR PLAN 'OPT. GUEST HOUSE' | SCALE: 1/4"=1'-0" | 1



UTILITY PLAN 'OPT. HOME OFFICE' | SCALE: 1/4"=1'-0" | 4



FLOOR PLAN 'OPT. HOME OFFICE' | SCALE: 1/4"=1'-0" | 2

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK CAST IRON WITH GARBAGE DISPOSAL; HOOH FAUCET
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER
4. 36" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24-0" DEEP CABINET W/ 36" WARMING DRAWER BELOW SEE INTERIOR ELEVATIONS FOR DETAIL
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 30" X 60" NOMINAL ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12A. 32" X 60" NOMINAL ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
13A. 42" X 60" OVAL ACRYLIC TUB CENTERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
13. PREFAB SHOWER PAN BASE PLAN FOR 6'0" WITH 6"-0" MIN. GRANITE TILE CURB OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES 2006 UPC
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. #D3000 (DIRECT VENT) / #D3000 (TOP-VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 UMC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532IW OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2632FIPU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC PER UMC: PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE "EMITTY" PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 5' DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS AND VARY AS NOTED AS "7'-0" CLEAR RING (S) OPENING IS CLEARED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24" IN, AND WIDTH SHALL BE 20 INCHES
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION

BUILDING DEPT. NOTES

1. THE EXHIBIT ADDRESS SHALL BE POSTED ON THE BUILDING IN A SUCH A MANNER AS TO BE VISIBLE FROM STREET FRONTING THE PROPERTY, MUST BE ILLUMINATED
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC ENERGY WITH MODEL ENERGY CODE
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY WITH EPA PHASE II EMISSIONS LIMITATIONS, OR THEIR EQUIVALENT, OR BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL 3-COAT STUCCO SYSTEM: OMEGA COLOR TEK 1000 #GR-4004 OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN UBC SECTION 2703 ALL FOAM PLASTIC OR FOAM PLASTIC CORE USED AS COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT LESS THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF INTENDED PROVIDED THE END USE IS IN ACCORDANCE W/ RR#16

2x4 STUDS AT 16" oc UNO.
2x6 STUDS AT 16" oc UNO.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POTSHELF

SQUARE FOOTAGE

FLOOR AREA (GUEST HOUSE)

LIVING AREA	464 S.F.
COVERED PORCH	120 S.F.

FLOOR AREA (HOME OFFICE)

LIVING AREA	464 S.F.
COVERED PORCH	120 S.F.

INTERIOR ELEVATION

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17701 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
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Irvine, California

License Stamp:

Principal In Charge:	D. ETTMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
ACCESS. BUILDING 1
'OPT. GUEST HOUSE'
'OPT. HOME OFFICE'
FLOOR & UTILITY PLANS

Sheet No.:
C-1.2

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EOT-45057

ATTIC VENTILATION: [2006 IRC SECTION 806.2] THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

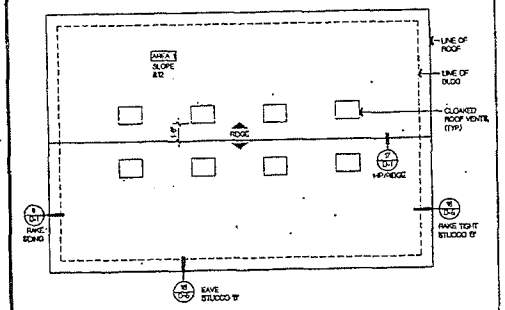
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE 18X28 - 79 SI. NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 620 SF.
620 SQ. FT. X 1/150 4.13 SF.
4.13 SQ. FT. X 144 SQ. IN. (REQUIRED) 595 SI.

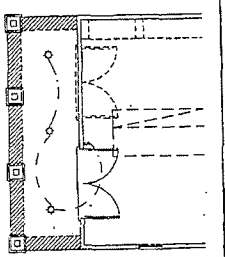
VENTILATION
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI.

TOTAL HIGH, LOW PROVIDED: 632 SI.

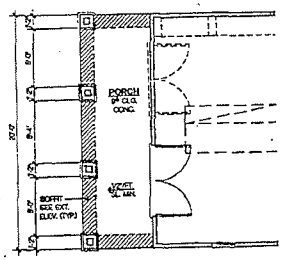
ATTIC VENTILATION 'B' | 8



ROOF PLAN 'B' | SCALE: 1/4"=1'-0" | 9



PARTIAL UTL. PLAN 'B' | SCALE: 1/4"=1'-0" | 4



PARTIAL FLR. PLAN 'B' | SCALE: 1/4"=1'-0" | 5

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SIZE 18X28 - 79 SI. NET FREE AREA
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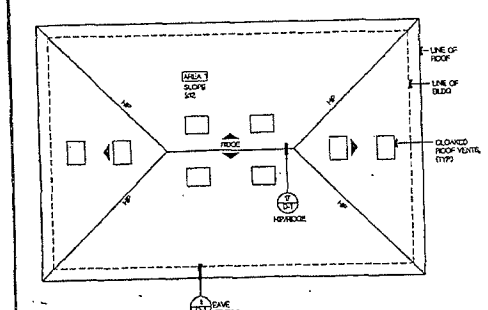
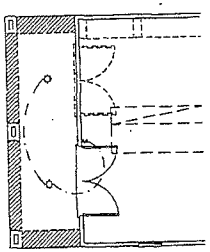
VENTILATION
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED 632 SI.

TOTAL HIGH, LOW PROVIDED: 632 SI.

ATTIC VENTILATION 'C' | 10



ROOF PLAN 'C' | SCALE: 1/4"=1'-0" | 11



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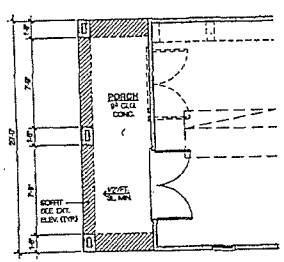

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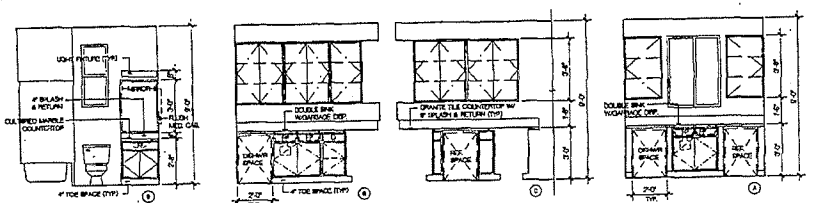
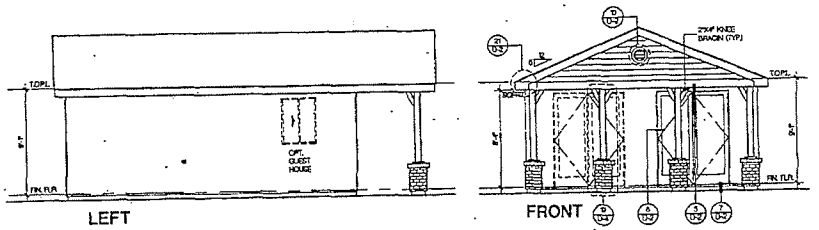
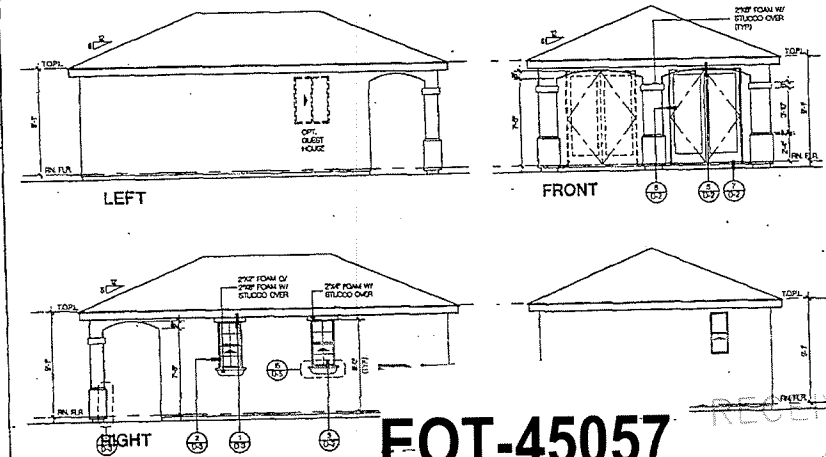


INTERIOR ELEVATIONS | SCALE: 3/8"=1'-0" | 1



ELEVATIONS 'B' | SCALE: 1/4"=1'-0" | 2



ELEVATIONS 'C' | SCALE: 1/4"=1'-0" | 3

EOT-45057

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No.	Date	Issue / Description
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Sheet Title:
ACCESS. BUILDING 1
INTERIOR ELEVATIONS
'B' CHANGES
'C' CHANGES

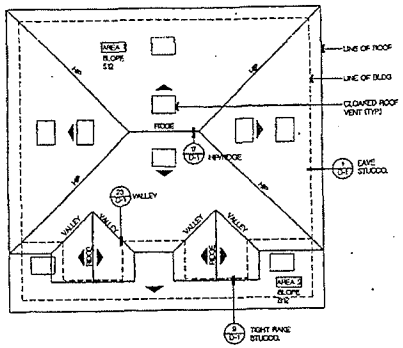
Sheet No.: C-1.3

ATTIC VENTILATION: 2006 IRC SECTION 806.2 THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

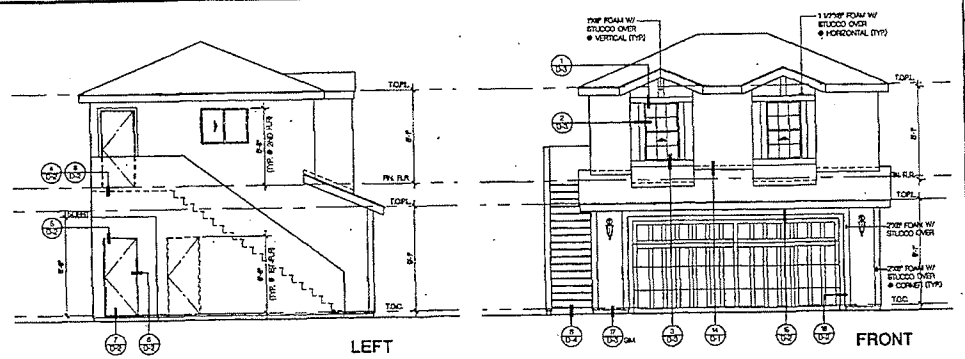
CLOAKED VENTS
BY "DAGING" OR APPROVED EQUAL
SIZE: 89/28 = 79 SI NET FREE AREA
PLAT TILE #50043

AREA 1		AREA 2	
ATTIC SQUARE FOOTAGE	511 SF.	ATTIC SQUARE FOOTAGE	89 SF.
511 SQ. FT. X 1/150	3.41 SF.	89 SQ. FT. X 1/150	0.59 SF.
3.41 SQ. FT. X 144 SQ. IN. (REQUIRED)	491 SI	0.59 SQ. FT. X 144 SQ. IN. (REQUIRED)	85 SI
VENTILATION		VENTILATION	
(7) CLOAKED FLAT TILE VENTS X 79 SI =	553 SI.	(2) CLOAKED FLAT TILE VENTS X 79 SI =	158 SI.
PROVIDED:	553 SI	PROVIDED:	158 SI
TOTAL HIGH, LOW PROVIDED:	553 SI.	TOTAL HIGH, LOW PROVIDED:	158 SI

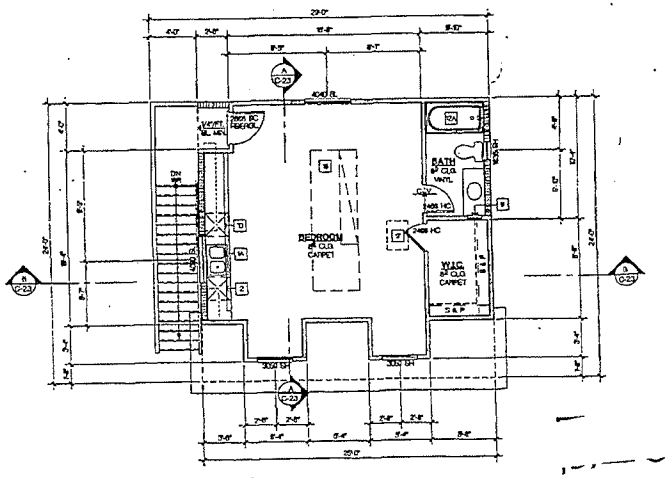
ATTIC VENTILATION 3



ROOF PLAN | SCALE: 1/4"=1'-0" | 4



ELEVATIONS 'A' | SCALE: 1/4"=1'-0" | 1



FIRST FLOOR PLAN

FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (EAST IRON) WITH GARBAGE DISPOSAL (MODEL PACKET)
2. DOUBLE SINK WITH GARBAGE DISPOSAL
3. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
4. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER DIS. AND SHUT-OFF FOR ICE-MAKER)
5. 36" WIDE BUILT-IN GAS COOKTOP
6. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
7. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
8. MICROWAVE OVEN IN 24" DEEP CABINET W/ 36" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
9. PEDESTAL SINK
10. PANTRY WITH NOTED ON PLANS
11. CMT
12. FLUSH MEDICINE CABINET
13. UNDER COUNTER REFRIGERATOR
14. SINGLE SINK
15. 36" X 60" X SPACE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
16A. 30" X 60" X SPACE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
16B. 42" X 60" OVAL ACRYLIC TUB (DROPIN) W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
17. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 8'-0" MIN. GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC
18. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. #2000 DIRECT VENT / #2000DVS (TOP VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC
19. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
19A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FFU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
20. F.A.U. IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
21. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED (MAY PASS THROUGH). PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO F.A.U.
22. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE WALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 110VTP FAN & 2" DRAIN TO OUTSIDE
23. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 IMC. MAX LENGTH WITH 2 ELBOWS MAX. OR 8' DUCT WITH MECHANICAL CALCULATIONS
23A. OPTIONAL LAUNDRY SINK
24. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
25. OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS: PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
26. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 36', ADJACENT 110V WATERPROOF OUTLET.
27. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
28. PREFINISHED DOORS: THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 9'-0" WILL HAVE A FINISHED HEIGHT OF 7'-6". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS IS REQUIRED AT ALL BEDROOMS. WHERE OPERABLE WINDOW WITH A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. IS REQUIRED. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISH.
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE CLEARLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. WINDOW INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC ENERGY WITH MODEL ENERGY CODE.
3. ALL FIREPLACES CONFORM TO SECTION 901 & 1 1001 OF UNIFORM BUILDING CODE TO CONFORM TO APPROVED LISTING TO BE GAS APPLIANCES OR OTHER FOUNDATION OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL 1-COAT STUCCO SYSTEM, CHEEK COLOR TEX 1000 #GR-6006 OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN UBC SECTION 2603 ALL FOAM PLASTIC OR FOAM PLASTIC CORE) AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDINGS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS IN ACCORDANCE W/ 1974 UL

	2x6 STUDS AT 16" o.c. U.N.O.
	2x8 STUDS AT 16" o.c. U.N.O.
	INTERIOR SOFFIT
	EXTERIOR SOFFIT
	INTERIOR POT SHELF

SQUARE FOOTAGE

FLOOR AREA

SECOND FLOOR	600 S.F.
GARAGE / STORAGE	576 S.F.

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APR 04 2007

EQT-45057

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Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
ACCESS. BUILDING 2
FLOOR PLANS,
ROOF PLAN,
'A' ELEVATIONS

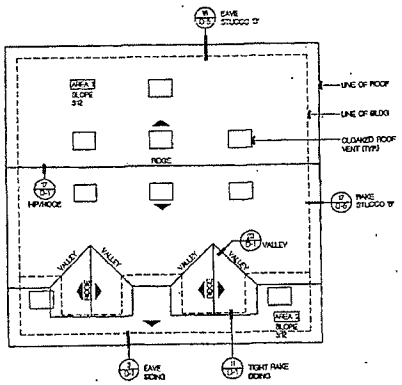
Sheet No.: C-2.1

ATTIC VENTILATION (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

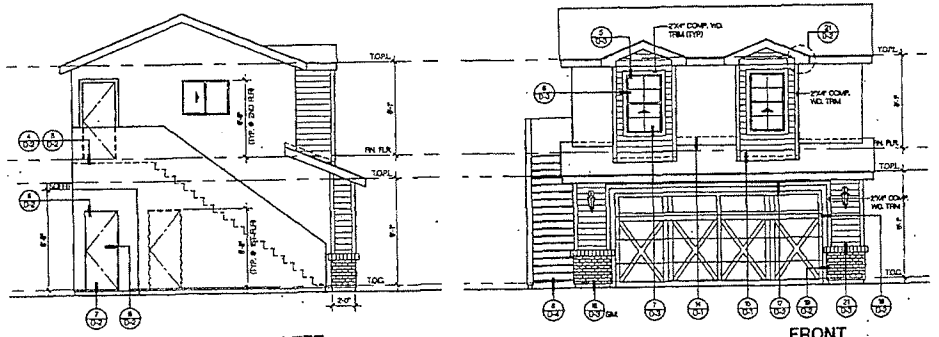
CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 13X28 - 79 SI. NET FREE AREA
FLAT TILE) #20043

AREA 1		AREA 2	
ATTIC SQUARE FOOTAGE	571 S.F.	ATTIC SQUARE FOOTAGE	85 S.F.
1/150 SQ. FT. X 1/150	3.81 S.F.	1/150 SQ. FT. X 1/150	0.57 S.F.
3.81 SQ. FT. X 144 SQ. IN. (REQUIRED)	491 SI.	0.57 SQ. FT. X 144 SQ. IN. (REQUIRED)	85 SI.
VENTILATION		VENTILATION	
(7) CLOAKED FLAT TILE VENTS X 79 SI. =	553 SI.	(2) CLOAKED FLAT TILE VENTS X 79 SI. =	158 SI.
PROVIDED:	553 SI.	PROVIDED:	158 SI.
TOTAL HIGH, LOW PROVIDED:	553 SI.	TOTAL HIGH, LOW PROVIDED:	158 SI.

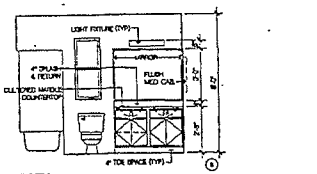
ATTIC VENTILATION | 3



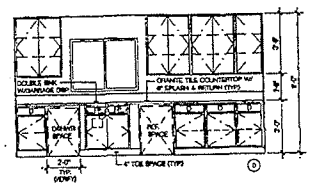
ROOF PLAN | SCALE: 1/4"=1'-0" | 4



ELEVATION 'B' | SCALE: 1/4"=1'-0" | 1

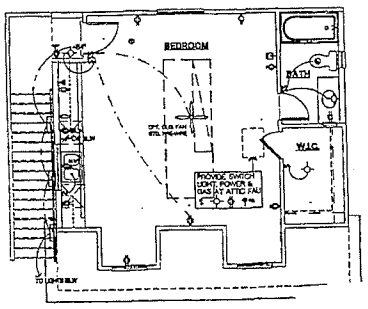


BATH

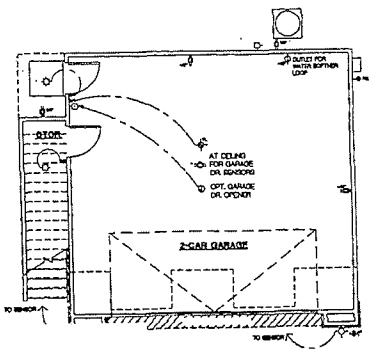


KITCHEN

INTERIOR ELEVATIONS | SCALE: 3/8"=1'-0" | 5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UTILITY PLANS | SCALE: 1/4"=1'-0" | 2

UTILITY SYMBOLS

- DEDICATED OUTLET
- DUPLEX OUTLET
- 1/2 HOT OUTLET
- 220 OUTLET
- GFCI OUTLET
- GFCI OUTLET-WEATHERPROOF
- JUNCTION BOX
- 220 DISCONNECT - WEATHERPROOF
- CEILING MOUNTED LIGHT
- PENDANT
- WALL MOUNTED LIGHT
- KEYLESS CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- EXHAUST FAN
- COMBINATION OF EXHAUST FAN & CEILING MOUNTED
- FLUORESCENT CLG. MOUNTED LIGHT
- FLUORESCENT CAN LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT CEILING MOUNTED
- FLUORESCENT FIXTURE (UNDER CABINET)
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS BE HARDWIRED WITH BATTERY BACKUP
- THERMOSTAT
- PUSH-BUTTON
- CHIMES
- OPTIONAL SECURITY
- TELEPHONE OUTLET
- TV OUTLET
- FUEL GAS
- FIREPLACE KEY ILOGGD
- HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE AND SHUT OFF VALVE
- RECESSED STUB-OUT FOR ICE-MAKER
- RETURN AIR GRILL
- WATER SOFTENER
- 1" CAN FLEXIBLE CONDUIT
- 30"x30" ENTRANCE BOX
- PRE-WIRE FOR SURROUND SOUND SPEAKER LOCATIONS
- PRE-WIRE FOR SUBWOOFER LOCATION
- 2 CAT5e X 2 RG6 CABLE
- CENTRAL DISTRIBUTION PANEL
- TREAD LIGHT
- CEILING FAN

UTILITY NOTES

1. OPTIONAL PRE-WIRE INTERCOM SYSTEM FOR DWELLING INTERCOM UNIT LOCATIONS AS SELECTED BY DEVELOPER.
2. OPTIONAL PRE-WIRE SECURITY SYSTEM FOR DWELLING.
3. PROVIDE DISCONNECT AT GABLE-END LOUVERED VENTS FOR ATTIC FAN.
4. PROVIDE 8" TALL LIGHTED ADDRESS NUMBERS AT FRONT ELEVATIONS.
5. PROVIDE 1" FLEXIBLE CONDIT AND JUNCTION BOXES AS NECESSARY TO FACILITATE FUTURE HOMEOWNER IMPROVEMENTS SUCH AS HIGH SPEED INTERNET ACCESS, ADDITIONAL AUDIO/VIDEO LINES, AND MORE TELEPHONE/ DSL WIRING.
6. PROVIDE 30"X30" ENTRANCE BOX AT GARAGE AND 1" CONDUIT FROM THE ENTRANCE BOX THROUGH THE DBL. TOP PLATE AND ON INTO THE ATTIC.
7. OPTIONAL: SECURITY OUTLET IN EACH COAT CLOSET.
8. OPTIONAL PREWIRE EACH PLAN. INCLUDE ONE "PREGUARD" WATER-SHOLDSPIRE WITH HINGED DOOR AND PLYWOOD BACKBOARD INSTALLED IN THE COAT CLOSET, WHICH HOUSES THE SECURITY PLUG AS SPECIFIED BY DEVELOPER
9. ALL PHONE WIRING FOR EACH LOCATION INCLUDED IN THIS PLAN SHALL BE 4-PAIR CATEGORY 5 UTP (UNSHIELDED TWISTED PAIR) AND SHALL BE HOMERUN TO THE LOW VOLTAGE SECURITY PLUG
10. ALL PHONE JACKS SHALL BE STANDARD TYPE.
11. ALL TV WIRING SHALL BE RG-6/ 40% BRAID AND EACH LOCATION INCLUDED IN THIS PLAN SHALL BE LOW VOLTAGE ENCLOSURE.
12. ALL PHONE AND TV. WIRES SHALL BE LABELED BY ROOM.
13. TV, CABLE, AND CATAGORY 5 PHONE SHALL RUN FROM THE LOW VOLTAGE ENCLOSURE TO THE MAIN PHONE & T.V. BOXES ON THE EXTERIOR OF THE DWELLING.
14. ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFI PROTECTED IN KITCHEN AREA.
15. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MINIMUM 20-AMP CIRCUIT.
16. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL BEDROOMS
17. PER 2005 NEC, ALL LUMINAIRES LOCATED WITHIN A ZONE 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL SHALL BE GFI PROTECTED.

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
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Irvine, California

License Stamp:

Principal in Charge: D. ETTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
ACCESS. BUILDING 2
UTILITY PLANS
INTERIOR ELEVATIONS
'B' ELEVATIONS

Sheet No.: **C-2.2**

EOT-45057

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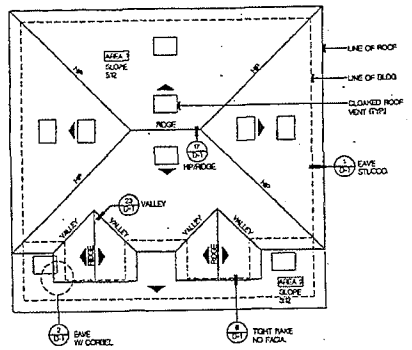
ATTIC VENTILATION (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

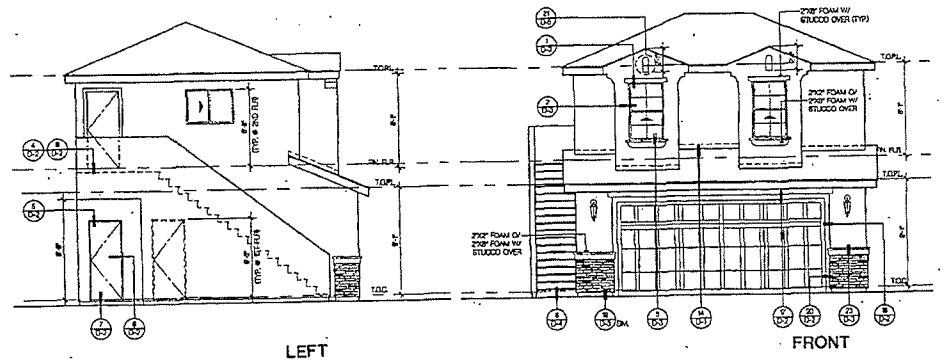
CLOAKED VENTER
BY "CRAVENT" OR APPROVED EQUAL
SIZE 15X28 - 79 SI. NET FREE AREA
(FLAT TILE) #50043

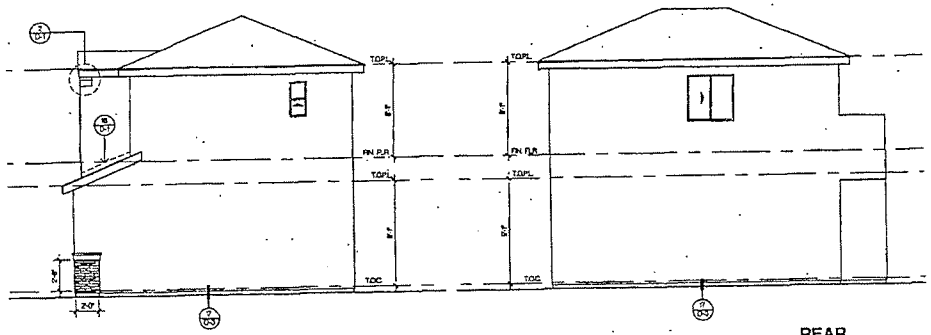
AREA 1		AREA 2	
ATTIC SQUARE FOOTAGE	511 S.F.	ATTIC SQUARE FOOTAGE	82 S.F.
511 SQ. FT. X 1/150	3.41 S.F.	82 SQ. FT. X 1/150	.059 S.F.
3.41 SQ. FT. X 144 SQ. IN. (REQUIRED)	491 SI.	0.59 SQ. FT. X 144 SQ. IN. (REQUIRED)	85 SI.
VENTILATION:		VENTILATION:	
(7) CLOAKED FLAT TILE VENTS X 79 SI. = PROVIDED:	553 SI.	(2) CLOAKED FLAT TILE VENTS X 79 SI. = PROVIDED:	158 SI.
TOTAL HIGH, LOW PROVIDED:	553 SI.	TOTAL HIGH, LOW PROVIDED:	158 SI.

ATTIC VENTILATION | 3

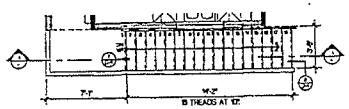


ROOF PLAN | SCALE: 1/4"=1'-0" | 4

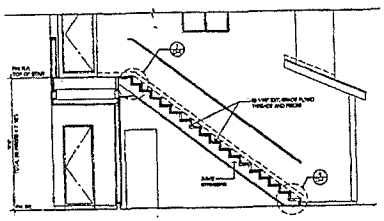




ELEVATION 'C' | SCALE: 1/4"=1'-0" | 1

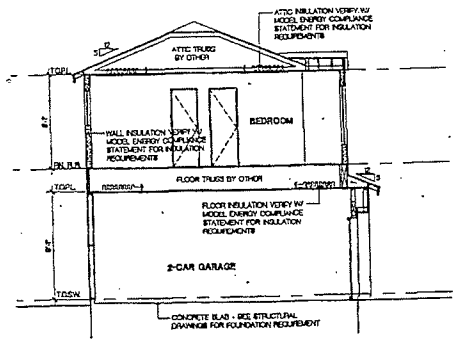


SECOND FLOOR PLAN

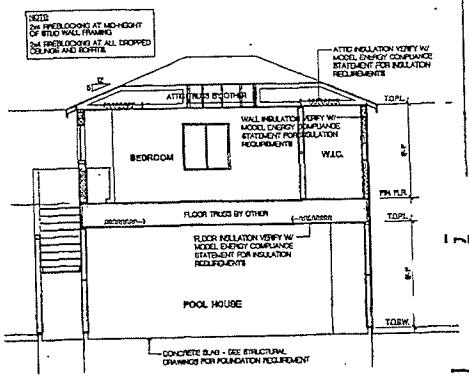


STAIRWAY SECTION 'I'

STAIRWAY SECTION / PLAN | SCALE: 3/8"=1'-0" | 5



SECTION 'B'



SECTION 'A'

SECTIONS | SCALE: 1/4"=1'-0" | 2

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Director:	M. GARDNER
Project Manager:	R. WANG
Designer:	H. LEE
Checked By:	

BLDGS. BUILDING 2
BUILDING SECTIONS
'C' ELEVATIONS
& ROOF PLAN

Sheet No.: C-2.3

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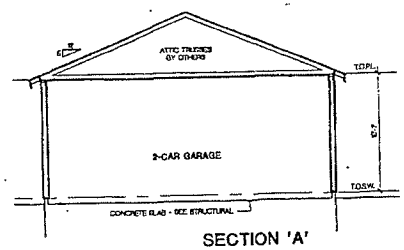
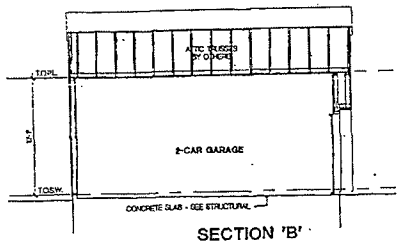
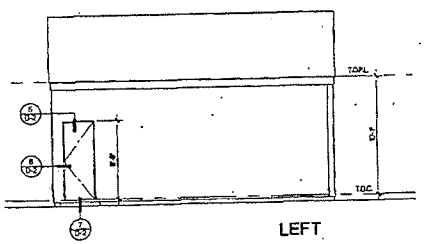


SECTION 'A'



SECTION 'B'

SECTIONS | SCALE: 1/4"=1'-0" | 4



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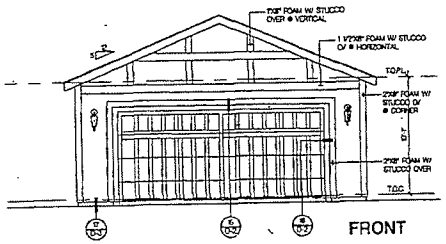

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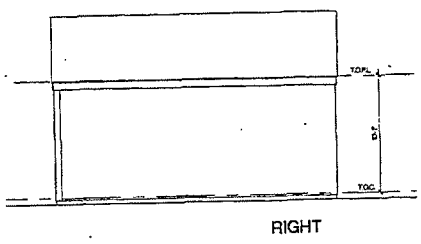

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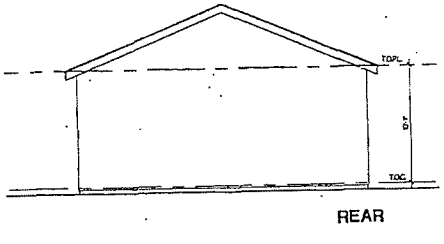


REAR

ELEVATIONS | SCALE: 1/4"=1'-0" | 1

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER.)
4. 30" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OSA
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. LINT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" SINGLE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. CTL. ENCLOSURE)
12A. 32" X 60" SINGLE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. CTL. ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. CTL. ENCLOSURE)
13. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 8"X8" MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 36" SINGLE BOWL FIREPLACE BY HEATILATOR MODEL NO. 6000D (DIRECT VENT) / 6000DVB (TOP VENT) OR APPROVED EQUAL INSTALL PER MFR. SPECIFICATION AND THE 2006 UMC
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FUN OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FUN OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
16. F.A.U. IN ATTIC PER UMC PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED F.A.U MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO F.A.U
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS, RECESSED BOX IN GARAGE. FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 18x18"PF PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. MAX LENGTH WITH 2 ELBOWS MAX. OR 8" DUCT WITH MECHICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 120 WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. FRENCH DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONTRUCTION METHOD AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" MIN. = 7'-0" FINISHED HEIGHT AT 7'-0" 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN. 5.7 SQ.FT. OPENING WITH A MIN. 24" CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. 24" CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

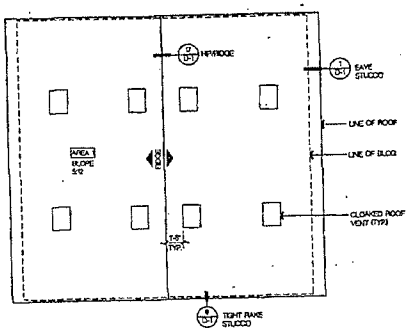
BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE CLEARLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. ROOF AND WALL INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE) AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL FIREPLACES SHALL BE GAS WITH A 6'-0" MIN. INTERIOR FINISH, UNLESS USED TO CONFORM TO PRESCRIPTIVE METHODS, INCORPORATES ON DOOR OPENING OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM OVER 2 COLOR TDS.
5. (CBC) 4509-4004 OR APPROVED EQUAL
6. EXCEPT WHERE OTHERWISE NOTED IN IRC SECTION R314 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS IN COMPLIANCE W/ R314.5

	2x4 STUDS AT 16" oc. U.N.O.
	2x6 STUDS AT 16" oc. U.N.O.
	INTERIOR SOFFIT
	EXTERIOR SOFFIT
	INTERIOR PONYWALL

SQUARE FOOTAGE

FLOOR AREA	
2 CAR GARAGE	575 S.F.



ROOF PLAN | SCALE: 1/4"=1'-0" | 5

ATTIC VENTILATION: 2006 IRC SECTION 806.2 THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

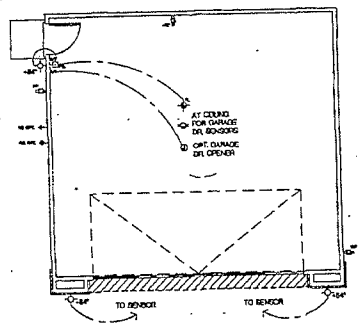
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE: 80X28 - 79 SI. NET FREE AREA
FLAT TILE #50043

AREA 1
ATTIC SQUARE FOOTAGE — 575 SQ. FT.
575 SQ. FT. X 1/150 — 3.83 SQ. FT.
3.83 SQ. FT. X 144 SQ. IN (REQUIRED) — 551 SI.

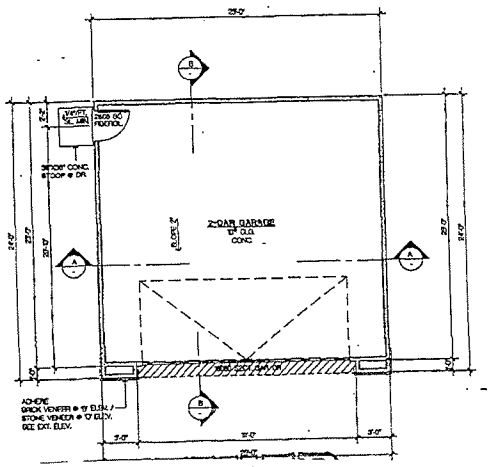
VENTILATION:
69 CLOAKED FLAT TILE VENTS X 79 SI. = 632 SI.
PROVIDED — 632 SI.

TOTAL HIGH, LOW PROVIDED: 632 SI.

ATTIC VENTILATION | 6



UTILITY PLAN | SCALE: 1/4"=1'-0" | 3



FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

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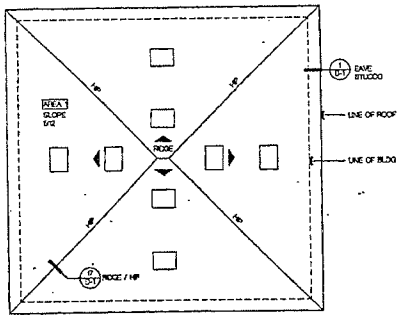
License Stamp

MAR 27 2007

Principal in Charge:	D. ERTMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
GARAGE 1
'A' FLOOR PLAN, ELEV. UTILITY, ROOF PLAN & SECTIONS

Sheet No.:
G-1.1



ROOF PLAN 'C' | SCALE: 1/4"=1'-0" | 3

ATTIC VENTILATION @2006 IRC SECTION 806(2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 60 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

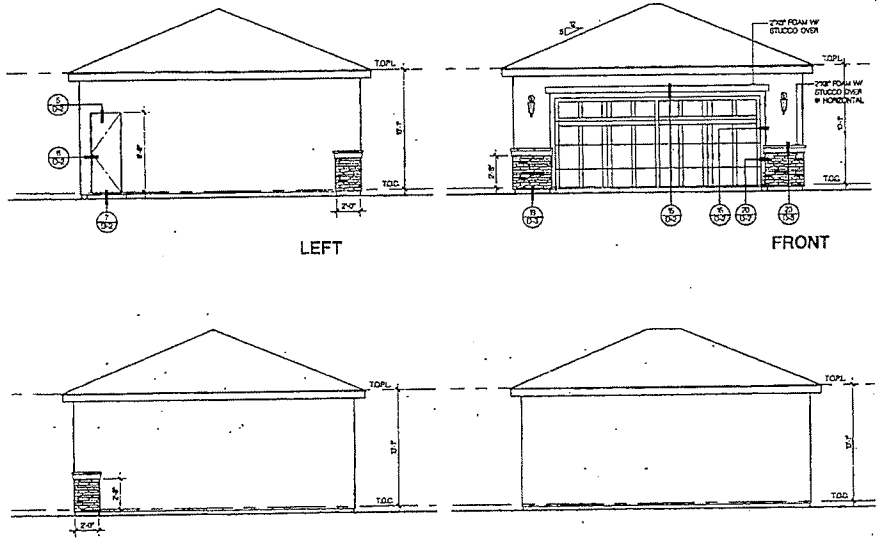
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 575 S.F.
575 SQ. FT. X 1/150 3.83 S.F.
383 SQ. FT. X 144 SQ. IN. (REQUIRED) 551 SI

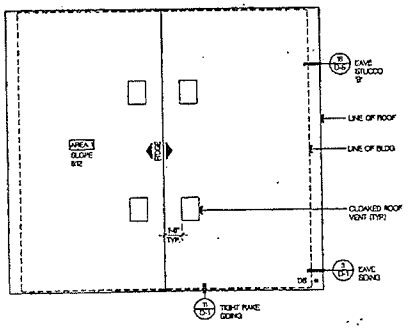
VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI

TOTAL HIGH, LOW PROVIDED: 632 SI

ATTIC VENTILATION 'C' | 4



ELEVATIONS 'C' | SCALE: 1/4"=1'-0" | 1



ROOF PLAN 'B' | SCALE: 1/4"=1'-0" | 5

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ROUND GABLE END VENTS
BY "LOMANCO" OR APPROVED EQUAL
SIZE 10 DIA - 150 SI NET FREE AREA

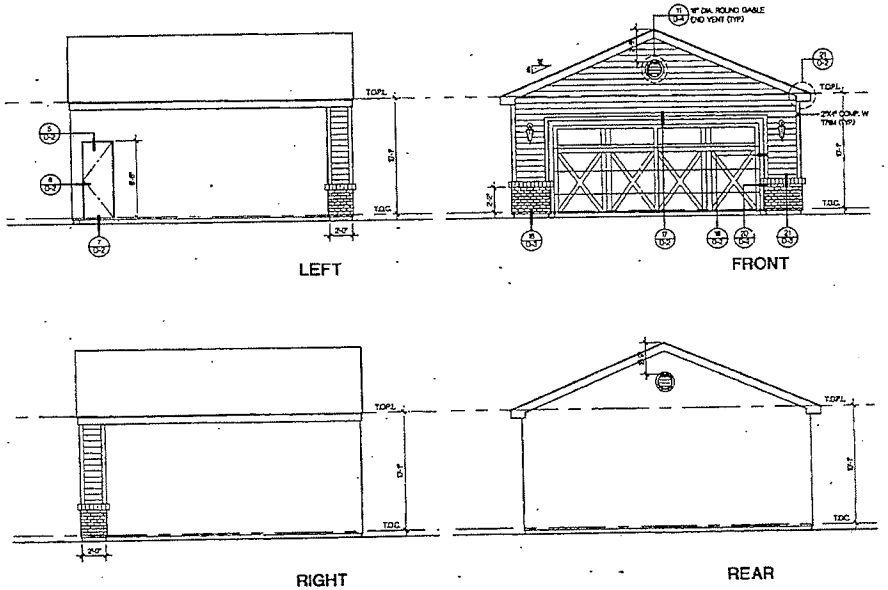
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X28 - 79 SI NET FREE AREA
FLAT TILE #50043

AREA 1
ATTIC SQUARE FOOTAGE 575 S.F.
575 SQ. FT. X 1/150 3.83 S.F.
383 SQ. FT. X 144 SQ. IN. (REQUIRED) 551 SI

VENTILATION:
(4) CLOAKED FLAT TILE VENTS X 79 SI = 316 SI
(2) ROUND GABLE END VENTS X 150 SI = 300 SI
PROVIDED: 616 SI

TOTAL HIGH, LOW PROVIDED: 616 SI

ATTIC VENTILATION 'B' | 6



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M. GARDNER

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'B' & 'C' ELEVATIONS & ROOF PLAN

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ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

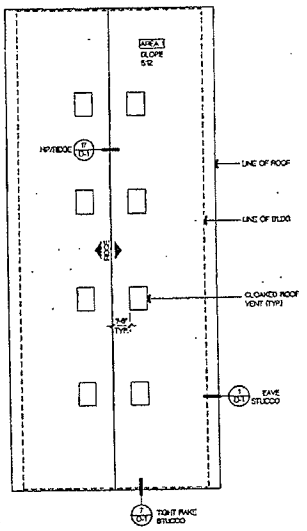
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE: (9x28 - 79 SI NET FREE AREA
FLAT TILE) #30043

AREA 1
ATTIC SQUARE FOOTAGE 540 SF.
640 SQ. FT. X 1/150 4.26 SF.
4.26 SQ. FT. X 144 SQ. IN. (REQUIRED) 613 SI.

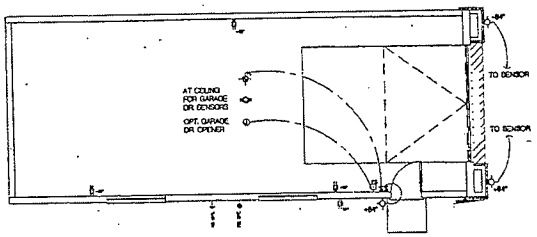
VENTILATION
(9) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI

TOTAL HIGH, LOW PROVIDED: 632 SI

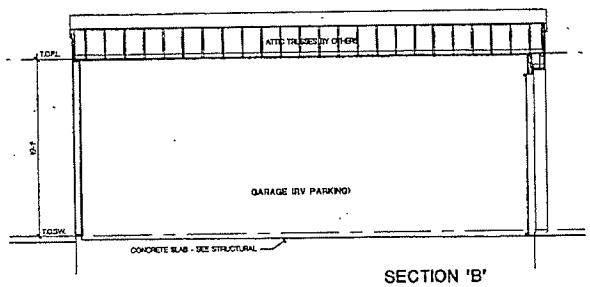
ATTIC VENTILATION | 4



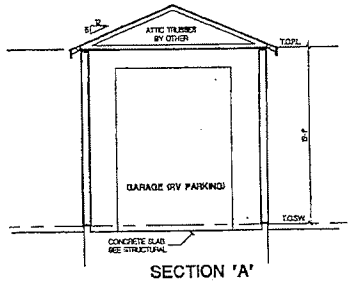
ROOF PLAN | SCALE: 1/4"=1'-0" | 5



UTILITY PLAN | 3

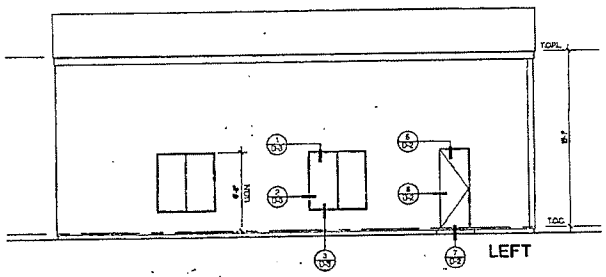


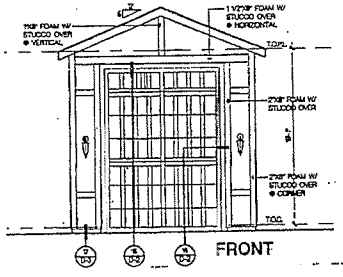
SECTION 'B'

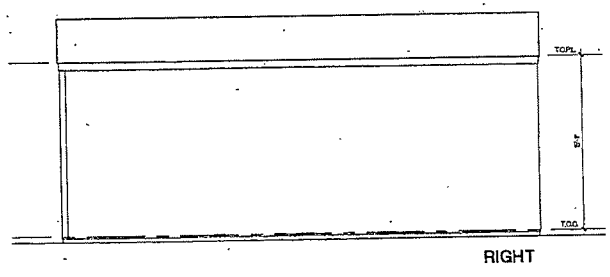


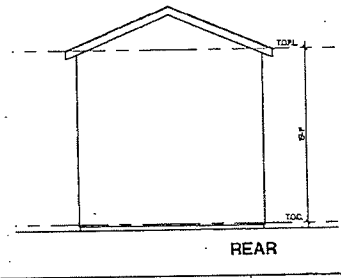
SECTION 'A'

SECTIONS | SCALE: 1/4"=1'-0" | 1

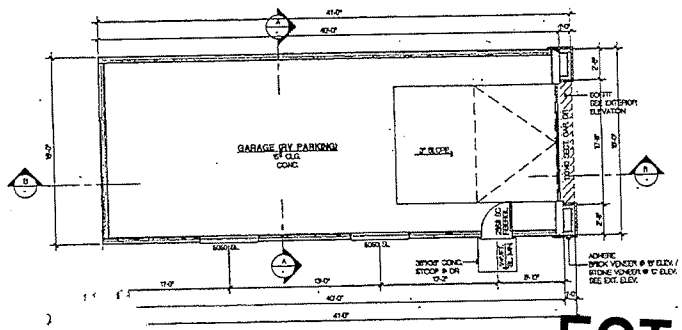








ELEVATIONS | SCALE: 1/4"=1'-0" | 2



FLOOR PLAN | SCALE: 1/4"=1'-0" | 3

KEYNOTES

1	42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL/ MOEN FAUCET.
1A	DOUBLE SINK WITH GARBAGE DISPOSAL
2	DISHWASHER (18" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3	42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER.
4	36" WIDE BUILT-IN GAS COOKTOP
4A	42" CHIMNEY STYLE WALL HOOD AND VENT TO OSA
5	BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A	MICROWAVE OVEN IN 21"+/- DEEP CABINET W/ 30" WARMING DRAWER BELOW. SEE INTERIOR ELEVATIONS FOR DETAIL
6	PEDESTAL SINK
7	PANTRY WIDTH NOTED ON PLANS
8	DWC
9	FLUSH MEDICINE CABINET
10	UNDER COUNTER REFRIGERATOR
11	SINGLE SINK
12	30" X 60" 1-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (DEPT. TEMP. CK. ENCLOSURE)
12A	32" X 60" 1-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (DEPT. TEMP. CK. ENCLOSURE)
12B	42" X 60" OVAL ACRYLIC TUB CONTRED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (DEPT. TEMP. CK. ENCLOSURE)
13	PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 6'-0" MIN GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14	30" SINGLE HUNG FIBERGLASS BY MFG. TYP. MODEL NO. 4000SS (DESOT VENT) / 4000DHW (TOP VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC.
15	RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 250IN OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
15A	RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FIU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16	FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17	22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 20# PLATFORM TO FAU
18	WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE "SAFETY" PAN & 2" DRAIN TO OUTSIDE
19	DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2003 UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX. ON 4" DUCT WITH MECHANICAL CALCULATIONS
20	OPTIONAL LAUNDRY SINK
21	PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22	OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEVATED SUPPORTING SEPARATION ABOVE CEILING.
23	AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24	5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT LIVABLE SPACE ABOVE GARAGE.
25	FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A TOO FOR FINISHED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS SHALL BE OPERABLE WITHOUT THE USE OF KEY OR TOOL AND PROVIDE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24" IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE F/G/FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC DENSITY WITH MODEL ENERGY CODE
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO STANDARDS LISTING OFF EPA REQUIREMENTS OR THEIR EQUIVALENT, OR TO BE GEOPRAMIC ELECTRICAL APPLIANCES.
4. ON ALL APPROVED STUCCO MATERIALS AND WEATHER WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM OMEGA COLOR TEX 1000 #274-W OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN UBC SECTION 1903 ALL FOAM PLASTIC OR FOAM PLASTIC CORE IS AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE THICKNESS OF 4 INCHES PROVIDED THIS END USE IS IN ACCORDANCE W/ FOAM.

	2x4 STUDS AT 16" oc U.N.O.
	2x6 STUDS AT 16" oc U.N.O.
	SOFFIT
	EXTERIOR SOFFIT
	INTERIOR POTSHELF

SQUARE FOOTAGE

FLOOR AREA
GARAGE (RV PARKING) 640 S.F.

RECEIVED
APR 04 2007

FOT 45057

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant

Project:
The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture · Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-2134 FAX
Irvine, California

License Stamp

Principal in Charge:	D. ETTMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
GARAGE 2 (R.V.)
FLOOR PLAN, UTILITY
ROOF PLAN, SECTIONS
& ELEVATIONS 'A'

Sheet No.: G-2.1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

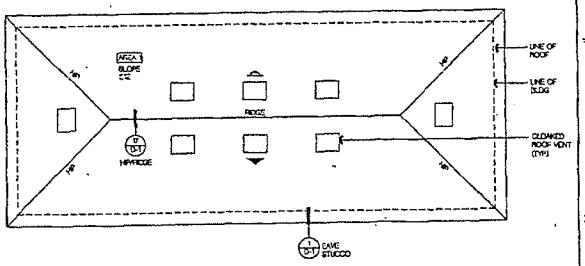
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE: 10X26 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 640 SF.
640 SQ. FT. X 1/150 425 SF.
426 SQ. FT. X 144 SQ. IN. (REQUIRED) 513 SI.

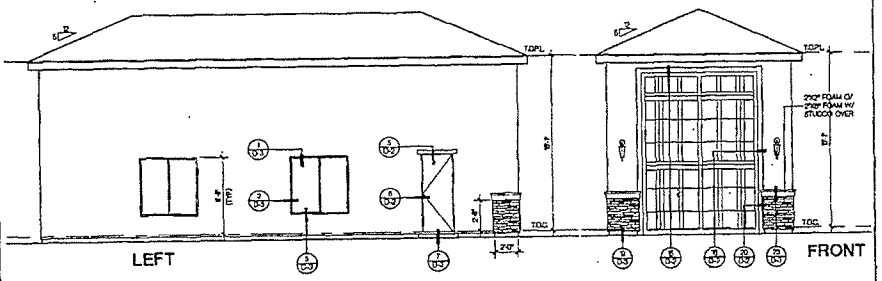
VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI.

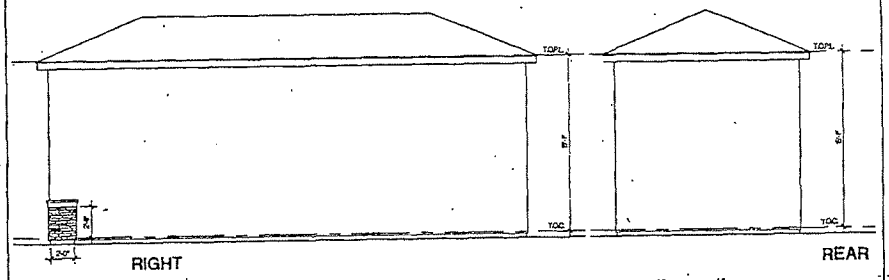
TOTAL HIGH, LOW PROVIDED: 632 SI.

ATTIC VENTILATION 'C' | 6



ROOF PLAN 'C' | SCALE: 1/4"=1'-0" | 5





ELEVATIONS 'C' | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS
BY "FLYCOY" OR APPROVED EQUAL
SIZE: 14 DIA - 90 SI NET FREE AREA

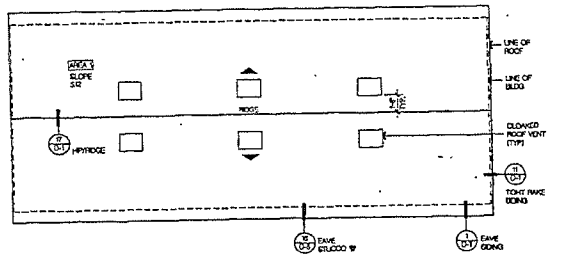
CLOAKED VENTS
BY "OHAGIN" OR APPROVED EQUAL
SIZE: 10X26 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 640 SF.
640 SQ. FT. X 1/150 425 SF.
426 SQ. FT. X 144 SQ. IN. (REQUIRED) 513 SI.

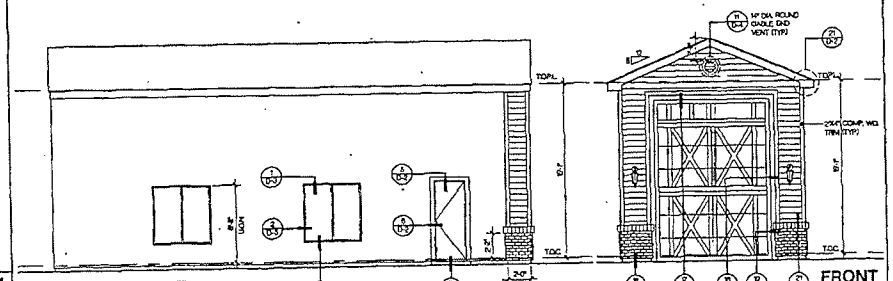
VENTILATION:
(6) CLOAKED FLAT TILE VENTS X 79 SI = 474 SI
(2) ROUND GABLE END VENTS X 90 SI = 180 SI
PROVIDED: 654 SI.

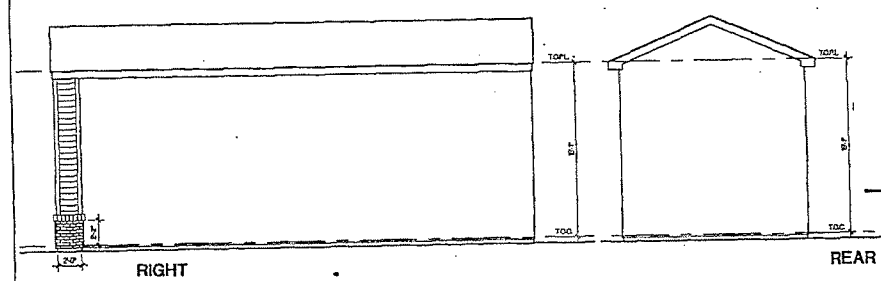
TOTAL HIGH, LOW PROVIDED: 654 SI.

ATTIC VENTILATION 'B' | 4



ROOF PLAN 'B' | SCALE: 1/4"=1'-0" | 3





ELEVATIONS 'B' | SCALE: 1/4"=1'-0" | 2

No.	Date	Issue / Description
	02/26/07	CODE UPDATE

Consultant:

Project:

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Spinnaker Homes
4366 W. Cheyenne Avenue
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2005-0669

KTGY GROUP, INC.
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17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 833-0198 FAX
Irvine, California

Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
GARAGE 2 (R.V.)
'B' & 'C' ELEVATIONS
AND ROOF PLAN

Sheet No.: G-2.2

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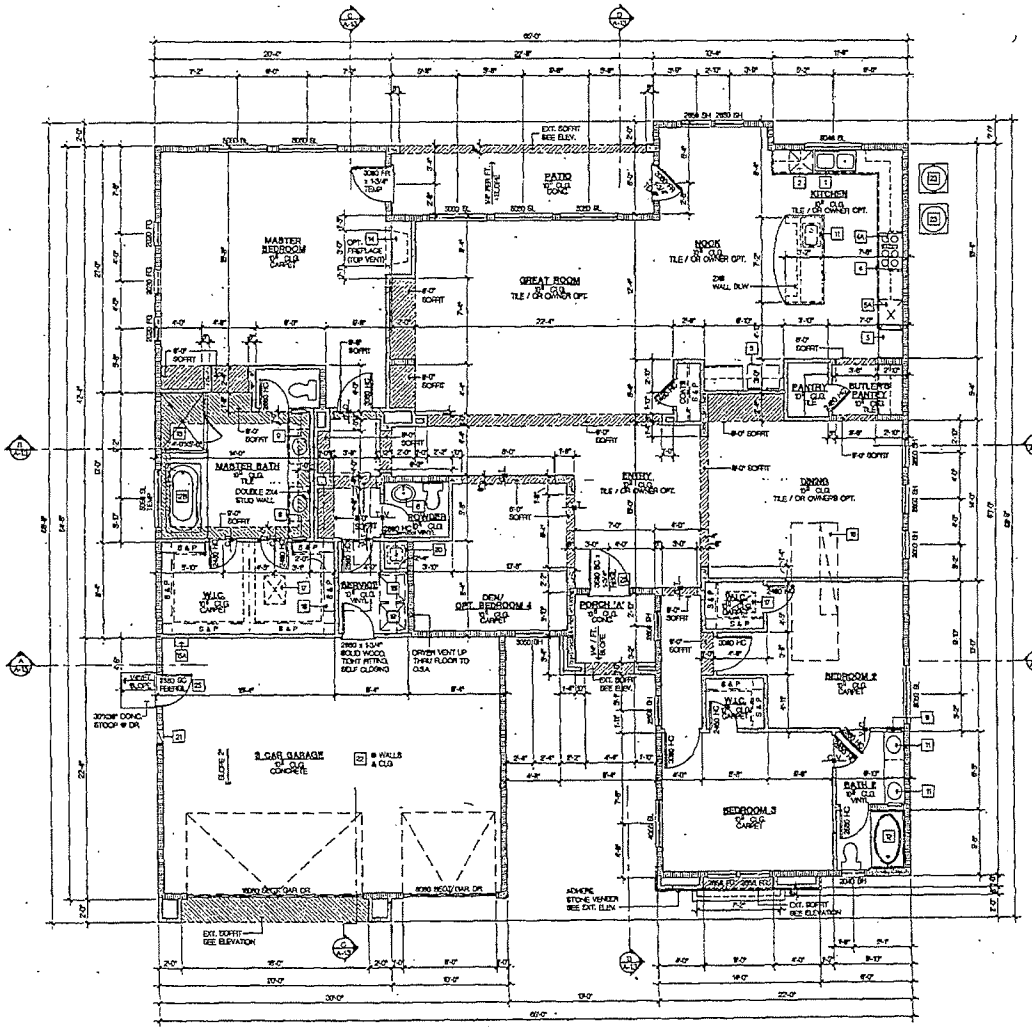
EOT-45057



EOT-45057

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK EAST IRON WITH GARBAGE DISPOSAL; MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL.
2. DISHWASHER | 24" WIDE X 24" DEEP W/ ART GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER |
4. 36" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 30" X 60" UNIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12A. 32" X 60" UNIQE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB CONFIRED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
13. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 8'-0" MIN. GRANITE TILE SURR OVER WATER PROOFANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 8500SS (DIRECT VENT) / 8500DVIO (TOP-VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 UMC
15. RHEEM TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2552RW OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RHEEM TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2632RUI OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC PER UMC; PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM PROVIDED ALL WAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS | RECESSED BOX IN GARAGE PERIMETER WALL. BE METAL | AT SECOND FLOOR WASHER PROVIDE 1/2"xT"xT" PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX. LENGTH WITH 3 ELBOWS MAX. OR 2" DUCT WITH MAX. CALCULATIONS |
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (5) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' AQUA-SHIELD® 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 9'-0" MIN. HAVE A ROUGH FRAMED HEIGHT OF 9'-1" TO 9'-4" CLEAR FINISHED CEILINGS IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.0 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING AT EACH LOCATION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL DOOR AND CONCRETE WORK WITHIN 40'-0" (U.N.O.) OF HORIZONTAL OVERLAND FLOW TO COMPLY WITH PROVISIONS OF EPA REQUIREMENTS FOR STORM WATER DISCHARGE OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTED. SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM: OMEGA COLOR TEX 6300 MOR-MIX OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN UBC SECTION 2603.5 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS IN ACCORDANCE W/ 2603.6

2x4 STUDS AT 16" oc U.N.O.
2x6 STUDS AT 16" oc U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POTSHELF

SQUARE FOOTAGE

FLOOR AREA	
LIVING AREA	3,065 S.F.
3-CAR GARAGE	670 S.F.
OPT. 3-CAR GARAGE	672 S.F.
FRONT PORCH 'A'	63 S.F.
FRONT PORCH 'B'	143 S.F.
FRONT PORCH 'B' OPT. 3-CAR GAR.	200 S.F.
FRONT PORCH 'C'	83 S.F.
REAR PATIO 'A' 'B' & 'C'	336 S.F.

INTERIOR ELEVATION

No.	Date	Issue / Description
	02/26/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

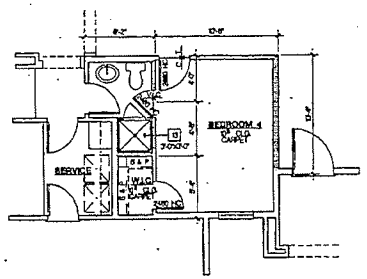
KTGYGROUP, INC.
Architecture Planning
17782 MITCHELL SOUTH
IRVINE, CA 92614
(949) 553-1313
(949) 553-1314 FAX
Irvine, California

License Stamp:

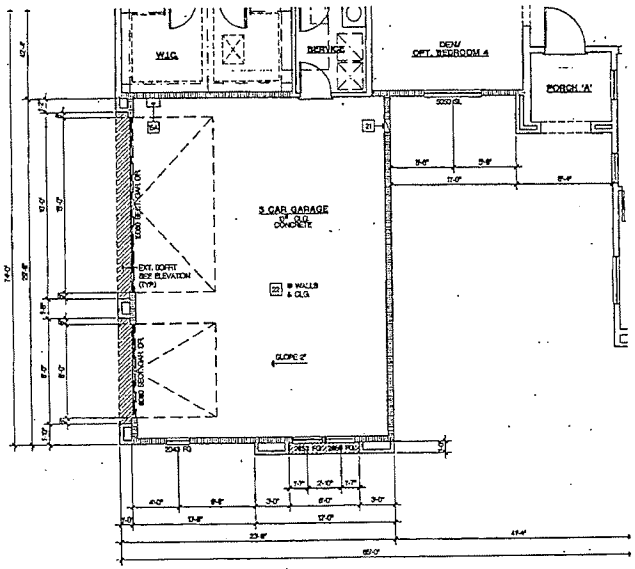
Principal in Charge: D. SITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'A' FLOOR PLAN

Sheet No.:
A-1.1



OPTIONAL
BEDROOM 4



OPTIONAL
CORNER GARAGE

INTERIOR ELEVATION

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK EXIST FROM WITH GARBAGE DISPOSAL/ MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BOX AND SHUT-OFF FOR ICE-MAKER)
4. 36" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OUTA
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 36" WATBAND DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" V-NECK ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12A. 32" X 60" V-NECK ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12A. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
13. TRIM-KIT SHOWER PAN (SEE PLAN FOR SIZE) WITH 6'-0" MIN. GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 6000S (DIRECT VENT) / 6000SNI (TOP-VENT) OR APPROVED EQUAL INSTALL PER MFR SPECIFICATION AND THE 2006 UFC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532RFI OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
16. FAU IN ATTIC PER UMC: PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM. PROVIDE FAU WAY INSIDE THIS OPEN. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 16x4TTY PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER 2003 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 9' DUCT WITH MECHANICAL CALCULATIONS
20A. OPTIONAL LAUNDRY SINK
21. PROVIDE MDH / LOV VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT 110 WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. FIBERGLASS DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE WOOD, ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 9'-0" MIN. MEAN A ROUGH FRAMED HEIGHT OF 9'-0". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN. 5 SQ.FT. CLEAR WINDOW WITH A MIN. NET CLEAR OPENABLE HEIGHT DIMENSION OF 24" MIN. NET CLEAR OPENABLE WIDTH SHALL BE 24" IN, AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC MINIMUM WITH MODEL ENERGY CODE.
3. ALL HEATING EQUIPMENT SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS. THE MANUFACTURER'S INSTRUCTIONS SHALL BE AVAILABLE ON THE PREMISES DURING INSPECTION OF THE EQUIPMENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTED. SUBMIT SPECIFICATION FOR APPROVAL. SHERWIN-WILLIAMS SWITCH OMEGA COLOR TSK 0350 WCT-4004 OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN IRC, SECTION R316.3 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDE THE END USE IS IN ACCORDANCE W/ R316.6

2x4 STUDS AT 16" oc U.N.O.
2x6 STUDS AT 16" oc U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR FOTHHOLF

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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2005-0669

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Architecture Planning

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Irvine, California

License Stamp:

Principal in Charge: D. ETTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'A' FLOOR PLAN
OPTIONS

Sheet No.: A-1.1A

FLOOR PLAN OPTIONS | SCALE: 1/4"=1'-0" | 1

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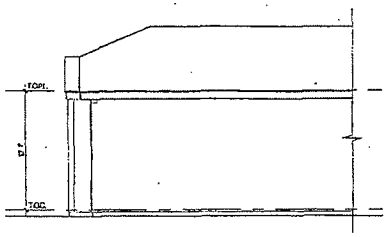

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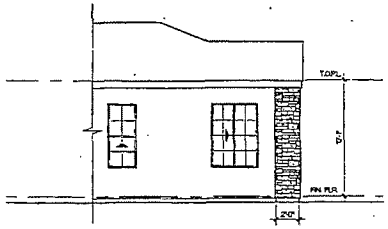

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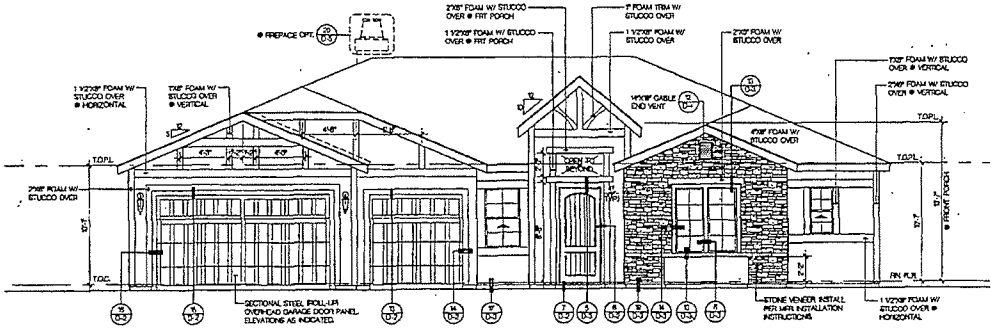
PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 4



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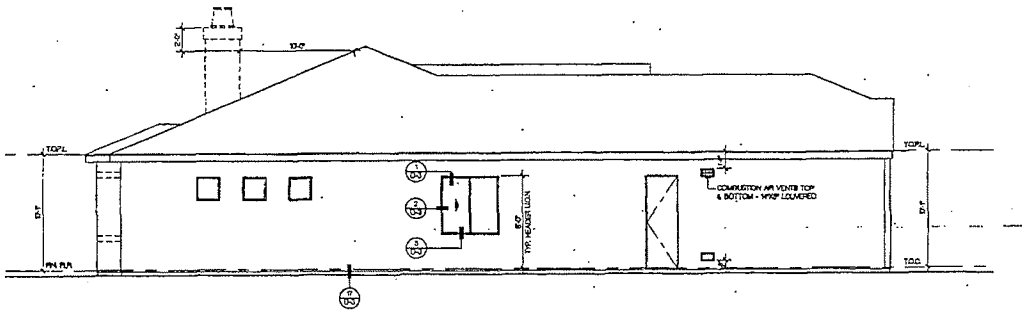

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EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 8062) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

GABLE END VENTS:
BY "IN VCO" OR APPROVED EQUAL
SIZE 14 X 18 - 152 SI NET FREE AREA

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 10X28 - 79 SI NET FREE AREA
(FLAT TILE) 450043

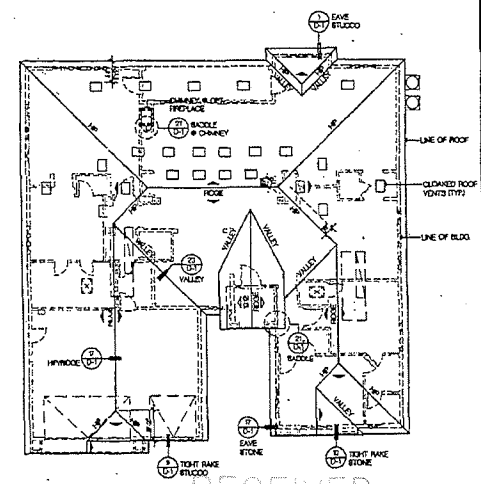
AREA 1
ATTIC SQUARE FOOTAGE 3940 S.F.
3940 SQ. FT. X 1/300 13.13 S.F.
13.13 SQ. FT. X 144 SQ. IN. (REQUIRED) 1891 SI

HIGH VENTILATION:
(16) CLOAKED FLAT TILE VENTS X 79 SI = 1264 SI
PROVIDED: 1264 SI

LOW VENTILATION:
(1) GABLE END VENT X 152 SI = 152 SI
(7) CLOAKED FLAT TILE VENTS X 79 SI = 553 SI
PROVIDED: 705 SI

TOTAL HIGH, LOW PROVIDED: 1969 SI

ATTIC VENTILATION | 3



NOTE:
8/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL. (C.D.C. REF-4660)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture · Planning
17992 MITCHELL SOUTH
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Irvine, California

License Stamp:

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'A' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-1.5

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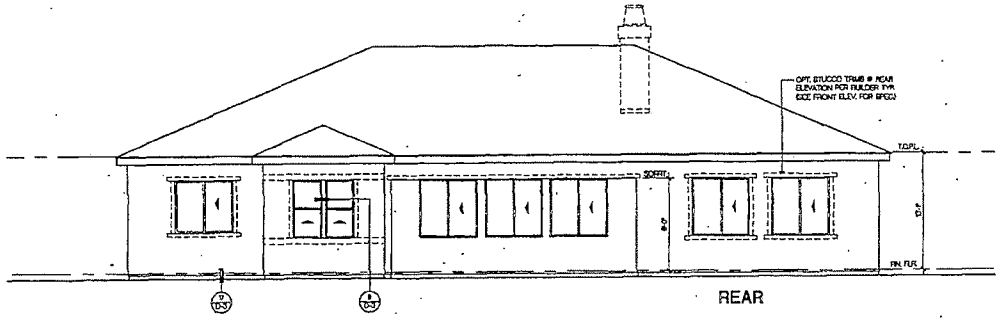
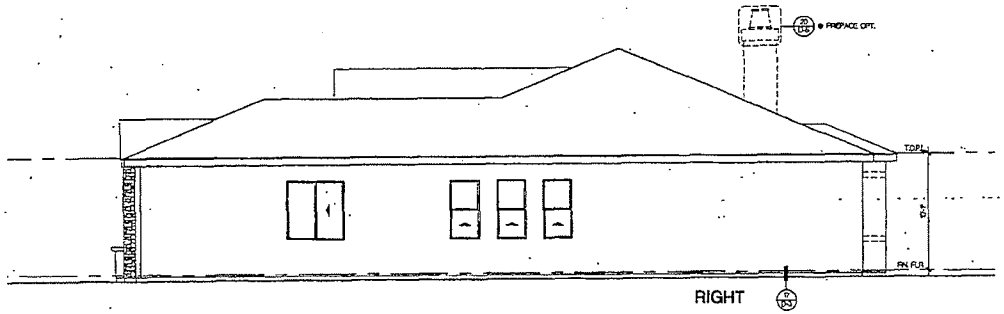
APR 04 2012

EOT-45057





EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning

17992 MITCHELL SOUTH
IRVINE, CA 92614

(949) 851-2133
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Irvine, California

License Stamp:

Principal in Charge: D. ERTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'A' EXTERIOR ELEVATIONS

Sheet No.: A-1.5A

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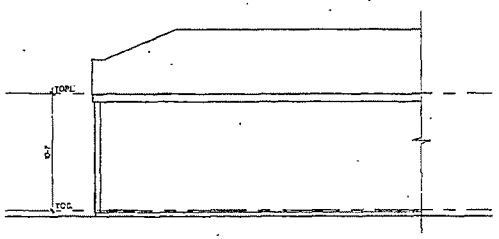
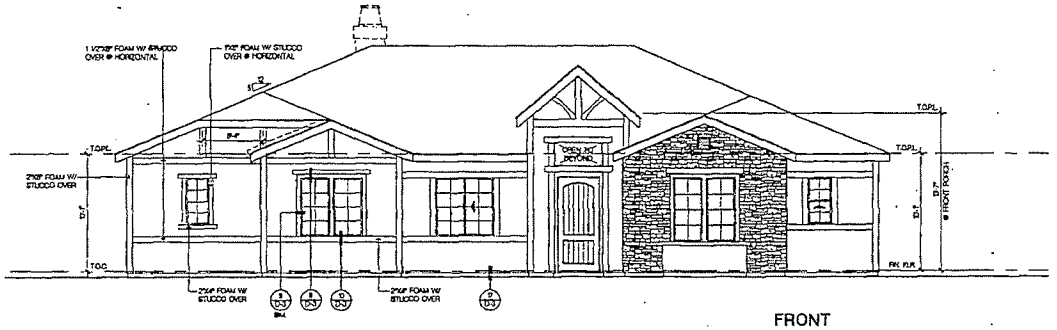


LEFT

PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 4



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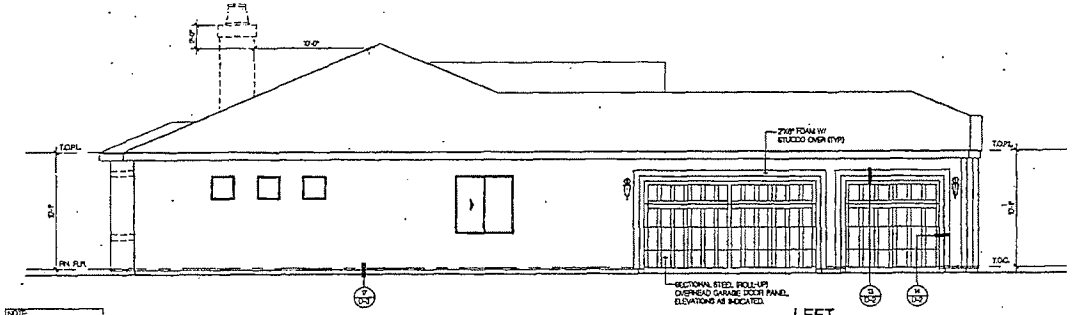

NOTE:
REFER TO A-15 FOR INFORMATION NOT SHOWN

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EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

GABLE END VENTS:
BY "PL VCC" OR APPROVED EQUAL
SIZE 16 X 16 - 152 SI NET FREE AREA

CLOAKED VENTS:
BY "CHAGAN" OR APPROVED EQUAL
SIZE 10X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

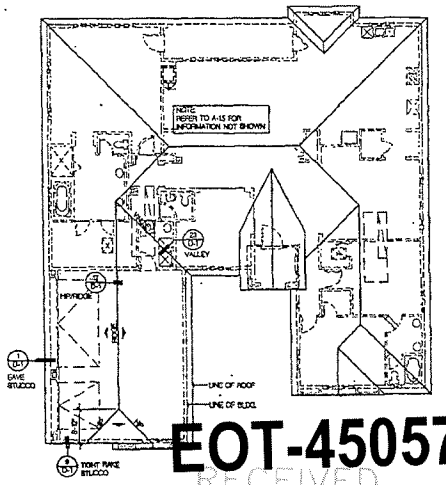
AREA 1
ATTIC SQUARE FOOTAGE 3983 S.F.
3983 SQ. FT. X 1/300 13.28 S.F.
13.28 SQ. FT. X 144 SQ. IN. (REQUIRED) 1912 S.I.

HIGH VENTILATION:
(16) CLOAKED FLAT TILE VENTS X 79 SI = 1264 S.I.
PROVIDED: 1264 S.I.

LOW VENTILATION:
(1) GABLE END VENT X 152 SI = 152 S.I.
(7) CLOAKED FLAT TILE VENTS X 79 SI = 553 S.I.
PROVIDED: 705 S.I.

1969 S.I.

ATTIC VENTILATION | 3



NOTE:
8:12 PITCH TYP. UNDN. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (C.B.C. #ER-4880)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2

EOT-45057

RECEIVED
APR 04 2012

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
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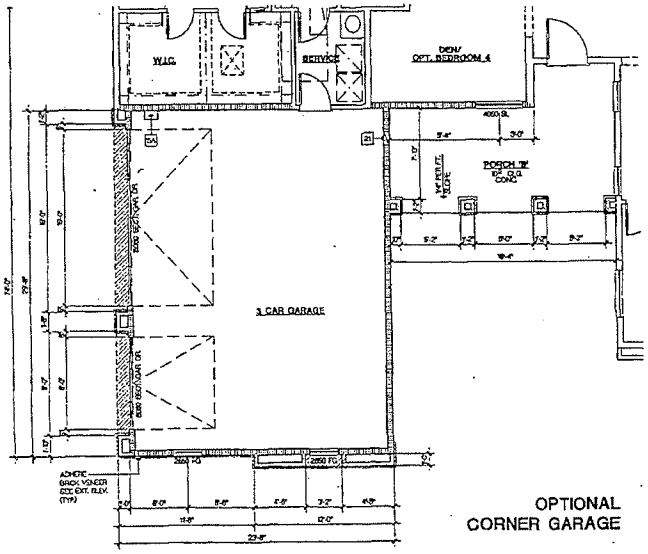
Irvine, California

License Stamp:

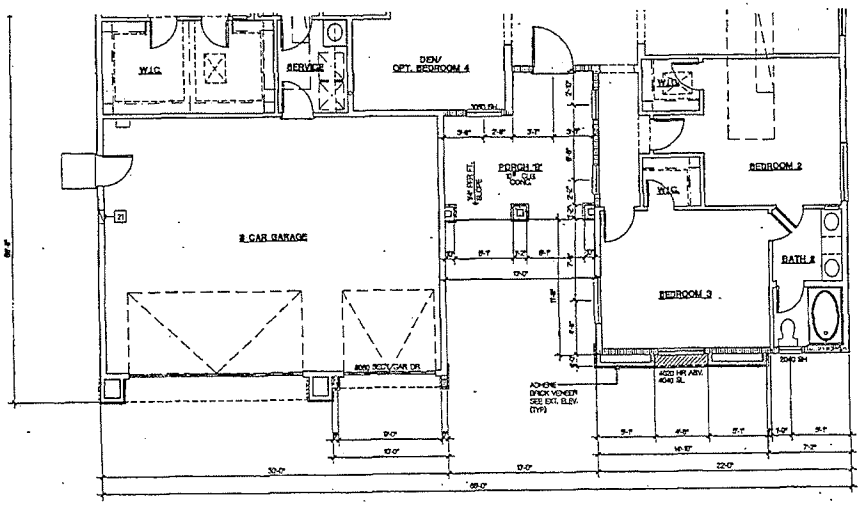
Principal In Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'A OPT. GARAGE'
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.: A-1.5B



OPTIONAL
CORNER GARAGE



FLOOR PLAN

REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

FLOOR PLAN 'B' | SCALE: 1/4"=1'-0" | 1

No. Date Issue / Description

02/28/07 CODE UPDATE

Consultant

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
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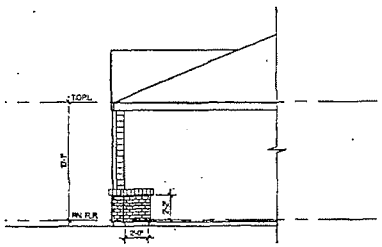
License Stamp

Principal in Charge: D. ESTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'B' CHANGES & OPTIONS

Sheet No.: A-1.6

EOT-45057



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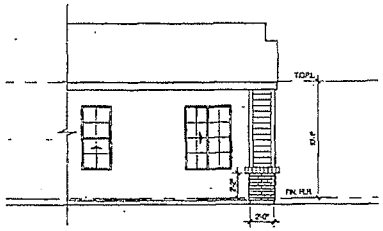
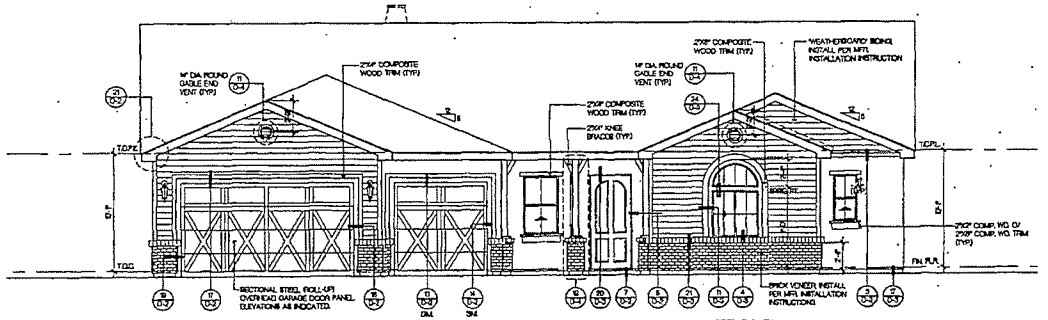


RIGHT

PARTIAL ELEVATIONS @ COURTYARD | SCALE: 1/4"=1'-0" | 4



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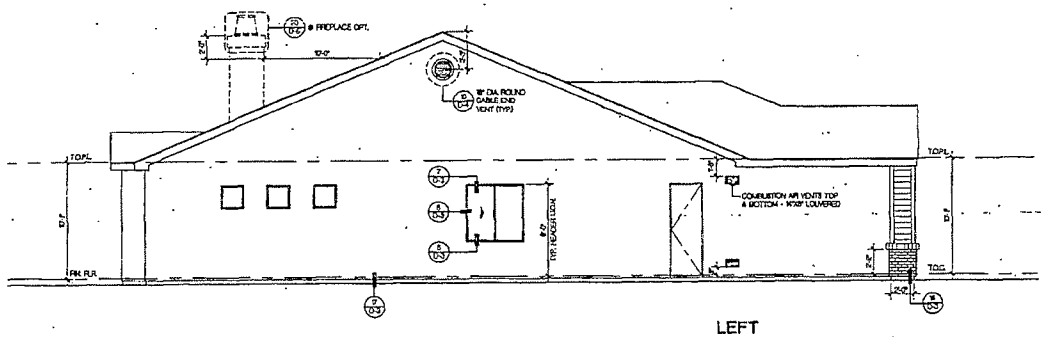


LEFT

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "PLYCO" OR APPROVED EQUAL
SIZE 14 DIA. - 50 SI NET FREE AREA
SIZE 16 DIA. - 150 SI NET FREE AREA

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1

ATTIC SQUARE FOOTAGE	4003 S.F.
4003 SQ. FT. X 1/300	13.44 S.F.
13.44 SQ. FT. X 144 SQ. IN. (REQUIRED)	1936 SI

HIGH VENTILATION
(2) 16" DIA. GABEL END VENTS X 150 SI = 300 SI
(12) CLOAKED FLAT TILE VENTS X 79 SI = 948 SI
PROVIDED: 1248 SI

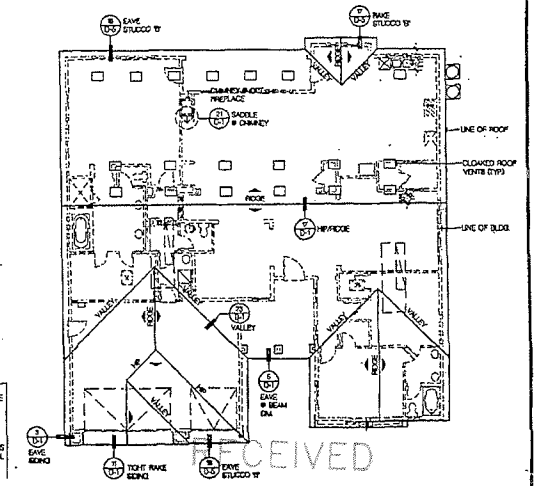
LOW VENTILATION
(2) 14" DIA. GABEL END VENTS X 90 SI = 180 SI
(7) CLOAKED FLAT TILE VENTS X 79 SI = 553 SI
PROVIDED: 733 SI

TOTAL HIGH, LOW PROVIDED: 1981 SI

ATTIC VENTILATION | 3

NOTE:
6:12 PITCH TYP. LION CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL. ICBO #ER-4080

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CO...



ROOF PLAN | SCALE: 1/8"=1'-0" | 2

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5136 FAX
Irvine, California

License Stamp

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'B' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-1.7

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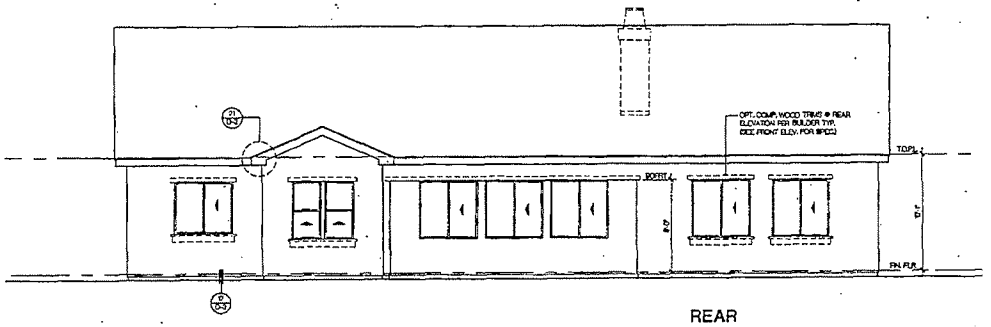

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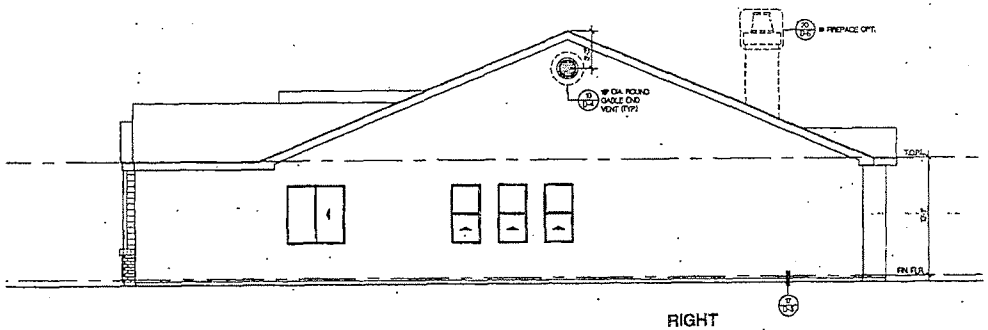

RIGHT

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

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No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17792 MITCHELL SOUTH
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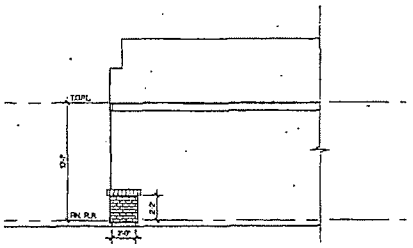
License Stamp:

MAY 31 2007

Principal In Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

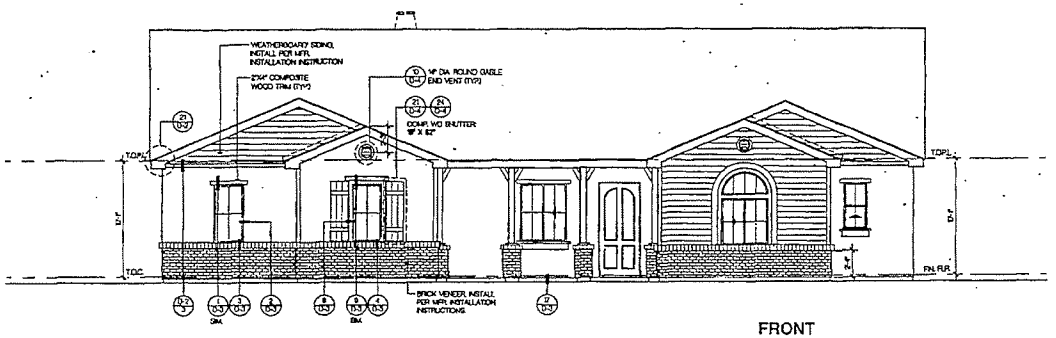
Sheet Title:
PLAN 1
'B' EXTERIOR ELEVATIONS

Sheet No.:
A-1.7A



LEFT

PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 4



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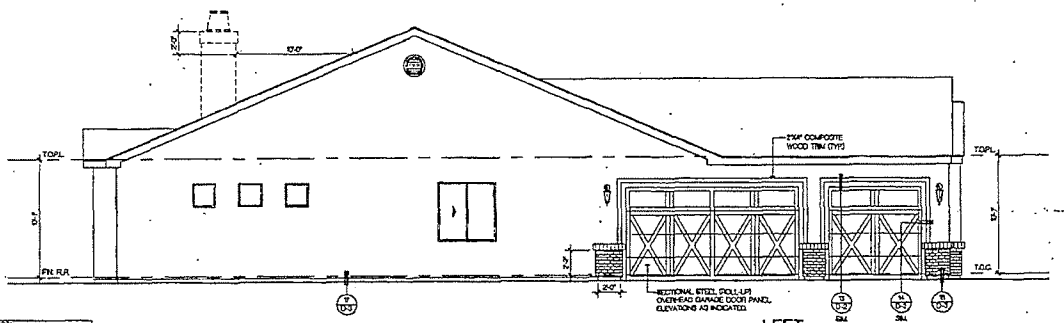

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NOTE: REFER TO A-1.7 FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: [2006 IRC] SECTION R806.2 THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "ATTWOOD" OR APPROVED EQUAL
SIZE 14 DIA. - 50 SI NET FREE AREA
SIZE 18 DIA. - 150 SI NET FREE AREA

CLOAKED VENTS:
BY "OMAGIN" OR APPROVED EQUAL
SIZE 10"x28" - 79 SI NET FREE AREA
(FLAT TILE) #50043

ATTIC SQUARE FOOTAGE	4097 S.F.
4097 SQ. FT. X 1/300	13.66 S.F.
13.66 SQ. FT. X 144 SQ. IN. (REQUIRED)	1967 SI

HIGH VENTILATION:
(2) 18" DIA. GABEL END VENTS X 150 SI = 300 SI
(12) CLOAKED FLAT TILE VENTS X 79 SI = 948 SI
PROVIDED: 1248 SI

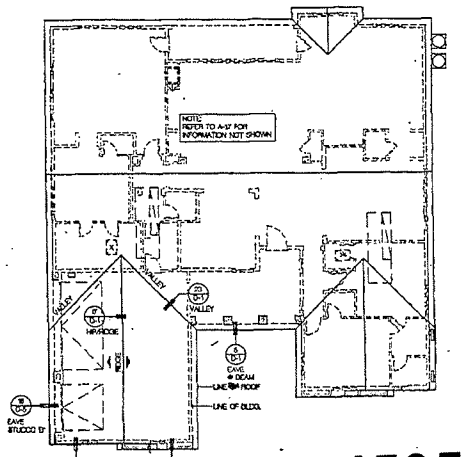
LOW VENTILATION:
(2) 14" DIA. GABEL END VENTS X 90 SI = 180 SI
(7) CLOAKED FLAT TILE VENTS X 79 SI = 553 SI
PROVIDED: 733 SI

TOTAL LOW PROVIDED: 1981 SI

NOTE: 5/12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #ER-4893

NOTE: ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS

ATTIC VENTILATION | 3



ROOF PLAN | SCALE: 1/8"=1'-0" | 2

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No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

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2005-0669

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Irvine, California

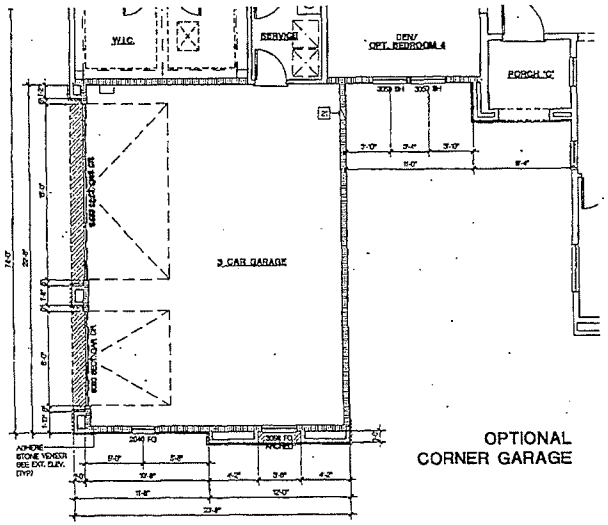
License Stamp:

MAR 27 2007

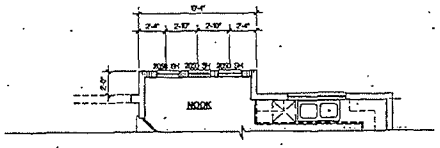
Principal In Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

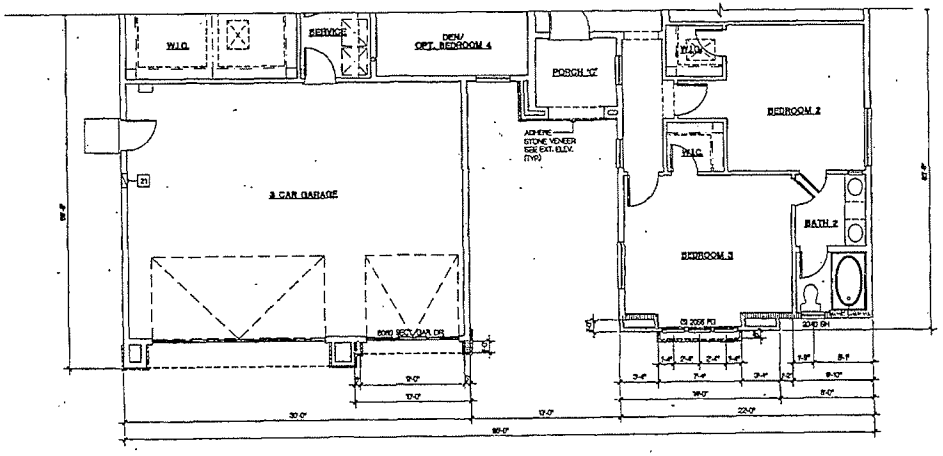
Sheet Title:
PLAN 1
'B OPT. GARAGE'
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.:
A-1.7B



OPTIONAL
CORNER GARAGE





FLOOR PLAN

REFER TO BASIC FLOOR PLAN
FOR ALL INFORMATION NOT
SHOWN HERE

RECEIVED
APR 04 2012

EOT-45057

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

No. Date Issue / Description

02/25/07 CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

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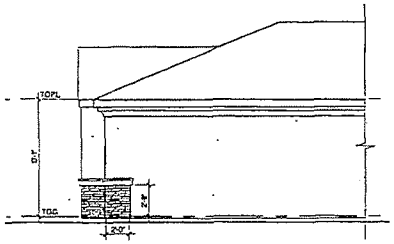
Irvine, California

License Stamp

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'C' CHANGES & OPTIONS

Sheet No.: A-1.8



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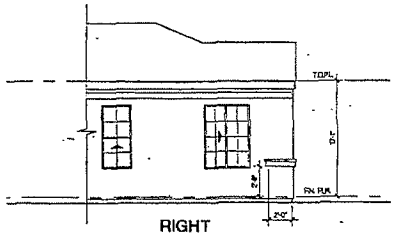

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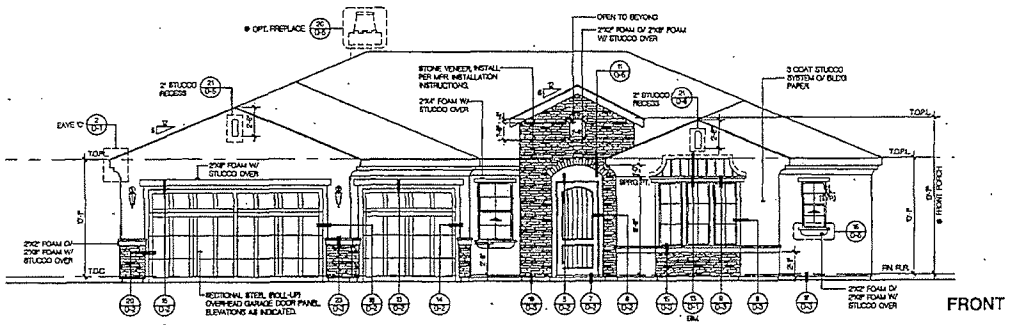
PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 4



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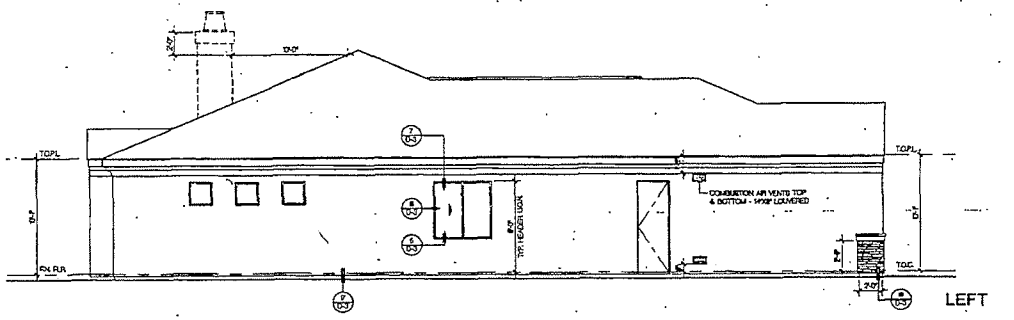

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EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "CHAGIN" OR APPROVED EQUAL
SIZE 10X28 - 79 SI NET FREE AREA
(FLAT TILE #50043)

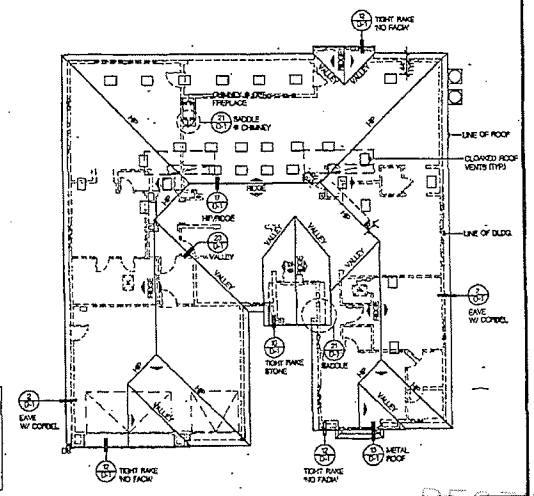
AREA 1
ATTIC SQUARE FOOTAGE 3947 SF.
3947 SQ. FT. X 1/300 13.16 SF.
13.16 SQ. FT. X 144 SQ. IN. (REQUIRED) 1896 SI

HIGH VENTILATION:
(16) CLOAKED FLAT TILE VENTS X 79 SI = 1264 SI
PROVIDED: 1264 SI

LOW VENTILATION:
(9) CLOAKED FLAT TILE VENTS X 79 SI = 711 SI
PROVIDED: 711 SI

[illegible] LOW PROVIDED: 1975 SI

ATTIC VENTILATION | 3



NOTE:
8/12 PITCH TYP. 1 LG.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (C.S.G. #ER-1880)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17995 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2113
(949) 851-5156 FAX
Irvine, California

License Stamp

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 1
'C' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-1.9

EOT-45057

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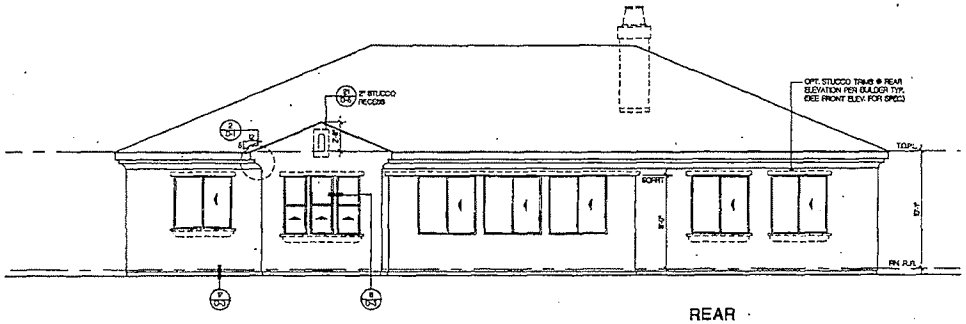

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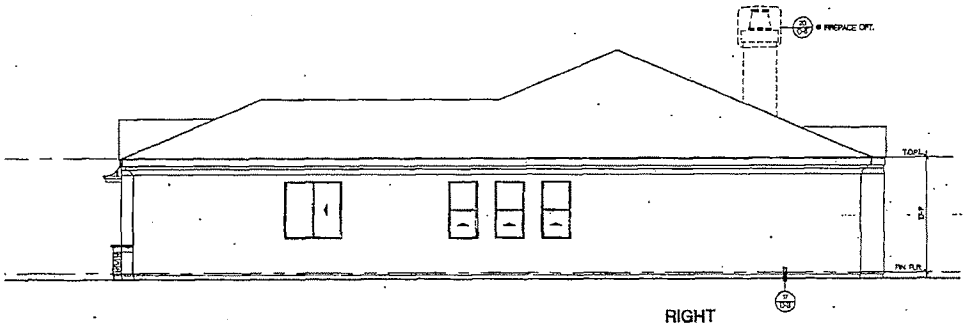

RIGHT

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

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~~EOT-45057~~

No.	Date	Issue / Description
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Consultant:

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4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

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Architecture Planning
17992 MITCHELL SOUTH
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Irvine, California

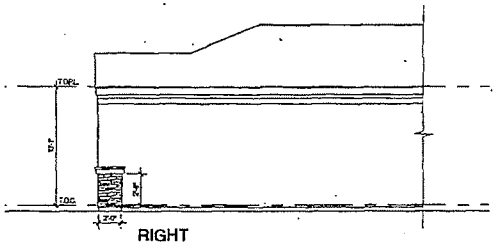
License Stamp:

MAR 2 7 2012

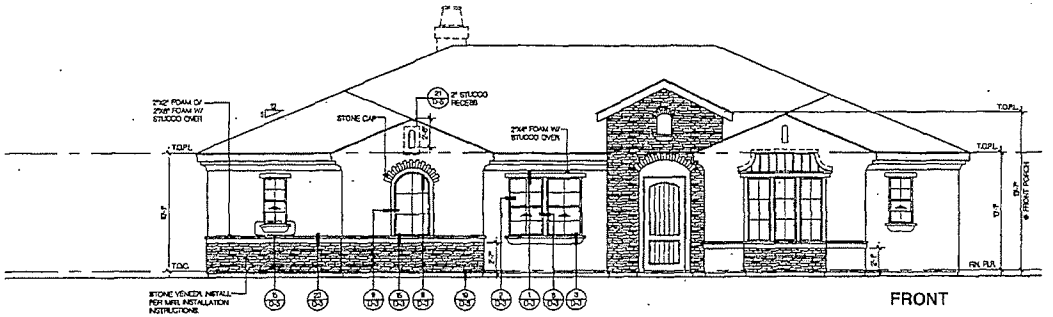
Principal In Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

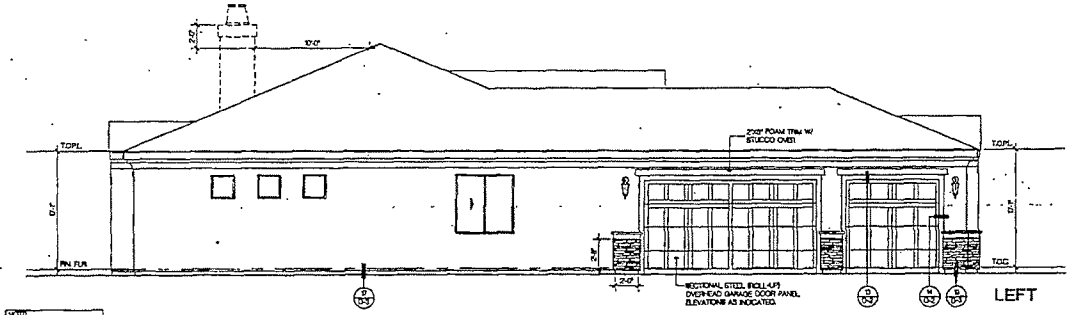
Sheet Title:
PLAN 1
'C' EXTERIOR ELEVATIONS

Sheet No.:
A-1.9A



PARTIAL ELEVATION @ COURTYARD | SCALE 1/4"=1'-0" | 4





NOTE: REFER TO A-19 FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "CHAGIN" OR APPROVED EQUAL
SIZE 12X28 - 79 SI. NET FREE AREA
(FLAT TILE) #50043

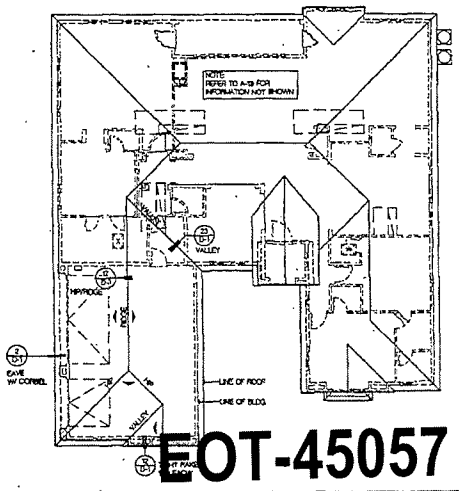
AREA I
ATTIC SQUARE FOOTAGE 3947 S.F.
3947 SQ. FT. X 1/300 13.16 S.F.
13.16 SQ. FT. X 144 SQ. IN. (REQUIRED) 1895 SI.

HIGH VENTILATION:
(16) CLOAKED FLAT TILE VENTS X 79 SI. = 1264 SI.
PROVIDED: 1264 SI.

LOW VENTILATION:
(9) CLOAKED FLAT TILE VENTS X 79 SI. = 711 SI.
PROVIDED: 711 SI.

TOTAL HIGH, LOW PROVIDED: 1975 SI.

ATTIC VENTILATION | 3



NOTE: 6:12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (C.B.O. 4EP-4680)

NOTE: ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

EOT-45057

ROOF PLAN | SCALE 1/8"=1'-0" | 2

No.	Date	Issue / Description
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Project Designer: H. LEE
Checked By:

Sheet Title:
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& ROOF PLAN

Sheet No.: A-1.9B

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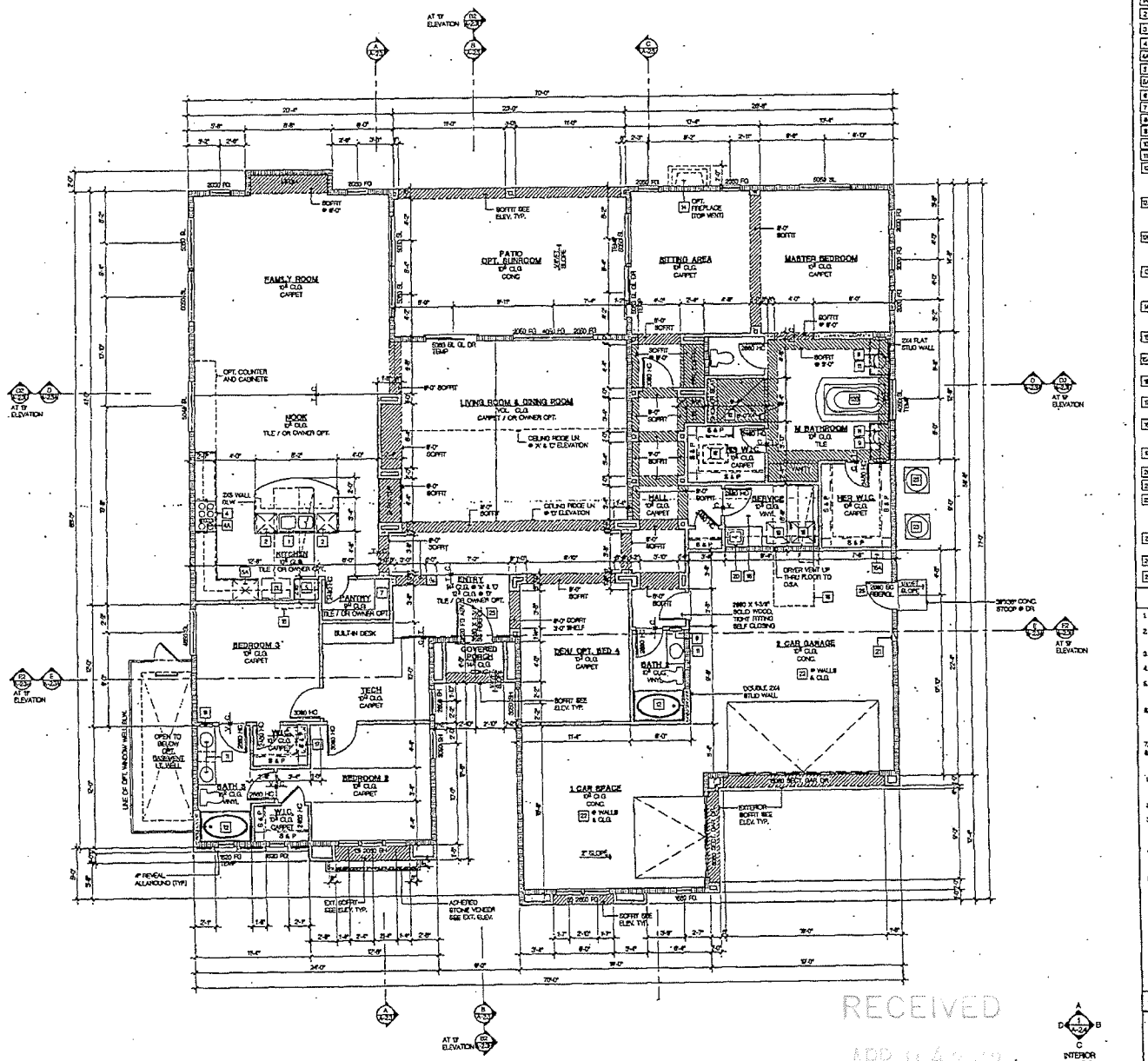

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL; HIGH FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL.
2. DISHWASHER (24" WIDE X 24" DEEP W/ ARI GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER.)
4. 30" WIDE BUILT-IN GAS COOKTOP.
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OSA.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS.
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW SEE INTERIOR ELEVATIONS FOR DETAIL
6. PEDESTAL SINK.
7. PANTRY WIDTH NOTED ON PLANS.
8. CMT.
9. FLUSH MEDICINE CABINET.
10. UNDER COUNTER REFRIGERATOR.
11. SINGLE SINK.
12. 59" X 30" LUXE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL ENCLOSURE.
12A. 32" X 60" LUXE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL ENCLOSURE.
12B. 42" X 60" OVAL ACRYLIC TUB DOVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL ENCLOSURE.
13. PREFAB SHOWER PAN BASE PLAN FOR SIZED WITH 8-0" MIN. GRANITE SURR. QUICK-WATER RESISTANT DYR. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC.
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 4032 DIRECT VENT / 4032DVIB (TOP-VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FSU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC W/H UNO. PROVIDE LIGHT, POWER GAS, LADDER AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. RECESSED BOX IN GARAGE PERIMAL SHALL BE METAL. AT SECOND FLOOR WASHER PROVIDE 50CFM FAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX OR 3' DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK.
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS. PROVIDE (2) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. FIBERGLASS DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 9'-0" UNO. HAVE A 8'-0" FINISHED FLOOR TO FINISHED 7'-0" CLEAR FINISHED OPENING BE REQUIRED PER 2006 IRC.
6. EMERGENCY REQUIREMENTS AT ALL BEDROOMS: MIN. 1 OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.0 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES.
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY, MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS AND R-30 IN ATTIC WITH MODEL ENERGY CODES
3. ALL FIREPLACE CONSTRUCTION AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY WITH TU SMOKE / LOTHE OR EPA PHASE II CERTIFIED EQUIPMENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM CHOOSE COLOR TEX COD ACR-4004 OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN UMC, SECTION 8315 ALL FOAM PLASTIC OR FOAM PLASTIC CORE, AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS ACCEPTANCE W/ R314.6.

2X4 STUDS AT 16" OC UNO.
2X6 STUDS AT 16" OC UNO.
INTERIOR BOFFIT
EXTERIOR BOFFIT
INTERIOR POTH-CLF

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	3283 S.F.
TOTAL	3283 S.F.
GARAGE	709 S.F.
PORCH / OPT. SUNROOM	237 S.F.
OPT. BASEMENT	640 S.F.

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

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APR 04 2012

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
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Irvine, California

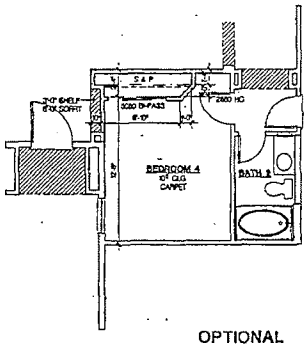
License Stamp:

Principal In Charge:	D. ETMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

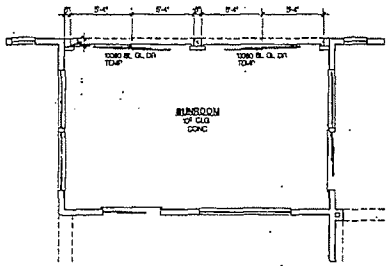
Sheet Title:
PLAN 2
'A' FLOOR PLAN

Sheet No.: A-2.1

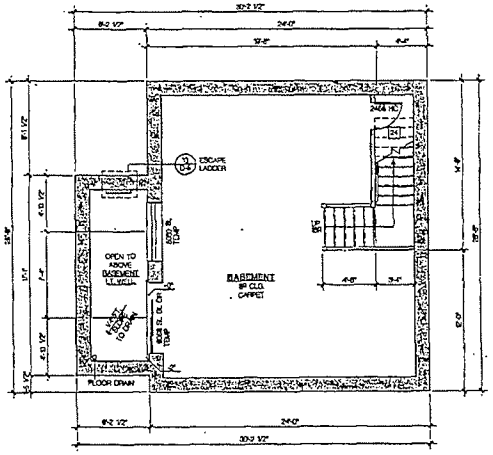
EOT-45057



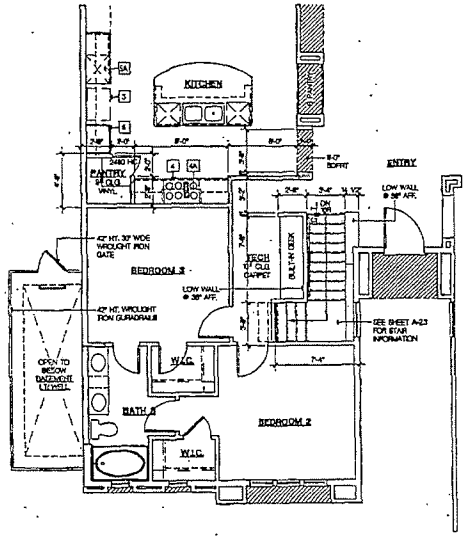
OPTIONAL
BEDROOM 4



OPTIONAL
SUNROOM



OPTIONAL BASEMENT
FLOOR PL



FIRST FLOOR PLAN ©
EMENT OPTION

INTERIOR ELEVATION

KEYNOTES

1. 42" WIDE KOHLER DOUBLE BWL EXART IRON WITH GARBAGE DISPOSAL MODEL FAUCET.
1A. DOUBLE BWL WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE W/ENDSIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICEMAKER)
4. 30" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OSA
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 36" PAYABLE DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" UPSIDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER) AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE)
12A. 42" X 60" SPECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER) AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE)
12C. 42" X 60" OVAL ACRYLIC TUB OVERSIED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE)
13. PRE-FAB SHOWER PAN BASE PLAN FOR 6070 WITH 8-2" MIN GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 30" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 30000 (DIRECT VENT) / 30000NS (TOP-VENT) OR APPROVED EQUAL INSTALL PER MFR SPECIFICATION AND THE 2006 UMC
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. RSS75W OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FEI OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 22" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE ; PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 'SAFTY' PAN 4 2" DRAIN TO OUTSIDE
19. DRYER SPACE ; PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 9' DUCT WITH MEDYANON CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (5) LAYER SAFT TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. PATIO/GLASS DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN , BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MUST OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-PLASTED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN A LOCATION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION R13/W, TO R-15 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL EXTERIOR CONSTRUCTION METHODS (U.N.O.) IN EXTERIOR WALLS, DWELLING UNITS TO CONFORM TO SPECIFIED LISTING IN CBC REQUIREMENTS OR OTHER EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUPPLY SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM, OMEGA COLOR TEX 1000 PER AGCA OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN IRC SECTION R316 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDE THE END USE IN IN ACCORDANCE W/ R316.5

	2x4 STUDS AT 16" oc. U.N.O.
	2x6 STUDS AT 16" oc. U.N.O.
	INTERIOR SOFFIT
	EXTERIOR SOFFIT
	INTERIOR POTSHELF

FLOOR PLAN AND OPTIONS | SCALE: 1/4"=1'-0" | 1

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Consultants

Project :

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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Irvine, California

License Stamp

Principal In Charge :	D. EITMAN
Project Director :	M. GARDNER
Project Manager :	R. WANG
Project Designer :	H. LEE
Checked By :	

Sheet Title :
PLAN 2
'A' FLOOR PLAN
OPTIONS

Sheet No. :
A-2.1A

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

GABLE END VENTS:
BY "PLYCO" OR APPROVED EQUAL
SIZE 14 X 16 - 152 SI NET FREE AREA

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X26 - 79 SI NET FREE AREA
(FLAT TILE) #50043

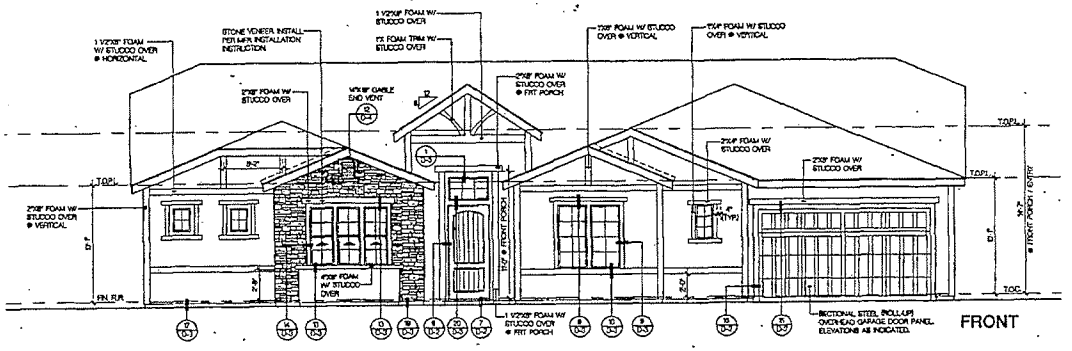
AREA I
ATTIC SQUARE FOOTAGE 4475 S.F.
4475 SQ. FT. X 1/300 14.92 S.F.
14.92 SQ. FT. X 144 SQ. IN. (REQUIRED) 2148 SI

HIGH VENTILATION:
(12) CLOAKED FLAT TILE VENTS X 79 SI = 948 SI
(4) GABLE END VENT X 152 SI = 608 SI
PROVIDED: 1556 SI

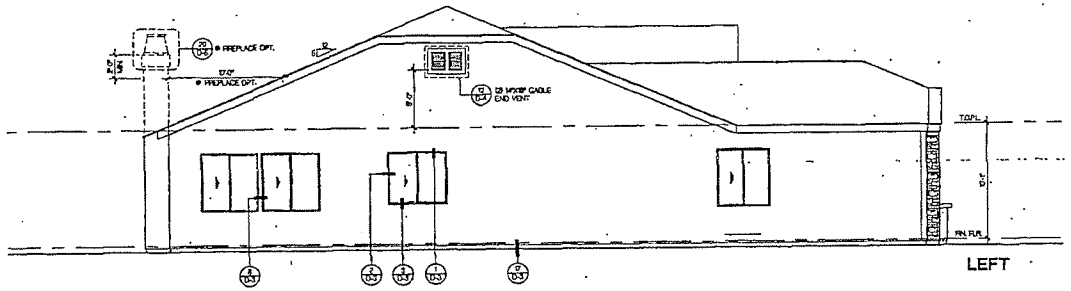
LOW VENTILATION:
(6) CLOAKED FLAT TILE VENTS X 79 SI = 484 SI
(1) GABLE END VENT X 152 SI = 152 SI
PROVIDED: 636 SI

TOTAL HIGH, LOW PROVIDED 2192 SI

ATTIC VENTILATION | 4

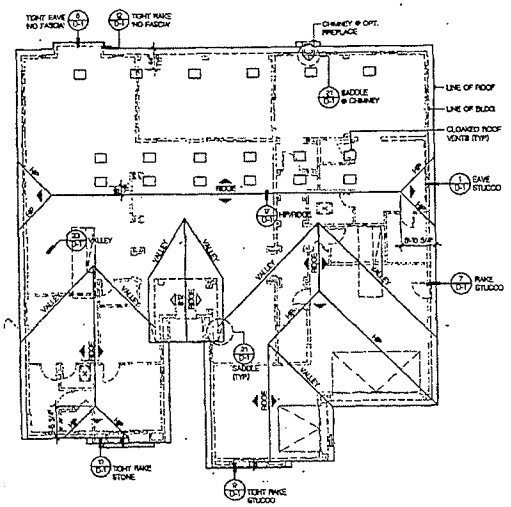


FRONT



LEFT

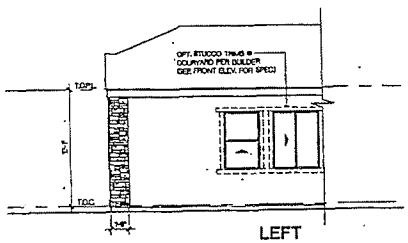
EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1



NOTE:
3/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "SADLE" OR APPROVED EQUAL (C.S.I.D. #CR-4600)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 3



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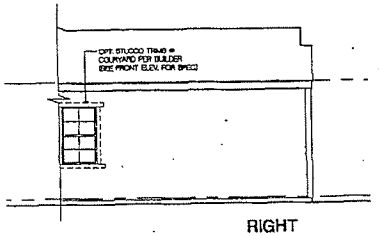

RIGHT

PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 2

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No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
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License Stamp:

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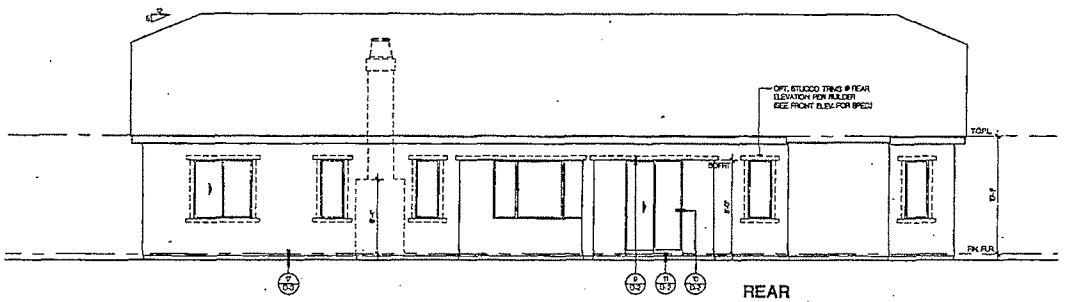
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 2
'A' EXTERIOR ELEVATIONS AND ROOF PLAN

Sheet No.: A-2.5

EOT-45057



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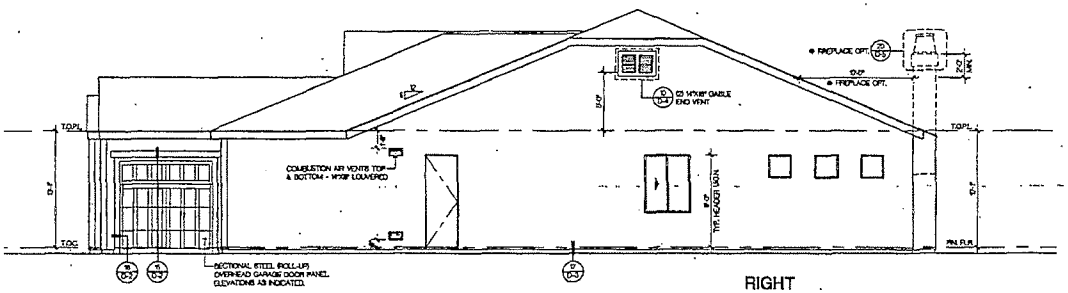

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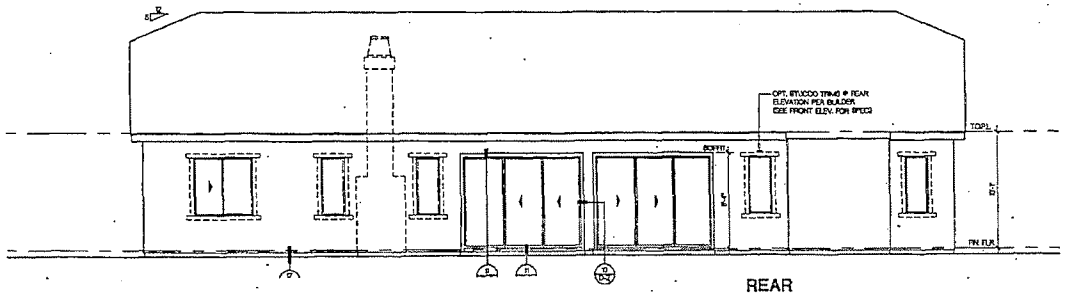
EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1



REAR

EXTERIOR ELEVATIONS 'OPT. SUNROOM' | SCALE: 1/4"=1'-0" | 2

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Consultants

Project:

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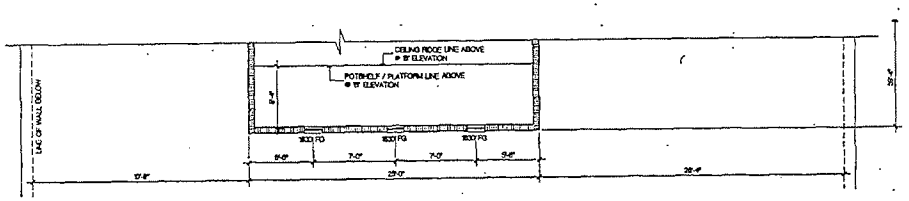
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 2
'A' EXTERIOR ELEVATIONS
AND OPTIONS

Sheet No.: A-2.5A



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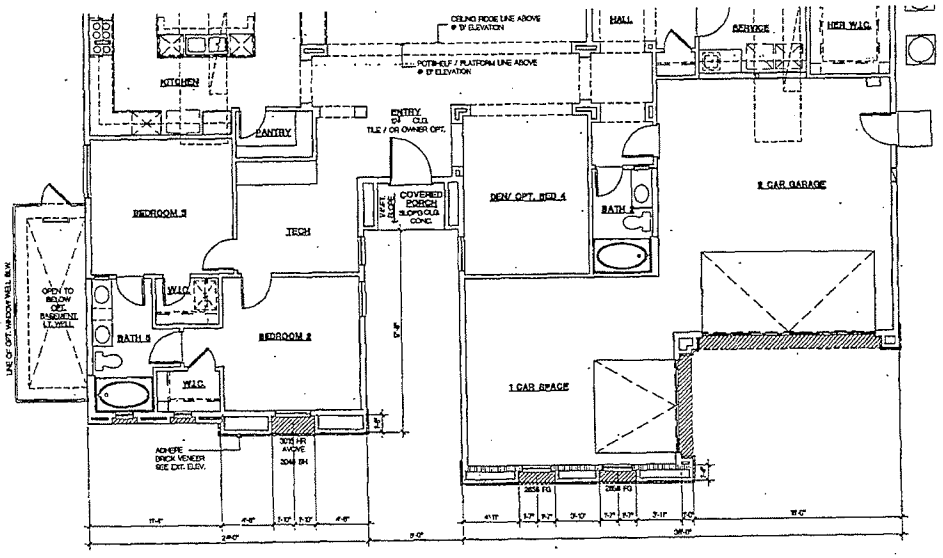

FLOOR PLAN

REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

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FLOOR PLANS | SCALE: 1/4"=1'-0" | 2

No. Date Issue / Description

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	02/23/07	CODE UPDATE

Consultant

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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Checked By:	

Sheet Title:
PLAN 2
'B' CHANGES

Sheet No.: A-2.6

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS
BY "OLYMPIC" OR APPROVED EQUAL
SIZE: 14 DIA. - 90 SI. NET FREE AREA
SIZE 18 DIA. - 150 SI. NET FREE AREA

CLOAKED VENTS
BY "CHASKEY" OR APPROVED EQUAL
SIZE "SR28 - 79 SI. NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 4067 S.F.
4067 SQ. FT. X 1/300 13.62 S.F.
1362 SQ. FT. X 144 SQ. IN. (REQUIRED) 1962 SI

HIGH VENTILATION:
(2) 18" DIA. GABEL END VENTS X 150 SI = 300 SI
(10) CLOAKED FLAT TILE VENTS X 79 SI = 1105 SI
PROVIDED: 1405 SI

LOW VENTILATION:
(2) 14" DIA. GABEL END VENTS X 90 SI = 180 SI
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 575 SI

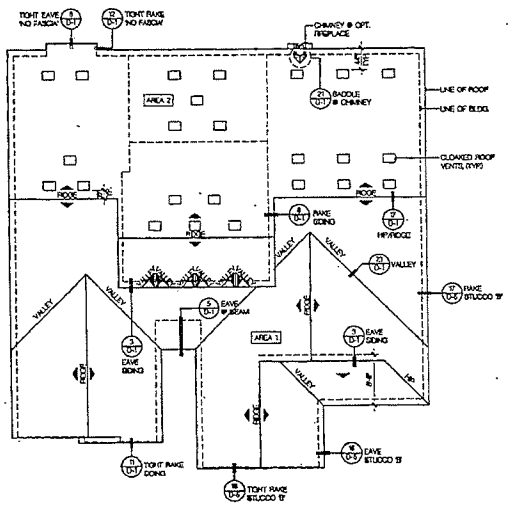
TOTAL HIGH, LOW PROVIDED: 1981 SI

AREA 2
ATTIC SQUARE FOOTAGE 388 S.F.
388 SQ. FT. X 1/150 2.58 S.F.
129 SQ. FT. X 144 SQ. IN (REQUIRED) 375 SI

HIGH VENTILATION:
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

TOTAL HIGH, LOW PROVIDED: 395 SI

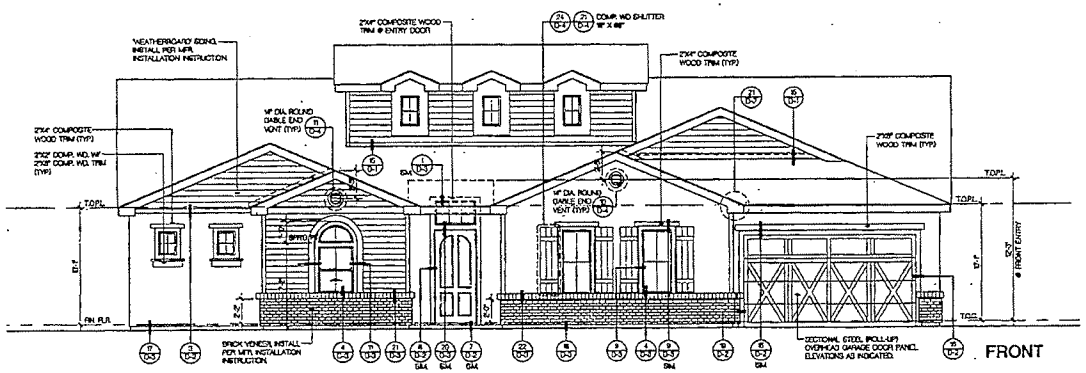
ATTIC VENTILATION | 4

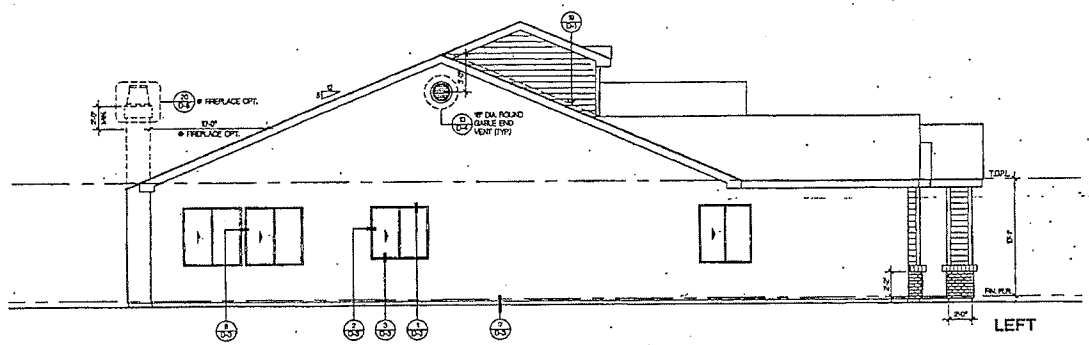


NOTE:
3:12 PITCH TYP. LIGHT CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #97-4880

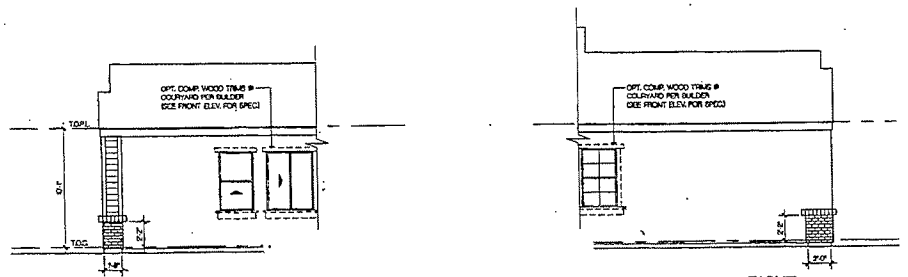
NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 3





EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1



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PARTIAL ELEVATION @ COURTYARD | SCALE: 1/4"=1'-0" | 2

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MAR 27 '07

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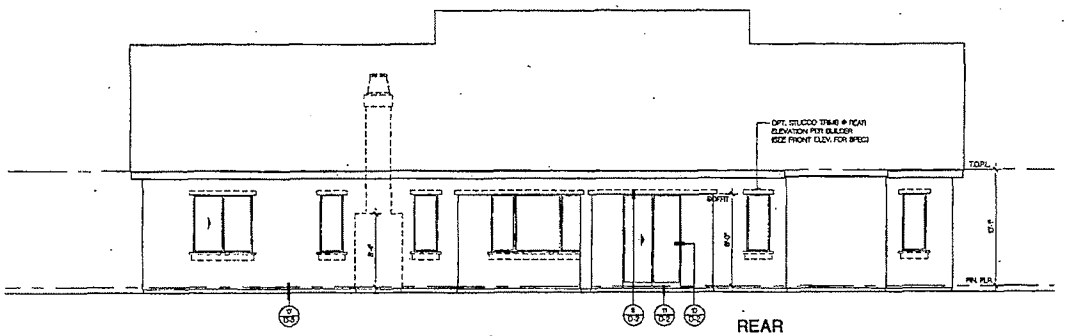
Checked By:	

Sheet Title:
PLAN 2
'B' EXTERIOR ELEVATIONS AND ROOF PLAN

Sheet No.:
A-2.7



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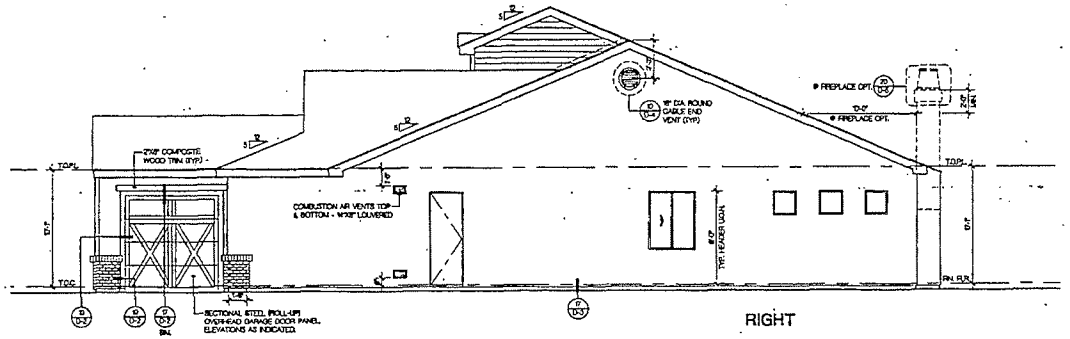
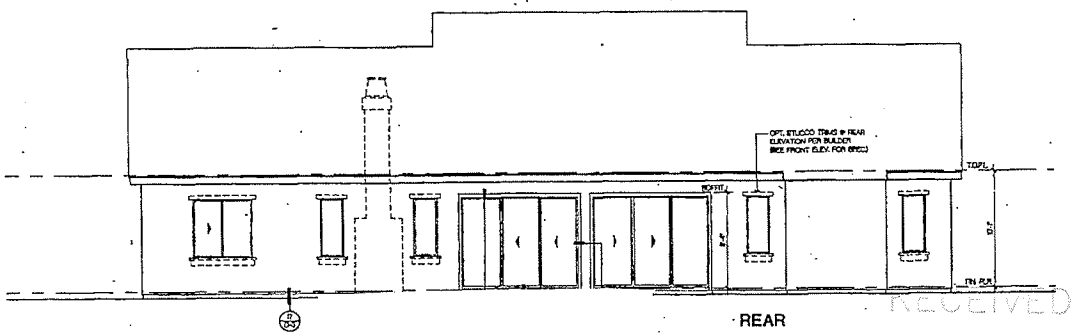


RIGHT

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1



REAR

EXTERIOR ELEVATIONS 'OPT. SUNROOM' | SCALE 1/4"=1'-0" | 2

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No. Date Issue / Description

12/28/06 CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning

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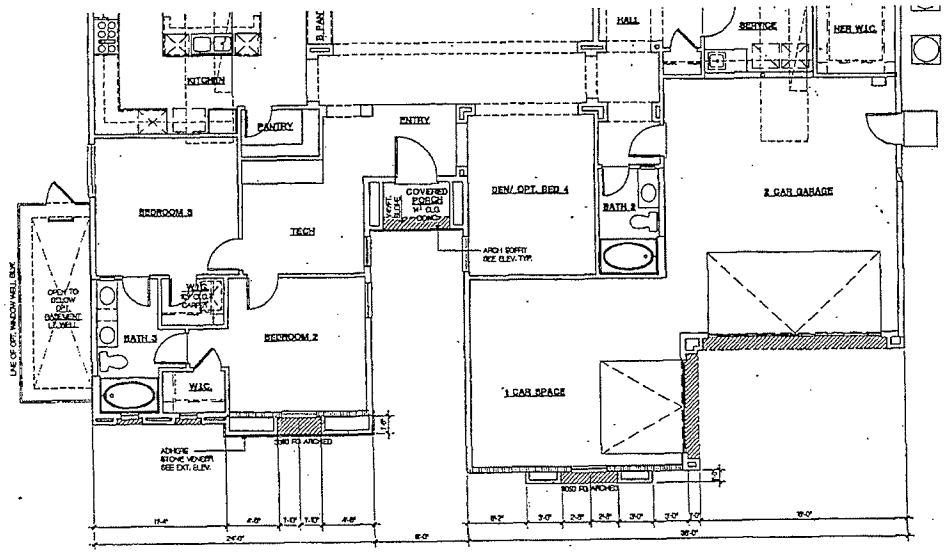
Sheet Title:
PLAN 2
'B' EXTERIOR ELEVATIONS AND OPTIONS

Sheet No.: A-2.7A

EOT-45057



REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

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MAR 04 2007

FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

No. Date Issue / Description

02/28/07 CODE UPDATE

Consultant

Project:

The Orchards

Spinnaker Homes
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Sheet Title:
PLAN 2
'C' CHANGES

Sheet No.: A-2.8

EOT-45057

ATTIC VENTILATION: (2006 IRC SECTION 8062) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

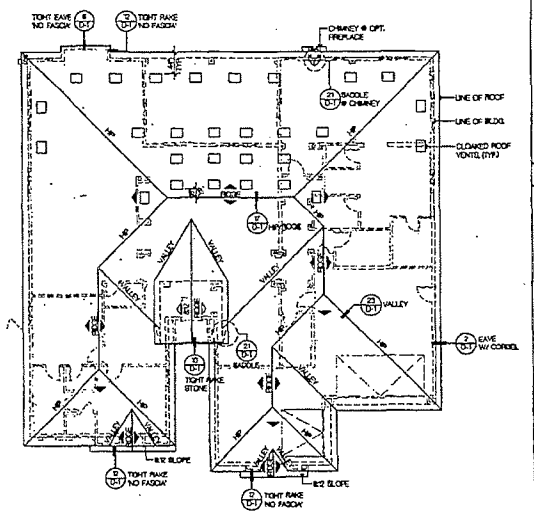
AREA 1
ATTIC SQUARE FOOTAGE 4475 S.F.
4475 SQ. FT. X 1/300 1492 S.F.
1492 SQ. FT. X 144 SQ. IN. (REQUIRED) 2148 SI

HIGH VENTILATION:
(16) CLOAKED FLAT TILE VENTS X 79 SI =1264 SI
PROVIDED: 1264 SI

LOW VENTILATION:
(12) CLOAKED FLAT TILE VENTS X 79 SI = 948 SI
PROVIDED: 948 SI

TOTAL HIGH LOW PROVIDED: 2193 SI

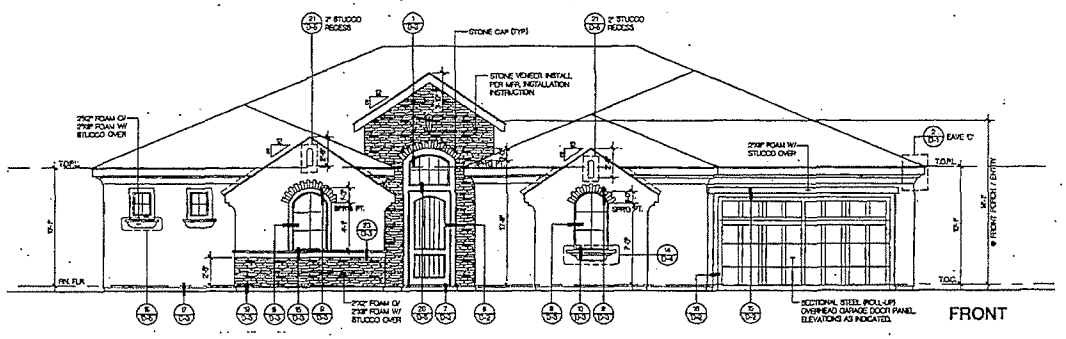
ATTIC VENTILATION | 4



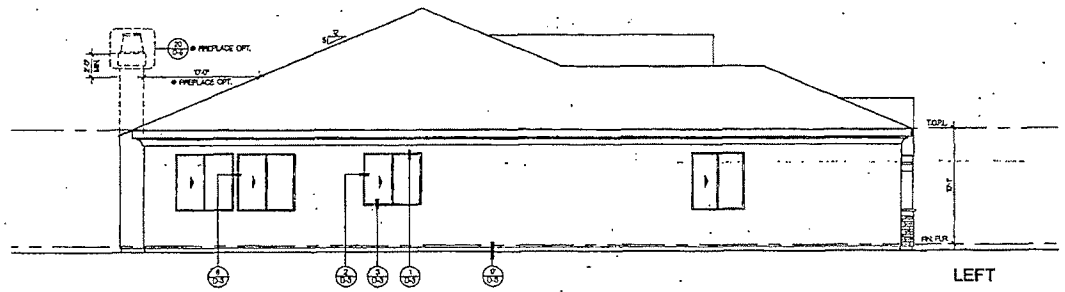
NOTE:
5:12 PITCH TYP LION CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL
ICBO. #ER-4050

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS

ROOF PLAN | SCALE 1/8"=1'-0" | 3

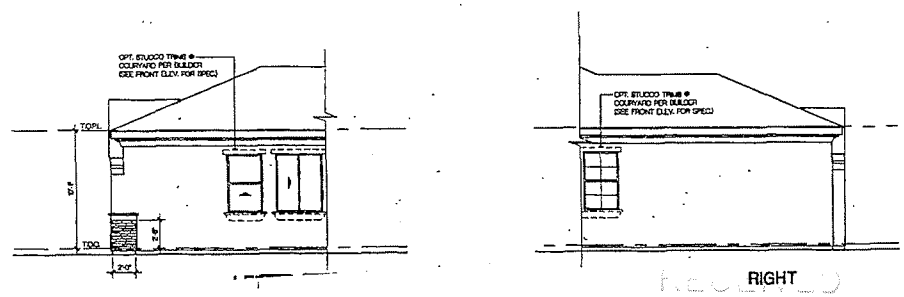


FRONT



LEFT

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1



RIGHT

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APR 04 2012

PARTIAL ELEVATION @ COURTYARD | SCALE 1/4"=1'-0" | 2

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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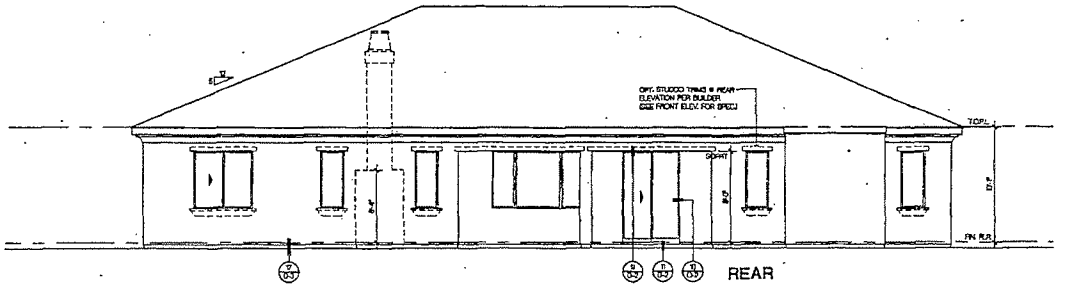
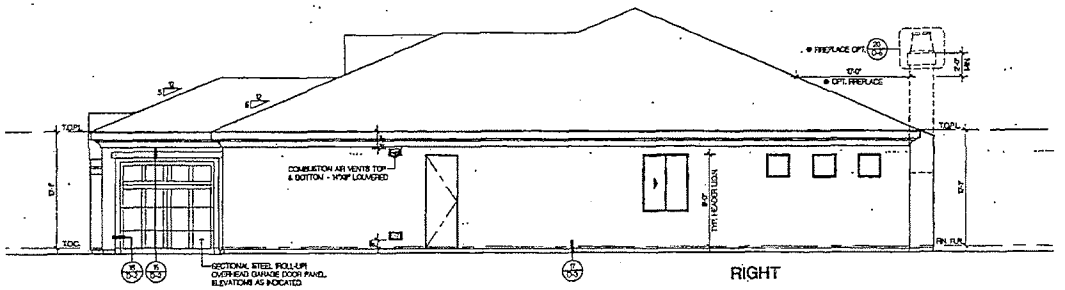
Sheet Title:
PLAN 2
'C' EXTERIOR ELEVATIONS AND ROOF PLAN

Sheet No.: A-2.9

EOT-45057

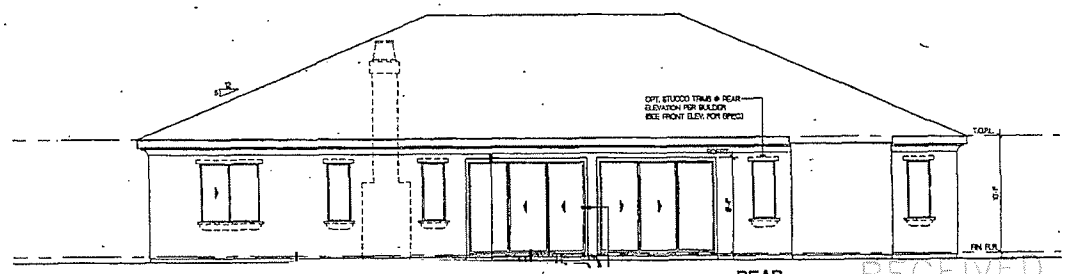


REAR



RIGHT

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1



REAR

EXTERIOR ELEVATIONS *OPT. SUNROOM* | SCALE: 1/4"=1'-0" | 2

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APR 0 4 2007

No. Date Issue / Description

02/28/07 CODE UPDATE

Consultants

Project:

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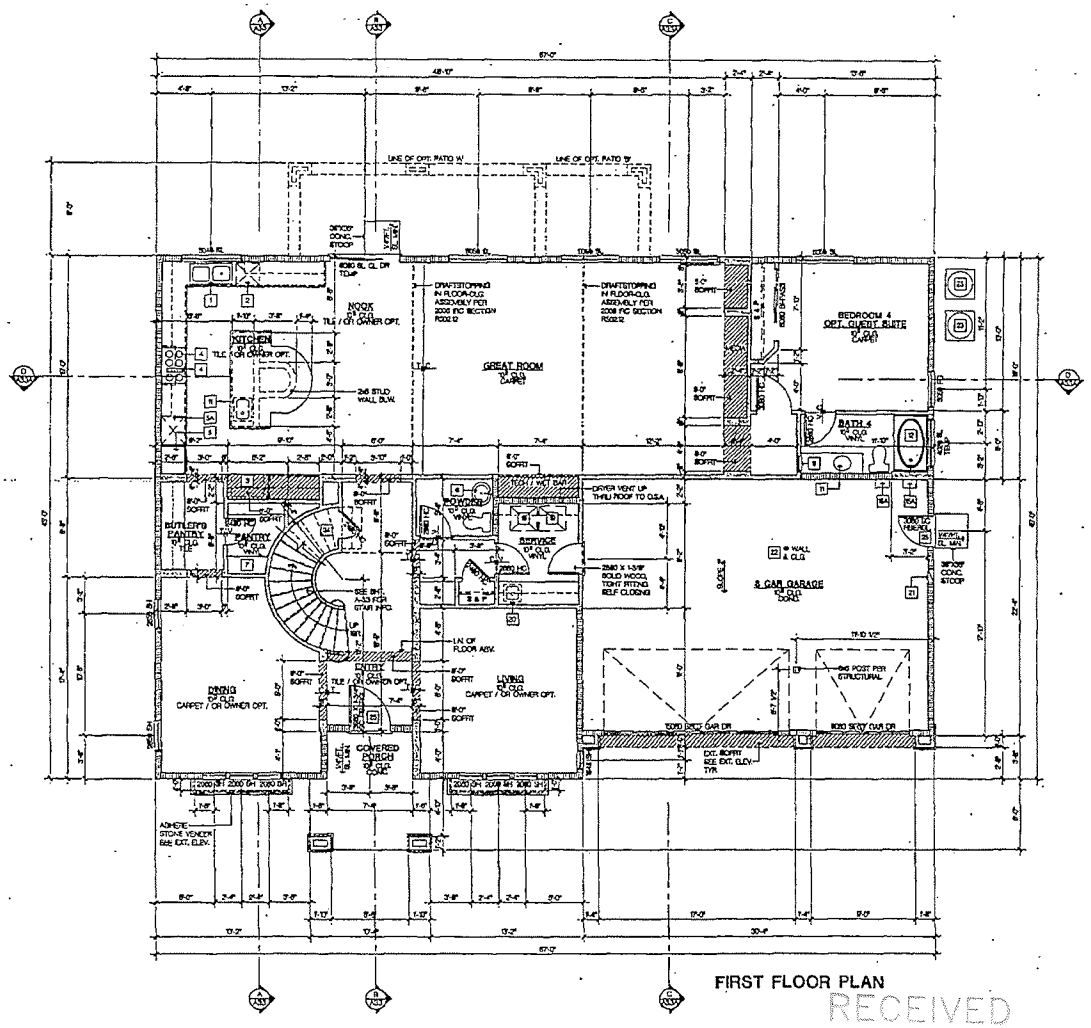
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 2
'C' EXTERIOR ELEVATIONS
AND OPTIONS

Sheet No.: A-2.9A

EOT-45057



FIRST FLOOR PLAN

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APR 04 2012

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL) MODEL FAUCET.
2. DOUBLE SINK WITH GARBAGE DISPOSAL
3. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
4. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER.)
5. 36" WIDE BUILT-IN GAS COOKTOP
6. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
7. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
8. MICROWAVE OVEN IN 2'-0" DEEP CABINET W/ 36" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
9. PEDESTAL SINK
10. PANTRY (WIDTH NOTED ON PLANS
11. CMU
12. FLUSH MEDICINE CABINET
13. UNDER COUNTER REFRIDGERATOR
14. SINGLE SINK
15. 36" X 60" 5-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
15A. 32" X 60" 5-PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
15B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
16. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 8"x8" MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
17. 36" SINGLE SIDED FIREPLACE BY HEAT-N-GLO MODEL NO. 6000SI DIRECT VENT / 8000DVB (TOP-VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 UMC
18. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 232DEU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
18A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 252DEU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
19. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
20. 22" x 30" ACCESS MIN. WITH 20" MIN. CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
21. WASHER SPACE (PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE. PROVIDE SMALL BE METAL 2.4T RECESS FLOOR WASHER PROVIDE "SAFETY" PAN & 2" DRAIN TO OUTSIDE
22. DRYER SPACE (PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14 MAX. LENGTH WITH 2 ELBOWS MAX OR 9' DUCT WITH MECHANICAL CALCULATIONS
23. OPTIONAL LAUNDRY SINK
24. PROVIDE HOH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
25. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS. PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
26. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT TO V WATERPROOF OUTLET.
27. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
28. FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A FINISH FINISHED HEIGHT OF 7'-1" / 7'-2" CLEAR FINISHED OPENING IF NECESSARY PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MUST OPERATE WINDOWS WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., STE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-PLASTERED PRIOR TO TAPE APPLICATION

BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC PER MFR'S WITH MODEL ENERGY CODE
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY TO SPECIFIC LISTING OR EPA REQUIREMENTS, OR OTHER EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 3 COAT STUCCO SYSTEM SHALL CONFORM TO TDK 0350 WER-4206 OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN USC SECTION R314, ALL FOAM PLASTIC OR FOAM PLASTIC CORE USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE NOMINAL THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ R314.5.

2x4 STUDS AT 16" o.c. UNO.
2x6 STUDS AT 16" o.c. UNO.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POTSHELF

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2197 S.F.
SECOND FLOOR	1929 S.F.
TOTAL	4126 S.F.
GARAGE	633 S.F.
FRONT PORCH 'A'	91 S.F.
REAR PATIO / DECK 'A'	177 S.F.
REAR PATIO / DECK 'B'	239 S.F.

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant

Project :

The Orchards

Spinnaker Homes
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2005-0669

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License Stamp

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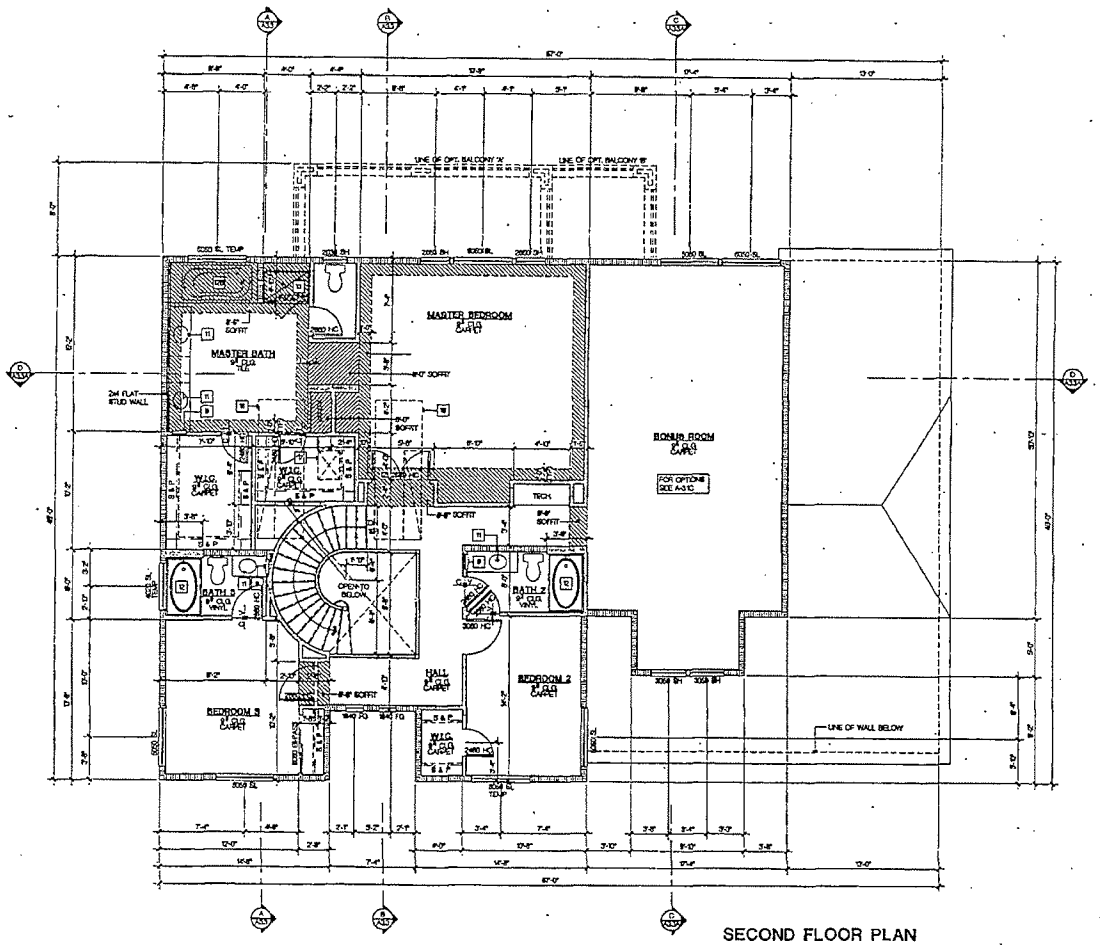
Project Manager : R. WANG
Project Designer : H. LEE
Checked By :

Sheet Title :
PLAN 3
'A' FIRST FLOOR PLAN

Sheet No. :
A-3.1

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

EOT-45057



SECOND FLOOR PLAN

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK KOAST IRON WITH GARBAGE DISPOSAL CADEN FAUCET
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE (SEE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER)
4. 36" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24-0" DEEP CABINET W/ 36" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 30" X 60" SPECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SLEPI AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
12A. 32" X 60" SPECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SLEPI AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
13. PREFAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 6'-0" MIN GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. #2000I (DIRECT VENT) / #2000VB (TOP-VENT) OR APPROVED EQUAL INSTALL PER MFR. SPECIFICATION AND THE 2006 IMC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 232DV OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 232DTU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC PER UMC PROVIDE LIGHT, POWER OUT, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH; PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE "EARTY" PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 3' LESS WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DOG CONNECT AND, WITHIN 25', ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. FIBERGLASS DOOR, THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS "TOP MAX." MAY BE REDUCED HEIGHT OF 7'-0" TO 7'-6" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN. 5.7 SQ.FT. WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES.
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC HEIGHT WITH MODEL ENERGY CODE.
3. ALL FIREPLACES CONSTRUCTED, ASTRM 33 V. 1 1991 STANDARDS OR SHALL NOT BE INSTALLED UNLESS THEY COMPLY WITH ALL REQUIREMENTS OF THEIR EQUIVALENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYNTHOL CHEMICAL COLOR TEX 6310 #69-4006 OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN SPEC. SECTION R316 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES PROVIDED THE END USE IS IN ACCORDANCE W/ R316.6.

2x4 STUDS AT 16" o/c U.N.O.
2x6 STUDS AT 16" o/c U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POP'D FLAT

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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2005-0669

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Irvine, California

License Stamp

Principal In Charge:	D. EITMAN
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Checked By:	

Sheet Title:
PLAN 3
'A' SECOND FLOOR PLAN

Sheet No.: A-3.1A

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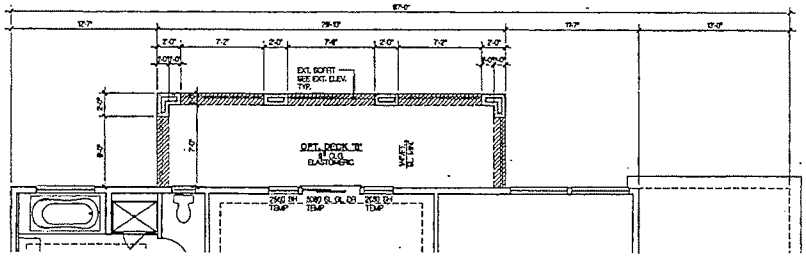
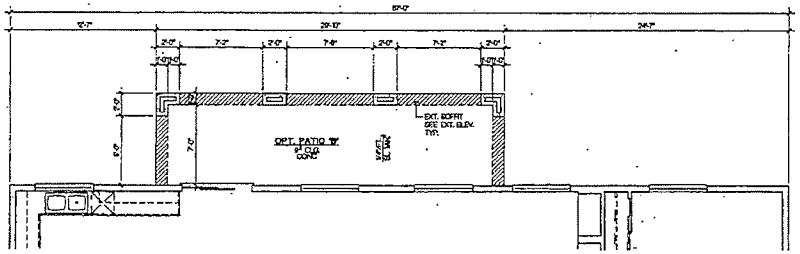
APR 04 2012
EOT-45057

INTERIOR ELEVATION

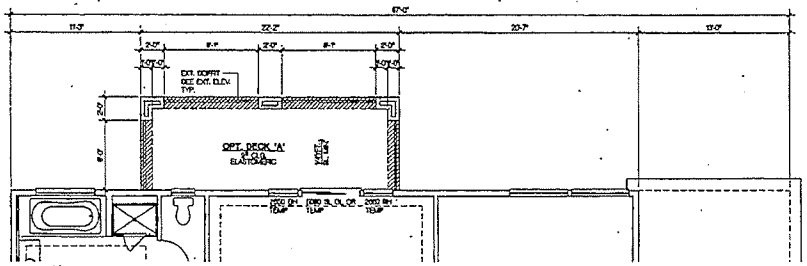
FLOOR PLAN | SCALE: 1/4"=1'-0" | 1



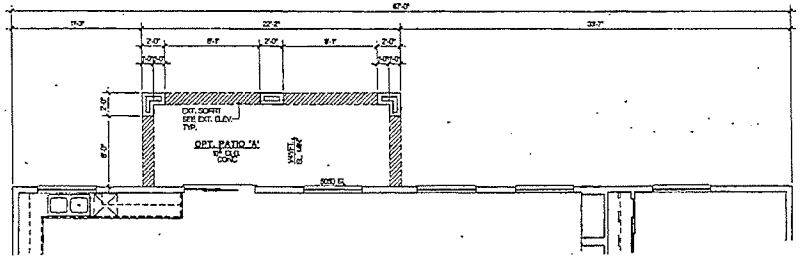
OPT. DECK 'B'
SECOND FLOOR PLAN



OPT. PATIO 'B'
FIRST FLOOR PLAN



OPT. DECK 'A'
SECOND FLOOR PLAN



OPT. PATIO 'A'
FIRST FLOOR PLAN

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER [24" WIDE X 24" DEEP W/ AIR GAP] VERIFY DIMENSIONS WITH MANUFACTURER.
3. 27" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER [ ]
4. 36" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OSA
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 2'-0" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. OMIT
8A. FLUSH MEDICINE CABINET
9. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" X MREDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
12A. 32" X 60" MREDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL ENCLOSURE)
13. PRE-FAB SHOWER PAN BASE PLAN FOR RSED WITH 6" 0" MIN. GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 39" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 6000I DIRECT VENT / 6000IAN (TOP-VENT) OR APPROVED EQUAL INSTALL PER MFR SPECIFICATION AND THE 2006 IRC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2020W OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
15A. Rinnai TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FIU OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
16. FAU IN ATTIC PER UMC: PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH, PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. [RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL] AT SECOND FLOOR WASHER PROVIDE "SAFETY" PAN & 2" DRAIN TO OUTSIDE.
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX OR 3" DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1 LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS, AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
23. AC CONDENSER ON CONCRETE PAD [VERIFY SIZE AND LOCATION] PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT TO A WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. PATIO/GLASS DOOR: THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1" TO 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN 20 OPENABLE WINDOW WITH A MIN NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24" IN, AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-PLASTED PRIOR TO TAPE APPLICATION

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC ENERGY WITH MODEL ENERGY CODE
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY TO EPA CERTIFIED LISTING OF EPA REQUIREMENTS, OR THEY SHALL NOT QUALIFY TO BE DECORATIVE ELECTRICAL APPLIANCES
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL 3-COAT STUCCO SYSTEM OMEGA COLOR TEX 1060 #25-4060 OR APPROVED EQUAL

EXCEPT WHERE OTHERWISE NOTED IN EXT. SECTION FOAM ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE ASSEMBLY THICKNESS OF 4 INCHES, PROVIDED THE END USE IS IN ACCORDANCE W/ R314.6

- 2x4 STUDS AT 16" oc UNO
- 2x6 STUDS AT 16" oc UNO
- INTERIOR SOFFIT
- EXTERIOR SOFFIT
- INTERIOR POT-SHELF

No.	Date	Issue / Description
	09/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
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2005-0669

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Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'A' FLOOR PLAN
OPTIONS

Sheet No.: A-3.1B

FLOOR PLAN OPTIONS | SCALE: 1/4"=1'-0" | 1

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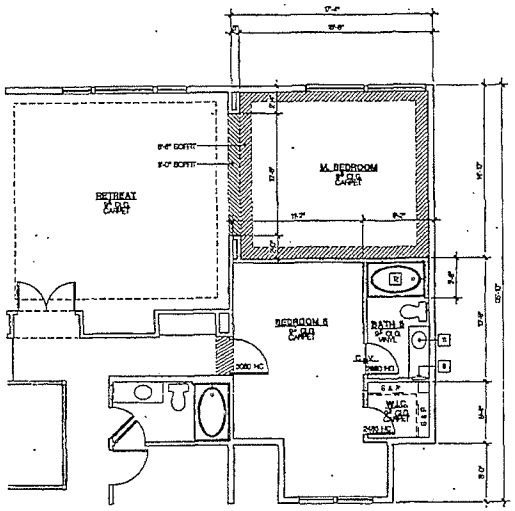
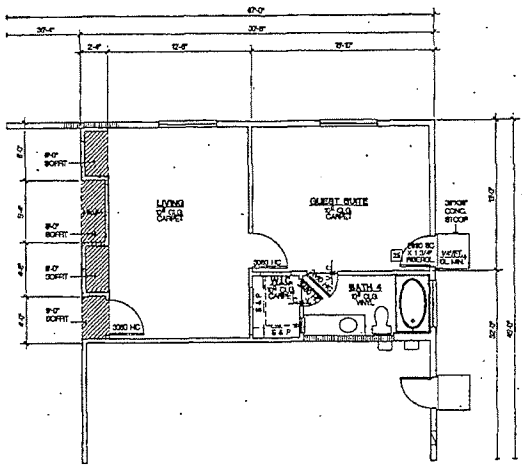
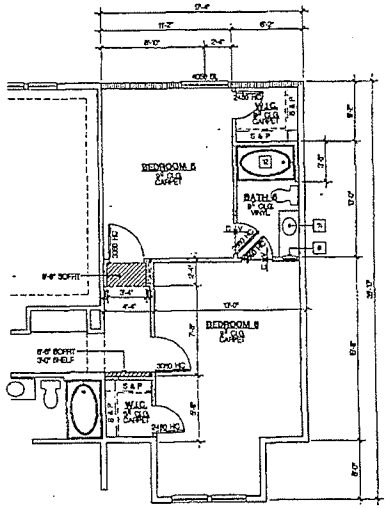


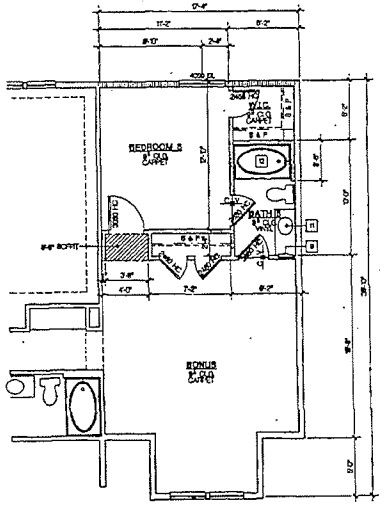
OPT. A BEDROOM 5
& MASTER RETREAT
SECOND FLOOR PLAN



OPT. GUEST SUITE
FIRST FLOOR PLAN



OPT. B BEDROOM 5
& BEDROOM 6
SECOND FLOOR PLAN



OPT. C BEDROOM 5
& BONUS ROOM
SECOND FLOOR PLAN

INTERIOR ELEVATION

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK EAST_IRON WITH GARBAGE DISPOSAL MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER | 24" WIDE X 24" DEEP W/ AIR GAP | VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUTOFF FOR ICE-MAKER (
4. 39" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. SHELF
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" MEDS ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (SEE TEMP. GL. ENCLOSURE)
12A. 32" X 60" MEDS ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (SEE TEMP. GL. ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (SEE TEMP. GL. ENCLOSURE)
13. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 6"H MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 32" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 8000S (DIRECT VENT) / 8000SN (TOP VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC.
15. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FEI OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC PER UMC PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, TOY OUTLET AND 3/4" HOSE TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE "EMT/T" PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. (4" MAX LENGTH WITH 2 TURNS MAX. OR 6" DUCT WITH MECHANICAL CALCULATIONS)
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC "BETWEEN GARAGE AND LIVING WALLS. PROVIDE (1 LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
23. A/C CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WHERE REQUIRED, 20 AMP, 220 WATERPROOF RECEPTACLE OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SURFACE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS "10'-0" MIN." MEANS A FLOOR FRAMED HEIGHT OF 10'-0" 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQ. FT.; THE MIN NET CLEAR OPENABLE HEIGHTS SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC INSERT WITH MODEL ENERGY CODES
3. ALL REPLACED CONTAMINATED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY TO PRESCRIBED LISTING OF EPA REQUIREMENTS OR THEIR EQUIVALENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE SUBMIT SPECIFICATION FOR APPROVAL. 3 COAT STUCCO SYSTEM DUREX COLOR TEX 2000 KOH-KOAT OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN UBC, SECTION 2043 ALL FOAM PLASTIC OR FOAM PLASTIC CORED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTING IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ RC#45

2x4 STUDS AT 16" oc U.N.O.
2x6 STUDS AT 16" oc U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POTSHELF

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
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17992 MITCHELL SOUTH
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Irvine, California

License Stamp

Principal In Charge: D. ETTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 3
'A' FLOOR PLAN OPTIONS

Sheet No.: A-3.1C

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FLOOR PLAN AND OPTIONS | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION R806) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "OMAGINI" OR APPROVED EQUAL
SIZE: 16X28 - 79 SI NET FREE AREA
(FLAT TILE) 450043

AREA 1:
ATTIC SQUARE FOOTAGE 2369 S.F.
2369 SQ. FT. X 1/300 7.29 S.F.
729 SQ. FT. X 144 SQ. IN. (REQUIRED) 1048.75 SI

HIGH VENTILATION:
09 CLOAKED FLAT TILE VENTS X 79 SI = 711 SI
PROVIDED: 711 SI

LOW VENTILATION:
05 CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

TOTAL HIGH, LOW PROVIDED: 1106 SI

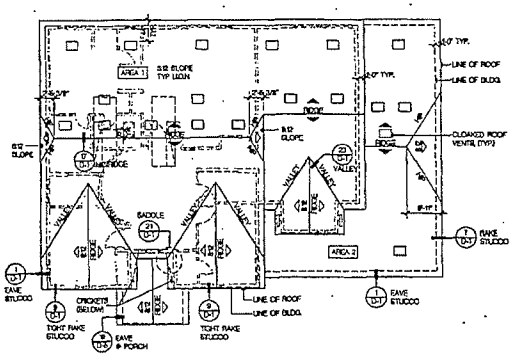
AREA 2:
ATTIC SQUARE FOOTAGE 723 S.F.
723 SQ. FT. X 1/300 2.41 S.F.
241 SQ. FT. X 144 SQ. IN. (REQUIRED) 347.04 SI

HIGH VENTILATION:
03 CLOAKED FLAT TILE VENTS X 79 SI = 237 SI
PROVIDED: 237 SI

LOW VENTILATION:
03 CLOAKED FLAT TILE VENTS X 79 SI = 158 SI
PROVIDED: 158 SI

TOTAL HIGH, LOW PROVIDED: 395 SI

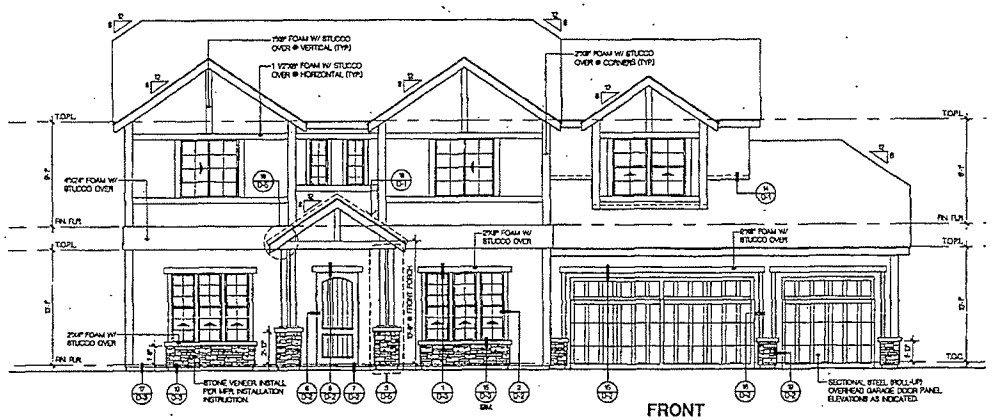
ATTIC VENTILATION | 3



NOTE:
3/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #ER-620

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



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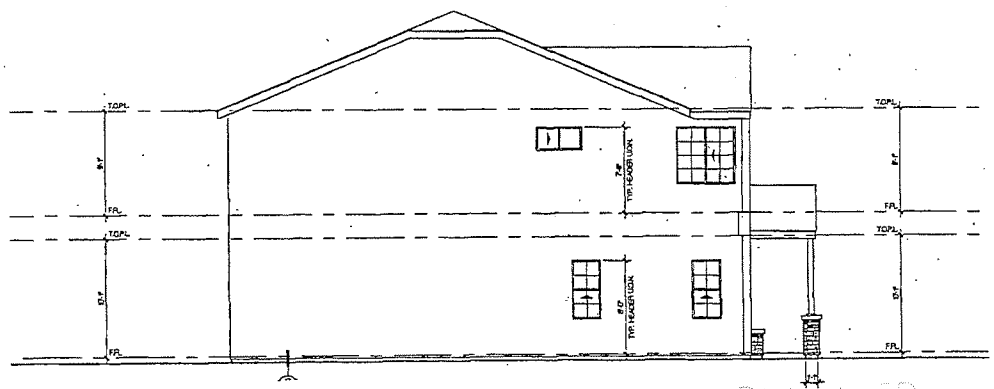

LEFT

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EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

EOT-45057

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	02/28/07	CODE UPDATE

Consultant

Project:
The Orchards

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2005-0669

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MAR 27 2007

Principal In Charge:	D. ESTMAN
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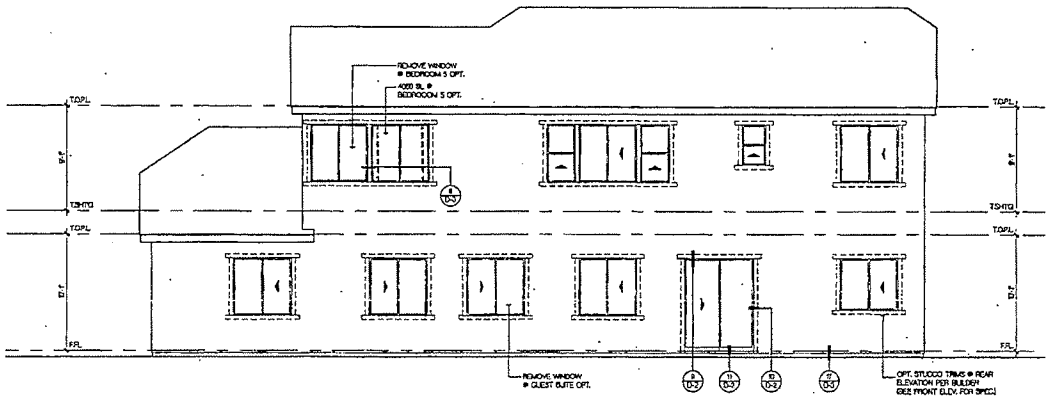
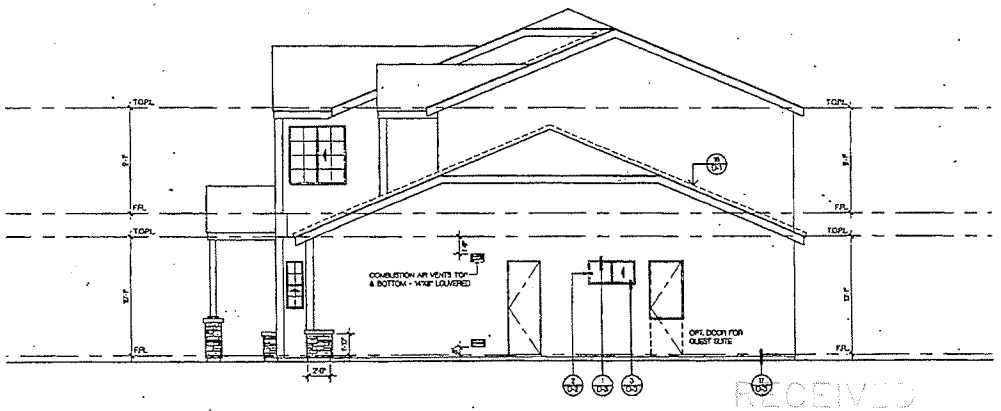
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'A' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-3.5



REAR



RIGHT

RECEIVED

EOT-45057

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1

No.	Date	Issue / Description
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Project Manager :	R. WANG
Project Designer :	H. LEE
Checked By :	

Sheet Title :
PLAN 3
'A' EXTERIOR ELEVATIONS

Sheet No. : A-3.5A

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS
BY "CHADDY" OR APPROVED EQUAL
SIZE: 13X26 = 79 SI NET FREE AREA
FLAT TILE) #50043

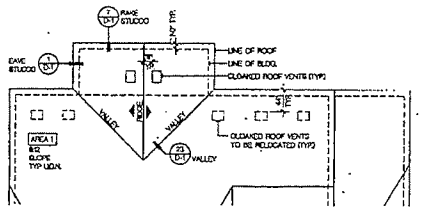
(AREA 1)
ATTIC SQUARE FOOTAGE — 2489 SF.
2489 SQ. FT. X 1/300 — 8.30 SF.
8.30 SQ. FT. X 144 SQ. IN. (REQUIRED) — 1195.2 SI

HIGH VENTILATION:
(11) CLOAKED FLAT TILE VENTS X 79 SI = 869 SI
PROVIDED: 869 SI

LOW VENTILATION:
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

TOTAL HIGH, LOW PROVIDED: 1264 SI

ATTIC VENTILATION (PATIO/DECK 'A') | 3

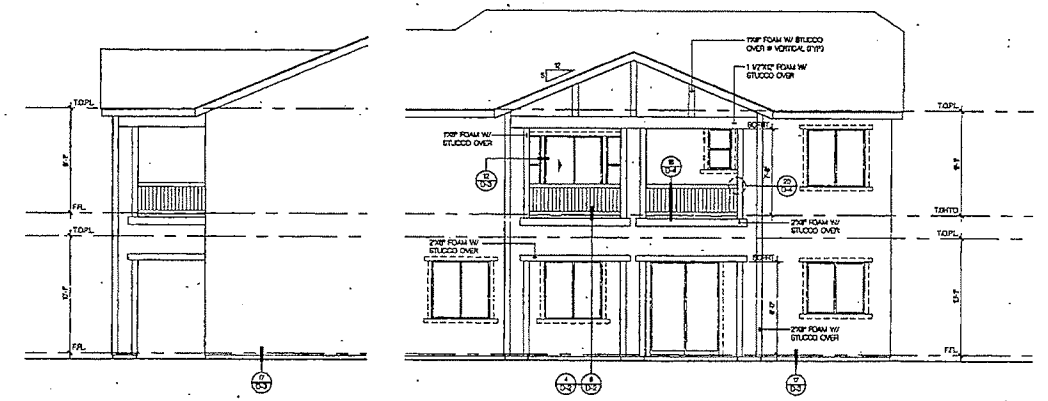


NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (CBO: #351-460)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN (R) AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.5 (ROOF PLANS) FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'A') | SCALE: 1/8"=1'-0" | 4



NOTE:
REFER TO A-3.5A FOR INFORMATION NOT SHOWN.

EXTERIOR ELEVATIONS (PATIO/DECK 'A') | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS
BY "CHADDY" OR APPROVED EQUAL
SIZE: 13X26 = 79 SI NET FREE AREA
FLAT TILE) #50043

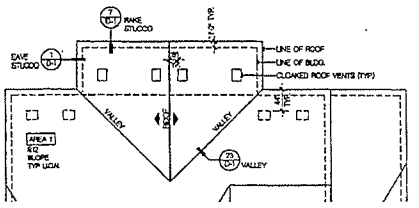
(AREA 1)
ATTIC SQUARE FOOTAGE — 2505 S.F.
2505 SQ. FT. X 1/300 — 8.35 S.F.
8.35 SQ. FT. X 144 SQ. IN. (REQUIRED) — 1202 SI

HIGH VENTILATION:
(11) CLOAKED FLAT TILE VENTS X 79 SI = 869 SI
PROVIDED: 869 SI

LOW VENTILATION:
(6) CLOAKED FLAT TILE VENTS X 79 SI = 474 SI
PROVIDED: 474 SI

TOTAL HIGH, LOW PROVIDED: 1343 SI

ATTIC VENTILATION (PATIO/DECK 'B') | 3

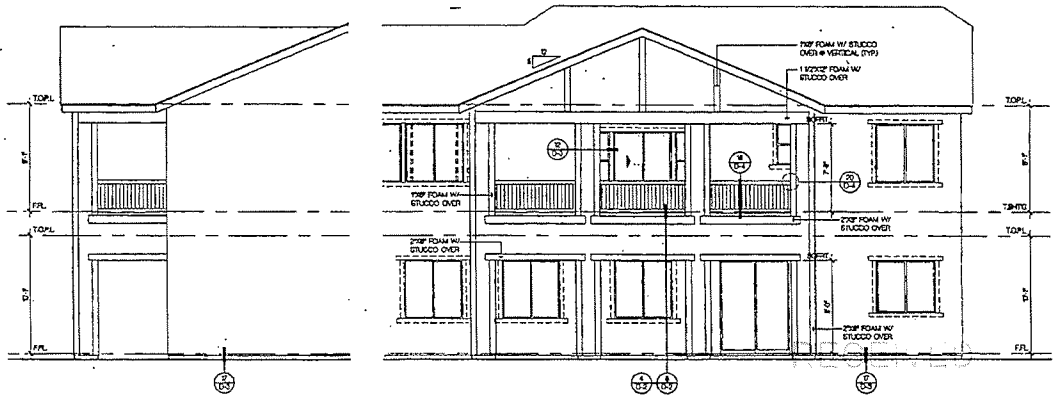


NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (CBO: #351-460)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN (R) AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.5 (ROOF PLANS) FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'B') | SCALE: 1/8"=1'-0" | 6



NOTE:
REFER TO A-3.5A FOR INFORMATION NOT SHOWN.

EXTERIOR ELEVATIONS (PATIO/DECK 'B') | SCALE: 1/4"=1'-0" | 2

EOT-45057

No.	Date	Issue / Description
	02/26/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture · Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
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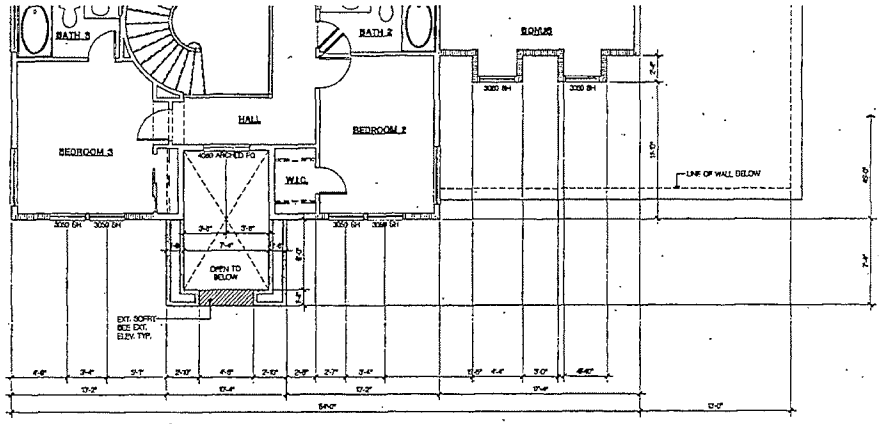
Irvine, California

License Stamp:

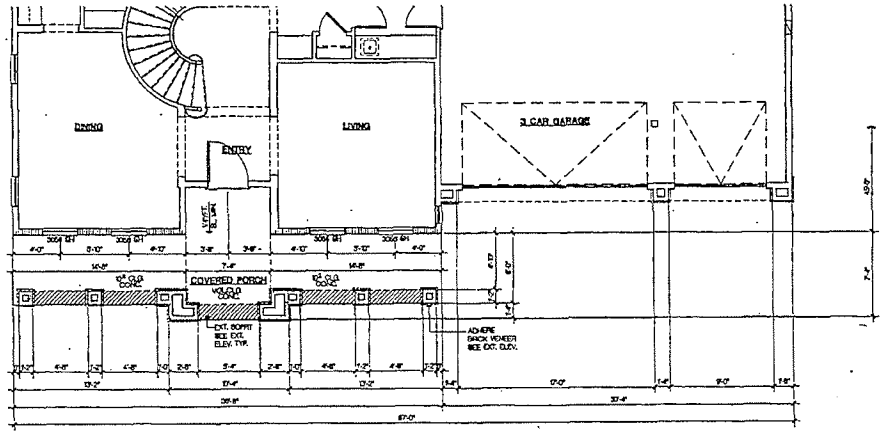
Principal in Charge:	D. ETMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'A' & 'B' OPT. PATIO/DECK
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.:
A-3.5B



SECOND FLOOR PLAN



FIRST FLOOR PI

REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL; MODEL FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER.)
4. 30" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 27-0" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. CMT
9. RUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 30" X 60" UNDER ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TO#1 OIL ENCLOSURE)
12A. 32" X 60" UNDER ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATED MIXING VALVES PER 2006 UPC (OPT. TO#1 OIL ENCLOSURE)
13. 42" X 60" OVAL ACRYLIC TUB COVERED W/ ORANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATED MIXING VALVES PER 2006 UPC (OPT. TO#1 OIL ENCLOSURE)
14. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 6'-0" MIN. ORANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
15. 29" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 6500S (DIRECT VENT) / 6000VPL (TOP VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 UMC.
16. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
16A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FOI OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
17. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 16x30" PAN & 2" DRAIN TO OUTSIDE.
19. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 8" DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE MOH / LOH VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC
22. OCCUPANCY SEPARATION PER 2006 IRC. BETWEEN GARAGE AND LIVING WALLS PROVIDE (1 LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERTIGHT DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. PRETHICK DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 UBC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 9'-0" MIN. SHALL HAVE A FINISHED HEIGHT OF 8'-7". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: LIEU TO OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24" FT. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN FRONT OF THE BUILDING IN A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL TENANTS IDENTIFIED REFER ALL V. 1991 IN RESIDENTIAL DWELLING UNITS TO CONSIST OF NOT LESS THAN (1) FOOT CANDLE (10.76 LUX) OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. DUCRAT STUCCO SYSTEM CHOICA COLOR TEX CO50 #SR-4050 OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN UMC SECTION 703.3 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ 703.4.

2x6 STUDS AT 16" o.c. U.N.O.
2x8 STUDS AT 16" o.c. U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POT SHELF

SQUARE FOOTAGE

FRONT PORCH "B"	283 S.F.

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
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(949) 851-8184 FAX
Irvine, California

License Stamp

MAY 27 '20

Principal In Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'B' CHANGES

Sheet No.: A-3.6

EOT-45057

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

RECEIVED
APR 04 2012

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "PLYCO" OR APPROVED EQUAL
SIZE 14 DIA. - 90 SI. NET FREE AREA
SIZE 16 DIA. - 150 SI. NET FREE AREA

CLOAKED VENTS:
BY "O'HAGIN" OR APPROVED EQUAL
SIZE 16X28 - 79 SI. NET FREE AREA
(FLAT TILE) #50043

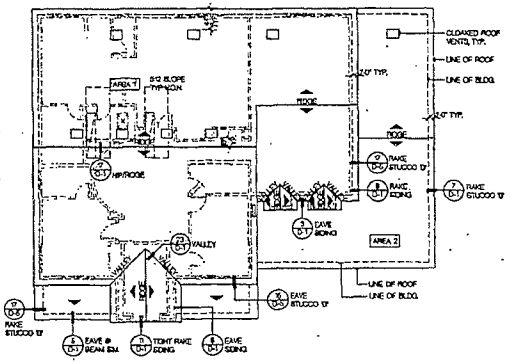
AREA 1

ATTIC SQUARE FOOTAGE	2277 S.F.
2277 SQ. FT. X 1/300	7.59 S.F.
7.59 SQ. FT. X 144 SQ. IN. (REQUIRED)	1092 SI.
HIGH VENTILATION:	
(3) 16" DIA. GABEL END VENTS X 150 SI. =	450 SI.
(4) CLOAKED FLAT TILE VENTS X 79 SI. =	316 SI.
PROVIDED:	766 SI.
LOW VENTILATION:	
(1) 14" DIA. GABEL END VENTS X 90 SI. =	90 SI.
(3) CLOAKED FLAT TILE VENTS X 79 SI. =	237 SI.
PROVIDED:	327 SI.
TOTAL HIGH, LOW PROVIDED:	1093 SI.

AREA 2

ATTIC SQUARE FOOTAGE	723 S.F.
723 SQ. FT. X 1/300	2.41 S.F.
2.41 SQ. FT. X 144 SQ. IN. (REQUIRED)	347 SI.
HIGH VENTILATION:	
(3) 16" DIA. GABEL END VENTS X 150 SI. =	150 SI.
(1) CLOAKED FLAT TILE VENTS X 79 SI. =	79 SI.
PROVIDED:	229 SI.
LOW VENTILATION:	
(2) CLOAKED FLAT TILE VENTS X 79 SI. =	158 SI.
PROVIDED:	158 SI.
TOTAL HIGH, LOW PROVIDED:	387 SI.

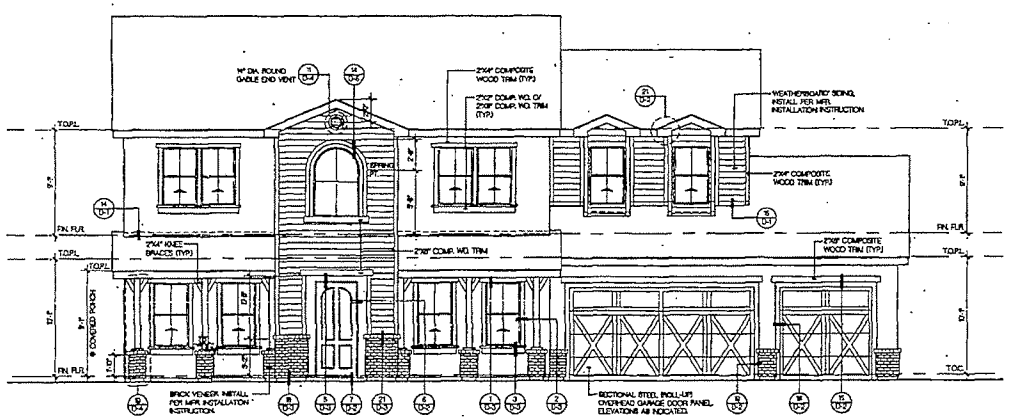
ATTIC VENTILATION | 3



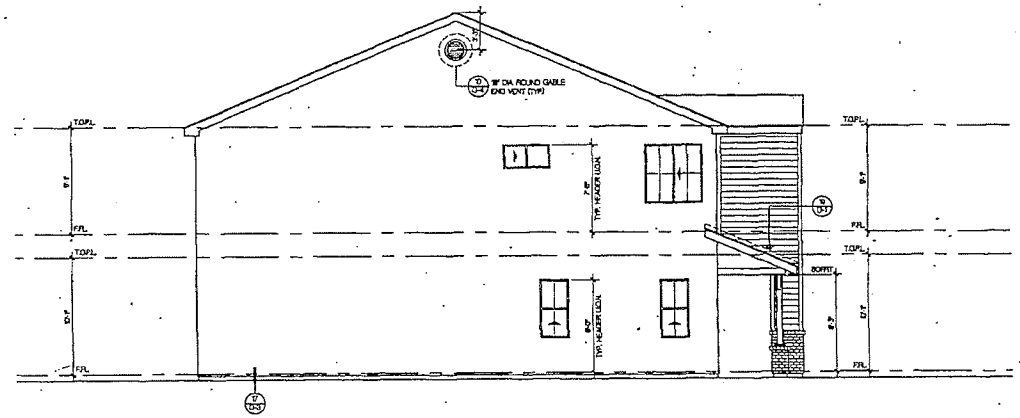
NOTE:
5:12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL. (C.B.C. #ER-4880)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



LEFT

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APR 04 2012

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

EOT-45057

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture Planning

17992 MITCHELL SOUTH
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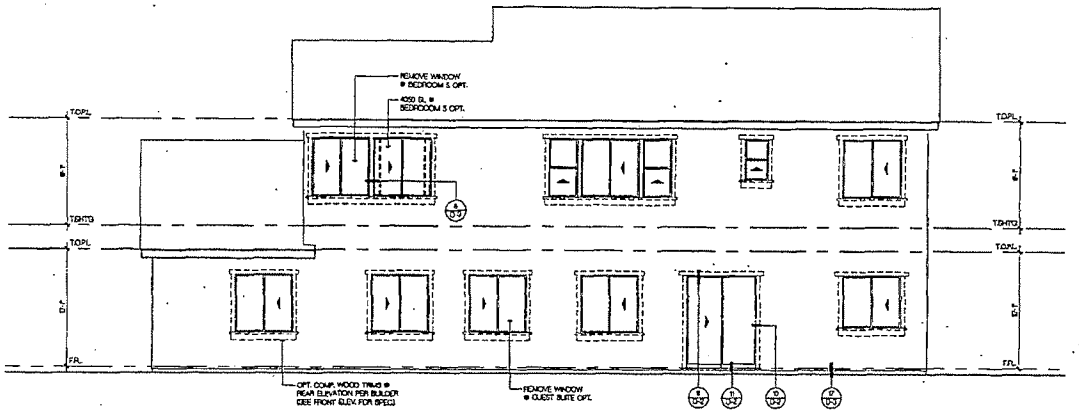
Irvine, California

License Stamp:

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 3
'B' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-3.7



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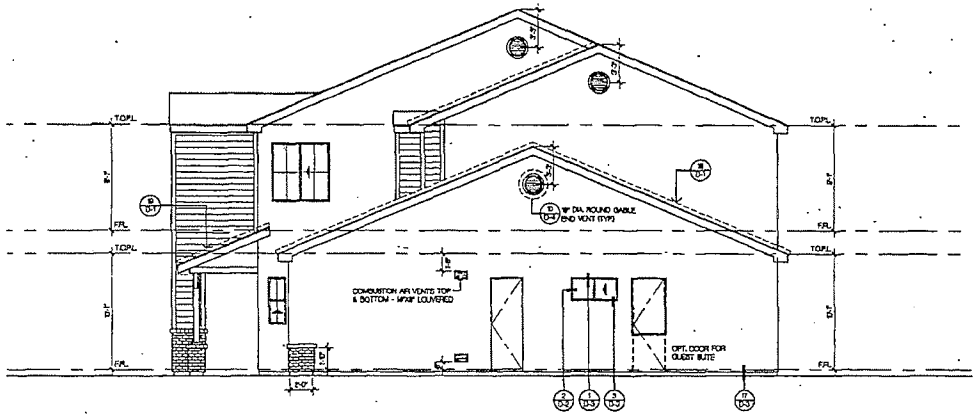

RIGHT

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EOT-45057

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1

No. Date Issue / Description

02/28/07 CODE UPDATE

Consultants

Project :

The Orchards

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North Las Vegas, NV 89032

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License Stamp

Principal In Charge : D. KITMAN
Project Director : M. GARDNER
Project Manager : R. WANG
Project Designer : H. LEE
Checked By :

Sheet Title :
PLAN 3
'B' EXTERIOR ELEVATIONS

Sheet No. : A-3.7A

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "EL-YCOP" OR APPROVED EQUAL
SIZE 14 DIA. - 90 SI NET FREE AREA
SIZE 18 DIA. - 150 SI NET FREE AREA

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 30X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

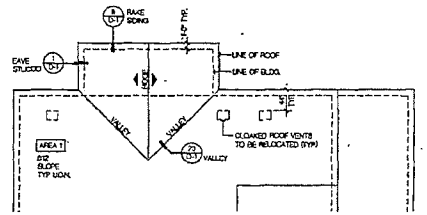
AREA 1
ATTIC SQUARE FOOTAGE 2577 SF.
2577 SQ. FT. X 1/300 8.59 S.F.
859 SQ. FT. X 144 SQ. IN. (REQUIRED) 1237 SI

HIGH VENTILATION:
(2) 18" DIA. GABEL END VENTS X 100 SI = 450 SI
(4) CLOAKED FLAT TILE VENTS X 79 SI = 316 SI
PROVIDED: 766 SI

LOW VENTILATION:
(1) 14" DIA. GABEL END VENTS X 90 SI = 90 SI
(1) 18" DIA. GABEL END VENTS X 150 SI = 150 SI
(3) CLOAKED FLAT TILE VENTS X 79 SI = 237 SI
PROVIDED: 477 SI

TOTAL HIGH, LOW PROVIDED: 1243 SI

ATTIC VENTILATION (PATIO/DECK 'A') | 3

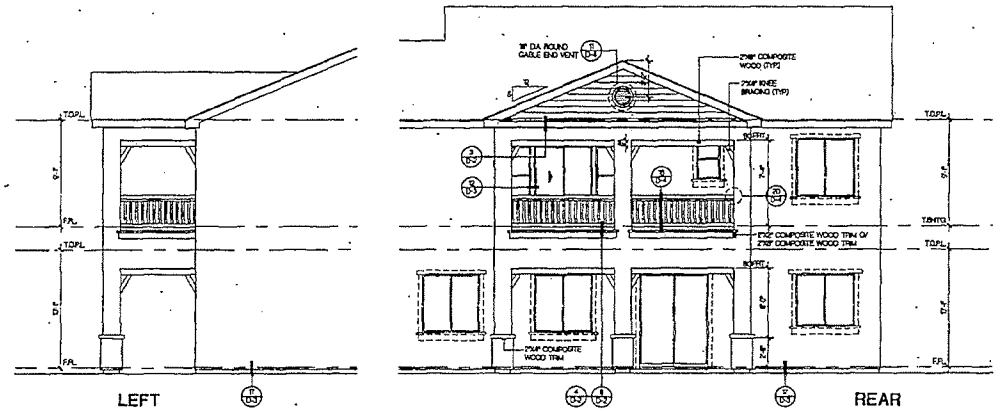


NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL SCED. #DR-4600

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.7 ROOF PLANS FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'A') | SCALE: 1/8"=1'-0" | 4



NOTE:
REFER TO A-3.7A FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS (PATIO/DECK 'A') | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "EL-YCOP" OR APPROVED EQUAL
SIZE 14 DIA. - 90 SI NET FREE AREA
SIZE 18 DIA. - 150 SI NET FREE AREA

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 30X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

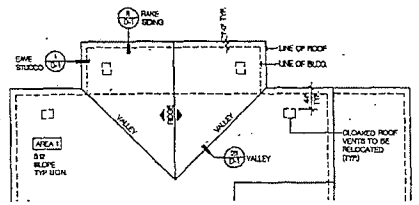
AREA 1
ATTIC SQUARE FOOTAGE 2736 SF.
2736 SQ. FT. X 1/300 9.13 S.F.
913 SQ. FT. X 144 SQ. IN. (REQUIRED) 1315 SI

HIGH VENTILATION:
(2) 18" DIA. GABEL END VENTS X 100 SI = 450 SI
(4) CLOAKED FLAT TILE VENTS X 79 SI = 316 SI
PROVIDED: 766 SI

LOW VENTILATION:
(1) 14" DIA. GABEL END VENTS X 90 SI = 90 SI
(1) 18" DIA. GABEL END VENTS X 150 SI = 150 SI
(4) CLOAKED FLAT TILE VENTS X 79 SI = 316 SI
PROVIDED: 556 SI

TOTAL HIGH, LOW PROVIDED: 1322 SI

ATTIC VENTILATION (PATIO/DECK 'B') | 5

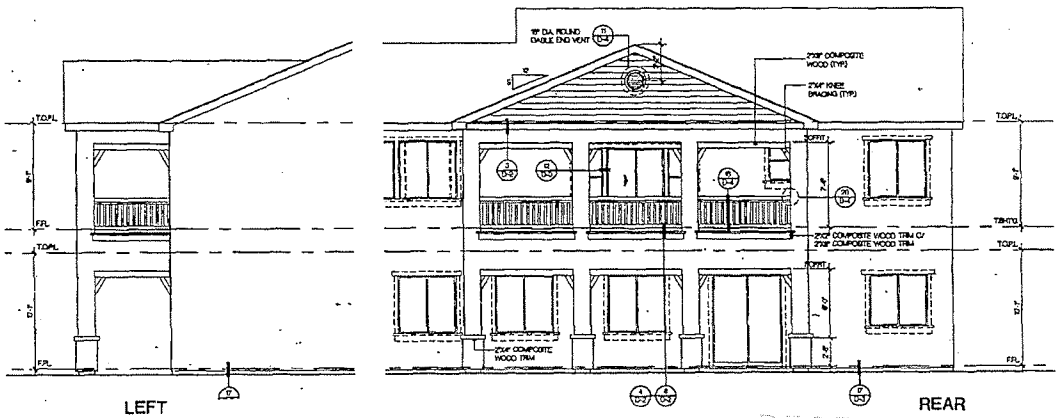


NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL SCED. #DR-4600

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.7 ROOF PLANS FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'B') | SCALE: 1/8"=1'-0" | 6



NOTE:
REFER TO A-3.7A FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS (PATIO/DECK 'B') | SCALE: 1/4"=1'-0" | 2

EOT-45057

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No. Date Issue / Description
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Consultant

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
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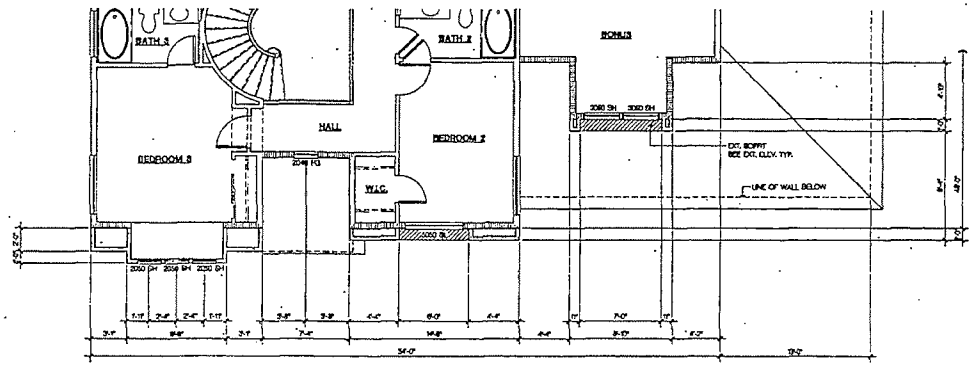
License Stamp

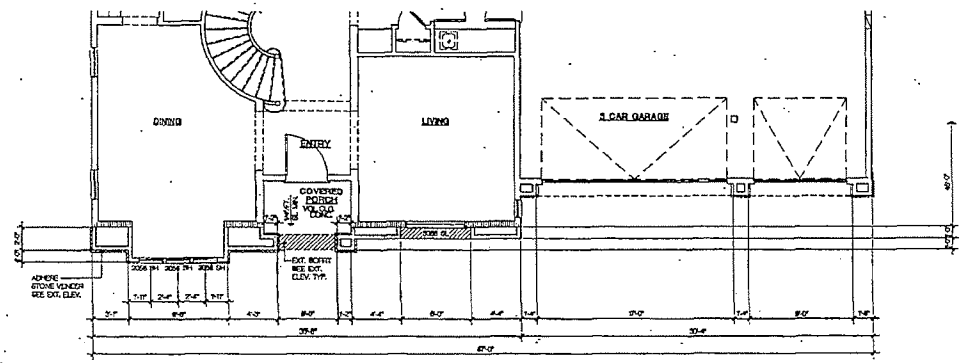
Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 3
'A' & 'B' OPT. PATIO/DECK
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.: A-3.7B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

EOT-45057

REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

KEYNOTES

1. 42" WIDE HIGH-LOW DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL MIXER FAUCET.
V. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONING WITH MANUFACTURER
3. 42" CLEAR REFRIDGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICEMAKER(T)
A. 30" WIDE BUILT-IN GAS COOKTOP
AA. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 2'-0" DEEP CABINET W/ 28" WARMING DRAWER BELOW SEE INTERIOR ELEVATIONS FOR DETAILS
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. OMIT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIDGERATOR
11. SINGLE SINK
12. 30" X 60" MINOR ACRYLIC TUB W/ SHOWER AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12A. 32" X 60" MINOR ACRYLIC TUB W/ SHOWER AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
12B. 42" X 60" OVAL ACRYLIC TUB COVERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT. TEMP. GL. ENCLOSURE)
13. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 3½" MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED 1/4 GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 39" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. (SD33 (DIRECT VENT) / (SD33DMB (TOP-VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IPC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 262EN OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 250EN18 OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, DAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE.
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN. CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 5/8" PLYWOOD TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE "GIANT" FAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. "4' MAX. LENGTH WITH 2 ELBOWS MAX. OR 8' DUCT WITH MECHANICAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE MOH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS: PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT 120V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
25. FIRERATED DOOR, THERMA-TRU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND ENTRY ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS "9'-0" CLEAR" OR GREATER SHALL BE 9'-0" FROM TOP OF FINISHED FLOOR TO 9'-0" CLEAR FINISHED CEILING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN. (1) OPERABLE WINDOW WITH A MIN. 5.7 SQ. FT. CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1920 IN RESIDENTIAL DWELLING UNITS TO COMPLY TO EPA/CARB LISTING OR EPA REQUIREMENTS OR THEIR EQUIVALENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL 3-COAT STUCCO SYSTEM: CHASE= COLOR 105 2005 #251-6004 OR APPROVED EQUAL.
5. EXCEPT WHERE OTHERWISE NOTED IN SPECIFICATIONS ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ 2006 IC.

2x4 STUDS AT 16" o/c U.N.O.
2x6 STUDS AT 16" o/c U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POTSHELF

SQUARE FOOTAGE

FRONT PORCH "O" - 41 S.F.

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Irvine, California

License Stamp:

MAY 2 7 2007

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Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'C' CHANGES

Sheet No.:
A-3.8

ATTIC VENTILATION: 2006 IRC SECTION 806(2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 18X28 - 79 SI NET FREE AREA
FLAT TILE #55043

AREA 1
ATTIC SQUARE FOOTAGE 2245 S.F.
2245 SQ. FT. X 1/300 7.48 S.F.
7.48 SQ. FT. X 144 SQ. IN. (REQUIRED) 1076 SI

HIGH VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI

LOW VENTILATION:
(7) CLOAKED FLAT TILE VENTS X 79 SI = 553 SI
PROVIDED: 553 SI

TOTAL HIGH, LOW PROVIDED: 1185 SI

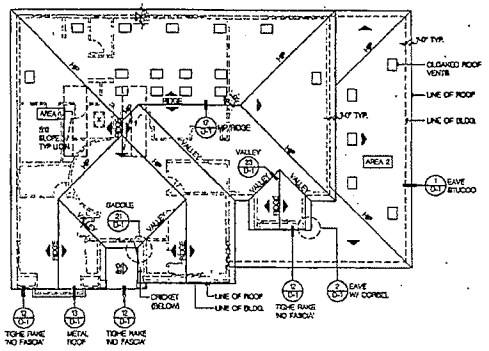
AREA 2
ATTIC SQUARE FOOTAGE 723 S.F.
723 SQ. FT. X 1/300 2.41 S.F.
2.41 SQ. FT. X 144 SQ. IN. (REQUIRED) 347.04 SI

HIGH VENTILATION:
(3) CLOAKED FLAT TILE VENTS X 79 SI = 237 SI
PROVIDED: 237 SI

LOW VENTILATION:
(2) CLOAKED FLAT TILE VENTS X 79 SI = 158 SI
PROVIDED: 158 SI

TOTAL HIGH, LOW PROVIDED: 395 SI

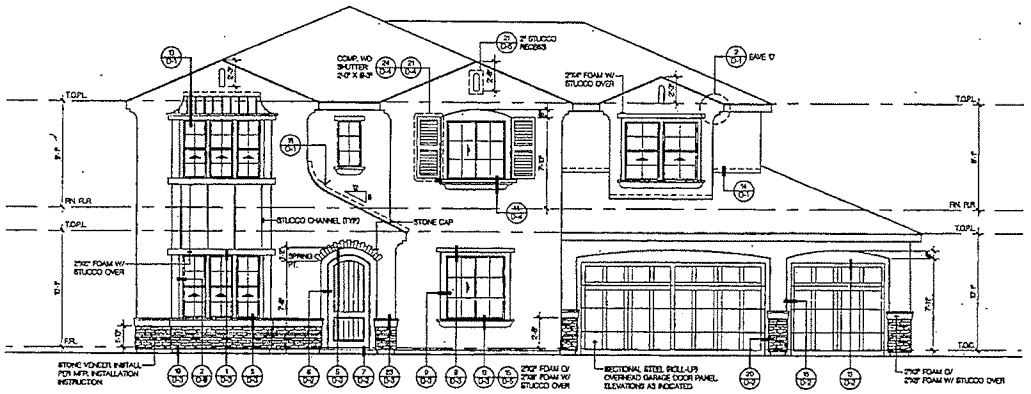
ATTIC VENTILATION | 3



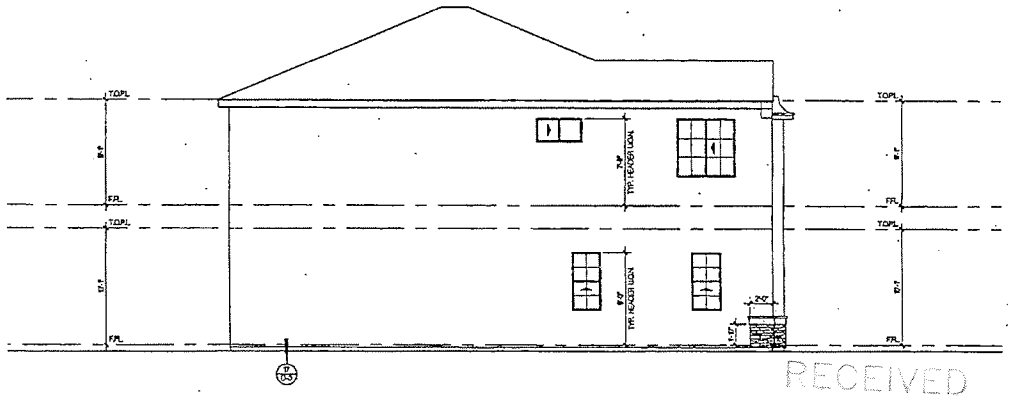
NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL, I.C.B.O. #ER-4882

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



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EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/26/07	CODE UPDATE

Consultant:

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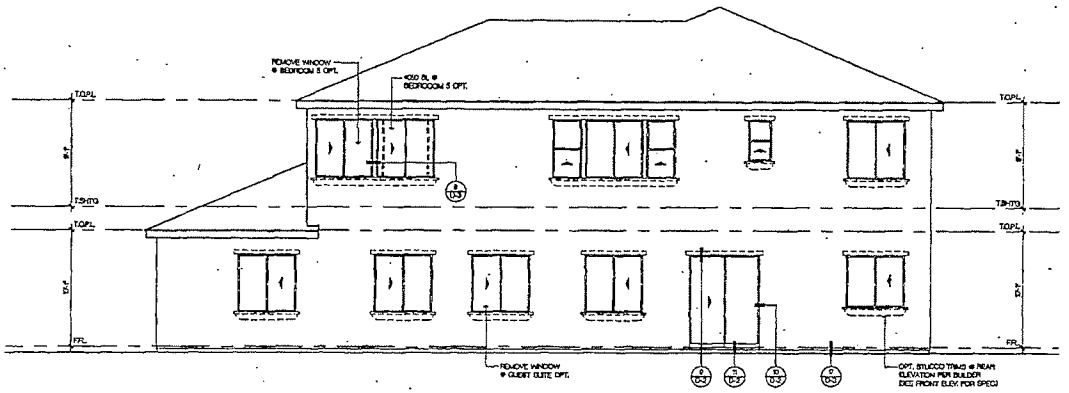
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 3
'C' EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.:
A-3.9



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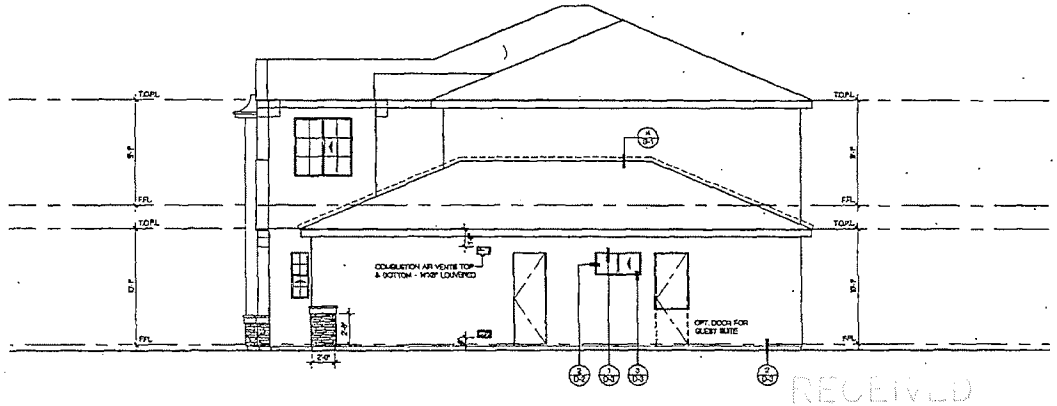

RIGHT

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EOT-45057

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

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Checked By:	

Sheet Title:
PLAN 3
'C' EXTERIOR ELEVATIONS

Sheet No.: A-3.9A

ATTIC VENTILATION: (2006 IRC SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "DYNAGIN" OR APPROVED EQUAL
SIZE: 10X28 = 70 SI. NET FREE AREA
(FLAT TILE) #50043

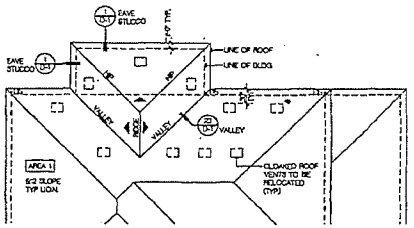
AREA 1
ATTIC SQUARE FOOTAGE: 2545 S.F.
2545 SQ. FT. X 1/300: 8.48 S.F.
848 SQ. FT. X 144 SQ. IN. (REQUIRED): 1221 SI.

HIGH VENTILATION:
(6) CLOAKED FLAT TILE VENTS X 79 SI. = 632 SI.
PROVIDED: 632 SI.

LOW VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI. = 632 SI.
PROVIDED: 632 SI.

TOTAL HIGH, LOW PROVIDED: 1264 SI.

ATTIC VENTILATION (PATIO/DECK 'A') | 3

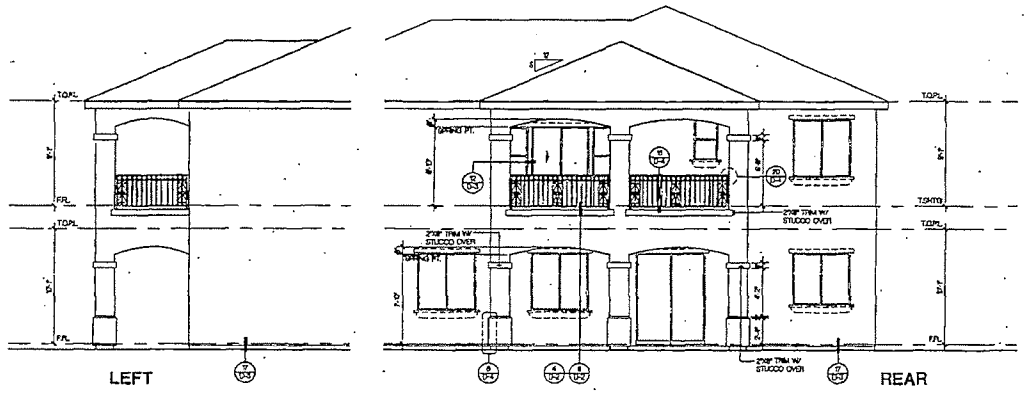


NOTE:
5/12 PITCH TYP U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (C.B.O. #CR-4900)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.2 ROOF PLANS FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'A') | SCALE: 1/8"=1'-0" | 4



NOTE:
REFER TO A-3.3A FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS (PATIO/DECK 'A') | SCALE: 1/4"=1'-0" | 1

ATTIC VENTILATION: (2006 IRC SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "DYNAGIN" OR APPROVED EQUAL
SIZE: 10X28 = 70 SI. NET FREE AREA
(FLAT TILE) #50043

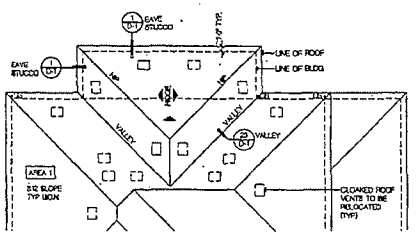
AREA 1
ATTIC SQUARE FOOTAGE: 2706 S.F.
2706 SQ. FT. X 1/300: 9.02 S.F.
902 SQ. FT. X 144 SQ. IN. (REQUIRED): 1299 SI.

HIGH VENTILATION:
(9) CLOAKED FLAT TILE VENTS X 79 SI. = 711 SI.
PROVIDED: 711 SI.

LOW VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI. = 632 SI.
PROVIDED: 632 SI.

TOTAL HIGH, LOW PROVIDED: 1343 SI.

ATTIC VENTILATION (PATIO/DECK 'B') | 5



NOTE:
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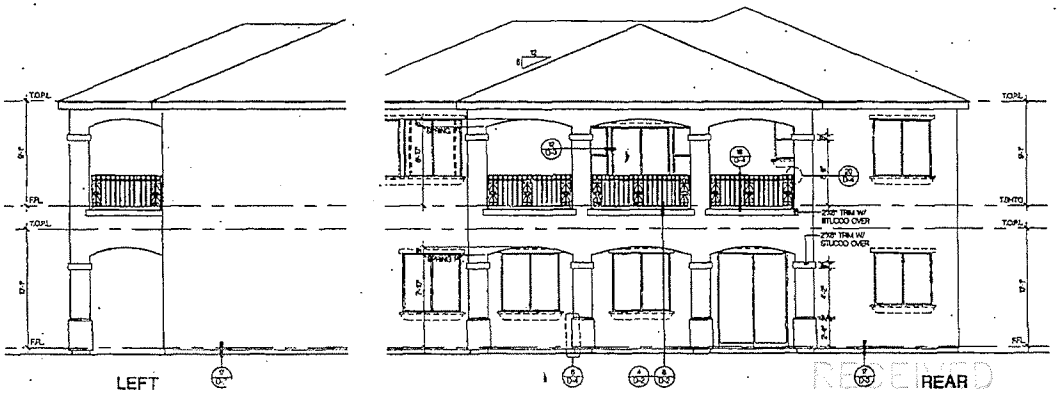
NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-3.3 ROOF PLANS FOR INFORMATION NOT SHOWN

ROOF PLAN (PATIO/DECK 'B') | SCALE: 1/8"=1'-0" | 6



NOTE:
REFER TO A-3.3A FOR INFORM

EXTERIOR ELEVATIONS (PATIO/DECK 'B') | SCALE: 1/4"=1'-0" | 2

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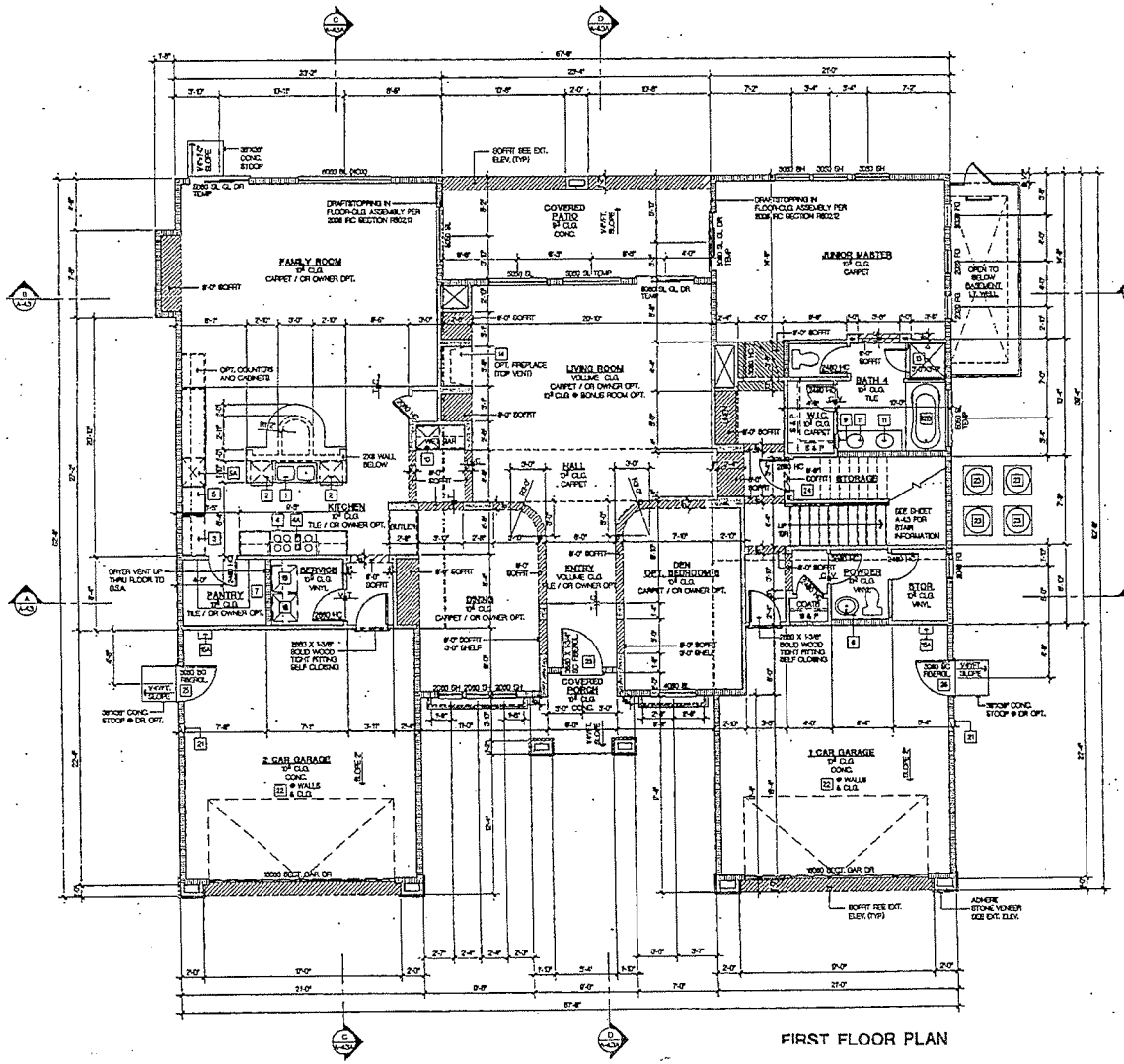
'C' OPT. PATIO/DECK
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.:
A-3.9B



EOT-45057

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK, EXIST IRON WITH GARBAGE DISPOSAL, MDEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ API GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER)
4. 39" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO O.S.A.
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW SEE INTERIOR ELEVATIONS FOR DETAIL
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. DWT
9. PLUGH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 39" X 60" MREDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURT AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT, TEMP. GL ENCLOSURE
12A. 32" X 60" MREDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURT AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT, TEMP. GL ENCLOSURE
13. 42" X 60" OVAL ACRYLIC TUB DONSRED W/ ORNATE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT, TEMP. GL ENCLOSURE
14. PRE-FAB IN-ROOF FAN SEE PLAN FOR 5260 WITH 6'-0" MIN GRANITE TILE SURR OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
15. 39" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. 9000S (DIRECT VENT) / 9000SVIS (TOP-VENT) OR APPROVED EQUAL INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC.
16. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 1000W OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
16A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FSU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION
17. FAU IN ATTIC PER UMC: PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
18. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 10V OUTLET AND 24" PLATFORM TO FAU
19. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 30"x17" PAN & 2" DRAIN TO OUTSIDE
20. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX LENGTH WITH 2 ELBOWS MAX OR 5' DUCT WITH MECHANICAL CALCULATIONS
21. OPTIONAL LAUNDRY SINK
21. PROVIDE MDH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' EQUIDISTANT 10V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT STAIR CASE UNDER STAIRS.
25. FIRECLASS DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE U-VALUE, ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-6" MIN. WALL SHALL HAVE A NOMINAL HEIGHT OF 7'-0" 7'-6" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN. 5.7 SQ.FT. OPERABLE WINDOW WITH A MIN HGT CLEAR OPENING OF 24" MIN. WIDTH CLEAR OPENING 20" MIN. SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION.

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN A LOCATION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS AND R-38 IN ATTIC PER T-24 WITH MODEL ENERGY CODES
3. ALL STRUCTURES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OF PLUMBING FIXTURES OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL 3-COAT STUCCO SYSTEM, OMEGA COLOR TEX 2000 WHITE OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN IRC SECTION R314 ALL FOAM PLASTIC OR FOAM PLASTIC CORE AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDED THE USE IS IN ACCORDANCE W/ R314.6

2x4 STUDS AT 16" oc U.N.O.
2x6 STUDS AT 16" oc U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR FURRING

SQUARE FOOTAGE

FLOOR AREA

FIRST FLOOR	2518 S.F.
SECOND FLOOR	2350 S.F.
TOTAL	4868 S.F.
GARAGE	619 S.F.
FRONT PORCH "A"	67 S.F.
REAR PATIO / DECK	210 S.F.

INTERIOR ELEVATION

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultash

Project :

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
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17792 MITCHELL SOUTH
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Project Designer :	H. LEE
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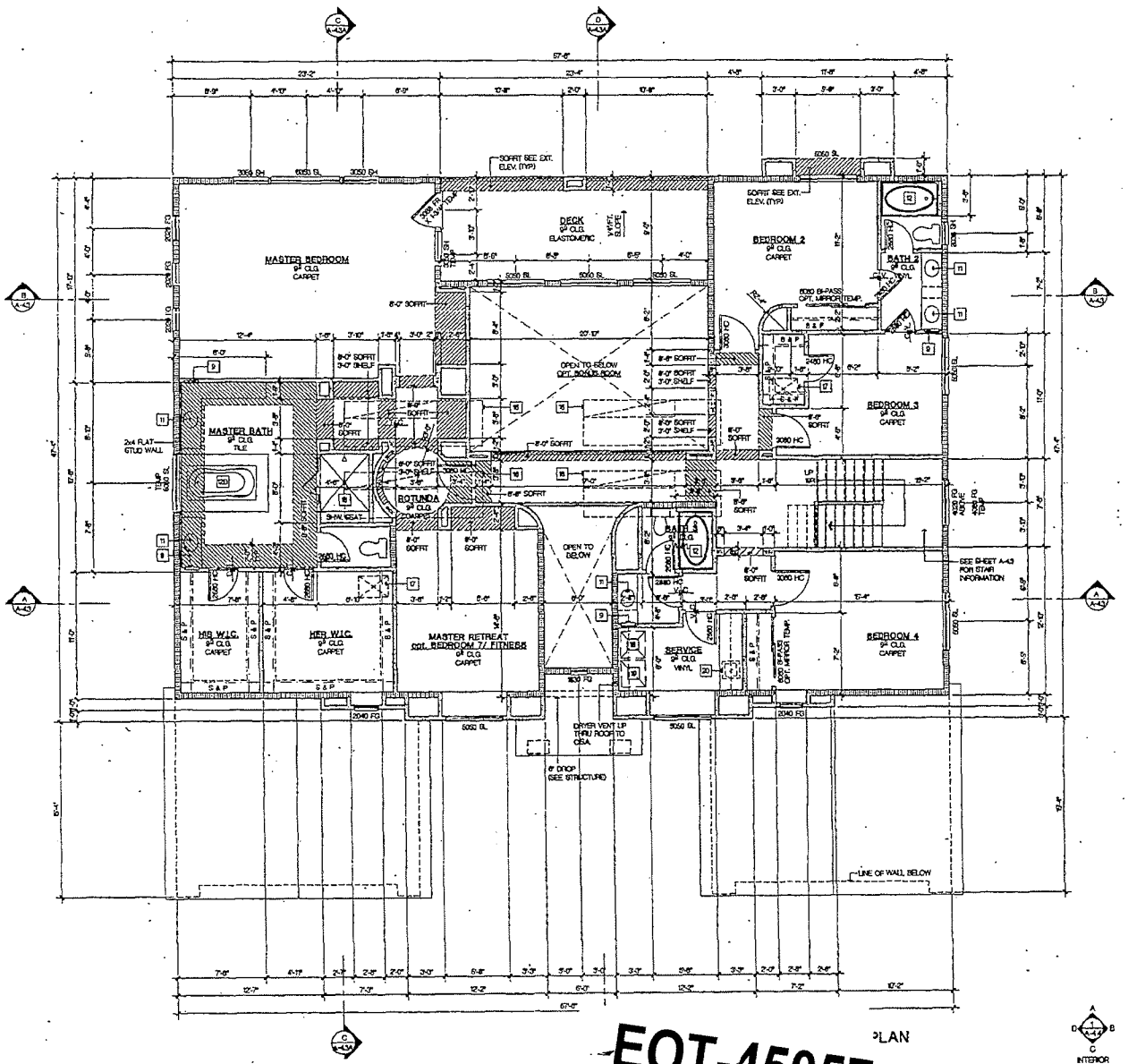
Sheet Title :
PLAN 4
'A' FIRST FLOOR PLAN

Sheet No. :
A-4.1



KEYNOTES

1. 45" WIDE MOULDED DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL; MOEN FAUCET.
1A. DOUBLE SINK WITH GARBAGE DISPOSAL.
2. DISHWASHER (24" WIDE X 24" DEEP W/ 4½ GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 42" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER)
4. 36" WIDE BUILT-IN GAS COOKTOP
5. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OUTSIDE
6. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
7. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW (SEE INTERIOR ELEVATIONS FOR DETAIL)
8. PEDESTAL SINK
9. PANTRY WIDTH NOTED ON PLANS
10. OMIT
11. PLUSH MEDICINE CABINET
12. UNDER COUNTER REFRIGERATOR
13. SINGLE SINK
14. 30" X 60" MINDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT., TEMP. GL. ENCLOSURE)
14A. 42" X 60" MINDE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT., TEMP. GL. ENCLOSURE)
15. 42" X 60" OVAL ACRYLIC TUB CENTERED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC (OPT., TEMP. GL. ENCLOSURE)
16. PRE-FAB SHOWER PAN (SEE PLAN FOR SIZE) WITH 8-0" MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC.
17. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. #3000 (DIRECT VENT) / #3000HS (TOP VENT) OR APPROVED EQUAL. INSTALL PER MFR. SPECIFICATION AND THE 2006 IRC.
18. TANKLESS (OPTIONAL RESIDENTIAL WATER HEATER MODEL NO. 6532DV OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
19. TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 5532FIU OR APPROVED EQUAL. INSTALLATION AND USE PER MFR. RECOMMENDATION
20. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER 2006 UMC. VENT TO OUTSIDE
21. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM (REMOVED FAU MAY PASS THROUGH). PROVIDE SWITCHED LIGHT, 120V OUTLET AND 24" PLATFORM TO FAU
22. WASHER SPACE (PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE PAN & 2" DRAIN TO OUTSIDE
23. DRYER SPACE (PROVIDE DRYER VENT TO OUTSIDE PER 2006 UMC. 14' MAX. LENGTH WITH 2 90 ELBOWS MAX. OR 3' DUCT WITH MECHANICAL CALCULATIONS)
24. OPTIONAL LAUNDRY SINK
25. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
26. OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING
27. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT TO/ WATERPROOF OUTLET.
27A. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
28. FIBERGLASS DOOR THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND BEDROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH 2006 IRC AND LOCAL ORDINANCES. REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL UNLESS NOTED. CEILING HEIGHTS NOTED AS "VAR." SHALL HAVE A MINIMUM HEIGHT OF 7'-6" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC
6. EGRESS REQUIREMENTS AT ALL BEDROOMS INCLUDE OPERABLE WINDOW WITH A MIN. NET CLEAR OPENING AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FLOATED PRIOR TO TAPE APPLICATION

BUILDING DEPT. NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. PROVIDE INSULATION EQUAL TO R-13 IN INTERIOR WALLS AND R-30 IN ATTIC (COMPLY WITH MODEL ENERGY CODE)
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO COMPLY TO EPA/ARB STANDARDS FOR DECLARATION, OR THEIR EQUIVALENT, OR TO USE DECORATIVE ELECTRICAL APPLIANCES
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 3-COAT STUCCO SYSTEM: OMEGA COLOR TEK EQUO APPROVED OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN MFG. SECTION ROWS ALL FOAM PLASTIC OR FOAM PLASTIC CORES, AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MANNER AND THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ FOAMS.

2x4 STUDS AT 16" oc. U.N.O.
2x6 STUDS AT 16" oc. U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POP/SHELF

EOT-45057

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

RECEIVED
APR 04 2007

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant

Project :

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

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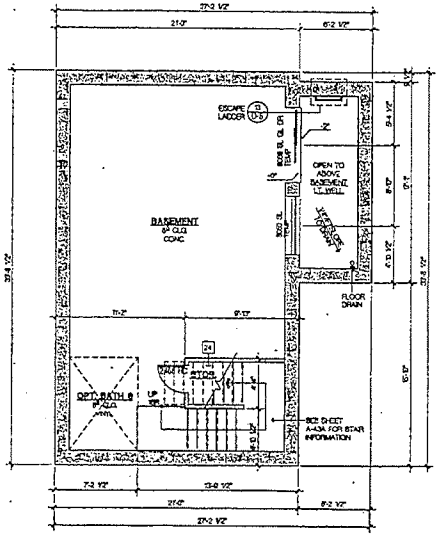
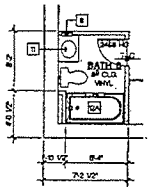
Project Designer :	H. LEE
Checked By :	

Sheet Title :
PLAN 4
'A' SECOND FLOOR PLAN

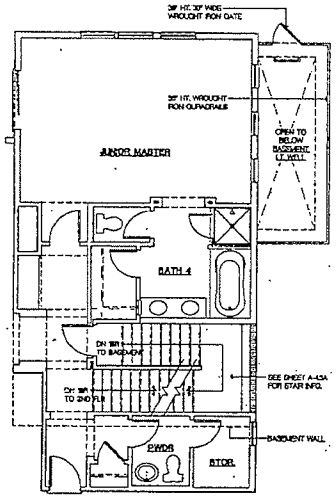
Sheet No. :
A-4.1A



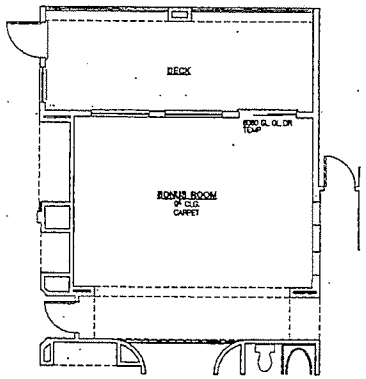
OPT. BASEMENT
BASEMENT PLAN



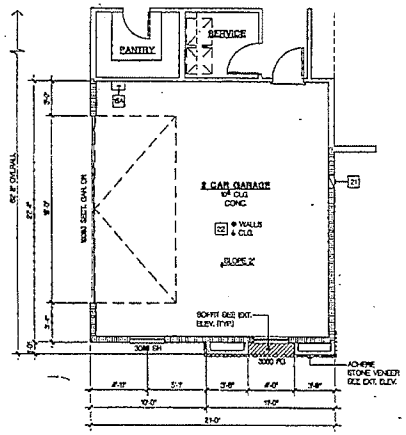
OPT. BATH 6
FOR BASEMENT
BASEMENT PLAN



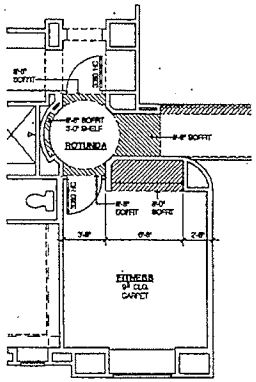
OPT. BASEMENT
FIRST FLOOR PLAN



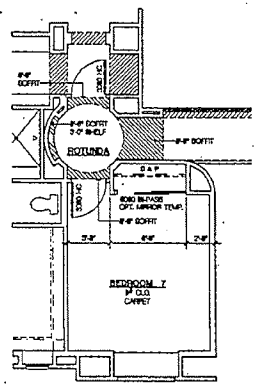
OPT. BONUS ROOM
SECOND FLOOR PLAN



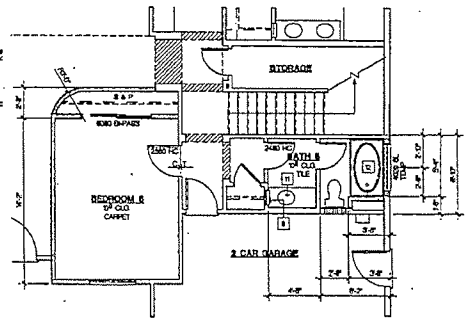
OPT. CORNER GARAGE
FIRST FLOOR PLAN



OPT. FITNESS
SECOND FLOOR PLAN



OPT. BED 7 / NURSERY
SECOND FLOOR PLAN



OPT. BATH 5
FIRST FLOOR PLAN

INTERIOR
ELEVATION

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

KEYNOTES

1. 42" WIDE KOHLER DOUBLE SINK (CAST IRON) WITH GARBAGE DISPOSAL (NON FAUCET)
1A. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 42" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER)
4. 30" WIDE BUILT-IN GAS COOKTOP
4A. 42" CHIMNEY STYLE WALL HOOD AND VENT TO OUTSIDE
5. BUILT-IN DOUBLE-STACKED ELECTRIC OVENS
5A. MICROWAVE OVEN IN 24" DEEP CABINET W/ 30" WARMING DRAWER BELOW SEE INTERIOR ELEVATIONS FOR DETAIL
6. PEDESTAL SINK
7. PANTRY WIDTH NOTED ON PLANS
8. DMT
9. FLUSH MEDICINE CABINET
10. UNDER COUNTER REFRIGERATOR
11. SINGLE SINK
12. 36" X 60" S/PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVED TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE
12A. 32" X 60" S/PIECE ACRYLIC TUB W/ SKIRT AND CULTURED MARBLE SURR. AND SHOWER AND CURTAIN ROD. CONTROL VALVED TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE
12B. 42" X 60" OVAL ACRYLIC TUB CONSTED W/ GRANITE TOP & SKIRT OR APPROVED EQUAL AT MASTER BATHROOM CONTROL VALVED TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2006 UPC EQPT. TEMP. GL. ENCLOSURE
13. PRE-FAB SHOWER PAN SEE PLAN FOR SIZE) WITH 8"H MIN. GRANITE TILE SURR. OVER WATER RESISTANT GYP. BD. WITH TEMPERED GLASS SHOWER ENCLOSURE CONTROL VALVED TO BE PRESSURE BALANCED OR OR THERMOSTATIC MIXING VALVES PER 2006 UPC
14. 36" SINGLE SIDED FIREPLACE BY HEATILATOR MODEL NO. #D3033 (DIRECT VENT) / #D3033NB (TORAVENT) OR APPROVED EQUAL INSTALL PER MFR. SPECIFICATION AND THE 2006 UFC.
15. RINNAI TANKLESS EXTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532W OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
15A. RINNAI TANKLESS INTERNAL RESIDENTIAL WATER HEATER MODEL NO. 2532FEU OR APPROVED EQUAL INSTALLATION AND USE PER MFR RECOMMENDATION
16. FAU IN ATTIC FOR LIVING, STORAGE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE DOMESTAR PER 2006 UMC. VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FALL MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 30" PLATFORM TO FAU
18. WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL) AT SECOND FLOOR WASHER PROVIDE 18"x18"x6" PAN & 2" DRAIN TO OUTSIDE
19. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE PER 2003 UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR 2" DUCT WITH MANUAL CALCULATIONS
20. OPTIONAL LAUNDRY SINK
21. PROVIDE HIGH / LOW VENTS FOR MAKE-UP AIR AT GARAGE PER 2006 UMC.
22. OCCUPANCY SEPARATION PER 2006 IRC: BETWEEN GARAGE AND LIVING WALLS PROVIDE (1) LAYER 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE OF WALLS AND CEILINGS ADJACENT TO HABITABLE AREAS AND AT ELEMENTS SUPPORTING SEPARATION ABOVE CEILING.
23. AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25', ADJACENT 15A WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
25. FIBERGLASS DOOR: THERMA-TRU OR APPROVED EQUAL INSTALLATION AND USE PER MFR. RECOMMENDATION

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH 2003 IRC AND LOCAL ORDINANCES REFER TO THE MODEL ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHOD AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND HEIGHT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-6" WALL HAVE A ROUGH FRAMED HEIGHT OF 7'-7" 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER 2006 IRC
6. EGRESS REQUIREMENTS AT ALL BEDROOMS WHICH OPERABLE WINDOW WITH A MIN NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN NET CLEAR OPERABLE HEIGHT SHALL BE 24" IN, AND WIDTH SHALL BE 20" MIN.
7. REFER TO FLOOR PLAN FOR FLOOR FINISHES
8. ALL DRYWALL JOINTS TO BE PRE-FILLOATED PRIOR TO TAPE APPLICATION

BUILDING DEPT NOTES

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN A LOCATION TO BE VISUALLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
2. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-30 IN ATTIC (VERIFY WITH MODEL ENERGY CODE)
3. ALL SPECIFICALLY CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO STATE LISTED FOR SPA, MOUNTAINOUS, OR OTHER EQUIVALENT OR TO BE DECORATIVE ELECTRICAL APPLIANCES
4. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL 3-COAT STUCCO SYSTEM, OMEGA COLOR TEX #3060 MIN. OR APPROVED EQUAL
5. EXCEPT WHERE OTHERWISE NOTED IN UFC SECTION 1043 ALL FOAM PLASTIC OR FOAM PLASTIC CORES AS A COMPONENT IN MANUFACTURED ASSEMBLIES, USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS OF 4 INCHES. PROVIDED THE END USE IS IN ACCORDANCE W/ 1014.5.

2x4 STUDS AT 16" oc U.N.O.
2x6 STUDS AT 16" oc U.N.O.
INTERIOR SOFFIT
EXTERIOR SOFFIT
INTERIOR POT-SHELF

SQUARE FOOTAGE

OPT. BASEMENT	615 S.F.
BONUS ROOM	813 S.F.

REVISED

MAR 0 1 2007

EOT-45057

No.	Date	Issue / Description
1	02/28/07	CODE UPDATE

Consultant/

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

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Irvine, California

License Stamp

MAR 2 7 2007

Principal In Charge: D. ISTMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'A' FLOOR PLAN
OPTIONS

Sheet No.:
A-4.1B

ATTIC VENTILATION: (2006 IRC SECTION 8002) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 10X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 3129 S.F.
3,129 SQ. FT. X 1/300 1043 S.F.
1043 SQ. FT. X 144 SQ. IN. (REQUIRED) 1502 SI

HIGH VENTILATION:
(14) CLOAKED FLAT TILE VENTS X 79 SI = 1106 SI
PROVIDED: 1106 SI

LOW VENTILATION:
(8) CLOAKED FLAT TILE VENTS X 79 SI = 474 SI
PROVIDED: 474 SI

TOTAL HIGH, LOW PROVIDED: 1580 SI

AREA 2
ATTIC SQUARE FOOTAGE 354 S.F.
354 SQ. FT. X 1/150 2.36 S.F.
2.36 SQ. FT. X 144 SQ. IN. (REQUIRED) 340 SI

VENTILATION:
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

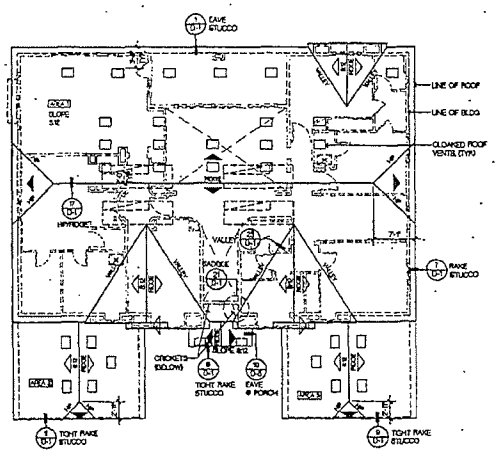
TOTAL HIGH, LOW PROVIDED: 395 SI

AREA 3
ATTIC SQUARE FOOTAGE 350 S.F.
350 SQ. FT. X 1/150 2.33 S.F.
2.33 SQ. FT. X 144 SQ. IN. (REQUIRED) 336 SI

VENTILATION:
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

TOTAL HIGH, LOW PROVIDED: 395 SI

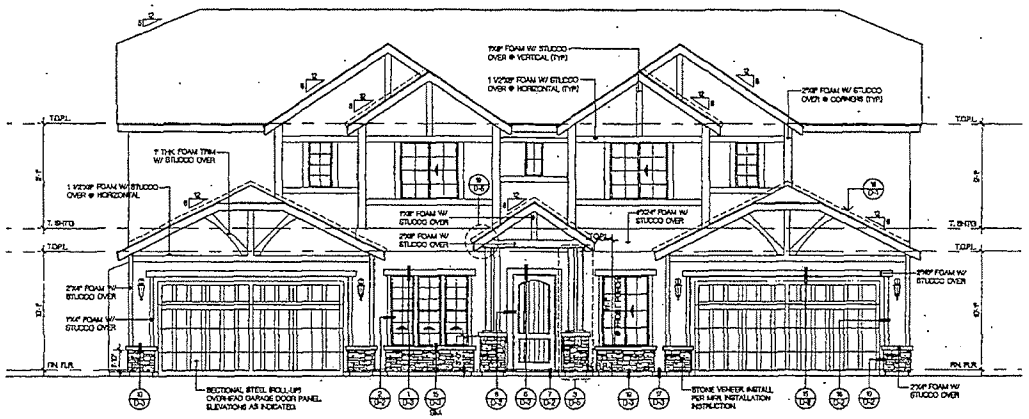
ATTIC VENTILATION | 3



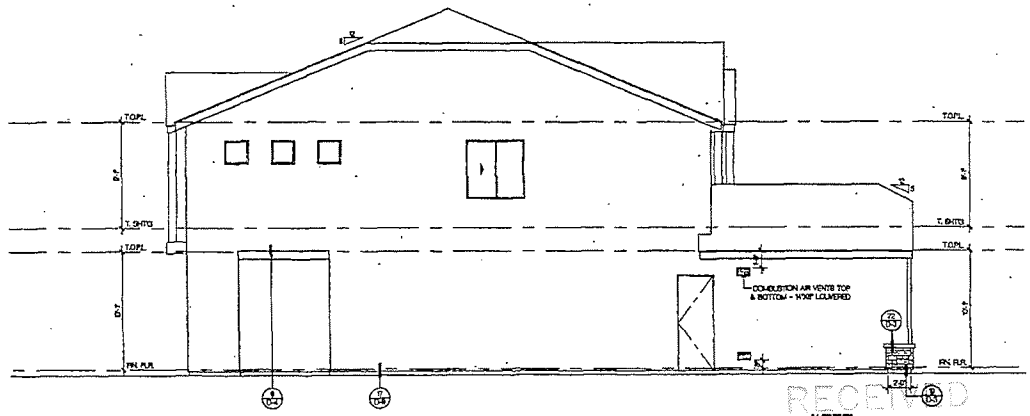
NOTE:
3:12 PITCH TYP LIGHT CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (C.B.C. #ER-4600)

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



LEFT

EOT-45057

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

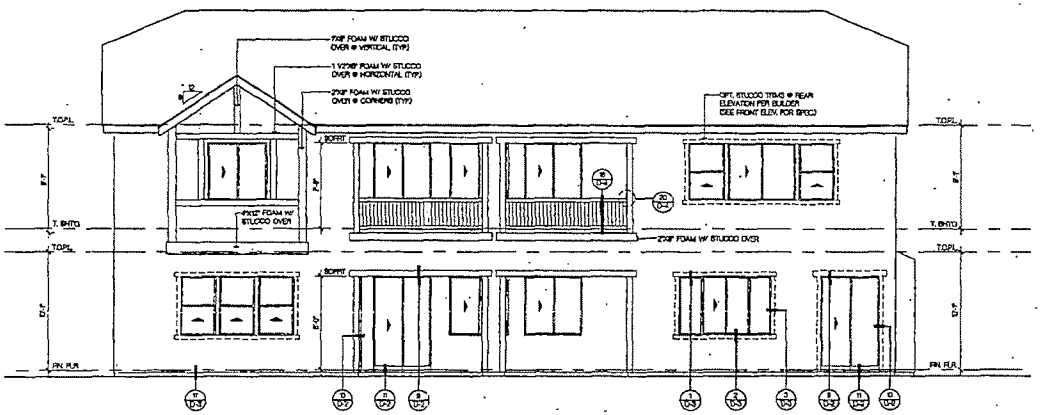
KTGY GROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5158 FAX
Irvine, California

License Stamp:

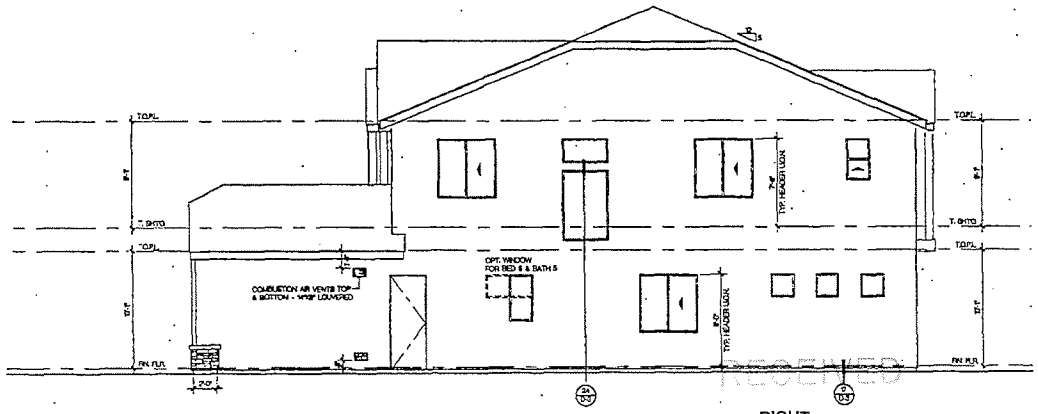
Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'A' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-4.5



REAR



RIGHT

EOT-45057

EXTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17962 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-3113
(949) 851-3138 FAX
Irvine, California

License Stamp:

Principal In Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'A' EXTERIOR ELEVATIONS

Sheet No.: A-4.5A

ATTIC VENTILATION. (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

CLOAKED VENTS
BY "CHALKY" OR APPROVED EQUAL
SIZE: 18X28 - 79 SI. NET FREE AREA
(FLAT TILE) #500A3

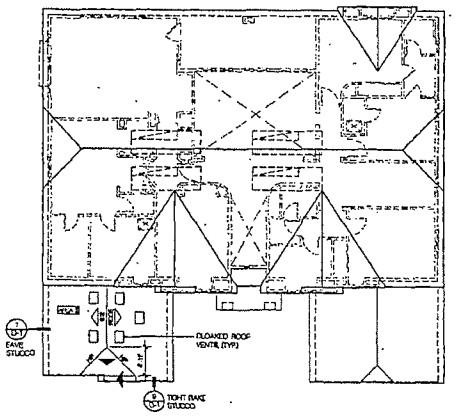
PLAN 3
ATTIC SQUARE FOOTAGE 334 S/F.
334 SQ. FT. X 1/300 223 S/F.
223 SQ. FT. X 144 SQ. IN. (REQUIRED) 321 SI.

HIGH VENTILATION
(2) CLOAKED FLAT TILE VENTS X 79 SI. = 158 SI.
PROVIDED 158 SI.

LOW VENTILATION
(4) EAVE VENTS X 34 SI. = 136 SI.
PROVIDED 136 SI.

TOTAL HIGH, LOW PROVIDED 294 SI.

ATTIC VENTILATION | 3



NOTE:
5/12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #ER-4880

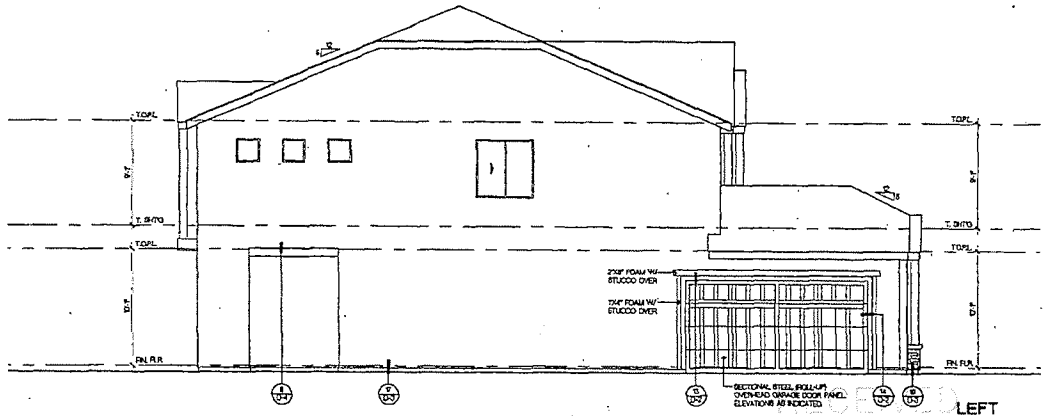
NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS

NOTE:
REFER TO A-4.5 FOR INFORMATION NOT SHOWN

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



LEFT

NOTE:
REFER TO A-4.5 FOR INFORMATION NOT SHO

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

EOT-45057

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

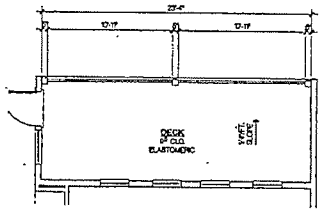
KTGYGROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5136 FAX
Irvine, California

License Stamp:

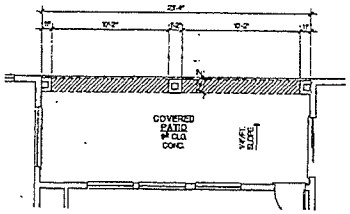
Principal In Charge:	D. STITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 4
'A OPT. CORNER GARAGE'
EXTERIOR ELEVATIONS
& ROOF PLAN

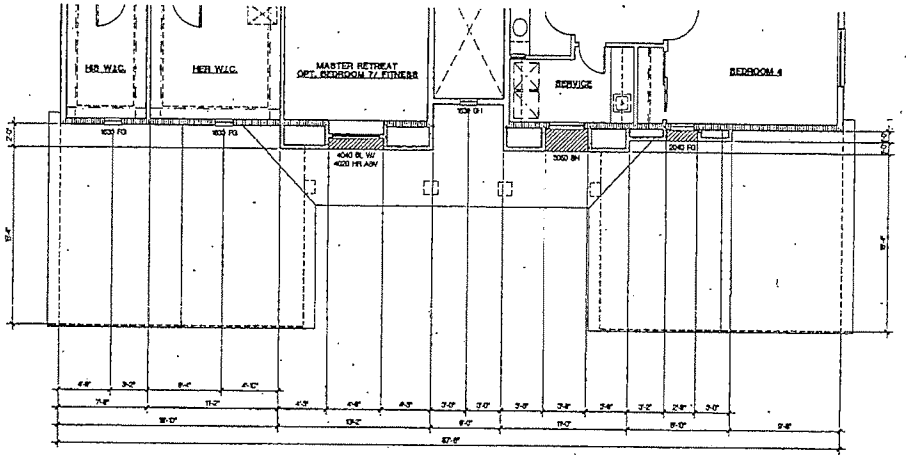
Sheet No.:
A-4.5B



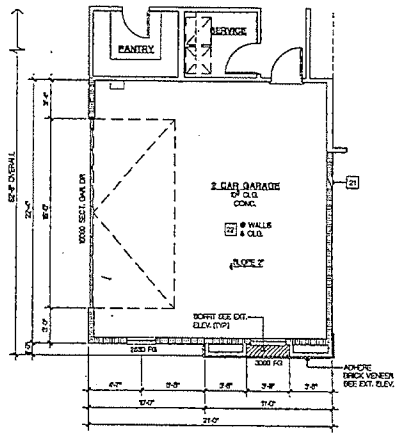
SECOND FLOOR PLAN
(DECK & RAILING @ 'B')



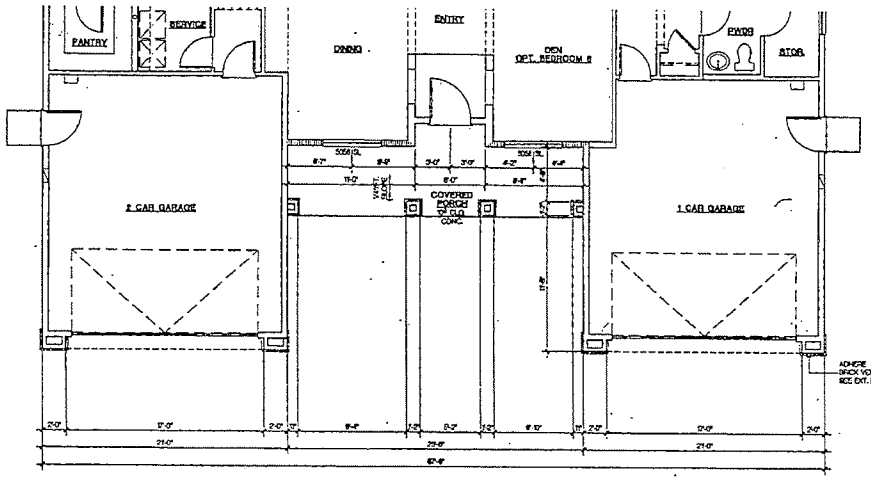
FIRST FLOOR PLAN
(PATIO @ 'B')



SECOND FLOOR PLAN



OPT. CORNER GARAGE



FIRST FLOOR PLAN

NOTE:
REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN.

EOT-45057

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

SQUARE FOOTAGE

FRONT PORCH 'B' 181 S.F.

RECEIVED
APR 04 2012

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-3134 FAX
Irvine, California

Use Stamp:

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'B' CHANGES
AND OPTIONS

Sheet No.: A-4.6

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 00 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "GYMCO" OR APPROVED EQUAL
SIZE 14 DIA. - 00 SI NET FREE AREA
SIZE 18 DIA. - 150 SI NET FREE AREA

CLOAKED VENTS:
BY "LOMASNY OR APPROVED EQUAL
SIZE 16X28 - 79 SI NET FREE AREA
(FLAT TILE) #60040

AREA 1
ATTIC SQUARE FOOTAGE 3123 S.F.
3123 SQ. FT. X 1/300 10.41 S.F.
1041 SQ. FT. X 144 SQ. IN. (REQUIRED) 1498 SI.

HIGH VENTILATION:
(2) 18" DIA. GABEL END VENTS X 150 SI. = 300 SI.
(10) CLOAKED FLAT TILE VENTS X 79 SI. = 790 SI.
PROVIDED: 1100 SI.

LOW VENTILATION:
(3) 14" DIA. GABEL END VENTS X 90 SI. = 270 SI.
(2) CLOAKED FLAT TILE VENTS X 79 SI. = 158 SI.
PROVIDED: 428 SI.

TOTAL HIGH, LOW PROVIDED: 1081 SI.

AREA 2
ATTIC SQUARE FOOTAGE 354 S.F.
354 SQ. FT. X 1/150 2.36 S.F.
236 SQ. FT. X 144 SQ. IN. (REQUIRED) 340 SI.

VENTILATION:
(4) CLOAKED FLAT TILE VENTS X 79 SI. = 316 SI.
(1) 14" DIA. GABEL END VENTS X 90 SI. = 90 SI.
PROVIDED: 406 SI.

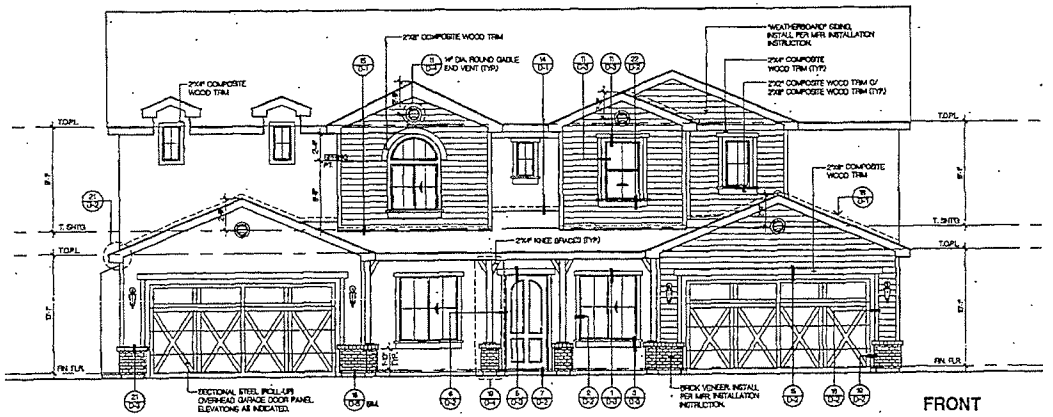
TOTAL HIGH, LOW PROVIDED: 406 SI.

AREA 3
ATTIC SQUARE FOOTAGE 350 S.F.
350 SQ. FT. X 1/150 2.33 S.F.
233 SQ. FT. X 144 SQ. IN. (REQUIRED) 336 SI.

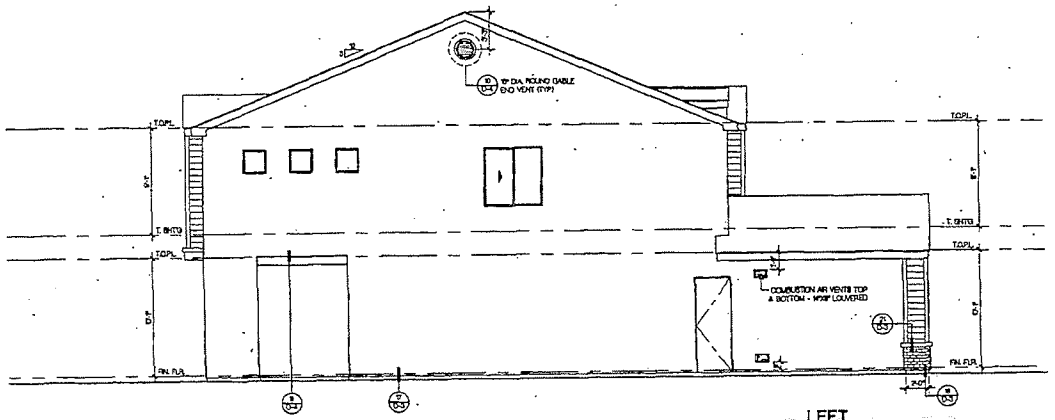
VENTILATION:
(4) CLOAKED FLAT TILE VENTS X 79 SI. = 316 SI.
(1) 14" DIA. GABEL END VENTS X 90 SI. = 90 SI.
PROVIDED: 406 SI.

TOTAL HIGH, LOW PROVIDED: 406 SI.

ATTIC VENTILATION | 3

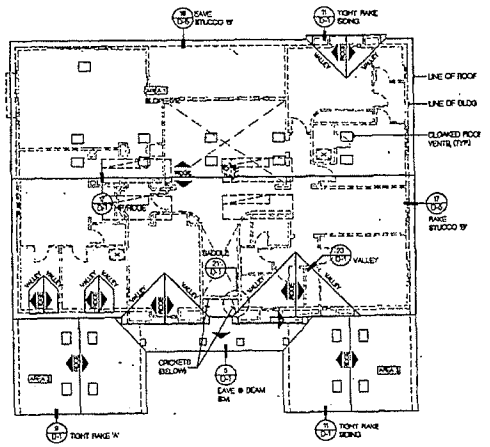


FRONT



LEFT

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1



NOTE:
3/12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #24-4080

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2

EOT-45057

No.	Date	Issue / Description
	02/23/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

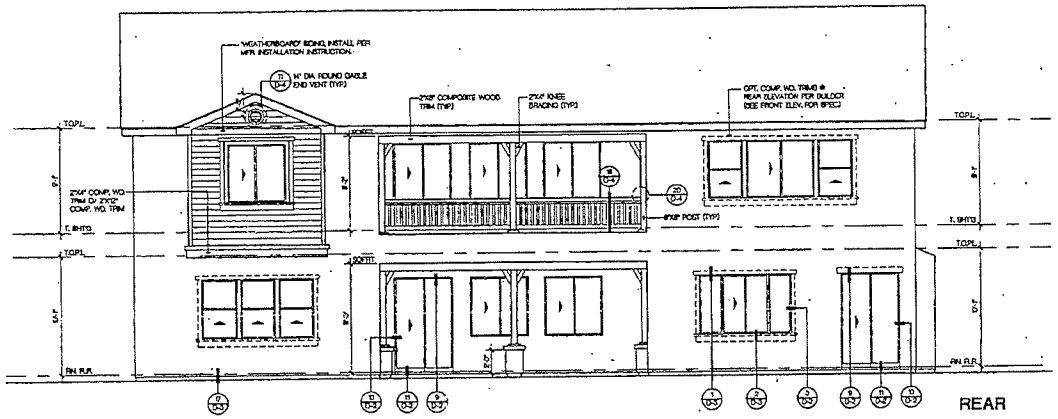
KTGY GROUP, INC
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-8696 FAX
Irvine, California

License Stamp

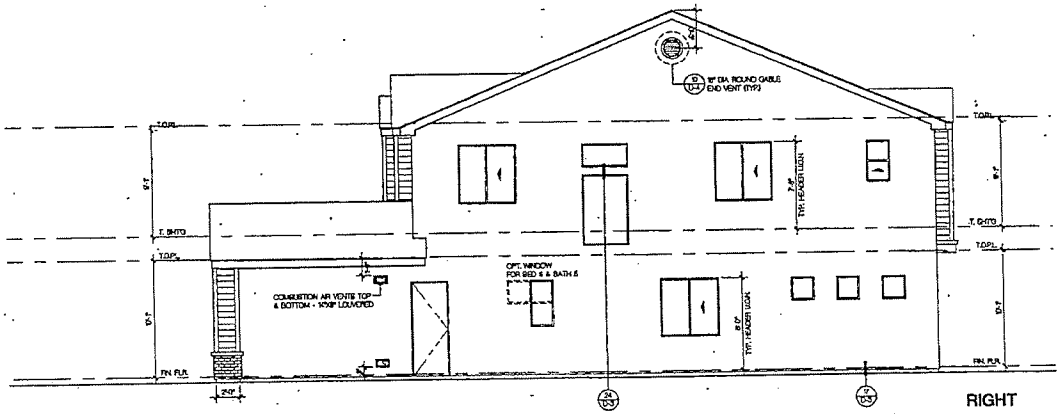
Principal In Charge:	D. ETTMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 4
'B' EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No.:
A-4.7



REAR



RIGHT

RECEIVED

EOT-45057

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGY GROUP, INC.
Architecture Planning
17592 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-3104 FAX
Irvine, California

License Stamp

MAR 2 7 2007

Principal in Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'B' EXTERIOR ELEVATIONS

Sheet No.: A-4.7A

ATTIC VENTILATION: (2006 IRC SECTION 806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

ROUND GABLE END VENTS:
BY "KLYGOY" OR APPROVED EQUAL
SIZE 14 DIA. - 90 SI NET FREE AREA

CLOAKED VENTS:
BY "CHASKIN" OR APPROVED EQUAL
SIZE 15X25 - 79 SI NET FREE AREA
FLAT TILE #50043

BASIC:

ATTIC SQUARE FOOTAGE	334 S.F.
334 SQ. FT. X 1/300	2.23 S.F.
223 SQ. FT. X 144 SQ. IN (REQUIRED)	321 SI

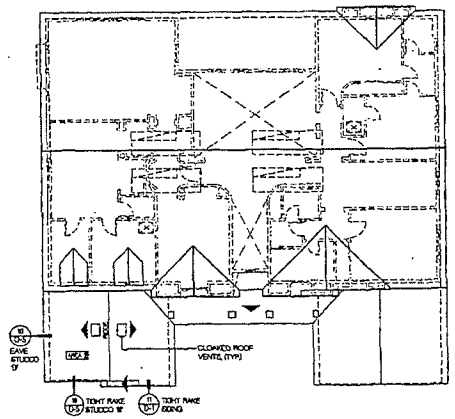
VENTILATION:

(2) CLOAKED FLAT TILE VENTS X 79 SI =	158 SI
(2) 14" DIA. GABEL END VENTS X 90 SI =	180 SI
PROVIDED:	338 SI
TOTAL HIGH, LOW PROVIDED:	338 SI

ATTIC VENTILATION | 3



FRONT

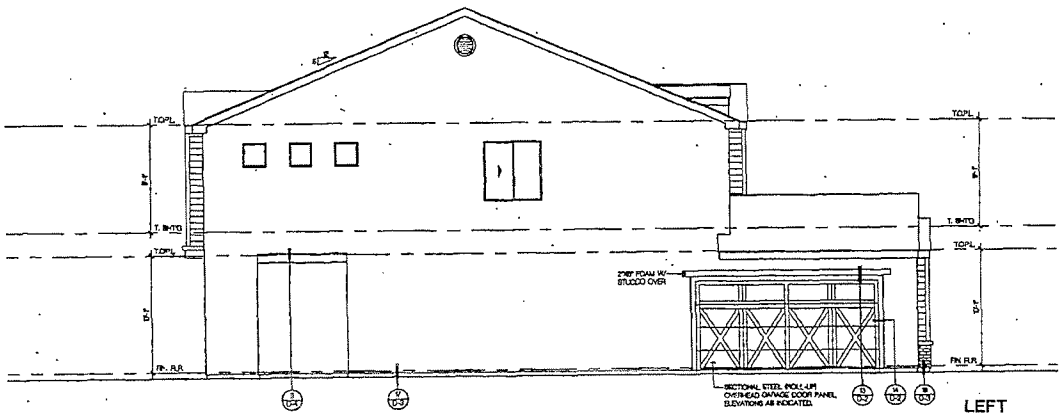


NOTE:
6/12 PITCH, TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL ICBO #ER-4880

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AT CODE PERMITS.

NOTE:
REFER TO A-4.7 FOR INFORMATION NOT SHOWN

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



LEFT

NOTE:
REFER TO A-4.7 FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

EOT-45057

RECEIVED
APR 04 2007

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

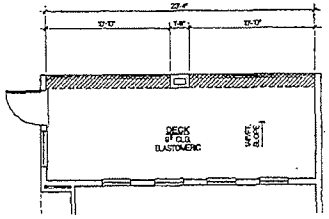
KTGY GROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-8696 FAX
Irvine, California

License Stamp:

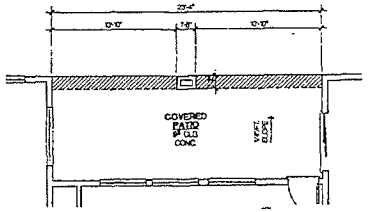
Principal in Charge: D. ETMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'B OPT. CORNER GARAGE'
EXTERIOR ELEVATIONS
& ROOF

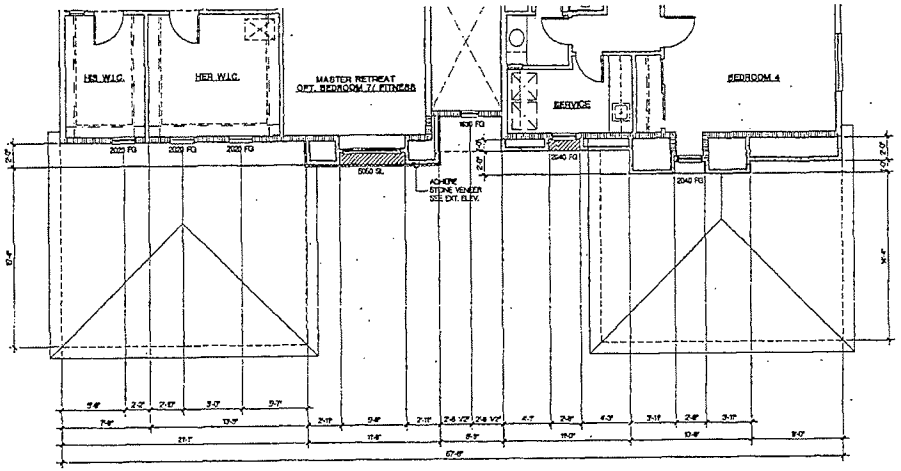
Sheet No.: A-4.7B



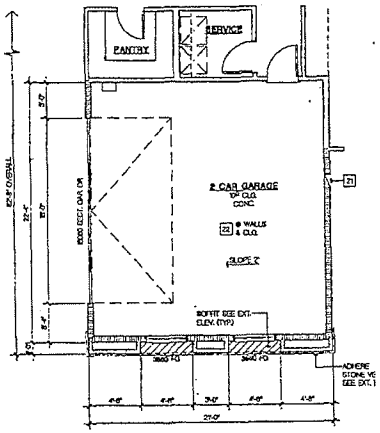
SECOND FLOOR PLAN
(DECK & RAILING @ 'C')



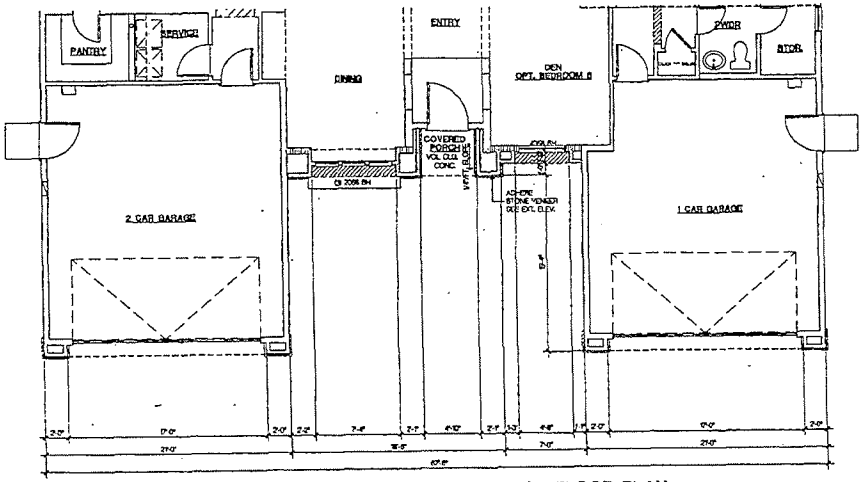
FIRST FLOOR PLAN
(PATIO @ 'C')



SECOND FLOOR PLAN



OPT. CORNER GARAGE



PLAN

NOTE:
REFER TO BASIC FLOOR PLAN FOR
ALL INFORMATION NOT SHOWN

EOT-45057

FLOOR PLAN | SCALE: 1/4"=1'-0" | 1

SQUARE FOOTAGE

FRONT PORCH 'C' 32 S.F.

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

KTGYGROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-8154 FAX
Irvine, California

License Stamp:

Principal In Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 4
'C' CHANGES
AND OPTIONS

Sheet No.:
A-4.8

ATTIC VENTILATION (2006 IRC SECTION 8062) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS

CLOAKED VENTS:
BY "OHAGIN" OR APPROVED EQUAL
SIZE 19X28 - 79 SI NET FREE AREA
(FLAT TILE) #50043

AREA 1
ATTIC SQUARE FOOTAGE 3171 S.F.
3171 SQ. FT. X 1/300 10.57 S.F.
10.57 SQ. FT. X 144 SQ. IN. (REQUIRED) 1522 SI

HIGH VENTILATION
(14) CLOAKED FLAT TILE VENTS X 79 SI = 1106 SI
PROVIDED: 1106 SI

LOW VENTILATION
(8) CLOAKED FLAT TILE VENTS X 79 SI = 632 SI
PROVIDED: 632 SI

TOTAL HIGH, LOW PROVIDED: 1738 SI

AREA 2
ATTIC SQUARE FOOTAGE 364 S.F.
364 SQ. FT. X 1/150 2.43 S.F.
2.43 SQ. FT. X 144 SQ. IN. (REQUIRED) 350 SI

VENTILATION
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

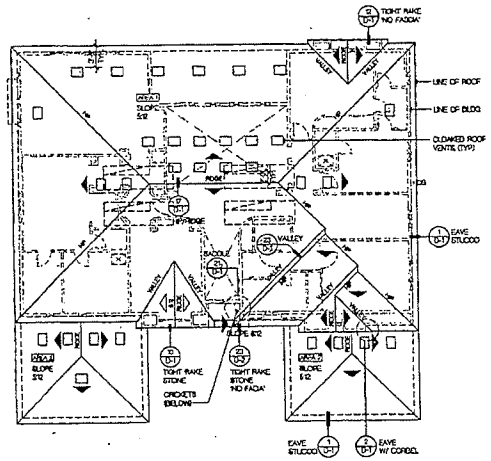
TOTAL HIGH, LOW PROVIDED: 395 SI

AREA 3
ATTIC SQUARE FOOTAGE 314 S.F.
314 SQ. FT. X 1/300 2.09 S.F.
2.09 SQ. FT. X 144 SQ. IN. (REQUIRED) 301 SI

VENTILATION:
(4) CLOAKED FLAT TILE VENTS X 79 SI = 316 SI
PROVIDED: 316 SI

TOTAL HIGH, LOW PROVIDED: 316 SI

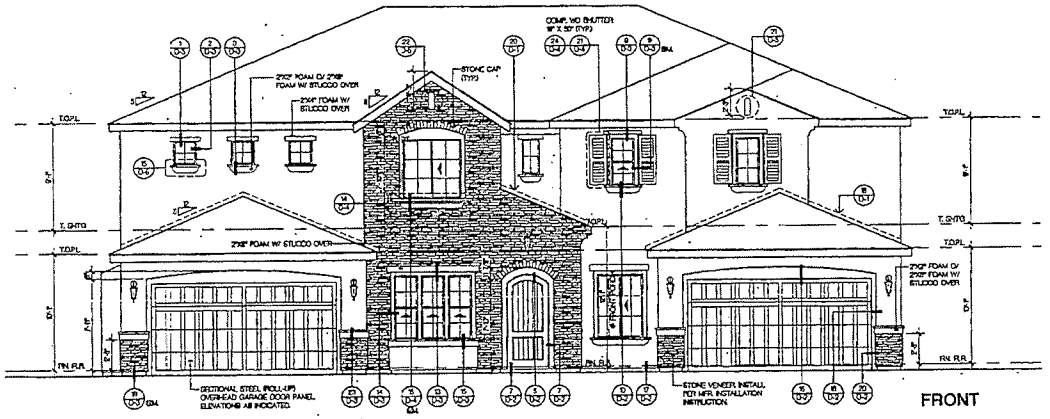
ATTIC VENTILATION | 3



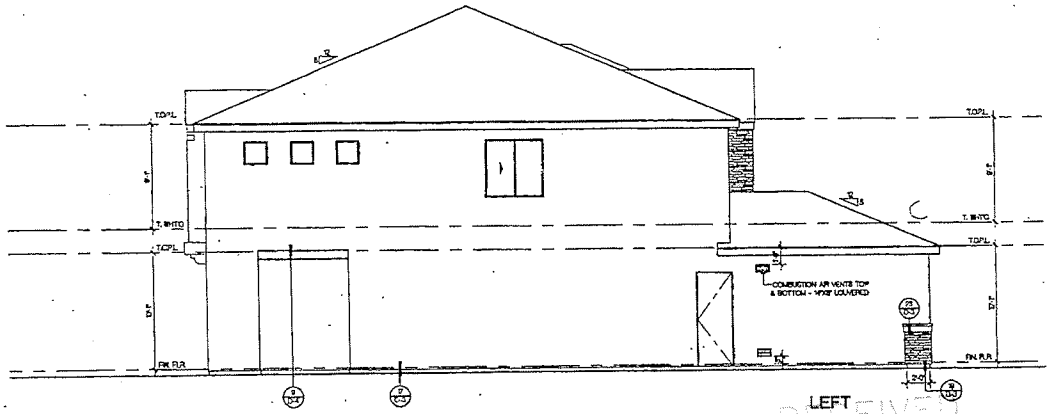
NOTE:
5:12 PITCH TYP LION CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL. ICBO #ER-4800

NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



LEFT

EOT-45057

RECEIVED

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

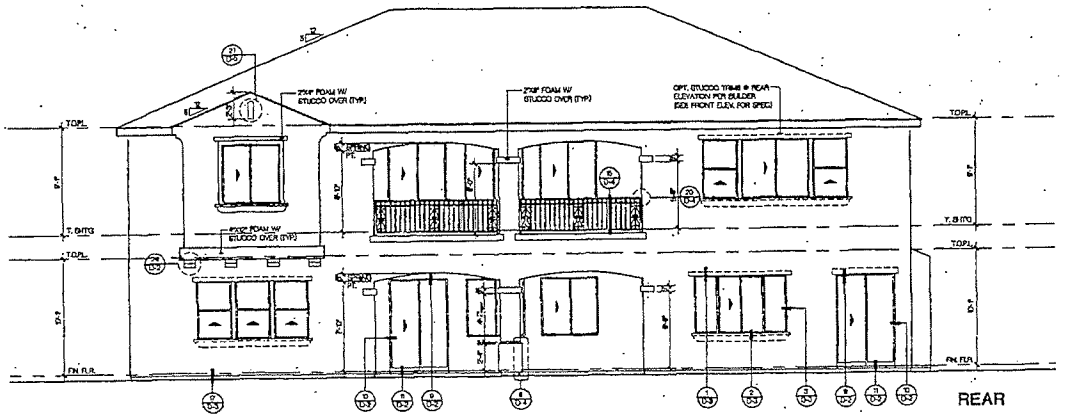
KTGYGROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5156 FAX
Irvine, California

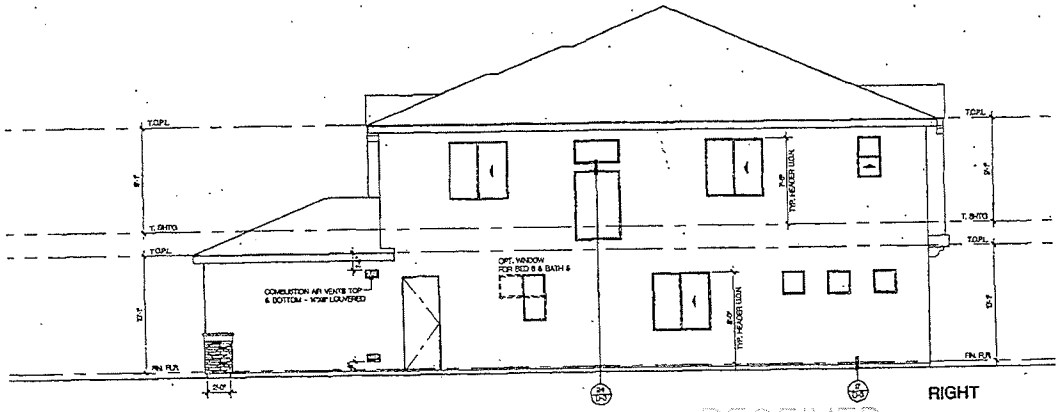
License Stamp:

Principal In Charge: D. EITMAN
Project Director: M. GARDNER
Project Manager: R. WANG
Project Designer: H. LEE
Checked By:

Sheet Title:
PLAN 4
'C' EXTERIOR ELEVATIONS & ROOF PLAN

Sheet No.: A-4.9





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EOT-45057

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultants

Project:

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

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Architecture · Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-2136 FAX
Irvine, California

License Stamp:

Principal in Charge:	D. ETTMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 4
'C' EXTERIOR ELEVATIONS

Sheet No.: A-4.9A

ATTIC VENTILATION: ©2006 IRC SECTION 806.2 THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

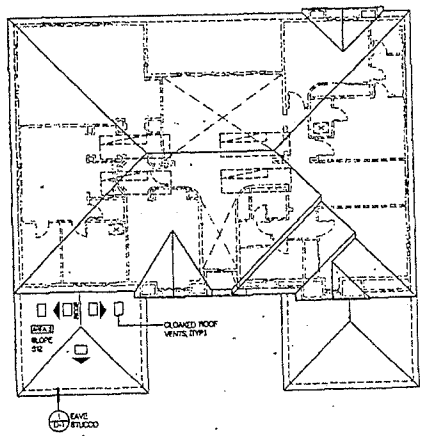
CLOAKED VENTS:
BY "CHACIN" OR APPROVED EQUAL
SIZE 18X28 - 79 SI NET FREE AREA
(FLAT TILE) #30043

AREA 2
ATTIC SQUARE FOOTAGE 364 SF.
364 SQ. FT. X 1/150 2.43 SF.
2.43 SQ. FT. X 144 SQ. IN. (REQUIRED) 350 SI

VENTILATION:
(5) CLOAKED FLAT TILE VENTS X 79 SI = 395 SI
PROVIDED: 395 SI

TOTAL HIGH, LOW PROVIDED: 395 SI

ATTIC VENTILATION | 3



NOTE:
5/12 PITCH TYP. U.O.N. CONCRETE FLAT TILE BY "EAGLE" OR APPROVED EQUAL (ESR-4983)

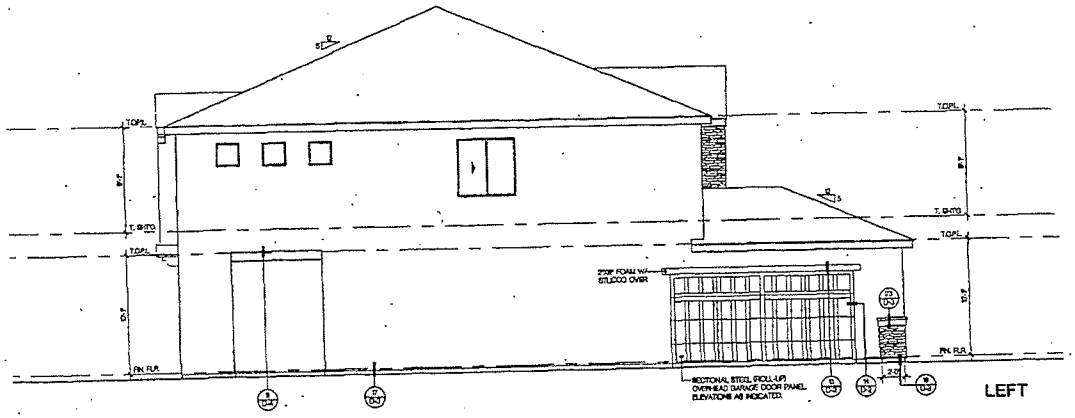
NOTE:
ALIGN ALL ROOF PENETRATIONS BY PLUMBING AND MECHANICAL TO REAR OF PLAN SO AS TO NOT BE VISIBLE FROM THE FRONT AS CODE PERMITS.

NOTE:
REFER TO A-4.9 FOR INFORMATION NOT SHOWN

ROOF PLAN | SCALE: 1/8"=1'-0" | 2



FRONT



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NOTE:
REFER TO A-4.9 FOR INFORMATION NOT SHOWN

EXTERIOR ELEVATIONS | SCALE: 1/4"=1'-0" | 1

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APR 04 2012

EOT-45057

No.	Date	Issue / Description
	02/28/07	CODE UPDATE

Consultant:

Project:
The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669

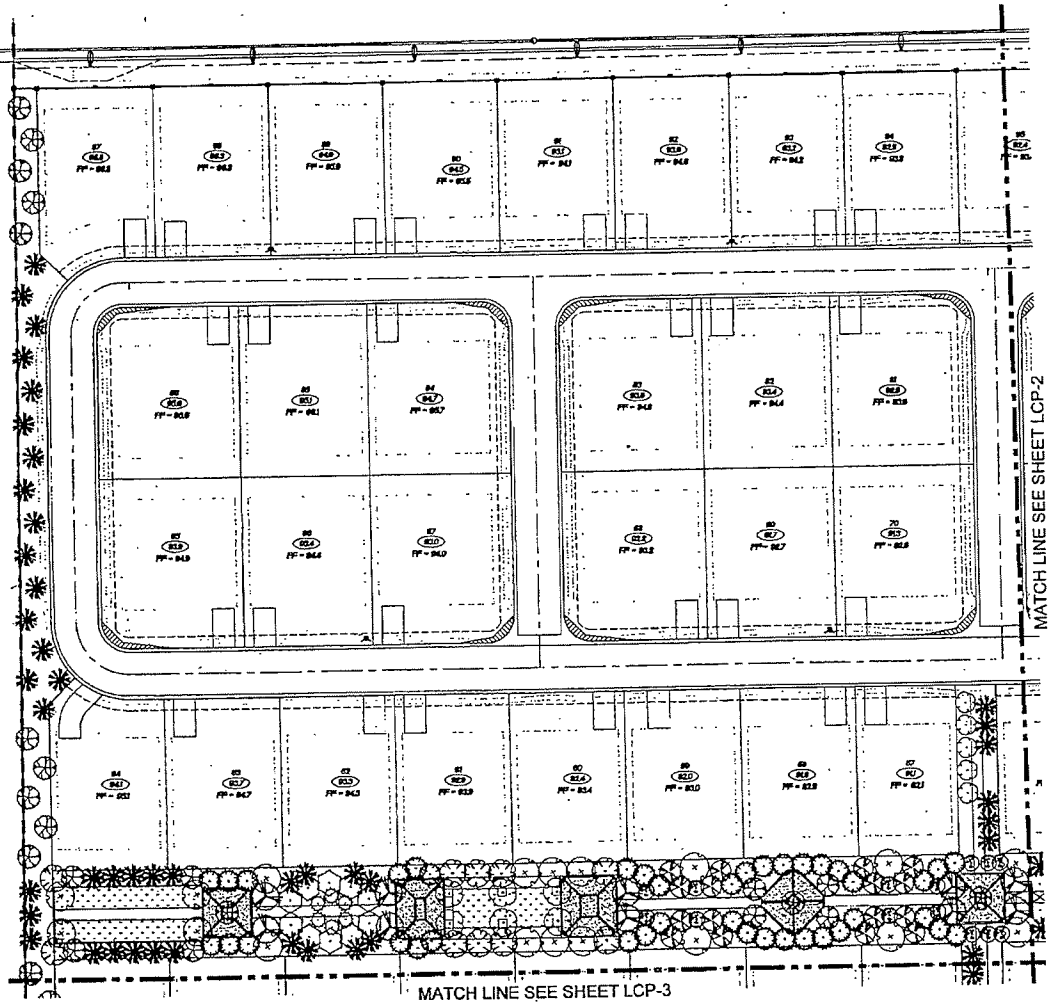
KTGY GROUP, INC.
Architecture · Planning
17592 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-8586 FAX
Irvine, California

License Stamp:

Principal in Charge:	D. EITMAN
Project Director:	M. GARDNER
Project Manager:	R. WANG
Project Designer:	H. LEE
Checked By:	

Sheet Title:
PLAN 4
'C OPT. CORNER GARAGE'
EXTERIOR ELEVATIONS
& ROOF

Sheet No.: A-4.9B

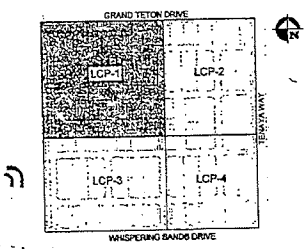


PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	11	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	6	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	16	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	11	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	10	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	44	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	10	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	22	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	15	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	16	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	40	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 3/8" DECOMPOSED GRANITE; D.G. AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 6' OF A SIDEWALK OR ROAD



KEYMAP N.T.S.

GRAPHIC SCALE

(IN FEET) 1" = 40'-0"

VBM Studio VBM

Land Planning / Landscape Architecture / Design
1801 S. Rainbow Blvd, Suite 250
Las Vegas, Nevada 89146
Office: (702) 366-1044
Fax: (702) 256-0466
www.studiovbm.com

REVISIONS:

SPINAKER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV.

JAMES A. VELTEAU REGISTERED No. 8253 ARCHITECT STATE OF NEVADA
Exp. 12-31-08

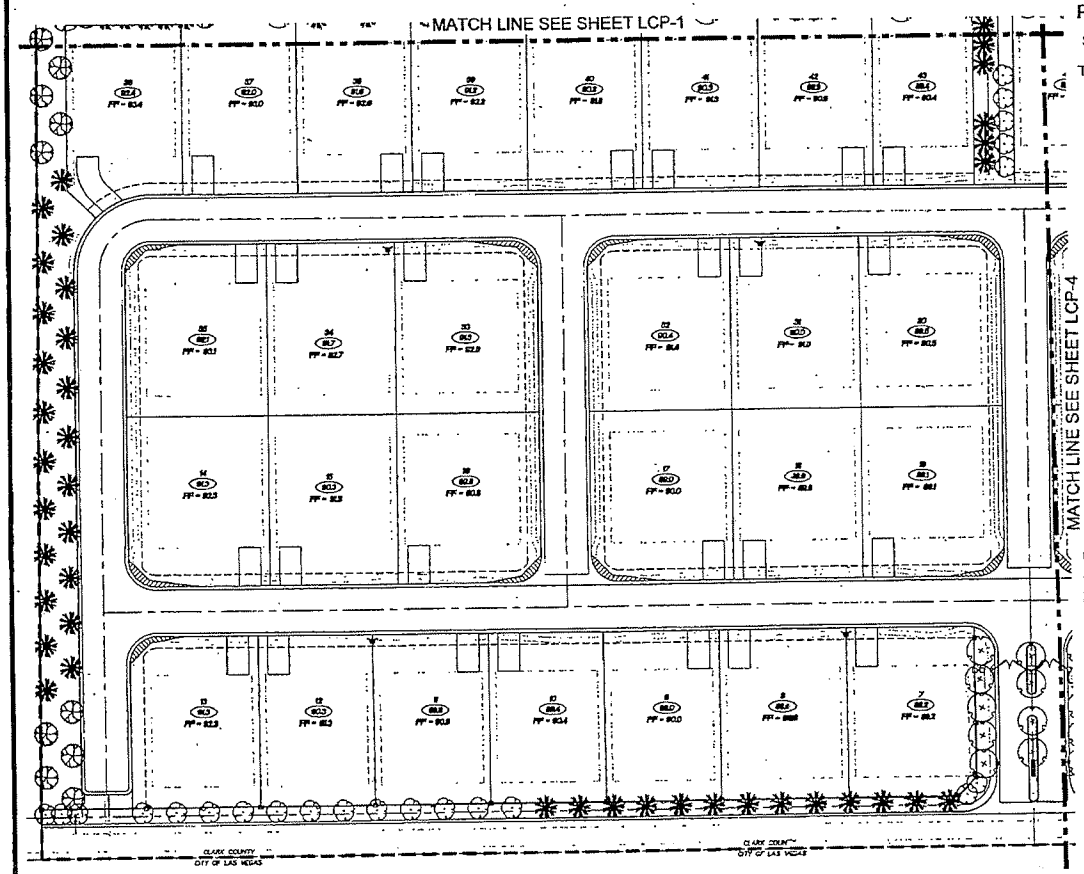
SHEET TITLE:
CONCEPTUAL PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: DM
SCALE: 1" = 40'-0"
DATE: 01.04.08

LCP-1

RECEIVED
APR 04 2012

EOT-45057

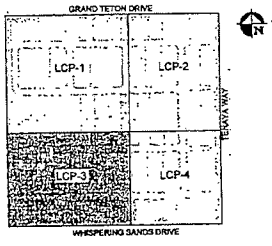


PLANTING LEGEND:

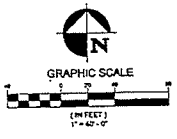
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	22	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	1	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	40	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	9	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	9	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	0	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 3/8" DECOMPOSED GRANITE; D.G. AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



MAP N.T.S.



VBM Studio
Land Planning / Landscape Architecture / Design
1001 S. Rancho Blvd. Suite 230
Las Vegas, Nevada 89146
Office (702) 386-1044
Fax (702) 256-0466
www.studiovbm.com

REVISIONS:

SPINAKER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV.

JAMES A. VELTHAUS
REGISTERED
No. 9269
PROFESSIONAL
STATE OF NEVADA
9-4-08
Sept. 12-31-08

SHEET TITLE:
CONCEPTUAL
PLANTING PLAN

PROJECT NO.: VBM 909
DRAWN BY: HV
CHECKED BY: DM
SCALE: 1" = 40'-0"
DATE: 01.04.08

LCP-3

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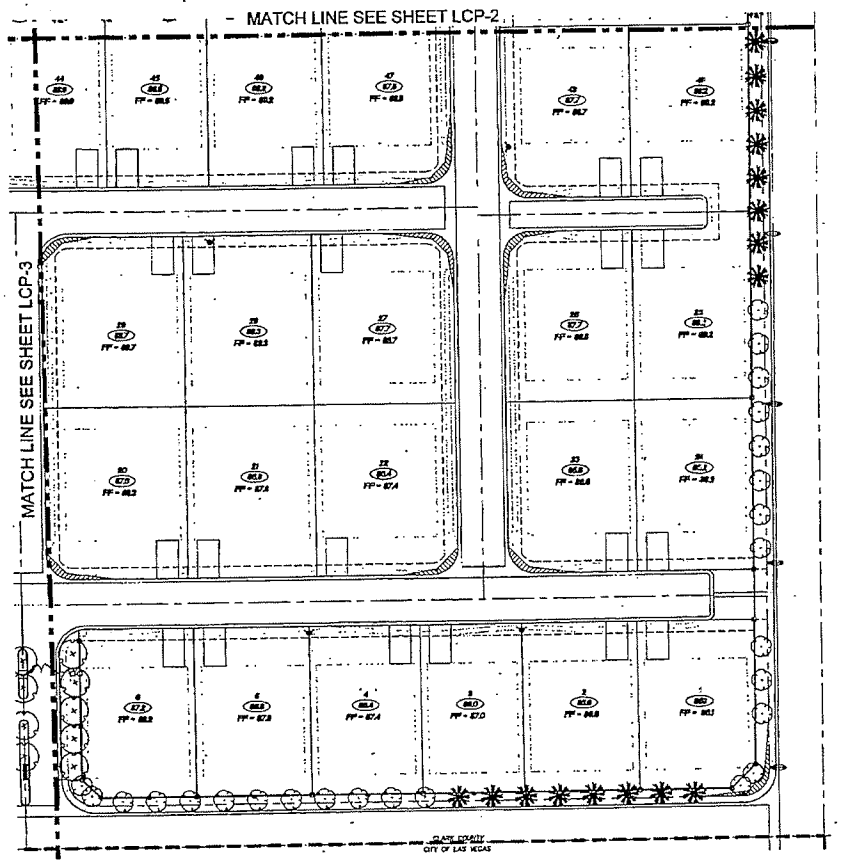
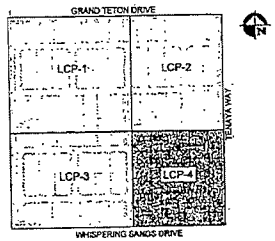


PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	25	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	0	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	16	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	0	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	5	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	0	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 3/8" DECOMPOSED GRANITE; D.G. AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



KEYMAP N.T.S.

GRAPHIC SCALE
(IN FEET)
1" = 40'-0"

Studio VBM
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1831 S. Rainbow Blvd., Suite 253
Las Vegas, Nevada 89146
Office: (702) 368-1044
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www.studiovbm.com

REVISIONS

SPINAKER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV.

JAMES A. VELTHUIS REGISTERED ARCHITECT STATE OF NEVADA No. 7207 Date: 12-31-08

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: DM
SCALE: 1" = 40'-0"
DATE: 01.04.08

LCP-4

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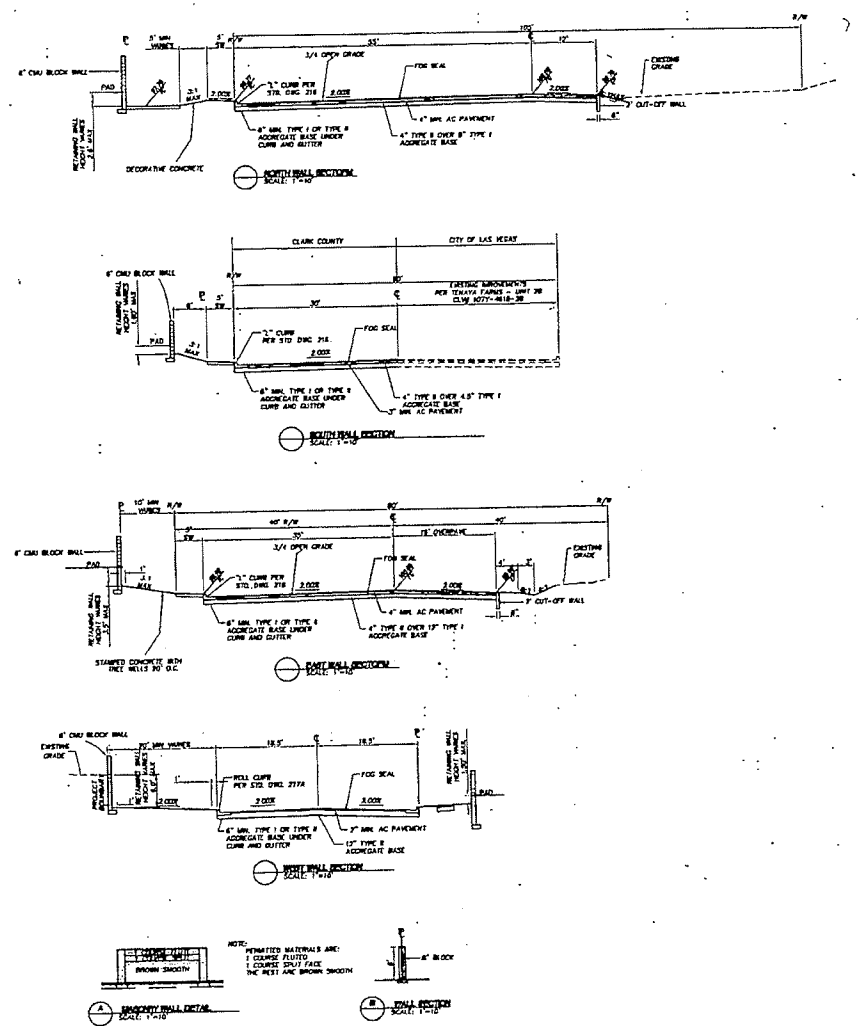
MAR 04 2009

EOT-45057



BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 10SSW", BEING A CITY OF LAS VEGAS INVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

ELEVATION: 2387.47 (FEET)
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL - 2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BASIS OF BEARING

NORTH 00°12'00" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 113 OF SURVEYS, AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001, PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

Call Underground 1-702-227-2911

DRAWN BY:	SEAL:
DESIGNED BY:	1-27
CHECKED BY:	
COMMENTS ADDRESSED BY:	
PROJECT NO.	011.07011

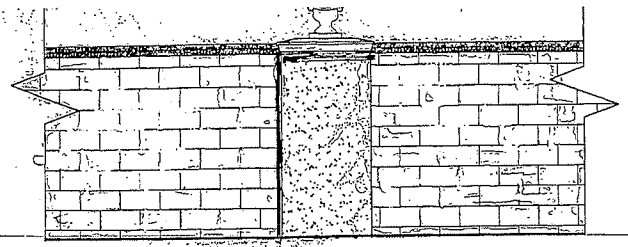
THOMASON CONSULTING ENGINEERS
3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

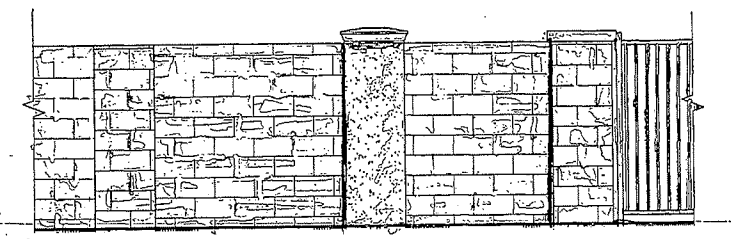
ROYAL CONSTRUCTION
FAX: (702)873-7773
PH: (702)873-7773

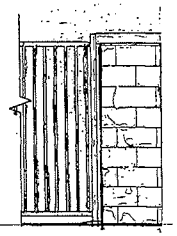
SPINNAKER HOMES AT THE ORCHARD
DETAIL SHEET

SHEET SP2
2 OF 2

EOT-45057



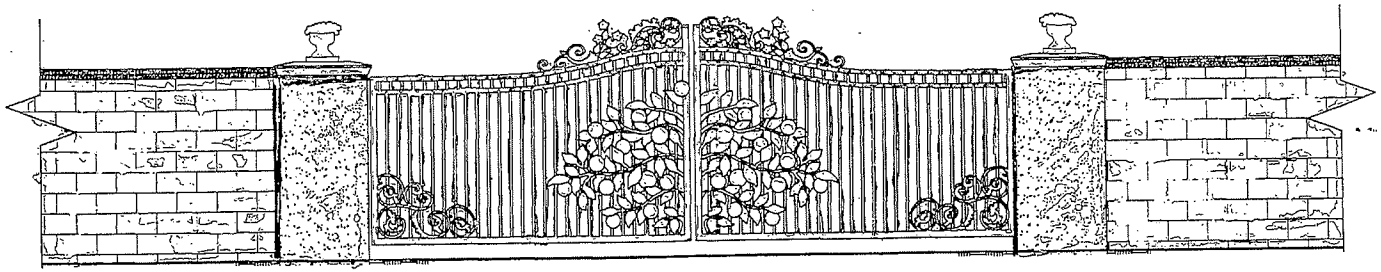


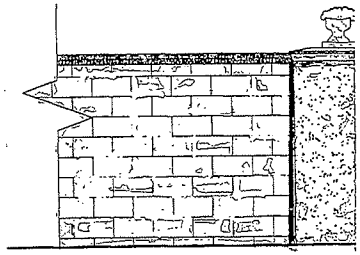


(1) WALL AND PILASTER SECTION

(2) WALL AND PILASTER SECTION

(3) WAI





(4) GATE AND PILASTER SECTION

(5) SMALL GATE

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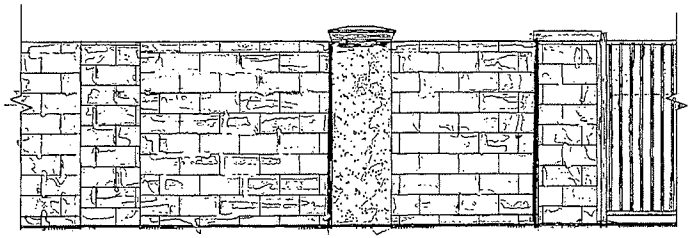
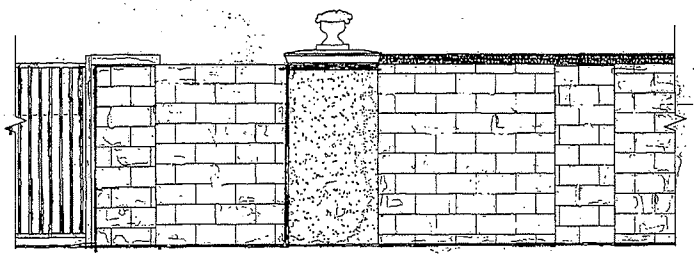
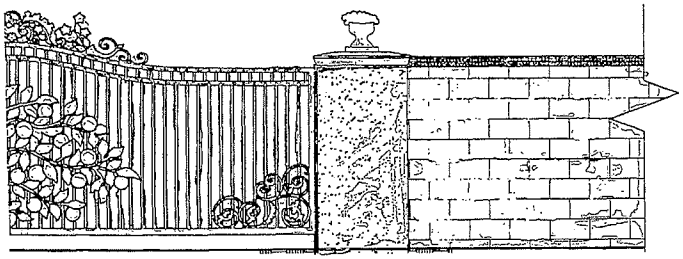
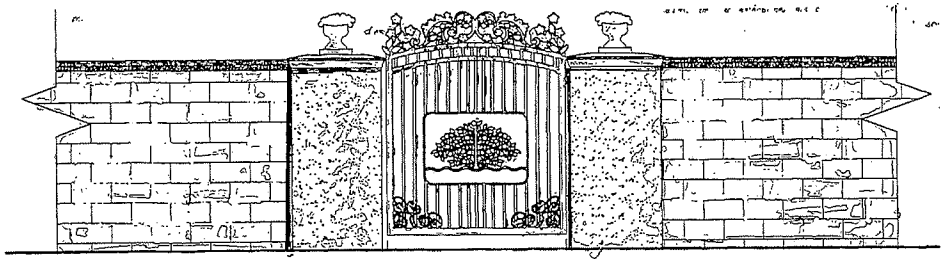




ION (2) WALL AND PILASTER SECTION (3) WALL AND PILASTER SECTION





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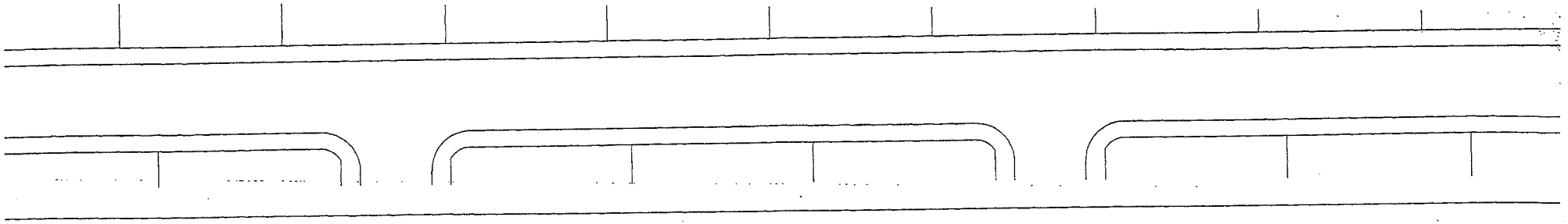
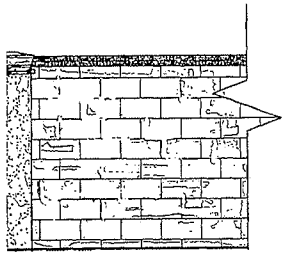
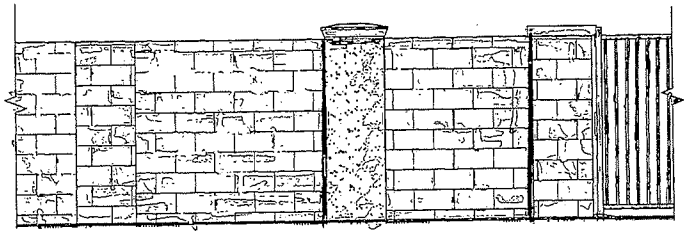
EOT-45057

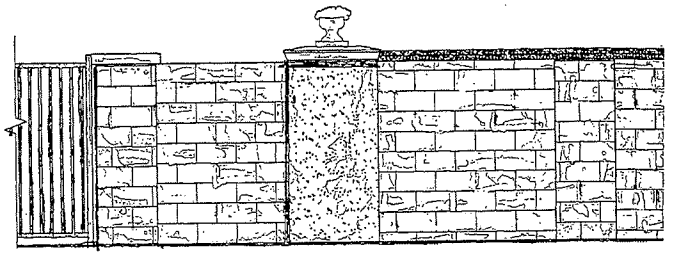
(5) SMALL GATE AND PILASTER SECTION

ON









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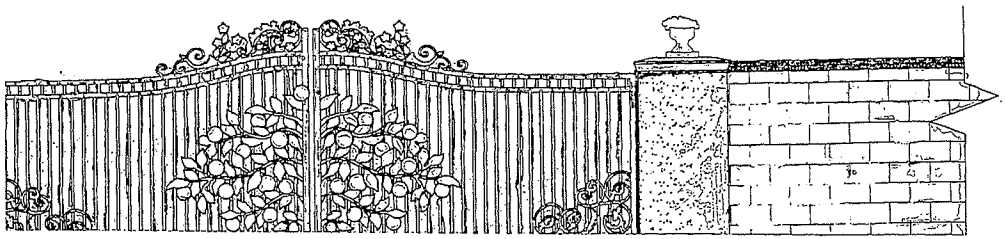
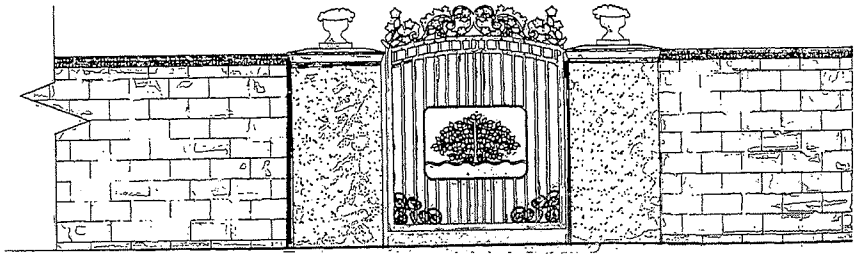




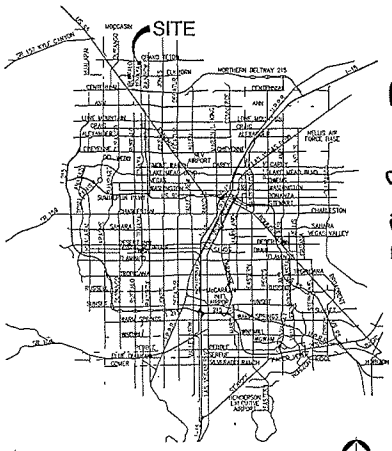
EOT-45057

PROJECT: THE ORCHARDS PHASE I

OWNER: SPINNAKER HOMES / ROYAL CONSTRUCTION
4187 E SAHARA AVE.
LAS VEGAS, NEVADA 89104

SHEET INDEX:

L-0	COVER SHEET
LC-1	CONSTRUCTION PLAN
LC-2	CONSTRUCTION PLAN
LCD-1	CONSTRUCTION DETAILS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION PLAN
LID-1	IRRIGATION DETAILS
LPT-1	TREE PLANTING PLAN
LPT-2	TREE PLANTING PLAN
LPS-1	SHRUB PLANTING PLAN
LPS-2	SHRUB PLANTING PLAN
LPD-1	PLANTING DETAILS
LS-1	GENERAL NOTES



LOCATION MAP

N.T.S.



Planning

24338-R-07-243;1-R-07

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REVISIONS:

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

REGISTERED LANDSCAPE ARCHITECT
KEVIN N. YAMASHITA
STATE OF NEVADA

SHEET TITLE:
COVER SHEET

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: NTS
DATE: 03.30.09

L-0

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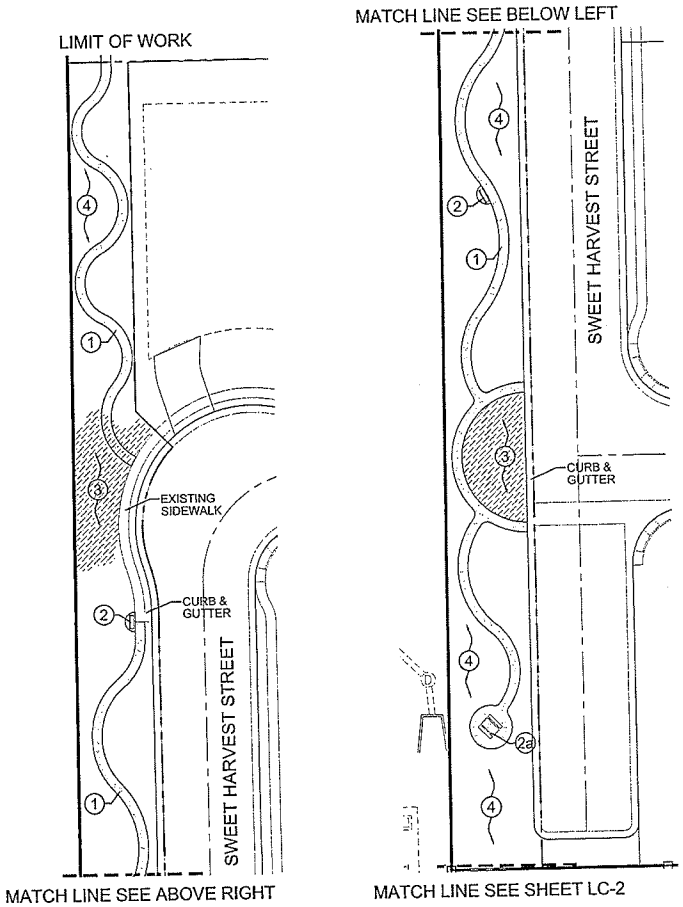
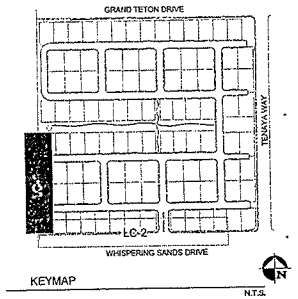
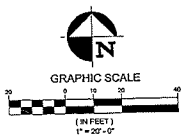
EOT-45057



CONSTRUCTION NOTES

KEY	DESCRIPTION
1	3.5' WIDE WALKING PATH OF STABILIZED ¾" DECOMPOSED GRANITE, COLOR: APACHE BROWN. AVAILABLE FROM KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2	5' BENCH, TO BE SELECTED.
2a	PICNIC TABLE, TO BE SELECTED
3	COARSE PINE WOOD MULCH, 4 - 6" DEEP
4	¾" SCREENED DECOMPOSED GRANITE (FOR ALL PLANTING AREAS ONLY), COLOR: APACHE BROWN. AVAILABLE FROM KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM





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04-23-09 REVISED PER CLV COMMENTS

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

SHEET TITLE:
CONSTRUCTION PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LC-1

EOT-45057
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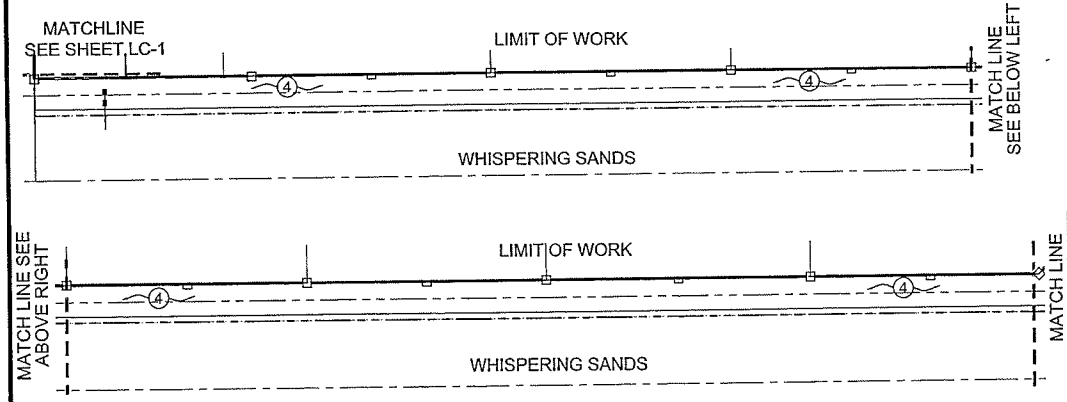
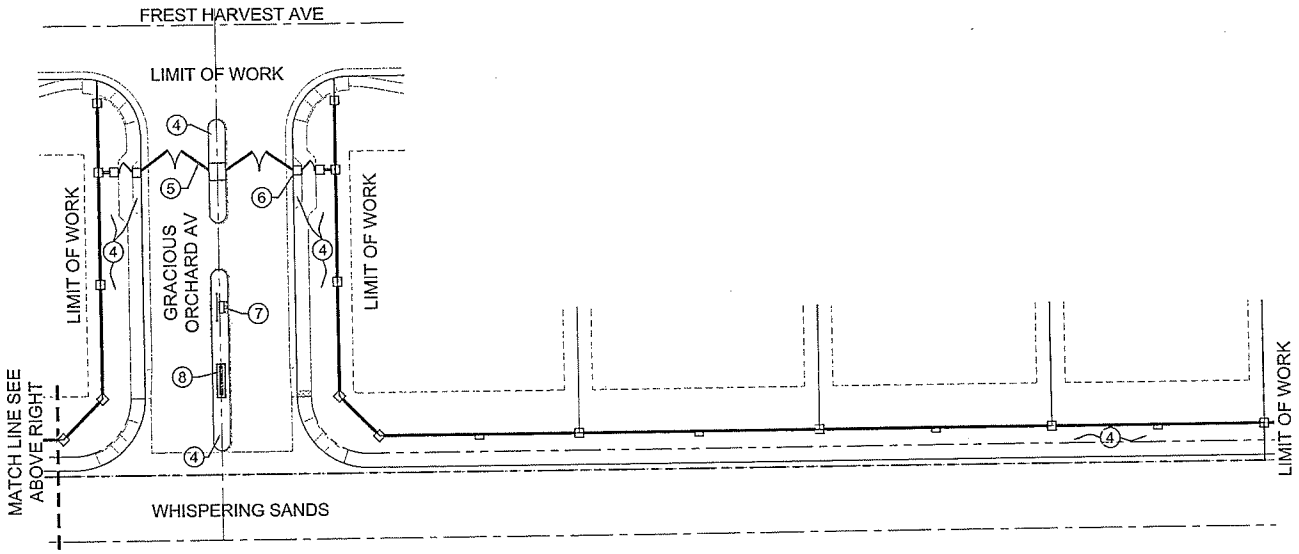
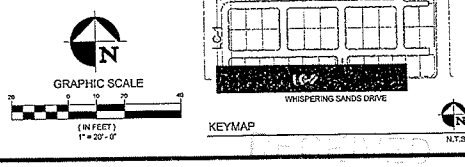




CONSTRUCTION NOTES

KEY	DESCRIPTION
(4)	3/4" SCREENED DECOMPOSED GRANITE (FOR ALL PLANTING AREAS ONLY), COLOR: APACHE BROWN, AVAILABLE FROM KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
(5)	VEHICULAR GATE; ELEVATION, SEE DETAIL A, SHEET LCD-1.
(6)	ENTRY GATE PILASTER; SECTION, SEE DETAILS B & C, SHEET LCD-1.
(7)	AUTOMATED KEYPAD; ELEVATION & SECTION, SEE DETAILS D, E, F, & G, SHEET LCD-1.
(8)	ENTRY SIGNAGE; SEE DEATILS H, J & K, SHEET LCD-1.



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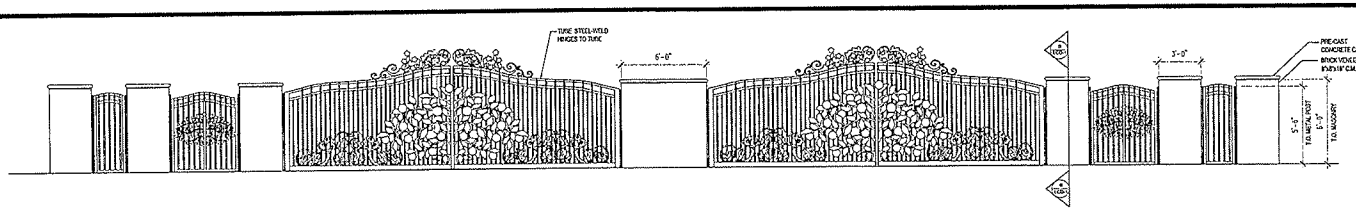
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

SHEET TITLE:
CONSTRUCTION PLAN

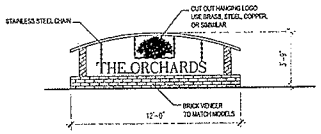
PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LC-2

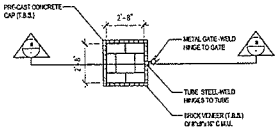
EOT-45057



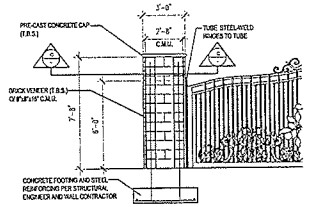
ELEVATION @ FRONT GATE (A)
SCALE: 1/4"=1'-0"



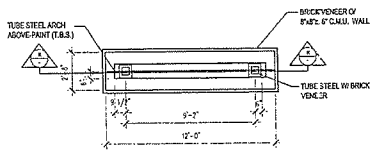
SIGNAGE ELEVATION (H)
SCALE: 1/4"=1'-0"



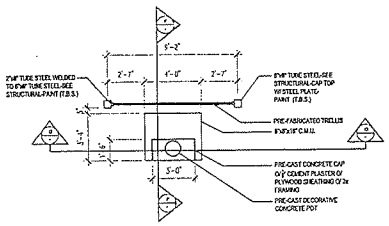
SECTION @ FRONT GATE PILASTER (C)
SCALE: 1/4"=1'-0"



SECTION @ FRONT GATE PILASTER (B)
SCALE: 1/4"=1'-0"



SIGNAGE PLAN (J)
SCALE: 1/4"=1'-0"



PLAN @ KEYPAD (E)
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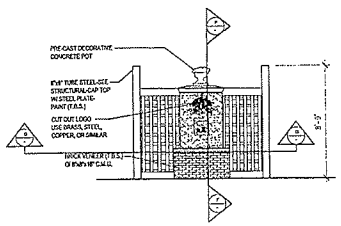
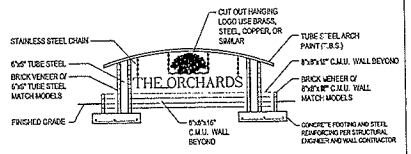
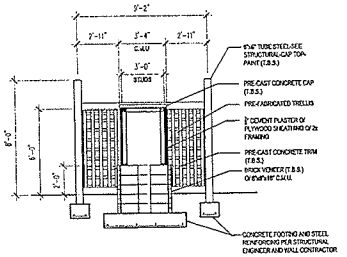


ELEVATION @ KEYPAD (D)
SCALE: 1/4"=1'-0"



SIGNAGE SECTION (K)
SCALE: 1/4"=1'-0"



SECTION @ KEYPAD (G)
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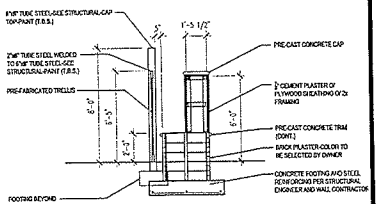

SECTION @ KEYPAD (F)
SCALE: 1/4"=1'-0"

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REVISIONS:
04-23-09 REVISED PER CITY COMMENTS

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

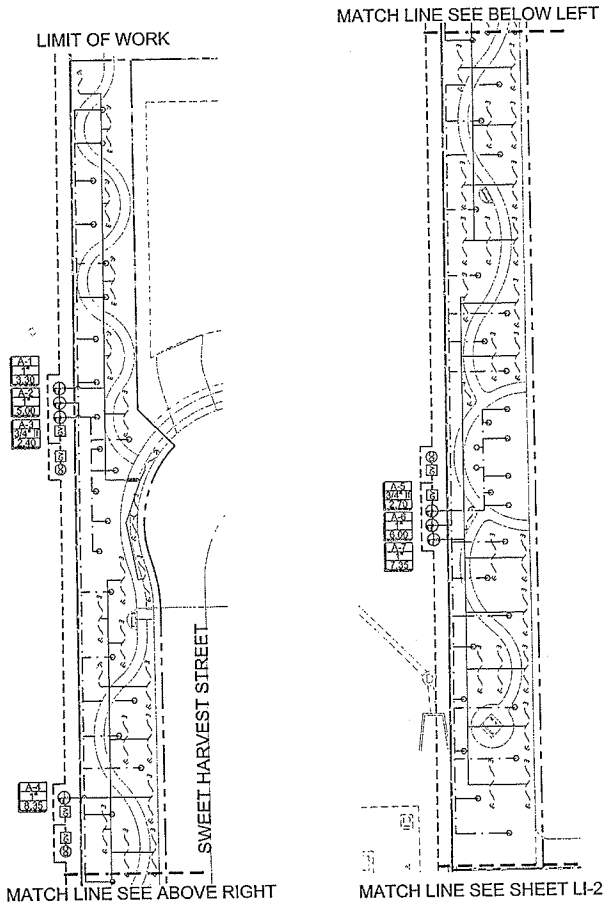
REVISED H. YAMASHITA
12-31-09

SHEET TITLE:
SIGNAGE & ENTRY DETAILS

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LCD-1

EOT-45057



IRRIGATION LEGEND

- 1-1/2" CLASS 315 PVC PIPE - MAIN LINE; SEE DETAILS / SHEET LID-1
- 3/4" CLASS 200 PVC LATERAL PIPE (SDR21) (FOR SHRUBS); SEE DETAILS / SHEET LID-1
- 3/4" CLASS 200 PVC LATERAL PIPE (SDR21) (FOR TREES); SEE DETAILS / SHEET LID-1
- 3/4" SALCO POLYETHYLENE DRIP PIPING WITH END CAP FOR SHRUBS / GROUND COVERS; SEE DETAIL F / SHEET LID-1
- SCH. 40 PVC SLEEVE PIPING. SIZE TO BE TWO TIMES THE DIAMETER OF SLEEVED PIPE. PROVIDE ONE EXTRA SLEEVE OF THE LARGEST SIZE PER HARDSCAPE CROSSING.
- GV — 1-1/2" NIBCO GATE VALVE SI-7; SEE DETAIL C / SHEET LID-1
- RAIN BIRD XCZ-100-B-COM DRIP CONTROL VALVE ASSEMBLY - (T=TREE, S=SHRUB); FOR FLOWS UNDER 3 GPM USE RAINBIRD XCZ-075-PRF CONTROL VALVE ASSEMBLY; SEE DETAIL D / SHEET LID-1
- QUICK COUPLER - 1" RAIN BIRD 44DLRC; SEE DETAIL B / SHEET LID-1
- ROOT WATERNO SYSTEM FOR TREE/PALM; RAINBIRD XERI EMITTERS LOCATED IN RWS SLEEVE W/ GRATE (DEEP WATERING), RAINBIRD XERI EMITTERS-SEE SCHEDULE FOR QTY (AT GRADE); SEE DETAIL E/SHEET LID-1
- A — IRRIGATION AUTOMATIC CONTROLLER - RAINBIRD WALL MOUNT; SELECT MODEL WITH ADEQUATE NUMBER OF STATIONS IN SYSTEM (WHICH MAY INCLUDE IRRIGATION FROM OTHER PHASES WITHIN PROJECT); SEE DETAIL A / SHEET LID-1; COORDINATE POWER SOURCE AND FINAL LOCATION WITH OWNER REPRESENTATIVE.
- PC — POINT OF CONNECTION / WATER METER. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE AND CIVIL ENGINEER
- B — FEBCO 825Y-1-1/2", REDUCED PRESSURE BACKFLOW PREVENTER. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE
- M — MASTER CONTROL VALVE - SUPERIOR - MODEL 3300 (BRASS) NORMALLY OPEN. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE.

EMITTER CHART

PLANT SIZE	EMITTER SIZE	# OF EMITTERS
PALM	5 GPH	5
48" BOX	2 GPH	12
36" BOX	2 GPH	8
24" BOX	2 GPH	6
15 GAL.	1 GPH	6
5 GAL.	1 GPH	3
1 GAL	1 GPH	2

EMITTER NOTES:
1. SHALL BE RAINBIRD XERI EMITTERS (PCS IF NECESSARY) OR APPROVED EQUAL
2. SEE DETAILS F AND G, SHEET LID-1 FOR DRIP EMITTER LAYOUT AND INSTALLATION

VALVE CALL-OUT KEY

CONTROLLER — A-1 — VALVE NUMBER
3/4" — VALVE SIZE
4.20 — VALVE DISCHARGE (GPM)

DRIP SYSTEM NOTES:

ALL LATERAL LINES FOR DRIP SYSTEM SHALL BE PVC AS SHOWN IN THE LEGEND. POLY TUBING SHALL BE CONNECTED TO THE PVC LATERAL LINES IN LOCATIONS ALONG THE LATERAL LINE ROUTE IN QUANTITIES AND LOCATIONS REQUIRED BY THE PLANT GROUPS AND THE MAXIMUM POLY TUBING RUN AS INDICATED IN THE DETAILS.

CONNECT POLY TUBING TO PVC AS PER DETAILS AND ROUTE TUBING THROUGH PLANT MASSES. INSERT DRIP EMITTERS INTO TUBING AS CLOSE AS POSSIBLE TO PLANT MATERIALS, ROUTE 1/4" TUBING FROM EMITTER TO PLANT, MAX. DISTANCE 6 FT. STAKE ALL DRIP TUBING TO GRADE USING WIRE STAKES. COVER ALL DRIP TUBING COMPLETELY WITH MULCH SPECIFIED ON LANDSCAPE PLANS.

CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT AND THE EMITTER LEGEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. ALL EMITTER TUBE OUTLETS SHALL HAVE A BUG CAP AND PLASTIC TUBING STAKE INSTALLED. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR STARTING WORK.

DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE EMITTER SIZES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.

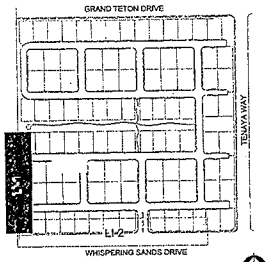
UNDERGROUND SPRINKLING SYSTEM REQUIRED IN ALL LANDSCAPED AREAS

GENERAL NOTES:

1. MAIN LINE AND VALVES LOCATION IS FOR GRAPHIC PURPOSES ONLY. MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION OF MAINLINE AND RELATED EQUIPMENT TO BE WITHIN PLANTER AND A MINIMUM OF 5' AWAY FROM ANY STRUCTURAL ENTITIES (INCLUDING BUT NOT LIMITED TO WALLS AND FOOTINGS) AND 18" OFF ADJACENT HARDSCAPE / OTHER OBSTACLES TYP.; CONTRACTOR SHALL INSTALL MAIN WATER LINE WITHIN PROJECT LIMITS / PROPERTY LINE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATION WITH OTHERS MAY BE REQUIRED TO ENSURE THE POWER SOURCE FOR THE SYSTEM; IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
4. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION;BOOSTER PUMP MAY BE REQUIRED DUE TO SITE CONDITIONS AND WATER PRESSURE;THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
6. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
7. CONTRACTOR TO VERIFY FIELD CONDITIONS AND LOCATIONS PRIOR TO INSTALLATION. STUDIO VBM DOES NOT ACCEPT RESPONSIBILITY FOR ANY SITE INFORMATION WHICH IS INCORRECT OR SITE CONDITIONS WHICH HAVE BEEN MODIFIED OR INSTALLED DIFFERENTLY THAN SHOWN ON THIS PLAN.
8. BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

GENERAL NOTE:

IRRIGATION MAY NEED TO BE ADJUSTED OR MODIFIED TO CONFORM TO SITE CONDITIONS.



KEYMAP N.T.S.

ATTENTION
NO FINAL INSPECTION WITHOUT ZONING APPROVAL

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'-0"

APPROVED

EOT-45057

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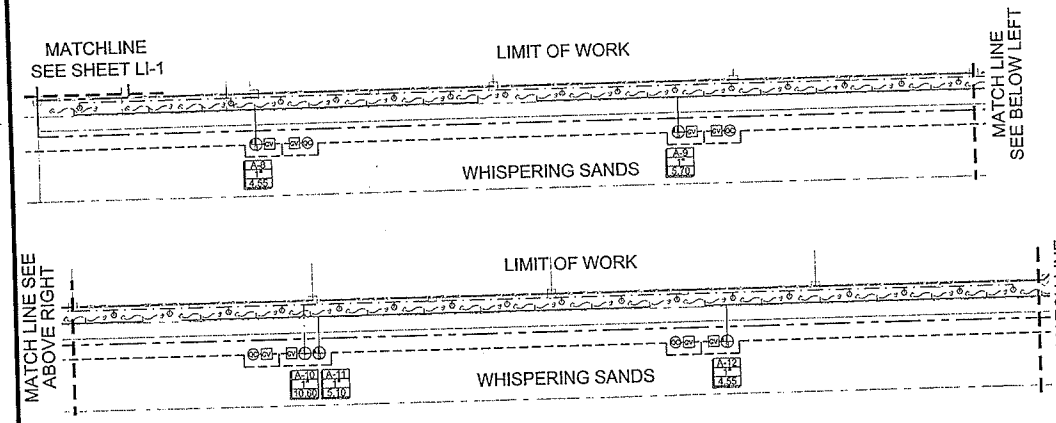
REVISIONS:
04-23-09 REVISED PER CLV COMMENTS

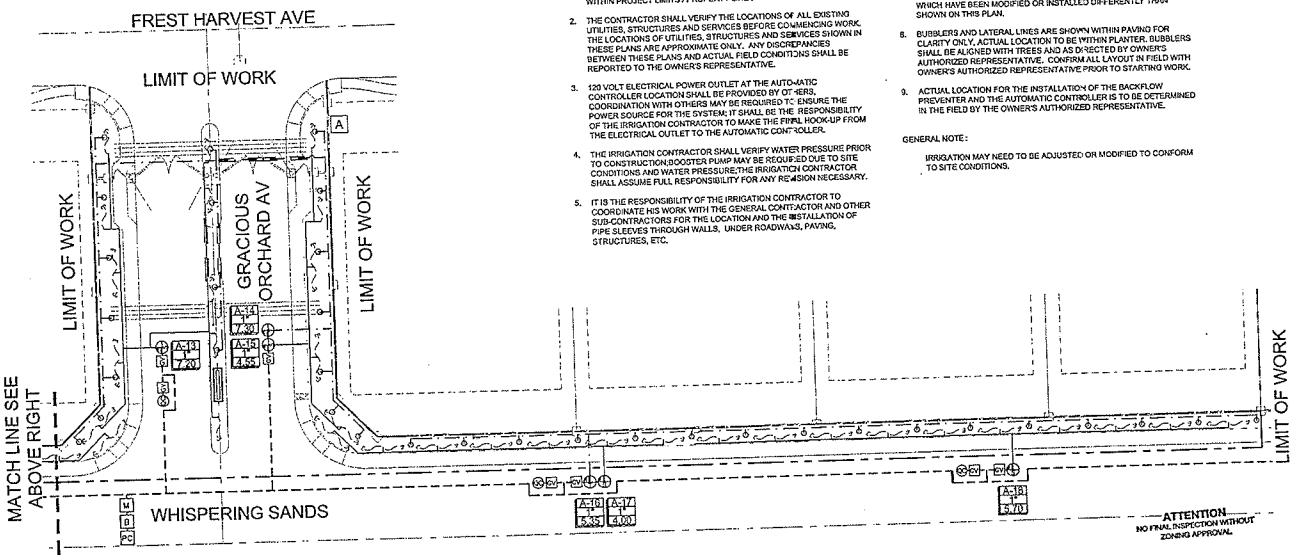
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

SHEET TITLE:
IRRIGATION PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LI-1





GENERAL NOTES:

1. MAIN LINE AND VALVES LOCATION IS FOR GRAPHIC PURPOSES ONLY. MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION OF MAINLINE AND RELATED EQUIPMENT TO BE WITHIN PLANTER AND A MINIMUM OF 2' AWAY FROM ANY STRUCTURAL ENTITIES (INCLUDING BUT NOT LIMITED TO WALLS AND FOOTINGS) AND 18" OFF ADJACENT HARDSCAPE / OTHER OBSTACLES TYP. ; CONTRACTOR SHALL INSTALL MAIN WATER LINE WITHIN PROJECT LIMITS / PROPERTY LINE .
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATION WITH OTHERS MAY BE REQUIRED TO ENSURE THE POWER SOURCE FOR THE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
4. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION;BOOSTER PUMP MAY BE REQUIRED DUE TO SITE CONDITIONS AND WATER PRESSURE;THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

GENERAL NOTES:

6. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
7. CONTRACTOR TO VERIFY FIELD CONDITIONS AND LOCATIONS PRIOR TO INSTALLATION. STUDIO VBM DOES NOT ACCEPT RESPONSIBILITY FOR ANY SITE INFORMATION WHICH IS INCORRECT OR SITE CONDITIONS WHICH HAVE BEEN MODIFIED OR INSTALLED DIFFERENTLY THAN SHOWN ON THIS PLAN.
8. BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

GENERAL NOTE:

IRRIGATION MAY NEED TO BE ADJUSTED OR MODIFIED TO CONFORM TO SITE CONDITIONS.

IRRIGATION LEGEND

- 1-1/2" CLASS 315 PVC PIPE - MAIN LINE; SEE DETAILS / SHEET LID-1
- 3/4" CLASS 200 PVC LATERAL PIPE (SDR21) (FOR SHRUBS); SEE DETAILS / SHEET LID-1
- 3/4" CLASS 200 PVC LATERAL PIPE (SDR21) (FOR TREES); SEE DETAILS / SHEET LID-1
- 3/4" SALCO POLYETHYLENE DRIP PIPING WITH END CAP FOR SHRUBS / GROUND COVERS; SEE DETAIL F / SHEET LID-1
- SCH. 40 PVC SLEEVE PIPING. SIZE TO BE TWO TIMES THE DIAMETER OF SLEEVED PIPE. PROVIDE ONE EXTRA SLEEVE OF THE LARGEST SIZE PER HARDSCAPE CROSSING.
- GV — 1-1/2" NIBCO GATE VALVE SI-7; SEE DETAIL C / SHEET LID-1
- RAIN BIRD XCZ-100-B-COM DRIP CONTROL VALVE ASSEMBLY - (T=TREE, S=SHRUB); FOR FLOWS UNDER 3 GPM USE RAINBIRD XCZ-075-PRF CONTROL VALVE ASSEMBLY; SEE DETAIL D / SHEET LID-1
- QUICK COUPLER - 1" RAIN BIRD 44DLRC; SEE DETAIL B / SHEET LID-1
- ROOT WATERING SYSTEM FOR TREE/PALM: RAINBIRD XERI EMITTERS LOCATED IN RWS SLEEVE W/ GRATE (DEEP WATERING), RAINBIRD XERI EMITTERS-SEE SCHEDULE FOR QTY (AT GRADE); SEE DETAIL E/SHEET LID-1
- A — IRRIGATION AUTOMATIC CONTROLLER - RAINBIRD WALL MOUNT; SELECT MODEL WITH ADEQUATE NUMBER OF STATIONS IN SYSTEM (WHICH MAY INCLUDE IRRIGATION FROM OTHER PHASES WITHIN PROJECT); SEE DETAIL A / SHEET LID-1; COORDINATE POWER SOURCE AND FINAL LOCATION WITH OWNER REPRESENTATIVE.
- PC — POINT OF CONNECTION / WATER METER. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE AND CIVIL ENGINEER
- B — FEBCO 825Y-1-1/2", REDUCED PRESSURE BACKFLOW PREVENTER. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE
- M — MASTER CONTROL VALVE - SUPERIOR - MODEL 3300 (BRASS) NORMALLY OPEN. COORDINATE FINAL LOCATION WITH OWNER REPRESENTATIVE.

EMITTER CHART

PLANT SIZE	EMITTER SIZE	# OF EMITTERS
PALM	5 GPH	5
48" BOX	2 GPH	12
36" BOX	2 GPH	8
24" BOX	2 GPH	6
15 GAL.	1 GPH	6
5 GAL.	1 GPH	3
1 GAL.	1 GPH	2

VALVE CALL-OUT KEY

CONTROLLER — VALVE NUMBER — VALVE SIZE — VALVE DISCHARGE (GPM)

EMITTER NOTES:
1. SHALL BE RAINBIRD XERI EMITTERS (PCS IF NECESSARY) OR APPROVED EQUAL.
2. SEE DETAILS F AND G, SHEET LID-1 FOR DRIP EMITTER LAYOUT AND INSTALLATION

DRIP SYSTEM NOTES:

ALL LATERAL LINES FOR DRIP SYSTEM SHALL BE PVC AS SHOWN IN THE LEGEND. POLY TUBING SHALL BE CONNECTED TO THE PVC LATERAL LINES IN LOCATIONS ALONG THE LATERAL LINE ROUTE IN QUANTITIES AND LOCATIONS REQUIRED BY THE PLANT GROUPS AND THE MAXIMUM POLY TUBING RUN AS INDICATED IN THE DETAILS.

CONNECT POLY TUBING TO PVC AS PER DETAILS AND ROUTE TUBING THROUGH PLANT MASSES. INSERT DRIP EMITTERS INTO TUBING AS CLOSE AS POSSIBLE TO PLANT MATERIALS. ROUTE 1/4" TUBING FROM EMITTER TO PLANT, MAX. DISTANCE 6 FT. STAKE ALL DRIP TUBING TO GRADE USING WIRE STAKES. COVER ALL DRIP TUBING COMPLETELY WITH MULCH SPECIFIED ON LANDSCAPE PLANS.

CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT AND THE EMITTER LEGEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. ALL EMITTER TUBE OUTLETS SHALL HAVE A BUG CAP AND PLASTIC TUBING STAKE INSTALLED. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR STARTING WORK.

DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE EMITTER SIZES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.

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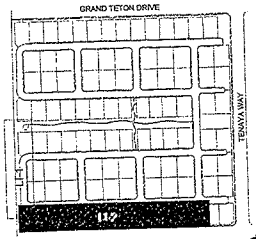
UNDERGROUND SPRINKLING SYSTEM REQUIRED IN ALL LANDSCAPED AREAS

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1" = 20'-0"



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REVISIONS:
04-03-12 REVISED PER CLV COMMENTS

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

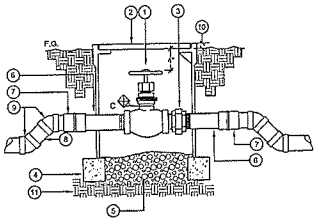
PREPARED UNDER THE DIRECTION OF
KEVIN YORK
REGISTERED LANDSCAPE ARCHITECT
12-5-08
STATE OF NEVADA

SHEET TITLE:
IRRIGATION PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LI-2

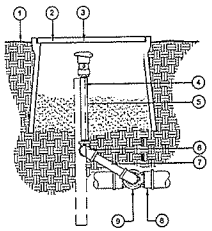
EOT-45057



① GATE VALVE OR BALL VALVE.
② VALVE BOX W/ EXTENSIONS AS NEEDED.
③ BRASS UNION W/ BRASS NIPPLE.
④ BRICK OR BLOCK SUPPORTS.
⑤ PEA GRAVEL SUMP 3" DEEP.
⑥ PVC. SCH. 80 NIPPLE. (T.O.E.)
⑦ PVC SCH. 80 FEMALE ADAPTER.
⑧ (DEEP SOCKET) PVC PRESSURE MAIN, TYP.
⑨ PVC SCH. 80 45° ELLS, TYP.
⑩ AT FINISH GRADE IN TURF, 1" IN SHRUB AREA.
⑪ UNDISTURBED OR COMPACTED SUBGRADE.

NOTE:
A. VALVES UP TO 3" DIA. SHALL HAVE MALLEABLE IRON TEE HANDLES
VALVES LARGER THAN 3" SHALL HAVE SQUARE OPERATING NUTS.
B. 4" - 45° PVC ELBOW FITTINGS SHALL BE USED TO RAISED GALLIGATE
VALVE TO WITHIN 12" OF FINISH GRADE.
C. R.W. WARNING TAG AS REQUIRED.

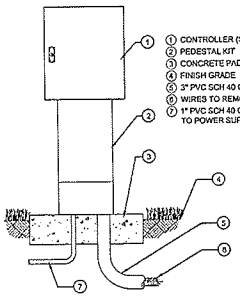
GATE VALVE NTS (C)



① FINISH GRADE
② 10" ROUND VALVE BOX
③ QUICK COUPLER
④ 24" LONG X 1" GALVANIZED ANGLE IRON STAKE WITH TWO STAINLESS STEEL BANDS
⑤ GALVAZED NIPPLE (6" MINIMUM)
⑥ GALVANIZED STREET ELLS (2 EACH)
⑦ GALVANIZED NIPPLE (6" MINIMUM)
⑧ PVC TEE OR ELL ON MAIN LINE
⑨ GALVANIZED STREET ELL

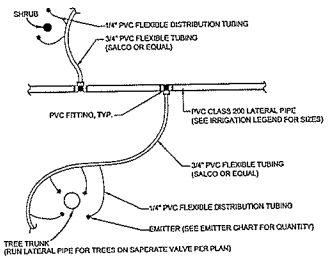
NOTE:
LOCAL CODES PREVAIL

QUICK COUPLING VALVE NTS (B)

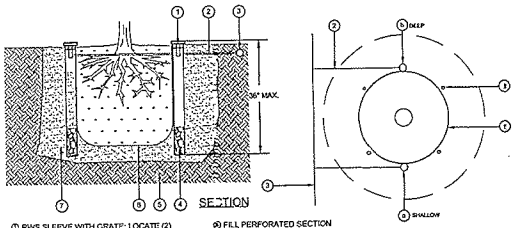


① CONTROLLER (SEE IRRIGATION LEGEND)
② PEDESTAL KIT
③ CONCRETE PAD (6" MINIMUM THICKNESS)
④ FINISH GRADE
⑤ 3" PVC SCH 40 CONDUIT, SWEEP ELL AND FITTING
⑥ WIRES TO REMOTE CONTROL VALVES
⑦ 1" PVC SCH 40 CONDUIT, SWEEP ELL AND FITTING TO POWER SUPPLY

IRRIGATION CONTROLLER NTS (A)



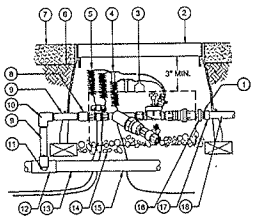
DRIP EMITTER AND PIPE LAYOUT NTS (F)



① RWS SLEEVE WITH CRATE: LOCATE (2) RAINBIRD XB-20PC EMITTERS INSIDE RWS SLEEVE FOR DEEP WATERING
⑦ CLASS 200 PVC LATERAL TO BUBBLER HEADS.
⑧ CLASS 200 PVC LATERAL FROM VALVE.
⑨ FILL PERFORATED SECTION WITH 1" CRUSHED GRAVEL.
⑩ NATIVE SOIL
⑪ TREE / PALM ROOTBALL
⑫ BACKFILL MATERIAL
⑬ 2 GPH EMITTER.

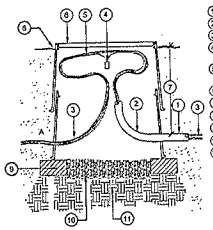
NOTE:
INSTALL SHALLOW EMITTERS ON GRADE, SEE EMITTER SCHEDULE FOR QUANTITIES

DEEP ROOT WATERING SYSTEM (TREE / PALM) NTS (E)



① PVC SCH. 80 NIPPLE. (CLOSE)
② VALVE BOX WITH COVER: 24" SIZE
③ ID TAG: RAIN BIRD SERIES ID TAG
④ WATERPROOF CONNECTION - RAIN BIRD SPLICE -1 (1 OF 2)
⑤ 30" LINEAR LENGTH OF WIRE (COILED)
⑥ FINISH GRADE
⑦ TOP OF MULCH
⑧ PVC SCH 40 COUPLING
⑨ PVC SCH 80 NIPPLE (LENGTH REQUIRED)
⑩ PVC SCH 40 ELL
⑪ PVC SCH 80 NIPPLE (2" LENGTH; HIDDEN) AND PVC SCH 40 ELL
⑫ PVC SCH 40 TEE OR ELL
⑬ BRICK SUPPORT (1 AT EACH CORNER))
⑭ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
⑮ PVC MAIN LINE
⑯ PVC SCH 80 UNION FOR SERVING ASSEMBLY
⑰ PVC SCH 40 MALE ADAPTER
⑱ PVC LATERAL PIPE

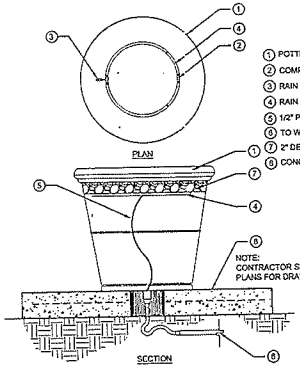
DRIP REMOTE CONTROL VALVE NTS (D)



① PVC SCH 40 OR 80 SLEEVE
② 90 ° SWEEP ELL
③ CONTROL WIRE
④ WATERPROOF WIRE CONNECTORS FOR SPLICED CONNECTION
⑤ EXPANSION LOOPS (LABEL WIRES WITH CONTROLLER AND STATION #)
⑥ 12" X 19" VALVE BOX WITH EXTENSION
⑦ 19" MINIMUM
⑧ FLUSH IN TURF; 1" IN GROUND COVER
⑨ BRICK SUPPORT (1 AT EACH CORNER)
⑩ 3" DEEP PEA GRAVEL SUMP
⑪ UNDISTURBED OR COMPACTED SUBGRADE

NOTE:
A. IN THE CASE OF HAND HOLES IN MEDIAN ISLAND, SLEEVE RUNS IN BOTH DIRECTIONS.
B. TO BE INSTALLED AT ENDS OF ALL WIRE SLEEVES RUNNING 20' AND LONGER.

PULL BOX NTS (I)



① POTTERY (SEE POTTERY LEGEND ABOVE)
② COMPRESSION ADAPTER 700-CF-2
③ RAIN BIRD AR VALVE KIT
④ RAIN BIRD LANDSCAPE DRIPLINE LD-09-12
⑤ 1/2" PVC DRIP DISTRIBUTION TUBING
⑥ TO WATER SOURCE
⑦ 2" DEPTH OF ROCK MULCH
⑧ CONCRETE PAVING PER PLAN

NOTE:
CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEERING PLANS FOR DRAINAGE ON POTTERY

IRRIGATED POTTERY NTS (H)

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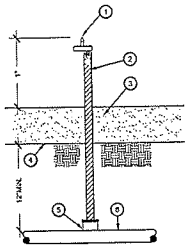

1. EMITTER PER SIZE CHART
2. 1/4" PVC FLEXIBLE DISTRIBUTION TUBING
3. DECOMPOSED GRANITE / MULCH
4. FINISH GRADE
5. PVC FITTING
6. 3/4" PVC FLEXIBLE TUBING (SALCO OR EQUAL)

DRIP EMITTER INSTALLATION NTS (G)

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REVISIONS:

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

SHEET TITLE:
IRRIGATION DETAILS

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: N.T.S.
DATE: 03.30.09

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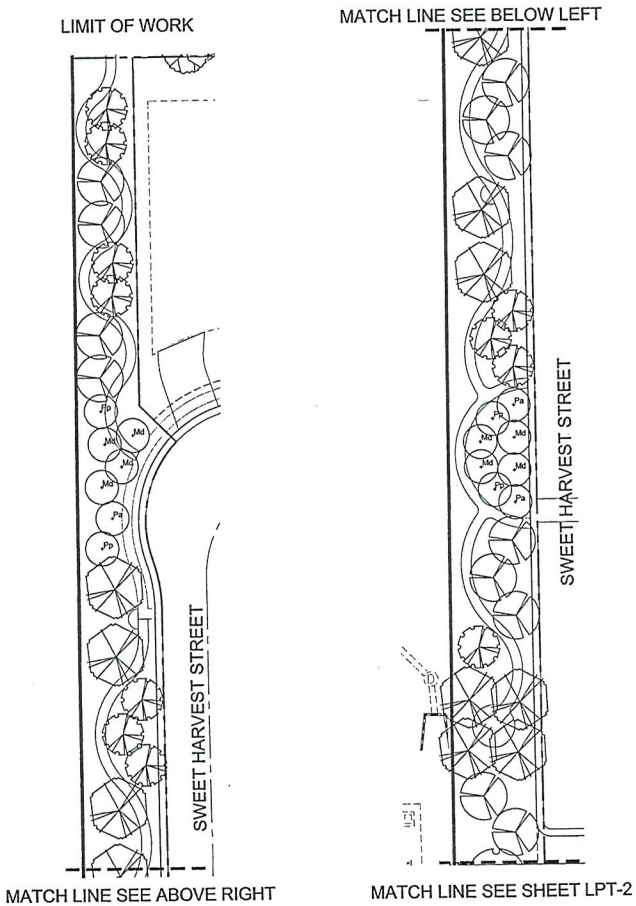

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	Pyrus kawakamii	Evergreen Pear	36" Box	0	Standard
	Acacia stenophylla	Shoestring Acacia	24" Box	0	Standard
	Fraxinus v. 'Fan Tex'	Fan Tex Ash	24" Box	10	Standard
	Prunus c. 'Atropurpurea'	Purple Leaf Plum	24" Box	11	Standard
	Pyrus kawakamii	Evergreen Pear	24" Box	12	Standard
+	Ulmus parvifolia	Evergreen Elm	24" Box	0	Standard
Md	Malus domestica	Apple - Dorsett Golden, Gordon, Mutsu	24" Box	8	Standard
Pa	Prunus armeniaca	Apricot - Goldcot, Goldkist, Royal Rosa	24" Box	3	Standard
Pp	Prunus persica	Peach - Babcock, Eva's Pride, Fairtime	24" Box	4	Standard

PLANTING NOTES:

1. ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF ¾" SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM

2. FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4-6" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-564-1998), OR GRO-WELL (702-639-0370).

3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.

4. ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

5. PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.

JAN

ATTENTION
NO FINAL INSPECTION WITHOUT ZONING APPROVAL.

UNDERGROUND SPRINKLING SYSTEM REQUIRED IN ALL LANDSCAPED AREAS



KEYMAP N.T.S.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'-0"

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04-03-09 REVISED PER CLV COMMENTS

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AT THE ORCHARD
APN 125-15-101-003
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SHEET TITLE:
TREE PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
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SCALE: 1" = 20'-0"
DATE: 03.30.09

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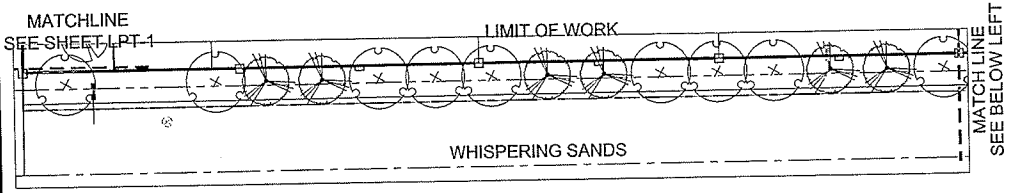

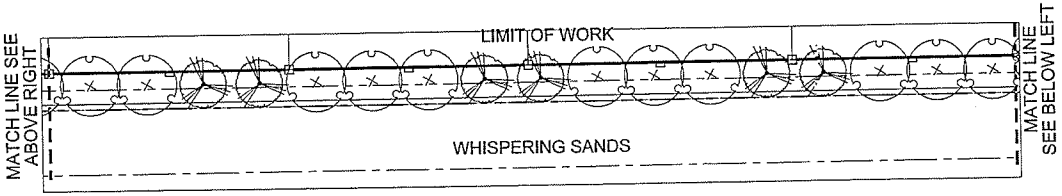

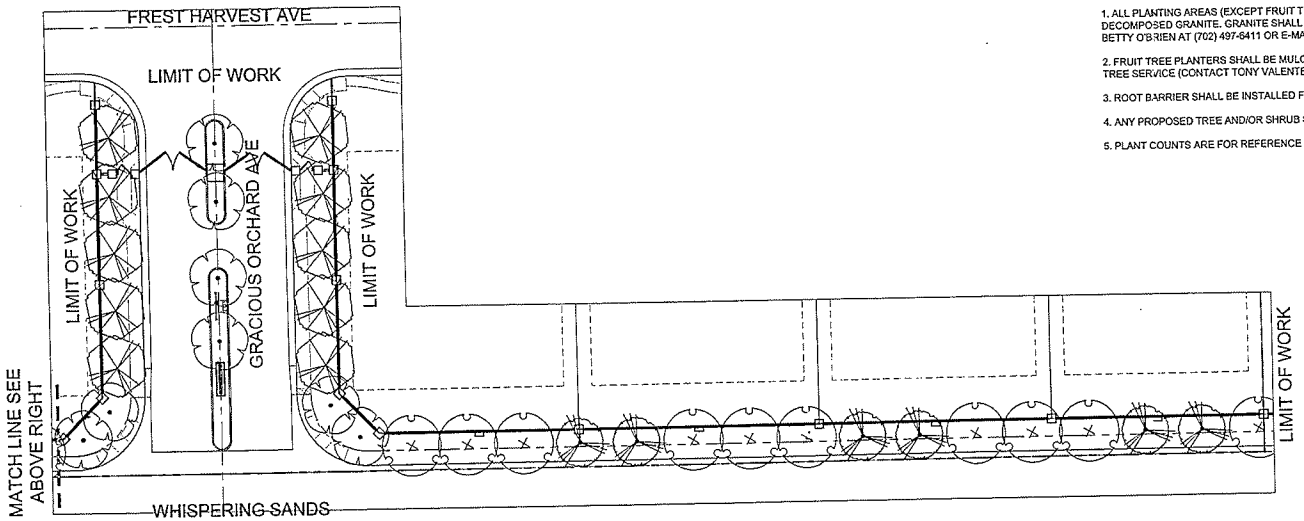

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+	Ulmus parvifolia	Evergreen Elm	24" Box	32	Standard
Md	Malus domestica	Apple - Dorsett Golden, Gordon, Mutsu	24" Box	0	Standard
Pa	Prunus armeniaca	Apricot - Goldcot, Goldkist, Royal Rosa	24" Box	0	Standard
Pp	Prunus persica	Peach - Babcock, Eva's Pride, Fairtime	24" Box	0	Standard

PLANTING NOTES:

1. ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF ¾" SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM

2. FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4-6" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-564-1998), OR GRO-WELL (702-639-0370).

3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.

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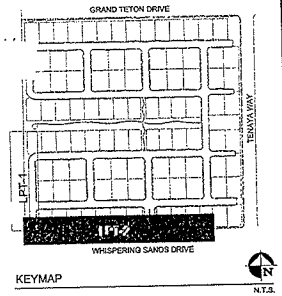

KEYMAP N.T.S.

GRAPHIC SCALE
(IN FEET)
1" = 20'-0"

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Land Planning | Landscape Architecture | Design
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REVISIONS:
04-03-08 REVISED PER CLV COMMENTS

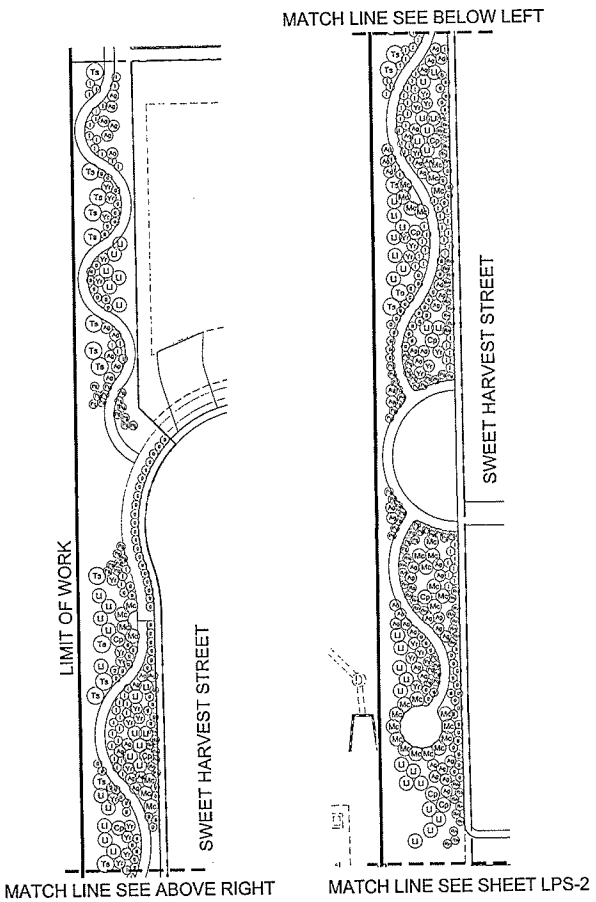
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

SHEET TITLE:
TREE PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: 1" = 20'-0"
DATE: 03.30.09

LPT-2

EOT-45057



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS:				
Ag	Abelia x grandiflora'	Glossy Abelia	5 Gal.	62
Cp	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal.	9
Db	Dietes bicolor	Fortnight Lilly	5 Gal.	61
Fs	Feijoa sellowiana	Pineapple Guava	5 Gal.	0
Li	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal.	52
Lj	Ligustrum japonicum	Waxleaf Privet	5 Gal.	0
Mc	Muhlenbergia c. 'Regal Mist'	Regal Mist	5 Gal.	33
Pg	Punica g. 'Nana'	Dwarf Pomegranate	5 Gal.	63
Ro	Rosmarinus o. 'Prostratus'	Trailing Rosemary	5 Gal.	50
Ts	Tecoma stans	Yellow Bells	15 Gal.	19
Yr	Yucca recurvifolia	Weeping Yucca	5 Gal.	31
l	Lantana montevidensis	Purple Lantana	1 Gal.	97
g	Lantana 'New Gold'	New Gold Lantana	1 Gal.	135
p	Penstemon species	Penstemon	1 Gal.	0

PLANTING NOTES:

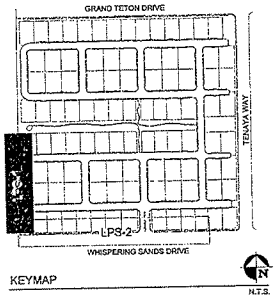
1. ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF $\frac{3}{8}$" SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM

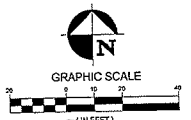
2. FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4-6" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-564-1998), OR GRO-WELL (702-639-0370).

3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.

4. ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

5. PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.





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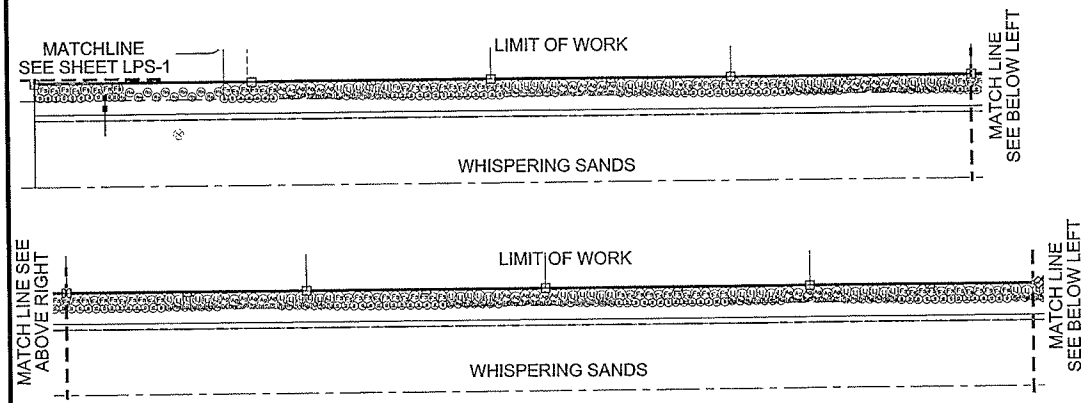

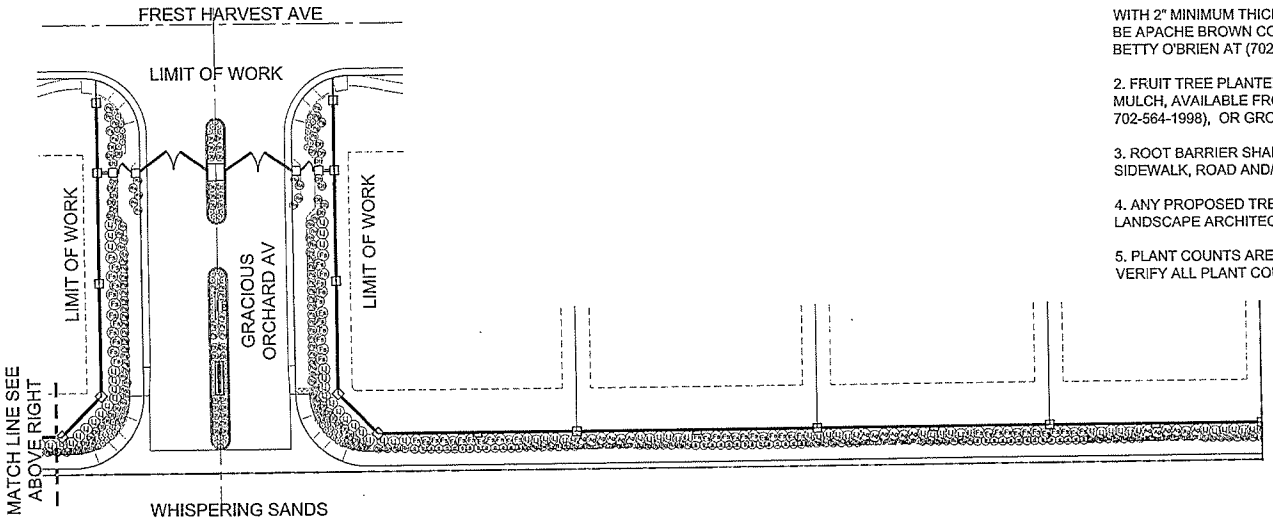

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Db	Dietes bicolor	Fortnight Lilly	5 Gal.	61
Fs	Feijoa sellowiana	Pineapple Guava	5 Gal.	158
Li	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal.	0
Lj	Ligustrum japonicum	Waxleaf Privet	5 Gal.	143
Mc	Muhlenbergia c. 'Regal Mist'	Regal Mist	5 Gal.	0
Pg	Punica g. 'Nana'	Dwarf Pomegranate	5 Gal.	46
Ro	Rosmarinus o. 'Prostratus'	Trailing Rosemary	5 Gal.	181
Ts	Tecoma stans	Yellow Bells	15 Gal.	0
Yr	Yucca recurvifolia	Weeping Yucca	5 Gal.	0
l	Lantana montevidensis	Purple Lantana	1 Gal.	79
g	Lantana 'New Gold'	New Gold Lantana	1 Gal.	157
p	Penstemon species	Penstemon	1 Gal.	182

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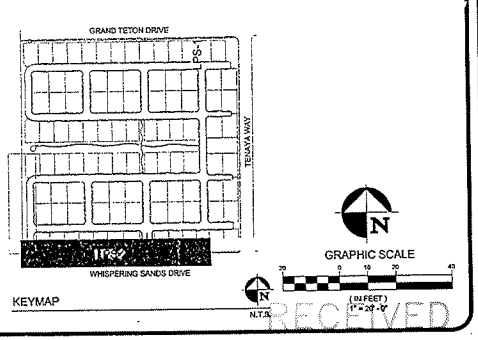

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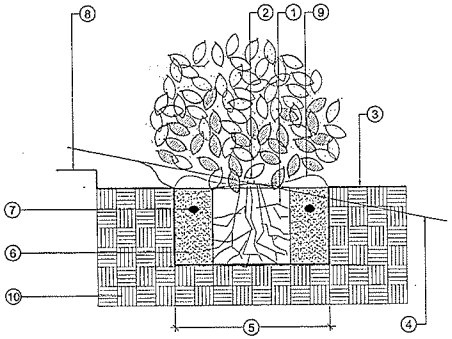
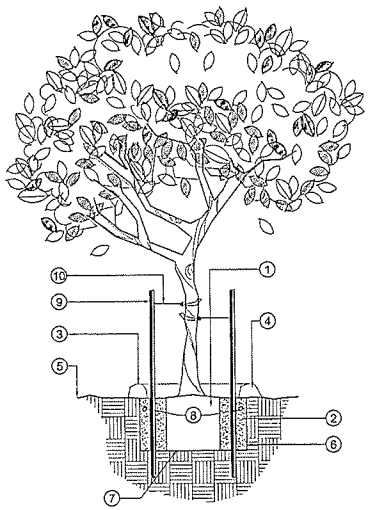


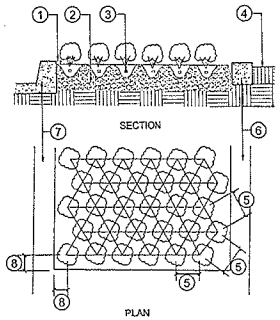
1. ROOTBALL
2. CROWN – 1" ABOVE FINISH GRADE
3. FINISH GRADE
4. FINISH GRADE AT SLOPE, AS APPLICABLE.
5. PLANTING PIT TWICE THE ROOTBALL DIAMETER
6. BACKFILL MIX (SEE SPECS.)
7. PLANT TABLET (SEE SPECS.)
8. TOP OF PAVING
9. 4" HIGH WATERING BASIN, AS REQUIRED.
10. UNDISTURBED NATIVE SOIL

SHRUB PLANTING (B)
N.T.S.



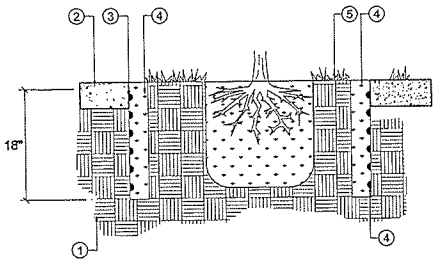
1. ROOTBALL
2. AMENDED BACKFILL MIX
3. WATER BASIN
4. MULCH
5. FINISH GRADE
6. PLANTING PIT WIDTH TWICE DIAMETER OF CONTAINER SIZE
7. PLACE ROOTBALL ON NATURAL GRADE
8. FERTILIZER TABLETS
9. (3) 2" DIA. X 10' LONG LODGE POLES. PLACE OUTSIDE ROOTBALL
10. BLACK PLASTIC CINCH-TIE WITH ONE TWIST NAILED TO STAKES

TREE PLANTING (A)
N.T.S.



1. FINISH PLANTING GRADE, 2" BELOW ADJACENT BARRIER.
2. PREPARED SOIL
3. PLANT TABLET
4. FINISH GRADE
5. EQUAL SPACING -- SEE PLANT LEGEND FOR O.C. SPACING
6. CONCRETE MOWSTRIP OR PLANTING BARRIER
7. CONCRETE CURB OR HARDSCAPE IMPROVEMENT, AS APPLICABLE.
8. EQUAL HALF SPACING PER PLANT LEGEND

GROUNDCOVER PLANTING (D)
N.T.S.



1. NATIVE SOIL
2. HARDSCAPE
3. 18" BARRIER
4. NATIVE SOIL BACKFILL
5. FINISH GRADE

ROOT BARRIER (C)
N.T.S.

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LPD-1

SPECIFICATIONS

SECTION 00100

LANDSCAPE & IRRIGATION
INFORMATION TO BIDDERS

PART 1 - GENERAL

1.1 Qualifications

Bidders on this project shall be licensed under the latest appropriate provisions of the Nevada Revised Statutes and shall agree to conform with the laws of the State of Nevada as they apply to the contract being bid.

1.2 Interpretation of Plans and Specifications

Questions, omissions, or discrepancies in plans or specifications will be answered in writing if a written request (RFI) is submitted to the Landscape Architect seven (7) days prior to the Bid Opening.
Oral explanations given before the award of the Contract will not be binding. Any interpretation or correction of the proposed documents will be made only by addendum and will be furnished to all plan holders. Receipt of such Addenda will be acknowledged. Interpretation of the plans and specifications will be made only by the Landscape Architect. Any Addenda issued during the time of bidding, shall be covered in the bid, and shall be made a part of the Contract.

1.3 Award of Rejection of Bids

The Contract will be awarded to the best qualified responsible bidder complying with these instructions. The Owner, however, reserves the right to accept or reject any or all bids, and to waive any informality in the bids received and to reject the bid of any persons who are judged not qualified. Bids and bid opening shall be confidential.

SECTION 00100

LANDSCAPE & IRRIGATION
GENERAL CONDITIONS

PART 1 - GENERAL

1.1 Definitions

a. "Owner"	SPINNAKER HOMES / ROYAL CONSTRUCTION
b. "Landscape Architect"	STUDIO VBM,LLC
c. "Contractor"	The person, firm or corporation with whom the landscape contract is made by the Owner.
d. "Sub-Contractor"	Any person, firm or corporation other than employee of the Contractor, supplying for an under agreement with either the Contractor, labor or materials or both at the project site in connection with this Contract.
e. "Work"	Labor, or materials or both; or the complete contract work.

1.2 Codes, Permits and Insurance

a. The Contractor shall, at his own expense, procure all permits, certificates, and licenses required of him by law for the execution of his work. He shall also comply with all state, county, or local laws, ordinances, rules or regulations relating to the performance of his work.

b. The Contractor shall, at all times during the progress of the work, carry with insurance carriers (approved by the Owner) full coverage, in the following minimum amounts:

Workmen's Compensation	As per State Law
Employers Liability Insurance	$1,000,000
Comprehensive General Liability	
Bodily Injury	$500,000
Property Damage	$500,000
Comprehensive Auto Liability	
Bodily Injury	$500,000
Property Damage	$500,000

1.3 Contractor's Responsibility

a. The Contractor assumes full responsibility for the safekeeping of all materials and equipment and for the protection on all unfinished work until final acceptance by the Owner. If any of the work is damaged or destroyed from any cause, the Contractor shall replace it at his own expense. The Contractor must indemnify and save harmless the Owner against any claims filed for nonpayment of his bills for subcontractors, labor and materials used in connection with the contract work.
b. The Contractor shall fully coordinate his work with the General Contractor and the Owner's representative and the Owner.

1.4 Removal of Defective and Unauthorized Work

a. All work which has been rejected, because of noncompliance to plans and specifications, shall be remedied or removed and replaced in an acceptable manner by the Contractor at his own expense and no compensation shall be allowed for such removal or replacement.

1.5 Payment and Acceptance

a. Percentage payments shall be made monthly to the Contractor, based upon payment requests received from the Contractor and approved by the Owner and the Landscape Architect. Ten percent (10%) of the cost of completed work will be retained by the Owner until final completion and acceptance of all work covered by the Contract.
b. The payment of the ten percent (10%) retention shall be made 30 days after the written acceptance of the completed contract work, and any maintenance period, upon receipt of a payment request from the Contractor.

1.6 Commencement, Prosecution, and Completion of Work

a. The Contractor will be required to commence work under this Contract within ten (10) calendar days after the date of the Contract to prosecute the work with faithfulness and energy, and to complete the entire work ready for use not later than 30 days after the date of the Contract.

1.7 Dust Control

a. The Contractor shall be cognizant of the nuisance and inconvenience excessive blowing of dust, dirt, or refuse can cause to adjacent properties and to public areas and shall institute measures to control these problems.

1.8 Guarantee of Work

a. Except as specifically provided otherwise, the Contractor shall guarantee all work against defective material and workmanship for a period of one (1) year from the date of the final acceptance of the Contract work.

2.1 Site Location

a. Clark County, Nevada

2.2 Examination of Premises

a. The Contractor shall visit the site of the project and shall fully acquaint himself / herself with the conditions as they exist, so that he / she may fully understand the facility, difficulties and restrictions attending the execution of the work.
b. Bidders shall also thoroughly examine and be familiar with the drawings, specifications and other contract documents. The failure of the Contractor to obtain, receive or examine any addenda to the proposed contract documents, and to visit the site and acquaint himself / herself with the conditions there existing, shall in no way relieve him / her from any obligation with respect to his / hers proposal.
c. By submitting a proposal, the Contractor agrees that he / her has examined the site, the drawings, specifications and other contract documents and accepts, without recourse, all site conditions and the proposed contract documents.
d. Landscape contractor shall inspect with owner's representative all sidewalk and curb defects prior to beginning work. All hardscape to be reinspected during final walk-through. Any damaged areas to be repaired at contractor's expense.

2.3 Protection and Precaution

a. The Contractor shall assume all responsibility for that portion of the site involved in the project work and shall provide and maintain all necessary protection as required by the state and local codes, ordinances or laws. Contractor shall be responsible for damage caused to work that is not properly protected.
b. The Contractor shall provide enclosures, ditches, or drains to protect installations and improvements within the working area subject to damage by weather conditions, and shall repair or replace any damaged structures or improvements.
c. Landscape contractor shall provide barricades along public streets if required during installation.
d. Any damage incurred to existing structures or installations by the Contractor or Sub-Contractor will be replaced and repaired to original condition at the Contractor's expense.

2.4 Obstructions

a. Obstructions, if encountered, shall be reported to the Landscape Architect. Clean up of trash, debris, or other obstructions resulting from work performed by other trades is not the responsibility of the Landscape / Irrigation Contractor.

2.5 Inspection of Construction Work

a. Periodic site inspection will be made by the Landscape Architect, the General Contractor or the Owner, to determine quality and compliance of work with contract documents. Contractor shall give Landscape Architect 24 hours notice for a required inspection. The Landscape Architect shall not provide superintendency.

2.6 Inspection of Work

a. Inspection of work for compliance with City and County codes and standards shall be by the City and/or County Inspectors.

2.7 Cleaning

a. The Contractor, each week or as required, shall remove debris, waste, rubbish or unused construction materials from the project areas resulting from work under this contract. Any Construction or storage yards shall be maintained in an orderly appearance and located as directed by the Owner or General Contractor.

2.8 Workmanship

a. The Contractor shall carry out the full intent of the plans, details and specifications, using workmanship in a manner in accordance with the best methods of the trade. The Contractor shall be responsible for providing competent workmen. All work shall be undertaken and finished in quality workmanship. Any work that does not show quality workmanship by skilled workmen, shall be replaced or repaired as directed by the Landscape Architect and at the Contractor's expense.
b. The contractor is to provide continuous inspections during construction and shall coordinate and be responsible for the actions of his or her subcontractors.

2.9 Maintenance Period

a. The Contractor after final acceptance of project by Owner, shall provide 90 day maintenance. Maintenance shall consist of all operations necessary or required to maintain the project or as called out in each maintenance section of this specification. The Contract retention shall be released to the Contractor after the 90 day maintenance period and when the project is in acceptable condition.

SECTION 02900

LANDSCAPE CONSTRUCTION

PART 1 - GENERAL

1.1 Coordination

a. Inspect and approve sprinkler work prior to start of any work in this section.
b. Prior to excavating or placing of stakes, locate all utilities, electric cables, conduits, sprinkler lines, heads, valves and valve control wires and all utility lines so that proper precautions may be taken not to damage such improvements. In event of conflict between such lines and plant locations, promptly notify the Landscape Architect and propose relocation for one or the other. Failure to follow this procedure places upon Contractor responsibility for, at his own expense, making any and all repairs for damages resulting for work here under and for any adjustments required.
c. Quantity and Type of Plant Materials:
Plant materials shall be furnished in quantities and/or spacing as shown or noted for each location and shall be of species, kinds, sizes, etc., as symbolized and/or described in "Plant Material Legend", as indicated on drawings. List on drawings prepared only as a convenience to the Contractor and its accuracy is not assured. Verify all sizes and quantities.

1.2 Quality Assurance

a. Observations listed herein may be made by Landscape Architect and Owner. Contractor to notify Landscape Architect two (2) days in advance of time observation can be made and allow Architect opportunity to make observations.
1. During preliminary finish grading and soil preparation.
2. Plants, at delivery to site, when shrubs and trees are spotted for planting, but prior to when planting holes are excavated.
3. Specimen trees at source, before delivery.
4. Potted plants prior to locating.
5. Planting areas prior to planting.
6. All landscape construction items, prior to start of maintenance period (Final Inspection).
7. At completion of maintenance period (Final Maintenance Inspection).
b. Prior to job acceptance, submit written certification for following:
1. Quantity of soil amendments called for by plans and specifications.
2. Certificate with every delivery of bulk material stating source, quantity, type of material and that material conforms to specification requirements. For bulk delivered organic fertilizer. Certificate shall state volume, net weight, percentage of nitrogen, potassium and phosphoric acid. For each fertilizers and soil conditioner in containers Contractor shall furnish similar certificates stating total quantities by weight and volume for each material.

1.4 Guarantee and Replacement

a. Guarantee period shall begin at completion of maintenance or date of final acceptance of project.
b. All shrubs and groundcover shall be guaranteed as to growth and health for a period of one year. All trees up to 20" box size guaranteed to live and grow in acceptable upright position for one year. Trees in 24" box and larger and all field grown specimens are guaranteed to live and grow in acceptable upright position for one year.
c. Signs of failing growth at any time during life of Contract, including maintenance period or those plants so injured or damaged as to render them unsuitable for purpose intended, shall be immediately replaced in kind, size and suitable for purpose intended, at expense of Contractor.
d. Within fifteen (15) days of notification remove and replace all guaranteed plant materials which, for any reason, fail to meet requirements of guarantee. Replacement shall be made with plant materials as indicated or specified for original planting and all such replacement materials guaranteed or specified for original guaranteed materials, and shall match existing remaining plants of same type and size.

2.1 Plants

a. Nomenclature: Plant names indicated or listed in "List of Plant Materials" on drawings, conform to "Standard Plant Materials" established by American Joint Committee on Horticulture. Except for names covered therein, established custom of nursery is followed.
b. Condition: Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs, and shall have healthy normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect or his representative. In no case shall trees be topped before delivery.
c. Dimensions: Height and spread of all plant material measure with branches in their normal position and as indicated in drawings. Caliper of all trees measured 12" (one foot) above surface of ground. When caliper or other dimensions on any plant materials are omitted from "Plant Legend", those plant materials shall be normal stock for type listed.
d. Inspection: All plant materials must have been previously inspected at nursery and subject to inspection and approval of Landscape Architect before planting.
e. Plant list: As indicated on drawings.
f. Sizes of Plants: As stated on Plan. Container stock (1 gallon, 5 gallon, and 15 gallon) shall have been grown in containers for at least one (1) year, but not over two years.
g. Substitutions: For indicated plant materials permitted provided substitute materials are approved in advance and substitutions are made at no additional cost to Owner. Except for variations so authorized, all substitute plant materials shall conform to requirements of these specifications. If accepted substitute materials are of less value than those indicated or specified, Contract price will be adjusted in accordance with provisions of Contract. Down-sizing or substitution of plant material without prior approval of landscape architect is not permissible.
h. Plants Not Approved: To be removed from site immediately and replaced with suitable plants. Landscape Architect reserves the right to reject entire list of plants represented by defective samples. i. Tagging: Of one of each variety of plant material shall be provided.

2.2 Staking and Guying Materials

a. Stakes for Trees: As shown on plans. Not less than 10' (ten feet) in length pointed at one end. Greater length as required, min. of 2" x 2" redwood or 2" diameter Lodge pole Pine.
b. Guy wires and plant Ties: Plastic coated #30 Stranded wire.
c. Stakes for Holding Guy Wires: 2" x 4" x 2" clear, rough redwood.
d. Hose for covering Wire: New or used garden hose at least 1/2" (half and inch) in diameter and 12"-15" long.
e. Guy Wires: "Flagged" with a white neoprene cover 5' (six feet) above grade.
f. Ties for Holding Trees for Supports: Shall be as per plan details.

2.3 Soil Amendments

a. Refer to the Plant List on the Cover Sheet or to the Detail Sheet for specifics.
b. Humus: Shall be approved forest humus or peat moss, or other approved organic material free from sticks, stones, roots, or other foreign matter. Delivery tickets of proper quantity of humus to site will be made available to the Landscape Architect upon request.
c. Fertilizer: Shall be a commercial fertilizer of neutral character, with some elements derived from organic sources and applied to plant material as specified in details.
d. Sand: Shall be clean, washed sand free of toxic materials.
e. Topsoil: Shall be fertile, friable, natural loam, surface soil reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2" in any dimension, and other extraneous or toxic matter harmful to plant growth.
f. Prepared Backfield/Prepared Soil: Shall be composed of three (3) parts of native soils to one (1) part of humus by volume, thoroughly mixed to ensure uniformity. Native soil shall be natural, fertile, friable soil which possesses the characteristics of representative productive soils in the vicinity, shall not be excessively acid or alkaline, nor contain toxic substances harmful to plant growth, shall be without admixture of subsoil, and be reasonably free of noxious weeds, clay lumps, clods stones, roots, stumps, and debris of any kind.

2.4 Decomposed Granite/Rock

a. Decomposed granite/rock shall be native, local, desert, decomposed granite stone of size 3/8" minus diameter. Granite shall be free of organic matter and other debris. Unless otherwise specified on drawings, the color of the granite shall be determined by Owner. Contractor shall provide Landscape Architect with a sample of material for approval before installation.
b. Chemical herbicide shall be Dacthal pre-emergent.

2.5 Irrigation

a. Contractor shall submit a material list of irrigation products to the landscape architect to be used on the project. Written approval shall be obtained from owner & landscape architect.
b. Contractor to verify locations of water meters, service lines, backflow preventers and automatic controllers. All backflow preventers and automatic controllers shall be located in shrub areas (unless otherwise specified).
c. Conceal all irrigation valves in shrub areas.

PART 3 - EXECUTION

3.1 Finish Grading

a. Refer to civil engineering drawings for all rough grading and drainage.
b. When preliminary grading, including weeding and fertilizing, has been completed and soil has dried sufficiently to be readily worked, all planting areas graded to elevation indicated on drawings. Grades not otherwise indicated uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades made at direction of Architect, if required.

3.2 Soil Preparation

a. Soil not worked when moisture content is so great that excessive compaction will occur nor when so dry that dust will form in air or that clods will not break readily. Water applied, if necessary, to provide ideal moisture content for tilling and for planting herein specified.
b. Before and during preliminary and finish grading, all weeds and grasses dug out by roots and disposed of off site (except those weeds and grasses not of perennial type, less and 2 1/2" high and not bearing seeds, which may be turned under. Cuts more than 2-1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:
Nut Grass
Alfalfa
St. Augustine Grass
Puncture Vine
Dallas Grass
Mustard Plant
Johnson Grass
Wire Weed
Morning Glory
c. All planting areas scarified to depth of 4" below grade with spacing of ripper teeth no greater than 12" on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter removed from site.
d. If sprinkler system is installed after grading and fertilizing is completed, upper portion of backfill shall be refilled and fertilized to depth specified for area as required to conform to specifications.

3.3 Method of Planting and Work Procedure

a. No planting done until all operations in conjunction with installation of sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared as herein specified.
b. Relative position of all trees and plants is subject to approval, and relocation as directed as part of Contract.
c. Plants shall not dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss, or burlap at all times during planting operations. Do not expose roots to air except while being placed in ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at Contractor's expense.
d. All plants removed from their containers and set so that, when settled, they bear same relation to required grade that they bore to natural grade and backfilled, unless otherwise specified, with prepared soil. No soil in muddy condition shall be used for backfilling. No filling permitted around trunks and stems. All broken or frayed roots properly cut off.
e. Prepared soil uniformly blended in area adjacent to planting work and accurately proportioned using a suitable measuring container. Unused excavated soil cleaned up and disposed of off site. Mix protected from water until placed in backfill around plants.

3.4 Planting of Trees

a. Trees shall not be planted closer than four (4) feet from any walkway or public sidewalk area. All trees planted within five (5) feet of walks shall receive deep root barriers.
b. All pits for trees dug square with bottoms level, length of sides equal to two times size of container. Pit bottom shall be 1'-0" from bottom of root ball. Compacted soil at sides and bottoms loosened by scarifying or other approved method. Pits backfilled with prepared soil to bottom of tree ball. Tree set to required grade and balance of the pit filled with prepared soil, thoroughly settled by water application.

3.5 Planting of Vines and Shrubs

a. Vines and shrubs planted in pits at least 18" greater in diameter than their ball of earth and at least 12" below bottom of ball. Compact soil at bottom of pit loosened and pit filled with "prepared soil" to bottom of ball. When plant properly set, pit filled to required grade with prepared soil and thoroughly settled by tamping and watering. All vines removed from stakes, untied and securely fastened in approved manner to wall, fence or other surface next to which they are planted.

3.6 Planting or Flatted Ground Cover

a. Pits for flat sized plants at least 6" X 6" X 6". Ground cover areas moistened prior to planting.
b. Set plants in center of pits so that crown of plant level with finished grade after settled of soil, then backfill and water.
c. Flatted plants well rooted with runners at least 4" but not more than 6" in length.
d. Mulching: Top dress all seeded areas with a mulch of forest humus. Spread mulch evenly over all areas to a depth of 1/4 to 1/2 inch or 50 pounds per 1,000 sq. ft.
e. Contractor shall clean all pavement of mulch, soil, rocks or other debris created by this scope of work.

3.7 Watering Basins

a. Construct firmly compacted mound of soil around each tree and plant to form watering basin at edge of and following shape of planting pit area. Mound for trees and for vines from five (5) gallon or larger containers at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within basins after watering refilled to required grade with prepared soil and additional nitrogen stabilized sawdust worked into surface as required to restore mulched condition.

3.8 Tree Staking

a. All trees not to be guyed at time of planting staked by placing stake in prepared hole and driving stake 18" into solid ground. Tree planted as close to stake(s) as possible without touching root ball. Tree fastened to upper end of stake in accordance with staking detail on plans.

3.9 Decomposed Granite/Rock

a. The existing grade shall be fine graded and raked free of organic matter and other debris one (1) inch diameter and larger. A level board not less than eight (8) feet in length shall be used to inspect subgrade for accuracy and trueness.
b. Installation procedures for decomposed granite may vary by the scale of the project and the size of specific areas to receive decomposed granite/rock ground cover. Installed granite/rock shall be dragged or raked to remove any irregularities. Installation shall provide a compacted depth of decomposed granite/rock as specified on the drawings. Methods of compacting, such as rolling, water settling, etc., shall be approved by Landscape Architect. A level board not less than 8' feet in length shall be used to inspect grade for accuracy and trueness. Unless otherwise specified in the drawings, granite/rock finish grade shall be 1" below the top of curb or sidewalk surfaces.
c. Application of chemical herbicides shall be at the rate of 12 - 15 pounds per acre. Material to be applied in solution with water as recommended by the Manufacturer.
d. Contractor shall remove from site, debris and/or waste materials developed as a result of the work in this section. All paved surfaces shall be clean of dirt or granite with completion of this scope of work.
e. Areas of granite/rock shall be maintained free of weeds, free of other debris, and true to grade until final acceptance and until completion of any contracted maintenance period.

3.10 Maintenance

a. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs, vines and trees, fertilizing and control of pests, diseases and following final plant establishment work:
1. Entire project maintained for a period of 90 days, commencing from time all items of work have been completed to satisfaction of Architect or after substantial completion of project which ever comes last.
2. Plants and planted areas kept well watered and weed free.
3. Maintain sufficient number of labor and adequate equipment to perform work herein specified.
4. Damage to any planted area repaired immediately.
5. Any groundcover or slope areas that do not show prompt establishment of plant material are to be replanted at 10 day intervals until accepted.
6. Depressions caused by vehicles or foot traffic shall be filled with top soil, leveled and replanted.
7. All planted areas fertilized at 30 day intervals by application of 5 pounds ammonium phosphate per 1,000 square feet.
8. Paved areas washed or broomed neat and clean condition presented at all times.
9. Plants be maintained in disease and pest free condition. Licensed pest control operator to recommend and apply pesticides, herbicides and fungicides.
10. All shrubs and trees pinched or pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers and dead foliage and limbs removed. No major pruning done without approval.

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REVISIONS:

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA

REGISTERED LANDSCAPE ARCHITECT
KENNETH YU VALDEZ-JONZON
5467
STATE OF NEVADA

SHEET TITLE:
GENERAL NOTES

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: KY
SCALE: N/A
DATE: 03.30.09

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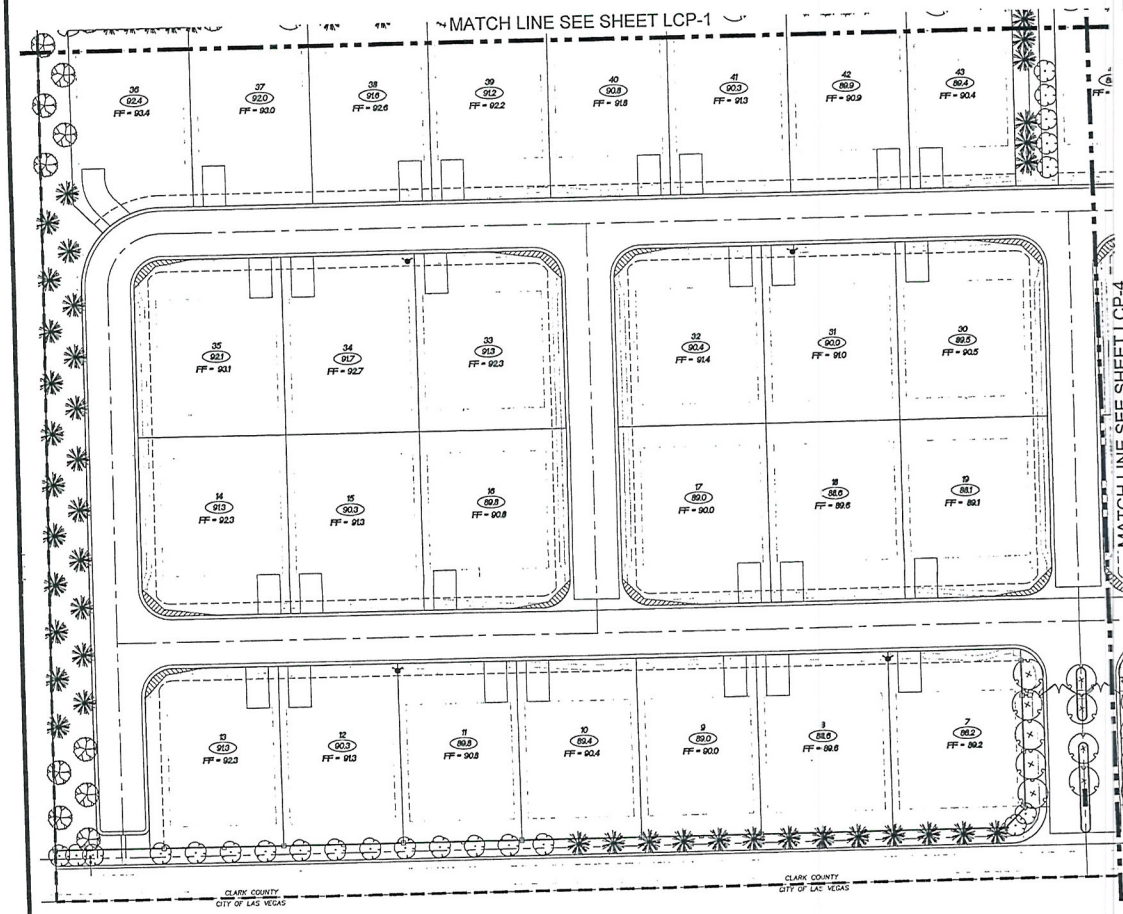
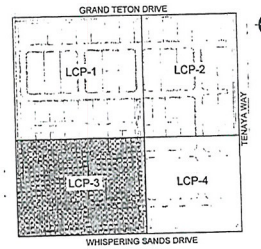


PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	22	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	1	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	40	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	9	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	9	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	0	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 3/8" DECOMPOSED GRANITE; D.G. AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



KEYMAP N.T.S.

GRAPHIC SCALE

(IN FEET) 1" = 40'-0"

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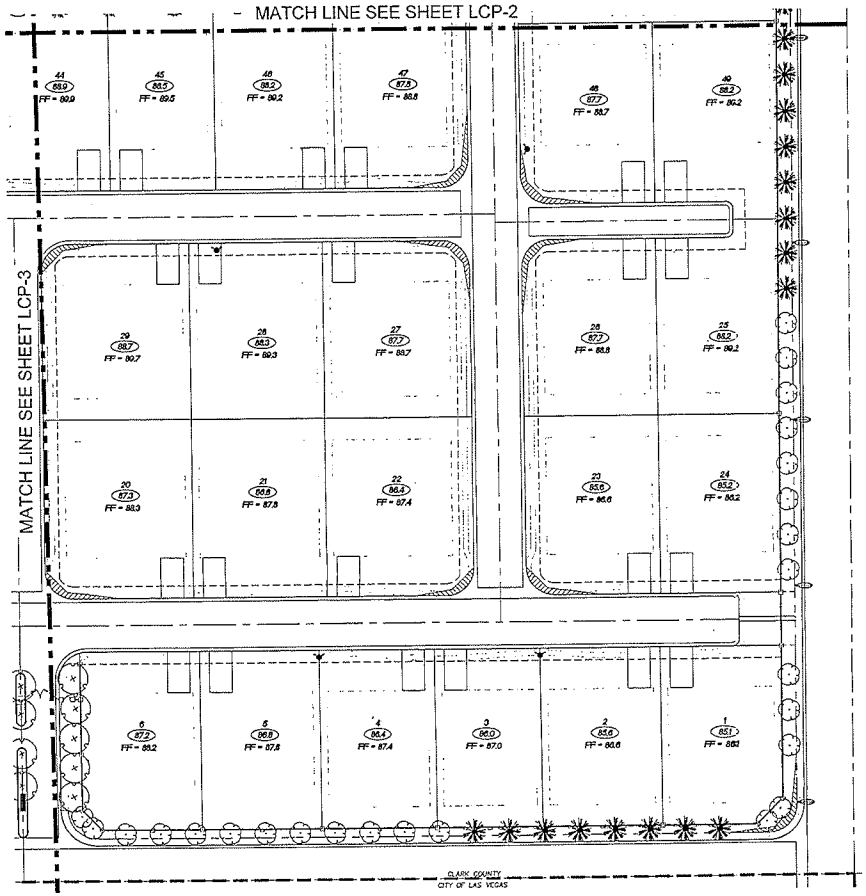
LAS VEGAS, NV.

JAMES A. VELTMAN
REGISTERED
No. 3259
ARCHITECT
STATE OF NEVADA
Sep. 12-31-08

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: DM
SCALE: 1" = 40'-0"
DATE: 01.04.08

LCP-3



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	25	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	0	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	16	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	0	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS LEX	HOLLY OAK	36" BOX	5	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	0	MULTY TRUNK

PLANTING NOTES:

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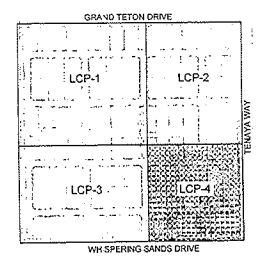
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



KEYMAP

N.T.S.

GRAPHIC SCALE

(IN FEET)
1" = 40' - 0"

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LAS VEGAS, NV.

JAMES A. VELTMAN
REGISTERED
No. 3260
ARCHITECT
STATE OF NEVADA
Exp. 12-31-08

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
CHECKED BY: DM
SCALE: 1" = 40'-0"
01.04.08

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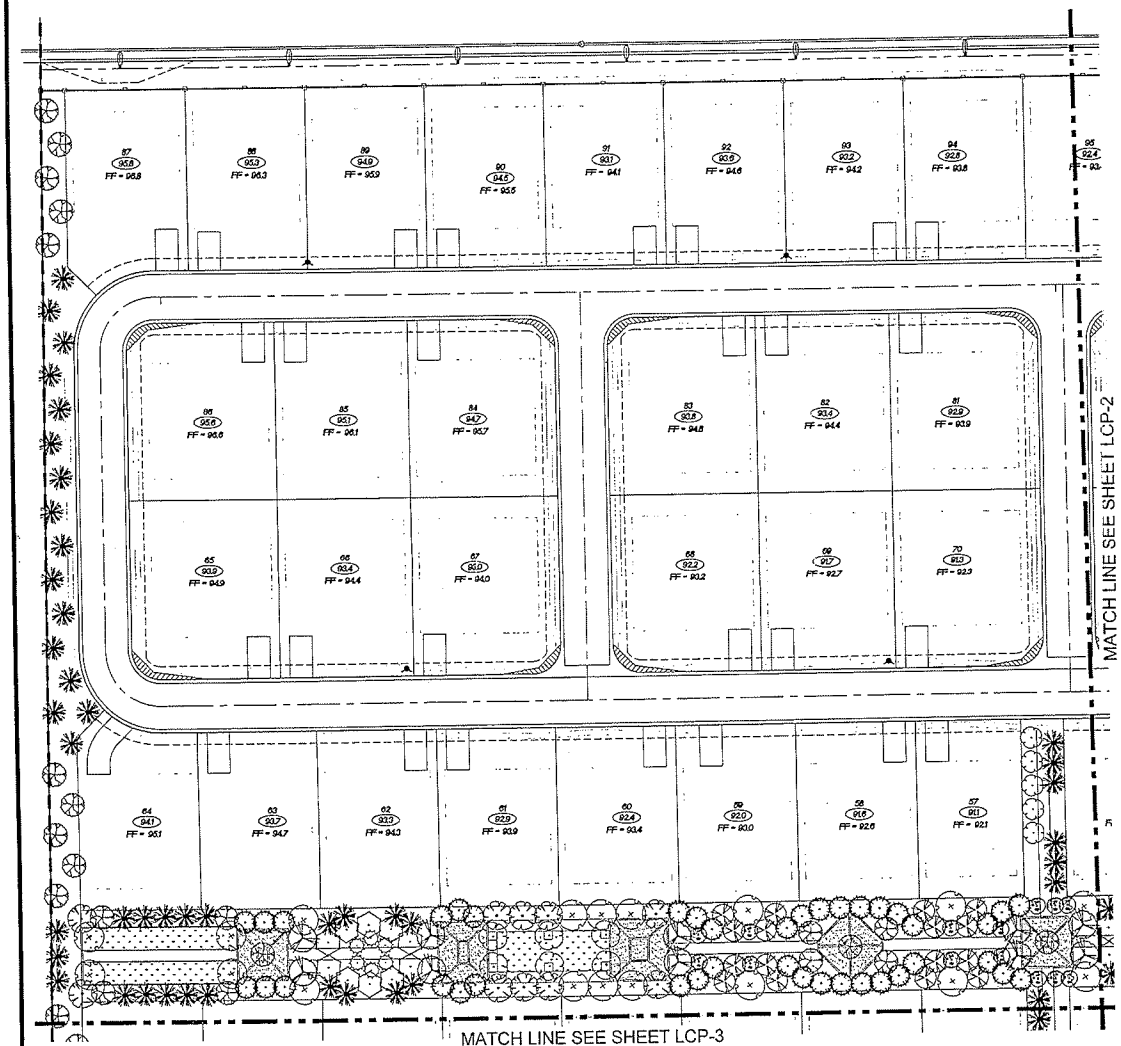

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	11	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	6	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	16	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	11	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	10	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	44	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	10	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	22	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	15	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	18	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	40	MULTY TRUNK

PLANTING NOTES:

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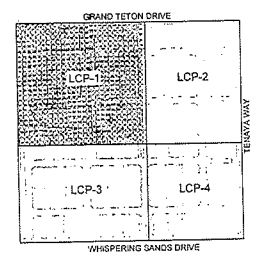

KEYMAP

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Exp. 12-31-08

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

PROJECT NO.: VBM 809
DRAWN BY: HV
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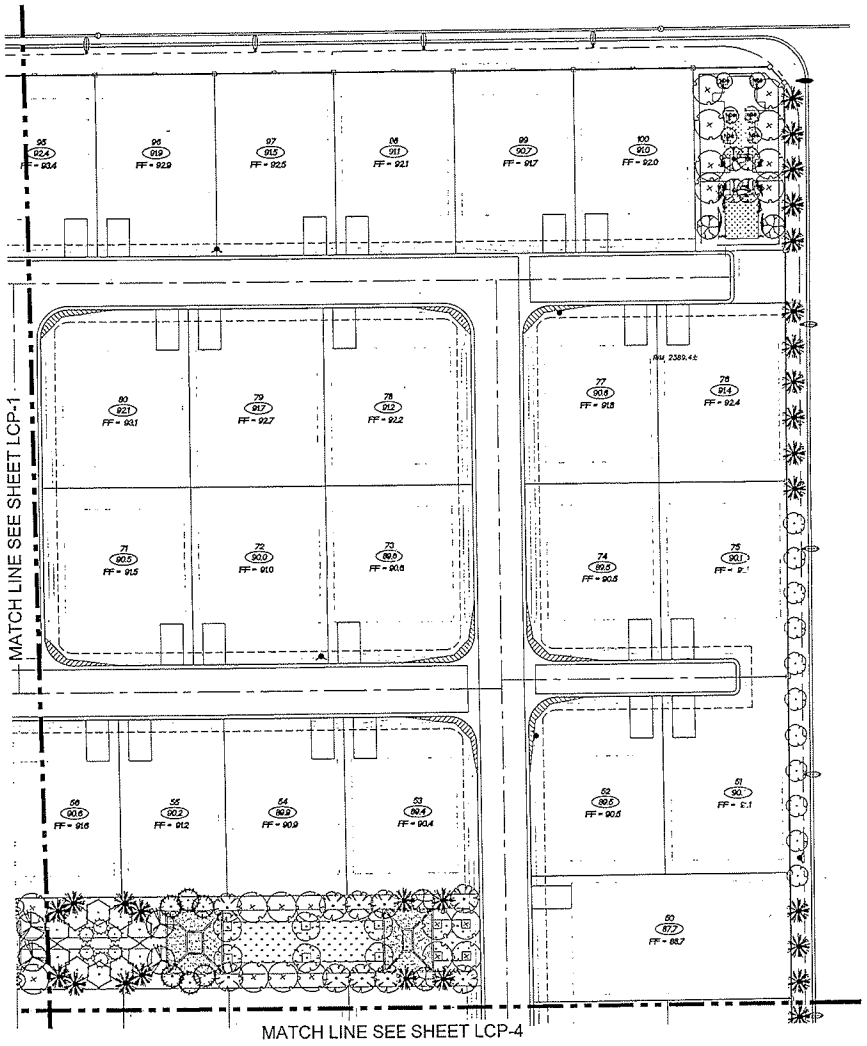

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	17	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	6	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX	3	MULTY TRUNK
	OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	24" BOX	10	MULTY TRUNK
	PINUS ELDARICA	MONDELL PINE	24" BOX	26	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	10	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	8	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	6	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	0	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	6	MULTY TRUNK

PLANTING NOTES:

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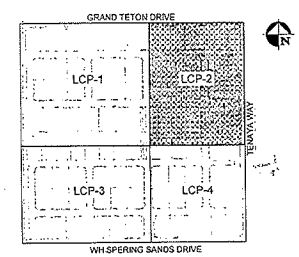

KEYMAP

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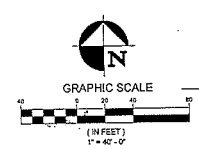

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JAMES A. VELTMAN
REGISTERED
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STATE OF NEVADA
Exp. 12-31-08

SHEET TITLE:
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PROJECT NO.: VBM 809
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Las Vegas, NV 89101

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TTY 702-386-9108
www.lasvegasnevada.gov

April 11, 2008

Mr. Ben Young
Spinnaker Home IX LLC
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

RE: SDR-27226- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Young:

Your request for a Site Development Plan Review for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on April 10, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Lots 95 and 96 on the Site Plan dated 3/11/08 shall be limited to one story or 20 feet, whichever is less.

2. Twenty (20) 24-inch box trees shall be added on the subject property exterior to the perimeter wall along Grand Teton as approved by the Department of Public Works.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/11/08 and 03/12/08, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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5. The standards for this development shall include a Minimum lot size of 9,375 square feet and Building height shall not exceed two stories or 32 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.

7. A revised elevation of the proposed block wall, indicating 20% contrasting block, shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for permits.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a perimeter block wall with 20% contrasting block.

12. Air conditioning units shall not be mounted on rooftops.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Grand Teton Drive and Tenaya Way prior to the issuance of any permits.

17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site prior to the issuance of any permits.

18. Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

20. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Emergency vehicle access/crash gated driveways shall be constructed in accordance with Standard Drawing #224.

21. The onsite streets shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This action by the Planning Commission on **April 10, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***April 11, 2008.***

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:nl:clb

cc: Mr. Ben Young
Royal Construcion
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

Ms. Sonia Macias
TCE
3277 East Warm Springs Road
Las Vegas, Nevada 89120

EOT-45057

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 4, 2012

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter
SDR-27226
Grand Teton and Tenaya

To Whom It May Concern:

Our office represents the applicant 2010-1 CRE Venture, LLC. Please accept this request for a second extension of time of a previously approved site development plan review (SDR-27226). The project is located near Grand Teton Drive and Tenaya Way, more particularly described as assessor's parcel number 125-15-101-003.

In April 2008, The Planning Commission approved a 100-lot single family residential development and in May 2010 the Planning Commission approved an extension of time. The applicant is working to finalize its financing and therefore is respectfully requesting an additional two year extension of time.

We appreciate your kind consideration. If you have any questions or need anything further, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Robert J Gronauer

Bob Gronauer

RJG/mlt

RECEIVED
APR 04 2012
EOT-45057

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45110 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: SMOKE RANCH DECATUR, LLC - For possible action on a Required Review of an approved Special Use Permit (U-0059-01) FOR TWO EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), R-PD19 (Residential Planned Development - 19 Units Per Acre) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31565

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45110 APN: 139-18-410-012

Name of Property Owner: Smoke Ranch Decatur, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as above

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: ANDY GRUBER

Subscribed and sworn before me

This 3rd day of April, 2012

_____
Notary Public in and for said County and State

PAULINE M. AUAU
Notary Public State of Nevada
No 05-94081-1
My appt exp. Jan. 9, 2013

RECEIVED
APR 17 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) Smoke Ranch & Rancho north of Decatur Blvd

Project Name Smoke Ranch Decatur review **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD19 proposed _____

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required review for two (2) existing billboards

PROPERTY OWNER Smoke Ranch Decatur, LLC **Contact** Andy Gruber

Address 2300 W. Sahara Ave. ste #1110, Box 16 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name ANDY GRUBER

Subscribed and sworn before me

This 3rd day of April, 20 12.

_____

Notary Public in and for said County and State

PAULINE M. AUAU
Notary Public State of Nevada
No. 05-94081-1
My appt. exp. Jan. 9, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-45110
Meeting Date:	~~7/10/12~~ 6/12/12
Total Fee:	$ 800.00
Date Received:*	4/11/12
Received By:	

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

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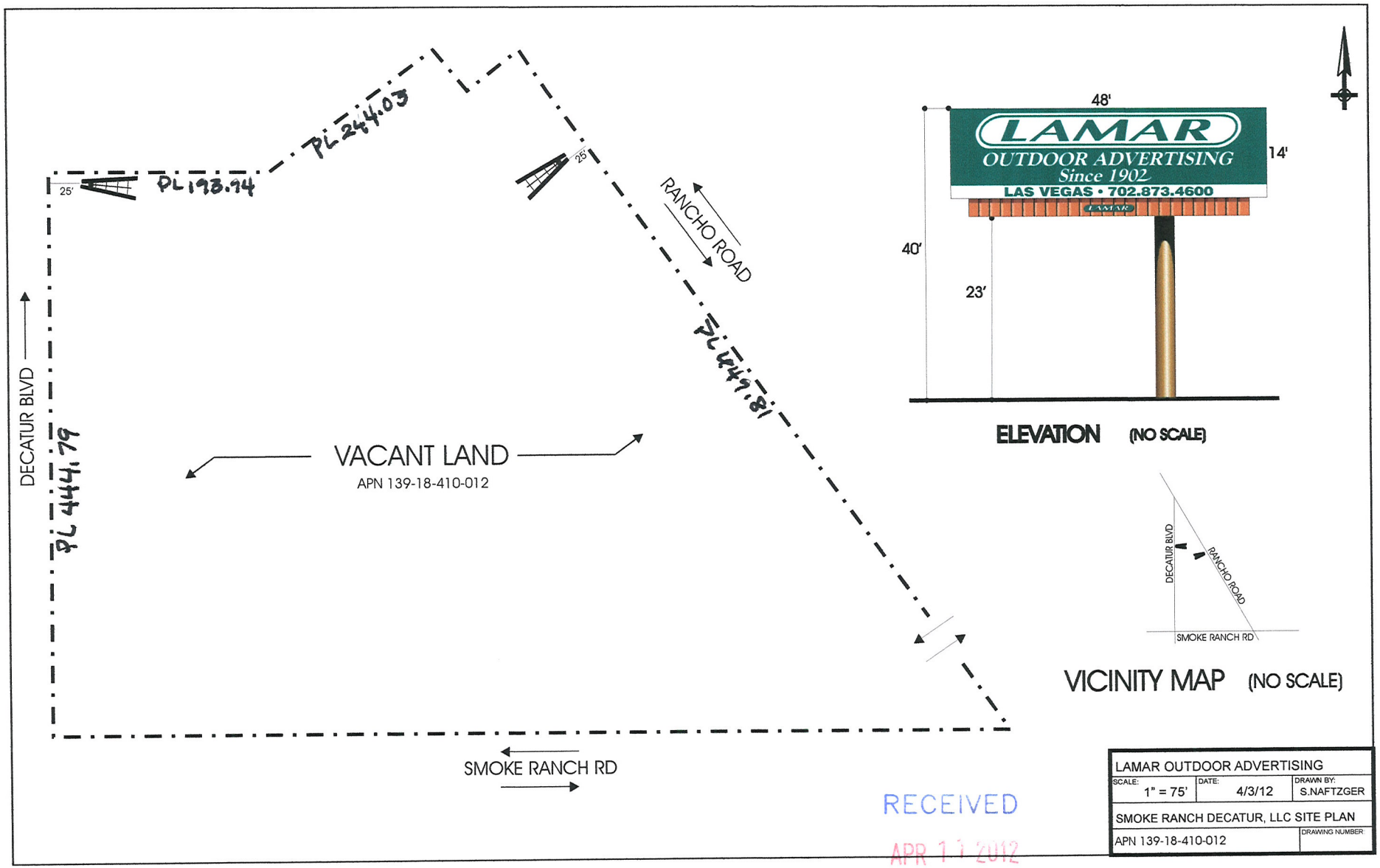
RECEIVED

APR 11 2012



ELEVATION (NO SCALE)

VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 75'	DATE: 4/3/12	DRAWN BY: S.NAFTZGER
SMOKE RANCH DECATUR, LLC SITE PLAN		
APN 139-18-410-012		DRAWING NUMBER

RECEIVED
APR 11 2012

RQR-45110

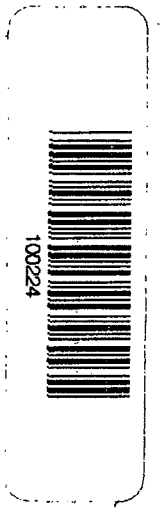
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

March 16, 2009

Mr. Andy Gruber
Smoke Ranch Decatur, LLC
2300 West Sahara Avenue, Suite #1110, Box 16
Las Vegas, Nevada 89102

RE: RQR-31565 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 4, 2009

Dear Mr. Gruber:

The City Council at a regular meeting held February 4, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE SIGNS (BILLBOARDS) at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0059-01), if approved.

2. This Special Use Permit shall be placed on an agenda closest to August 1, 2012 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The subject billboards shall comply with condition of approval number four (4) from Site Development Plan Review (SDR-29658), which states that prior to the issuance of the building permit, the two billboards on the site shall be removed.

RQR-45110

Printed with environmentally friendly soy ink.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0059-01) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-45110

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45111- REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: VEGAS OUTDOOR ADVERTISING, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0322-94) FOR AN EXISTING 70-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on property located at 369 North 13th Street (APN 139-35-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-33351

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45111 APN: 139-35-101-001

Name of Property Owner: Vegas Outdoor Advertising, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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: Sam Bailey

State of NEVADA
County of CLARK

Print Name: Sam Bailey

Subscribed and sworn before me Sam Bailey

This 5th day of April, 2012

RECEIVED

Exp. 07-15-2014

Notary Public in and for said County and State

SARA SCOW
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-15-2014
Certificate No: 06-107894-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 369 N. 13th Street

Project Name Vegas Outdoor review **Proposed Use** _____

Assessor's Parcel #(s) 139-35-101-001 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required review for an existing billboard

PROPERTY OWNER Vegas Outdoor Advertising, Inc. **Contact** Sam Bailey

Address 1105 Sharp Circle **Phone:** _____ **Fax:** _____

City North Las Vegas **State** NV **Zip** 89030

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Sam Bailey

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

Print Name Sam Bailey

State of NEVADA County of CLARK

Subscribed and sworn before me Sam Bailey

This 5th day of April, 20 12.

Exp. 07-15-2014

Notary Public in and for said County and State

SARA SCOW
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-15-2014
Certificate No 06-107894-1

FOR DEPARTMENT USE ONLY

Case #	ROR-45711
Meeting Date:	6/12/2012
Total Fee:	800.00
Date Received:*	4/11/2012
Received By:	MREX

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

Revised 10/27/08

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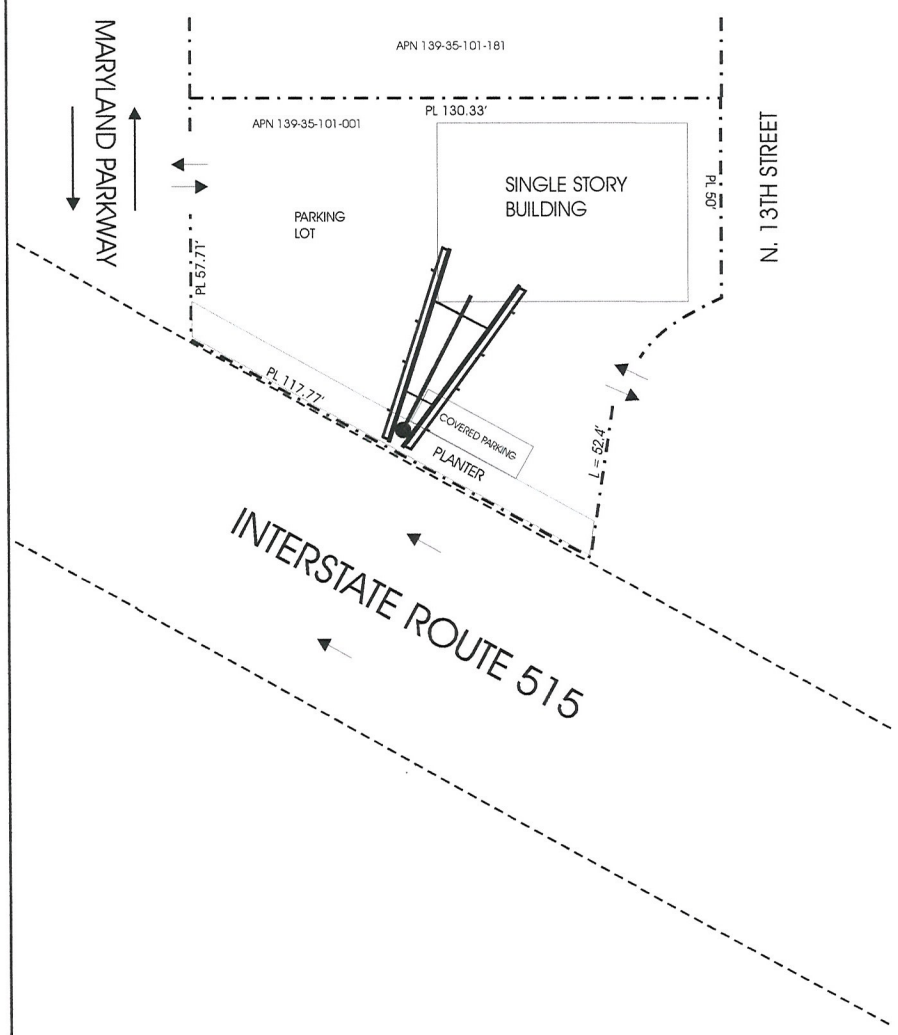
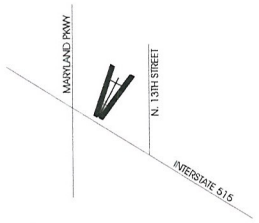




ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
APR 1 1 2012

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 30'	DATE: 2/26/09	DRAWN BY: S.NAFTZGER
VEGAS OUTDOOR SIGN 369 N.13TH		
APN 139-05-101-001		DRAWING NUMBER:

RQR-45111

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 8, 2009

Sam Bailey
Vegas Outdoor Advertising, Inc.
1105 Sharp Circle
North Las Vegas, Nevada 89030

RE: RQR-33351 - REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 6, 2009

Dear Mr. Bailey:

The City Council at a regular meeting held May 6, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0322-94) FOR A 70-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) on property located at 369 North 13th Street (APN 139-35-101-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 7, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0322-94).

2. This Special Use Permit shall be placed on an agenda closest to February 15, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0322-94) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
AP

RQR-45111

Printed with environmentally friendly soy ink.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzget
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

RECEIVED
APR

RQR-45111

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45112 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: PARAMOUNT INVESTMENTS COMPANY - For possible action on a Required Review of an approved Special Use Permit (U-0019-96) FOR AN EXISTING 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 3227 Meade Avenue (APN 162-08-303-007), M (Industrial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32956

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45112 APN: 162-08-303-007

Name of Property Owner: Paramount Investments Company

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as above

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: A Barashi

Print Name: AVI BARASHI

Subscribed and sworn before me

This 4 day of APRIL, 2012

Katherine Woodson

Notary Public in and for said County and State

COUNTY - CLARK

STATE - NEVADA

KATHERINE WOODSON
Notary Public, State of Nevada
Appointment No. 05-96981-1
My Appt. Expires May 6, 2013

Revised 11-14-06

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RECEIVED

APR 11 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3227 Meade Ave.

Project Name Paramount Investment review **Proposed Use** _____

Assessor's Parcel #(s) 162-08-303-007 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed _____

Commercial Square Footage 288 **Floor Area Ratio** _____

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

Additional Information Required review for an existing billboard

PROPERTY OWNER Paramount Investments Company **Contact** Avi Barashi

Address P.O. Box ~~81121~~ 36703 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** ~~89180~~ 89133

E-mail Address AVIBARASHI@YAHOO.COM

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name AVI BARASHI

Subscribed and sworn before me

This 4 day of APRIL, 20 12.

Katherine Woodson

Notary Public in and for said County and State

KATHERINE WOODSON
Notary Public, State of Nevada
Appointment No. 05-96981-1
My Appt. Expires May 6, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-45112
Meeting Date:	6/12/12
Total Fee:	$ 800.00
Date Received:*	4/11/12
Received By:	

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

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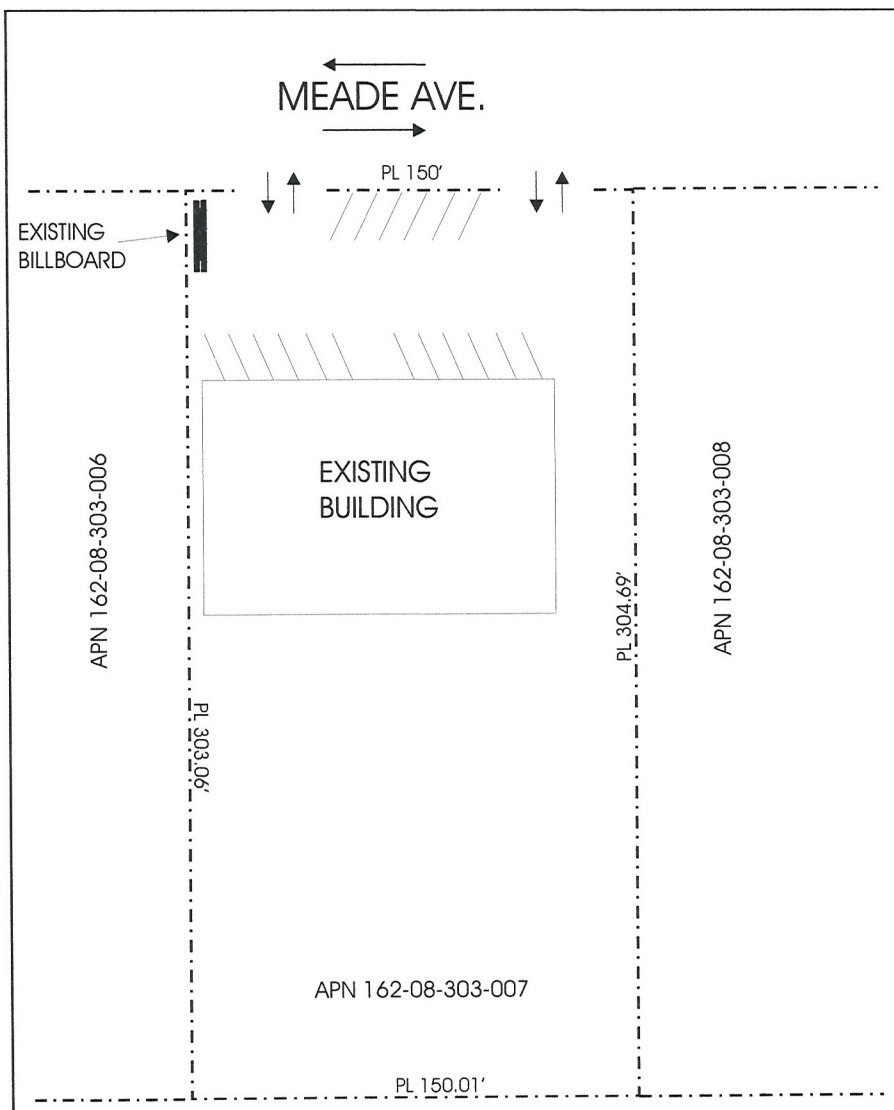
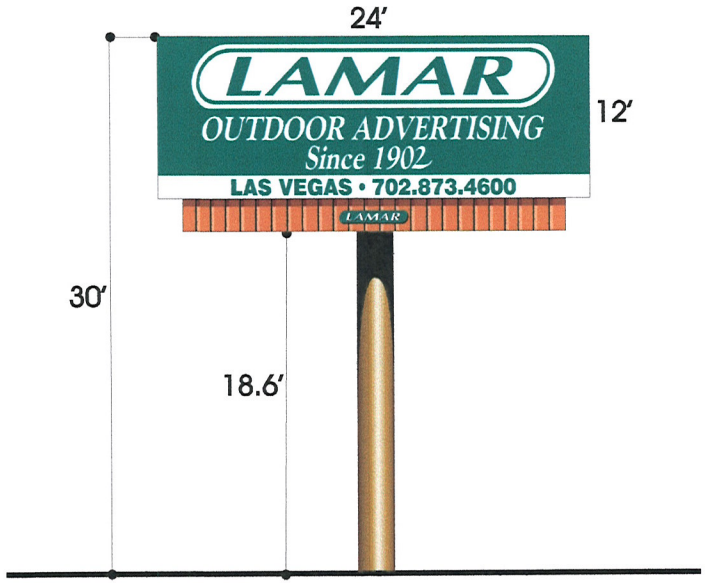
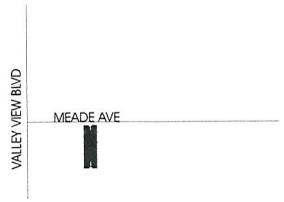
RECEIVED
APR 11 2012





ELEVATION (NO SCALE)



VICINITY MAP (no scale)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 40'	DATE: 2/20/09	DRAWN BY: S.NAFTZGER
PARAMOUNT INVESTMENTS SITE PLAN		
APN 162-08-303-007		DRAWING NUMBER:

RQR-45112

RECEIVED
APR 1 1 2012

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 21, 2009

Mr. Avi Barashi
Paramount Investments Company
PO Box 81191
Las Vegas, Nevada 89180

RE: RQR-32956 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 20, 2009

Dear Mr. Barashi:

The City Council at a regular meeting held May 20, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0019-96) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3227 Meade Avenue (APN 162-08-303-007), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0019-96).

2. This Special Use Permit shall be placed on an agenda closest to May 15, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0019-96) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RQR-45112

Printed with environmentally friendly soy ink.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Vicky Darling, Chief Deputy City Clerk

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45113 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TLC PROPERTIES, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0033-88) FOR AN EXISTING 60-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 650 East Bonanza Road (APN 139-27-804-003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32716

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45113 APN: 139-27-804-003

Name of Property Owner: TLC Properties, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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: Christopher Pickett

Subscribed and sworn before me

This 5th day of April, 2012

Michelle McFadden

Notary Public in and for said County and State

MICHELLE McFADDEN NOTARY PUBLIC – STATE OF NEVADA CLARK COUNTY – APPT. No. 08-7309-1 MY APPT. EXPIRES JULY 9, 2012

MICHELLE McFADDEN NOTARY PUBLIC CLARK COUNTY, NEVADA

RECEIVED

APR

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 650 E. Bonanza Road

Project Name TLC Properties review **Proposed Use** _____

Assessor's Parcel #(s) 139-27-804-003 **Ward #** 5

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

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required review for an existing billboard

PROPERTY OWNER TLC Properties, Inc **Contact** Christopher Prickett

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address cprickett@lamar.com

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

City Las Vegas **State** NV **Zip** 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name Christopher Prickett

Subscribed and sworn before me

This 5th day of April, 20 12.

Michelle McFadden

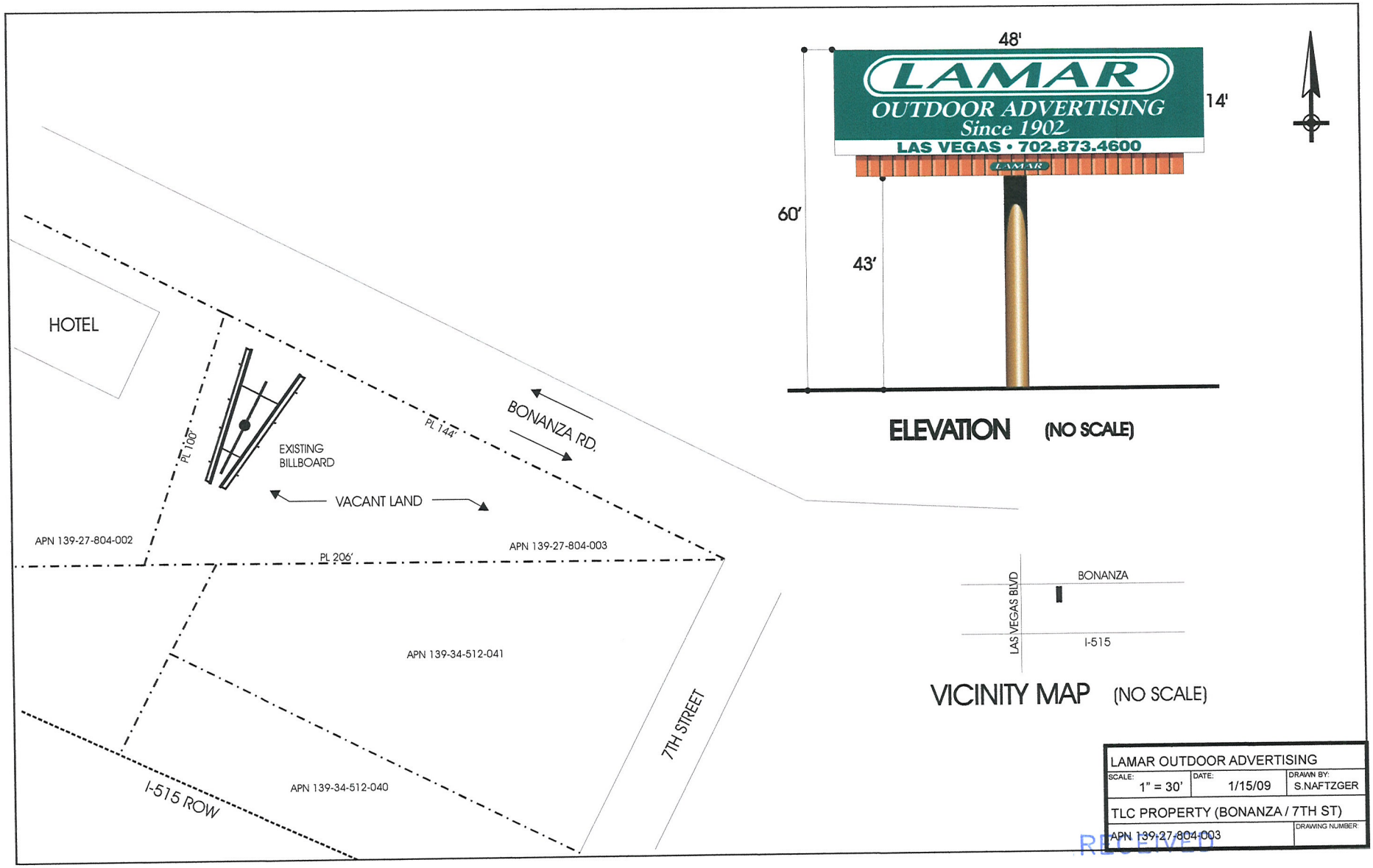
Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

FOR DEPARTMENT USE ONLY

Case #	RQR-45113
Meeting Date:	6/12/2012
Total Fee:	800 =
Date Received:*	4/11/2012
Received By:	MRex

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



ELEVATION (NO SCALE)

VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 30'	DATE: 1/15/09	DRAWN BY: S.NAFTZGER
TLC PROPERTY (BONANZA / 7TH ST)		
APN 139-27-804-003		DRAWING NUMBER:

RECEIVED
APR 11 '07

RQR-45113

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 16, 2009

Mr. Christopher Prickett
TLC Properties, Inc.
1863 Helm Drive
Las Vegas, Nevada 89119

RE: RQR-32716 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 15, 2009

Dear Mr. Prickett:

The City Council at a regular meeting held April 15, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0033-88) FOR A 60-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 650 East Bonanza Road (APN 139-27-804-003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0033-88).

2. This Special Use Permit shall be placed on an agenda closest to April 20, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0033-88) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
APR 11 2012

Printed with environmentally friendly soy ink.

RQR-45113

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

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APR 2012

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45118 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: 305 LAS VEGAS, LLC - For possible action on a Required Review of an approved Special Use Permit (U-0008-96) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 330 East Charleston Boulevard (APN 162-03-115-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-37490

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-45118** APN: _____

Name of Property Owner: 305 LAS VEGAS LLC

Name of Applicant: CBS Outdoor

Name of Representative: Ryan Arnold

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: BARNET LIBERMAN

Subscribed and sworn before me

This 29th day of MARCH, 20 12

_____

Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 330 E Charleston Blvd

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-03-115-001 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

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

Gross Acres 2.18 **Lots/Units** _____ **Density** _____

Additional Information Required review of existing billboard

PROPERTY OWNER 305 Las Vegas LLC **Contact** BARNET L LIBERMAN

Address 421 Hudson Street **Phone:** 212 243-1320 **Fax:** (212) 588-0286

City New York **State** NY **Zip** 10014

E-mail Address _____

APPLICANT CBS Outdoor **Contact** Scott Christensen

Address 1731 Workman Street **Phone:** (323) 276-7382 **Fax:** (323) 225-0240

City Los Angeles **State** CA **Zip** 90031

E-mail Address scott.christensen@cbsoutdoor.com

REPRESENTATIVE The Skancke Company **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 **Phone:** (702) 870-7068 **Fax:** (702) 541-9563

City Las Vegas **State** NV **Zip** 89128

E-mail Address ryan@skancke.net

Property Owner Signature* _____

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

Print Name BARNET L LIBERMAN

Subscribed and sworn before me

This 29th day of March, 20 12.

_____

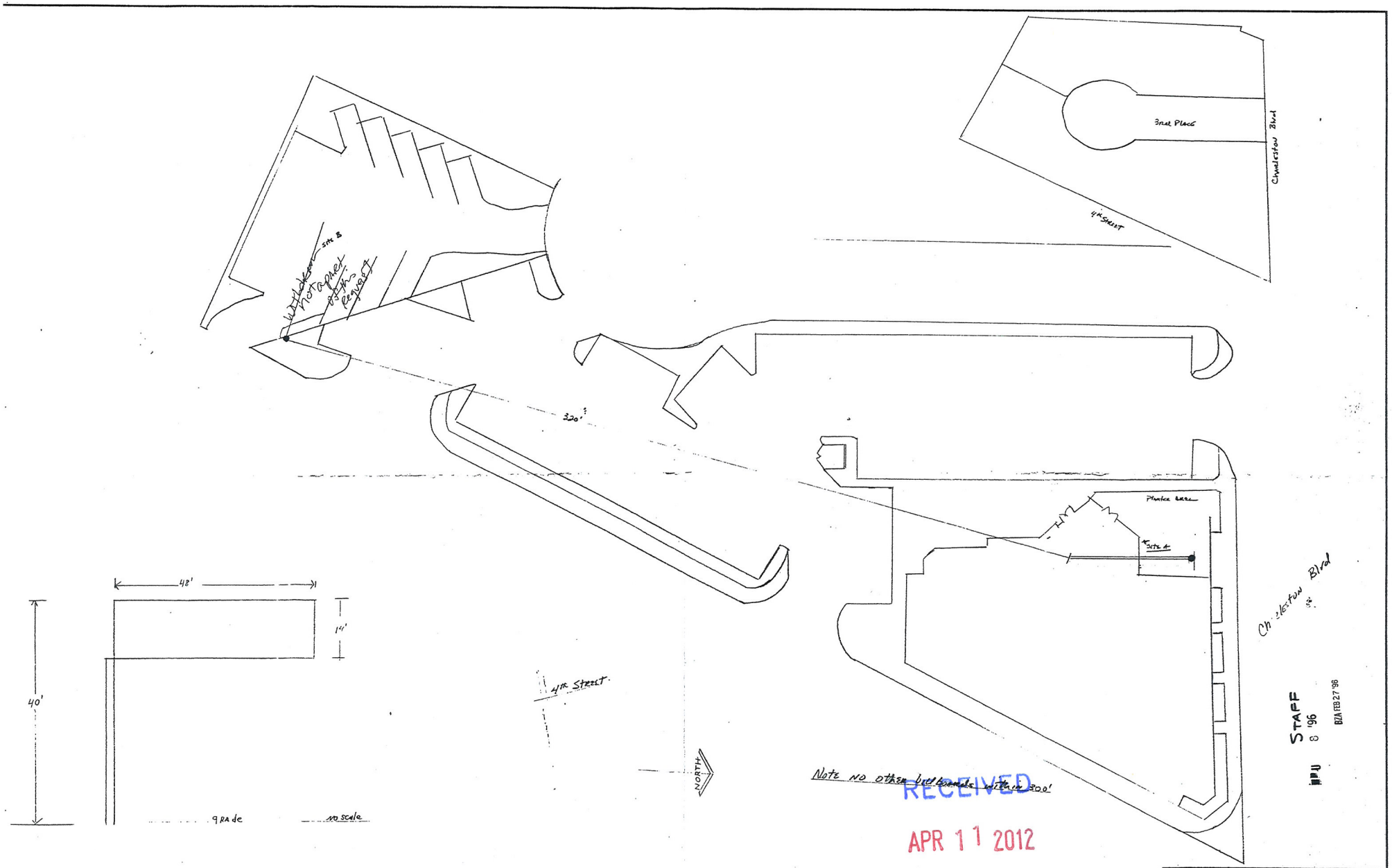
Notary Public in and for said County and State

JANET GRONIERI
Notary Public, State of New York
No. 31-4501747
Qualified in New York County
Commission Expires May 31, 2015

FOR DEPARTMENT USE ONLY

Case #	ZQR-95118
Meeting Date:	6/20/12
Total Fee:	$800
Date Received:*	4/11/12
Received By:	BGS

*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.



STAFF
8 '96
BZA FEB 27 '96

RECEIVED
APR 11 2012

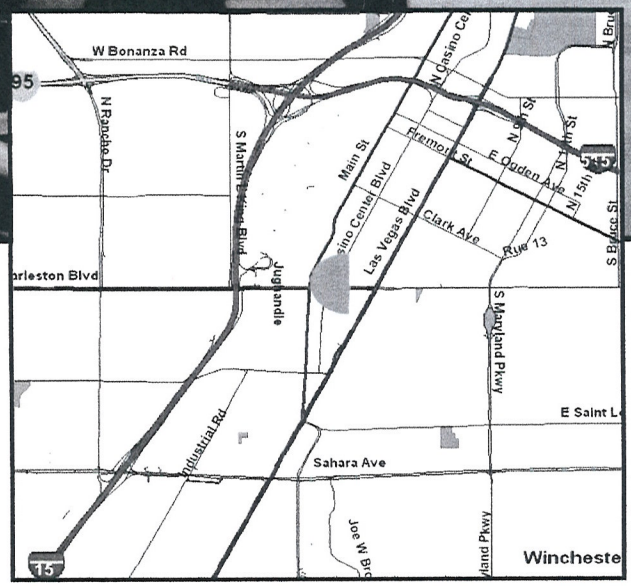
Site A- 14'x48' Back to Back - Full Flag 40' over all height
Site B- 14'x48' Single Face - Full Flag 40 over all height

SEILER, Inc. 550 E. Charleston, Suite D Las Vegas, NV. 89104	Shelby Seiler (702) 893-9236
SCALE: 1/16"= 1'	APPROVED BY:
DATE: 8-22-95	DRAWN BY: DH
	REVISED
Aquarius Properties LL.C. 550 E. Charleston Las Vegas, NV. 89104	
SITE A - # 162-03-111-011	
SITE B - # 162-03-111-006	DRAWING NUMBER: 10795

RQR-45118

LAS VEGAS #1121





E. Charleston W/O Las Vegas S/S / Facing E - DEC: 18,640

Rev. 2008

RECEIVED
APR 11 2012

CBS OUTDOOR
6655 W. Sahara Ave. #D110
Las Vegas, NV 89146
702.795.3325
www.cbsoutdoor.com

RQR-45118

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

April 22, 2010

Ms. Sarah Moore
305 Las Vegas, LLC
421 Hudson Street
New York, New York 10014

RE: RQR-37490 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 7, 2010

Dear Ms. Moore:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for a Special Use Permit (U-0008-96) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 330 East Charleston Boulevard (APN 162-03-115-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0008-96).

2. This Special Use Permit shall be placed on an agenda closest to April 7, 2011 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0008-98) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
APR 11 2012

Printed with environmentally friendly soy ink.

RQR-45118

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Scott Christensen
CBS Outdoor
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
The Skancke Company
26202 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

RECEIVED
APR 11 2012

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45122 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: SIMON CHELSEA LV DEV LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-10134) FOR AN EXISTING 50.5-FOOT TALL, 20-FOOT BY 60-FOOT OFF-PREMISE SIGN at 979 South Grand Central Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Barlow).-

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-33270

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-45122** APN: 139 33 710 003

Name of Property Owner: Simon Chelsea LV DEV LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: Danielle DeVita

Print Name: Danielle DeVita

→ Subscribed and sworn before me

This 28th day of March, 2012

Lori K. Lakhan

Notary Public in and for said County and State

LORI K. LAKHAN NOTARY PUBLIC NEW JERSEY

Lori K. Lakhan
NOTARY PUBLIC
State of New Jersey
My Commission Expires
August 9, 2015

RECEIVED
APR 11 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR 33270

Project Address (Location) 805 S GRAND CENTRAL PKWY

Project Name Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 139 33 710 003 **Ward #** 5

General Plan: existing X proposed _____ **Zoning:** existing X (PD) proposed _____

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

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

Additional Information REQUIRED REVIEW OF 3 EXISTING OFF PREMISE (20'x60') Billboards located at 805 S GRAND CENTRAL PKWY

PROPERTY OWNER Simon Chelsea LV DEV LLC **Contact** DANIELLE DeVita

Address 105 Eisenhower Parkway **Phone:** (973) 403 6810 **Fax:** (973) 364 2503

City Roseland **State** NJ **Zip** 07068

E-mail Address DDeVita@simon.com

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 702 238 7209 **Fax:** 702 238 7206

City Las Vegas **State** NV **Zip** 89102

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE SAME AS APPLICANT **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Danielle DeVita

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

→ **Print Name** Danielle DeVita

Subscribed and sworn before me

→ This 28th day of March, 20 12.

Lori K. Lakhan

Notary Public in and for said County and State: State of New Jersey, Essex County

Revised 10/27/08

LORI K. LAKHAN NOTARY PUBLIC NEW JERSEY

Lori K. Lakhan
NOTARY PUBLIC
State of New Jersey
My Commission Expires
August 9, 2015

FOR DEPARTMENT USE ONLY

Case #	RQR-45723
Meeting Date:	6/12/2012
Total Fee:	800
Date Received:*	4/11/2012
Received By:	MREY

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

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

Existing Area Data Phase I

Existing Buildings 1 thru 16		
Existing GBA	477,300	
Total Common Area	42,325	8.87%
Existing GLA	434,975	
GLA/GBA Ratio		91.13%

Proposed Area Data Phase II

BLDG 17		
Gross Building Area GBA	13,530.21	
Common Areas	185.36	1.37%
Projected GLA	13,344.85	98.63%
BLDG 18		
Gross Building Area GBA	40,244.99	
Common Areas	2,549.61	6.34%
Projected GLA	37,695.38	93.66%
BLDG 19		
Gross Building Area GBA	15,001.22	
Common Areas	1,935.52	12.41%
Projected GLA	13,665.70	87.59%
BLDG 20		
Gross Building Area GBA	39,983.81	
Common Areas	1,030.30	2.58%
Projected GLA	38,953.21	97.42%
Totals		
GBA	109,369.93	
Total Common Area	5,700.79	5.21%
Projected GLA	103,669.14	
GLA/GBA Ratio		94.79%

Total Area Data Phase I & II

Total Center		
GBA	586,670	
Common Area	48,026	8.19%
GLA	538,644	
GLA/GBA Ratio		91.81%

Existing Parking Data Phase I

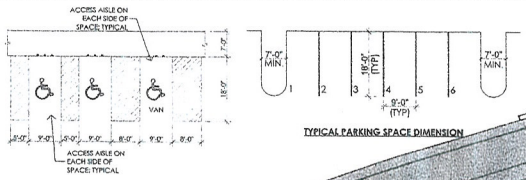
Parking Required	955	spaces
GBA ratio	2.00	spaces per 1000 sf
Parking Provided	1,355	spaces
GBA ratio	2.84	spaces per 1000 sf
GLA Ratio	**3.12**	spaces per 1000 sf

Proposed Parking Data Phase II

Parking Required	219	spaces
GBA ratio	2.00	spaces per 1000 sf
Parking Provided	432	spaces
GBA ratio	3.95	spaces per 1000 sf
GLA Ratio	**4.17**	spaces per 1000 sf

Total Parking Phase I & II

Parking Required	1,173	spaces
GBA ratio	2.00	spaces per 1000 sf
Parking Lots		
Parking Deck "A"	1,306	spaces
Parking Deck "B"	500	spaces
Lot "D"	172	spaces
West "A"	6	spaces
Lot @ Buses	12	spaces
Parking Provided	1,996	spaces
GBA ratio	3.40	spaces per 1000 sf
GLA Ratio	**3.71**	spaces per 1000 sf



TYPICAL PARKING SPACE DIMENSION



VICINITY MAP

FLOOR AREA RATIO

Existing Buildings 1 thru 16	Existing GBA	477,300
Proposed Buildings 17 thru 20	Proposed GBA	109,370
Parking Decks	Deck "A" GBA	446,120
	Deck "B" GBA	179,443
Totals	GBA	1,212,233
Property Areas	Property Area Acreage	34.53
	Property Area Sq.Ft.	1,504,126.80
Floor to Area Ratio		0.81

CHELSEA

CHELSEA PROPERTY GROUP • WWW.CPGI.COM
A SIMON Company

Hennon Group ARCHITECTS

Las Vegas PREMIUM OUTLETS

Expansion

Las Vegas, Nevada

Site Plans: Architectural

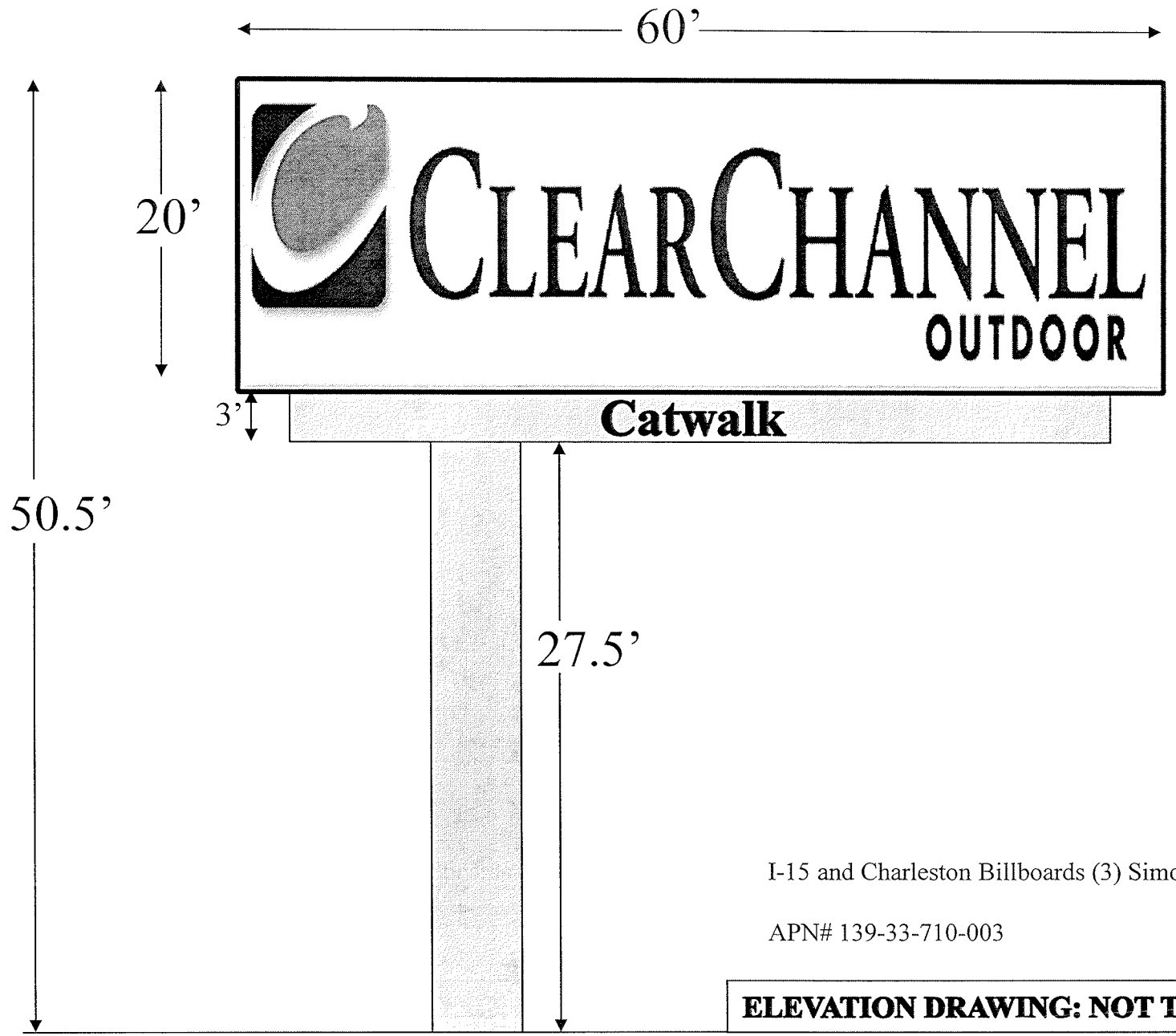
Project No.	3033
Architect:	CS Gillon
Drawn By:	BK MacBean
Date:	28 February 2006
Issues:	Revised LV P&D Review Submittal

SHEET NO.

A-01.1

RECEIVED
APR 11 2012

RQR-45122



I-15 and Charleston Billboards (3) Simon Chelsea Outlet

APN# 139-33-710-003

ELEVATION DRAWING: NOT TO SCALE

RQR-45122

RECEIVED
2012

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 29, 2009

Ms. Danielle DeVita
Simon Chelsea Las Vegas Development
105 Eisenhower Parkway
Roseland, New Jersey 07068

RE: RQR-33270 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 15, 2009

Dear Ms. DeVita:

The City Council at a regular meeting held April 15, 2009 APPROVED the Required Review of an approved Special Use Permit (SUP-10134) FOR A 50.5-FOOT TALL, 20-FOOT BY 60-FOOT OFF-PREMISE SIGN (BILLBOARD) adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-10134) and Variance (VAR-10409).

2. Deleted at City Council.

3. This Special Use Permit shall be placed on an agenda closest to February 15, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

4. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-10134) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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APR 11 2012

Printed with environmentally friendly soy ink.

RQR-45122

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
APR 11 2012

RQR-45122

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45123 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: DECATUR CAR CARE ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (U-0003-91) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2003 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32951

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45123 APN: 162 06 301 004

Name of Property Owner: DECATUR CAR CARE ASSOCIATES

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: D. Mendelsohn

Print Name: DAVID MENDELSOHN

Subscribed and sworn before me

This 27th day of March, 2012

E.S. Langworthy

Notary Public in and for said County and State

Elizabeth S. Langworthy, Notary Public
Los Angeles County, CA

ELIZABETH S. LANGWORTHY
Commission # 1846571
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

RECEIVED
APR 11 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REQUIRED REVIEW (RQR) 32951

Project Address (Location) 2003 South DECATUR

Project Name Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 162 06 301 004 **Ward #** 1 TARKANIAN

General Plan: existing X proposed _____ **Zoning:** existing X CN proposed _____

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

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

Additional Information REQUIRED REVIEW OF an existing (Approved) OFF-PREMISE Advertising Billboard located at 2003 SOUTH Decatur

PROPERTY OWNER DECATUR CAR CARE ASSOCIATES **Contact** DAVID MENDELSOHN

Address 21700 OXNARD ST, #1760 **Phone:** 818 710.3636 **Fax:** 818 710.3639

City WOODLAND HILLS **State** CA. **Zip** 91367

E-mail Address DBMEN@AOL.COM

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2090-B Meade Ave Suite 350 **Phone:** 238 7209 **Fax:** 238 7266

City Las Vegas **State** NV **Zip** 89102

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same as Applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

DECATUR CAR CARE ASSOCIATES

Property Owner Signature* BY: _____

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

Print Name DAVID MENDELSOHN

Subscribed and sworn before me

This 27th day of March, 20 12.

_____

Elizabeth S. Langworthy, Notary Public

Notary Public in and for said County and State Los Angeles, CA

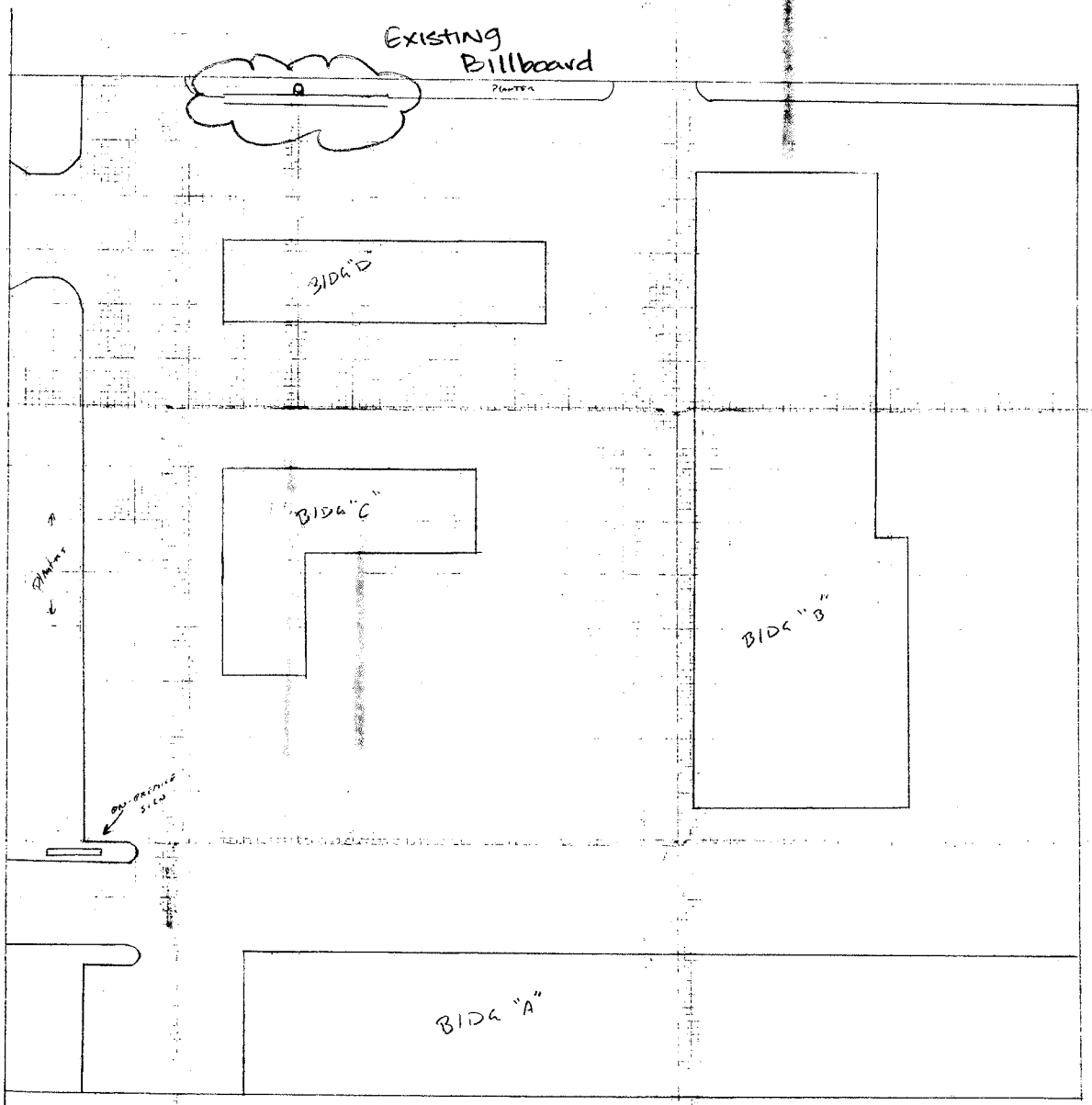
ELIZABETH S. LANGWORTHY
Commission # 1848571
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

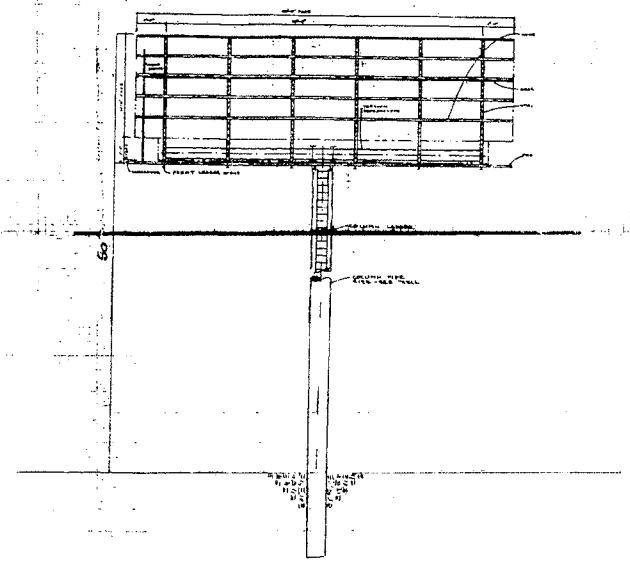
Revised 10/27/08

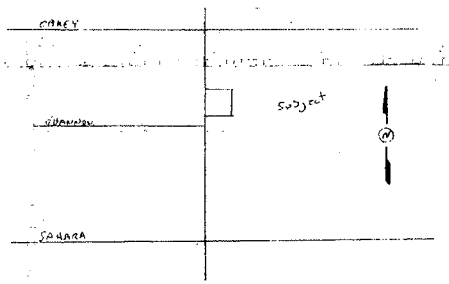
FOR DEPARTMENT USE ONLY

Case #	RQR-45123.
Meeting Date:	6/12/2012
Total Fee:	800
Date Received:*	4/11/2012
Received By:	MNM

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





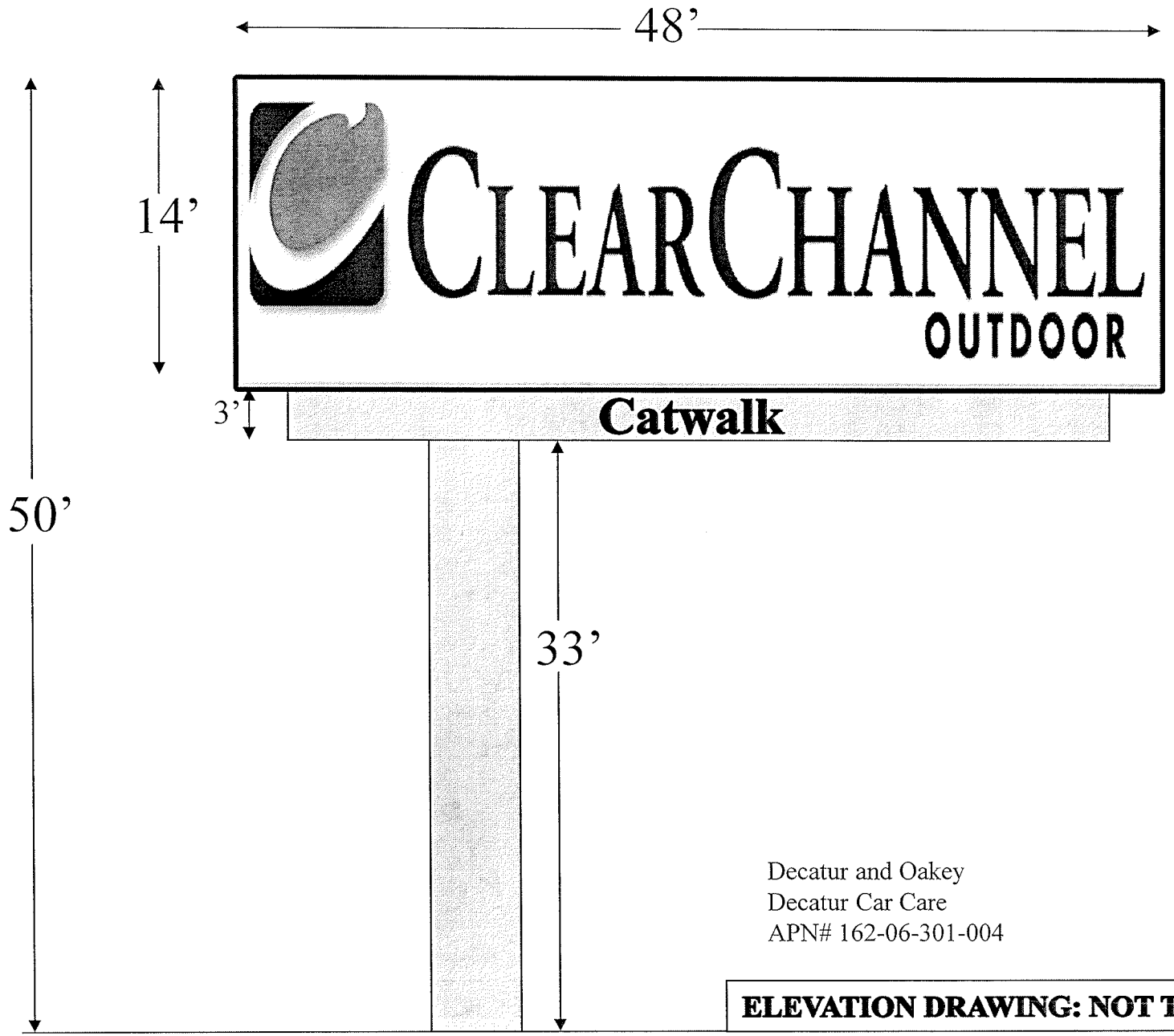


DONREY

SCALE 1/16" = 1'	DRAWING NUMBER 1	1901 So. Decatur Decatur Car Care
DATE 12-9-90		

1211 West Bonanza Road Drawn By Michael Perrah Phone 382-5020

RQR-45123



RECEIVED
APR 1 4 2012

Decatur and Oakey
Decatur Car Care
APN# 162-06-301-004

ELEVATION DRAWING: NOT TO SCALE

RQR-45123

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 21, 2009

Mr. David Mendelsohn
Decatur Car Care Associates
21700 Oxnard Street, Suite #1760
Woodland Hills, California 91367

RE: RQR-32951 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 20, 2009

Dear Mr. Mendelsohn:

The City Council at a regular meeting held May 20, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0003-91) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 2003 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0003-91).

2. This Special Use Permit shall be placed on an agenda closest to March 20, 2012 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0003-91) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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APR 1 [illegible] 2012

Printed with environmentally friendly soy ink.

RQR-45123

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Vicky Darling, Chief Deputy City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
APR 11 2012

RQR-45123

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of a previously approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32901

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-45125 APN: 139-27-310-069

Name of Property Owner: Sun Investments, LLC

Name of Applicant: Barrett Reese

Name of Representative: Clear Channel Outdoor (Rod Carter)

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: Barrett Reese

Subscribed and sworn before me

This 26 day of March, 2012

_____

Notary Public in and for said County and State

MICHAEL BECERRA
COMM. # 1917397
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. JAN. 13, 2015

RECEIVED
MAR 11 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review - RQR 32901

Project Address (Location) 600 'H' Street

Project Name Billboard **Proposed Use** _____

Assessor's Parcel #(s) 139-27-310-069 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing ✓ proposed _____

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

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

Additional Information _____

PROPERTY OWNER Sun Investments, LLC. **Contact** Barrett Reese.

Address 20551 Carancho Rd. **Phone:** (951) 699-7886 **Fax:** —

City Temecula **State** CA **Zip** 92590

E-mail Address bwr11@verizon.net

APPLICANT Sun Investments, LLC. **Contact** Barrett Reese.

Address 20551 Carancho Rd. **Phone:** (951) 699-7886 **Fax:** —

City Temecula **State** CA **Zip** 92590

E-mail Address bwr11@verizon.net

REPRESENTATIVE clearchannel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 238-7209 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address rodcarter@clearchannel.com

Property Owner Signature* _____

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

Print Name Barrett Reese.

Subscribed and sworn before me

This 26 day of March, 20 12.

_____

Notary Public in and for said County and State

MICHAEL BECERRA
COMM. # 1917397
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. JAN. 13, 2015

FOR DEPARTMENT USE ONLY

Case #	RQR-45125
Meeting Date:	6/12/2012
Total Fee:	$800.00
Date Received:*	4/11/2012
Received By:	MREX

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

Revised 10/27/08

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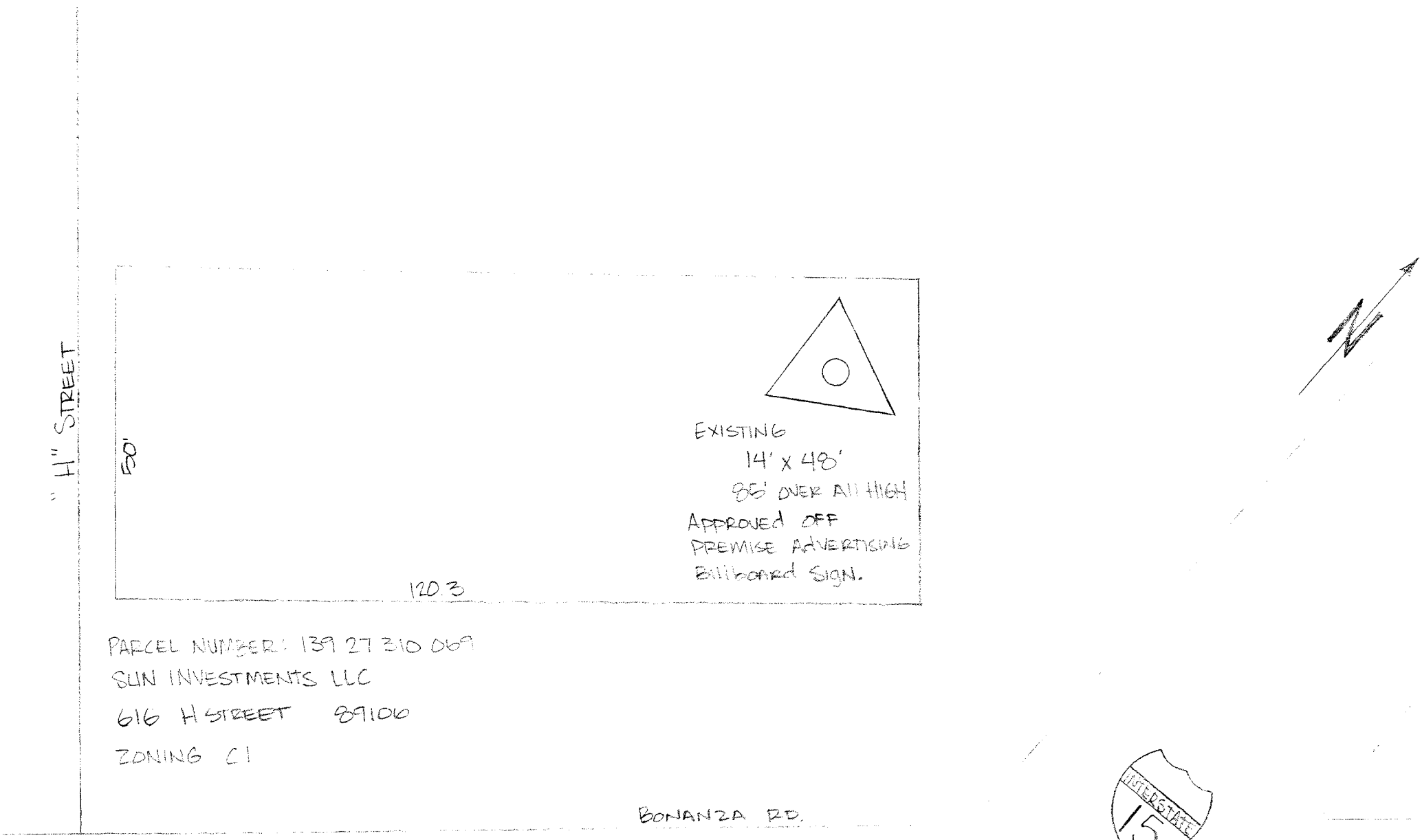

INTERSTATE 15
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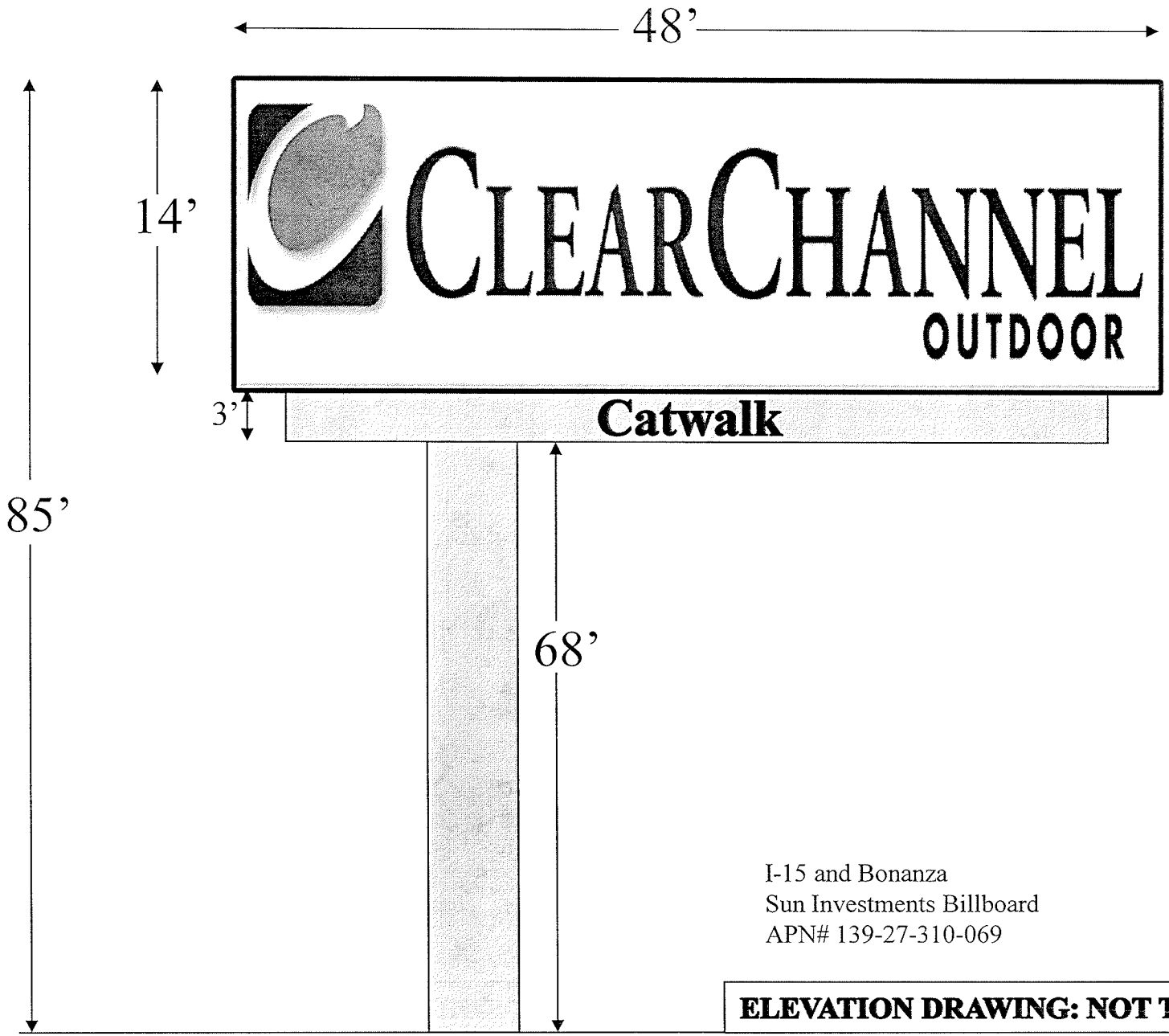
APR 1 1 2012

RQR-45125



RECEIVED
APR 11 2012

I-15 and Bonanza
Sun Investments Billboard
APN# 139-27-310-069

ELEVATION DRAWING: NOT TO SCALE

RQR-45125

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 3, 2009

Mr. Barrett Reese
Sun Investment, LLC
20551 Carancho Road
Temecula, California 92590-3958

RE: RQR-32901 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 1, 2009

Dear Mr. Reese:

The City Council at a regular meeting held April 1, 2009 APPROVED the Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (APN 139-27-310-069), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 2, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Variance (V-0066-97).

2. This Variance (V-0066-97) shall be placed on an agenda closest to February 19, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Variance (V-0066-97) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
APR 11 2012

RQR-45125

Printed with environmentally friendly soy ink.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Doreen Araujo

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
APR 11 2012

RQR-45125

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45132 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: STANSBERRY CONSTRUCTION, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0026-96) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3052 South Valley View Boulevard (APN 162-08-302-010), M (Industrial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32966

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-45132** APN: 162-08-302-010

Name of Property Owner: Stansberry Construction

Name of Applicant: CBS Outdoor

Name of Representative: Ryan Arnold

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 Robert L Sanders

Print Name: ROBERT L. SANDERS
STANSBERRY CONSTRUCTION

Subscribed and sworn before me

This 30 day of March, 2012

Levi Rothman
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LEVI ROTHMAN
No: 06-107262-1
My Appointment Expires April 17, 2014

RECEIVED
APR 12 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3052 S. Valley View Blvd

Project Name _____ **Proposed Use** Existing Billboard

Assessor's Parcel #(s) 162-08-302-010 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing M proposed _____

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

Gross Acres .29 **Lots/Units** _____ **Density** _____

Additional Information RQR-32966

PROPERTY OWNER Stansberry Construction **Contact** Bob Sanders

Address 3052 S. Valley View Blvd **Phone:** (702) 873-6730 **Fax:** (702) 362-8609

City Las Vegas **State** NV **Zip** 89102

E-mail Address pas.stansberry@hotmail.com

APPLICANT CBS Outdoor **Contact** Scott Christensen

Address 1731 Workman Street **Phone:** (323) 276-7382 **Fax:** (323) 225-0240

City Los Angeles **State** CA **Zip** 90031

E-mail Address Scott.Christensen@cbsoutdoor.com

REPRESENTATIVE The Skancke Company **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 **Phone:** (702) 269-5888 **Fax:** (702) 541-9563

City Las Vegas **State** NV **Zip** 89128

E-mail Address ryan@skancke.net

Property Owner Signature* X Robert L Sanders

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

Print Name ROBERT L. SANDERS STANSBERRY CONSTRUCTION

Subscribed and sworn before me

This 30 day of March, 20 12.

Levi Rothman

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LEVI ROTHMAN
No: 06-107262-1
My Appointment Expires April 17, 2014

Revised 10/27/08

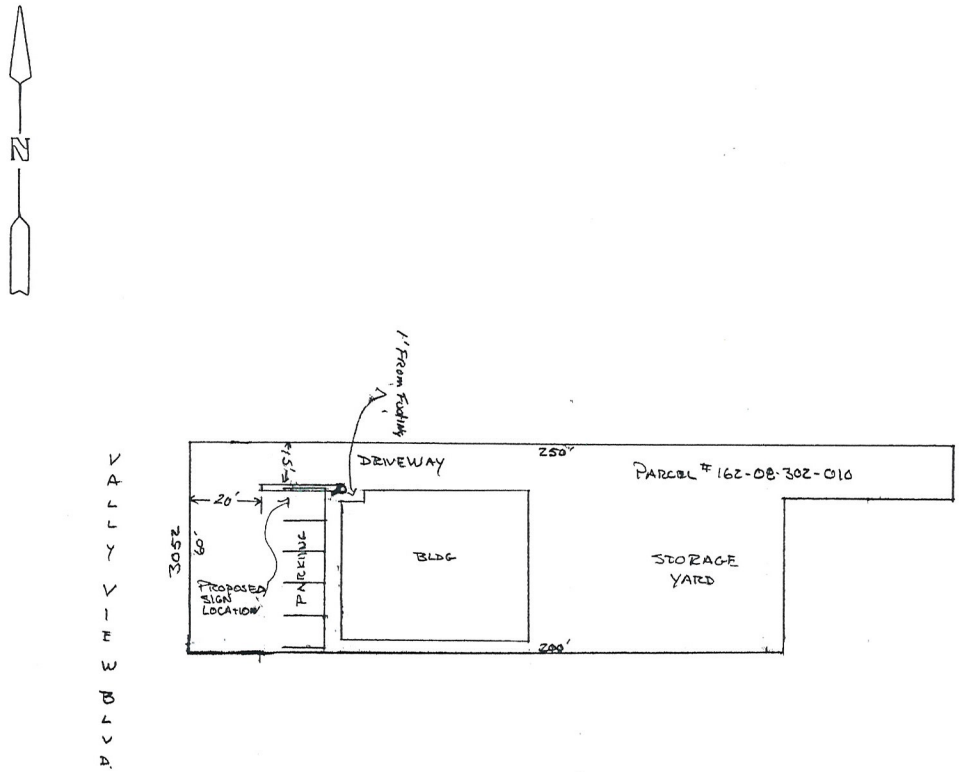
FOR DEPARTMENT USE ONLY

Case #	RQR-45132
Meeting Date:	6/12/12
Total Fee:	800 —
Date Received:*	4/12/12
Received By:	BJS

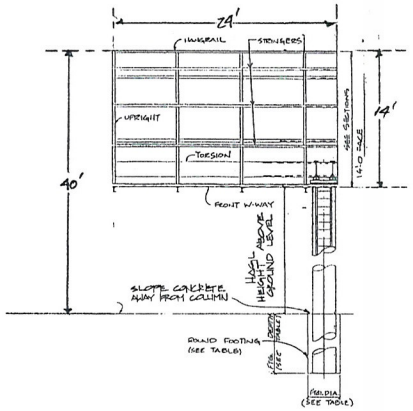
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
APR 12 2012
City of Las Vegas

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



NOTES: 1. NO OTHER OFF-PREMISE SIGNS WITHIN 300'



RECEIVED
APR 12 2012
City of Las Vegas

SEICER INC
550 E CHARLESTON SUITE "D"
LAS VEGAS NV 89104

RQR-45132

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

May 21, 2009

Mr. Bob Sanders
Stansberry Construction, Inc.
3052 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: RQR-32966 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 20, 2009

Dear Mr. Sanders:

The City Council at a regular meeting held May 20, 2009 APPROVED the request for Required Review of an approved Special Use Permit (U-0026-96) FOR A 40-FOOT TALL, 14-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 3052 South Valley View Boulevard (APN 162-08-302-010), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0026-96).

2. This Special Use Permit shall be placed on an agenda closest to May 15, 2012 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

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City of Las Vegas

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RQR-45132

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0026-96) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Vicky Darling, Chief Deputy City Clerk

cc: Mr. Scott Christensen
CBS Outdoor
1731 Workman Street
Los Angeles, California 91103

Mr. Ryan Arnold
The Skancke Company
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

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RQR-45132

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
RQR-45133 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT - 840/844 RANCHO LLC - OWNER: CBS OUTDOOR - For possible action on a Required Review of an approved Special Use Permit (U-0319-94) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 840 North Rancho Drive (APN 139-29-702-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31809

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-45133** APN: 139-29-702-002

Name of Property Owner: 840/844 Rancho, LLC

Name of Applicant: CBS Outdoor

Name of Representative: Ryan Arnold

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: John Pappas

Print Name: John Pappas

Subscribed and sworn before me

This 5th day of APRIL, 2012

Sharon L Yamane

Notary Public in and for said County and State

SHARON L. YAMANE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 03-29-13
Certificate No: 99-35503-1

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 840 N. Rancho Dr.

Project Name _____ **Proposed Use** Existing Billboard

Assessor's Parcel #(s) 139-29-702-002 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

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

Gross Acres 1.34 **Lots/Units** _____ **Density** _____

Additional Information RQR-31809

PROPERTY OWNER 840/844 Rancho, LLC **Contact** John Pappas

Address 1125 Cashman Drive **Phone:** (702) 327-3953 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address HJPappas55@gmail.com

APPLICANT CBS Outdoor **Contact** Scott Christensen

Address 1731 Workman Street **Phone:** (323) 276-7382 **Fax:** (323) 225-0240

City Los Angeles **State** CA **Zip** 90031

E-mail Address Scott.Christensen@cbsoutdoor.com

REPRESENTATIVE The Skancke Company **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 **Phone:** (702) 269-5888 **Fax:** (702) 541-9563

City Las Vegas **State** NV **Zip** 89128

E-mail Address ryan@skancke.net

Property Owner Signature* _____

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

Print Name John Pappas

Subscribed and sworn before me

This 5th day of APRIL, 20 12.

_____

Notary Public in and for said County and State

SHARON L. YAMANE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 03-29-13
Certificate No: 99-35503-1

FOR DEPARTMENT USE ONLY

Case #	RQR-45133
Meeting Date:	6/12/12
Total Fee:	$805.00
Date Received:*	4/12/12
Received By:	

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

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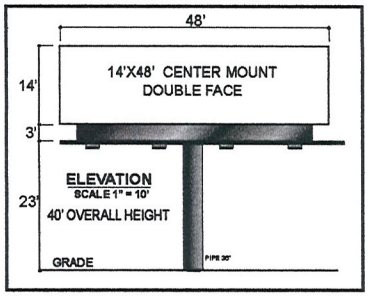
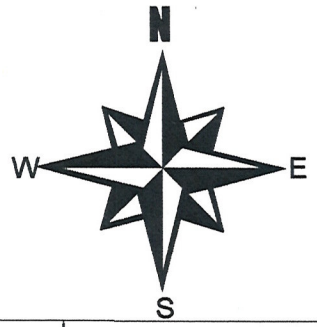
APR 19 2012
City of Las Vegas

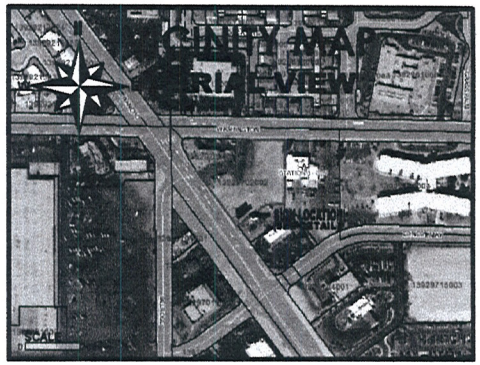
Revised 10/27/08

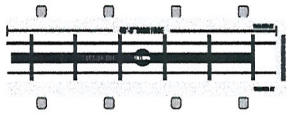
f:\depot\Application Packet\Application Form.pdf

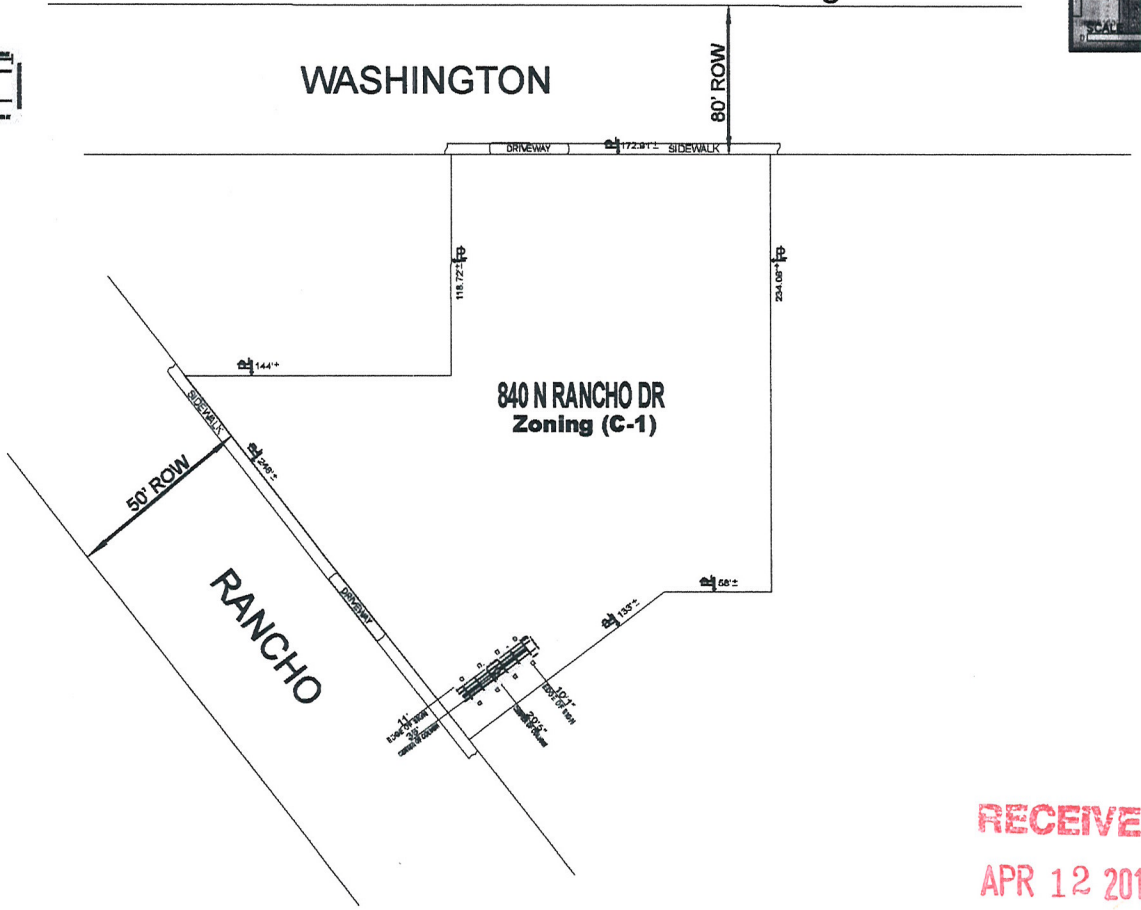


TOP VIEW
SCALE 1" = 30'
DETAIL









GENERAL NOTES
1. Not within 300 foot of another off-premise billboard.
2.Undeveloped land

CBS OUTDOOR
323-222-7171

JONES SIGN COMPANY
4145 W. TECO AVE / LAS VEGAS, NV 89118 P 702-645-0092

OWNER: PAPPAS CAROL		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 1-21-09		REVISED:
LOCATION: 840 N RANCHO DR		
APN# 13929702002		DRAWING NUMBER: 802

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RQR-45133

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

April 3, 2009

Ms. Carol Pappas
1224 Cashman Drive
Las Vegas, Nevada 89102-1914

RE: RQR-31809 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 1, 2009

Dear Ms. Pappas:

The City Council at a regular meeting held April 1, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0319-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 840 North Rancho Drive (APN 139-29-702-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 2, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0319-94), if approved.

2. This Special Use Permit shall be placed on an agenda closest to February 15, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0319-94) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
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City of Las Vegas

RQR-45133

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Cooper
CBS Outdoor
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
The Skancke Company
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

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City of Las Vegas
RQR-45133

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-45178 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Petition to Vacate portions of five public utility easements generally located on the north and south side of McWilliams Avenue, east of Las Vegas Boulevard, Ward 5 (Barlow).

SET DATE: 06/20/2012
C.C.: 07/18/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-45178** APN: 139-27-812-045, 139-27-805-004 & -005

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: _____

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me – Robin Yoakum –

This 29 day of March, 2012

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

CITY CLERK
Angela Campbell
2012 APR 19 P 4:39

APPLICATION / PETITION FORM

Application/Petition For: Neon Boneyard Park

Project Address (Location) 770 Las Vegas Blvd North

Project Name Neon Boneyard Park **Proposed Use** _____

Assessor's Parcel #(s) 139-27-805-004, 139-27-812-045 **Ward #** 5

General Plan: existing P-F proposed _____ **Zoning:** existing C-V proposed _____

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

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

Additional Information Application for Vacation of Public Utility Easment

PROPERTY OWNER City of Las Vegas **Contact** Gina Venglass

Address 333 N. Rancho Dr **Phone:** 229-6790 **Fax:** _____

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

E-mail Address gvenglass@lasvegasnevada.gov

APPLICANT City of LV - Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE City of LV - Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me – Robin Yoakum

This 20th day of March, 20 12.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

FOR DEPARTMENT USE ONLY

Case #	VAC-45178
Meeting Date:	6-12-12
Total Fee:	$ 1000.00
Date Received:*	4-19-12
Received By:	JFmd

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



MAP EXHIBIT FOR PROPOSED
VACATION OF UTILITY EASEMENTS
APN 139-27-805-004, 139-24-805-005, 139-27-812-045

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION

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City of Las Vegas
Department of Planning

VAC-45178

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

WARD 2 - VACANT
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
P.E., P.T.O.E.
PUBLIC WORKS DIRECTOR

March 19, 2012

City of Las Vegas
Department of Planning and Development
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: CITY OF LAS VEGAS NEON BONEYARD PARK
APN 139-27-805-004 & 005, 138-27-812-045
REQUEST FOR A VACATION OF A PUBLIC UTILTY EASEMENT
LETTER OF JUSTIFICATION

The City of Las Vegas Public Works Department has completed construction of the City's Neon Boneyard Park and is currently constructing the museum. This project is located on the north and south side of McWilliams Avenue, east of Las Vegas Boulevard. The existing public utility easements are no longer necessary as a result of the park and museum development. The City appreciates your consideration of our request to allow vacation of the existing public utility easement.

Any concerns regarding the application should be directed to me at 229-6790.

Sincerely,

Gina Venglass, P.E.
Engineering Project Manager
Department of Public Works

cc: David Bowers, P.E., P.T.O.E. City Engineer (CLV)
Jeremy Leavitt, P.E. (CLV)
File

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APR 18 2012

CITY OF LAS VEGAS
PUBLIC WORKS
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106

VOICE 702.229.6276
FAX 702.464.2516
TTY 702.386.9108
www.lasvegasnevada.gov

VAC-45178

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-45231 - VACATION - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: LONE MOUNTAIN SENIORS, LLC - For possible action on a Petition to Vacate a portion of the southeast corner of Rainbow Boulevard and Lone Mountain Road, Ward 6 (Ross).

SET DATE: 06/20/2012
C.C.: 07/18/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-45231** APN: 138-02-101-015

Name of Property Owner: Lone Mountain Seniors LLC

Name of Applicant: Ovation Development/Janet Goyer

Name of Representative: Impulse Civil Engineering/Pete Laas

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: Alan L Molasky

Print Name: Alan L. Molasky

Subscribed and sworn before me

This 24th day of April, 2012

Jennifer Mackey

Notary Public in and for said County and State

JENNIFER MACKEY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9537-1
MY APPT. EXPIRES MAR. 13, 2013

RECEIVED
APR 24 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 4652 N. Rainbow Blvd., Las Vegas, NV 89108

Project Name Lone Mountain Senior Apartments **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 138-02-101-015 **Ward #** _____

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

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

Gross Acres 1.77 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lone Mountain Seniors LLC **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

APPLICANT Ovation Development **Contact** Janet Goyer

Address 6021 S. Fort Apache Road, #100 **Phone:** (702) 990-2325 **Fax:** (702) 990-2391

City Las Vegas **State** NV **Zip** 89148

E-mail Address jang@ovationdev.com

REPRESENTATIVE Impulse Civil Engineering **Contact** Peter Laas

Address 625 Dinard Way **Phone:** (702) 308-7115 **Fax:** (702) 478-8535

City North Las Vegas **State** NV **Zip** 89031

E-mail Address impulse-ce@cox.net

Property Owner Signature* Alan L Molasky

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

Print Name Alan L. Molasky

Subscribed and sworn before me

This 24th day of April, 20 12.

Jennifer Mackey

Notary Public in and for said County and State

JENNIFER MACKEY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 09-9537-1
MY APPT. EXPIRES MAR. 13, 2013

COPY

Revised 10/27/08

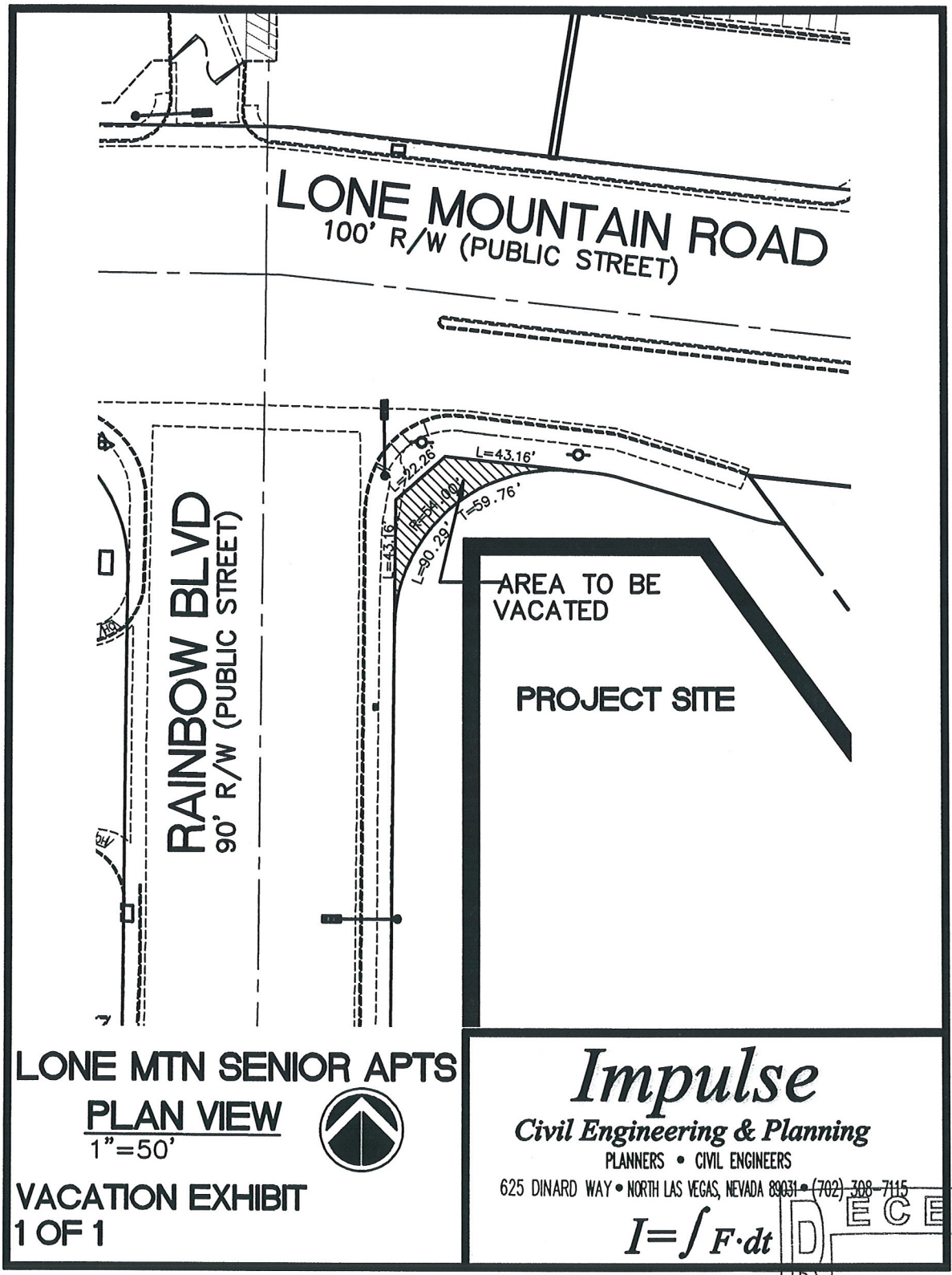
FOR DEPARTMENT USE ONLY

Case #	VAC-45231
Meeting Date:	6-12-12 PC
Total Fee:	$1,000
Date Received:*	4-24-12
Received By:	

RECEIVED
APR 24 2012
City of Las Vegas
Department of Planning

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

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



LONE MTN SENIOR APTS

PLAN VIEW

1"=50'

VACATION EXHIBIT
1 OF 1

Impulse
Civil Engineering & Planning
PLANNERS • CIVIL ENGINEERS
625 DINARD WAY • NORTH LAS VEGAS, NEVADA 89031 • (702) 308-7115

$I = \int F \cdot dt$

RECEIVED
APR 24 2012
City of Las Vegas
Department of Planning

COPY

VAC-45231

Impulse
Civil Engineering & Planning

625 Dinard Way
North Las Vegas, NV 89031

PHONE 702-308-7115
FAX 702-478-8535

April 20, 2012

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

Re: Justification Letter
Vacation for Lone Mountain Senior Apartments

To Whom It May Concern:

Impulse Civil Engineering represents Ovation Development (the Applicant). We are respectfully requesting a vacation of public right of way affecting the southeast corner of the intersection of Rainbow Boulevard and Lone Mountain Road to benefit a proposed senior housing project generally located in the same location, particularly known as APN: 138-02-101-015 (the Site). The Site is approximately 1.77 acres.

The area we are requesting to vacate consists of approximately 654 square feet, which is a portion of the 54-foot spandrel dedication. We have met with Planning and Public Works to coordinate this effort. The vacated area will allow us to add a sitting area amenity for the residents of the apartment building. The portion of the right of way we are requesting to vacate is not needed for maintenance of the existing facilities nor does it impede driver's safety.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal

cc: Jan Goyer, Ovation Development

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APR 24 2012
City of Las Vegas
Department of Planning

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VAC-45231

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-45114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-45114, SUP-45116 and SDR-45115
2. Conditions and Staff Report - VAR-45114, SUP-45116 and SDR-45115
3. Supporting Documentation
4. Photos - VAR-45114, SUP-45116 and SDR-45115
5. Justification Letter - VAR-45114, SUP-45116 and SDR-45115

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45114** APN: 125-27-410-004

Name of Property Owner: Sky Pointe Hotel Group, LLC

Name of Applicant: Sky Pointe Hotel Group, LLC

Name of Representative: Chris Kaempfer - Kaempfer Crowell

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: _____

Print Name: Todd A. Nigro

Subscribed and sworn before me

This 2nd day of April, 2012

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

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City of Las Vegas

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc

1109416.1

16522.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow for a reduction in parking

Project Address (Location) 5701 Sky Pointe Drive

Project Name Sky Pointe Hotel **Proposed Use** Hotel

Assessor's Parcel #(s) 125-27-410-004 **Ward #** 6

General Plan: existing SC-TC proposed n/a **Zoning:** existing TC proposed n/a

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

Gross Acres 1.83± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

APPLICANT Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

REPRESENTATIVE Kaempfer Crowell **Contact** Chris Kaempfer

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

City Las Vegas **State** NV **Zip** 89113

E-mail Address clk@kcnvlaw.com

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 2nd day of April, 20 12.

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-45114
Meeting Date:	6/12/12
Total Fee:	$30 —
Date Received:*	4/11/12
Received By:	

*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.

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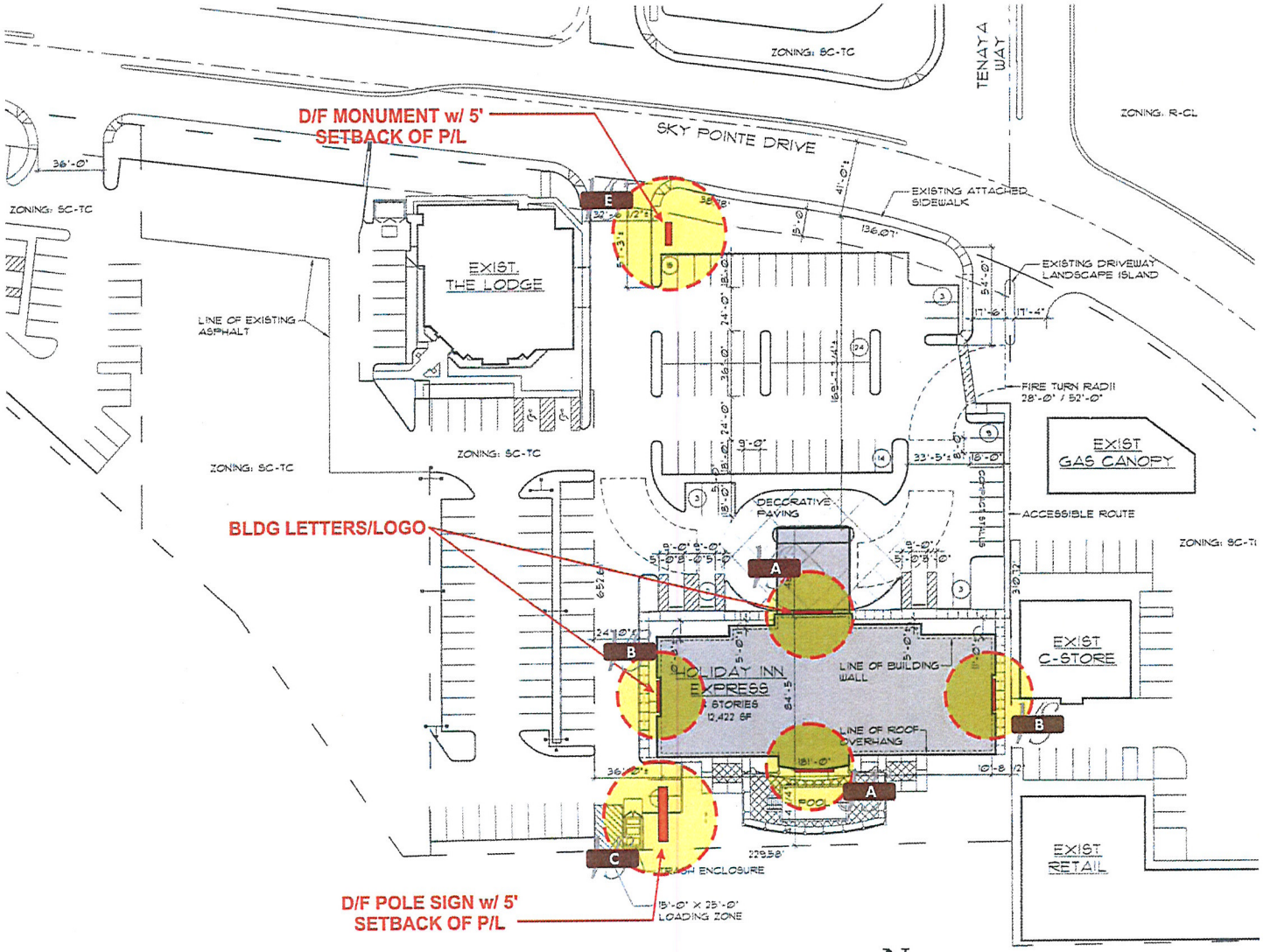
Revised 10/27/08

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

1109411.1

18522.2



ARCHITECTURAL SITE PLAN 1"=60'

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VAR-45114
SUP-45116
SDR-45115

Holiday Inn EXPRESS

SKY POINT DRIVE

SITE PLAN

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103
Phone: (702) 895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 622.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

JOB NO.	11232
DATE	02-05-2007
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	11232.CDR
FOLDER	

REVISIONS MADE

02-20-07 DN	ADD (2) ELEVATION

SHEET

SITE



A ILLUMINATED PAN CHANNEL LETTERS 1/2"=1'-0"

(2) REQ'D.

RECEIVE & INSTALL (2) SETS OF "HOLIDAY INN EXPRESS & LOGO" CHANNEL LETTERS.

RECEIVED
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City of Las Vegas

VAR-45114
SUP-45116
SDR-45115

Holiday Inn EXPRESS

SKY POINT DRIVE

PAN CHANNEL LETTERS DETAIL

BLDG SIGN A DETAIL

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103
Phone: (702) 895-7474

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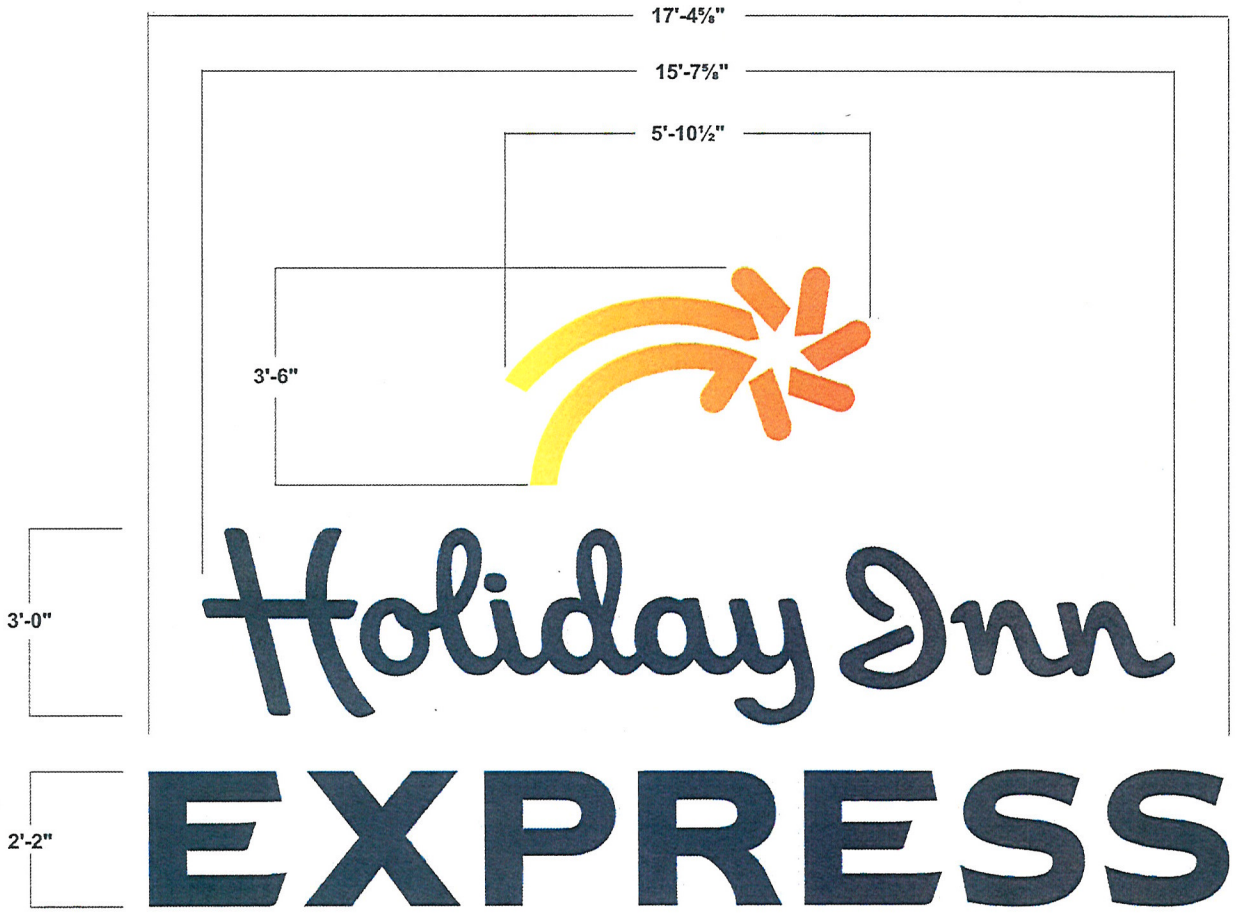
DATE	02-05-2007
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	11232.CDR
FOLDER	

REVISIONS MADE

02-20-07 DN	ADD (2) ELEVATION

SHEET 003



B **ILLUMINATED PAN CHANNEL LETTERS** 1/2"=1'-0"

(2) REQ'D.

RECEIVE & INSTALL (2) SETS OF "HOLIDAY INN EXPRESS & LOGO" CHANNEL LETTERS.

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VAR-45114
SUP-45116
SDR-45115

Holiday Inn EXPRESS

SKY POINT DRIVE

PAN CHANNEL LETTERS DETAIL

BLDG SIGN B DETAIL

VISION SIGN
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DATE	02-05-2007
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	11232.CDR
FOLDER	

REVISIONS MADE

02-20-07 DN	ADD (2) ELEVATION

SHEET
004



Holiday Inn EXPRESS

SKY POINT DRIVE

65' D/F PYLON SIGN

VISION SIGN

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Phone: (702) 895-7474

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DATE	02-05-2007
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FILE NAME	11232.CDR
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SHEET 005

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SDR-45115



Holiday Inn EXPRESS

SKY POINT DRIVE

24' D/F PYLON SIGN

VISION SIGN

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Phone: (702) 895-7474

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DATE	02-05-2007
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	11232.CDR
FOLDER	

REVISIONS MADE

SHEET 006

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VAR-45114
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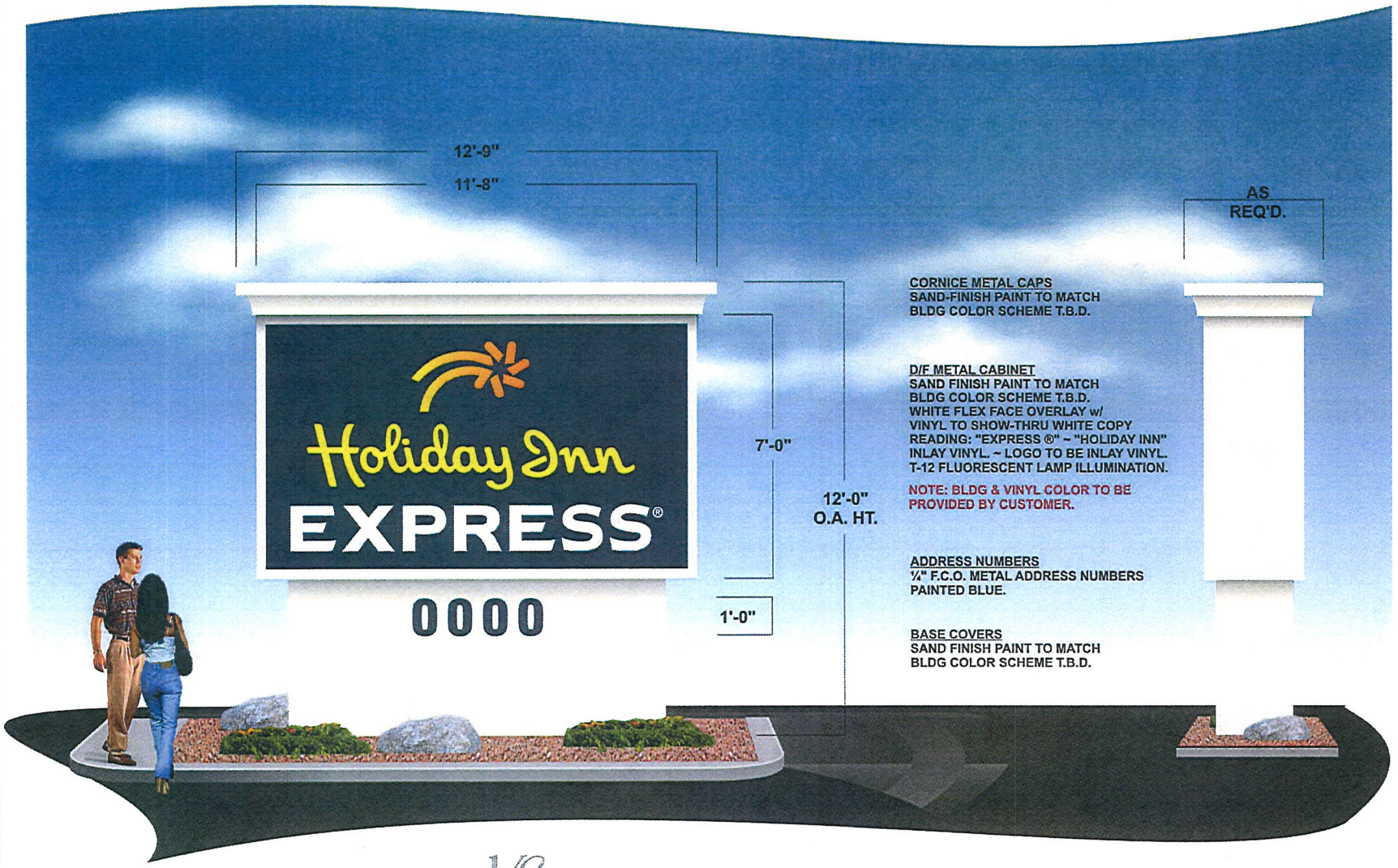
SDR-45115



E D/F 12' MONUMENT SIGN 3/8"=1'-0"

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VAR-45114
SUP-45116
SDR-45115

Holiday Inn EXPRESS

SKY POINT DRIVE

12' MONUMENT SIGN

VISION SIGN
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Phone: (702) 895-7474

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DATE	02-05-2007
DRAWN	DERRICK
SALES	SHOCK
FILE NAME	11232.CDR
FOLDER	

REVISIONS MADE

SHEET
007



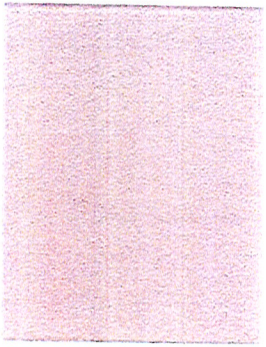
Primary EIFS Color
Amarillo White

310 China White

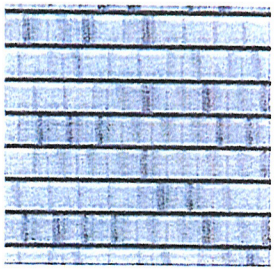
Secondary EIFS Color
China White



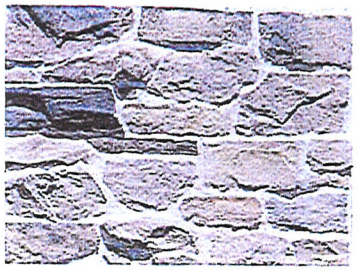
Dormer and Coping Color
Colonial Tan



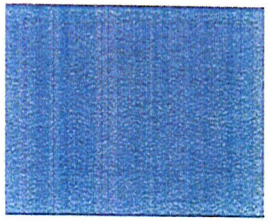
Railing, Decorative Grills
and Misc. Metals
Allspice



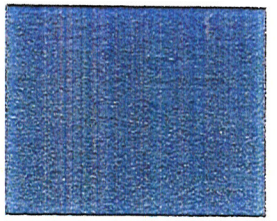
Primary Roofing Tiles
Monier Lifetile - Forest Green



Stone Veneer
Coronado Stone
French Country - Bordeaux



Standing Seam Metal Roof
Berridge - Teal Green



Aluminum Storefront
Kawneer -
Interstate Green

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DEVELOPMENT

Holiday Inn Express at Skypointe and Tenaya

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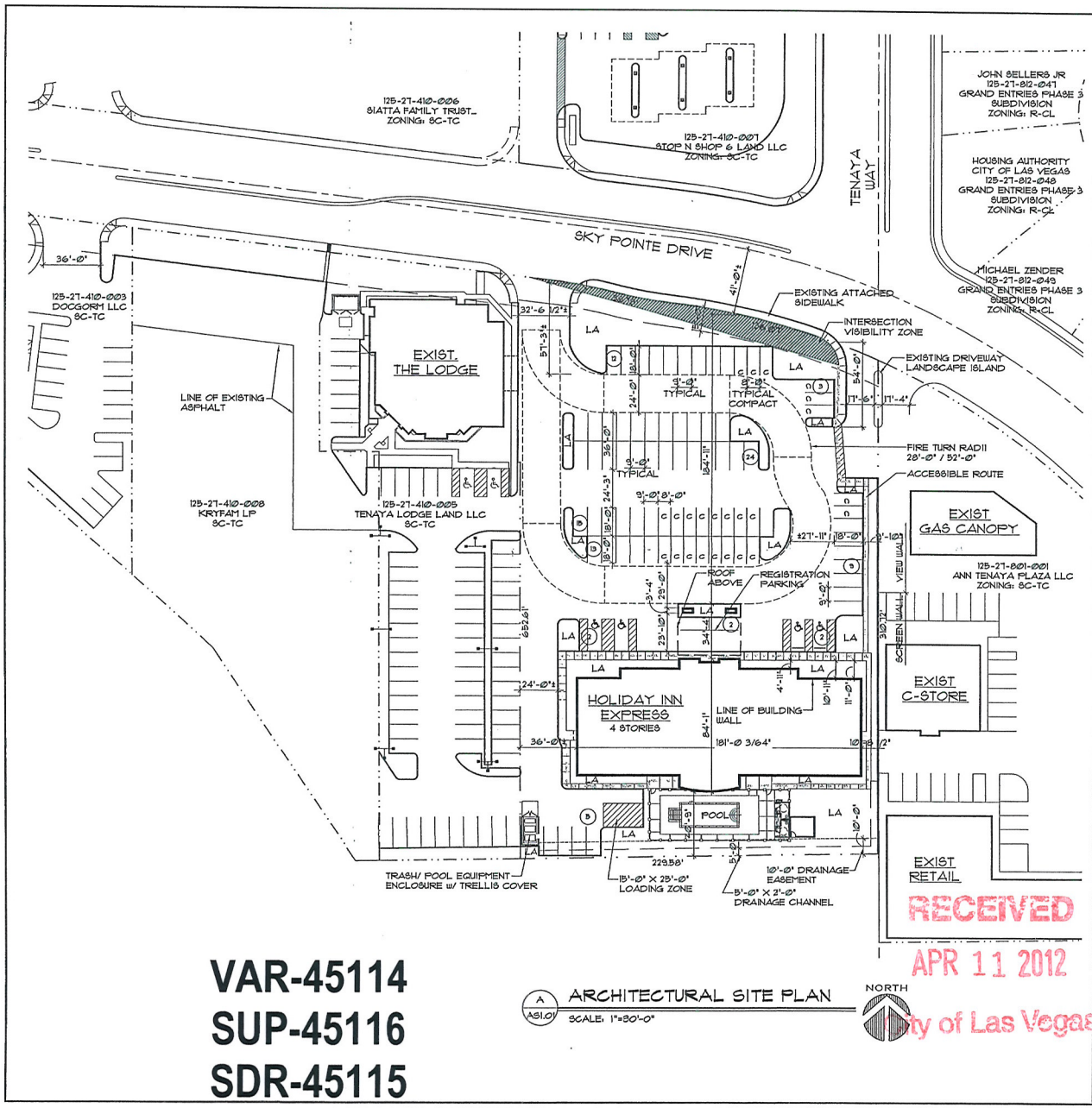


A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

VAR-45114
SUP-45116
SDR-45115

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 125-27-410-004

SITE AREA: 79,193 S.F. (1.82 ACRES)

	REQUIRED:	PROVIDED:	
LANDSCAPE	20%	25.3%	20,232.6 S.F.

CURRENT ZONING: SC-TC

SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	15'-0"	169'-8"±
SIDES:	10'-0"	12'-8"± / 23'-5"±
REAR:	20'-0"	49'-9"±
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A

BUILDING AREA:

1st FLOOR	12,459 S.F.
2nd, 3rd & 4th FLOORS (each floor)	12,048 S.F.
PORTE COCHERE	1,815 S.F.
TOTAL BUILDING AREA	50,478 S.F.

LOT COVERAGE: 14,334 S.F. 18.1%

PARKING CALCULATIONS:

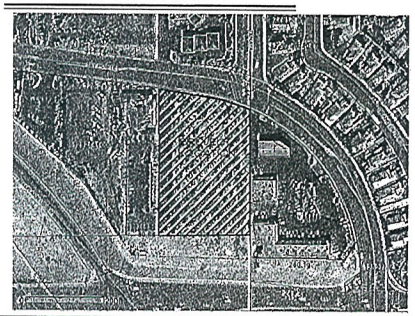
REQUIRED: 1 SPACE PER GUEST ROOM — 87 SPACES

PROVIDED: 87 SPACES
INCLUDING 26 (30%) COMPACT SPACES (8' x 18')
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)
PLUS 1 LOADING ZONE (15' x 25')

ROOM COUNT

	KING/ DBL QUEEN	KING/ DBL QUEEN SUITE	ACC. DBL QUEEN SUITE	EXT. DBL QUEEN SUITE	ACC. KING		TOTAL
4th FLOOR	17	5	1	1	1		25
3rd FLOOR	17	5	1	1	1		25
2nd FLOOR	16	4	1	1	1		23
1st FLOOR	9	3	1	0	1		14
TOTAL	59	17	4	3	4		87

PROJECT LOCATION:



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPERATE APPLICATION.

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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title: Holiday Inn EXPRESS
SW CORNER OF SKYPOINTE DRIVE AND TENAYA WAY LAS VEGAS, NEVADA

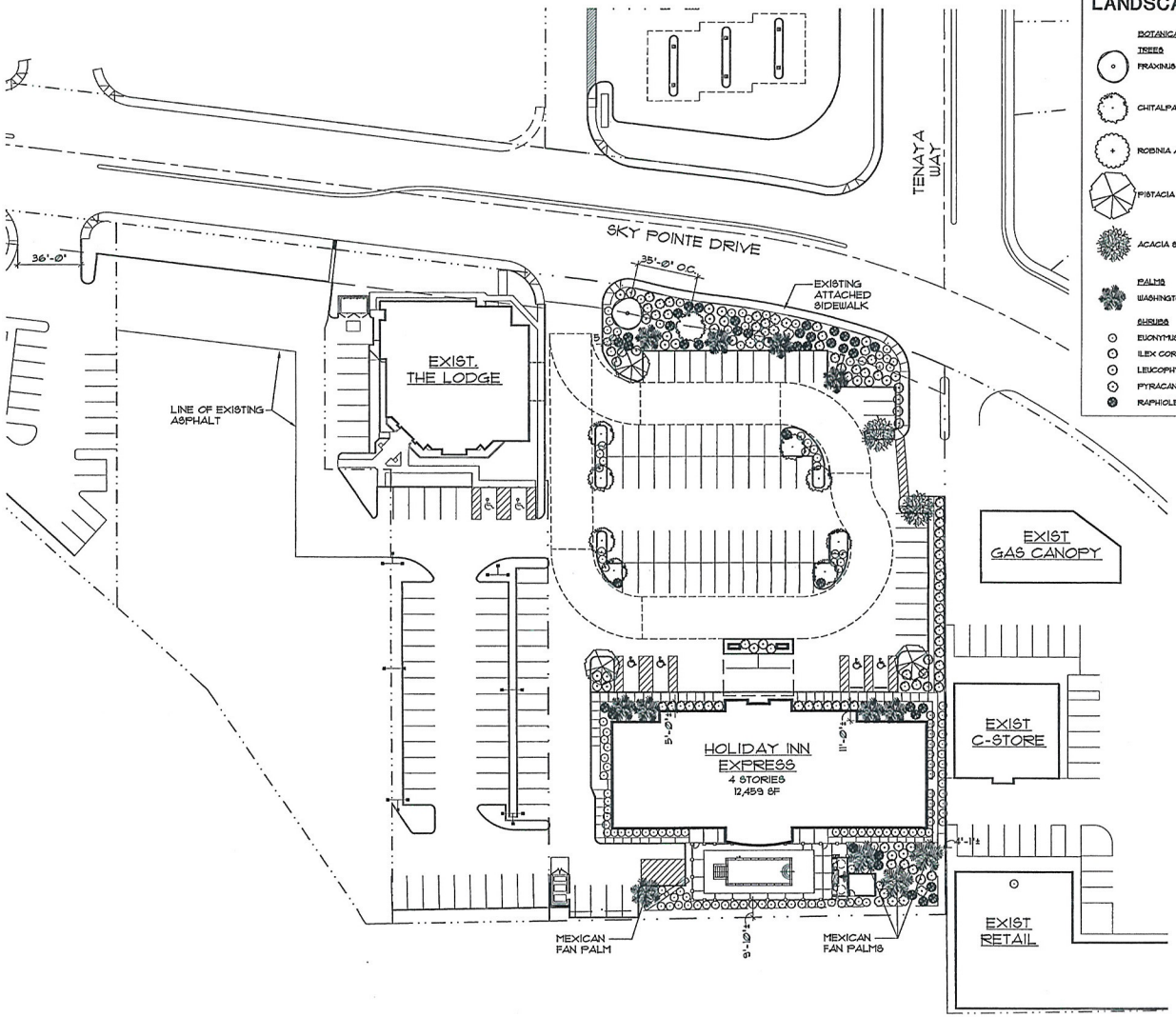
nigro DEVELOPMENT

sheet title: ARCHITECTURAL SITE PLAN
SUP, SDR, VAR SUBMITTAL

issue dates: 3-15-2007
drawn by: KKG/BVZ
checked by: RLP
project no.: 05-150
revisions:

sheet no. AS1.01 S.3d
of sheets

P:\05-150\New Studies 03-05-07 BVZ\03-14-07 New study 3d\5150as01.dwg plotted: 3/15/2007 10:44 AM by: Roy Finkel



LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	FRAXINUS VELUTINA RIO GRANDE	RIO GRANDE ASH	36" BOX	STANDARD TRUNK
	CHITALPA TASHKENTENSIS	CHITALPA	36" BOX	STANDARD TRUNK
	ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	36" BOX	STANDARD TRUNK
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	STANDARD TRUNK
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	STANDARD TRUNK
	PALMS			
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	.	SKINNED TRUNK
	SHRUBS			
	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	1 & 5 GAL.	
	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	1 & 5 GAL.	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	1 & 5 GAL.	
	PYRACANTHA COCCINEA 'LOUBOY'	LOUBOY PYRACANTHA	1 & 5 GAL.	
	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	1 & 5 GAL.	

A MINIMUM OF (5) 5 GALLON SHRUBS AND (5) 1 GALLON SHRUBS SHALL BE PLANTED FOR EVERY TREE PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS MANUAL.

2" LAYER OF DECOMPOSE GRANITE TO BE USED AS GROUNDCOVER IN ALL AREAS NOT RECEIVING LIVE PLANT MATERIAL

SITE AREA:	79,135 SF
LANDSCAPE SQUARE FOOTAGE:	20,232 SF
PERCENTAGE OF LANDSCAPE COVERAGE:	25.5%

A L1.01 LANDSCAPE PLAN
SCALE: 1"=30'-0"

NORTH

VAR-45114
SUP-45116
SDR-45115

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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Holiday Inn EXPRESS
SW CORNER OF SKYPOINTE DRIVE AND TENAYA WAY
LAS VEGAS, NEVADA

sheet title:
LANDSCAPE PLAN
SUP, SDR, VAR SUBMITTAL

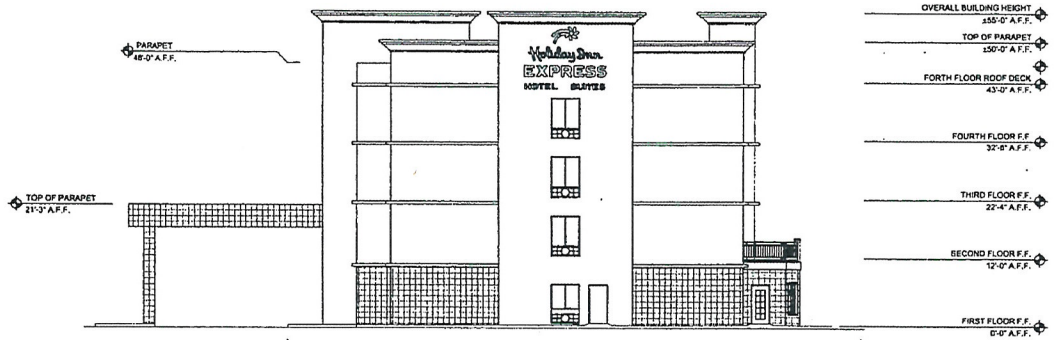
nigro DEVELOPMENT

issue dates:
1-5-2012

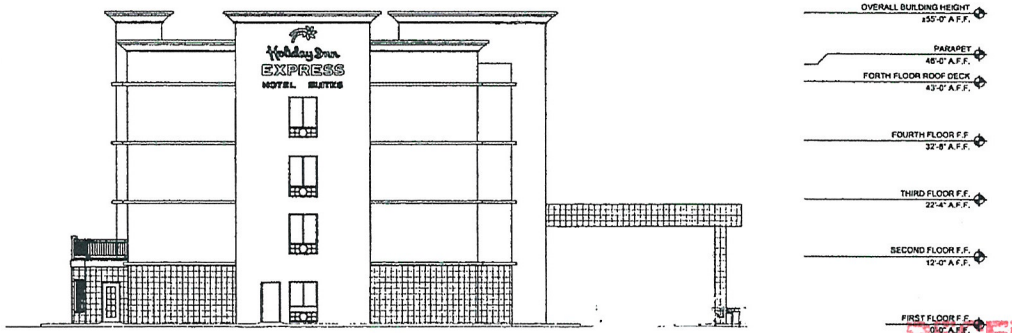
drawn by: KKA
checked by: RLF
project no.: 06-140
revisions:

sheet no.
L1.01
of sheets

P:\06-140\04-27-07 DR 3d_final site\61400L01.dwg plotted: 5/1/2007 10:39 AM by: Ray Finkel



A6.01 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



2 A6.01 LEFT ELEVATION
SCALE: 1/8"=1'-0"

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project title:
EXPRESS
SW CORNER OF
SKYLINE DRIVE
AND TENAYA WAY
LAS VEGAS, NEVADA

sheet title:
EXTERIOR
ELEVATIONS
NEW A-2

nigro

sheet no.
A6.01

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A
A6.01 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2
A6.01 REAR ELEVATION
SCALE: 1/8"=1'-0"

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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
SW CORNER OF SKYPOINE DRIVE AND TENAYA WAY LAS VEGAS, NEVADA
EXPRESS

nigro DEVELOPMENT

sheet title:
EXTERIOR ELEVATIONS
NEW A-2

issue dates:
drawn by:
checked by:
project no.:
revisions:

sheet no.
A6.01

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SUP-45116
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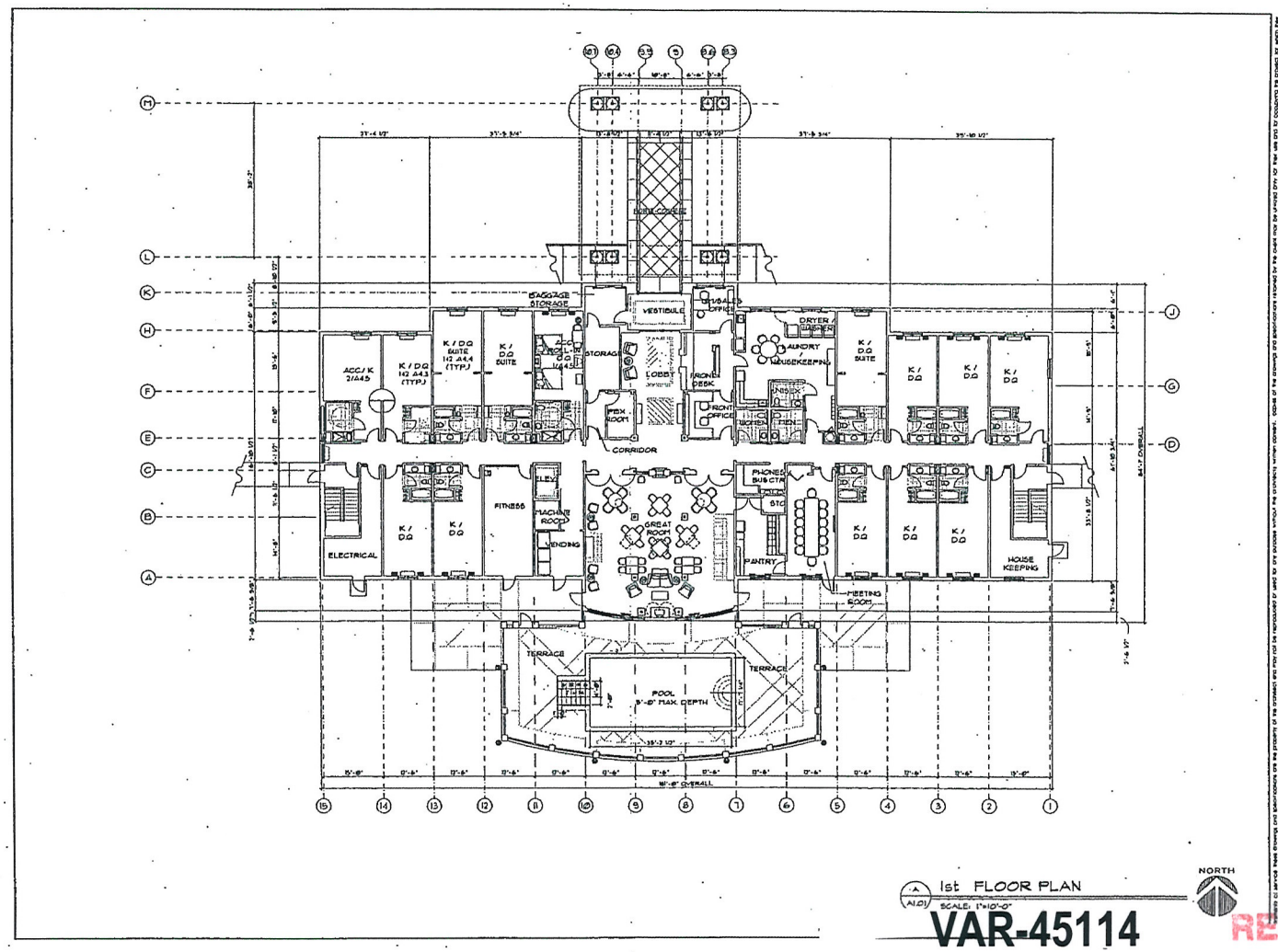

1st FLOOR PLAN
SCALE: 1"=10'-0"

VAR-45114
SUP-45116
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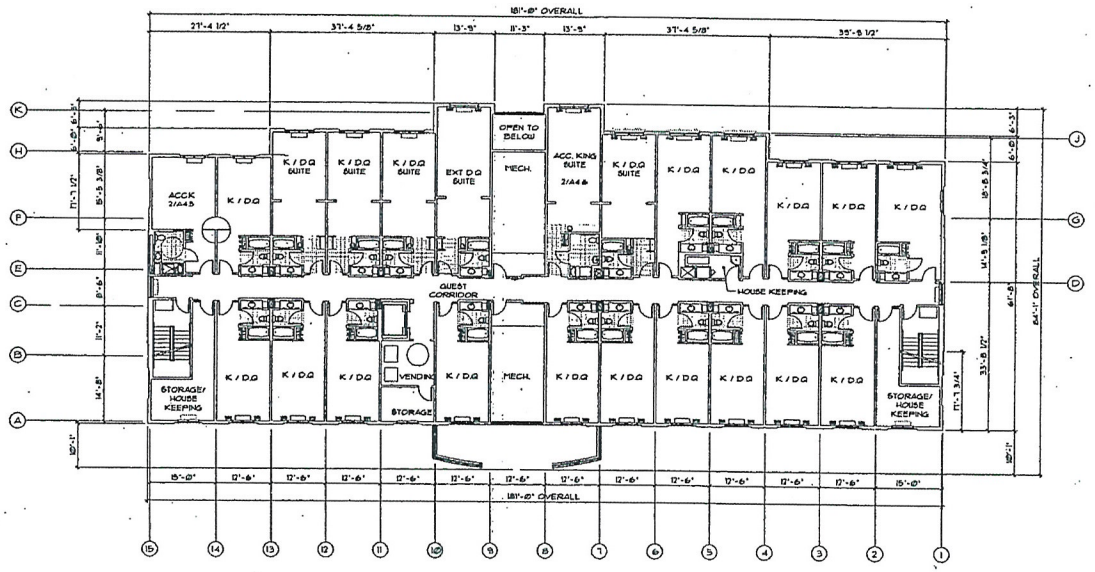
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Holiday Inn EXPRESS
SW CORNER OF SKYPOINTE DRIVE AND JENAVA WAY LAS VEGAS, NEVADA

nigro
project title:
1st FLOOR
FLOOR PLAN
SUP, SDR, VAR SUBMITTAL

sheet no
A1.01



A 2nd FLOOR PLAN
A1.02 SCALE: 1"=10'-0"

NORTH

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Holiday Inn EXPRESS
SW CORNER OF BRYCE CANYON AND TEMPLE WAY
LAS VEGAS, NEVADA

sheet title:
2nd FLOOR
FLOOR PLAN
SUP, SDR, VAR SUBMITTAL

nigro

issue dates: 1-9-2008
drawn by: KKG
checked by: RLF
project no.: 05-160
revisions:

sheet no.
A1.02

of sheets

VAR-45114
SUP-45116
SDR-45115

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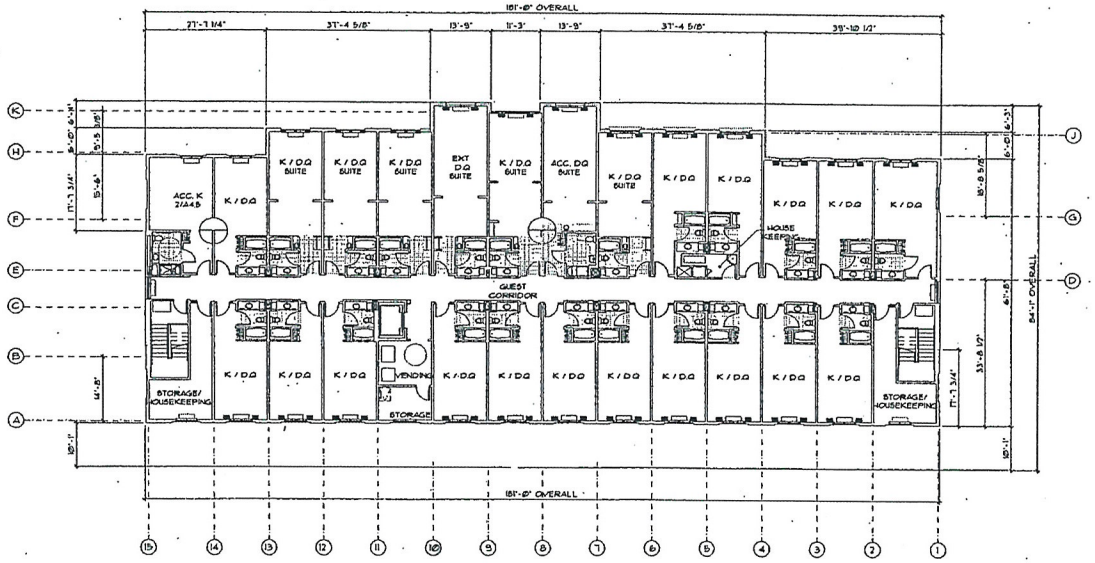
City of Las Vegas



A 3rd and 4th FLOOR PLANS
A1.03 SCALE: 1"=10'-0"

NORTH

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
SW CORNER OF BRYPOINTE DRIVE AND TEHAMA WAY LAS VEGAS, NEVADA
Holiday Inn EXPRESS

sheet title:
3rd and 4th FLOOR
FLOOR PLANS
SUP, SDR, VAR SUBMITTAL

nigro

issue dates: 1-9-2001
drawn by: KKG
checked by: RLP
project no.: 06-160
revisions:

sheet no.
A1.03

of sheets

VAR-45114
SUP-45116
SDR-45115

RECEIVED
APR 11 2012
City of Las Vegas

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

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8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 9, 2012

VIA HAND DELIVERY

City of Las Vegas
Department of Planning & Development
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Sky Pointe Hotel Group, LLC

To Whom It May Concern:

This office represents Sky Pointe Hotel Group, LLC ("The property owner") in conjunction with a request for a site development plan review, special use permit, variances for a reduction in parking and an increase in height, and a waiver of distance separations and a sign package in association with a proposed four story approximately 50,000 square foot hotel. This project was originally approved on May 2, 2007. Subsequently, an extension of time was approved on June 17, 2009 (SDR-19097, SUP-19100, VAR-19098, VAR-19447 and EOT-34375). The entitlements have since expired and the property owner is seeking re-approval of the previous entitlements.

The property is located at the southwest corner of Tenaya Way and Sky Pointe Drive more particularly described as assessor's parcel number 125-27-410-004. The property is approximately 1.83 acres, is zoned T-C and is within the special land use designation of SC-TC.

The property owner is requesting a waiver of development standards to reduce the separation requirement from a residential development to 92 feet where 330 feet is required and to allow for a four-story building where two-stories are the maximum allowed. This project is a non-gaming, non-dining, hotel without entertainment. The only food service for this hotel will be to provide a continental style breakfast meal for its guests. The intent of this hotel is to serve the local residential community, and the family and friends who visit who wish to stay closer to their families. The property owner is also seeking a minor waiver of the perimeter landscape buffer width of 14 feet for a three foot section where 15 feet is the minimum required. The front parking encroaches into the 15' landscape setback by less than twelve inches for a width of approximately three feet. This encroachment is allowed by the Town Center Development Standards Manual in Section D.2.B.8.c.

The property owner is requesting a variance for the quantity of required "on-site" parking

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City of Las Vegas

VAR-45114
SUP-45116
SDR-45115

spaces. The hotel requires 87 parking spaces. Due to the slender nature of this site we are able to provide a total of 74 spaces. These spaces are a combination of standard, compact and accessible space as permitted by the Development Standards. We are requesting a reduction of 13 spaces which is 14.9%. We feel that by the nature of the non-gaming hotel and the cross access of the properties to the East and West the reduction shall not have an adverse affect on the roadways or local community.

Finally, we are also seeking approval for proposed signage. Previously ARC-20049 was approved as a master sign plan package, however, the Town Center District no longer requires approval of master sign plans, however, our client wishes to reinstate the previously approved signage plan which included waivers for a 65 foot high pylon sign where 24 foot high is the limit, to allow a pylon sign advertising one tenant where multiple tenants is required and for a 12 foot high monument sign where 8 foot high is the limit for a commercial development.

The proposed 87 room hotel remains well suited for the neighborhood as we are not aware of any change in the immediate area since this application was first approved and then extended. The design features a combination of cement plaster finish and stone veneer with a hip roof. The building has a residential feel and will blend nicely with the adjacent uses.

Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Christopher L. Kaempfer

CLK/amp

VAR-45114
SUP-45116
SDR-45115

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City of Las Vegas

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45116 - SPECIAL USE PERMIT RELATED TO VAR-45114 - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45116** APN: 125-27-410-004

Name of Property Owner: Sky Pointe Hotel Group, LLC

Name of Applicant: Sky Pointe Hotel Group, LLC

Name of Representative: Chris Kaempfer - Kaempfer Crowell

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: _____

Print Name: Robert A. Nigro

Subscribed and sworn before me

This 2nd day of April, 2012

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

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City of Las Vegas

Revised 11-14-06

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow for a hotel

Project Address (Location) 5701 Sky Pointe Drive

Project Name Sky Pointe Hotel **Proposed Use** Hotel

Assessor's Parcel #(s) 125-27-410-004 **Ward #** 6

General Plan: existing SC-TC proposed n/a **Zoning:** existing TC proposed n/a

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

Gross Acres 1.83± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

APPLICANT Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

REPRESENTATIVE Kaempfer Crowell **Contact** Chris Kaempfer

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

City Las Vegas **State** NV **Zip** 89113

E-mail Address clk@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Todd A. Nigro

Subscribed and sworn before me

This 2nd day of April, 2012.

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-45116
Meeting Date:	6/12/12
Total Fee:	$1,039
Date Received:*	4/11/12
Received By:	BMS

*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.

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City of Las Vegas

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-45115 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-45114 AND SUP-45116 - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 87 UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A 14-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW A FOUR-STORY BUILDING WHERE TWO STORIES IS THE MAXIMUM ALLOWED IN THE SC-TC DISTRICT on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45115** APN: 125-27-410-004

Name of Property Owner: Sky Pointe Hotel Group, LLC

Name of Applicant: Sky Pointe Hotel Group, LLC

Name of Representative: Chris Kaempfer - Kaempfer Crowell

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: _____

Print Name: Todd A. Nigro

Subscribed and sworn before me

This 2nd day of April, 2012

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

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City of Las Vegas

Revised 11-14-06

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 5701 Sky Pointe Drive

Project Name Sky Pointe Hotel **Proposed Use** Hotel

Assessor's Parcel #(s) 125-27-410-004 **Ward #** 6

General Plan: existing SC-TC proposed n/a **Zoning:** existing TC proposed n/a

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

Gross Acres 1.83± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

APPLICANT Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

Address 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

City Las Vegas **State** NV **Zip** 89148

E-mail Address tnigro@nigrodevelopment.net

REPRESENTATIVE Kaempfer Crowell **Contact** Chris Kaempfer

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

City Las Vegas **State** NV **Zip** 89113

E-mail Address clk@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Todd A. Nigro

Subscribed and sworn before me

This 2nd day of April, 2012.

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-45115
Meeting Date:	6/12/12
Total Fee:	$1,430
Date Received:*	4/11/12
Received By:	BSS

*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.

Revised 10/27/08

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APR 11 2012
City of Las Vegas

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-45260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a VARIANCE TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.10 acres at 9358 Wittig Avenue (APN 125-19-516-001), TC (Town Center) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45260** APN: 125-19-516-001

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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: _____

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APR 2 6 2012

Signature of Property Owner: _____

Print Name: BRadley F. Burns

Subscribed and sworn before me

This 16th day of April, 2012

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Tee Pee Lane / Wittig Ave.

Project Name Town Center 44/50 No. 1 **Proposed Use** _____

Assessor's Parcel #(s) 125-19-516-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER DR Horton Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

APPLICANT DR Horton Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 16th day of April, 20 12.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-45260
Meeting Date:	#1 12/2012
Total Fee:	830.00
Date Received:*	4/26/12
Received By:	MRC

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

Revised 10/27/08

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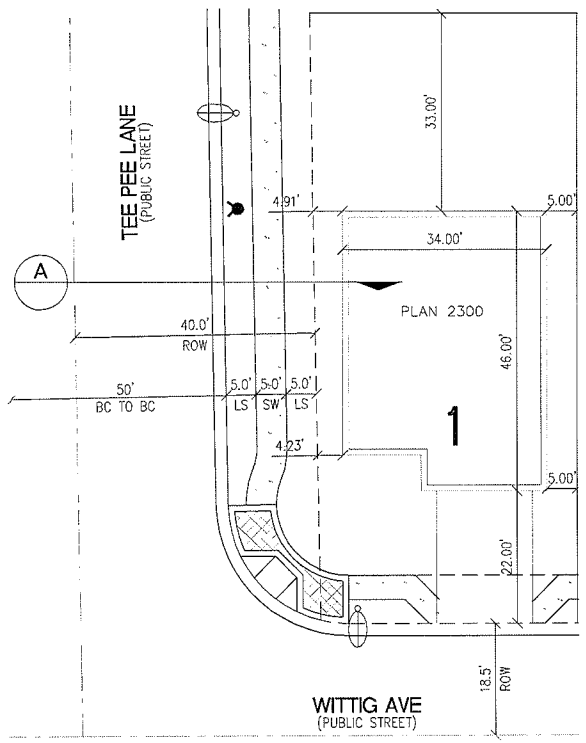
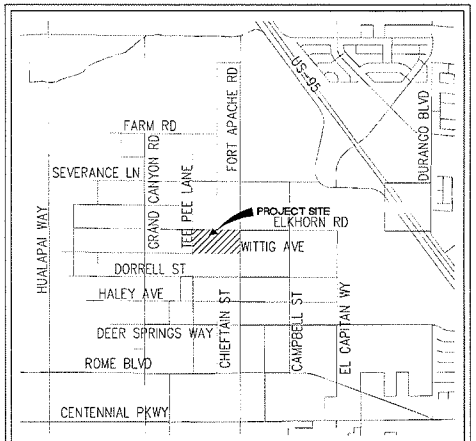


PLAN 2300



VICINITY MAP
NOT TO SCALE

LAND USE

SDR-12103, TMP-14326	
ZONING (ZON-12098)	L-TC
GROSS ACREAGE	20.14 AC.
NUMBERED LOTS	116
DENSITY	5.76 DU/AC
MIN. LOT SIZE	44'x100' & 50'x100'

N

0 10 20
SCALE - 1"=20' FEET

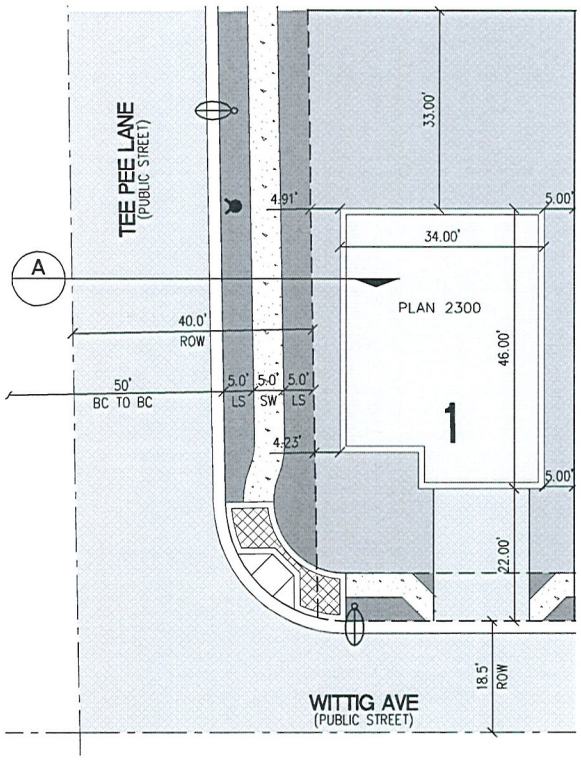
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

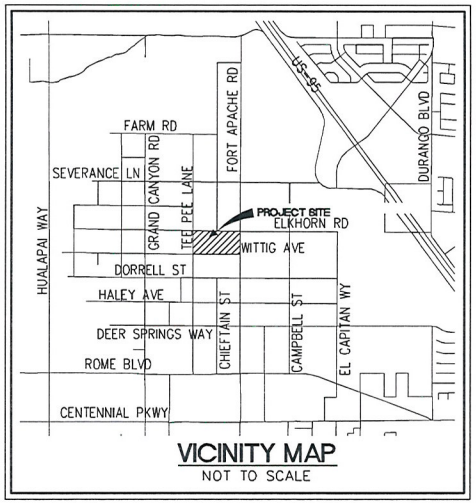
DR HORTON
TOWN CENTER 44/50 NO.1
SITE PLAN

DATE: 04/25/12
DRAFTER: AM
DESIGNER: MK
CHECKED: MK
PROJECT NO. DRH1106-000
A-1
SHEET 1 OF 1

VAR-45260



PLAN 2300



VICINITY MAP
NOT TO SCALE

LAND USE

SDR-12103, TMP-14326

ZONING (ZON-12098)	L-TC
GROSS ACREAGE	20.14 AC.
NUMBERED LOTS	116
DENSITY	5.76 DU/AC
MIN. LOT SIZE	44'x100' & 50'x100'

N

0 10 20

SCALE – 1"=20' FEET

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APR 26 2012

VAR-45260

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

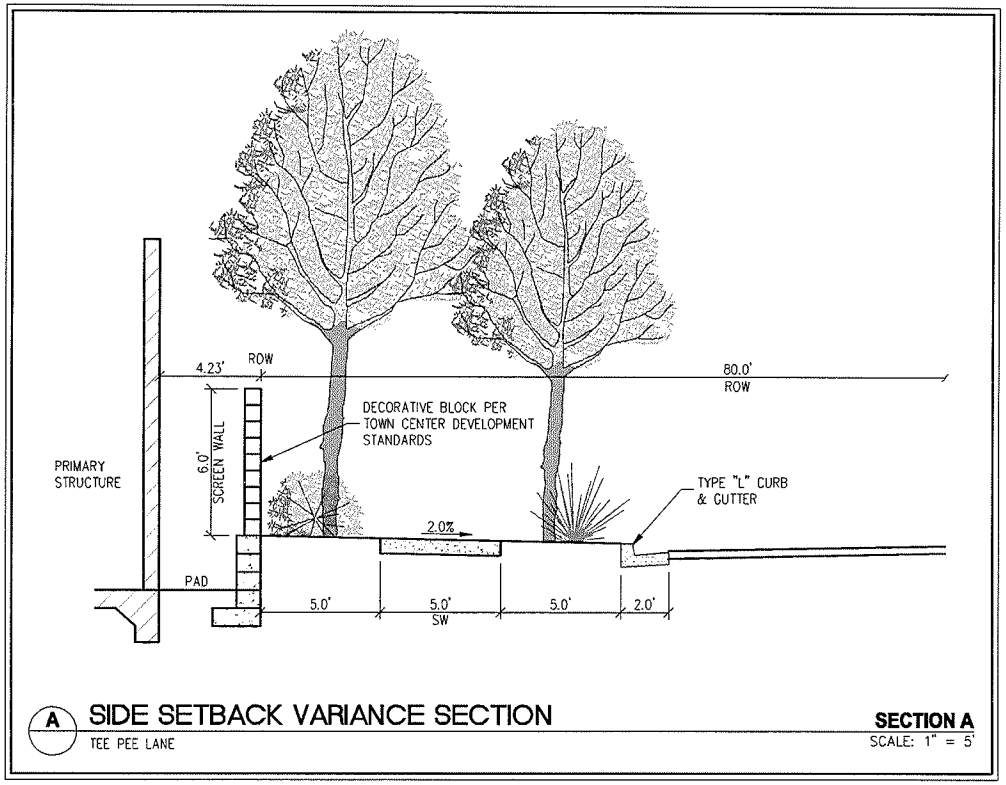
TOWN CENTER 44/50 NO.1

COLORED SITE PLAN

DATE: 04/25/12
DRAFTER: AM
DESIGNER: MK
CHECKED: MK
PROJECT NO. DRH1106-000

A-1
SHEET 1 OF 2

j:\drh1106-000 town center\dwg\finishedlots\ltf\120417 solamar lot 1-variance_1.dwg 4/26/2012 10:22 AM Matt Key

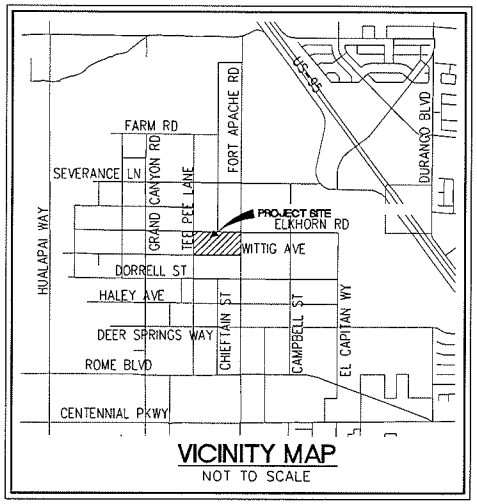


A SIDE SETBACK VARIANCE SECTION

TEE PEE LANE

SECTION A

SCALE: 1" = 5'



VICINITY MAP

NOT TO SCALE

LAND USE

SDR-12103, TMP-14326

ZONING (ZON-12098)	L-TC
GROSS ACREAGE	20.14 AC.
NUMBERED LOTS	116
DENSITY	5.76 DU/AC
MIN. LOT SIZE	44'x100' & 50'x100'

RECEIVED
APR 2 6 2012

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5339

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

TOWN CENTER 44/50 NO.1

SECTION VIEW

DATE: 04/25/12
DRAFTER: AM
DESIGNER: MK
CHECKED: MK
PROJECT NO. DRH1106-000

A-2
SHEET 2 OF 2

VAR-45260

j:\drh1106-000 town center\dwg\finishedlots\lf\120417 solamar lot 1-variance_1.dwg 4/26/2012 10:19 AM Matt Key

DOOR & WINDOW SCHEDULE

DOOR LEGEND

FC	= FIBER CLASSIC
HC	= HOLLOW CORE WOOD DOOR
SC	= SOLID CORE WOOD DOOR
FR	= FRENCH W/TEMPERED GLAZING
BP	= BYPASS DOORS
DA	= DOUBLE ACTING HOLLOW CORE DOOR
MTL	= METAL DOOR

WINDOW LEGEND

FX	= FIXED WINDOW
SL	= SLIDER
SH	= SINGLE HUNG
AR	= ARCHED
TEMP.	= TEMPERED GLAZING REQ'D IN HAZARDOUS LOC. INSTALL PER LR.C. CODE.

NOTE
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

WALL SCHEDULE

= GARAGE SEPARATION WALL

SHELVING OPTIONS:

A (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.
B (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (18" WIDE IN CLOSET)
C (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
D (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
E (LAUNDRY) (1) 12" DEEP SHELF.
F (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
G (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED

NOTE
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. ½" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. ½" GYP. BD. DRAFTSTOP SHOWN DASHED
23. OPTIONAL SINK W/ MEDICINE CABINET AND TOWELL RING
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. WATER HEATER FLUE
27. 24" DEEP SHELF ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD. ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1325 OR C1278 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FRENCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU, 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.

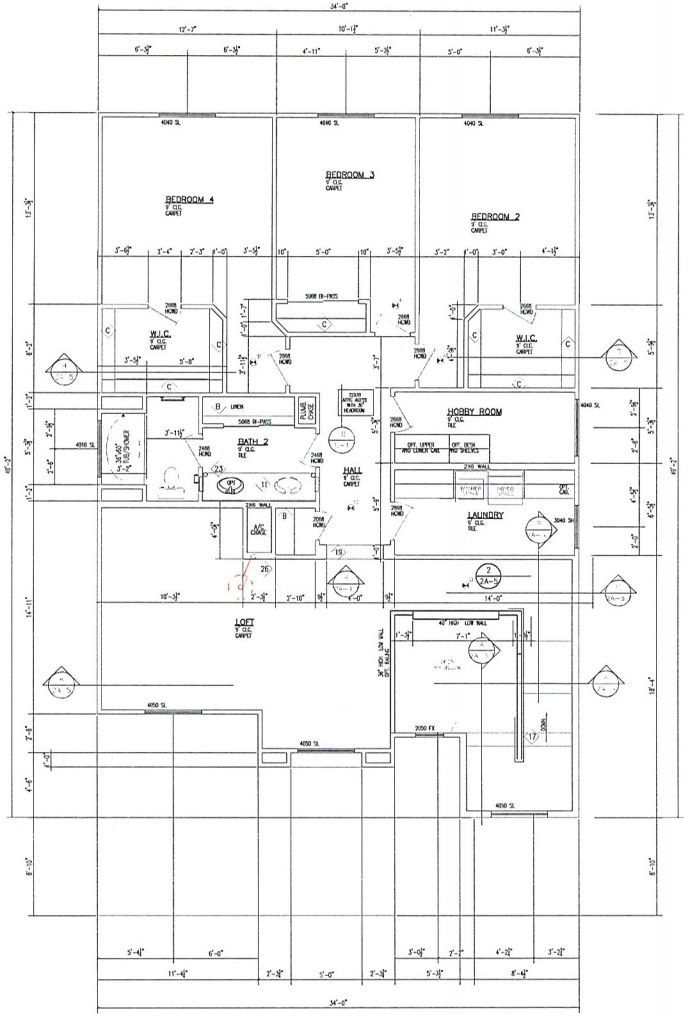
* **EXCEPTIONS:**
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

* **CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:**
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.

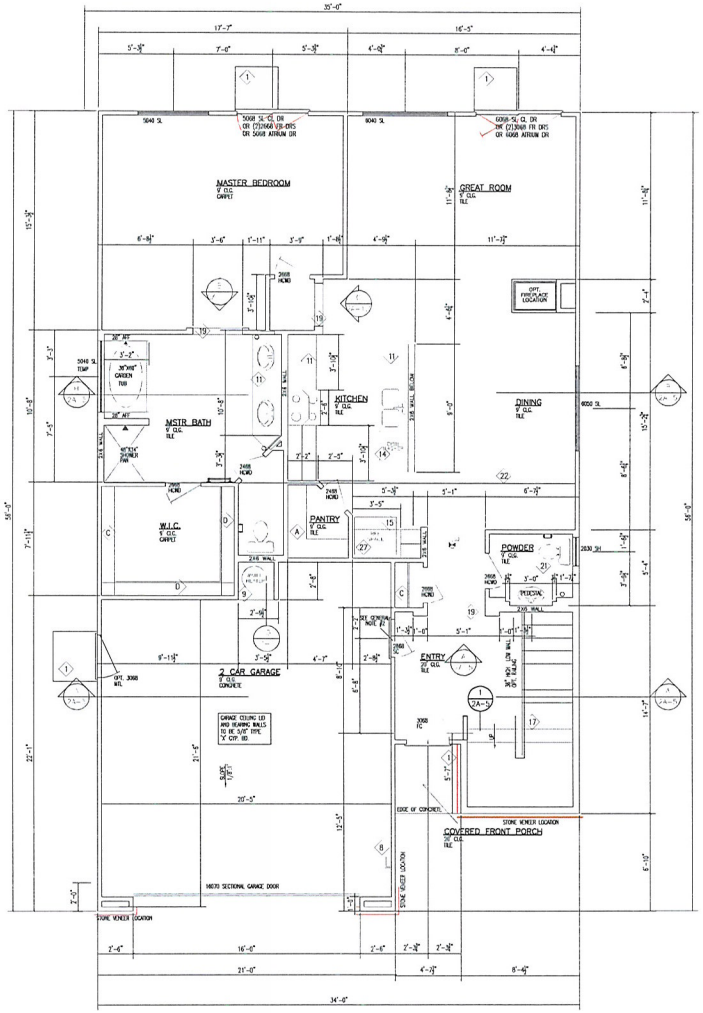
* **EXCEPTIONS:**
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 EXC NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGES

LIVING:	FIRST FLOOR	=	1,306 S.F.
	SECOND FLOOR	=	1,344 S.F.
	TOTAL	=	2,650 S.F.
GARAGE		=	483 S.F.
PARTIAL PATIO COVER:		=	350 S.F.
FULL PATIO COVER:		=	350 S.F.
COVERED FRONT PORCH:		=	31 S.F.



(2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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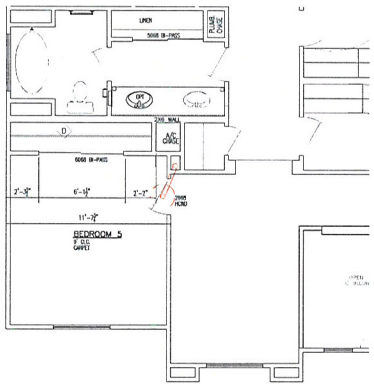
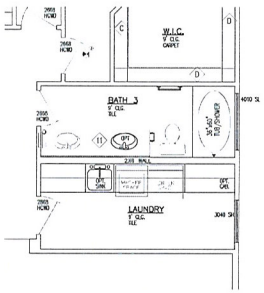
APR 2 6 2012
VAR-45260

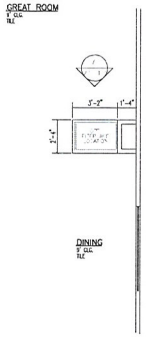
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
2650 PLAN
LAS VEGAS, NEVADA 89123
OFFICE (702) 897-8997
FAX (702) 896-8982
2270 CAMERO AVE.
FLOOR PLAN
2A-1



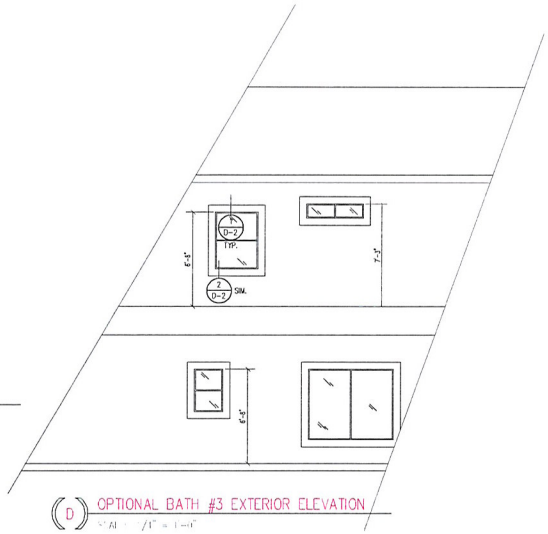
(5) BDRM #5/ LOFT OPTION



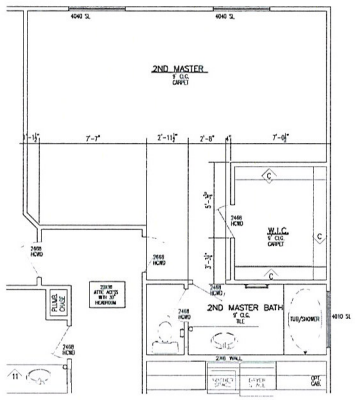
(4) OPTIONAL BATH #3



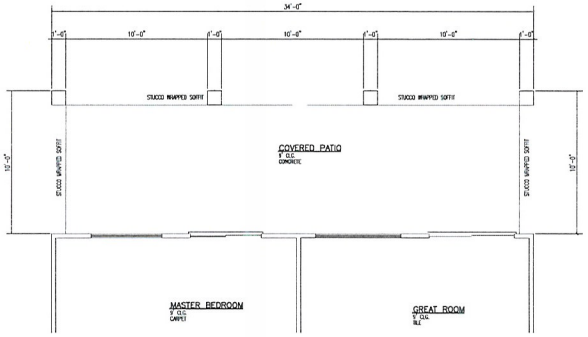
(3) FIREPLACE OPTION



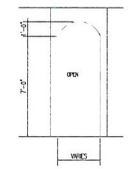
(D) OPTIONAL BATH #3 EXTERIOR ELEVATION



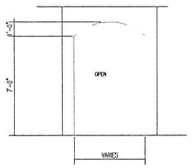
(6) OPTIONAL 2ND MASTER



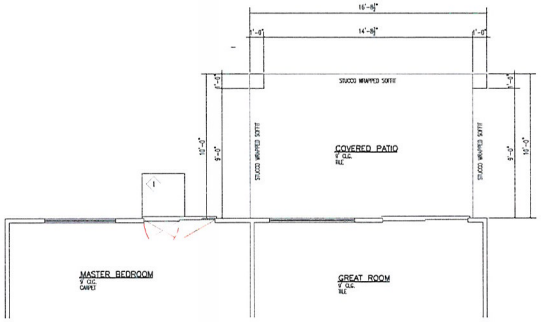
(2) FULL COVERED PATIO OPTION



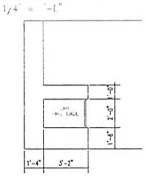
(C) ARCH ELEVATION



(B) ARCH ELEVATION



(1) PARTIAL COVERED PATIO OPTION



(A) FIREPLACE ELEVATION

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2650 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

OPTIONS

2A-1.1

2270 CAMERO AVE. LAS VEGAS, NEVADA 89123 OFFICE (702) 597-5597 FAX (702) 896-8352

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1106-000

April 24, 2012

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Variance Request for Town Center 44/50 No.1 Lot 1 (APN 125-19-516-001)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Variance for Lot 1 on the subject site.

The subject site is located at the northeast corner of Tee Pee Lane and Wittig Avenue. The Assessor's Parcel Number is 125-19-516-001. The original entitlement applications are TMP-14326, ZON-12098, and SDR-12103. The final map that created the lots was recorded in April 2007 (Book 136 Page 48). There was a FMP-36932 and a VAC-36929 application submitted in 2009, which was intended to revert the project back to acreage and vacate the public right-of-way. The owner decided to not pursue the reversion and vacation, so those applications are no longer necessary.

The purpose of the variance request is to revise the corner setback for Lot 1. The corner setback per current entitlements is 10.0 feet. This request is to reduce the corner setback to 4.2 feet. See attached exhibit for illustration.

This request is on a lot that has a 15-ft landscape corridor adjacent to it. The minimum distance from the structure to the back of sidewalk would be 9.23 feet and the minimum distance from the structure to the back of curb would be 19.23 feet. When the project was originally developed, this lot was erroneously not considered a corner lot. The assumption most likely was because of the large landscape corridor adjacent to it. Since there are no homes on the requested west side of the lot, this variance request wouldn't pose any fire safety issues. Due to the large landscape and pedestrian realm to the west of the lot the setback reduction does not create a negative aesthetic issue.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

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Thank you for considering this variance application request. Please contact me at 284-5300 if you have any questions regarding this application.

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

Cc:
Brian Defilippis, DR Horton
Chelsea Peltier, SHG

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VAR-45260

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45043 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA QUINTA INN & SUITES - OWNER: BRE/LQ PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 7101 Cascade Valley Court (APN 138-15-612-009), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45043** APN: _____

Name of Property Owner: BRE LQ Properties LLC

Name of Applicant: _____

Name of Representative: _____

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: Mark Chlopek

Subscribed and sworn before me

This 23 day of February 2012

_____
Notary Public in and for said County and State

JUSTINE D. ATKINS
MY COMMISSION EXPIRES
January 15, 2015

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

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City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7101 Cascade Valley Court

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-15-612-009 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres _____ **Lots/Units** 128 **Density** _____

Additional Information _____

PROPERTY OWNER BRE LQ Properties LLC **Contact** Attn: Tax Dept

Address 909 Hidden Ridge Ste 600 **Phone:** 214-492-6600 **Fax:** _____

City Irving **State** TX **Zip** 75038

E-mail Address _____

APPLICANT Arnold Needham **Contact** General Manager

Address 7101 Cascade Valley Court **Phone:** 702-360-1222 **Fax:** 702-360-1222

City Las Vegas **State** Nevada **Zip** 89128

E-mail Address LQ0173gm@laquinta.com

REPRESENTATIVE Arnold Needham **Contact** General Manager

Address 7101 Cascade Valley Court **Phone:** 702-360-1222 **Fax:** 702-360-1222

City Las Vegas **State** Nevada **Zip** 89128

E-mail Address LQ0173gm@laquinta.com

Property Owner Signature* _____

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

Print Name Mark Chlapek

Subscribed and sworn before me

This 23rd day of February, 20 12.

_____

Notary Public in and for said County and State

JUSTINE D. ATKINS
MY COMMISSION EXPIRES
January 15, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-45043
Meeting Date:	6/12/12 P.C.
Total Fee:	$1,030
Date Received:*	4/3/12
Received By:	BJS

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

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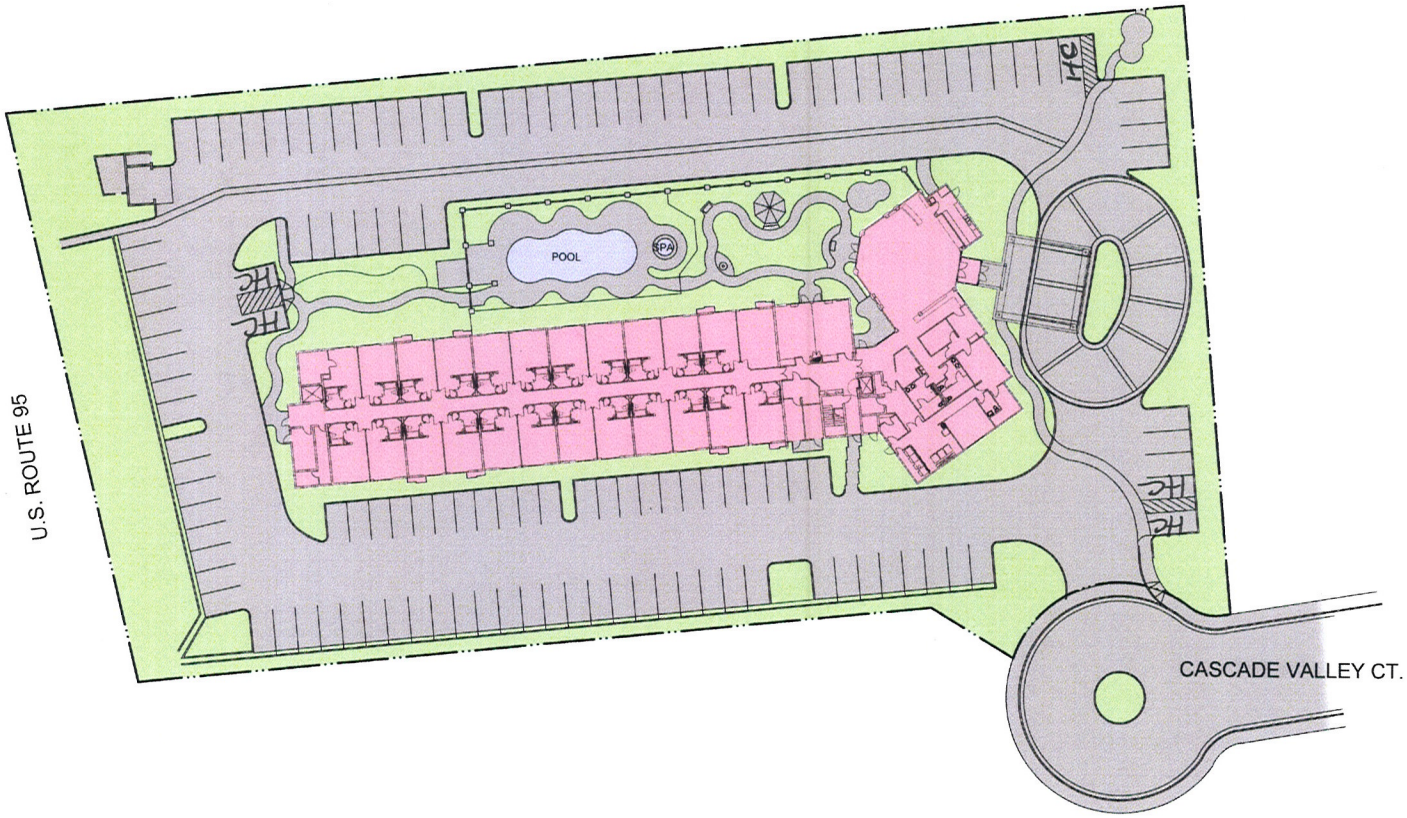
APR 03 2012
City of Las Vegas



1 SITE PLAN

Scale: 1/48"=1'

LA QUINTA INNS & SUITES

LAS VEGAS -
NORTHWEST TECH CENTER

7101 Cascade Valley Ct.
Las Vegas, NV 89128-0455

Issues and Revisions				
No.	Date	Issues and Revisions	By	Check

Registration and Signature

DATE SEALED

Project Name	LA QUINTA INN AND SUITES LAS VEGAS - NORTHWEST TECH CENTER
Project Number	
Description	
Computer File	
Scale	

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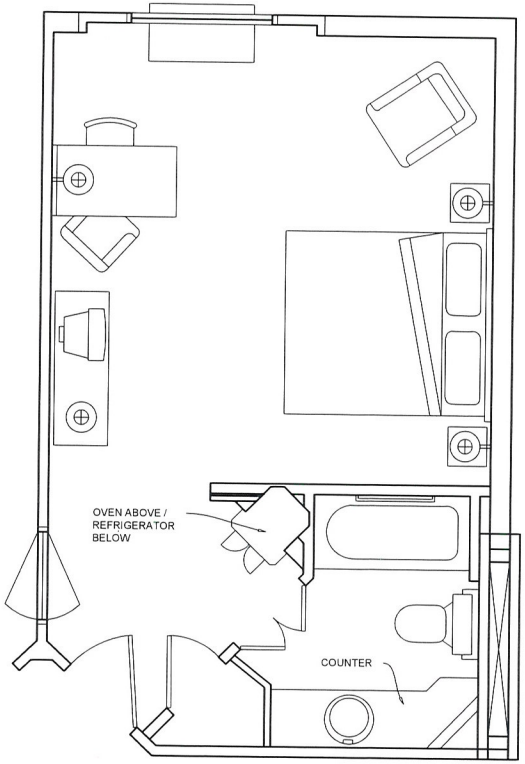
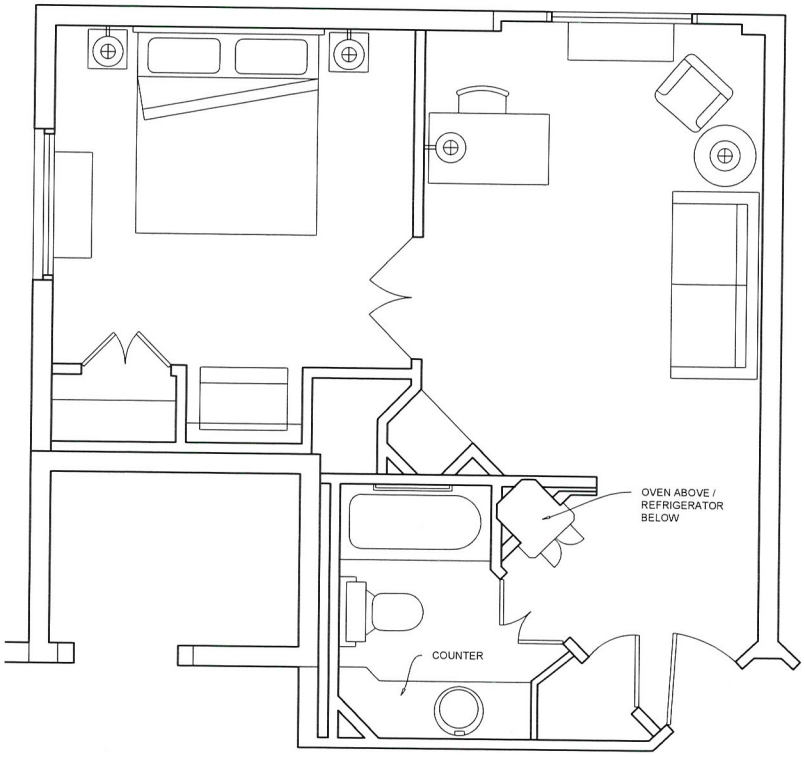
City of Las Vegas

SUP-45043



2 PLAN - KING

Scale: 1/4" = 1'



3 PLAN - DELUXE KING

Scale: 1/4" = 1'

LA QUINTA INNS & SUITES

LAS VEGAS -
NORTHWEST TECH CENTER

7101 Cascade Valley Ct.
Las Vegas, NV 89128-0455

Issues and Revisions				
No.	Date	Issues and Revisions	By	Check

Registration and Signature

DATE SEALED

Project Name	LA QUINTA INN AND SUITES LAS VEGAS - NORTHWEST TECH CENTER
Project Number	
Description	
Computer File	
Scale	

RECEIVED
APR 03 2012
City of Las Vegas

SUP-45043

LA QUINTA
INNS & SUITES

04/02/12

To whom it may concern:

We are writing to you today for the purpose of securing a Special Use Permit for our hotel at 7101 Cascade Valley Court, Las Vegas, Nevada 89128 and the hotel has been at its present location now since 1999. The reason we are now requesting this is that we received a letter from Department of Business Licensing the stating license we currently hold is for guest stays between 1 to 7 days in length. We would like to continue to offer our longer stay guest the same luxuries and availability that we have provided over the past 12 years.

We believe we meet the requirements for this Special Use Permit because we provide countertops for food preparation, a sink to wash food, an oven to cook the food and refrigerator to keep perishable food cold. In addition, we provide hotel services such as linen, maid service, telephones, upkeep of furniture, fitness center and meeting room. Our goal is to make each and every guest feel comfortable, relaxed & secure while staying here with us. The staff consists of 18 employees who are dedicated in providing our guests that unique experience. To ensure that we exemplify the "Here For You", we operator 24 hours, 7 days a week & 365 days per year to give our guests the service levels that they have come to expect during each and every occasion. The hotel has a total of 128 rooms and suites and we have plenty of parking available on property with 129 total spaces and 5 of those designated for handicap accessible guests.

In addition to our property here in Summerlin/Las Vegas, La Quinta has four (4) other properties in Las Vegas. These include the properties near Nellis Base, Red Rock, South and North Airport. Our track record within the community is unblemished and we continue to show each guest the courtesy and warmth for which Las Vegas has been known for.

We appreciate your support and help so that we may continue to provide the level of service that not only La Quinta is known for, but also the City of Las Vegas. If you have any questions, please do not hesitate to contact me directly.

Warm regards,

Arnold Needham
General Manager
La Quinta Inns & Suites Las Vegas/Summerlin
LQ0173GM@laquinta.com

RECEIVED
APR 03 2012
City of Las Vegas
SUP-45043

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45076 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROCK STAR TATTOO, INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,030 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 450 Fremont Street, Suite #109 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45076** APN: 139-34-513-002

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Rock Star Tattoo, Inc.

Name of Representative: Oscar O'Keefe

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: Dharmesh Bhanabhai

Subscribed and sworn before me

This 13th day of March, 2012

_____

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-0564-1

RECEIVED
APR 5 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rock Star Tattoo, Inc.

Project Address (Location) 450 Fremont Street, Suite 109

Project Name Rock Star Tattoo **Proposed Use** Tattoo Parlor

Assessor's Parcel #(s) 139-34-513-003 **Ward #** 5 - Barlow

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

Commercial Square Footage 1,030 sf **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremont Street, Suite 370 **Phone:** (702) 243-0654 **Fax:** (702) 671-0092

City Las Vegas **State** NV **Zip** 89101

E-mail Address dan@wirrulla.com

APPLICANT Rock Star Tattoo, Inc. **Contact** Parviz Sheikhan

Address 8809 Rainbow Ridge **Phone:** (702) 376-3684 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address shilasheikhan@yahoo.com

REPRESENTATIVE Oscar O'Keefe **Contact** Oscar O'Keefe

Address 10001 Peace Way, #2292 **Phone:** (702) 461-4848 **Fax:** _____

City Las Vegas **State** NV **Zip** 89147

E-mail Address ookoscar@aol.com

Property Owner Signature* _____

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

Print Name Dharmesh Bhanabhai

Subscribed and sworn before me

This 13th day of March, 20 12.

_____

Notary Public in and for said County and State

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08/12/12
Certificate No: 93-2564-1

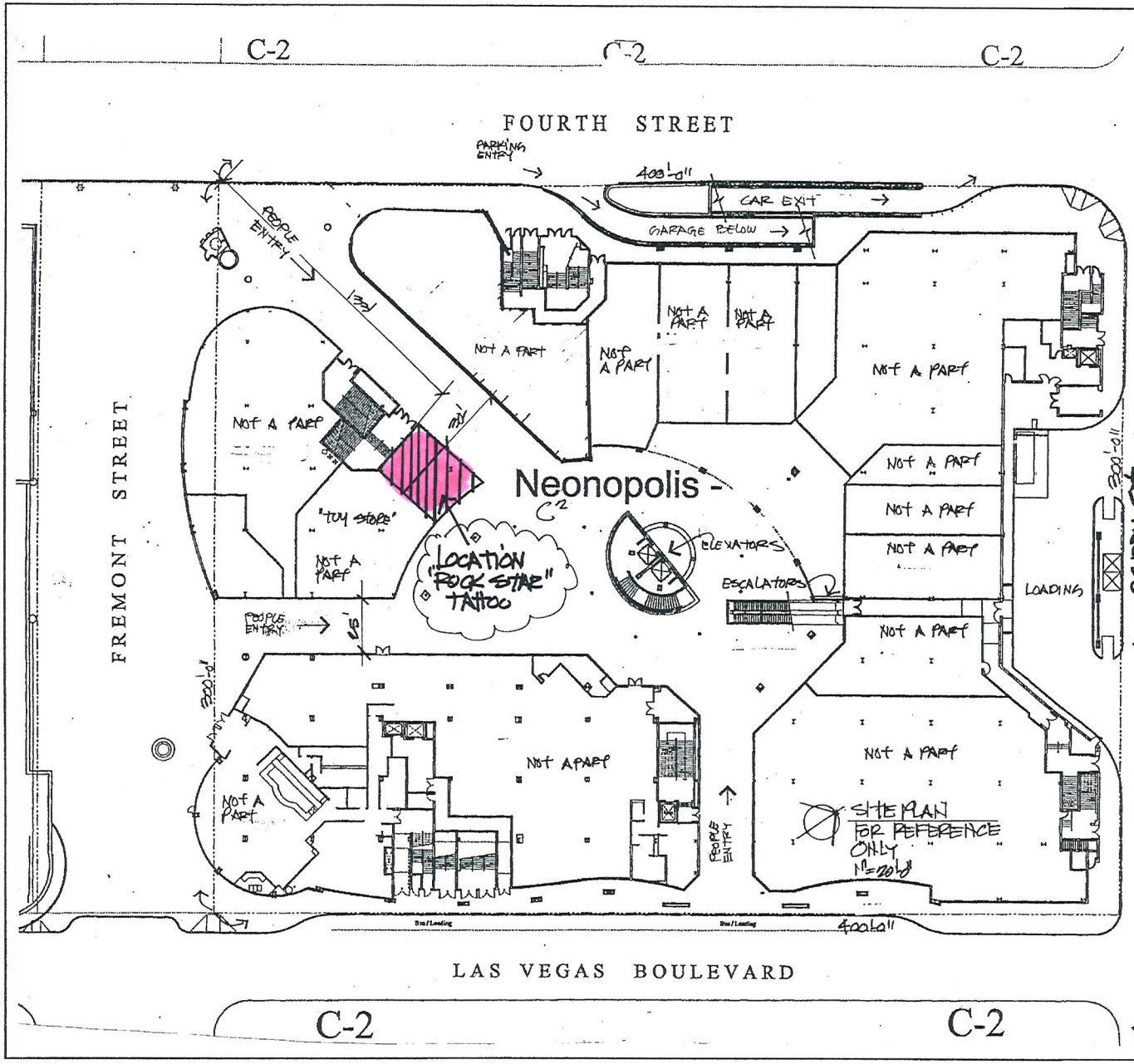
FOR DEPARTMENT USE ONLY

Case #	SUP-45076
Meeting Date:	6/12/12 PC
Total Fee:	$1,030
Date Received:*	4/5/12
Received By:	

RECEIVED
APR 5 2012
City of Las Vegas
Department of Planning

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

Revised 10/27/08



CODE ANALYSIS

JURISDICTION : CITY OF LAS VEGAS
1] CODE: 2009 IBC
2] OCCUPANCY CLASSIFICATION: " B "
3] TYPE OF CONSTRUCTION : 1A
ALOWABLE SF : UNLIMITED SQUARE FOOTAGE
ACTUAL SF = 1,030 SF

9] OCCUPANT LOAD = 1,030 SF SF / 100 = 11 OCCUPANTS

10] EXITS REQUIRED = UNDER 50 OCCUPANTS = 1 EXIT
EXITS PROVIDED = 1 EXIT

17] PLUMBING COUNT = UNDER 15 OCCUPANTS = 1 UNI-SEX REST ROOM

PROVIDED; 1 WC , 1 LAV
1 MOP SINK
1 DRINKING WATER DISPENSER

THIS PROJECT TO COMPLY WITH :
2008 IBC
2009 IECC
2008 NEC
2009 UPC
2009 UMC
2009 IFC
& ALL SOUTHERN NEVADA CODE AMENDMENTS :
1997 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 6140
2009 INTERNATIONAL BUILDING CODE WITH MODIFYING ORDINANCE 6139
2009 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 6142
2009 UNIFORM PLUMBING CODE WITH MODIFYING ORDINANCE 6141
2008 NATIONAL ELECTRIC CODE [NFPA 70] WITH MODIFYING ORDINANCE 6143
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH MODIFYING ORDINANCE 6144
AND ACCESSIBILITY REQUIREMENTS BY ICC/ANSI A117.1-2003
AS OF FEBRUARY 1 ST 2011, THE ADOPTED FIRE CODE FOR THE CITY OF LAS VEGAS IS AS FOLLOWS:
2009 INTERNATIONAL FIRE CODE WITH MODIFYING ORDINANCE 6124

PARKING ANALYSIS

1,030 SF / 250 = 5 PARKING SPACES REQUIRED

AT THE NEONOPUS MALL IS OVER 50% VACANT THUS THE EXISTING UNDERGROUND PAKING STRUCTURE CONTAINS MORE THAN ADEQUATE PAKING SPACES..WITHALL REQUIRED ADA CAR/VAN SPACES IN PLACE

THIS PROJECT IS IN THE DOWNTOWN CASINO OVERLAY DISTRICT THUS ALL PARKING COUNT IS APPROVED

SCOPE OF WORK

REMOVING EXISTING DAIRY QUEEN / PRETZEL SHOP
CAPING OFF PLUMBING NOT NEEDED, DEMO DEMISING WALL
NON-LOAD BEARING TO CREATE A TATOO SHOP ;
3 STATIONS , 1 OFFICE AREA,
ADDING PONY WALLS UNDER 5'-8" THUS NO STRUCTURAL
RELOCATING ELECTRICAL OUTLETS / LIGHTING
[3] HAND SINKS , 1 ADA COMPLIANT REST ROOM ,
EXISTING MOP SINK/WATER HEATER TO REMAIN ,
REMOVING ROLL UP GATES REPLACE WITH BUTT GLASS PANELS

Drawings as instruments of service are the sole property of OKEEFE ARCHITECT, and any use or reproduction in whole or in part, without his written consent is strictly prohibited. Drawings and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC. 623.780

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City of Las Vegas
Department of Planning
SUP-45076

REVISIONS	BY:
1	

OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY, SUITE #2232
LAS VEGAS, NV 89147
PHONE: [702] 461-4848
EMAIL: OOKEEFE@AOL.COM

TITLE: EXISTING SITE PLAN
PROJECT: TENANT IMPROVEMENT
" ROCK STAR TATTOO SHOP @ NEONAPOLIS "
ADDRESS: 450 FREEMONT STREET , SUITE # 109
CITY OF LAS VEGAS

DRAWN	OKEEFE ARCHITECT
CHECKED	OKEEFE ARCHITECT
DATE	3-2-2012
SCALE	AS SHOWN
JOB NO.	
SHEET	AS-1

KEY NOTES

1. EXISTING DEMISING WALL
2. EXISTING ROLL UP DOOR , REMOVE ADD GLASS
3. EXISTING STEEL COLUMN, FURR OUT STUD WALL
4. EXISTING DOOR
5. EXISTING GLASS WALL TO REMAIN
6. NEW PONY WALLS / PLASTIC LAMINATE FINISH
7. NEW REST ROOM
8. EXISTING MOP SINK W/ WATER HEATER ABOVE
9. TILE FLOORING
10. EXISTING ELECTRICAL PANELS TO REMAIN
11. REMOVED DEMISING WALL
12. EXISTING CURVED GLASS TO REMAIN

CODE ANALYSIS

JURISDICTION : CITY OF LAS VEGAS
1) CODE: 2009 IBC
2) OCCUPANCY CLASSIFICATION: " B "
3) TYPE OF CONSTRUCTION : 1A
ALOWABLE SF : UNLIMITED SQUARE FOOTAGE
ACTUAL SF = 1,030 SF

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10) EXITS REQUIRED= UNDER 50 OCCUPANTS = 1 EXIT
EXITS PROVIDED = 1 EXIT

17) PLUMBING COUNT = UNDER 15 OCCUPANTS = 1 UNI-SEX REST ROOM

PROVIDED; 1 WC , 1 LAV
1 MOP SINK
1 DRINKING WATER DISPENSER

THIS PROJECT TO COMPLY WITH :
2009 IBC
2009 IECC
2008 NEC
2009 UPC
2009 UMC
2009 IFC
& ALL SOUTHERN NEVADA CODE AMENDMENTS :
1997 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 6140
2009 INTERNATIONAL BUILDING CODE WITH MODIFYING ORDINANCE 6139
2009 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 6142
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2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH MODIFYING ORDINANCE 6144
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AS OF FEBRUARY 1 ST 2011, THE ADOPTED FIRE CODE FOR THE CITY OF LAS VEGAS IS AS FOLLOWS:
2009 INTERNATIONAL FIRE CODE WITH MODIFYING ORDINANCE 6124

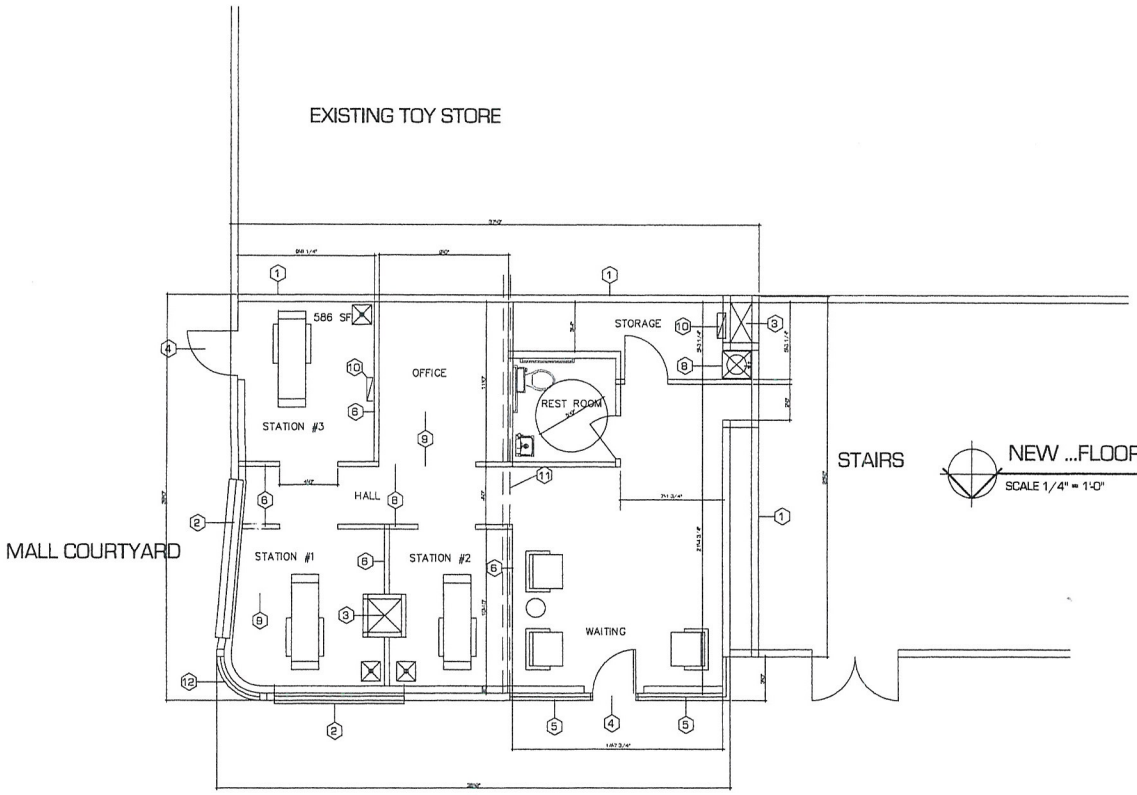
PARKING ANALYSIS

1,030 SF / 250 = 5 PARKING SPACES REQUIRED

AT THE NEONOPLIS MALL IS OVER 50% VACANT THUS THE EXISTING UNDERGROUND PAKING STRUCTURE CONTAINS MORE THAN ADEQUATE PAKING SPACES...WITHALL REQUIRED ADA CAR/VAN SPACES IN PLACE

THIS PROJECT IS IN THE DOWNTOWN CASINO OVERLAY DISTRICT THUS ALL PARKING COUNT IS APPROVED

EXISTING TOY STORE



MALL CORRIDOR

NEW ...FLOOR PLAN
SCALE 1/4" = 1'-0" 1,030 SF

RECEIVED
APR 5 2012
City of Las Vegas
Department of Planning

Drawings as instruments of service are the sole property of O'KEEFE Architect, and any use or reproduction in whole or impart without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC 623.780

HEALTH DEPT. APPROVAL XXXXXXX

REVISIONS	BY:
1	L.J.

OSCAR O'KEEFE ARCHITECT
10001 W. PEACE WAY, SUITE #2292
LAS VEGAS, NV 89147
PHONE: (702) 461-4848
E-MAIL: OOKOSCAR @ AOL.COM

TITLE: FLOOR PLAN
PROJECT: TENANT IMPROVEMENT " ROCKSTAR TATTOO SHOP @ NEONAPOLIS "
ADDRESS: 450 FREEMONT STREET , SUITE # 109
CITY OF LAS VEGAS

DRAWN	OKEEFE
CHECKED	
DATE	1-6-2012 3-2-2012
SCALE	AS SHOWN
JOB NO.	
SHEET	A-1

SUP-45076

OSCAR O'KEEFE ARCHITECT

10001 Peace Way , Suite # 2292
Las Vegas ,Nevada, 89147
phone.....461-4848
e-mail ...ookoscar@aol.com

JUSTIFICATION LETTER

Date : March 12, 2012

To: City of Las Vegas Planning Dept.

Project : " Rock Star Tattoo Shop " at Neonopolis Mall @ 450 Fremont St. Suite #109 , Level 1

To Whom it may Concern :

Mr. Parviz Sheikhan will place his new tattoo shop in what once was a Wetzel's Pretzels & Dairy Queen for a total of 1,030 square feet consisting of 3 tattoo stations , foyer/ waiting , 1 uni-sex rest room and 1 office area.
We will remove the existing rollup steel doors from the previous Dairy Queen and replace them with glass panels .
We will add a uni-sex rest room for the tattoo patrons in addition to the existing Neonopolis public rest rooms .
The entry to the Tattoo shop will be thru the previous Wetzel's entry door .
The hours of operation will be 24 hrs , same as the Fremont Experience hours. The number of employees is 6 .
Mr. Sheikhan the owner of this new tattoo shop has experience in tattoo shops , having several shops in Las Vegas.

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SUP-45076
City of Las Vegas
Department of Planning

For example the "Diversity Tattoo" on 2310 Las Vegas Blvd near Sahara and the " Lucky 777 Tattoo" on 3439 Las Vegas Blvd. Suite # 3 N.

Mr. Sheikhan is aware of Health Dept and Building Dept requirements for tattoo shops.
The interior space finishes to be partial exposed ceilings painted black , with the areas over the stations in a washable ceiling suspended acoustical system , the flooring to be in tile.
The exterior is to have canvas awnings over windows to provide a sidewalk café architectural feel.

The parking is on the existing underground parking structure .
The parking requirements for this tattoo shop 1,030 sf / 250 = 5 parking spaces required , the existing underground parking structure is more than adequate to meet the required parking 5 spaces.

We hope you will grant us this Special Use permit.

Thank you,

Oscar O'Keefe Architect.....
representative

Mr. Parviz Sheikhan.....
owner of "Rock Star " tattoo shop

SUP-45076

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45203- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JULIE YLARDE - OWNER: DOCTOR, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITH NO OUTSIDE PENS WITHIN AN EXISTING BUILDING at 601 East Charleston Boulevard (APN 139-34-410-203), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45203** APN: 139-34-410-203

Name of Property Owner: Doctar LLC

Name of Applicant: Dr. Julie Ylarde

Name of Representative: Dennis K. Meservy

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: Dennis K. Meservy

Print Name: Dennis K. Meservy

Managing Member

Subscribed and sworn before me

This 16 day of April, 2012

Notary Public in and for said County and State

NOTARY PUBLIC
KIMBERLEY S. SKORZANKA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 8, 2014
No: 98-3358-1

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APR 23 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 601 E. Charleston BLVD Las Vegas NV 89101

Project Name _____ **Proposed Use** Animal Hospital w/out outdoor pens

Assessor's Parcel #(s) 139-34-410-203 **Ward #** 3-Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed ✓

Commercial Square Footage 5,292 **Floor Area Ratio** 0.34

Gross Acres 0.36 **Lots/Units** 1/1 n/a ✓ **Density** n/a

Additional Information _____

PROPERTY OWNER Doctor LLC **Contact** Dennis Meservy

Address 601 E. Charleston Blvd #101 **Phone:** 385-7080 **Fax:** 385-7744

City Las Vegas **State** NV **Zip** 89101

E-mail Address Dennis@meservycpa.com

APPLICANT Dr Julie Ylarde **Contact** -Same-

Address 701 E. Charleston Blvd **Phone:** 386-0901 **Fax:** 382-0901

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

E-mail Address julieylarde1960a@aol.com

REPRESENTATIVE Dennis K Meservy **Contact** Dennis Meservy

Address 601 E. Charleston Blvd **Phone:** 385-7080 **Fax:** 384-7744

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

E-mail Address Dennis@Meservycpa.com

Property Owner Signature* Dennis K. Meservy

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

Print Name Dennis K. Meservy

Subscribed and sworn before me

This 16 day of April, 2012.

Notary Public in and for said County and State

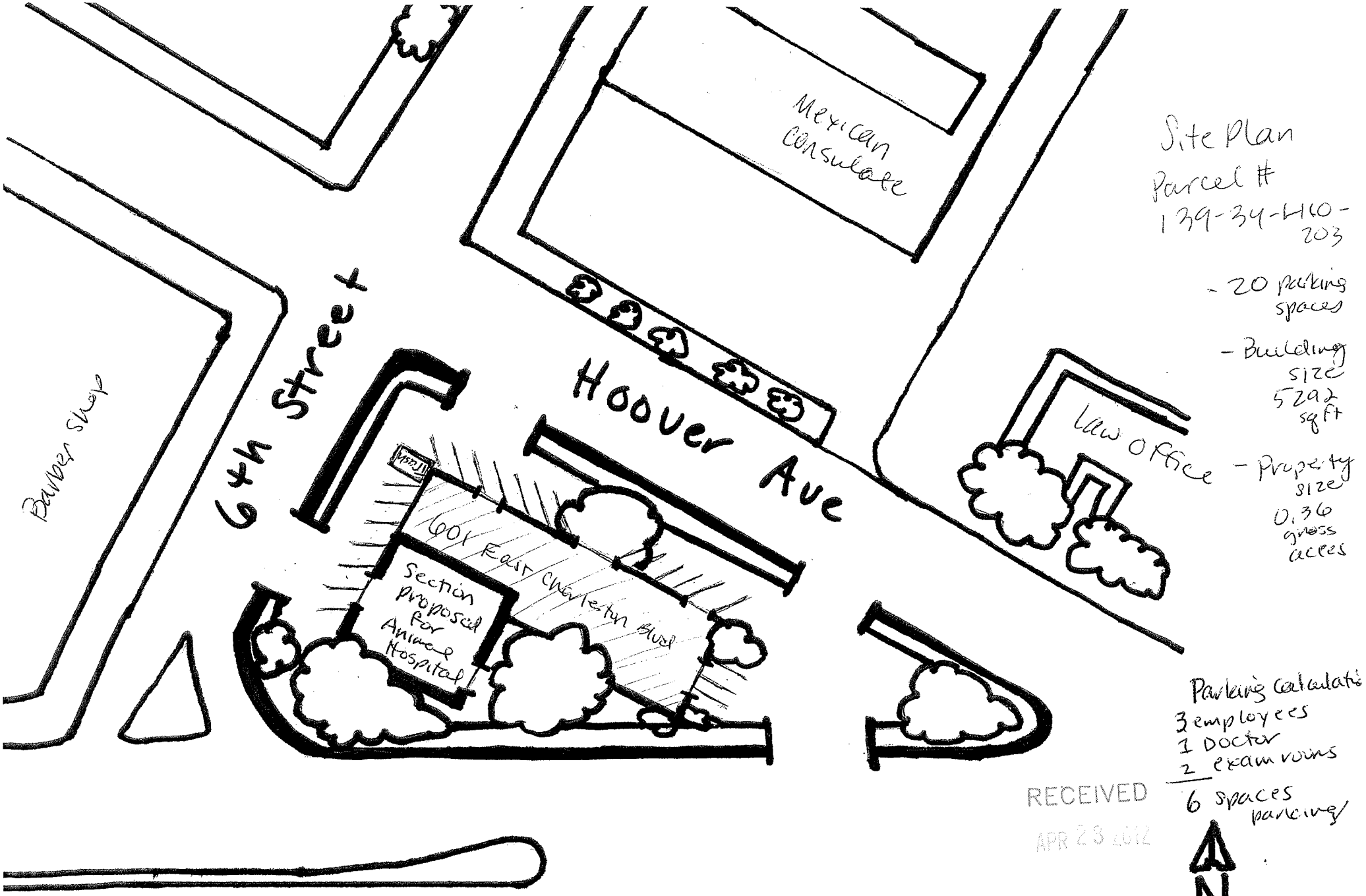
NOTARY PUBLIC
KIMBERLEY S. SKORZANKA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 8, 2014
No: 98-3358-1

FOR DEPARTMENT USE ONLY

Case #	45203
Meeting Date:	6/12/12
Total Fee:	$1030
Date Accepted:	4/23/12
Accepted By:	RECEIVED Romeo

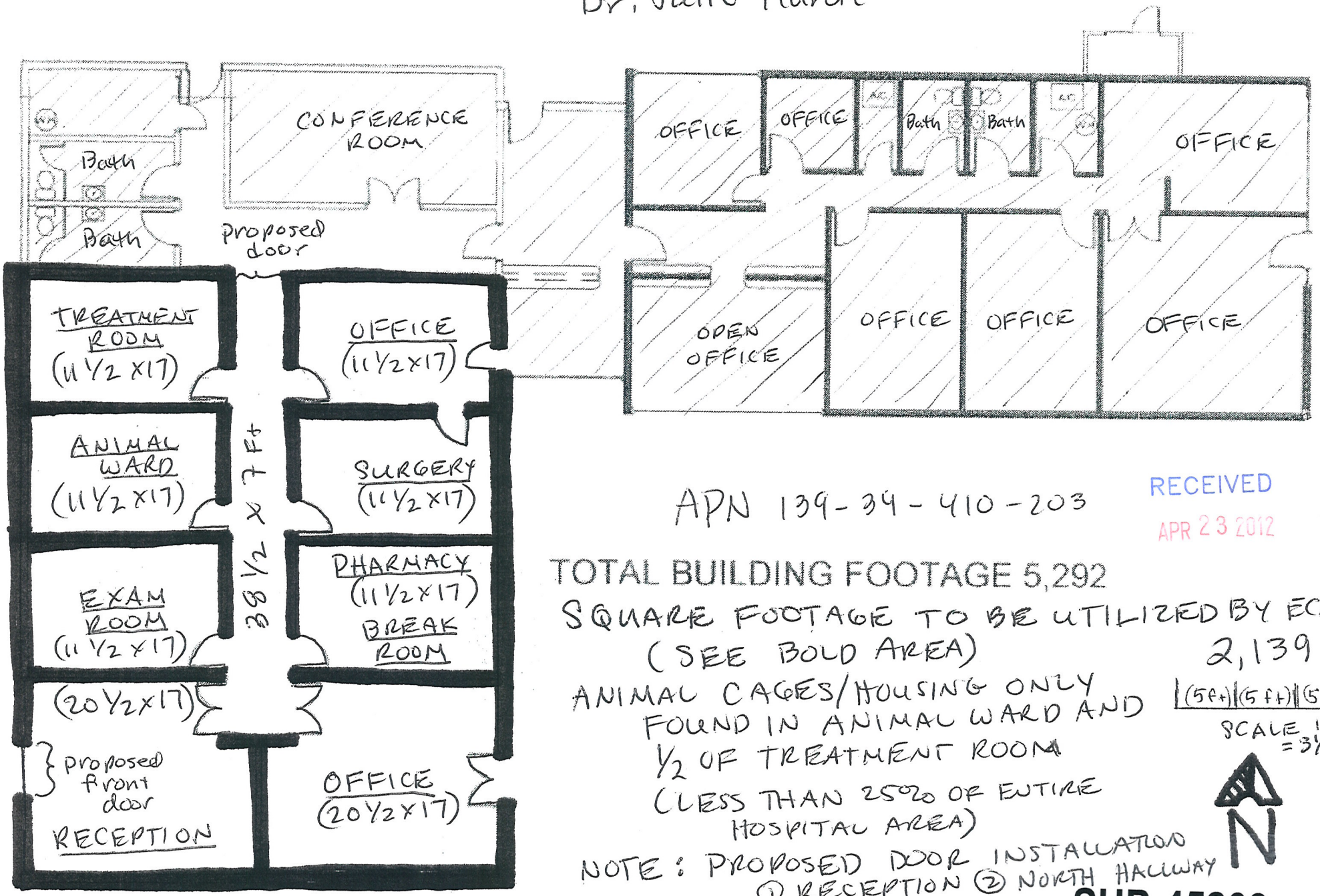
APR 23 2012

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


Mexican Consulate
Site Plan
Parcel #
139-34-410-203
- 20 parking spaces
- Building size 5292 sqft
- Property size 0.36 gross acres
6th Street
Hoover Ave
Barber Shop
Law Office
60' East Charleston Blvd
Section proposed for Animal Hospital
Parking calculation
3 employees
1 Doctor
2 exam rooms
6 spaces parking
RECEIVED
APR 23 2012
N
E. Charleston Blvd
SUP-45203

FLOOR PLAN: 601 E. CHARLESTON BLVD

FOR: East Charleston Animal Hospital
Dr. Julie Ylarde



APN 139-34-410-203

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APR 23 2012

TOTAL BUILDING FOOTAGE 5,292

SQUARE FOOTAGE TO BE UTILIZED BY ECAH (SEE BOLD AREA) 2,139

ANIMAL CAGES/HOUSING ONLY FOUND IN ANIMAL WARD AND ½ OF TREATMENT ROOM (LESS THAN 2500 OR ENTIRE HOSPITAL AREA)

(5Ft)(5Ft)(5Ft)

SCALE 15ft = 3½cm

N

NOTE: PROPOSED DOOR INSTALLATION ① RECEPTION ② NORTH HALLWAY

SUP-45203

Department of Planning
Justification Letter
Special Use Permit
Parcel# 139-34-410-203

April 22, 2012

Request to relocate existing animal hospital with no outside pens (#P 55-01697) at 701 East Charleston Blvd. to an existing 5,292 square foot office building across the street to 601 East Charleston Blvd. – which is within the Downtown Centennial Plan – Downtown South District. Parcel # 139-34-410-203.

The intended use of a portion of this commercial building is for an animal hospital (dogs and cats only). The applicant, Dr. Julie Ylarde, is a practicing small animal veterinarian in good standing with the NV State Veterinary Board for over 10 years. Dr.Ylarde is the sole owner of East Charleston Animal Hospital (Ylarde-Leverett PLLC) established in May 2011. Dr. Ylarde has been the Veterinarian in charge of East Charleston Animal Hospital for three years. East Charleston Animal Hospital has been serving this community since 2007. This hospital employs one full-time veterinarian (Dr.Ylarde) and has three employees (one receptionist and two veterinary assistants). The hours of operation are Monday thru Friday 8am to 6pm and Saturday 9am to 3pm. Dr.Ylarde's hospital provides a valuable and much needed service to this downtown community.

All required State and Local licenses are current and in good standing: NV State Business License, LV city business license, NV state Veterinary Facility license, NV state Veterinary License, DEA license, NV State Board of Pharmacy license, NV State Radiology license.

This project meets city requirements as follows: there is close access to a collector, all animals will be confined within an enclosed building at all times, although the building has no adjacent properties, this project will provide for sound barriers and odor protection. The rooms containing cages (animal ward and 1/2 of treatment room) do not have any windows doors or other penetrations or exterior wall adjacent to residential buildings. This animal hospital noise level does comply with applicable provisions of LVMC title 7. Only 1 ½ rooms of the proposed location will be utilized for animal cages which is less than 25% of the entire floor area to be entitled. Parking calculation as follows: 1 space per 2 employees=2, 1 space per doctor=1, 1 space per exam room=2, total= 5. Please note that visiting clients do not park long term as they drop off their pets or stay for short term only.

Please feel free to contact me regarding this matter.

Sincerely,

Dr. Julie Ylarde
701 East Charleston Blvd, LV, NV 89104
702-386-0901, fax 702-382-0902
(c) 702-556-3088

RECEIVED
APR 23 2012

SUP-45203

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC.- For possible action on a request for a Special Use Permit FOR A PROPOSED 33,977 SQUARE-FOOT TAVERN, LIMITED ESTABLISHEMNT at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-45254 and SDR-45253
2. Conditions and Staff Report - SUP-45254 and SDR-45253
3. Supporting Documentation
4. Parking Analysis - SUP-45254 and SDR-45253
5. Photos - SUP-45254 and SDR-45253
6. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-45254 APN: 139-34-611-020

Name of Property Owner: IKE Gaming, Inc. AKA Exber, Inc.

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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: Mike Nolan

Print Name: Mike Nolan

Subscribed and sworn before me

This 25th day of April, 2012

_____

Notary Public in and for said County and State

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. September 10, 2014

RECEIVED
APR 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45254** APN: 139-34-611-021 & 139-34-611-022

Name of Property Owner: 707 Fremont, LLC

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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: _____

Subscribed and sworn before me

This 25th day of April, 2012

_____

Notary Public in and for said County and State

SARAH E. SHUGARS
Notary Public State of Nevada
No. 10-1398-1
My appt. exp. Jan. 20, 2014

RECEIVED
APR 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 707 Fremont St. Las Vegas, NV. 89101

Project Name Shippy Container City **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-611-021 & 139-34-611-022 **Ward #** 5

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

Commercial Square Footage 6,120 **Floor Area Ratio** 15.97%

Gross Acres 0.41 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 707 Fremont, LLC **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

APPLICANT Shipping Containers, LLC **Contact** Andrew Donner

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* _____

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

Print Name Andrew Donner

Subscribed and sworn before me

This 25th day of April, 2012

_____

Notary Public in and for said County and State

SARAH E. SHUGARS
Notary Public State of Nevada
No. 10-1398-1
My appt. exp. Jan. 20, 2014

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City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-45254
Meeting Date:	6/12/12
Total Fee:	$1,030
Date Received:*	4/26/12
Received By:	

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 645 Fremont Street, Las Vegas, NV. 89101

Project Name Shipping Container City **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-611-020 **Ward #** 5

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

Commercial Square Footage 6,120 **Floor Area Ratio** 15.97%

Gross Acres 0.37 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER IKE Gaming, Inc. AKA Exber, Inc. **Contact** Michael Nolan

Address 600 Fremont Street **Phone:** (702) 385-5200 **Fax:** (702) 474-3611

City Las Vegas **State** NV **Zip** 89101

E-mail Address mnolan@elcortez.net

APPLICANT Shipping Containers, LLC **Contact** Andrew Donner

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

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Property Owner Signature* Michael Nolan

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

Print Name Michael Nolan

Subscribed and sworn before me

This 24th day of April, 20 12.

Alan J. Woody

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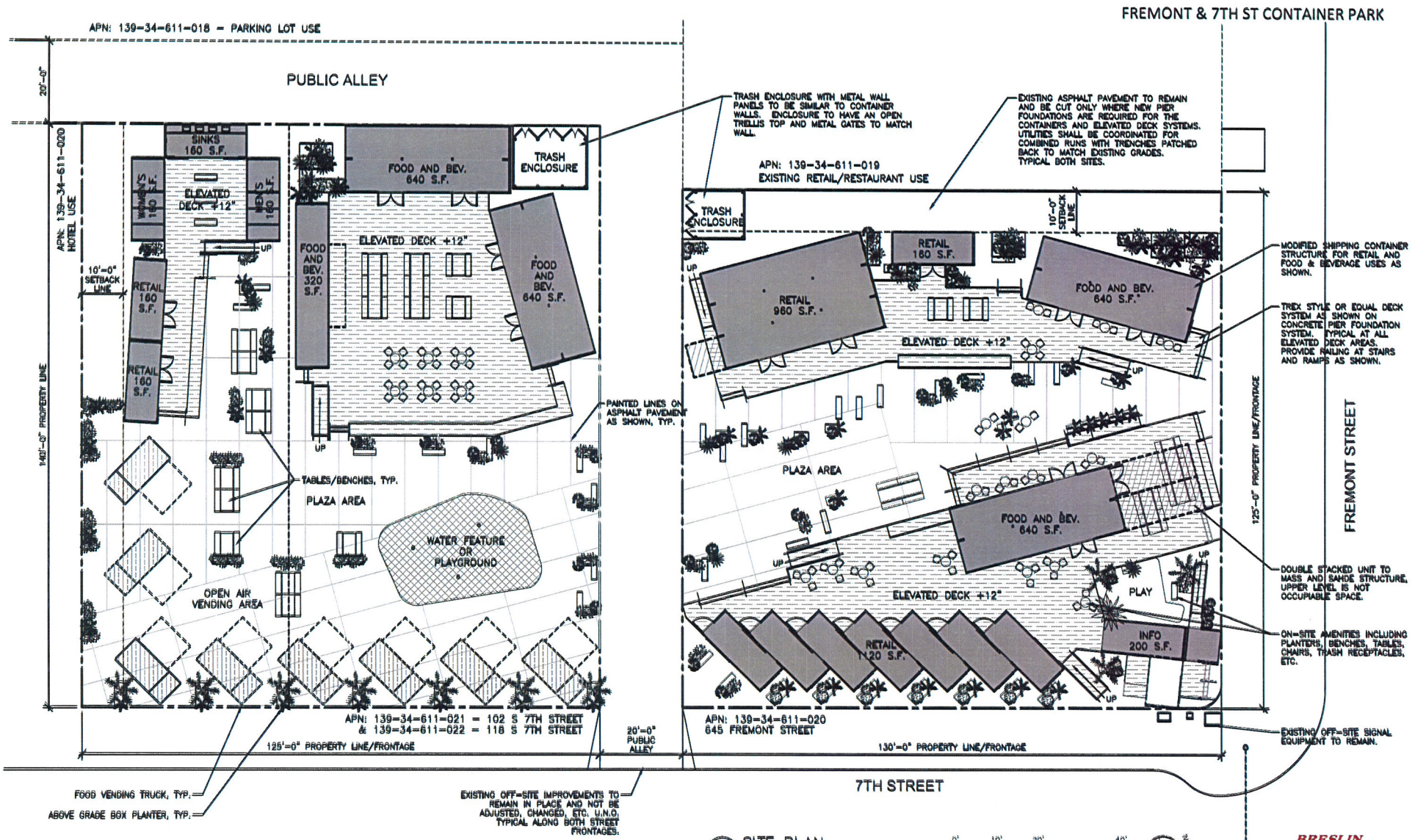

1 SITE PLAN
SCALE: 1:250

DOWNTOWNPROJECT 25 April 2012

BRESLIN BUILDERS
mapos llc

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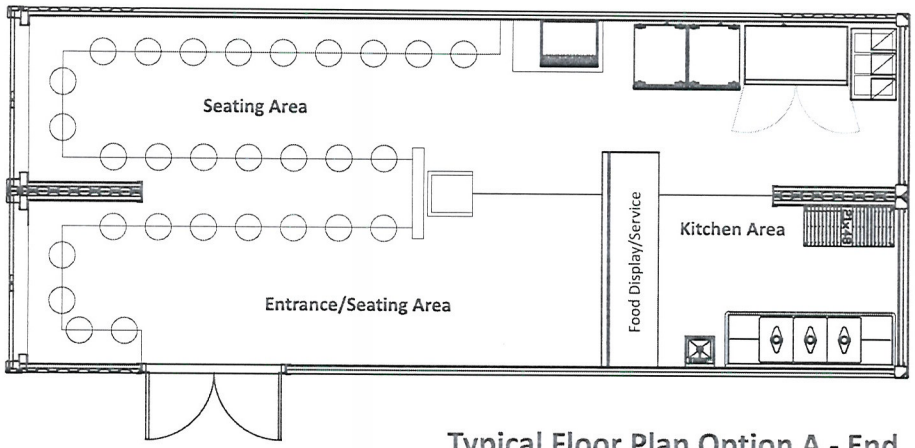
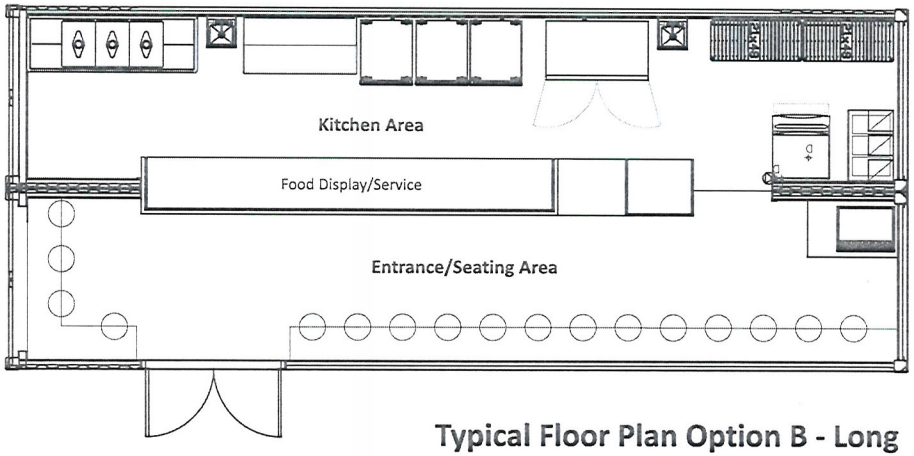
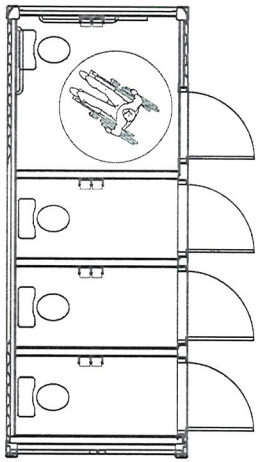
FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



Typical Floor Plan Option A - End
(2) 8'x40' Containers, Typical



Typical Floor Plan Option B - Long
(2) 8'x40' Containers, Typical



Typical Restroom Pod Plan
(1) 8'x20' Container Shown
Men/Women Facilities, Separate Lavatory Unit

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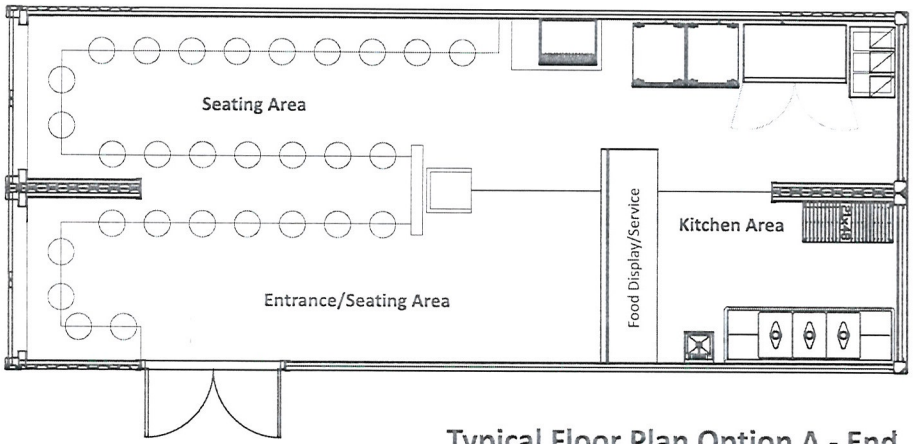
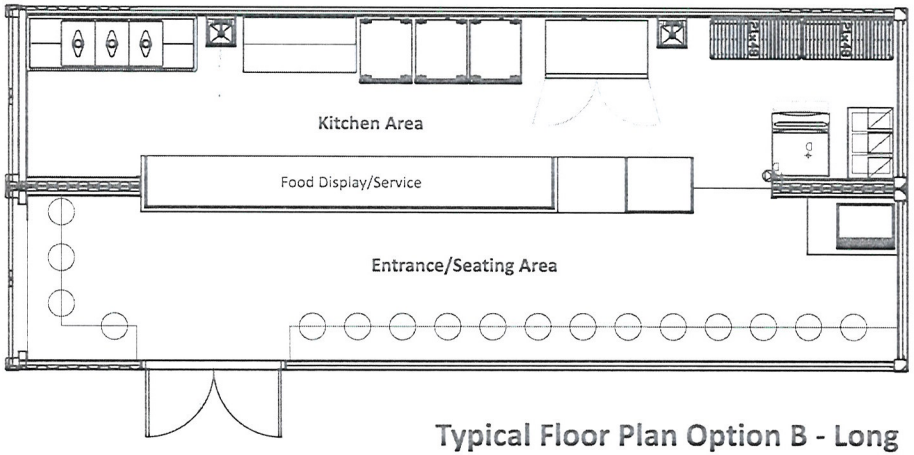
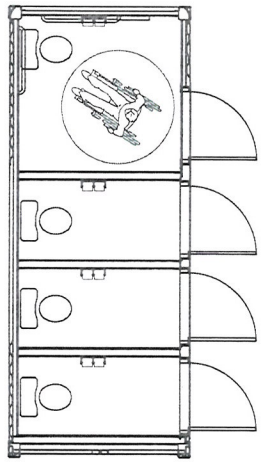
FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



Typical Floor Plan Option A - End
(2) 8'x40' Containers, Typical



Typical Floor Plan Option B - Long
(2) 8'x40' Containers, Typical



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DOWNTOWNPROJECT 25 April 2012

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Paint Colors

Pantone 7541 C

Pantone Cool Grey 7 C

Pantone 426 C

Pantone 124 C

Pantone 1585 C

Decking and Planters



TREX
Maintenance free, 95% recycled composite material.

Canopies / Shading



Canvas Natural

Canvas Yellow Tint

Canvas Orange Tint

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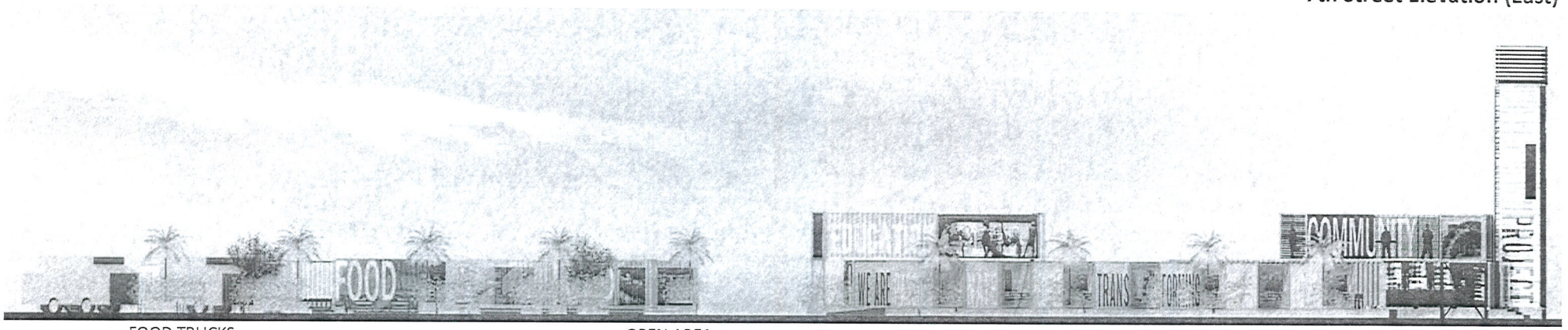
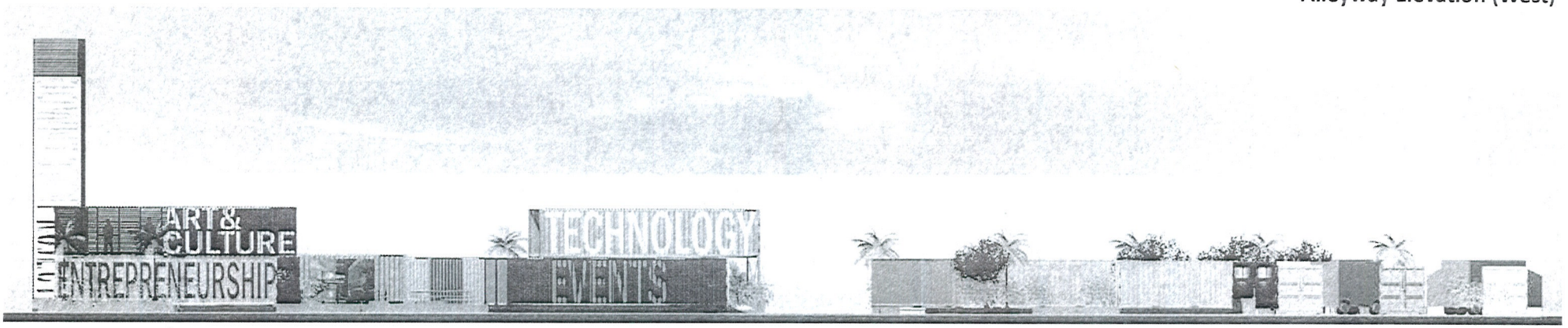
7th Street Elevation (East)



FOOD TRUCKS | OPEN AREA | RETAIL | INFO

Alleyway Elevation (West)



FOOD / RESTAURANT | STUDIO / EVENT SPACE | FOOD / RESTAURANT | RESTROOMS

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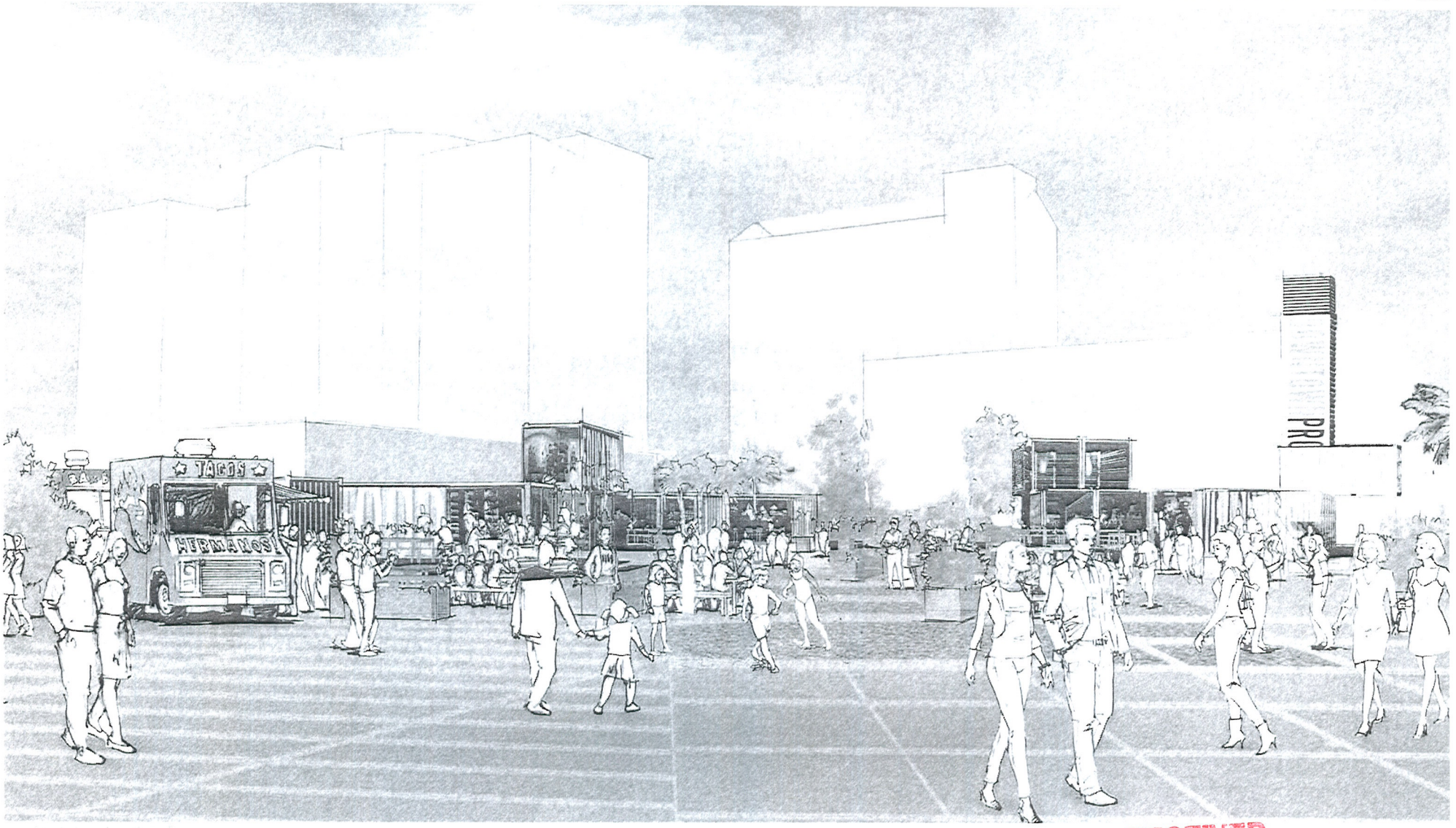
DTP CONTAINER PARK
South View from Food Truck Zone



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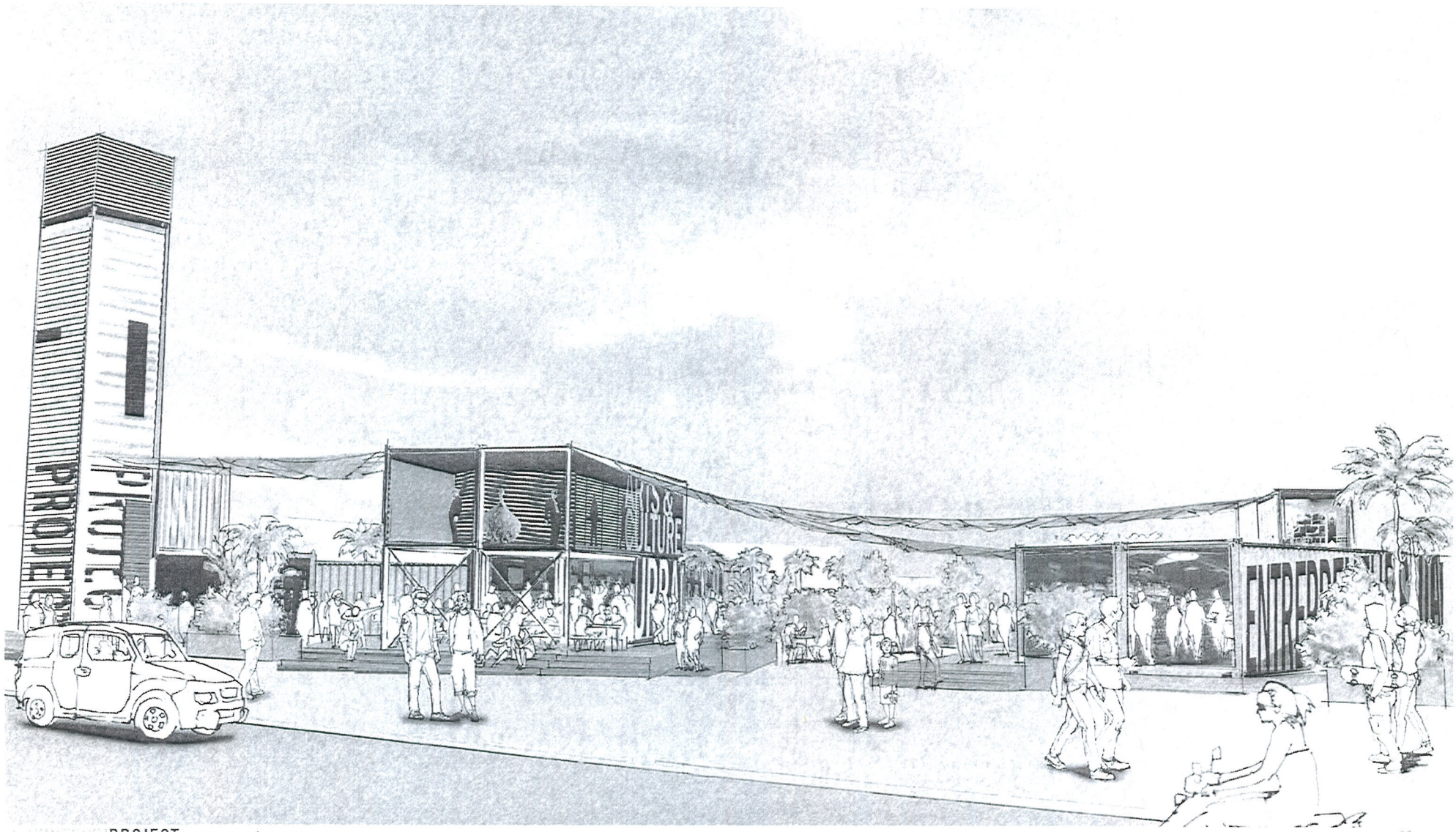
DTP CONTAINER PARK
North View from Fremont St.



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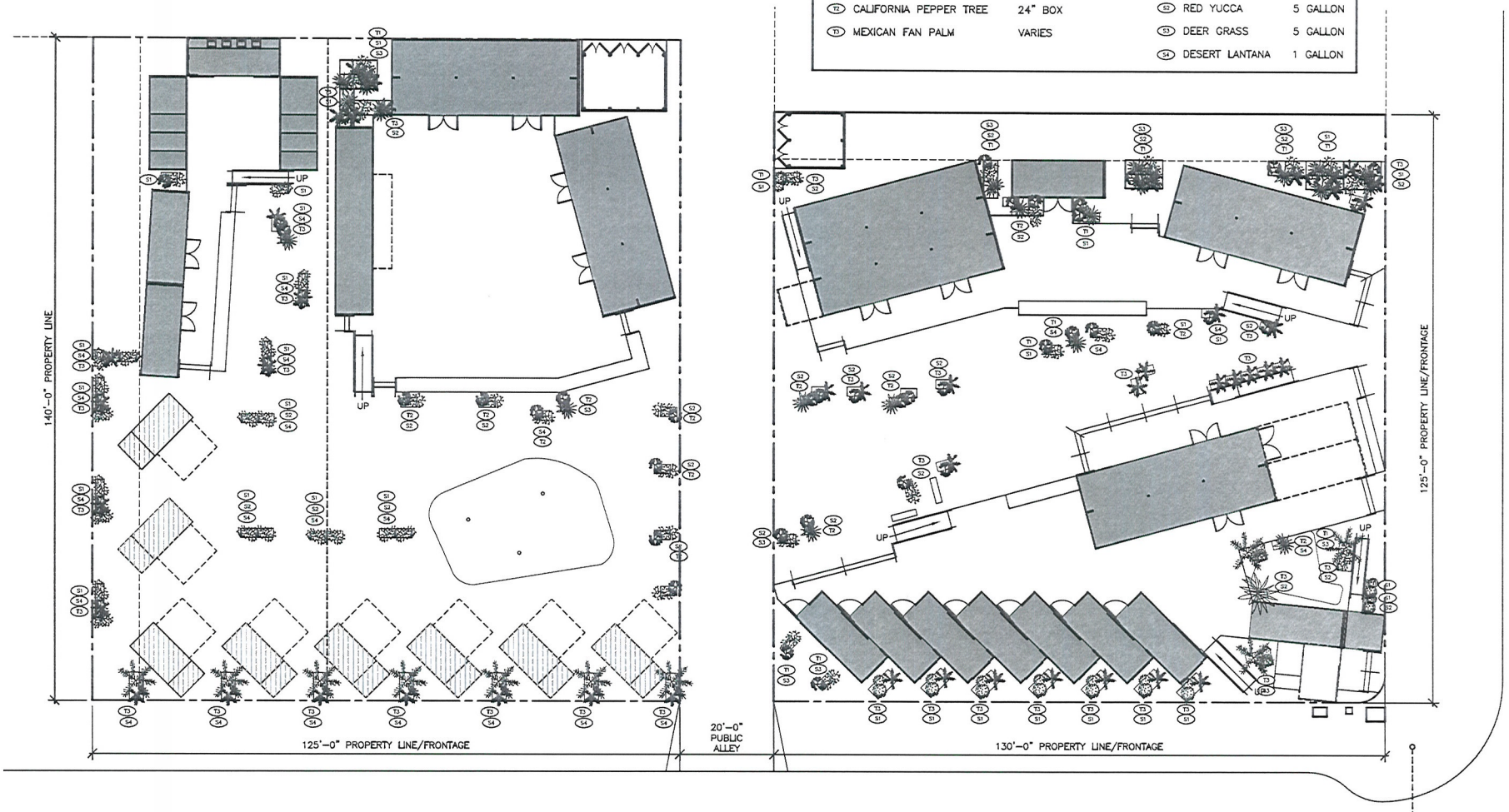
NOTE:
ALL LANDSCAPING SHOWN SHALL BE IN MOVEABLE PLANTERS/POTS WITH DRIP IRRIGATION FEED FROM DECK LOCATIONS AS ALLOWABLE OR FROM CENTRAL IRRIGATION SYSTEM THROUGHOUT SITE.

TREE LEGEND		SHRUB LEGEND	
T1 PURPLE ROBE LOCUST	24" BOX	S1 ROSEMARY	5 GALLON
T2 CALIFORNIA PEPPER TREE	24" BOX	S2 RED YUCCA	5 GALLON
T3 MEXICAN FAN PALM	VARIES	S3 DEER GRASS	5 GALLON
		S4 DESERT LANTANA	1 GALLON



2 LANDSCAPE PLAN
SCALE: 1:250

0' 10' 20' 40' NORTH

BRESLIN BUILDERS

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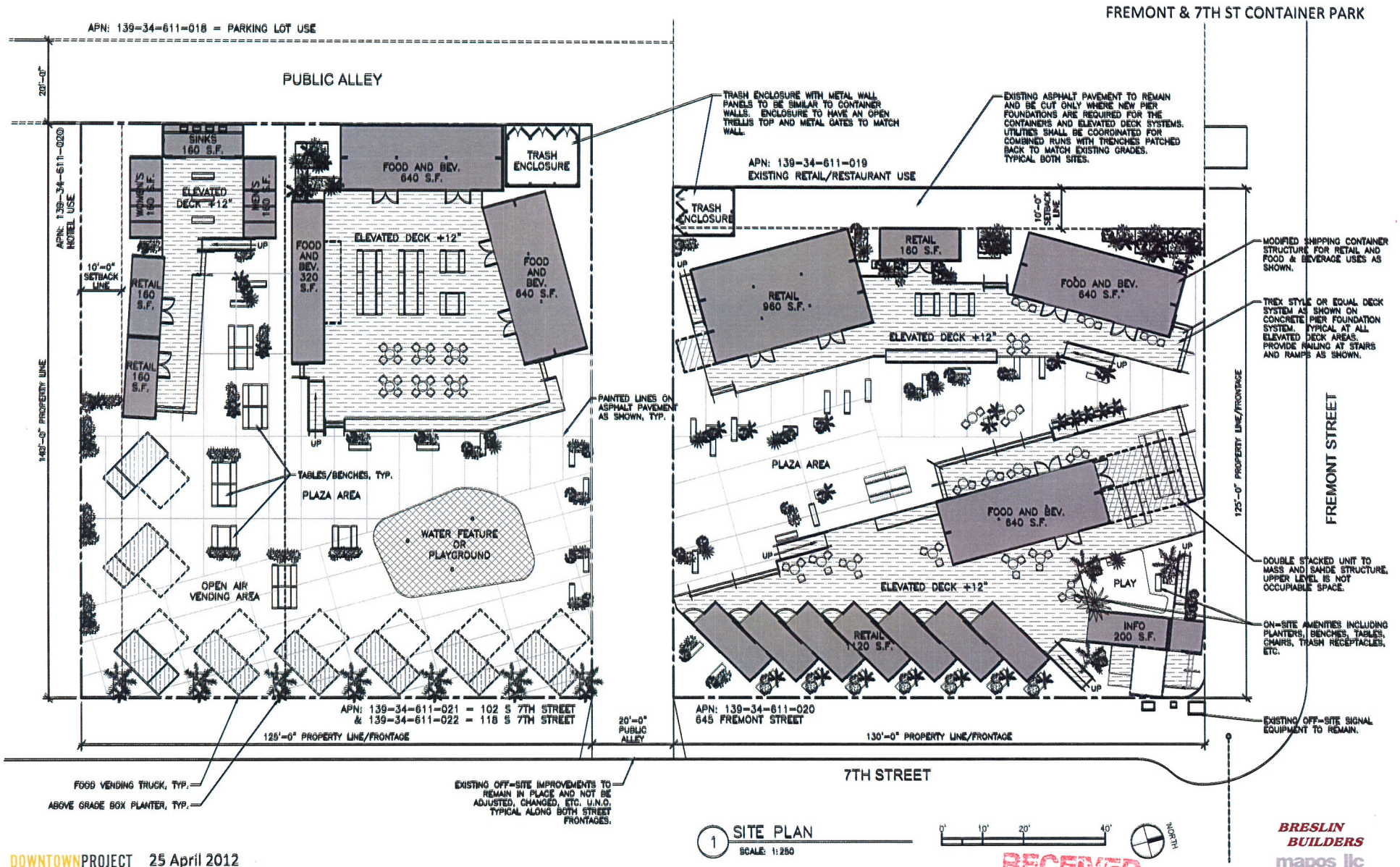

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BRESLIN BUILDERS

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FREMONT & 7TH ST CONTAINER PARK
On-Site Parking Analysis

USES/AREA -

Retail Use

11 - 20' x 8' Containers = 1,760 square feet

Parking Required =

1:250 square feet or 7.04 stalls

Food & Beverage Use (Restaurant)

9 - 40' x 8' Containers = 2,880 square feet

Parking Required =

1:50 square feet public areas = 1,440 square feet or 28.80 stalls

1:200 square feet remaining areas = 1,440 square feet or 7.20 stalls

Retail

3 - 40' x 8' Containers - 960 square feet

Parking Required =

1:250 square feet or 3.84 stalls

ON-SITE PARKING STALLS REQUIRED/PROVIDED -

Total On-Site Parking Stalls Required =

46.88 or 47 stalls

Total On-Site Parking Stalls Provided =

0 stalls

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Parking Plan Statement

While there is no onsite parking provided, we have begun discussions with the numerous parking garages Downtown including the El Cortez, Neonopolis, Lady Luck and the FSE garage in order to provide employee parking and customer parking incentives. Additionally, we are working with other businesses nearby that have excess parking. The marketing material and website for the development will clearly indicate that no parking is provided but will also clearly identify adjacent parking structures that offer incentives for parking for the development as well as other tips for parking Downtown.

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SUP-45254
SDR-45253

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-45254 APN: 139-34-611-020

Name of Property Owner: IKE Gaming, Inc. AKA Exber, Inc.

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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: Mike Nolan

Print Name: Mike Nolan

Subscribed and sworn before me

This 25th day of April, 2012

_____

Notary Public in and for said County and State

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. September 10, 2014

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City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45254** APN: 139-34-611-021 & 139-34-611-022

Name of Property Owner: 707 Fremont, LLC

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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.

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Partner(s): _____ _____

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Signature of Property Owner: _____

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 707 Fremont St. Las Vegas, NV. 89101

Project Name Shippy Container City **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-611-021 & 139-34-611-022 **Ward #** 5

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

Commercial Square Footage 6,120 **Floor Area Ratio** 15.97%

Gross Acres 0.41 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 707 Fremont, LLC **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

APPLICANT Shipping Containers, LLC **Contact** Andrew Donner

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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E-mail Address Andrew.Donner@RGGLV.com

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E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* _____

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

Print Name Andrew Donner

Subscribed and sworn before me

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Project Name Shipping Container City **Proposed Use** General Retail

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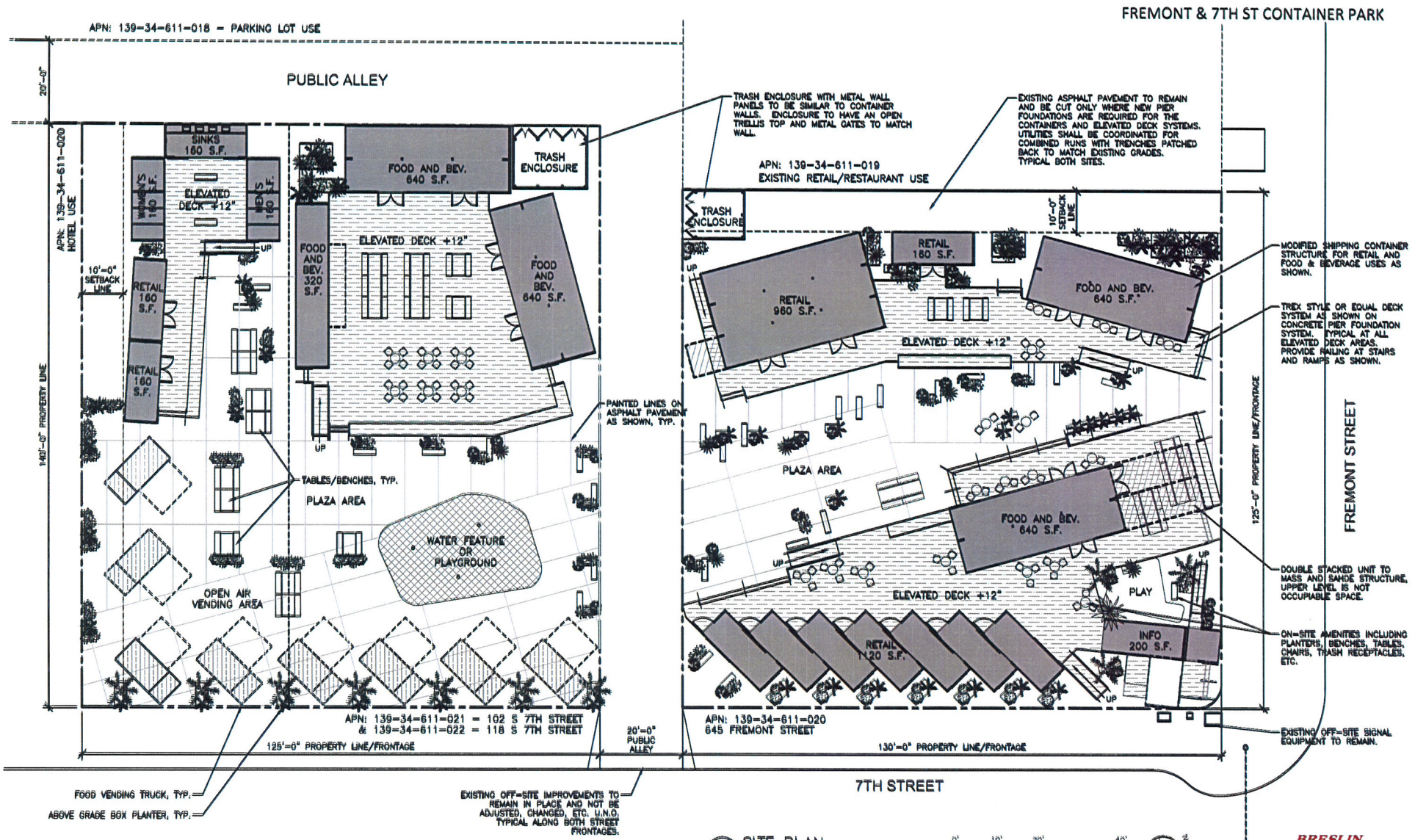

1 SITE PLAN
SCALE: 1:250

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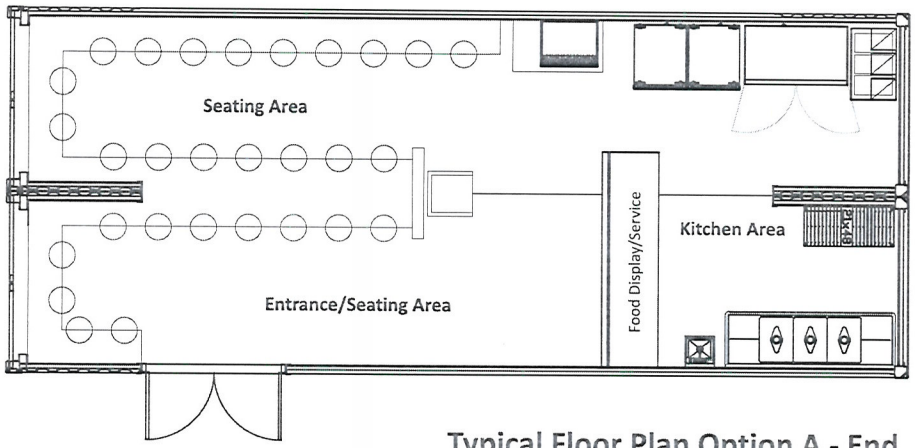
FREMONT & 7TH ST CONTAINER PARK
Typical Food & Beverage Floor Plans
Typical Restroom Container Pod Floor Plan



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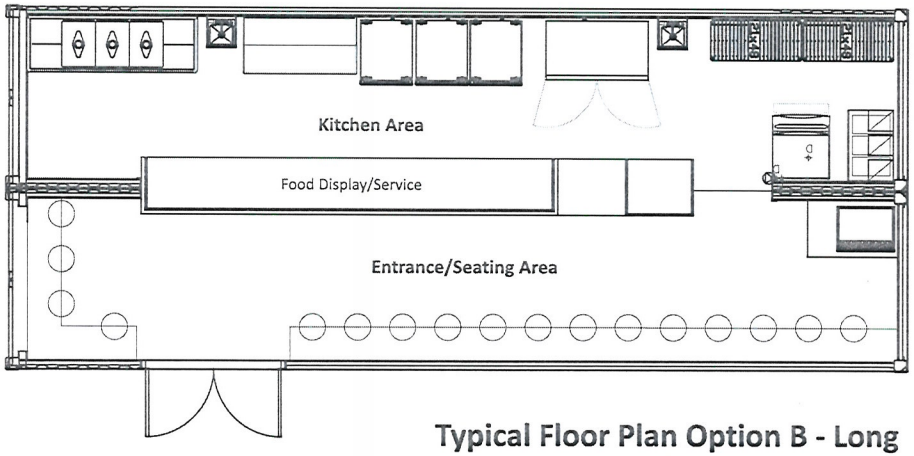

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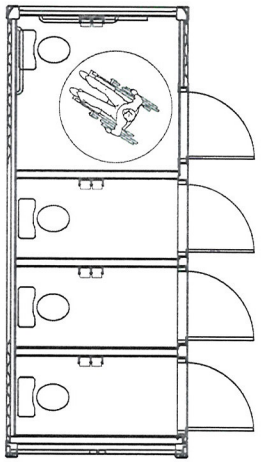

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Men/Women Facilities, Separate Lavatory Unit

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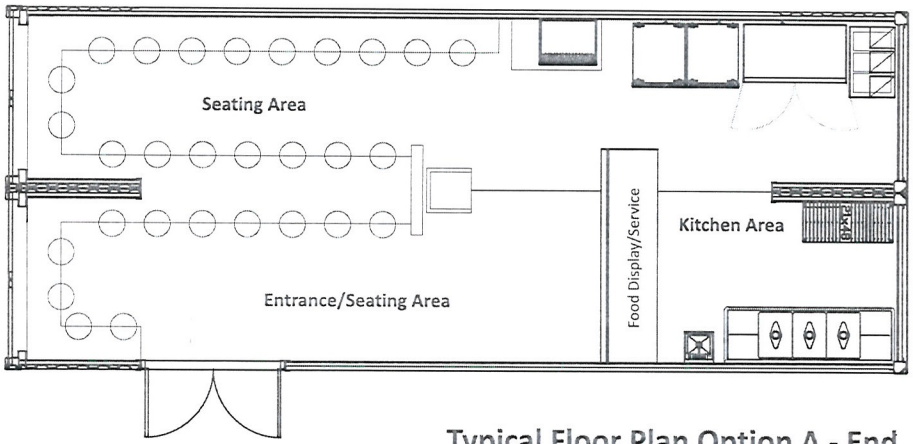

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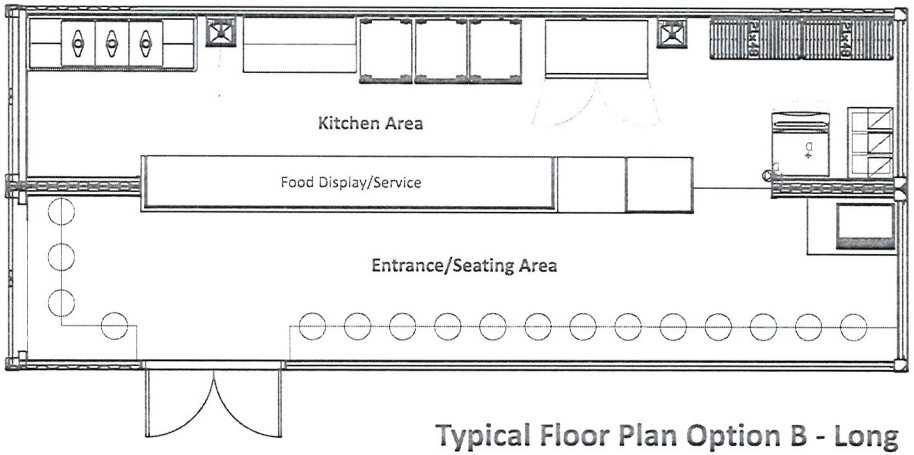

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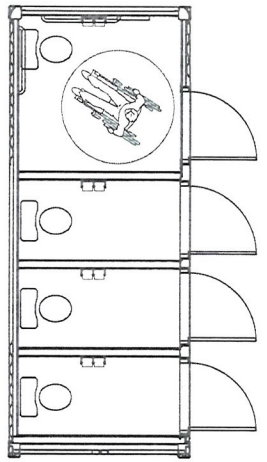

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Pantone Cool Grey 7 C

Pantone 426 C

Pantone 124 C

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TREX
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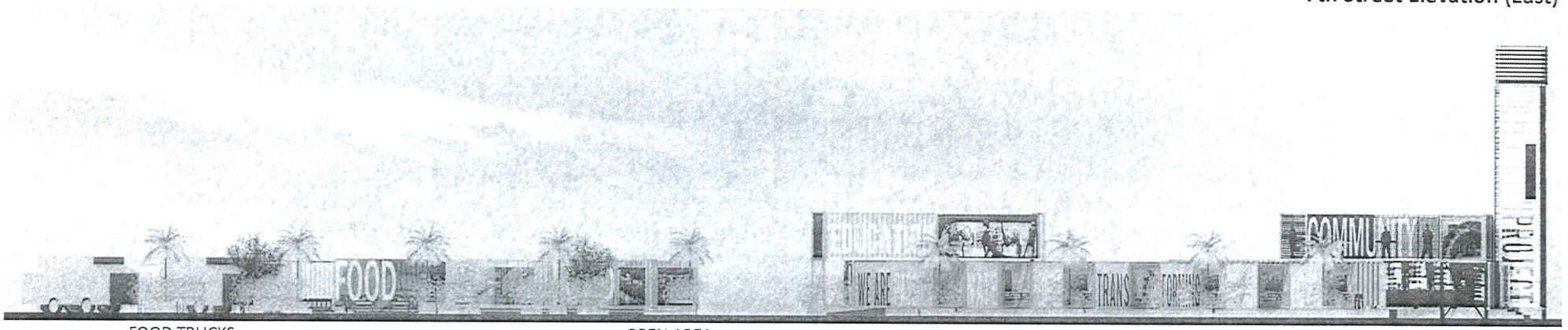

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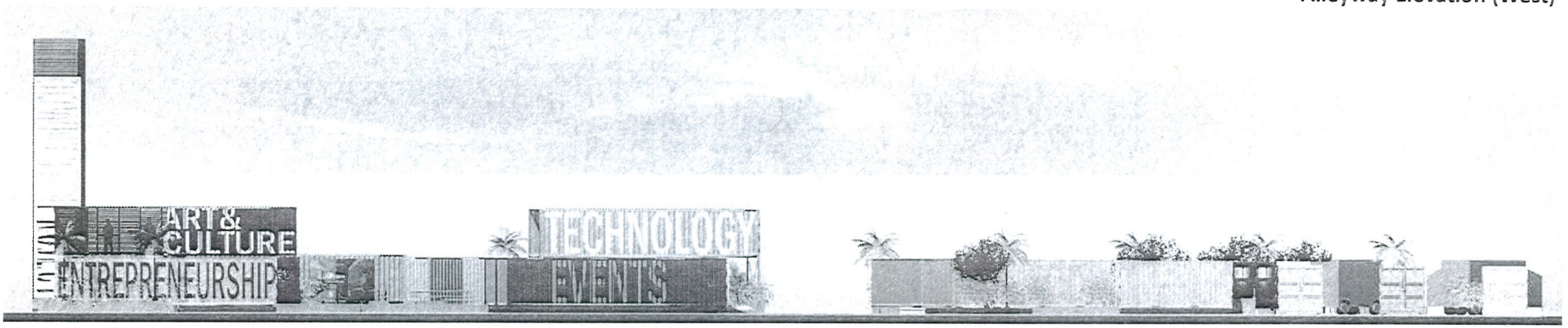

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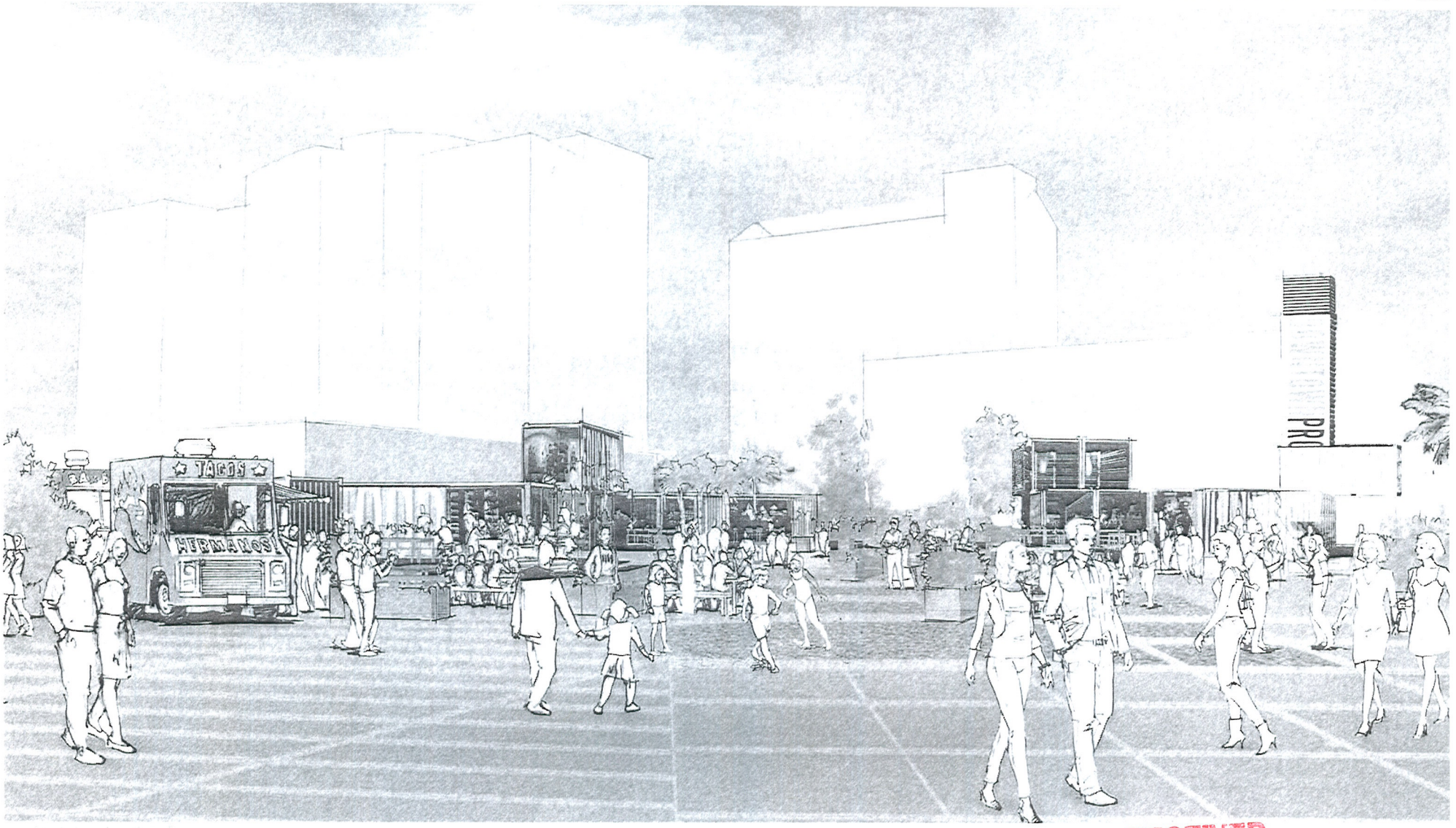
South View from Food Truck Zone



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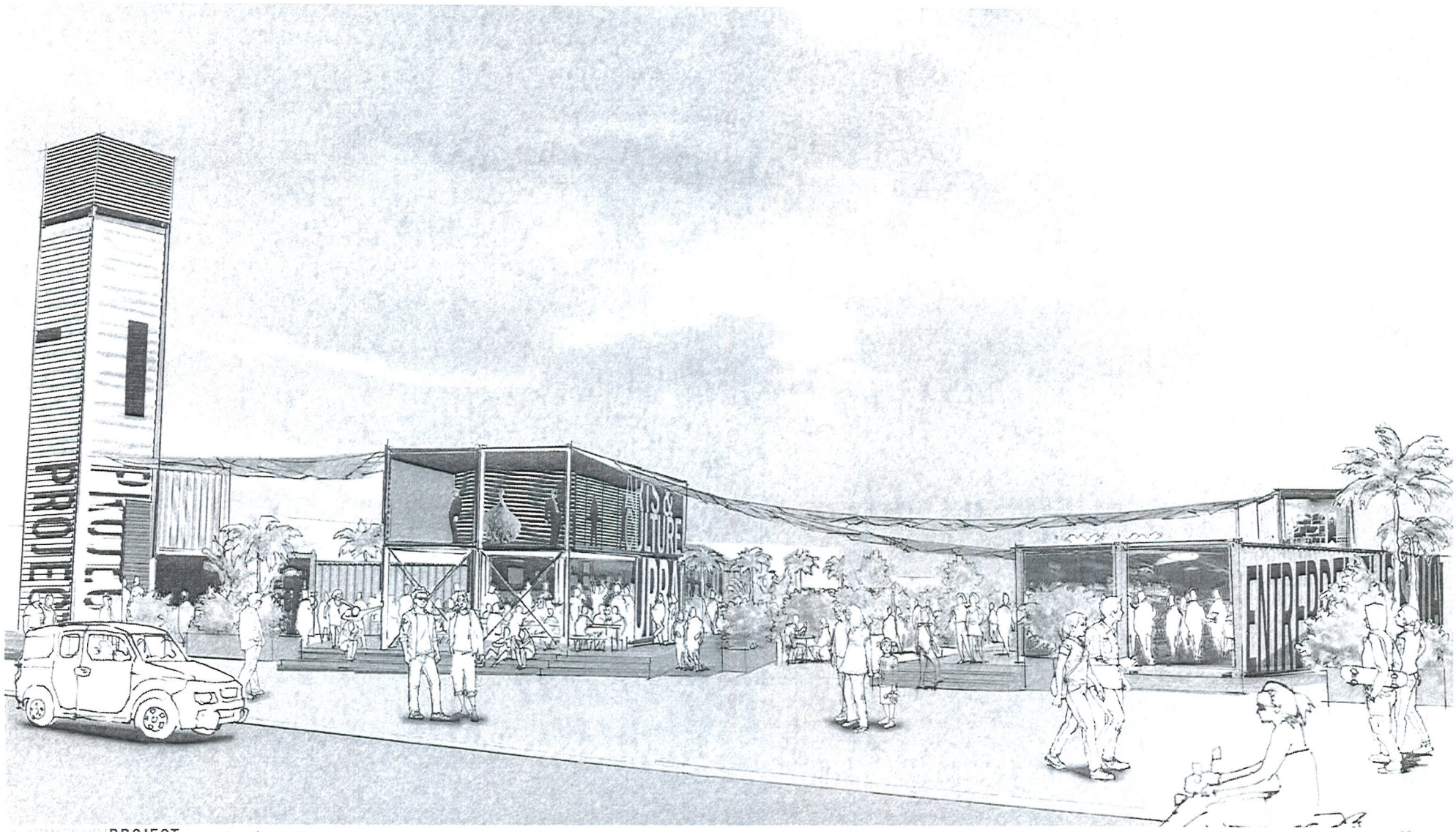
DTP CONTAINER PARK
North View from Fremont St.



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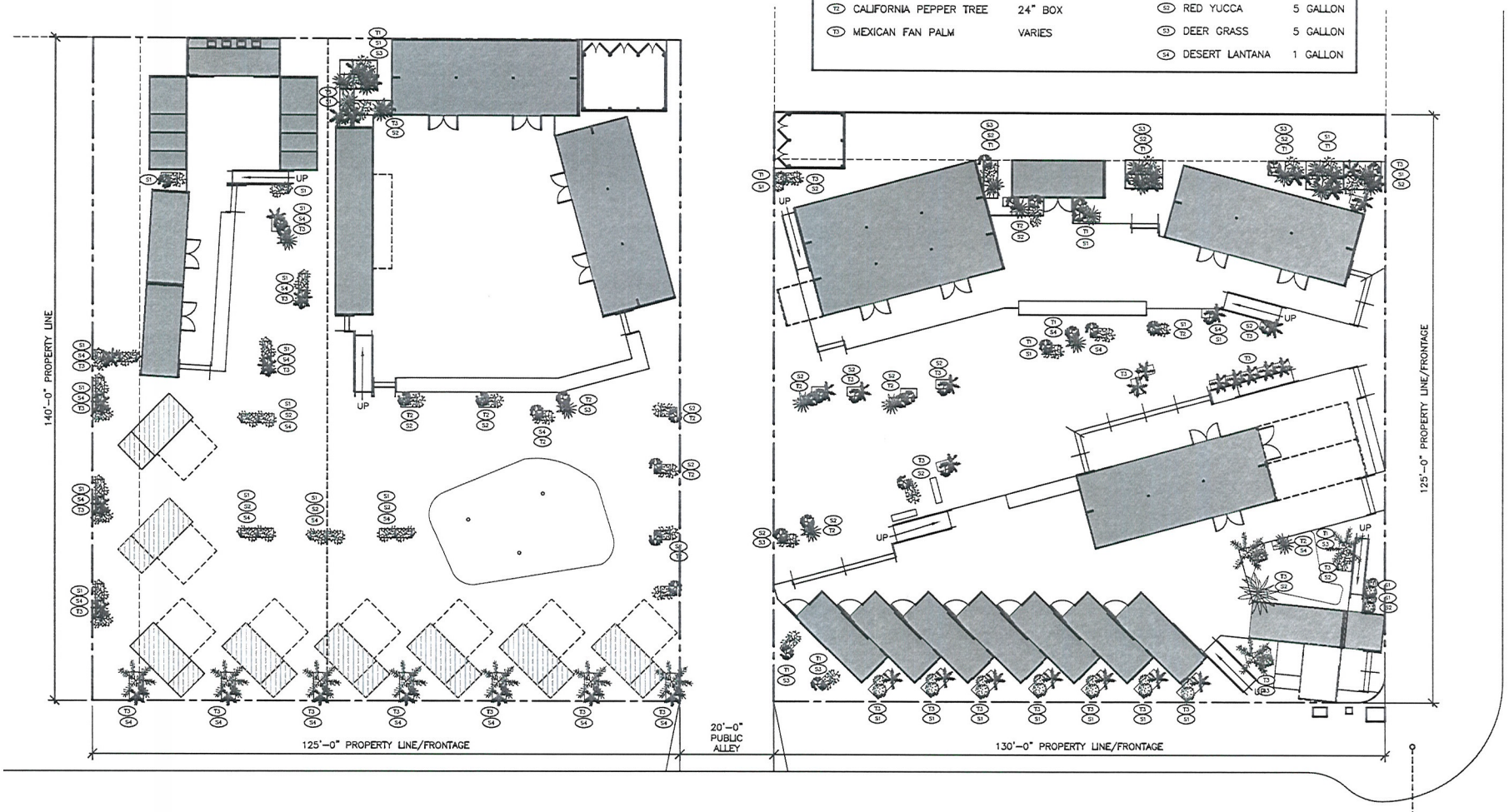
City of Las Vegas
SUP-45254
SDR-45253

NOTE:
ALL LANDSCAPING SHOWN SHALL BE IN MOVEABLE PLANTERS/POTS WITH DRIP IRRIGATION FEED FROM DECK LOCATIONS AS ALLOWABLE OR FROM CENTRAL IRRIGATION SYSTEM THROUGHOUT SITE.

TREE LEGEND		SHRUB LEGEND	
T1 PURPLE ROBE LOCUST	24" BOX	S1 ROSEMARY	5 GALLON
T2 CALIFORNIA PEPPER TREE	24" BOX	S2 RED YUCCA	5 GALLON
T3 MEXICAN FAN PALM	VARIES	S3 DEER GRASS	5 GALLON
		S4 DESERT LANTANA	1 GALLON



2 LANDSCAPE PLAN
SCALE: 1:250

0' 10' 20' 40' NORTH

BRESLIN BUILDERS

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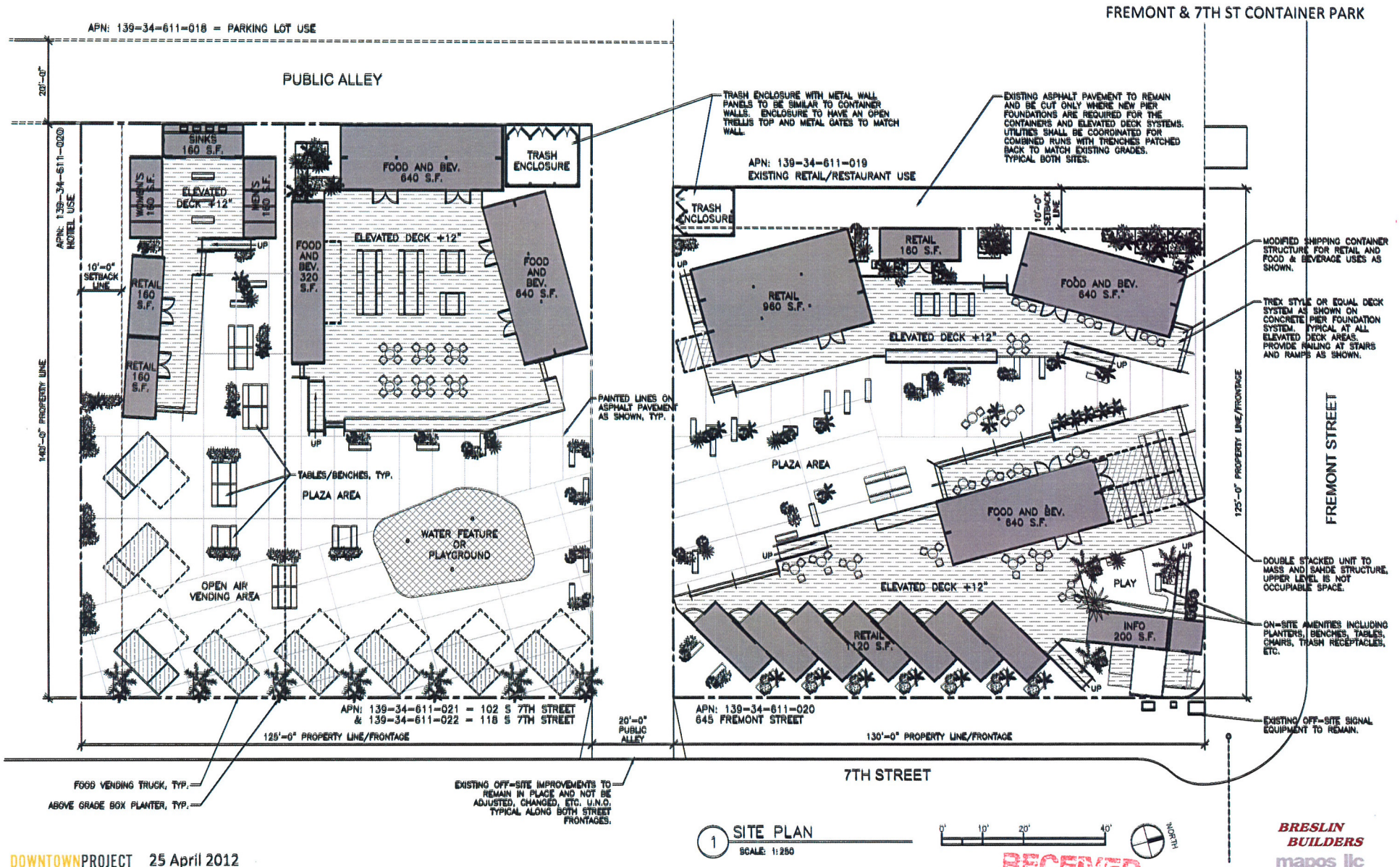
City of Las Vegas

SUP-45254
SDR-45253



DOWNTOWNPROJECT 25 April 2012

BRESLIN BUILDERS

mapos llc

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City of Las Vegas

SUP-45254
SDR-45253

FREMONT & 7TH ST CONTAINER PARK
On-Site Parking Analysis

USES/AREA -

Retail Use

11 - 20' x 8' Containers = 1,760 square feet

Parking Required =

1:250 square feet or 7.04 stalls

Food & Beverage Use (Restaurant)

9 - 40' x 8' Containers = 2,880 square feet

Parking Required =

1:50 square feet public areas = 1,440 square feet or 28.80 stalls

1:200 square feet remaining areas = 1,440 square feet or 7.20 stalls

Retail

3 - 40' x 8' Containers - 960 square feet

Parking Required =

1:250 square feet or 3.84 stalls

ON-SITE PARKING STALLS REQUIRED/PROVIDED -

Total On-Site Parking Stalls Required =

46.88 or 47 stalls

Total On-Site Parking Stalls Provided =

0 stalls

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BRESLIN BUILDERS

DOWNTOWNPROJECT 25 April 2012

SUP-45254

SDR-45253

mapos llc

Parking Plan Statement

While there is no onsite parking provided, we have begun discussions with the numerous parking garages Downtown including the El Cortez, Neonopolis, Lady Luck and the FSE garage in order to provide employee parking and customer parking incentives. Additionally, we are working with other businesses nearby that have excess parking. The marketing material and website for the development will clearly indicate that no parking is provided but will also clearly identify adjacent parking structures that offer incentives for parking for the development as well as other tips for parking Downtown.

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SUP-45254
SDR-45253

DOWNTOWN PROPERTIES, LLC
206 N, 3rd Street
Las Vegas, NV 89101

April 26, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: SUP Application re APN's 139-34-611-020 & 021 & 022

Dear Mr. Fagg:

Please accept this as our official justification letter for a SUP for a Tavern Limited License SDR encompassing the proposed shipping container retail plaza located at the corner of 7th Street & Fremont. The Application is are FOR A SUP FOR A PROPOSED TAVERN LIMITED LICENSE on 0.88 acres at 645 Fremont Blvd and 118 & 102 North 7th Street, Las Vegas, NV zoned C-2 (General Commercial).

We are extremely excited about this project and believe it will be a one of a kind iconic development that will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals and assists in the success of the many other ongoing projects. It will also create more energy, help enhance the attractiveness of the Downtown Renaissance and be an integral part of Downtown Las Vegas by further highlighting the beautification and revitalization of Downtown.

We are requesting a Tavern Limited License based on the shipping container theme that permeates the entire development and it's unique plaza. This theme will be prevalent throughout the project as we intend to use as much shipping container elements in the plaza area as possible including making tables, planters from the material and even the restrooms will be an actual shipping container. Shipping Container developments are growing in popularity worldwide and provide a unique setting to a typically conventional retail plaza. We believe our SUP Application is 'in-line' with the vision of the Centennial Plan and will further help change the face of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

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APR 26 2012
City of Las Vegas
SUP-45254

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-45253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45254 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH PLAZA on 0.78 acres at 707 Fremont Street (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-45253 APN: 139-34-611-020

Name of Property Owner: IKE Gaming, Inc. AKA Exber, Inc.

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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: Mike Nolan

Print Name: Mike Nolan.

Subscribed and sworn before me

This 25th day of April, 2012

_____

Notary Public in and for said County and State

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. September 10, 2014

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APR 26 2012
City of Las Vegas

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-45253 APN: 139-34-611-021 & 139-34-611-022

Name of Property Owner: 707 Fremont, LLC

Name of Applicant: Shipping Containers, LLC

Name of Representative: Todd Kessler

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: _____

Subscribed and sworn before me

This 25th day of April, 2012

_____
Notary Public in and for said County and State

SARAH E. SHUGARS
Notary Public State of Nevada
No. 10-1398-1
My appt. exp. Jan. 20, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 707 Fremont St. Las Vegas, NV. 89101

Project Name Shipping Container City **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-611-021 & 139-34-611-022 **Ward #** 5

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

Commercial Square Footage 6,120 **Floor Area Ratio** 15.97%

Gross Acres 0.41 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 707 Fremont, LLC **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

APPLICANT Shipping Containers, LLC **Contact** Andrew Donner

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* _____

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

Print Name Andrew Donner

Subscribed and sworn before me

This 25th day of April, 2012

Sarah Shugars

Notary Public in and for said County and State

SARAH E. SHUGARS
Notary Public State of Nevada
No. 10-1398-1
My appt. exp. Jan. 20, 2014

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APR 26 2012
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SDR-45253
Meeting Date:	6/12/12
Total Fee:	$1,030
Date Received:*	4/26/12
Received By:	BS

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 645 Fremont Street, Las Vegas, NV. 89101

Project Name Shipping Container City **Proposed Use** General Retail

Assessor's Parcel #(s) 139-34-611-020 **Ward #** 5

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

Commercial Square Footage 6,120 **Floor Area Ratio** 15.97%

Gross Acres 0.37 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER IKE Gaming, Inc. AKA Exber, Inc. **Contact** Michael Nolan

Address 600 Fremont Street **Phone:** (702) 385-5200 **Fax:** (702) 474-3611

City Las Vegas **State** NV **Zip** 89101

E-mail Address mnolan@elcortez.net

APPLICANT Shipping Containers, LLC **Contact** Andrew Donner

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Andrew.Donner@RGGLV.com

REPRESENTATIVE Todd Kessler **Contact** Todd Kessler

Address PO BOX 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd.Kessler@RGGLV.com

Property Owner Signature* [signature]

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

Print Name Michael Nolan

Subscribed and sworn before me

This 24th day of April, 20 12.

[signature]

Notary Public in and for said County and State

ALAN J. WOODY
Notary Public State of Nevada
No. 94-2347-1
My appt. exp. September 10, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-45253
Meeting Date:	6/12/12
Total Fee:	~~4~~ 1,030
Date Received:*	4/26/12
Received By:	BCS

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

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

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APR 26 2012
City of Las Vegas

DOWNTOWN PROPERTIES, LLC
206 N, 3rd Street
Las Vegas, NV 89101

April 25, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: SDR Application re APN's 139-34-611-020 & 021 & 022

Dear Mr. Fagg:

Please accept this as our official justification letter for the SDR encompassing the proposed shipping container retail plaza located at the corner of 7th Street & Fremont. The Applications are FOR A SDR FOR A PROPOSED GENERAL RETAIL PLAZA LOCATION AND A WAIVER OF THE STREETSCAPE, SITE PLANNING AND ARCHITECTURAL DESIGN STANDARDS on 0.88 acres at 645 Fremont Blvd and 118 & 102 North 7th Street, Las Vegas, NV zoned C-2 (General Commercial).

We are extremely excited about this project and believe it will be a one of a kind iconic development that will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals and assists in the success of the many other ongoing projects. It will also create more energy, help enhance the attractiveness of the Downtown Renaissance and be an integral part of Downtown Las Vegas by further highlighting the beautification and revitalization of Downtown.

As part of this justification letter, we would like to formally request waivers to the Downtown Centennial Plan (DCP) Streetscape, Site Planning and Architectural Design Standards. Our request is based on the fact that we are seeking only a temporary 3 year entitlement. However, please note that the overall development, in its entirety, provides the pedestrian environment required and keeps the spirit of the DCP. We believe our waivers and the proposed development are 'in-line' with the vision of the Centennial Plan and will further help change the face of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

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APR 26 2012
City of Las Vegas
SDR-45253

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE TENSAI GROUP, LTD - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #150 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 07/18/212
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45256** APN: 163-06-816-034

Name of Property Owner: 9440 West Sahara Holdings, LLC

Name of Applicant: The Tensai Group, Ltd., dba 808 Tapas

Name of Representative: DEAN Y. OKADA

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: Scott Chernoff SCOTT B. CHERNOFF AUTHORIZED SIGNER

Subscribed and sworn before me

This _____day of _____, 20____

SEE ATTACHED 4/24/12

Notary Public in and for said County and State

RECEIVED
APR 26 2012

Jurat

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 24TH day of APRIL,

20 12 by SCOTT B. CHERNOFF.,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
APPLICATION/PETITION FORM
DEPT. OF PLANNING - LV
(Title or description of attached document)

SPECIAL USE PERMIT
(Title or description of attached document continued)

Number of Pages 1 Document Date UNDATED
APPLICANT: THE TENSAI GROUP LTD.
DBA 808 TAPAS UNIT #150
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

RECEIVED
APR 26 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9350 W. Sahara Ave #150, Las Vegas, NV 89117

Project Name 808 Tapas **Proposed Use** Restaurant w/beer & wine

Assessor's Parcel #(s) 163-06-816-034 **Ward #** 2-Beers

General Plan: existing SC proposed none **Zoning:** existing C-1 proposed none

Commercial Square Footage 2,200 sf **Floor Area Ratio**

Gross Acres 19.73 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 9440 West Sahara Holdings, LLC **Contact** Scott Chernoff

Address 2361 Rosecrans Avenue, Ste 375 **Phone:** (310) 294-1236 **Fax:** (310) 643-7379

City El Segundo **State** CA **Zip** 90245

E-mail Address schernoff@westportcp.com

APPLICANT The Tensai Group, Ltd. dba 808 Tapas **Contact** Dean Okada

Address 7435 S. Durango Dr., Ste 101 **Phone:** (808) 224-3495 **Fax:**

City Las Vegas **State** NV **Zip** 89113

E-mail Address dnokada@808tapas.com

REPRESENTATIVE DEAN V. OKADA **Contact**

Address 111 COVENTRY CIR. **Phone:** (808) 224-3495 **Fax:**

City HENDERSON **State** NV **Zip** 89074

E-mail Address dnokada@yahoo.com

Property Owner Signature* [signature]

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

Print Name SCOTT B. CHERNOFF AUTHORIZED SIGNER

Subscribed and sworn before me

This _____ day of SEE ATTACHED 4/24/12, 20 _____.

Notary Public in and for said County and State

RECEIVED
APR 26 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-45256
Meeting Date:	6/12/12
Total Fee:	$1280.00
Date Received:*	4/26/12
Received By:	

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

Jurat

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 24TH day of APRIL,

20 12 by SCOTT B. CHERNOFF,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

STATEMENT OF FINANCIAL INTEREST
(Title or description of attached document)

APN: 163-06-816-034
(Title or description of attached document continued)

Number of Pages 1 Document Date UNDATED

PROP OWNER: 9440 W. SAHARA HOLDINGS

APP: THE TENSA 1 GROUP DBA 808 TAPAS
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

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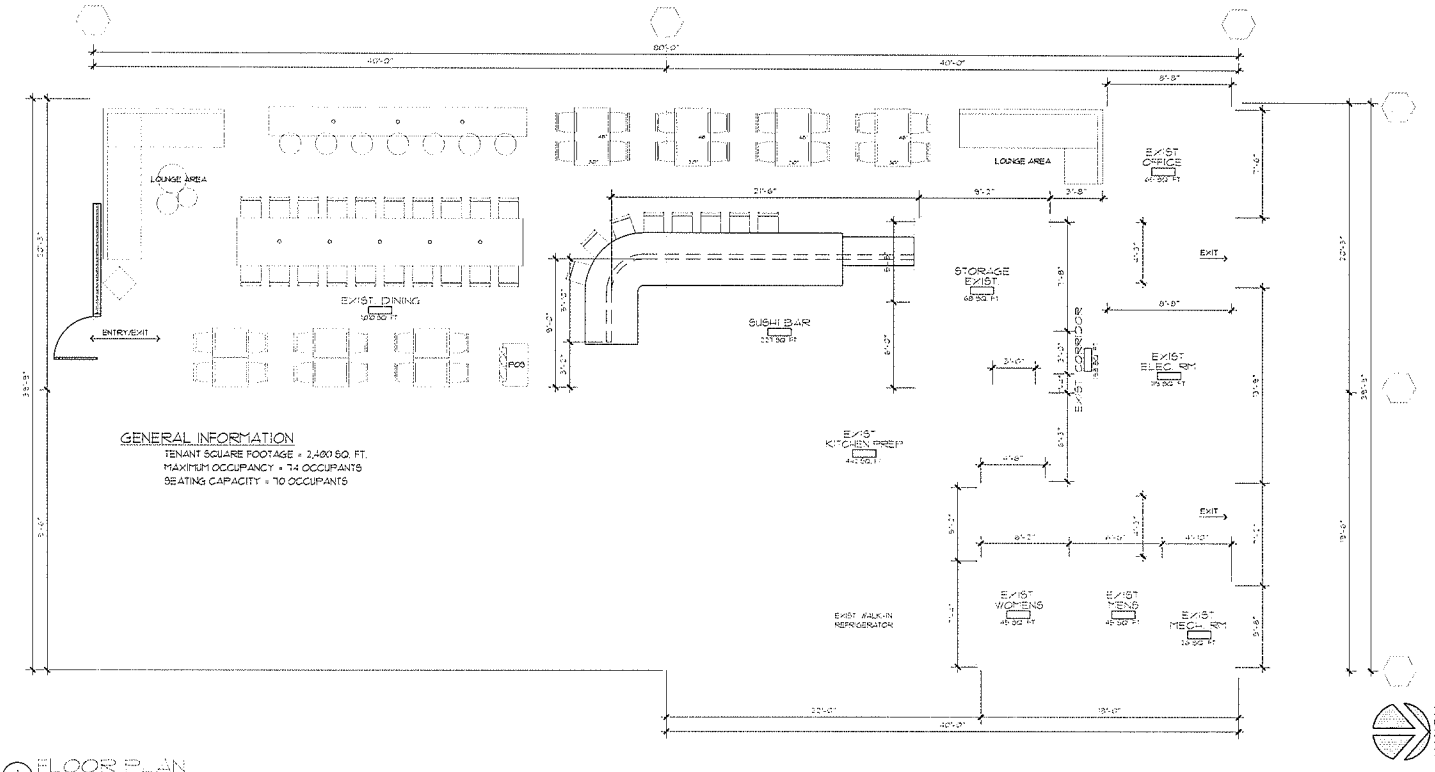
APR 26 2012



GENERAL INFORMATION

TENANT SQUARE FOOTAGE = 2,480 SQ. FT.
MAXIMUM OCCUPANCY = 74 OCCUPANTS
SEATING CAPACITY = 70 OCCUPANTS

1 FLOOR PLAN
SCALE 1/4"=1'-0"

PROJECT
808 TAPAS
9350 WEST SAHARA AVENUE SUITE 160
LAS VEGAS, NEVADA 89117

SHEET TITLE
FLOOR PLAN

REVISION DATE

SHEET
A-1

RECEIVED
APR 26 2012

SUP-45256

PROPOSED
BEER/WINE/COOLER
ON-SALE ESTABLISHMENT

Retail Suites Legend

Building R1

		Size *	Area
First Floor			
Suite - 100	The Cottage	20' x 80' +/-	2,359 sf
Suite - 102	Muscle	20' x 80'	1,600 sf
Suite - 104	Gemeau Jewelers	20' x 76'	1,520 sf
Suite - 105	ATM	20' x 76'	1,520 sf
Suite - 106	Hot Foot	20' x 76'	1,520 sf
Suite - 107	Beads 'N Things	20' x 80'	1,600 sf
Suite - 108	Learning Express	40' x 80' +/-	2,665 sf
		Leasable 1st Floor	12,784 sf
Common			1,220 sf
		Total 1st Floor Area	14,004 sf
Second Floor			
Suite - 200	Century 21		9,720 sf
Suite - 201	First American Title		2,282 sf
Suite - 202	Countrywide Home Loans		2,442 sf
		Leasable 2nd Floor	11,444 sf
Common			2,688 sf
		Total 2nd Floor Area	14,132 sf
Total Areas Building R1			
Leasable Area			24,228 sf
Common			3,898 sf
Total Floor Area			28,226 sf

Building R2

Suite - 110	Stash Clothing	20' x 80'	1,600 sf
Suite - 120	Intersora Gallery	20' x 80'	1,600 sf
Suite - 130	Sage Home Collections	20' x 80' +/-	2,000 sf
Suite - 140	Euphoria Day Spa	20' x 80' +/-	5,115 sf
Suite - 150	Back to the 50's Cafe	60' x 80' +/-	5,110 sf
Common			81 sf
		Total Building R2 Area	15,506 sf

Building R3

Suite - 110	Pick Up Stix	40' x 80' +/-	3,002 sf
Suite - 120	Seven Rings Gallery	20' x 80'	1,643 sf
Suite - 130	Allegator Soup	20' x 70'	1,400 sf
Suite - 140	Cold Stone	20' x 70'	1,400 sf
Suite - 150	Jitters	20' x 80' +/-	2,263 sf
Suite - 160	Uboood	20' x 46' +/-	900 sf
Suite - 170	Round Table Pizza	40' x 80' +/-	1,184 sf
Common			148 sf
		Total Building R3 Area	13,900 sf

Building R4

First Floor			
Suite - 100	Ivy House and Garden	20' x 54' +/-	1,140 sf
Suite - 101	Better Nutrition	20' x 80'	1,565 sf
Suite - 103	Tinder Box	20' x 80'	1,660 sf
Suite - 104	Pacific PCS	20' x 50'	1,000 sf
Suite - 105	Lady of America	50' x 75' +/-	3,640 sf
Suite - 107	Furniture Showcase	80' x 80' +/-	6,382 sf
		Leasable 1st Floor	15,327 sf
Common			1,366 sf
		Total 1st Floor Area	16,693 sf
Second Floor			
Suite - 202	Dr. Lamancusa		1,603 sf
Suite - 203			2,244 sf
Suite - 204	Dr. Vice		2,197 sf
Suite - 205			1,603 sf
Suite - 206			2,661 sf
Suite - 207	Here and Now		1,190 sf
Suite - 208			1,923 sf
Suite - 209			915 sf
		Leasable 2nd Floor	13,736 sf
Common			2,953 sf
		Total 2nd Floor Area	16,689 sf
Total Areas Building R4			
Leasable Area			29,080 sf
Common			4,302 sf
Total Floor Area			33,382 sf

Building R5

Suite - 160	Wave Music	52' x 80' +/-	4,118 sf
		Leasable Area	4,118 sf
Common			95 sf
		Total Area	4,213 sf

Building L

Suite - A	20' x 60' +/-	1,156 sf
Suite - B	20' x 60'	1,200 sf
Suite - C	25' x 60' +/-	1,443 sf
Suite - D	25' x 60' +/-	1,175 sf
Suite - E	25' x 53'	1,325 sf
Suite - F	25' x 45'	1,125 sf
Suite - G	25' x 45'	1,125 sf
	Leasable Area	9,579 sf
Common		96 sf
	Total Area	8,675 sf

Building O2

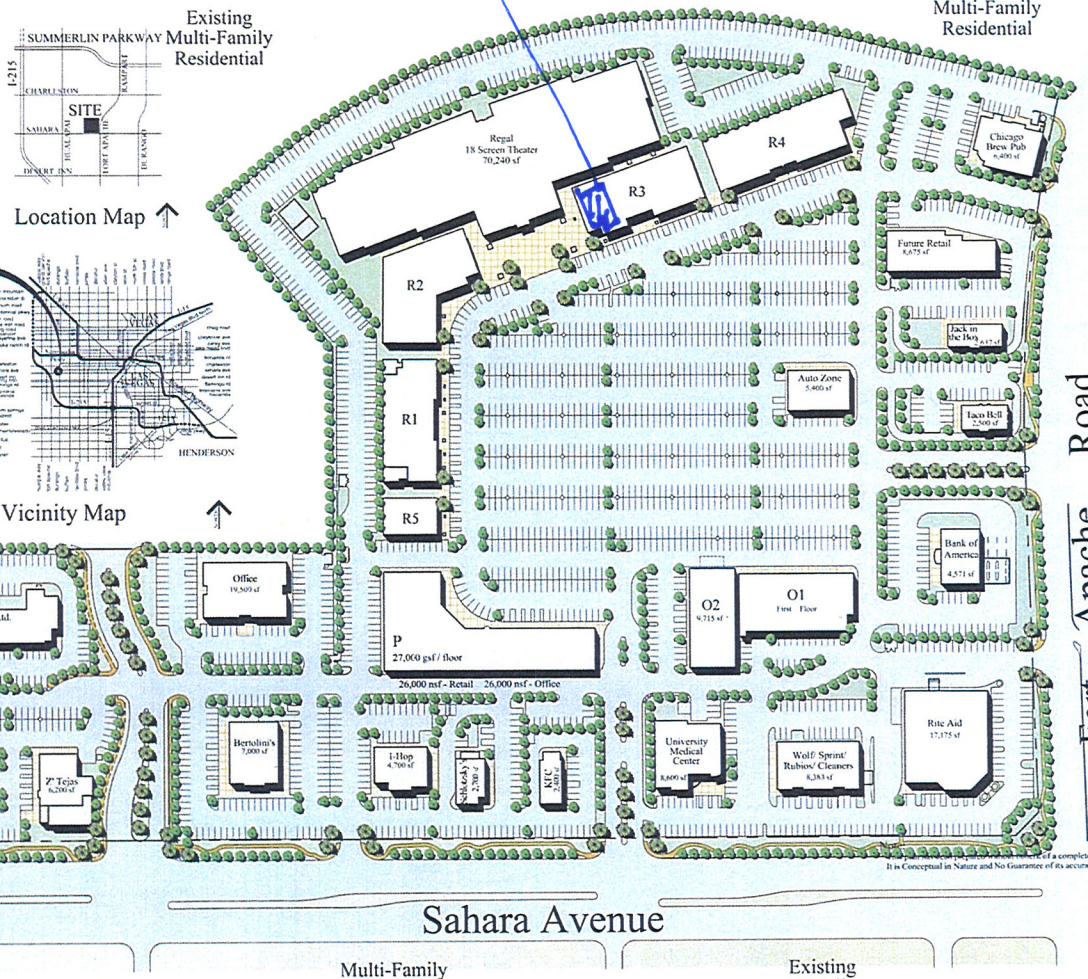
Suite - A	20' x 67'	1,340 sf
Suite - B	20' x 67'	1,340 sf
Suite - C	20' x 67'	1,340 sf
Suite - D	25' x 67' +/-	1,675 sf
Suite - E	20' x 67'	1,340 sf
Suite - F	20' x 67'	1,340 sf
Suite - G	20' x 67' +/-	1,327 sf
	Leasable Area	9,602 sf
Common		113 sf
	Total Area	9,715 sf

Parcel/Building Legend

		Square Footage	Acres	Building Area
Parcel - A	Bertolini's	46,385 sf	1.07 acres	7,909 sf
Parcel - B	IHOP	31,673 sf	0.73 acres	4,700 sf
Parcel - C	Schlotzsky's	27,675 sf	0.64 acres	2,400 sf
Parcel - D	KFC	21,473 sf	0.50 acres	3,960 sf
Parcel - E	University Medical Center	35,006 sf	0.80 acres	8,600 sf
Parcel - G	Wolf Camera	34,765 sf	0.80 acres	8,383 sf
Parcel - H	Rite Aid	69,256 sf	1.60 acres	17,175 sf
Parcel - I	Bank of America	44,330 sf	1.02 acres	4,571 sf
Parcel - J	Taco Bell	25,818 sf	0.59 acres	2,560 sf
Parcel - K	Jack in the Box	27,888 sf	0.64 acres	2,685 sf
Parcel - L		22,795 sf	0.52 acres	8,675 sf
Parcel - M	Chicago Brew Pub	34,840 sf	0.80 acres	6,400 sf
Parcel - N	Auto Zone	18,210 sf	0.42 acres	5,400 sf
Parcel - O1		31,795 sf	0.73 acres	30,000 sf
Parcel - O2		27,293 sf	0.63 acres	9,715 sf
Parcel - P	Joe's Crab Shack	70,345 sf	1.75 acres	5,450 sf
Parcel - Q	Triple Five Office	49,415 sf	1.13 acres	19,500 sf
Parcel - R	Hawthorn Suites, Ltd.	81,290 sf	1.87 acres	45,696 sf
Parcel - S	Young Israel	26,242 sf	0.60 acres	7,415 sf
Parcel - U	Professional Office	55,010 sf	1.26 acres	27,947 sf
Parcel - V	2' Tejas	55,697 sf	1.28 acres	6,200 sf
				234,012 sf
Theater Building				70,240 sf
Retail Buildings R1 thru R5				95,026 sf
Total Overall Building Area				399,278 sf

Building O1

Suite - 100		1,326 sf
Suite - 101		1,300 sf
Suite - 102		1,300 sf
Suite - 103		1,927 sf
Suite - 104		1,927 sf
Suite - 105		1,300 sf
Suite - 106		1,300 sf
Suite - 107		1,620 sf
	Leasable Retail Area	14,000 sf
Common - 1st Flr		1,000 sf
	Total First Floor	15,000 sf
Suite - 200		7,128 sf
Suite - 201		5,472 sf
	Leasable Office Area	12,600 sf
Common - 2nd Flr		2,400 sf
	Total Second Floor	15,000 sf
	Total Building O1 Area	30,000 sf



Village Square at Peccole Ranch

Triple Five Nevada Development Corporation

NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Master Site Plan

North

Scale: 1" = 80'

Perlman
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9000 702 932 3222 fax

Date: April 28, 2006
Project Number: 96016

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SUP-45256

Justification Letter Requesting Special Use Permit

Dean Y. Okada (the applicant), Managing Member of The Tensai Group, Ltd. d/b/a 808 Tapas, located at Village Square Shopping Center, 9350 West Sahara Ave., Las Nevada, NV 89117, respectfully requests a SPECIAL USE PERMIT FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,200 SQUARE FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE WHERE 400 FEET IS REQUIRED.

The applicant meets the requirements for the Special Use permit because the applicant will sell alcoholic beverages that are limited to beer, wine and coolers for consumption only in connection with meals prepared on-premise and where it is sold. In addition, the applicant will operate as a restaurant in which 30 or more people may be served with meals at any one time at tables or stools.

The applicant respectfully requests the following to be taken into consideration:

1) The previous occupant of the space, a restaurant establishment, SUP- 39454, was approved for a BEER/WINE/COOLER ON-SALE permit and was exercised with business license L09-00319. On 09/07/11, the business license went inactive and was not reactivated within the six month grace period ending on 03/07/12.

2) The Special Use permit will be critical to the success of the business since the applicant is anticipating that a significant portion of the total gross revenue will be generated from the sale of alcoholic beverages and customers of Japanese style restaurant desire foods to be served with alcoholic beverages.

Furthermore, the applicant intends to abide by all rules of applying and obtaining the required permits and licenses, and will pay taxes and license fees properly. Therefore, the applicant, again, respectfully requests a Special Use permit.

Your favorable consideration of this application will be greatly appreciated.

_____
Dean Y. Okada

The Tensai Group, Ltd. d/b/a 808 Tapas
Business Name

_____
Date

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SUP-45256

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45257 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STONEY'S NORTH FORTY - OWNER: CENTENNIAL CENTRE, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED USE WITHIN AN EXISTING 8,264 RESTAURANT AND TAVERN at 5990 Centennial Centre Boulevard (APN 125-28-610-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45257** APN: 125-28-610-005

Name of Property Owner: Centennial Centre LLC

Name of Applicant: Stoney's North Forty, LLC

Name of Representative: _____

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: Terri Sturm

Print Name: Terri Sturm

Subscribed and sworn before me

This 16th day of April, 20 12

_____

Notary Public in and for said County and State

SHARI WEBB
Notary Public, State of Nevada
Appointment No. 05-96182-1
My Appt. Expires Apr 15, 2013

RECEIVED
APR 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5990 Centennial Center Blvd LV NV 89149

Project Name Stoneys North Forty **Proposed Use** Gaming

Assessor's Parcel #(s) 125-28-610-005 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 8,264# **Floor Area Ratio** _____

Gross Acres 4.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Centennial Centre LLC **Contact** BARB OLSON

Address 5785 Centennial Center Blvd #230 **Phone:** 822-8202 **Fax:** 822 8201

City Las Vegas **State** NV **Zip** 89149

E-mail Address Bolson@terristoryinc.com

APPLICANT Stoney's North Forty, LLC **Contact** Chris Lowden

Address 6250 E Tropicana Pkwy **Phone:** 702-883-8212 **Fax:** 702-4411-2321

City N Las Vegas 89115 **State** NV **Zip** 89115

E-mail Address chris@stoneys.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Terri Sturm

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

Print Name Terri Sturm

Subscribed and sworn before me

This 16th day of April, 20 12.

Notary Public in and for said County and State

SHARI WEBB
Notary Public, State of Nevada
Appointment No. 05-96182-1
My Appt. Expires Apr 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-45257
Meeting Date:	6/12/12
Total Fee:	$1,030
Date Received:*	4/26/12
Received By:	

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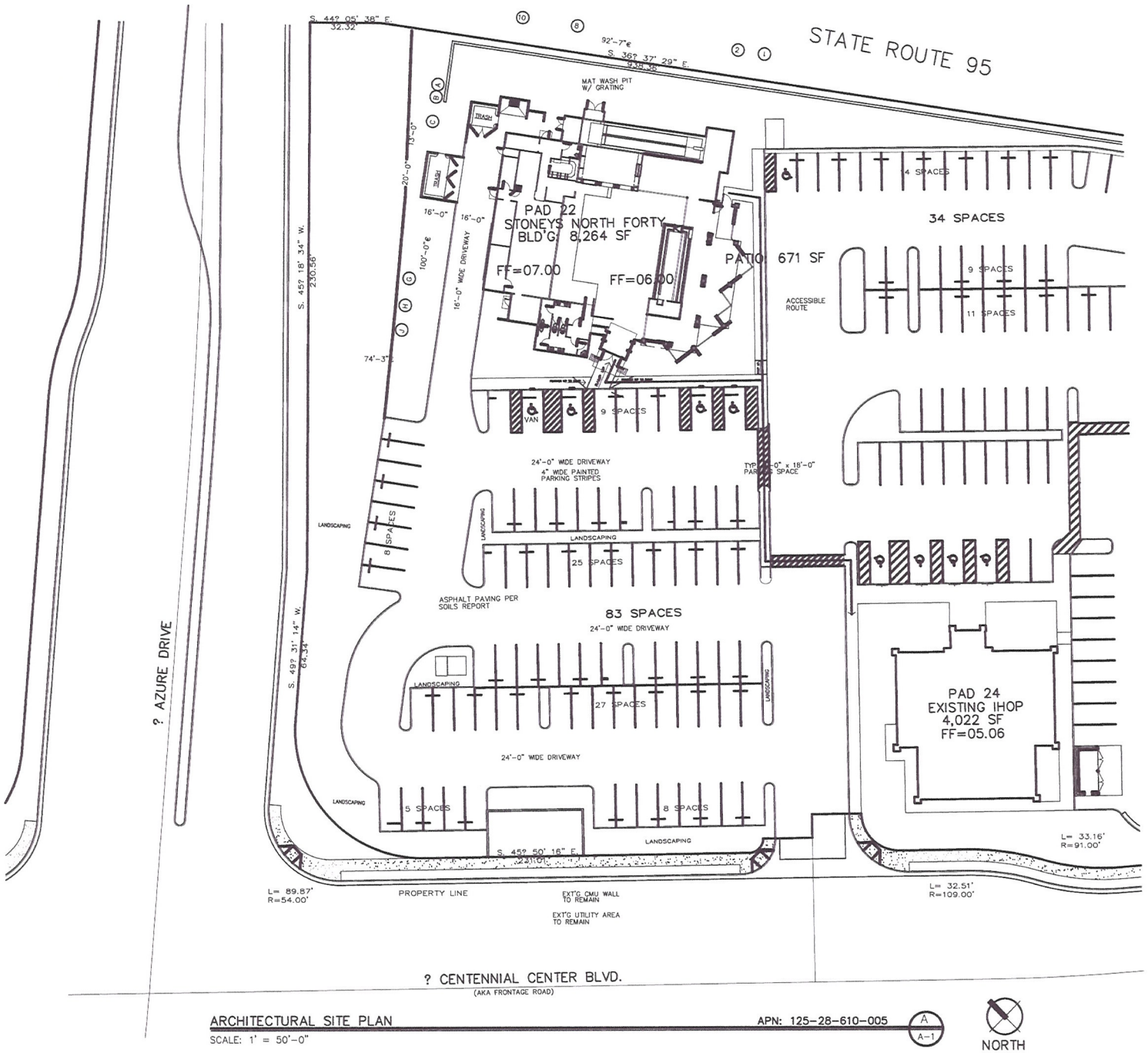
City of Las Vegas

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

Revised 10/27/08



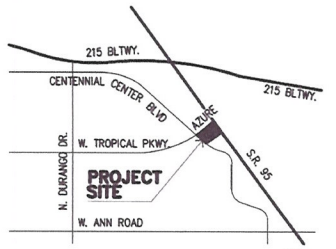
ARCHITECTURAL SITE PLAN

SCALE: 1' = 50'-0"

APN: 125-28-610-005

A / A-1

NORTH



VICINITY MAP

NTS

NORTH

FLOOR PLAN AREA BREAKDOWN & OCCUPANT LOAD:

WAITING AREA:	192 SQ. FT. / 5	=	38 OCCUPANTS
LOUNGE/DINING:	3,222 SQ. FT. / 13	=	253 OCCUPANTS
BOWLING LANES:	2	=	10 OCCUPANTS
POOL/ARCADE AREA:	509 SQ. FT. / 50	=	10 OCCUPANTS
KITCHEN, COMMERCIAL:	1,621 SQ. FT. / 200	=	8 OCCUPANTS
OFFICE AREA:	100 SQ. FT. / 100	=	1 OCCUPANTS
TOTAL OCCUPANTS IN THE BUILDING:		=	320 OCCUPANTS
PATIO AREA:	671 SQ. FT. / 15	=	45 OCCUPANTS

ZONING DATA

ZONING	T-C
NET AREA	180,338 SQ. FT. OR 4.14 ACRES
TOTAL NUMBER OF UNITS	1 NEW BLDG. AND 3 EXIST. BLDGS.
BUILDING AREA ON SITE	8,264.5 SQ. FT.
DENSITY	(SITE SHARED WITH OTHER BUILDINGS)
APN: 125-28-610-005	

PARKING ANALYSIS

PER CHAPTER 19.10, TABLE - 1, & TABLE-2

PROPOSED BUILDING AREAS:

WAITING AREA, PUBLIC SEATING AREA AND OUTSIDE SEATING/EATING AREA =	3,414 SQ. FT.
REMAINING GFA =	4,520 SQ. FT.

	PARKING REQD.:
WAITING AREA, PUBLIC SEATING AREA AND OUTSIDE SEATING/EATING AREA - 1 PER 50 S.F.=	68 SPACES
REMAINING GFA - 1 PER 200 S.F.=	23 SPACES
(TOTAL NUMBER OF PARKING REQUIRED INCLUDING: NUMBER OF HANDICAP PARKING REQUIRED:	91 SPACES 4 SPACES)
TOTAL REGULAR PARKING SPACES PROVIDED PARKING SPACE DIMENSIONS - 9'-0" x 18'-0" EA.=	240 SPACES
TOTAL HANDICAP PARKING SPACES PROVIDED PARKING SPACE DIMENSIONS - 19'-0" x 18'-0" EA.=	11 SPACES
TOTAL NUMBER OF PARKING PROVIDED:	251 SPACES

APR 26 2012

SUP-45257

City of Las Vegas

REVISIONS	BY

CONSULTANT

SHEET TITLE

PROJECT

DATE

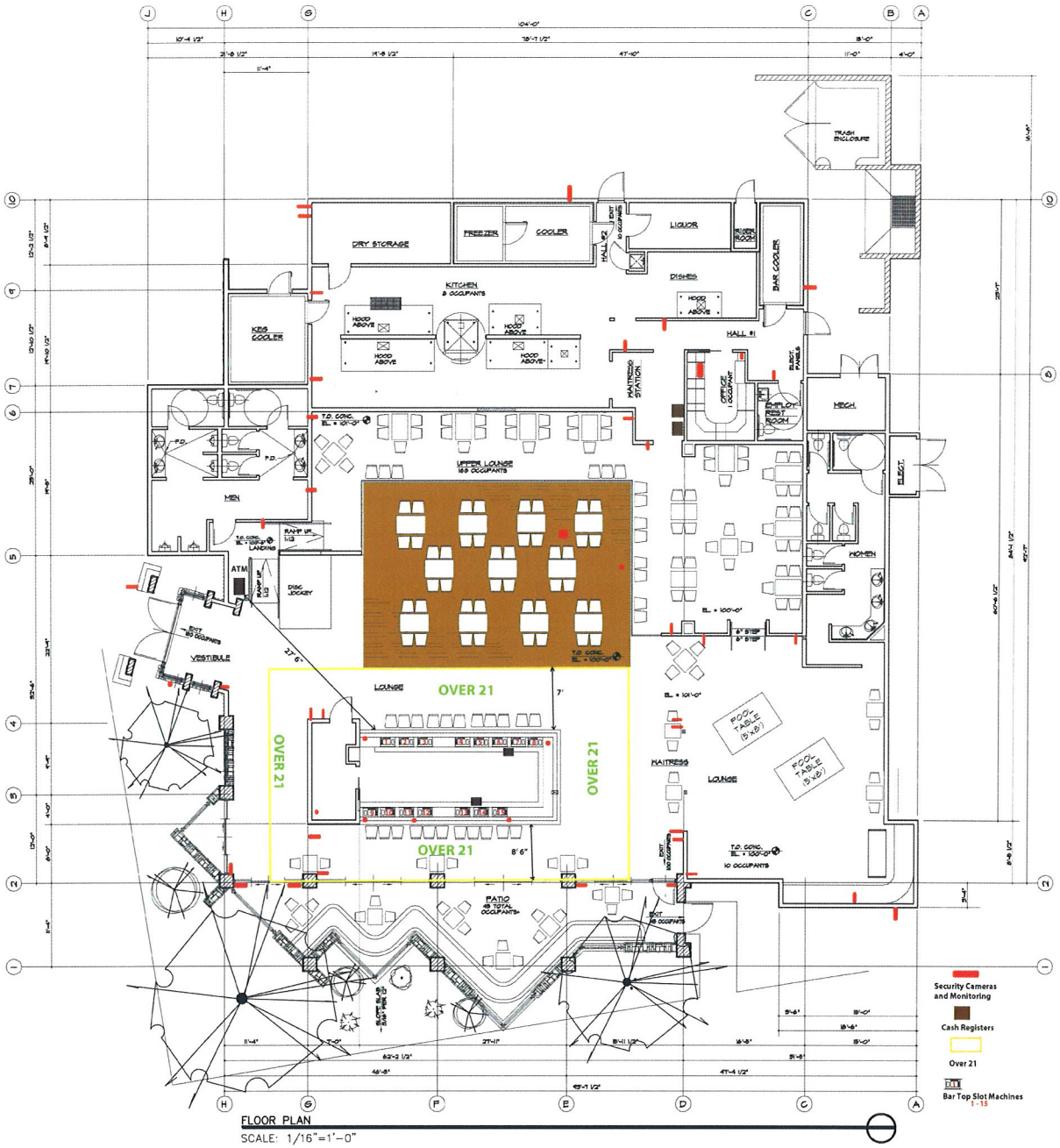
SCALE

DRAWN

JOB

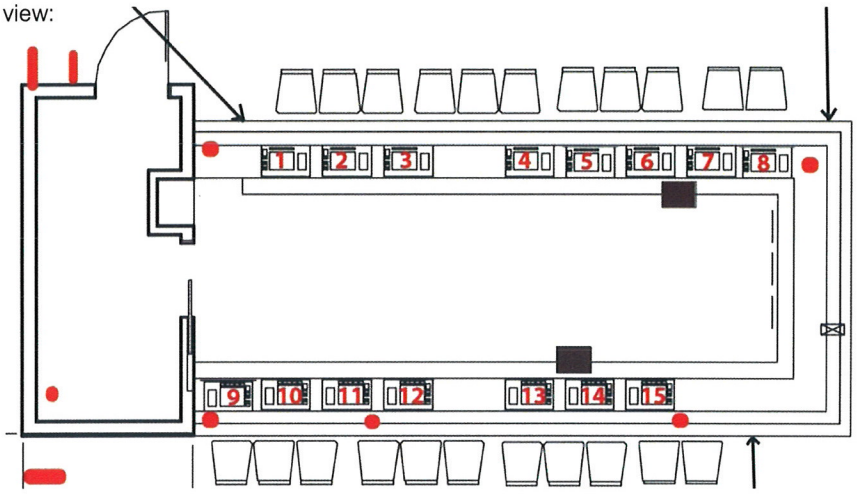
SHEET

OF



FLOOR PLAN
SCALE: 1/16"=1'-0"

Exploded bar view:



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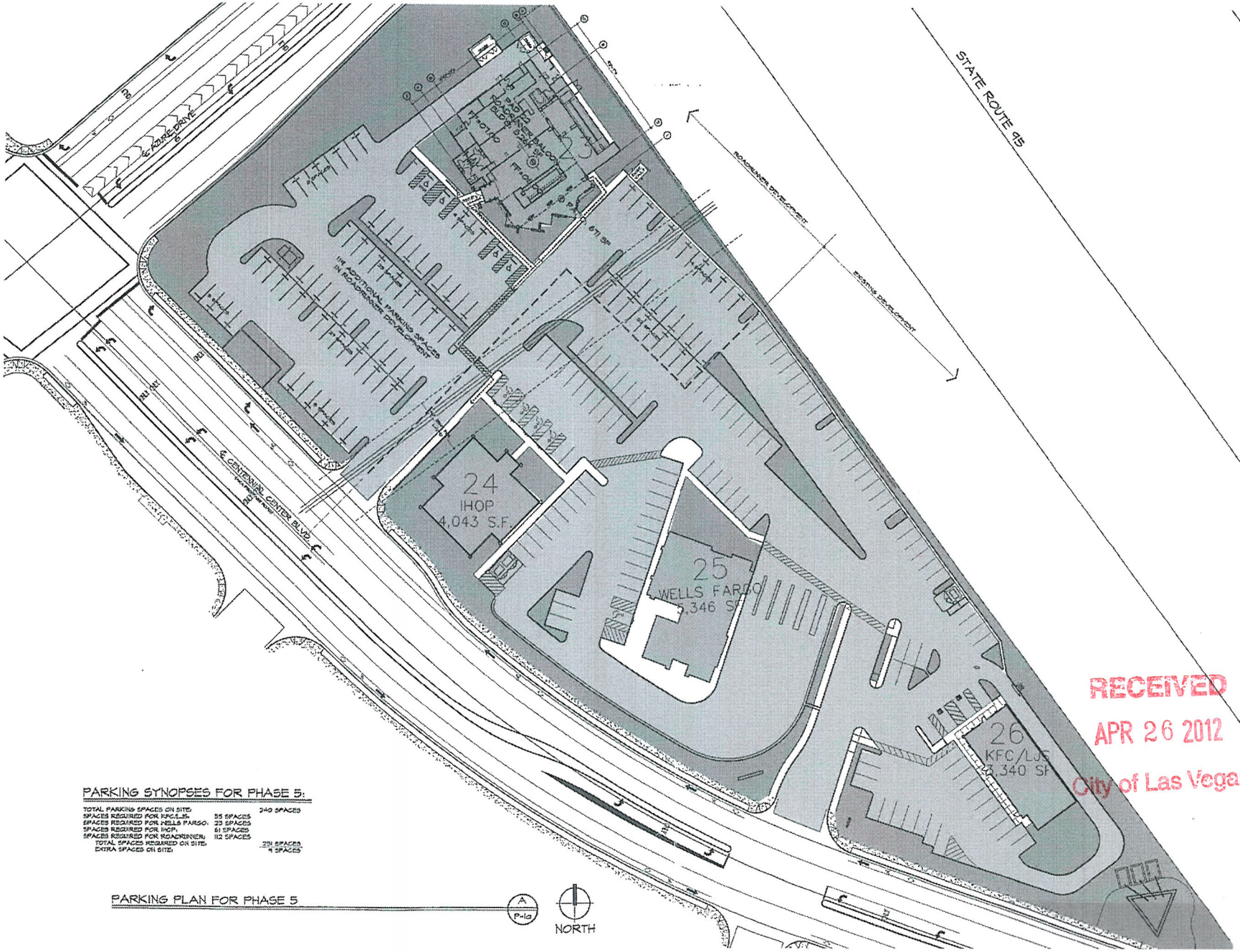
City of Las Vegas
SUP-45257



PARKING SYNOPSES FOR PHASE 5:

TOTAL PARKING SPACES ON SITE:		340 SPACES
SPACES REQUIRED FOR KFC/LJS:	55 SPACES	
SPACES REQUIRED FOR WELLS FARGO:	23 SPACES	
SPACES REQUIRED FOR IHOP:	61 SPACES	
SPACES REQUIRED FOR ROADRUNNER:	112 SPACES	
TOTAL SPACES REQUIRED ON SITE:		256 SPACES
EXTRA SPACES ON SITE:		84 SPACES

PARKING PLAN FOR PHASE 5

A P-1a

NORTH

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City of Las Vegas

REVISIONS	BY

CONSULTANT

SHEET TITLE: PARKING PLAN

PROJECT: A NEW RESTAURANT & LOUNGE "ROADRUNNER LOUNGE" CENTENNIAL CTR. & TROPICAL PKWY. LAS VEGAS, NEVADA

DATE:

SCALE:

DRAWN: 1" = 60'-0

JOB:

SHEET: OF

SUP-45257

April 25, 2012

City of Las Vegas
Planning and Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for a Special Use (Gaming) Permit for Stoney's North Forty, LLC

Please accept this letter as a Justification Letter regarding why a Special Use Permit for Gaming should be granted to Stoney's North Forty, LLC, owner of North Forty BBQ. The property is to be used for a Restaurant with a Tavern Liquor License. The property is located at 5990 Centennial Center Blvd.

Stoney's North Forty, LLC purchased the Road Runner Bar & Grill located at this location in early 2010. It was a Tavern with 15 machines. North Forty BBQ opened April 2010 without gaming, but as a dancehall saloon with food. Recently, we eliminated the dancing portion and as of October 2011 we are strictly a BBQ restaurant with bar. In September 2011 we filed for a Participation license with Golden Gaming. Late November 2011 we were notified by the Nevada Gaming Control Board that we were under review. In February 2012, our landlord notified us that our Gaming Special Use Permit had lapsed. We are endeavoring to reinstate the Special Use Permit as it was before so we may continue with our application to Nevada Gaming.

This request and the proposed use meets the definition of Title 19 for GAMING ESTABLISHMENT, RESTRICTED LICENSE, as our gaming operations are limited to not more than 15 slot machines, and are incidental to the primary business as a restaurant and bar, and there are no other gaming devices. We have confirmed that a Special Use Permit is required for this purpose and that no single-family detached dwellings are within 330 feet of the site.

Very truly yours,

Christopher Lowden

RECEIVED
APR 26 2012
City of Las Vegas
SUP-45257

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45258 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAMILY SOLUTIONS COUNSELING - OWNER: RLD INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 8238 West Charleston Boulevard (APN 138-33-416-010), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45258** APN: 138-33-416-010

Name of Property Owner: RLD Investments LLC

Name of Applicant: Family Solutions Counseling

Name of Representative: Hannah Falls

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: Andrew Rana, RLD Investments, LLC.

Subscribed and sworn before me

This 25th day of April, 2012

Kristine Nicole Phillips

Notary Public in and for said County and State

KRISTINE NICOLE PHILLIPS
Notary Public State of Nevada
No. 08-8212-1
My appt. exp. Oct. 10, 2012

RECEIVED
APR 26 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP- sex offender Counseling

Project Address (Location) 8238 W. Charleston Blvd

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-33-416-010 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER RLD Investments LLC **Contact** Andrew Rana

Address 8230 W. Charleston Blvd. **Phone:** 702 596 2192 **Fax:** 702 527-6103

City Las Vegas **State** NV **Zip** 89117

E-mail Address anr23@aol.com

APPLICANT Family Solutions Counseling **Contact** ~~Sito~~

Address 8238 West Charleston Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

REPRESENTATIVE Hannah Falls **Contact** ~~42~~

Address 8238 West Charleston Blvd **Phone:** 426-7554 **Fax:** 543-3971

City Las Vegas **State** NV **Zip** 89117

E-mail Address h.falls@familysolutionslv.com

Property Owner Signature* _____

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

Print Name Andrew Rana, RLD Inv LLC

Subscribed and sworn before me

This 25th day of April, 2012.

Kristine Nicole Phillips

Notary Public in and for said County and State

KRISTINE NICOLE PHILLIPS
Notary Public State of Nevada
No. 08-8212-1
My appt. exp. Oct. 10, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-45258
Meeting Date:	6-12-12
Total Fee:	$1030.00
Date Received:*	4-26-12
Received By:	JFrm

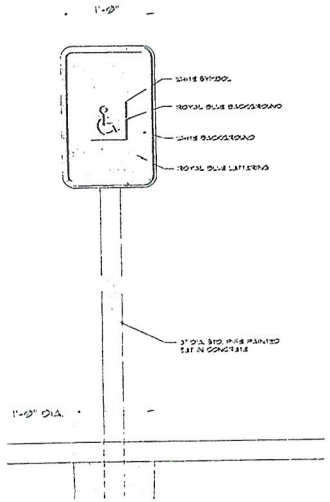
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

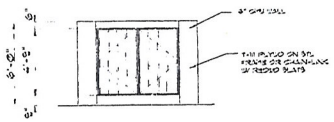
Revised 10/27/08

Charleston Blvd

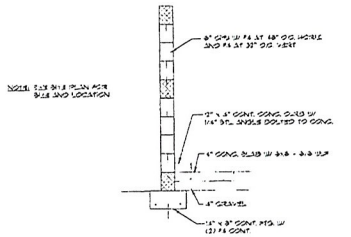
8238 west Charleston Blvd

Parking Stalls 82
Covered Parking 48
Handicap Parking 8

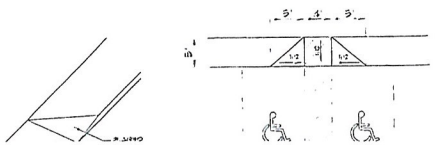




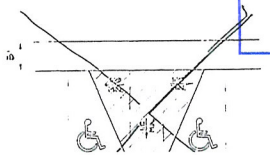
ELEVATION - TRASH ENCLOSURE 1



SECTION 2







GENERAL INFORMATION

SITE AREA	102,480.88 SQ. FT.
	2.353 ACRES
ZONING - P-R PROFESSIONAL OFFICES	
B OCCUPANCY (OFFICES)	
BLDG NO. 1 - CONNECTED (JOB NO. 88048)	
BLDG AREA	4,505 SQ. FT.
PARKING REQ'D	12 SPACES
PARKING PROVIDED	14 SPACES (MIN)
BLDG NO. 3 - SINGLE TENANT (JOB NO. 87034)	
BLDG AREA	4,000 SQ. FT.
PARKING REQ'D	10 SPACES
PARKING PROVIDED	12 SPACES (MIN)
BLDG NO. 2 - SINGLE TENANT (JOB NO. 88044)	
BLDG AREA	3,000 SQ. FT.
PARKING REQ'D	8 SPACES
PARKING PROVIDED	15 SPACES (MIN)
BLDG NO. 2 - SINGLE TENANT FINANCIAL (JOB NO. 88018)	
BLDG AREA	6,221 SQ. FT.
	15 SPACES

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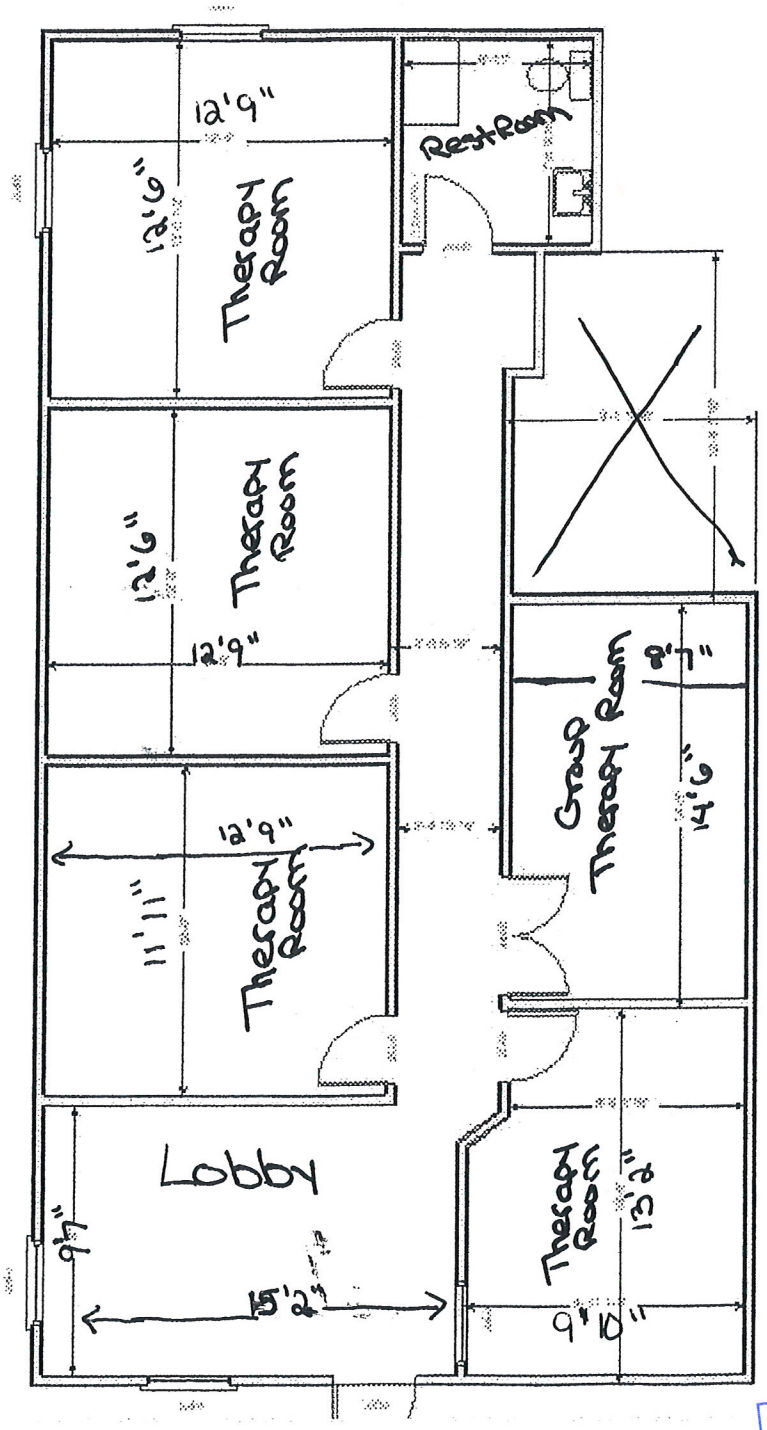
APR 26 2012
City of Las Vegas
Department of Planning

SUP-45258

8238 west Charleston Blvd
LV, NV 89117

FLOOR PLAN



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Department of Planning

SUP-45258

Elite Behavioral Health and Education
3110 W. Cheyenne Road, Suite #200
North Las Vegas, NV 89032
(702) 982-0600 (office)
(702) 982-0300 (fax)

April 18, 2012

City of Las Vegas Planning Department
333 N. Rancho Drive,
Las Vegas, NV 89106

Re: Special Use Permit / Sex Offender Counseling Facility:
8238 W. Charleston Blvd.
Las Vegas, NV 89117

Dear Committee Members,

As the Clinical Supervisor for Hannah Falls, I am writing this letter in support of her sex offender treatment program that she is working to implement within her agency, Family Solutions Counseling. I have personally supervised Hannah over the past year and a half as she has been working toward licensure as a Marriage and Family Therapist. Hannah is dedicated to the field of Marriage and Family Therapy, with specific interest in sex offender treatment. She is highly skilled as a clinician and I fully support her as she expands her agency to incorporate sex offender treatment.

Sincerely,

Constance Knight, MFT

Constance Knight, MFT
Clinical Director

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Department of Planning

SUP-45258

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-45269 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANEW SKINCARE AND SPORTS THERAPY - OWNER: 222 RAINBOW, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 189 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 1,785 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A 0-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 222 South Rainbow Boulevard, Suite #210 (APN 138-34-501-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-45269 APN: 138-34-501-007

Name of Property Owner: 222 RAINBOW, LLC

Name of Applicant: DEBBIE RESLY

Name of Representative: _____

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: PINTHAS AVGANIM

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

Notary Public - California
Ventura County
My Comm. Expires Mar 20, 2015

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Department of Planning

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26th day of April, 2012, by

(1) Pinhas Avganim,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

LESLIE P. HALILI
Commission # 1926396
Notary Public - California
Ventura County
My Comm. Expires Mar 20, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Top of thumb here	Top of thumb here

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Department of Planning

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LESLIE P. HALILI
Commission # 1926396

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for massage establishment

Project Address (Location) 222 South Rainbow Blvd. #210 LV NV 89145.

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-34-501-007 **Ward #** 1

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

Commercial Square Footage N/A **Floor Area Ratio** N/A

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

Additional Information _____

PROPERTY OWNER 222 RAINBOW, LLC **Contact** PAUL AVGANIM

Address 15303 VENTURA BLVD. #1050 **Phone:** (818) 6330797 **Fax:** (818) 401-1889

City SHERMAN OAKS **State** CA **Zip** 91403

E-mail Address jonathanavganim@gmail.com

APPLICANT ANEW SKINCARE AND SPORTS THERAPY **Contact** DEBRA RESLY

Address 222 South RAINBOW BLVD #210 **Phone:** (702) 658-5475 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89145.

E-mail Address debbie.resly@yahoo.com

REPRESENTATIVE N/A. **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

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

Print Name PINHAS AVGANIM

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

LESLIE P. HALILI
Commission # 1926396

Revised 10/27/08

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APR 30 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-45269
Meeting Date:	6-12-12
Total Fee:	1030.00
Date Received:*	4-30-12
Received By:	JFnl

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

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

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☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
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3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26th day of April, 2012, by

(1) Pinhas Avganim,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

LESLIE P. HALILI
Commission # 1926396
Notary Public - California
Ventura County
My Comm. Expires Mar 20, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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City of Los Angeles

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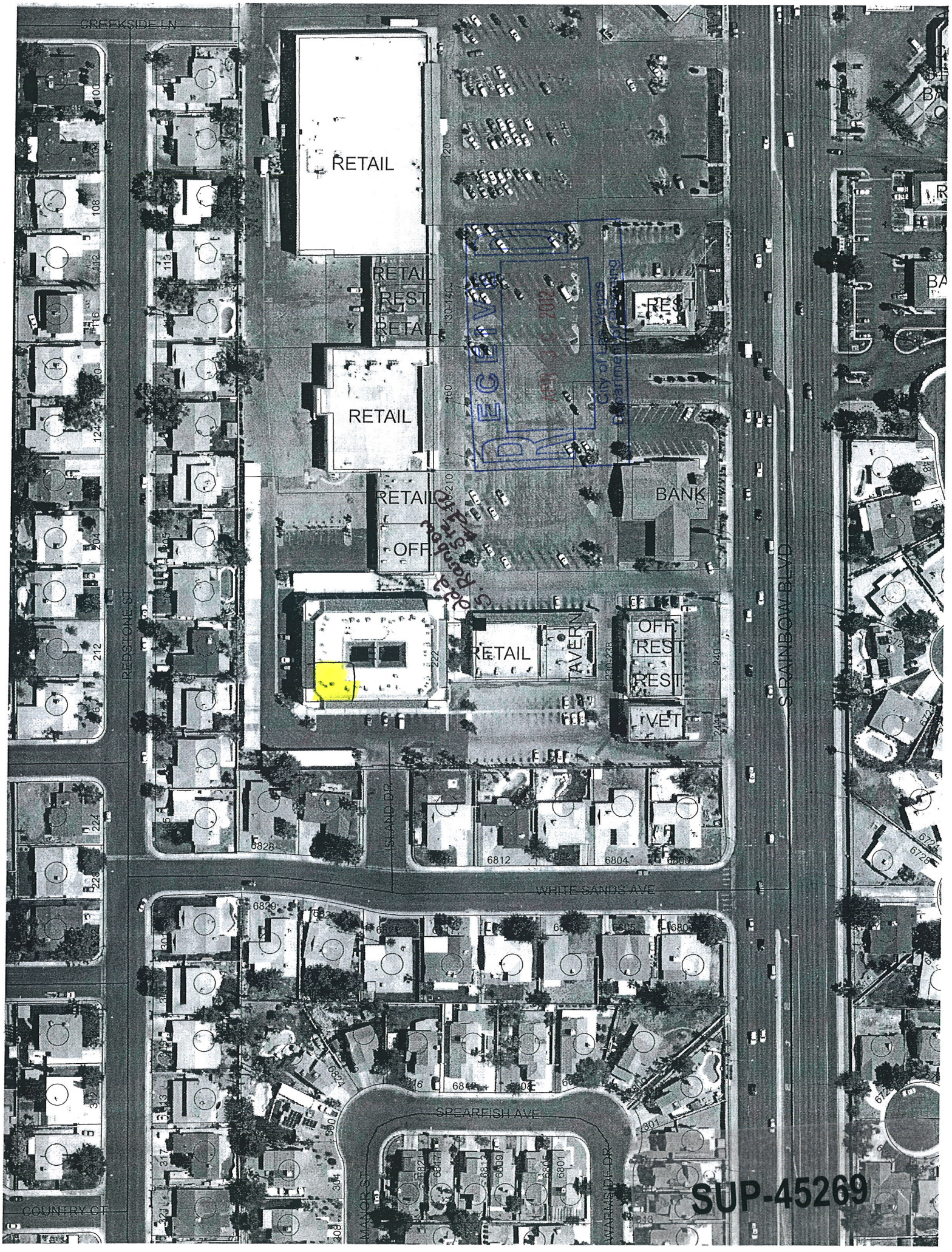
Notary Public - California
Ventura County
My Comm. Expires Mar 20, 2015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VET
REDSTONE ST
S RAINBOW BLVD
ISLAND DR
WHITE SANDS AVE
SPEARFISH AVE
MANOR ST
WARMSIDE DR
COUNTRY CT
6828
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6804
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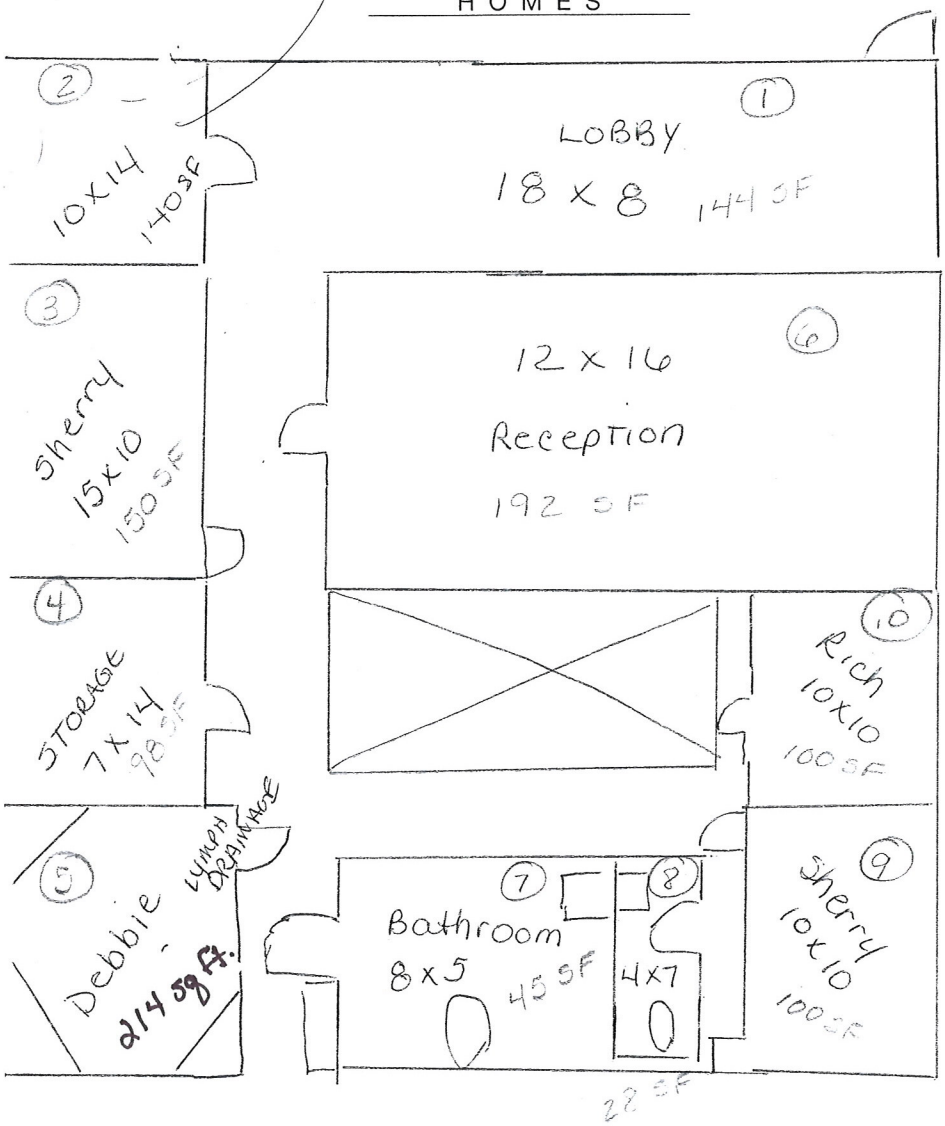
SUP-45269

ENGLE
HOMES



222 S. Rainbow Ste #210

www.englehomes.com

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City of Las Vegas
Department of Planning

SUP-45269

4-6-12

TO WHOM IT MAY CONCERN, Kim Reid, Grace Kraft.

Room ① is a lobby 18x8 = 144 sq ft

Room ② is a unused 10x14 = 140 sq ft XTRA room.

Room ③ is a estetics 15x10 = 150 sq ft facial room which my sister is currently licensed as of 3-31-12 to do facials. She also is a Dental Hygenist at a dental office.

Room ④ is a storage room 7x14 = 98 sq ft.

Room ⑤ is the room in question. It is not a square room and has many angles + dead space not useable. This room is approx 189 sq ft but has all the therapy equipment up against the walls, such as ④ Hot Towel heaters, steamers, crock pots + microware. Also this room accomodates a wheelchair, walker, or scooter when these weman or men come for therapy.

Room ⑥ is the reception area 12x16 = 192 sq ft.

Room ⑦ Bathroom 8x5 = 45 sq ft

Room ⑧ Bathroom 4x7 = 28 sq ft

Room ⑨ Estetic room #2 10x10 = 100 sq ft.

Room ⑩ Tax Guy office 10x10 = 100 sq ft

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Department of Planning
SUP-45269

4-30-12

Letter of Intent

Anew Skin Care + Sports therapy.
222 S. Rainbow Ste 210
Las Vegas. Nev. 89145

To Whom it may concern,

Our intent is to provide therapies such as:

Trigger point
Shiatsu
Cryotherapy
Cranial Sacral
Nylex 0109 x
Ems/ultrasound
Emergency Therapy
Facials
Hair Removal
Lash Tinting
Photo Therapy.

Deep Tissue
Lymphatic Flush
alignment
Raindrop
Sports Therapy
Reiki
Ear Candling
Body Wraps.
Retail
Tax Services

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City of Las Vegas
Department of Planning

I don't feel these services will have a negative impact in the surrounding area, but will be a positive improvement for the community overall.

Total Employees - will not exceed (7) at full capacity

(2) Tax employees.
(1) receptionist
(1) sports therapist
(2) aestheticians

} present

Total sq ft. 1785

Hrs of operation 10am-6pm

Sincerely,
Deborah Resley
LMT, NAMTA.

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SUP-45269
City of Las Vegas
Department of Planning

To Whom it may Concern:

The reason for my request for an expansion license is because my practice is 95% chronic pain clients. Most of which are quadraplegics and handicapped clients which have wheelchairs, walkers, and canes. One Hundred and fifty square feet does not allow enough room for handicapped accessability along with the space needed for the equipment to treat these chronic clients.

I am asking the city planning commission to please approve this request so that I may better serve my clients and the community with their health care needs.

Sincerely,

Deborah Rasky

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APR 30 2012
SUP-45269
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ROC-45135 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: AGUILAS CENTRO FAMILIAR CRISTIANO - For possible action on a request for a Review of Condition of a previously approved Site Development Plan Review (SDR-36787) TO DELETE CONDITION #4 THAT REQUIRES ALL ON-SITE IMPROVEMENTS TO BE COMPLETED IN CONFORMANCE WITH THE OVERALL SITE PHASING PLAN DATE STAMPED 12/10/09 on 11.18 acres at 5355 Madre Mesa Drive (APN 138-13-701-060), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Letters

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-45135 APN: 138-13-701-060

Name of Property Owner: Aguilas CFC

Name of Applicant: Catalyst consulting company

Name of Representative: Matt Cady

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: Anna Martinez / Church Treasurer

Subscribed and sworn before me State of Nevada County of Clark

This 3rd day of April, 2012

_____

Notary Public in and for said County and State

ERIKA SANCHEZ
Notary Public, State of Nevada
Appointment No. 10-2030-1
My Appt. Expires Jan 21, 2014

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APR 19 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 5355 Madra Mesa Dr

Project Name Aguilas CFC Church **Proposed Use** Church

Assessor's Parcel #(s) 138-13-701-060 **Ward #** 5

General Plan: existing n/a proposed n/a **Zoning:** existing civic proposed civic

Commercial Square Footage 43000 **Floor Area Ratio** _____

Gross Acres 10.54 **Lots/Units** _____ **Density** _____

Additional Information Application for adjustment to landscape phasing only. (SDR-36787)

PROPERTY OWNER Aguilas CFC **Contact** Anna Martinez

Address 6565 Spencer Suite 102 **Phone:** (702) 871-7900 **Fax:** _____

City Las Vegas **State** NV **Zip** 89119

E-mail Address _____

APPLICANT Catalyst Consulting Company **Contact** matt cady

Address 405 se 52nd ave **Phone:** (352) 458-1161 **Fax:** _____

City Ocala **State** FL **Zip** 34471

E-mail Address matt@catalystconsultingcompany.com

REPRESENTATIVE Catalyst Consulting company **Contact** Matt Cady

Address 405 Se 52nd Ave **Phone:** (352) 458-1161 **Fax:** _____

City Ocala **State** fl **Zip** 34471

E-mail Address matt@catalystconsultingcompany.com

State of Nevada
County of Clark

Property Owner Signature* _____

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

Print Name Anna Martinez / Church Treasurer

Subscribed and sworn before me

This 3rd day of April, 20 12.

_____

Notary Public in and for said County and State

ERIKA SANCHEZ
Notary Public, State of Nevada
Appointment No. 10-2030-1
My Appt. Expires Jan 21, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROC-45135
Meeting Date:	6/12/12
Total Fee:	$830.00
Date Received:*	4/19/12
Received By:	M. Howe

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

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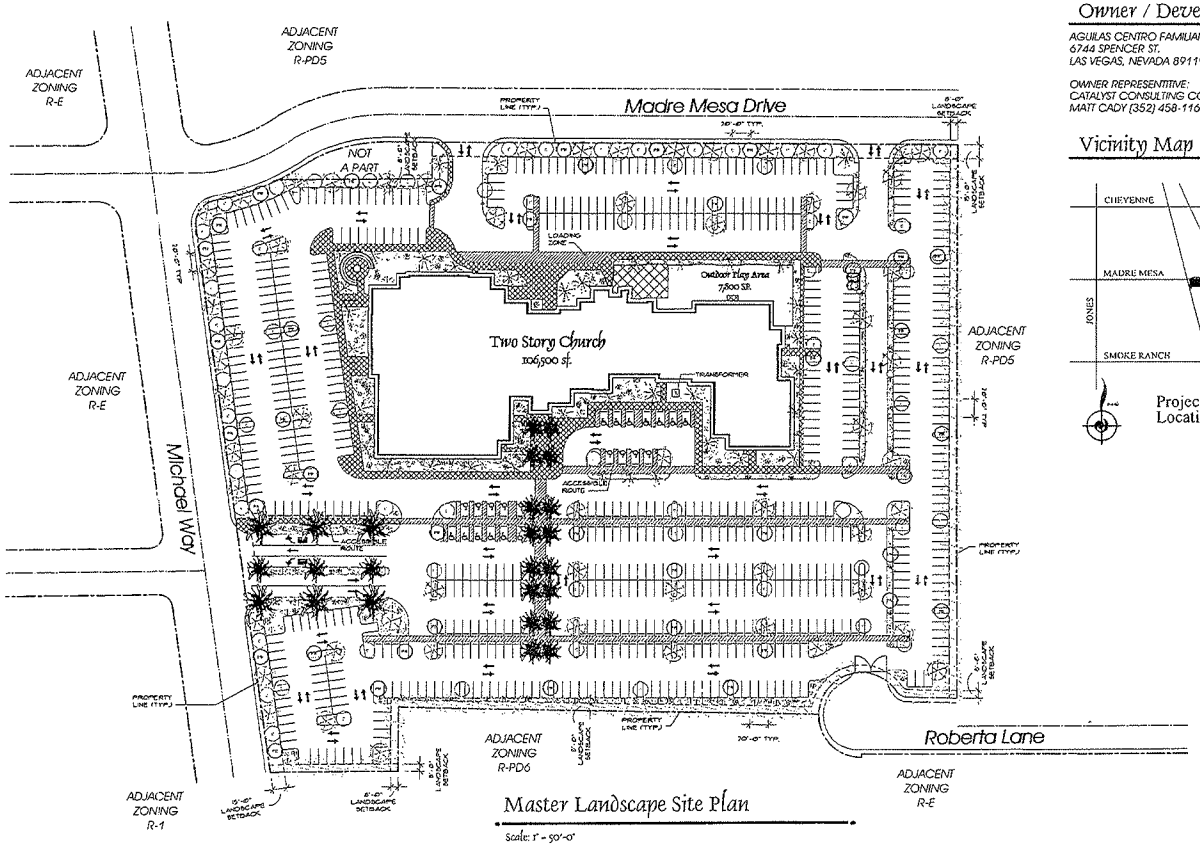


Master Landscape Site Plan

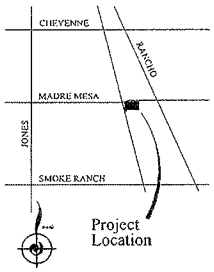
Scale: 1" = 50'-0"

Owner / Developer

AGUILAS CENTRO FAMILIAR CRISTIANO
6744 SPENCER ST.
LAS VEGAS, NEVADA 89119

OWNER REPRESENTITIVE:
CATALYST CONSULTING COMPANY
MATT CADY (352) 458-1161

Vicinity Map



Tree Legend

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	SPACING
	WASHINGTONIA ROBUSTA HYBRID MEXICAN FAN PALM	8'-10"	38	AS SHOWN ON PLAN
	MAGNIFICA VELUTINA RIO GRANDE RIO GRANDE ASH	24" BOX	66	AS SHOWN ON PLAN
	WASHINGTONIA ROBUSTA HYBRID MEXICAN FAN PALM	8'-10"	79	AS SHOWN ON PLAN
	PINUS ELDARICA MONDELL PINE	24" BOX	69	AS SHOWN ON PLAN
PROVIDE 24" BOX TREES IN PARKING LOT ISLANDS				
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	63	AS SHOWN ON PLAN
PROVIDE 24" BOX TREES IN PARKING LOT ISLANDS				
	ROBINIA AMBIGUA PURPLE ROSE PURPLE ROSE LOCUST	24" BOX	43	AS SHOWN ON PLAN
PROVIDE 24" BOX TREES IN PARKING LOT ISLANDS				

Suggested Shrub List

BOTANICAL/COMMON NAME	SIZE	SPACING
VERBENA PELICHELLA - PURPLE VERBENA	5 GALLON	
DALEA CAPITATA - GREEN DALEA	5 GALLON	
LANTANA MONTEVIDENSIS - TRAILING YELLOW LANTANA	5 GALLON	
BACCHARIS CENTENNIAL - DWARF COYOTE BUSH	5 GALLON	
LEUCOPHYLLUM SYNOPHYLLUM - TEXAS SAGE	5 GALLON	30 MIN 60% LENGTH OF PLANTER
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON	
ROSEMARINUS OFFICINALIS - ROSEMARY	5 GALLON	
SALVIA GREGGII 'CHERRY RED' - AUTUMN SAGE	5 GALLON	
CASSIA PHYLLODENSA - SILVER CASSIA	5 GALLON	

Ground Cover

DECOMPOSED GRANITE (1/2") TRIMBLE NOJAVE GOLD UNDER ALL TREES AND SHRUBS.

Landscape Area

[illegible] SF OF LANDSCAPE AREA PROVIDED

General Landscape Notes

TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS AND TITLE 19, SECTION 19.5.
MAINTENANCE AND IRRIGATION OF LANDSCAPING SHALL CONFORM TO CITY OF LAS VEGAS STANDARDS, TITLE 19.
TREE GRATES SHALL BE UTILIZED PER CITY OF LAS VEGAS TOWN CENTER STANDARDS.
SIDEWALK TREATMENT SHALL CONFORM TO CITY OF LAS VEGAS TOWN CENTER STANDARDS.

Project # 09315

NORTH

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Aguilas Centro Familiar Cristiano Church

Schematic Design

December 10, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2770

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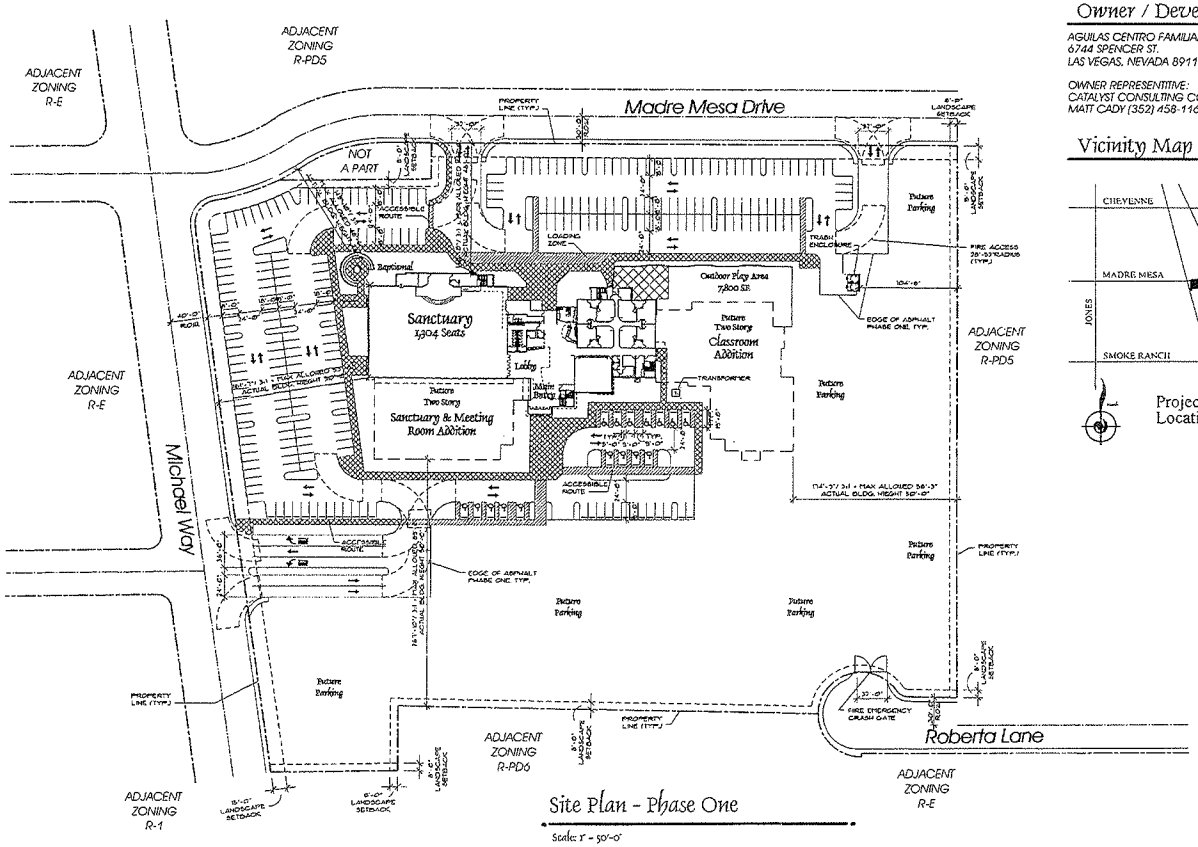
ROC-45135



Site Plan - Phase One

Scale: 1" = 50'-0"

Owner / Developer

AGUILAS CENTRO FAMILIAR CRISTIANO
6744 SPENCER ST.
LAS VEGAS, NEVADA 89119

OWNER REPRESENTITIVE:
CATALYST CONSULTING COMPANY
MATT CADY (352) 458-1161

Vicinity Map

Site Data

ASSESSORS PARCEL NUMBER (APN)	138-13-701-036 010-011-012
CURRENT ZONING	C-V (CIVIC)

Site Area Data

SITE GROSS	+/- 10.94 ACRES / +/- 476,948 S.F.
SITE COVERAGE	6.7 PERCENT

PHASE 1

1st FLOOR	32,348 S.F. GROSS
2nd FLOOR	12,998 S.F. GROSS
PHASE 1 BLDG AREA GROSS	45,346 S.F. GROSS

Parking Data:

PHASE 1

(15,000 SF. NON-FIXED SEATING) 1/100	150 SPACES
1 PER STAFF (Day Care)	8 SPACES
100 KIDS 1/10 STUDENTS	10 SPACES
(496 SF.) BOOK STORE 1/175	3 SPACES
(371 SF. PUBLIC) CAFE 1/50	8 SPACES
(555 SF. REMAINING) CAFE 1/200	3 SPACES
PHASE 1 PARKING REQUIRED	182 SPACES
REQUIRED HANDICAP STALLS	6 SPACES
TOTAL PARKING PROVIDED	286 SPACES
PROVIDED HANDICAP STALLS	16 SPACES

Project # 09315

NORTH

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Aguilas Centro Familiar Cristiano Church

Schematic Design

December 10, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772

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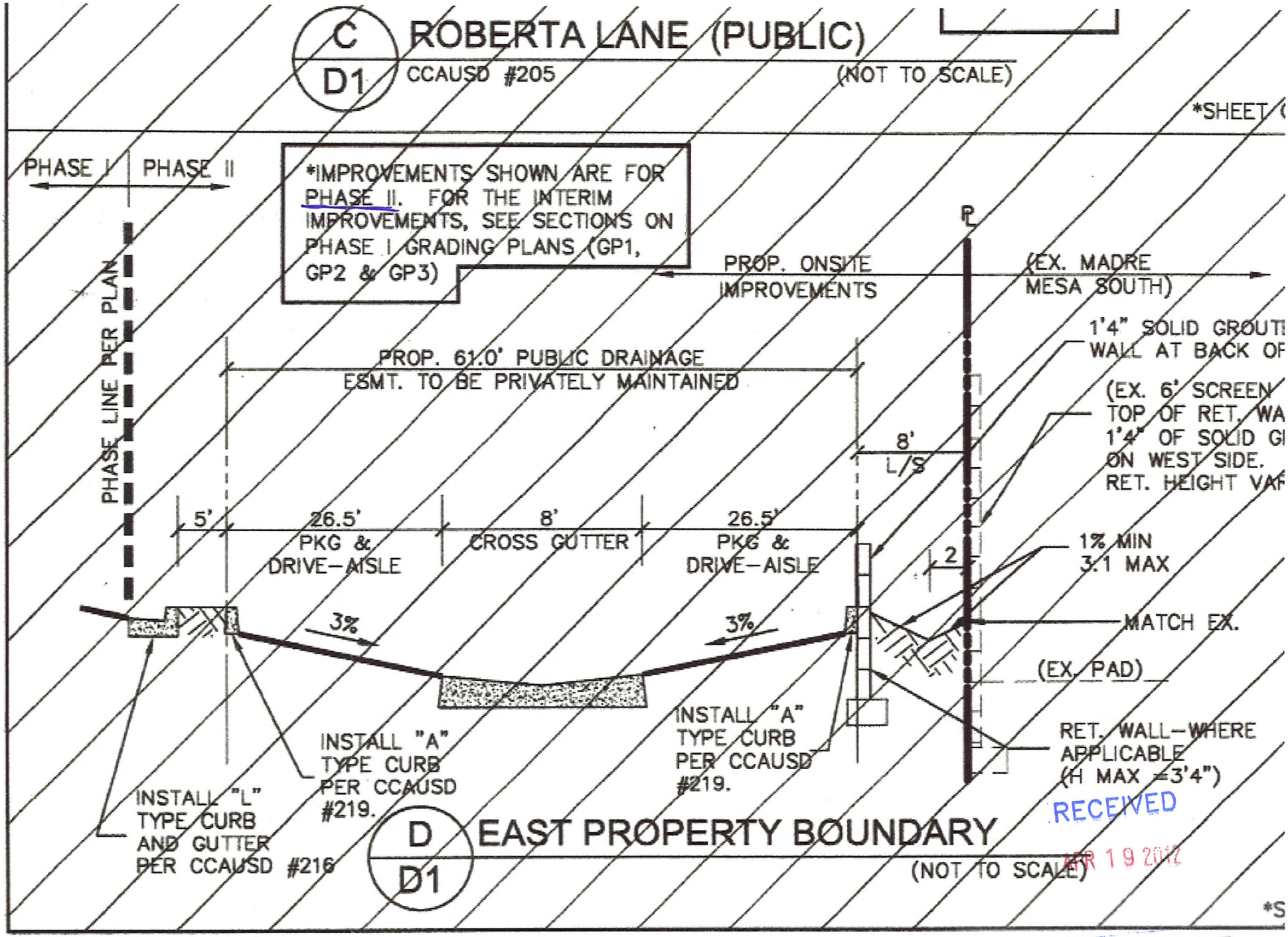
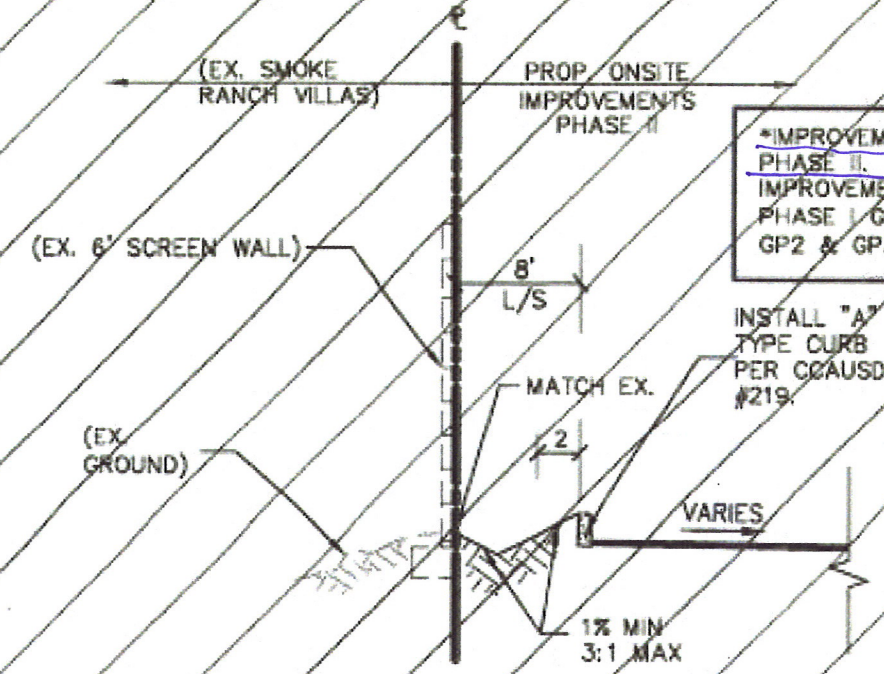
ROC-45135


C
D1
ROBERTA LANE (PUBLIC)
CCAUSD #205
(NOT TO SCALE)
*SHEET
PHASE I
PHASE II
*IMPROVEMENTS SHOWN ARE FOR PHASE II. FOR THE INTERIM IMPROVEMENTS, SEE SECTIONS ON PHASE I GRADING PLANS (GP1, GP2 & GP3)
PHASE LINE PER PLAN
PROP. ONSITE IMPROVEMENTS
(EX. MADRE MESA SOUTH)
PROP. 61.0' PUBLIC DRAINAGE ESMT. TO BE PRIVATELY MAINTAINED
1'4" SOLID GROUTI
WALL AT BACK OF
(EX. 6' SCREEN
TOP OF RET. WA
1'4" OF SOLID GI
ON WEST SIDE.
RET. HEIGHT VAF
8'
L/S
5'
26.5'
PKG &
DRIVE-AISLE
8'
CROSS GUTTER
26.5'
PKG &
DRIVE-AISLE
2
1% MIN
3.1 MAX
3%
3%
MATCH EX.
(EX. PAD)
INSTALL "A"
TYPE CURB
PER CCAUSD
#219.
INSTALL "A"
TYPE CURB
PER CCAUSD
#219.
RET. WALL-WHERE
APPLICABLE
(H MAX =3'4")
INSTALL "L"
TYPE CURB
AND GUTTER
PER CCAUSD #216
D
D1
EAST PROPERTY BOUNDARY
(NOT TO SCALE)
RECEIVED
APR 19 2012
*S

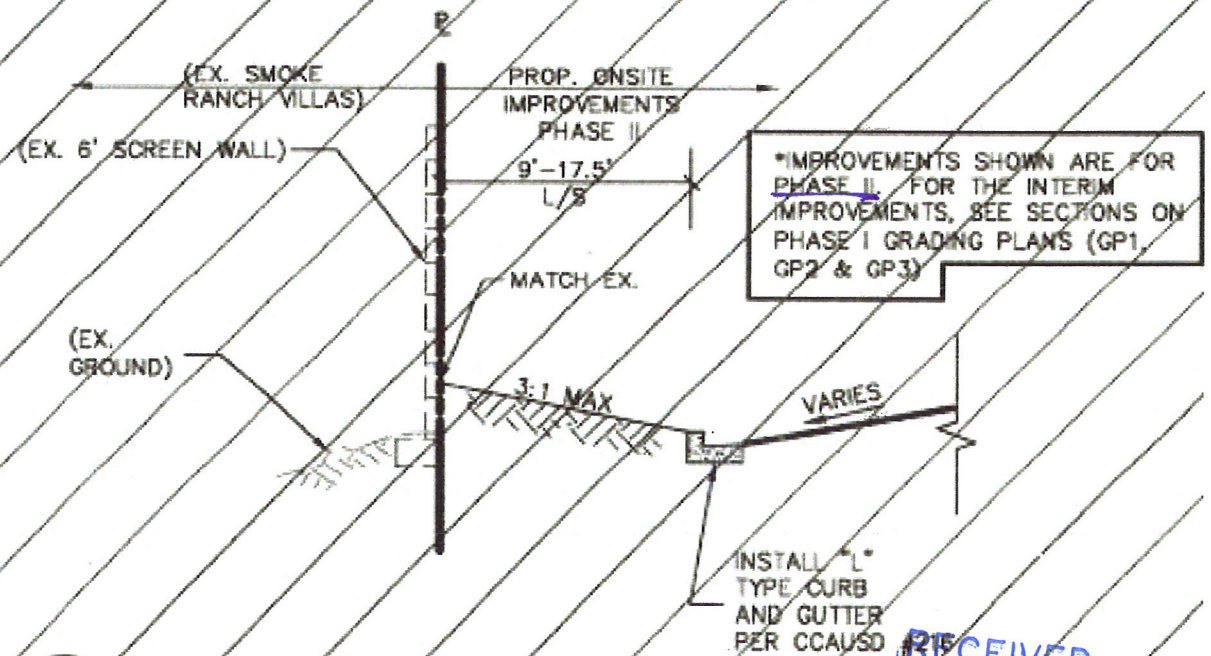
ROC-45135



E/D1 SOUTH PROPERTY BOUNDARY

(NOT TO SCALE)

*SHEET G3



F/D1 SOUTH PROPERTY BOUNDARY

(NOT TO SCALE)

*SHEET G3, G4

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PHASE I / PHASE II

PLAN

*IMPROVEMENTS SHOWN ARE FOR PHASE II. FOR THE INTERIM

PROP. ONSITE IMPROVEMENTS

℄ (EX. MADRE MESA SOUTH)

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APR 19 2012

ROC-45135

C3

Nevada ▪ Florida
main (352) 458-1161 ▪ fax (800) 761-5743

Re:

Aguilas CFC

5355 Madra Mesa Dr
Las Vegas NV 89108

April 4, 2012

To Whom it may concern,

As you may know we are well under way with our construction of a new church and have a planned opening date of June 1st. As we fast approach this date we have uncovered a conflict which results in us submitting this application. As you may remember we have a multi phase project and certain items are held off to a later phase whereas some are required now. We have a conflict between the phase two grading and the phase one landscape along the southern and eastern boarders of our parcel. The grading is not called for until phase 2 whereas the tree boarder is required on phase one. Given the field conditions now it would require us to plant the large trees in an area that will not sustain them. We can not afford, time or money, to regrade the site now to better accommodation the trees either. That said we propose to hold only these two tree lines off till phase two. Understanding that these trees are for the neighbors to either side we have spoken to both of the HOA's that govern these neighborhoods. Both neighborhoods have written letters supporting our request and understand our problem. We have attempted to be a good neighbor which resulted in their quick support of our request. If approved we would like to plant these tree's per plan during phase two when the grading is done to insure that they will survive. Thanks in advance for your understanding and continued support us on this project.

Sincerely,

Matt Cady, Managing member.
Catalyst Consulting Company.

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ROC-45135

The Masters Association Management, LLC
8687 W. Sahara Avenue #201
Las Vegas, NV 89117
Phone: (702) 947-4868 Fax: (702) 947-4869

March 27, 2012

Re: Site improvements
Aguilas CFC
5355 Madre Mesa Dr
Las Vegas NV 89108

To whom it may concern:

It was brought to the attention of the Smoke Ranch Villas community that receipt of notification is required regarding a design conflict in one of the construction phases of the Aguilas church. Aguilas church is located north of Smoke Ranch Villas HOA.

Smoke Ranch Villas understands that, due to a design conflict, the southern landscape border will not be completed during phase one (1) as previously agreed. Instead, Aguilas church will finish the southern landscape border before phase two (2) is completed. Aguilas church will complete the remaining landscape package and all other items agreed to at this time.

Before phase two (2) can be considered complete all landscaping will be installed including the southern landscape border, retaining wall and drainage area that would further separate the two (2) properties.

This issue was discussed by the Board of Directors during the 3/28/2012 board meeting.

Sincerely,

Smoke Ranch Villas HOA

Smoke Ranch Villas HOA
2510 N. Michael Way
Las Vegas NV 89108

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ROC-45135

Sunburst Homeowners Association

March 30, 2012

Aguilas CFC
5355 Madre Mesa Dr
Las Vegas NV 89108
Attn: Matt Caday

Re: Pine Tree Installation Request for Phase 2

To Whom it may concern,

Sunburst Homeowners Association hereby approves the request to postpone the installation of the pine trees along our perimeter wall facing the church until Phase 2.

If you require any additional information, please contact me directly as the authorized agent for this Association.

Sincerely,



Dawn Osterode, SM, CMCA
Supervising Community Manager
Agent for the Sunburst Homeowners Association
Email: dosterode@rmillc.com
Phone: 702-932-6835

Cc: Board of Directors

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APR 19 2012

RMI MANAGEMENT, LLC
A FirstService Residential Management company

Corporate Office 630 Trade Center Drive, Suite 100 Las Vegas, NV 89119
Northwest Office 7951 Deer Springs Way, Suite 170 Las Vegas, NV 89131
www.rmiconnect.com/sunburst **phone:** 702.215.8195 **fax:** 702.737.3360

ROC-45135

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-45244 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LEXUS OF LAS VEGAS - OWNER: AAG LAS VEGAS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review [Z-0115-96(2)] FOR A WAIVER TO ELIMINATE PORTIONS OF THE REQUIRED PERIMETER LANDSCAPE BUFFER FOR THE INSTALLATION OF VEHICLE DISPLAY PADS ALONG SAHARA AVENUE on 4.01 acres at 6600 West Sahara Avenue (APN 163-02-402-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45244** APN: 163-02-402-003

Name of Property Owner: AAG-Las Vegas, LLC

Name of Applicant: Lexus of Las Vegas

Name of Representative: Bill O'Connor

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: Lee W Butler

Print Name: Lee Butler

Subscribed and sworn before me

This 19 day of April, 2012

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
K. KYSOR
Appt No. 04-87135-1
My Appt Expires Jan. 9, 2016

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APR 25 2012
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: LEXUS OF LAS VEGAS - Landscape buffer WAIVER Request.

Project Address (Location) 6600 W. Sahara Ave

Project Name LEXUS OF LAS VEGAS - Landscape Buffer WAIVER **Proposed Use**

Assessor's Parcel #(s) 163-02-402-003 **Ward #** 1 - TARKANIAN

General Plan: existing GC proposed NO **Zoning:** existing C-2 proposed NO

Commercial Square Footage 106,250 sq FT. **Floor Area Ratio** 53-110/174 675=30

Gross Acres 4.01 **Lots/Units** NA **Density** NA

Additional Information Two Level Show Rooms, offices, parts storage, car wash, & Service garage w/ Basement, auto storage & covered top Parking Type II-N Sprinklered

PROPERTY OWNER AAG-Las Vegas, LLC **Contact** Joanne Hickey

Address 6600 W Sahara Ave **Phone:** 702 942-6600 **Fax:** 702 942-6697

City Las Vegas **State** NV **Zip** 89146

E-mail Address JHickey@LexusofLasVegas.com

APPLICANT Lexus of Las Vegas **Contact** Bill O'Connor

Address 6600 W Sahara Ave **Phone:** 702 237 3135 **Fax:** 702 942-6697

City Las Vegas **State** NV **Zip** 89146

E-mail Address BOConnor@LexusofLasVegas.com

REPRESENTATIVE Lexus of Las Vegas **Contact** Bill O'Connor

Address 6600 W Sahara Ave **Phone:** 702 237 3135 **Fax:** 702 9426697

City Las Vegas **State** NV **Zip** 89146

E-mail Address BOConnor@LexusofLasVegas.com

Property Owner Signature* Lee W Butler

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

Print Name Lee Butler

Subscribed and sworn before me

This 19 day of April, 20 12.

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark K. KYSOR Appt. No. 04-87135-1 My Appt. Expires Jan. 9, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-45244
Meeting Date:	6/12/12
Total Fee:	$1,030
Date Received:*	4/25/12
Received By:	BS

*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.

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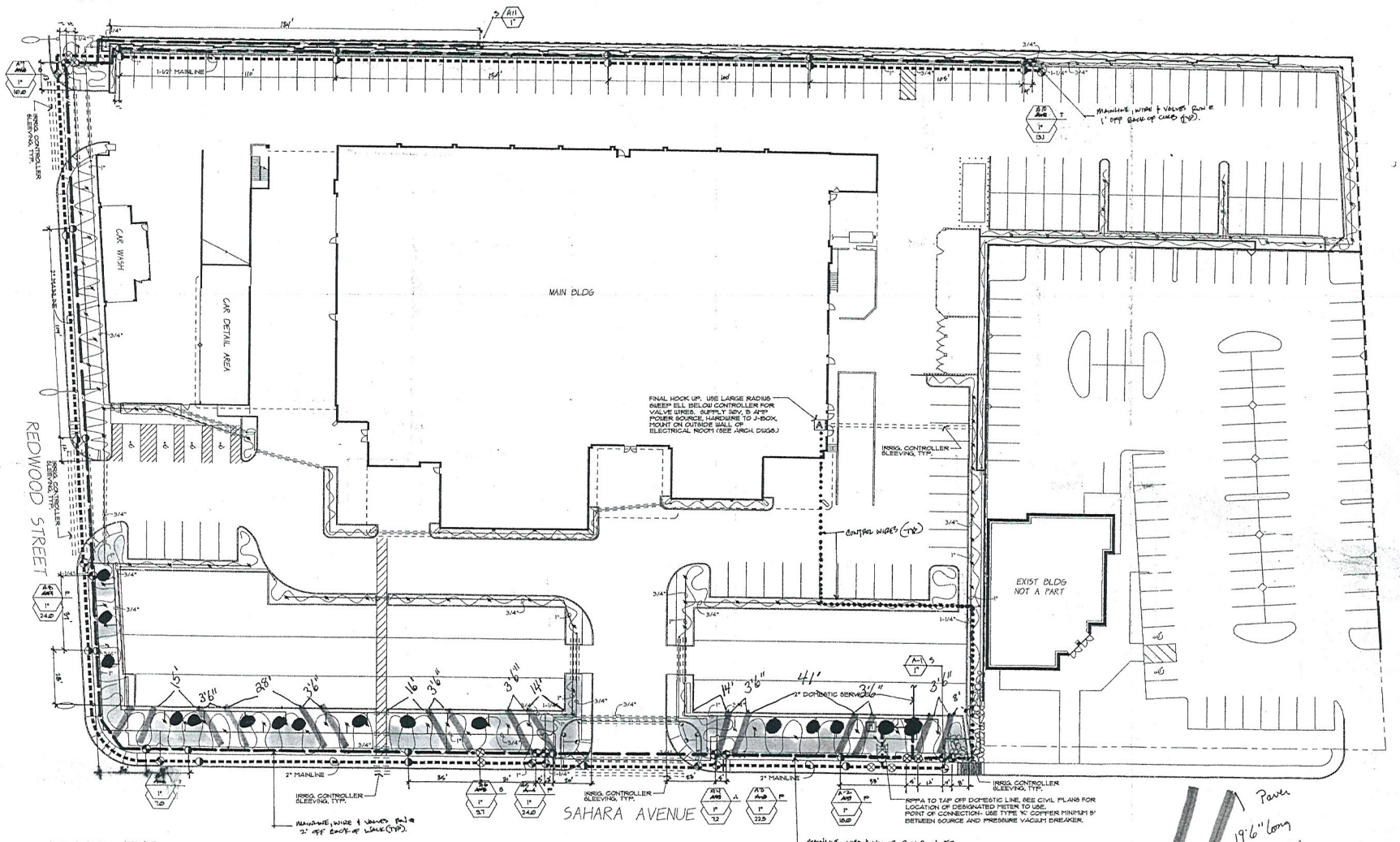
f:\depot\Application Packet\Application Form.pdf



IRRIGATION LEGEND

SYMBOL	DESCRIPTION AND MODEL NUMBER

THESE IRRIGATION DRAWINGS ARE SCHEMATIC - FOLLOW AS CLOSELY AS PRACTICAL. INSTALL PIPING AND EQUIPMENT IN PLANTER AREAS WHENEVER POSSIBLE. EQUIPMENT SHOWN ON PAVED AREAS IS FOR DESIGN CLARITY ONLY. DO NOT MAKE CHANGES OR ALTERATIONS TO PLANS WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

- A — CONTROLLER: RAINBIRD ESP-12LX PLUS. LANDSCAPE CONTRACTOR TO PROVIDE AT LEAST TWO ADDITIONAL WIRES TO THE EDGE OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER FOR FUTURE CHANGES OR MODIFICATIONS.
- WM — WATER METER - BY OTHERS
- SCH. 40 PVC MAINLINE (SIZE NOTED ON PLAN)
- CLASS 200 PVC LATERAL OR BETTER (SIZE NOTED ON PLAN)
- 2- 4" SCH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL MAINLINE
- 2- 2" SCH. 40 SLEEVES UNDER PAVED AREAS FOR ALL LATERALS. ALL PIPE AND WIRE UNDER PAVED AREAS TO BE INSTALLED IN SCH 40 SLEEVES. ALL SLEEVES TO EXTEND AT LEAST 1' PAST THE EDGE OF PAVEMENT AT TEH PROPER DEPTH. SEE DETAILS.
- REDUCED PRESSURE BACKFLOW PREVENTER: SIZE PER LINE. WILKINS MODEL 975XL (3/4"-2") OR 975XLT (2"-10") ENCLOSURE: LE MUER OR APPROVED EQUAL
- BRASS GATE VALVE (SIZE PER LINE)
- QUICK COUPLER: RAINBIRD 33 DRC WITH VALVE KEY, RAINBIRD 33DK AND 6H-VEL HOSE ELL, RAINBIRD 6H-D
- CONTROL VALVE: WEATHERMATIC 2100G SERIES OR RAINBIRD PEB SERIES OR HARDIE HDV SERIES (SIZE ON PLAN)
- DRIP VALVE ASSEMBLY: CONTROL VALVE: WEATHERMATIC 2100G SERIES (SIZE ON PLAN) IN-LINE PRESSURE REGULATOR: GENINGER PRODUCTS FPRR-LP 30 PSI Y-STRAINER: AGRICULTURAL PRODUCTS INC. 4E-1"-B W/200 MESH SCREEN BALL VALVE: SPEARS 150 PSI RATED PVC BALL VALVE-1"

TREES — PVC LATERAL: THREADED EMITTERS PRESSURE COMPENSATING: (2 GPH) WITH 1/2" IPS A/R FLEXIBLE PVC TUBING. AGRIFIM UP30 QR, NETAFIM UPCT30. 3/4" PVC LATERAL UNLESS NOTED ON PLAN (SEE EMITTER SCHEDULE)

SHRUBS/G.C. — PVC LATERAL, 1/4" FLEXIBLE PVC TUBING: THREADED EMITTERS PRESSURE COMPENSATING: (1 GPH) W/ 1/2" IPS A/R FLEXIBLE PVC TUBING. AGRIFIM UP10 QR, NETAFIM UPCT10. 3/4" PVC LATERAL UNLESS NOTED ON PLAN (SEE EMITTER SCHEDULE)

PALMS — PVC LATERAL: PALM TREE BUBBLERS: (2.0 GPH) RAINBIRD 1804 PRESSURE COMPENSATING BUBBLER (SEE EMITTER SCHEDULE) SEE DETAIL SHEET

EMITTER SCHEDULE

DESCRIPTION	GAL/HR. OR MIN.	QTY
PALMS	2.0 GPH	3
24" BOX	2 GPH	5
15 GALLON	2 GPH	4
5 GALLON	1 GPH	1
1 GALLON	1 GPH	1

STATION NUMBER — A-1 — 5 — ANNUAL, PALM, TREE, OR SHRUB VALVE
ELECTRIC CONTROL VALVE SIZE — 1" — 21.00 — GALLONS PER MINUTE

USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY 120V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.

POINT OF CONNECTION- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.

NOTE: The contractor shall verify available water pressure on the site prior to beginning work. If there is a discrepancy between the reading and the minimum pressure required, as noted below, the contractor shall immediately notify the Owner's Representative. The pressure for this site is 70 PSI static at the source, per Maria Fowler, at the LVVWD, on 2-22-12.

SPRINKLER HEAD SCHEDULE

SYMBOL	DESCRIPTION	GPM @ 25 PSI	RADIUS
	RAINBIRD 1806-12H	1.20 GPM	11'
	RAINBIRD 1806-12Q	0.6 GPM	11'

THE CONTRACTOR SHALL FURNISH AN IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE TO ALL INTENDED AREAS. ADD ADDITIONAL SPRINKLER HEADS, BUBBLERS, EMITTERS, ETC. AND ADJUST FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.

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SDR-45244
10/01/01 BID SET

BID SET

AS-BUILTS 4/25/12 BH

REVISIONS:

IN HOUSE COMMENTS:

The WLB Group — WLB — Engineering, Landscape Architecture, Planning, Surveying. 2551 N. Green Valley Pkwy., Suite 2425, HENDERSON, NV. 89014 (702) 453-1551

FLETCHER JONES LEXUS
LAS VEGAS, NEVADA

LANDSCAPE IRRIGATION PLAN

Drawn: TAG | Checked: BDP
Date: 1 OCT '01
Scale: 1" = 20'-0"
Job No.: 401031-A-001
File No.: 1031IRDWG
Sheet: L2

Call before you Dig. 1-800-227-2600

NORTH


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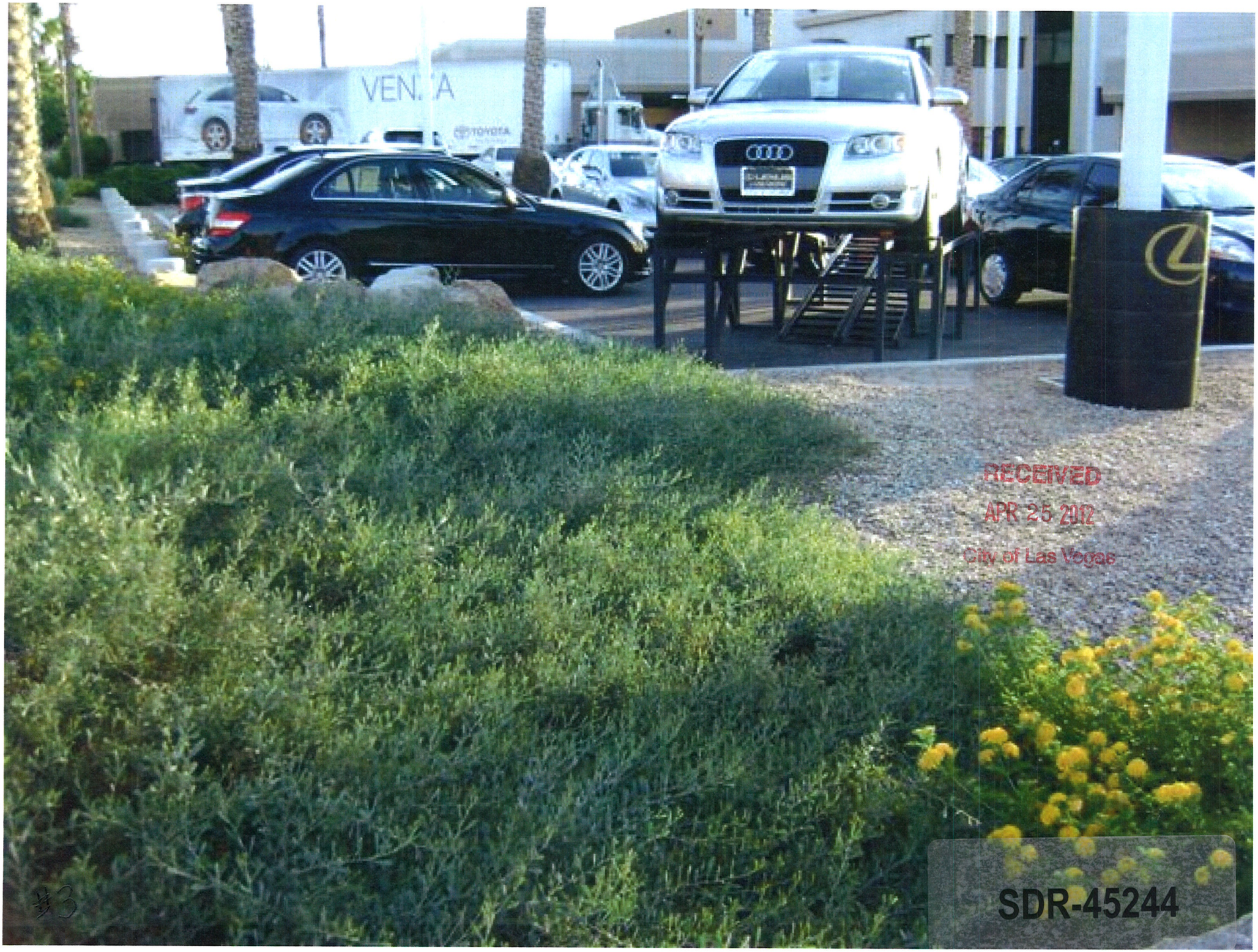
VEN A
TOYOTA
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City of Las Vegas
#3
SDR-45244

LEXUS OF LAS VEGAS

To: Planning & Development Department
From: Bill O'Connor
Date: April 19, 2012
Re: Parking on Pavers

To Whom It May Concern, my name is William O'Connor & my title @ Lexus of Las Vegas is Facility Director. Lexus of Las Vegas is located @ 6600 W. Sahara Ave, Las Vegas, Nevada 89146. Lexus of Las Vegas is seeking to install vehicle displays within the required 15' foot front landscape buffer along Sahara Ave.
In 2006 Lexus of Las Vegas was informed that they couldn't park vehicles on the pavers any longer. The vehicles were removed & all eight (8) sections of pavers were covered with landscape stones. If the request is approved Lexus of Las Vegas would like to remove all the landscape stones that are covering the sections of pavers so that vehicles can be parked along the front of the dealership facing W. Sahara Ave.
The Landscaping of trees & shrubs (refer to list) will stay the same as it has been since the dealership opened in 2003 in order to continue to enhance the pedestrian experience along W. Sahara Avenue.
List of trees & shrubs:
California Date Palm 20' brown trunk
Carissa "Green Carpet"
Rosmarinus Officinal's "Prostratus"
Acacia Redolens
Lantana Camara

Thank you

William O'Connor

William O'Connor
Facility Director
Lexus of Las Vegas
6600 W. Sahara Ave
Las Vegas, NV. 89146
(702) 237-3135 – Cell #
(702) 492-6600 – Office #

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City of Las Vegas
SDR-45244

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-45255 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.06.050 Table 2 related to U (Undeveloped) District Accessory Structures, LVMC 19.06.060 Table 2 related to R-E (Residential Estates) District Accessory Structures, LVMC 19.12 related to Permitted Uses, and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various animal related uses in an effort to consolidate categories into the Animal Keeping & Husbandry use and streamline standards and requirements.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 12, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED