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.

September 11, 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 AUGUST 14, 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. EOT-46050 - EXTENSION OF TIME - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - For possible action on a request for an Extension of Time of a Special Use Permit (SUP-38239) FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho Drive (APNs 139-29-201-005 and 139-29-612-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

8. TMP-46270 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B - APPLICANT: G.C. WALLACE - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 20-POD SINGLE AND MULTI-FAMILY RESIDENTIAL SUBDIVISION on 439.9 acres at the northwest corner of Desert Foothills and Alta Drive (APN 137-22-000-015), P-C (Planned Community) Zone, Ward 2 (Beers).

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.

PUBLIC HEARING ITEMS

9. ABEYANCE - SUP-45488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

10. ABEYANCE - SDR-45489 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45488 - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,576 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 2.09 acres at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

11. GPA-45940 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request to amend the Master Plan of Streets and Highways and modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO REMOVE THE TOWN CENTER LOOP ROAD ALIGNMENT BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, Ward 6 (Ross).

12. MOD-45944 - MAJOR MODIFICATION RELATED TO GPA-45940 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Major Modification of the Town Center Land Use Plan TO AMEND THE SPECIAL LAND USE DESIGNATION FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) AND TO REMOVE CERTAIN ROAD AND TRAIL ALIGNMENTS FROM THE TOWN CENTER STREET CLASSIFICATION MAP on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), Ward 6 (Ross).

13. VAR-45939 - VARIANCE RELATED TO GPA-45940 AND MOD-45944 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW 866 PARKING SPACES WHERE 1,168 SPACES ARE REQUIRED on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross).

14. SUP-45941 - SPECIAL USE PERMIT RELATED TO GPA-45940, MOD-45944 AND VAR-45939 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A

PRIVATE SCHOOL, PRIMARY AND SECONDARY, WITH DIRECT ACCESS/EGRESS FROM A TOWN CENTER PRIMARY ARTERIAL at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross).

15. SDR-45943 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-45940, MOD-45944, VAR-45939 AND SUP-45491 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 288-UNIT MULTI-FAMILY DEVELOPMENT AND A PRIVATE SCHOOL CAMPUS CONSISTING OF A 44,568 SQUARE-FOOT ELEMENTARY SCHOOL, A 68,344 SQUARE-FOOT MIDDLE SCHOOL AND A 41,588 SQUARE-FOOT HIGH SCHOOL on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross).

16. MOD-46280 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Major Modification of the Town Center Land Use Plan TO AMEND THE SPECIAL LAND USE DESIGNATION FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 5.36 acres at 7280 West Azure Drive (APN 125-27-113-006), Ward 6 (Ross).

17. SUP-46275 - SPECIAL USE PERMIT RELATED TO MOD-46280 - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR AN AUTO BODY PAINT AND BODY REPAIR SHOP WITH A WAIVER TO ALLOW A SERVICE BAY TO FACING A RIGHT-OF-WAY at 7280 West Azure Drive (APN 125-27-113-006), SX-TC (Suburban Mixed Use - Town Center) [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross).

18. SDR-46278 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-46280 AND SUP-46275 - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A 40,200 SQUARE-FOOT AUTO BODY PAINT AND BODY REPAIR SHOP WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE A MINIMUM FIFTEEN-FOOT BUFFER IS REQUIRED on 5.36 acres at 7280 West Azure Drive (APN 125-27-113-006), SX-TC (Suburban Mixed Use - Town Center) [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross).

19. MOD-46292 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORT GRAND, LLC - For possible action on a request for a Major Modification of the Town Center Special Land Use Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER) on 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), Ward 6 (Ross).

20. SDR-46293 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-46292 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORT GRAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 183-LOT RESIDENTIAL SUBDIVISION ON 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium-Low Residential - Town Center)], Ward 6 (Ross).

21. VAR-46295 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

22. SUP-46189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WINK, LLC - OWNER: RAMPART COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,554 SQUARE-FOOT SUPPER CLUB at 1031 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

23. SUP-46241 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RACHEL'S KITCHEN - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED

BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,791 SQUARE-FOOT RESTAURANT at 150 North Las Vegas Boulevard, a portion of Suite #190 (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow).

24. SUP-46246 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE INC. - OWNER: RAINBOW VISTA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 65-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONED PROPERTY WHERE 200 FEET IS REQUIRED, A 155-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS ALLOWED, 24-HOUR OPERATION WHERE 8:00 A.M TO 11:00 P.M. IS REQUIRED, AND WINDOW SIGNAGE WITH TEXT AND NEON WHERE LIMITED SIGNAGE IS REQUIRED at 6700 West Charleston Boulevard (APN 138-34-820-013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

25. SUP-46249 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE INC. - OWNER: CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WIN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 6275 Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

26. SUP-46271 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,724 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 Rampart Boulevard, Suite #110 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

27. SUP-46294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 501 FREMONT, LLC - OWNER: FREMONT LV BLVD - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,317 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

28. SUP-46296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LETICIA GARDEA - OWNER: VILLAGE OF CENTENNIAL SPRINGS, LLC - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-7660) TO ADD 1,612 SQUARE FEET OF SEATING AREA TO AN EXISTING 5,250 SQUARE-FOOT SUPPER CLUB at 7551 and 7575 Norman Rockwell Lane (APN's 125-17-712-001 and 006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

29. SUP-46297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHANTOM ENTERTAINMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE, A 1,240-FOOT DISTANCE SEPARATION FROM A CHURCH, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED FOR EACH at 450 East Fremont Street, Suite #370 (APN 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

30. SUP-46300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: 4343 N. RANCHO DRIVE, LLC - For possible action on a request for a Major Amendment of an approved Special Use Permit (SUP-14692) TO ALLOW 24-HOUR OPERATIONS AT AN EXISTING 3,200 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT WHERE HOURS OF OPERATION FROM 8:00 AM TO 11:00 PM ARE ALLOWED at 4343 North Rancho Drive, Suite #150 (APN 138-02-701-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

31. SUP-45392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

32. SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH,

EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

33. TXT-45686 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.030 related to General Plan Amendments by clarifying public hearing notification requirements for various types of General Plan Amendment applications and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

34. 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: SEPTEMBER 11, 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: SEPTEMBER 11, 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 SEPTEMBER 11, 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 SEPTEMBER 11, 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 SEPTEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 14, 2012

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 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: SEPTEMBER 11, 2012

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

SUBJECT:
EOT-46050 - EXTENSION OF TIME - APPLICANT: WALGREEN CO. - OWNER: ASRV GENERAL WL, LLC, ET AL - For possible action on a request for an Extension of Time of a Special Use Permit (SUP-38239) FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho Drive (APNs 139-29-201-005 and 139-29-612-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 10/17/2012
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 SUP-38239
6. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-46050 APN: 139-29-201-005 & 139-29-612-003

Name of Property Owner: ASRV General WL, LLC; HSRV General WL, LLC; and SSRV General WL, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Kolesar & Leatham

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: Sung L. Suh, Manager

Sung L. Suh, Manager

Subscribed and sworn before me

This 03rd day of July, 2012

_____

Notary Public in and for said County and State

OFFICIAL SEAL
JENNIFER RHIM
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1846926
SAN DIEGO COUNTY
MY COMM. EXP. MAY. 27, 2013

RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale

Project Address (Location) 900 North Rancho Drive, Las Vegas, Nevada

Project Name Walgreens **Proposed Use** Drug Store (existing)

Assessor's Parcel #(s) 139-29-201-005 & 139-29-612-003 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 15,120 **Floor Area Ratio** ____

Gross Acres 0.45 & 1.63 = 2.08 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER ASRV General WL, LLC; HSRV General WL, LLC; and SSRV General WL, LLC **Contact** Sung Suh, Manager

Address 7935 Entrada Lazanja **Phone:** (650) 207-3042 **Fax:** ____

City San Diego **State** CA **Zip** 92127

E-mail Address slsuhsung@yahoo.com

APPLICANT Walgreen Co. **Contact** Erin L. Neff, Esq.

Address 104 Wilmot Road **Phone:** (847) 315-2698 **Fax:** (847) 315-4660

City Deerfield **State** IL **Zip** 60015

E-mail Address erin.neff@walgreens.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 200 **Phone:** (702) 362-7800 **Fax:** (702) 362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.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 SUNG L. SUH, Manager
Sung L. Suh, Manager

Subscribed and sworn before me

This 03rd day of July, 20 12.

[signature]

Notary Public in and for said County and State

OFFICIAL SEAL
JENNIFER RHIM
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1846926
SAN DIEGO COUNTY
MY COMM. EXP. MAY. 27, 2013

RBG-1 RBG-1

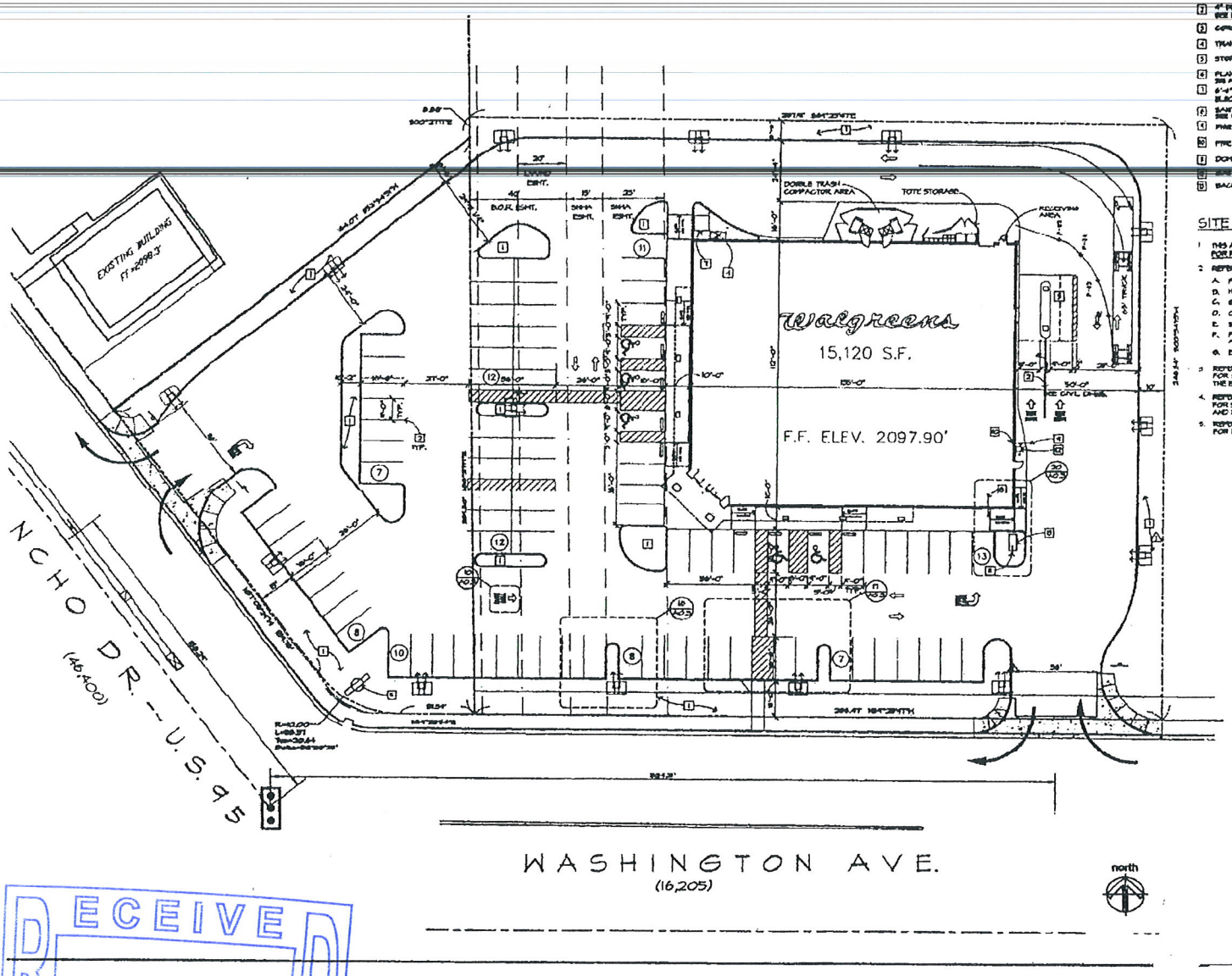
FOR DEPARTMENT USE ONLY

Case #	EOT-46050
Meeting Date:	09/11/12
Total Fee:	$1050.00
Date Received:*	07/09/12
Received By:	Jonathan B.

*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



KEYNOTES:

1. LANDSCAPING
2. 4" DBL. STRIPE PAINT STRIPING, TYP. SEE DTL. A/A0.3.
3. CONC. DRIVE-THRU PAD SEE CIVIL DWGS.
4. TRANSFORMER PAD LOCATION PER NEVADA POWER ST
5. STORE SIGN REFER TO SIGNAGE DWGS.
6. PLANNED GRADING IS NOT EXPECTED TO EXCEED 3% AT ANY LOCATION.
7. 6'-4"x 6'-0" CONC. PAD, 4" ABV. F.F. FOR ELECT. SES EQUIPMENT
8. SANITARY SEWER, POINT OF CONNECTION SEE PLUMBING SHEETS
9. FIRE LINE, POINT OF CONNECTION
10. FIRE SPRINKLER RISER
11. DOMESTIC WATER, POINT OF CONNECTION
12. GAS METER
13. BACK FLOW PREVENTER SEE PLUMBING PLANS

SITE PLAN GENERAL NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR REFERENCE ONLY.
2. REFER TO THE CIVIL DRAWINGS FOR:
   - A. PROPERTY MEETS AND BOUNDS
   - B. HORIZONTAL CONTROL DIMENSIONS
   - C. GRADING ELEVATIONS
   - D. OFFSITE IMPROVEMENTS
   - E. SITE CONSTRUCTION DETAILS AND UTILITIES
   - F. PAVING AND STRIPING, NOT REFERENCED TO ARCHITECTURAL DETAILS.
   - G. EASEMENTS AND DEDICATIONS.
3. REFER TO A0.2 LANDSCAPE PLAN FOR SIDEWALKS AND PAVING ADJACENT TO THE BUILDING
4. REFER TO B0.1 ELECTRICAL SITE PLAN FOR SITE LIGHTING, POWER AND SERVICE ENTRANCE AND FOR TELEPHONE UNDERGROUNDS.
5. REFER TO L-SERIES LANDSCAPE PLANS FOR LANDSCAPE PLANTING, IRRIGATION, AND DETAILS

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 06425

PROJECT NAME

WALGREENS STORE
900 RANCHO ROAD
LAS VEGAS, NV

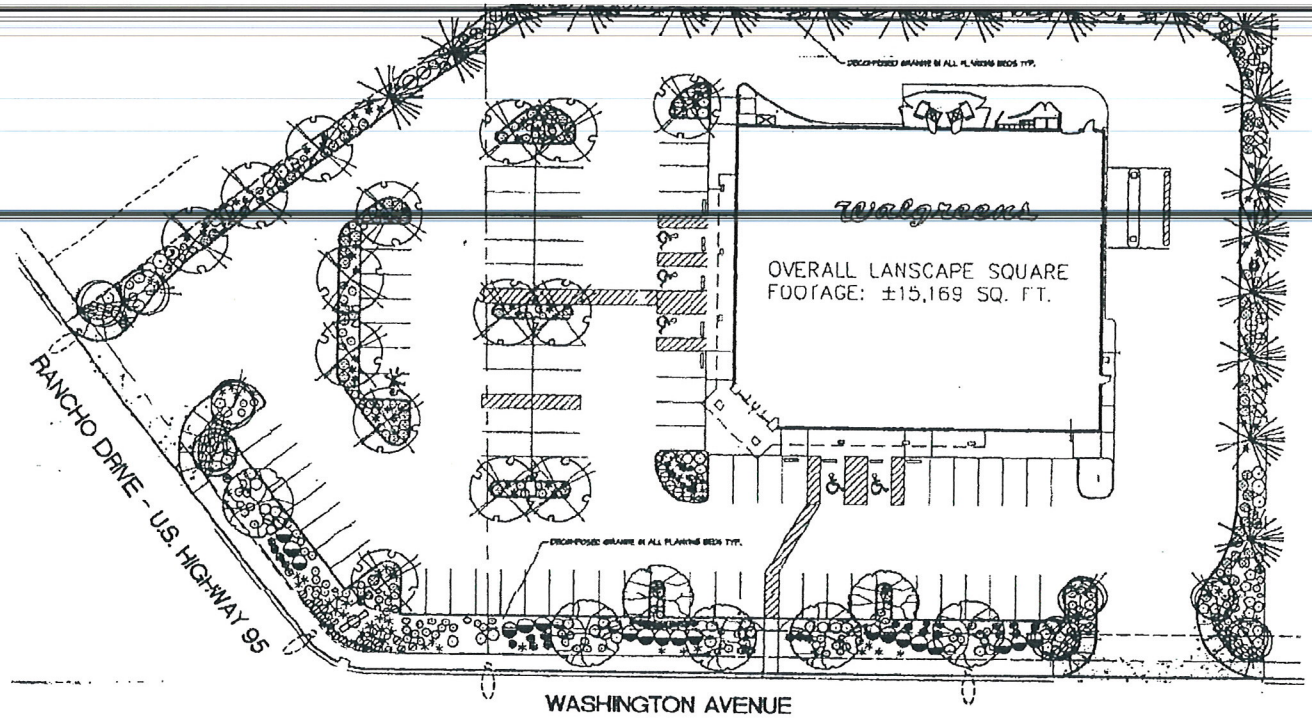
DRAWING TITLE

SITE PLAN - BEER & WINE

CADD PLOT: [illegible]
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: [illegible]
DRAWN BY: [illegible]
DATE: [illegible]
REVIEWED BY:
DRAWING NO. A0.

RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

EOT-46050



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
	TREES				
	CHILOPSIS LINEARIS 'LUCRATIA BAHILTOT'	DWARF PURPLE DESERT WILLOW	3	24" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	15	24" BOX	
	PINUS ELDARICA	MODEL PINE	17	24" BOX	
	QUERCUS VIRGINIANA	LIVE OAK	1	24" BOX	
	SHRUBS				
	COTONEASTER DAMMERI 'BEAL BEAUTY'	CORAL BEAUTY COTONEASTER	6	5 GAL	
	LEUCOPHYLLUM LANIGNANUM 'RIO BRAVO'	RIO BRAVO SAGE	11	5 GAL	
	LEUCOPHYLLUM PRINCIPIUM 'SIERRA BOUQUET'	FRAGRANT RANGER	11	5 GAL	
	NYSSA SIMMONS 'COMPACTA'	COMPACTA MARTLE	31	5 GAL	
	RAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	35	5 GAL	
	RUSCHIA PINNATA	SPRIGHT RUSCHIA	3	5 GAL	
	GROUNDCOVERS				
	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	15	5 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	70	1 GAL	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	6	1 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	20	5 GAL	
	ACCENTS				
	DIETES BICOLOR	EVERGREEN IRIS	14	5 GAL	
	HEMEROCALLIS FAMILIARIS	RED YUCCA	64	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	152	5 GAL	
	PENNISETUM SETACEUM 'RUBRUM'	RUBY FOUNTAIN GRASS	10	5 GAL	
	YUCCA RECURVIFOLIA	NEEDLE YUCCA	41	5 GAL	

HTR. STATES VAR. ONLY

LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS DEFINED BY MY HAND AND SEAL.

STORE NUMBER 06425

PROJECT NAME:

WALGREENS STORE

608 NORTH RANCHO
LAS VEGAS, NV

DRAWING TITLE

LANSCAPE PLAN - BEER & WINE

CADD PLOT: [illegible]

VMD PLOT:

SUPERSEDES PLAN NAMES:

SCALE: [illegible]

DRAWN BY: R. HESTER

DATE: [illegible]

REVIEWED BY:

DRAWING NO.

LA0.1

OF DWGS.

RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

EOT-46050

AREA SUMMARY

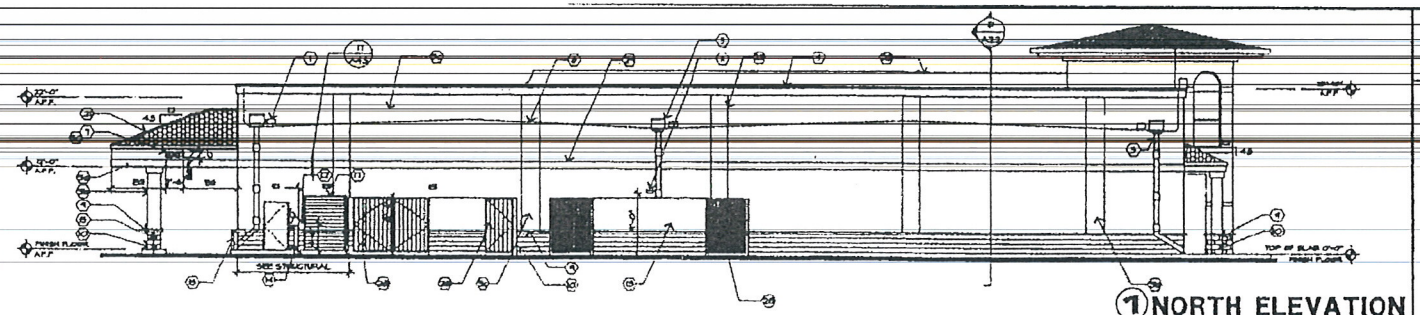
N ELEVATION

ELEVATION

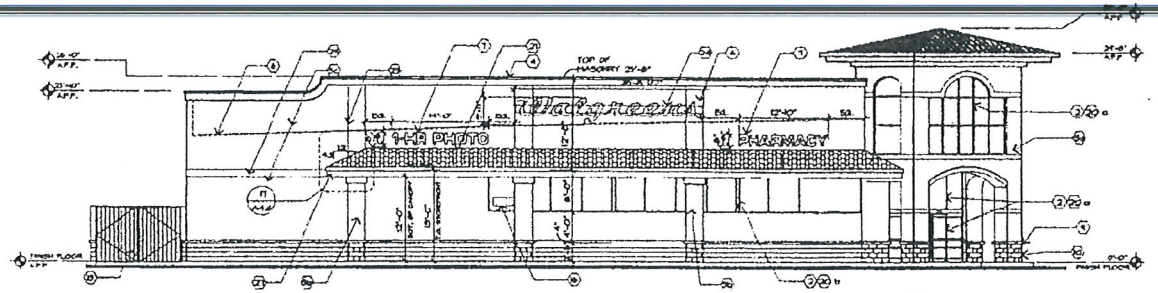
H ELEVATION

ELEVATION

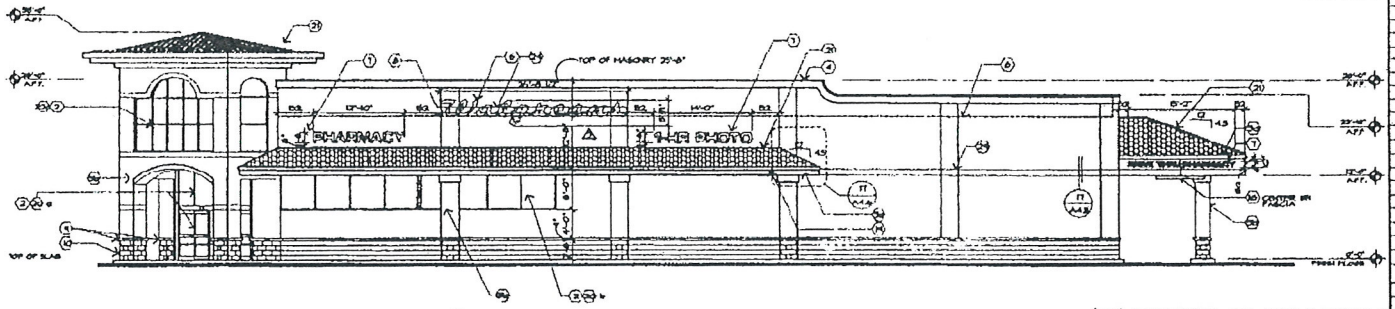
ERIOR FINISH SCHEDULE



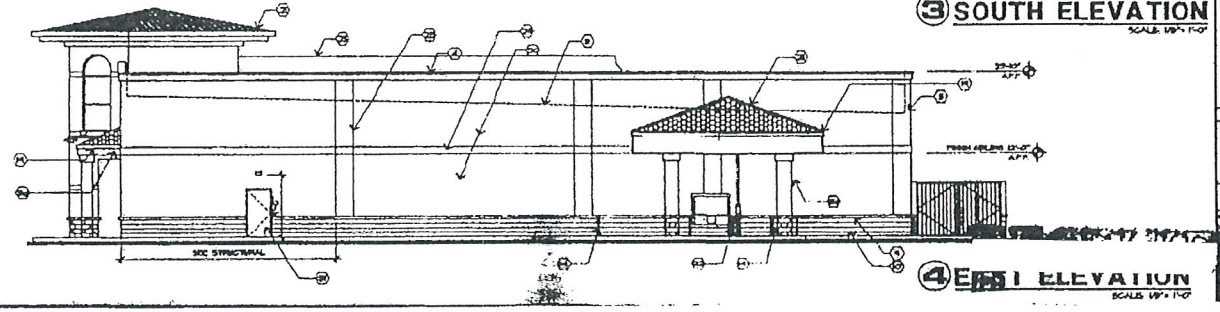
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

Walgreens
FACILITIES PLANNING, DESIGN & ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-4616

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS EVIDENCED BY MY HANDLAND SEAL.

STORE NUMBER 06425

PROJECT NAME
WALGREENS STORE
901 RANCHO ROAD
LAS VEGAS, NV

DRAWING TITLE
EXTERIOR ELEVATION - BEER & WINE

SCALE: 1/8"=1'-0"

DRAWN BY: B. MEYER

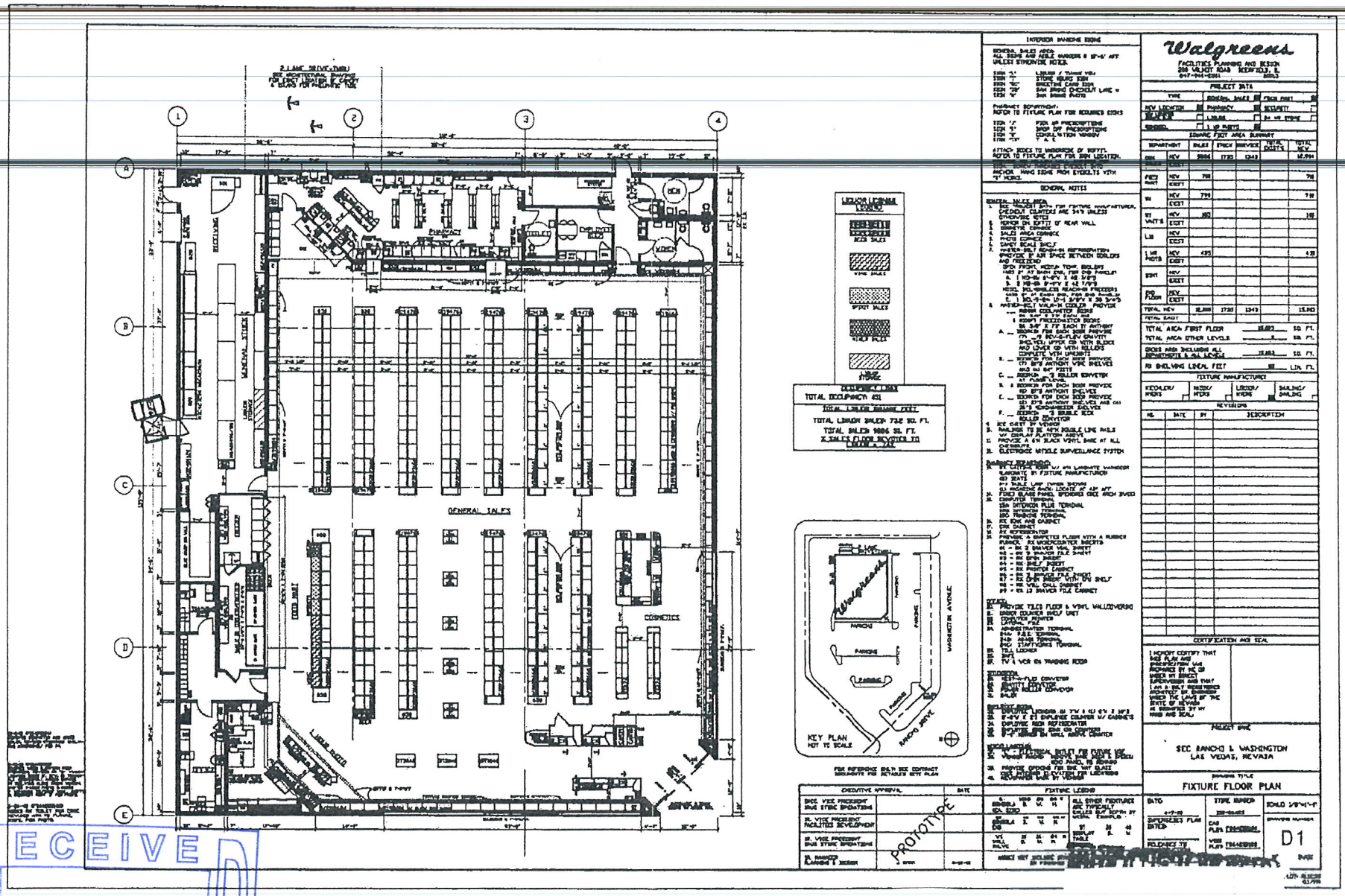
DATE: 1/13/12

REVIEWED BY:

DRAWING NO. A2.1

RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

EOT-46050



RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

EOT-46050

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

August 27, 2010

ASRV General WL, LLC
SSRV General WL, LLC
7935 Entrada Lazanja
San Diego, California 92127

RE: SUP-38239 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 26, 2010

Dear Applicant:

Your request for a Special Use Permit FOR A 74 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 900 North Rancho Drive (APNs 139-29-201-005 and 139-29-612-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 26, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. The sale of alcoholic beverages is ancillary to the retail use and in which no more than 74 square feet of the retail floor space is devoted to the display or merchandising of alcoholic beverages as shown in the floor plan date stamped on 05/10/10.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

07101-001-06-09

RECEIVED
EOT-46050
JUL - 9 2012
City of Las Vegas
Department of Planning

6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 26, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***September 7, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Rebecca Lidskin
Walgreen Company
104 Wilmot Road, MS #1420
Deerfield, Illinois 60015

Ms. Jennifer Roberts
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

RECEIVED
JUL - 9 2012
City of Las Vegas
Department of Planning

EOT-46050

KOLESAR & LEATHAM
ATTORNEYS AT LAW
400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

July 9, 2012

Via Hand-Delivery

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for Extension of Time of Special Use Permit (SUP #38239)

APN:	**139-29-201-005 and 139-29-612-003**
Applicant:	**Walgreen Co.**
Business/Address:	**Walgreens #06425** **900 N. Rancho Dr., Las Vegas, NV 89106**

Dear Sir/Madam:

This firm represents Walgreen Co. dba Walgreens #06425 (the "Applicant") at the above-referenced business location (the "Business"). Enclosed please find an Extension of Time Application for Special Use Permit #38239 (the "SUP"), which includes the following:

1) Application/Petition Form;
2) Statement of Financial Interest;
3) Grant, Bargain and Sale Deed and Legal Description;
4) Copy of Approval Letter;
5) Copies of Floor Plan and Site Plan; and
6) Check in the amount of $300 in payment of the required filing fees.

The Applicant respectfully requests an Extension of Time of the SUP for the addition of accessory "off-sale" package liquor at the Business. The SUP was originally approved by the Las Vegas Planning Commission on August 26, 2010, and expires on August 26, 2012 unless an Extension of Time is granted by the Las Vegas Planning Commission.

The Applicant is currently in the process of preparing an application to add a Package Liquor License at the Business. As such, the Applicant requests an extension of the approval of the SUP for one additional year to allow adequate time to obtain the Package Liquor License.

RECEIVED
JUL - 9 2012
EOT-46050
City of Las Vegas
Department of Planning

The Business is currently operating and licensed as a drug store in a C-1 commercial zoning district. The Business will continue to provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Business draws customer traffic to the neighboring businesses in the community.

The introduction of package alcoholic beverage sales at the Business will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. There are other businesses in the general area that sell alcoholic beverages and, as such, the proposed use is not unique to the area.

We do not believe that any additional public services, utilities, parking or waivers will be necessary to accommodate the proposed used at the Business. Further, the approval of the request for an Extension of Time will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Washington Avenue and Rancho Drive.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Erin L. Neff, Esq. (w/encls.)
Matthew D. Saltzman, Esq. (w/encls.)
Dianne M. Sheridan, Paralegal (w/encls.)

RECEIVED
JUL - 9 2012
EOT-46050
City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-46270 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B - APPLICANT: G.C. WALLACE - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 20-POD SINGLE AND MULTI-FAMILY RESIDENTIAL SUBDIVISION on 439.9 acres at the northwest corner of Desert Foothills and Alta Drive (APN 137-22-000-015), P-C (Planned Community) Zone, Ward 2 (Beers).

IF DENIED, P.C.: 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: **TMP-46270** APN: 137-22-000-015

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: G.C. Wallace, Inc.

Name of Representative: Same as Applicant

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 Orrock

Subscribed and sworn before me

This 23rd day of July, 2012

Stella Clark

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

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

RECEIVED
JUL 25 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NWC Desert Foothills and Alta Drive

Project Name Summerlin Village 23 B **Proposed Use** _____

Assessor's Parcel #(s) 137-22-000-015 **Ward #** _____

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

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

Gross Acres 439.9 **Lots/Units** 4436 **Density** 10/14/21 Units/Ac

Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 West Charleston Blvd.3 rd Floor **Phone:** 791-4000 **Fax:** 791-4660

City Las Vegas **State** NV **Zip** 89135

E-mail Address Julie.Cleaver@howardhughes.com

APPLICANT G. C. Wallace.com **Contact** Josh Johnson, PE

Address 1555 South Rainbow Boulevard **Phone:** 702-2000 **Fax:** 702-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address jjohnson@gcwallace.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 Kevin Orrock

Subscribed and sworn before me

This 23rd day of July, 20 12.

Stella Clark

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

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

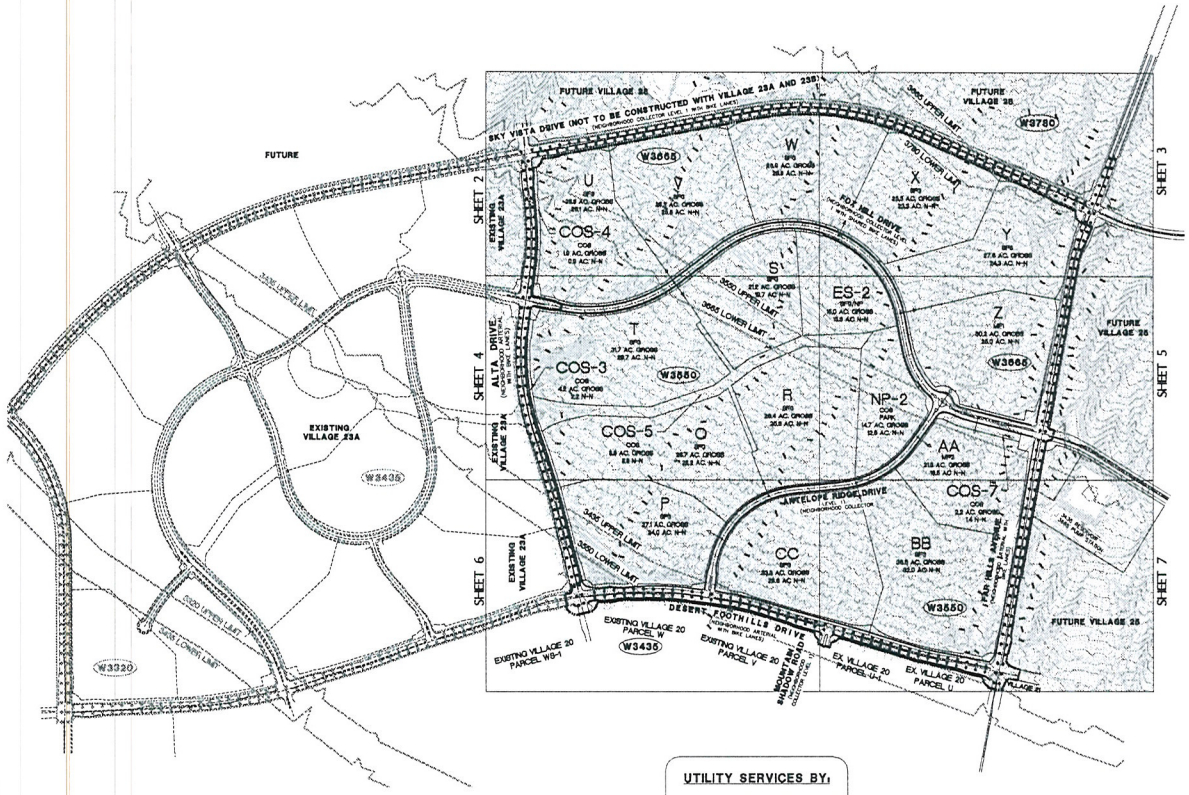
Revised 10/27/08

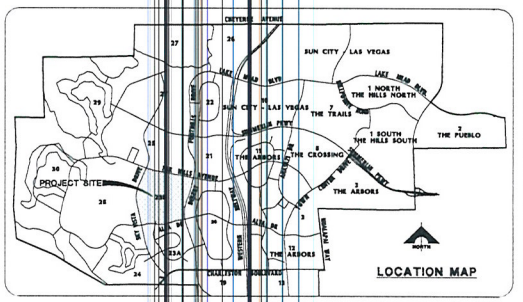
FOR DEPARTMENT USE ONLY

Case #	TMP-46270
Meeting Date:	9/11/2012
Total Fee:	$750.00
Date Received:*	7/25/2012
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.

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





NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 1000 ft.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
SILVER STATE DISPOSAL SERVICE, INC.
NV ENERGY
CENTURY LINK
SOUTHWEST GAS CORPORATION
COX CABLE TELEVISION

LEGAL DESCRIPTION

A PORTION OF SECTIONS 34 AND 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

REQUESTED WAIVER

WE REQUEST TO DEFER THE CONSTRUCTION OF SKY VISTA DRIVE WITH THE DEVELOPMENT OF VILLAGE 23B. THIS ROADWAY WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THE ADJACENT VILLAGES LOCATED TO THE WEST, AS TRAFFIC ACCESS IS REQUIRED. CURRENTLY, SKY VISTA DRIVE IS GRADED AS A DRAINAGE DIVERSION CHANNEL TO PROTECT FUTURE DEVELOPMENT WITHIN VILLAGE 23B. PLEASE REFER TO THE VILLAGE 23B WATERLINE IMPROVEMENT GRADING PLAN, GCW • 62023.260. CLV • 566-408.

VILLAGES 23B - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
P	SF3	10.0	27.1	271
Q	SF3	10.0	28.7	287
R	SF3	10.0	26.4	264
S	SF3	10.0	21.2	212
T	SF3	10.0	31.7	317
U	SF3	10.0	28.5	285
V	SF3	10.0	28.2	282
W	SF3	10.0	26.9	269
X	SF3	10.0	25.5	255
Y	SF3	10.0	27.6	276
Z	MF1	14.0	30.2	423
AA	MF2	21.0	21.3	447
BB	SF3	10.0	36.5	365
CC	SF3	10.0	33.3	333
ES-2	SF3/NF	10.0	15.0	150
NP-2	COS/PARK	–	14.7	–
COS-3	COS	–	4.2	–
COS-4	COS	–	1.9	–
COS-5	COS(PHASED)	–	8.8	–
COS-7	COS	–	2.2	–
PROJECT TOTALS =			439.9	4,436

SF3 SINGLE FAMILY DETACHED
MF1 LOW DENSITY MULTI-FAMILY
MF2 MEDIUM DENSITY MULTI-FAMILY
COS COMMUNITY OPEN SPACE
NF NEIGHBORHOOD FOCUS

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE UPDATED MASTER VILLAGE 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. SEE SHEETS 8 AND 9 FOR PRELIMINARY ROADWAY SECTIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. 4,434 MAXIMUM RESIDENTIAL UNITS SHOWN HEREON BASED ON GROSS ACRES TIMES MAXIMUM DENSITY. HOWEVER, IT IS ANTICIPATED THAT THE ACTUAL BUILDOUT OF THIS VILLAGE WILL BE APPROXIMATELY 2,455 RESIDENTIAL UNITS.
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT 1.66 MGD (PEAK).
5. VILLAGE ARTERIAL ACCELERATION/DECELERATION LANES SHALL BE PROVIDED AT MAJOR INTERSECTIONS PER SUMMERLIN IMPROVEMENT STANDARDS AND THE MASTER VILLAGE 23A AND 23B TRAFFIC OR AS STUDIES REQUIRE.
6. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY THE HOWARD HUGHES CORPORATION, AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN, AND PER VILLAGES 23A AND 23B MASTER ENGINEERING STUDIES.

LEGEND

- VILLAGE BOUNDARY
- UNIT BOUNDARY
- A — PARCEL DESIGNATION
- COS/3.5 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- W3208 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY

APPROVED DEVIATIONS FROM SUMMERLIN STANDARDS

1. MINIMUM OVERALL ROAD WIDTHS VARY FROM S.I.S. DWG NO. S-9, ALLOWING FOR A REDUCTION IN MEDIAN SIZE.
2. TYPICAL CROSS SECTION VARIES FROM S.I.S. DWG NO. DC-1, ALLOWING FOR A 2% TILT-SECTION ACROSS ENTIRE ROADWAY.
3. MINIMUM ROAD WIDTHS VARY FROM S.I.S. DWG NO. S-5A, ALLOWING FOR A REDUCTION IN MEDIAN SIZE.
4. MINIMUM ROAD CROSS SLOPES VARY THROUGH INTERSECTIONS FROM S.I.S. DWG. NO. DC-1.
5. MINIMUM LENGTH OF TANGENTS AT INTERSECTION APPROACHES AND BETWEEN REVERSE CURVES VARY FROM S.I.S. DWG. NO. DC-1.
6. MAXIMUM SKEW ANGLE AT ALTA DRIVE AND DESERT FOOTHILLS DRIVE EXCEEDS S.I.S. DWG NO. DC-1

DEVELOPER

Howard Hughes

10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4656

G.C. WALLACE COMPANIES

SUMMERLIN

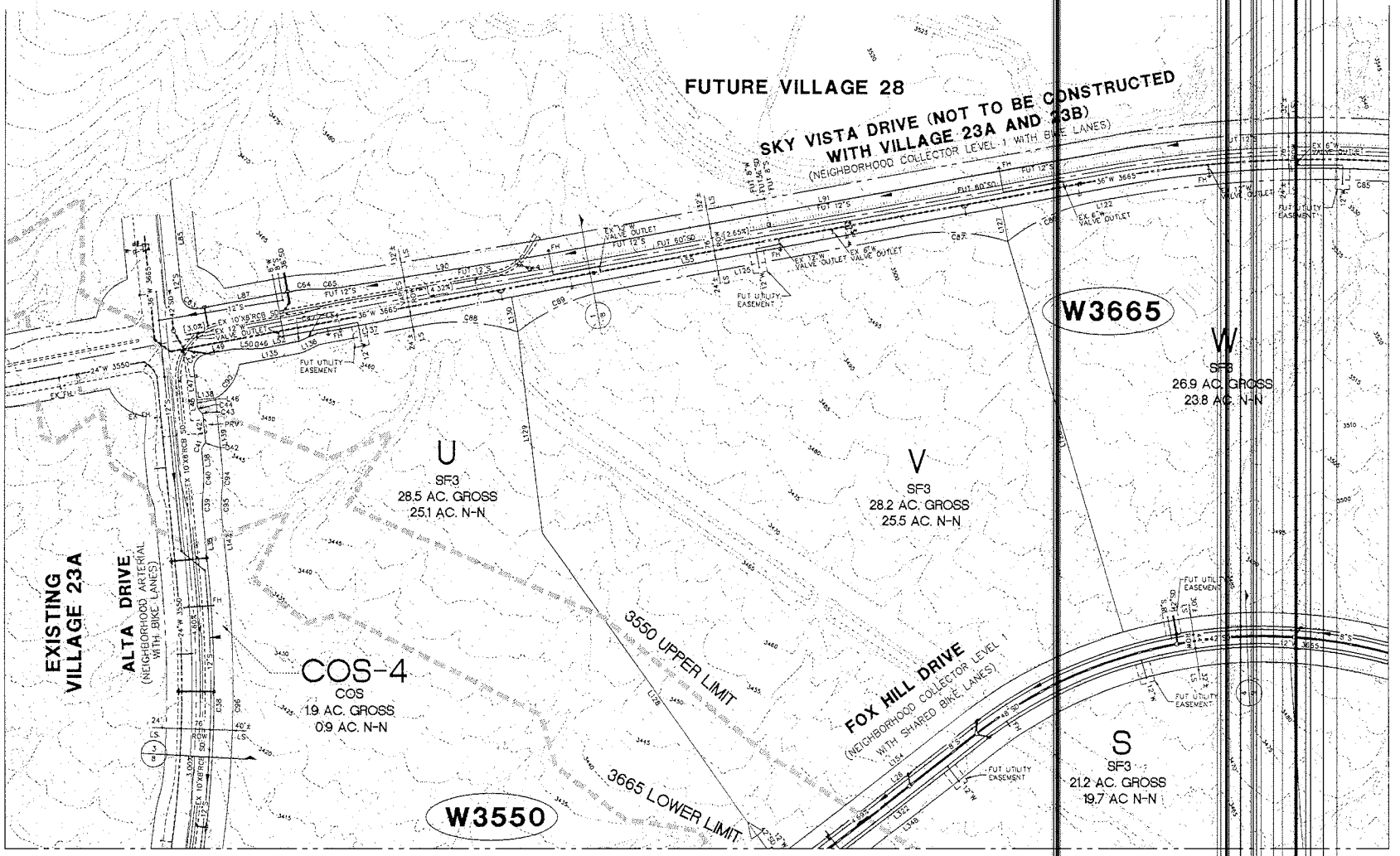
VILLAGE 23B
TENTATIVE MAP

JULY 24, 2012

SHEET 1 OF 13

RECEIVED
JUL 25 2012

TMP-46270



NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

PROJECT NO. 620238-020

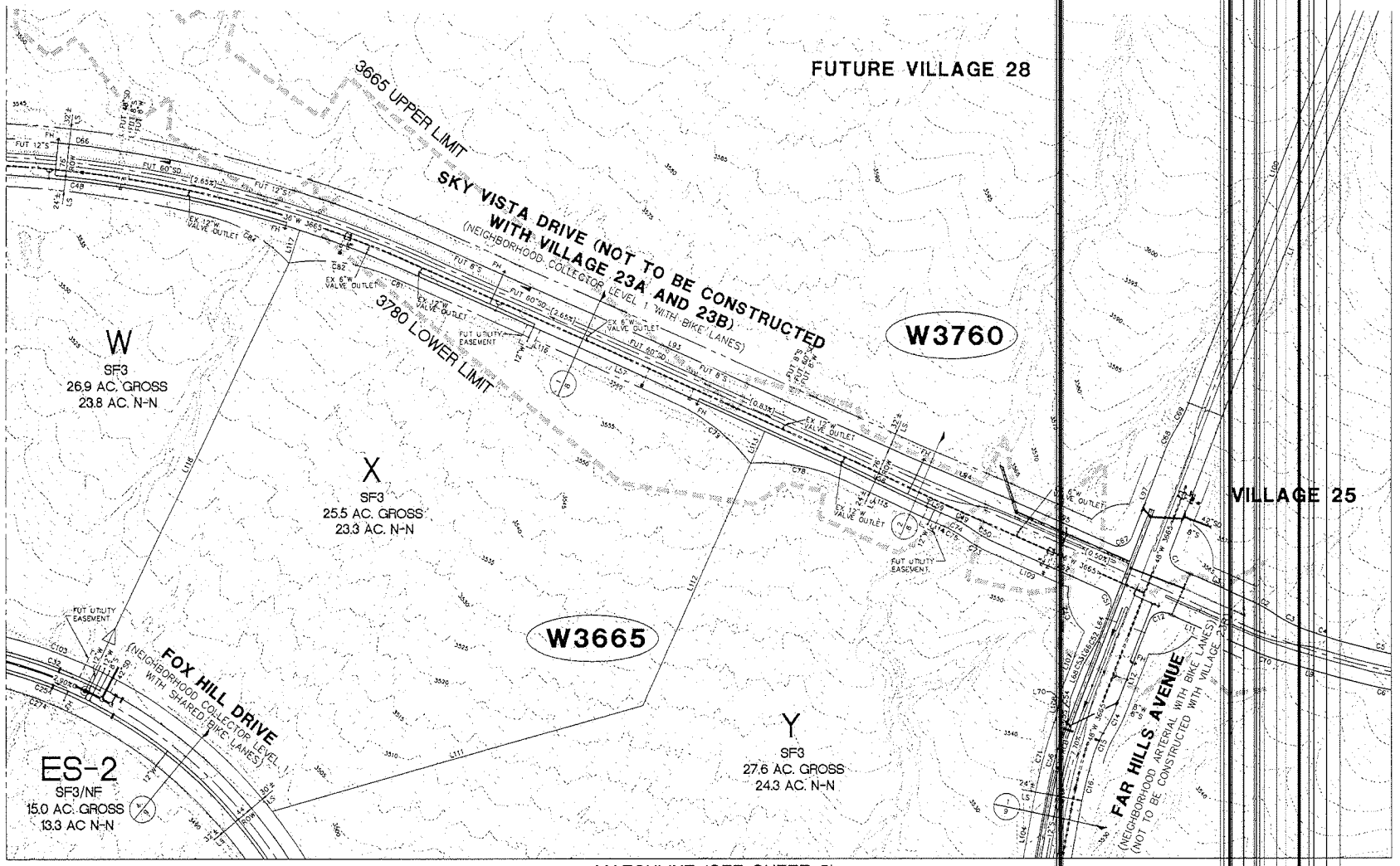
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

LAS VEGAS · MESQUITE

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
2
2 OF 13 SHTS

TMP-46270



NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

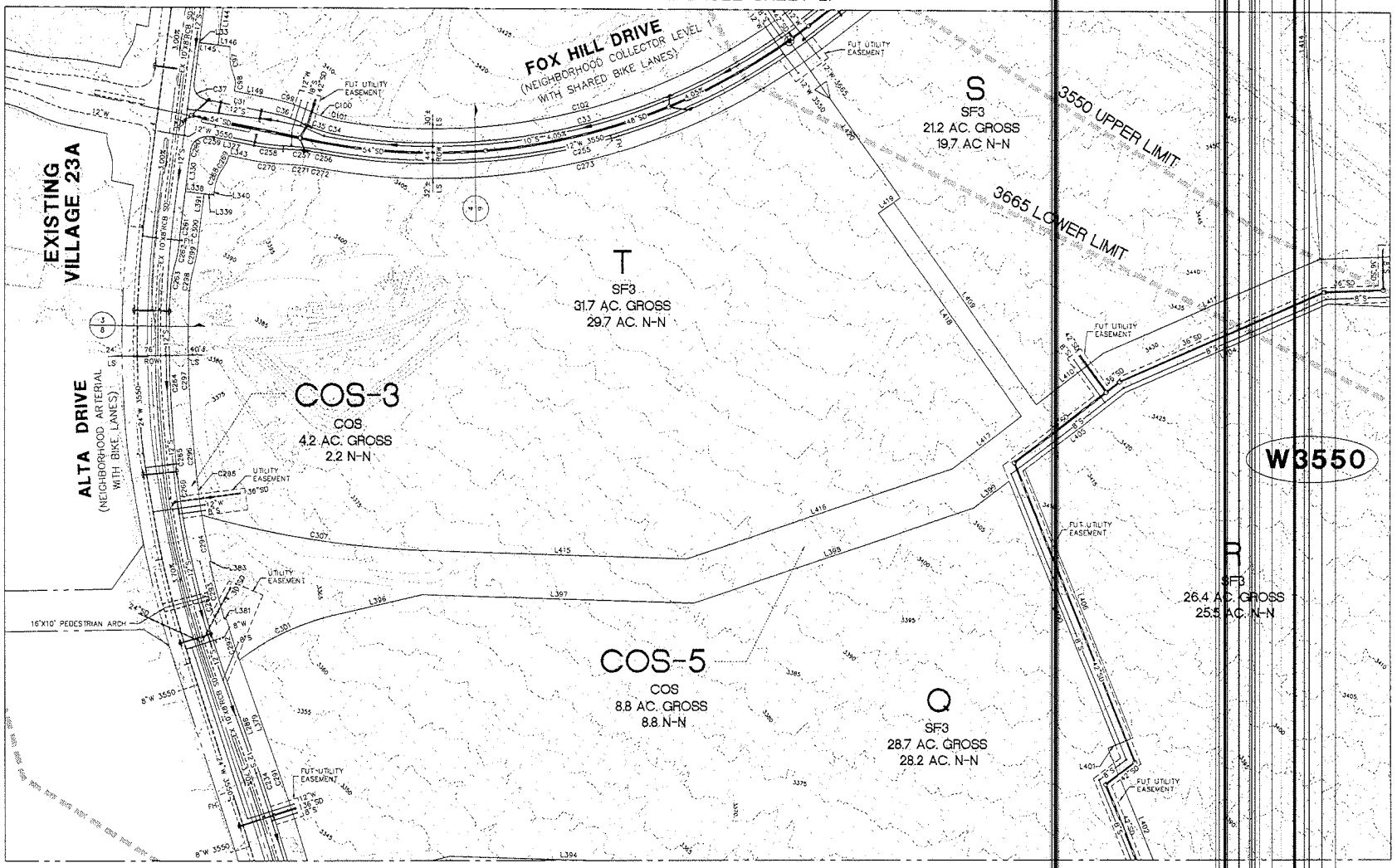
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
3555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM
LAS VEGAS · MESQUITE

PROJECT NO. 6202238-020

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING 3
3 OF 13 SHTS

TMP-46270



NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

JOSHUA L. JOHNSON — STATE OF NEVADA — PROFESSIONAL ENGINEER

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
LAS VEGAS • MESQUITE

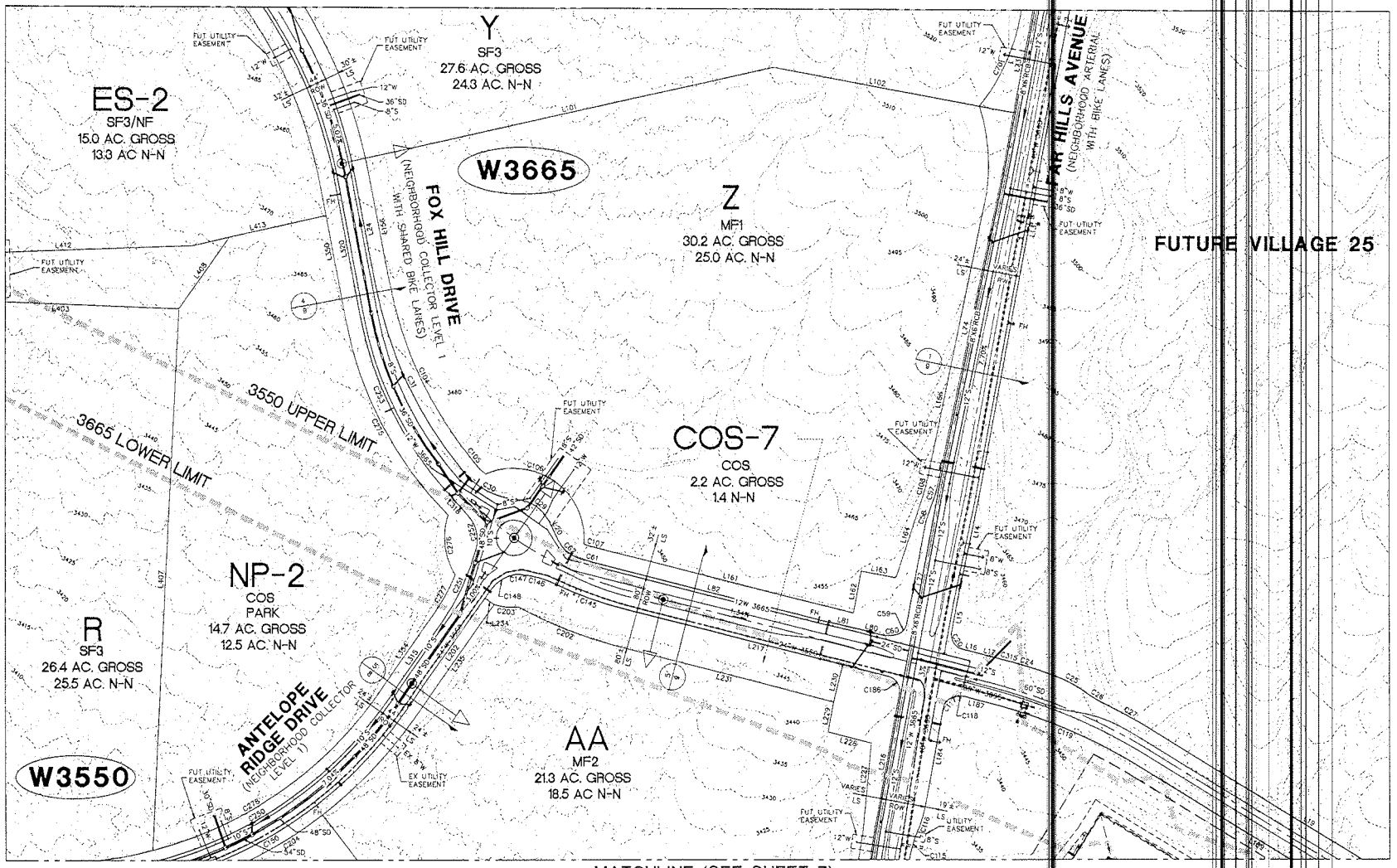
PROJECT NO. 620239-020
DESIGN: MF
DRAWN: MF
CHECK: JJ
PLOT DATE: 07-24-17
PLOT TIME: 12:50:30

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING 4
4 OF 13 SHTS

RECEIVED
JUL 25 2017

TMP-46270



NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

PROJECT NO. 620238-020

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.3000 · F: 702.804.2299 · GCWALLACE.COM

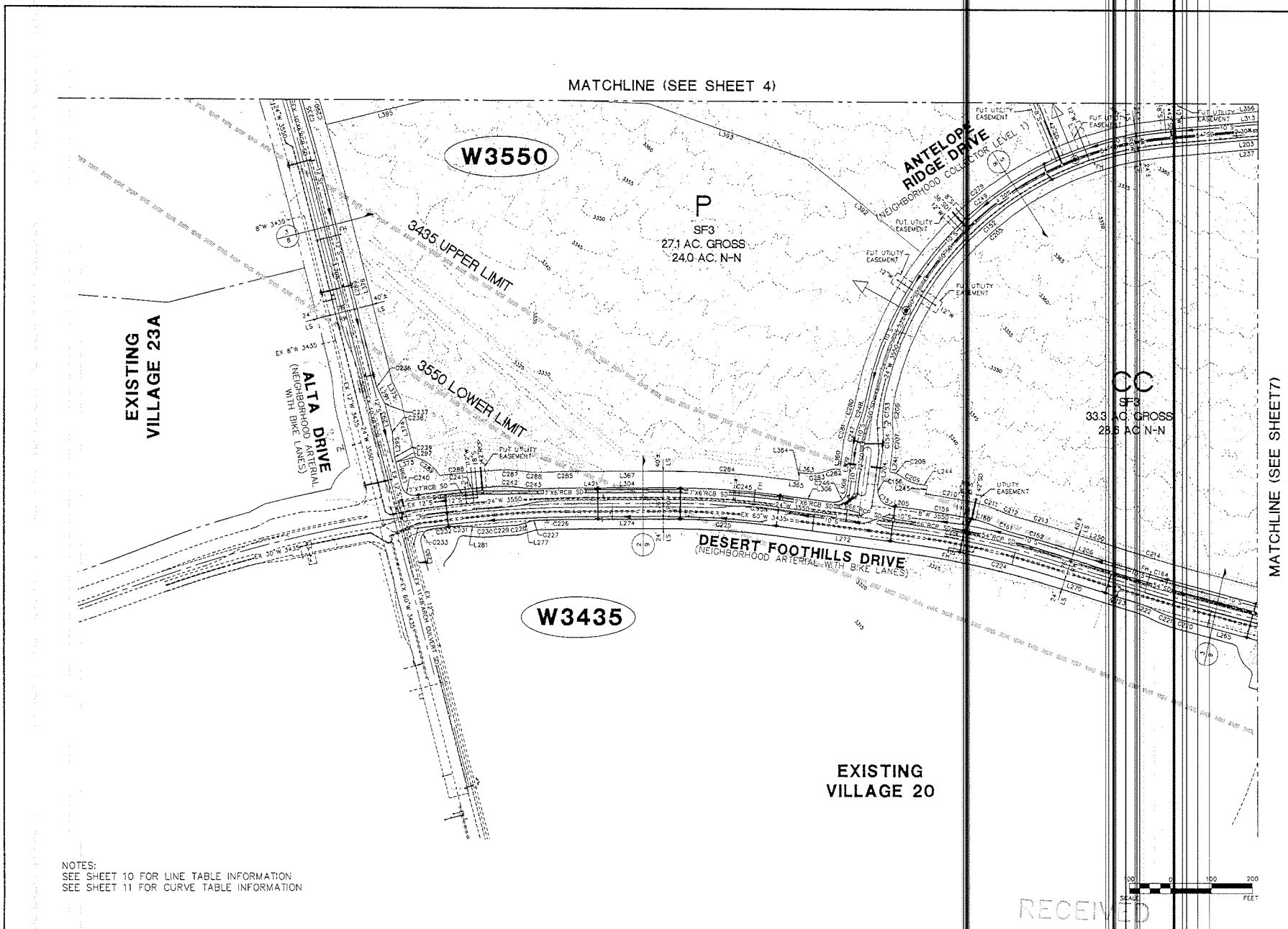
LAS VEGAS · MESQUITE

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
5
5 OF 13 SHTS

RECEIVED
JUL 25 2012

TMP-46270



NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

RECEIVED
JUL 25 2012

TMP-46270

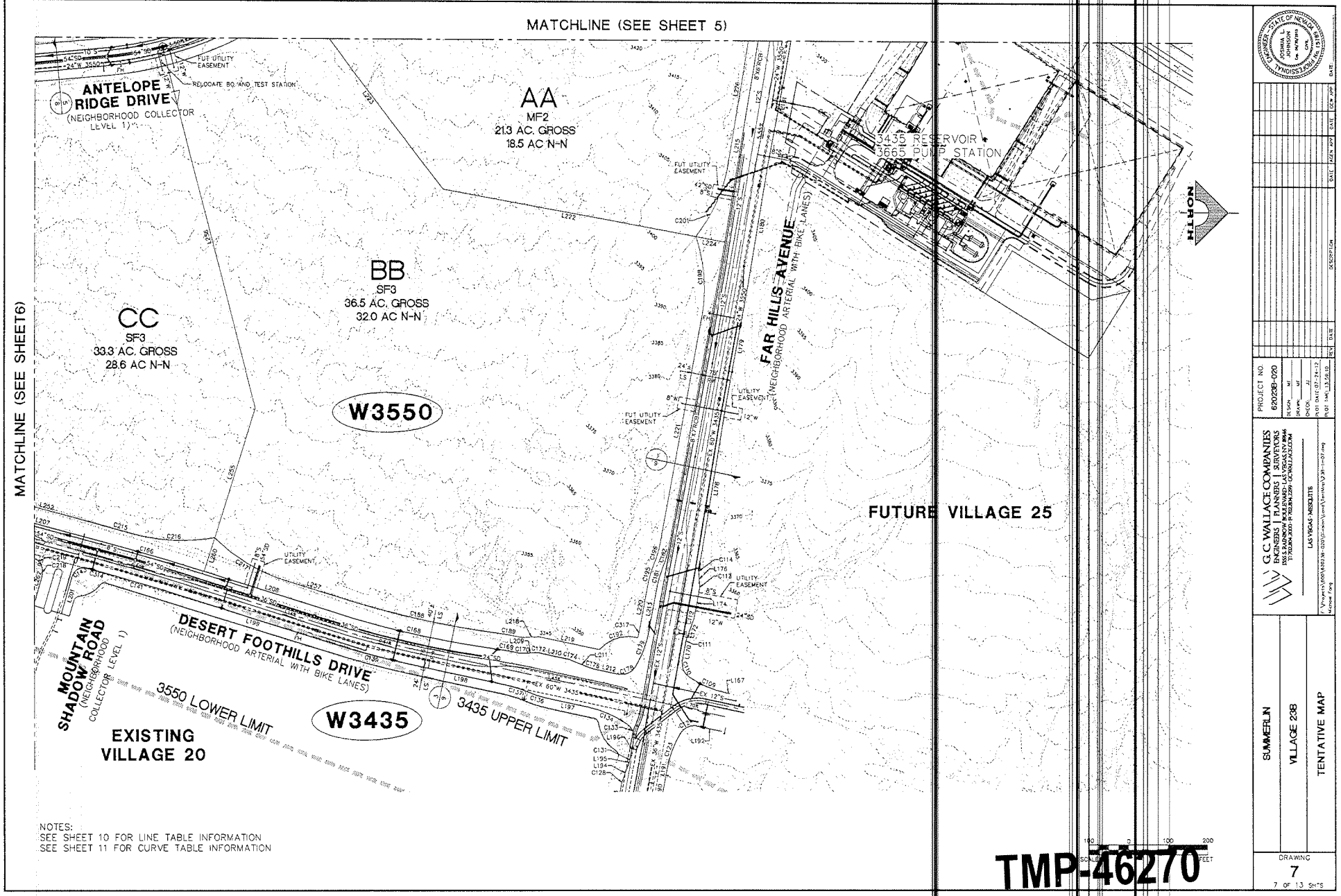
PROJECT NO. 620238-020

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.3000 · F: 702.804.2299 · GCWALLACE.COM

LAS VEGAS · MESQUITE

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
6
6 OF 13 SHTS



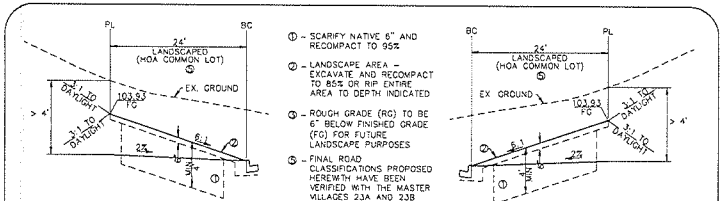
NOTES:
SEE SHEET 10 FOR LINE TABLE INFORMATION
SEE SHEET 11 FOR CURVE TABLE INFORMATION

TMP-46270

RECEIVED
JAN 25 2017

SUMMERLIN
VILLAGE 238
TENTATIVE MAP

DRAWING 7
7 OF 13 SHTS



LANDSCAPE GRADING FOR CUTS > 4' AT PL

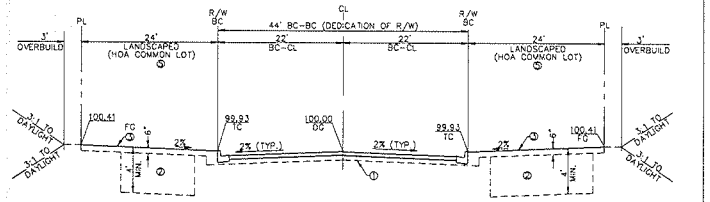
LANDSCAPE GRADING FOR CUTS > 4' AT PL

① - SCARIFY NATIVE 6" AND RECOMPACT TO 95%

② - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

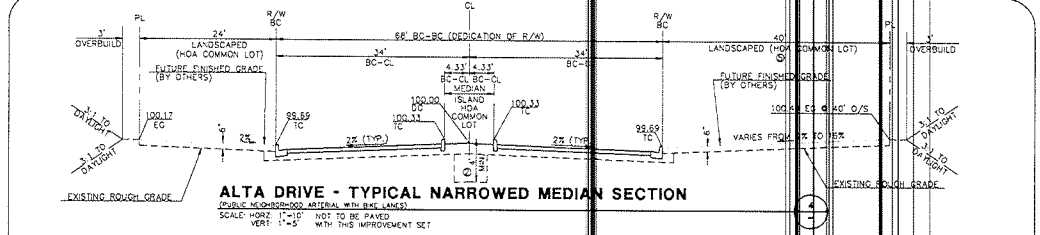
③ - ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ - FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.



ANTELOPE RIDGE DRIVE (5)
(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1)
SCALE: HORZ 1"=10'
VERT: 1"=5'

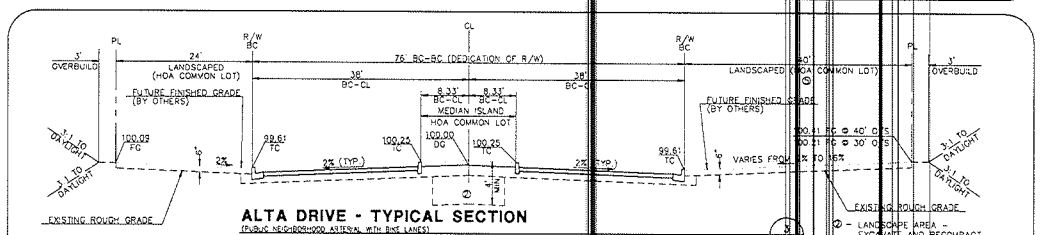
LANDSCAPE GRADING FOR CUTS ≤ 4' AT PL



ALTA DRIVE - TYPICAL NARROWED MEDIAN SECTION (4)
(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)
SCALE: HORZ 1"=10' NOT TO BE PAVED
VERT: 1"=5' WITH THIS IMPROVEMENT SET

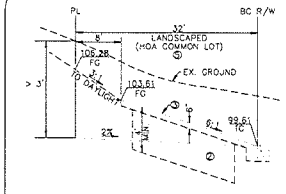
② - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

⑤ - FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

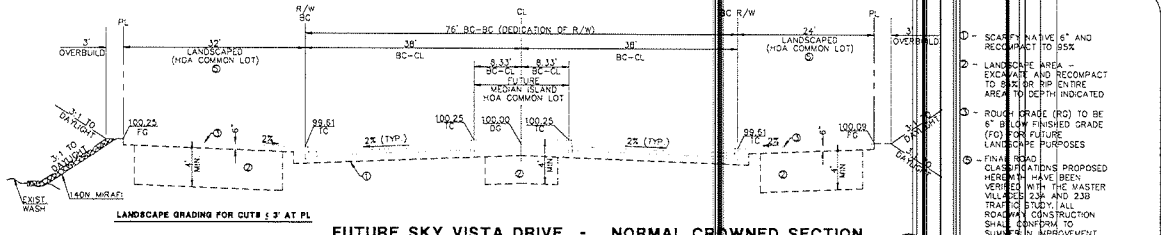


ALTA DRIVE - TYPICAL SECTION (1)
(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)
SCALE: HORZ 1"=10' NOT TO BE PAVED
VERT: 1"=5' WITH THIS IMPROVEMENT SET

② - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED



LANDSCAPE GRADING FOR CUTS > 3' AT PL
SEE PLAN/PROFILE SHEETS FOR LOCATIONS



LANDSCAPE GRADING FOR CUTS ≤ 3' AT PL

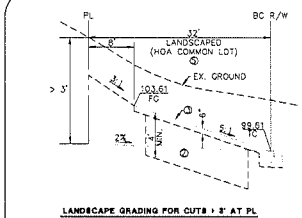
FUTURE SKY VISTA DRIVE - NORMAL CROWNED SECTION (2)
(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH BIKE LANES)
SCALE: HORZ 1"=10' NOT TO BE PAVED WITH
VERT: 1"=5' VILLAGES 23A AND 23B

① - SCARIFY NATIVE 6" AND RECOMPACT TO 95%

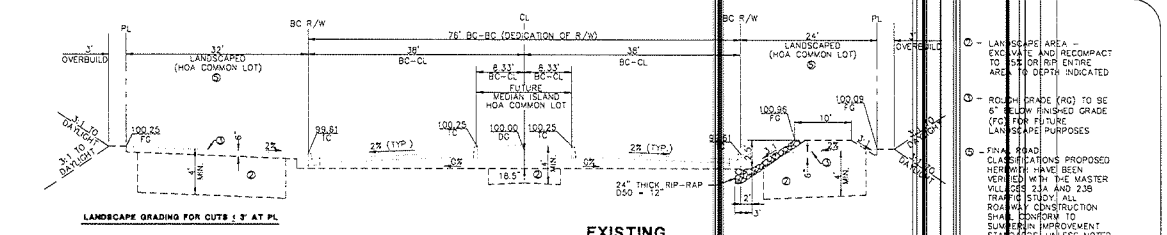
② - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

③ - ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ - FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.



LANDSCAPE GRADING FOR CUTS > 3' AT PL



LANDSCAPE GRADING FOR CUTS ≤ 3' AT PL

FUTURE SKY VISTA DRIVE - EXISTING CHANNEL SECTION (1)
(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH BIKE LANES)
SCALE: HORZ 1"=10' NOT TO BE PAVED WITH
VERT: 1"=5' VILLAGES 23A AND 23B

③ - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

④ - ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

⑤ - FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

RECEIVED
JUL 0 5 2012

TMP-46270

JOSHUA L. MEYER
No. 14014
CIVIL
STATE OF NEVADA
PROFESSIONAL ENGINEER

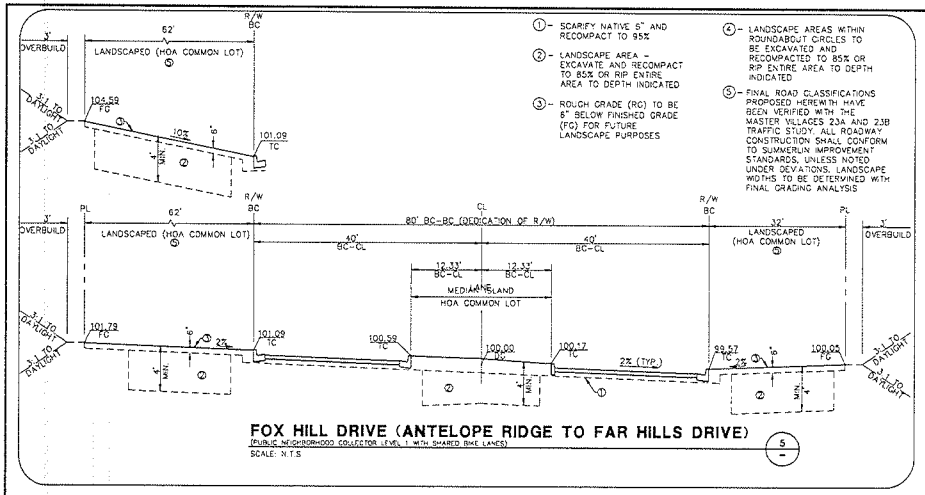
DATE	DESCRIPTION	BY
		GCW APP'D
		AGEN APP'D
		DES'D
		DRAWN
		CHK'D

PROJECT NO. 6202338-020
DESIGN MF
DRAWN MF
CHK'D GCW
A.01 DATE 07-24-12
P.01 TIME 12:31:59

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.2100 · F: 702.804.2299 · GCWALLACE.COM
LAS VEGAS · MESQUITE
F:\Projects\6202338-020\Drawings\Land\TentMap\238-tm08.dwg
Michael Fong

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
8
8 OF 13 SHTS

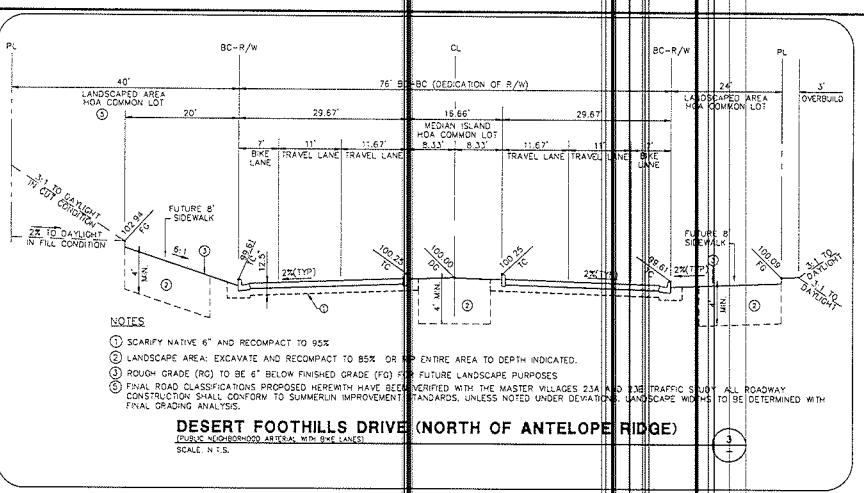


FOX HILL DRIVE (ANTELOPE RIDGE TO FAR HILLS DRIVE)

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH SHARED BIKE LANES)

SCALE: N.T.S

5



NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 95%

② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.

③ ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

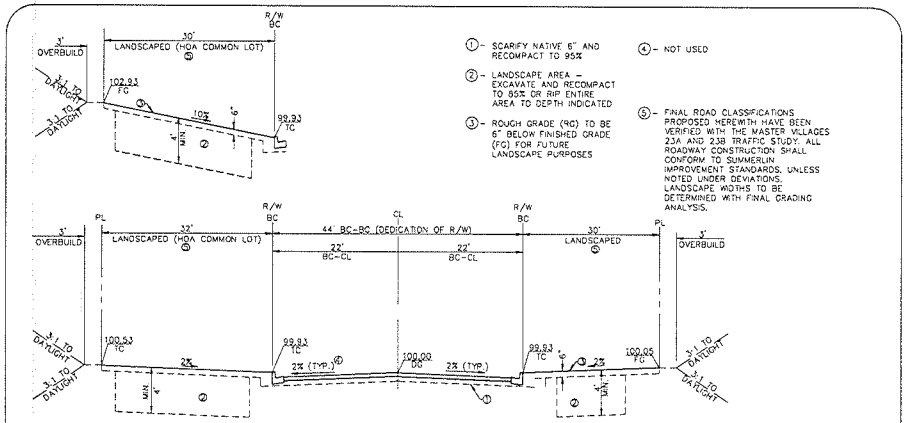
④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

DESERT FOOTHILLS DRIVE (NORTH OF ANTELOPE RIDGE)

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)

SCALE: N.T.S.

3



① - SCARIFY NATIVE 6" AND RECOMPACT TO 95%

② - LANDSCAPE AREA - EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

③ - ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ - NOT USED

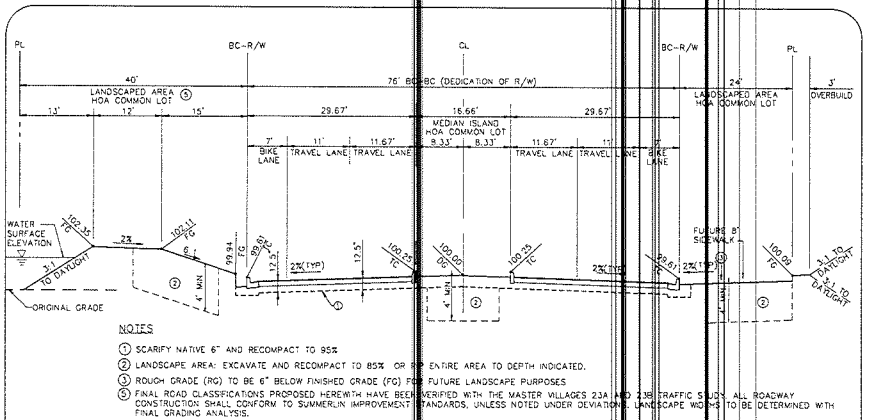
⑤ - FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

FOX HILL DRIVE (ALTA TO ANTELOPE RIDGE)

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH ADDITIONAL PARKING LANE AND SHARED BIKE LANES)

SCALE: N.T.S

4



NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 95%

② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.

③ ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

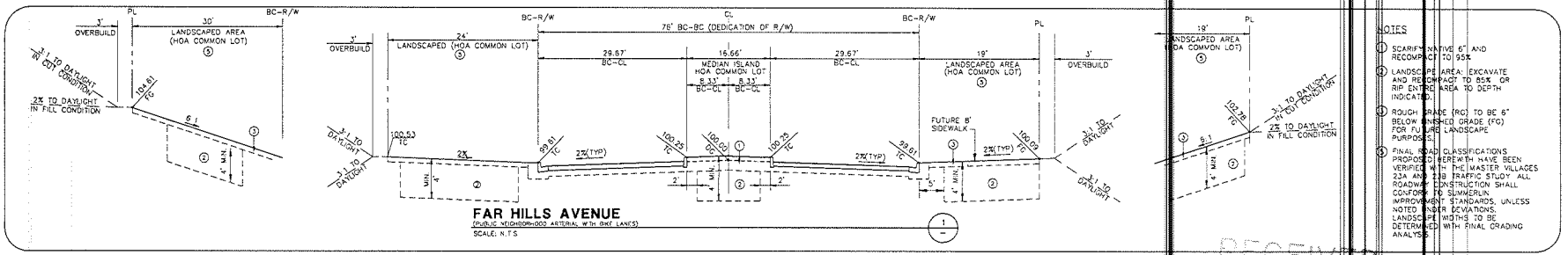
④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

DESERT FOOTHILLS DRIVE (SOUTH OF ANTELOPE RIDGE)

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)

SCALE: N.T.S.

2



FAR HILLS AVENUE

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)

SCALE: N.T.S

1

NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 95%

② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.

③ ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

STATE OF NEVADA — PROFESSIONAL ENGINEER — JOSHUA M. HOCKETT — No. 19191 — 06/30/2023 — CIVIL

NO.	DESCRIPTION	DATE	DRAWN APP	CCW APP	DATE

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD | LAS VEGAS, NV 89146
TEL: (702) 804-8000 | FAX: (702) 804-8001 | WWW.GCWALLACE.COM

LAS VEGAS | HENDERSON

PROJECT NO. 6202288-020
DESIGN: MF
DRAWN: MF
CHECK: JH
PLOT DATE: 07-21-17
PLOT TIME: 13:52:09

F:\Projects\6202\6202388-020\Civil\Land\Tentmap\23B-tm09.dwg
Xrefed files

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
9
9 OF 13 SHTS

RECEIVED
JUN 25 2021
CLARK COUNTY NEVADA

TMP-46270

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1363.41'	S69° 03' 00.00"E
L3	168.55'	N23° 57' 00.00"E
L9	101.20'	S18° 05' 46.90"W
L11	181.19'	S23° 57' 00.00"W
L12	195.72'	S69° 03' 00.00"E
L13	1147.69'	S79° 30' 18.00"E
L14	225.05'	S78° 13' 55.00"E
L15	69.63'	S79° 30' 18.00"E
L16	36.42'	N14° 15' 15.58"E
L17	43.55'	N14° 15' 15.58"E
L19	771.18'	N31° 43' 43.69"E
L20	43.61'	S64° 22' 36.91"W
L24	229.63'	S79° 08' 11.75"W
L26	450.39'	S37° 41' 31.83"E
L31	143.26'	S11° 30' 55.00"W
L33	175.21'	N82° 41' 35.00"W
L35	110.36'	S84° 21' 45.03"W
L38	28.32'	S84° 21' 45.03"W
L42	50.00'	S84° 21' 45.03"W
L45	12.80'	S84° 21' 45.03"W
L46	12.80'	S84° 21' 45.03"W
L47	64.16'	S84° 21' 45.03"W
L49	59.75'	N10° 38' 14.97"W
L50	58.76'	N1° 10' 30.61"W
L52	74.85'	N10° 38' 14.97"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L54	38.15'	N24° 40' 25.44"W
L55	1714.23'	N10° 38' 14.97"W
L57	965.59'	N23° 57' 00.00"E
L58	217.40'	N25° 13' 23.00"E
L59	54.78'	N23° 57' 00.00"E
L62	250.00'	N23° 57' 00.00"E
L64	71.93'	S69° 03' 00.00"E
L66	56.69'	S59° 35' 15.64"E
L68	71.40'	S69° 03' 00.00"E
L70	35.70'	S83° 05' 10.48"E
L73	470.00'	S79° 30' 18.00"E
L74	663.63'	S78° 13' 55.00"E
L77	199.88'	S79° 30' 18.00"E
L80	50.20'	S14° 15' 15.58"W
L81	75.17'	S12° 58' 52.58"W
L82	488.53'	S14° 15' 15.58"W
L85	243.74'	N84° 21' 45.03"E
L87	200.00'	N10° 38' 14.97"W
L90	434.75'	N9° 21' 51.97"W
L91	1208.54'	N10° 38' 14.97"W
L93	1130.16'	N23° 57' 00.00"E
L94	217.85'	N22° 40' 37.00"E
L95	234.90'	N23° 57' 00.00"E
L97	193.12'	N69° 03' 00.00"W
L100	1059.24'	N69° 03' 00.00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	887.98'	N12° 41' 17.09"W
L102	442.50'	N10° 29' 42.00"E
L104	135.37'	N79° 30' 18.00"W
L106	41.85'	N83° 05' 10.48"W
L107	147.93'	N69° 03' 00.00"W
L109	181.39'	S23° 57' 00.00"W
L111	815.66'	N15° 42' 09.06"W
L112	563.78'	N66° 03' 00.00"W
L113	74.00'	N66° 03' 00.00"W
L114	55.05'	S23° 57' 00.00"W
L115	170.72'	S25° 13' 23.00"W
L116	617.43'	S23° 57' 00.00"W
L117	73.57'	N72° 07' 16.40"W
L118	950.48'	N64° 29' 44.81"W
L122	41.62'	S10° 38' 14.97"E
L125	648.63'	S10° 38' 14.97"E
L126	864.73'	S73° 30' 03.83"W
L127	73.74'	S79° 21' 45.03"W
L128	847.91'	S54° 36' 24.61"W
L129	427.27'	S82° 59' 31.94"W
L130	73.90'	S79° 21' 45.03"W
L135	136.15'	N10° 38' 14.97"W
L136	41.23'	N24° 40' 25.44"W
L137	221.02'	N10° 38' 14.97"W
L138	40.00'	N5° 38' 14.97"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L139	135.84'	N84° 21' 45.03"E
L142	110.36'	N84° 21' 45.03"E
L144	88.54'	S82° 41' 35.00"E
L145	40.00'	S7° 18' 25.00"W
L146	25.75'	N7° 18' 25.00"E
L149	86.94'	N11° 30' 55.00"E
L154	450.39'	N37° 41' 31.83"W
L156	229.63'	N79° 08' 11.75"E
L161	543.72'	N14° 15' 15.58"E
L162	91.17'	N79° 30' 18.00"W
L163	75.18'	N10° 29' 42.00"E
L164	186.37'	N71° 55' 26.06"W
L166	345.73'	N78° 13' 55.00"W
L167	6.84'	S12° 00' 33.00"W
L170	47.93'	N79° 30' 18.00"W
L172	56.69'	N70° 02' 33.64"W
L174	74.82'	N79° 30' 18.00"W
L176	35.31'	S86° 17' 35.64"W
L178	426.75'	N80° 46' 42.49"W
L179	301.40'	N79° 30' 18.00"W
L180	315.07'	N80° 46' 41.00"W
L181	320.87'	N79° 30' 17.99"W
L184	200.00'	N79° 30' 18.00"W
L187	43.55'	N14° 15' 15.58"E
L189	747.74'	N31° 43' 43.69"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L190	102.79'	N79° 30' 18.00"W
L191	4.93'	N79° 30' 18.00"W
L192	63.18'	N12° 00' 33.00"E
L193	74.85'	N79° 30' 18.00"W
L194	46.92'	N70° 02' 33.64"W
L195	9.77'	N70° 02' 33.64"W
L196	49.57'	N79° 30' 18.00"W
L197	101.23'	S12° 00' 33.00"W
L198	227.81'	S12° 00' 33.00"W
L199	392.46'	S17° 21' 53.00"W
L201	98.53'	S73° 41' 30.00"E
L202	313.53'	S54° 35' 35.21"E
L203	406.37'	S5° 20' 18.30"E
L204	78.86'	S82° 28' 28.00"E
L205	58.92'	N7° 31' 32.00"E
L206	144.15'	N17° 34' 53.00"E
L207	314.36'	N15° 02' 07.00"E
L208	392.46'	N17° 21' 53.00"E
L209	35.22'	N2° 16' 58.54"W
L210	74.80'	N12° 00' 33.00"E
L211	56.69'	N21° 28' 17.36"E
L212	67.93'	N12° 00' 33.00"E
L213	107.29'	N79° 30' 18.00"W
L215	660.30'	N80° 46' 41.00"W
L216	296.17'	N79° 30' 18.00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L217	574.72'	S14° 15' 15.58"W
L218	41.63'	N2° 16' 58.54"W
L219	155.35'	N12° 00' 33.00"E
L220	107.29'	N79° 30' 18.00"W
L221	580.36'	N79° 30' 18.00"W
L222	652.53'	S10° 29' 42.00"W
L223	597.03'	S52° 35' 02.21"W
L224	74.01'	S10° 29' 42.00"W
L226	377.67'	N80° 46' 41.00"W
L227	183.39'	N84° 30' 36.50"W
L228	94.17'	S14° 15' 15.58"W
L229	64.29'	N79° 30' 18.00"W
L230	80.00'	N75° 44' 44.42"W
L231	473.82'	S14° 15' 15.58"W
L234	24.00'	S35° 07' 40.58"W
L235	292.34'	S54° 35' 35.21"E
L237	406.37'	S5° 20' 18.30"E
L241	42.83'	S82° 28' 28.00"E
L244	15.35'	N7° 31' 32.00"E
L245	20.83'	S82° 28' 28.00"E
L250	144.15'	N17° 34' 53.00"E
L252	314.36'	N15° 02' 07.00"E
L255	343.86'	N72° 38' 07.00"W
L256	892.44'	S75° 25' 01.97"W
L257	152.48'	N17° 21' 53.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L260	90.00'	S72° 38' 07.00"E
L262	69.52'	N73° 41' 30.00"W
L265	158.17'	S15° 02' 07.00"W
L270	144.15'	S17° 34' 53.00"W
L272	319.19'	S7° 31' 32.00"W
L274	200.71'	S0° 16' 22.00"E
L277	35.15'	S17° 01' 31.28"E
L281	56.79'	S4° 02' 02.83"W
L285	67.18'	N75° 35' 40.00"E
L286	215.84'	N70° 21' 36.67"E
L289	481.58'	N75° 35' 40.00"E
L291	38.37'	N62° 29' 28.80"E
L293	65.90'	N75° 35' 40.00"E
L295	57.98'	N84° 52' 12.30"E
L297	22.19'	N75° 35' 40.00"E
L298	47.81'	N75° 35' 40.00"E
L304	200.71'	N0° 16' 22.00"W
L306	123.26'	N7° 31' 32.00"E
L308	25.97'	N82° 28' 28.00"W
L309	78.86'	N82° 28' 28.00"W
L313	406.37'	N5° 20' 18.30"W
L315	189.99'	N54° 52' 19.42"W
L318	67.76'	S48° 03' 04.12"W
L320	290.02'	S79° 08' 11.75"W
L322	450.39'	S37° 41' 31.83"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L327	76.97'	S11° 30' 55.00"W
L330	134.93'	S82° 41' 35.00"E
L338	40.00'	N7° 18' 25.00"E
L339	20.41'	N7° 18' 25.00"E
L340	9.55'	N82° 41' 35.00"W
L343	40.61'	N11° 30' 55.00"E
L348	450.39'	N37° 41' 31.83"W
L350	290.02'	N79° 08' 11.75"E
L354	189.99'	S54° 52' 19.42"E
L358	406.37'	S5° 20' 18.30"E
L360	53.83'	S82° 28' 28.00"E
L363	15.35'	S7° 31' 32.00"W
L364	20.65'	S82° 28' 28.00"E
L365	33.28'	S7° 31' 32.00"W
L367	200.71'	S0° 16' 22.00"E
L373	50.00'	S14° 24' 20.00"E
L374	148.88'	S75° 35' 40.00"W
L375	44.11'	S62° 29' 28.80"W
L376	479.86'	S75° 35' 40.00"W
L379	215.84'	S70° 21' 36.67"W
L381	5.64'	S28° 27' 46.46"W
L383	5.64'	N57° 42' 20.77"W
L391	46.41'	N82° 41' 35.00"W
L392	360.52'	S38° 53' 41.32"W
L393	410.76'	S19° 22' 19.95"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L394	501.45'	S1° 46' 07.39"W
L395	293.92'	S13° 53' 15.83"E
L396	194.54'	N13° 14' 55.34"W
L397	573.95'	N1° 46' 07.39"E
L398	625.21'	N18° 57' 56.56"W
L399	94.54'	N37° 19' 13.72"W
L400	603.62'	N68° 11' 51.68"E
L401	57.00'	S21° 48' 08.32"E
L402	360.54'	N68° 11' 51.68"E
L403	500.70'	S2° 09' 15.52"W
L404	465.94'	S23° 33' 14.18"E
L405	269.37'	S37° 19' 13.72"E
L406	614.51'	N68° 11' 51.68"E
L407	1140.32'	N87° 08' 58.12"W
L408	185.11'	N54° 55' 19.86"W
L409	521.90'	N54° 36' 24.61"E
L410	178.12'	N37° 19' 13.72"W
L411	499.97'	N23° 29' 56.78"W
L412	544.73'	N2° 06' 53.47"W
L413	290.76'	N12° 41' 17.09"W
L414	920.83'	S86° 18' 00.00"W
L415	530.96'	N1° 46' 07.39"E
L416	592.83'	N18° 57' 56.56"W
L417	183.44'	N37° 19' 13.72"W
L418	523.25'	S54° 36' 24.61"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L419	57.08'	N35° 23' 35.39"W
L420	352.50'	S54° 36' 24.61"W
L421	200.71'	N0° 16' 22.00"W

RECEIVED
JUL 25 2017

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: (702) 804-2000 F: (702) 804-2099 GCWALLACE.COM

PROJECT NO. 62023B-020
DESIGN: MF
DRAWN: MF
CHECK: JJ
PLOT DATE: 07-24-17
PLOT TIME: 12:32:22

NO.	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING
10
10 OF 13 SHTS

TMP-46270

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	45.55'	30.00'	87.00°	28.47'
C2	55.19'	300.00'	10.54°	27.67'
C3	70.19'	300.00'	13.41°	35.26'
C4	81.33'	1000.00'	4.66°	40.69'
C5	929.94'	1562.00'	34.11°	479.21'
C6	965.79'	1538.00'	33.78°	497.39'
C10	93.16'	679.67'	7.85°	46.65'
C12	48.69'	30.00'	93.00°	31.61'
C14	51.22'	300.00'	9.78°	25.67'
C15	74.42'	300.00'	14.21°	37.40'
C16	111.66'	1062.00'	6.02°	55.88'
C20	45.15'	30.00'	86.24°	28.09'
C24	120.14'	1258.67'	5.47°	60.12'
C25	79.27'	300.00'	15.14°	39.87'
C26	46.55'	300.00'	8.89°	23.32'
C27	113.27'	1127.67'	5.76°	56.68'
C29	85.92'	82.10'	59.96°	47.35'
C30	131.70'	165.00'	45.73°	69.59'
C31	441.67'	873.00'	28.99°	225.67'
C32	2083.91'	1022.00'	116.83°	1662.17'
C33	1032.64'	1278.00'	46.30°	546.37'
C34	48.76'	300.00'	9.31°	24.43'
C35	38.91'	300.00'	7.43°	19.48'
C36	72.42'	300.00'	13.83°	36.39'
C37	44.92'	30.00'	85.79°	27.87'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C38	573.39'	2538.00'	12.94°	287.92'
C39	57.53'	300.00'	10.99°	28.86'
C40	57.53'	300.00'	10.99°	28.86'
C41	12.62'	15.00'	48.19°	6.71'
C42	12.62'	15.00'	48.19°	6.71'
C43	12.62'	15.00'	48.19°	6.71'
C44	12.62'	15.00'	48.19°	6.71'
C45	44.51'	30.00'	85.00°	27.49'
C46	4.13'	25.00'	9.46°	2.07'
C47	6.12'	25.00'	14.04°	3.08'
C48	1486.22'	2482.00'	34.59°	766.53'
C49	57.53'	300.00'	10.99°	28.86'
C50	57.53'	300.00'	10.99°	28.86'
C51	45.55'	30.00'	87.00°	28.47'
C52	4.13'	25.00'	9.46°	2.07'
C53	4.13'	25.00'	9.46°	2.07'
C54	6.12'	25.00'	14.04°	3.08'
C55	5.72'	25.00'	13.11°	2.87'
C56	189.31'	1138.00'	9.53°	94.87'
C57	50.87'	300.00'	9.72°	25.50'
C58	57.53'	300.00'	10.99°	28.86'
C59	33.42'	30.00'	63.83°	18.69'
C60	31.34'	60.00'	29.93°	16.04'
C61	46.54'	1000.00'	2.67°	23.27'
C62	63.23'	76.33'	47.47°	33.56'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C63	49.74'	30.00'	95.00°	32.74'
C64	57.76'	300.00'	11.03°	28.97'
C65	51.09'	300.00'	9.75°	25.61'
C66	1532.10'	2538.00'	34.59°	790.20'
C67	48.69'	30.00'	93.00°	31.61'
C68	57.53'	300.00'	10.99°	28.86'
C69	57.53'	300.00'	10.99°	28.86'
C70	208.23'	425.00'	28.07°	106.25'
C71	193.42'	1162.00'	9.54°	96.93'
C72	103.40'	100.00'	59.24°	56.86'
C73	62.14'	324.00'	10.99°	31.16'
C74	52.93'	276.00'	10.99°	26.55'
C75	52.93'	276.00'	10.99°	26.55'
C78	208.28'	397.01'	30.06°	106.60'
C79	203.02'	403.55'	28.82°	103.71'
C81	51.65'	2438.00'	1.21°	25.82'
C82	213.21'	380.81'	32.08°	109.48'
C84	200.56'	342.41'	33.56°	103.25'
C85	1019.98'	2438.00'	23.97°	517.56'
C86	203.25'	406.70'	28.63°	103.79'
C87	213.06'	447.77'	27.26°	108.58'
C88	205.16'	413.17'	28.45°	104.74'
C89	211.24'	438.54'	27.60°	107.71'
C90	89.96'	100.00'	51.54°	48.26'
C94	65.20'	340.00'	10.99°	32.70'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C95	49.86'	260.00'	10.99°	25.01'
C96	582.43'	2578.00'	12.94°	292.46'
C97	60.54'	120.00'	28.90°	30.93'
C98	33.91'	50.00'	38.85°	17.63'
C99	79.66'	330.00'	13.83°	40.03'
C100	35.02'	270.00'	7.43°	17.53'
C101	43.88'	270.00'	9.31°	21.99'
C102	1008.40'	1248.00'	46.30°	533.55'
C103	2145.08'	1052.00'	116.83°	1710.96'
C104	427.14'	843.00'	29.03°	218.26'
C105	427.14'	843.00'	29.03°	218.26'
C106	306.74'	148.00'	118.75°	250.01'
C107	46.47'	968.00'	2.75°	23.24'
C108	30.39'	276.00'	6.31°	15.21'
C109	104.61'	275.00'	21.80°	52.94'
C110	46.56'	40.00'	66.69°	26.32'
C111	4.13'	25.00'	9.46°	2.07'
C112	4.13'	25.00'	9.46°	2.07'
C113	6.20'	25.00'	14.20°	3.11'
C114	5.54'	25.00'	12.93°	2.83'
C115	62.56'	300.00'	11.95°	31.40'
C116	62.56'	300.00'	11.95°	31.40'
C117	33.42'	30.00'	63.83°	18.69'
C118	31.34'	60.00'	29.93°	16.04'
C119	355.00'	1164.00'	17.47°	178.89'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C120	57.83'	300.00'	11.04°	29.01'
C123	98.08'	275.00'	20.44°	49.57'
C124	39.62'	40.00'	71.08°	28.57'
C126	6.12'	25.00'	14.04°	3.08'
C128	4.13'	25.00'	9.46°	2.07'
C131	4.13'	25.00'	9.46°	2.07'
C133	46.15'	40.00'	66.10°	26.03'
C134	107.45'	275.00'	22.39°	54.42'
C135	57.53'	300.00'	10.99°	28.86'
C137	57.53'	300.00'	10.99°	28.86'
C139	35.08'	2515.00'	5.35°	117.63'
C141	227.07'	5585.00'	2.33°	113.55'
C143	46.46'	30.00'	88.73'	29.34'
C145	80.48'	790.00'	11.64°	80.52'
C146	39.87'	200.00'	22.02'	38.92'
C147	8.73'	40.00'	12.50°	4.38'
C148	64.17'	80.00'	45.96°	33.93'
C150	392.60'	922.00'	48.25°	422.66'
C152	371.33'	778.00'	71.53°	560.42'
C153	99.98'	300.00'	17.18°	45.33'
C154	60.64'	300.00'	11.58°	30.42'
C155	31.34'	60.00'	29.93°	16.04'
C157	31.45'	30.00'	60.07°	17.35'
C159	38.17'	2072.00'	3.82°	59.11'
C160	6.52'	300.00'	12.70°	33.40'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C161	49.75'	300.00'	9.50°	24.93'
C162	109.03'	2061.00'	3.03°	54.53'
C164	228.37'	5139.00'	2.55°	114.20'
C166	230.16'	5661.00'	2.33°	115.09'
C168	398.91'	2439.00'	9.37°	199.90'
C169	78.36'	1500.00'	2.99°	39.19'
C170	5.79'	25.00'	13.27°	2.91'
C172	6.24'	25.00'	14.29°	3.13'
C174	4.13'	25.00'	9.46°	2.07'
C176	4.13'	25.00'	9.46°	2.07'
C178	49.62'	40.00'	71.08°	28.57'
C179	98.08'	275.00'	20.44°	49.57'
C181	57.53'	300.00'	10.99°	28.86'
C182	57.53'	300.00'	10.99°	28.86'
C186	45.16'	30.00'	86.24°	28.09'
C188	392.37'	2399.00'	9.37°	196.62'
C189	78.70'	1540.00'	2.93°	39.36'
C192	105.95'	100.00'	60.71°	58.56'
C195	62.14'	324.00'	10.99°	31.16'
C196	52.93'	276.00'	10.99°	26.55'
C198	208.83'	411.72'	29.06°	106.71'
C201	207.16'	420.66'	28.22°	105.73'
C202	223.61'	870.00'	14.73°	112.42'
C203	52.51'	148.00'	20.33°	26.53'
C204	813.24'	946.00'	49.25°	433.66'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C205	941.36'	754.00'	71.53°	543.14'
C206	82.78'	276.00'	17.18°	41.70'
C207	65.49'	324.00'	11.58°	32.86'
C208	32.62'	66.00'	28.32°	16.65'
C209	51.41'	104.00'	28.32°	26.24'
C210	113.76'	2112.00'	3.09°	56.89'
C211	75.39'	340.00'	12.70°	37.85'
C212	43.11'	260.00'	9.50°	21.61'
C213	111.15'	2101.00'	3.03°	55.59'
C214	226.59'	5099.00'	2.55°	113.31'
C215	71.75'	5701.00'	0.72°	35.88'
C216	208.39'	471.11'	25.34°	105.93'
C217	208.23'	425.00'	28.07°	106.25'
C218	31.34'	60.00'	29.93°	16.04'
C219	32.12'	30.00'	61.35°	17.79'
C220	37.82'	5226.00'	0.41°	18.91'
C221	60.92'	300.00'	11.63°	30.56'
C222	54.34'	300.00'	10.38°	27.24'
C223	79.57'	5215.00'	0.87°	39.79'
C224	348.38'	1985.00'	10.06°	174.64'
C225	270.17'	1985.00'	7.80°	135.29'
C226	125.44'	3111.00'	2.31°	62.73'
C227	6.30'	25.00'	14.44°	3.17'
C228	5.93'	25.00'	13.59°	2.98'
C229	75.09'	3101.00'	1.39°	37.55'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C230	3.86'	25.00'	8.86°	1.94'
C231	4.38'	25.00'	10.04°	2.20'
C232	67.80'	3111.00'	1.25°	33.90'
C233	50.67'	30.00'	97.15°	34.00'
C234	28.58'	1129.67'	1.45°	14.29'
C235	398.84'	6038.00'	3.78°	199.49'
C236	5.72'	25.00'	13.10°	2.87'
C237	5.72'	25.00'	13.10°	2.87'
C238	4.05'	25.00'	9.28°	2.03'
C239	4.05'	25.00'	9.28°	2.03'
C240	43.65'	30.00'	83.37°	26.72'
C241	200.00'	3198.00'	3.58°	100.03'
C242	63.18'	300.00'	12.07°	31.71'
C243	52.39'	300.00'	10.01°	26.26'
C245	280.52'	2061.00'	7.80°	140.47'
C246	47.12'	30.00'	90.00°	30.00'
C247	70.35'	300.00'	13.44°	35.34'
C248	52.79'	300.00'	10.08°	26.46'
C249	1056.54'	822.00'	73.78°	616.99'
C250	759.05'	878.00'	49.53°	405.08'
C251	176.97'	499.00'	20.32°	89.42'
C252	74.29'	75.00'	56.76°	40.52'
C253	418.84'	772.00'	31.09°	214.71'
C254	1994.19'	978.00'	116.83°	1590.61'
C255	1110.95'	1322.00'	48.15°	590.65'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C256	1110.95'	1322.00'	48.15°	590.65'
C257	62.25'	500.00'	7.13°	31.16'
C258	79.06'	500.00'	9.06°	39.62'
C259	31.34'	60.00'	29.93°	16.04'
C260	33.66'	30.00'	64.28°	18.85'
C261	60.26'	2111.00'	1.64°	30.13'
C262	49.92'	300.00'	9.53°	25.02'
C263	66.29'	300.00'	12.66°	33.28'
C264	272.76'	2122.00'	7.36°	136.57'
C265	135.08'	5000.00'	1.55°	67.55'
C266	83.43'	1100.00'	4.35°	41.74'
C267	331.21'	2126.00'	8.93°	165.94'
C268	52.37'	104.00'	28.85°	26.75'
C269	28.39'	66.00'	24.64°	14.42'
C270	84.14'	532.00'	9.06°	42.16'
C271	58.27'	468.00'	7.13°	29.17'
C272	1137.84'	1354.00'	48.15°	604.95'
C273	1137.84'	1354.00'	48.15°	604.95'
C274	1928.94'	946.00'	116.83°	1538.57'
C275	474.69'	804.00'	33.83°	244.49'
C276	132.14'	148.00'	51.16°	70.84'
C277	102.11'	475.00'	12.32°	51.25'
C278	736.30'	854.00'	49.53°	394.00'
C279	1089.45'	846.00'	73.78°	635.00'
C280	48.57'	276.00'	10.08°	24.35'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C281	35.97'	324.00'	13.44°	38.16'
C282	2.62'	66.00'	28.32°	16.65'
C283	0.41'	104.00'	28.32°	26.24'
C284	35.96'	2101.00'	7.80°	143.20'
C285	94.92'	3227.00'	1.86°	52.46'
C286	5.40'	260.00'	10.01°	22.76'
C287	3.60'	340.00'	12.07°	35.93'
C288	37.31'	3238.00'	2.43°	68.67'
C289	5.73'	100.00'	43.39°	39.78'
C290	201.49'	6078.00'	3.79°	200.82'
C291	95.59'	1169.67'	1.45°	14.80'
C292	57.24'	2265.00'	3.22°	56.64'
C293	83.22'	2090.00'	3.38°	61.63'
C294	6.80'	2085.00'	2.11°	38.41'
C295	0.40'	1060.00'	4.35°	40.22'
C296	94.00'	4960.00'	1.55°	67.01'
C297	267.62'	2082.00'	7.36°	134.00'
C298	9.45'	260.00'	12.66°	28.84'
C299	6.58'	340.00'	9.53°	28.35'
C300	9.12'	2071.00'	1.64°	29.56'
C301	223.95'	542.36'	23.65°	113.54'
C307	505.37'	2137.27'	13.55°	253.87'
C314	227.07'	5585.00'	2.33°	113.55'
C315	20.14'	1258.67'	5.47°	60.12'
C317	2.86'	251.00'	5.22°	11.44'

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146
PHONE (702) 804-8000 FAX (702) 804-8001 WWW.GCWALLACE.COM
LAS VEGAS | MESQUITE

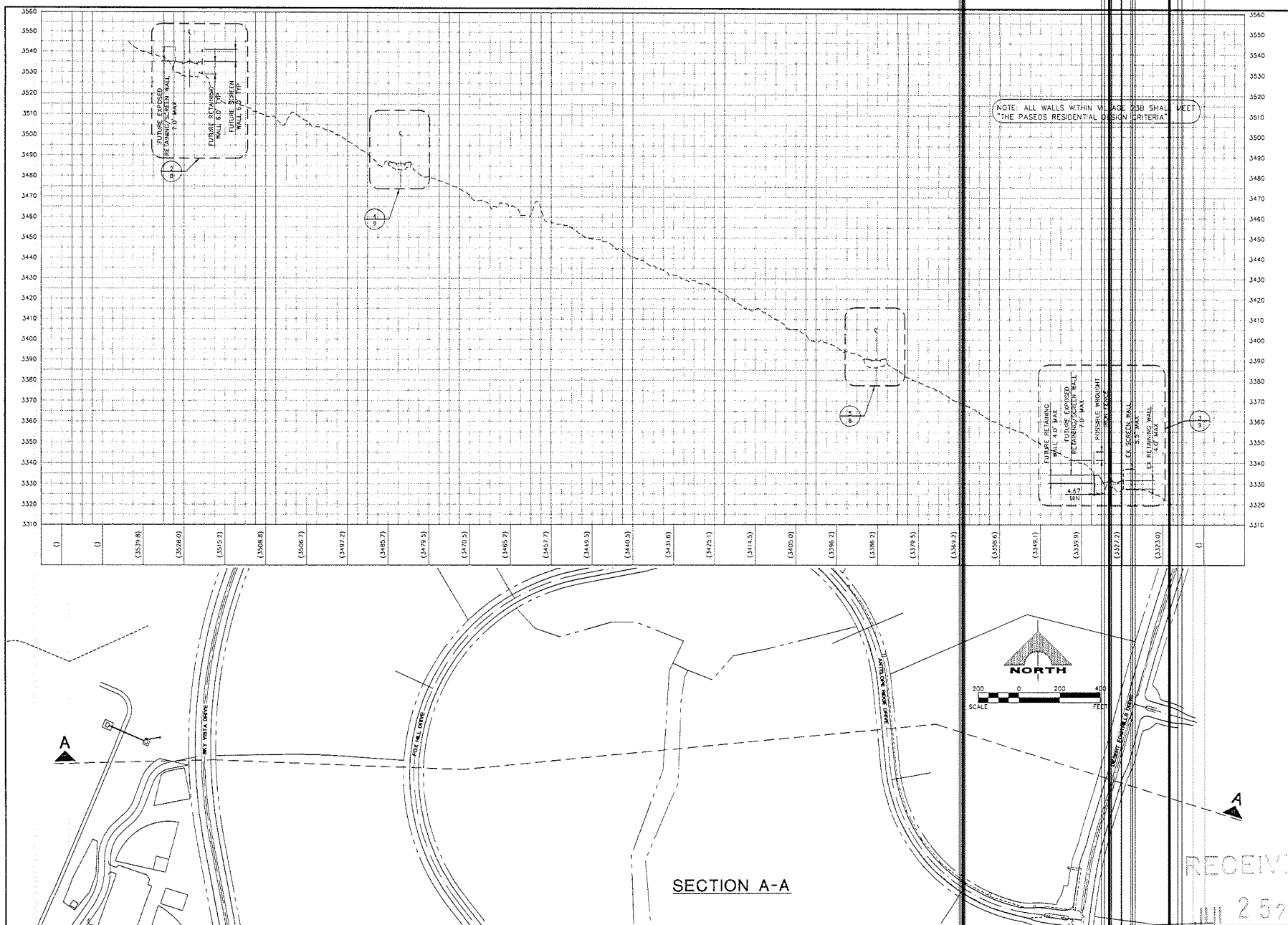
PROJECT NO. 62028B-020
DESIGN: MF
DRAWN: MF
CHECK: JV
PLOT DATE: 07-24-12
PLOT TIME: 12:32:32

NO.	DATE	DESCRIPTION	DATE	PLOT APP	DATE	CITY APP

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

DRAWING 11
11 OF 13 SHTS

RECEIVED
JUL 25 2012
TMP-46270



SECTION A-A

RECEIVED
JUL 25 2012

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89144
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

LAS VEGAS · MESQUITE

PROJECT NO. 620238-020

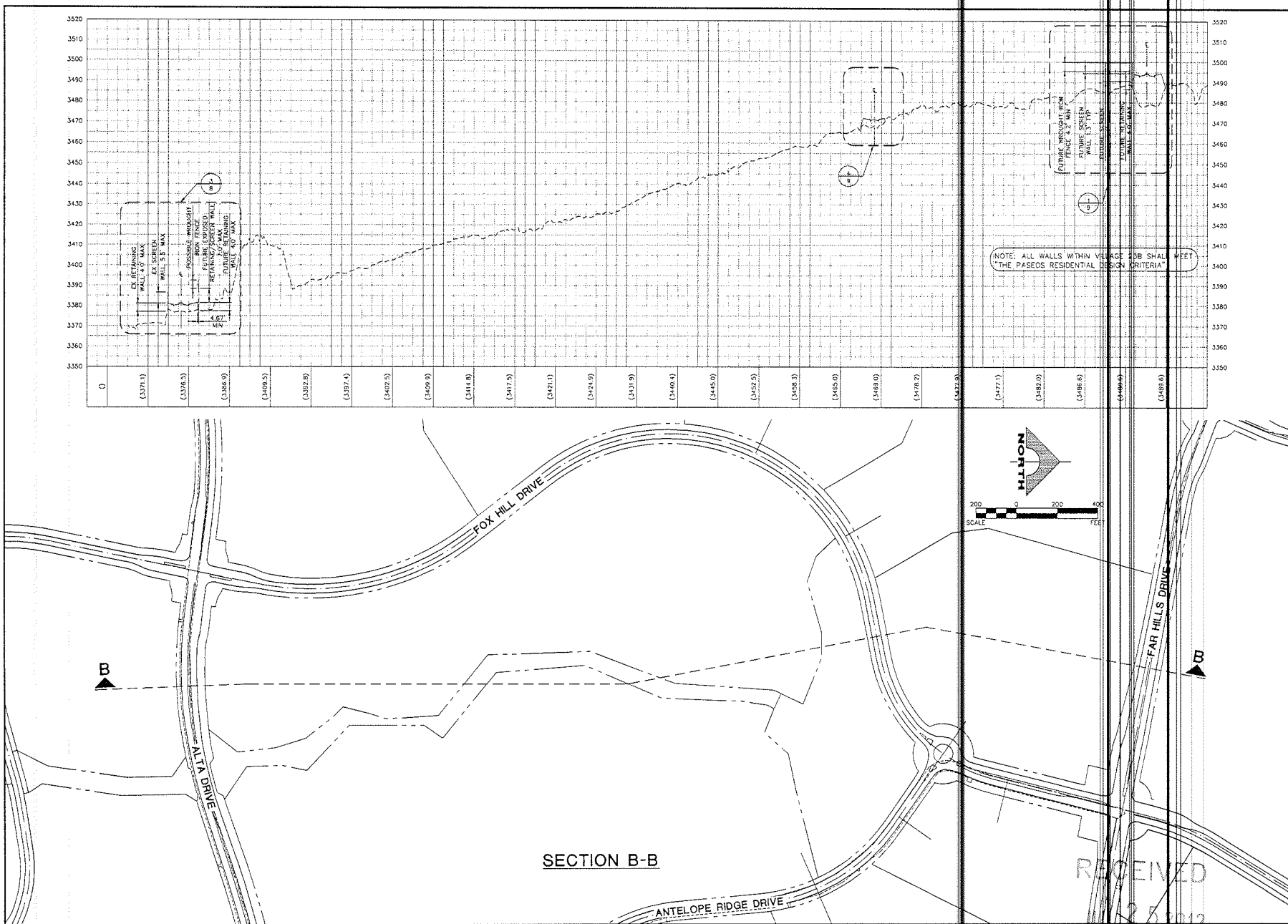
SUMMERLIN

VILLAGE 23B

TENTATIVE MAP

DRAWING 12
12 OF 13 SHTS

TMP-46270



SECTION B-B

RECEIVED
JUL 25 2012

PROJECT NO. 620238-020

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD · LAS VEGAS, NV 89146
T: 702.804.3000 · F: 702.804.2299 · GCWALLACE.COM

LAS VEGAS · MESQUITE

SUMMERLIN

VILLAGE 23B

TENTATIVE MAP

DRAWING 13
13 OF 13 SHTS

TMP-46270

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:

~~62023B-020~~

~~702-804-2157~~
~~Josh Johnson, PE, LEED AP~~
Vice President
jjohnson@gcwallace.com

July 24, 2012

Mr. Yorgo Kagafas
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Summerlin: Village 23B Tentative Map Justification Letter
Request for Waiver to Defer Construction of Far Hills Avenue

Dear Mr. Kagafas:

On behalf our client, The Howard Hughes Corporation (THHC), we are pleased to submit the Summerlin Village 23B Tentative Map and waiver.

Village 23B is a proposed residential development with a mixture of detached and attached single-family uses, as well as multi-family uses and a possible school site. This village encompasses 439.9 acres and proposes a maximum entitled buildout of 4,436 residential units. Historically, the final buildout of Summerlin villages has been much lower than the entitled number of residential units. For planning purposes and the design of the Village 23B infrastructure, we are proposing an anticipated maximum build-out of 2,485 residential units for this village.

The proposed development is consistent with the City of Las Vegas (CLV) approved General Plan (Z-0119-96), the Summerlin Village 23A and 23B Development Plan (SV-0018-01 MOD-2994-03), the Summerlin Village 23A and 23B Minor Modification to the Development Plan (MOD-45960) and is in conformance with the Summerlin West Annexation Development Agreement (DA-0001-96) with CLV. In accordance with the Development Agreement, landscape plans, building elevations, floor plans, and a development impact notice and assessment (DINA) are not required as part of this submittal.

This waiver request is to defer the construction Far Hills Avenue from Fox Hill Drive to Sky Vista Drive. This roadway will be constructed with the future adjacent Villages, as traffic is required. Currently Far Hills Avenue is rough graded and is proposed to be developed with the future adjacent Village similar to Sky Vista Drive. Far Hills Avenue is not anticipated to be needed until additional surrounding development occurs.

We request that the Village 23B Tentative Map and waiver be included on the agenda for Planning Commission action on September 11, 2012. We want to thank you for taking the time to meet with

TMP-46270

RECEIVED
JUL 25 2012

us during our pre-application appointment and for consideration of this application. Please do not hesitate to contact me at the above number if you have any questions.

Cordially,

G. C. WALLACE, INC.

Josh Johnson, P E, LEED AP
Vice President

c: J. Cleaver, THHC
D. Yoro, GCW

RECEIVED
JUN 25 2012

TMP-46270

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

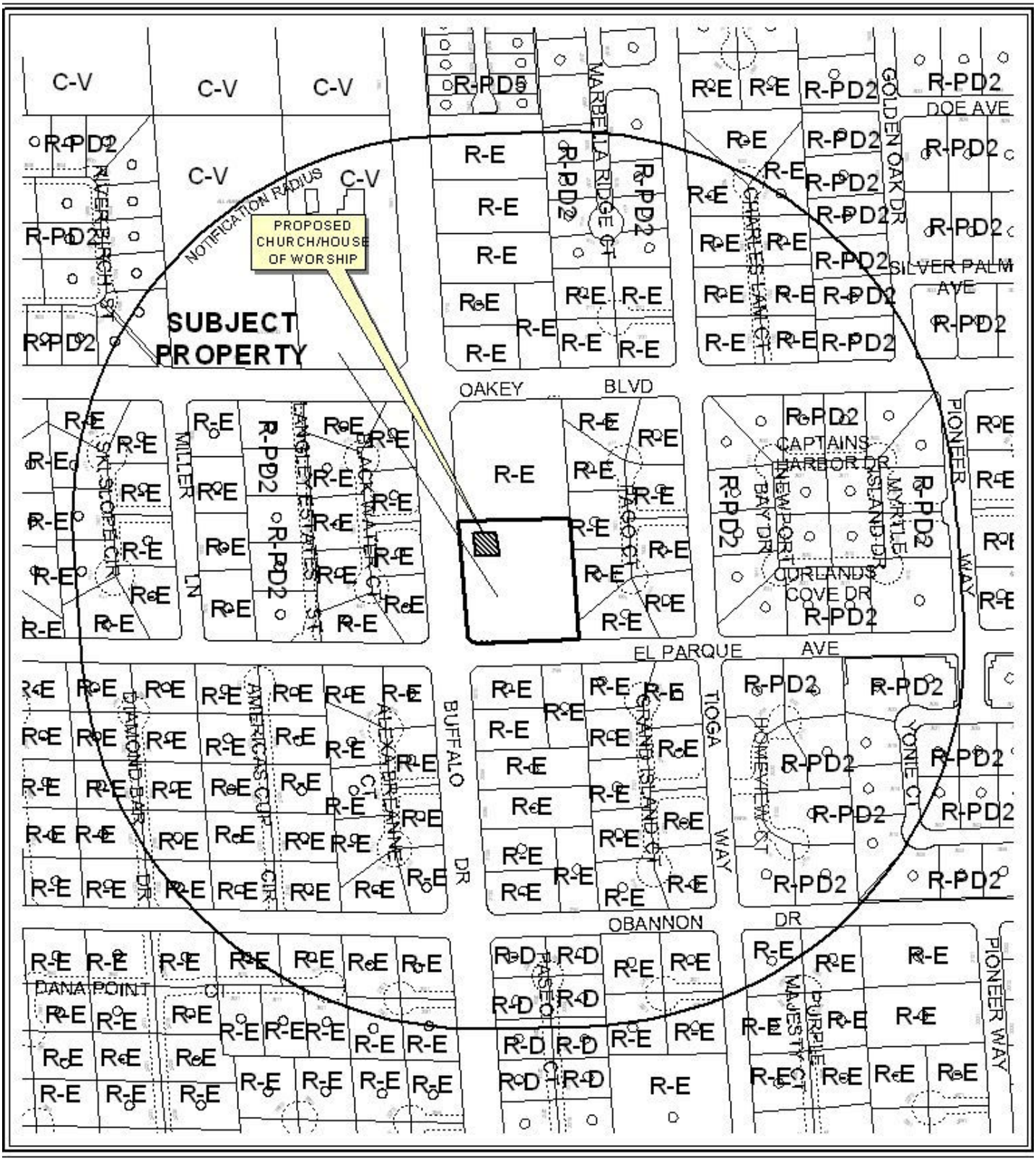
SUBJECT:
ABEYANCE - SUP-45488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**14**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-45488 and SDR-45489
2. Conditions and Staff Report - SUP-45488 and SDR-45489
3. Supporting Documentation
4. Photo - SUP-45488 and SDR-45489
5. Site Photos Submitted by Bill Wilson 07/10/12
6. Justification Letter - SUP-45488 and SDR-45489
7. Protest/Support Postcards and Protest Letter – SUP-4588 and SDR-45489

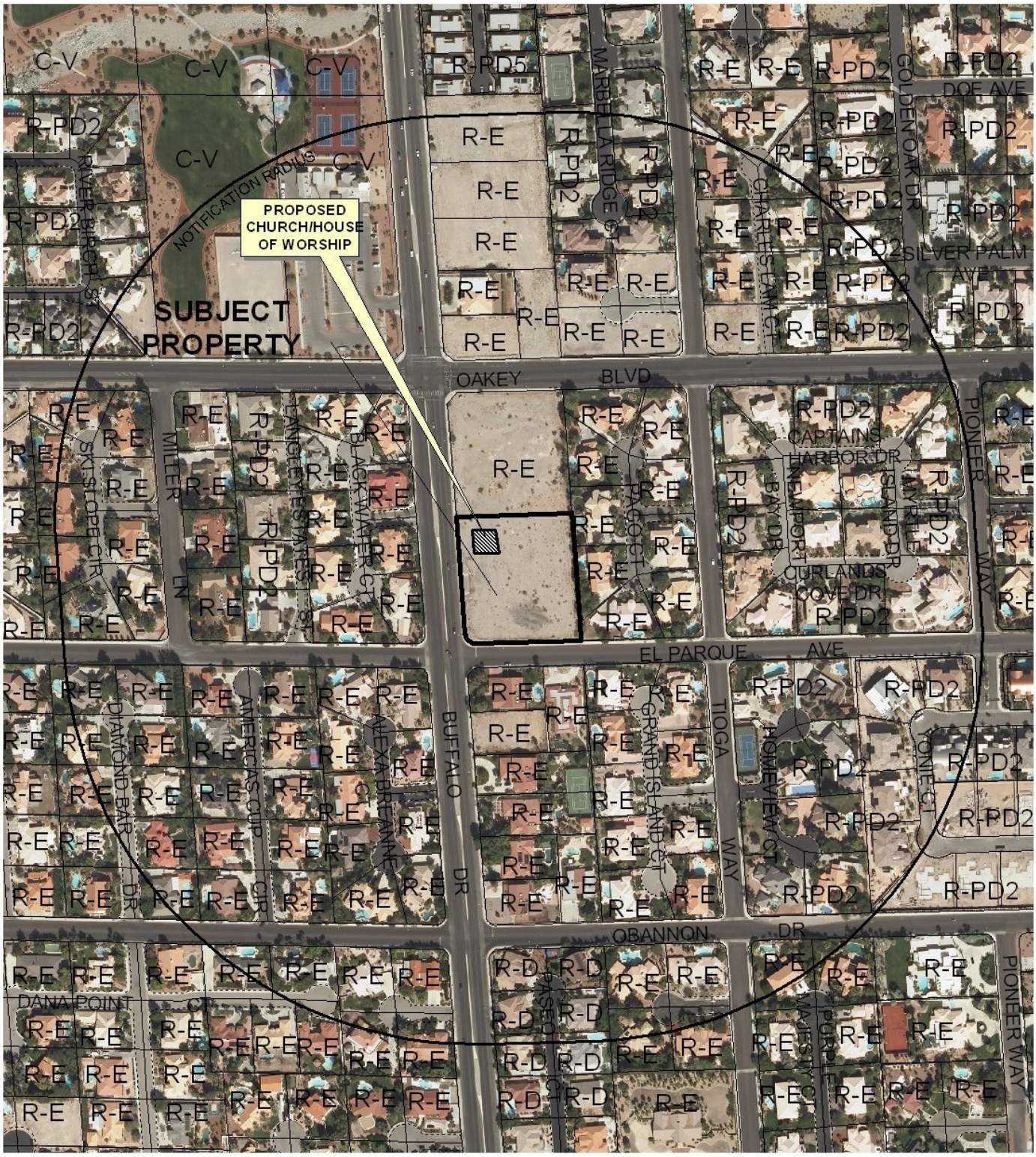


0 300 600 Feet

CASE: **SUP-45488 & SDR-45489**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-45488 & SDR-45489**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45488** APN: 163-03-301-002

Name of Property Owner: Robert F/Linda M Moyer Trust

Name of Applicant: Lakes Congregation of Jehovah's Witnesses

Name of Representative: Rafael A. (Tony) Navarro

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Robert F Moyer

Print Name: Robert F. Moyer

Subscribed and sworn before me

This 24th day of May, 2012

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

RECEIVED
MAY 2, 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45488** APN: 163-03-301-002

Name of Property Owner: Lakes Congregation of Jehovah's Witnesses

Name of Applicant: Harry Palmore or Tom G. Shelton

Name of Representative: Rafael A. (Tony) Navarro

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: N.A.

Partner(s): N.A.

APN: N.A.

Signature of Property Owner: Robt F Moyer

Print Name: Robert F. Moyer

Subscribed and sworn before me

This 17th day of May, 2012

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
MAY 23 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Buffalo And El Parque

Project Name Lakes Kingdom Hall Of Jehovah's Witnesses **Proposed Use** House of Worship

Assessor's Parcel #(s) 163-03-301-002 **Ward #** 1

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

Commercial Square Footage 4800 Square Feet **Floor Area Ratio**

Gross Acres 2.1 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Robert F/Linda M Moyer Trust **Contact** Robert Moyer

Address 8021 West Obannon Drive **Phone:** (702) 493-5586 **Fax:** (702) 242-3264

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address boblinmoy@aol.com

APPLICANT Lakes Cong. of Jehovah's Witnesses **Contact** Harry Palmore/Tom Shelton

Address 7184 Adobe Hills Ave. **Phone:** (702) 258-8757 **Fax:**

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address hpalmore@cox.net or tgs5400@gmail.com

REPRESENTATIVE Rafael A. (Tony) Navarro **Contact** Same

Address 10765 Woodlore Pl. **Phone:** (702) 219-6312 **Fax:**

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address tonyinlv@hotmail.com

Property Owner Signature* Robt F Moy

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

Print Name Robert F. Moyer

Subscribed and sworn before me

This 24th day of May, 20 12.

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP - 45488
Meeting Date:	07/10/12
Total Fee:	1030
Date Received:*	05/24/12
Received By:	

RECEIVED

* 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

MAY 24 2012

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use permit

Project Address (Location) Buffalo and El Parque

Project Name Lakes Kingdom Hall of jehovah's Witnesses **Proposed Use** House of worship

Assessor's Parcel #(s) 163-03-301-002 **Ward #** _____

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

Commercial Square Footage 4800 Square feet **Floor Area Ratio** _____

Gross Acres 2.1 **Lots/Units** N.A. **Density** _____

Additional Information _____

PROPERTY OWNER Robert F/ Linda M Moyer Trust **Contact** Robert Moyer

Address 8021 West Obannon Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

APPLICANT Lakes Cong. of Jehovah's Witnesses **Contact** Harry Palmore / Tom Shelton

Address 7184 Adobe Hills Ave. **Phone:** (702) 258-8757 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address hpalmore@cox.net Or tgs5400@gmail.com

REPRESENTATIVE Rafael A. (Tony) Navarro **Contact** Same

Address 10765 Woodlore Place **Phone:** (702) 228-6703 **Fax:** N.A.

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address tonyinlv@hotmail.com

Property Owner Signature* Robert F Moyer

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

Print Name Robert F. Moyer

Subscribed and sworn before me

This 17th day of May, 20 12.

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

FOR DEPARTMENT USE ONLY

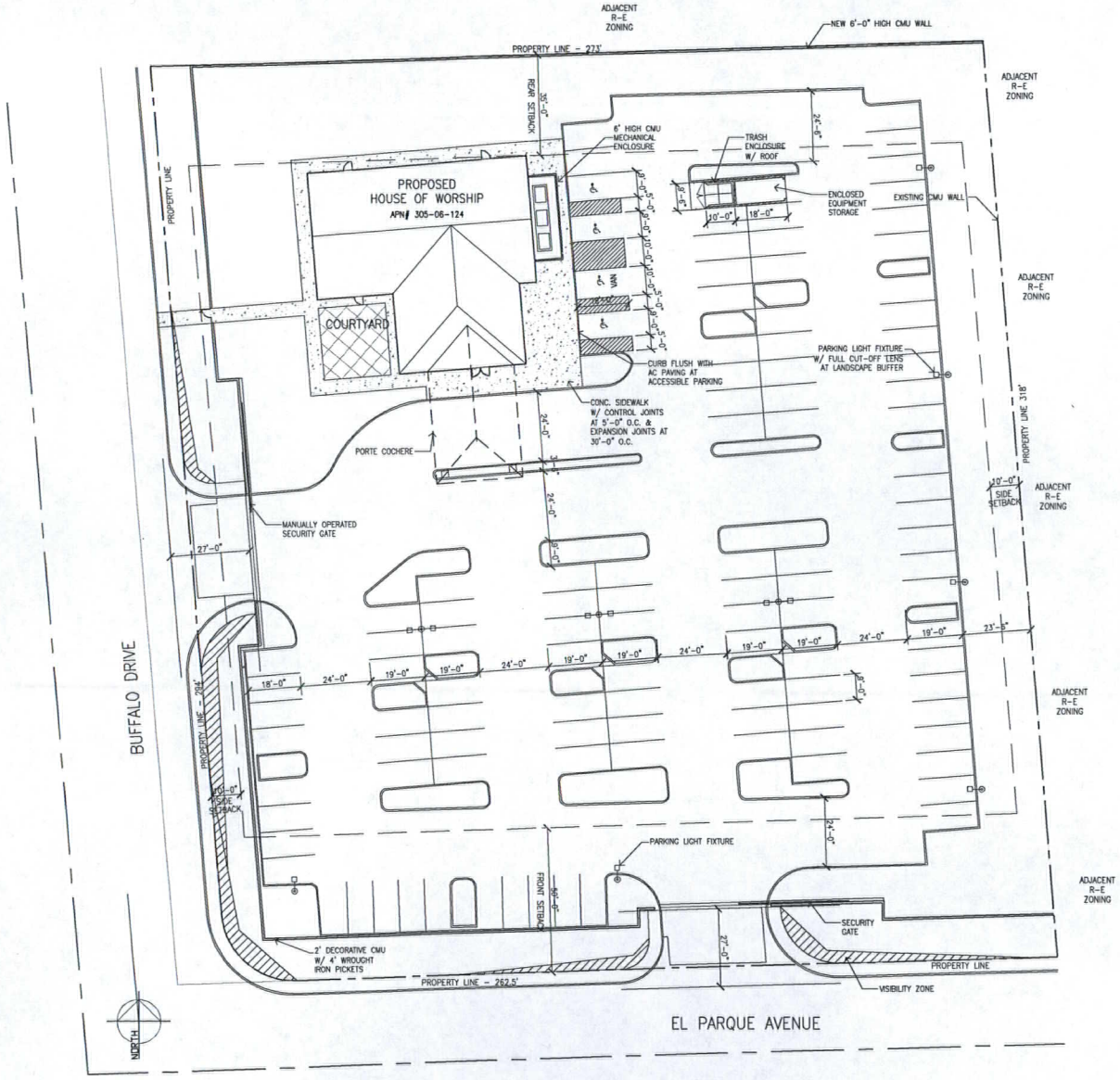
Case #	SUP-45488
Meeting Date:	7/10/12
Total Fee:	$1,030
Date Received:*	5/23/12
Received By:	KS

*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
MAY 23 2012
City of Las Vegas

Revised 10/27/08

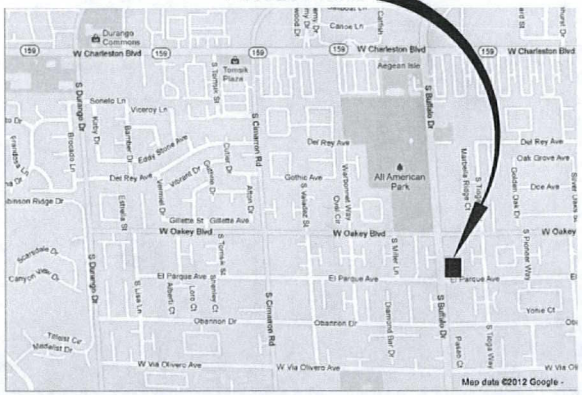
f:\depot\Application Packet\Application Form.pdf



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

PROJECT SITE



VICINITY MAP

SCALE: N.T.S.

RECEIVED

JUN 12 2012

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER:	163-03-301-002
SITE AREA:	2.1 ACRE
ZONING:	R-E
USE:	HOUSE OF WORSHIP (USE PERMIT)
BUILDING AREA:	4,576 S.F.
PORTE COCHERE AREA:	1,200 S.F.

PARKING REQUIREMENTS
PARKING REQUIRED: 4,756/100 = 48
PARKING PROVIDED: 106 STANDARD SPACES + 4 ACCESSIBLE SPACES (1 VAN, 3 CAR)
LOADING ZONE REQUIRED: 1

DIMENSIONAL STANDARDS (BASED ON R-E STANDARDS)

FRONT SETBACK:	50'
SIDE SETBACK:	10'
REAR SETBACK:	35'
MAXIMUM HEIGHT:	2 STOREIS OR 35' (1 STORY, 21' PROVIDED)
MAXIMUM COVERAGE:	N/A

SUP-45488
SDR-45489
REVISED

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

ARCHITECT:

ENGINEER:

PROJECT COORDINATOR:

STAMP:

NOT FOR CONSTRUCTION

COPYRIGHT 2012
ORIGINALS & COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS ARE COPYRIGHTED. SUCH PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF DESIGNER AND ARE NOT TO BE REDRAWN, TRACED, OR REPRODUCED IN ANY MANNER BY ANYONE FOR ANY PURPOSE, AND THEY ARE NOT TO BE USED OR REUSED BY ANYONE FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT WRITTEN PERMISSION. PERMISSION TO USE THESE PLANS MAY BE REVOKED AT ANY TIME. THESE PLANS MAY BE USED AT THE FOLLOWING LOCATION ONLY:

EL PARQUE AVENUE KINGDOM HALL
LAS VEGAS, NEVADA
APN#: 163-03-301-002

MARK	DATE	DESCRIPTION

DESIGNER:
DRAWN BY:
CHECKED BY:
DATE PLOTTED: JUNE 7, 2012

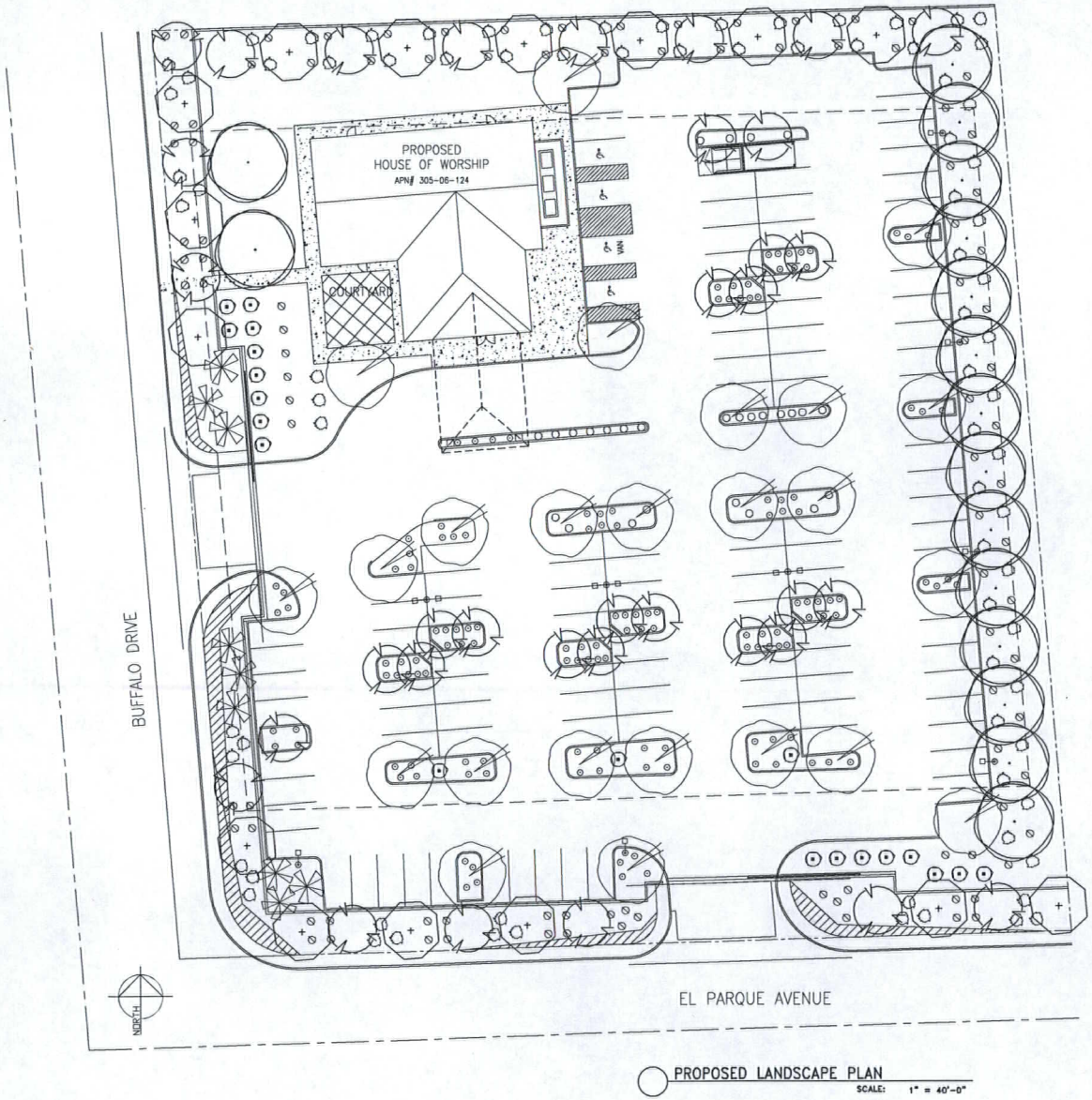
PROJECT TITLE:
EL PARQUE AVE.
KINGDOM HALL
OF
JEHOVAH'S WITNESSES

ADDRESS:
BUFFALO DR. &
EL PARQUE AVE

SHEET TITLE:
SITE PLAN

SHEET No.:

RECEIVED
JUN 12 2012



PROPOSED LANDSCAPE PLAN
SCALE: 1" = 40'-0"

PLANTING LEGEND

TREES (& SKYLINE ACCENT PLANTS)

SYMBOL	PLANTED MIN HTxSPREAD	PLANT TYPE	QUANTITY
	24" BOX	CHINESE PISTACHE	15
	15-Gal @ 6'x3'	PALM TREE	9
	24" BOX	MONDELL PINE	16
	24" BOX	HERITAGE LIVE OAK	35
	24" BOX	DESERT MUSEUM PALO VERDE	24

SHRUBS (&VINES)

SYMBOL	PLANTED MIN HTxSPREAD	PLANT TYPE	QUANTITY
	5-Gal	DWARF MYRTLE	27
	5 Gal	TEXAS RANGER, GREEN CLOUD	20

GROUNDCOVERS (& ORNAMENTAL GRASSES, WILDFLOWERS)

SYMBOL	PLANTED MIN HTxSPREAD	PLANT TYPE	QUANTITY
	5-Gal	GOLD LANTANA	82
	5-Gal	WHEELER AGAVE	138
	5-Gal	DESERT SPOON	101

LANDSCAPE DENSITY REQUIREMETS

PARKING LOT TREES REQUIRED: 1 PER 6 SPACES = 110/6 = 18 TREES
+ 1 TREE @ END OF EACH PARKING AISLE (23) = 41

PARKING LOT TREES PROVIDED: 43

PERIMETER TREES REQUIRED: 1 TREE EVERY 20 FEET = 1020/20 = 51
PERIMETER TREES PROVIDED: 51

SHRUBS REQUIRED: 4 PER TREE = 92 X 4 = 368
SHRUBS PROVIDED: 368

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

ARCHITECT:

ENGINEER:

PROJECT COORDINATOR:

STAMP:

NOT FOR CONSTRUCTION

COPYRIGHT 2012
ORIGINALS & COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS ARE COPYRIGHTED. SUCH PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF DESIGNER AND ARE NOT TO BE REDRAWN, TRACED, OR REPRODUCED IN ANY MANNER BY PHOTOGRAPHIC OR MECHANICAL MEANS AND ARE NOT TO BE USED OR ISSUED BY ANYONE FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT WRITTEN PERMISSION. PERMISSION TO USE THESE PLANS MAY BE REVOKED AT ANY TIME. THESE PLANS MAY BE USED AT THE FOLLOWING LOCATION ONLY:

EL PARQUE AVENUE KINGDOM HALL
LAS VEGAS, NEVADA
APN#: 163-03-301-002

MARK	DATE	DESCRIPTION

DESIGNER:
DRAWN BY:
CHECKED BY:
DATE PLOTTED: JUNE 7, 2012

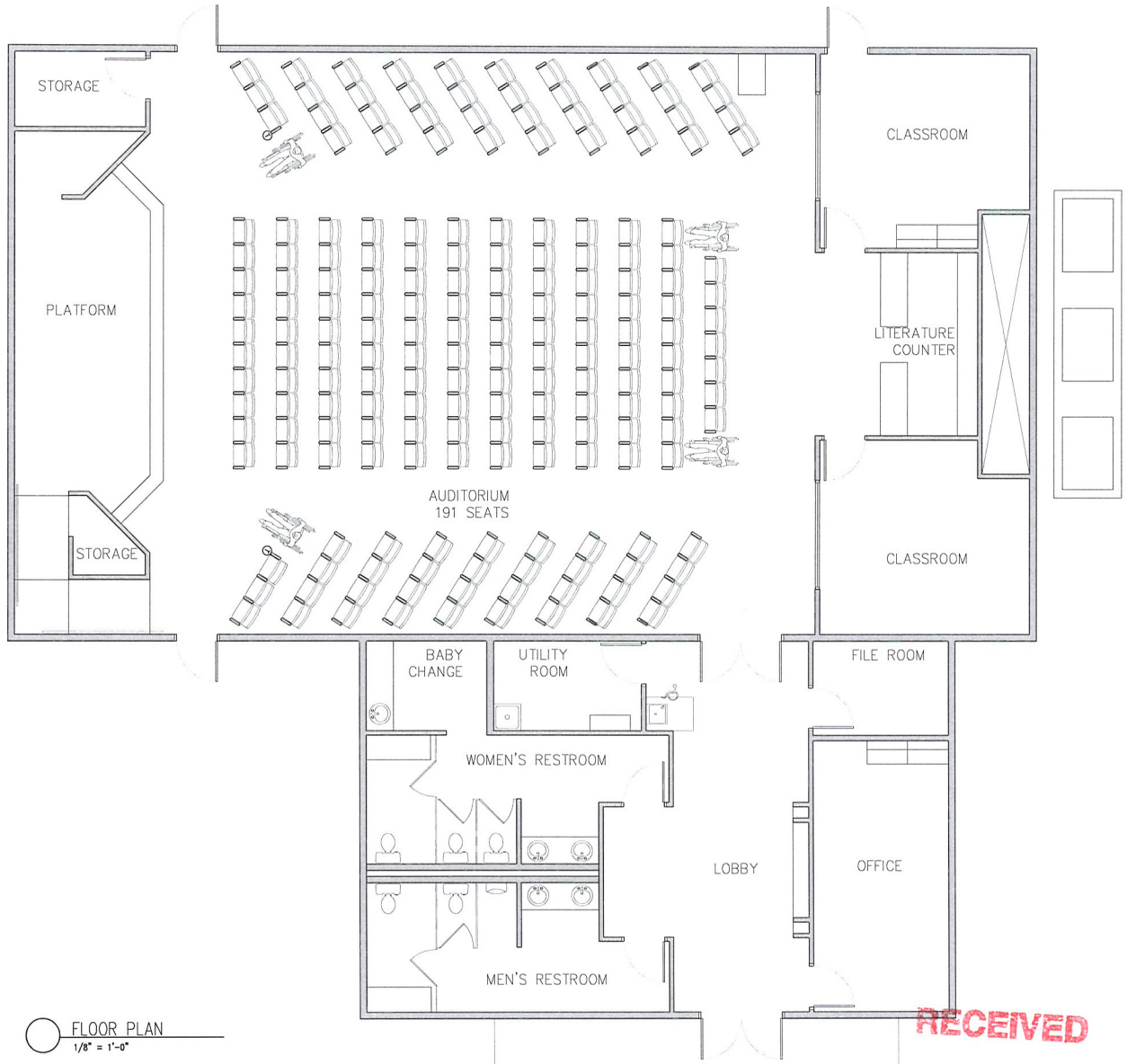
PROJECT TITLE:
EL PARQUE AVE.
KINGDOM HALL
OF
JEHOVAH'S WITNESSES

ADDRESS:
BUFFALO DR. &
EL PARQUE AVE

SHEET TITLE:
LANDSCAPE PLAN

SHEET No.:

SUP-45488
SDR-45489
REVISED



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

RECEIVED
MAY 23 2012

SUP-45488
SDR-45489

City of Las Vegas

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

ARCHITECT

ENGINEER

PROJECT COORDINATOR

STAMP

NOT FOR CONSTRUCTION

COPYRIGHT 2012
ORIGINALS & COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS ARE COPYRIGHTED. SUCH PLANS ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF DESIGNER AND ARE NOT TO BE ALTERED, LOANED OR REPRODUCED IN ANY MANNER WHATSOEVER FOR ANY PURPOSE AND THEY ARE NOT TO BE USED OR RELIED BY ANYONE FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT WRITTEN PERMISSION PERMISSION TO USE THESE PLANS MAY BE REVOKED AT ANY TIME. THESE PLANS MAY BE USED AT THE FOLLOWING LOCATION ONLY:

EL PARQUE AVENUE KINGDOM HALL
LAS VEGAS, NEVADA
APN# 163-03-301-002

MARK | DATE | DESCRIPTION

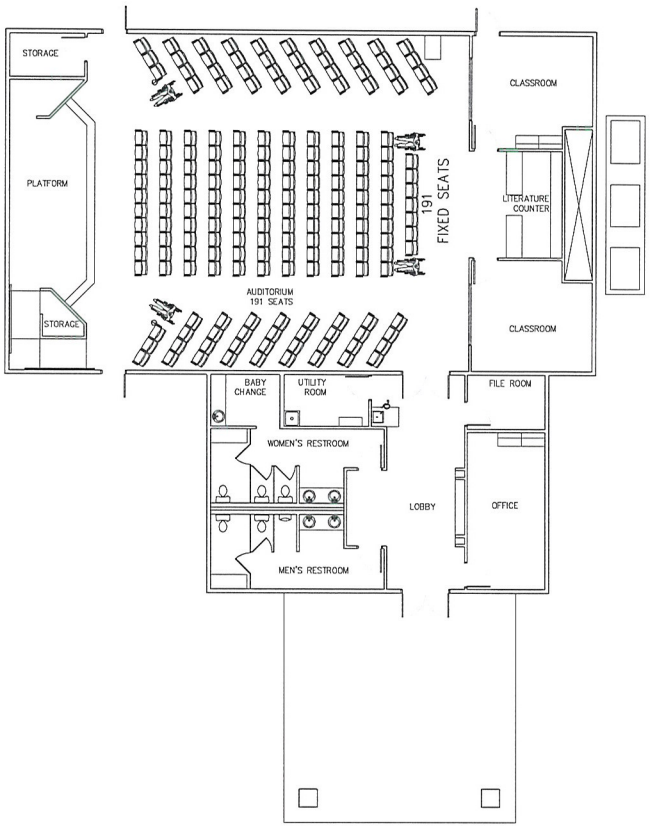
DESIGNER
DRAWN BY
CHECKED BY
DATE PLOTTED: MAY 20, 2012

PROJECT TITLE
EL PARQUE AVE.
KINGDOM HALL
OF
JEHOVAH'S WITNESSES

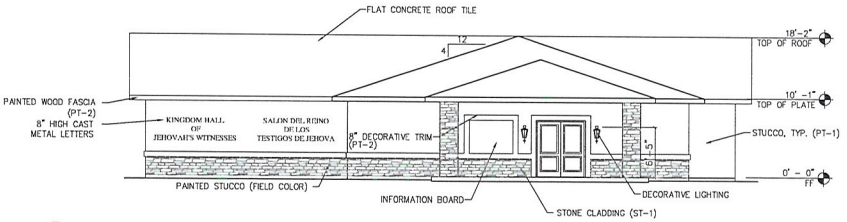
ADDRESS
BUFFALO DR. &
EL PARQUE AVE

SHEET TITLE
FLOOR PLAN

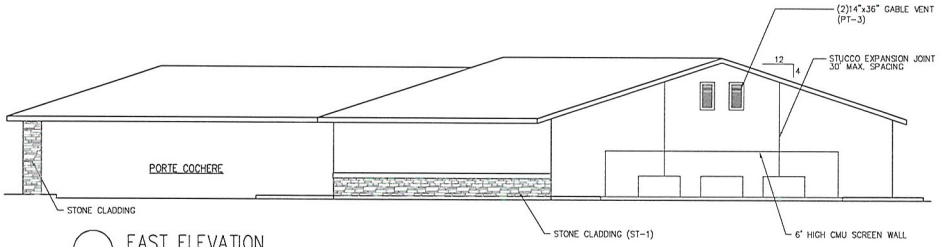
SHEET No.



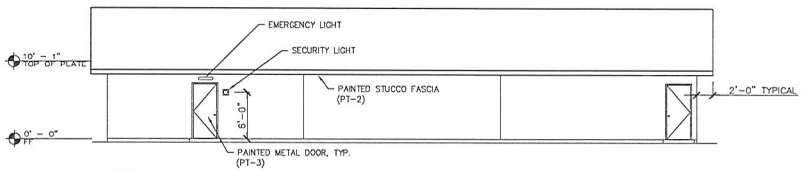
FLOOR PLAN
1/16" = 1'-0"



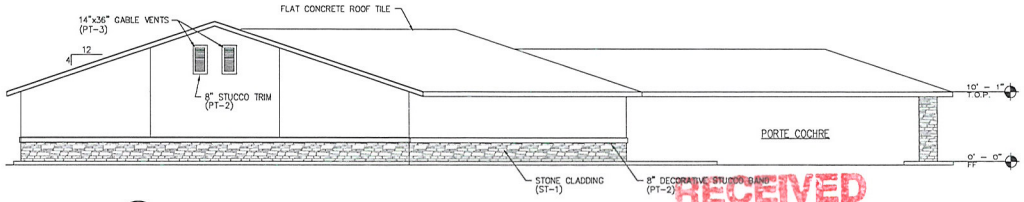
SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

RECEIVED
MAY 23 2012
City of Las Vegas

SUP-45488

SDR-45489

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

ARCHITECT:

ENGINEER:

PROJECT COORDINATOR:

STAMP:

NOT FOR CONSTRUCTION

COPYRIGHT 2012
ORIGINALS & COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS ARE COPYRIGHTED, SUCH PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF DESIGNER ARE NOT TO BE REDRAWN, TRACED, OR REPRODUCED IN ANY MANNER BY ANYONE FOR ANY PURPOSE, AND THEY ARE NOT TO BE USED OR RELISED BY ANYONE FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT WRITTEN PERMISSION. PERMISSION TO USE THESE PLANS MAY BE REVOKED AT ANY TIME. THESE PLANS MAY BE USED AT THE FOLLOWING LOCATION ONLY:

EL PARQUE AVENUE KINGDOM HALL
LAS VEGAS, NEVADA
APN#: 163-03-301-002

MARK	DATE	DESCRIPTION

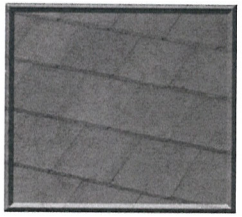
DESIGNED:
DRAWN BY:
CHECKED BY:
DATE PLOTTED: MAY 20, 2012

PROJECT TITLE:
EL PARQUE AVE.
KINGDOM HALL
OF
JEHOVAH'S WITNESSES

ADDRESS:
BUFFALO DR. &
EL PARQUE AVE

SHEET TITLE:
FLOOR PLAN &
ELEVATIONS

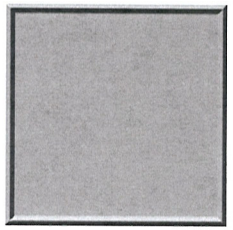
SHEET No.:



RT-1
MONIER LIFETILE
SLATE CHARCOAL BLEND



PT-2
DE 6124 "WHOLE WHEAT"



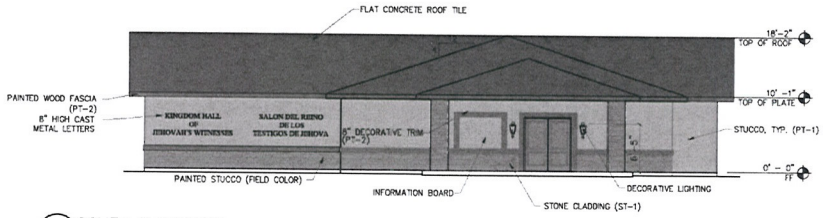
PT-1
DE C 747 "SAHARA"



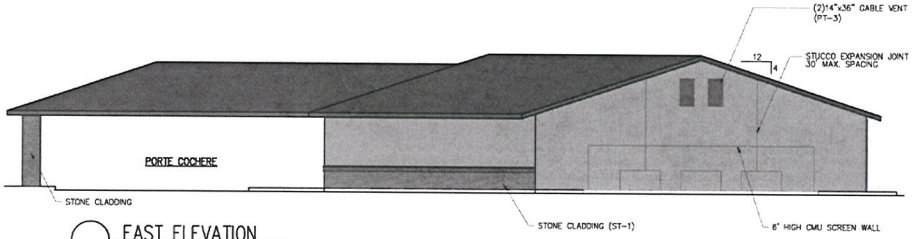
PT-3
DE C 759 "HICKORY"



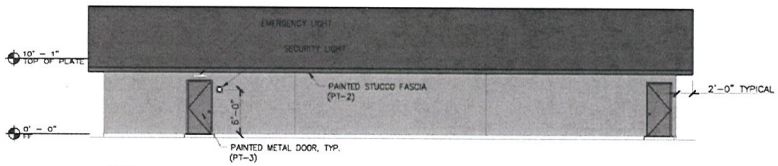
ST-1
ADHERED MASONRY VENEER
ELDORADO STONE MOUNTAIL LEDGE
"BUCKSKIN"



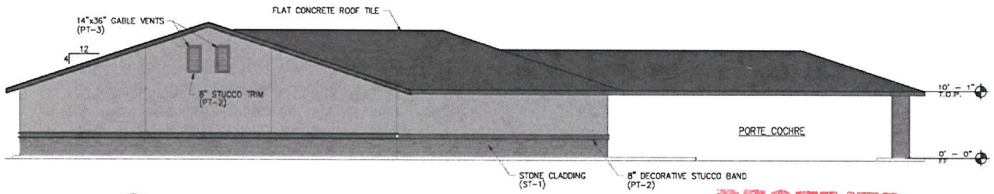
SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

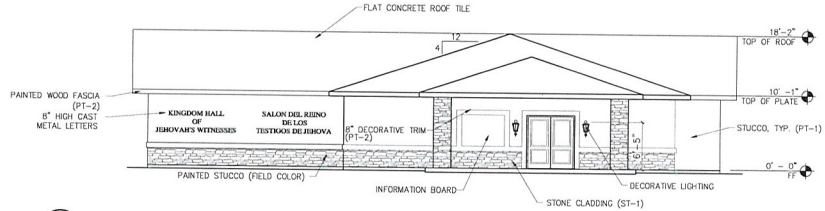
NOT FOR CONSTRUCTION

EL PARQUE AVE. KINGDOM HALL
OF
JEHOVAH'S WITNESSES

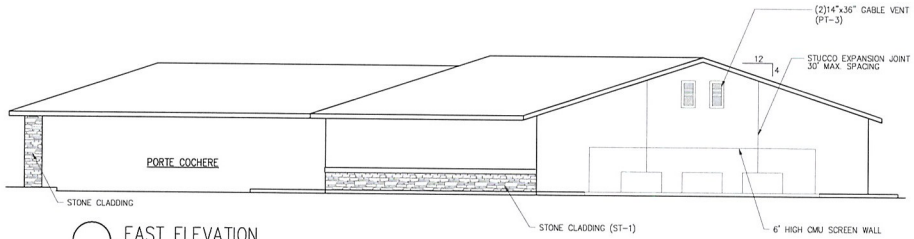
ELEVATIONS

RECEIVED
MAY 23 2012
City of Las Vegas

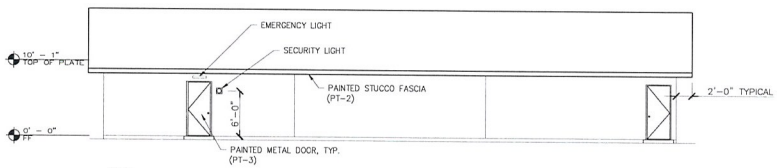
SUP-45488
SDR-45489



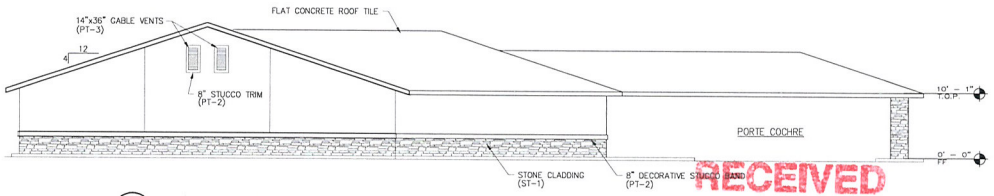
SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

RECEIVED
MAY 23 2012

SUP-45488 City of Las Vegas
SDR-45489

NEVADA ONE REGIONAL BUILDING COMMITTEE
OF JEHOVAH'S WITNESSES

ARCHITECT

ENGINEER

PROJECT COORDINATOR

STAMP

NOT FOR CONSTRUCTION

COPYRIGHT 2012
ORIGINALS & COPIES OF THESE PLANS, INCLUDING ANY SPECIFICATIONS ARE COPYRIGHTED, SUCH PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF DESIGNER AND ARE NOT TO BE REUSABLE, TRACED OR REPRODUCED IN ANY MANNER BY ANYONE FOR ANY PURPOSE, AND THEY ARE NOT TO BE LOANED TO ANY PERSON FOR BIDDING, CONSTRUCTION OR OTHER PURPOSES, WITHOUT WRITTEN PERMISSION. PERMISSION TO USE THESE PLANS MAY BE REVOKED AT ANY TIME. THESE PLANS MAY BE USED AT THE FOLLOWING LOCATION ONLY.

EL PARQUE AVENUE KINGDOM HALL
LAS VEGAS, NEVADA
APN#: 163-03-301-002

MARK	DATE	DESCRIPTION

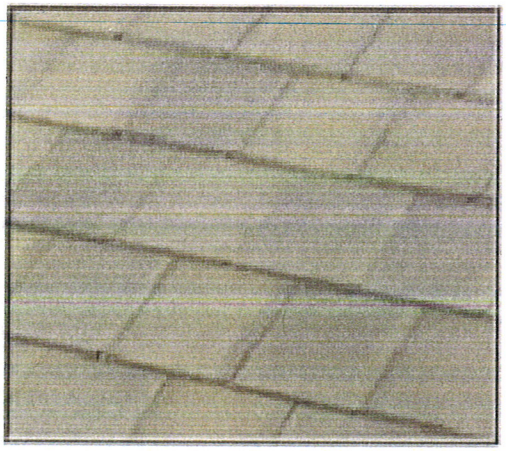
DESIGNED BY
DRAWN BY
CHECKED BY
DATE PLOTTED: MAY 20, 2012

PROJECT TITLE
EL PARQUE AVE. KINGDOM HALL
OF
JEHOVAH'S WITNESSES

ADDRESS
BUFFALO DR. & EL PARQUE AVE.

SHEET TITLE
FLOOR PLAN & ELEVATIONS

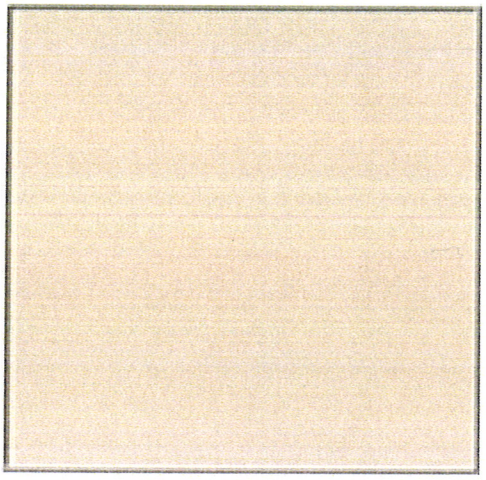
SHEET No.:



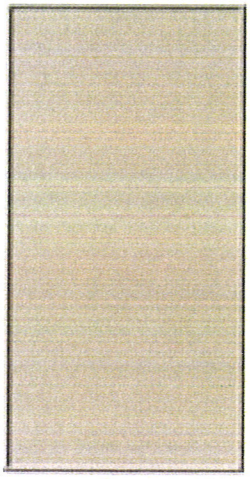
RT-1
MONIER LIFETILE
SLATE CHARCOAL BLEND



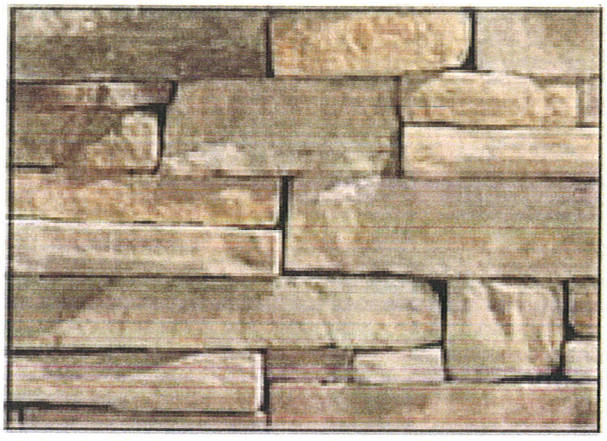
PT-2
DE 6124 "WHOLE WHEAT"



PT-1
DE C 747 "SAHARA"



PT-3
DE C 759 "HICKORY"



ST-1
ADHERED MASONRY VENEER
ELDORADO STONE MOUNTAIL LEDGE
"BUCKSKIN"

RECEIVED
MAY 23 2012
City of Las Vegas
SUP-45488
SDR-45489

NEVADA ON
REGIONAL
BUILDING
COMMITTE
OF JEHOVAH'S WITNESS

NOT FOR
CONSTRUCTI

EL PARQUE AV
KINGDOM HAL
OF
JEHOVAH'S WITNESS



SUP-45488 & SDR-45489 - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST
NORTHEAST CORNER OF BUFFALO DRIVE AND EL PARQUE AVENUE

05/31/12

Submitted at Planning Commission

Date 7/10/12 Item 25-26

by Bill Wilson



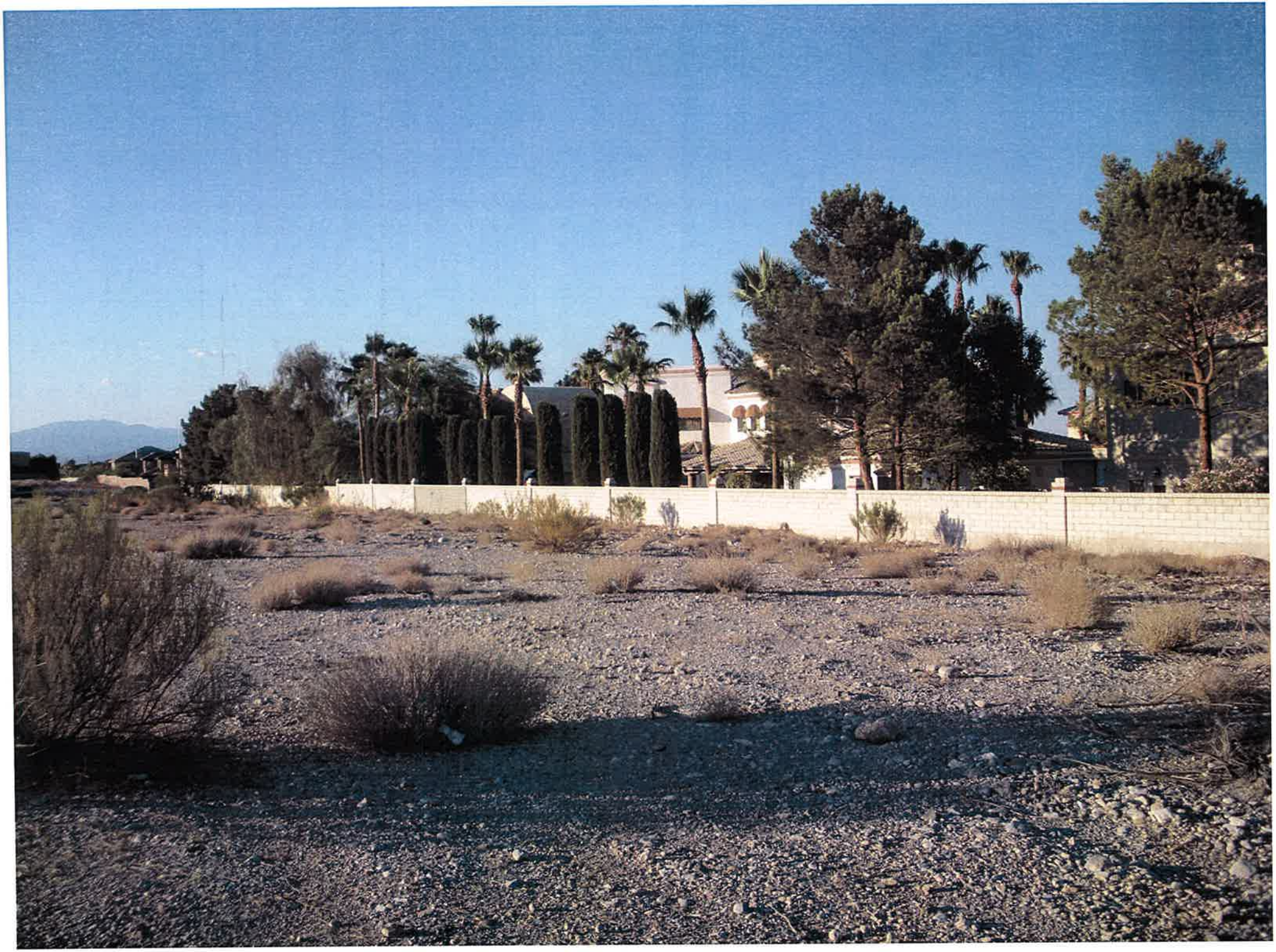


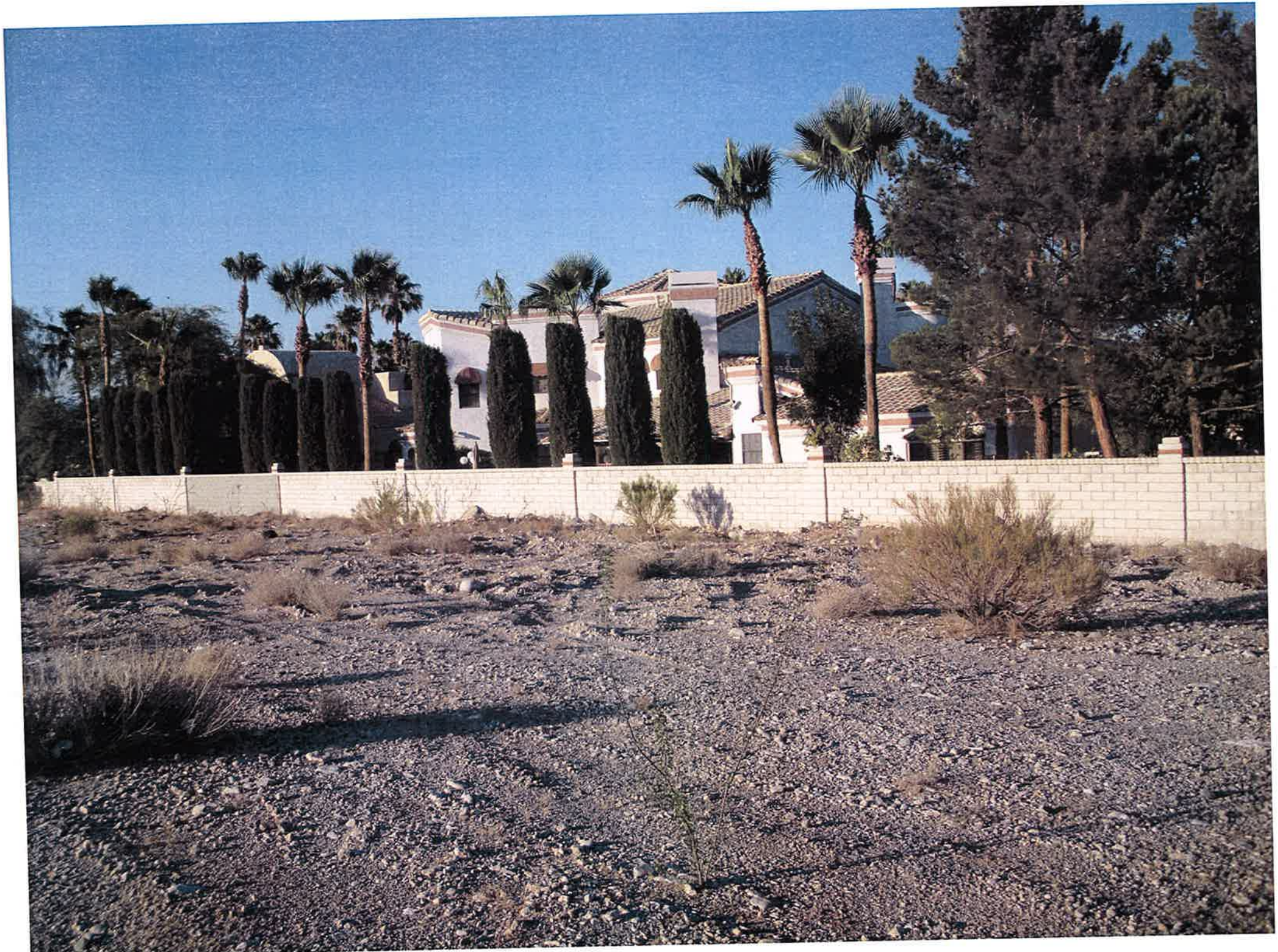


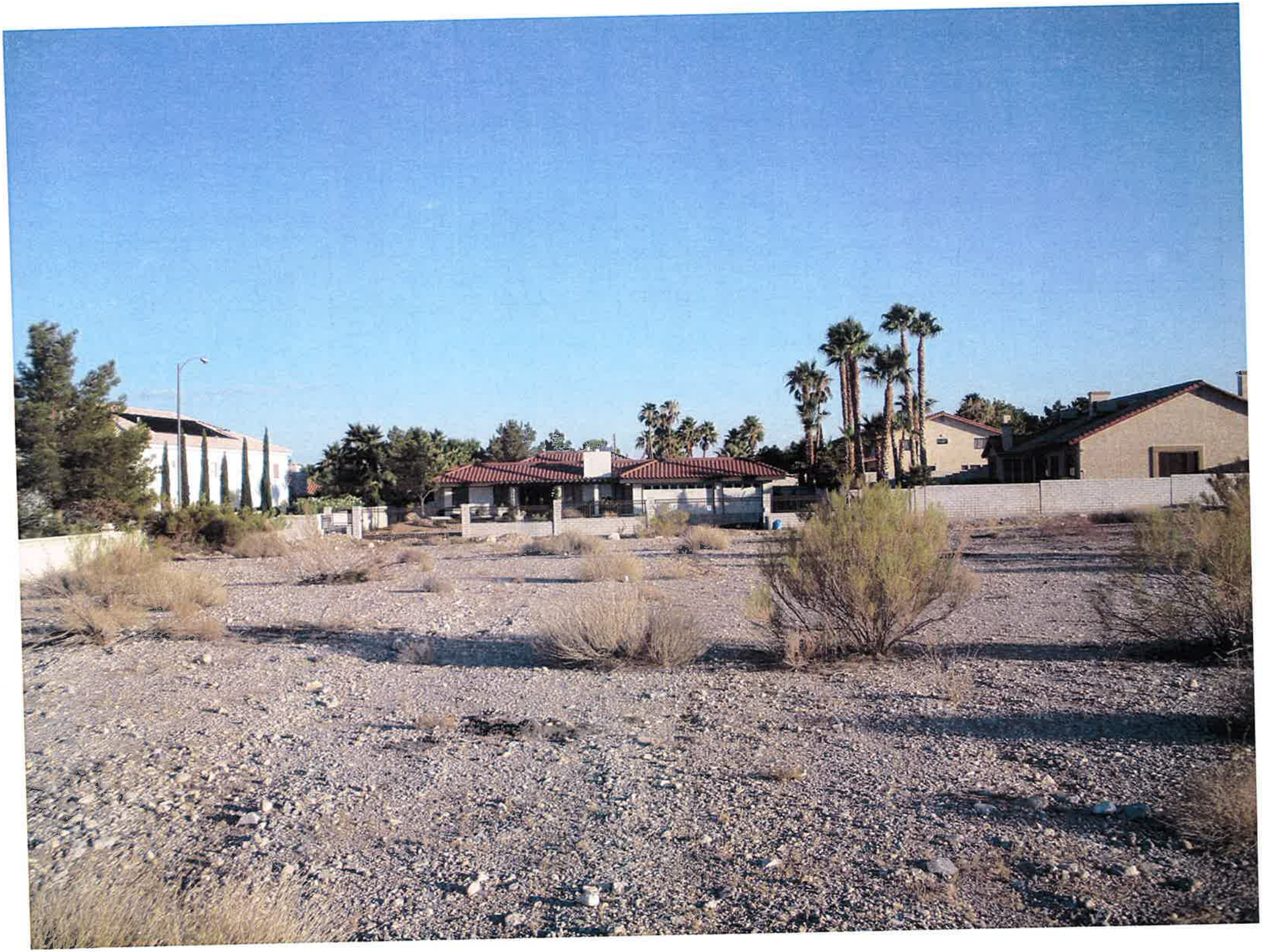
















City of Las Vegas
Department of Planning
333 Rancho Drive
Las Vegas, Nevada 89106

May 1, 2012

Re: Special Use Permit Justification Letter
APN: 163-03-301-002

To Whom It May Concern:

Please accept this application for a Special Use Permit for a House of Worship to be located on the northeast corner of Buffalo and El Parque (APN: 163-03-301-002). The House of Worship has been planned as a single story, 4,800 s.f. Kingdom Hall of Jehovah's Witnesses. The building will be used by four congregations, each of approximately 100 members and their families. The Kingdom Hall will be used for congregational worship services, which are open to the public. Each congregation meets twice per week for services that last one and a half to two hours. Generally, the congregations schedule one of their services on Saturday or Sunday during the day, and one on the evening during the week. While the hours of operation vary, the highest volume of traffic and use occurs generally on Monday – Friday 6:30 pm – 9:30 pm, and Sunday 9:00 am – 5:30 pm. No recreational events or activities occur at the site outside of standard maintenance and clean-up efforts.

The Kingdom Hall will be similar in style to 9 of the 12 existing Kingdom Halls serving the Las Vegas valley. Like the others, which are frequently located near residential communities such as the one being considered, the Kingdom Hall has been designed to be compatible with the homes around it. The Kingdom Hall sports a stucco façade with stone accents, a desert sympathetic color palette and a combination of gabled and hipped roofs with flat concrete roof tile. The Hall is proposed to be located on the northwest corner of the property, away from the existing residences. HVAC equipment will consist of ground mounted units located on the east side, away from Buffalo, and will be screened from view by a cmu wall.

While the project is not specifically designed as a model of sustainability, it has been designed utilizing several sustainable principles. The building is oriented with the long side on the east/west axis to reduce direct thermal gain and reduce energy usage. Roof tiles will have a high emissivity and the building will meet or exceed the insulation requirements of the IECC. The landscape is planned for low water use plants and high efficiency drip emitters to reduce water use.

The project site is bound on the west by Buffalo and on the south by El Parque. The proposed site development utilizes an existing curb cut location on Buffalo, which is intended to be the primary ingress/egress to the site. A secondary means of ingress and

RECEIVED
MAY 23 2012
City of Las Vegas

SUP-45488
SDR-45489

egress is being proposed on El Parque, approximately 100-feet from the corner. Both streets will be landscaped in accordance with City of Las Vegas ordinances. The east side of the site is bordered by 5 residential properties. To reduce noise and provide a visual buffer between the residences and the Kingdom Hall, a 24-foot landscape buffer is being proposed. The buffer will be intensely planted with 24" box trees at 20-feet on center, with appropriate shrubs and ground cover. Parking lot lighting along the edge of the buffer will be provided with cut-off shield to eliminate light trespass onto the residential properties.

The project is being developed to be compatible with the surrounding neighborhood, to be sensitive to the families and individuals in the neighborhood, to maintain a pleasant street presence with limited impact to the existing neighborhood.

Thank you for your consideration of the project. Please don't hesitate to call if you have any questions or need clarification on an aspect of the project.

Mike Purtill

1473 Rancho Ridge Drive
Henderson, Nevada 89012
702.219.1392
purtill@mac.com

RECEIVED
MAY 23 2012
City of Las Vegas

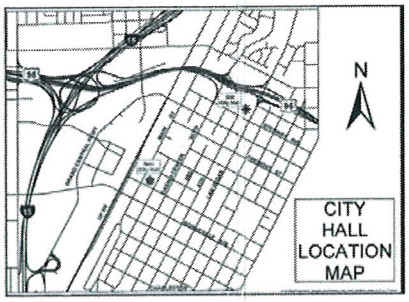
SUP-45488
SDR-45489

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.424
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

Case: SUP-45488
16303312021
LEE GEORGE PETER & DOROTHY Y
1910 MYRTLE ISLAND DR
LAS VEGAS NV 89117-2062 89117-2062

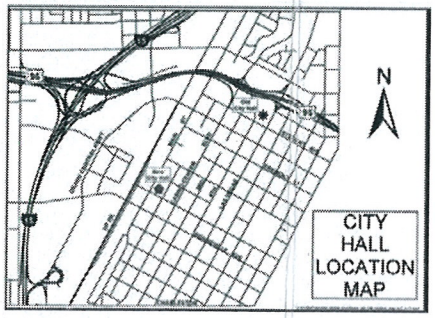
18 DRDFN11 89117

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 11 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Concerned IN Residential Neighborhood will not have enough Parking Cause mall Creation

Please use available blank space on card for your comments.

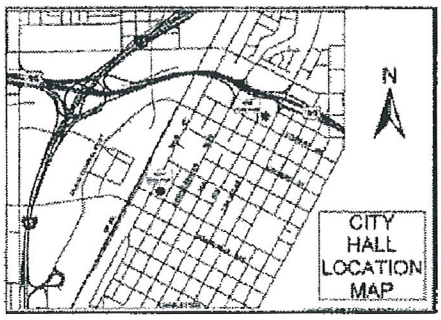
SUP-45488 & SDR-45489
Planning Commission Meeting of **07/10/2012**

Case: SUP-45488
16304717005
GARNICK 2000 LIVING TRUST
GARNICK ROBERT L & GERALDINE TRS
9885 W KRAFT
LAS VEGAS NV 89129-1626 89129-1626

69 DRDFN11 89129

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 10 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489
Planning Commission Meeting of **07/10/2012**

Case: SUP-45488
16304716002
MOTLAGH MOJTABA R
2131 AMERICAS CUP CIR
LAS VEGAS NV 89117-1925 89117-1925

18 DRDFN11 89117

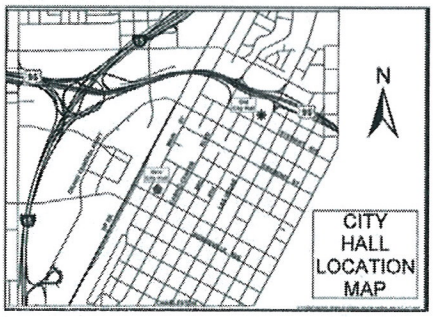
p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 10 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

Case: SUP-45488

16303305001
LITTLETON-EADS PAMELA ANN
7755 EL PARQUE AVE
LAS VEGAS NV 89117-2025 89117-2025

16 ORDFN11 89117

Santos Buffalo Homeowners Association

RE: SUP-45488 – Special Use Permit
Northeast corner Buffalo Drive and El Parque Avenue
(APN163-03-301-002), R-E Zone 1, Ward 1

The following is a statement from the web sight of Councilperson, Lois Tarkanian who is the representative of Ward 1.

"As a representative of one of the more mature areas of town, it is very important that we make the preservation of our older neighborhoods a priority. Ward 1 includes some of the oldest neighborhoods in the city and portions of downtown Las Vegas."

Originally in the county our group of homes dates back to early 1980, with some of us living there since the very beginning. Our 5 acres was the first to be built on Buffalo between Sahara and Oakey and followed the plan of section 10 with homes fronting the streets. It was the first to pave and put in streetlights as part of the development. From the very beginning trying to create a safe neighborhood. When the city took over and widened Buffalo they took out the original pavement and streetlights and assessed the homeowners on Buffalo a substantial amount to put the improvements back. This area has continued to grow and become a very desirable area to live in. With the state of the economy most of us have chosen to stay in the area and upgrade our homes and consequently the neighborhood. This is especially evident on Buffalo between O'Bannon and El Parque. At Christmas time these homes put up decorations that draw people from all over the city and have been mentioned on radio stations as a "sight to behold".

Unfortunately and despite the objection of a very strong homeowners association involving hundreds of homes from Rainbow to Durango and Sahara to Charleston the Social Security building was allowed to be put on Buffalo. That has set in motion the possibility for this present action. We realize cities grow and things change to benefit the community. However the SS building benefited one family, possibly two and it is hard to believe that the location is convenient for the people who need and use the services most. We feel to allow any more non R-E development on Buffalo and especially on the South side of Oakey will severely affect our neighborhood while living here and our options if and when we choose to sell our homes. Jones Boulevard is a perfect example of a street that has been put in Limbo for the past 15 years due to the addition of commercial zoning in an originally zoned rural residential area. We are painfully aware of how our Councilperson will appear to support us and the other members will vote opposite and when the time comes the process is reversed.

An example of how even a church can impact a neighborhood is the Catholic Church on Sahara and Tenaya. There is a satellite parking lot diagonally to the church. The worshipers still park up and down Tenaya and Via Olivero so they can escape quickly and the parking lot is practically empty. Homeowners are putting cones in front of their homes when they have functions on Saturdays, Sundays and evenings so their guests can have a place to park. These are public streets but this is not city living and the people in this area are paying more than their share of property taxes compared to similar areas and should be able to park in front of their own homes especially when the church parking lot is empty. I attend that church and have always commiserated with the homeowners and am amazed at the inability of adults to cross a street using the cross walks. Which on Buffalo will be an even bigger hazard for worshipers and drivers.

We would like to know if a traffic study was done on Buffalo and El Parque. At the July 2, 2012 meeting the possibility of closing off the entrance/exit to El Parque was discussed. The use of a crash gate for fire purposes was mentioned. This would force all cars to use the Buffalo opening. If a study is done it will show how difficult it is to exit on to Buffalo which would cause the majority of traffic to use the El Parque opening and funneling a majority of the traffic down El Parque and through the residential areas.

Santo Buffalo
Home Owners Association
Members

June 30, 2010

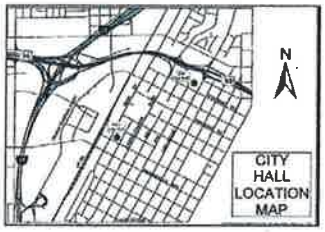
Anaya, Hipolito & Ana Maria	2085 S Buffalo Drive 702-604-9618 Poly 702-604-9617 Ruben
Anaya, Eric	S Buffalo Drive 702-203-4908
Devitte, Kirk & Heather (Kim)	2010 S Buffalo Drive 702-259-4421 hm 702-498-3811 Kim cell 702-525-3100 Kim
Eads, Pamela Littleton	7755 El Parque Avenue 702-363-7277 hm
Heeren, Dr. Paul & Carol Stevens	2105 S Buffalo Drive 702-363-0997hm
Lapid, Maynard, Andrea, Todeo, Mitzi & Karen	2055 S Buffalo Drive 702-804-7816 hm
Mims, Leon	2130 S Buffalo Mailing 5355 Weatherford Drive LA CA 90008 4200 Josephine Street Lynwood CA 90262 323-633-1310 cell leonm1942@yahoo.com
Shafshak, Avraham (Avi) & Tracy Business - Water Wings Swim School 5055 S Durango 8043 N Durango 9492 Spring Bush LP# 911TNR COSEMEK 690WPL	7750 O'Bannon Drive 702-227-7946 702-227-7946 702-641-7946 702-562-3454

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PRIORITY MAIL
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Don't change our neighborhood!

RECEIVED
JUL 9 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
Case: SUP-45488

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

16304717004
BAILEY J PARKER & JUDITH FAM TR
BAILEY J PARKER & JUDITH CO-TRS
2031 ALEXA BREANNE CT
LAS VEGAS NV 89117-1954 89117-1954

Submitted after final agenda

Date 7-10-2012 Item 25-26

25-26
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

Residential area, don't want traffic!

16 DRDFM11 89117

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.42⁴
0004279216 JUN 28 2012
MAILED FROM ZIPCODE 89101

RECEIVED
JUN 5 2012
CITY OF LAS VEGAS PLANNING & DEVELOPMENT

Case: SUP-45488
16303311002
M S E L TRUST
CHRISTENSEN KEVIN & JULIE CO-TRS
2000 HOMEVIEW CT
LAS VEGAS NV 89117-2042 89117-2042

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

This is a residential area - neighborhoods oppose traffic

16 DRDFM11 89117

16303311008
HOME COURT LAND ASSOCIATION
2000 HOMEVIEW CT
LAS VEGAS NV 89117-2042 89117-2042

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

16 DRDFM11 89117

Case: SUP-45488
16304715008
LOU CHRISTIAN TRUST
PAPAS PETER & RITA TRS
2060 DIAMOND BAR DR
LAS VEGAS NV 89117-1929 89117-1929

25-26
3P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

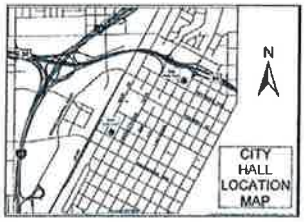
PRESORTED FIRST CLASS
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 09 2012

Case: SUP-45488
16304702009
DEMATTIA PAUL F & KERI FAM TR
DEMATTIA PAUL F & KERI TRS
1940 SKI SLOPE CIR
LAS VEGAS NV 89117-1906 89117-1906

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

PRESORTED FIRST CLASS
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 09 2012

Case: SUP-45488
16304803002
TIBERI JOAN
2121 S BUFFALO DR
LAS VEGAS NV 89117-2003 89117-2003

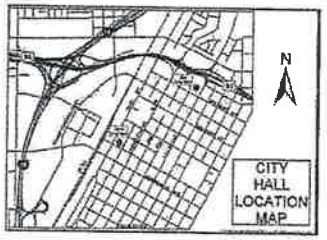
25-26 ZP

18 DRDFN11 89117

07/02/2012 09:35 HUMAN RESOURCES (FAX)702 399 4108 P.001/001

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 2 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-45488
16303305002
DEVITTE KIRK & HEATHER KIM
2010 S BUFFALO DR
LAS VEGAS NV 89117-2013 89117-2013

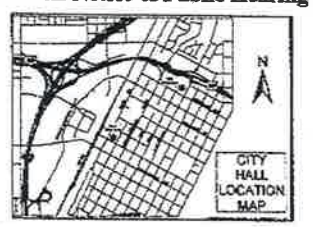
18 DRDFN11 89117

P-52

07/02/2012 20:38 FAX 7022423264 Bob Moyer 001

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

RECEIVED
JUL 3 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-45488

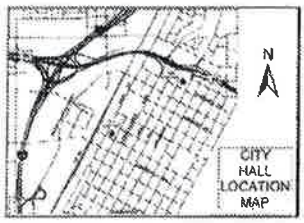
16303301002
MOYER TRUST
MOYER ROBERT F & LINDA M J TRS
8021 W OBANNON DR
LAS VEGAS NV 89117-1943 89117-1943

16 DRDFN11 89117

25-26
A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 2 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

Case SUP-45488
16303301012
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825 89106-4825

SE DRDFN1 891 06

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 2 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45528

Planning Commission Meeting of **07/10/2012**

Case SUP-45528
16203416003
BARTSAS MARY 16 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825 89106-4825

25.26 A

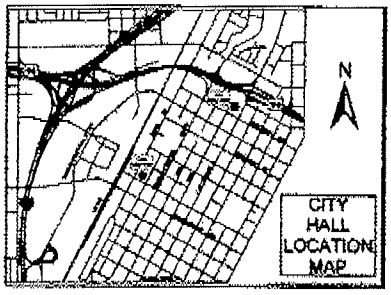
SE DRDFN1 891 06

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.42⁴
MAILED FROM ZIP CODE

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

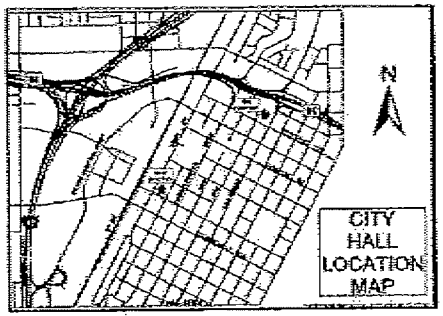
Planning Commission Meeting of **07/10/2012**

Case: SUP-45488
16304716006
SEASTRUNK EXIE T & ANTHONY
2100 AMERICAS CUP CIR
LAS VEGAS NV 89117-1924 89117-1924

Fax: 702-385-7268
Date: 07-02-12
Pages: 1
From: Above owners

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45488 & SDR-45489

Planning Commission Meeting of **07/10/2012**

18 DRDFN11 89117

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁴
0004279218 JUN 28 2012
MAILED FROM ZIP CODE 89101

Case: SUP-45488
16303314005
RISSE LARRY W & MARIE S
2101 GRAND ISLAND CT
LAS VEGAS NV 89117-2065 89117-2065

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
ABEYANCE - SDR-45489 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45488 - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,576 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 2.09 acres at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**14**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45489** APN: 163-03-301-002

Name of Property Owner: Robert F/Linda M Moyer Trust

Name of Applicant: Lakes Congregation of Jehovah's Witnesses

Name of Representative: Rafael A. (Tony) Navarro

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Robt F Moy

Print Name: Robert F. Moyer

Subscribed and sworn before me

This 24th day of May, 2012

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

RECEIVED
MAY 2 , 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-45489 APN: 163-03-301-002

Name of Property Owner: Lakes Congregation of Jehovah's Witnesses

Name of Applicant: Harry Palmore or Tom G. Shelton

Name of Representative: Rafael A. (Tony) Navarro

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: N.A.

Partner(s): N.A.

APN: N.A.

Signature of Property Owner: Robt F Moyer

Print Name: Robert F. Moyer

Subscribed and sworn before me

This 17th day of May, 2012

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
MAY 23 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Buffalo and El Parque

Project Name Lakes Kingdom Hall of Jehovah's Witnesses **Proposed Use** House of worship

Assessor's Parcel #(s) 163-03-301-002 **Ward #** _____

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

Commercial Square Footage 4800 Square feet **Floor Area Ratio** _____

Gross Acres 2.1 **Lots/Units** N.A. **Density** _____

Additional Information _____

PROPERTY OWNER Robert F/ Linda M Moyer Trust **Contact** Robert Moyer

Address 8021 West Obannon Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

APPLICANT Lakes Cong. of Jehovah's Witnesses **Contact** Harry Palmore / Tom Shelton

Address 7184 Adobe Hills Ave. **Phone:** (702) 258-8757 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address hpalmore@cox.net Or tgs5400@gmail.com

REPRESENTATIVE Rafael A. (Tony) Navarro **Contact** Same

Address 10765 Woodlore Place **Phone:** (702) 228-6703 **Fax:** N.A.

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address tonyinlv@hotmail.com

Property Owner Signature* Robert F Moyer

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

Print Name Robert F. Moyer

Subscribed and sworn before me

This 17th day of May, 20 12.

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-45489
Meeting Date:	7/10/12
Total Fee:	$1,030
Date Received:*	5/23/12
Received By:	BG S

*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

RECEIVED
MAY 23 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Buffalo And El Parque

Project Name Lakes Kingdom Hall Of Jehovah's Witnesses **Proposed Use** House of Worship

Assessor's Parcel #(s) 163-03-301-002 **Ward #** 1

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

Commercial Square Footage 4800 Square Feet **Floor Area Ratio**

Gross Acres 2.1 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Robert F/Linda M Moyer Trust **Contact** Robert Moyer

Address 8021 West Obannon Drive **Phone:** (702) 493-5586 **Fax:** (702) 242-3264

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address boblinmoy@aol.com

APPLICANT Lakes Cong. of Jehovah's Witnesses **Contact** Harry Palmore/Tom Shelton

Address 7184 Adobe Hills Ave. **Phone:** (702) 258-8757 **Fax:**

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address hpalmore@cox.net or tgs5400@gmail.com

REPRESENTATIVE Rafael A. (Tony) Navarro **Contact** Same

Address 10765 Woodlore Pl. **Phone:** (702) 219-6312 **Fax:**

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address tonyinlv@hotmail.com

Property Owner Signature* Robert F. Moyer

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

Print Name ROBERT F. MOYER

Subscribed and sworn before me

This 24th day of May, 20 12.

Notary Public in and for said County and State

ANDREW DEJONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-15
Certificate No: 11-4999-1

FOR DEPARTMENT USE ONLY

Case #	SDR-45489
Meeting Date:	07/10/12
Total Fee:	1030 —
Date Received:*	05/24/12
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.

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

RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

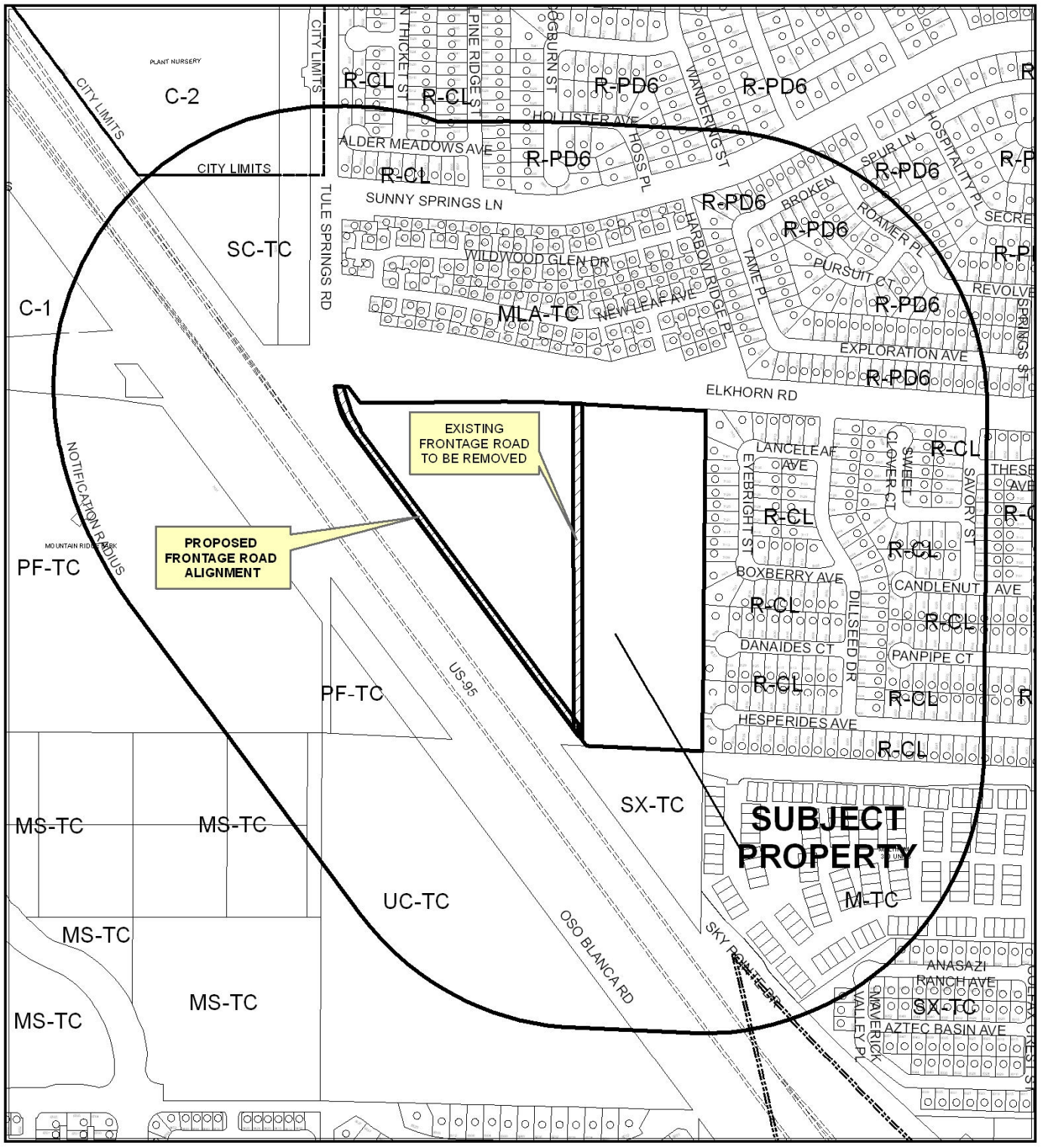
SUBJECT:
GPA-45940 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request to amend the Master Plan of Streets and Highways and modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO REMOVE THE TOWN CENTER LOOP ROAD ALIGNMENT BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, Ward 6 (Ross). Staff recommends

C.C.: 10/17/2012

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

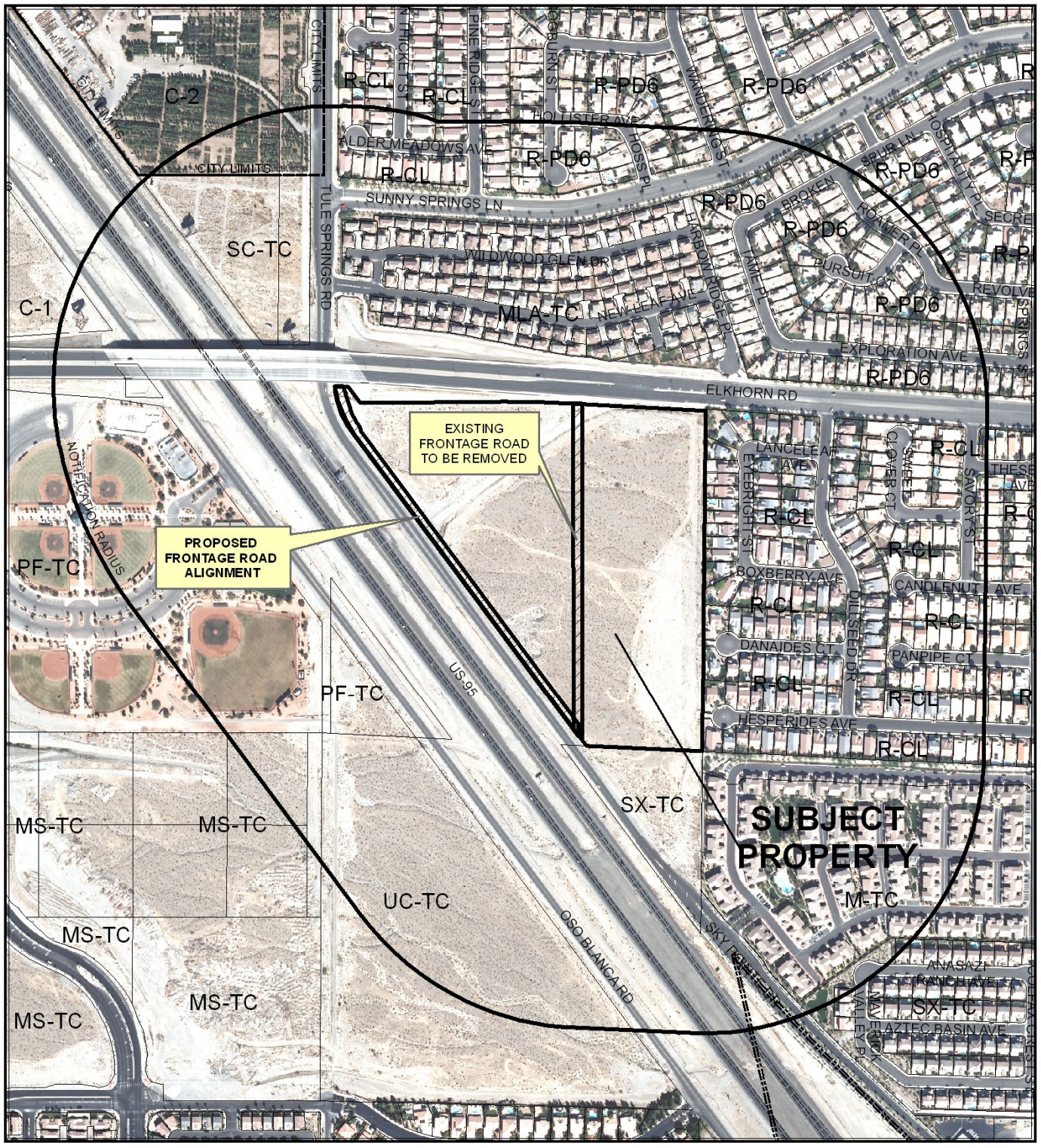
RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-45940, MOD-45944, VAR-45939, SUP-45941 and SDR-45943
3. Supporting Documentation - GPA-45940, MOD-45944, VAR-45939, SUP-45941 and SDR-45943
4. Photo - GPA-45940, MOD-45944, VAR-45939, SUP-45941 and SDR-45943
5. Justification Letter - GPA-45940, MOD-45944, VAR-45939, SUP-45941 and SDR-45943



CASE: **GPA-45940**

RADIUS: 1000 FEET



0 400 800 Feet

CASE: GPA-45940

RADIUS: 1000 FEET

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-45940** APN: 125-21-102-001

Name of Property Owner: Rancho Drive - Tule Springs Road

Name of Applicant: Investor Equity Homes, LLC / School Development HC, 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: _____

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Signature of Property Owner: Maria A. Romano
Marie A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16 day of April, 20 12

James E. Ordowski
Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amendment to Master Streets and Highways (GPA)

Project Address (Location) 7028 Sky Pointe Drive

Project Name Sky Pointe Multi-Family and School **Proposed Use** Multi-Family & School

Assessor's Parcel #(s) 125-21-102-001 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SX-TC

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

Gross Acres 24.45± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road **Contact** _____

Address 7321 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Investor Equity Homes, LLC / **ontact** Vince Schettler

Address 3455 Cliff Shadows Pkwy, #220 / **Phone:** 242-4949/561-736-1687 **Fax:** 242-0414/561

City Las Vegas / **State** NV / FL **Zip** 8912[illegible]

E-mail Address vs@fcglv.cor

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

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc. General Partner

Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, Predident

Subscribed and sworn before me

This 16th day of April, 20 12.

James Ordowski

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

FOR DEPARTMENT USE ONLY

Case #	GPA-45940
Meeting Date:	8/14/2012
Total Fee:	1600.00
Date Received:*	6/27/2012
Received By:	MK

*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.

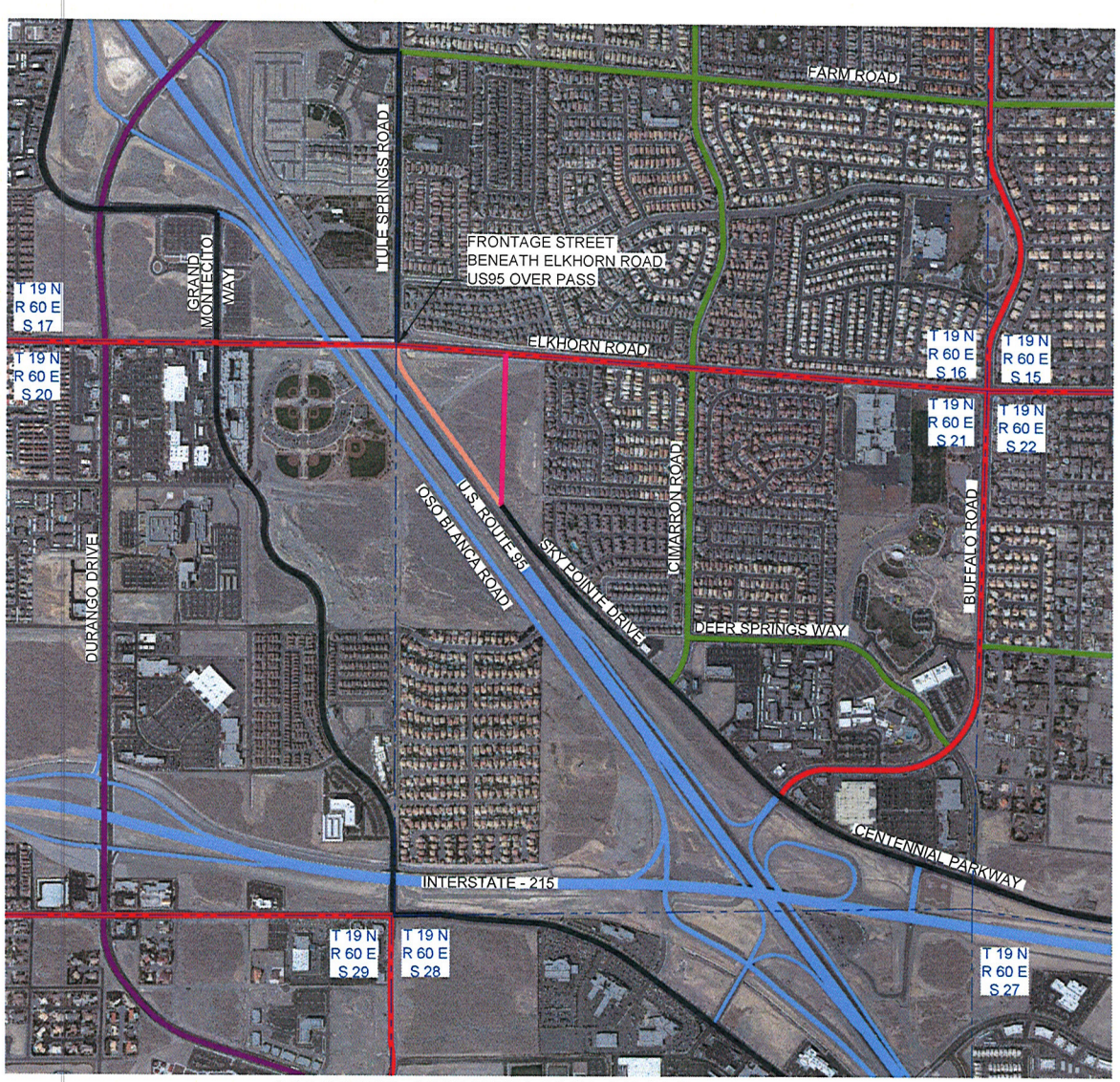
RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

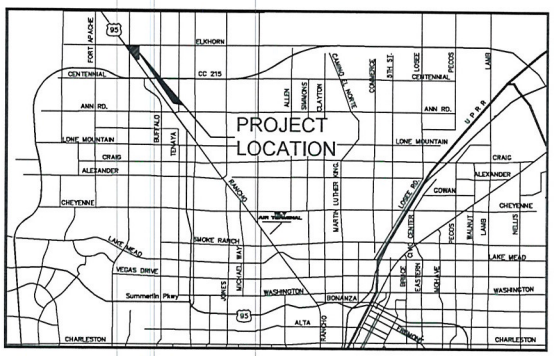
Revised 10/27/08

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

1115590.1

16334.3





VICINITY MAP

NOT TO SCALE

NORTH

LEGEND

SECTION LINE

T 19 N, R 60 E, S 21 — TOWNSHIP, RANGE, AND SECTION

STREET CLASSIFICATION

- PARKWAY ARTERIAL (120 FT)
- PRIMARY ARTERIAL (100 FT)
- SECONDARY COLLECTOR (80 FT)
- FRONTAGE STREETS (70 FT)
- FREEWAY EXISTING

* INFORMATION FROM CITY OF LAS VEGAS MASTER PLAN OF STREET AND HIGHWAYS REVISED: MARCH 23, 2010

REMOVAL AND REPLACEMENT SEGMENT

- PROPOSED FRONTAGE STREET (70 FT) ROADWAY REMOVAL SEGMENT
- PROPOSED FRONTAGE STREET (70 FT) ALIGNMENT ALONG EXISTING SKY POINTE DRIVE.

N

GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)

1 inch = 500 ft

MASTER STREET AND HIGHWAY PLAN
STREET REMOVAL AND REPLACEMENT REQUEST

TOWNSHOP 19 NORTH, RANGE 60 EAST, SECTION 21

MAY 22, 2012

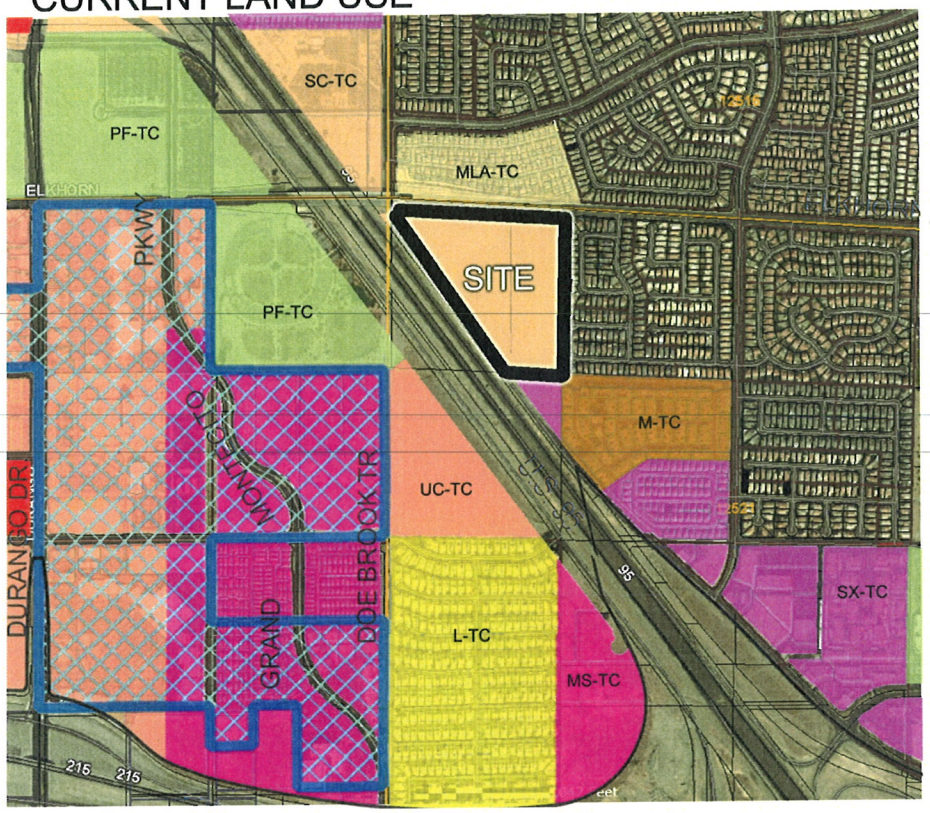
Kimley-Horn and Associates, Inc.

RECEIVED
MAY 22, 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

Date: May 22, 2012 - 11:23am / User: stephen.sekv
Path: K:\LAV_TPTO\092731000 Sky Points\CAD\Exhibit_Sky Point.dwg

CURRENT LAND USE



City of Las Vegas

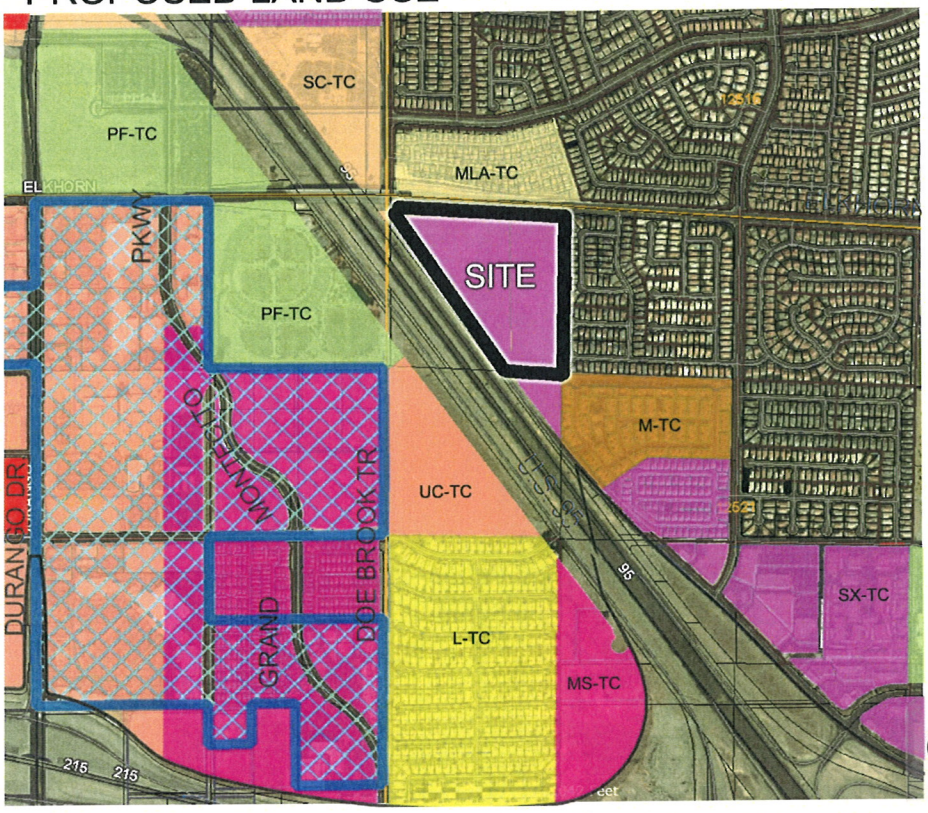
CENTENNIAL HILLS
TOWN CENTER LAND USE

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC) up to 5.5 du/ac)
- Medium Residential (M-TC) (12.1 to 25 du/ac)
- Medium-Low Residential (ML-TC) (5.6 to 8 du/ac)
- Medium-Low Attached Residential (MLA-TC) (8.1 to 12 du/ac)
- Public Facilities (PF-TC)
- Montecito Town Center Mixed Use Commercial

Adopted: November 9, 1998 Ord. # 5112
Revised: May 19, 2008 Bill No. 2008-24

SOURCE: City of Las Vegas, Planning and Development Department

PROPOSED LAND USE



RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

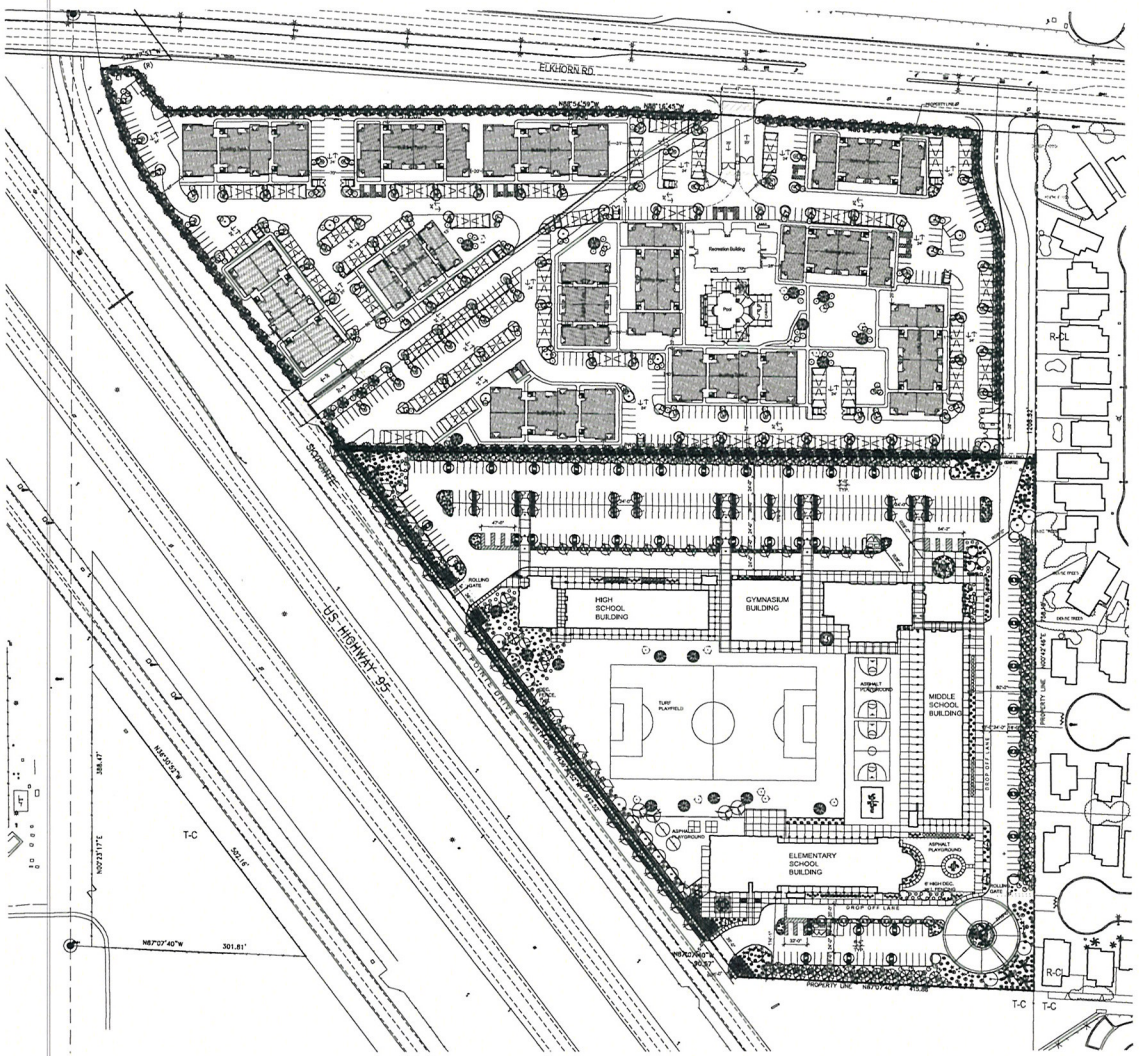
NORTH

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

Sky Pointe Multi- Family

Las Vegas, NV

MOSER architecture studio



Multi Family Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	9	24"-Box	N/A	TEXAS MOUNTAIN LAUREL	SOPHURA SECUNDIFLORA
	111	24" Box	N/A	HOLLY OAK	QUERCUS ILEX
	155	24" Box	20' On Center	MONDEL PINE	PINUS ELDARICA
	10	24" Box	Varies, See Setback Requirements	PURPLE LEAF PLUMB	PRUNUS CERASIFERA
	578	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	Ornamental Ground Shrubs and Cover
		N/A	N/A	*Xeroscape	

* Xeroscape- No turf to be used. Only rock. Crushed rock or other Low-water use, approved ground conver will be used.
* All plant material per Master Plan Pallette-Cliffs Edge Design Guidlines
* All landscaping is per Section 5/Cliffs Edge Landscape Architectural Design Guidleines

School Plant List



Trees Item	Size	Quantity
Chilopsis X sanfelicensis Chilopsis	24" Box. Std. Trunk	14
Fraxinus velutina 'Rio Grande' ™ Rio Grande Ash	24" Box. Std. Trunk	30
Pinus eldarica Mondel Pine	24" Box Std. Trunk	25
Pistacia chinensis Chinese Pistache	24" Box. Std. Trunk	51
Quercus ilex Holly Oak	24" Box. Std. Trunk	61
Rubrus amargus Purple Rubs Leaust	24" Box. Std. Trunk	10
Sophora secundiflora Texas Mountain Laurel	24" Box Multi Trunk	9
Washingtonia robusta Mexican Pan Plam	27' S.T.H. Std. Trunk	20

Shrubs and Accents Item	Size	Quantity
Agave americana Century Plant	5 gal.	40
Agave sacdeti Weber's Agave	5 gal.	21
Dasylirion wheeleri Desert Spoon	5 gal.	91
Euphorbia rigida Gopher Plant	5 gal.	117
Lavandula stoechas Common Lavender	5 gal.	35
Leucophyllum frutescens 'Green Cloud' ™ Green Cloud Sage	5 gal.	65
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	452
Myrtus communis 'Compacta' ™ Compact Myrtle	5 gal.	383
Rachelopsis indica 'Pink Lady' ™ Pink Lady Hawthorne	5 gal.	155
Serna nemophila Desert Cassia	5 gal.	78

Groundcovers Item	Size	Quantity
Chrysanthis maritima Dentaria	1 gal.	142
Hymenoxys acaulis Angelita Daisy	1 gal.	297
Lantana montevidensis Purple Trailing Lantana	1 gal.	50
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	117
Teucrium chamaedrys Gamander	1 gal.	145

Miscellaneous Item	Size
Decomposed granite - Color to be Mojave Gold All Planter areas to receive 2" depth of decomposed granite	3/4" screened

Notes

1) Trees no closer than 10' from street lights.
2) All turf areas to be hybrid bermuda.

Gross Site Area: 11.87 Ac. 521,413.28 S.F.

Open Space Requirements:

Required: 2.4 AC. 104,544 S.F. 20%
Provided: 5.11 AC. 222,580 S.F. 42.7%

Landscape Interior Tree Requirements:

Required: 86 24" Box. Shade Trees
Provided: 160 24" Box. Shade Trees

Conceptual Master Landscaping Plan : Sheet Title
12-062 : Project Number
05-17-2012 : Date

Sky Pointe Multi- Family

Las Vegas, NV

NORTH

Scale: 1" = 80'

0 40 80 160

MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

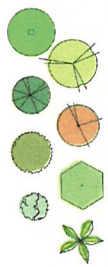
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943
City of Las Vegas
Department of Planning
JUN 27 2012
RECEIVED



LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications



Trees Item	Size	Quantity
Chitalpa X tashkentensis Chitalpa	24" Box Std. Trunk	14
Fraxinus velutina 'Rio Grande' ™ Rio Grande Ash	24" Box Std. Trunk	30
Pinus eldarica Mondel Pine	24" Box Std. Trunk	25
Pistacia chinensis Chinese Pistache	24" Box Std. Trunk	51
Quercus ilex Holly Oak	24" Box Std. Trunk	61
Robinia ambigua Purple Robe Locust	24" Box Std. Trunk	10
Sophora secundiflora Texas Mountain Laurel	24" Box Multi Trunk	9
Washingtonia robusta Mexican Fan Palm	25' B.T.H. Std. Trunk	20

Shrubs and Accents Item	Size	Quantity
Agave americana Century Plant	5 gal.	40
Agave weberi Weber's Agave	5 gal.	21
Dasylirion wheeleri Desert Spoon	5 gal.	91
Euphorbia rigida Gopher Plant	5 gal.	117
Lavendula stoechas Common Lavender	5 gal.	35
Leucophyllum frutescens 'Green Cloud' ™ Green Cloud Sage	5 gal.	95
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	652
Myrtus communis 'Compacta' ™ Compact Myrtle	5 gal.	363
Raphiolepis indica 'Pink Lady' ™ Pink Lady Hawthorne	5 gal.	155
Senna nemophila Desert Cassia	5 gal.	78

Groundcovers Item	Size	Quantity
Chrysactinia mexicana Damianita	1 gal.	142
Hymenoxys acaulis Angelita Daisy	1 gal.	397
Lantana montevidensis Purple Trailing Lantana	1 gal.	50
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	117
Teucrium chamaedrys Germander	1 gal.	145

Miscellaneous Item	Size
Decomposed granite - Color to be Mojave Gold	3/4" screened

All Planter areas to receive 2" depth of decomposed granite.

Notes

1) Trees no closer than 10' from street lights.
2) All turf areas to be hybrid bermuda.

Gross Site Area: 11.87 Ac. 821,413.20 S.F.

Open Space Requirements:

Required:	2.4 AC.	104,544 S.F.	20%
Provided:	5.11 AC.	222,592 S.F.	42.7%

Landscape Island Tree Requirements:

Required:	86	24" Box. Shade Trees
Provided:	100	24" Box. Shade Trees

LANDSCAPE PLAN

SCALE : 1"=40'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN

three
ARCHITECTURE

LAGE Design

NOT FOR CONSTRUCTION

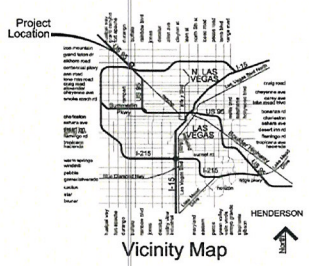
04-23-12

north

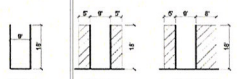
LANDSCAPE PLAN

SOMERSET ACADEMY
SKY POINT & ELKHORN

SHT L1.1



Vicinity Map



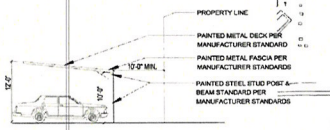
Typical Parking Spaces



Fire Turning Radius



Note: See L.S. Plan
For Wall Details



Carport Detail



Sky Points Multi-Family & Somerset Academy

7038 Sky Pointe Dr., Las Vegas, NV 89131
Current Zoning: Town Center District (T-C)
APN #: 125-21-103-001

Multi Family Development

Area (approximate, to be verified)

Gross Area	549,144 s.f.	12.61 acres
Net Area	523,726 s.f.	12.00 acres

Density: 22.88 dwu/acre, gross
FAR: 0.73

Parking Requirements:

Residential:

Building 1	(24- 1 Bedroom units)			
# of Bldg Type:	3			
1 bedroom	72	units	1.25 per unit	90
Building 2	(24- 2 Bedroom units)			
# of Bldg Type:	5			
2 bedroom	120	units	1.75 per unit	210
Building 3	(12- 3 Bedroom units, 6- 2 Bedroom units, 6- 1 Bedroom units)			
# of Bldg Type:	1			
1 Bedroom	24	units	1.25 per unit	30
2 Bedroom	24	units	1.75 per unit	42
3 Bedroom	48	units	2.0 per unit	96
Guest Parking	288	units	1 per 6 units	48
Total Required:				**516 Spaces**
Total Provided:				229 Uncovered Surface Spaces 288 Covered Covered Spaces 12 Accessible Spaces **517 Total**

Unit Matrix

	#	%
Total 1 Bdrm	96	33%
Total 2 Bdrm	144	50%
Total 3 Bdrm	48	17%
Total Units	**288**	

Building Area (in square feet)

Building Type	Gross Area	Usable Area	Quantity	Total Area
Building 1	24,160	15,235	3	72,480
Building 2	30,940	11,207	6	185,670
Building 3	35,925	13,101	4	143,700
Total:			13	**401,850**

Footprint (in square feet)

Building Type	Area	Quantity	Total Area
Building 1	8,050	3	24,150
Building 2	10,315	6	61,890
Building 3	11,975	4	47,900
Club House	5,000	1	5,000
Total:		13	**138,940**

Open Space

Required: 100s.f. per unit	28,800 s.f.	0.66 acres
Provided:	55,104 s.f.	1.27 acres

Property Development Standards
A Principal Buildings and Accessory Structures adjacent to street R.O.W. line at parcel perimeter

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	68'
Three Story Structures	20'	30'
Four Story Structure	40'	N/A

B - Principal Buildings and Accessory Structures adjacent to parks, open space, or paseo PL

Setbacks	Required	Provided
Single Story Structures	10'	N/A
Two Story Structures	10'	N/A
Three Story Structures	10'	N/A
Four Story Structure	10'	N/A

C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	54'
Three Story Structures	30'	60'
Four Story Structure	40'	N/A

Height
Permitted: 50' 0"
Proposed: 3 story maximum up to 35' 0"

7038 Sky Pointe Dr., Las Vegas, NV 89131

Site Data

Jurisdiction	City of Las Vegas
Current Zoning	Town Center District (TC)
APN#	125-21-103-001
Gross Site Area	11.97 Acres
F.A.R.	16.55%

Building Area Data

	Level 1	Level 2	TOTAL
Elementary School Building	22,264	22,264	44,528
Middle School Building	34,172	34,172	68,344
High School Building	20,794	20,794	41,588
Gymnasium Building	8,560	0	8,560
Total	86,890	77,230	

Parking Requirements

School:				
High School	Standard	42		
	Special	4		
		46 Classrooms	9/Classroom	414
Middle School	Standard	34		
	Special	7		
		41 Classrooms	3/Classroom	123
Elementary School	Standard	30		
	Special	4		
		34 Classrooms	3/Classroom	102
Total Required				639 Spaces
Total Provided (including 8 Accessible Spaces)				348 Spaces 54.62% Reduction

Conceptual Master Site Plan : Sheet Title
12-662 : Project Number
05-08-2012 : Date

Sky Pointe Multi- Family & Somerset Academy

Las Vegas, NV

NORTH

Scale: 1" = 80'

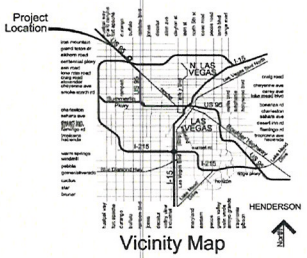
0 40 80 160

ethos ARCHITECTURE

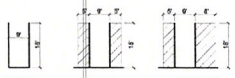
MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



Vicinity Map



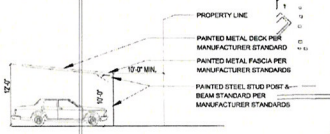
Typical Parking Spaces



Fire Turning Radius



Note: See L.S. Plan
For Wall Details



Carport Detail



Multi Family Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	9	24"-Box	N/A	TEXAS MOUNTAIN LAUREL	SOPHURA SECUNDIFLORA
	111	24" Box	N/A	HOLLY OAK	QUERCUS ILEX
	155	24" Box	20' On Center	MONDEL PINE	PINUS ELDARICA
	10	24" Box	Varies, See Setback Requirements	PURPLE LEAF PLUMB	PRUNUS CERASIFERA
	578	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	Ornamental Ground Shrubs and Cover
		N/A	N/A	*Xeroscape	

* Xeroscape- No turf to be used. Only rock, Crushed rock or other Low-water use approved ground conver will be used.
* All plant material per Master Plan Palterle-Cliffs Edge Design Guidelines
* All landscaping is per Section 5/Cliffs Edge Landscape Architecural Design Guidelines

School Plant List



Trees			
Item		Size	Quantity
Chitalpa X tashkentensis Chitalpa		24" Box Std. Trunk	14
Fraxinus velutina 'Rio Grande' ™ Rio Grande Ash		24" Box Std. Trunk	39
Pinus eldarica Mondel Pine		24" Box Std. Trunk	28
Pistacia chinensis Chinese Pistache		24" Box Std. Trunk	61
Quercus ilex Holly Oak		24" Box Std. Trunk	61
Robinia ambigua Purple Rose Locust		24" Box Std. Trunk	10
Sophora secundiflora Texas Mountain Laurel		24" Box Multi Trunk	9
Washingtonia robusta Mexican Fan Palm		20' B.T.H. Std. Trunk	20
Shrubs and Accents			
Item		Size	Quantity
Agave americana Century Plant		5 gal.	46
Agave weberi Weber's Agave		5 gal.	21
Dasylirion wheeleri Desert Spoon		5 gal.	91
Euphorbia rigida Gopher Plant		5 gal.	117
Lavandula stoechas Common Lavender		5 gal.	36
Leucophyllum frutescens 'Green Cloud' ™ Green Cloud Sage		5 gal.	95
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass		5 gal.	452
Myrtus communis 'Compacta' ™ Compact Myrtle		5 gal.	363
Raphiolepis indica 'Pink Lady' ™ Pink Lady Hawthorne		5 gal.	156
Senna remotiuscula Desert Cassia		5 gal.	78
Groundcovers			
Item		Size	Quantity
Chrysactinia mexicana Damianita		1 gal.	142
Hymenoxys acaulis Angelita Daisy		1 gal.	397
Lantana montevidensis Purple Trailing Lantana		1 gal.	50
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary		1 gal.	117
Teucrium chamaedrys Germander		1 gal.	145
Miscellaneous			
Item		Size	
Decomposed granite - Color to be Mojave Gold All Planter areas to receive 2" depth of decomposed granite		3/4" screened	

Notes
1) Trees no closer than 10' from street lights.
2) All turf areas to be hybrid bermuda.
Gross Site Area: 11.97 Ac. 521,413.20 S.F.
Open Space Requirements:
Required: 2.4 AC. 104,544 S.F. 20%
Provided: 8.11 AC. 353,280 S.F. 68.7%
Landscape behind Tree Requirements:
Required: 86 24" Box Shade Trees
Provided: 100 24" Box Shade Trees

Sky Pointe Multi- Family & Somerset Academy

Las Vegas, NV

NORTH

Scale: 1" = 80'

0 40 80 160

Conceptual Master Landscaping Plan : Sheet Title
12-062 : Project Number
05-08-2012 : Date

ethos image ARCHITECTURE

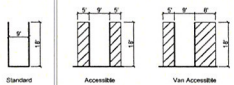
MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



Vicinity Map



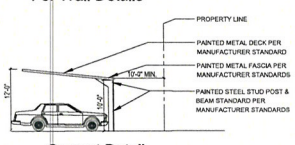
Typical Parking Spaces



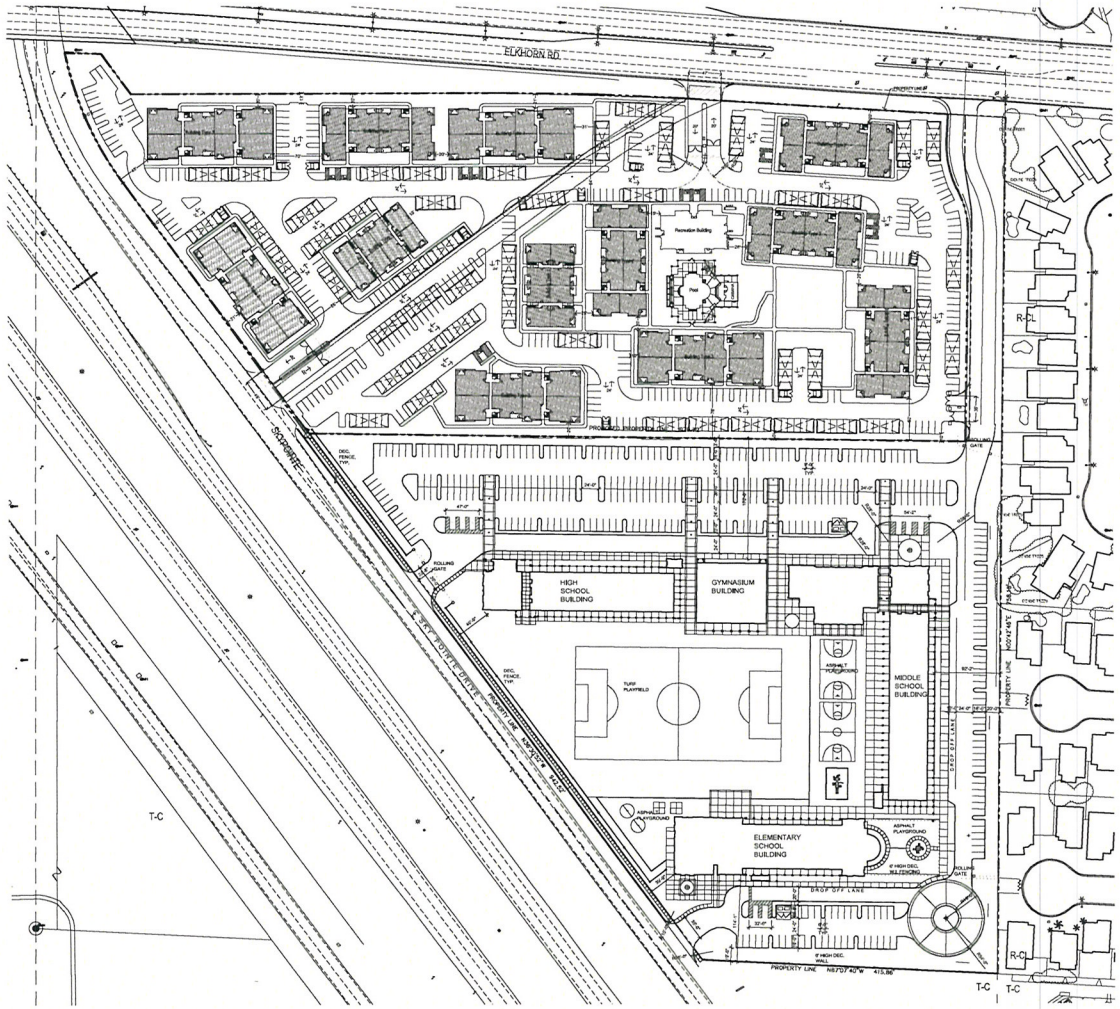
Fire Turning Radius



Note: See L.S. Plan
For Wall Details



Carport Detail



Sky Pointe Multi-Family & Somerset Academy

7018 Sky Pointe Dr., Las Vegas, NV 89131
Current Zoning: Town Center District (T-C)
APN #: 125-21-103-001

Multi Family Development

Area (approximate, to be verified)

Gross Area:	549,144 s.f.	12.61 acres	
Net Area:	522,720 s.f.	12.00 acres	
Density:	22.88 dua/acre, gross		
FAR:	0.13		

Parking Requirements

Residential:				
Building 1	(24- 1 Bedroom units)			
# of Bldg Type	3			
1 bedroom	72	units	1.25 per unit	90
Building 2	(24- 2 Bedroom units)			
# of Bldg Type	5			
2 bedroom	120	units	1.75 per unit	210
Building 3	(12- 3 Bedroom units, 6- 2 Bedroom units, 6- 1 Bedroom units)			
# of Bldg Type	4			
1 Bedroom	24	units	1.25 per unit	30
2 Bedroom	24	units	1.75 per unit	42
3 Bedroom	48	units	2.0 per unit	96
Guest Parking	288	units	1 per 6 units	48
Total Required:				516 Spaces
Total Provided:				229 Uncovered Surface Spaces 288 Canopy Covered Spaces 10 Accessible Spaces 517 Total

Unit Matrix	#	%
Total 1 Bdrm	96	33%
Total 2 Bdrm	144	50%
Total 3 Bdrm	48	17%
Total Units	288	

Building Area (in square feet)

Building Type	Gross Area	Leasing Area	Quantity	Total Area
Building 1	24,190	12,238	3	72,480
Building 2	30,946	11,207	6	185,679
Building 3	35,926	13,101	4	143,709
Total:			13	401,833

Footprint (in square feet)

Building Type	Area	Quantity	Total Area
Building 1	8,050	3	24,150
Building 2	10,315	6	61,890
Building 3	11,975	4	47,900
Club House	5,000	1	5,000
Total:		13	138,940

Open Space

Required: 100s f. per unit	28,800 s.f.	0.66 acres
Provided:	56,104 s.f.	1.27 acres

Property Development Standards

A Principal Buildings and Accessory Structures adjacent to street R.O.W. line at parcel perimeter

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	55'
Three Story Structures	25'	30'
Four Story Structure	40'	N/A

B - Principal Buildings and Accessory Structures adjacent to parks, open space, or pasc PL

Setbacks	Required	Provided
Single Story Structures	10'	N/A
Two Story Structures	10'	N/A
Three Story Structures	10'	N/A
Four Story Structure	10'	N/A

C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	54'
Three Story Structures	30'	82'
Four Story Structure	40'	N/A

Height
Permitted: 50'-0"
Proposed: 3 story maximum up to 35'-0"

7018 Sky Pointe Dr., Las Vegas, NV 89131

Site Data

Jurisdiction	City of Las Vegas
Current Zoning	Town Center District (TC)
APN#:	125-21-103-001
Gross Site Area:	11.87 Acres
F.A.R.	16.05%

Building Area Data	Level 1	Level 2	TOTAL
Elementary School Building	22,284	22,284	44,568
Middle School Building	34,172	34,172	68,344
High School Building	20,794	20,794	41,588
Gymnasium Building	9,560	0	9,560
Total	86,800	77,250	164,050

Parking Requirements

School:				
High School	Standard	42		
	Special	4		
		46 Classrooms	9/Classroom	414
Middle School	Standard	34		
	Special	7		
		41 Classrooms	3/Classroom	123
Elementary School	Standard	30		
	Special	4		
		34 Classrooms	3/Classroom	102
Total Required				639 Spaces
Total Provided (including 8 Accessible Spaces)				349 Spaces 54.62% Reduction

Conceptual Master Site Plan : Sheet Title
12-062 : Project Number
05-17-2012 : Date

Sky Pointe Multi- Family & Somerset Academy

Las Vegas, NV

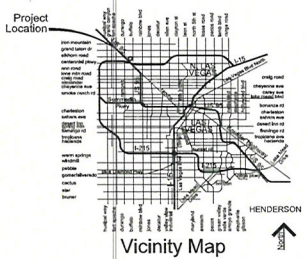
NORTH

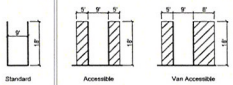
Scale: 1" = 80'
0 40 80 160

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

etnos interior ARCHITECTURE
MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning





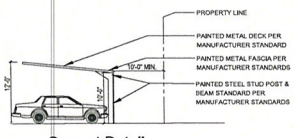
Typical Parking Spaces



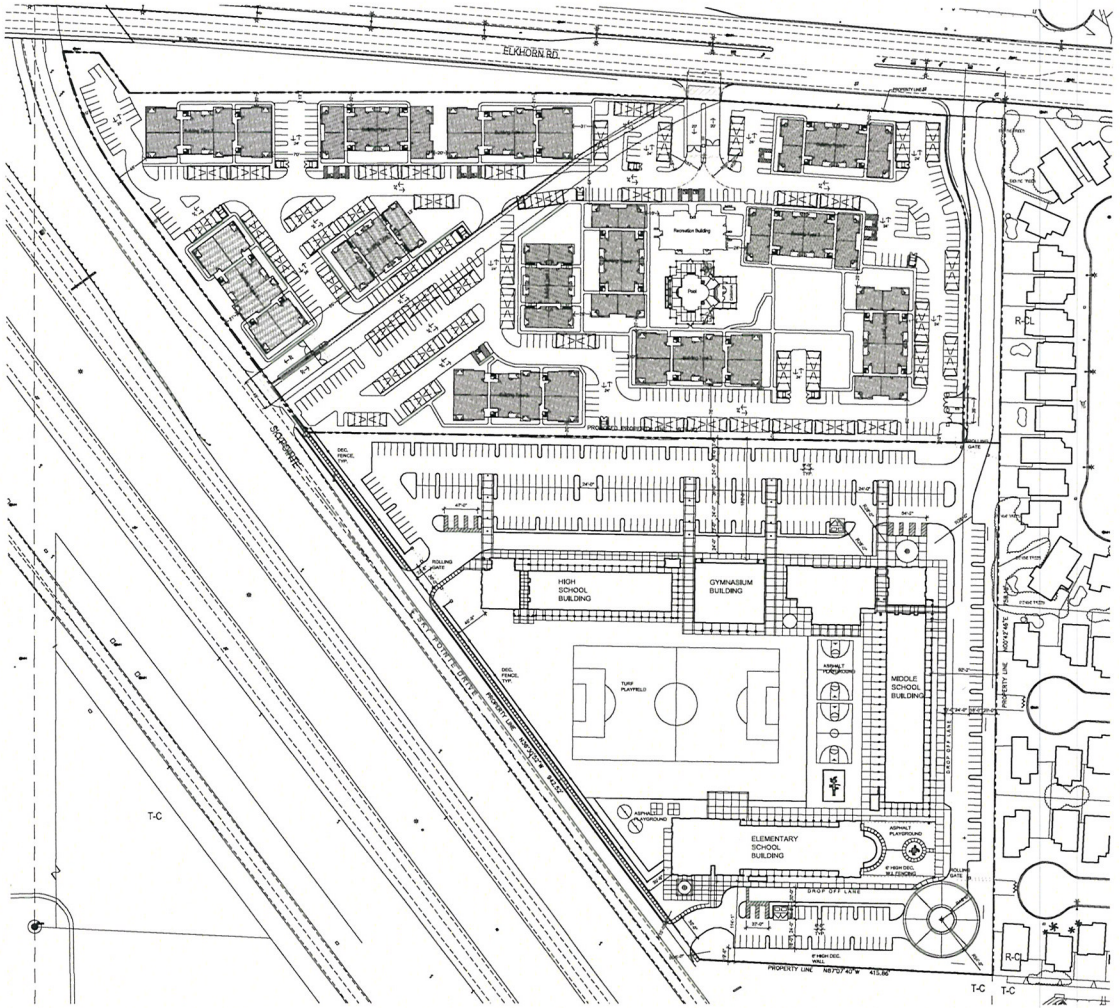
Fire Turning Radius



Note: See L.S. Plan
For Wall Details



Carport Detail



Sky Pointe Multi-Family & Somerset Academy

7018 Sky Pointe Dr. Las Vegas, NV 89131
Current Zoning: Town Center District (T-C)
APN #: 125-21-102-001

Multi Family Development

Area (approximate, to be verified)

Gross Area	549,144 s.f.	12.61 acres
Net Area	522,720 s.f.	12.00 acres
Density	22.66 dua/acre gross	
FAR	0.73	

Parking Requirements

Residential:

Building 1	(24- 1 Bedroom units)			
# of Bldg Type	3			
1 bedroom	72	units	1.25 per unit	90
Building 2	(24- 2 Bedroom units)			
# of Bldg Type	5			
2 bedroom	120	units	1.75 per unit	210
Building 3	(12- 3 Bedroom units, 6- 2 Bedroom units, 6- 1 Bedroom units)			
# of Bldg Type	4			
1 Bedroom	24	units	1.25 per unit	30
2 Bedroom	24	units	1.75 per unit	42
3 Bedroom	48	units	2.0 per unit	96
Guest Parking	288	units	1 per 6 units	48

Total Required: **516 Spaces**

Total Provided:
229 Uncovered Surface Spaces
288 Canopy Covered Spaces
10 Accessible Spaces
517 Total

Unit Matrix

	#	%
Total 1 Bdrm	96	33%
Total 2 Bdrm	144	50%
Total 3 Bdrm	48	17%
Total Units	**288**	

Building Area (in square feet)

Building Type	Gross Area	Usable Area	Quantity	Total Area
Building 1	24,160	12,235	3	72,480
Building 2	28,940	11,267	6	186,670
Building 3	26,926	13,161	4	143,709
Totals:			13	401,859

Footprint (in square feet)

Building Type	Area	Quantity	Total Area
Building 1	8,050	3	24,150
Building 2	10,315	6	61,890
Building 3	11,978	4	47,900
Club House	6,000	1	6,000
Totals:		13	138,940

Open Space

Required: 100s f. per unit	28,800 s.f.	0.66 acres
Provided	55,154 s.f.	1.27 acres

Property Development Standards

A Principal Buildings and Accessory Structures adjacent to street R.O.W. line at parcel perimeter

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	55'
Three Story Structures	25'	30'
Four Story Structure	40'	N/A

B - Principal Buildings and Accessory Structures adjacent to parks, open space, or pasc PL

Setbacks	Required	Provided
Single Story Structures	10'	N/A
Two Story Structures	10'	N/A
Three Story Structures	10'	N/A
Four Story Structure	10'	N/A

C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	54'
Three Story Structures	30'	82'
Four Story Structure	40'	N/A

Height
Permitted: 50' 0"
Proposed: 3 story maximum up to 35' 0"

7018 Sky Pointe Dr., Las Vegas, NV 89131

Site Data

Jurisdiction	City of Las Vegas
Current Zoning	Town Center District (TC)
APN#	125-21-102-001
Gross Site Area:	11.87 Acres
F.A.R.	16.65%

Building Area Data

	Level 1	Level 2	TOTAL
Elementary School Building	22,264	22,264	44,528
Middle School Building	34,172	34,172	68,344
High School Building	20,794	20,794	41,588
Gymnasium Building	9,956	0	9,956
Total	86,800	77,370	Verified

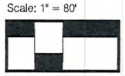
Parking Requirements

School				
High School	Standard	42		
	Special	4		
		46 Classrooms	9 Classroom	414
Middle School	Standard	34		
	Special	7		
		41 Classrooms	3 Classroom	123
Elementary School	Standard	30		
	Special	4		
		34 Classrooms	3 Classroom	102
Total Required				639 Spaces
Total Provided (Including 8 Accessible Spaces)				349 Spaces 54.62% Reduction

Sky Pointe Multi- Family & Somerset Academy

Las Vegas, NV



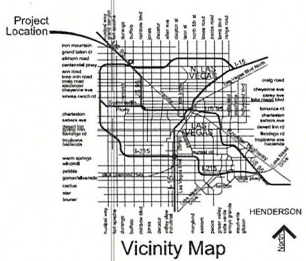


GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

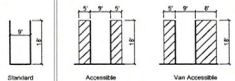
Conceptual Master Site Plan - Sheet Title
12-062 - Project Number
05-17-2012 - Date

MOSER architecture studio

RECEIVED
City of Las Vegas
Department of Planning



Vicinity Map



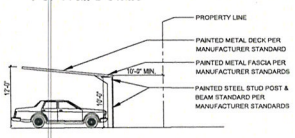
Typical Parking Spaces



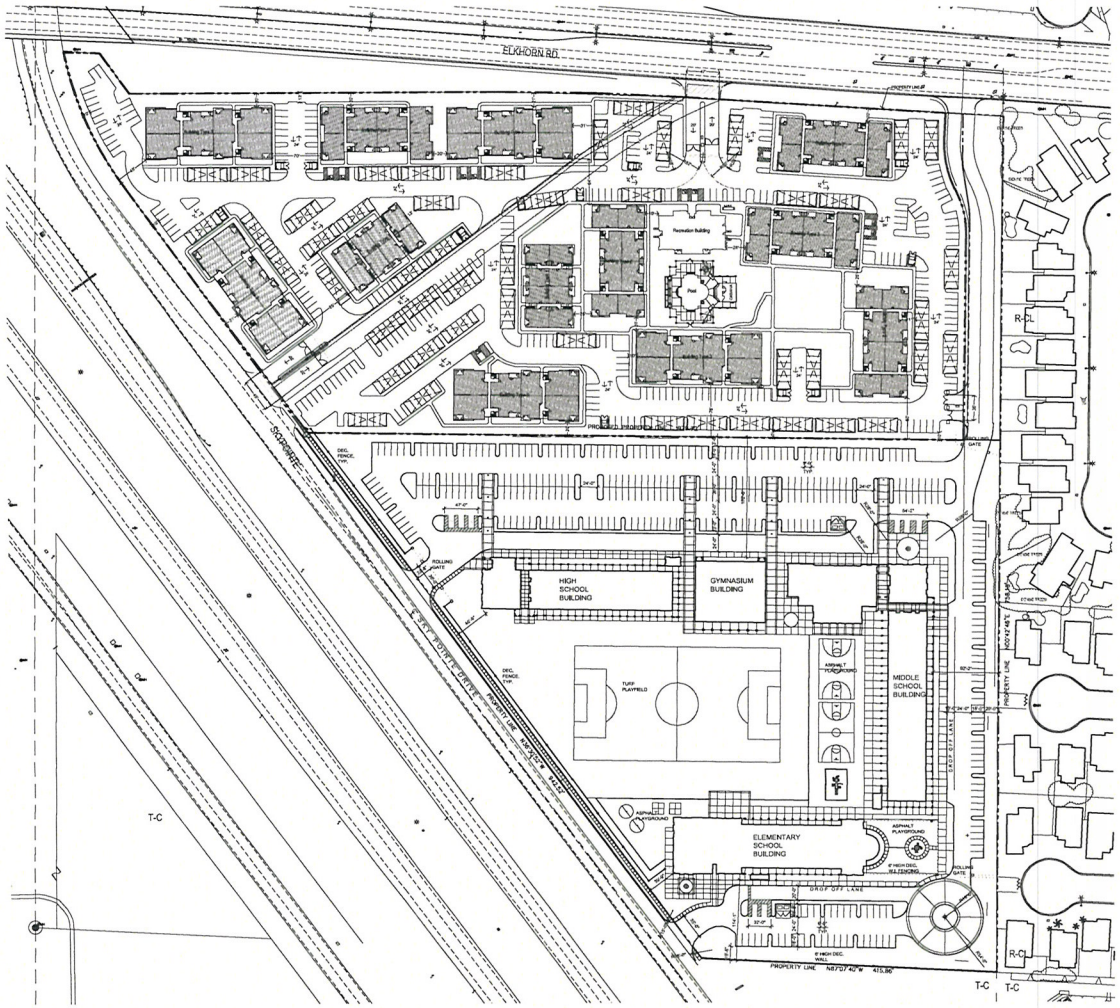
Fire Turning Radius



Note: See L.S. Plan
For Wall Details



Carport Detail



Sky Pointe Multi-Family & Somerset Academy

7038 Sky Pointe Dr., Las Vegas, NV 89131
Current Zoning: Town Center District (T-C)
APN #: 125-21-702-001

Multi Family Development

Area (approximate, to be verified)

Gross Area	548,144 s.f.	12.61 acres
Net Area	522,726 s.f.	12.00 acres
Density	22.88 dua/acre, gross	
FAR	0.73	

Parking Requirements

Residential:

Building 1	(24- 1 Bedroom units)			
# of Bldg Type	3			
1 bedroom	72	units	1.25 per unit	90
Building 2	(24- 2 Bedroom units)			
# of Bldg Type	5			
2 bedroom	120	units	1.75 per unit	210
Building 3	(12- 3 Bedroom units, 6- 2 Bedroom units, 6- 1 Bedroom units)			
# of Bldg Type	1			
1 Bedroom	24	units	1.25 per unit	30
2 Bedroom	24	units	1.75 per unit	42
3 Bedroom	48	units	2.0 per unit	96
Guest Parking	288	units	1 per 6 units	48

Total Required: 916 Spaces

Total Provided:
229 Uncovered Surface Spaces
288 Canopy Covered Spaces
10 Accessible Spaces
517 Total

Unit Matrix	#	%
Total 1 Bdrm	96	33%
Total 2 Bdrm	144	50%
Total 3 Bdrm	48	17%
Total Units	288	

Building Area (in square feet)

Building Type	Gross Area	Livable Area	Quantity	Total Area
Building 1	24,180	12,228	3	72,480
Building 2	39,945	11,267	6	185,670
Building 3	35,926	13,161	4	143,700
Total:			13	401,850

Footprint (in square feet)

Building Type	Area	Quantity	Total Area
Building 1	8,050	3	24,150
Building 2	10,315	6	61,890
Building 3	11,975	4	47,900
Club House	5,000	1	5,000
Total:		13	138,940

Open Space

Required: 100s f. per unit	28,800 s.f.	0.66 acres
Provided:	56,104 s.f.	1.27 acres

Property Development Standards

A Principal Buildings and Accessory Structures adjacent to street R.O.W. line at parcel perimeter

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	55'
Three Story Structures	25'	30'
Four Story Structure	40'	N/A

B - Principal Buildings and Accessory Structures adjacent to parks, open space, or pasc PL

Setbacks	Required	Provided
Single Story Structures	10'	N/A
Two Story Structures	10'	N/A
Three Story Structures	10'	N/A
Four Story Structure	10'	N/A

C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	54'
Three Story Structures	30'	82'
Four Story Structure	40'	N/A

Height
Permitted: 50' 0"
Proposed: 3 story maximum up to 39' 0"

7038 Sky Pointe Dr., Las Vegas, NV 89131

Site Data

Jurisdiction	City of Las Vegas
Current Zoning	Town Center District (TC)
APN#:	125-21-702-001
Gross Site Area:	11.87 Acres
F.A.R.	16.65%

Building Area Data	Level 1	Level 2	TOTAL
Elementary School Building	22,284	22,284	44,568
Middle School Building	34,172	34,172	68,344
High School Building	20,794	20,794	41,588
Gymnasium Building	9,950	0	9,950
Total:	86,800	77,250	footnote

Parking Requirements

School:

High School	Standard	42		
	Special	4		
		46 Classrooms	3/Classroom	414
Middle School	Standard	34		
	Special	7		
		41 Classrooms	3/Classroom	123
Elementary School	Standard	30		
	Special	4		
		34 Classrooms	3/Classroom	102

Total Required: 639 Spaces

Total Provided (including 8 Accessible Spaces): 349 Spaces
54.62% Reduction

Sky Pointe Multi- Family & Somerset Academy

Las Vegas, NV

NORTH

Scale: 1" = 80'

0 40 80 160

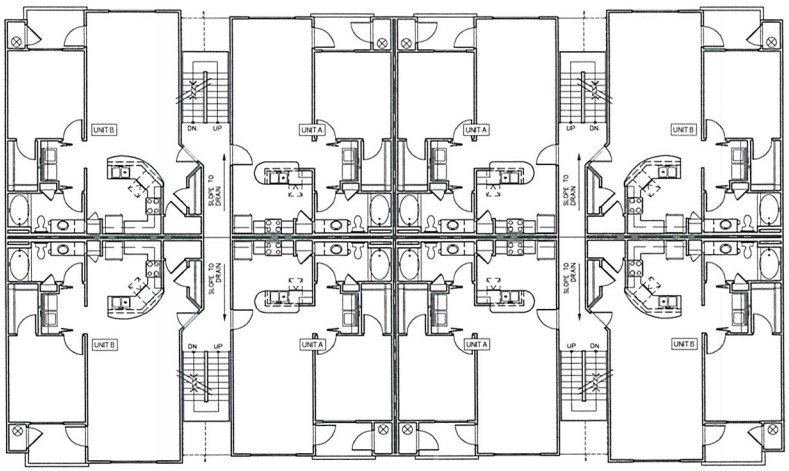
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

Conceptual Master Site Plan : Sheet Title
12-062 : Project Number
05-17-2012 : Date

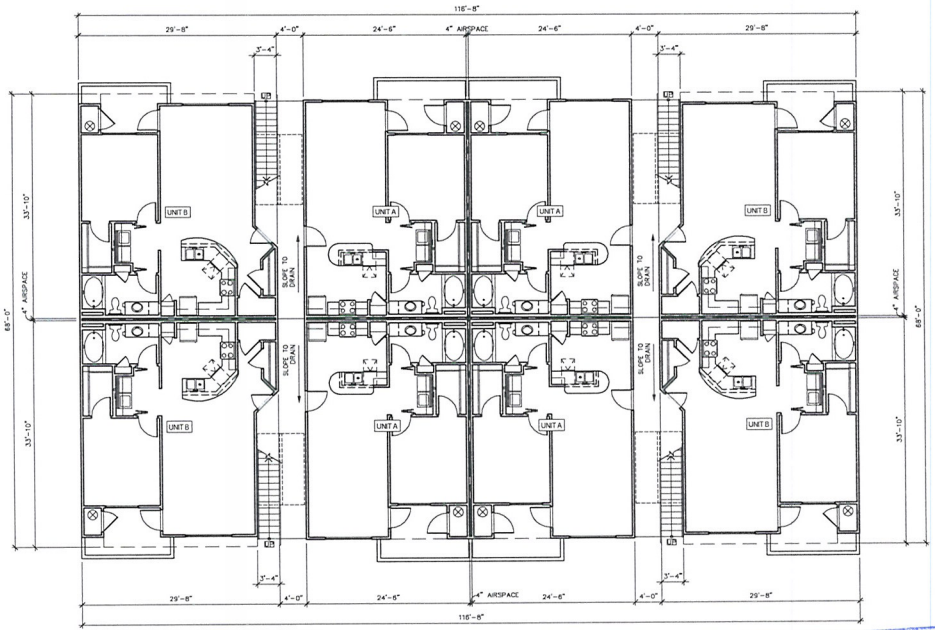
ethos three ARCHITECTURE

MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



B SECOND &THIRD FLOOR PLAN - SCALE: 1/8"=1'-0"
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Sky Pointe Multi- Family

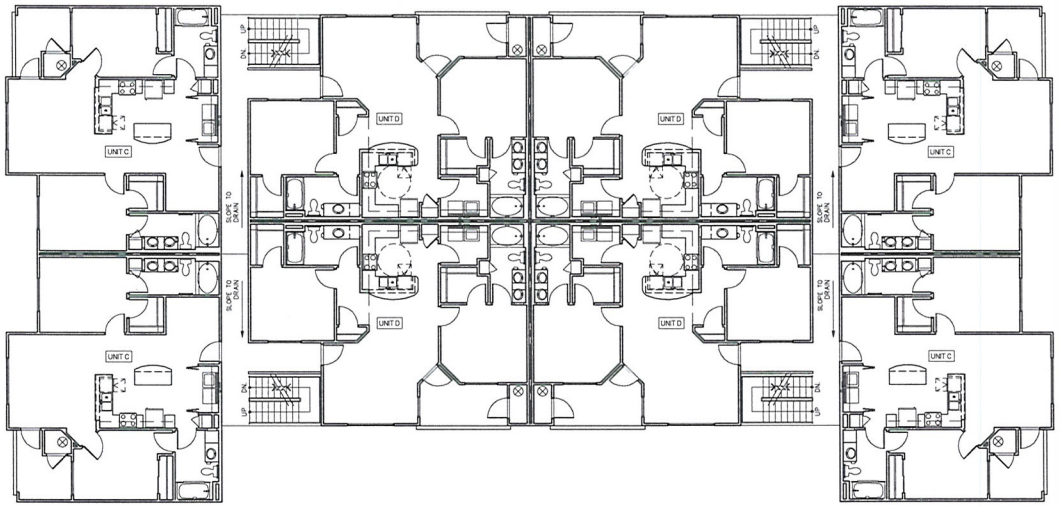
Las Vegas, NV

Building Floor Plan Type 1 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

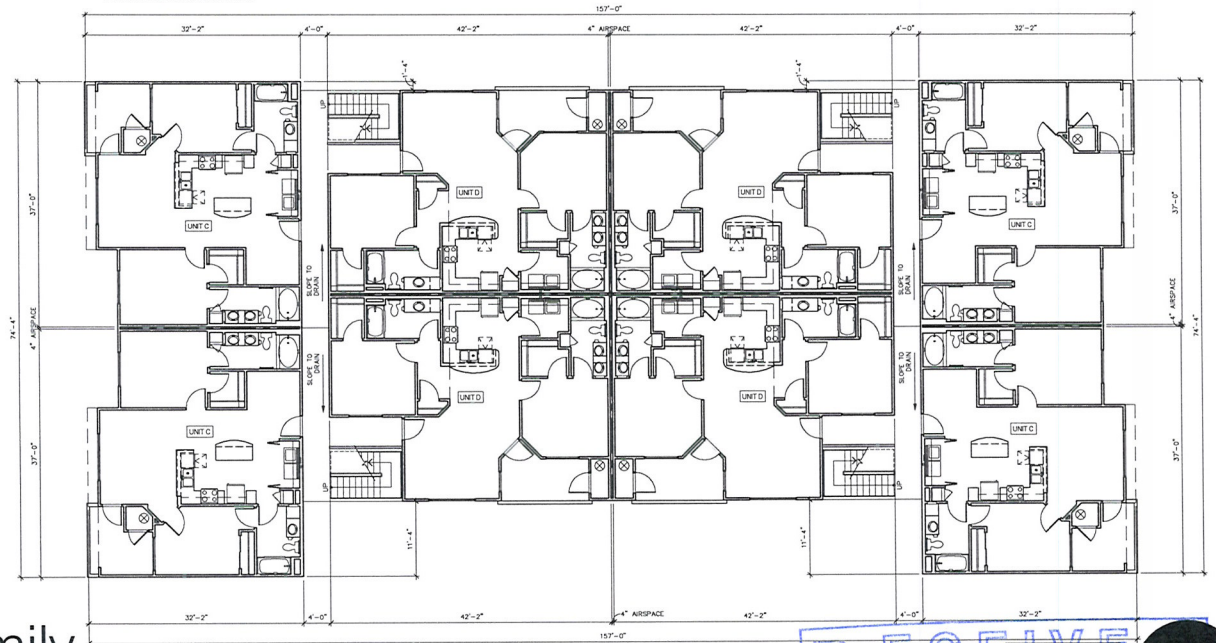
MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Building Floor Plan Type 2 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

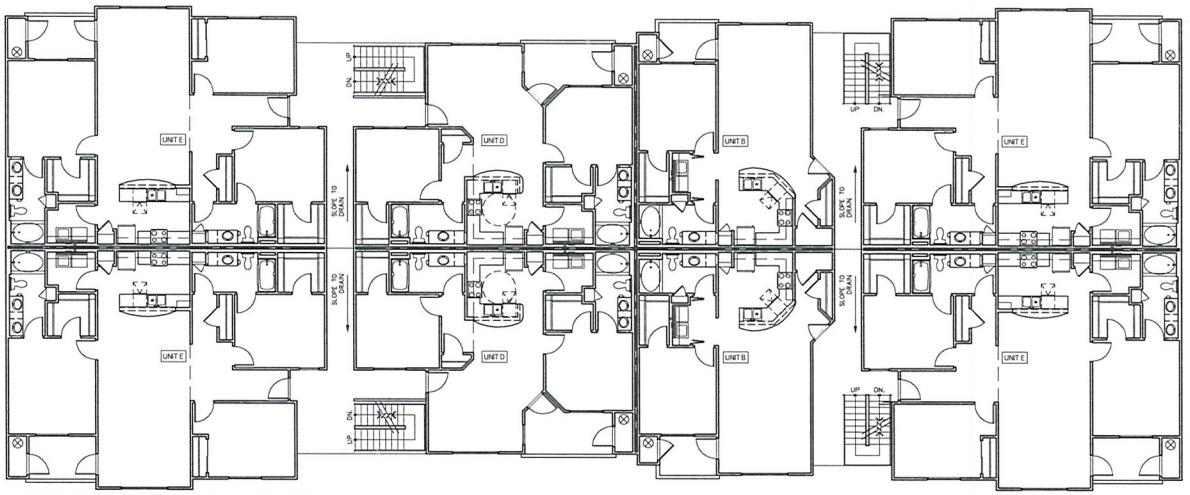
Sky Pointe Multi- Family

Las Vegas, NV

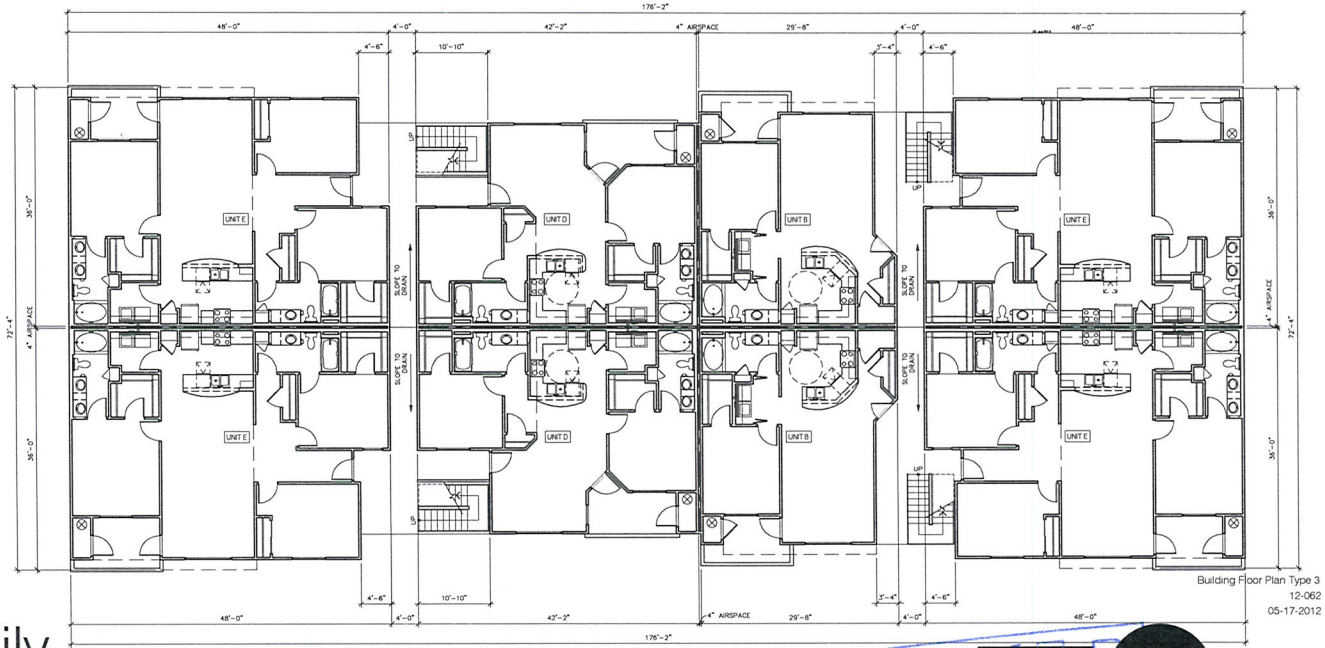
MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Building Floor Plan Type 3 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

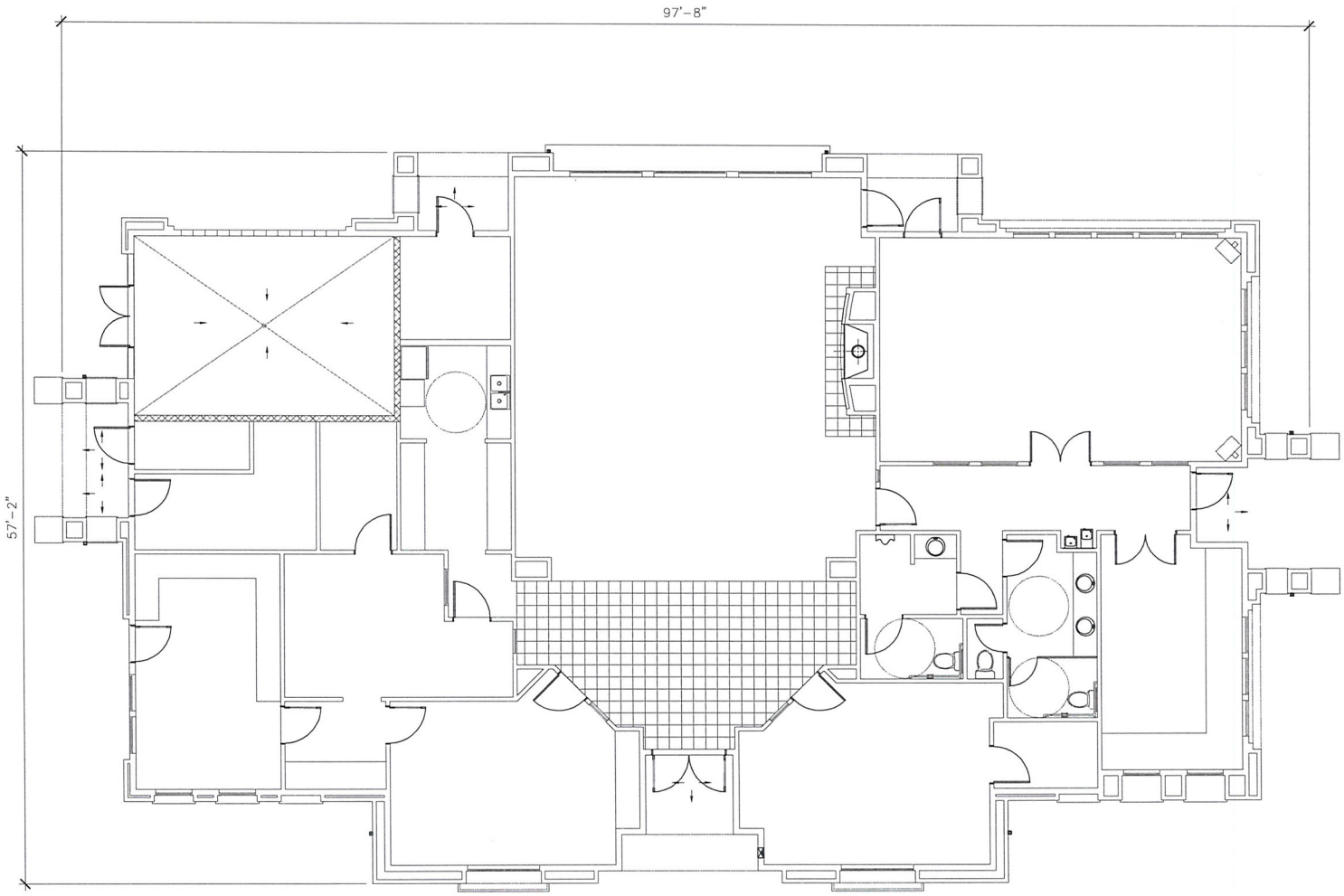
Sky Pointe Multi- Family

Las Vegas, NV

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

MOSER architecture studio



A RECREATION BUILDING
1/4" = 1'-0"

Recreation Building : Sheet Title
12-062 : Project Number
05-17-2012 : Date

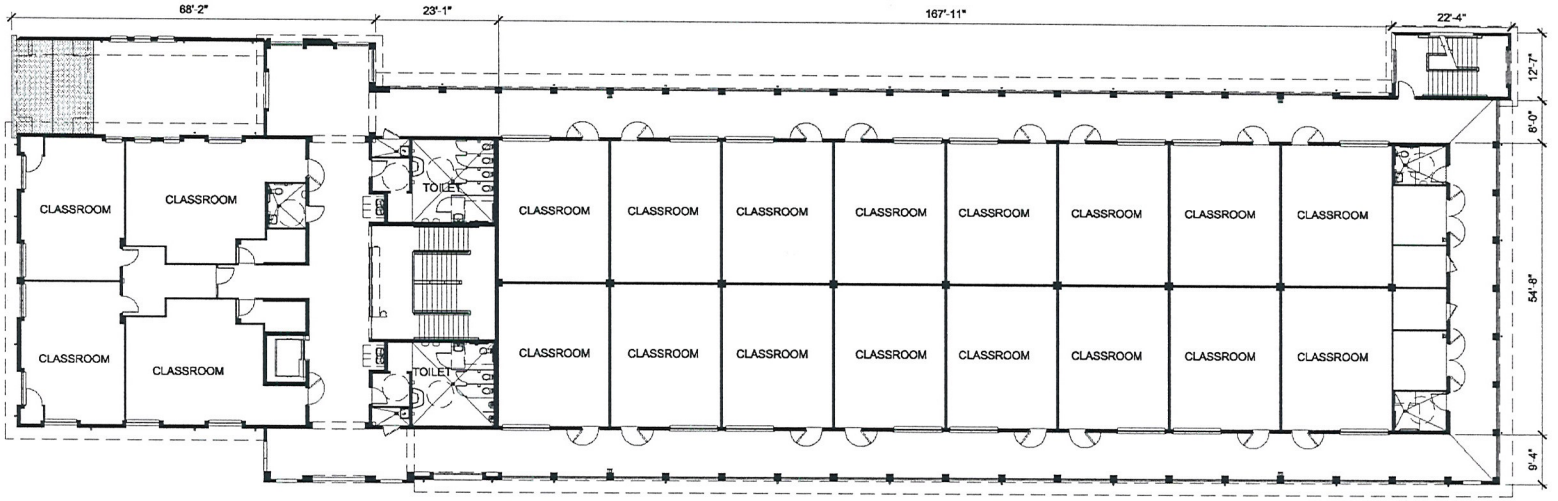
Sky Pointe Multi- Family

Las Vegas, NV

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

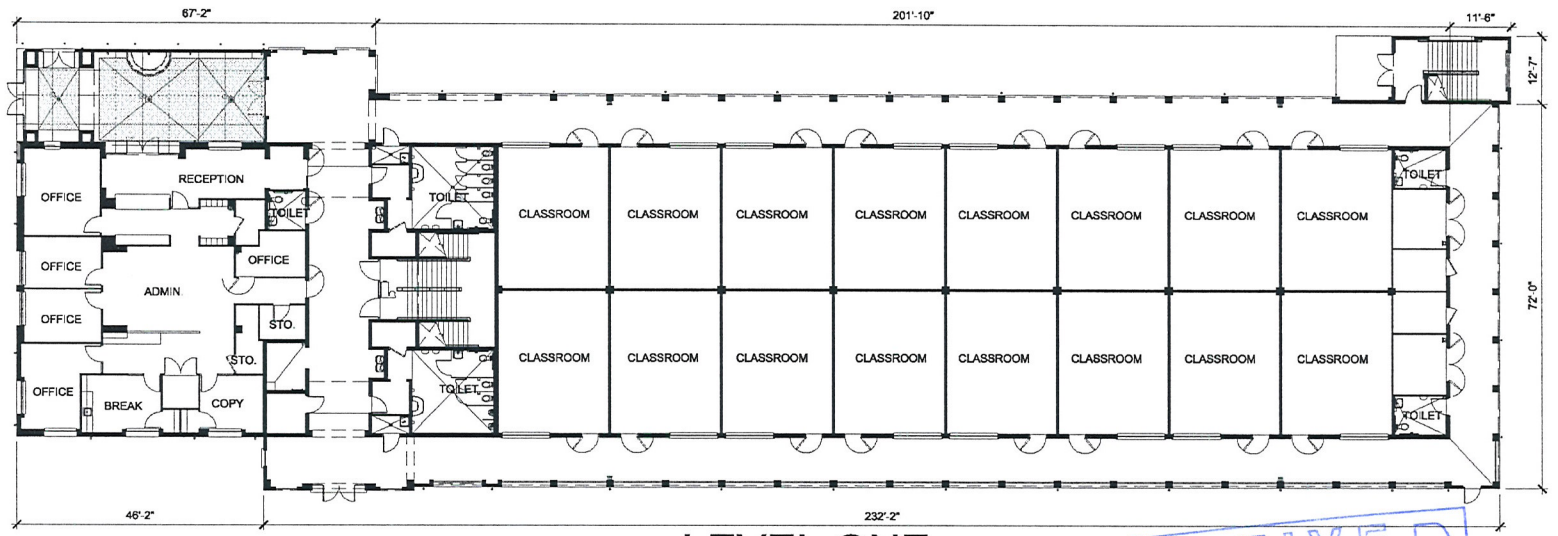
RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

MOSER architecture studio



LEVEL TWO

AREA - 20,794 SF



LEVEL ONE

AREA - 20,794 SF

FLOOR PLANS - HIGH SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16

04-23-12

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

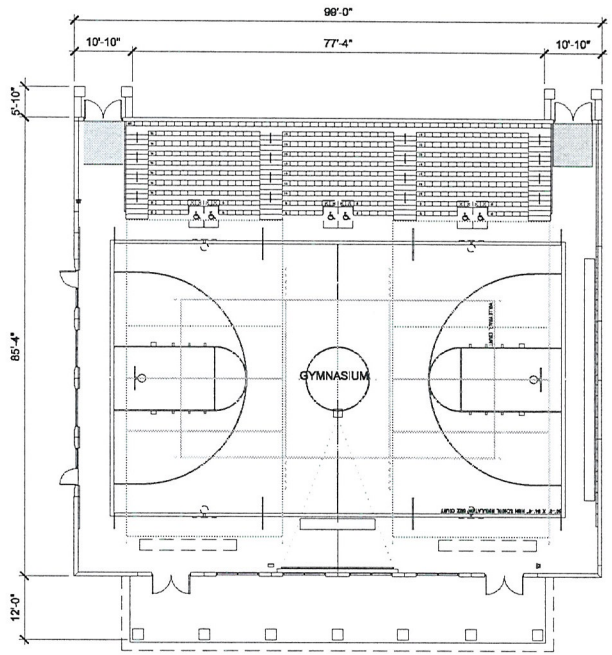
CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

SHT A2.1



AREA: - 9,550 SF

FLOOR PLAN - GYMNASIUM BUILDING

SCALE : 3/32"=1'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

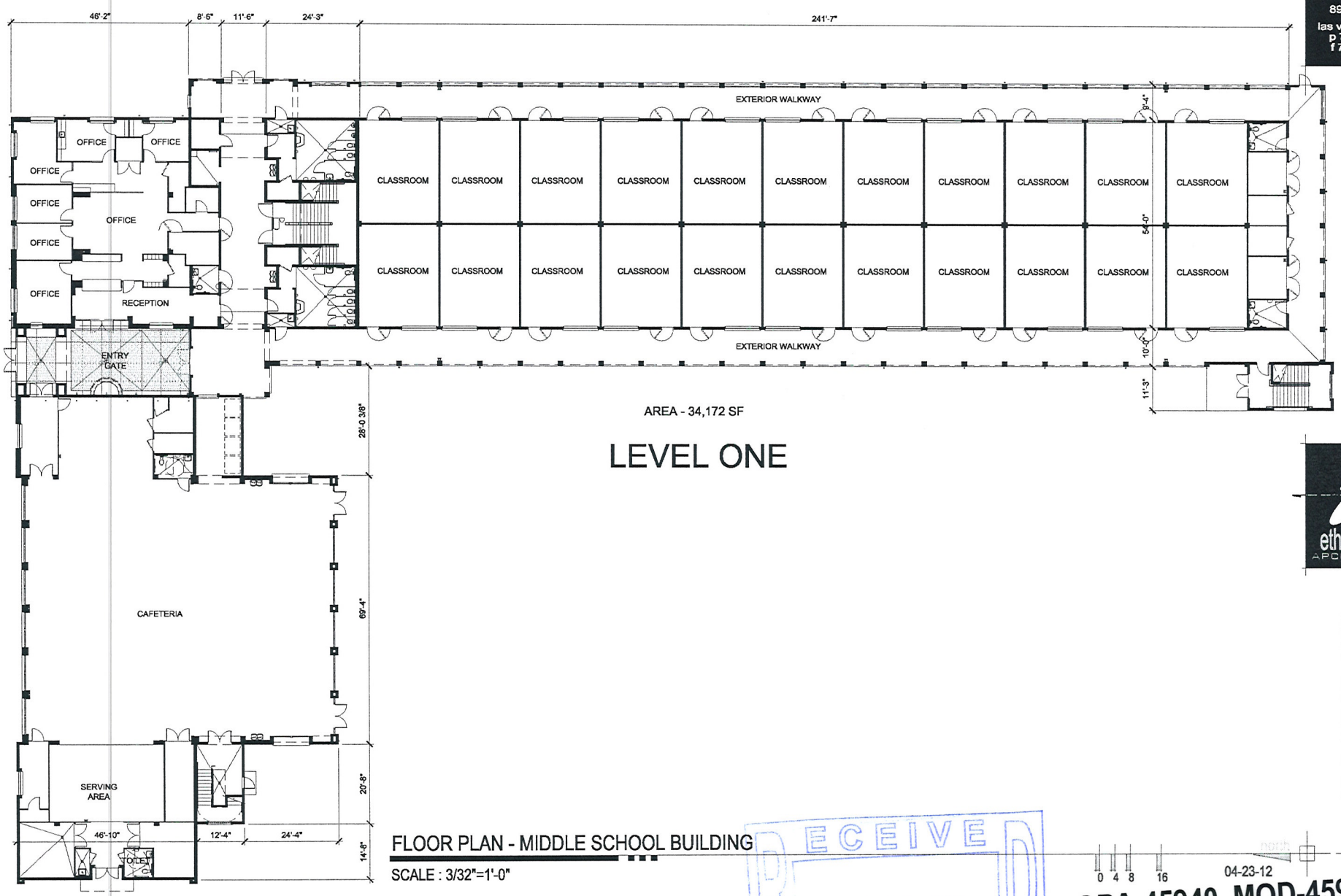
0 4 8 16

04-23-12

SHT A2.2

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



AREA - 34,172 SF

LEVEL ONE

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 104
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKY POINTE & ELKHORN

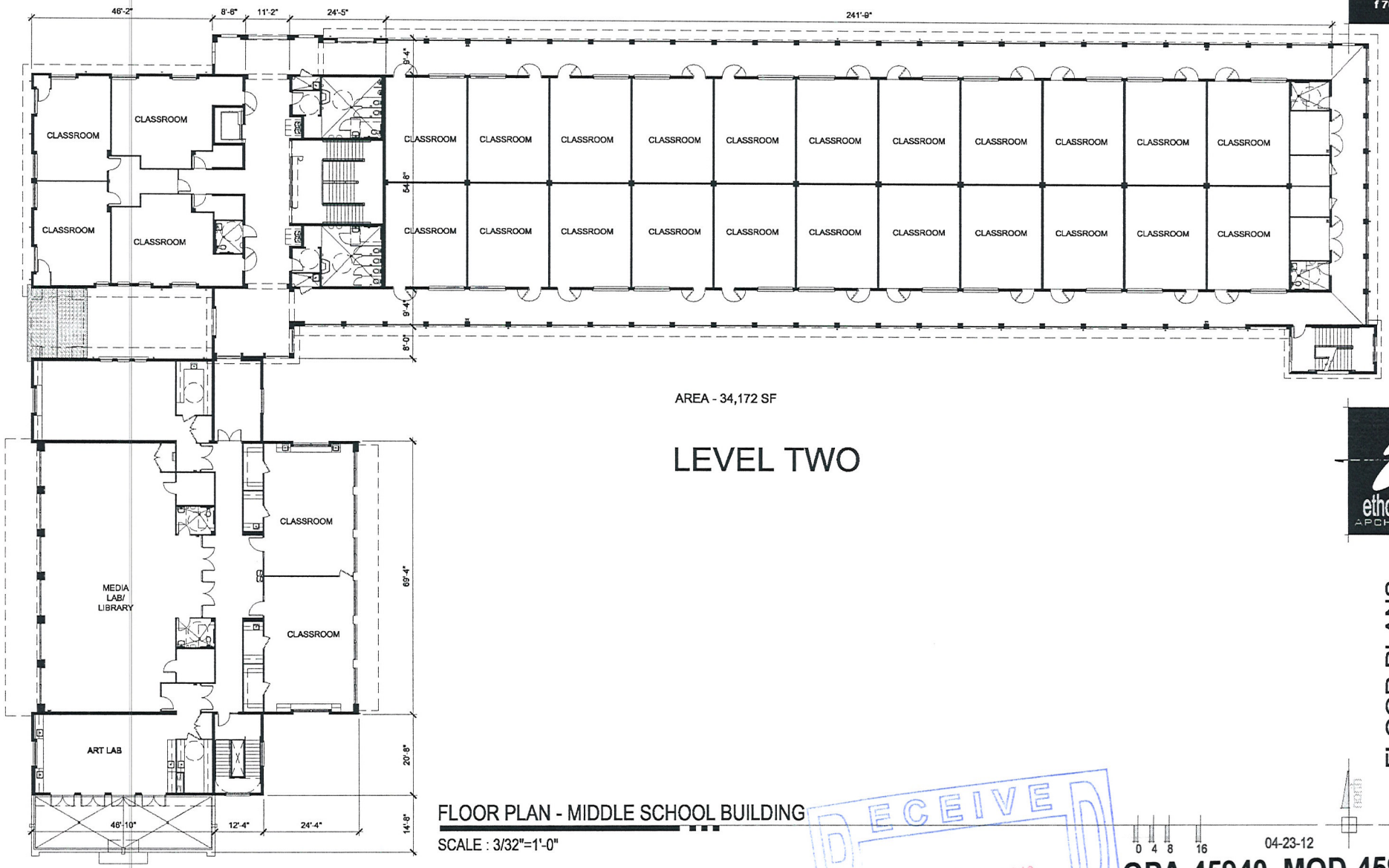
0 4 8 16

04-23-12

SHT A2.3

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



AREA - 34,172 SF

LEVEL TWO

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKY POINTE & ELKHORN

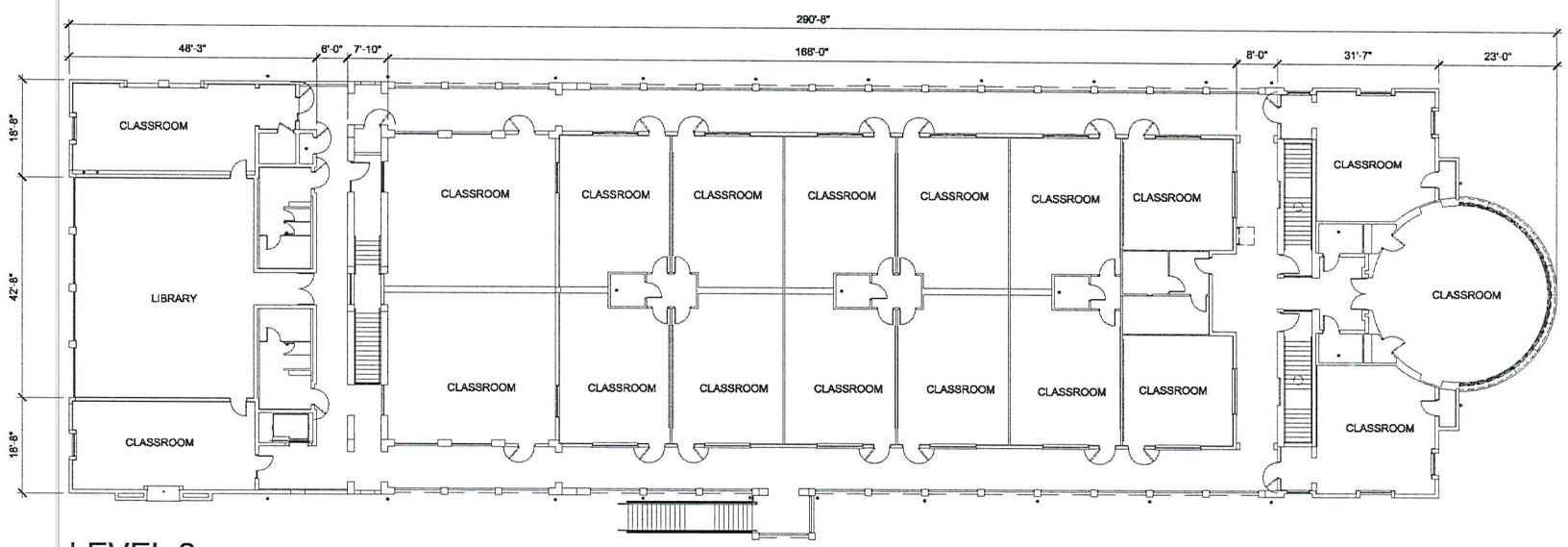
0 4 8 16

04-23-12

SHT A2.4

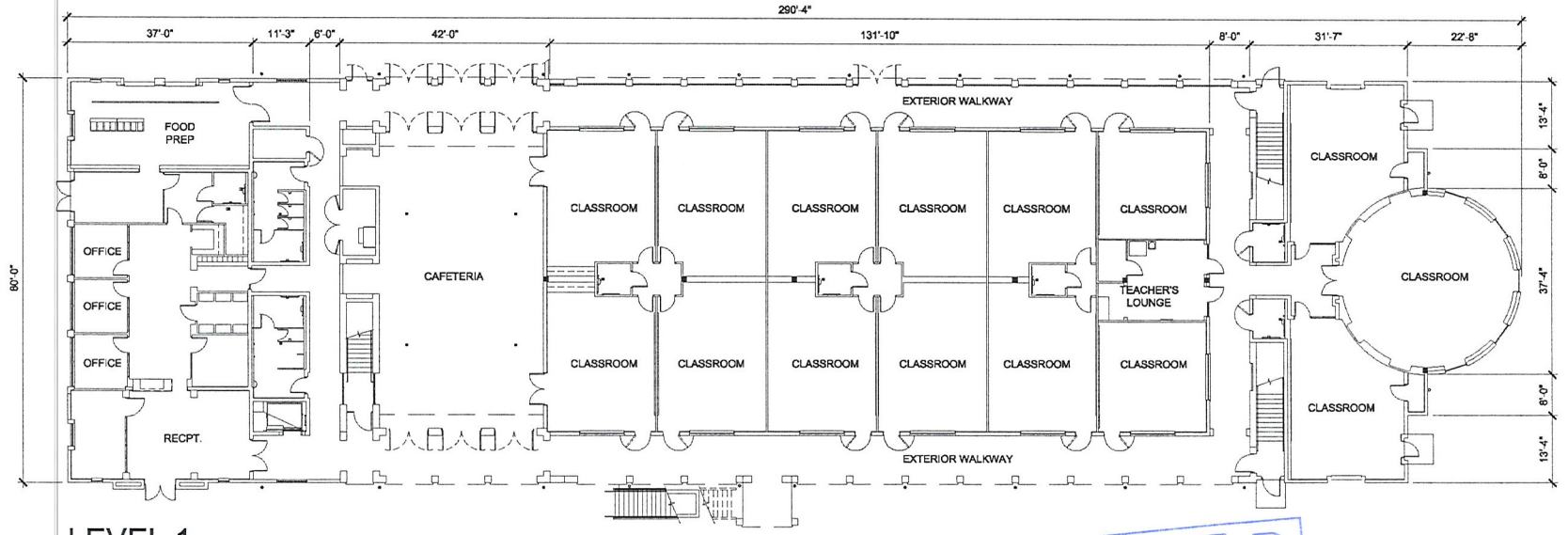
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



LEVEL 2

AREA - 22,284 SF



LEVEL 1

AREA - 22,284 SF

FLOOR PLANS - ELEMENTARY SCHOOL BUILDING

SCALE : 3/32"=1'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKY POINT & ELKHORN

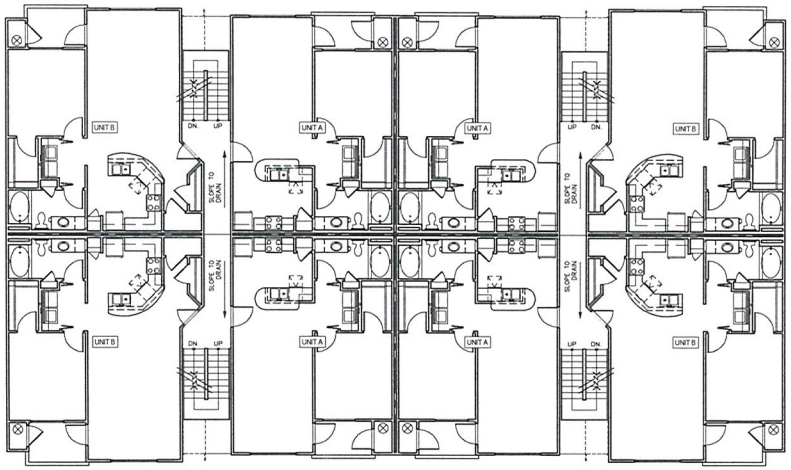
0 4 8 16

04-23-12

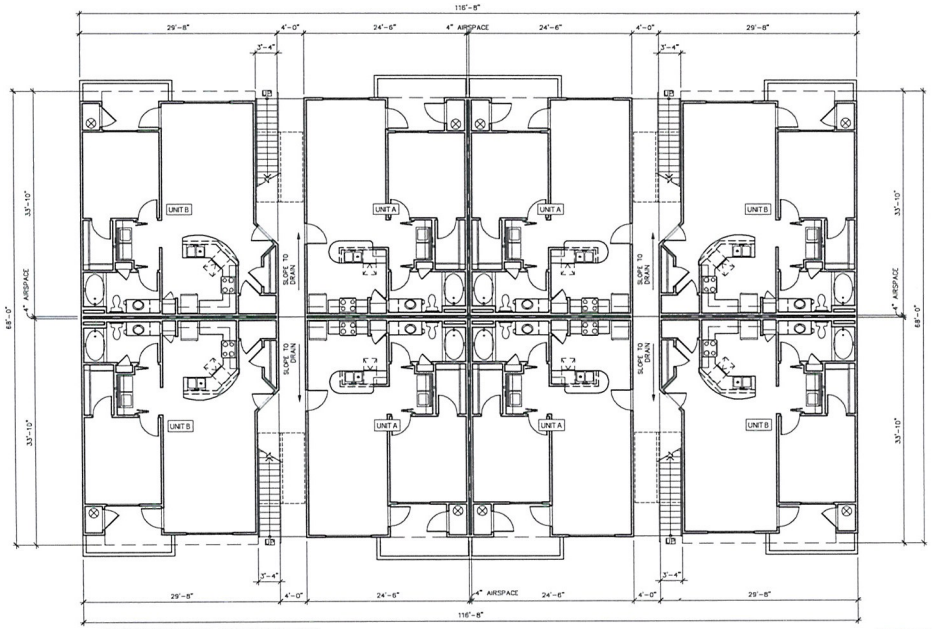
SHT A2.5

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



B SECOND &THIRD FLOOR PLAN - SCALE: 1/8"=1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

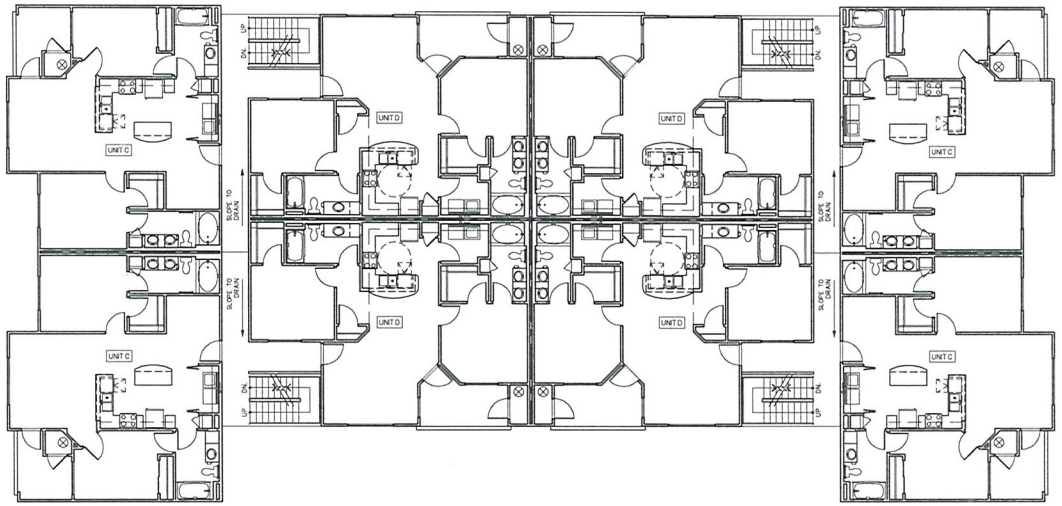
Building Floor Plan Type | Sheet Title
12-062 | Project Number
05-17-2012 | Date

Sky Pointe Multi- Family

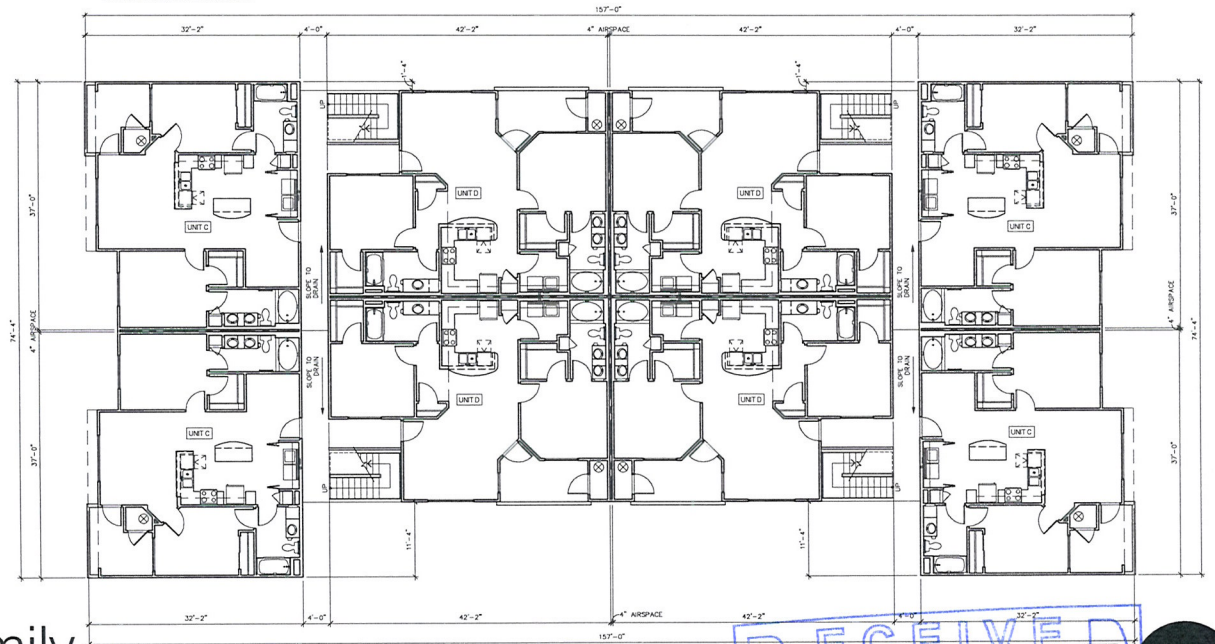
Las Vegas, NV

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Sky Pointe Multi- Family

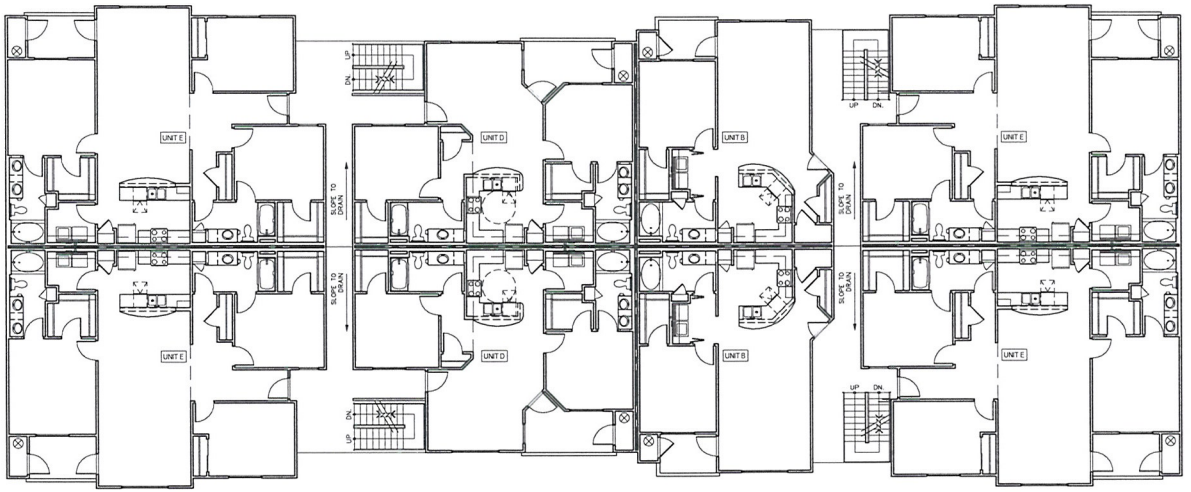
Las Vegas, NV

Building Floor Plan Type 2 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

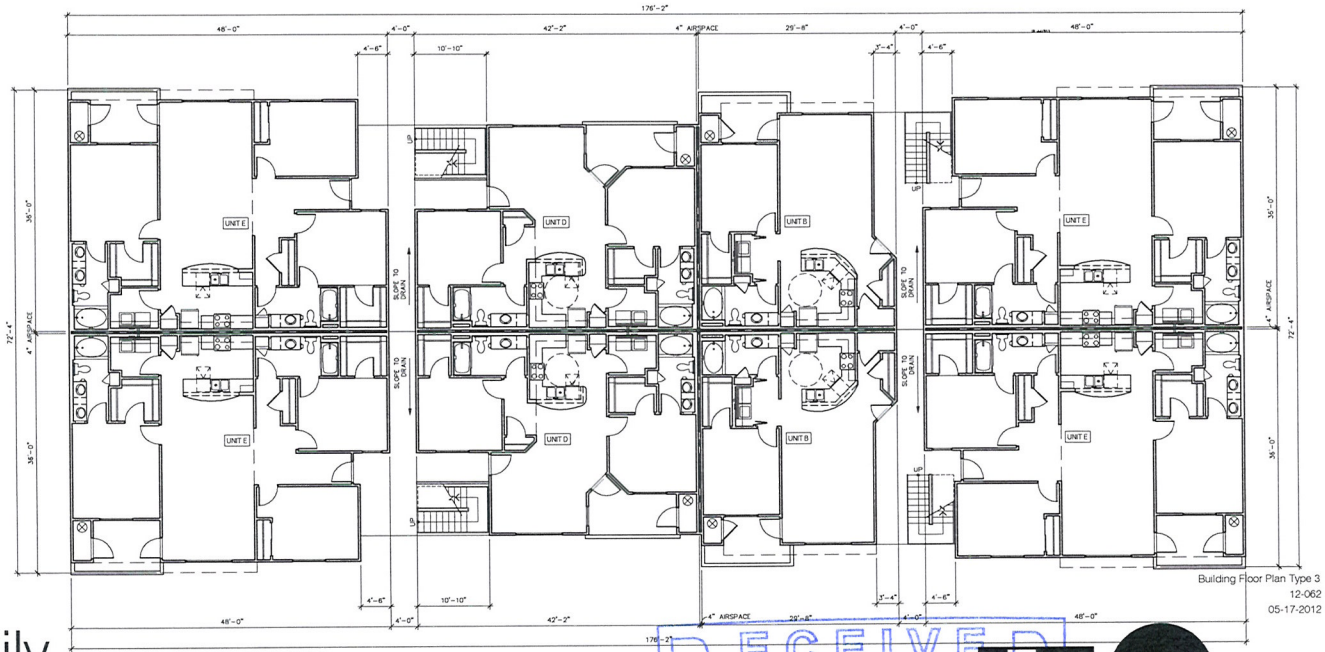
MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Building Floor Plan Type 3 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

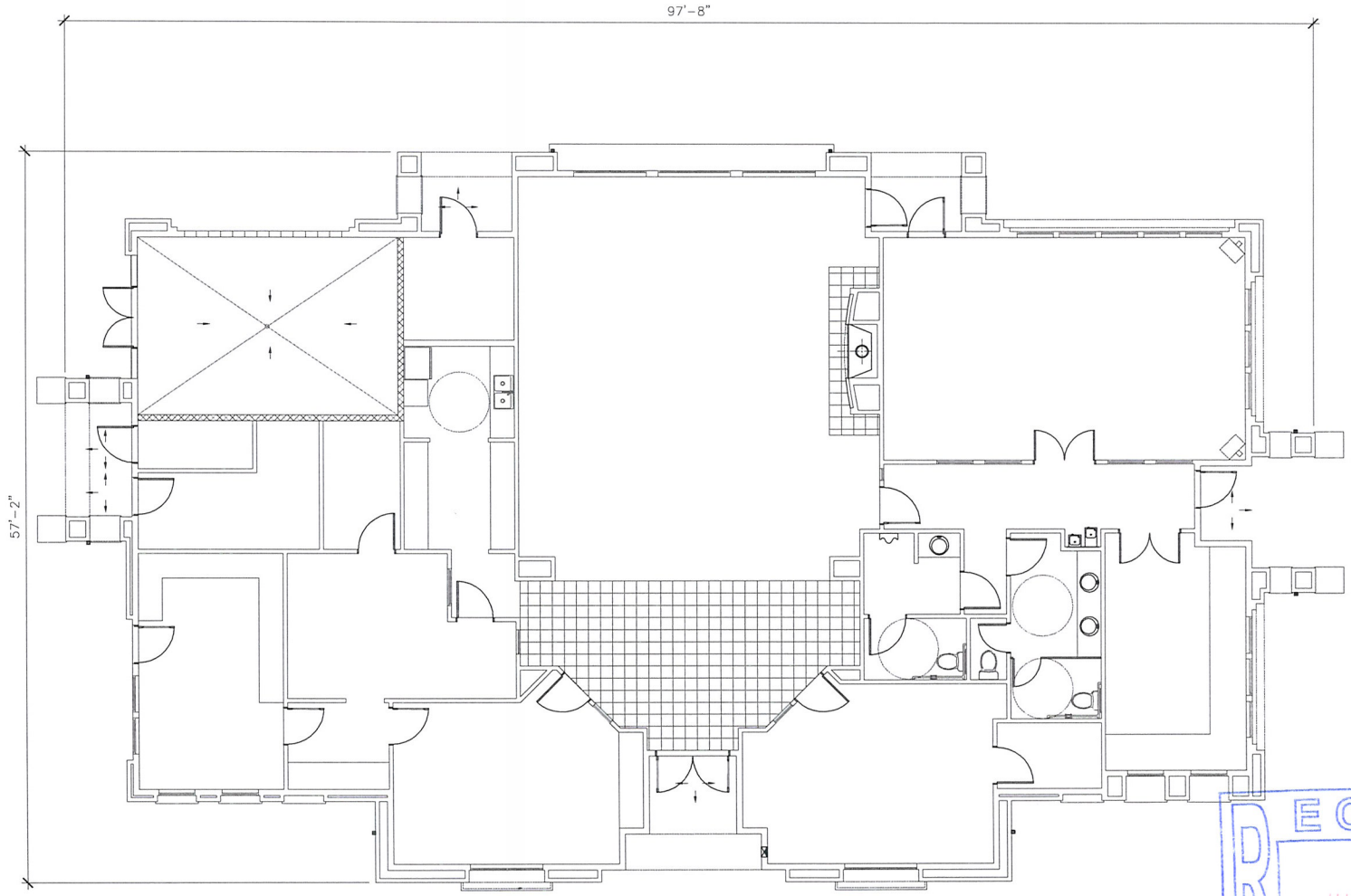
Sky Pointe Multi- Family

Las Vegas, NV

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



A RECREATION BUILDING
1/4" = 1'-0"

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

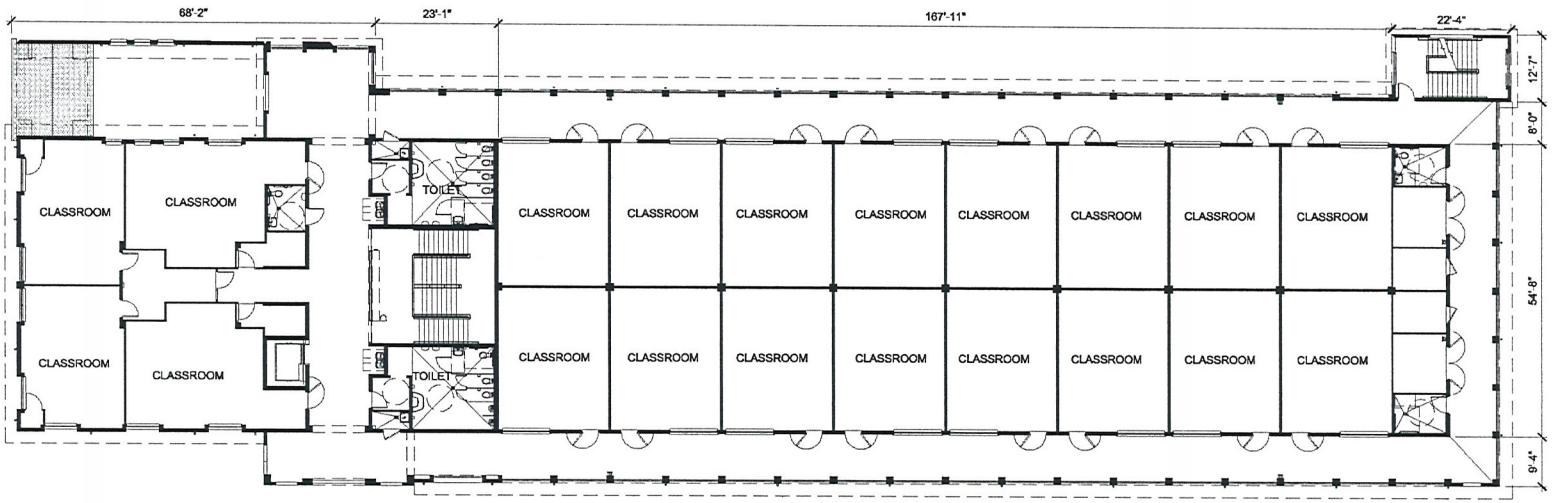
Recreation Building - Sheet Title
12-062 - Project Number
05-17-2012 - Date

Sky Pointe Multi- Family

Las Vegas, NV

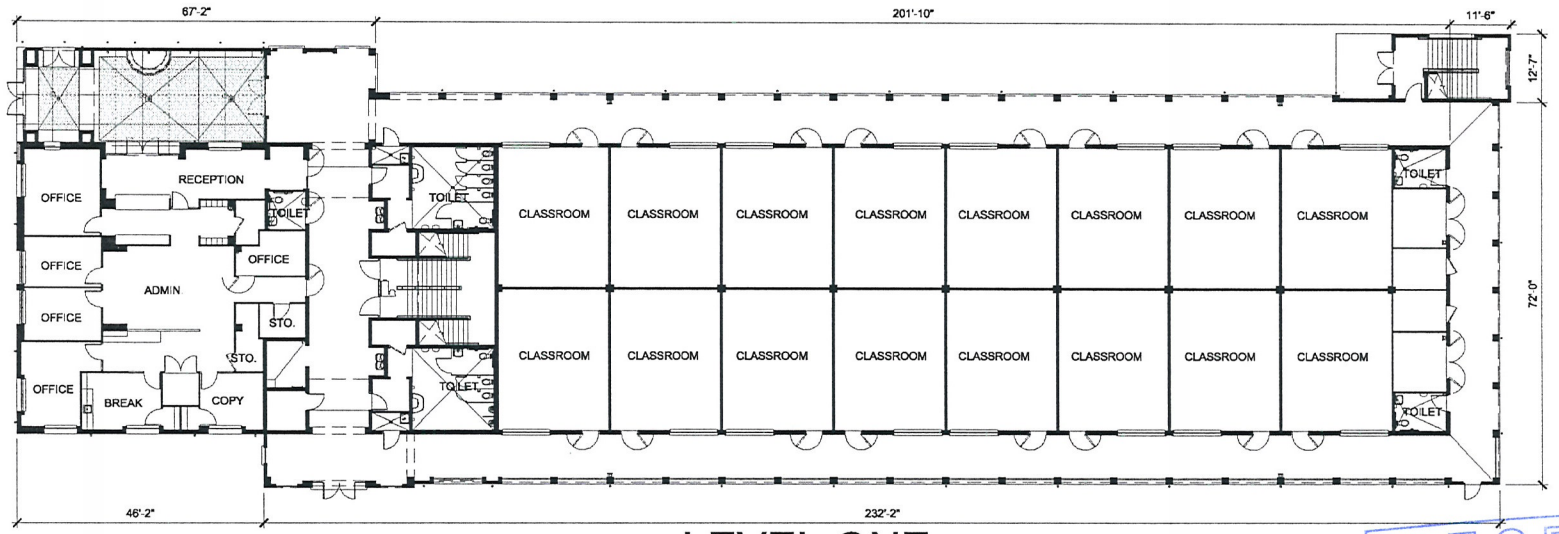
MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



LEVEL TWO

AREA - 20,794 SF



LEVEL ONE

AREA - 20,794 SF

FLOOR PLANS - HIGH SCHOOL BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

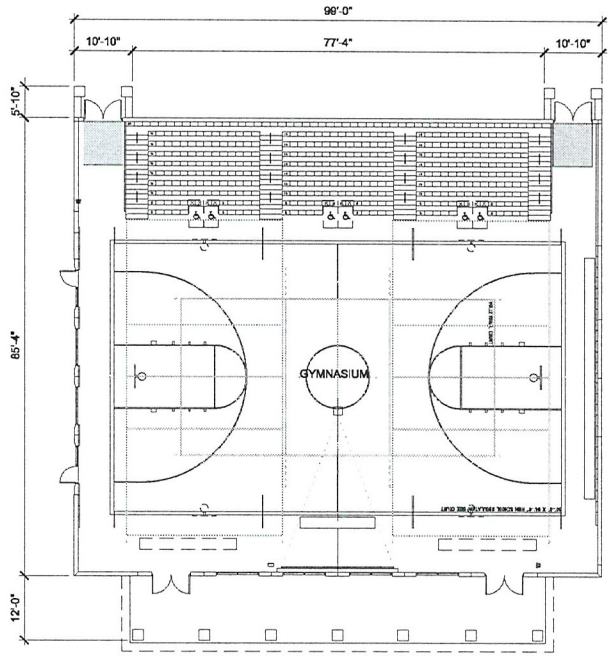
FLOOR PLANS

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

04-23-12

SHT A2.1

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



AREA: - 9,550 SF

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 108
DORAL, FL 33126
305.593.9959

ethos three ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

FLOOR PLAN - GYMNASIUM BUILDING

SCALE : 3/32"=1'-0"

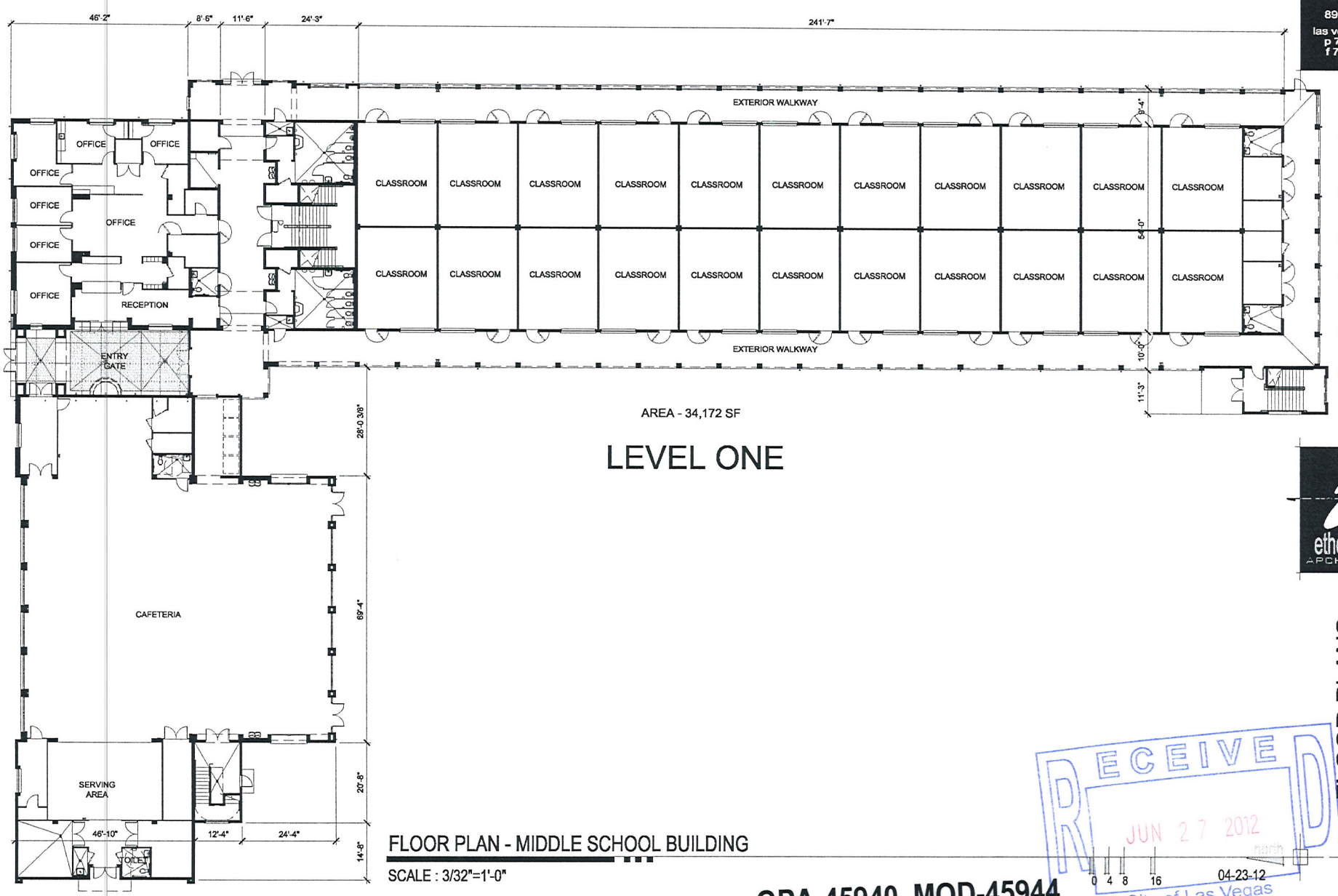
0 4 8 16

04-23-12

SHT A2.2

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



AREA - 34,172 SF

LEVEL ONE

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKY POINTE & ELKHORN

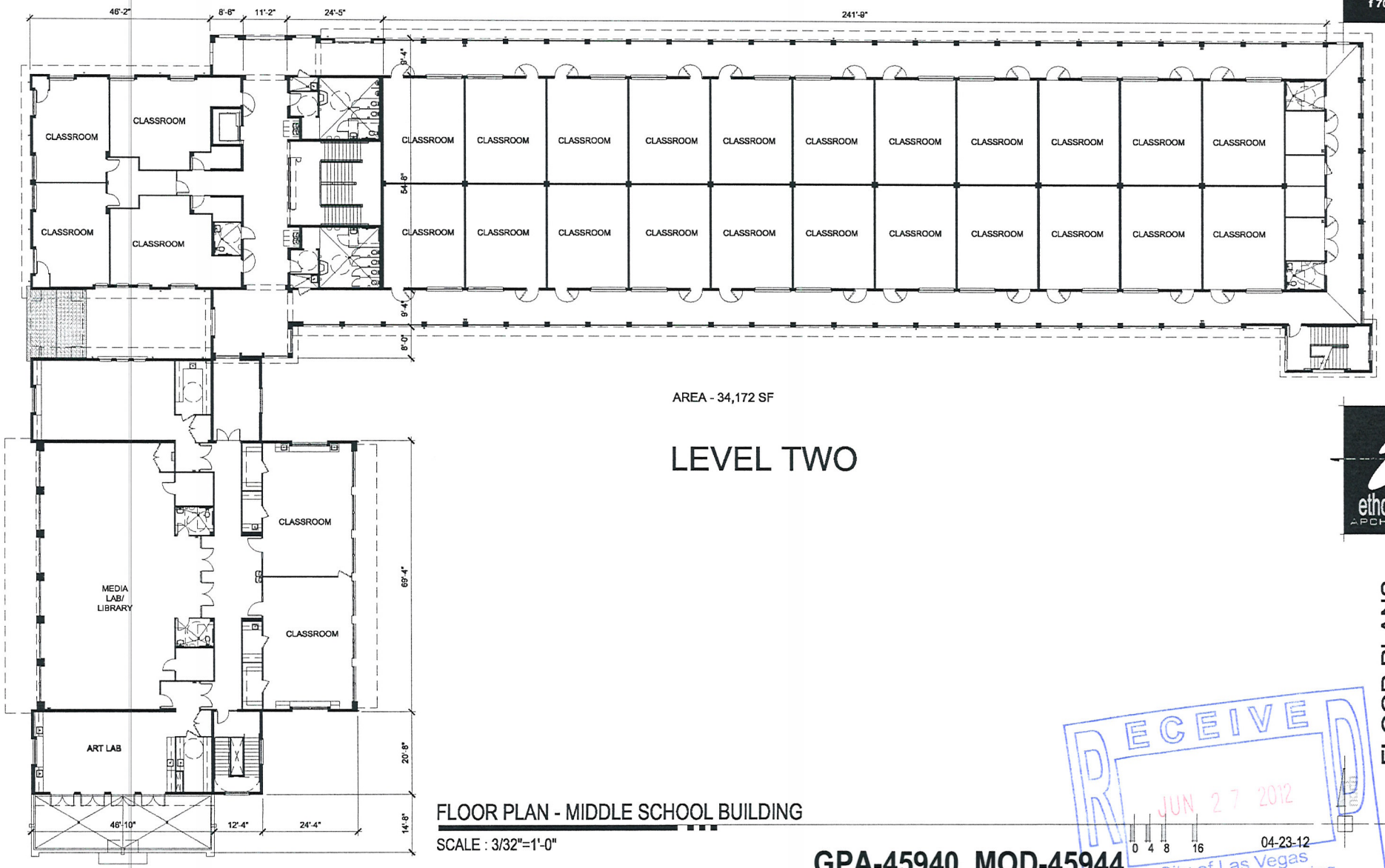
SHT A2.3

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16 04-23-12

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



AREA - 34,172 SF

LEVEL TWO

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 104
DORAL, FL 33126
305.593.9595

ethos three ARCHITECTURE

FLOOR PLANS

SOMERSET ACADEMY
SKY POINTE & ELKHORN

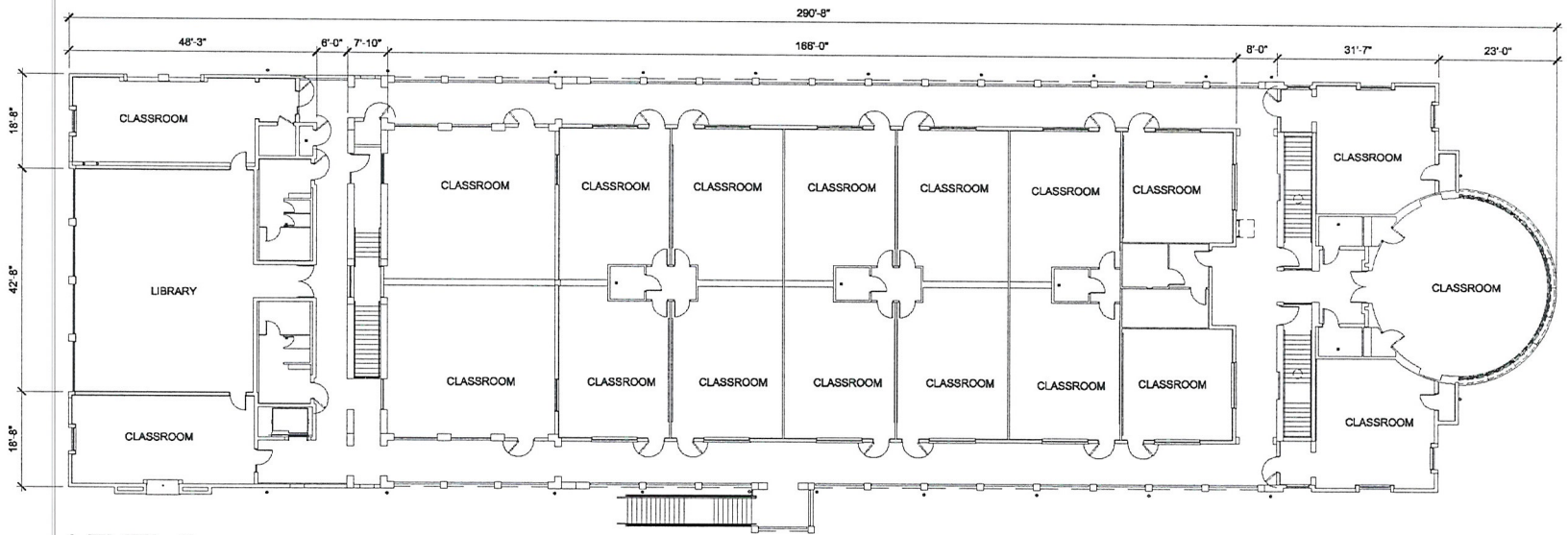
RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16

04-23-12

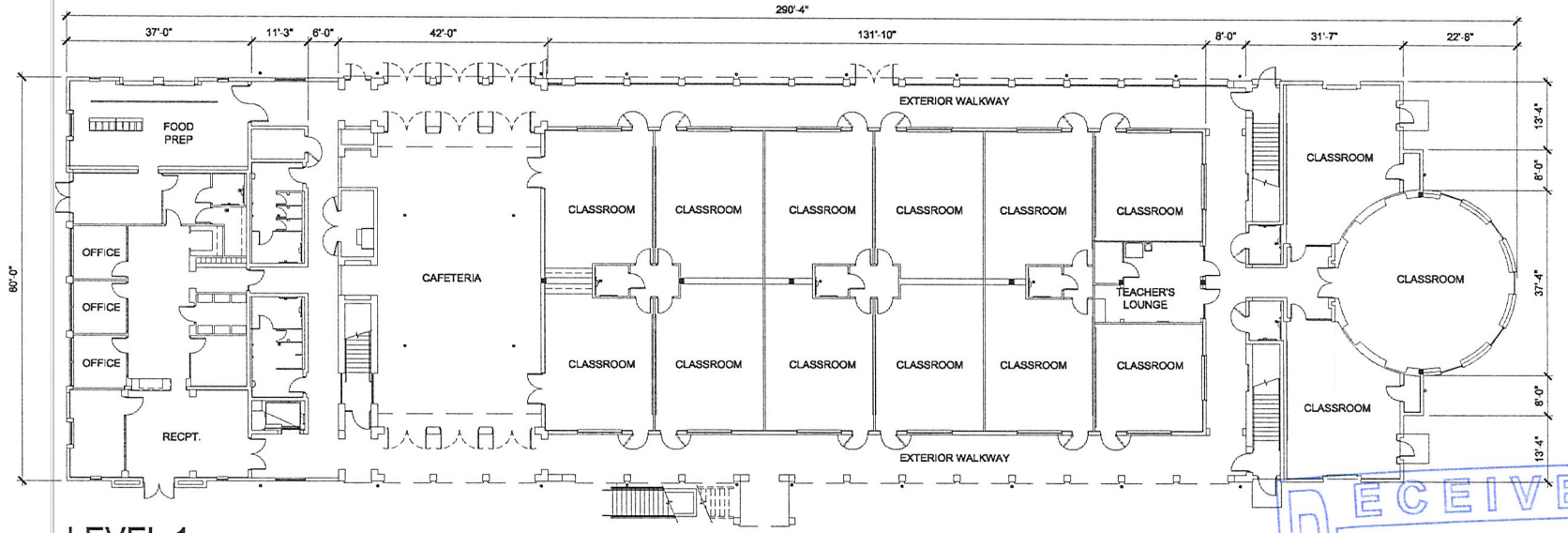
SHT A2.4

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



LEVEL 2

AREA - 22,284 SF



LEVEL 1

AREA - 22,284 SF

FLOOR PLANS - ELEMENTARY SCHOOL BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

04-23-12

SHT A2.5

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

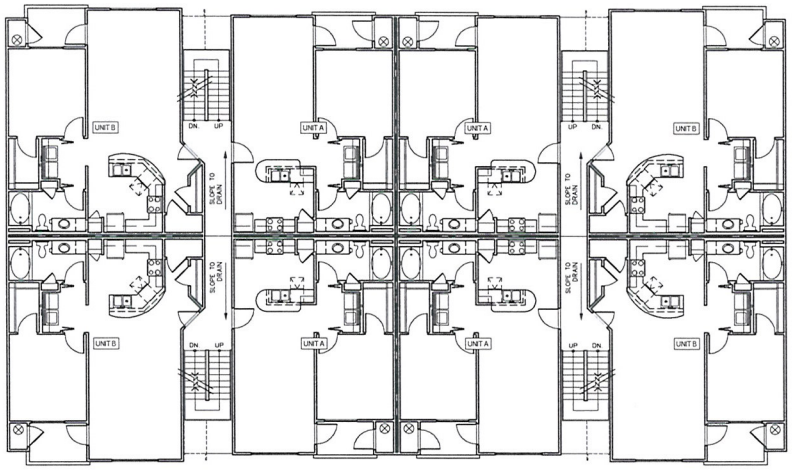
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

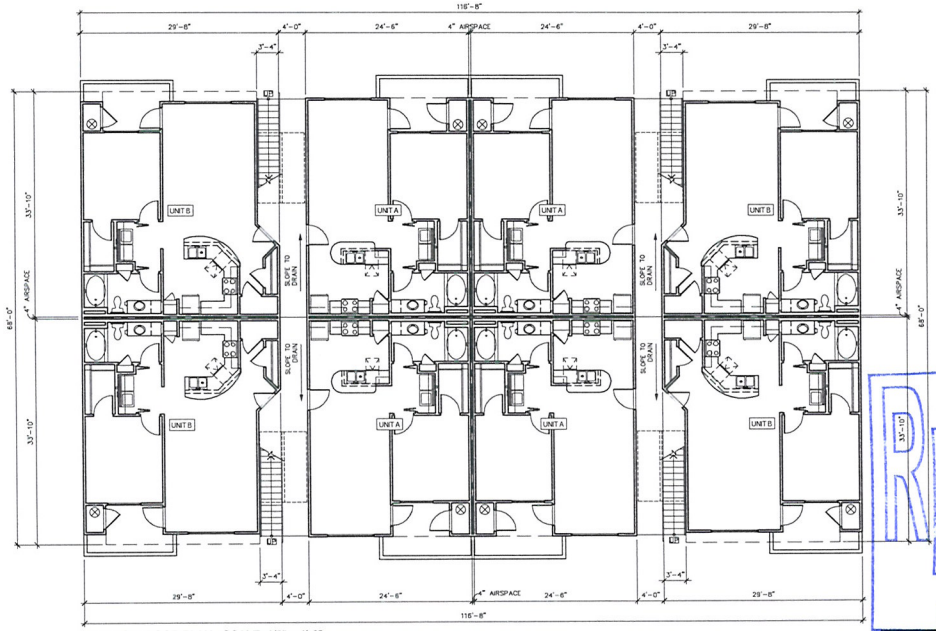
ethos three
ARCHITECTURE

SOMERSET ACADEMY
SKY POINT & ELKHORN

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



B SECOND &THIRD FLOOR PLAN - SCALE: 1/8"=1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

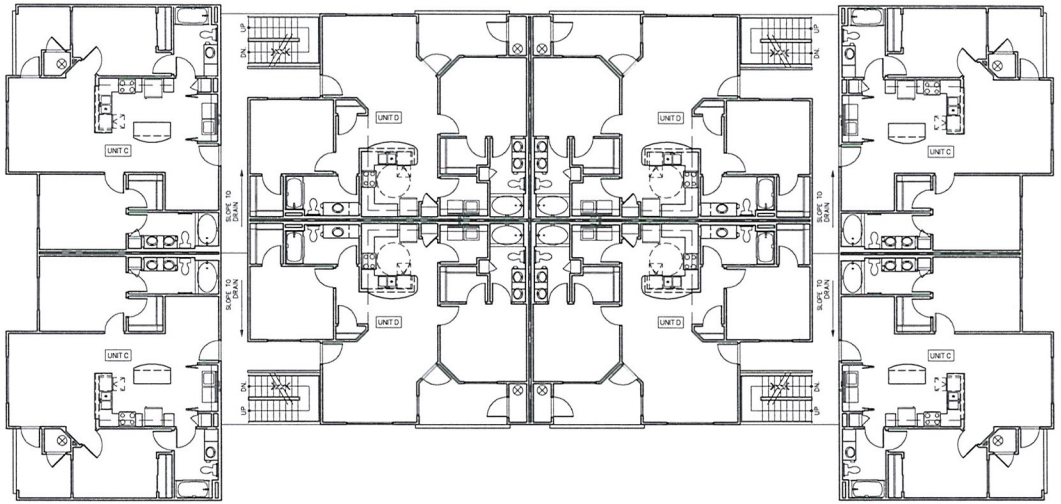
Building Floor Plan Type 1 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

Sky Pointe Multi- Family

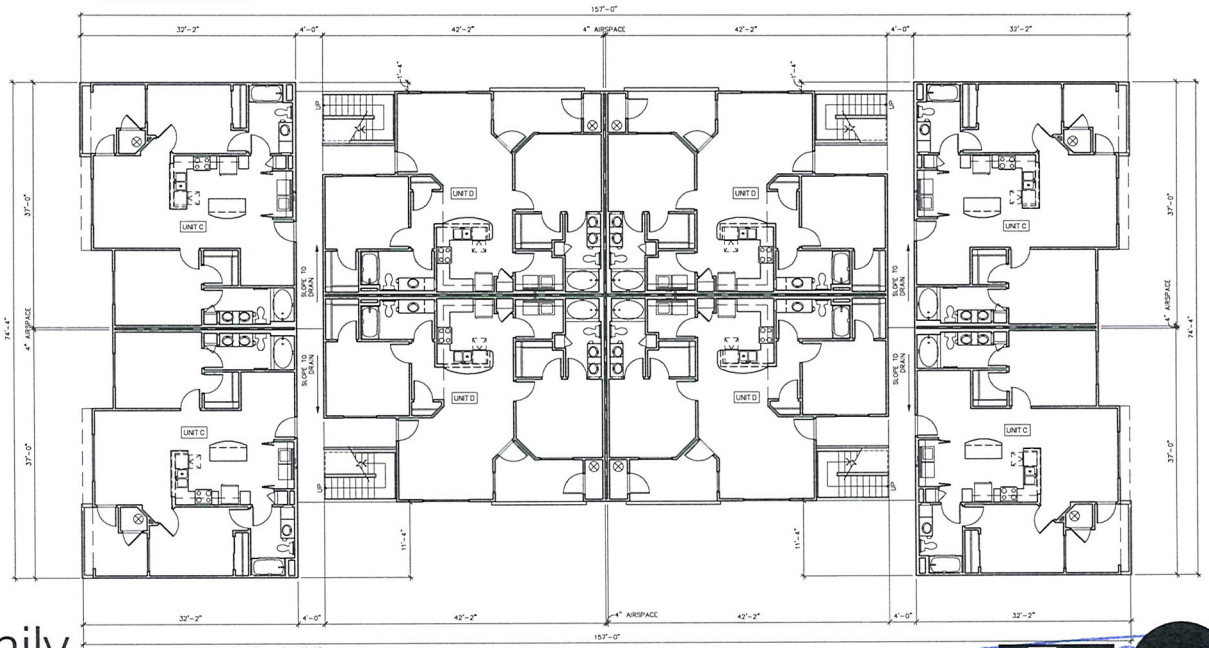
Las Vegas, NV

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Sky Pointe Multi- Family

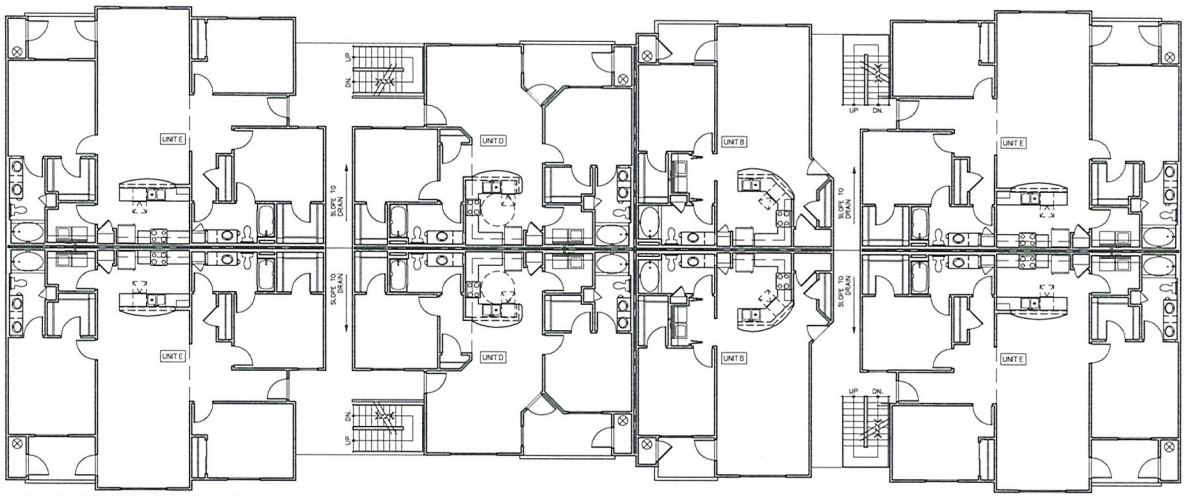
Las Vegas, NV

Building Floor Plan Type 2 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

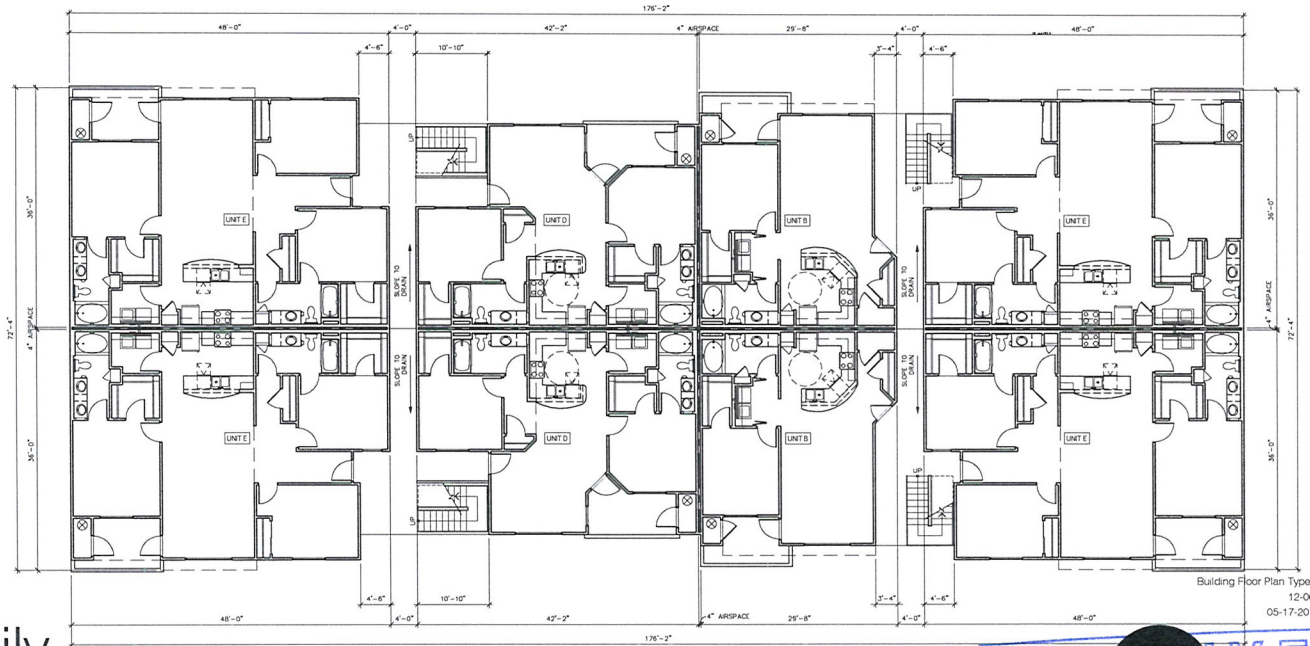
MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.



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

Building Floor Plan Type 3 : Sheet Title
12-062 : Project Number
05-17-2012 : Date

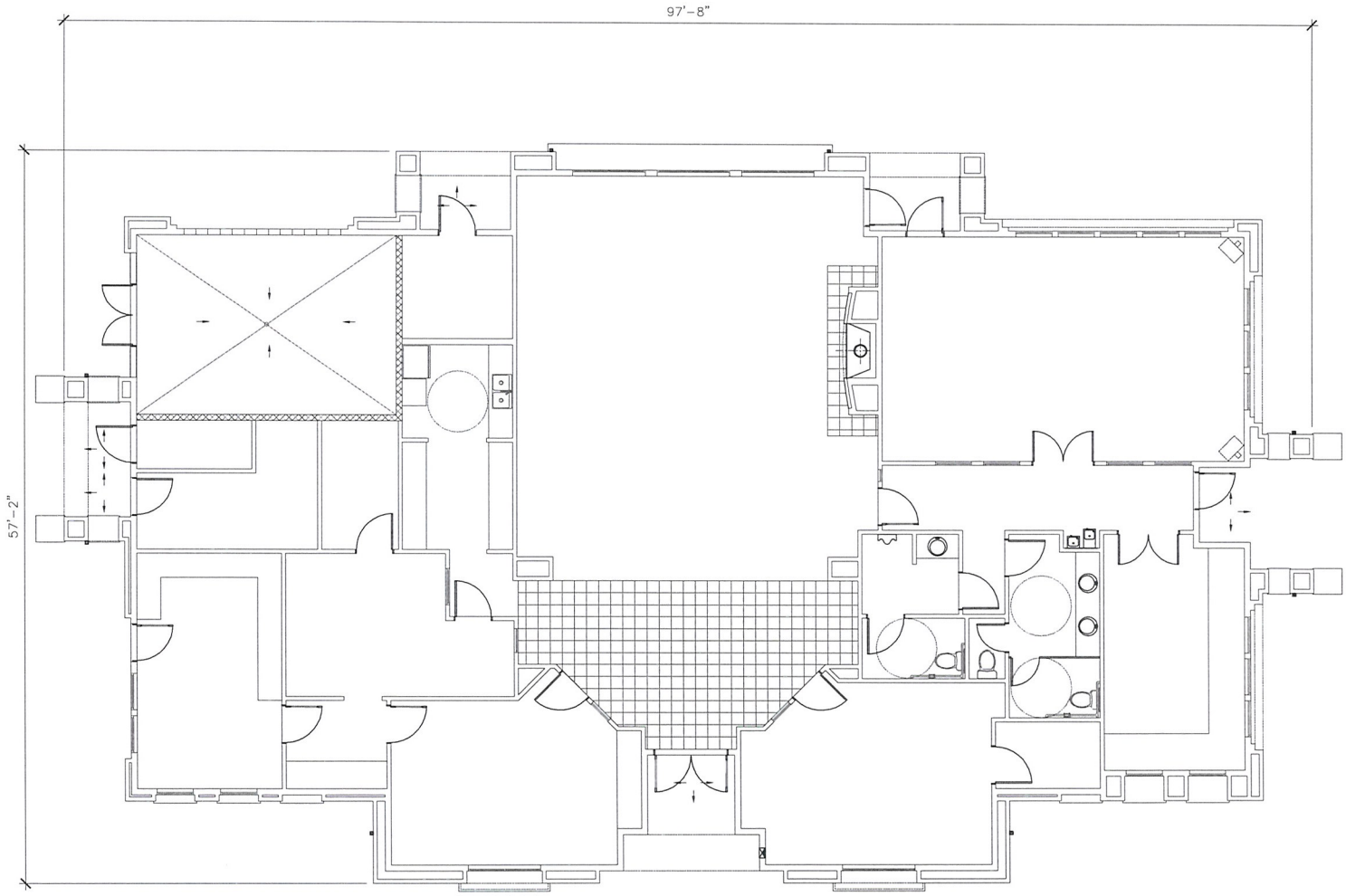
Sky Pointe Multi- Family

Las Vegas, NV

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



A RECREATION BUILDING
1/4" = 1'-0"

Recreation Building : Sheet Title
12-062 : Project Number
05-17-2012 : Date

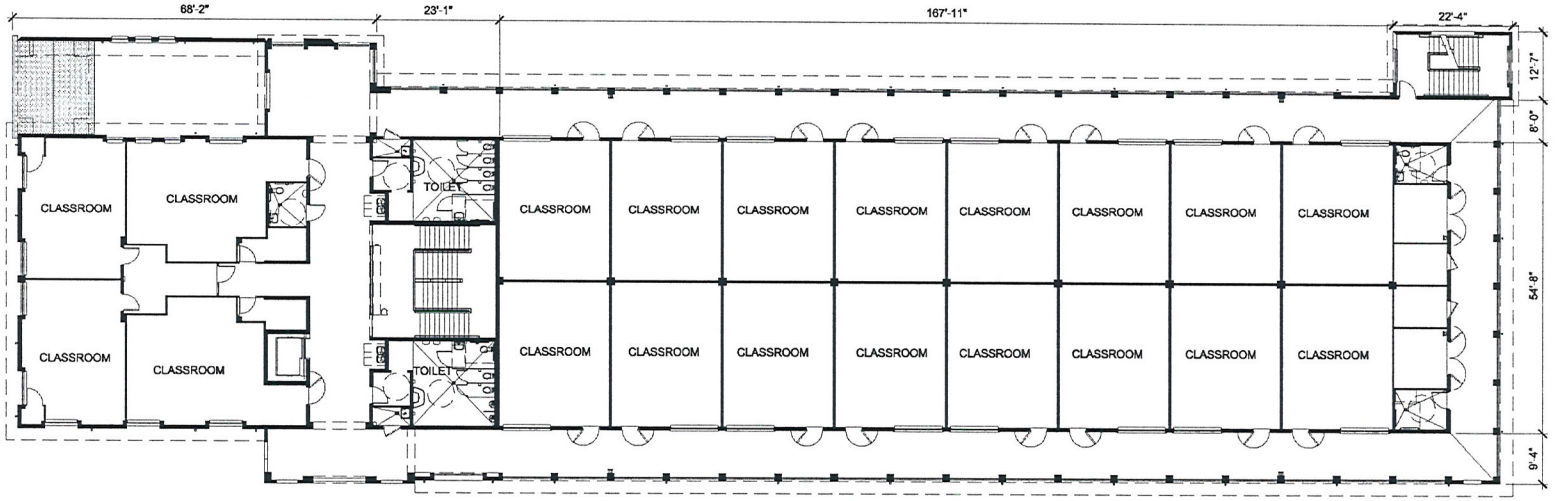
Sky Pointe Multi- Family

Las Vegas, NV

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

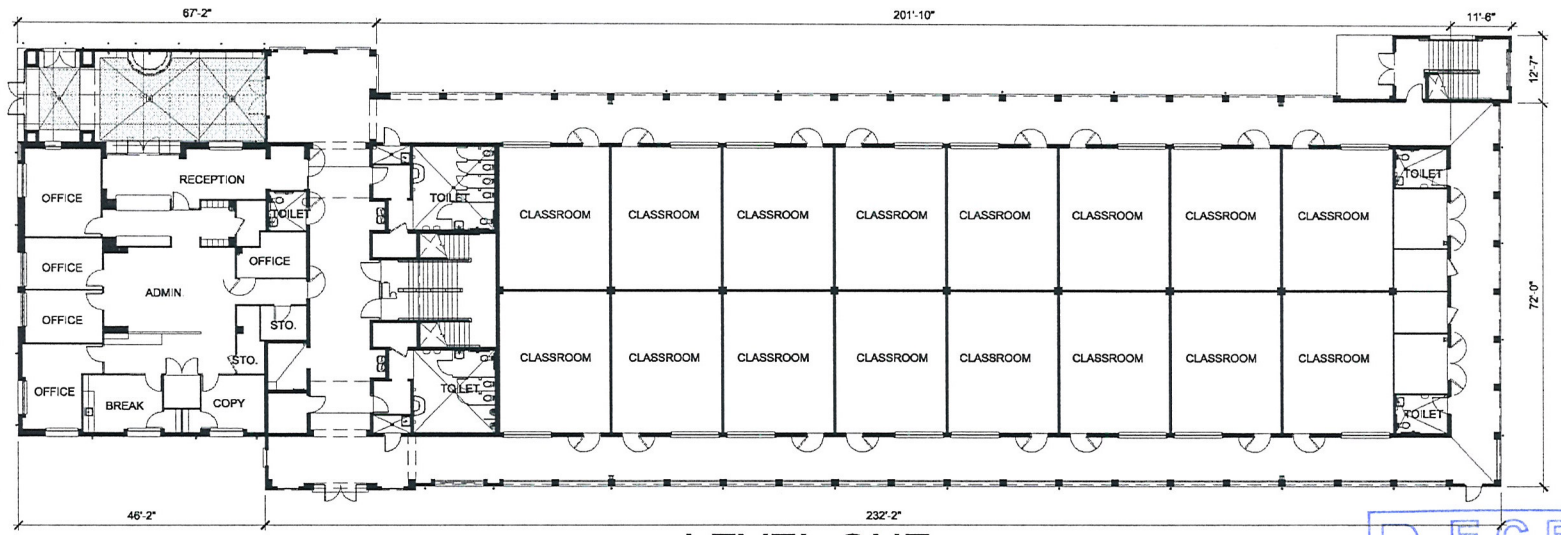
MOSER architecture studio

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning



LEVEL TWO

AREA - 20,794 SF



LEVEL ONE

AREA - 20,794 SF

FLOOR PLANS - HIGH SCHOOL BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

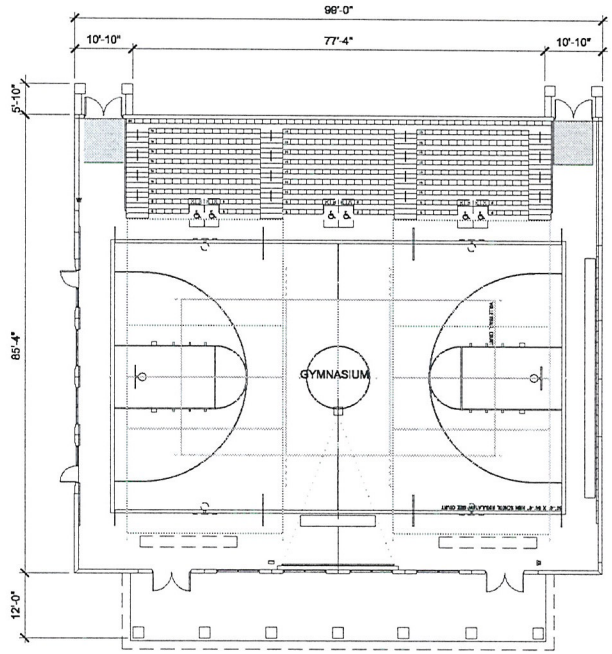
SOMERSET ACADEMY
SKYPOINTE - ELKHORN

04-23-12

SHT A2.1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



AREA: - 9,550 SF

FLOOR PLAN - GYMNASIUM BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three ARCHITECTURE

FLOOR PLANS

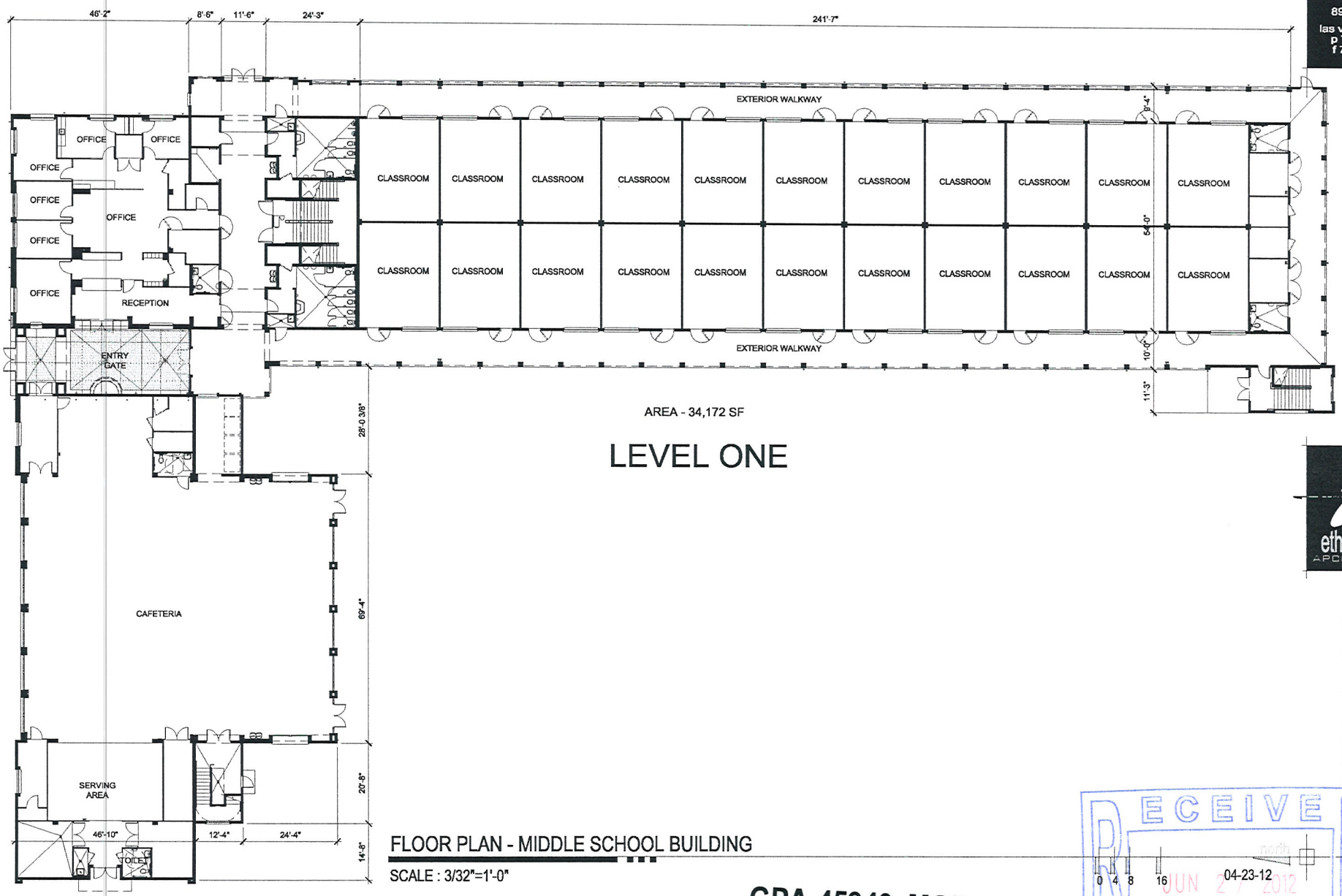
SOMERSET ACADEMY
SKYPOINTE - ELKHORN

04-23-12

SHT A2.2

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



AREA - 34,172 SF

LEVEL ONE

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

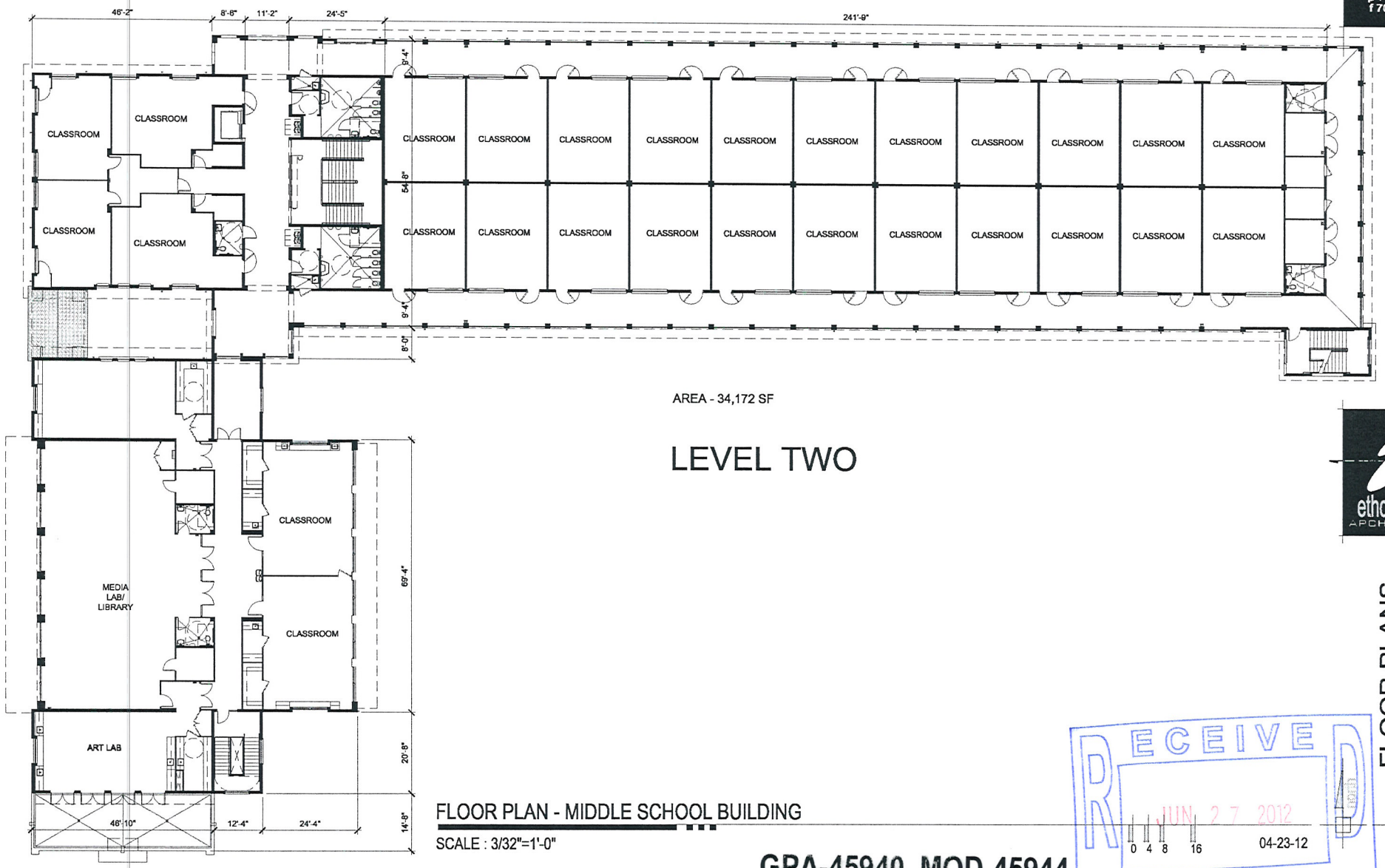
FLOOR PLANS

SOMERSET ACADEMY
SKY POINTE & ELKHORN

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16 04-23-12

SHT A2.3



AREA - 34,172 SF

LEVEL TWO

FLOOR PLAN - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16

04-23-12

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

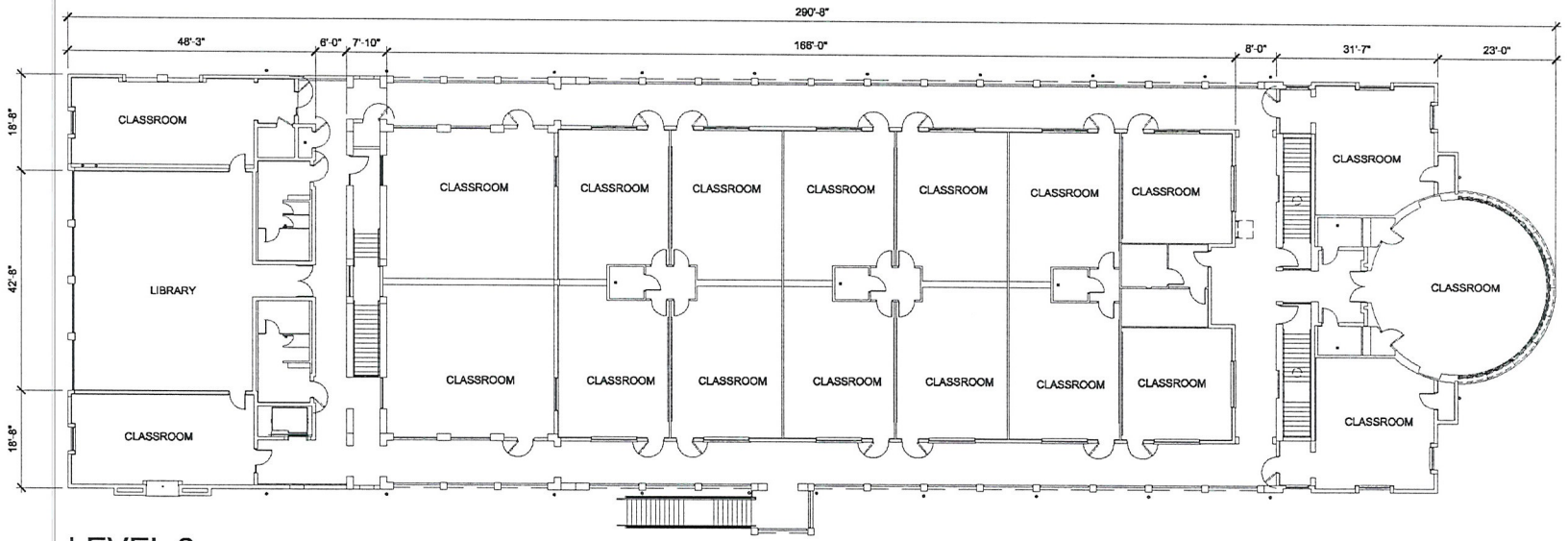
CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

FLOOR PLANS

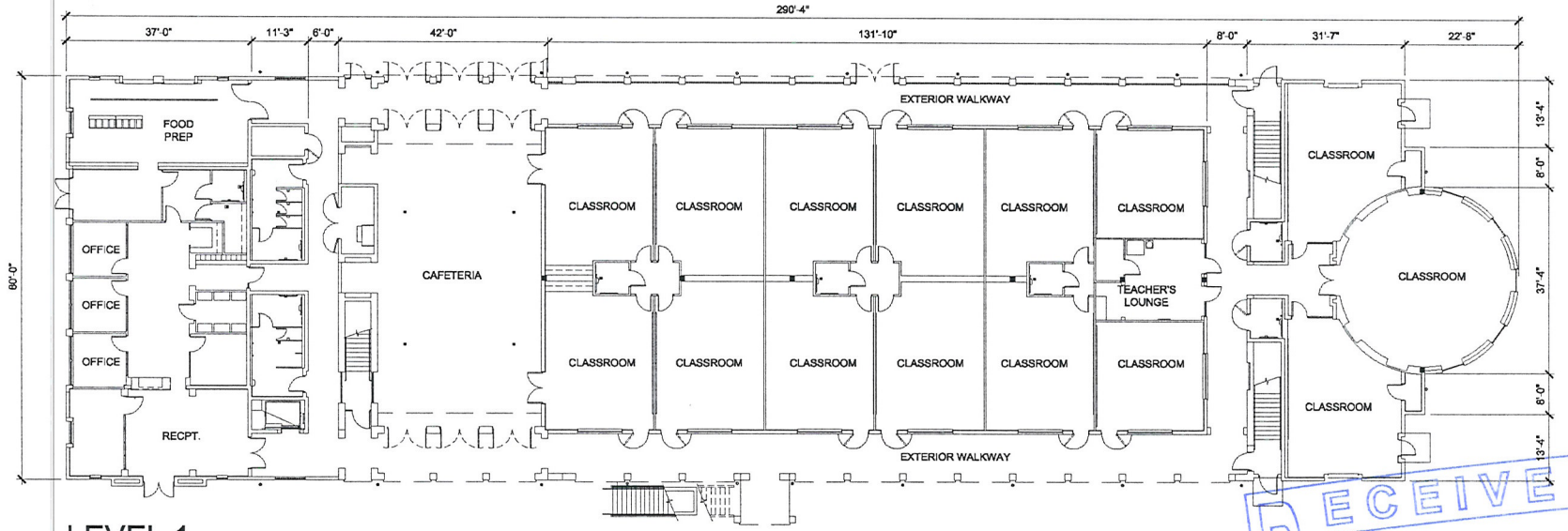
SOMERSET ACADEMY
SKY POINTE & ELKHORN

SHT A2.4



LEVEL 2

AREA - 22,284 SF



LEVEL 1

AREA - 22,284 SF

FLOOR PLANS - ELEMENTARY SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16

04-23-12

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

SOMERSET ACADEMY
SKY POINT & ELKHORN

SHT A2.5



FRONT/ REAR ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Elevation Building Type 2 : Sheet Title
12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

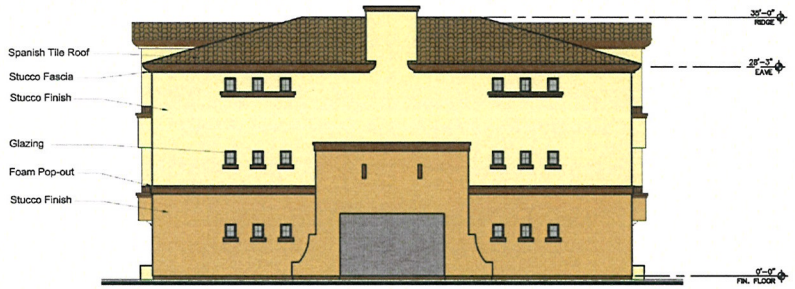
Las Vegas, NV

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B SIDE ELEVATION
1/8" = 1'-0"

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Elevation Building Type 3 : Sheet Title
12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

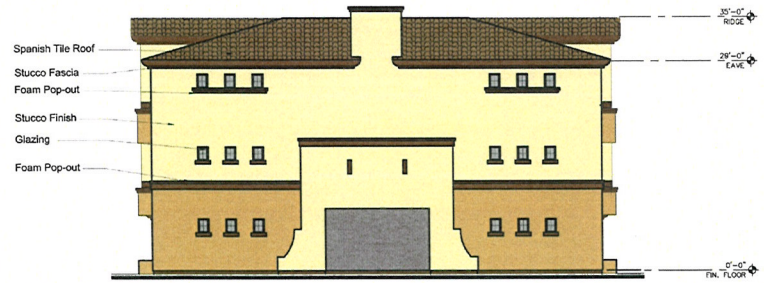
Las Vegas, NV

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

MOSER architecture studio



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B SIDE ELEVATION
1/8" = 1'-0"

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

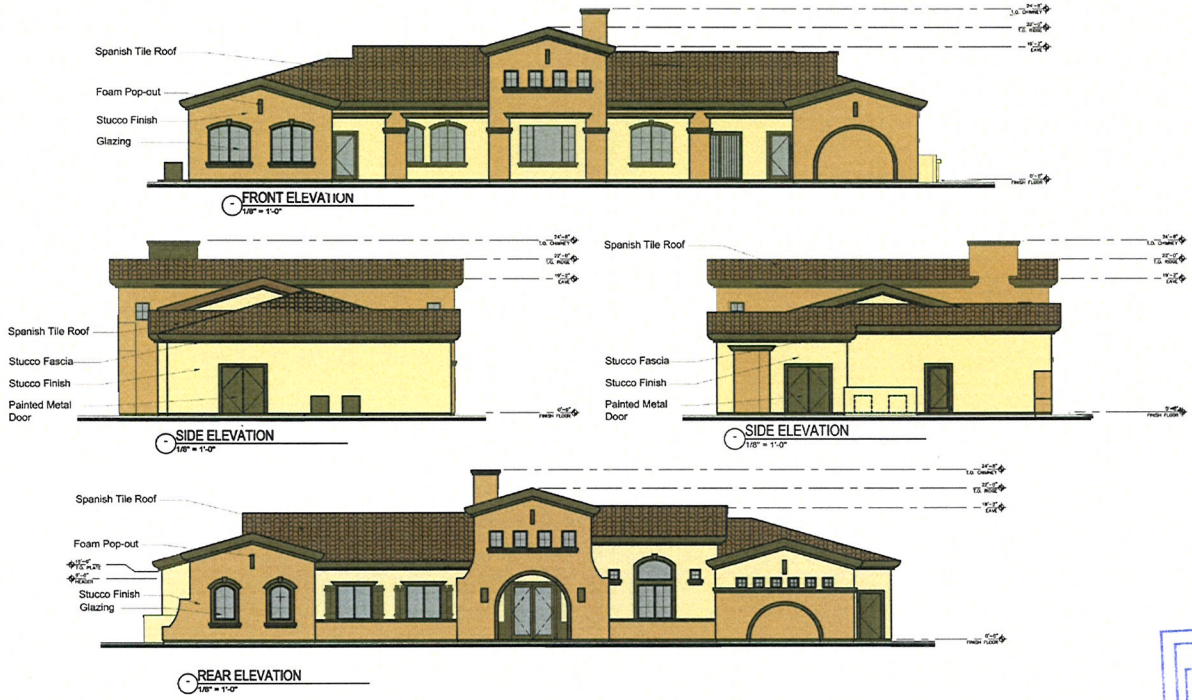
Elevation Building Type 1 : Sheet Title
12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

Las Vegas, NV

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

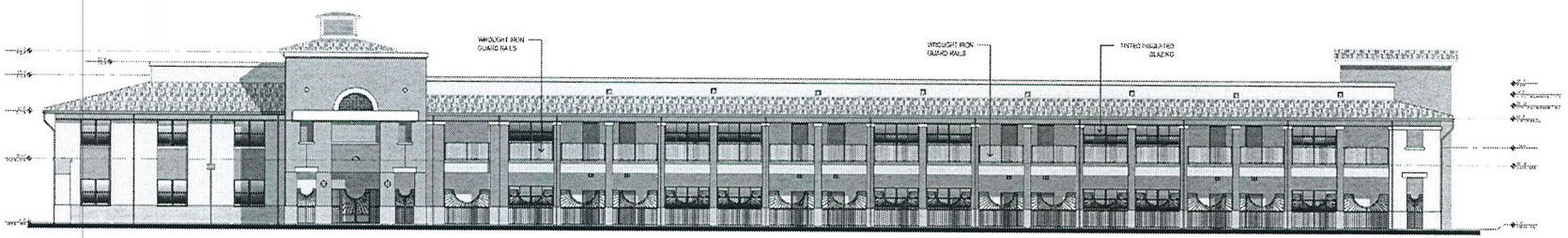
Recreation Building Elevation : Sheet Title
12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

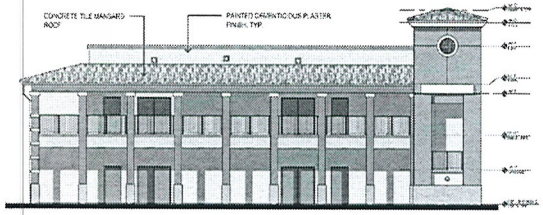
Las Vegas, NV

MOSER architecture studio

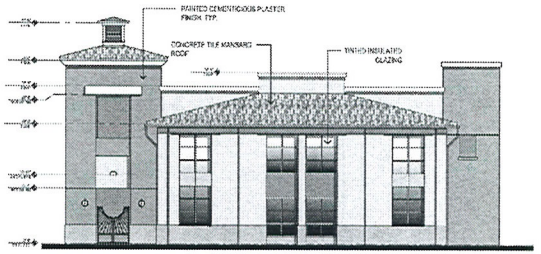
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943



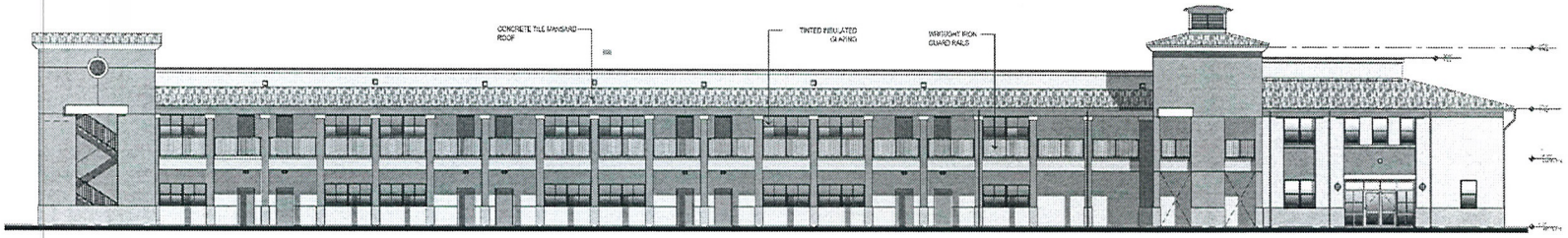
HIGH SCHOOL
SOUTH ELEVATION



HIGH SCHOOL
EAST ELEVATION



HIGH SCHOOL
WEST ELEVATION



HIGH SCHOOL
NORTH ELEVATION

ELEVATIONS - HIGH SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos three
ARCHITECTURE

ELEVATIONS - 1

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

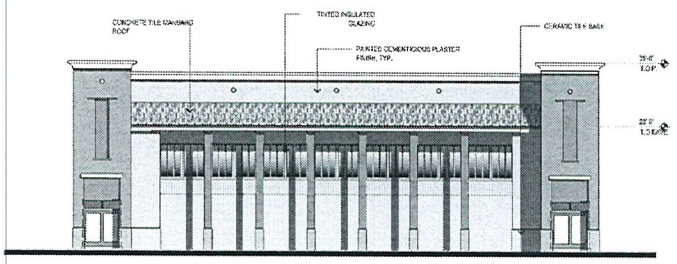
RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

0 4 8 16

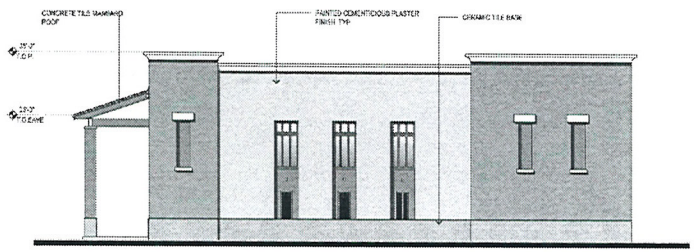
04-23-12

SHT A5.1

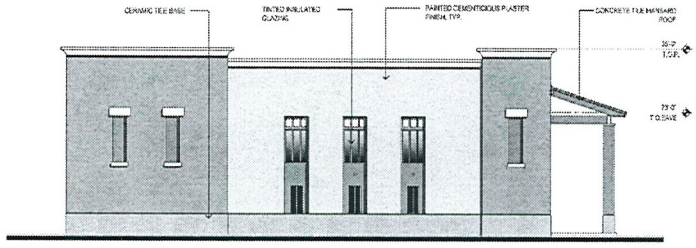
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



GYMNASIUM
NORTH ELEVATION

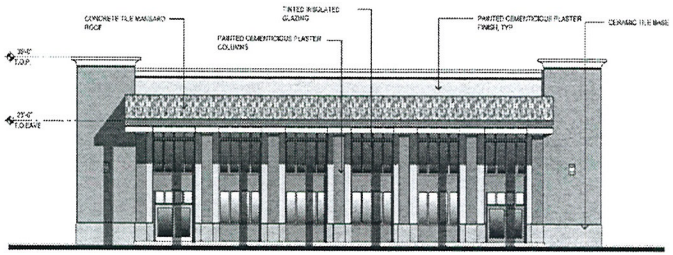


GYMNASIUM
EAST ELEVATION



GYMNASIUM
WEST ELEVATION

NOTE:
ALL MECHANICAL UNITS SHALL BE SCREENED BY PARAPET WALLS.



GYMNASIUM
SOUTH ELEVATION

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.592.9959

ethos
ARCHITECTURE

ELEVATIONS - 2

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

ELEVATIONS - GYMNASIUM BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

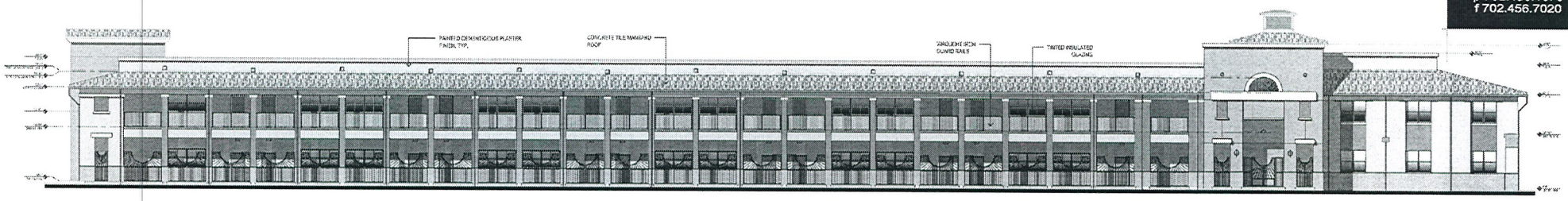
04-23-12

SHT A5.2

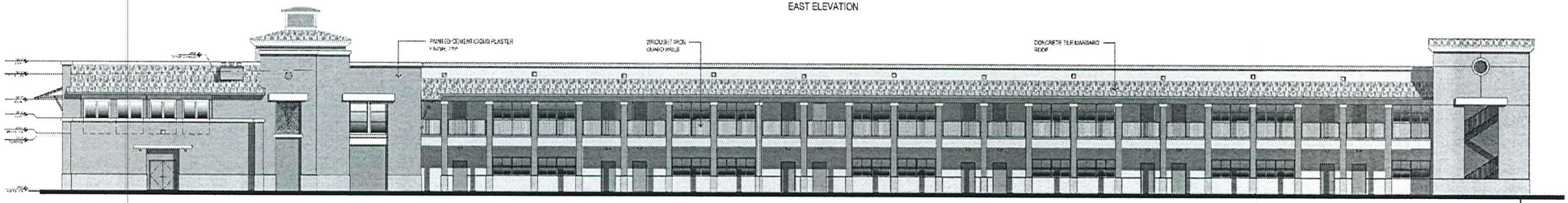
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

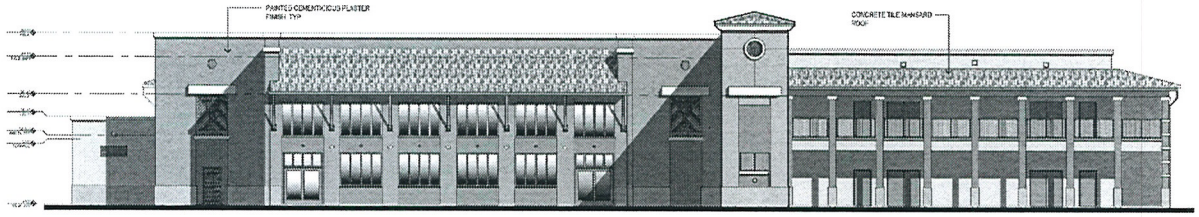
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



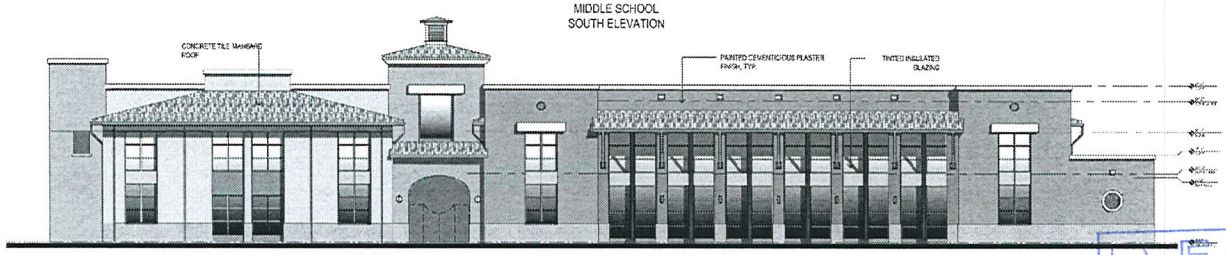
MIDDLE SCHOOL
EAST ELEVATION



MIDDLE SCHOOL
WEST ELEVATION



MIDDLE SCHOOL
SOUTH ELEVATION



MIDDLE SCHOOL
NORTH ELEVATION

NOTE:
ALL MECHANICAL UNITS WILL BE SCREENED BY PARAPET WALLS.

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.591.9959

ethos ARCHITECTURE

ELEVATIONS - 3

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

ELEVATIONS - MIDDLE SCHOOL BUILDING

SCALE : 3/32"=1'-0"

0 4 8 16

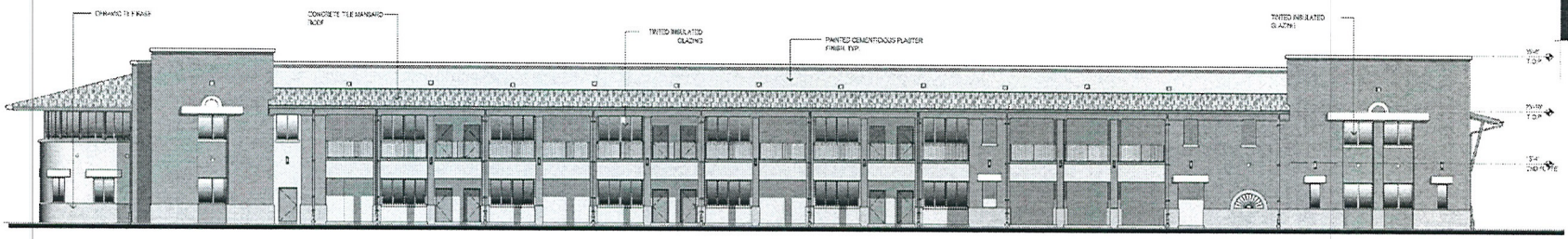
04-23-12

SHT A5.3

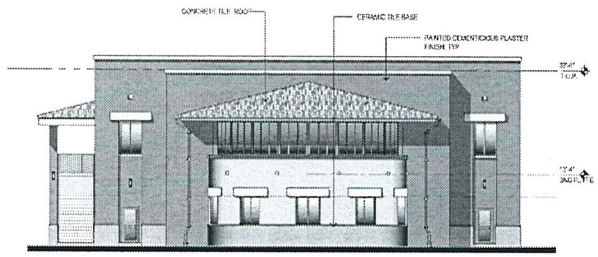
RECEIVED
JUN 2 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

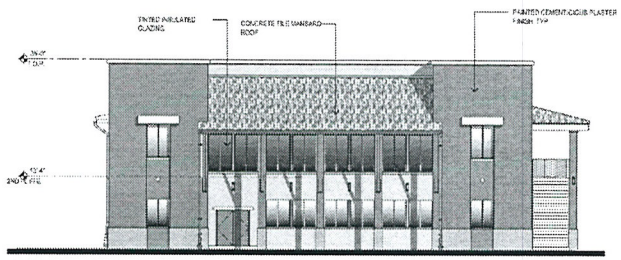
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



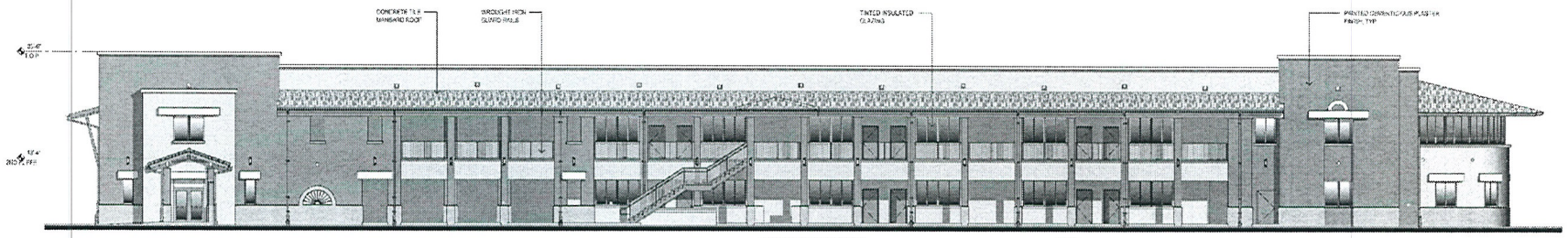
ELEMENTARY SCHOOL
NORTH ELEVATION



ELEMENTARY SCHOOL
EAST ELEVATION



ELEMENTARY SCHOOL
WEST ELEVATION



ELEMENTARY SCHOOL
SOUTH ELEVATION

NOTE:
ALL MECHANICAL UNITS SHALL BE SCREENED BY PARAPET WALLS

ELEVATIONS - ELEMENTARY SCHOOL BUILDING

SCALE : 3/32"=1'-0"

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
0 4 8 16
04-23-12
City of Las Vegas
Department of Planning

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th STREET, SUITE 106
DORAL, FL 33126
305.593.9959

ethos
ARCHITECTURE

ELEVATIONS - 4

SOMERSET ACADEMY
SKYPOINTE - ELKHORN

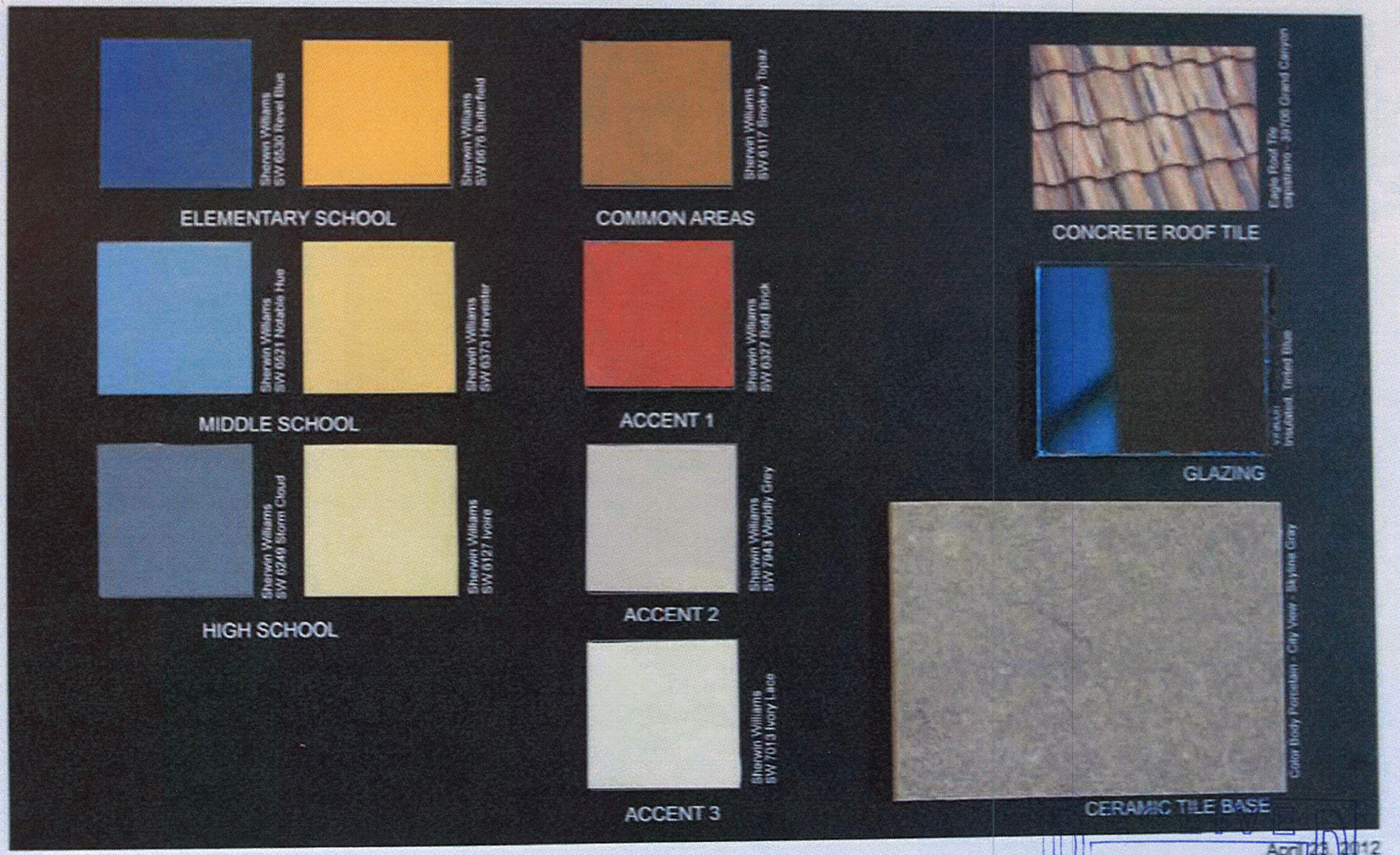
SHT A5.4

ethos three
ARCHITECTURE

Somerset Academy

Las Vegas, NV

colors and materials



April 23, 2012

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

MOSER architecture studio

COLOR BOARD

ROOF TILE



Product Name: California Mission Blend

Product Sku: 1HBCS6464

Reflectance: 0.19

Emittance: 0.91

SRI: 18

PRIMARY	SECONDARY	ACCENT - 1	ACCENT - 2
SW 7571	FN117 SW 6116	FN112 SW 6111	SW 7703
Casa Blanca	Tatami Tan	Coconut Husk	Earthen Jug

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322



GPA-45940, MOD-45944, VAR-45939, SUP-45941 & SDR-45943 - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP
SOUTHEAST CORNER OF ELKHORN ROAD AND SKY POINTE DRIVE

07/09/12

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 W. Sunset Rd.
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

RENO OFFICE
50 W. Liberty Street
Suite 900
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

June 27, 2012

Steve Gebeke
CITY OF LAS VEGAS PLANNING DEPT.
333 No. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification Letter – Elkhorn/Sky Pointe

Dear Steve:

This is a request to allow multiple uses for a school (K-12) and a multi-family development on property that is located in the Town Center District. More specifically, the property is located south of Elkhorn Road and east of Sky Pointe Drive, APN: 125-21-102-001 ("Property"). In order to allow a mixed use for a school and multi-family development on the Property, several land use applications must be submitted and approved by the City of Las Vegas ("City").

I. Major Modification

The Property is currently planned for Service Commercial which allows for commercial development. This is a request to change the property from Service Commercial to Suburban Mixed Use. Suburban Mixed Use is similar to a Service Commercial District with the addition of medium density residential being a permitted use. Primary and secondary schools are allowed in this district. The Property is not viable for commercial development because there is commercially developed properties in Town Center that are not full of tenants and the location shape and size of the Property does not lend itself to be a successfully developed commercial shopping center.

The proposed school and multi-family development will be a perfect mixed use fit for the area. Both uses will compliment the area and act as an appropriate buffer between US95 and the existing residential development.

II. General Plan Amendment to Remove Proposed Right-of-Way of the Property

Currently, the Master Streets and Highways Plan depicts a Loop Road (90') going through the Property. If this road is required to be constructed, it will destroy any potential to develop any project for the Property. The removal of the road will not impact access to and from

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 08/14/12 PC

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

the frontage road adjacent to US95. The mixed use is designed to have access to both Sky Pointe Drive and Elkhorn Road.

III. Special Use Permit

The special use permit is to allow a charter school to be developed on approximately 11.97 acres of the approximately 24.5 acres of the entire Property. The school will be built in several phases and will be open for elementary, middle and high school students. The school will be located on the southern part of the Property with access to Sky Pointe Drive and secondary access to Elkhorn Road.

A school located in this area will service a need to have more educational choices for neighbors that live in Centennial Hills. The approval of this use permit will not have a negative impact to the surrounding area and is less intensive than any commercial uses that can be developed on the Property.

IV. Variance

This is a request to reduce the required amount of parking spaces for a school on the Property wherein 639 spaces are required and 349 spaces are provided. The approval of the variance is justified because there is a legal hardship. First, the Property is unusually shaped due to the taking of property for US95 and Sky Pointe Drive. The northern part of the Property is impacted with the construction of the Elkhorn overpass. Because of these impacts, it is difficult to design a development such as a school to comply with all of the City Development Codes.

The second reason for a legal hardship is due to the fact that there are unusual circumstances with this application. This is a charter school that has more of an emphasis on education than sports programs for elementary through high school. The school will provide a sports program; however, the sports program will not be as involved as the other public or private schools in the valley. The parking requirements for other public and private schools in the City may be justified because of the size and capacity of its gymnasium and sports fields for all of the events that are held on these campuses. In those circumstances, additional parking is understood to address potential overflows. In this case, the gymnasium and sports fields is significantly smaller and in effect will require less additional parking on this campus compared to other schools. Furthermore, the City Code requirements for school parking is more restrictive than other jurisdictions in the valley.

V. Site Development Plan Review

A site development plan review is required for the school and multi-family development.

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 08/14/12 PC

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

A. School

The school site will consist of an elementary, middle and high school. Amenities will include a gymnasium, outdoor playground and a turf play field. The elementary school building will be two stories consisting of approximately 44,568 square feet. There will be a total of 34 classrooms in the elementary school building. The middle school building will be two stories consisting of approximately 68,344 square feet. There will be a total of 41 classrooms in the middle school building. The high school building will be two stories consisting of approximately 41,588 square feet. There will be a total of 46 classrooms in the high school building. The gymnasium building will consist of approximately 9,550 square feet.

Primary access will be on Sky Pointe Drive and secondary access is proposed for Elkhorn Drive. Parking will be provided along the perimeter of the Property.

B. Multi-Family

The multi-family development is proposed to be on the northern portion of the Property that will consist of approximately 12.61 acres. The site will consist of 13 three story buildings, a recreational/club house and pool area. The residential units will consist of 1 bedroom, 2 bedrooms and 3 bedrooms.

The open space provided exceeds the City Development Code requirements. Access to the site will be on Sky Pointe Drive and Elkhorn Road.

Please contact me or Ann Pierce if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Bob Gronauer

Robert J. Gronauer

RJG/mlt

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 08/14/12 PC

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
MOD-45944 - MAJOR MODIFICATION RELATED TO GPA-45940 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Major Modification of the Town Center Land Use Plan TO AMEND THE SPECIAL LAND USE DESIGNATION FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) AND TO REMOVE CERTAIN ROAD AND TRAIL ALIGNMENTS FROM THE TOWN CENTER STREET CLASSIFICATION MAP on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), Ward 6 (Ross). Staff recommends

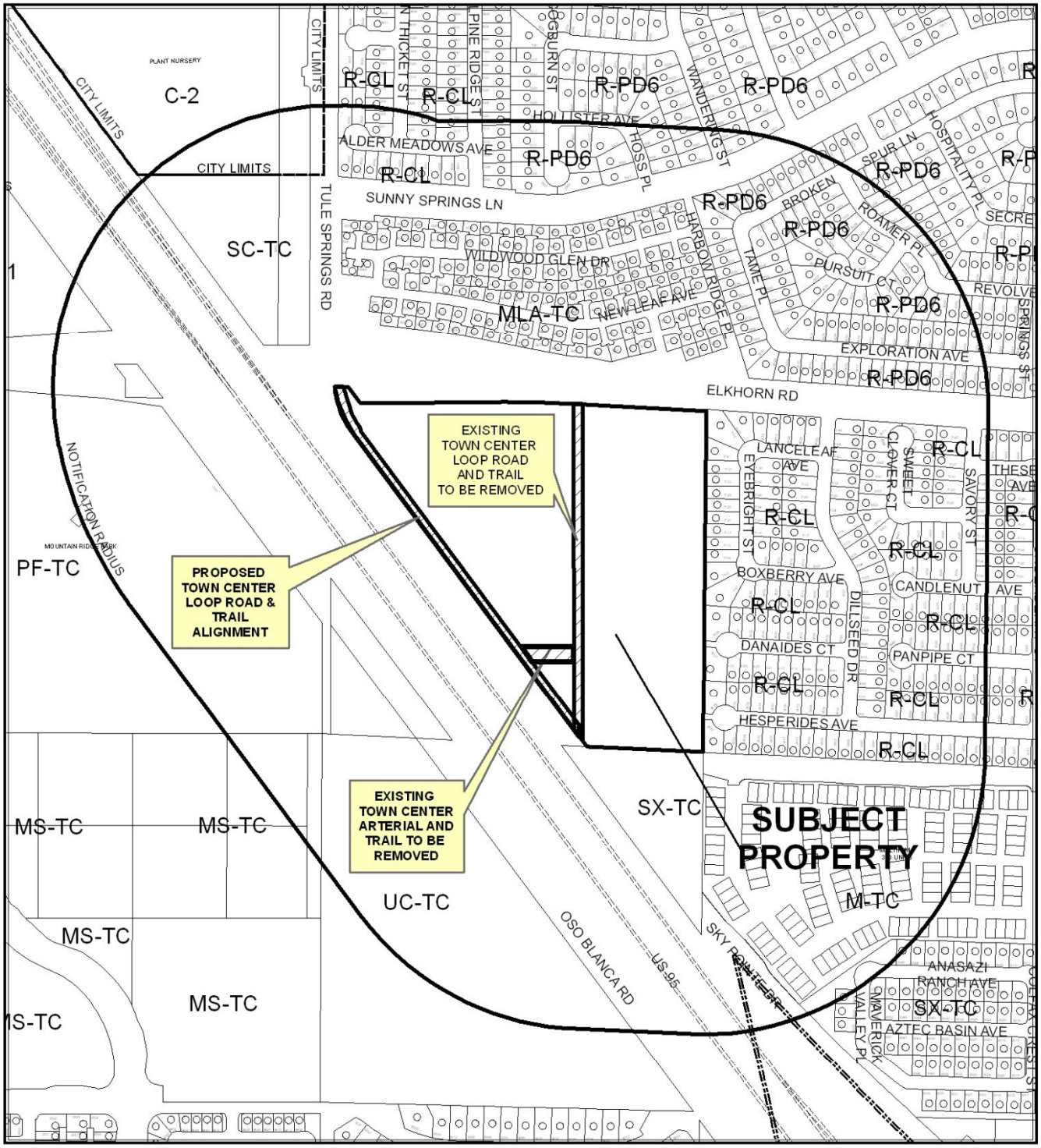
C.C.: 10/17/2012

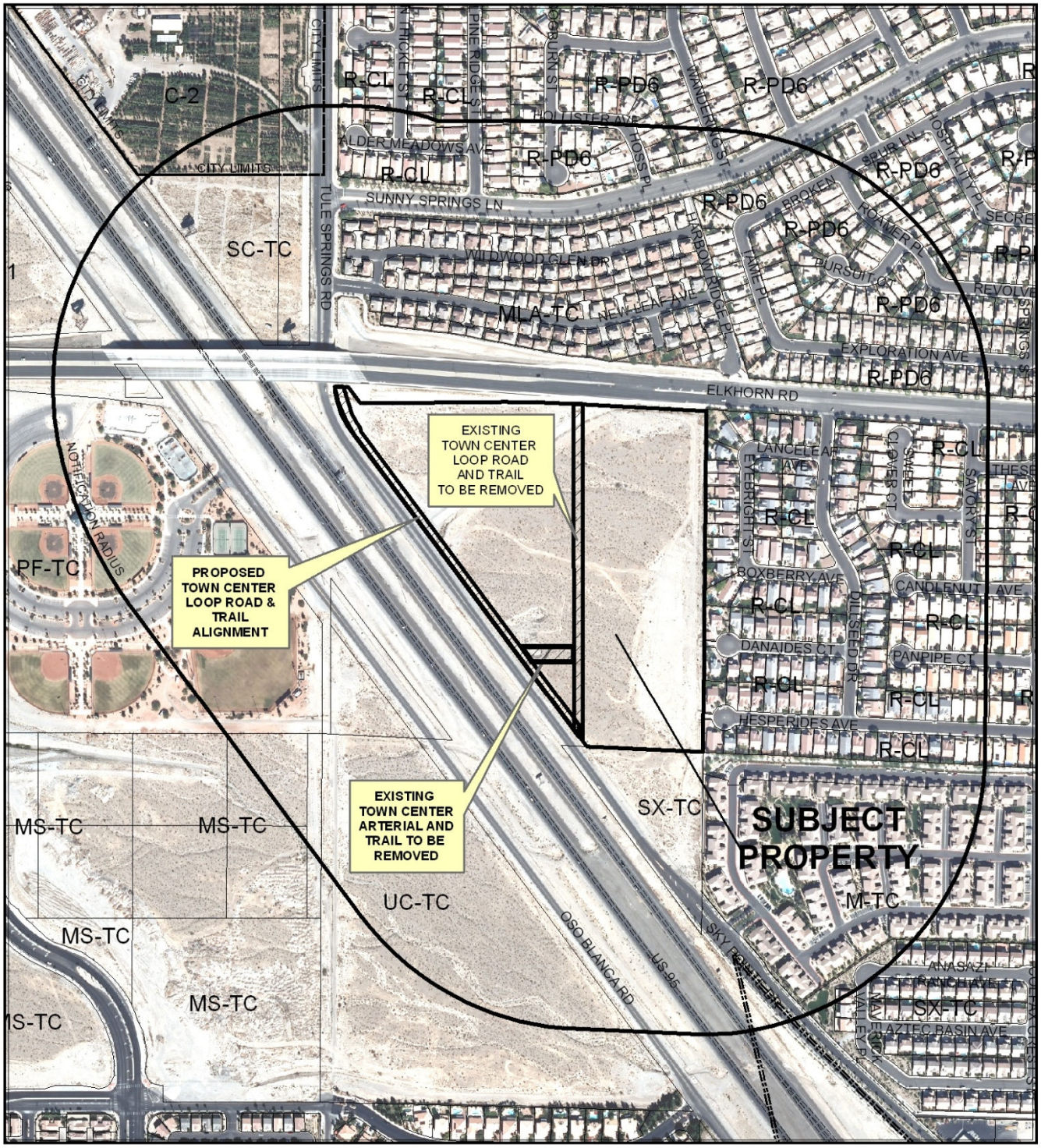
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. 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.


PLANT NURSERY
C-2
CITY LIMITS
CITY LIMITS
CITY LIMITS
TULE SPRINGS RD
SC-TC
R-CL
R-CL
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-PD6
R-CL
R-CL
R-CL



CASE: **MOD-45944**

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
SX-TC (SUBURBAN MIXED USE - TOWN CENTER))

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-45944** APN: 125-21-102-001

Name of Property Owner: Rancho Drive - Tule Springs Road

Name of Applicant: Investor Equity Homes, LLC / School Development HC, 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: _____

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Signature of Property Owner: Maria A. Romano
Maria A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16 day of April, 20 12

James E. Ordowski
Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to SX-TC

Project Address (Location) 7028 Sky Pointe Drive

Project Name Sky Pointe Multi-Family and School **Proposed Use** Multi-Family & School

Assessor's Parcel #(s) 125-21-102-001 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SX-TC

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

Gross Acres 24.45± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road **Contact** _____

Address 7321 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Investor Equity Homes, LLC **Contact** Vince Schettler

Address 3455 Cliff Shadows Pkwy, #220 **Phone:** 242-4949/561-736-1687 **Fax:** 242-0414/56

City Las Vegas **State** NV / FL **Zip** 89129

E-mail Address vs@fcglv.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

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, President

Subscribed and sworn before me

This 16th day of April, 20 12.

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

FOR DEPARTMENT USE ONLY

Case #	MOD-45944
Meeting Date:	08/14/12
Total Fee:	1000.00
Date Received:*	06/27/12
Received By:	Jonathan B.

*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.

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

1115590.1

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

16334.3

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☐ **Consent** ☒ **Discussion**

SUBJECT:

VAR-45939 - VARIANCE RELATED TO GPA-45940 AND MOD-45944 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW 866 PARKING SPACES WHERE 1,168 SPACES ARE REQUIRED on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross). Staff recommends

C.C.: 10/17/2012

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

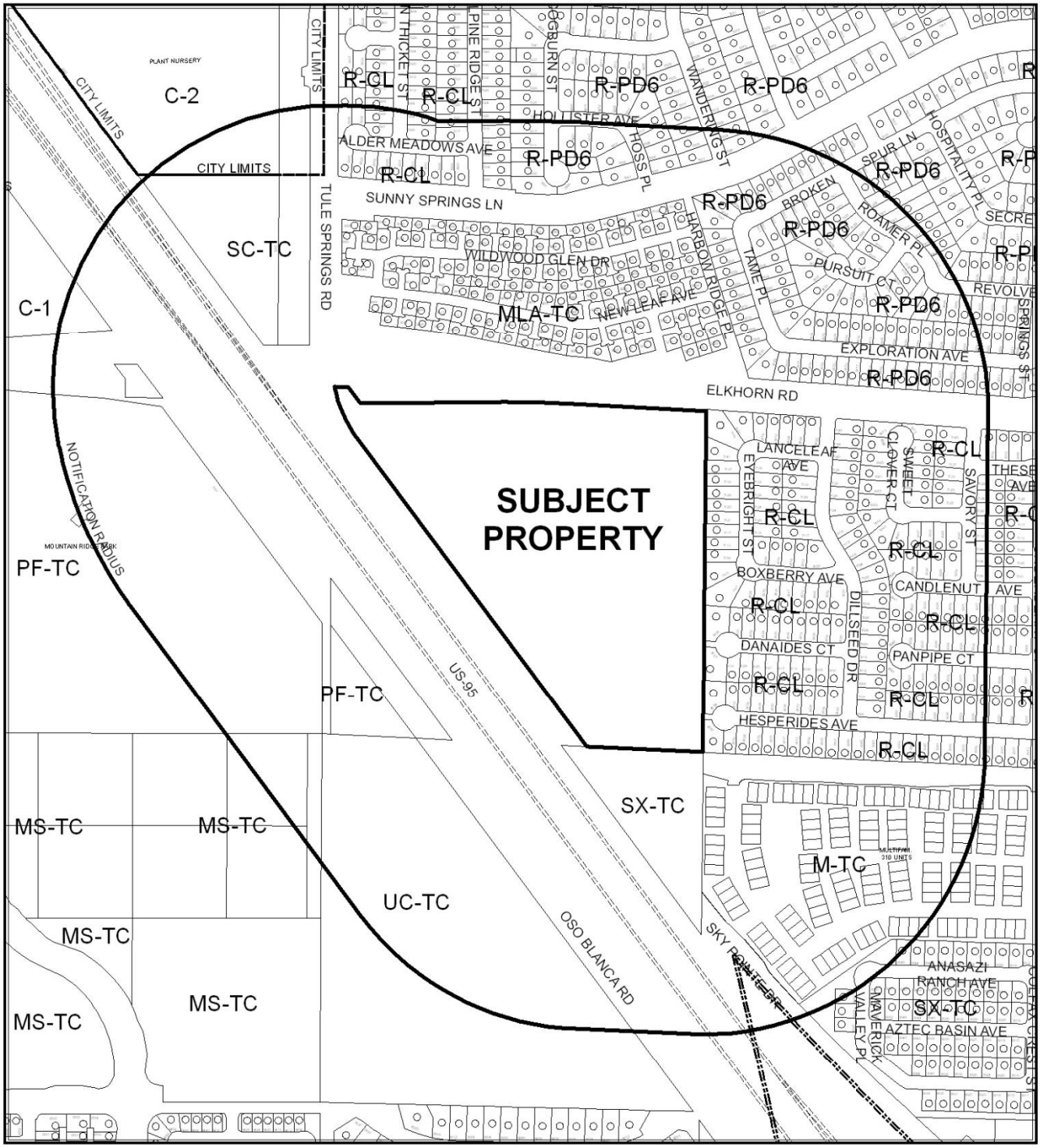
RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps – VAR-45939, SUP-45491 and SDR-45943
3. 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.



CASE: VAR-45939, SUP-45941 & SDR-45943

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER))



0 400 800 Feet

CASE: VAR-45939, SUP-45941 & SDR-45943

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER))

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45939** APN: 125-21-102-001

Name of Property Owner: Rancho Drive - Tule Springs Road

Name of Applicant: Investor Equity Homes, LLC / School Development HC, 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: _____

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Signature of Property Owner: Maria A. Romano
Maria A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16 day of April, 20 12

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc

1115601.1

16334.3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 7028 Sky Pointe Drive

Project Name Sky Pointe Multi-Family and School **Proposed Use** Multi-Family & School

Assessor's Parcel #(s) 125-21-102-001 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SX-TC

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

Gross Acres 24.45± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road **Contact** _____

Address 7321 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Investor Equity Homes, LLC / **Contact** Vince Schettler /

Address 3455 Cliff Shadows Pkwy, #220 / **Phone:** 242-4949/ **Fax:** 242-0414/

City Las Vegas **State** NV / FL **Zip** 89129 /

E-mail Address vs@fcglv.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

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, President

Subscribed and sworn before me

This 16th day of April, 20 12.

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

FOR DEPARTMENT USE ONLY

Case #	VAR-45939
Meeting Date:	08/14/12
Total Fee:	$ 830.00
Date Received:*	06/27/12
Received By:	Jonathan B

RECEIVED
PLANNING

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

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

City of Las Vegas
Department of Planning

16334.3

Revised 10/27/08

1115590.1

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTE MBER 11, 2012

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

SUBJECT:
SUP-45941 - SPECIAL USE PERMIT RELATED TO GPA-45940, MOD-45944 AND VAR-45939 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY AND SECONDARY, WITH DIRECT ACCESS/EGRESS FROM A TOWN CENTER PRIMARY ARTERIAL at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross). Staff recommends

C.C.: 10/17/2012

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. 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-45941 APN: 125-21-102-001

Name of Property Owner: Rancho Drive - Tule Springs Road

Name of Applicant: Investor Equity Homes, LLC / School Development HC, 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: _____

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Signature of Property Owner: Maria A. Romano

Maria A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16th day of April, 20 12

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA · COUNTY OF CLARK
MY APPOINTMENT EXP. JUL 1 2015
No: 99-4720-1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7028 Sky Pointe Drive

Project Name Sky Pointe Multi-Family and School **Proposed Use** Multi-Family & School

Assessor's Parcel #(s) 125-21-102-001 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SX-TC

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

Gross Acres 24.45± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road **Contact** _____

Address 7321 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Investor Equity Homes, LLC / **Contact** Vince Schettler ,

Address 3455 Cliff Shadows Pkwy, #220 , **Phone:** 242-4949/561-736-1687 **Fax:** 242-0414/56

City Las Vegas **State** NV / FL **Zip** 89129 /

E-mail Address vs@fcglv.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

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, President

Subscribed and sworn before me

This 16th day of April, 2012.

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

FOR DEPARTMENT USE ONLY

Case #	SUP-45941
Meeting Date:	08/14/2012
Total Fee:	1030.00
Date Received:*	06/27/12
Received By:	Jonathan B.

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

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

16334.3

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

1115590.1

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SDR-45943 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-45940, MOD-45944, VAR-45939 AND SUP-45491 - PUBLIC HEARING - APPLICANT: INVESTOR EQUITY HOMES, LLC, ET AL - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 288-UNIT MULTI-FAMILY DEVELOPMENT AND A PRIVATE SCHOOL CAMPUS CONSISTING OF A 44,568 SQUARE-FOOT ELEMENTARY SCHOOL, A 68,344 SQUARE-FOOT MIDDLE SCHOOL AND A 41,588 SQUARE-FOOT HIGH SCHOOL on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross). Staff recommends

C.C.: 10/17/2012

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. 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: **SDR-45943** APN: 125-21-102-001

Name of Property Owner: Rancho Drive - Tule Springs Road

Name of Applicant: Investor Equity Homes, LLC / School Development HC, 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: _____

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Signature of Property Owner: Maria A. Romano

Maria A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16 day of April, 2012

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7028 Sky Pointe Drive

Project Name Sky Pointe Multi-Family and School **Proposed Use** Multi-Family & School

Assessor's Parcel #(s) 125-21-102-001 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SX-TC

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

Gross Acres 24.45± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road **Contact** _____

Address 7321 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Investor Equity Homes, LLC / **Contact** Vince Schettler

Address 3455 Cliff Shadows Pkwy, #220 **Phone:** 242-4949/561-736-1687 **Fax:** 242-0414/561-3

City Las Vegas **State** NV / FL **Zip** 89129

E-mail Address vs@fcglv.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

Rancho Drive-Tule Springs Limited Partnership
By Romano Realty, Inc., General Partner

Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, President

Subscribed and sworn before me

This 16 day of April, 20 12.

James E. Ordowski

Notary Public in and for said County and State

NOTARY PUBLIC
JAMES E. ORDOWSKI
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUL. 1, 2015
No: 99-4720-1

FOR DEPARTMENT USE ONLY

Case #	SDR-45943
Meeting Date:	8/14/2012
Total Fee:	1030.00
Date Received:*	6/26/2012
Received By:	MRex

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

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

RECEIVED
JUN 27 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

1115590.1

16334.3

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
MOD-46292 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORT GRAND, LLC - For possible action on a request for a Major Modification of the Town Center Special Land Use Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER) on 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), Ward 6 (Ross).

C.C.: 10/17/2012

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 - MOD-46292 and SDR-46293
2. Conditions and Staff Report - MOD-46292 and SDR-46293
3. Supporting Documentation
4. Photos - MOD-46292 and SDR-46293
5. Justification Letter - MOD-46292 and SDR-46293

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-46292** APN: 125.07.801.003

Name of Property Owner: Fort Grand, 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: Chase Kloehn

Print Name: Chase Kloehn

Subscribed and sworn before me

This 20th day of July, 2012

Notary Public in and for said County and State

JACKIE PETERSON
Notary Public State of Nevada
No. 98-49472-1
My Appt. Exp. January 8, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Grand Teton Drive/Tee Pee Lane

Project Name Grand Teton/Tee Pee **Proposed Use**

Assessor's Parcel #(s) 125-07-801-003 **Ward #**

General Plan: existing proposed **Zoning:** existing proposed

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

Gross Acres 31 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Fort Grand, LLC **Contact**

Address 2200 Paseo Verde # 300 **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89052

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* Chase Klochn

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

Print Name Chase Klochn

Subscribed and sworn before me

This 20th day of July, 2012.

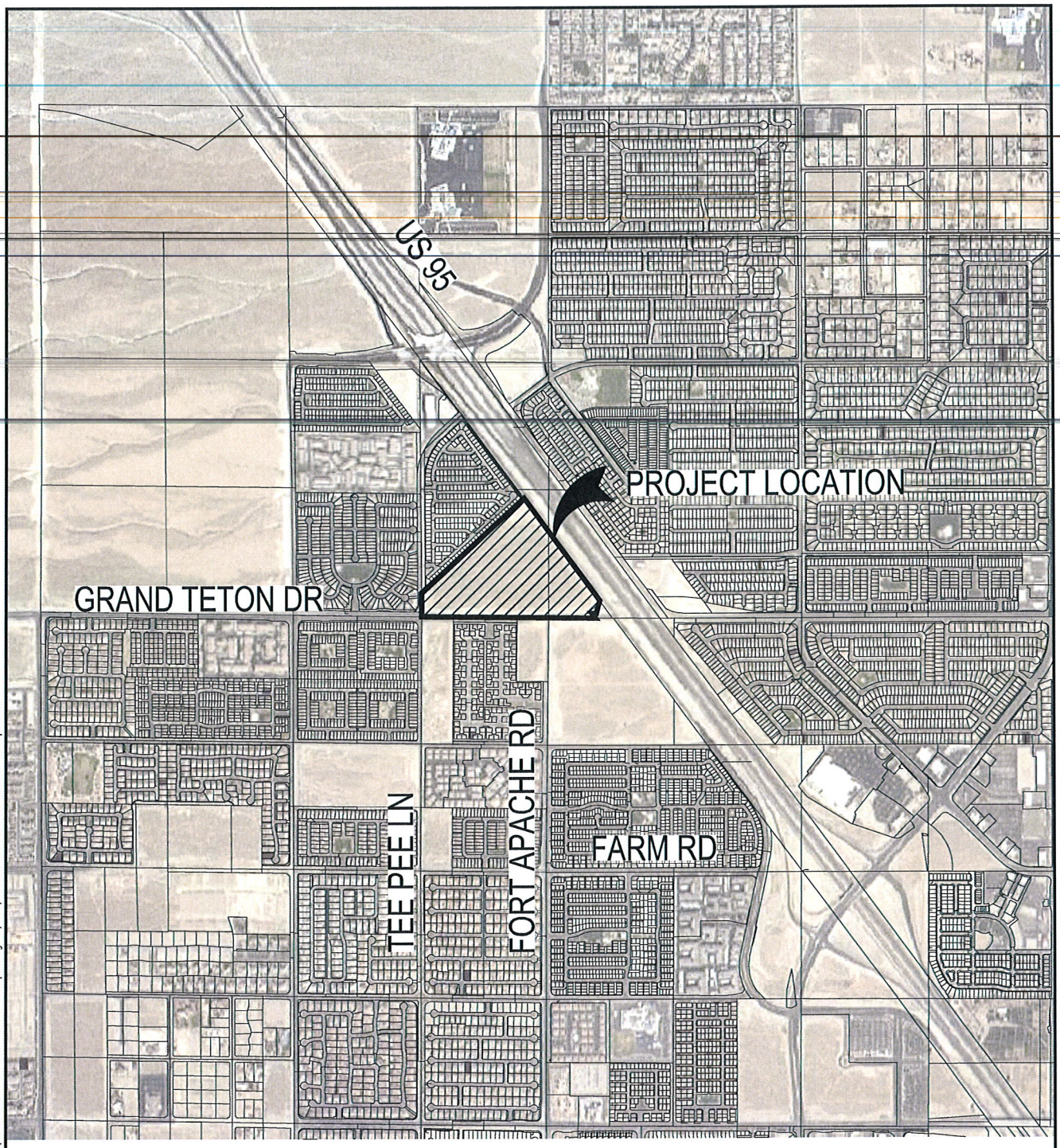
Notary Public in and for said County and State

JACKIE PETERSON
Notary Public State of Nevada
No. 98-49472-1
My Appt. Exp. January 8, 2015

FOR DEPARTMENT USE ONLY

Case #	MOD-46292
Meeting Date:	9/11/12
Total Fee:	$1500.00
Date Received:*	7/26/12
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.



N

0 1500' 3000'

SCALE: 1"=1500 FEET

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

DR HORTON

GRAND TETON AND TEE PEE

LOCATION MAP

DATE: 7/23/12	PROJECT NO. DRH1213.000
DRAFTER: BCC	
DESIGNER: BCC	
CHECKED: WTP	SHEET 1 OF 1

j:\drh1213-000 grand teton\dwg\entitlements\120720 drh1213-000 lmap.dwg 7/23/2012 5:20 PM Brian Chapman

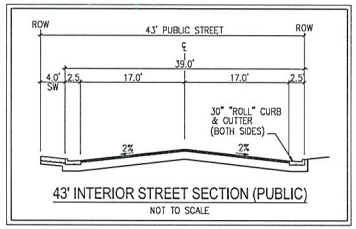
MOD-46292

SDR-46293

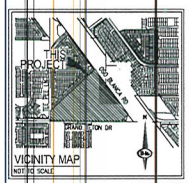
RECEIVED
JUL 26 2012

D·R·HORTON

SITE PLAN
FOR
GRAND TETON AND TEE PEE
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-07-801-003



43' INTERIOR STREET SECTION (PUBLIC)
NOT TO SCALE



OWNER
R & B REAL ESTATE L L C
6750 VIA AUSTI PKWY #250
LAS VEGAS NV 89119-3561
PH (702) 000-0000
FX (702) 000-0000

DEVELOPER
DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 835-3600
FX (702) 435-8606

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #316
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROPOSED SETBACKS
FRONT (GARAGE): 19-FT
FRONT (LIVING): 10-FT
REAR (LIVING): 10-FT
REAR (PATIO): 5-FT
SIDE (INTERIOR): 5-FT
SIDE (CORNER): 10-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT:
ENCROACHMENTS:
I. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND
II. DO NOT INCREASE THE HABITABLE SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

LEGAL DESCRIPTION
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH HALF (S 1/2) OF SECTION 7, AND SOUTHWEST QUARTER (SW 1/4) OF THE SOUTH HALF (S 1/2) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

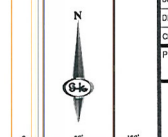
PROJECT INFORMATION

EXISTING ZONING:	EMPLOYMENT CENTER MIXED USE (EC-TC)
PROPOSED ZONING:	MEDIUM – LOW RESIDENTIAL (ML-TC)
ACREAGE (GROSS):	30.64
50x100 DWELLING UNITS:	88
44x85 DWELLING UNITS:	95
TOTAL DWELLING UNITS:	183
DENSITY:	6.0 DU/AC
OPEN SPACE PROVIDED:	2.3 AC
OPEN SPACE REQUIRED:	2.15 AC
CONNECTIVITY RATIO:	1.4

UTILITY SERVICES BY

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

DISCLAIMER
BYS LINE WORK ONLY FOR BOUNDARY (PAPER BOUNDARY NOT AVAILABLE)



LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #316, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP DATE	APP

D·R·HORTON
GRAND TETON TEE PEE LANE
SITE PLAN

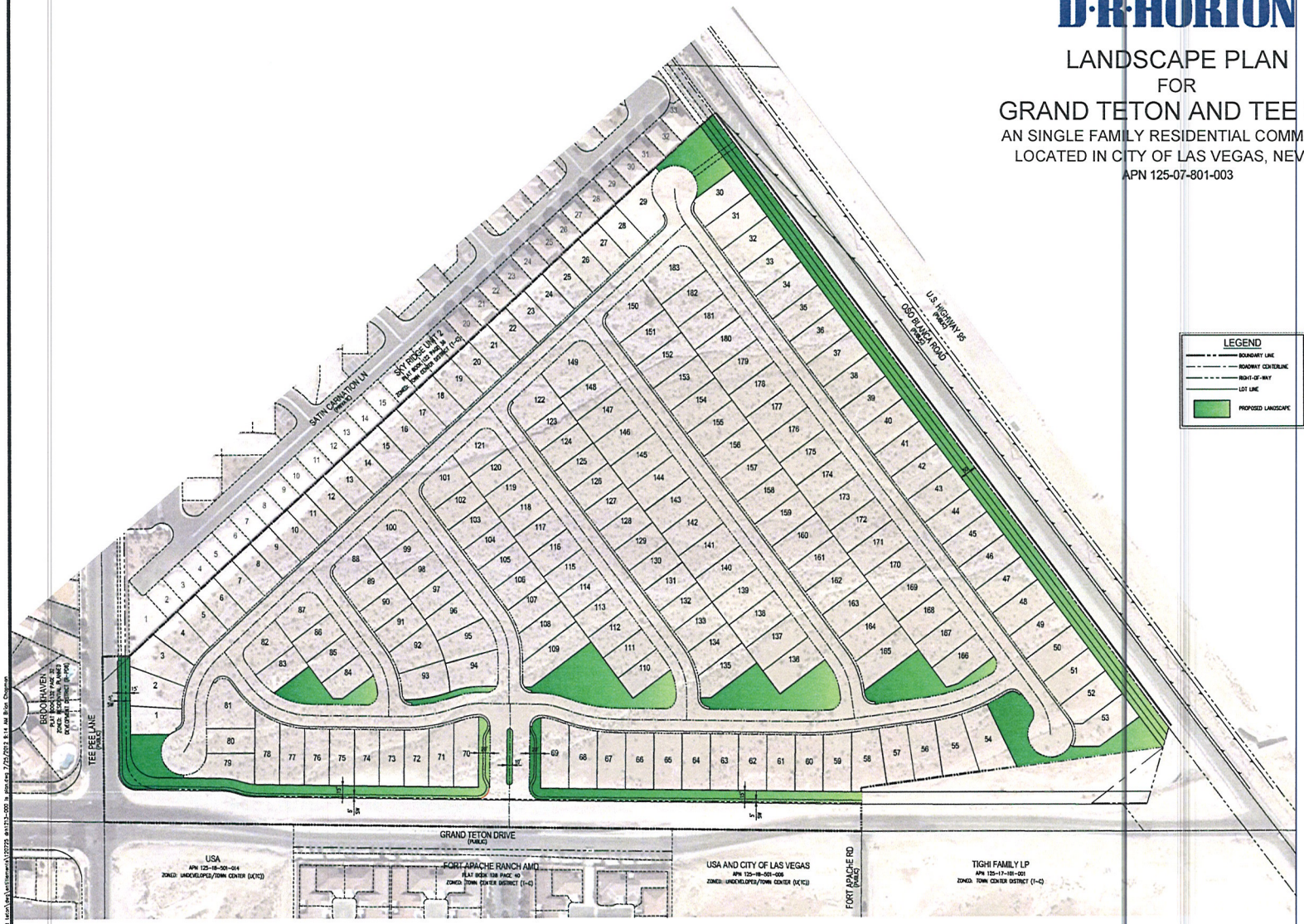
DATE: 7/25/12
DRAFTER: BCC
DESIGNER: BCC
CHECKED: TJS
PROJECT NO.
DRH1213.000

SHEET 1 OF 1

MOD-46292 RECEIVED
SDR-46293 JUL 26 2012

D·R·HORTON

LANDSCAPE PLAN
FOR
GRAND TETON AND TEE PEE
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-07-801-003



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.

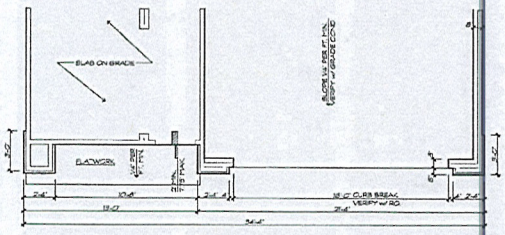
D·R·HORTON
GRAND TETON TEE PEE LANE
LANDSCAPE PLAN

DATE: 7/25/12
DRAFTER: BCC
DESIGNER: BCC
CHECKED: TJS
PROJECT NO.
DRH1213.000

SHEET 1 OF 1

MOD-46292
SDR-46293

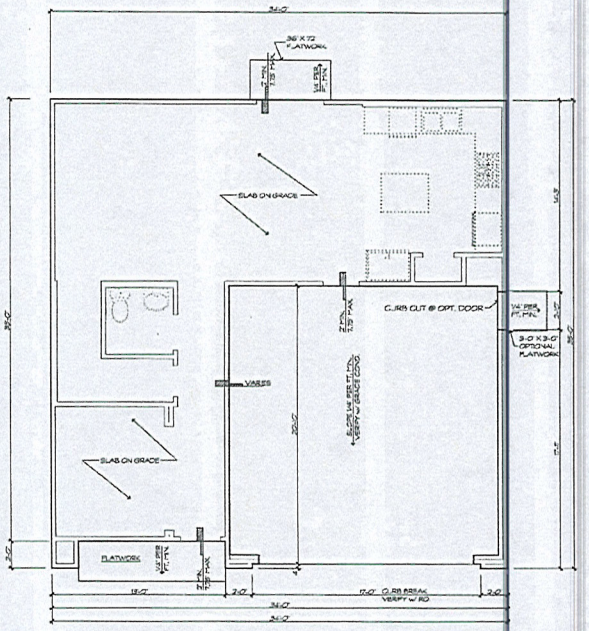
RECEIVED
JUL 26 2012



Slab Interface Plan

Plan 1830 - C & D

Scale: 1/4" = 1'-0"



Slab Interface Plan

Plan 1830 - A & B

Scale: 1/4" = 1'-0"

RECEIVED

JUL 26 2012

SLAB NOTES

1. COORDINATE THIS PLAN WITH STRUCTURAL DRAWINGS

48-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292

SDR-46293

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
STATE OF NEVADA

DI CECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THEIR DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, CURED, CHANGED, RUN, ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

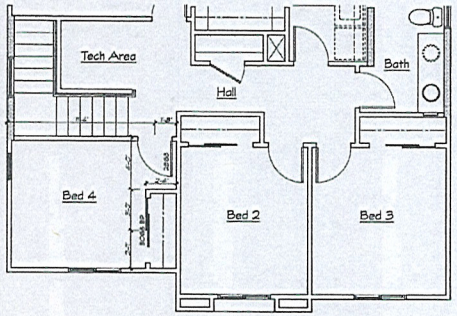
DELTA/DATE	ISSUED FOR
X/X/10	XXX
3 5/9/11	Owner Revd PCC

SHEET DATE	5/9/11
JOB No.	2001
DRAWN	HCP, MHR

A1.1

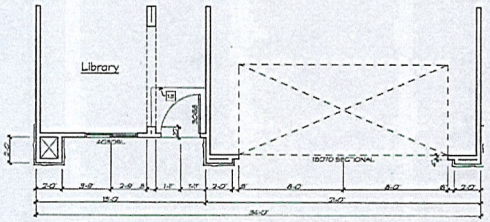
SHEET No.

SHEET TITLE Plan 1830 Slab Int. Plan



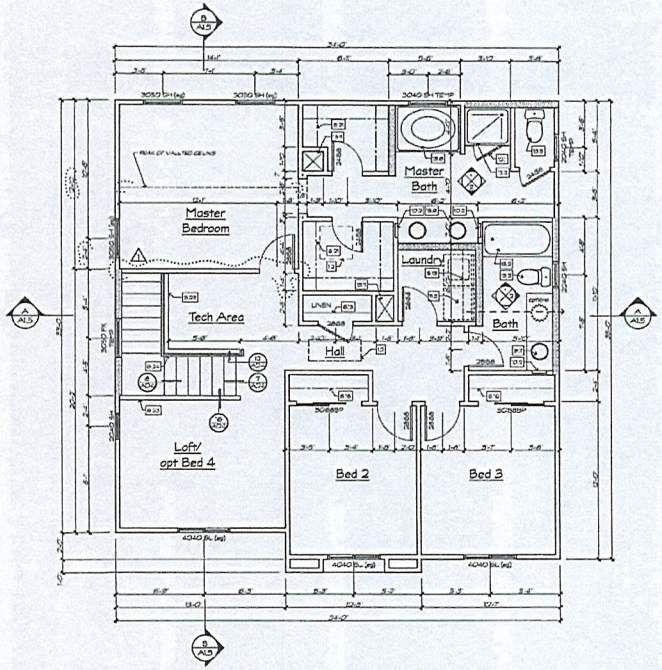
Second Floor Plan Optional Bed 4

Plan 1830 Scale: 1/4" = 1'-0"



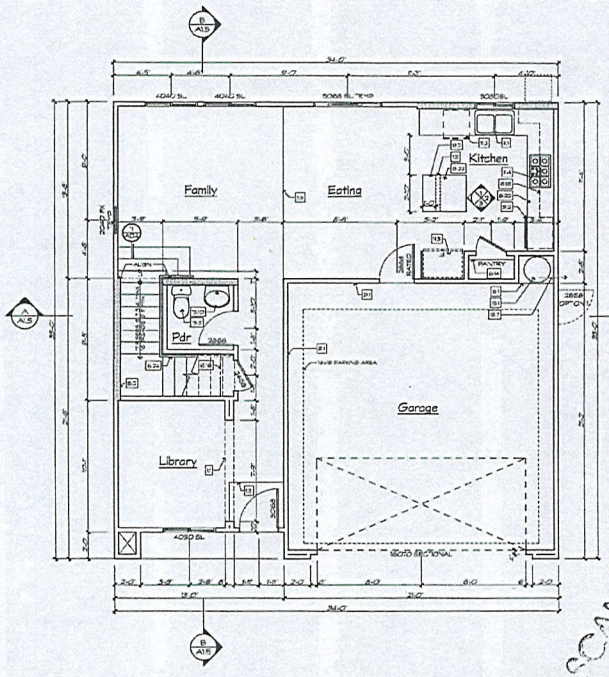
First Floor Plan

Plan 1830 - C & D Scale: 1/4" = 1'-0"



Second Floor Plan

Plan 1830 Scale: 1/4" = 1'-0"



First Floor Plan

Plan 1830 - A & B Scale: 1/4" = 1'-0"

KEYNOTES

1.1 LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV FOR HEIGHT.
1.2 20" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER & 30" MIN HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF PULL-DOWN LADDER W/ 7'-0" MIN CLEARANCE TO TRUSS TYP.
1.3 PONY WALL, HT @ 2'-10"
1.4 NICHE, SILL HT @ 3'-0" AND 5'-6" HT @ 7'-0" A.F.F. (U.N.O.)
1.5 CHANGE IN FLOOR FINISH
2.1 not used
2.2 not used
4.1 STONE VENEER, SEE ELEV FOR SIZE
4.2 STONE CAP
5.1 14" x 8" SIL SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2 not used
5.3 6" CONTINUOUS STUCCO SCREED, SEE DETAIL
5.4 DECORATIVE GABLE END VENT
5.5 ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN)
6.1 15" H SIM WOOD FRAMED WAINSCOT AT MASTER PLATFORM WITH 3/4" PLYWD SUB-FLR, PROVIDE 5/8" TYPE X AT WOOD FOR U/R SEPARATION.
6.2 not used
6.3 2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
6.4 ROOF SHEATHING PER STRUCTURAL
6.5 ENGINEERED ROOF TRUSS, REFER TO TITLE 24 CALCS BY OTHERS
6.6 2x ROOF FRAMING PER STRUCTURAL
6.7 2x CEILING FRAMING PER STRUCTURAL
6.8 VINYL SHUTTERS, W/ 1" HALF OF WIDOW (U.N.O.) SEE DETAIL
6.9 not used
6.10 not used
6.11 2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12 not used
6.13 (1) 24" HDF SHELF ABOVE WASHER & DRYER
6.14 (4) 24" HDF SHELVES EQUALLY SPACED FOR PANTRY
6.15 (5) 24" HDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16 SINGLE SHELF WITH ROD.
6.17 not used
6.18 not used
6.19 36" UPPER CABINET W/ 3" CROWN
6.20 FRAMED DRYWALL SOFFITS, SEE DETAIL
6.21 SINGLE SHELF AND ROD, BOTH DOUBLE ROD
6.22 BASE CABINET
6.23 42" HIGH GUARDRAIL, SEE DETAIL
6.24 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25 STAIR FRAMING PER STRUCTURAL
6.26 FLOOR FRAMING PER STRUCTURAL
6.27 FLOOR SHEATHING PER STRUCTURAL
7.1 CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SIMILAR
7.2 FIBERGLASS BATT INSULATION (VERIFY WITH ENERGY CALCULATIONS)
7.3 EXTERIOR STUCCO, ONE COAT BY FOAM SHAPES®, LIGHT SAND FINISH.
7.4 STUCCO FOR UNDER RATING
7.5 not used
7.6 STUCCO OVER FOAM TRIM.
8.1 not used
9.1 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE 'X' GYPSUM BOARD, PER COVER-ALL CONSTRUCTION, PARTS TO BE BRACED @ 16" o.c. MIN. REFER DETAIL 5 ON SHEET A2.3.
9.2 COUNTER TOP W/ BACK SPLASH, PER OWNER
9.3 5/8" GYP. BOARD AT WALLS AND CEILING FINISH, TYP.
9.4 5/8" TYPE 'X' GYPSUM BOARD AT ALL CHASE/UTILITY SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
10.1 TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
10.3 RECESSED MEDICINE CABINET.
7.1 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
7.2 DISHWASHER.
7.3 33" L.N.G. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
7.4 30" RTD (36" OPTIONAL) COOKTOP & MICROWAVE/HAN ABOVE, OPT.
7.5 66" CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED OUTLET & VALVE AND DRAIN BOX.
7.6 30" DOUBLE WALL OVEN, OPTIONAL
7.7 SINGLE COMPARTMENT SINK
12.1 not used
13.1 not used
14.1 not used
15.1 WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
15.2 60" X 30" PAINTED FIBERGLASS SLOPED SHOWER PAN UNIT W/ SURROUND & 2 V2 GPF SHOWERHEAD.
15.3 42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 V2 GPF SHOWERHEAD.
15.4 DRYER VENT, RUN W/ BACKDRAFT DAMPER @ EXTERIOR WALL IF MORE THAN 14'-0" OF FLAT RUN OR 2 ELBOWS OCCUR.
15.5 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
15.6 60" X 42" FIBERGLASS T.S.W/ INTEGRAL DECK.
15.7 TEMPERATURE AND PRESS. BALANCED VALVE (U.N.O.)
15.8 not used
15.9 DROP-IN LAVATORY W/ 2 V2 GPF FAUCET.
15.10 PEDESTAL LAVATORY W/ 2 V2 GPF FAUCET.
15.11 DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
15.1 ELECTRICAL SERVICE PANEL, SEE LIGHTING PLAN

STAIR NOTES

1. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. HANDRAILS FOR BOTH SIDES OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2" OR MORE THAN 2" DIAMETER CROSS SECTIONAL DIMENSION WITH SMOOTH SURFACE & NO SHARP EDGES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. PROVIDE A MIN 1 1/2" BETWEEN HANDRAIL AND ADJACENT WALL.
2. HANDRAILS SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSINGS.
3. ENDS OF HANDRAILS SHALL HAVE RETURNED TERMINATIONS OR ENDS. STARTING NEWELS OR NEWELS ON FIRST LEAD ARE ALLOWED.
4. THE TOP OF GUARDRAILS SHALL BE NOT LESS THAN 42" IN HEIGHT.
5. EACH WALL / BALANCE TO FOLLOW THE SLOPE OF STAIRS (AS DOC/RB)
6. MAX RISER = 7", OPT 8" MIN. TREAD WITH OPT 11" MINIMUM HORIZONTAL DISTANCE BETWEEN THE VERTICAL PROJECTIONS OF 6-8" ABOVE TREAD NOSINGS.
7. MINIMUM STAIR WIDTH OF 36", HANDRAIL MAY PROJECT A MAXIMUM OF 3 1/2" INTO REQUIRED WIDTH.
8. POINTS BRACED BUT SHALL NOT BE A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

FLOOR PLAN NOTES

1. ALL BUILT-IN CABINETRY AND COUNTERTOPS PER SHOP DRAWINGS BY OTHERS.
2. ALL BATHROOMS TO BE PROVIDED WITH RECESSED MEDICINE CABINET, TOILET PAPER HOLDER AT 24" MIN & 26" MAX FROM FRONT OF FIXTURE.
3. ALL INTERIOR DOORS (LAO) TO BE 1 3/8" SOLID CORE, SEE PLAN FOR SIZE.
4. ENTRY DOOR TO BE 1 3/4" METAL OR FIBERGLASS, SEE PLAN FOR SIZE.
5. ENTER OR FRENCH DOORS TO BE 1 3/4" METAL OR FIBERGLASS, SEE PLAN FOR SIZE.
6. ALL DOORS BETWEEN GARAGE AND HABITABLE SPACE INDICATED BY 'RATED' TO BE 1 3/8" SOLID CORE WITH GASKETING AT PERIMETER OF FITTING (GASKET FOR EQUIVALENT 20 MIN RATING OR APPROVED FIRE RATED ASSEMBLY).
7. GARAGE DOORS TO BE METAL SECTIONAL.
8. ALL INTERIOR WALL FINISH TO BE 5/8" GYP BD (U.N.O.) CEILING FINISH TO BE 5/8" GYP BD (U.N.O.) MOISTURE RESISTANT GYP BD SHALL BE USED IN BATHROOMS & LAUNDRY.
9. ADDRESS NOTES:
a. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR PRIVATE ROAD.
b. THE ADDRESS NUMBERS SHALL BE OF A MINIMUM OF FOUR INCHES (4") IN HEIGHT.
c. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED (ADDRESS LETTERS IN CURSIVE ARE NOT ACCEPTABLE).
d. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A PLAN LOT.

LEGEND

2x4 STUD WALL

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wright

D.R. Horton
COPPER CREEK
Clark County, Nevada

DI CECCO ARCHITECTURE
5145 CONVAIRAIRE AVENUE, SUITE A
NORTH LAS VEGAS, CA 92021-1700
ph 805-552-0088
WWW.DICECCOARCH.COM

MARK A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
STATE OF NEVADA
DI CECCO ARCHITECTURAL INC.
RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF DI CECCO ARCHITECTURAL INC.

DESCRIPTION	ISSUED FOR
XXXX	XXX
5/9/11 Owner Review	PCC
6/9/11	PCC

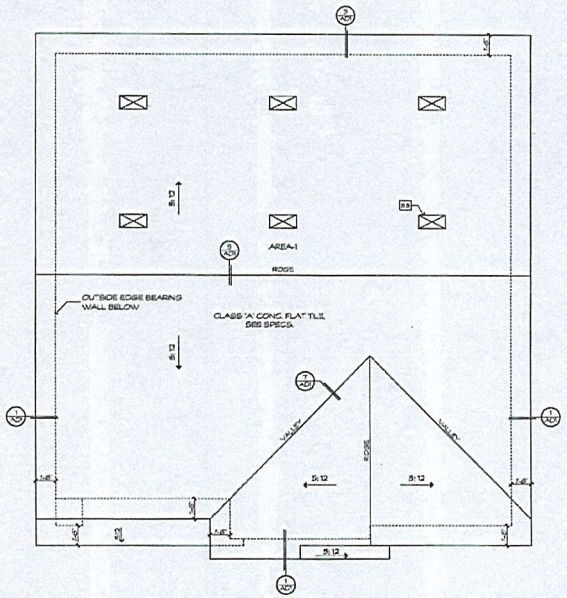
5/9/11
2009
HCD, 11-12

A1.2

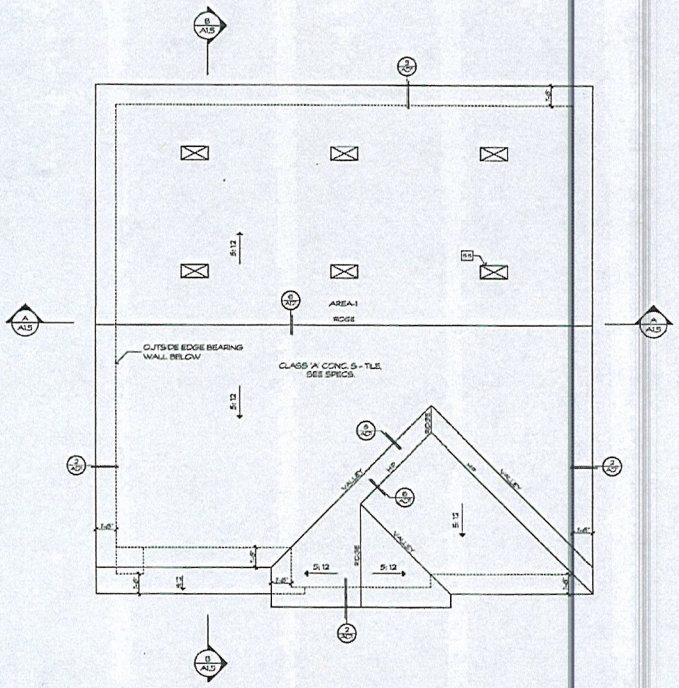
Plan 1830
Floor Plans

SCANNED

MOD-46292 RECEIVED
SDR-46293 JUL 26 2012



Roof Plan
Plan 1830 - A & C
Scale: 1/4" = 1'-0"



Roof Plan
Plan 1830 - B & D
Scale: 1/4" = 1'-0"

ROOF PLAN NOTES

1. MINIMUM CLASS 'A' ROOF COVERING PER SPEC BELOW
2. RUN-OFF TO BE COLLECTED & TRANSFERRED TO STREET OR APPROVED NON-PROSIVE DEVICES
3. PROVIDE EVE BLOCK VENT EVERY THIRD BAY

ROOFING SPECIFICATION

ROOFING TILE WEIGHT: 10.5 LBS PER SQ.FT.

1. ALL ROOFING TILES SHALL BE APPLIED WITH A MINIMUM OF 2 FASTENERS PER TILE OR MINIMUM OF 1 FASTENER PER TILE FOR INTERLOCKING LUGGED TILES.

ATTIC VENT CALCS

PLAN 1
ATTIC AREA 1 = 1,175 sf DIVIDED BY 300 FOR HIGH & LOW VENTING
REQUIRED VENT AREA = 3.92 sf = 588 si
PROVIDE (8) OHAGIN CONCRETE ROOF VENT @ 918 (588 total)
TOTAL NET AREA PROVIDED = 588 si BLOCKS
NET AREA REQUIRED = 363 si

ATTIC AREA 1 = 1,175 sf DIVIDED BY 150 = 7.83 sf FOR EAVE VENTING
7.83 x 14.4 = 112.75 si
TOTAL NET AREA PROVIDED = 10 si BLOCKS
NET AREA REQUIRED = 112.75 si

REFER TO PLANS FOR APPROXIMATE LOCATIONS

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

DICECCO ARCHITECTURE, INC.

RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DATE/DATE	ISSUED FOR
X/X/10	XXX
5/5/11	Owner Revd PCC

SHEET DATE	5/5/11
JOB No.	2001
DRAWN	KP, MMR

A1.4
Plan 1830
Roof Plan

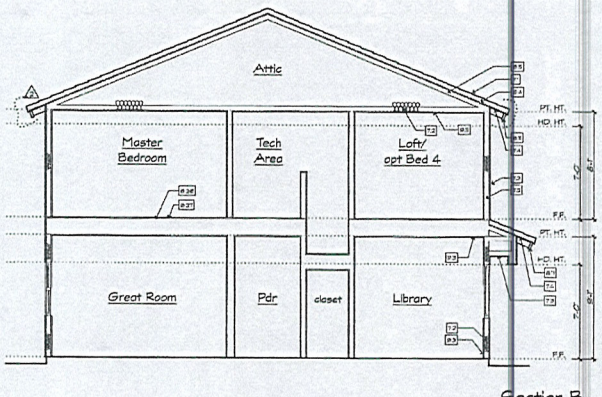
43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

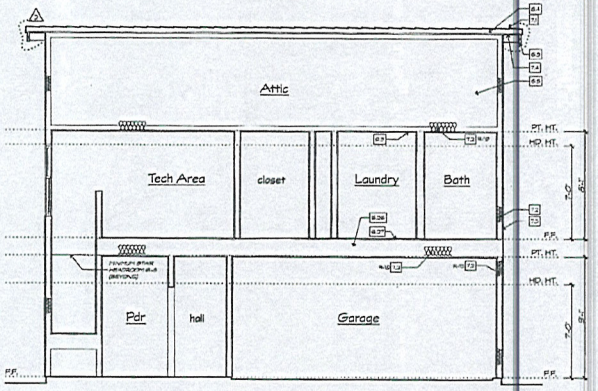
RECEIVED
JUL 26 2012

SCANNED

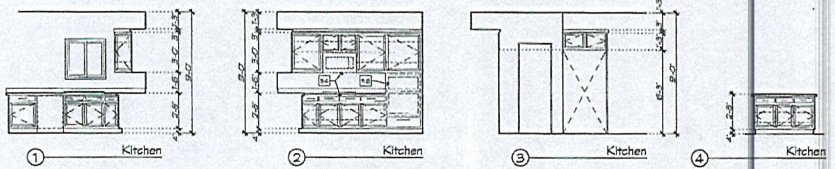
MOD-46292
SDR-46293

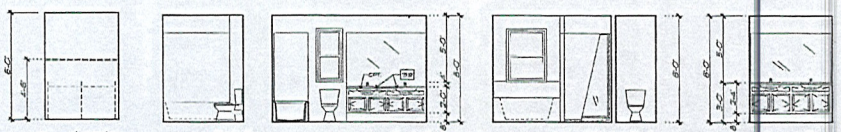


Section B
Plan 1830
Scale: 1/4" = 1'-0"



Section A
Plan 1830
Scale: 1/4" = 1'-0"





Interior Elevations
Plan 1830
Scale: 1/4" = 1'-0"

KEYNOTES

1 UNE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
2 30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER. 30" MIN. HEADROOM.
PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF A.H.U. - VERIFY CLEARANCE W/ TRUSS MFR.
3 SOFFIT WALL HT. @ 7'-6".
4 NICHE SILL HT. @ 3'-6" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
5 CHANGE IN FLOOR FINISH.
6 not used.
7 not used.
8 STONE VENEER. SEE ELEV. FOR SIZE.
9 STONE CAP.
10 14" x 8" @ ... SCREENED VENT (ON HEAT VENT @ GARAGE)
11 not used.
12 SL. CONTINUOUS STUCCO SCORED. SEE DETAIL.
13 DECORATIVE GABLE END VENT.
14 ATTIC ROOF VENT. SEE ATTIC VENT CALCS ROOF PLAN.
15 16" HIGH WOOD FRAMED WATER HEATER PLATFORM W/ 3/4" PLYWD SURFACE. PROVIDE 5/8" TYPE X AB REQD FOR W/RD SEPARATION.
16 not used.
17 2x8 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR SIZE.
18 ROOF SHEATHING PER STRUCTURAL.
19 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
20 2x ROOF FRAMING PER STRUCTURAL.
21 2x CEILING FRAMING PER STRUCTURAL.
22 VINYL SHUTTERS. WIDTH = HALF OF WINDOW (U.N.O.). SEE DETAIL
23 not used.
24 not used.
25 2x8 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
26 not used.
27 12 3/4" HDP SHELF ABOVE WASHER & DRYER.
28 (4) 3/4" HDP SHELVES EQUALLY SPACED FOR PANTRY.
29 (5) 3/4" HDP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
30 SINGLE SHELF WITH POLE.
31 not used.
32 not used.
33 36" UPPER CABINET W/ 3" CROWN.
34 FRAMED OPENING. SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.).
35 SINGLE SHELF AND POLE. SEE DOUBLE POLE.
36 BASE CABINET.
37 42" HIGH GUARDRAIL. SEE DETAIL.
38 WALL MOUNTED HANDRAIL @ 34" - 38" ABOVE STAIR NOSING.
39 STAIR FRAMING PER STRUCTURAL.
40 FLOOR FRAMING PER STRUCTURAL.
41 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
73 EXTERIOR STUCCO "ONE COAT OVER" SYSTEM", LIGHT SAND FINISH.
74 STUCCO POP-OUT BANDING.
75 not used.
76 STUCCO OVER FOAM TRIM.
81 not used.
ALL PARTIES SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH PARTIES TO BE FINISHED W/ 5/8" TYPE X GYPSUM BOARD, PROVIDING 1-HR CONSTRUCTION. FRAMING TO BE SPACED @ 16" O.C. MIN. REFER DETAIL & CA SHEET A2.0
82 COUNTER TOP w/ BACK SPLASH, PER OWNER.
83 5/8" GYP. BOARD ATTIC WALLS AND SLOPE PER CITY.
84 5/8" TYPE X GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
TEMPERED GLASS ENCLOSURE WITH INTEGRAL "TOWEL BAR.
101 RECESSED MEDICINE CABINET.
102 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
103 DISHWASHER.
104 33 U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
105 30" RTD (36" OPTIONAL) COOKTOP & MICROWAVE/FAN ABOVE, OTT.
106 66" CLEAR WALL-TO-CTR SPACE. PROVIDE RECESSED WASTE AND DRAIN BOX.
107 30" DOUBLE WALL OVEN, OPTIONAL.
108 SINGLE COMPARTMENT SINK.
109 not used.
110 not used.
111 not used.
151 WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152 60"X 30" BOXTED FIBERGLASS SLIDE IN SHOWER TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153 42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
154 DRYER VENT RUN W/ BACKDRAFT DAMPER & INTERIOR ENGINEERED IF MORE THAN 14'-0" RUN AND OVER OCCURS.
155 LOW FLOW TOILET 3.6 GALLONS PER FLUSH.
156 60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157 TEMPERATURE AND PRESSURE RELIEF VALVE (T&P).
158 not used.
159 ORIGEN LAVATORY W/ 2 1/2 GPM FAUCET.
160 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
161 DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
161 ELECTRICAL SERVICE PANEL. SIZE U.U.N.O. PLAN.

D I C E C C O
ARCHITECTURE
5145 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PLOT DATE:
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS IT BEARS THE ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

© COPYRIGHT 2011 DI CECCO ARCHITECTURE, INC.
RELEASE OF AN UNDERLYING COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
X/X/10	XXX
3 5/3/11	Owner Review PCC
SHEET DATE	5/3/11
JOB NO.	2001
DRAWN	MCP, MMB

A1.5

SHEET NO.
Plan 1830
Sections/ Int. Elev.

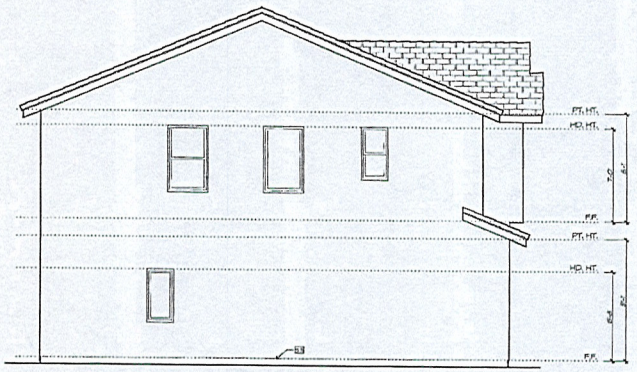
43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Williams

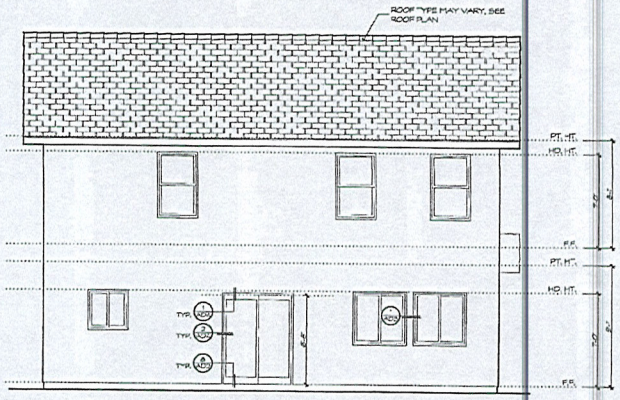
RECEIVED
JUL 26 2012

SCANNED

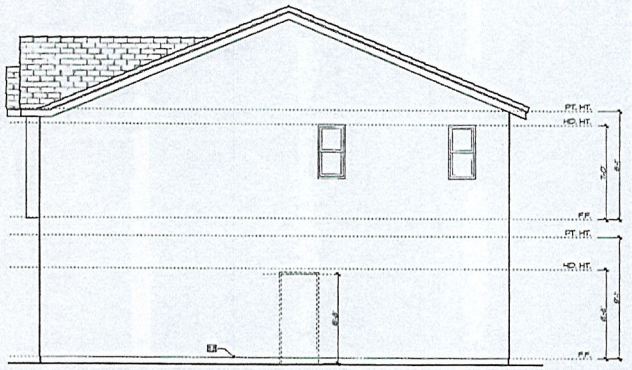
MOD-46292
SDR-46293



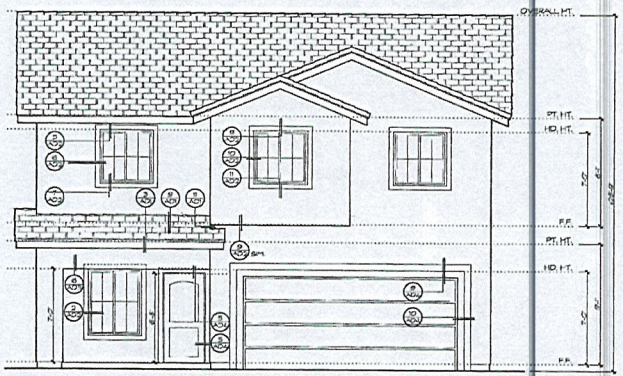
Left Elevation
Plan 1830 - A
Scale: 1/4" = 1'-0"



Rear Elevation
Plan 1830
Scale: 1/4" = 1'-0"



Right Elevation
Plan 1830 - A
Scale: 1/4" = 1'-0"



Front Elevation
Plan 1830 - A
Scale: 1/4" = 1'-0"

KEYNOTES

11 LINE OF CEILING ROOM ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
12 30" x 30" ATTIC ACCESS W/ KALWALL ABOVE, 30" MIN. CLEARANCE. PROVIDE LIGHT, 22" MDS CATWALK, AND 30" PLATFORM IN FRONT OF F.A.U. VERIFY CLEARANCE W/ MFR.
13 PONY WALL HT. @ 2'-10".
14 NICHE SILL HT. @ 5'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.).
15 CHANGE IN FLOOR FINISH.
21 NOT USED.
31 NOT USED.
41 STONE VENEER, SEE ELEV. FOR SIZE.
42 STONE CAP.
51 14" x 8" GAL. SCREENED VENT (EXHAUST VENT @ GARAGE).
52 NOT USED.
53 3" CONTINUOUS STUCCO SCREED, SEE DETAIL.
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN).
61 16" HIGH W.C.D. RAISED WATER HEATER PLATFORM WITH 3/4" R-MAD SUB-FLR. PROVIDE 1/8" TYPE X AT ALL SIDES FOR U.R.S. SEPARATION.
62 NOT USED.
63 2x8 EAVE/RAFTER RE-SAWN, SEE DETAIL FOR SIZE.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VAN., SHUTTERS, MDF - HALF OR WINDOW (U.N.O.), SEE DETAIL
69 NOT USED.
610 NOT USED.
611 2X8 FASCIA RE-SAWN, SEE ELEVATION FOR SIZE.
612 NOT USED.
613 (1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
614 (4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615 (3) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF W/ A POLE.
617 NOT USED.
618 NOT USED.
619 36" UPPER CABINET W/ 3" CROWN.
620 FRAMED DETAIL, DRESS, SILL AT @ 3'-0 & HEAD HT @ 6'-8 A.F.F. (U.N.O.).
621 SINGLE SHELF AND POLE, BOX, DOUBLE POLE.
622 BASE CABINET.
623 42" HIGH GUARDRAIL, SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625 STAIR FRAMING PER STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING, SEE SHEET PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION, VERIFY W/ TH- ENERGY CALCULATIONS.
73 EXTERIOR STUCCO, ONE COAT DASH FINISH SYSTEM, LIGHT SAND FINISH.
74 STUCCO FOR 1-HOUR RATING
75 NOT USED.
76 STUCCO OVER FOAM TRIM
81 NOT USED.
91 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD PROVIDED IN THE CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. P.N. REFER DETAIL 1 ON SHEET 105
92 COUNTERTOP W/ BACK SPLASH, PER OWNER.
93 5/8" GYP. BOARD ATTACHED TO ANCHOR BLUE PUSH (TYP.)
94 5/8" TYPE X GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE & UNDER STAIR SPACE.
101 TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
102 RECESSED TISSUE CABINET.
111 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
112 DISHWASHER.
113 33" L.N.O. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
114 30" RTD (RS OPTIONAL) COOKTOP & MICROWAVE/FAN ABOVE, OFF.
115 66" CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX.
116 30" BUILT-IN WALL OVEN, OPTIONAL.
117 SINGLE COMPARTMENT SINK.
121 NOT USED.
131 NOT USED.
141 NOT USED.
151 WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152 60" X 78" FIBERGLASS SLIDE IN SHOWER/TUB UNIT W/ SURROUND & 2 V2 GPM SHOWERHEAD.
153 42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 V2 GPM SHOWER-HEAD.
154 DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OR IF UP AND OVER OCCURS).
155 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
156 60 X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157 TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
158 NOT USED.
159 DROP-IN LAVATORY W/ 2 V2 GPM FAUCET.
1510 PEDESTAL LAVATORY W/ 2 V2 GPM FAUCET.
161 DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
171 ELECTRICAL SERVICE PANEL, SEE ELEC. PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry William

SCANNED

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

DICECCO ARCHITECTURE
5140 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH: 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THESE DRAWINGS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

NO. 4213
REGISTERED ARCHITECT
STATE OF NEVADA

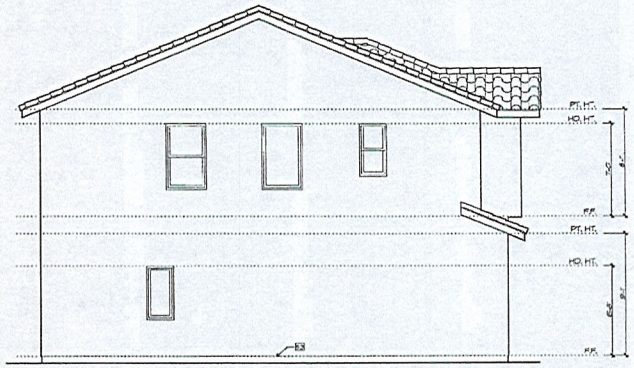
DICECCO ARCHITECTURE, INC. RETAINS THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
XX/XX/10	XXX
3/3/11 Owner Revs/ PCC	

SHEET DATE 3-3-11
JOB No. 2001
DRAWN MEP, MPM

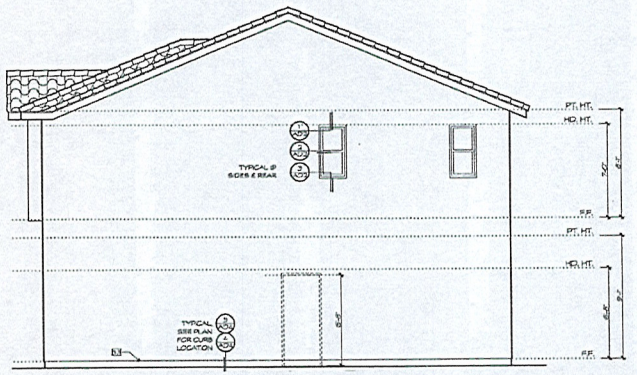
A1.6

SHEET No.
SHEET TITLE Plan 1830 Elevations A



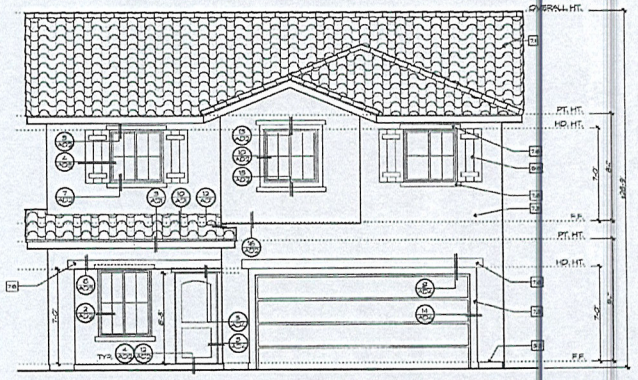
Left Elevation

Plan 1830 - B Scale: 1/4" = 1'-0"



Right Elevation

Plan 1830 - B Scale: 1/4" = 1'-0"



Front Elevation

Plan 1830 - B Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE, 30" MIN. HEADROOM, BRONZE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE w/ TRUSS MFR.
1.3	FOOT WALL - 1'-8" X 24"
1.4	HOME RUN - HT. @ 5'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
1.5	CHANGE IN FLOOR FINISH
2.1	not used
3.1	not used
4.1	STONE VENEER, SEE ELEV. FOR SIZE
4.2	STONE CAP
5.1	14" x 8" GAL SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2	not used
5.3	6" CONTINUOUS STUCCO SCREED, SEE DETAIL
5.4	DECORATIVE GABLE END VENT
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN)
6.1	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SURFACE. PROVIDE 5/8" TYPE X GAS RESIS FOR LIVING SEPARATION
6.2	not used
6.3	2x8 RAISE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE
6.4	ROOF SHEATHING PER STRUCTURAL
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS
6.6	2x ROOF FRAMING PER STRUCTURAL
6.7	2x CEILING FRAMING PER STRUCTURAL
6.8	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.) SEE DETAIL
6.9	not used
6.10	not used
6.11	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE
6.12	not used
6.13	(1) 24" HDP SHELF ABOVE WASHER & DRYER
6.14	(4) 24" HDP SHELVES EQUALLY SPACED FOR PANTRY
6.15	(3) 24" HDP SHELVES EQUALLY SPACED FOR LINEN CLOSET
6.16	SINGLE SHELF WITH ROD
6.17	not used
6.18	not used
6.19	7'6" UPPER CABINET W/ 3" CROWN
6.20	FRAMED DR. WALL, OPENING SILL HT. 5'-0" & HEAD HT. @ 6'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND ROD, BOX DOUBLE ROD
6.22	BASE CABINET
6.23	42" HIGH GUARDRAIL, SEE DETAIL
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING
6.25	STAIR FRAMING PER STRUCTURAL
6.26	FLOOR FRAMING PER STRUCTURAL
6.27	FLOOR SHEATHING SEE SITE PLAN
7.1	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
7.3	EXTERIOR STUCCO: ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH
7.4	STUCCO FOR 1-HOUR RATING
7.5	not used
7.6	STUCCO OVER FOAM TRIM
8.1	not used
8.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED W/ 5/8 TYPE X GYPSUM BOARD, PROVIDING 1HR CONSTRUCTION. FRAMING TO BE SPACED @ 16 o.c. FIN. REFER DETAIL ON SHEET A2.5
8.2	COUNTER TOP W/ BACK SPLASH, PER OWNER
9.3	5/8 GYP. BOARD AT WALLS AND CEILING FINISH, TYP.
9.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL CONCEALABLE SURFACES OF ENCLOSED USEABLE SPACE (TYP.)
10.1	TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR
10.2	RECESSED MEDICINE CABINET
11.1	DOUBLE COMPARTMENT SINK W/ GARBAGE DISPOSAL
11.2	DISHWASHER
11.3	39" U.N.O. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY
11.4	30" BI'LT-IN OPTIONAL COOKTOP & MICROWAVE/HOOD ABOVE, OPT.
11.8	60" CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX
11.6	30" DOUBLE WALL OVEN, OPTIONAL
11.7	SINGLE COMPARTMENT SINK
12.1	not used
13.1	not used
14.1	not used
15.1	WATER HEATER VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
15.2	60" X 29" PAINTED FIBERGLASS BUILT-IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD
15.3	42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD
15.4	DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OR (3) 90's AND OVER OCCURS)
15.5	LOW FLOW TOILET (1.6 GALLONS PER FLUSH)
15.6	60" X 32" FIBERGLASS TUB W/ INTEGRAL DECK
15.7	"EMERGENCY" TUB AND PRESSURE RELIEF VALVE RUN
15.8	not used
15.9	24" OVAL LAVATORY W/ 2 1/2 GPM FAUCET
15.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET
15.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS
16.1	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

DICECCO ARCHITECTURE
5146 CONOUEROR AVENUE, SUITE A
NORTH LAS VEGAS, CA 95031-1700
PH 805-552-0058
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT OR HIS AGENT AND ORIGINAL SIGNATURE

NO. 11111

D. DICECCO ARCHITECTURE, INC.

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY D. DICECCO ARCHITECTURE, INC. AND ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF D. DICECCO ARCHITECTURE, INC.

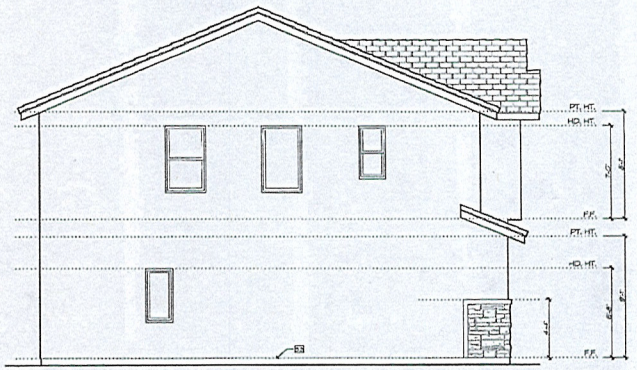
DELTA DATE	ISSUED FOR
6/6/10	100%
5/3/11	Owner Revs/ PCC

SHEET DATE 5/3/11
JOB NO. 2010
DRAWN MCP, YHR

A1.7

SHEET No.

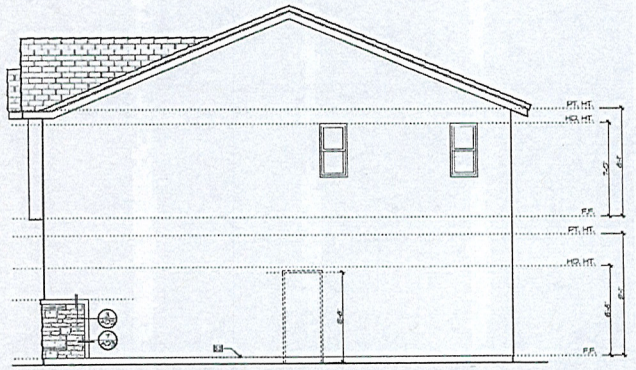
SHEET TITLE Plan 1830 Elevations B



Left Elevation

Plan 1830 - C

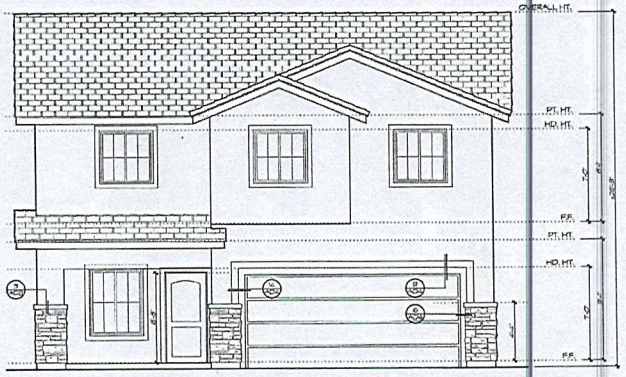
Scale: 1/4" = 1'-0"



Right Elevation

Plan 1830 - C

Scale: 1/4" = 1'-0"



Front Elevation

Plan 1830 - C

Scale: 1/4" = 1'-0"

KEYNOTES

11 LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
12 30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER AND 30" MIN. HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF "FAU - VERIFY CLEARANCE W/ TRUSS MFR.
13 ROOF WALL - HT. @ 2'-0"
14 NICHE, SILL HT. @ 5'-0" AND HEAD HT. @ 7'-0" A.F.F. U.N.O.
15 CHANGE IN FLOOR FINISH.
21 NOT USED
31 NOT USED
41 STONE VENEER, SEE ELEV FOR SIZE.
42 STONE CAP.
51 14" x 8" (S). SCREENED VENT (EXHAUST VENT @ GARAGE).
52 NOT USED
53 (E) CONTINUOUS STUCCO SCREED. SEE DETAIL
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT. SEE ATTIC VENTILATION CALCS (ROOF PLAN)
61 18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X AS REQ'D FOR LIVING SEPARATION.
62 NOT USED
63 2x8 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR SIZE.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VINYL SHUTTERS. WIDTH = HALF OF WINDOW (U.N.O.) SEE DETAIL.
69 NOT USED
610 NOT USED
611 2x8 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
612 NOT USED
613 (1) 3/4" PDF SHELF ABOVE WASHER & DRYER.
614 (4) 3/4" PDF SHELVES EQUALLY SPACED FOR PANTRY.
615 (3) 3/4" PDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF WITH POLE.
617 NOT USED
618 NOT USED
619 36" UPPER CABINET W/ 3" CROWN.
620 FRAMED DRYWALL OPENING. SILL HT. @ 5'-0" & HEAD HT. @ 8'-0" A.F.F. U.N.O.
621 SINGLE SHELF AND POLE, BOTH DOUBLE RODS.
622 BASE CABINET.
623 42" HIGH GUARDRAIL. SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625 STAIR TREADS. SEE STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
73 EXTERIOR STUCCO. ONE COAT OF "ACRA S-STEP", LIGHT SAND FINISH.
74 STUCCO FOR "HOUSE RATING"
75 NOT USED
76 STUCCO OVER FOAM TRIM
81 NOT USED
81 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD, PROVIDING 1 HR. CONSTRUCTION. FRAMING TO BE SPACED @ WALL PLAN. REFER DETAIL TO A SHEET ADS.
82 COUNTER TOP w/ BACK SPLASH. SEE OWNER.
83 5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP).
84 5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
101 TEMPERED GLASS MIRROR. SEE WITH INTEGRAL TOWEL BAR.
102 RECESSED MEDICINE CABINET.
91 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
92 DISHWASHER.
93 39" U.N.C. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
94 30" BTD (RE OPTIONAL) COOKTOP/ MICROWAVE/FAN ABOVE, OPT.
95 60" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
96 30" DOUBLE WALL OVEN, OPTIONAL.
97 SINGLE COMPARTMENT SINK.
121 NOT USED
131 NOT USED
141 NOT USED
151 WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152 60" X 36" SKIRTED RECESSED TUB SLIDE IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD
153 42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
154 DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" DEST. UP AND OVER OCCURS).
155 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
156 60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157 TEMPERATURE AND PRESSURE RELIEF VALVE R.U.N.
158 NOT USED
159 DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
1511 DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
"E" ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilhem

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
ph 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT MAP1

THIS DRAWING(S) NOT FOR CONSTRUCTION PERMIT ARCHITECT'S SEAL AND ORIGINAL SIGNATURE

MARK A. DICECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

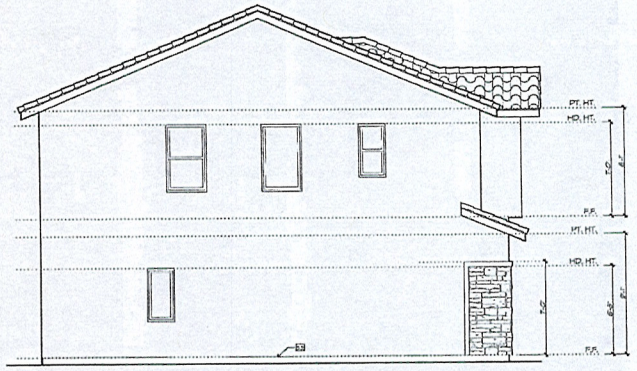
DICECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DRAWINGS. THEY ARE NOT TO BE REPRODUCED, ALTERED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
XXXX	XXX
5/5/11 Owner Revs/ PCC	

SHEET DATE 5/5/11
JOB No. 2009
DRAWN HOP, MPW

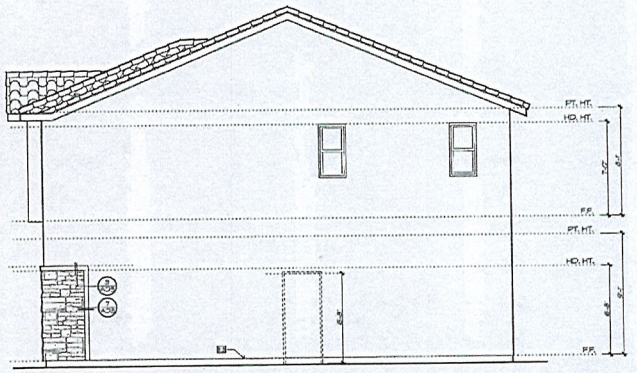
A1.8

SHEET TITLE Plan 1830
Elevations C



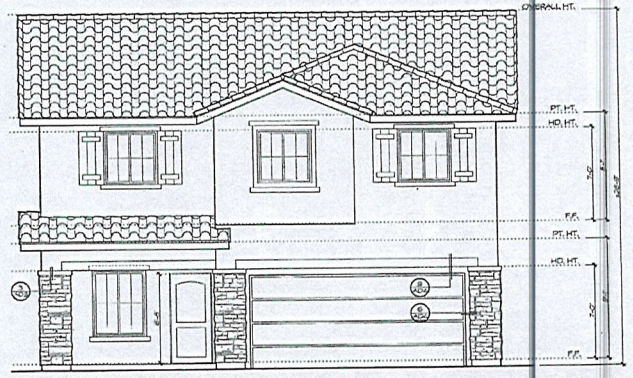
Left Elevation

Plan 1830 - D Scale: 1/4" = 1'-0"



Right Elevation

Plan 1830 - D Scale: 1/4" = 1'-0"



Front Elevation

Plan 1830 - D Scale: 1/4" = 1'-0"

KEYNOTES

1 UNE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
2 30" x 30" ATTIC ACCESS W/ R.A.U. ABOVE, 30" MIN. HEADROOM. PROVIDE LIGHT, 20" MIN. CLEAR WALK AND 30" PLATFORM IN FRONT OF R.A.U. - VERIFY CLEARANCE w/ TRUSS MFG.
3 NON-WALL HT. @ 2-0"
4 NICHE SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
5 CHANGE IN FLOOR FINISH.
21 not used.
31 not used.
41 STONE VENEER. SEE ELEV. FOR SIZE.
42 STONE CAP.
50 W. & G. SCREENED VENT (ENHANCEMENT @ GARAGE)
53 not used.
53 (E) CONTINUOUS STUCCO SCREED. SEE DETAIL.
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT. SEE ATTIC VENTILATION CALCS ROOF PLANS.
61 18" HIGH WOOD FRAMED WATER-PROOF PLATFORM W/ 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X AS REQ'D FOR LIVING SEPARATION.
62 not used.
63 2x6 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR S.E.S.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VINYL SHUTTERS. WIDTH = HALF OF WINDOW (U.N.O.). SEE DETAIL.
69 not used.
610 not used.
611 2x6 FASCIA. RE-SAWN. SEE ELEVATION FOR SIZE.
612 not used.
613 (1) 24" HOF SHELF ABOVE WASHER & DRYER
614 (4) 24" HOF SHELVES EQUALLY SPACED FOR PANTRY.
615 (3) 24" HOF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF WITH POLE.
617 not used.
618 not used.
619 36" UPPER CABINET W/ 8" CROWN.
620 FRAMED DRYWALL OPENING. SILL HT. @ 5'-0" & HEAD HT. @ 6'-0" A.F.F. (U.N.O.)
621 SINGLE SHELF AND POLE, SEE SCHEDULE.
622 BASE CABINET.
623 42" HIGH GUARDRAIL. SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34" TO 38" ABOVE STAIR NOSING.
625 STAIR FRAMING PER STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION. VERIFY W/ TITLE 24 ENERGY CALCULATIONS.
73 EXTERIOR STUCCO. (3) COAT GYP-CRETE SYSTEM, LIGHT SAND FINISH.
74 STUCCO FOR 1-HOUR RATING.
75 not used.
76 STUCCO OVER FOAM TRIM.
81 not used.
91 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED W/ 5/8" TYPE X GYPSUM BOARD. PROVIDE 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16" O.C. MIN. REFER DETAIL 3 ON SHEET A2.0
92 COUNTER TOP w/ BACK SPLASH. SEE OWNER.
93 5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
94 5/8" TYPE X GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
101 TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
102 RECESSED MEDICINE CABINET.
111 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
112 DISHWASHER.
113 36" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
114 30" STD (SS OPTIONAL) COOKTOP W/ DOWNDRAFT AT OVEN OPT.
115 60" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
116 30" DOUBLE WALL OVEN. OPTIONAL.
117 SINGLE COMPARTMENT SINK.
121 not used.
131 not used.
141 not used.
151 WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152 60" X 36" SKATED RIBBED ABS SLIDE IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153 42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWER HEAD.
154 DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (UNDRILLED IF MORE THAN 14'-0" OF RUN AND OVER OCC./RES).
155 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
156 60" X 42" FIBERGLASS TUB UNIT W/ INTEGRAL DECK.
157 TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
158 not used.
159 DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510 VESSEL LAVATORY W/ 2 1/2 GPM FAUCET.
151 DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
161 ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Witham

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

DICECCO ARCHITECTURE
5145 DONAHUE AVENUE, SUITE A
MODESTO, CA 95321-1700
PH 800-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THESE PLANS(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

STATE OF CALIFORNIA
RENEW / EXPIRES
NO. 4213
ARCHITECT
REGISTERED
PROFESSIONAL

© COPYRIGHT DICECCO ARCHITECTURE, INC.
UNLESS OTHERWISE AGREED TO IN WRITING BY DICECCO ARCHITECTURE, INC., THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DICECCO ARCHITECTURE, INC.

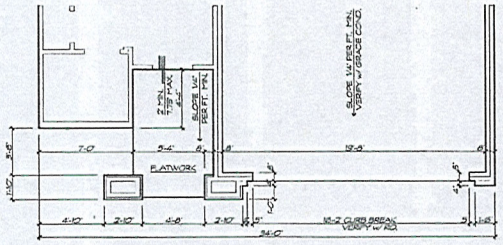
DELTA/DATE	ISSUED FOR
XX/XX/10	XXX
5/5/11 Owner Revs/ PCC	

SHEET DATE 5/5/11
JOB No. 2001
DRAWN HCP, YPTR

A1.9

SHEET No.

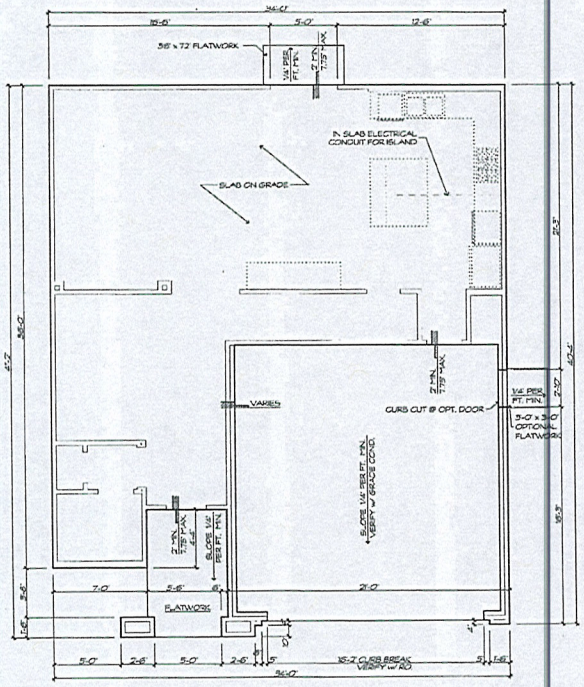
SHEET TITLE Plan 1830
Elevations D



Slab Interface Plan

Plan 1980 - C & D

Scale: 1/4" = 1'-0"



Slab Interface Plan

Plan 1980 - A & B

Scale: 1/4" = 1'-0"

SLAB NOTES

1. COORDINATE THIS PLAN WITH STRUCTURAL DRAWINGS.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

DICECCO ARCHITECTURE

5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700

PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

DICECCO ARCHITECTURE, INC.

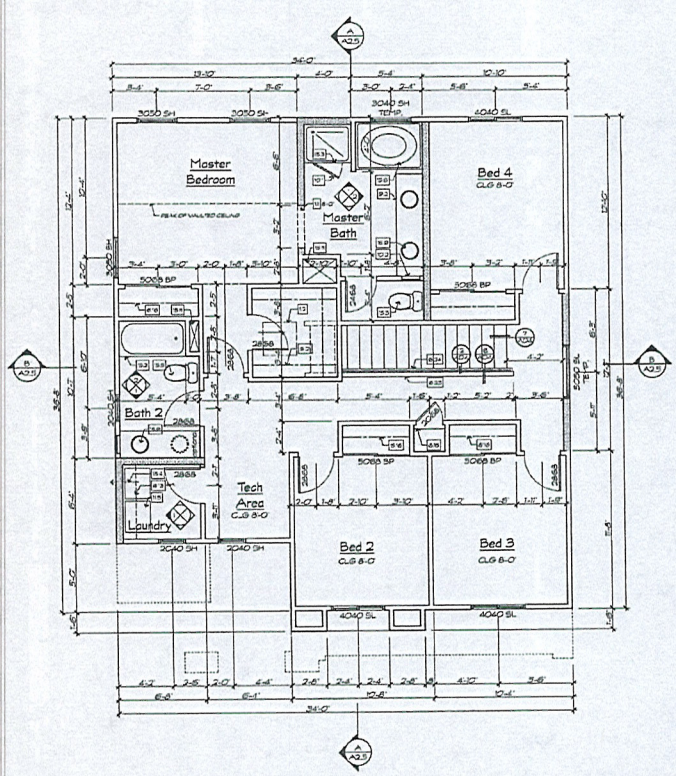
RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
1 3/15/11	Owner Revs
2 5/13/11	Owner Revs/PCC

SHEET DATE 5/9/11
JOB NO. 2701
DRAWN HLP, MHR

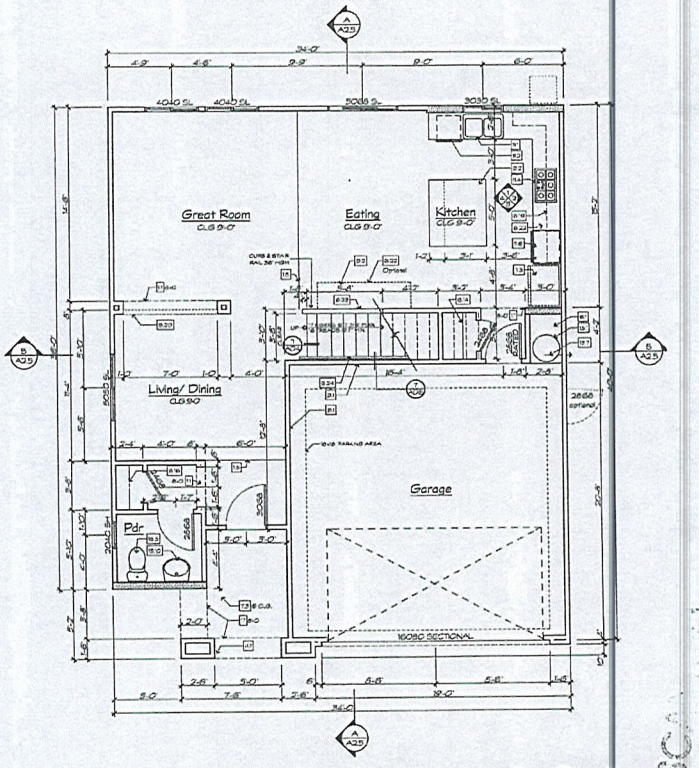
A2.1

SHEET NO.
SHEET TITLE Plan 1980
Slab Interface Plan



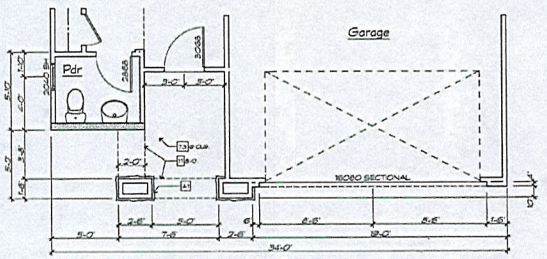
Second Floor Plan

Plan 1980 Scale: 1/4" = 1'-0"



First Floor Plan

Plan 1980 - A & B Scale: 1/4" = 1'-0"



First Floor Plan

Plan 1980 - C & D Scale: 1/4" = 1'-0"

KEYNOTES

1	LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
2	30" x 30" ATTIC ACCESS W/ 7 R.U. ARCHES, 30" MIN HEADROOM PROVIDE LIGHT, 24 W.U.O. CATWALK AND 2'-30" PLATFORM IN FRONT OF A.A.U. - VERIFY CLEARANCE W/ T.S. MFR'S.
3	RDNY WALL HT. @ 2'-10"
4	WSHT. SILL HT. @ 5'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
5	CHANGE IN FLOOR FINISH
21	not used.
31	not used.
41	STONE VENEER, SEE ELEV. FOR SIZE.
42	STOVE CAP.
51	14" x 8" G.I. SCREENED VENT (EXHAUST VENT @ GARAGE).
52	not used.
53	5/4 CONTINUOUS ST.-CCO SCREED, SEE DETAIL
54	DECORATIVE GABLE END VENT.
55	ATTIC ROOF VENT. SEE ATTIC VENTILATION ROOF PLAN.
61	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE SAFETY PAN AS REQ'D FOR LAWS SEPARATION.
62	not used.
63	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
64	ROOF SHEATHING PER STRUCT. RAL.
65	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66	2x ROOF FRAMING PER STRUCT. RAL.
67	2x CEILING FRAMING PER STRUCT. RAL.
68	VINYL E-LITE RS, WDW # AS PER WINDOW (U.N.O.), SEE DETAIL
69	not used
610	not used
611	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
612	not used
613	(1) 3/4" MDF SHELF ABOVE WASHER & DRYER
614	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616	SINGLE SHELF WITH POLE.
617	not used.
618	not used.
619	36" UPPER CABINET — 3" CROWN.
620	FRAMED SOFFIT WALL - OPENING SIL. HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
621	SINGLE SHELF AND POLE, SEE DOUBLE POLE.
622	BASE CABINET.
623	42" HIGH GUARDRAIL, SEE DETAIL.
624	WALL - MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625	8"x8" FRAMING PER STRUCTURAL.
626	FLOOR FRAMING PER STRUCTURAL.
627	FLOOR SHEATHING PER STRUCTURAL.
	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
72	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
73	INTERIOR STUCCO, ONE COAT OF ROCK SYSTEM, LIGHT SAND FINISH
74	ST.-CCO FOR 1-HOUR RATING
91	not used.
76	ST.-CCO OVER FOAM TRIM.
81	not used.
	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE 'X' GYPS.-I.N. BOARD, PROVIDE 1-HR CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL 1 ON S-SERIES.
93	COUNTER TOP w/ BACK SPLASH, SEE OWNER'S.
93	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
94	5/8" TYPE 'X' GYPS.-I.N. BOARD AT ALL EXPOSED SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
951	TEMPERED GLASS SHOWER ENCLOSURE WITH INTEGRAL TOWEL BAR.
952	RECESSED MEDICINE CABINET.
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL
12	DISHWASHER.
13	38" U.N.O. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
14	30" BUILT-IN CERTIFIED COOKTOP & MICROWAVE/FAN ABOVE, OPT.
15	60 CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX.
16	30" DOUBLE WALL OVEN, OPTIONAL
17	SINGLE COMPARTMENT SINK.
21	not used.
131	not used.
141	not used.
151	WATER HEATER VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
152	60" X 32" RECESSED FIBERGLASS SLIPPER SHOWER UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153	42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
54	DRYER VENT RUN W/ BACKDRAFT DAMPER & INTERIOR ACCESSED 6" MORE THAN 14'-0" DEVELOPED LENGTH OR 2 ELBOWS.
55	LOW FLOW TOILET 1.6 GAL. CING 3 GPM FLUSH.
56	60" X 42" FIBERGLASS TUB W/ INTEGRAL TOOL.
57	TEMPERATURE AND PRESSURE RELIEF VALVE & DISCHARGE PIPE
58	not used.
59	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
510	RECESSED LAVATORY W/ 2 1/2 GPM FAUCET.
511	DUCT CHASE WITH HVAC EQUIPMENT, PLANS.
161	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

STAIR NOTES

1. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS.
2. HANDRAILS FOR A STAIRWAY SHALL BE NOT LESS THAN 30" OR NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION W/ SMOOTH SURFACE & NO SHARP EDGES OF THE SHAPE SHALL PROVIDE AN EASE GRASP. GRIPPING SURFACE PROVIDE MIN. 1 1/2" BETWEEN HANDRAIL AND ADJACENT WALL.
3. HANDRAIL SHALL BE NOT LESS THAN 34" OR NOT MORE THAN 38" ABOVE TREAD NOSINGS.
4. ENDS OF HANDRAILS SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
5. STARTING VOLUTES OR NEWELS ON FIRST TREAD ARE ALLOWED.
6. THE "TOP OF GUARDRAILS SHALL BE NOT LESS THAN 42" IN HEIGHT.
7. HOW "ALL / GUARDRAIL TO FOLLOW THE SLOPE OF STAIRS AS DOCUMENTED.
8. STAIR RISER HT. OPT 7 6 MIN. TREAD WIDTH OPT MIN. HEADROOM OF 6'-8" ABOVE TREAD NOSING.
9. MIN. LIMIT STAIR WIDTH OF 36", HANDRAIL MAY PROJECT A MAXIMUM OF 3-1/2" INTO REQUIRED WIDTH.
10. RISERS SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

FLOOR PLAN NOTES

1. ALL SUB-IN CABINETRY AND COUNTERTOPS PER SHOP DRAWING BY OTHERS.
2. ALL BATHROOMS TO BE PROVIDED WITH RECESSED MEDICINE CABINET, TOILET PAPER HOLDER AT 26" A.F.F. AND 24" TOWEL BAR AT 54" A.F.F.
3. ALL INTERIOR DOORS (UNO) TO BE 1 3/8" HOLLOW CORE, SEE PLAN FOR SIZE.
4. ENTRY DOOR TO BE 1 3/4" METAL OR FIBERGLASS, SEE PLAN FOR SIZE.
5. EXTERIOR FRENCH DOORS TO BE 1 3/4" METAL OR FIBERGLASS, SEE PLAN FOR SIZE.
6. ALL DOORS BETWEEN GARAGE AND HABITABLE SPACE INDICATED BY "RATED" TO BE MIN 1 3/8" SOLID CORE WITH SELF-CLOSER & TIGHT FITTING GASKET OR EQUIVALENT 20-MIN FIRE RATING OR APPROVED FIRE RATED ASSEMBLY.
7. GARAGE DOORS TO BE METAL SECTIONAL.
8. ALL INTERIOR WALLS TO BE 5/8" GYP. BD. (U.N.O.) CEILING FINISH TO BE 5/8 GYP. BD. (UNO) "MOISTURE RESISTANT" GYP. BD. SHALL BE USED IN BATHROOMS & LAUNDRY.
9. ADDRESS NOTES:
   a. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
   b. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
   c. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND (SOLID NUMBERS ONLY SHALL NOT BE POSTED (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
   d. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A MONUMENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

LEGEND

2x4 STUD WALL

2x6 STUD WALL

Clark County Dev. Services
Building Services Division
48-1387
JUN 07 2012
Reviewed and Accepted
Larry Wilhelm
AGENCY NAME

DICECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DATE/ISSUE	ISSUED FOR
3/13/11	Owner Review
5/5/11	Owner Review/ PCC
12/1/11	PCC

SHEET DATE: 2/10/11
JOB NO.: 2101
DRAWN: MCP, TEP, JB

A2.2

SHEET NO.

SHEET TITLE: Plan 1980 Floor Plans

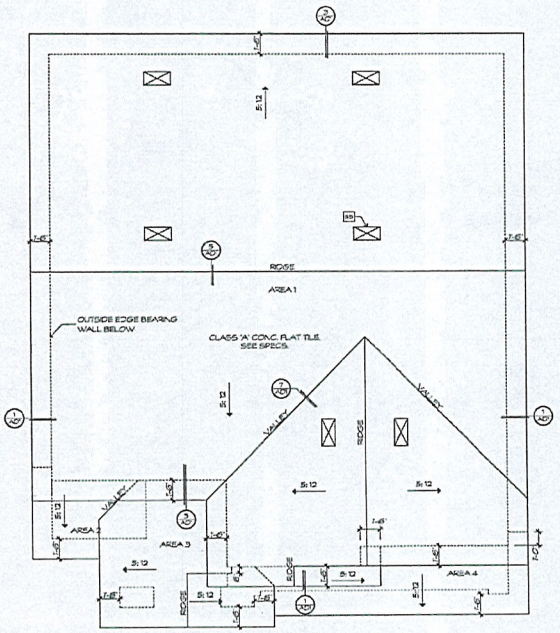
DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH: 805-552-0083
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

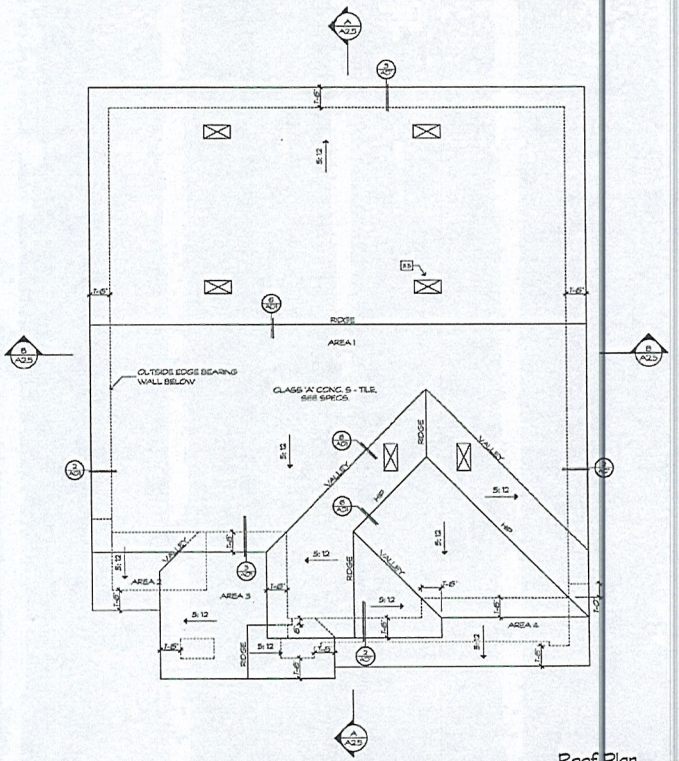
MARK N. DICECCO REGISTERED ARCHITECT NO. 4213 STATE OF NEVADA

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012



Roof Plan
Plan 1980 - A & C
Scale: 1/4" = 1'-0"



Roof Plan
Plan 1980 - B & D
Scale: 1/4" = 1'-0"

ROOF PLAN NOTES

1. MINIMUM CLASS 'A' ROOF COVERING PER SPEC BELOW.
2. RUN-OFF TO BE COLLECTED & TRANSFERRED TO STREET OR APPROVED NON-EROSIVE DEVICES
3. PROVIDE EVE BLOCK VENT VENT EVERY THIRD BAY

ROOFING SPECIFICATION

ROOFING TILE WEIGHT: 0.8 LBS PER SQ.FT.

1. ALL ROOFING TILES SHALL BE APPLIED WITH A MINIMUM OF 2 FASTENERS PER TILE, OR MINIMUM OF 1 FASTENER PER TILE FOR INTERLOCKING LUGGED TILES.

ATTIC VENT CALCS

PLAN 2

ATTIC AREA 1 = 1,197 sf DIVIDED BY 300 FOR HIGH & LOW VENTING
REQUIRED VENT AREA = 3.99 sf = 575 si
PROVIDE (6) OMAGIN CONCRETE ROOF VENT @ 98 (588 total)
TOTAL NET AREA PROVIDED = 588 si
NET AREA REQUIRED = 575 si

ATTIC AREA 1 = 1,197 sf DIVIDED BY 150 = 7.98 sf FOR EAVE VENTING
7.98 x 14.4 = 114.91 si
TOTAL NET AREA PROVIDED = 115 si BLOCKS
NET AREA REQUIRED = 114.91 si

ATTIC AREA 2 = 30 sf DIVIDED BY 150 = .2 sf FOR EAVE VENTING
.2 x 14.4 = 2.88
TOTAL NET AREA PROVIDED = 3 si BLOCKS
NET AREA REQUIRED = 2.88 si BLOCKS

ATTIC AREA 3 = 67 sf DIVIDED BY 150 = .45 sf FOR EAVE VENTING
.45 x 14.4 = 6.48
TOTAL NET AREA PROVIDED = 7 si BLOCKS
NET AREA REQUIRED = 6.48 si BLOCKS

ATTIC AREA 4 = 59 sf DIVIDED BY 150 = .39 sf FOR EAVE VENTING
.39 x 14.4 = 5.62
TOTAL NET AREA PROVIDED = 6 si BLOCKS
NET AREA REQUIRED = 5.62 si BLOCKS

REFER TO PLANS FOR APPROXIMATE LOCATIONS

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 201
Reviewed and Accepted
Larry Wilham

SCANNED
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME
THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

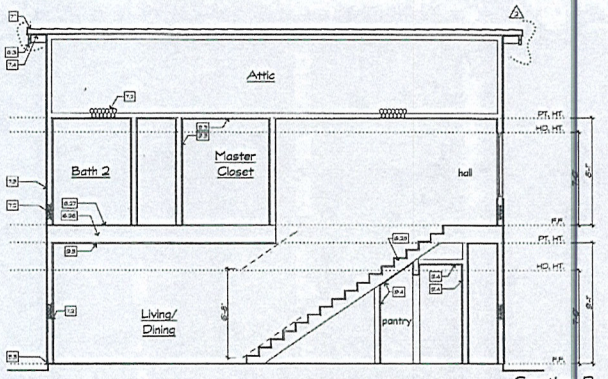
DICECCO ARCHITECTURE, INC.
RESERVES THIS DRAWING AND LAW COPYRIGHT IN THIS DOCUMENT. THIS PLAN MAY NOT BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
1 3/15/11	Owner Revs
2 5/15/11	Owner Revs/ PCC

SHEET DATE	5/9/11
JOB NO.	2101
DRAWN	HCP, MMB

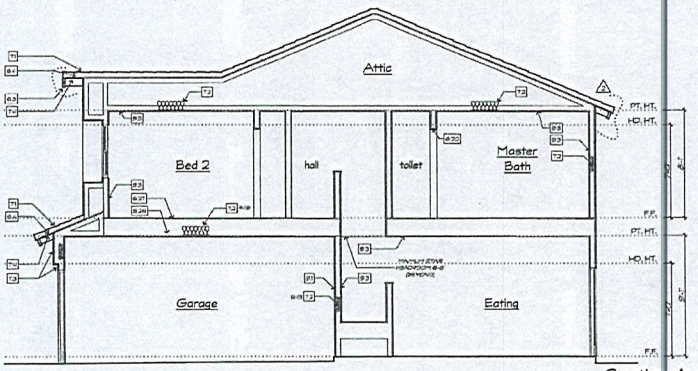
A2.4

SHEET NO.
SHEET TITLE Plan 1980 Roof Plan



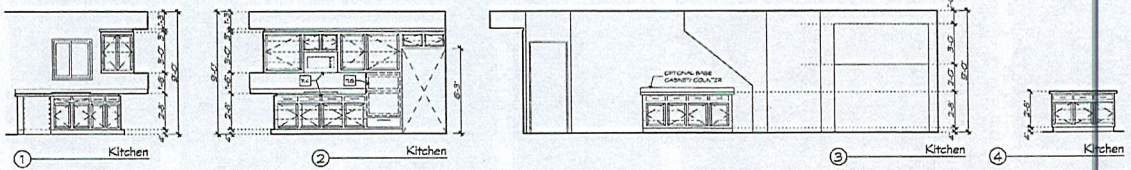
Section B

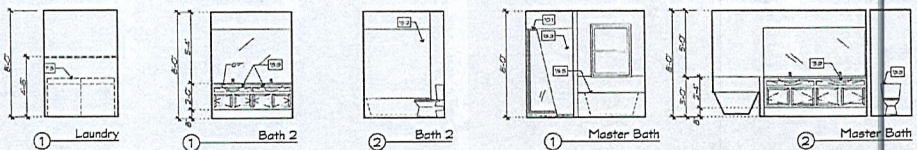
Plan 1980 Scale: 1/4" = 1'-0"



Section A

Plan 1980 Scale: 1/4" = 1'-0"





Interior Elevations

Plan 1980 Scale: 1/4" = 1'-0"

KEYNOTES

11 LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
12 30" x 30" ATTIC ACCESS W/ PULL-DOWN STAIR. 30" MIN HEADROOM PROVIDE LIGHT, 24" V.I.F. CATWALK AND 30" PLATFORM IN FRONT OF P.A. - VERIFY CLEARANCE W/ TRUSS MFG.
13 PONY WALL HT. @ 2'-0".
14 NICHE, SILL HT. @ 3'-6" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.).
15 CHANGE IN FLOOR FINISH.
21 not used
31 not used
41 STONE VENEER, SEE ELEV. FOR SIZE.
42 STONE CAP.
51 14" x 8" SI. SCREENED VENT. (EX=ATTIC VENT @ GARAGE).
52 not used
53 SI. CONTINUOUS STUCCO SCREED, SEE DETAIL.
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN).
61 18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 3/8" TYPICAL ASBESTO FOR LAND SEPARATION.
62 not used
63 2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.). SEE DETAIL.
69 not used
610 not used
611 2x8 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
612 not used
613 (1) 3/4" POP SHELF ABOVE WASHER & DRYER.
614 (4) 3/4" POP SHELVES EQUALLY SPACED FOR PANTRY.
615 (3) 3/4" POP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF WITH POLE.
617 not used
618 not used
619 36" UPPER CABINET W/ 3" CROWN.
620 PAINTED DRYWALL CEILING SILL HT. @ 5'-0" & HEAD HT. @ 8'-0" A.F.F. (U.N.O.)
621 SINGLE SHELF AND POLE, BOTH DOUBLE POLE.
622 BASE CABINET.
623 42" HIGH QUARDRAIL, SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625 STAIR FRAMING PER STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS.
73 EXTERIOR STUCCO, ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH STUCCO FOR THOUS BATHS.
74 not used
75 STUCCO OVER FOAM TRIM.
81 not used
91 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE 5/8" TYPE 'X' GYPSUM BOARD, PROVIDE UNI-CONSTRUCTION FRAMING TO BE SPACED @ 16" O.C. MIN. REFER TO SHEET A2.3.
92 COUNTER TOP w/ BACK SPLASH, PER OWNER
93 5/8 GYP. BOARD AT WALLS AND CEILINGS FINISH (TYP).
94 5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
101 TEMPERED GLASS ENCLOSURE WITH INTEGRAL "ONE" BAR.
102 RECESSED MEDICINE CABINET.
11 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
12 DISHWASHER.
13 39" L.N.D. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
14 30" STD DW (OPTIONAL) COOKTOP & MICROWAVE/FAN ABOVE. (OPT)
15 69 CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX.
16 30" DOUBLE WALL OVEN (OPTIONAL)
17 SINGLE COMPARTMENT SINK.
121 not used
131 not used
141 not used
151 WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
152 60" x 36" SHOWER PANEL W/ 6" FIR. GYP. SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM S-DOWNHEAD
153 42" x 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM S-DOWNHEAD.
154 DRYER VENT (U.N.O.) w/ BACKDRAFT DAMPER @ EXTERIOR (NO VENTED 4" HOSE THAN 14' (DUCT UP AND OVER 6'0" AFF).
155 LOW FLOW TOILET (1.6 GALLONS PER FLUSH.
156 60" x 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157 THERMOSTATIC AND PRESSURE BALANCE VALVE TRIM.
158 not used
159 DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
161 DUCT CHASE VERIFY WITH MECHANICAL PLANS.
162 ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

D.R. Horton
COPPER CREEK
Clark County, Nevada

DICECCO ARCHITECTURE
5146 CONAIRE AVENUE, SUITE A
MODESTO, CA 95321-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

JAMES A. DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

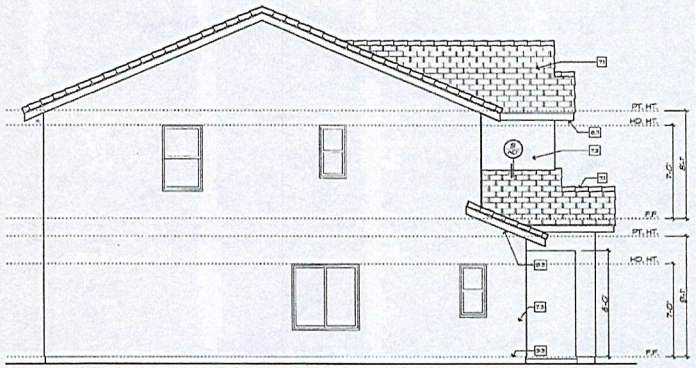
DICECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. NO VISUAL CONTACT OF THESE PLANS, IDEAS AND DESIGNS ARE TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	PAINTED
3/15/11	Owner Revs
5/18/11	Owner Revs/ PCC

SHEET DATE 5/18/11
JOB No. 2101
DRAWN HA, TMR

A2.5

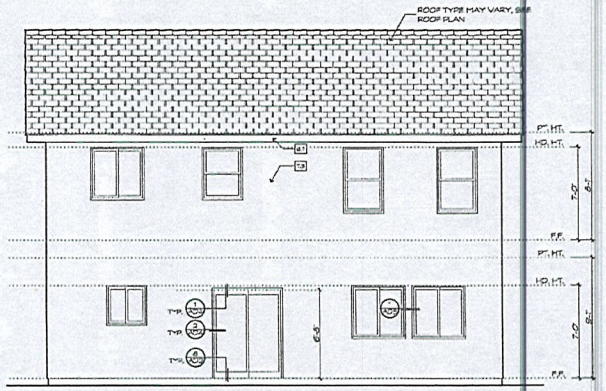
SHEET TITLE Plan 1980 Sections/ Int. Elev.



Left Elevation

Plan 1980 - A

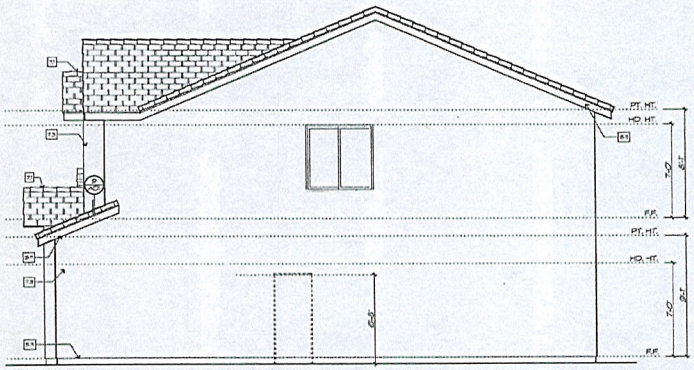
Scale: 1/4" = 1'-0"



Rear Elevation

Plan 1980

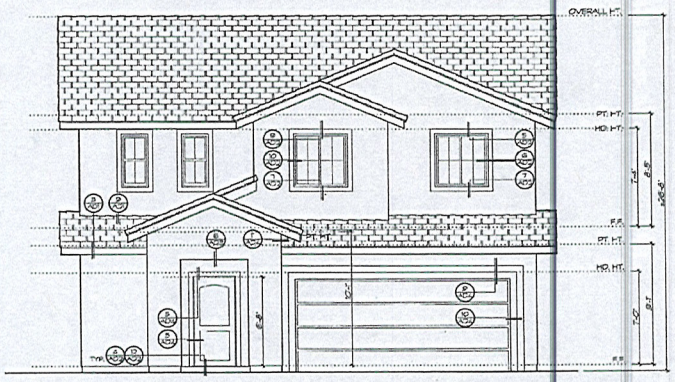
Scale: 1/4" = 1'-0"



Right Elevation

Plan 1980 - A

Scale: 1/4" = 1'-0"



Front Elevation

Plan 1980 - A

Scale: 1/4" = 1'-0"

KEYNOTES

11 LVE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
12 30" x 30" ATTIC ACCESS W/ KALL ABOVE, 30" MIN. HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ TRUSS MFR.
13 ROW WALL HT. @ 2'-10".
14 NICHE SILL HT. @ 5'-0" AND HEAD HT. @ 7'-0" AFF. (U.N.O.)
15 CHANGE IN FLOOR FINISH.
21 ref. sec.
31 ref. sec.
41 STONE VENEER, SEE ELEV. FOR SIZE.
42 STONE CAP.
51 14" x 6" Ø., SCREENED VENT @ EXHAUST VENT @ GARAGE.
52 ref. sec.
53 (E) CONTINUOUS STUCCO SCREED, SEE DETAIL.
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT, SEE ATTIC VENTILATION CALCS ROOF PLAN.
61 18 HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" P. PLYWD SURFACE ABOVE. SEE TYP. "K" ASSEMBLY FOR LOAD SEPARATION.
62 ref. sec.
63 2x6 RAKE RAFTER RE-SAWN, SEE DETAIL FOR SIZE.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VINYL SHUTTERS, WIDTH = HALF OF WINDOW (U.N.O.), SEE DETAIL.
69 ref. sec.
610 ref. sec.
611 2x6 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
612 ref. sec.
613 (1) 3/4" PDF SHELF ABOVE WASHER & DRYER.
614 (4) 3/4" PDF SHELVES EQUALLY SPACED FOR PANTRY.
615 (3) 3/4" PDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF W/ 1" POLE.
617 ref. sec.
618 ref. sec.
619 26" UPPER CABINET W/ 3" CROWN.
620 PAINTED DRYWALL DEMISING SOLID 1" @ 3'-0" E/ EAD - 1" @ 8'-0" A.F.F. (U.N.O.)
621 SINGLE SHELF AND POLE, SEE DOUBLE POLE.
622 BASE CABINET.
623 42 HIGH GUARDRAIL SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34-38 ABOVE STAIR NOSING.
628 STAIR FRAMING PER STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALC. "A" ONLY.
73 EXTERIOR STUCCO, ONE COAT DI-KEM SYSTEM, LIGHT SAND FINISH.
74 3" STUCCO FOR HIGH RATING.
75 ref. sec.
76 STUCCO OVER FOAM TRIM.
81 ref. sec.
82 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 "TYPE X GYPSUM BOARD, IRONING IN WALL CONSTRUCTION. FRAMING TO BE SPACED @ 16" O.C. IN VERTICAL DETAIL 7 ON SHEET A05.
83 CONCRETE TOP W/ BACK SPLASH, PER OWNER.
91 5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
92 5/8" TYPE X GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
101 TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
103 RECESSED MEDICINE CABINET.
71 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
72 DISHWASHER.
73 28" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
74 30" BTO (28" OPTIONAL) COOKTOP W/ MICROWAVE/FAN ABOVE, OPT.
75 66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
76 30" DOUBLE WALL OVEN, OPTIONAL.
77 SINGLE COMPARTMENT SINK.
121 ref. sec.
131 ref. sec.
141 ref. sec.
151 WATER HEATER VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152 60" X 32" SHIRTED FIBERGLASS SLOPE 'N SHOWER UNIT W/ SURROUND & 2 SHELVES WITH SHOWER ROD.
153 42 X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
154 DRYER VENT RUN W/ BACKDRAFT DAMPER IF ENTIRELY CONCEALED (IF MORE THAN 10'-0" OR IF ELBOWS OCCUR).
155 LOW FLOW TOILET 1.28 GALLONS PER FLUSH.
156 60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157 THERMOSTATIC MIXING VALVE, SEE PLUMBING ELEV.
158 ref. sec.
159 DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
151 DUCT CHASE, VERIFY W/ MECHANICAL PLANS.
161 ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division

JUN 07 2011

Reviewed and Accepted
Larry Wilham

SCANNED
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

D I C E C C O
ARCHITECTURE
5145 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
ph 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THE DRAWINGS ARE NOT TO BE CONSTRUCTED WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

CRAIG A. DICECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

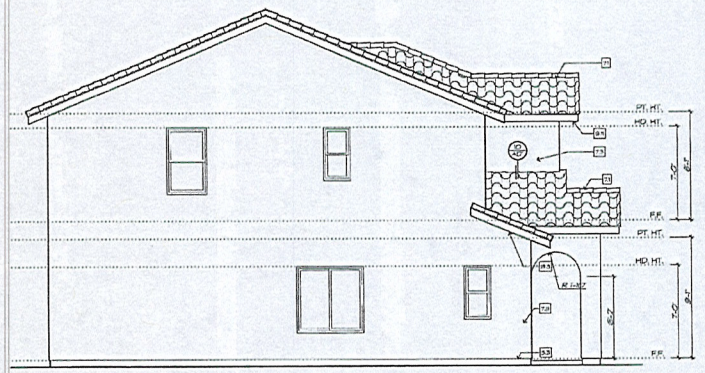
D.I.CECCO ARCHITECTURE, INC. RETAINS THEIR COMMON LAW COPYRIGHT IN THESE PLANS. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED, NOR LOANED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF D.I.CECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
1 3/3/11	Owner Revs
2 5/3/11	Owner Revs' PCC

SHEET DATE 5/3/11
JOB NO. 2101
DRAWN

A2.6

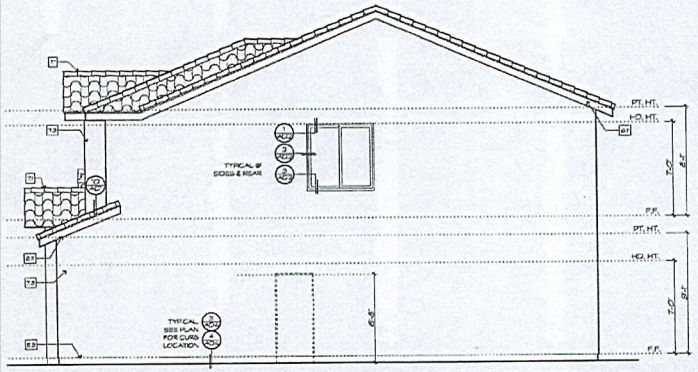
SHEET NO.
SHEET TITLE Plan 1980
Elevations A



Left Elevation

Plan 1980 - B

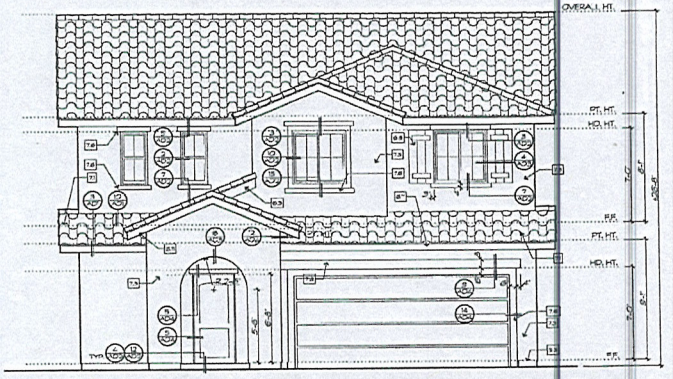
Scale: 1/4" = 1'-0"



Right Elevation

Plan 1980 - B

Scale: 1/4" = 1'-0"



Front Elevation

Plan 1980 - B

Scale: 1/4" = 1'-0"

KEYNOTES

1.1	...NR OF CEILING / SOFFIT ABOVE. SEE PLAN, OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER. 30" MIN. HEADROOM. PROVIDE LIGHT, 24 LYDS CATWALK AND 30" PLATFORM IN FRONT OF FULL-VERIFY CLEARANCE W/ TRUSS TYPING.
1.3	PONY WALL HT. @ 2'-10"
1.4	NOSE SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
2.1	CHANGE IN FLOOR FINISH.
2.2	not used.
3.1	not used.
4.1	STONE VENEER, SEE ELEV FOR SIZE.
4.2	STONE CAP.
5.1	14" x 8" SIL SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2	not used.
5.3	@ CONT'N JOIS STUCCO SOFFIT, SEE DETAIL
5.4	DECORATIVE GABLE END VENT
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS ON ROOF PLAN.
6.1	10" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE SHEETROCK AS REQ'D FOR UNIT SEPARATION.
6.2	not used.
6.3	2x8 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF FRAMING PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS, WIDTH = 1/2 OF WINDOW (U.N.O.) SEE DETAIL
6.9	not used.
6.10	not used.
6.11	2x8 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
6.12	not used.
6.13	11 3/4" MDF SHELF ABOVE WASHER & DRYER
6.14	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(3) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16	SINGLE SHELF WITH POLE.
6.17	not used.
6.18	not used.
6.19	36" UPPER CABINET, 3 CROWN.
6.20	FRAMED DRYWALL SOFFITS. SILL HT. @ 5'-0" & HEAD HT. @ 8'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND POLE, SEE DOUBLE POLE.
6.22	BASE CABINET
6.23	42" HIGH GUARDRAIL, SEE DETAIL
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING
6.28	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS
7.3	EXTERIOR STUCCO ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO OVER HOSE BIBB PAN
7.5	not used.
7.6	STUCCO OVER FOAM TRIM
8.1	not used.
9.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURES SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 TYPE 'X' GYPSUM BOARD. PROVIDE 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. - 1-HR. REFER DETAIL 9 ON SHEET A05
9.2	COUNTER TOP w/ BACK SPLASH. SEE OWNER.
9.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP).
9.4	3/4" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
10.1	TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL
11.2	DISHWASHER
11.3	36" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4	30" STD (SEE OPTIONS) COOKTOP & MICROWAVE/FAN ABOVE, OPT.
11.5	60 CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
11.8	30" DOUBLE WALL OVEN, OPTIONAL
11.7	SINGLE COMPARTMENT SINK
12.1	not used.
13.1	not used.
14.1	not used.
15.1	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
15.2	60" X 29" BASTEC FIBERGLASS TUB/ SHOWER/TILE UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
15.3	42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
15.4	DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR. ENGINEERED IF MORE THAN 14'-0" DRY UP AND OVER OCCURS.
15.5	LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
15.6	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
15.7	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
15.8	not used.
15.9	GROHE LAVATORY W/ 2 1/2 GPM FAUCET.
15.10	MOEN "AL" LAVATORY W/ 2 1/2 GPM FAUCET.
15.11	SLOT DRAIN. VERIFY WITH MECHANICAL PLANS
16.1	ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

RECEIVED
JUL 26 2012

MOD-46292

SDR-46293

DICECCO ARCHITECTURE
5146 DOMARIC AVENUE, SUITE A
LAS VEGAS, NV 89021-7700
PH 800-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PERMIT PANEL
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

DICECCO ARCHITECTURAL, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DRAWINGS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURAL, INC.

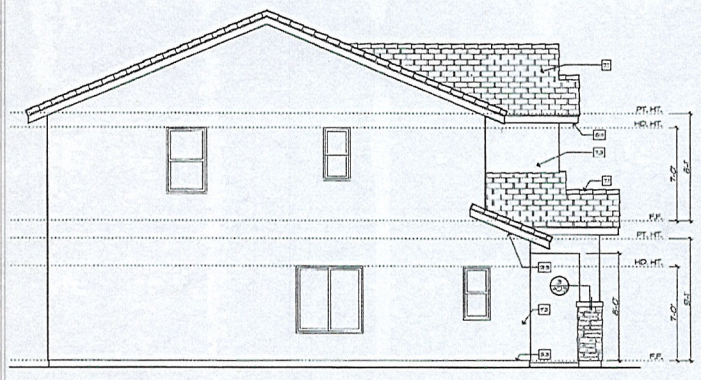
DATE/NOTE	ISSUED FOR
3/8/11	Owner Rev.
5/3/11	Owner Revised PCC

SHEET DATE: 5/3/11
JOB NO.: 2901
DRAWN: HCR, MPR

A2.7

SHEET NO.

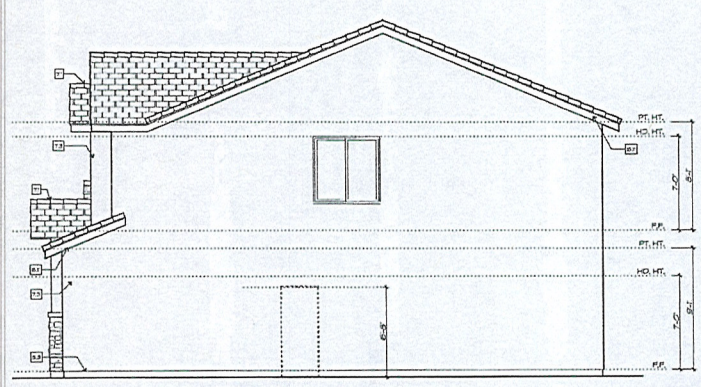
SHEET TITLE: Plan 1980 Elevations B



Left Elevation

Plan 1980 - C

Scale: 1/4" = 1'-0"



Right Elevation

Plan 1980 - C

Scale: 1/4" = 1'-0"



Front Elevation

Plan 1980 - C

Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN, OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ R.A.U. ABOVE, 30 MIN HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF R.A.U. - VERIFY CLEARANCE W/ TRUSS MFR'S.
1.3	NOT USED
1.4	NOT USED
1.5	NOT USED
2.1	NOT USED
3.1	NOT USED
4.1	STONE VENEER, SEE ELEV FOR SIZE.
4.2	STONE CAP.
5.1	W = 6'-0 (L) SCREENED VENT @ WALKOUT VENT @ GARAGE.
5.2	NOT USED
5.3	6A CONTINUOUS STUCCO SCREED, SEE DETAIL.
5.4	DECORATIVE GABLE END MENT.
5.5	ATTIC ROOF VENT SEE ATTIC VENT CALCS ROOF PLAN
6.1	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X AG RSCD FOR UNRS SEPARATION.
6.2	NOT USED
6.3	2x6 BARGE RAFTER RE-SAWN, SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF FRAMING PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS - WIDTH HALF OF W.R.DOW (U.N.O.), SEE DETAIL.
6.9	NOT USED
6.10	NOT USED
6.11	2x6 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12	NOT USED
6.13	(1) 3/4" PDF SHELF ABOVE WASHER & DRYER.
6.14	(4) 3/4" PDF SHELVES EQUALLY SPACED FOR PANTRY.
6.19	(3) 3/4" PDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.15	SINGLE SHELF W/ H POLE.
6.17	NOT USED
6.18	NOT USED
6.19	36" UPPER CABINET W/ 3" CROWN.
6.20	FRAMED DRYWALL OPENING, SILL HT @ 3'-0" & HEAD HT @ 8'-0" AFF. (U.N.O.)
6.21	SINGLE SHELF AND POLE, BOTH DOUBLE POLE.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL SEE DETAIL
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING SEE ROOF PLAN FOR SPEC
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
7.3	EXTERIOR STUCCO, ONE EIGHT DI-CAM SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO FOR 1 HOUR RATING.
7.5	NOT USED
7.6	STUCCO OVER FOAM TRIM.
8.1	NOT USED
8.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD. PROVIDE 1-HR CONSTRUCTION. FRAMING TO BE SPACED @ 16 in. CTR. REFER DETAIL 1 ON SHEET A03.
8.2	COUNTER TOP W/ BACK SPLASH, PER OWNER.
8.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP)
8.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SPACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
10.1	TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET.
11.1	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL
11.2	DISHWASHER.
11.3	19" (+/-) CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4	30" STD (36" OPTIONAL) COOKTOP & MICROWAVE/HOOD ABOVE, OPT.
11.5	66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX
11.6	30" DOUBLE WALL OVEN, OPTIONAL
11.7	SINGLE COMPARTMENT SINK
12.1	NOT USED
13.1	NOT USED
14.1	NOT USED
15.1	WATER HEATER, VERIFY W/ H ENERGY COMPLIANCE CALCULATIONS
15.2	60" x 32" SHOWER FIBERGLASS BASE W. SHOWER PLUMPING W/ SURROUND & 2 1/2 GPM SHOWERHEAD
15.3	42" x 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD
15.4	DRYER VENT @ ALL / BACKDRAFT DAMPER @ ENTERTAINING NEERED IF MORE THAN 10-0" OR PLUMB AND OVER OCCURS)
15.5	LOW FLOW TOILET (6 GALLONS PER FLUSH.
15.6	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK
15.7	TEMPERATURE AND PRESS. RELIEF VALVE RUN.
15.8	NOT USED
15.9	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
15.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
15.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
16.1	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2012
Reviewed and Accepted
Larry Wilhem

SCANNED

MOD-46292

SDR-46293

RECEIVED

JUL 26 2012

DICECCO ARCHITECTURE
5146 CONCHEE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-531-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THESE PLANS NOT VALID FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

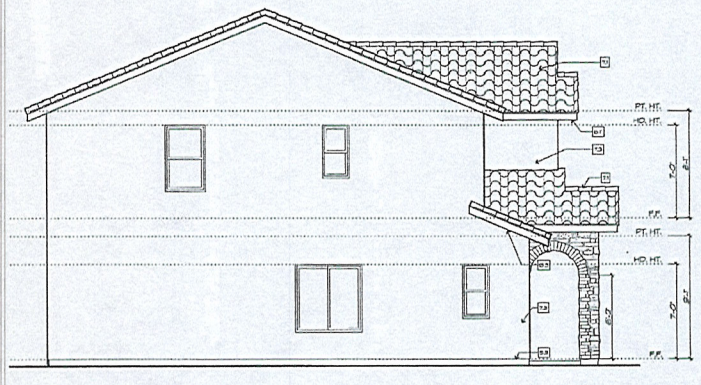
DICECCO ARCHITECTURE, INC.
REPRODUCTION OF THESE DOCUMENTS, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, ELECTRONIC, CHEMICAL, MECHANICAL OR OTHERWISE, WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC. IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT TO BE USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND ARE NOT TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/15/11	Owner Review
5/5/11	Owner Review PCC

SHEET DATE 5/5/11
JOB No. 2801
DRAWN HM

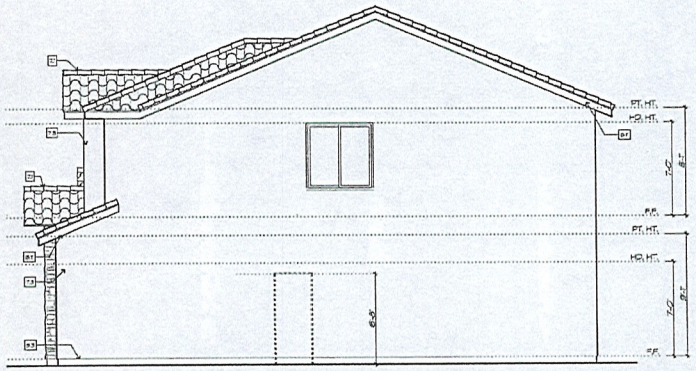
A2.8

SHEET No.
SHEET TITLE Plan 1980 Elevations C



Left Elevation

Plan 1980 - D Scale: 1/4" = 1'-0"



Right Elevation

Plan 1980 - D Scale: 1/4" = 1'-0"



Front Elevation

Plan 1980 - D Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
1.3	30" x 30" ATTIC ACCESS W/ R.A.U. ABOVE, 30" MIN. HEADROOM. PROVIDE LIGHT, 24" W DE GAP WALL AND 30" PLATFORM IN FRONT OF R.A.U. - VERIFY CLEARANCE W/ TRUSS MFR.
1.3	PONY WALL HT. @ 3'-10".
1.4	NICHE, B.U.L.T.-IN @ 50" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
1.5	CHANGE IN FLOOR FINISH.
2.1	not used.
2.2	not used.
4.1	STONE VENEER, SEE ELEV. FOR SIZE.
5.1	5" DYE CAP.
5.1	16" x 8" @ L SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2	not used.
5.3	GL. CONTINUOUS BLOCKED SCREED, SEE DETAIL.
5.4	DECORATIVE GABLE END VENT.
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN)
6.1	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE 'X' GYP BOARD FOR 1/2 HR SEPARATION.
6.2	not used.
6.3	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF RAFTERS PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL 5" GUTTERS, WIDTH + HT. OF WINDOW (U.N.O.), SEE DETAIL.
6.9	not used.
6.10	not used.
6.11	2x6 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12	not used.
6.13	(1 3/4" HOR SHELF AND POLE FOR WASHER & DRYER.
6.14	(2) 3/4" HOR SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(5) 3/4" HOR SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16	SINGLE SHELF WITH POLE
6.17	not used.
6.18	not used.
6.19	39" UPPER CABINET W/ 3" CROWN.
6.20	FRAMED DRYWALL DRYWALL SILL HT @ 3'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND POLE FOR DOUBLE POLE.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL SEE DETAIL.
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
7.3	EXTERIOR STUCCO (ONE COAT DIFCAM SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO FOR 1 HOUR RATING.
7.5	not used.
7.6	STUCCO OVER FOAM TRIM.
8.1	not used.
9.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 TYPE 'X' GYPSUM BOARD, PROVIDED THE CONSTRUCTION FRAMING TO BE SPACED @ 24" MIN. REFER DETAIL 7 ON SHEET A05
9.2	COUNTER TOP W/ BACK SPLASH - SEE PLAN VIEW.
9.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
9.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
10.1	TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET.
11.1	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL
11.2	DISHWASHER.
11.3	36" L.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4	30" STD (36" OPTIONAL) COOKTOP & MICROWAVE/OVEN ABOVE, OPT.
11.5	66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
11.6	30" DOUBLE WALL OVEN, OPTIONAL.
11.7	SINGLE COMPARTMENT SINK.
12.1	not used.
13.1	not used.
14.1	not used.
15.1	WATER HEATER VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
15.2	60" X 32" SKATEBOARD LAID SLOPE IN SHOWER FLOOR W/ TWO SURROUND & 2" DRAIN @ 2.0 GPM SHOWER HEAD.
15.3	42" X 24" FRAMED GLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWER HEAD.
15.4	DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR (4" MIN REQUIRED IF MORE THAN 14'-0" OR FLIP AND OVER ELBOWS)
15.5	LOW FLOW TO LIST 1.6 GALLONS PER FLUSH.
15.6	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
15.7	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
15.6	not used.
15.9	CROWN LAVATORY W/ 2 1/2 GPM FAUCET.
15.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
15.11	DUCT CHASE, VERIFY W/ MECHANICAL PLANS.
16.1	ELECTRICAL SERVICE PANEL - SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

DICECCO ARCHITECTURE
5146 CONCHAS AVENUE, SUITE A
MODESTO, CA 95021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA
DICECCO

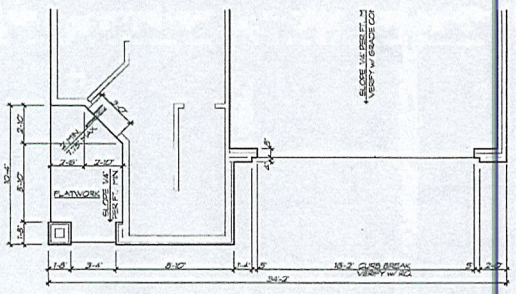
ARCHITECTURAL INC.
RESERVED THESE DRAWINGS ARE COPYRIGHT IN THEIR DESIGNATED TO KEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF
DICECCO ARCHITECTURE, INC.

DATE/DATE	ISSUED FOR
3/15/11	Owner Rev.
5/5/11	Owner Revs/ PCC

SHEET DATE 5/5/11
JOB No. 2101
DRAWN HCP, MTHS

A2.9

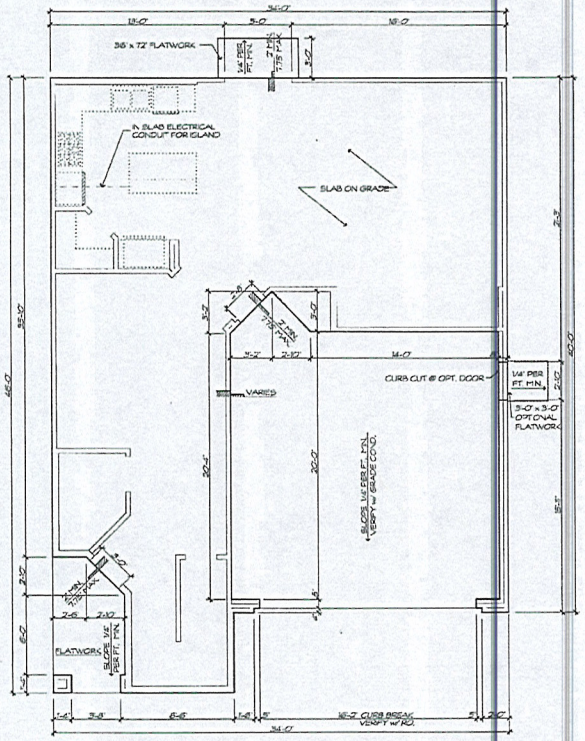
SHEET NAME
Plan 1980
Elevations D



Slab Interface Plan

Plan 2160 - C & D

Scale: 1/4" = 1'-0"



Slab Interface Plan

Plan 2160 - A & B

Scale: 1/4" = 1'-0"

SLAB NOTES

1. COORDINATE T-S PLAN WITH STRUCTURAL DRAWINGS.

DICECCO ARCHITECTURE

5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700

ph 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton

COPPER CREEK

Clark County, Nevada

PROJECT NAME

THIS DRAWING(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
STATE OF NEVADA

DICECCO ARCHITECTURE, INC.

RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
1 3/13/11	Owner Rev
2 3/13/11	Owner Rev PCC

SHEET DATE	5/9/11
JOB No.	2101
DRAWN	HOP, MPR

A3.1

SHEET No.

SHEET TITLE Plan 2160 Slab Interface Plan

48-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

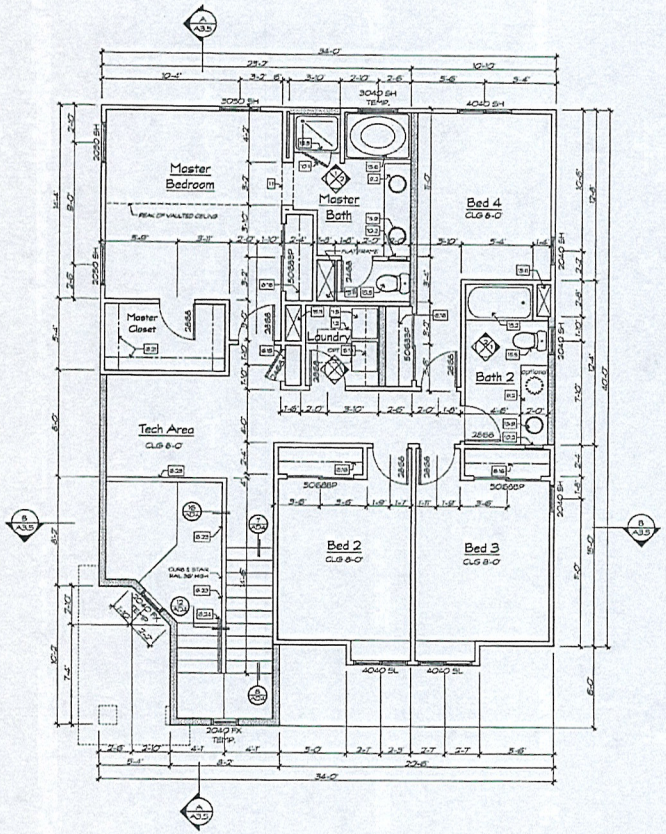
SCANNED

MOD-46292

SDR-46293

RECEIVED

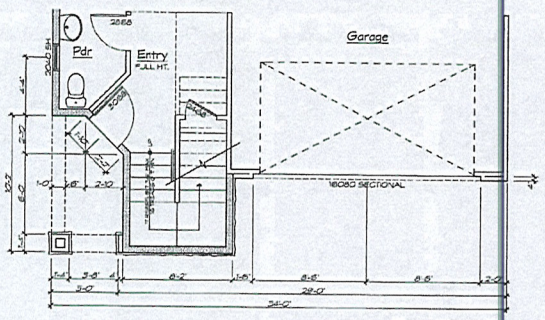
JUL 26 2012



Second Floor Plan

Plan 2180

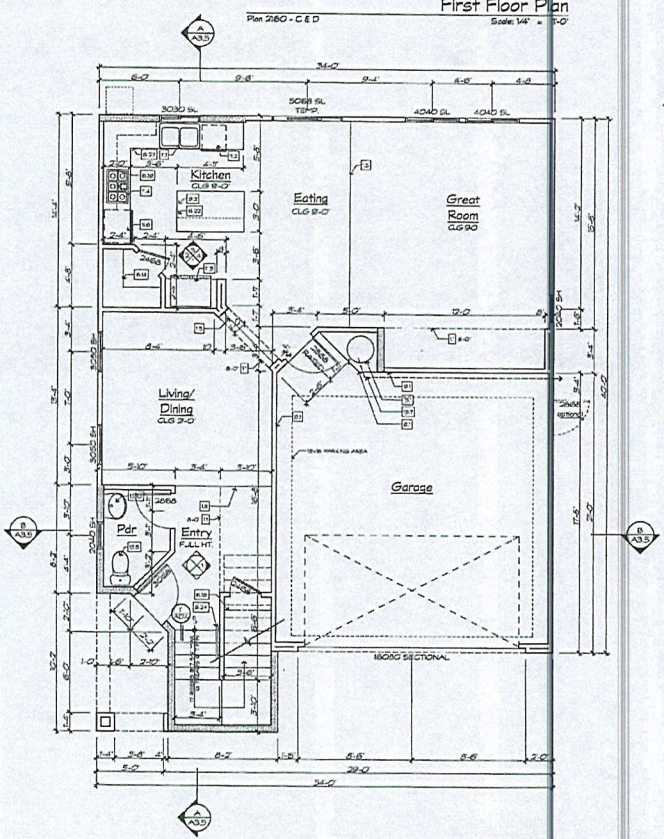
Scale: 1/4" = 1'-0"



First Floor Plan

Plan 2180 - C & D

Scale: 1/4" = 1'-0"



First Floor Plan

Plan 2180 - A & B

Scale: 1/4" = 1'-0"

KEYNOTES

- 1.1 LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
- 1.2 30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER. 20" MIN HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.L. - VERIFY CLEARANCE AT TILE ROOFS.
- 1.3 PONY WALL HT. @ 2'-10"
- 1.4 NICHE SILL HT. @ 3'-6" AND HEAD HT. @ 7'-10" A.F.F. (U.N.O.)
- 1.5 CHANGE IN FLOOR FINISH
- 2.1 not used.
- 3.1 not used.
- 4.1 STONE VENEER. SEE ELEV. FOR SIZE.
- 4.2 STONE CAP.
- 5.1 14" x 8" (U. SCREENED VENT EX-HAUST VENT @ GARAGE).
- 5.2 not used.
- 5.3 (E) CONTINUOUS STUCCO SCREED. SEE DETAIL.
- 5.4 DECORATIVE GABLE VENT.
- 5.5 ATTIC ROOF VENT. SEE ATTIC VENT CALCS. (ROOF PLAN).
- 6.1 18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X GYP. BD. ABOVE FOR 1/2HR SEPARATION.
- 6.2 not used.
- 6.3 2x8 SAGGE RAFTER. RE-SAWN. SEE DETAIL. FOR SIZE.
- 6.4 ROOF SHEATHING PER STRUCTURAL.
- 6.5 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
- 6.6 2x ROOF FRAMING PER STRUCTURAL.
- 6.7 2x CEILING FRAMING PER STRUCTURAL.
- 6.8 VINYL SHUTTERS. WIDTH HALF OF WINDOW (U.N.O.). SEE DETAIL.
- 6.9 not used.
- 6.10 not used.
- 6.11 2x8 FASCIA. RE-SAWN. SEE ELEVATION FOR SIZE.
- 6.12 not used.
- 6.13 (1) 36" POP SHELF ABOVE WASHER / DRYER.
- 6.14 (4) 36" POP SHELVES EQUALLY SPACED FOR PANTRY.
- 6.15 (5) 36" POP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
- 6.16 SINGLE SHELF W/ H POLE.
- 6.17 not used.
- 6.18 not used.
- 6.19 36" UPPER CAB. NET W/ 3" CROWN.
- 6.20 FRAMED DRAWER SERVICE SILL HT. @ 5'-0" & HEAD HT. @ 8'-0" A.F.F. (U.N.O.)
- 6.21 SINGLE SHELF AND POLE. 50% DOUBLE POLE.
- 6.22 BASE CABINET.
- 6.23 42" HIGH BALCONY. SEE DETAIL.
- 6.24 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
- 6.25 STAIR FRAMING PER STRUCTURAL.
- 6.26 FLOOR FRAMING PER STRUCTURAL.
- 6.27 FLOOR SHEATHING PER STRUCTURAL.
- 7.1 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
- 7.2 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
- 7.3 EXTERIOR STUCCO FINISH COAT OF FOAM SYSTEM. LIGHT SAND FINISH STUCCO FOR "MODERN".
- 7.5 not used.
- 7.6 ST-UCCO OVER "DAP" TRIM.
- 8.1 not used.
- 8.2 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE 'X' GYP. BOARD, ENDS AND LAMINATED CONSTRUCTION FRAMING TO BE SPACED @ 16" o.c. THIS REFER DETAIL / DRAWING SHEET ###
- 9.2 COUNTER TOP w/ BACK SPLASH. PER OWNER.
- 9.3 5/8" GYP. BOARD AT WALLS AND CEILINGS FINISH (TYP.).
- 9.4 5/8" TYPE 'X' GYP. BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED GARAGE AND UNDER STAIR SPACE.
- 10.1 TEMPERED GLASS ENCLOSURE W/ HARDWARE. "OWNER" SUPPLIED AND INSTALLED.
- 10.2 RECESSED MEDICINE CABINET.
- 11.1 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
- 11.3 DISHWASHER.
- 11.3 36" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
- 11.4 30" STD DBL OVEN CONVECTION MICROWAVE/FAN ABOVE. OPT.
- 11.5 66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
- 11.6 30" DOUBLE WALL OVEN. OPTIONAL
- 11.7 SINGLE COMPARTMENT SINK.
- 12.1 not used.
- 13.1 not used.
- 14.1 not used.
- 15.1 WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
- 15.2 60" X 32" 5'-0"X60" FIBERGLASS BLDG. W. SHOWER "JS UNIT W/ SURROUND 2 & 2 SHOWER HEADS.
- 15.3 42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWER HEAD.
- 15.4 DRYER VENT W/ UNIVERSAL BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OF PLANO DIFFICULTIES OCCURS).
- 15.5 LOW FLOW TOILET 1.6 GALLONS PER FLUSH
- 15.6 60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
- 15.7 "TEMPERATURE & PRESSURE RELIEF VALVE SUN.
- 15.8 not used.
- 15.9 CHROMA LAVATORY W/ 2 1/2 GPM FAUCET.
- 15.10 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
- 15.11 O.J.T. CHASE W/ "MECHANICAL PLANS
- 16.1 ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

STAIR NOTES

1. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION W/ SMOOTH SURFACE & NO SHARP EDGES SHAPE SHALL BE CIRCULAR OR NON-CIRCULAR WITH A GRIPPING SURFACE. PROVIDE A MIN. 1/2 BETWEEN HANDRAIL AND ADJACENT WALL.
2. HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSINGS.
3. ENDS OF HANDRAILS SHALL HAVE ROUNDED TERMINATIONS OR BENDS. STARTING VOLUTES OR NEWELS ON FIRST TREAD ARE ALLOWED.
4. THE TOP OF GUARD SHALL BE NOT LESS THAN 42" IN HEIGHT.
5. PONY WALL / GUARDRAIL TO FOLLOW THE SLOPE OF STAIRS (AS OCCURS).
6. MAX RISER HT. OF 7 3/4", TREAD WIDTH OF 9" MINIMUM HEADROOM OF 6'-8" ABOVE TREAD NOSING.
7. MINIMUM STAIR WIDTH OF 36", HANDRAIL MAY PROJECT A MAXIMUM OF 3-1/2" INTO REQUIRED WIDTH.
8. ROUNDS SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

FLOOR PLAN NOTES

1. ALL BUILT-IN CABINETRY AND COUNTERTOPS PER SHOP DRAWING BY OTHERS.
2. ALL BATHROOMS TO BE PROVIDED WITH RECESSED MEDICINE CABINET, TOILET PAPER HOLDER AT A.F.F. AND 24" TOWEL BAR AT 54" A.F.F.
3. ALL INTERIOR DOORS (LAO) TO BE 1 3/8" HOLLOW CORE. SEE PLAN FOR SIZE.
4. ENTRY DOOR TO BE 1 3/4" METAL OR FIBERGLASS. SEE PLAN FOR SIZE.
5. EXTERIOR FRENCH DOORS TO BE 1 3/4" METAL OR FIBERGLASS. SEE PLAN FOR SIZE.
6. ALL DOORS BETWEEN GARAGE AND HABITABLE SPACES (INDICATED BY "RATED") TO BE MIN. 1 3/8" SOLID CORE WITH DOUBLE "SMOKE" FITTING GASKET FOR EQUIVALENT 20-MIN FIRE RATING OR APPROVED FIRE RATED ASSEMBLY.
7. GARAGE DOORS TO BE METAL SECTIONAL.
8. ALL INTERIOR WALL FINISH TO BE 5/8" GYP. BD. (U.N.O.) CEILING FINISH TO BE 5/8" GYP. BD. (U.N.O.) MOISTURE RESISTANT GYP. BD. SHALL BE USED IN BATHROOMS & LAUNDRY.
9. ADDRESS NOTES:
   a. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM "THE STREET" OR FRONTAGE ROAD.
   b. THE ADDRESS NUMBERS SHALL BE OF "MINIMUM OF FOUR INCHES (4") IN HEIGHT.
   c. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
   d. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A "PERMANENT" SIGN, OR POST ADJACENT TO THE DRIVEWAY ENTRANCE ON A FLAG LOT.

LEGEND

- 2x4 STUD WAL.
- 2x6 STUD WAL.

SCANNED

D.R. Horton
COPPER CREEK
Clark County, Nevada

DICECCO ARCHITECTURE
5145 COMMERCE AVENUE, SUITE A
MOORPARK, CA. 93021-1700
PH 805-552-0085
WWW.DICECCOARCH.COM

Clark County Dev. Services
Building Services Division
13-1337
JUN 07 2011
Reviewed and Accepted
Larry Wilkie

REGISTERED ARCHITECT NO. 4213 STATE OF NEVADA

DICECCO ARCHITECTURE, INC. ASSUMES THIS CONSTRUCTION LAW CONTRACT IS FOR ITS EXCLUSIVE USE, THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, OR ALTERED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/15/11	Owner Review
5/5/11	Owner Review / PCC
6/10/11	PCC

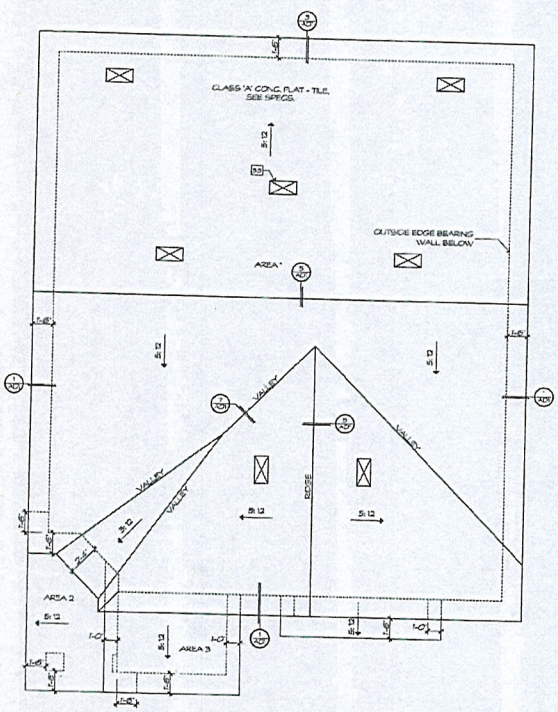
SHEET DATE: 5/10/11
JOB No.: 2101
DRAWN: MCR, MHR

A3.2

SHEET TITLE: Plan 2160 Floor Plans

MOD-46292
SDR-46293

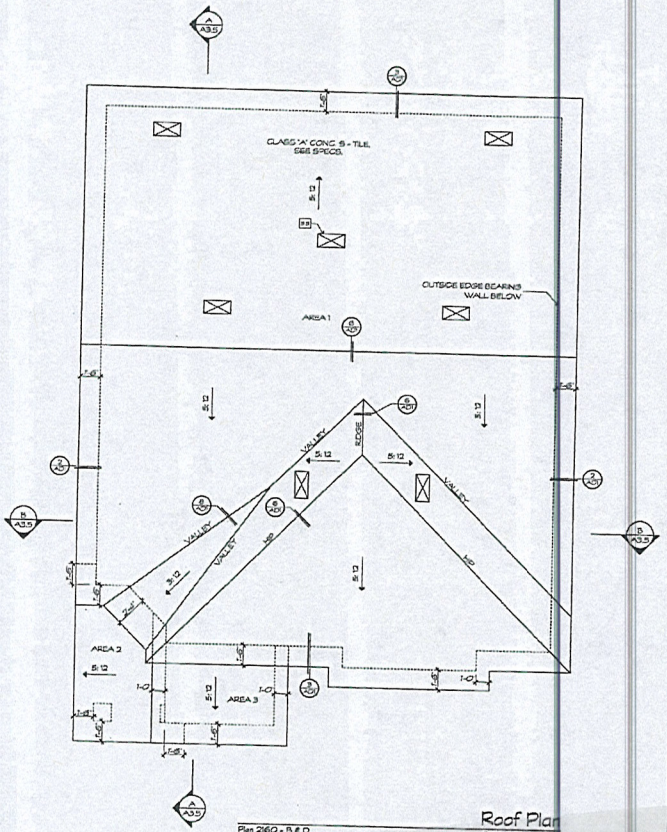
RECEIVED
JUL 26 2012



Plan 2160 - A & C

Roof Plan

Scale: 1/4" = 1'-0"



Plan 2160 - B & D

Roof Plan

Scale: 1/4" = 1'-0"

ROOF PLAN NOTES

1. MINIMUM CLASS 'A' ROOF COVERING PER SPEC BELOW.
2. RUN-OFF TO BE COLLECTED & TRANSFERED TO STREET OR APPROVED NON-EROSIVE DEVICES
3. PROVIDE EVE BLOCK VENT EVERY THIRD BAY

ROOFING SPECIFICATION

2. ROOFING TILE WEIGHT: 10.5 LBS PER SQ.FT.
3. ALL ROOFING TILES SHALL BE APPLIED WITH A MINIMUM OF 3 FASTENERS PER TILE, OR MINIMUM OF 1 FASTENER PER TILE FOR INTERLOCKING LUGGED TILES.

ATTIC VENT CALCS

PLAN 2- ELEVATIONS B & D

ATTIC AREA 1 = 1,357 sf DIVIDED BY 300 FOR HIGH & LOW VENTING
REQUIRED VENT AREA = 4.52 sf = 651.36 si
PROVIDE (7) OHAGIN CONCRETE ROOF VENT @ 98 (686 total)
TOTAL NET AREA PROVIDED = 686 si
NET AREA REQUIRED = 651 si

ATTIC AREA 1 = 1,357 sf DIVIDED BY 150 = 9.05 sf FOR EAVE VENTING
9.05 x 14.4 = 130.27 si
TOTAL NET AREA PROVIDED = 131 si BLOCKS
NET AREA REQUIRED = 130.27 si

ATTIC AREA 2 = 50 sf DIVIDED BY 150 = .33 sf FOR EAVE VENTING
.3 x 14.4 = 4.8
TOTAL NET AREA PROVIDED = 5 si BLOCKS
NET AREA REQUIRED = 4.8 si BLOCKS

ATTIC AREA 3 = 49 sf DIVIDED BY 150 = .33 sf FOR EAVE VENTING
.33 x 14.4 = 4.8
TOTAL NET AREA PROVIDED = 5 si BLOCKS
NET AREA REQUIRED = 4.8 si BLOCKS

PLAN 3- ELEVATIONS A & C

ATTIC AREA 1 = 1,357 sf DIVIDED BY 300 FOR HIGH & LOW VENTING
REQUIRED VENT AREA = 4.52 sf = 651.36 si
PROVIDE (7) OHAGIN CONCRETE ROOF VENT @ 98 (686 total)
VENTILATION PROVIDED: 1 GABLE VENTS @ 2 sf = 28.4 si
TOTAL NET AREA PROVIDED = 714 si
NET AREA REQUIRED = 651 si

ATTIC AREA 1 = 1,357 sf DIVIDED BY 150 = 9.05 sf FOR EAVE VENTING
9.05 x 14.4 = 130.27 si
VENTILATION PROVIDED: 1 GABLE VENTS @ 2 sf = 28.4 si
TOTAL NET AREA PROVIDED = 131 si BLOCKS
NET AREA REQUIRED = 130.27 si

REFER TO PLANS FOR APPROXIMATE LOCATIONS

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
NEVADA

DI CECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ABSTRACTED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

ISSUE/DATE	ISSUED FOR
1 3/5/11	Owner Revs
2 5/5/11	Owner Revs/ PCC

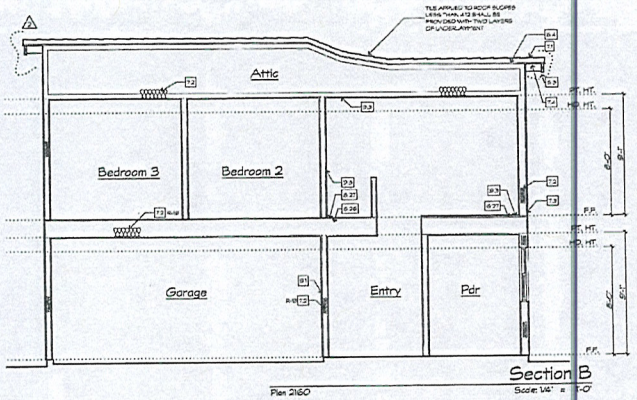
SHEET DATE	5/5/11
JOB No.	2101
DRAWN	HCP, MJTR

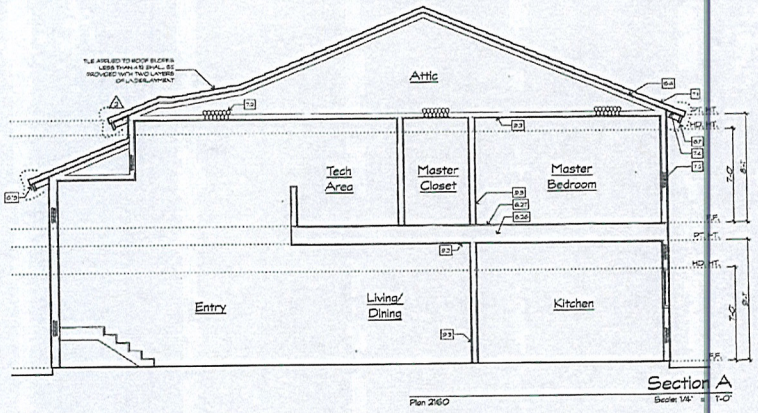
A3.4

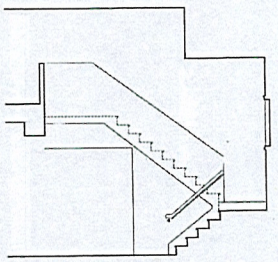
SHEET No.
SHEET TITLE Plan 2160 Roof Plan

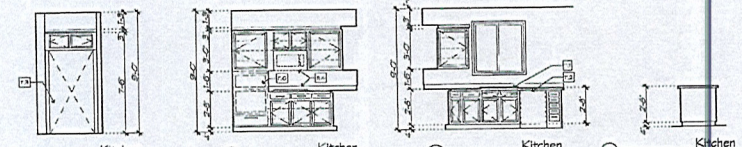
MOD-46292
SDR-46293

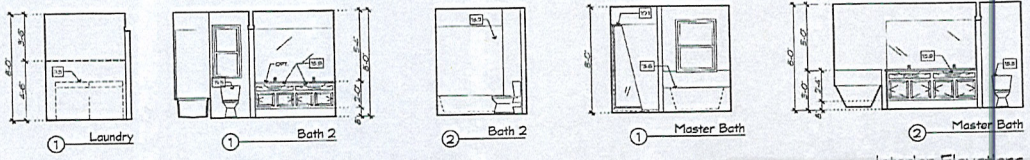
SCANNED
RECEIVED
JUL 26 2012











Interior Elevations

Plan 2160 Scale: 1/4" = 1'-0"

KEYNOTES

1.1 UNE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
1.2 30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE, 30" MIN. HEADROOM. PROVIDE LIG HT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE w/ M'L. & HTG MFG
1.3 PONY WALL HT. @ 2'-0"
1.4 NICHE, SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
1.5 CHANGE IN FLOOR FINISH.
2.1 not used
3.1 not used
4.1 STONE VENEER, SEE ELEV FOR SIZE.
4.2 STONE CAP.
5.1 14" x 8" GI. SCREENED VENT (EXHAUST VENT @ GARAGE).
5.2 not used
5.3 GI. CONTINUOUS STUCCO SCREED SEE DETAIL
5.4 DECORATIVE GABLE END VENT.
5.5 ATTIC ROOF VENT, SEE ATTIC VENTILATION ON ROOF PLAN.
6.1 18" HIGH WOOD PAINTED WATER HEATER PLATFORM WITH 3/4" PLYWD DUBPLE. PROVIDE 5/8" TYPE 'X' AG RIED D FOR 1HR SEPARATION.
6.2 not used
6.3 2x8 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR SIZE.
6.4 ROOF SHEATHING PER STRUCTURAL
6.5 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
6.6 2x ROOF FRAMING PER STRUCTURAL
6.7 2x CEILING FRAMING PER STRUCTURAL
6.8 VANIL SHUTTERS. WIDTH HALF OF WINDOW (U.N.O.) SEE DETAIL
6.9 not used
6.10 not used
6.11 2X8 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
6.12 not used
6.13 (1) 24" HDP SHELF ABOVE WASHER & DRYER.
6.14 (4) 24" HDP SHELVES EQUALLY SPACED FOR PANTRY.
6.15 (3) 24" HDP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16 SINGLE SHELF WITH POLE.
6.17 not used
6.18 not used
6.19 24" UPPER CABINET w/ 3" CROWN.
6.20 FRAMED DRYWALL OPENING SILL HT @ 3'-0" & HEAD HT @ 6'-10" A.F.F. (U.N.O.)
6.21 SINGLE SHELF AND POLE. SEE ALSO DOUBLE POLE.
6.22 BASE CABINET.
6.23 1/2 HIGH BULKHEAD. SEE DETAIL
6.24 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING
6.25 STAIR FRAMING PER STRUCTURAL
6.26 FLOOR FRAMING PER STRUCTURAL
6.27 FLOOR SHEATHING PER STRUCTURAL
7.1 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
7.2 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
7.3 EXTERIOR STUCCO, OVER 1 COAT OF FOAM SYSTEM. LIGHT SAND FINISH
7.4 STUCCO FOR WHOLE RATING
7.5 not used
7.6 STUCCO OVER FOAM TRIM.
8.1 not used
9.1 ALL FRAMING SEPARATING GARAGE AND HABITAGLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 TYPE 'X' GYPSUM BOARD AT ALL CONFIGURABLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
9.2 COUNTERTOP w/ BACK SPLASH. SEE OWNER.
9.3 5/8" GYP. BOARD A/WALL & CEILING FINISH (TYP.)
9.4 5/8" TYPE 'X' GYPSUM BOARD AT ALL CONFIGURABLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
10.1 TEMPERED GLASS ENCLOSURE WITH INTEGRAL "OWEL DWR.
10.2 RECESSED MEDICINE CABINET.
11.1 GOLBUS COMPARTMENT SINK WITH GARBAGE DISPOSAL
11.2 DISHWASHER
11.3 36" w.N.O. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
11.4 30" STD (W/ OPTIONAL) COOKTOP & TEKDWAVE/FAN, ABOVE, OPT.
11.5 66" CLEAR WASHER/DRYER SPACE PROVIDE RECESSED VALVE AND DRAIN BOX.
11.6 30" DOUBLE WALL OVEN OPTIONAL
11.7 SINGLE COPPRANTITE SINK
12.1 not used
13.1 not used
14.1 not used
15.1 WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
15.2 60" X 32" ELECTRO FIBERGLASS TUB W/ INTEGRAL DECK. SURROUND & 2 1/2 GPM S-SHOWERHEAD.
15.3 42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM S-SHOWERHEAD.
15.4 DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (IF NEEDED = HDRS T-RAN 14'-0" OR 9" UP AND OVER OCCURS)
15.5 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
15.6 60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
15.7 TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
15.8 not used.
15.9 DROPIN LAVATORY W/ 2 1/2 GPM FAUCET.
15.10 PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
15.11 FLAT CHASE. VERIFY WITH MECHANICAL PLANS.
15.1 ELECTRICAL SERVICE PANEL. SEE ELEVATION PLAN

13-1337

Clark County Dev. Services
Building Services Division
JUN 07 2013
Reviewed and Accepted
Larry Wilhm

SIGNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

D.R. Horton
COPPER CREEK
Clark County, Nevada

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOONARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

STATE OF CALIFORNIA
RICHARD J. DICECCO
No. C034213
REGISTERED ARCHITECT

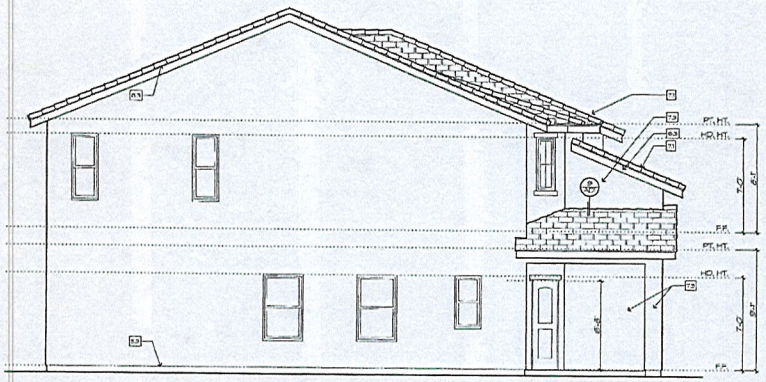
DICECCO ARCHITECTURE, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN LICENSE OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/15/11	Owner Revs
5/13/11	Owner Revs/ PCC

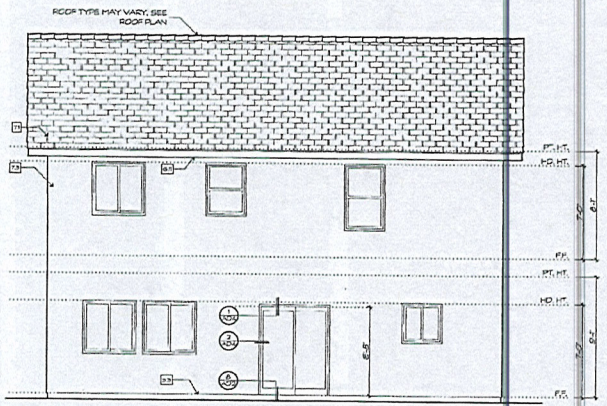
SHEET DATE 5/2/11
JOB No. 2101
DRAWN MVP, YPM

A3.5

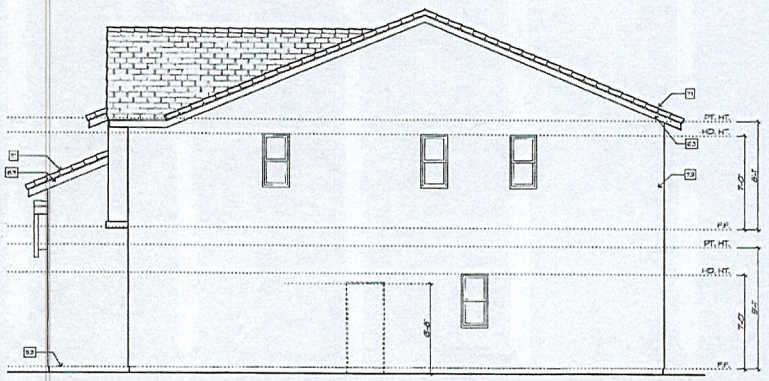
SHEET NO.
SHEET TITLE Plan 2160
Sections/ Int. Elev.



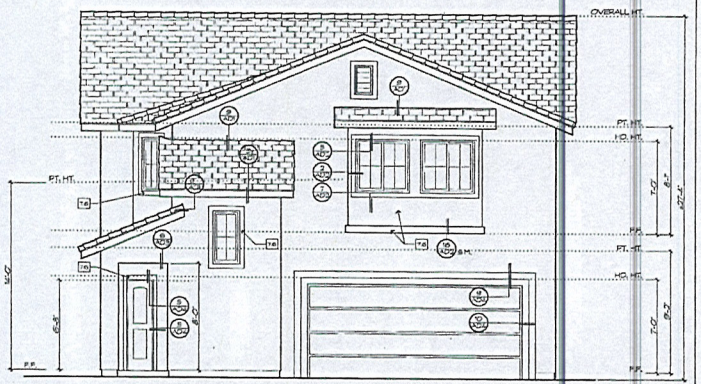
Left Elevation
Plan 2160 - A
Scale: 1/4" = 1'-0"



Rear Elevation
Plan 2160
Scale: 1/4" = 1'-0"



Right Elevation
Plan 2160 - A
Scale: 1/4" = 1'-0"



Front Elevation
Plan 2160 - A
Scale: 1/4" = 1'-0"

KEYNOTES

11	LINE OF CEILING - SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
12	30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE, 30 IN HEADROOM, PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ MFR. SEE MFR'S.
13	PONY WALL HT. @ 2'-0".
14	NICHE SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
15	CHANGE IN FLOOR FINISH
21	not used
31	not used
41	STONE VENEER, SEE ELEV FOR SIZE
42	STONE CAP
51	16" x 8" G.I. SCREENED VENT (EXHAUST VENT @ GARAGE)
52	not used
53	G.I. CONTINUOUS ST.-COCO SCREED, SEE DETAIL
54	DECORATIVE GABLE END VENT
55	ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN)
61	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR, PROVIDE 3/4" TYPE X AB-RESCO FOR LAND SEPARATION.
62	not used
63	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
64	ROOF SHEATHING PER STRUCT. ENG.
65	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66	2x ROOF FRAMING PER STRUCT. ENG.
67	2x CEILING FRAMING PER STRUCT. ENG.
68	VINYL SHUTTERED WOOD HALF OF WINDOW (U.N.O.) SEE DETAIL
69	not used
610	not used
611	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
612	not used
613	(1) 24" HDP SHELF ABOVE WASHER & DRYER
614	(4) 24" HDP SHELVES EQUALLY SPACED FOR PANTRY
615	(8) 24" HDP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616	SINGLE SHELF W/ 1 POLE.
617	not used
618	not used
619	96" LINEN CABINET w/ 3" CROWN
620	FRAMED DRYWALL OPENING, SILL HT @ 5'-0" & HEAD HT @ 8'-0 A.F.F. (U.N.O.)
621	SINGLE SHELF AND POLE, 50% DOUBLE POLE.
622	BASE CABINET
623	42" HIGH GUARDRAIL, SEE DETAIL
624	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625	STAIR FRAMING PER STRUCT. ENG.
626	FLOOR FRAMING PER STRUCT. ENG.
627	FLOOR SHEATHING PER STRUCT. ENG.
71	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
72	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
73	EXTERIOR STUCCO, ONE COAT DASH SYSTEM, LIGHT SAND FINISH
74	STUCCO FOR HOUR RATING
75	not used
76	ST.-COCO OVER FOAM TRIM
81	not used
91	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FIVE-EIGHTS WITH 5/8 TYPE X GYPSUM BOARD ENCLOSURE. ONE CONSTRUCTION FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL 7 ON SHEET A0.5.
92	COUNTER TOP w/ BACK SPLASH, TYP. OWNER
93	3/4" GYP. BOARD A" WALLS AND CEILING FINISH (TYP.)
94	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED GARAGE SPACE.
101	TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
102	RECESSED MEDICINE CABINET
111	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL
112	DISHWASHER
113	29" H.A.D. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
114	30" BTD (ON) OPTIONAL) COOKTOP/ MICROWAVE/HOOD ABOVE, OPT.
115	66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
116	30" DOUBLE WALL OVEN, OPTIONAL
117	SINGLE COMPARTMENT SINK
121	not used
131	not used
141	not used
151	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
152	60" X 30" SCRIBED FIBERGLASS SLOPE IN SHOWER TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153	42 X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
154	DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR ENGINEERED IF MORE THAN 14'-0" (28'-0" UP AND OVER OCCUPIED)
155	LOW FLOW TOILET 1.6 GAL. (1.6) PER FLUSH.
156	60" X 42" FIBERGLASS TUB w/ INTEGRAL DECK
157	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
158	not used
159	2HDWN LAVATORY W/ 2 1/2 GPM FAUCET.
160	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
161	CLOSET CHASE, VERIFY MFG. MECHANICAL PLANS
181	ELECTRICAL SERVICE PANEL - SEE UTILITY PLAN.

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

13-1337

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME
THE DRAWING(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE
DICECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR MATCHED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/15/11	Owner Review
5/5/11	Owner Review #2

SHEET NAME: Elevations
JOB NO.: 2101
DRAWN: JACK, MIKE

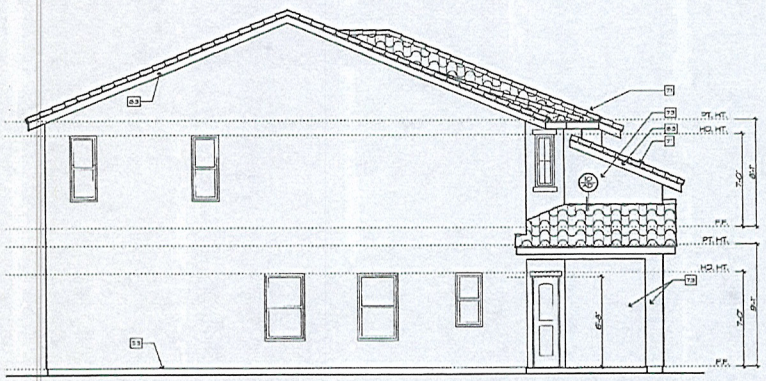
A3.6

SHEET NO.
SHEET TITLE: Plan 2160 Elevations A

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

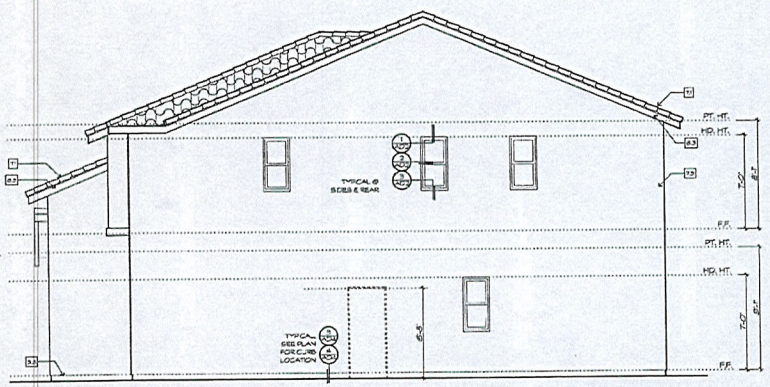
SCANNED



Left Elevation

Plan 2160 - B

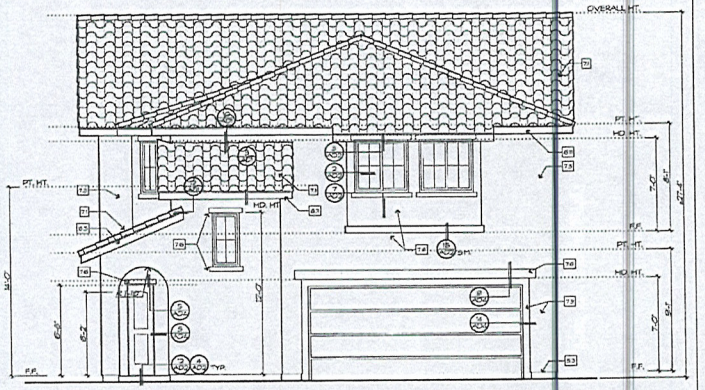
Scale: 1/4" = 1'-0"



Right Elevation

Plan 2160 - B

Scale: 1/4" = 1'-0"



Front Elevation

Plan 2160 - B

Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE, 30" MIN HEADROOM. PROVIDE LIGHT, 24" MIN CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ TRUSS MFR.
1.3	FOYER WALL, HT. @ 2'-0".
1.4	NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
1.5	CHANGE IN FLOOR FINISH.
2.1	not used.
3.1	not used.
4.1	STONE VENEER, SEE ELEV FOR SIZE.
4.2	STONE CAP.
5.1	16" x 8" GU. SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2	not used.
5.3	6" CONTINUOUS STUCCO SCREED, SEE DETAIL.
5.4	DECORATIVE GABLE END VENT.
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS ON ROOF PLAN.
6.1	12" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE 'X' GYP. BD. RISER FOR U-1/2 HR SEPARATION.
6.2	not used.
6.3	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF FRAMING PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.) SEE DETAIL.
6.9	not used.
6.10	not used.
6.11	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12	not used.
6.13	12 3/4" MDF SHELF ABOVE WASHER & DRYER.
6.14	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16	SINGLE SHELF WITH POLE.
6.17	not used.
6.18	not used.
6.19	36" L KIT. CABINET W/ 3" CROWN.
6.20	PAINTED DRYWALL OPENING, SILL HT @ 5'-0" & HEAD HT @ 6'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND POLE, 30" ON CENTER POLE.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL, SEE DETAIL.
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSINGS.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS.
7.3	EXTERIOR STUCCO ONE COAT DIFFUSAN SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO FOR 1 HOUR RATING.
7.5	not used.
7.6	STUCCO OVER FOAM TRIM.
8.1	not used.
9.1	ALL FRAMING (S) MEANS GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH. FRAMING TO BE FINISHED WITH 5/8" TYP. X GYPSUM BOARD PROVIDING 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL Y ON SHEET XXS.
9.2	COUNTER TOP w/ BACKSPLASH, SEE OWNER'S.
9.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
9.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
10.1	TEMPERED GLASS ENCLOSURE W/ INTERNAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET.
11.1	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
11.2	DISHWASHER.
11.3	28" L.H.D. CLEAR REFRIGERATOR SPACE, PROVIDE RECESSED WATER SUPPLY.
11.4	30" STD (NE OPTIONAL) COOKTOP & MICROWAVE/FAN ABOVE, OPT.
11.5	60" CLEAR WASHER/DRYER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX.
11.6	30" DOUBLE WALL OVEN, OPTIONAL.
11.7	SINGLE COMPARTMENT SINK.
11.8	not used.
11.9	not used.
11.10	not used.
11.11	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
11.12	60" X 32" BASE SEMI-RECESSED SLOPE-IN SHOWER TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
11.13	42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
11.14	DRYER VENT (UNO) BACKDRAFT DAMPER @ EXTERIOR (S) NEERED IF MORE THAN 14'-0" OR 1 ELBOW AND OVER DOOR (R)
11.15	LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
11.16	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
11.17	TEMPERATURE AND PRESSURE RELIEF VALVE (LIN.
11.18	not used.
11.19	CROWN LAVATORY W/ 2 1/2 GPM FAUCET.
11.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
11.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
11.12	ELECTRICAL SERVICE PANEL, SEE ELECTRICAL PLANS.

43-1337

Clark County Dev. Services
Building Services Division

JUN 07 2011

Reviewed and Accepted
Larry Wilham

D.R. Horton

COPPER CREEK

Clark County, Nevada

DICECCO ARCHITECTURE
5146 CONCHESTER AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-553-0068
WWW.DICECCOARCH.COM

PROJECT MANAGER

THE DRAWING(S) NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S WRITTEN AND ORIGINAL SIGNATURE

VINCENT A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
STATE OF NEVADA

DI CECCO ARCHITECTURE, INC.
ACCEPTANCE OF THESE DRAWINGS CONSTITUTES AGREEMENT WITH THE CONDITIONS THAT ALL DRAWINGS, PLANS, SPECIFICATIONS, AND COPYRIGHTS THEREIN CONTAINED SHALL REMAIN THE PROPERTY OF DI CECCO ARCHITECTURE, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DELTA	DATE	ISSUED FOR
1	3/8/11	Owner Review
2	5/5/11	Owner Revised PCC

ISSUE DATE 5/5/11
JOB No. 2160
DRAWN HCP, MHZ

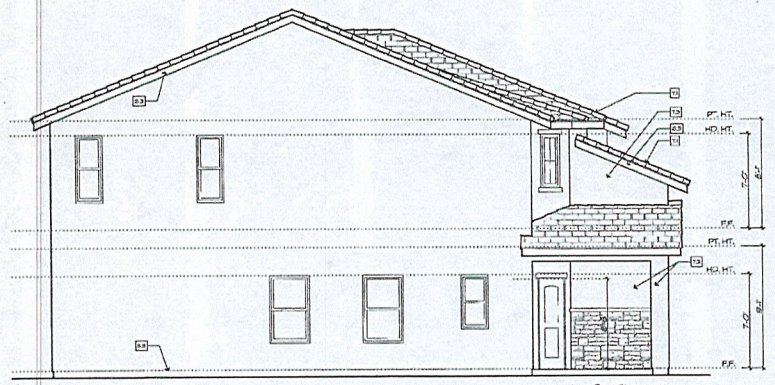
A3.7

SHEET NO.
SHEET TITLE Plan 2160 Elevations B

MOD-46292
SDR-46293

SCANNED

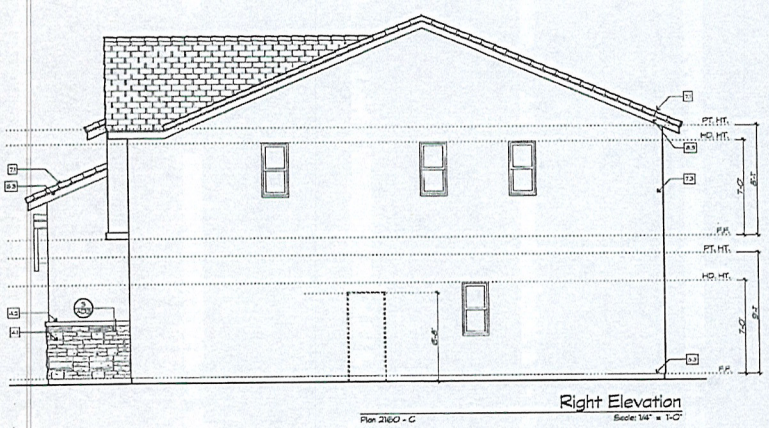
RECEIVED
JUL 26 2012



Left Elevation

Plan 2160 - C

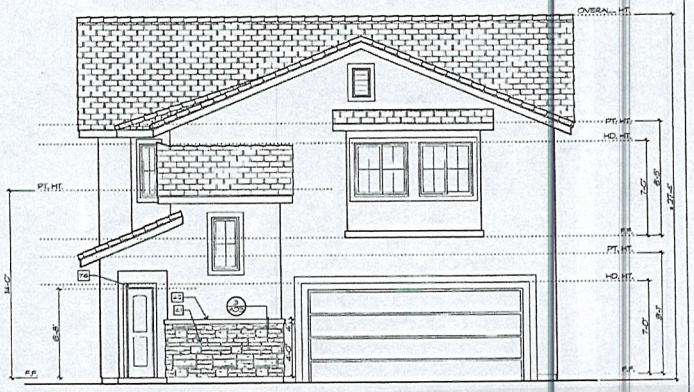
Scale: 1/4" = 1'-0"



Right Elevation

Plan 2160 - C

Scale: 1/4" = 1'-0"



Front Elevation

Plan 2160 - C

Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ P.A.U. ABOVE, 30" MIN HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF P.A.U. - VERIFY CLEARANCE W/ MECHANICAL
1.3	PONY WALL - HT. @ 3'-10"
1.4	NICHE, SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
1.5	CHANGE IN FLOOR FINISH.
2.1	not used.
2.2	not used.
4.1	STONE VENEER, SEE ELEV FOR SIZE.
4.2	STONE CAP.
5.1	14" x 6'-0" L. SCREENED VENT (EXHAUST VENT @ GARAGE)
5.2	not used.
5.3	GU CONTINUOUS ST.,CCO SCREED, SEE DETAIL
5.4	DECORATIVE GABLE END VENT.
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN)
6.1	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 24" FLYING BUBBLE. PROVIDE 5/8" TYPE 'X' ANGLED FOR LUNG SEPARATION.
6.2	not used.
6.3	2x6 BARGE RAFTER, RE-SAWN., SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, SEE ROOF TOTRUSS CALCS BY OTHERS.
6.6	2x ROOF FRAMING PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.) SEE DETAIL
6.9	not used.
6.10	not used.
6.11	2x6 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12	not used.
6.13	(1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
6.14	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16	SINGLE SHELF W/ H.R. POLE.
6.17	not used.
6.18	not used.
6.19	36" LINEN CABINET w/ 8" CROWN.
6.20	FRAMED DRYWALL OPENING SILL HT @ 5'-0" & HEAD HT @ 6'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND POLE, BOX DOUBLE POLE.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL, SEE DETAIL.
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
7.3	INTERIOR STUCCO, ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH.
7.4	ST.,CCO FOR 1 HOUR RATING.
7.5	not used.
7.6	ST.,CCO OVER FOAM TRIM.
8.1	not used.
8.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 TYPE 'X' GYPSUM BOARD, PROVIDING THE CONSTRUCTION FRAMING TO BE SPACED @ 16 o.c. MIN. REFER DETAIL 7 ON SHEET A2.5.
8.2	COUNTER TOP w/ BACK SPLASH, SEE OWNER
8.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
8.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
10.1	TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET.
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
11.2	DISHWASHER.
11.3	36" (I.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4	30" RTO (18" DP) (DUAL) COOKTOP & TRIMWAVE/FAN ABOVE, OPT.
11.5	60" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
11.9	30" DOUBLE WALL OVEN, OPTIONAL
11.7	SINGLE COMPARTMENT SINK.
11.8	not used.
11.10	not used.
11.11	not used.
11.1	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
11.2	60" X 32" SURTEC FIBERGLASS SLOPE-IN SHOWER/TUB UNIT W/ SURROUND C 2 1/2 GPM LOW-FLOW SHOWERHEAD.
11.3	42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
11.4	DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OR IF 3 OR MORE ELBOWS).
11.5	LOW FLOW "QUIET" 1.6 GALLONS PER FLUSH.
11.6	60" X 42" FIBERGLASS TUB w/ INTEGRAL DECK.
11.7	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
11.8	not used.
11.9	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
11.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
11.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
11.1	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

DICECCO ARCHITECTURE
5146 CONAREE AVENUE, SUITE A
MODESTO, CA 95321-1700
PH 800-552-0068
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THE DRAWINGS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S WARRANT ORIGINAL SIGNATURE

DICECCO ARCHITECTURE, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THEY MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/MARK	ISSUED FOR
1 5/8/11	Owner Revs
2 8/5/11	Owner Revs' POC

SHEET DATE 5/8/11
JOB No. 2103
DRAWN HOP, MMB

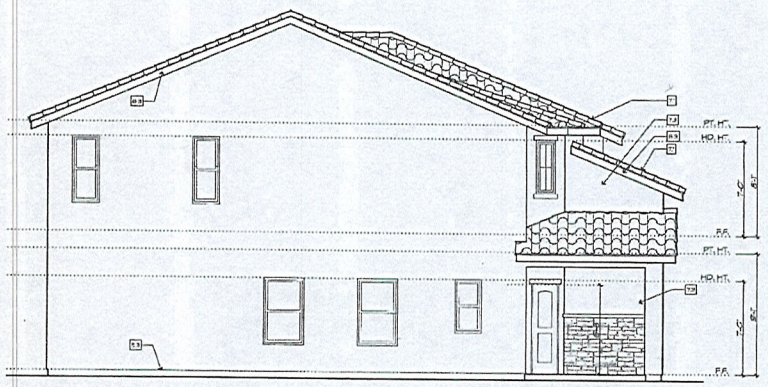
A3.8

SHEET No.
SHEET TITLE Plan 2160 Elevations C

MOD-46292
SDR-46293

SCANNED

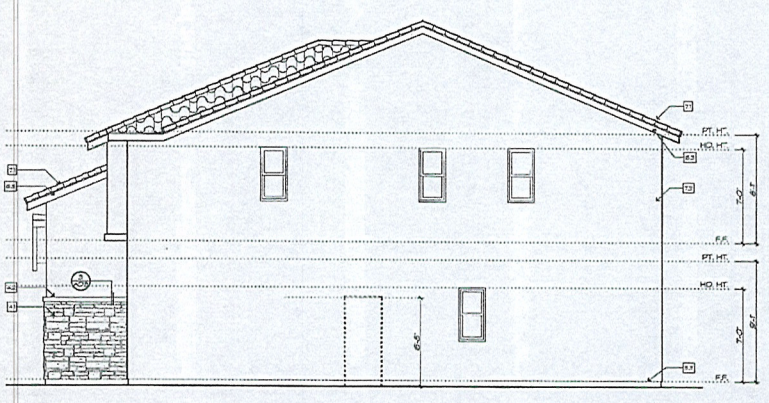
RECEIVED
JUL 26 2012



Left Elevation

Plan 2160 - D

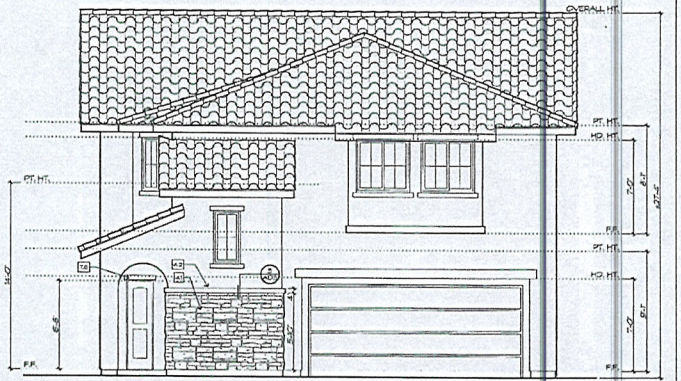
Scale: 1/4" = 1'-0"



Right Elevation

Plan 2160 - D

Scale: 1/4" = 1'-0"



Front Elevation

Plan 2160 - D

Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ R.A.I. ABOVE, 30" MIN. HEADROOM.
1.3	PROVIDE LIGHT, 24" W. VIF. CATALOG AND 30" PLATFORM IN FRONT OF R.A.I. - VERIFY CLEARANCE w/ TRUSS MFG.
1.4	PONY WALL, HT. @ 3'-10".
1.5	NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
1.6	CHANGE IN FLOOR FINISH
2.1	not used.
3.1	not used.
4.1	STONE VENEER, SEE ELEV FOR SIZE.
4.2	STONE CAP.
5.1	14" x 6'-0" L. SCREENED VENT (EXHAUST VENT @ GARAGE).
5.2	not used.
5.3	GL. CONTINUOUS STUCCO SCREED, SEE DETAIL.
5.4	DECORATIVE GABLE END VENT.
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS ROOF PLAN.
6.1	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X AG RECD FOR LIVING SEPARATION.
6.2	not used.
6.3	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF FRAMING PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.), SEE DETAIL.
6.9	not used.
6.10	not used.
6.11	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE
6.12	not used.
6.13	(1) 24" HOP SHELF ABOVE WASHER & DRYER.
6.14	(4) 3/4" HOP SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(5) 3/4" HOP SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.16	SINGLE SHELF WITH ROLE
6.17	not used.
6.18	not used.
6.19	36" UPPER CABINET w/ 3" CROWN.
6.20	FRAMED DRYWALL OPENING SILL HT @ 3'-0" & HEAD HT @ 6'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND ROLE, 30" DOUBLE ROLE.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL - SEE DETAIL.
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSINGS.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING (SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS
7.3	EXTERIOR STUCCO, ONE COAT OF "DAM" SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO FOR 1-HOUR RATING.
7.5	not used.
7.6	STUCCO OVER FOAM TRIM.
A1	not used.
S1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD, PROVIDING 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16o.c. MIN. REFER DETAIL 7 ON SHEET A05.
8.2	COUNTER TOP w/ BACK SPLASH, SEE DETAIL.
9.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP).
9.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
G1	TEMPERED GLASS PANEL GALSS RAIL WITH INTERGAL "OWEL BAR.
G2	RECESSED MEDICINE CABINET.
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
12	DISHWASHER.
13	28" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
14	30" STD DBL OPT CNTR COOKTOP + MICROWAVE/FAN ABOVE, OPT.
15	56" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
16	30" DOUBLE WALL OVEN, OPTIONAL.
17	SINGLE COMPARTMENT SINK.
18.1	not used.
18.1	not used.
19.1	not used.
19.1	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
19.2	60" X 35" SKIRTED FIBERGLASS SLOPE N. SHOWER/TUB UNIT W/ SURROUND E 2 1/2 GPM SHOWERHEAD.
19.3	42" x 36" ARRIS FIBERGLASS SHOWER ENCLOS., 16 W/ 2 1/2 GPM SHOWERHEAD.
19.4	DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OR IF 90° AND OVER OCCURS)
19.5	LOW FLOW TOILET (1.6 GALLONS PER FLUSH.
19.6	60" X 42" FIBERGLASS TUB w/ INTEGRAL DECK.
19.7	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
19.8	not used.
19.9	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
19.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
19.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
19.11	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

DI CECCO ARCHITECTURE

5146 COMMERCE AVENUE, SUITE A
MODESTO, CA 95021-1700

P: 805-552-0088

WWW.DICECCOARCH.COM

D.R. Horton

COPPER CREEK

Clark County, Nevada

PRACTICE NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S NAME AND ORIGINAL SIGNATURE

DI CECCO ARCHITECTURE, INC.

DI CECCO ARCHITECTURE, INC. RESERVES FOR ITSELF ITS COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DESIGNATE	ISSUED FOR
3/31/11	Owner Revs
5/31/11	Owner Revs PCC

SHEET DATE 5/31/11
JOB No. 2101
DRAWN MLR, TMH

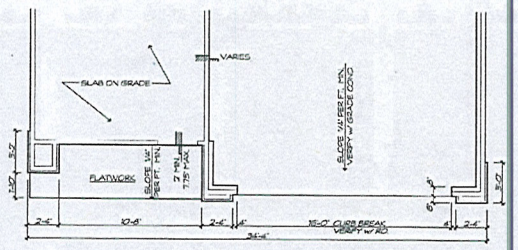
A3.9

SHEET No.

SHEET TITLE Plan 2160 Elevations D

MOD-46292
SDR-46293

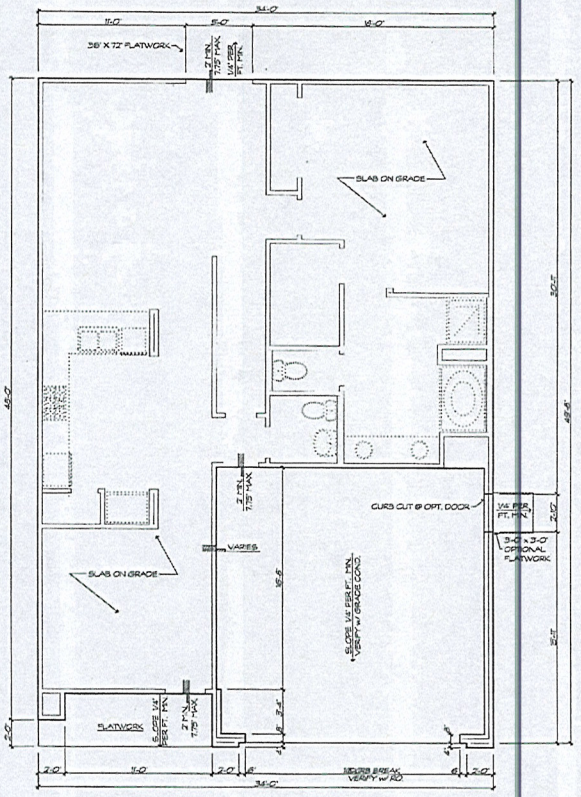
SCANNED
RECEIVED
JUL 26 2012



Slab Interface Plan

Plan 2240 - C & D

Scale: 1/4" = 1'-0"



Slab Interface Plan

Plan 2240 - A & B

SLAB NOTES

1. COORDINATE THIS PLAN WITH STRUCTURAL DRAWINGS.

43-1337

Clark County Dev. Services
Building Services Division

JUN 07 2011

Reviewed and Accepted
Larry Wilham

DICECCO ARCHITECTURE

5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700

PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

DICECCO ARCHITECTURE, INC.
ALWAYS THEIR COMMON LAW COPYRIGHT IN THEIR LOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DEC'N/DATE	ISSUED FOR
1 3/15/11	Owner Revs
2 5/3/11	Owner Revs/ PCC

SHEET DATE	5/9/11
JOB No.	2101
DRAWN	HCP, MMR

A4.1

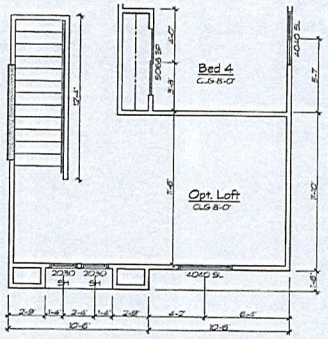
SHEET No.

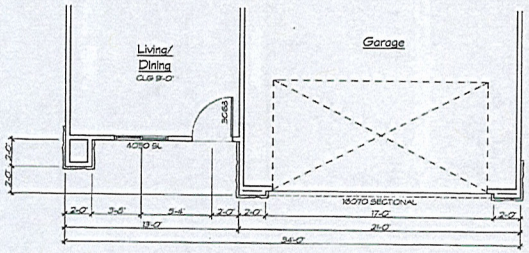
SHEET TITLE Plan 2240
Slab Interface Plan

MOD-46292
SDR-46293

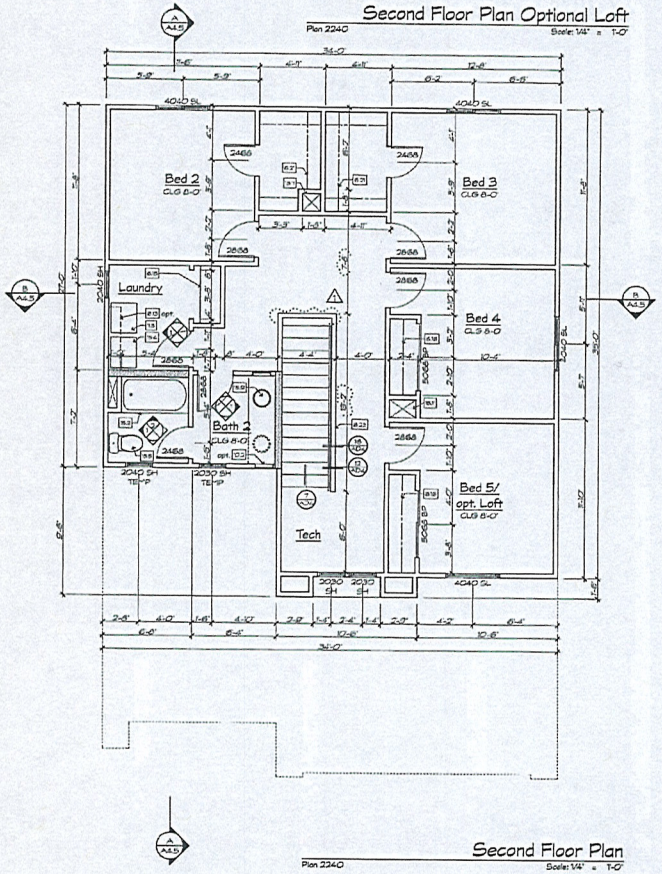
SCANNED

RECEIVED
JUL 26 2012

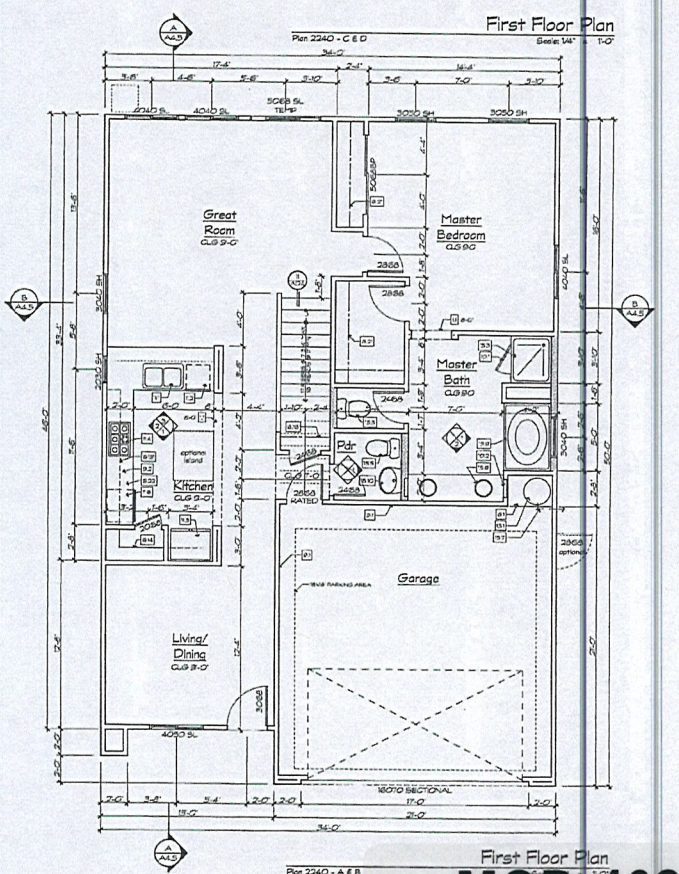




Second Floor Plan Optional Loft
Plan 2240
Scale: 1/4" = 1'-0"



First Floor Plan
Plan 2240 - C E D
Scale: 1/4" = 1'-0"



Second Floor Plan
Plan 2240
Scale: 1/4" = 1'-0"

First Floor Plan
Plan 2240 - A E B
Scale: 1/4" = 1'-0"

KEYNOTES

1 LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
1.2 30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER. 30" MIN. HEADROOM. PROVIDE LIGHT, 24" WDE CATWALK AND 30" PLATFORM IN FRONT OF PULL-DOWN LADDER W/ 7'-0" MIN. CLEARANCE W/ TRUSS MFR'S.
1.3 ROOM WALL, HT. @ 2'-10"
1.4 NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
1.5 CHANGE IN FLOOR FINISH.
2.1 not used
3.1 not used
4.1 STONE VENEER. SEE ELEV. FOR SIZE.
4.2 STONE CAP.
5.1 14" x 8" (SI. SCREENED VENT (EXHAUST VENT @ GARAGE).
5.2 not used
5.3 DI-CONT. NO. 30 "S" STUCCO SCREED. SEE DETAIL
5.4 DECORATIVE GABLE END VENT.
5.5 ATTIC ROOF VENT. SEE ATTIC VENT CALCS (ROOF PLAN).
6.1 18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD DECK. PROVIDE 5/8" TYPE X GYP. BD. UNDER FOR LIVING SEPARATION.
6.2 not used
6.3 2x6 BARGE RAFTER, RE-MAINING. SEE DETAIL FOR SIZE.
6.4 ROOF SHEATHING PER STRUCTURAL.
6.5 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
6.6 2x ROOF FRAMING PER STRUCTURAL.
6.7 2x CEILING FRAMING PER STRUCTURAL.
6.8 VINYL SHUTTERS WIDTH=HALF OF WINDOW (U.N.O.). SEE DETAIL
6.9 not used
6.10 not used
6.1 2x8 FASCIA, RE-MAINING. SEE ELEVATION FOR SIZE.
6.2 not used
6.3 (1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
6.4 (2) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
6.5 (5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
6.6 SINGLE SHELF WITH POLE
6.7 not used
6.8 not used
6.9 30" UPPER CABINET w/ 5" CROWN
6.10 FRAMED DRYWALL ENCLOSING SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
6.2 SINGLE SHELF AND POLE, SEE DOUBLE POLE.
6.20 BASE CABINET.
6.23 42" HIGH GUARDRAIL - SEE DETAIL.
6.24 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25 STAIR FRAMING PER STRUCTURAL.
6.26 FLOOR FRAMING PER STRUCTURAL.
6.27 FLOOR SHEATHING PER STRUCTURAL.
7.1 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
7.2 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
7.3 EXTERIOR STUCCO, ONE COAT OVER FOAM SYSTEM, LIGHT SAND FINISH. STUCCO FOR MORE RATING.
7.9 not used
7.8 STUCCO OVER FOAM TRIM.
8.1 not used
9.1 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH SPACE TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD PROVIDING 1-HR. CONSTRUCTION. FRAMING TO BE SPACED 24" o.c. MIN. REFER DETAIL / DR. SCHEDULE.
9.2 COUNTER TOP w/ BACK SPLASH. PER OWNER.
9.3 5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
9.4 5/8" TYPE 'X' GYPSUM BOARD AT ALL CONSUMABLE SPACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
10.1 TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
10.2 RECESSED MEDICINE CABINET.
11 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
11.2 DISHWASHER
11.3 39" (U.O.) CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4 30" BTD (3M OPTIONAL) COOKTOP & MICROWAVE ABOVE. OPT.
11.5 69 CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
11.6 30" DOUBLE WALL OVEN OPTIONAL
11.7 SINGLE COMPARTMENT SINK.
12.1 not used
12.31 not used
12.41 not used
12.51 WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
12.2 60" x 36" SHKITED FIBERGLASS SLIDE IN SHOWER TUB UNIT W/ SURROUND & 2 PC. CERAMIC SHOWER HEAD
12.3 42" x 24" FIBERGLASS ADD SHOWER ENCLOSURE W/ 2 PC. GLASS SHOWER HEAD
12.4 DRYER VENT R.U.N.W. BACKDRAFT DAMPER @ EXTERIOR OPENING NESTED 3 MORE THAN 14'-0" (OR 4 ELBOWS OVER OCCURS).
12.5 HIGH FLOW TOILET 1.6 GALLONS PER FLUSH.
12.6 60" x 42" FIBERGLASS TUB W/ INTEGRAL DECK.
12.7 TEMPERATURE AND PRESSURE RELIEF VALVE R.U.N.
12.8 not used
12.9 UNDERMOUNT LAVATORY W/ 2 1/2 GRID WASTE KIT.
12.10 PEDESTAL LAVATORY W/ 2 1/2 GRID TRAPS.
12.11 DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
12.12 ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

STAIR NOTES

1. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" OR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION W/ SMOOTH SURFACE & NO SHARP EDGES OR "S" SHAPE SHALL HAVE AN UNOBSTRUCTED GRIPPING SURFACE PROVIDE A MIN. 1 1/2" BETWEEN HANDRAIL AND ADJACENT WALL.
2. HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSINGS.
3. ENDS OF HANDRAILS SHALL HAVE ROUNDED TERMINATIONS OR BENDS. STARTING WOLUTES OR NEWELS OF FIRST TREAD ARE ALLOWED
4. THE TOP OF HANDRAILS SHALL BE NOT LESS THAN 42" IN HEIGHT.
5. RON WALL / GUARDRAIL TO FOLLOW THE SLOPE OF STAIRS (AS OCCURS)
6. MAX RISER HT. OF 7 8/4 IN. TREAD WIDTH OF 9" MINIMUM HEADROOM OF 6'-6" ABOVE TREAD NOSING
7. MINIMUM STAIR WIDTH OF 36". HANDRAIL MAY PROJECT A MAXIMUM OF 3-1/2" INTO REQUIRED WIDTH.
8. PROPERLY SPACED BLOCKING SHALL BE PROVIDED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

FLOOR PLAN NOTES

1. ALL BUILT-IN CABINETRY AND COUNTERTOPS PER SHOP DRAWINGS BY OTHERS.
2. ALL BATHROOMS TO BE PROVIDED WITH RECESSED MEDICINE CABINET, TOILET PAPER HOLDER AT 26" A.F.F. AND 24" TOWEL BAR AT 36" A.F.F.
3. ALL INTERIOR DOORS (U.N.O.) TO BE 1 3/8" HOLLOW CORE. SEE PLAN FOR SIZE.
4. ENTRY DOOR TO BE 1 3/4" METAL OR FIBERGLASS. SEE PLAN FOR SIZE.
5. EXTERIOR FRENCH DOORS TO BE 1 3/4" METAL OR FIBERGLASS. SEE PLAN FOR SIZE.
6. ALL DOORS BETWEEN GARAGE AND HABITABLE SPACE INDICATED BY "RATED" TO BE MIN 1 3/8" SOLID CORE WITH SELF-CLOSER & TIGHT FITTING GASKET OR EQUIVALENT 20-MIN FIRE RATING OR APPROVED FIRE RATED ASSEMBLY.
7. GARAGE DOORS TO BE METAL SECTIONAL
8. ALL INTERIOR WALL, RUN "DOS" 5/8" GYP. BD. (U.N.O.) CEILING FINISH "DO" BE 5/8" GYP. BD. (U.N.O.). "DOS" USE RESISTANT GYP. BD. SHALL BE USED IN BATHROOMS & LAUNDRY.
9. ADDRESS NOTES:
a. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
b. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
c. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR BRONZE NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE).
d. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

LEGEND

2x4 STUD WALL
2x6 STUD WALL

Clark County Dev. Services
Building Services Division
43-13 87
JUN 07 2011
Reviewed and Accepted
Larry W...

D.R. Horton
COPPER CREEK
Clark County, Nevada

D I C E C C O
ARCHITECTURE
5146 CONCHEECE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-553-0086
WWW.DICECCOARCH.COM

MARK A. DI CECCO
REGISTERED
NO. 4213
ARCHITECT
STATE OF NEVADA

© COPYRIGHT DI CECCO ARCHITECTURE, INC.
PURSUANT TO SECTION 102 OF THE U.S. COPYRIGHT ACT, UNAUTHORIZED REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS ILLEGAL. COPIES, CHANGES, OR ASSIGNMENT TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/15/11	Owner Review
5/5/11	Owner Review PCC
5/18/11	PCC

SHEET DATE 5/18/11
JOB No. 2101
DRAWN HCR, MMR

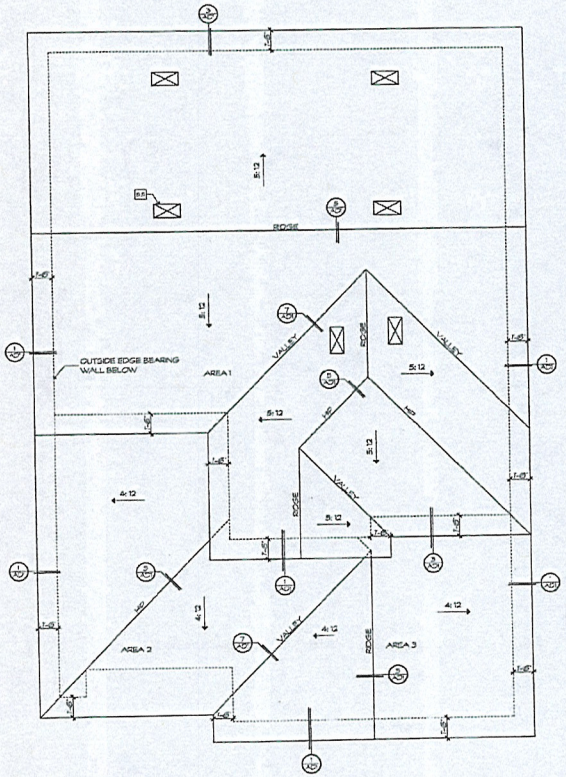
A4.2

SHEET No.
SHEET TITLE Plan 2240 Floor Plans

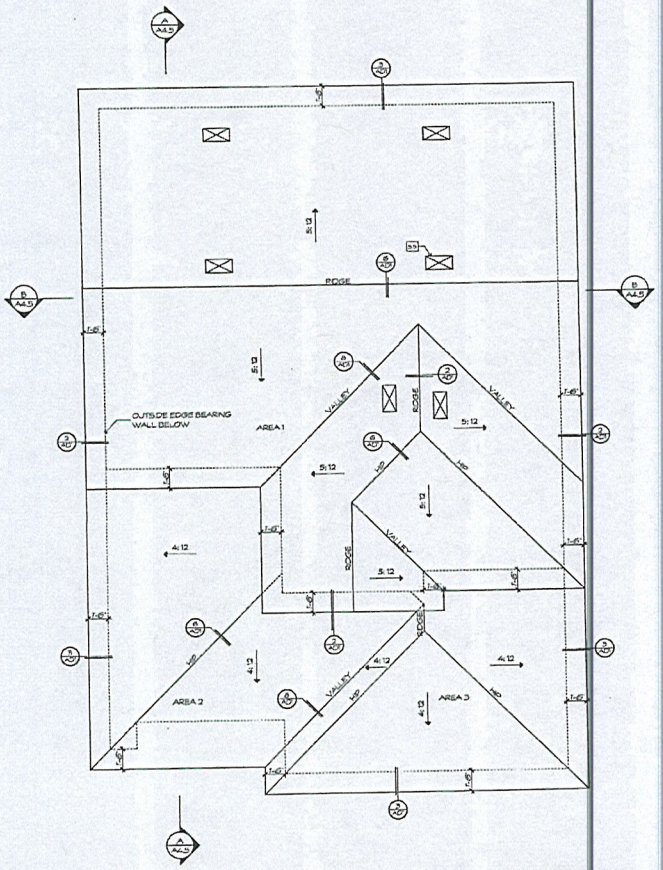
SCANNED

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012



Roof Plan
Plan 2240 - A & C
Scale: 1/4" = 1'-0"



Roof Plan
Plan 2240 - B & D
Scale: 1/4" = 1'-0"

ROOF PLAN NOTES

1. MINIMUM CLASS 'A' ROOF COVERING PER SPEC BELOW
2. RUN-OFF TO BE COLLECTED & TRANSFERED TO STREET OR APPROVED NON-EROSIVE DEVICES
3. PROVIDE EVE BLOCK VENT EVERY THIRD BAY

ROOFING SPECIFICATION

△2 ROOFING TILE WEIGHT: 10.3 LBS PER SQ.FT.

1. ALL ROOFING TILES SHALL BE APPLIED WITH A MINIMUM OF 2 FASTENERS PER TILE OR MINIMUM OF 1 FASTENER PER TILE FOR INTERLOCKING LUGGED TILES.

ATTIC VENT CALCS

PLAN 4

ATTIC AREA 1 = 1,102 sf DIVIDED BY 300 FOR HIGH & LOW VENTING
REQUIRED VENT AREA = 3.67 sf = 529 si
PROVIDE (8) OHAGIN CONCRETE ROOF VENT @ 98 (588 total)
TOTAL NET AREA PROVIDED = 588 si
NET AREA REQUIRED = 529 si

ATTIC AREA 1 = 1,102 sf DIVIDED BY 150 = 7.35 sf FOR EAVE VENTING
7.35 x 14.4 = 105.89 si
TOTAL NET AREA PROVIDED = 108 si BLOCKS
NET AREA REQUIRED = 105.89 si

ATTIC AREA 2 = 251 sf DIVIDED BY 150 = 1.67 sf FOR EAVE VENTING
1.67 x 14.4 = 24.10
TOTAL NET AREA PROVIDED = 25 si BLOCKS
NET AREA REQUIRED = 24.10 si BLOCKS

ATTIC AREA 3 = 299 sf DIVIDED BY 150 = 1.99 sf FOR EAVE VENTING
1.99 x 14.4 = 28.70
TOTAL NET AREA PROVIDED = 29 si BLOCKS
NET AREA REQUIRED = 28.70 si BLOCKS

ATTIC AREA 3 ELEVATIONS A & C = 1,357 sf DIVIDED BY 150 = 9.05 sf FOR EAVE VENTING
9.05 x 14.4 = 130.27 si
VENTILATION PROVIDED: 1 GABLE VENTS @ 2 sf = 28.4 si
TOTAL NET AREA PROVIDED = 29 si BLOCKS
NET AREA REQUIRED = 28.70 si

REFER TO PLANS FOR APPROXIMATE LOCATIONS

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2012
Reviewed and Accepted
Larry Wilham

DICECCO ARCHITECTURE
5146 COMMERCE AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME
THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

DICECCO ARCHITECTURE, INC.
RELEASE THIS COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DATE/DATE	ISSUED FOR
1 3/15/11	Owner Revs
2 3/15/11	Owner Revs/ PCC

SHEET DATE	5/9/11
JOB No.	2101
DRAWN	HLP, MPR

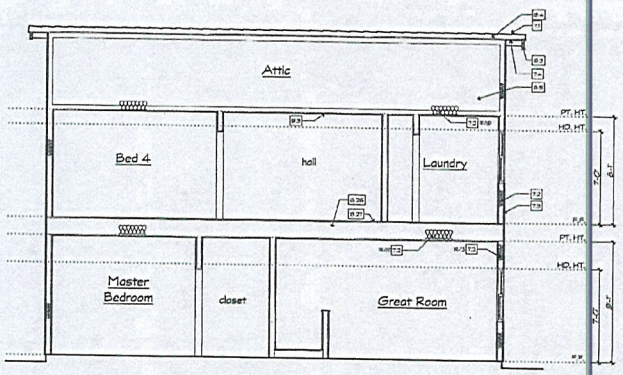
A4.4

SHEET NO.
SHEET TITLE Plan 2240 Roof Plan

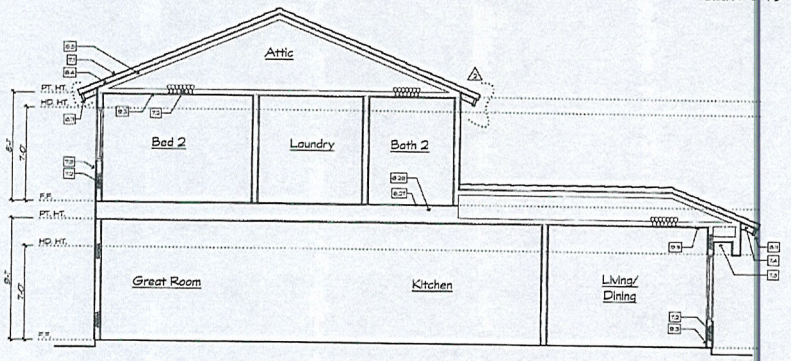
SCANNED

MOD-46292
SDR-46293

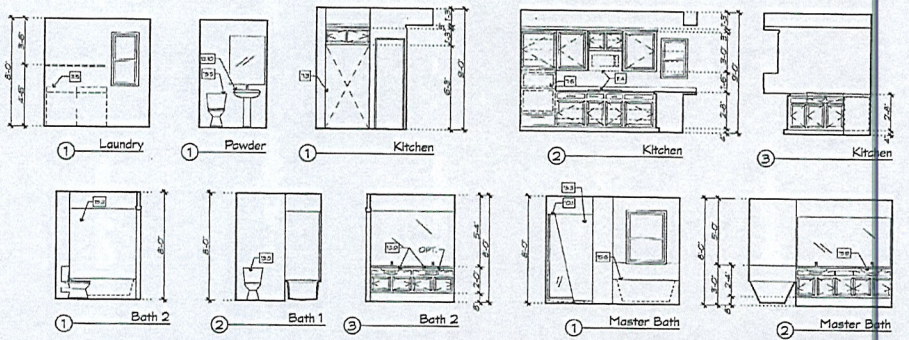
RECEIVED
JUL 26 2012



Section B
Plan 2240 Scale: 1/4" = 1'-0"



Section A
Plan 2240 Scale: 1/4" = 1'-0"



Interior Elevations
Plan 2240 Scale: 1/4" = 1'-0"

KEYNOTES

1.1	LINE OF CEILING ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
1.2	30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE, 30" H.H. IN HEADROOM. PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ MFR. SEE PTPD.
1.3	ROW WALL HT. @ 2'-10".
1.4	NICHE, SEE L. HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.).
1.5	CHANGE IN FLOOR FINISH.
2.1	not used.
3.1	not used.
4.1	STONE VENEER, SEE ELEV. FOR SIZE.
4.2	STONE CAP.
5.1	14" x 6'-0" O.J. SCREENED VENT (EXHAUST VENT @ GARAGE).
5.2	not used.
5.3	6"H. CONTINUOUS STUCCO SCREED, SEE DETAIL.
5.4	DECORATIVE GABLE ENDVENT.
5.5	ATTIC ROOF VENT, SEE ATTIC VENT CALCS (ROOF PLAN).
6.1	9" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X AR GYPD FOR LIVING SEPARATION.
6.2	not used.
6.3	2x8 SARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
6.4	ROOF SHEATHING PER STRUCTURAL.
6.5	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
6.6	2x ROOF RAFTER PER STRUCTURAL.
6.7	2x CEILING FRAMING PER STRUCTURAL.
6.8	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.), SEE DETAIL.
6.9	not used.
6.10	not used.
6.11	2x8 FASCIA, RE-SAWN, SEE ELEVATION FOR SIZE.
6.12	not used.
6.13	(1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
6.14	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
6.15	(3) 3/4" MDF SHELVES EQUALLY SPACED FOR LAUN CLOSET.
6.16	SINGLE SHELF WITH ROD.
6.17	not used.
6.18	not used.
6.19	36" UPPER CABINET w/ 9" CROWN.
6.20	FRAMED OPENING, OPEN NO. SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
6.21	SINGLE SHELF AND ROD & BOX DOUBLE ROD.
6.22	BASE CABINET.
6.23	42" HIGH GUARDRAIL, SEE DETAIL.
6.24	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
6.25	STAIR FRAMING PER STRUCTURAL.
6.26	FLOOR FRAMING PER STRUCTURAL.
6.27	FLOOR SHEATHING PER STRUCTURAL.
7.1	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
7.2	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS.
7.3	EXTERIOR STUCCO ONE COAT ON FOAM SYSTEM, LIGHT SAND FINISH.
7.4	STUCCO FOR 1 HOUR RATING.
7.5	not used.
7.6	STUCCO OVER ROAM TRIM.
8.1	not used.
8.1	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE X GYPSUM BOARD, PROVIDING 1-HR CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL T ON SHEET A05.
8.2	COUNTER TOP w/ BACK SPLASH, PER OWNER.
8.3	5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP).
8.4	5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
9.1	TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
10.2	RECESSED MEDICINE CABINET.
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
11.2	DISHWASHER.
11.3	24" W.H.D. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
11.4	30" STD. (SEE OPTIONAL) COOKTOP & HOOD/VENTILATION, ABOVE, OPT.
11.5	66 CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN PAN.
11.6	30" DOUBLE WALL OVEN OPTIONAL
11.7	SINGLE COMPARTMENT SINK.
12.1	not used.
12.1	not used.
14.1	not used.
15.1	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
15.2	60" X 32" INLETED FIBERGLASS SLOPE IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM S-OWER HEAD.
15.3	42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
15.4	DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF OVER 14'-0" DUCT LENGTH OVER CODE).
15.5	LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
15.6	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
15.7	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
15.8	not used.
15.9	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
15.10	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
15.11	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
16.1	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

DICECCO ARCHITECTURE
5146 CONNECT AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME
THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S SEAL AND ORIGINAL SIGNATURE

DICECCO ARCHITECTURE, INC. RETAINS THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DATE/DATE	ISSUED FOR
3/15/11	Owner Review
5/5/11	Owner Review PCC

SHEET DATE 5/5/11
JOB NO. 2101
DRAWN MCP, MHR

A4.5

SHEET NO.
SHEET TITLE Plan 2240 Sections/ Int. Elev.

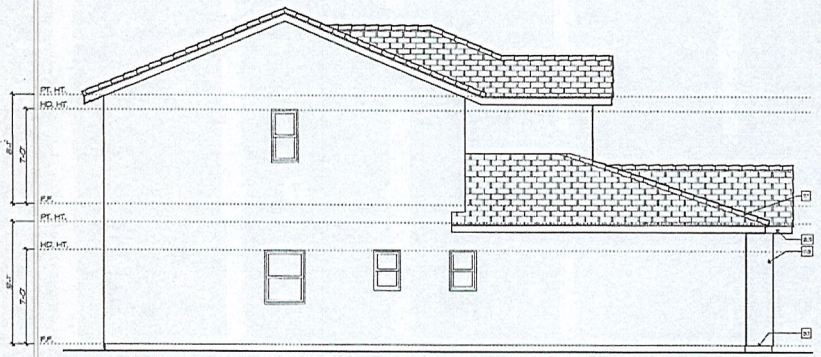
43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry William

SCANNED

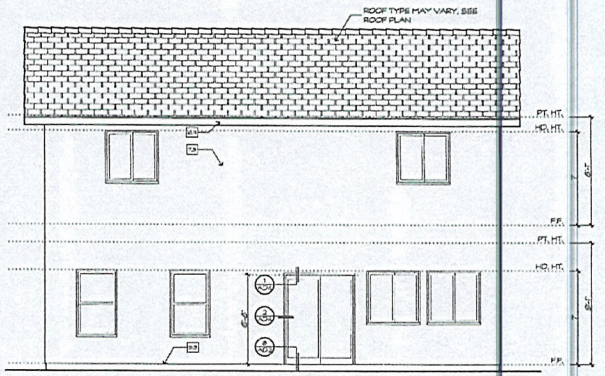
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



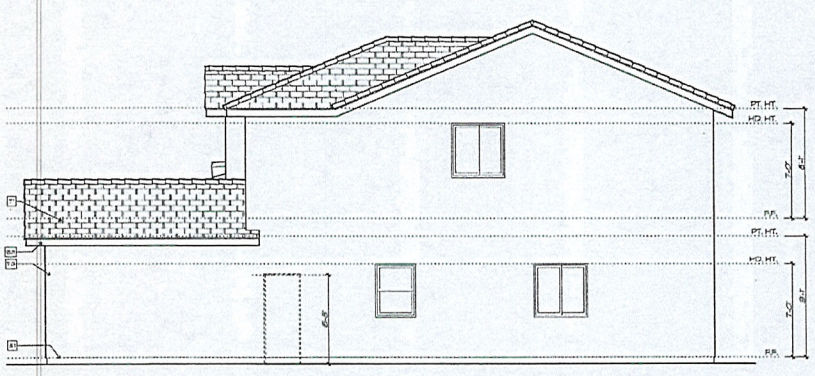
Left Elevation

Plan 2240 - A Scale: 1/4" = 1'-0"



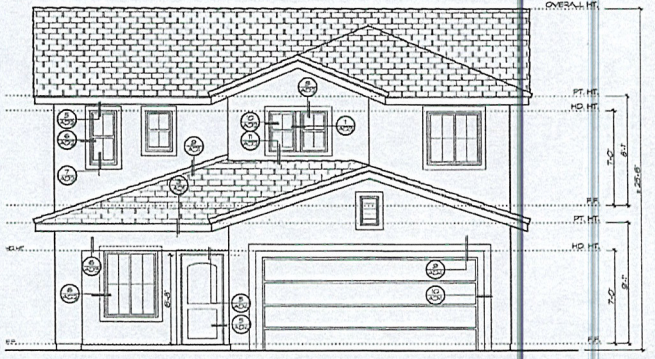
Rear Elevation

Plan 2240 Scale: 1/4" = 1'-0"



Right Elevation

Plan 2240 - A Scale: 1/4" = 1'-0"



Front Elevation

Plan 2240 - A Scale: 1/4" = 1'-0"

KEYNOTES

1	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
2	30" x 30" ATTIC ACCESS W/ R.A.D. ABOVE, 30" MIN HEADROOM. PROVIDE LIGHT, 24" WIDE LADDER, AND 30" FLAT FLOOR IN FRONT OF R.A.D. W/ 24" MIN CLEARANCE W/ THE 15 FPHB.
3	BOW WALL, HT. @ 2-10.
4	NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
5	CHANGE IN FLOOR FINISH.
21	not used.
31	not used.
41	STONE VENEER, SEE ELEV FOR SIZE.
42	STONE CAP.
51	14" x 8" (E.) SCREENED VENT (EXHAUST VENT @ GARAGE).
52	not used.
53	(E.) CONTINUOUS STUCCO SCREED, SEE DETAIL.
54	DECORATIVE GABLE END VENT.
59	ATTIC ROOF VENT, SEE ATTIC VENT CALCS ROOF PLAN.
61	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. FRONCE SHB TYPE X AS REQ'D FOR UNIT SEPARATION.
62	not used.
63	2x8 BARGE RAFTER, RE-SAWN, SEE DETAIL FOR SIZE.
64	ROOF SHEATHING PER STRUCTURAL.
65	ENGINEERED ROOF TRUSS, REFER TO TRUSS CALCS BY OTHERS.
66	2x ROOF FRAMING PER STRUCTURAL.
67	2x CEILING FRAMING PER STRUCTURAL.
68	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.), SEE DETAIL.
69	not used.
610	not used.
611	2ND FASCIA RE-SAWN, SEE ELEVATION FOR SIZE.
612	not used.
613	(1) 24" POP SHELF ABOVE WASHER & DRYER.
614	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616	SINGLE SHELF WITH POLE.
617	not used.
618	not used.
619	18" UPPER CABINET W/ 3" CROWN.
620	FRAMED DRYWALL, OPEN N.B. SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
621	SINGLE SHELF AND POLE, 5CM DOUBLE POLE
622	BASE CAB VET.
623	42" HIGH GUARDRAIL, SEE DETAIL.
624	WALL MOUNTED HANDRAIL @ 34-38 ABOVE STAIR NOSING.
625	STAIR FRAMING PER STRUCTURAL.
626	FLOOR FRAMING PER STRUCTURAL.
627	FLOOR SHEATHING PER STRUCTURAL.
71	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SPEC.
72	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS.
73	EXTERIOR STUCCO, ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH.
74	STUCCO FOR HOUSE RATING.
75	not used.
76	STUCCO OVER FOAM TRIM.
81	not used.
91	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8 TYPE X GYPSUM BOARD, PROVIDING 1HR CONSTRUCTION. FRAMING TO BE SPACED @ 16" O.C. MIN. REFER DETAIL 3 ON IS-107 ACB.
92	COUNTER TOP W/ BACK SPLASH, PER OWNER.
93	5/8 GYP. BOARD AT WALLS AND CEILING FINISH (TYP.)
94	5/8 TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
101	TEMPERED GLASS ENCLOSURE W/ INTEGRAL TOWEL BAR.
102	RECESSED MEDICINE CABINET.
111	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
112	DISHWASHER.
113	28" L.N.D. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
114	30" STD (30" OPT ONLY) COOKTOPE W/ORDHWASHAN ABOVE, OPT.
118	66" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
116	30" DOUBLE WALL OVEN, OPT ONLY.
117	SINGLE COMPARTMENT SINK.
121	not used.
131	not used.
141	not used.
151	WATER HEATER VERIFY WITH ENERGY COMPLIANCE CALCULATIONS
152	60" X 30" SHATTO FIBERGLASS TUB/ SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD
153	42" X 36" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD
154	DRYER VENT SLN-W BACKDRAFT DAMPER @ ENTERING/INSIDE FACE (MIN 4" DIA FOR FLEX AND OVER OCCUPIED).
155	LOW FLOW "TOILET" 6 GALLONS PER FLUSH.
156	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
158	not used.
159	20" DIA IN LAVATORY W/ 2 1/2 GPM FAUCET.
160	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
93	DUCT CHASE, VERIFY WITH MECHANICAL PLANS.
95	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

DICECCO ARCHITECTURE
5146 CONGRESS AVENUE, SUITE A
MODESTO, CA 95021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ARCHIVED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
3/18/11	Owner Revs
5/3/11	Owner Revs/ PCC

SHEET DATE 5/3/11
JOB NO. 2121
DRAWN MEP, MPB

A4.6

SHEET NO.

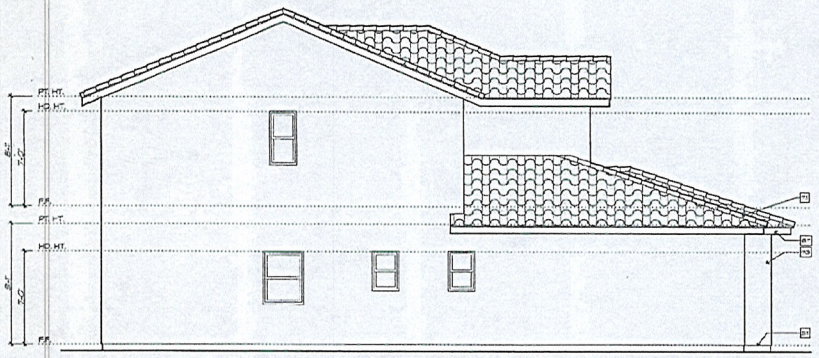
SHEET TITLE Plan 2240 Elevations A

Clark County Dev. Services
Building Services Division
JUN 07 20
Reviewed and Accepted
Larry Wilhelm

SCANNED

MOD-46292
SDR-46293

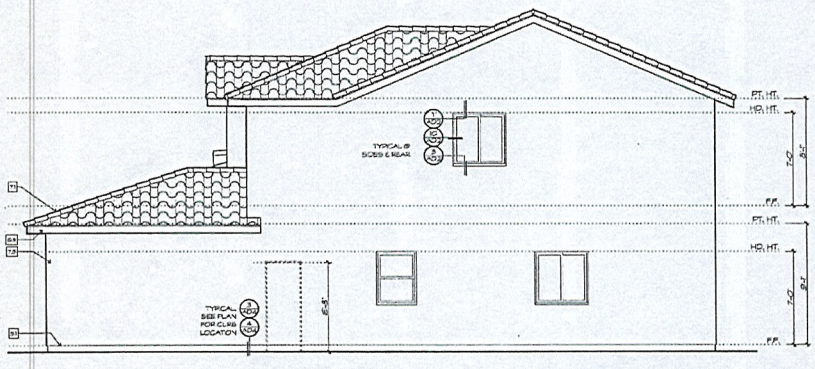
RECEIVED
JUL 26 2012



Left Elevation

Plan 2240 - B

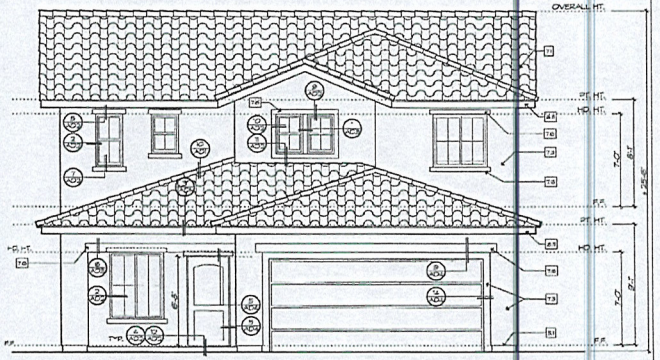
Scale: 1/4" = 1'-0"



Right Elevation

Plan 2240 - B

Scale: 1/4" = 1'-0"



Front Elevation

Plan 2240 - B

Scale: 1/4" = 1'-0"

KEYNOTES

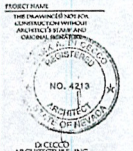
11	LINE OF CEILING / SOFFIT ABOVE, SEE PLAN OR ELEV. FOR HEIGHT.
12	30" x 30" ATTIC ACCESS W/ R.A.J. ABOVE, 30 MIN HEADROOM. PROVIDE LIGHT, DAYLIGHT OPENING AND 30" PLATFORM FROM OPENING R.A.J. - VERIFY CLEARANCE W/ TILES MFR.
13	PONY WALL, HT. @ 2'-0".
14	NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
15	CHANGE IN FLOOR FINISH.
21	not used.
31	not used.
41	STONE VENEER, SEE ELEV FOR SIZE.
42	STONE CAP.
51	12" x 6" (E) SCREENED VENT (EXHAUST VENT @ GARAGE)
52	not used.
53	(E) CONTINUOUS STUCCO SCREED, SEE DETAIL.
54	DECORATIVE GABLE END VENT.
55	ATTIC ROOF VENT, SEE ATTIC VENT CALCS ROOF PLAN.
61	16" HIGH WOOD FRAMED WATER HEATER PLATFORM W/ 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X GWB RISER FOR USRS SEPARATION.
62	not used.
63	2x8 BARGE RAFTER, R2-BAMA, SEE DETAIL FOR SIZE.
64	ROOF SHEATHING PER STRUCTURAL.
65	ENGINEERED ROOF TRUSS, REFER TO "TRUSS CALCS BY OTHERS.
66	2x ROOF FRAMING PER STRUCTURAL.
67	2x CEILING FRAMING PER STRUCTURAL.
68	VINYL SHUTTERS, WIDTH HALF OF WINDOW (U.N.O.) SEE DETAIL.
69	not used.
610	not used.
611	2x8 FASCIA, R2-BAMA, SEE ELEVATION FOR SIZE.
612	not used.
613	(1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
614	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616	SINGLE SHELF WITH POLE.
617	not used.
618	not used.
619	36" UPPER CABINET W/ 3" CROWN.
620	FRAMED DRYWALL OPENING, SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
621	SINGLE SHELF AND POLE, 50% DOUBLE POLE
622	BASE CABINET.
623	42" HIGH GUARDRAIL, SEE DETAIL.
624	WALL-MOUNTED HANDRAIL @ 34-38" ABOVE STAIR NOSING.
625	STAIR FRAMING PER STRUCTURAL.
626	FLOOR FRAMING PER STRUCTURAL.
627	FLOOR SHEATHING PER STRUCTURAL.
71	CONCRETE TILE ROOFING, SEE ROOF PLAN FOR SYSTEM.
72	FIBERGLASS BATT INSULATION, VERIFY WITH ENERGY CALCULATIONS.
73	EXTERIOR STUCCO FINISH SYSTEM, LIGHT SAND FINISH.
74	STUCCO FOR HOUR RATING.
75	not used.
76	STUCCO OVER FOAM TRIM.
81	not used.
91	ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURES SUPPORTING SUCH FRAMING TO BE PROTECTED WITH 5/8" TYPE X GYPSUM BOARD. BROKEN PLANE CONSTRUCTION, FRAMING TO BE SPACED @ 8" O.C. MIN. REFER DETAIL R ON SHEET A05.
92	COUNTER TOP w/ BACK SPLASH, FOR SINKS.
93	3/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP).
94	5/8" TYPE X GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
101	TEMPERED GLASS INC. ONLINE W/ INTEGRAL TOWEL BAR.
102	RECESSED "EDGE" CABINET.
111	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
112	DISHWASHER.
113	39" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
114	30" BTD (BIF OPTIONAL) COOKTOP & MICROWAVE/FAN ABOVE, OFF.
115	60" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
116	30" DOUBLE WALL OVEN, OPTIONAL.
117	SINGLE COMPARTMENT SINK.
121	"a" used.
131	"a" used.
141	"a" used.
151	WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152	60" X 30" SHIFTED FIBERGLASS SLOPE IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153	42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 1/2 GPM SHOWERHEAD.
154	DRYER VENT RUN W/ BACKDRAFT DAMPER @ EXTERIOR ENGINEERED FITTING (MAX U-O OR P UP AND OVER OCCURS)
155	LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
156	60" X 42" FIBERGLASS TUB W/ INTEGRAL DECK.
157	TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
158	not used.
159	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
1511	DUCT CHASE VISIBLY WITH MECHANICAL PLANS.
161	ELECTRICAL SERVICE PANEL, SEE UTILITY PLAN.

D I C E C C O
ARCHITECTURE
5146 CONCHAS AVENUE, SUITE A
MOORPARK, CA 93021-1700
PH 805-552-0088
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

PROJECT NAME

THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT ARCHITECT'S WRITTEN AND ORIGINAL SIGNATURE



DICECCO ARCHITECTURE, INC.
ASSIGNS THIS DRAWING AND COPYRIGHTS IN THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO, ANY CHANGES, FOR ANY USE OTHER THAN FOR THE SPECIFIED PROJECT WITHOUT THE WRITTEN CONSENT OF DICECCO ARCHITECTURE, INC.

DELTA/DATE	ISSUED FOR
2/2/11	Owner Review
5/5/11	Owner Revisi PCC

SHEET DATE 5/5/11
JOB NO. 2107
DRAWN HCP, MMB

A4.7

SHEET NO.
SHEET TITLE Plan 2240
Elevations B

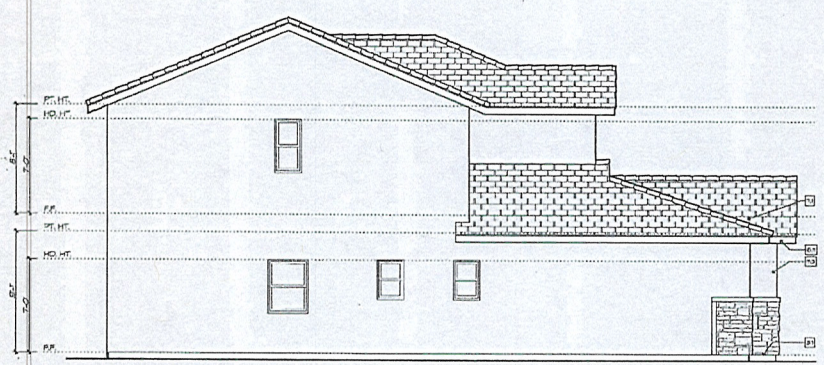
43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Larry Wilham

SCANNED

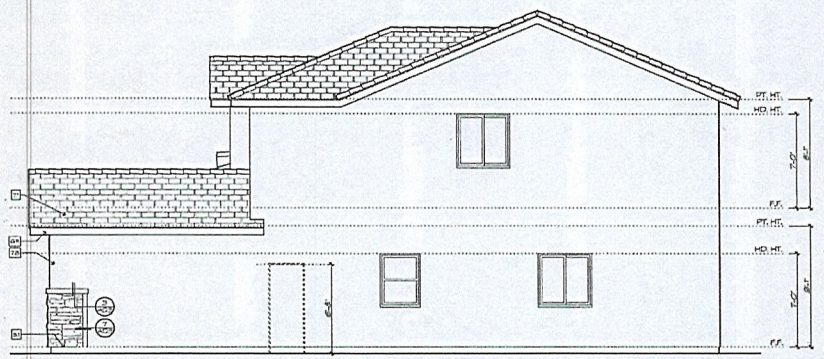
MOD-46292 RECEIVED

SDR-46293 JUL 26 2012



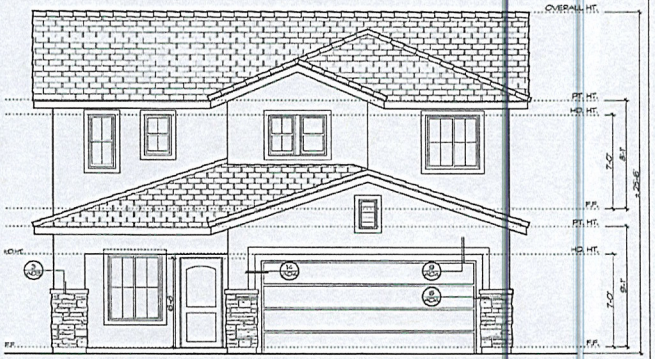
Left Elevation

Plan 2240 - C — Scale: 1/4" = 1'-0"



Right Elevation

Plan 2240 - C — Scale: 1/4" = 1'-0"



Front Elevation

Plan 2240 - C — Scale: 1/4" = 1'-0"

KEYNOTES

1	LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
2	30" x 30" ATTIC ACCESS W/ F.A.U. ABOVE. 30" MIN HEADROOM PROVIDE LIGHT, 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ TRUSS MFG.
3	FRONT WALL - 44" @ 2:0"
4	NOM. SILL HT. @ 3'-0" AND HEAD HT. @ 7'-0" A.F.F. (U.N.O.)
5	CHANGE IN FLOOR FINISH.
21	not used.
31	not used.
A1	STONE VENEER, SEE ELEV. FOR SIZE.
A2	STONE CAP.
B1	14" x 8" @ L SCREENED VENT (EXHAUST VENT @ GARAGE).
53	not used.
53	6:1 CONTINUOUS STUCCO SCREED. SEE DETAIL.
54	DECORATIVE GABLE END VENT.
55	ATTIC ROOF VENT. SEE ATTIC VENT CALCS (ROOF PLAN).
61	18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X GYP. BOARD FOR WALL SEPARATION.
62	not used.
63	3x8 BARGE RAFTER, PER SHEAR. SEE DETAIL FOR SIZE.
64	ROOF SHEATHING PER STRUCTURAL.
65	ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS. BY OTHERS.
66	2x ROOF FRAMING PER STRUCTURAL.
67	24 CEILING FRAMING PER STRUCTURAL.
68	VINYL SHUTTERS. WIDTH HALF OF WINDOW (U.N.O.). SEE DETAIL.
69	not used.
610	not used.
611	2x8 FASCIA. RE SHEAR. SEE ELEVATION FOR SIZE.
612	not used.
613	(1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
614	(4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615	(5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616	SINGLE SHELF WITH POLE.
617	not used.
618	not used.
619	36" UPPER CABINET W/ 5" CROWN.
620	FRAMED DRYWALL OPENING. SILL HT @ 5'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
621	SINGLE SHELF AND POLE. SDN DOUBLE POLE.
622	BASE CABINET.
623	42" HIGH GUARDRAIL. SEE DETAIL.
624	WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625	STAIR FRAMING PER STRUCTURAL.
626	FLOOR FRAMING PER STRUCTURAL.
627	FLOOR SHEATHING PER STRUCTURAL.
71	CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
72	FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS
73	EXTERIOR STUCCO, ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH.
74	STUCCO FOR 1 HOUR RATING.
75	not used.
76	STUCCO OVER FOAM TRIM.
A1	not used.
81	A.L. FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE PROVIDED WITH 2-5/8" TYPE 'X' GYPSUM BOARD, PROVIDING 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL 7 ON SHEET A08.
82	COUNTER TOP w/ BACKSPLASH PER OWNER.
83	5/8" GYP. BOARD AT WALLS AND CEILING FINISH TYP.
84	3/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USABLE UNDERSTAIR SPACE.
101	TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
102	RECESSED "KEYLINE CABINET".
11	DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
12	DISHWASHER.
13	36" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
14	30" STD. (SEE OPTIONAL) COOKTOP & MICROWAVE/HOOD ABOVE, OPT.
15	84" CLEAR WASHER/DRYER SPACE. PROVIDE RECESSED VALVE AND DRAIN BOX.
16	30" DOUBLE WALL OVEN, OPTIONAL.
17	SINGLE COMPARTMENT SINK.
121	not used.
131	not used.
141	not used.
151	WATER HEATER. VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
152	60" x 35" CERTED FIBERGLASS SLIDE IN SHOWER/TUB UNIT W/ SURROUND & 2 1/2 GPM SHOWERHEAD.
153	42" X 34" FIBERGLASS SHOWER ENCLOSURE W/ 2 V.D.I.W. SHOWERHEAD.
154	DRYER VENT C.L.N.W. BACKDRAFT DAMPER IS INTERIOR (ENGINEERED IF MORE THAN 14'-0" OR 4 LF UP AND OVER OCCURS)
155	LOW FLOW "DUET" 1.6 GALLON/FLUSH.
156	60" X 42" FIBERGLASS "J" BOWL W/ INTEGRAL DECK.
157	TEMPERATURE AND PRESSURE REL. EP VALVE RUN.
158	not used.
159	DROP-IN LAVATORY W/ 2 1/2 GPM FAUCET.
1510	PEDESTAL LAVATORY W/ 2 1/2 GPM FAUCET.
153	DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
161	ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

43-1387

Clark County Dev. Services
Building Services Division
JUN 07 2012
Reviewed and Accepted
Larry Wilham

SCANNED

MOD-46292 RECEIVED
SDR-46293 JUL 26 2012

D.I.CECCO ARCHITECTURE
5145 COMMERCE AVENUE, SUITE A
MOORPARK, CA. 93021-1700
PH 805-553-0068
WWW.DICECCOARCH.COM

D.R. Horton
COPPER CREEK
Clark County, Nevada

POLICY NAME
THE DRAWINGS ARE NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

MARK A. DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

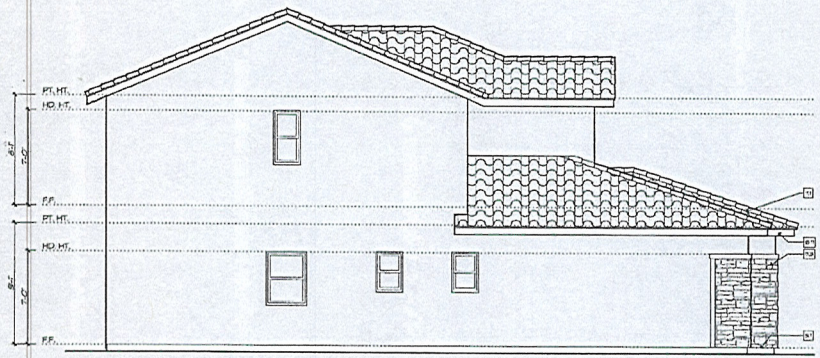
© COPYRIGHT D.I.CECCO ARCHITECTURE, INC.
REPRODUCTION COMMON LAW COPYRIGHT IN THESE DRAWINGS, THEY ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY WAY ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF D.I.CECCO ARCHITECTURE, INC.

DESIGNATE	ISSUED FOR
1 7/25/11	Owner Review
2 8/31/11	Owner Revised PCC

ISSUE DATE	5/31/11
JOB NO.	2901
DRAWN	HCR, MMW

A4.8

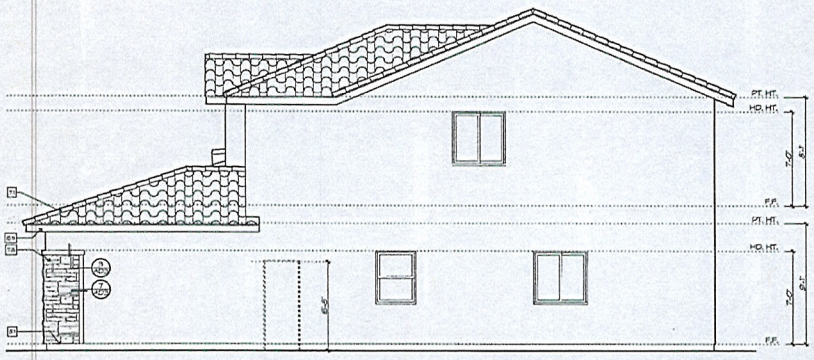
SHEET NO.
SHEET TITLE: Plan 2240 Elevations C



Left Elevation

Plan 2240 - D

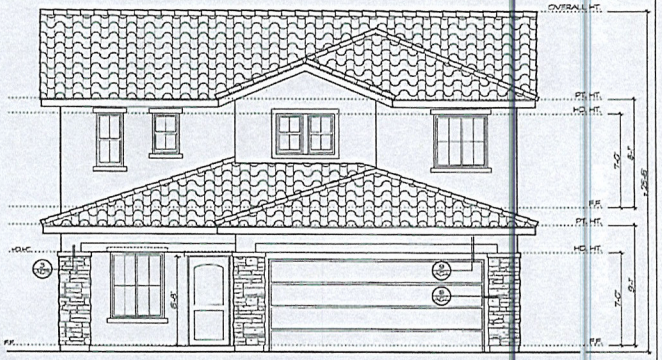
Scale: 1/4" = 1'-0"



Right Elevation

Plan 2240 - D

Scale: 1/4" = 1'-0"



Front Elevation

Plan 2240 - D

Scale: 1/4" = 1'-0"

KEYNOTES

1 LINE OF CEILING / SOFFIT ABOVE. SEE PLAN OR ELEV. FOR HEIGHT.
2 30" x 30" ATTIC ACCESS W/ PULL-DOWN LADDER ABOVE, SO MIN HEADROOM PROVIDED. U.O.N.; 24" WIDE CATWALK AND 30" PLATFORM IN FRONT OF F.A.U. - VERIFY CLEARANCE W/ THE SMACNA.
3 PONY WALL H.U.O. 2'-0"
4 NICHE, SILL HT. @ 3'-0" AND HEIGHT @ 7'-0" A.F.F. (U.N.O.)
5 CHANGE IN FLOOR FINISH.
21 not used.
31 not used.
41 STONE VENEER, SEE ELEV. FOR SIZE.
42 STONE CAP.
51 14" x 8" (E.) SCREENED VENT (EXHAUST VENT @ GARAGE).
52 not used.
53 (E.) CONTINUOUS 8" STUCCO SCREED. SEE DETAIL.
54 DECORATIVE GABLE END VENT.
55 ATTIC ROOF VENT. SEE ATTIC VENT CALCS. (ROOF PLAN).
61 18" HIGH WOOD FRAMED WATER HEATER PLATFORM WITH 3/4" PLYWD SUBFLR. PROVIDE 5/8" TYPE X GYP. BD. REQ'D FOR LIVING SEPARATION.
62 not used.
63 2x8 BARGE RAFTER, RE-SAWN. SEE DETAIL FOR SIZE.
64 ROOF SHEATHING PER STRUCTURAL.
65 ENGINEERED ROOF TRUSS. REFER TO TRUSS CALCS BY OTHERS.
66 2x ROOF FRAMING PER STRUCTURAL.
67 2x CEILING FRAMING PER STRUCTURAL.
68 VINYL SHUTTERS. WIDTH HALF OF WINDOW (U.N.O.). SEE DETAIL
69 not used.
610 not used.
611 2x6 FASCIA, RE-SAWN. SEE ELEVATION FOR SIZE.
612 not used.
613 (1) 3/4" MDF SHELF ABOVE WASHER & DRYER.
614 (4) 3/4" MDF SHELVES EQUALLY SPACED FOR PANTRY.
615 (5) 3/4" MDF SHELVES EQUALLY SPACED FOR LINEN CLOSET.
616 SINGLE SHELF W/ H POLE.
617 not used.
618 not used.
619 36" UPPER CABINET W/ 3" CROWN.
620 FRAMED OPENING. OPENING SILL HT @ 3'-0" & HEAD HT @ 8'-0" A.F.F. (U.N.O.)
621 SINGLE SHELF AND POLE, 30IN DOUBLE POLE.
622 BASE CABINET.
623 42" HIGH BALCONY RAIL. SEE DETAIL.
624 WALL MOUNTED HANDRAIL @ 34"-38" ABOVE STAIR NOSING.
625 STAIR FRAMING PER STRUCTURAL.
626 FLOOR FRAMING PER STRUCTURAL.
627 FLOOR SHEATHING PER STRUCTURAL.
71 CONCRETE TILE ROOFING. SEE ROOF PLAN FOR SPEC.
72 FIBERGLASS BATT INSULATION. VERIFY WITH ENERGY CALCULATIONS.
73 EXTERIOR STUCCO, ONE COAT OF FOAM SYSTEM, LIGHT SAND FINISH.
74 STUCCO FOR 1 HOUR RATING.
75 not used.
76 STUCCO OVER FOAM TRIM.
81 not used.
91 ALL FRAMING SEPARATING GARAGE AND HABITABLE SPACE AND ALL STRUCTURE SUPPORTING SUCH FRAMING TO BE FINISHED WITH 5/8" TYPE 'X' GYPSUM BOARD, PROVIDING 1-HR. CONSTRUCTION. FRAMING TO BE SPACED @ 16" o.c. MIN. REFER DETAIL 7 ON SHEET A09.
92 COUNTER TOP W/ BACKSPLASH, PER OWNER.
93 5/8" GYP. BOARD AT WALLS AND CEILING FINISH (TYP.).
94 5/8" TYPE 'X' GYPSUM BOARD AT ALL COMBUSTIBLE SURFACES OF ENCLOSED USEABLE UNDERSTAIR SPACE.
101 TEMPERED GLASS ENCLOSURE WITH INTEGRAL TOWEL BAR.
102 RECESSED "MEDICINE CABINET."
11 DOUBLE COMPARTMENT SINK WITH GARBAGE DISPOSAL.
12 DISHWASHER.
13 39" U.N.O. CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED WATER SUPPLY.
14 30" STD (36" OPTIONAL) COOKTOP & MICROWAVE/FAU ABOVE, OPT.
15 66 C.I. RAISED WASHER/DRYER SPACE. PROVIDE RECESSED WASTE AND DRAIN BOX.
16 30" DOUBLE WALL OVEN, OPTIONAL.
17 SINGLE COMPARTMENT SINK.
21 not used.
31 not used.
41 not used.
51 WATER HEATER, VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.
52 60" x 33" SKIRTED FIBERGLASS SLIDE IN SHOWER TUB UNIT W/ SURROUND & TILE (OPTIONAL SHOWERHEAD)
53 42" x 34" FIBERGLASS SHOWER ENCLOSURE W/ 3 1/2" DIA. SHOWER DRAIN.
54 DRYER VENT RUN w/ BACKDRAFT DAMPER @ EXTERIOR (ENGINEERED IF MORE THAN 14'-0" OR UP AND OVER OCCURS)
55 LOW FLOW TOILET 1.6 GALLONS PER FLUSH.
56 60" x 42" FIBERGLASS TUB w/ INTEGRAL DECK
57 TEMPERATURE AND PRESSURE RELIEF VALVE RUN.
58 not used.
59 DROP-IN LAVATORY W/ 2 1/2" GRIPH FAUCET
510 PEDESTAL LAVATORY W/ 2 1/2" GRIPH FAUCET
511 DUCT CHASE. VERIFY WITH MECHANICAL PLANS.
61 ELECTRICAL SERVICE PANEL. SEE UTILITY PLAN.

D.R. Horton
COPPER CREEK
Clark County, Nevada

DI CECCO ARCHITECTURE
5146 CONOMER AVENUE, SUITE A
MOORPARK, CA. 93021-1700
PH 805-552-0068
WWW.DICECCOARCH.COM

PROJECT NAME

THIS DRAWING IS NOT FOR CONSTRUCTION WITHOUT ARCHITECT'S STAMP AND ORIGINAL SIGNATURE

DI CECCO REGISTERED NO. 4213 ARCHITECT STATE OF NEVADA

DI CECCO ARCHITECTURE, INC. RESERVES THEIR COMMON LAW COPYRIGHT IN THESE DOCUMENTS. THEY ARE NOT TO BE REPRODUCED, COPIED, CHANGED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DI CECCO ARCHITECTURE, INC.

DATE/DATA	INSERTION
3/5/1	Owner Revs
5/5/1	Owner Revs PDC

SHEET ISSUE: 5/2/1
JOB NO.: 2103
DRAWN: HCP, MTM

A4.9

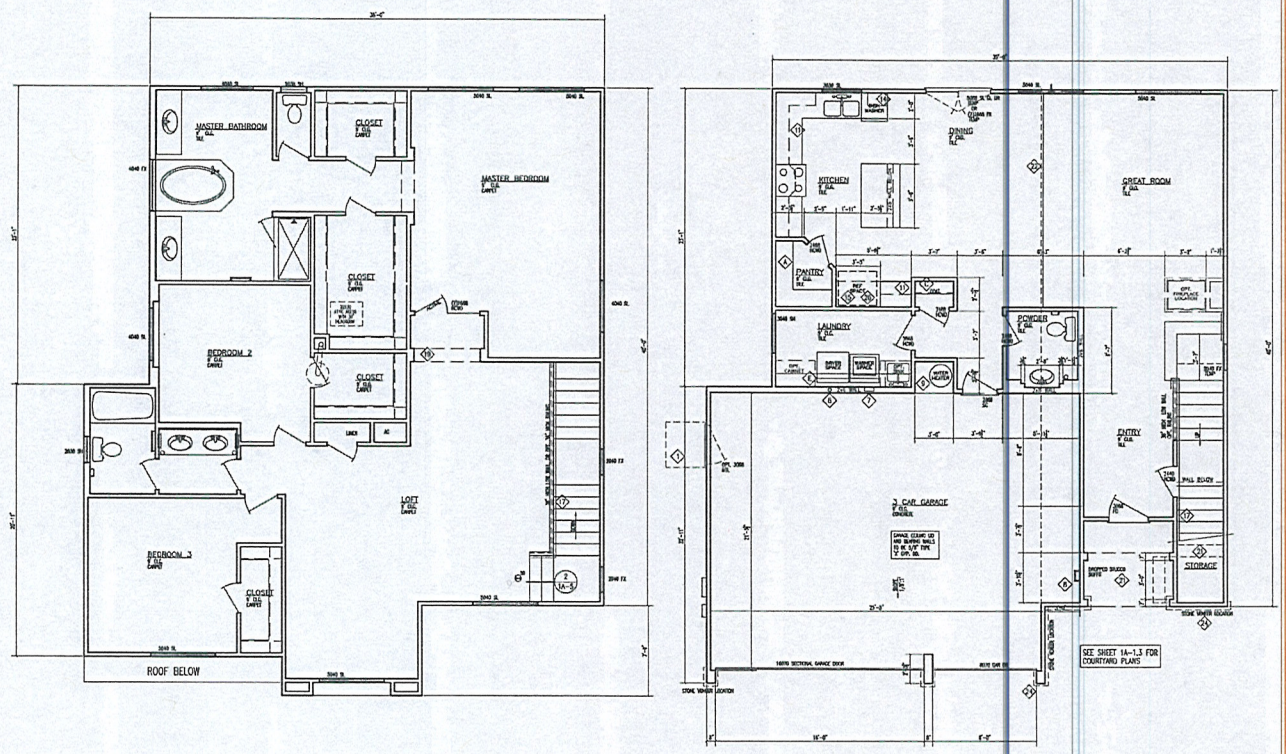
Plan 2240
Elevations D

43-1337

Clark County Dev. Services
Building Services Division
JUN 07 2011
Reviewed and Accepted
Lany William

SCANNED

MOD-46292 RECEIVED
SDR-46293 JUL 26 2012



LARRY TINDALL
RESIDENTIAL DESIGNER

FAX (702) 896-5352

2580 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

LAS VEGAS, NEVADA 89123 OFFICE (702) 597-5597

REVISION	DATE	NOTES

FLOOR PLAN

1106
2200-A5.1
7-18-11

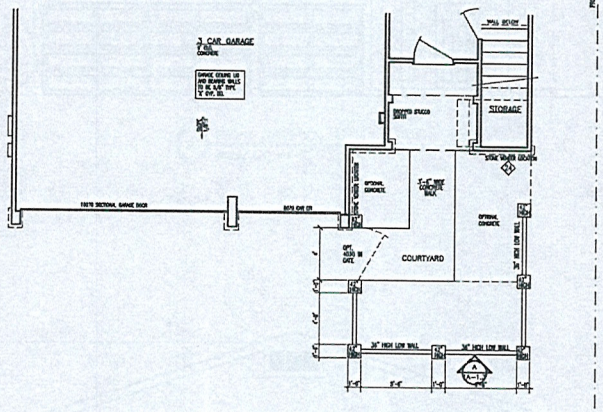
UPDATE:

A-1

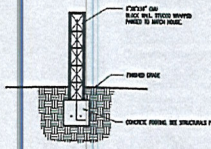
2270 CAMERO COURT.

MOD-46292
SDR-46293

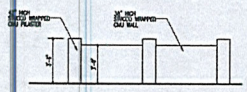
RECEIVED
JUL 26 2012



(1) COURTYARD PLAN
SCALE: 1/4" = 1'-0"



(B) TYP. COURTYARD WALL DETAIL
SCALE: N.T.S.



(A) TYP. COURTYARD WALL ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

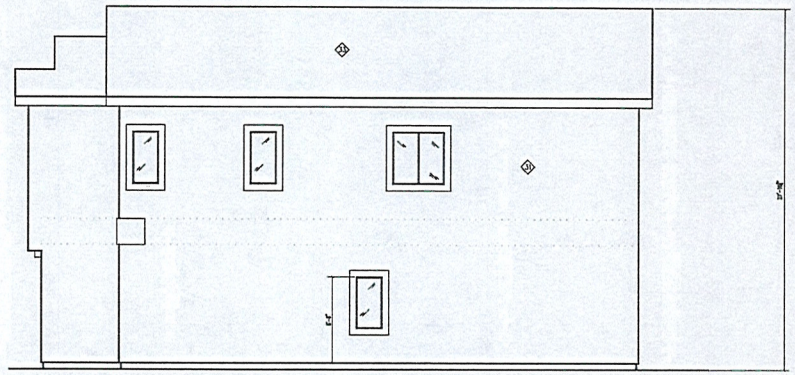
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-8997
FAX (702) 896-8955

2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-8997
2270 CAMERO COURT, LAS VEGAS, NEVADA 89123

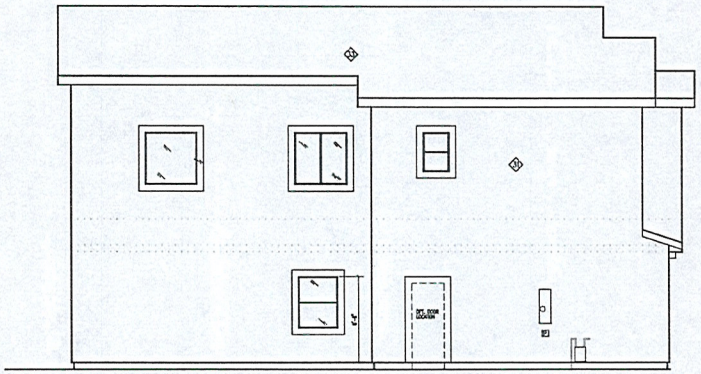
REVISION	DATE	NOTES

OPTIONS
1106
2200-A5.1
7-18-11
UPDATE

A-1.3



(B) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 36 12" O/HANG AT PUBLIC WAY.
- 38 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 39 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT. SEE D.R. HORTON SPECS.

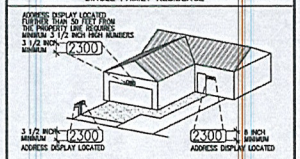
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 890-8352

2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 597.5597
LAS VEGAS, NEVADA 89123
2270 CAMERO COUR.

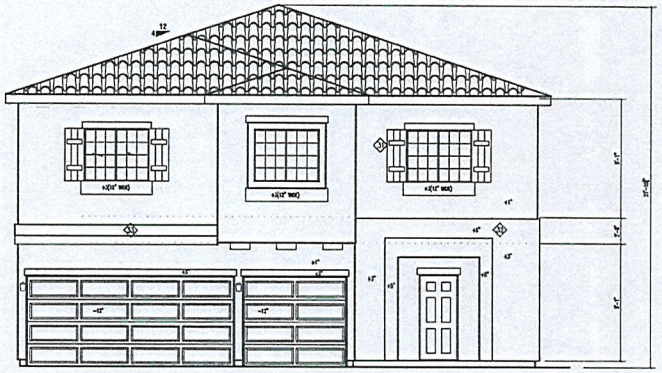
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2580
DATE: 8-11-12
UPDATE:

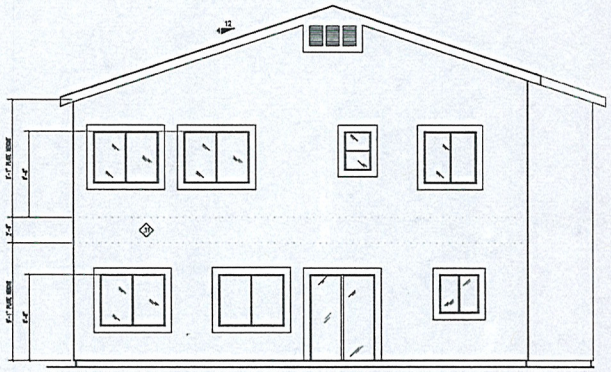
A041

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(A) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 8" WIDE FINISH, TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

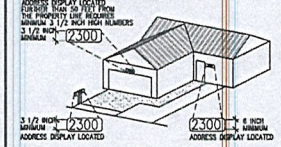
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOTE ARE NOT REFERENCE, THEY ARE DETAILS 5 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- B FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
6 ALL WAYS BEYOND 11 DESIGN
DO NOT SCALE DRAWING
OFFICE (702) 597-2597
FAX (702) 896-8352

2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
6 ALL WAYS BEYOND 11 DESIGN
DO NOT SCALE DRAWING
OFFICE (702) 597-2597
FAX (702) 896-8352

REVISION	DATE	NOTES

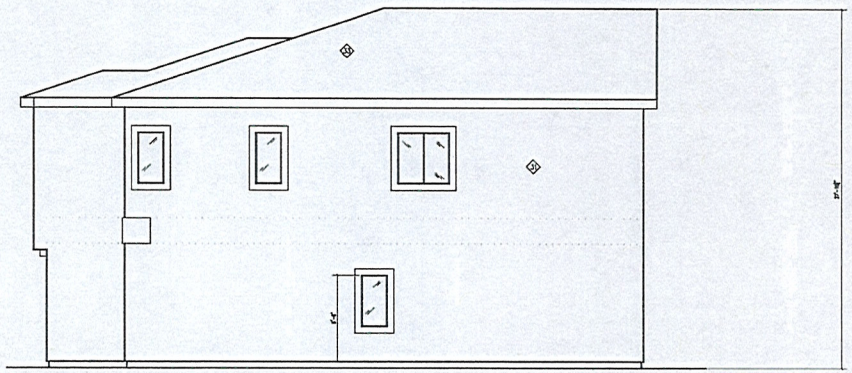
2270 CAMERO COURT, LAS VEGAS, NEVADA 89128

JOB NO.:
FILE NAME: 2300
DATE: 6-11-12
UPDATE:

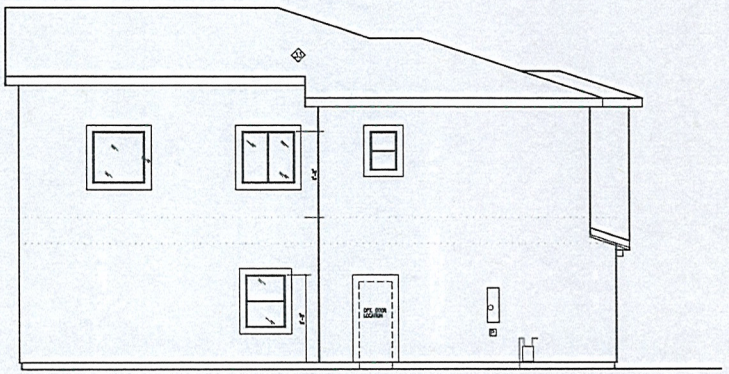
A042

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COLUMN LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SPECS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

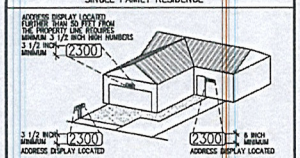
NOTES:

1. PHARSE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL INDEX ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

LARRY TINDALL
RESIDENTIAL DESIGNER
10 BIT SALE SERVICE
OFFICE (702) 897-0397
FAX (702) 896-3352

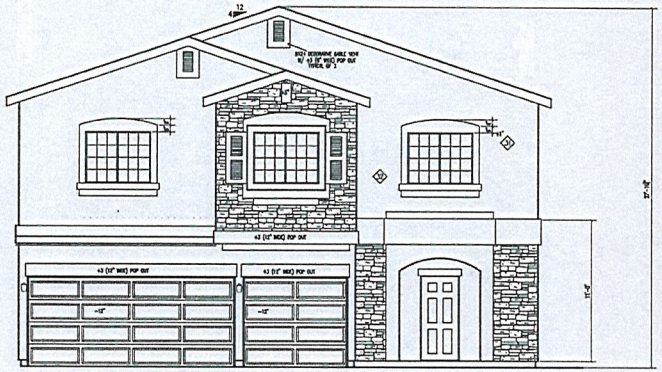
2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
10 BIT SALE SERVICE
OFFICE (702) 897-0397
FAX (702) 896-3352

REVISION	DATE	NOTES

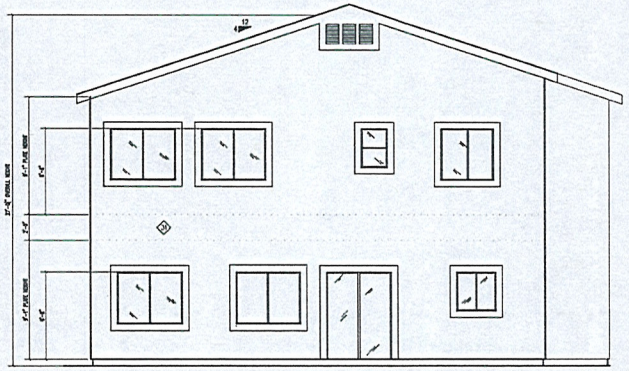
LAS VEGAS, NEVADA 89123
2270 CAMERO COURT

JOB NO.:
FILE NAME: 2580
DATE: 6-11-12
UPDATE:

A043



(A) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S. ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

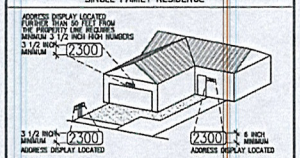
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW "E" GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 807-2597
FAX (702) 806-8352

2580 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 807-2597

REVISION	DATE	NOTES

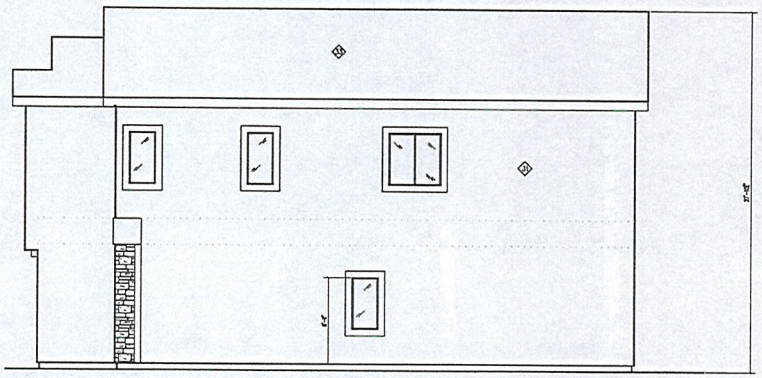
2276 CAMERO COURT, LAS VEGAS, NEVADA 89123

JOB NO:
FILE NAME: 2580
DATE: 6-11-12
UPDATE:

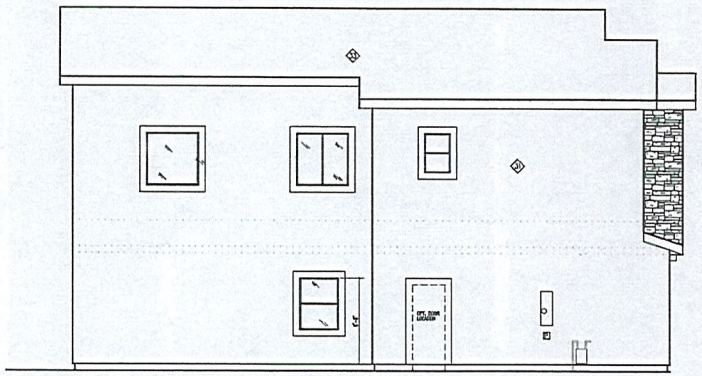
A044

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/0-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND FOR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH PER U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/0-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

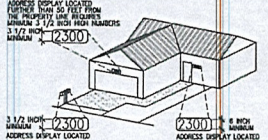
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW "E" GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NOTE ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES. SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 597-5597
FAX (702) 896-5352

2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED DO NOT COPY DRAWING
LAS VEGAS, NEVADA 89123
OFFICE (702) 597-5597

REVISION	DATE	NOTES

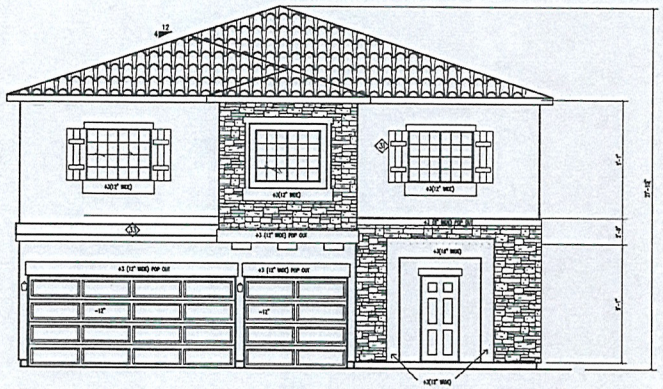
2370 CAMERO COURT

JOB NO.:
FILE NAME: 2580
DATE: 6-11-12
UPDATE:

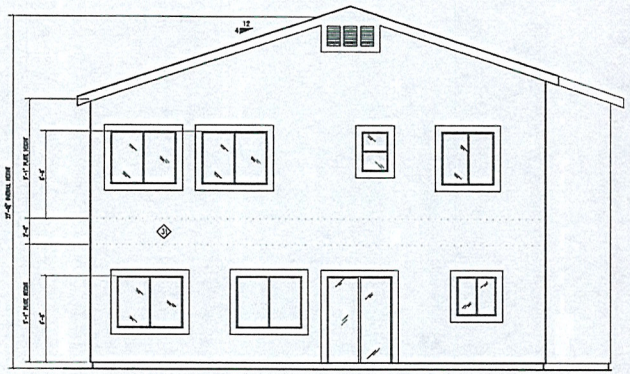
A045

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012



(A) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
33. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
34. 12" O/HANG AT PUBLIC WAY.
35. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
36. CEILING LINE.
40. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
41. COACH LIGHT, SEE D.R. HORTON SPECS.

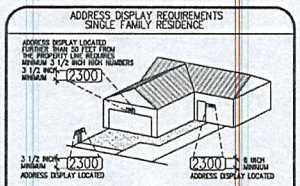
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW "E" GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. PCP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBLING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2580 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

REVISION	DATE	NOTES

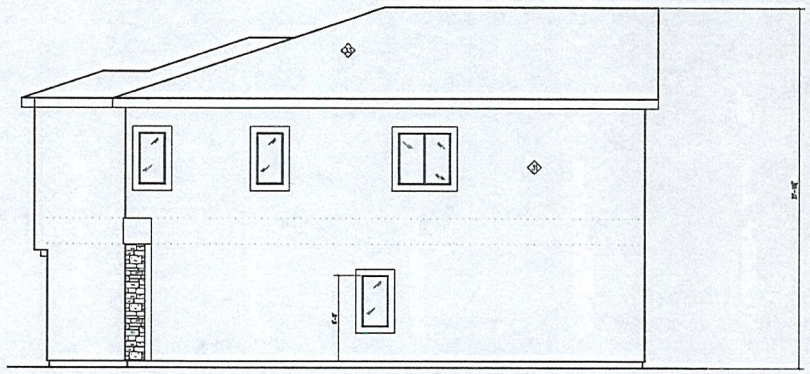
2270 CAMERO COUR, LAS VEGAS, NEVADA 89123 OFFICE (702) 597-5597

JOB NO.:
FILE NAME: 2580
DATE: 6-11-12
UPDATE:

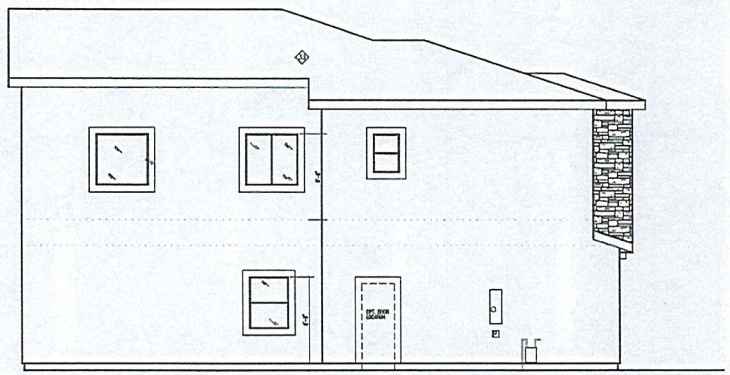
A046

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
33. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
34. 12" O/HANG AT PUBLIC WAY.
35. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
36. CEILING LINE.
40. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
41. COACH LIGHT, SEE D.R. HORTON SPECS.

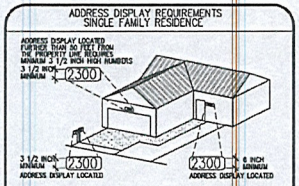
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2580 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO COUR.

REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2580
DATE: 6-11-12
UPDATE:

A047

RECEIVED
JUL 26 2012
MOD-46292
SDR-46293

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 RQD IN HAZARDOUS LOC. INSTALL PER LATEST CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SHELVING OPTIONS:

1. (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
2. (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (16" WIDE IN CLOSET)
3. (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
4. (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
5. (LAUNDRY) (1) 12" DEEP SHELF.
6. (LINEN) (3) 12" DEEP SHELVES EQUALLY SPACED
7. (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 ENGR.
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. 39 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HAND RAIL @ 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 1/2" GYP BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. NOT USED
23. NOT USED
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.

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 PER'S BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD NON-COMBUSTIBLE DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FINAL.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNERS.

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 C1288, C1325 OR C1178 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.

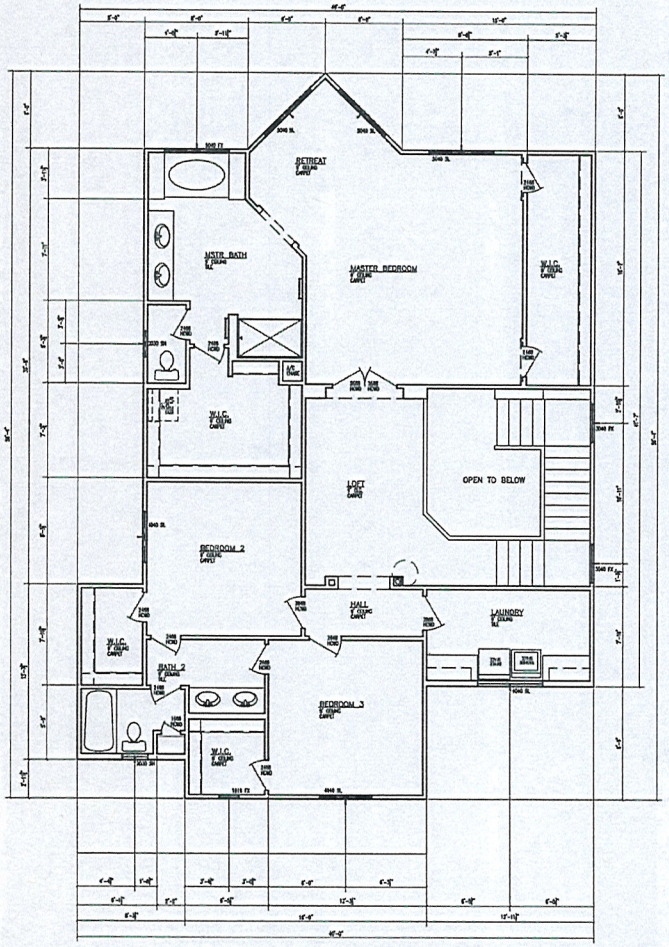
12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FINISH/ATRIUM DOORS SHALL BE TEMPERED.

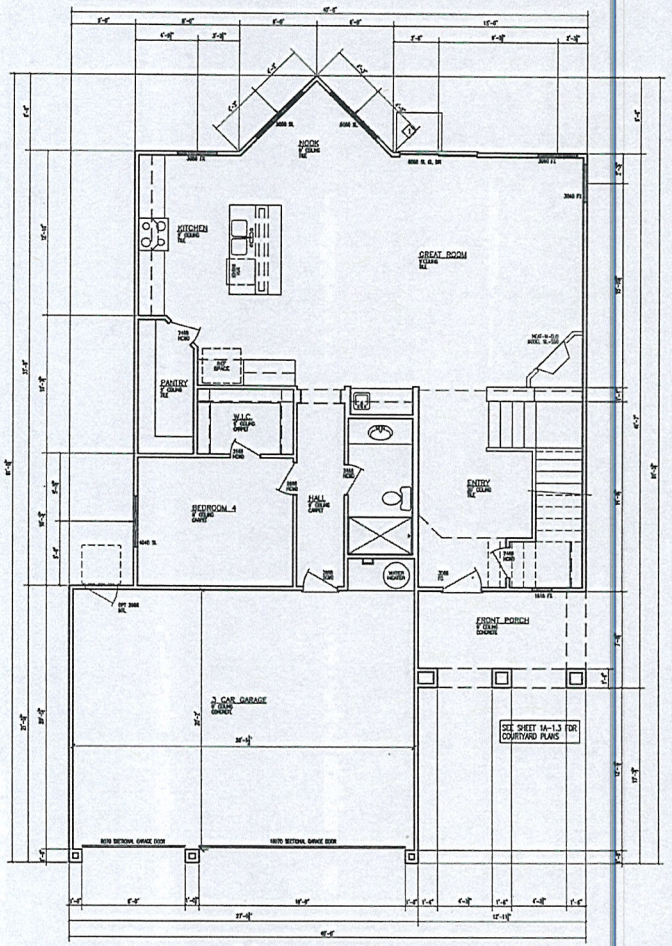
ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 21" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU, 36" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6' FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. 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 'U' 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. GRADE NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5.7.
* 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 & LAMINATED 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 (SEE 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 SF.
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.



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



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

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

LARRY TINDALL
RESIDENTIAL DESIGNER
6161 Riley Street #100
Las Vegas, Nevada 89123
OFFICE (702) 897-5817
FAX (702) 605-6252

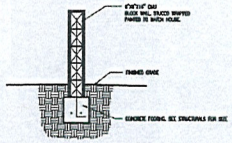
2780 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

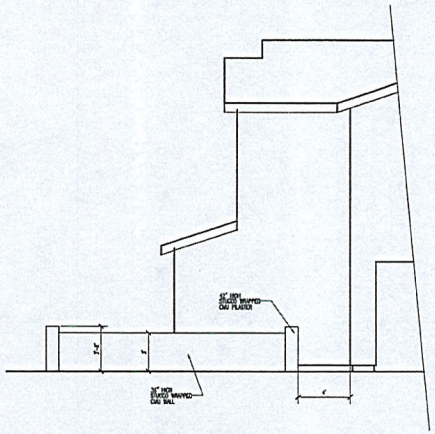
2270 CAMERO AVE.
FLOOR PLAN

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

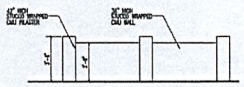
1A-1



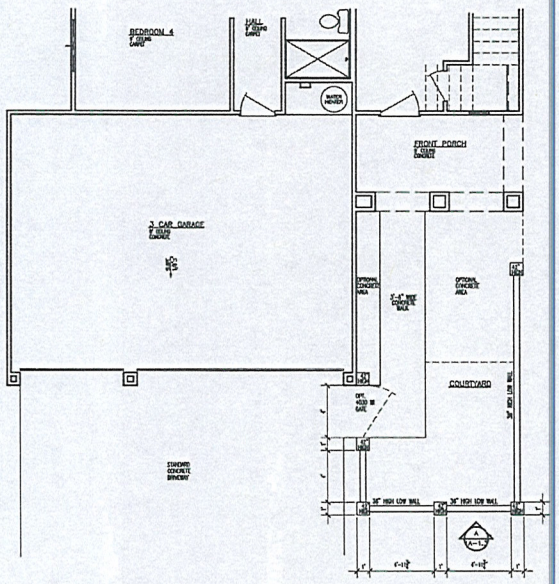
(C) TYP. COURTYARD WALL DETAIL
SCALE: N.T.S.



(B) TYP. COURTYARD WALL SIDE ELEVATION
SCALE: 1/4" = 1'-0"



(A) TYP. COURTYARD WALL ELEVATION
SCALE: 1/4" = 1'-0"



( ) COURTYARD PLAN
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2780 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.

REVISION	DATE	NOTES

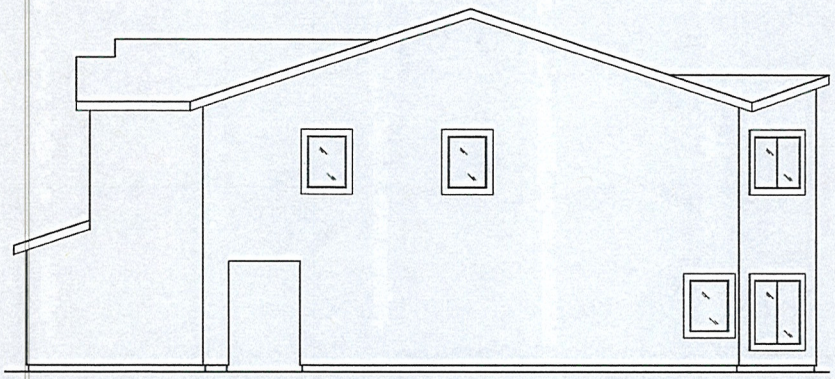
COURTYARD PLAN

JOB NO.: 1204
FILE NAME:
DATE: 6-28-12
UPDATE:

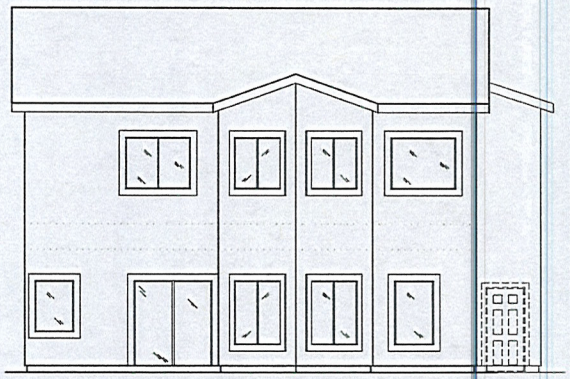
1A-1.3

RECEIVED
JUL 26 2012

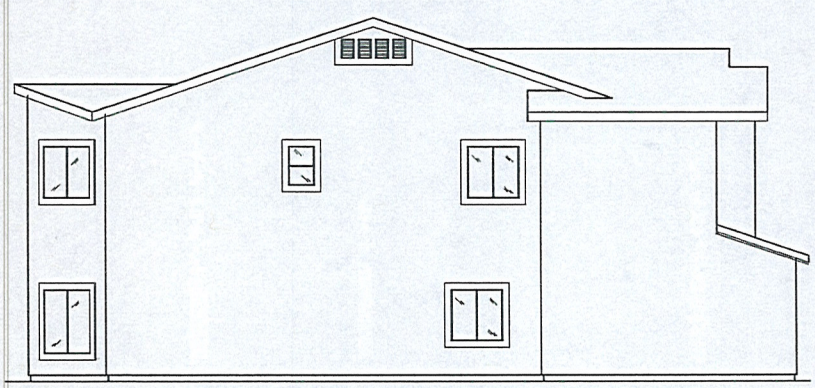
MOD-46292
SDR-46293



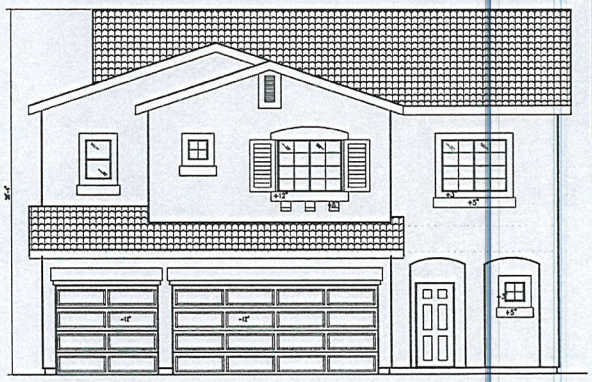
(D) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(B) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 4" WIDE FINISH TYP., U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

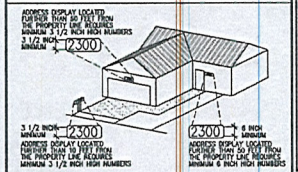
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NOTE ARE NOT REFERENCE, THEY ARE DETAILS S 10.1a, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONTOURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

LARRY TINDALL
RESIDENTIAL DESIGNER
6 BEDFORD DRIVE, LAS VEGAS, NEVADA 89123
OFFICE (702) 897-5917
FAX (702) 896-8532

2780 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
6 BEDFORD DRIVE, LAS VEGAS, NEVADA 89123 OFFICE (702) 897-5917

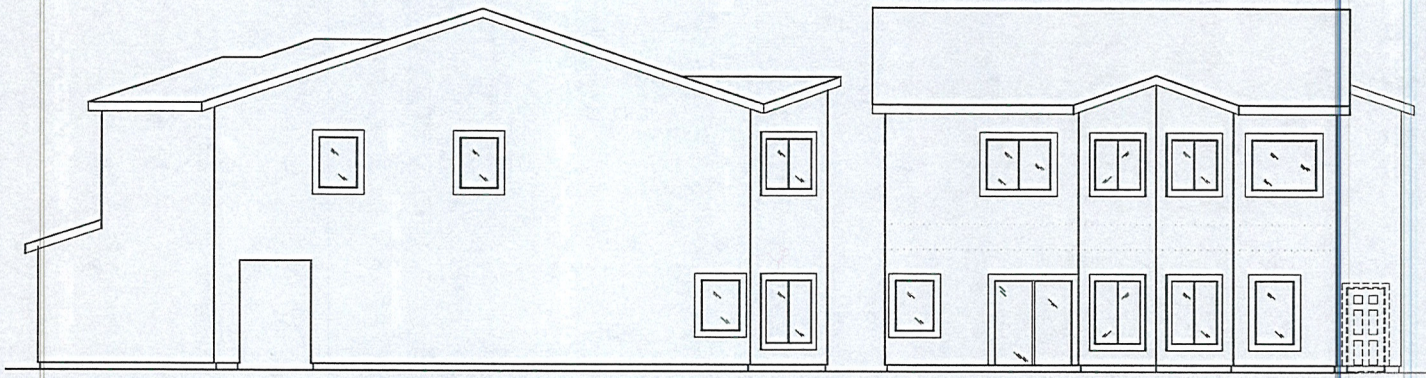
REVISION	DATE	NOTES

ELEVATIONS
270 CAMERO AVE.
LAS VEGAS, NEVADA 89107

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

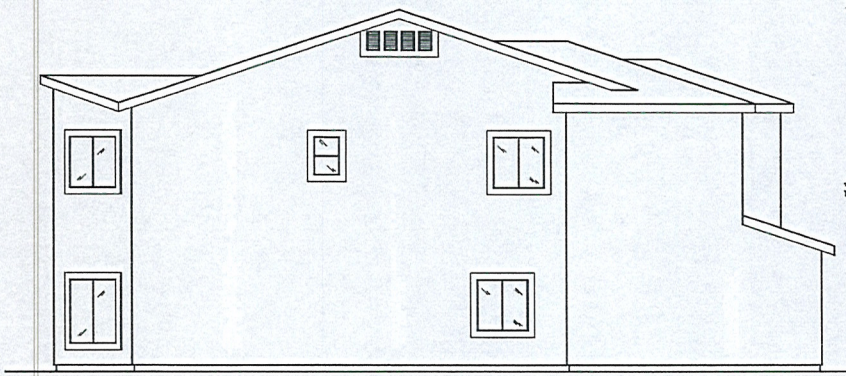
1A-4

RECEIVED
JUL 26 2012
MOD-46292
SDR-46293



(D) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"

(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(B) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0501 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MIN. FINISH TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COOLING UNIT.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SHOP.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

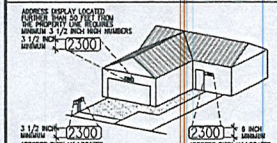
NOTES:

1. PRAIRIE CROS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WITH SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET 9-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



REQUIREMENTS:
- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5997
FAX (702) 896-8352

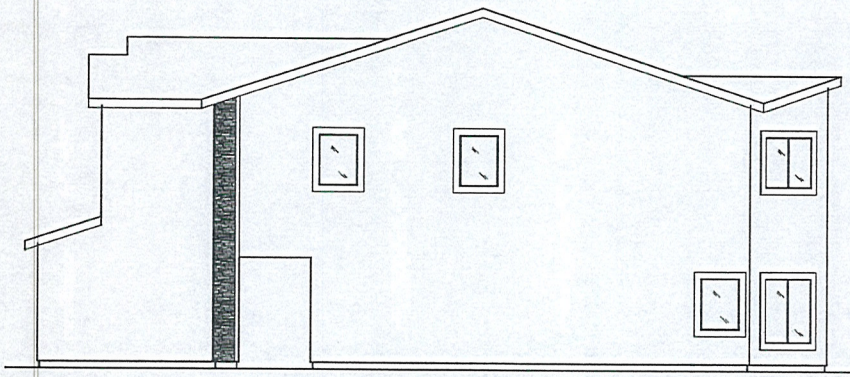
2780 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5997
FAX (702) 896-8352

REVISION	DATE	NOTES

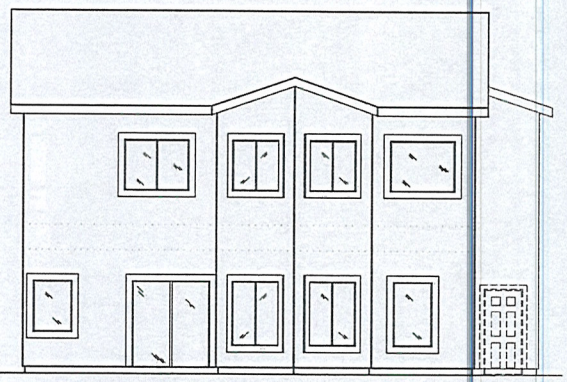
LAS VEGAS, NEVADA 89123
2276 CAMERO AVE.
ELEVATIONS

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

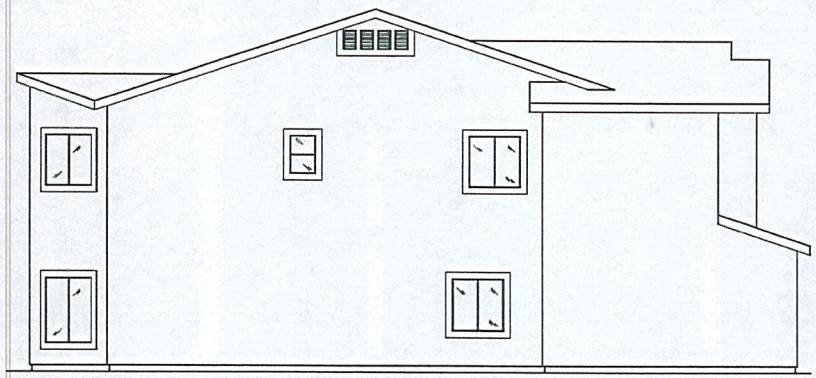
1A-4.1



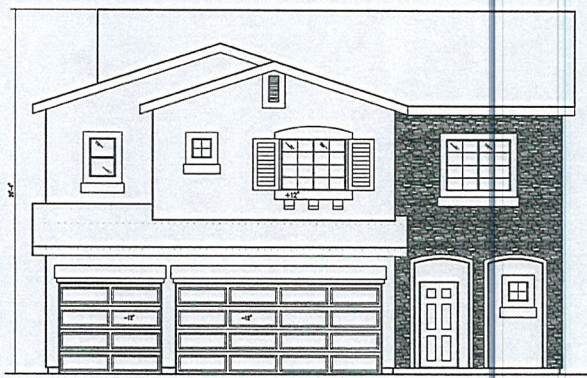
(D) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(B) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 4" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COLUMN LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

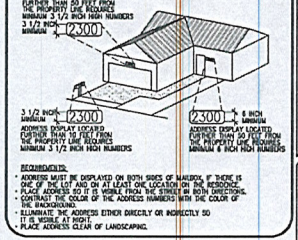
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE ON BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO FLASHING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET 8-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- O OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- P ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- 8 FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

LARRY TINDALL RESIDENTIAL DESIGNER
6A MOUNTAIN RIDGE DRIVE, LAS VEGAS, NEVADA 89128 OFFICE (702) 897-0697
FAX (702) 896-6922

2780 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
6A MOUNTAIN RIDGE DRIVE, LAS VEGAS, NEVADA 89128 OFFICE (702) 897-0697

REVISION	DATE	NOTES

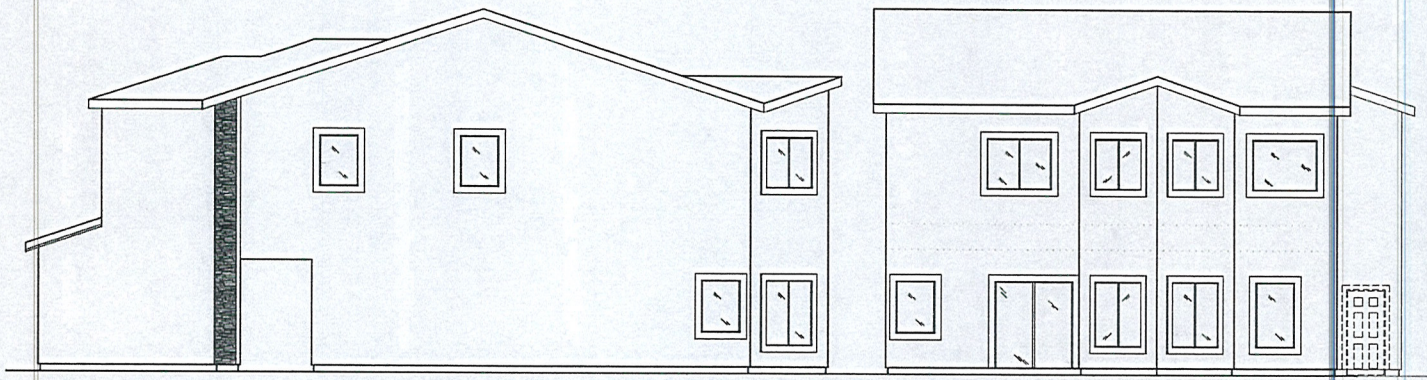
ELEVATIONS
2870 CAMERO AVE.

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

A-4.2

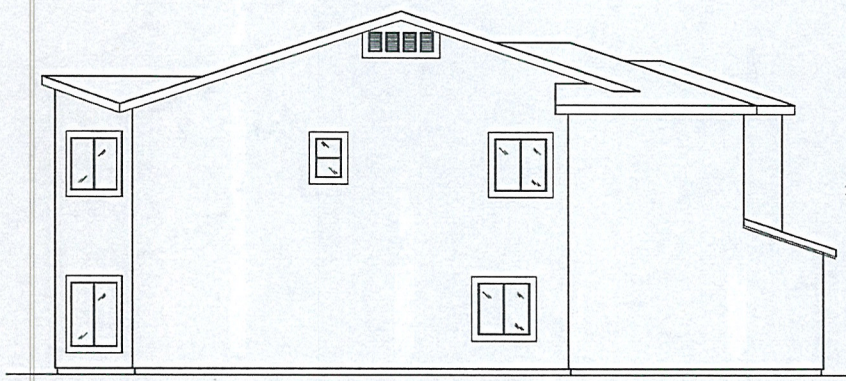
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

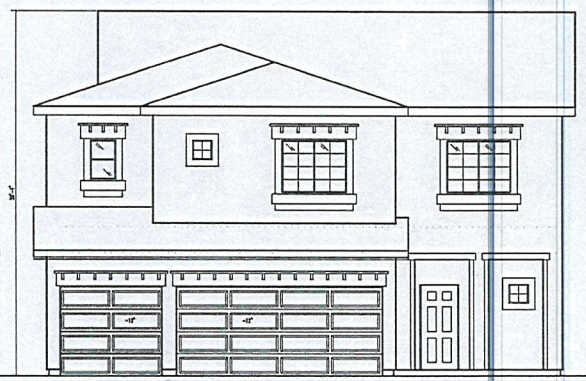


(D) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(B) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM. SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MDC FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE. SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

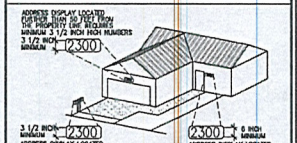
NOTES:

1. PRAIRIE CRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE ON BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE (IF THE LOT HAS ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

LARRY TINDALL
RESIDENTIAL DESIGNER
@ALSO 8329 W. SUNSET ROAD, SUITE 210
LAS VEGAS, NEVADA 89113
OFFICE (702) 597-5597
FAX (702) 896-8352

2780 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

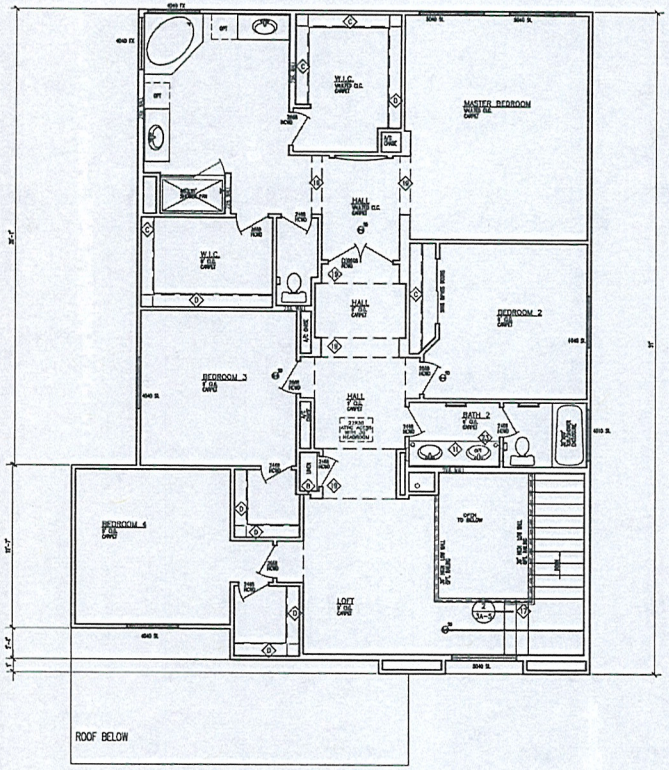
JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATED:

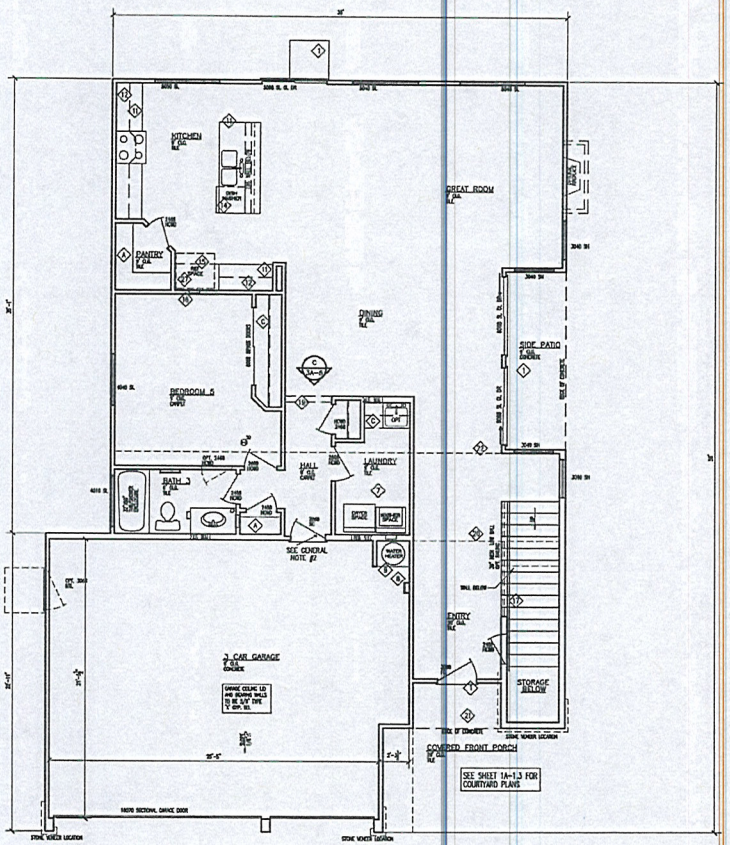
ELEVATIONS

2270 CAMERO AVE.

A4.3

RECEIVED
JUL 26 2012
MOD-46292
SDR-46293





(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-1997
FAX (702) 806-8352

2980 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

NO.	DESCRIPTION	DATE	NOTES

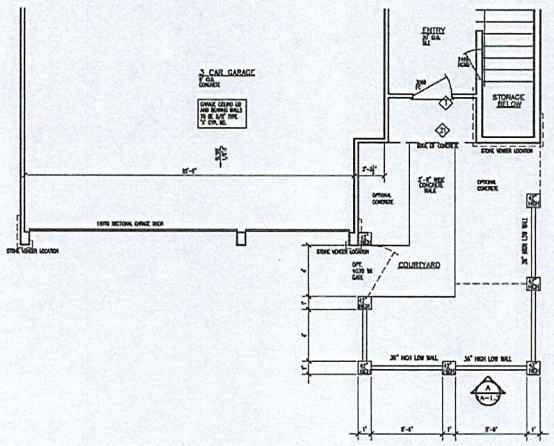
JOB NO.:
FILE NAME: 2980
DATE:
UPDATE:

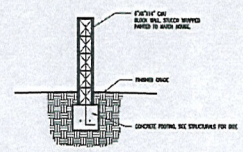
A-1

2870 CAMERO COURT, LAS VEGAS, NEVADA 89123

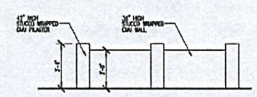
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293





(B) TYP. COURTYARD WALL DETAIL
SCALE: N.T.S.



(A) TYP. COURTYARD WALL ELEVATION
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2980 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

REVISION	DATE	NOTES

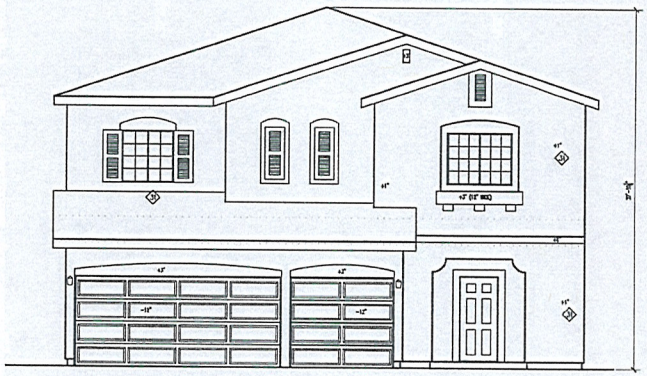
2270 CAMERO COURT, LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597

JOB NO.:
FILE NAME: 2980
DATE:
UPDATE:

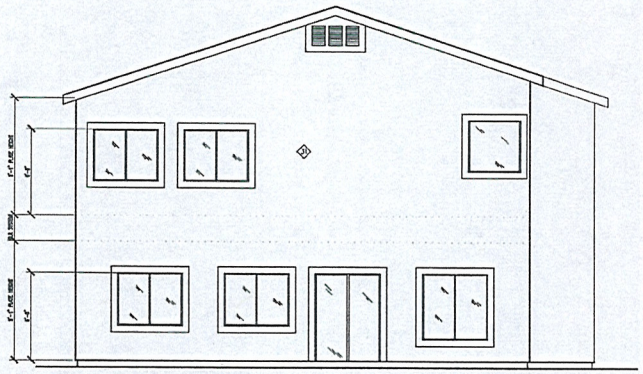
A-1.3

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SHOP.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

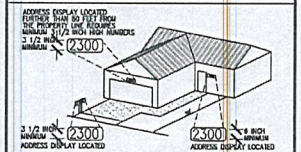
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS. (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO FLOORING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- 8 FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-3397
FAX (702) 896-8392

2980 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
@ LOT 1 OF PHASE 1 OF 2006
LAS VEGAS, NEVADA 89123
OFFICE (702) 897-3397
FAX (702) 896-8392

REVISION	DATE	NOTES

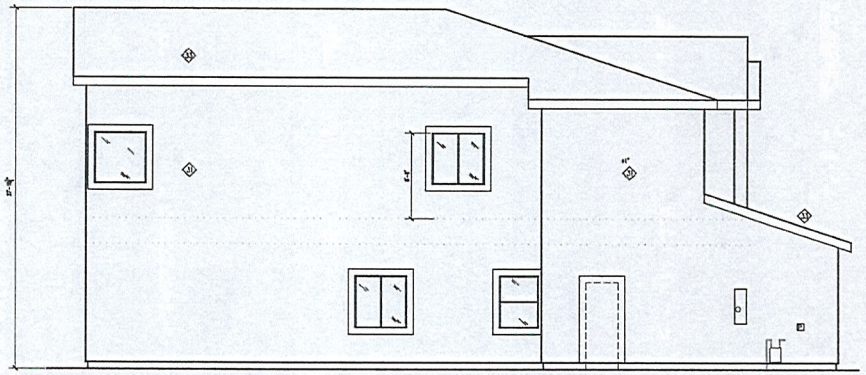
2270 CAMERO COURT, LAS VEGAS, NEVADA 89123

JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

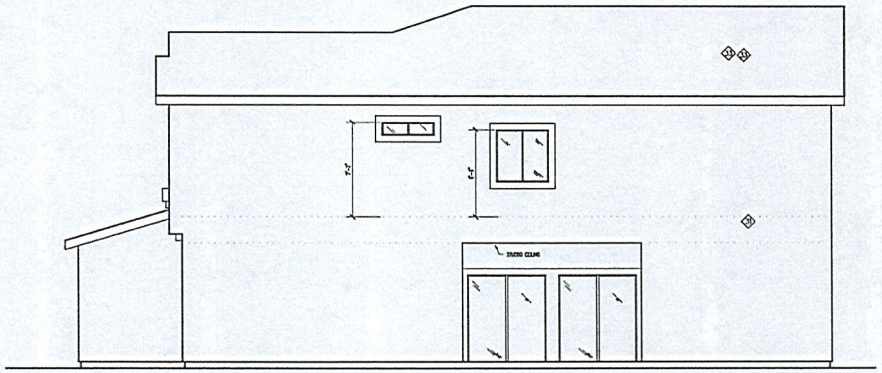
A040

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
33. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
34. 12" O/HANG AT PUBLIC WAY.
35. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
36. CEILING LINE.
40. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
41. COACH LIGHT. SEE D.R. HORTON SPECS.

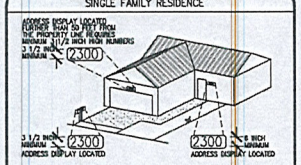
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW "L" GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

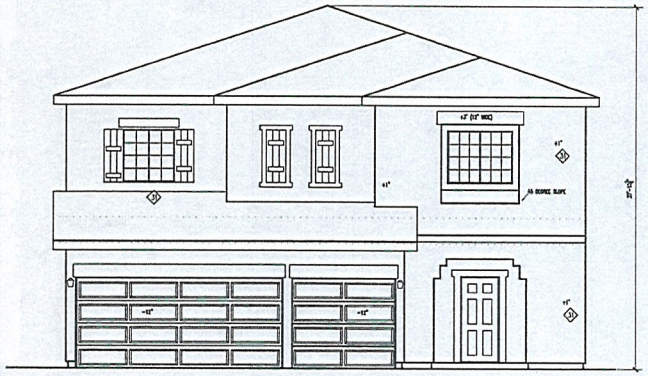
2980 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO COUR.

REVISION	DATE	NOTES

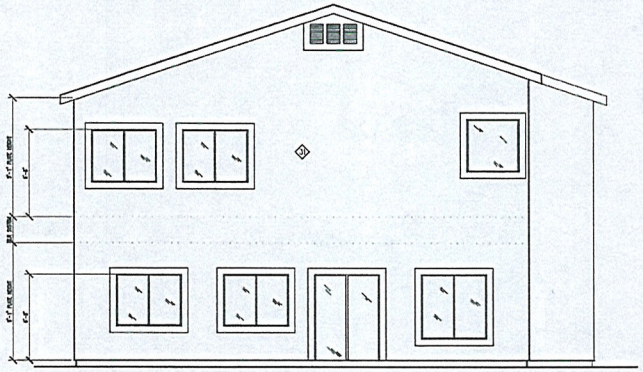
JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

A041

RECEIVED
JUL 26 2012
MOD-46292
SDR-46293



(A) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 34 12" O/HANG AT PUBLIC WAY.
- 35 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 39 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT. SEE D.R. HORTON SPECS.

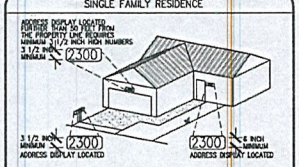
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2000 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2980 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER
DO NOT SCALE DRAWINGS

OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO COUR.

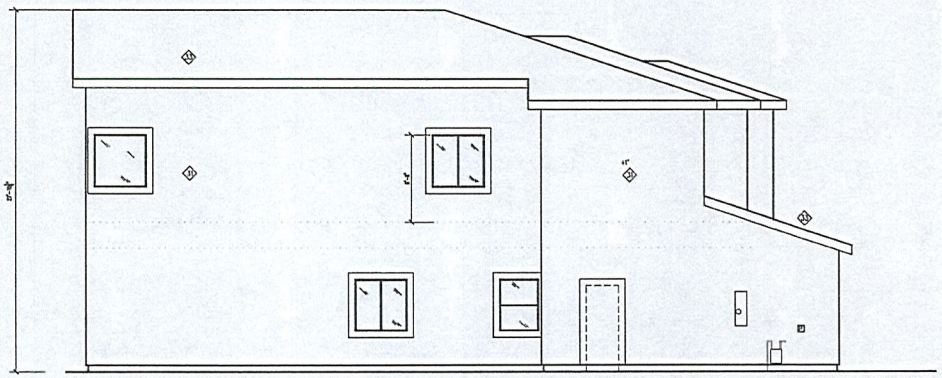
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

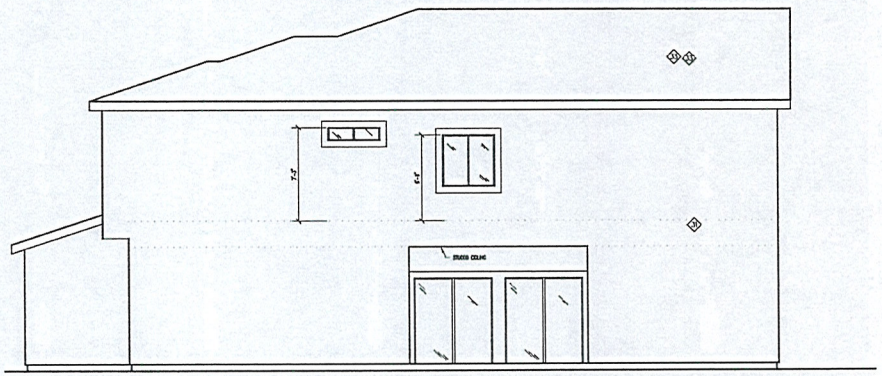
A042

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/0-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 4" NOM. FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/0-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

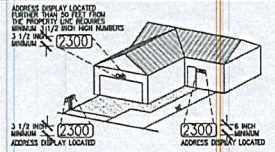
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 866-8352

2980 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY AUTHOR DO NOT SCALE DRAWING
OFFICE (702) 897-2597

2370 CAMERO COURT LAS VEGAS, NEVADA 89119

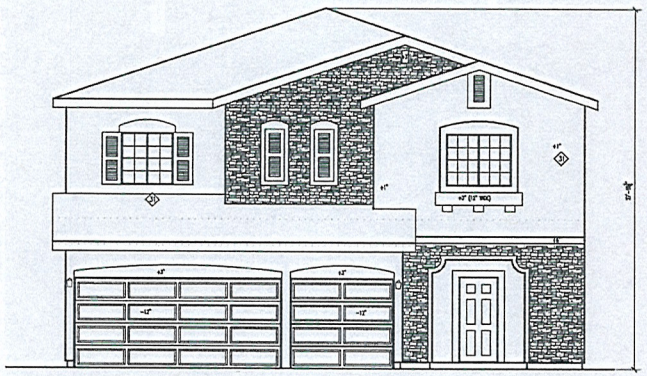
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

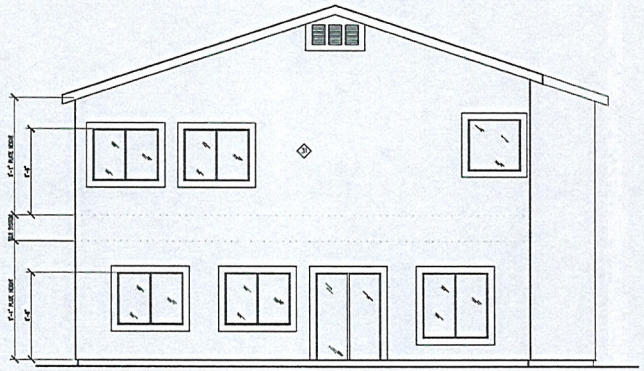
A043

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(A) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 34 12" O/HANG AT PUBLIC WAY.
- 35 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 36 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT. SEE D.R. HORTON SPECS.

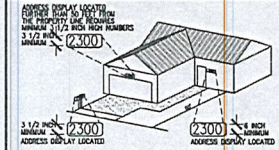
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER

2980 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

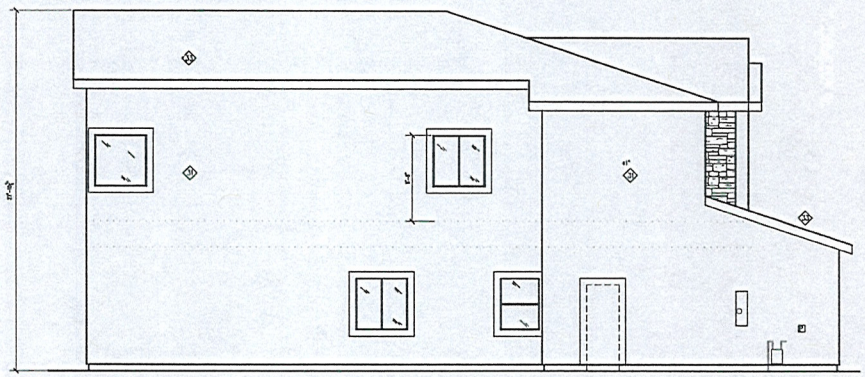
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

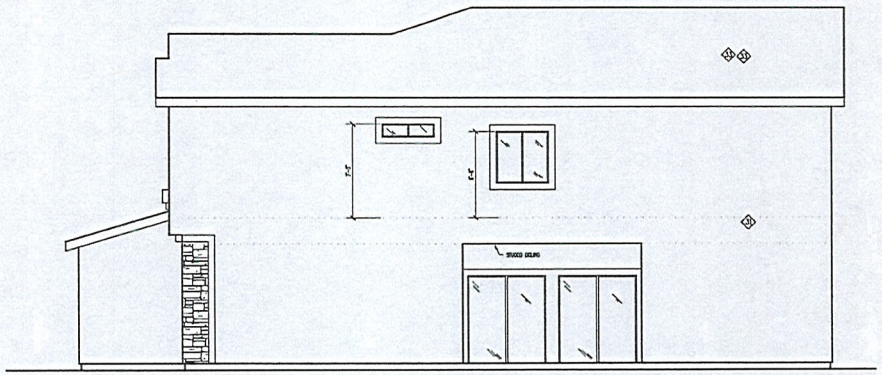
A044

2270 CAMERO COUR. LAS VEGAS, NEVADA 89123 OFFICE (702) 597-5597 FAX (702) 896-8352

RECEIVED
JUL 26 2012
MOD-46292
SDR-46293



(B) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(A) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MTR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

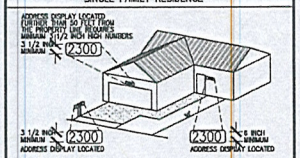
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 13, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

LARRY TINDALL
RESIDENTIAL DESIGNER
2276 CAMERO COURT, LAS VEGAS, NEVADA 89123 OFFICE (702) 897-9557 FAX (702) 990-6552

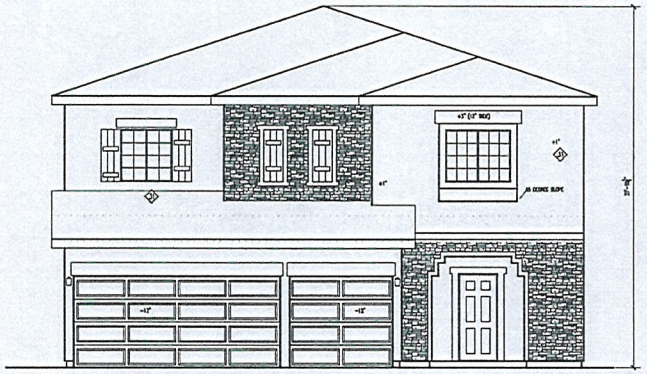
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

D.R. HORTON HOMES
2980 PLAN

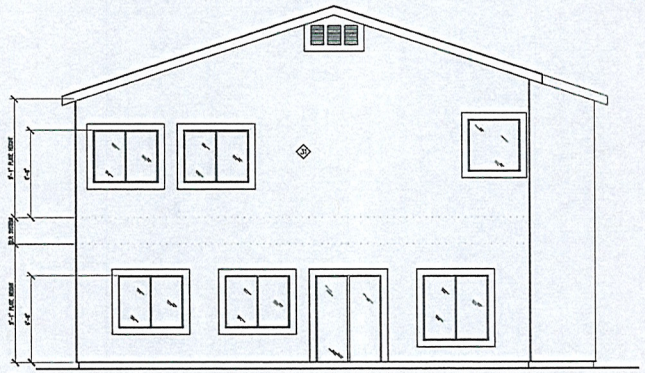
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

A045



(A) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(C) REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 36 12" O/HANG AT PUBLIC WAY.
- 38 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 39 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT, SEE D.R. HORTON SPECS.

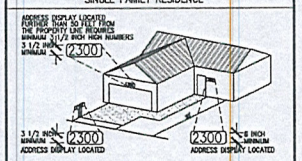
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS B TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- 8 FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL RESIDENTIAL DESIGNER

2980 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

REVISION	DATE	NOTES

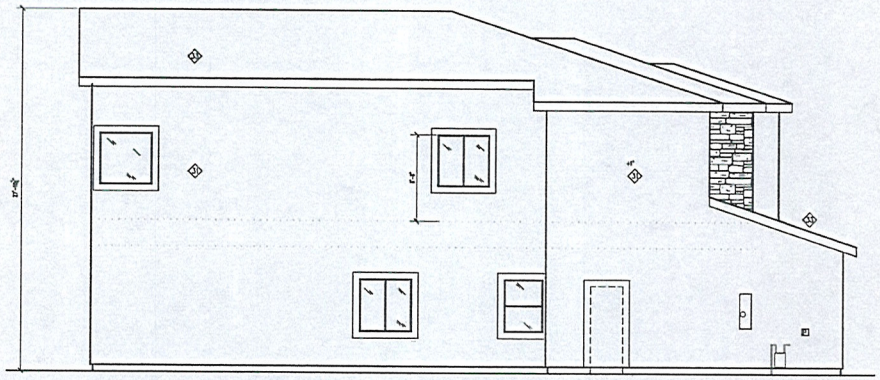
JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

A046

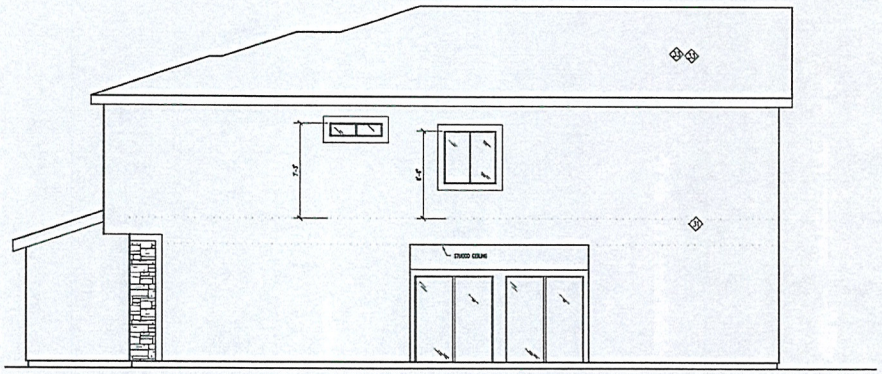
2270 CAMERO COUR, LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597 FAX (702) 896-8352

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(A) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
33. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
34. 12" O/HANG AT PUBLIC WAY.
35. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
36. CEILING LINE.
40. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
41. COACH LIGHT, SEE D.R. HORTON SPECS.

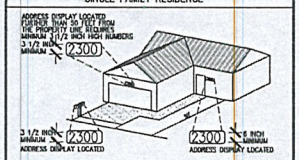
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2980 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

OFFICE (702) 507.5507
LAS VEGAS, NEVADA 89123
2870 CAMERO COUR.

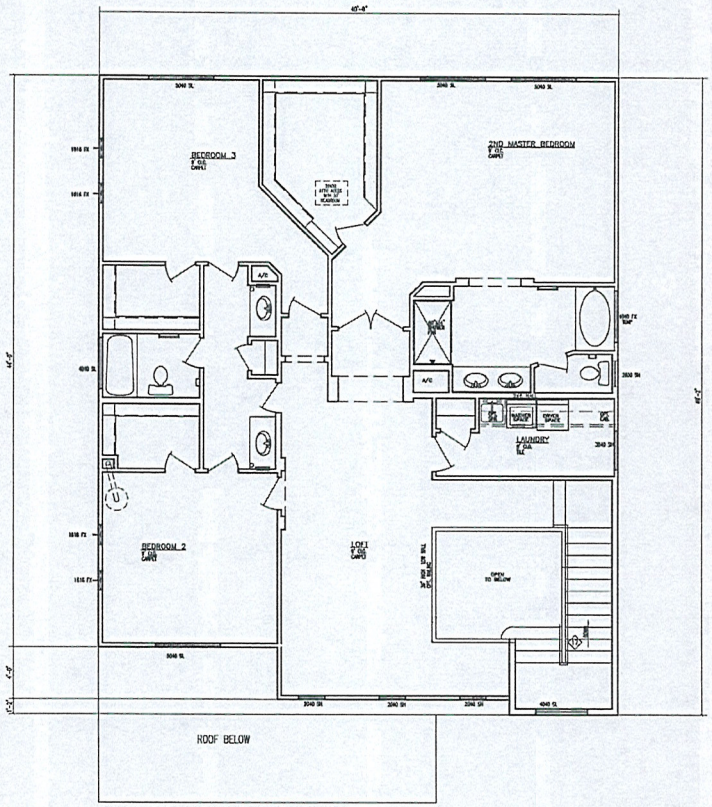
REVISION	DATE	NOTES

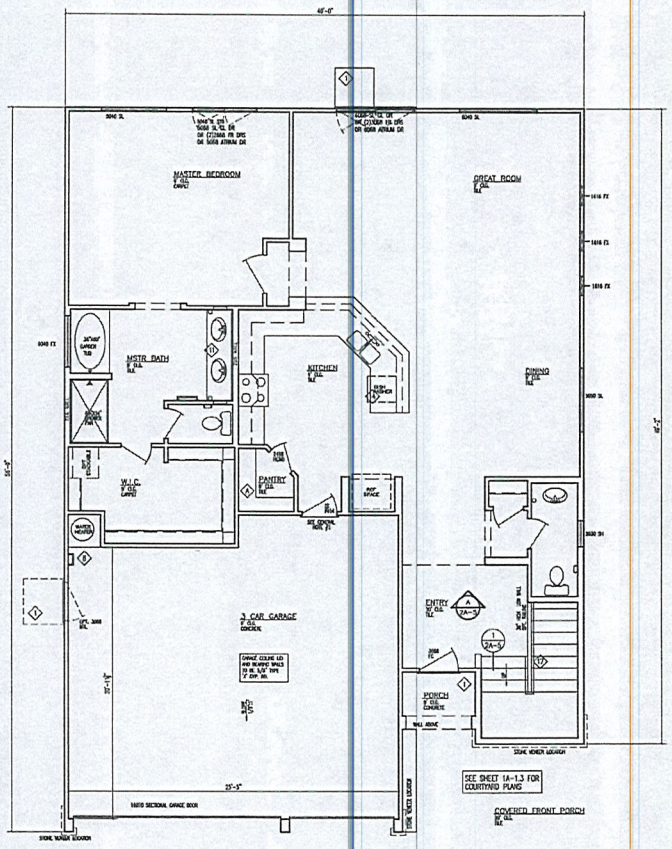
JOB NO.:
FILE NAME: 2980
DATE: 6-11-12
UPDATE:

A047

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293





LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER
DO NOT SCALE DRAWINGS
OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123

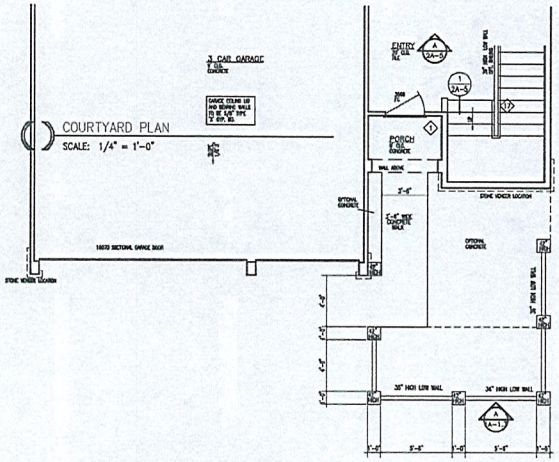
REVISION	DATE	NOTES

FLOOR PLAN
JOB NO.: 1204
FILE NAME: 3180
DATE: 6-11-12
UPDATE:
A-1

2270 CAMERO COUR.

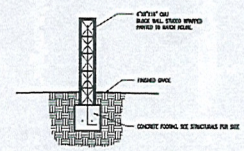
RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

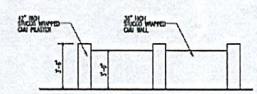


COURTYARD PLAN
SCALE: 1/4" = 1'-0"

COURTYARD PLAN
SCALE: 1/4" = 1'-0"



(B) TYP. COURTYARD WALL DETAIL
SCALE: N.T.S.



(A) TYP. COURTYARD WALL ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 26 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 597.5597
LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

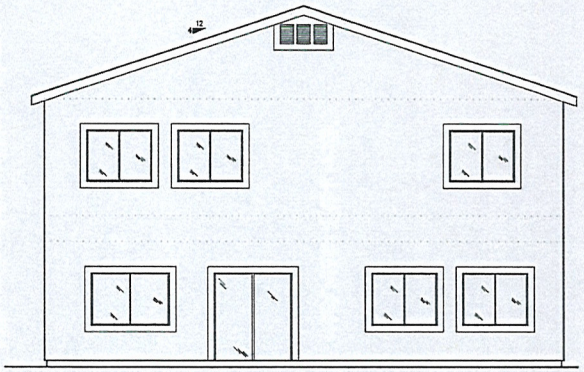
JOB NO.: 1204
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

OPTIONS
A-1.3
2270 CAMERO COUR.

MOD-46292
SDR-46293



(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A', 'B', 'C' AND 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

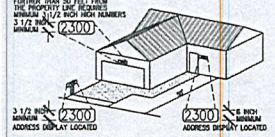
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS ⊕ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
NEVADA LICENSE #1564
FAX (702) 896-8352
2370 CAMERO COURT, LAS VEGAS, NEVADA 89123 OFFICE (702) 897-2597

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

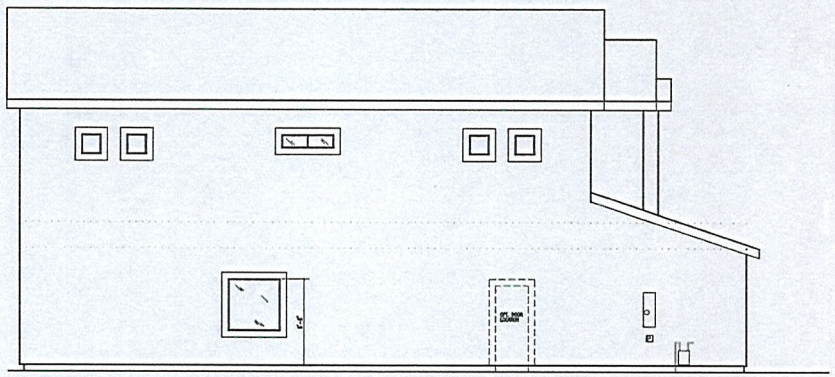
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

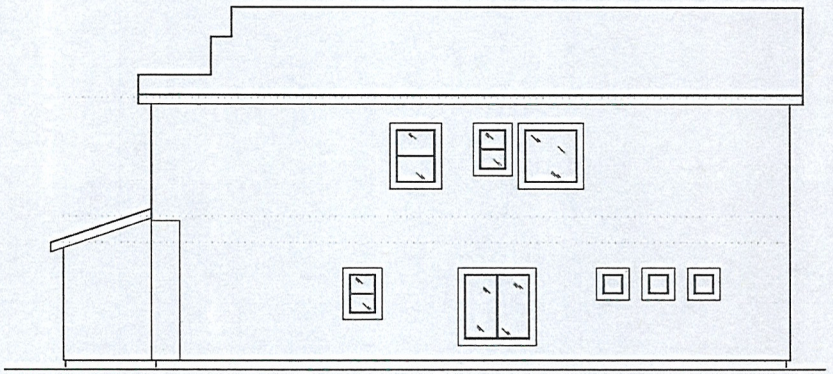
A040

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(A) LEFT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) RIGHT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 34 12" O/HANG AT PUBLIC WAY.
- 35 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 36 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT, SEE D.R. HORTON SPECS.

NOTES:

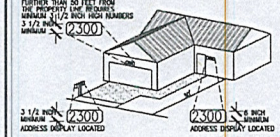
1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2008 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE

ADDRESS DISPLAY LOCATED FURTHER THAN 50 FEET FROM THE PROPERTY LINE REQUIRES MINIMUM 3 1/2 INCH HIGH NUMBERS



RECEIVED
JUL 26 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 597-5597
LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

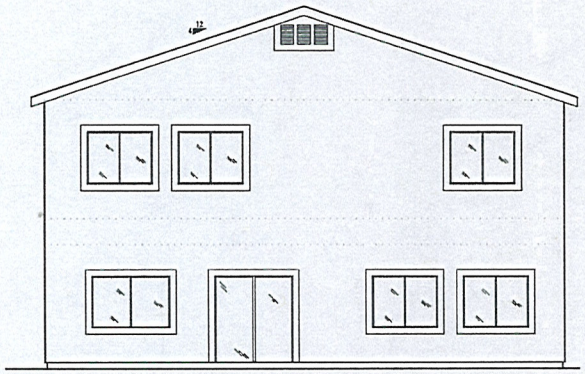
A041

2270 CAMERO COUR.

MOD-46292
SDR-46293



(B) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A', 'B', 'C' AND 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM. SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

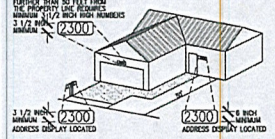
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NOTE ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
@ ALL RIGHTS RESERVED DO NOT SCALE DRAWINGS
2376 CAMERO COURT LAS VEGAS, NEVADA 89123 OFFICE (702) 897-8697 FAX (702) 896-8552

3180 PLAN
D.R. HORTON HOMES

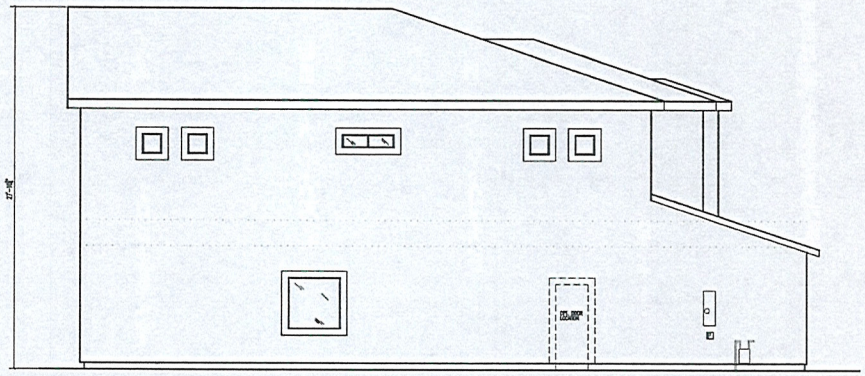
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

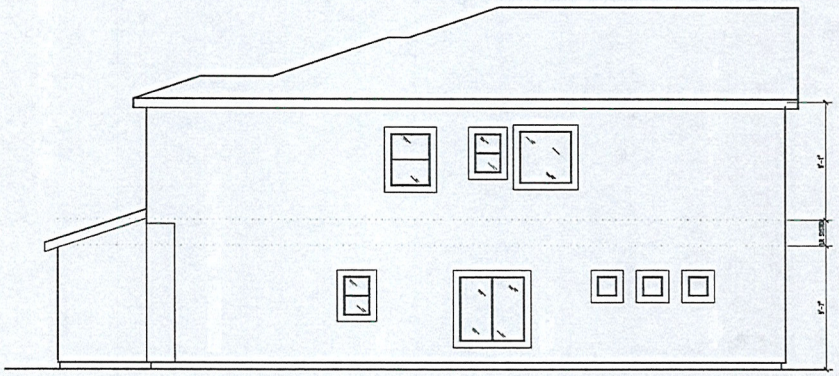
A042

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(B) LEFT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(B) RIGHT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" NOM FINISH TYP, U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

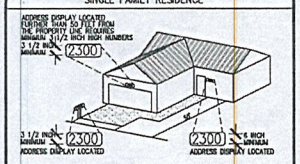
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



RECEIVED
JUL 2 3 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
2270 CAMERO COURT, LAS VEGAS, NEVADA 89123
OFFICE (702) 597-3587
FAX (702) 896-8552

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED DO NOT COPY DRAWINGS

REVISION	DATE	NOTES

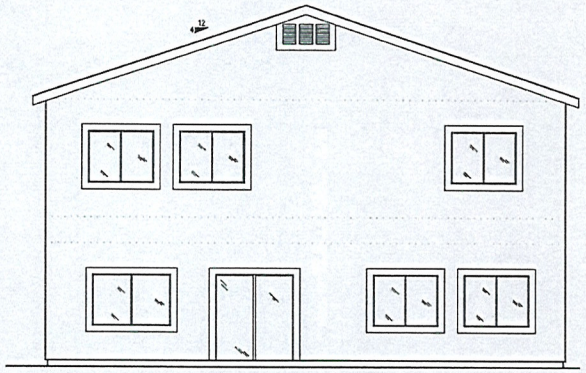
JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

A-043

MOD-46292
SDR-46293



(C) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A', 'B', 'C' AND 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

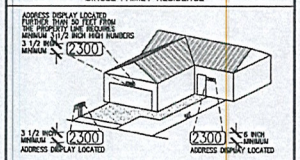
NOTES:

1. PRAIRIE GROS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS. (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER
6 ELMS KEVIN III 89128
(702) 869-8352
FAX (702) 869-8352

3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
6 ELMS KEVIN III 89128 OFFICE (702) 869-8352

REVISION	DATE	NOTES

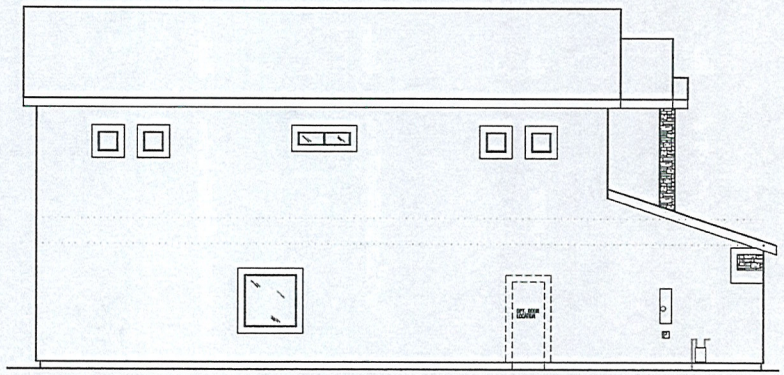
2370 CAMERO COURT LAS VEGAS, NEVADA 89128

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

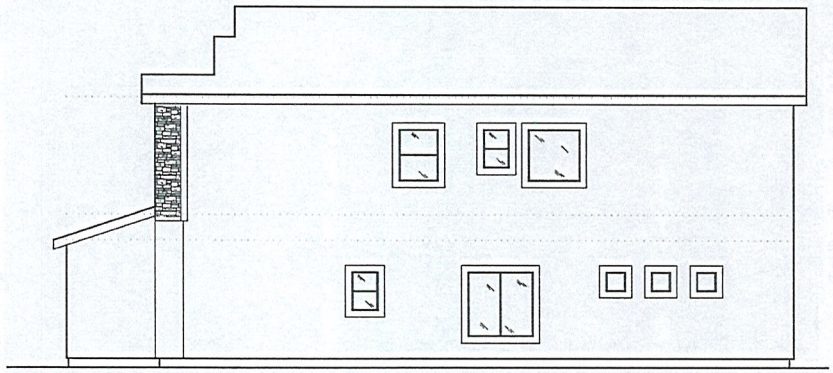
A044

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293



(C) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(C) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

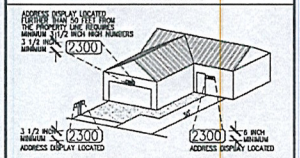
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM ONE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



RECEIVED
JUL 26 2012

LARRY TINDALL
BUILDING DESIGNER
FAX (702) 896-8552
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-8597
3170 CAMERO COUR, LAS VEGAS, NEVADA 89129

© ALL RIGHTS RESERVED DO NOT COPY DRAWINGS

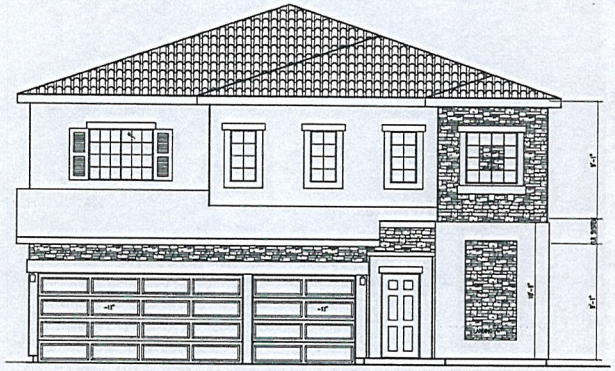
3180 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

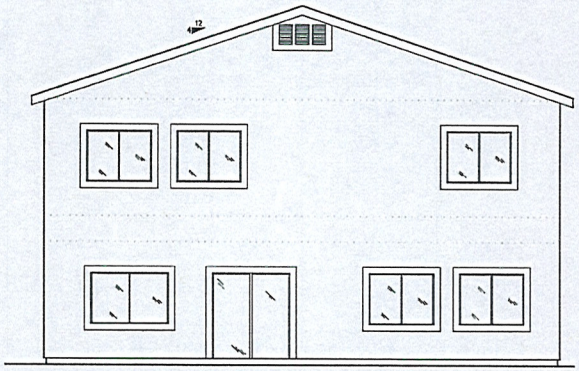
JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

A05

MOD-46292
SDR-46293



(D) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A', 'B', 'C' AND 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR, SEE 1/D-3 FOR UNDERLAYMENT
- 36 12" O/HANG AT PUBLIC WAY.
- 38 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 39 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT, SEE D.R. HORTON SPECS.

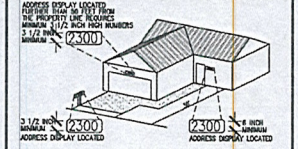
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



RECEIVED
JUL 26 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 596-8352

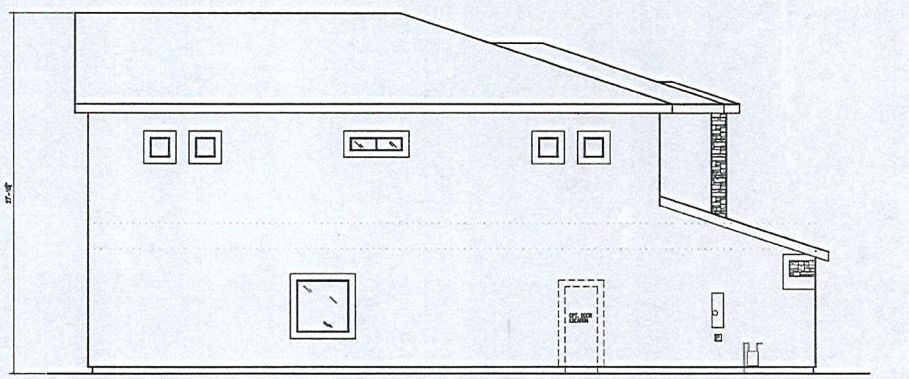
3180 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 597.5597
LAS VEGAS, NEVADA 89123
70 CAMERO COUR.

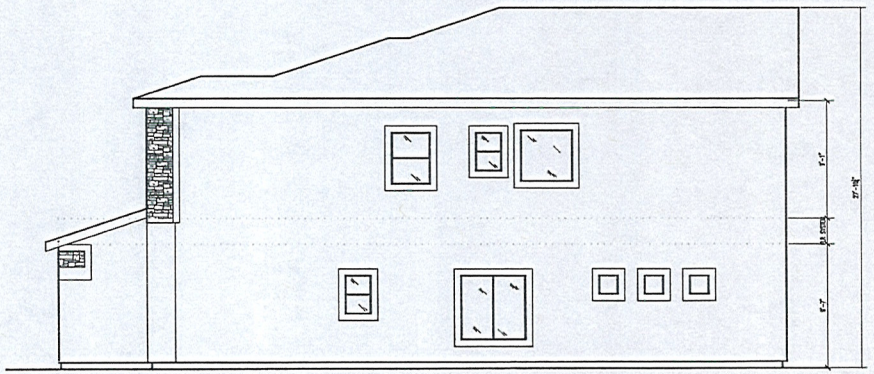
REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

A046

MOD-46292
SDR-46293





KEYNOTES:

- 31 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- 32 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 33 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- 34 12" O/HANG AT PUBLIC WAY.
- 35 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 36 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 41 COACH LIGHT. SEE D.R. HORTON SPECS.

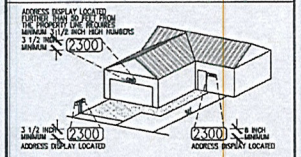
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW "E" GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL. SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



LARRY TINDALL
RESIDENTIAL DESIGNER

3180 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

REVISION	DATE	NOTES

JOB NO.:
FILE NAME: 3180
DATE: 6-11-12
UPDATE:

A047

2270 CAMERO COUR, LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597 FAX (702) 896-8352

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

D·R·HORTON DHI NYSE
America's Builder



COMFORT SERIES : EXTERIOR COLORS - FRAZEE

Includes: Cimarron Highlands

Oct-09

Color Scheme 1	Field	Banding / Trim	Front Door & Accent	Garage Door	Fascia	Exterior Stone Accent	Exterior Stone Accent
	YANEZ CL 2835D	AVANTE GARDE CL 2866A	SOIREE CL 2997N	KNAPWEED CL 2893M	LOOP CL 2841W	SOUTHERN LEDGE GEORGIA	WEATHER EDGE SIERRA

Eagle Roofing "S" Tile	Eagle Roofing Flat Tile
BROWN RANGE 3689	GRAY BROWN RANGE 4687

	Sch. 1	Sch. 2	Sch. 3	Sch. 4
Field/Main Body Color				
Trim/ Banding				
Front Door/ Accent				
Garage Door				
Fascia				

Monier Roofing "S" Tile	Monier Roofing Flat Tile
TOAST 1BCCS0939	CHARCOAL BROWN BLEND 1FACS1132

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

D·R·HORTON DHI NYSE
America's Builder

COMFORT SERIES : EXTERIOR COLORS - FRAZEE

Oct-09

Includes: Cimarron Highlands

Color Scheme 2	Field	Banding & Trim	Front Door & Accent	Garage Door	Fascia	Exterior Stone Accent	Exterior Stone Accent
	SUPERNATURAL CLC 1277D	LATTE CL 2655A	FALL PHANTOM CL 2557N	END POINT CLC 1271D	LOVE BOND CL 2652W	SOUTHERN LEDGE BUFFALO GOLD	BAYOU BLEND NORTHWOODS

Eagle Roofing "S" Tile	Eagle Roofing Flat Tile
CANYON BROWN 3581	ARCADIA 4502

Monier Roofing "S" Tile	Monier Roofing Flat Tile
SANDSTORM 1BCCS0026	BROWN BLEND 1FACS3233

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

OCT 27 2012
OK

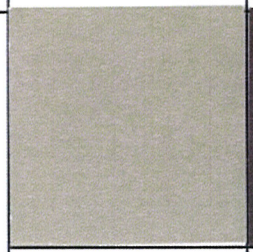
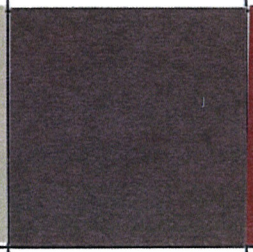
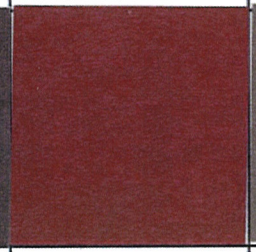
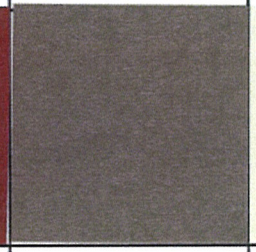
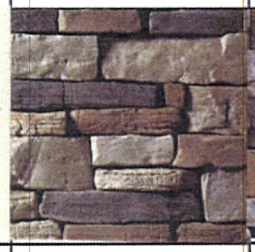
D·R·HORTON DHI Listed NYSE
America's Builder

OCT 21 2009

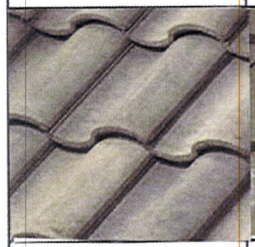
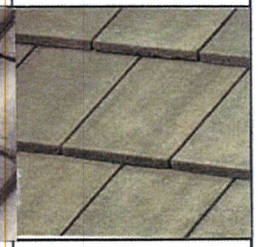
COMFORT SERIES : EXTERIOR COLORS - FRAZEE

Oct-09

Includes: Cimarron Highlands

Color Scheme 3	Field	Banding & Trim	Front Door & Accent	Garage Door	Fascia	Exterior Stone Accent	Exterior Stone Accent
							
	OTT CLC 1276D	COWBOY CL 3247N	RUSTY NAIL CL 1407N	RICKSHAW CL 3275D	DUCK DOWN CL 2831W	WEATHER EDGE MESA VERDE	SOUTHERN LEDGE MISSISSIPPI

Eagle Roofing "S" Tile	Eagle Roofing Flat Tile
	
GRAY BROWN RANGE 3687	GRAY BROWN RANGE 4687

Monier Roofing "S" Tile	Monier Roofing Flat Tile
	
CHARCOAL BROWN BLEND 1BCCS1132	CHARCOAL BROWN BLEND 1FACS1132

RECEIVED
JUL 26 2012

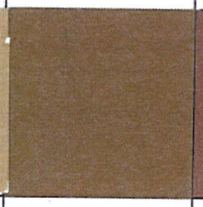
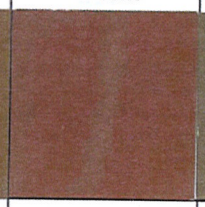
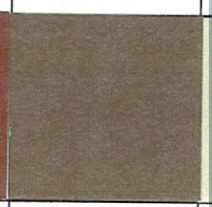
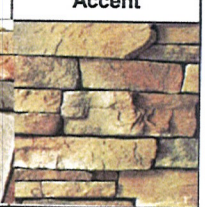
MOD-46292
SDR-46293

D·R·HORTON DHI NYSE
America's Builder

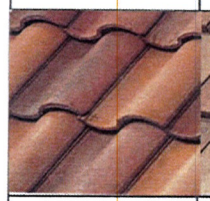
COMFORT SERIES : EXTERIOR COLORS - FRAZEE

Oct-09

Includes: Cimarron Highlands
BUTLER ESTATES

Color Scheme 4	Field	Banding & Trim	Front Door & Accent	Garage Door	Fascia	Exterior Stone Accent	Exterior Stone Accent
							
	~~DINGO CL 2745D~~ WRINKLE 2724D	SPADE CL 2726A	WOODBURN CLC 1266N	BENTO CLC 1272A	TRANQUIL CL 2892W	BAYOU BLEND CHARDONNAY	SOUTHERN LEDGE CESSNA TAN

Eagle Roofing "S" Tile	Eagle Roofing Flat Tile
	
SUNRISE BLEND 3645	TOPANGA 4576

Monier Roofing "S" Tile	Monier Roofing Flat Tile
	
CALIFORNIA MISSION BLEND 1BCCS6464	CALIFORNIA MISSION BLEND 1FACS6464

RECEIVED
JUL 26 2012

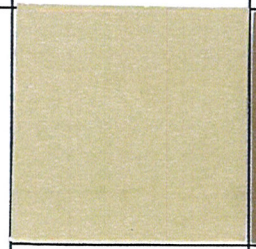
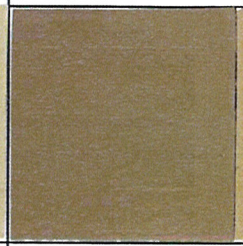
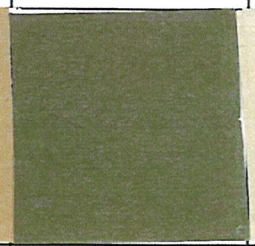
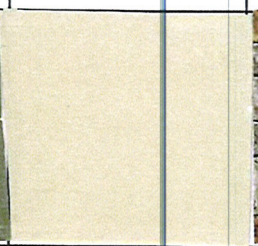
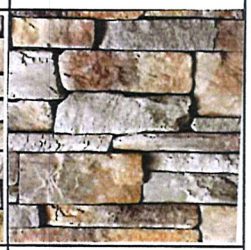
MOD-46292
SDR-46293

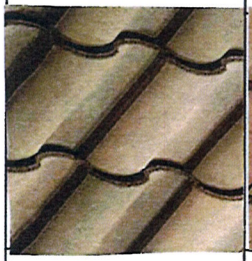
D·R·HORTON® DHI Limited NYSE
America's Builder

Comfort Series

Autumn Estates, Bedford

*Applies to C, D, E & F Elevations Only.

Color Scheme 5	Field	Accent/Trim	Garage Door	Front Door/Shutters /Metal	Fascia	*Exterior Stone Accent	*Exterior Stone Accent
							
	BABOUCHE CL 2802M	MOMMIA CL 2675D	DINGO CL 2744D	SONATA CLC 1218D	SO STUNNED CLC 1216W	SOUTHERN LEDGE GEORGIA	MOUNTAIN LEDGE BUFFALO GOLD

MONIER ROOF TILE	MONIER ROOF TILE
	
TOAST 1BCCSO939	CHARCOAL BROWN BLEND 1FACS1132

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

D·R·HORTON® DHI Listed NYSE
America's Builder

Comfort Series

Autumn Estates, Bedford

*Applies to C, D, E & F Elevations Only.

Color Scheme 6	Field	Accent/Trim	Garage Door	Front Door/Shutters /Metal	Fascia	*Exterior Stone Accent	*Exterior Stone Accent
							
	KERATIN CL 2863W	DIALOGUE CL 2844D	EXILE CL 2865D	COWABUNGA CLC 1209N	STAR THISTLE CL 2891W	WEATHERED EDGE MESA VERDE	SOUTHERN LEDGE MESA VERDE

MONIER ROOF TILE	MONIER ROOF TILE
	
CHARCOAL BROWN BLEND 1BCC1132	CHARCOAL BROWN BLEND 1FACS1132

MOD-46292
SDR-46293

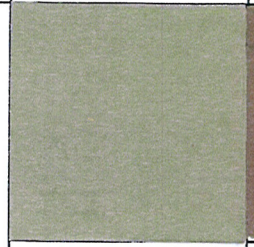
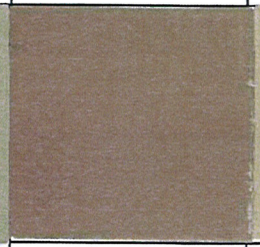
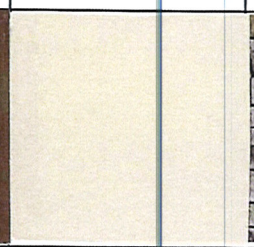
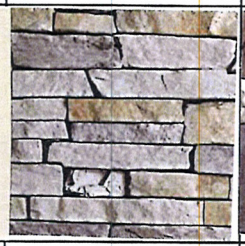
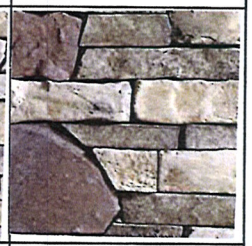
RECEIVED
JUL 26 2012

D·R·HORTON® DHI Listed NYSE
America's Builder

Comfort Series

Autumn Estates, Bedford

*Applies to C, D, E & F Elevations Only.

Color Scheme 7	Field	Accent/Trim	Garage Door	Front Door/Shutters /Metal	Fascia	*Exterior Stone Accent	*Exterior Stone Accent
							
	WICKET CL 2934D	DECK CHAIR CL 2684D	END POINT CLC 1271D	SONATA BRONZE CL 2586A	MUSEUM CL 2681W	MOUNTAIN LEDGE SIERRA	BAYOU BLEND NORTHWOODS

MONIER ROOF TILE	MONIER ROOF TILE
	
GULFSTREAM 1BCCS4960	SMOKEY 1FACS3958

MOD-46292
SDR-46293

RECEIVED
JUL 26 2012

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1213.000

July 25, 2012

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

SUBJECT: **Justification Letter for a Major Modification and Site Development Review Request for Grand Teton/Tee Pee (APN 125-07-801-003)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Major Modification and Site Development Review on the subject site. The subject site is located at Grand Teton Drive and Tee Pee Lane. The Assessor's Parcel Number is 125-07-801-003 and contains approximately 31 gross acres.

The purpose of the Major modification request is to revise the Town Center Land Use from Employment Center Mixed-Use (EC-TC) to Medium-Low Residential (ML-TC) and to modify Town Center Development Standards Map 6 to remove the Primary Arterial (Fort Apache Road) and Trail alignment from Grand Teton to Oso Blanca.

The accompanying site plan includes 183 residential lots on the 30.64 acres, which is 6.0 du/ac. The minimum lot square footage would be 3,150 with a minimum lot width of 44 feet. The project consists of two products with three floor plans for the 44'x85' and three floor plans 50'x100' lots for a total of 8 floor plans with 3 elevation options per floor plan. The main entry for the project will align with the existing entry to the community to the south. The proposed internal streets will be publicly maintained.

The zoning for the land surrounding this project is Medium Low Residential North and West. The property to the south is Medium Low Residential, Public Facilities and Employment Center Mixed-Use (EC-TC). The US 95 frontage Road, Oso Blanca, is the eastern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area. There is also a large commercial center located in Town Center (Montecito) at Durango and the 215 Beltway. Montecito is a large mixed use

RECEIVED
JUL 26 ...2

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

MOD-46292
SDR-46293

commercial center that services the northwest valley, which lessens the need for additional commercial zoning in this area.

Thank you for considering this application. 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:
Matt Stark, DR Horton
Mark Jones, DR Horton
Chelsea Peltier, SHG

RECEIVED
JUL 26 2012

MOD-46292
SDR-46293

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SDR-46293 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-46292 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORT GRAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 183-LOT RESIDENTIAL SUBDIVISION ON 31.8 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium-Low Residential - Town Center)], Ward 6 (Ross).

C.C.: 10/17/2012

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. 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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-46293** APN: 125-07-801-003

Name of Property Owner: Fort Grand, 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: Jackie Peterson

Subscribed and sworn before me

This 23 day of July, 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: Site Development Plan Review

Project Address (Location) Grand Teton Drive/Tee Pee Lane

Project Name Grand Teton/Tee Pee **Proposed Use**

Assessor's Parcel #(s) 125-07-801-003 **Ward #**

General Plan: existing proposed **Zoning:** existing proposed

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

Gross Acres 31 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Fort Grand, LLC **Contact**

Address 2200 Paseo Verde # 300 **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89052

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* Jackie Peterson

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

Print Name Jackie Peterson

Subscribed and sworn before me

This 23rd day of July, 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 #	SDR-46293
Meeting Date:	9/11/12
Total Fee:	$1030.00
Date Received:*	7/26/12
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.

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
MOD-46280 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Major Modification of the Town Center Land Use Plan TO AMEND THE SPECIAL LAND USE DESIGNATION FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 5.36 acres at 7280 West Azure Drive (APN 125-27-113-006), Ward 6 (Ross).

C.C.: 10/17/2012

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 - MOD-46280, SUP-46275 and SDR-46278
2. Conditions and Staff Report - MOD-46280, SUP-46275 and SDR-46278
3. Supporting Documentation
4. Photos - MOD-46280, SUP-46275 and SDR-46278
5. Justification Letter - MOD-46280, SUP-46275 and SDR-46278

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-46280** APN: 125-27-113-006

Name of Property Owner: Centennial 95 Limited Partnership

Name of Applicant: Collision Authority c/o Sun West Custom Homes

Name of Representative: RHS Management, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joe Gwerder

Subscribed and sworn before me

This 25 day of July 2012

_____
Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Collision Authority, c/o Sun West Custom Homes

Project Address (Location) 7280 W Azure Drive West of N Tenaya Way

Project Name Collision Authority **Proposed Use** Auto Repair Garage

Assessor's Parcel #(s) 125-27-113-006 **Ward #** 6-Ross

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed GC-TC

Commercial Square Footage 40,200+/-SF **Floor Area Ratio** 17.2%

Gross Acres 5.36 **Lots/Units** 1 **Density** N/A

Additional Information Major Modification

PROPERTY OWNER Centennial 95 Limited Partnership **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.com

APPLICANT Collision Authority c/o Sun West Homes **Contact** Dan Coletti

Address 2575 Montessouri St. **Phone:** (702) 363-8060 **Fax:** (702) 363-8065

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Dan@sunwestcustomhomes.com

REPRESENTATIVE RHS Management, LLC **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.com

Property Owner Signature* Joe Gwerder

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

Print Name Joe Gwerder

Subscribed and sworn before me

This 25 day of July, 2012.

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

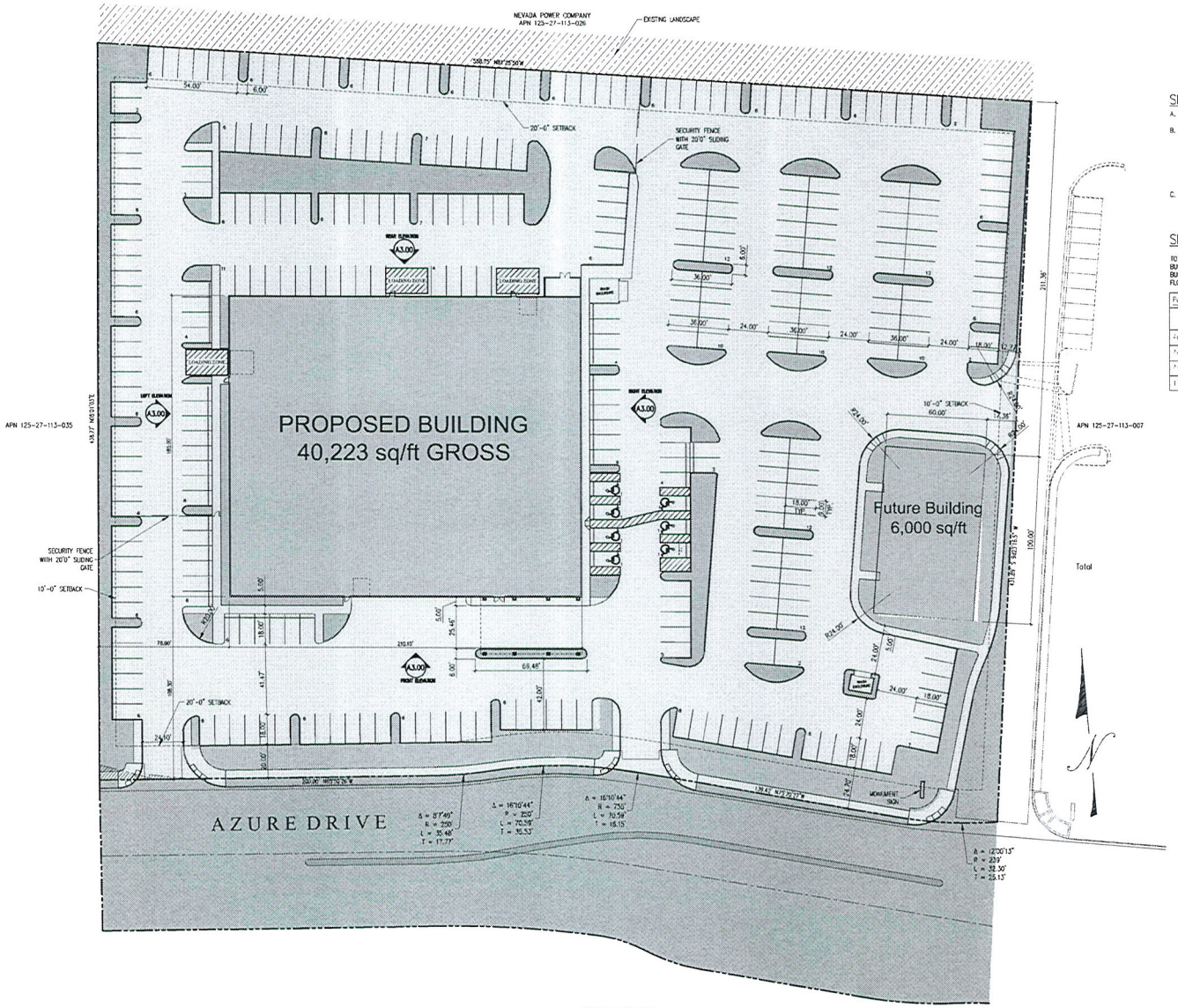
FOR DEPARTMENT USE ONLY

Case #	MOD-46280
Meeting Date:	9/11/12
Total Fee:	$1000.00
Date Received:*	7/25/12
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

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



SITE PLAN

REF: SCALE: 1:30

SITE PLAN GENERAL NOTES:

A. DIMENSIONS ARE TO THE FACE OF EXISTING FINISH OR NEW SUBSTRATE.
B. INFORMATION PROVIDED AS "EXISTING CONDITIONS" IS BASED ON SURVEY. LOCATIONS AND QUANTITIES OF ALL ELEMENTS ABOVE SHALL BE FIELD VERIFIED, FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH GENERAL CONTRACTOR.
C. PARKING SHALL BE IN ACCORDANCE WITH AS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS.

SITE INFORMATION:

TOTAL PARCEL	233,028 SF
BUILDING #1	40,223 SF
BUILDING #2	6,000 SF
FLOOR AREA RATIO	.21

Parking Calculations

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ambient Parking				[illegible]
[illegible]	[illegible]		[illegible]	[illegible]



VICINITY MAP

REF: SCALE: NTS

MOD-46280
SUP-46275
SDR-46278

RECEIVED
JUL 25 2012

Sun West COMMERCIAL

Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC

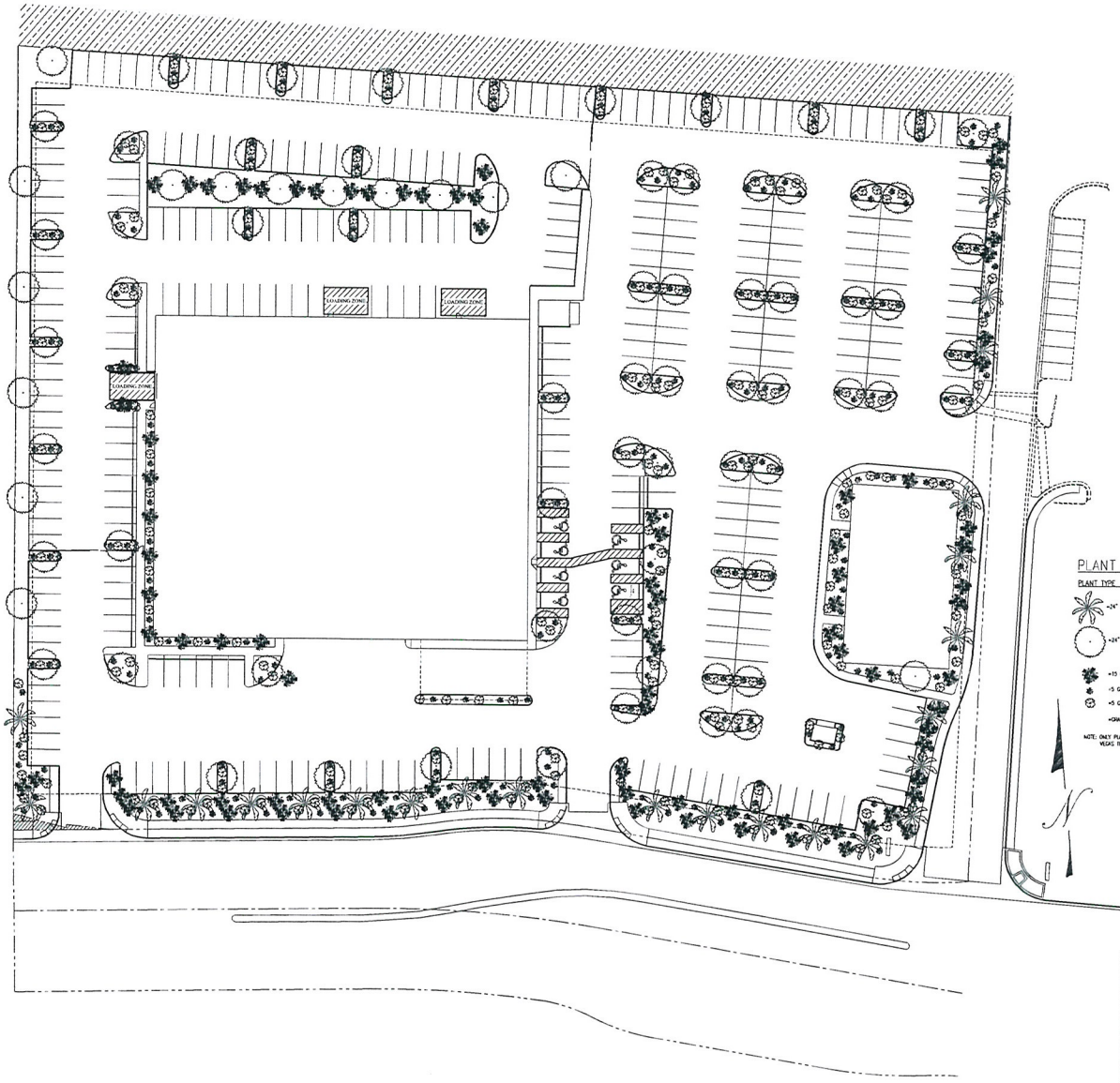
Site Plan

COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

REVISIONS

by	initial	date	description

DRAWN BY:	LEN
RELEASE DATE	######
JOB NO.	0512C
CHECKED BY:	-
FILE NAME	SITE
SHEET NO.	A1.00



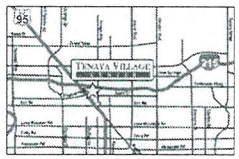
PLANT LEGEND

PLANT TYPE	QTY.
+24" BOX TREE	24
+24" BOX TREE	84
+15 GALLON TREE	89
+5 GALLON SHRUB	221
+5 GALLON SHRUB	221
+GRAVEL GROUND COVER	220 SF

NOTE: ONLY PLANTS FROM APPROVED LAS VEGAS TITLE 19 ZONING CODE

LANDSCAPE

REF: SCALE: 1:30



VICINITY MAP

REF: SCALE: NTS

Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC

Sun West COMMERCIAL

Landscape

COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

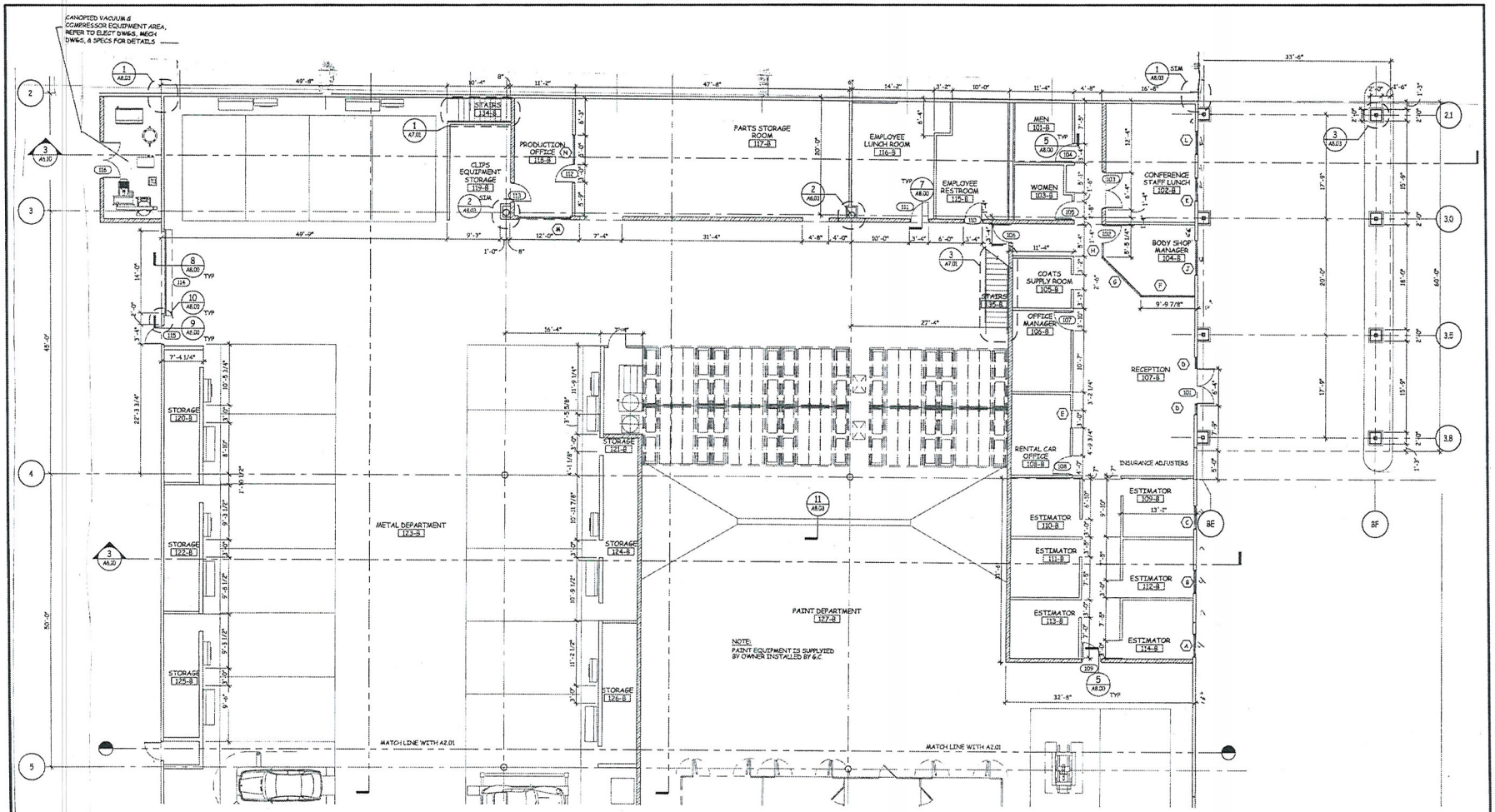
no.	date	description
		REVISIONS

DRAWN BY:	LEN
RELEASE DATE	//////
JOB NO.	0512C
CHECKED BY:	-
FILE NAME	0512C-LANDSCAPE

SHEET NO. L1.00

RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278



RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278

Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC

Sun West COMMERCIAL

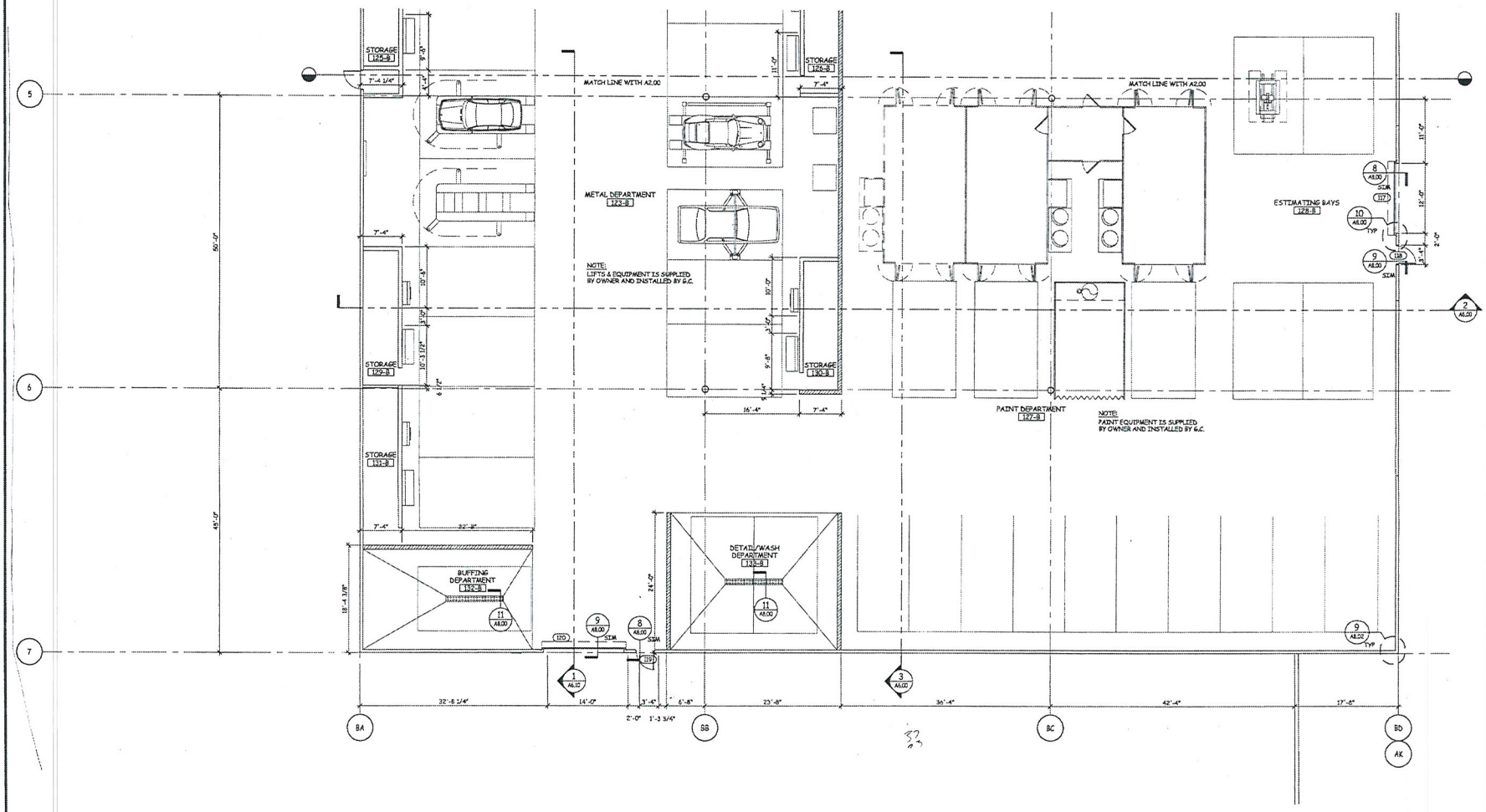
Floor Plan (Enlarged)

COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

no.	dates	description
		REVISIONS

DRAWN BY:	LEN
RELEASE DATE	######
JOB NO.	0512C
CHECKED BY:	-
FILE NAME	PLANS

SHEET NO. A2.00



FLOOR PLAN (ENLARGED)

REF: SCALE:

RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278

Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC

Sun West COMMERCIAL

Floor PLan (Enlarged)

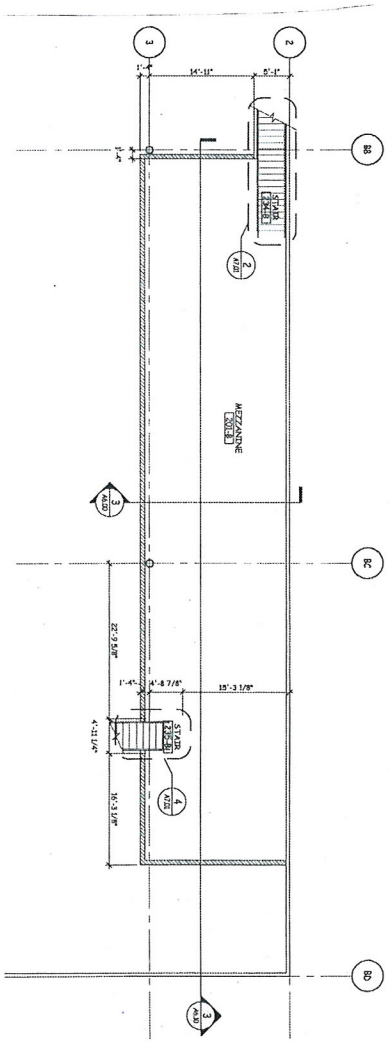
COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

no.	date	description

REVISIONS

DRAWN BY:	LEN
RELEASE DATE	######
JOB NO.	0512C
CHECKED BY:	-
FILE NAME	PLANS

SHEET NO. A2.02



MEZZANINE FLOOR PLAN

REF:

SCALE:

RECEIVED
JUL 25 2012

SHEET NO.	FILE NAME	CHECKED BY:	JOB NO.	RELEASE DATE	DRAWN BY:
A2.03	PLANS	-	0512C	#####	LEN

REVISIONS

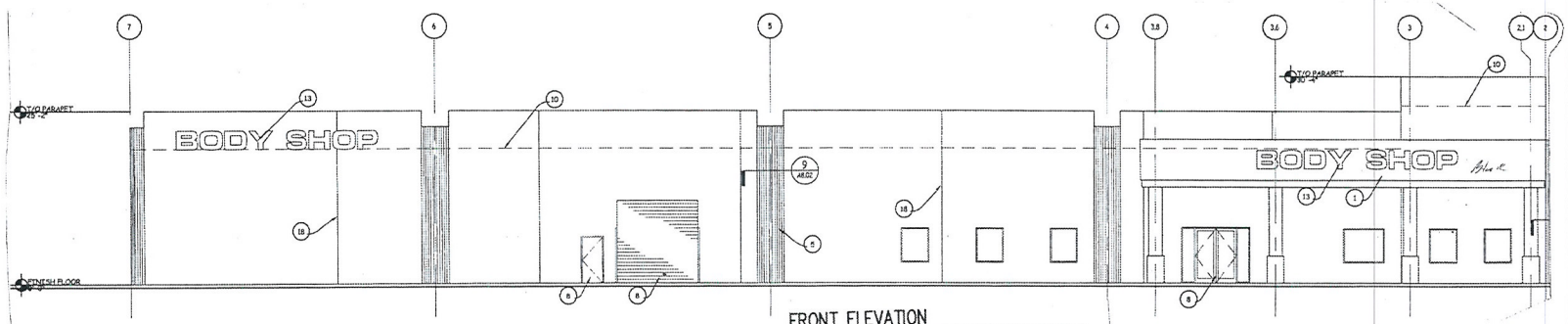
No.	Initial	date	description

Mezzanine Floor Plan

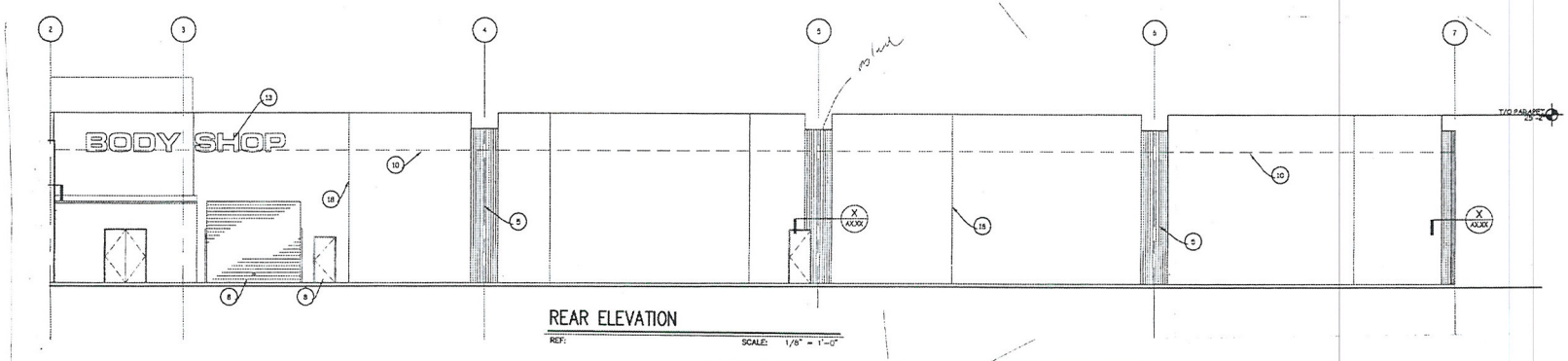
COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

Sun West COMMERCIAL

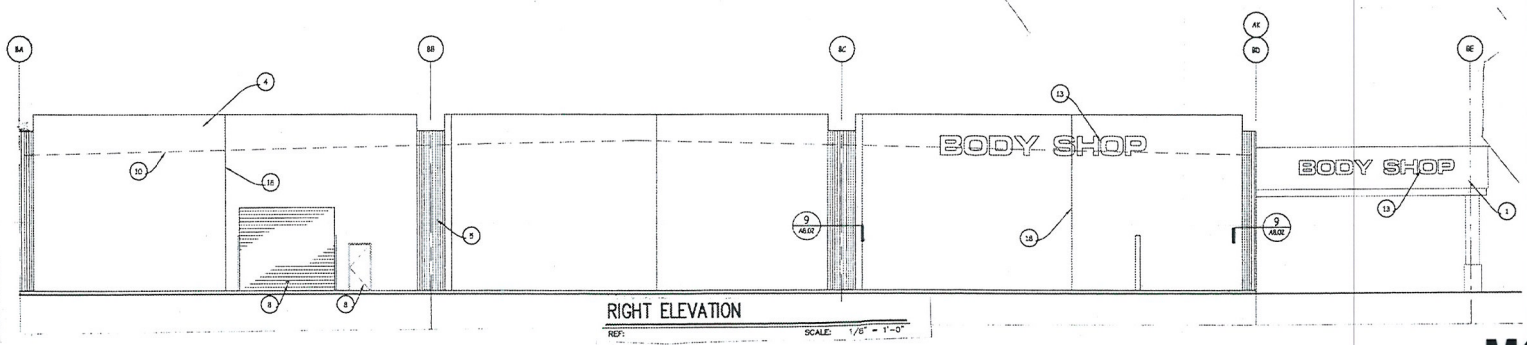
Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC



FRONT ELEVATION
REF: SCALE: 1/8" = 1'-0"



REAR ELEVATION
REF: SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
REF: SCALE: 1/8" = 1'-0"

Drawings and designs contained herein are the property of Sun West Commercial LLC and may not be duplicated or distributed with out the express consent of Sun West Commercial LLC

Sun West COMMERCIAL

Elevations

COLLISION AUTHORITY LV
TOWN CENTER
125-27-113-006
7280 W. AZURE STREET
LAS VEGAS, NV 89130

REVISIONS

DRAWN BY:	LEN
RELEASE DATE	#####
JOB NO.	0512C
CHECKED BY:	-
FILE NAME	PLANS
SHEET NO.	A3.00

RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278

COLOR BOARD



PRIMARY COLOR

CLC 1253D
Pueblo

WINDOR/DOOR TRIM COLOR

Chestnut Bronze

MOD-46280
SUP-46275
SDR-46278

RECEIVED
JUL 25 2012

RHS MANAGEMENT, LLC

2810 W. Charleston Blvd., Suite 80, Las Vegas, NV 89102
Tel: 702-798-5111 Fax: 702-892-7784

July 22, 2012

City of Las Vegas
Planning and Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification for a Major Modification, Special Use Permit, Site Development Plan Review, and Waiver of certain Development Standards for 7280 West Azure Drive (APN: 125-27-113-006)

To Whom It May Concern:

This letter is prepared as a justification letter for a Major Modification, Special Use Permit, and Site Development Plan review for an approximate 40,200 square foot Auto Body Paint and Body Repair Shop facility. The project in situated in the Town Center Development Plan area, proposes a single story building, will be located on a 5.36 acre parcel, and is designed to facilitate a potential future 6,000 square foot building pad (which is not part of this application). The project requests a Major Modification to change the land use designation from Suburban Mixed Use Town Center (SX-TC) to General Commercial Town Center (GC-TC), similar to the zoning designation of the property immediately to the East and properties located to the West of the proposed development. In addition a Special Use Permit is required to allow the proposed Auto Body Paint and Body Repair Shop use within the General Commercial Town Center designation area. This development will employ approximately 35 people and operate Monday through Friday from 8:00 am to 6:00 pm. The operator of this facility has built and operates several other similar facilities throughout the Las Vegas Valley area.

The General Plan designation for the area is Town Center, which in this area contains Suburban Mixed Use and General Commercial development. Uses found in the vicinity of the project include two auto dealerships approximately 450 feet West of the property, a retail shopping center and mini-storage facility immediately to the East of the subject property, a Nevada Power substation immediately to the North of the subject property, and a Discount Tire store and a commercial office park located across the street to the South. Across the street on Azure Drive and east of the property is a new gas station/convenience store that is currently under construction. Because the General Plan has dictated this area primarily for commercial development, we believe that the proposed Major Modification conforms to the General Plan. In addition, as evidenced by the existing surrounding land uses, many of which are auto related, and the existence of General Commercial zoning to the East and West of the subject property, we strongly believe the proposed use and proposed zoning will be compatible with the area. Finally, the street and highway access is adequate for the proposed use which will actually create less vehicle trips than a permitted commercial retail center under the existing Suburban Mixes Use zoning designation. For these reasons, we believe that the proposed Major Modification to a land use designation of General Commercial Town Center is justified.

RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278

The proposed Auto Body Paint and Body Repair Shop use meets all of the minimum standards for the related Special Use Permit as required by the Town Center Development Standards. The development will have no used or discarded automotive parts or equipment located or stored in any open area outside of the enclosed building, all disabled or wrecked vehicles shall be either stored within an enclosed structure or in fenced area screened from the view of the street and neighboring properties, all work related to the proposed use shall be performed within an enclosed building, and there shall not be any installation or use of an outside public address system or bell. As evidenced by the floor plan, there are no typical service bays where work is performed as used by most auto repair garages. Rather there are a few roll up doors to provide vehicle access to the interior of the building where the related work is completed. As discussed above, the proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding uses and with potential future uses as permitted in the area's Town Center Development Plan. The project will blend with the auto dealerships, tire store, and gas station located in the vicinity of the property as well as with the single store office and retail development nearby. Access to the property can be easily achieved from the Azure Drive via two existing full movement driveways as well as an additional driveway proposed towards the center of the property. The subject site is physically suited to allow the proposed use as it provides ample parking and even has additional room to facilitate a future pad building. For the reasons outlined above, we believe the request of a Special Use Permit warrants approval.

As a point of clarification related to the Special Use Permit request, the proposed building does include a vehicle entry point along the front of the building. This location is not a service bay, but rather a vehicle entry point used to bring cars into the building as detailed on the floor plan submitted with this application. If determined by City Planning that this entry point meets the definition of a service bay, we would respectively request a waiver of this standard. As justification, we would first argue that the intent of this standard relates more specifically to Auto Repair Garages where actual service being performed on vehicles would be seen from the street. This proposed project has all related service activities completed within the enclosed building and out of sight from the street unlike work performed within a typical service bay. It should be noted that the existing Honda Dealership located less than 500 feet to the West of this project includes several service bays that face Azure Drive. Because the proposed access point should not be classified as a service bay, because all actual service to the vehicles will be performed within an enclosed building, and because similar uses in the vicinity of the proposed development have been approved with service bay doors facing Azure Drive, we respectively request approval of this Waiver of Development Standard, if necessary.

In conjunction with the Major Modification and Special Use Permit requests, the project also seeks approval of a Site Development Review application. As indicated earlier in this justification letter, the proposed development is compatible with adjacent development and existing uses in the area, the proposed development is consistent with the General Plan, and the development will be consistent with the Town Center Development Standards. The project also proposes to meet the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans and policies. Site access and circulation to the project will not negatively impact adjacent roadways or neighborhood traffic and the proposed building and landscape materials will be appropriate for the area and for the City. The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance and will create an

RECEIVED
JUL 25 2012

orderly and aesthetically pleasing environment, all of which will be harmonious and compatible with other development in the vicinity of the project.

However, the project does seek a waiver from the Town Center Standards to reduce the landscape buffer from 5 feet along the North property line to zero feet. The NV Energy substation already includes an approximate 10 foot landscape buffer from the substation block wall to the common property line. In conversations with NV Energy, they were open to our development taking over and maintaining their existing landscaping and potentially placing an access easement over this property to permit access to this area. Because an approximate 10 foot landscape buffer already exists, we request permission to waive the landscape buffer on our property. To facilitate this Waiver request, we would be open to a condition of approval that stipulates a requirement of a landscape easement be created to the benefit of our property from NV Energy and in the event we are unable to secure this easement, we would develop the property to meet the minimum 5 foot landscape buffer. We ask that the City support this waiver request on the basis that a landscape buffer meeting the minimum requirements will still remain in place with the proposed condition as stipulated.

For the reasons outlined above we respectively request approval of this project and its related land use entitlements outlined above. We sincerely believe that this proposed use will tie in well with the nearby auto related uses, the nearby commercial center, and the existing business park located nearby.

Please feel free to contact me at our office at 369-4444 to discuss this matter further. Thank you in advance for your consideration of this request.

Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Sr. Vice President of Operations

RECEIVED
JUL 25 2012

MOD-46280
SUP-46275
SDR-46278

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46275 - SPECIAL USE PERMIT RELATED TO MOD-46280 - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR AN AUTO BODY PAINT AND BODY REPAIR SHOP WITH A WAIVER TO ALLOW A SERVICE BAY TO FACING A RIGHT-OF-WAY at 7280 West Azure Drive (APN 125-27-113-006), SX-TC (Suburban Mixed Use - Town Center) [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross).

C.C.: 10/17/2012

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. 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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46275** APN: 125-27-113-006

Name of Property Owner: Centennial 95 Limited Partnership

Name of Applicant: Collision Authority c/o Sun West Custom Homes

Name of Representative: RHS Management, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joe Gwerder

Subscribed and sworn before me

This 25 day of July 2012

_____
Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Collision Authority, c/o Sun West Custom Homes

Project Address (Location) 7280 W Azure Drive West of N Tenaya Way

Project Name Collision Authority **Proposed Use** Auto Repair Garage

Assessor's Parcel #(s) 125-27-113-006 **Ward #** 6-Ross

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed GC-TC

Commercial Square Footage 40,200+/-SF **Floor Area Ratio** 17.2%

Gross Acres 5.36 **Lots/Units** 1 **Density** N/A

Additional Information Special Use Permit

PROPERTY OWNER Centennial 95 Limited Partnership **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.com

APPLICANT Collision Authority c/o Sun West Homes **Contact** Dan Coletti

Address 2575 Montessouri St. **Phone:** (702) 363-8060 **Fax:** (702) 363-8065

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Dan@sunwestcustomhomes.com

REPRESENTATIVE RHS Management, LLC **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.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 Joe Gwerder

Subscribed and sworn before me

This 25 day of July, 2012.

[signature]

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-46275
Meeting Date:	9/11/12
Total Fee:	$1030.00
Date Received:*	7/25/12
Received By:	D-ff

*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.

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SDR-46278 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-46280 AND SUP-46275 - PUBLIC HEARING - APPLICANT: COLLISION AUTHORITY C/O SUN WEST HOMES - OWNER: CENTENNIAL 95 LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A 40,200 SQUARE-FOOT AUTO BODY PAINT AND BODY REPAIR SHOP WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE A MINIMUM FIFTEEN-FOOT BUFFER IS REQUIRED on 5.36 acres at 7280 West Azure Drive (APN 125-27-113-006), SX-TC (Suburban Mixed Use - Town Center) [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross).

C.C.: 10/17/2012

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. 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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-46278 APN: 125-27-113-006

Name of Property Owner: Centennial 95 Limited Partnership

Name of Applicant: Collision Authority c/o Sun West Custom Homes

Name of Representative: RHS Management, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joe Gwerder

Subscribed and sworn before me

This 25 day of July 2012

_____
Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Collision Authority, c/o Sun West Custom Homes

Project Address (Location) 7280 W Azure Drive West of N Tenaya Way

Project Name Collision Authority **Proposed Use** Auto Repair Garage

Assessor's Parcel #(s) 125-27-113-006 **Ward #** 6-Ross

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed GC-TC

Commercial Square Footage 40,200+/-SF **Floor Area Ratio** 17.2%

Gross Acres 5.36 **Lots/Units** 1 **Density** N/A

Additional Information Site Development Review

PROPERTY OWNER Centennial 95 Limited Partnership **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.com

APPLICANT Collision Authority c/o Sun West Homes **Contact** Dan Coletti

Address 2575 Montessouri St. **Phone:** (702) 363-8060 **Fax:** (702) 363-8065

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Dan@sunwestcustomhomes.com

REPRESENTATIVE RHS Management, LLC **Contact** Joe Gwerder

Address 2810 W Charleston Blvd., Suite 80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address Joe@lvdag.com

Property Owner Signature* Joe Gwerder

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

Print Name Joe Gwerder

Subscribed and sworn before me

This 25 day of July, 2012.

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-46278
Meeting Date:	9/11/12
Total Fee:	$1030.00
Date Received:*	7/25/12
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

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

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
VAR-46295 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 10/17/2012
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 Numbe **VAR-46295** APN: 139-34-612-005

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: ANDREW B. DONNER

Subscribed and sworn before me

This 25 day of July, 20 12

Darlene A Nepp Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

RECEIVED
JUL 20 12

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 707 FREMONT STREET

Project Name SHIPPING CONTAINER CITY **Proposed Use** _____

Assessor's Parcel #(s) 139-34-612-005 **Ward #** _____

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

Commercial Square Footage 56,000SF **Floor Area Ratio** _____

Gross Acres 1.29 **Lots/Units** _____ **Density** _____

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** 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

REPRESENTATIVE TODD KESSLER **Contact** _____

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 B. DONNER

Subscribed and sworn before me

This 25 day of July, 20 12.

Darlene A Nepp Rock

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

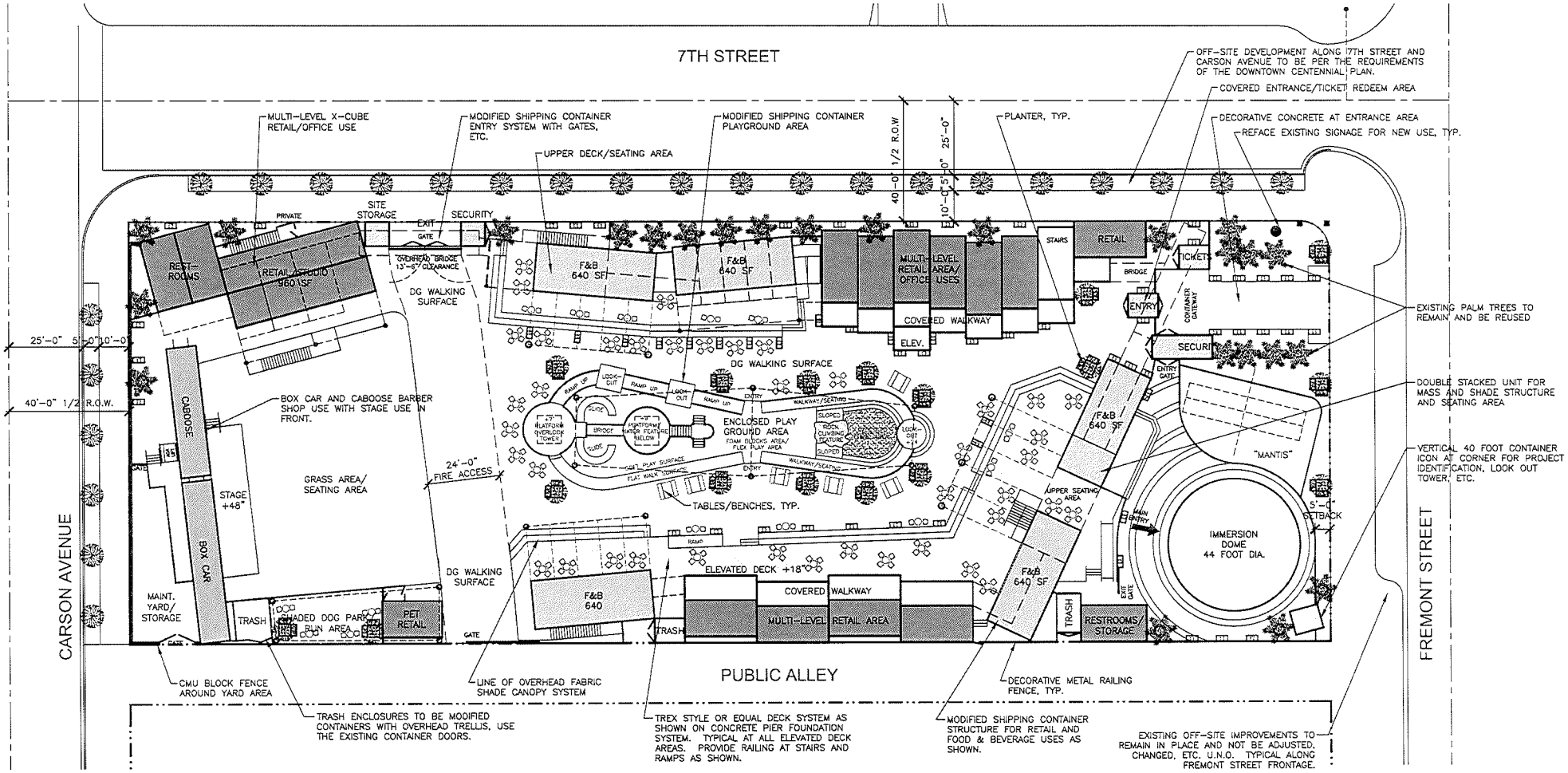
FOR DEPARTMENT USE ONLY

Case #	VAR-46295
Meeting Date:	9/11/2012
Total Fee:	$830.00
Date Received:*	7/26/2012
Received By:	MREP

*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.

SQUARE FOOTAGE/USE BREAKDOWN:
RETAIL = 10,158 SF (MULTI-LEVEL X CUBE AND CONTAINERS)
STUDIO = 960 SF
3RD LEVEL OFFICE = 2,688 SF
F&B VENUES = 3,200 SF
DOME USE = 1,520 SF
RESTROOMS/STORAGE/SUPPORT USES = 3,064 SF

FREMONT & 7TH ST CONTAINER PARK



1 SITE PLAN
SCALE: 1/32"=1'-0"

0' 10' 20' 40'

NORTH

BRESLIN BUILDERS

DOWNTOWN PROJECT 20 JUNE 2012 v6a

RECEIVED
JUN 26 2012

VAR-46295

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

July 19, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: VAR Application re APN: 139-34-612-005

Dear Mr. Fagg:

Please accept this as our official justification letter for the VAR encompassing the proposed front yard fence around the shipping container retail plaza located at the corner of 7th Street & Fremont. The Applications is for a VARIANCE TO ALLOW A FRONT YARD FENCE TO BE GREATER THAN FIVE FEET TALL AND NOT HAVE A MINIMUM OF 20% CONTRASTING MATERIAL on 1.29 acres at 707 Fremont Blvd, Las Vegas, NV zoned C-2 (General Commercial).

The front yard fence will be identical to the side and rear yard fence contained in SDR-45945. The fence is wrought iron and varies in height from 6 feet to 8 feet in the form of a wave. We believe that the fence height is justified due to the unique security measures which need to be taken along this part of Fremont Blvd downtown and to conform to the side and rear yard fence that is proposed. We believe our variance request is 'in-line' with the vision of the Centennial Plan.

We are extremely excited about this shipping container 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. .

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

RECEIVED
JUL 26 2012

VAR-46295

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WINK, LLC - OWNER: RAMPART COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,554 SQUARE-FOOT SUPPER CLUB at 1031 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 10/17/2012
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

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46189** APN: 138-32-411-003

Name of Property Owner: RAMPART COMMONS LTD LLC

Name of Applicant: WINK LLC

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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/Authorized Agent: Will B. D

Subscribed and sworn before me

This 26th day of June, 2012

Deborah M. West Clark County

Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

RECEIVED
JUN 29 2012

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUPPER CLUB

Project Address (Location) 1031 SOUTH RAMPART BLVD LAS VEGAS NV 89145

Project Name HONEY SALT **Proposed Use** RESTAURANT / SUPPER CLUB

Assessor's Parcel #(s) 138-32-411-003 **Ward #** 2

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage ____ **Floor Area Ratio** ____

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

Additional Information RAMPART COMMONS LTD LLC c/o PeCode Nevada Corp. - William Bayne

PROPERTY OWNER RAMPART COMMONS LLC **Contact** WILLIAM BAYNE
Address 851 S. RAMPART STE 220 **Phone:** 702-280-5761 **Fax:** ____
City LAS VEGAS NV **State** NV **Zip** 89145

APPLICANT WINK LLC **Contact** Elizabeth Blaw
Address 8917 CANYON SPRINGS **Phone:** 702-256-1665 **Fax:** 702-256-3933
City LAS VEGAS NV 89117 **State** NV **Zip** 89117

REPRESENTATIVE Elizabeth Blaw **Contact** ELIZABETH BLAW
Address 8917 CANYON SPRINGS **Phone:** 702-256-1665 **Fax:** 702-256-3933
City LAS VEGAS NV 89117 **State** NV **Zip** 89117

Property Owner Signature* Will B. B.

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

Print Name William B. Bayne

Subscribed and sworn before me

This 26th day of June, 2012.

Deborah M. West

Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

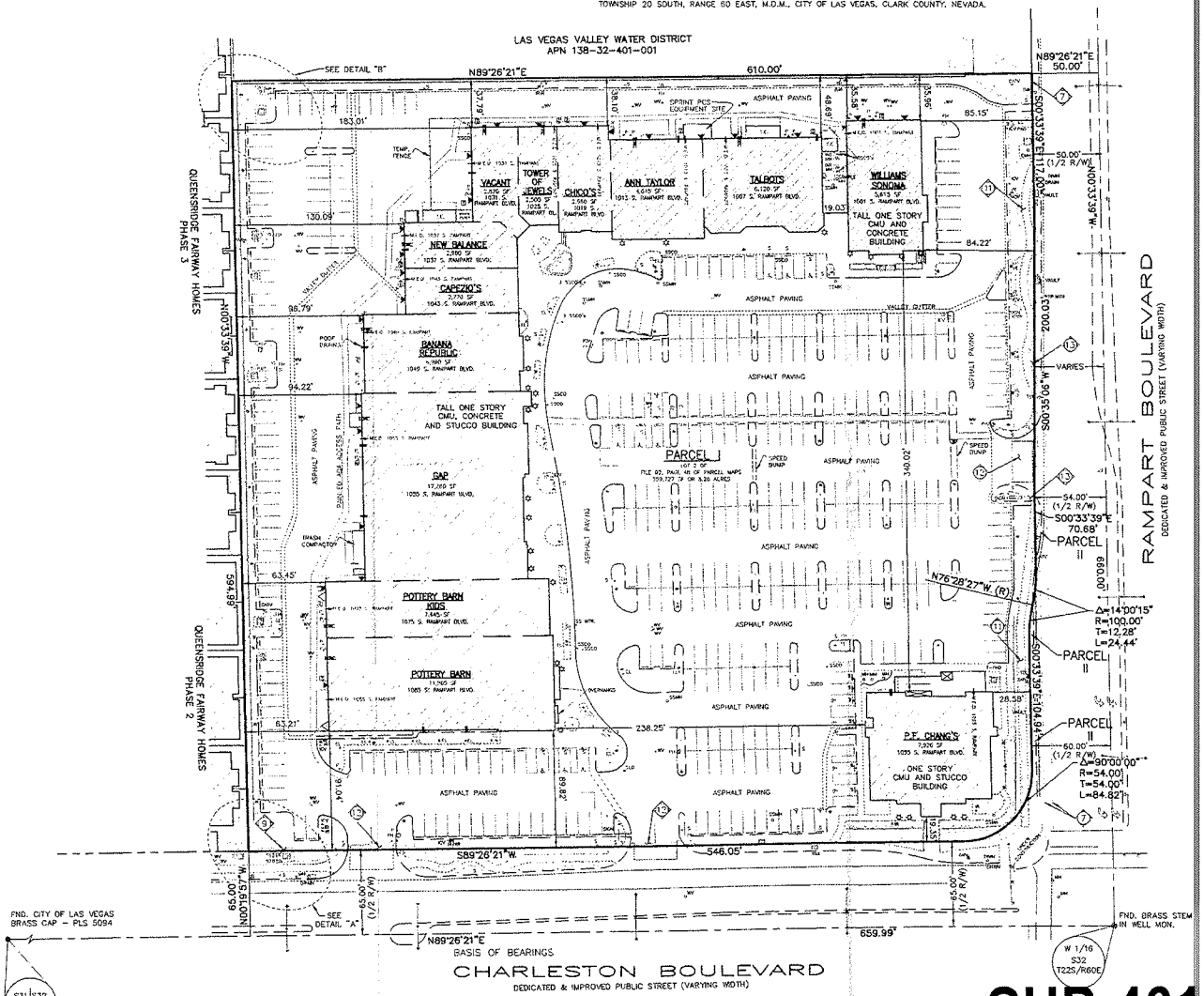
FOR DEPARTMENT USE ONLY

Case #	SUP-46189.
Meeting Date:	9/11/2012
Signs Required:	
Map #	
Total Fee:	1280 00/100
Receipt #	
Date Accepted:	7/19/2012.
Accepted By:	MREY

A.L.T.A./A.S.C.M. LAND TITLE SURVEY
FOR

RAMPART COMMONS
CHARLESTON BOULEVARD & RAMPART BOULEVARD

BEING A PORTION OF LOT 2 AS SHOWN IN FILE 92 OF PARCEL MAPS, PAGE 48 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

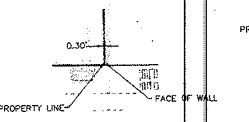


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

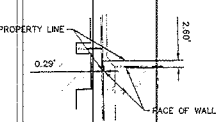
LEGEND

- FOUND MONUMENT (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- ASSESSOR'S PARCEL NUMBER
- PARCEL MAP FILE/PAGE
- PLOTTABLE EXCEPTION PER PRELIMINARY TITLE REPORT FROM STEWART TITLE OF NEVADA, ORDER No. 504517-LJJ, DATED APRIL 20, 2005
- TRASH ENCLOSURE
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- DROP INLET MANHOLE
- ROOF DRAINS
- CURB LINE
- GUTTER/CONCRETE EDGE
- GUARD-RAIL
- FENCE
- RETAINING WALL
- FENCE ON P/W
- BLOCK WALL
- STONE WALL
- MAIN ELECTRICAL DISCONNECT
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- FIRE TEST VALVE
- STREET LIGHT BOX
- TREELINE
- BRUSHLINE
- TRANSFORMER PAD
- POWER POLES
- POLE ANCHOR
- AREA LIGHT ON BLDG.
- LIGHT POLE
- POST/POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- WATER VALVE COVER
- TRAFFIC SIGNAL
- CROSSWALK SIGNAL
- ELECTRIC BOX
- MISC. OBJECT
- GAS METER
- GROUND LIGHT
- AREA LIGHT
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- CABLE TV BOX
- UTIL. VAULT/BOX
- METER BOX
- BUILDING

RECEIVED
JUN 19 2006



DETAIL "A"
SCALE 1"=20'



DETAIL "B"
SCALE 1"=20'

SUP-46189

REVISIONS
5/20/2005 ORIGINAL SUBMITTAL
6/29/2005 CLIENT COMMENTS

SCALE: 1" = 40'
SECTION: 32
TOWNSHIP: 20 SOUTH
RANGE: 60 EAST
MOUNT DIABLO MERIDIAN

ALTA / ACSM LAND TITLE SURVEY
RAMPART COMMONS
CHARLESTON / RAMPART
PECCOLE NEVADA
CITY OF LAS VEGAS NEVADA

PROJECT:

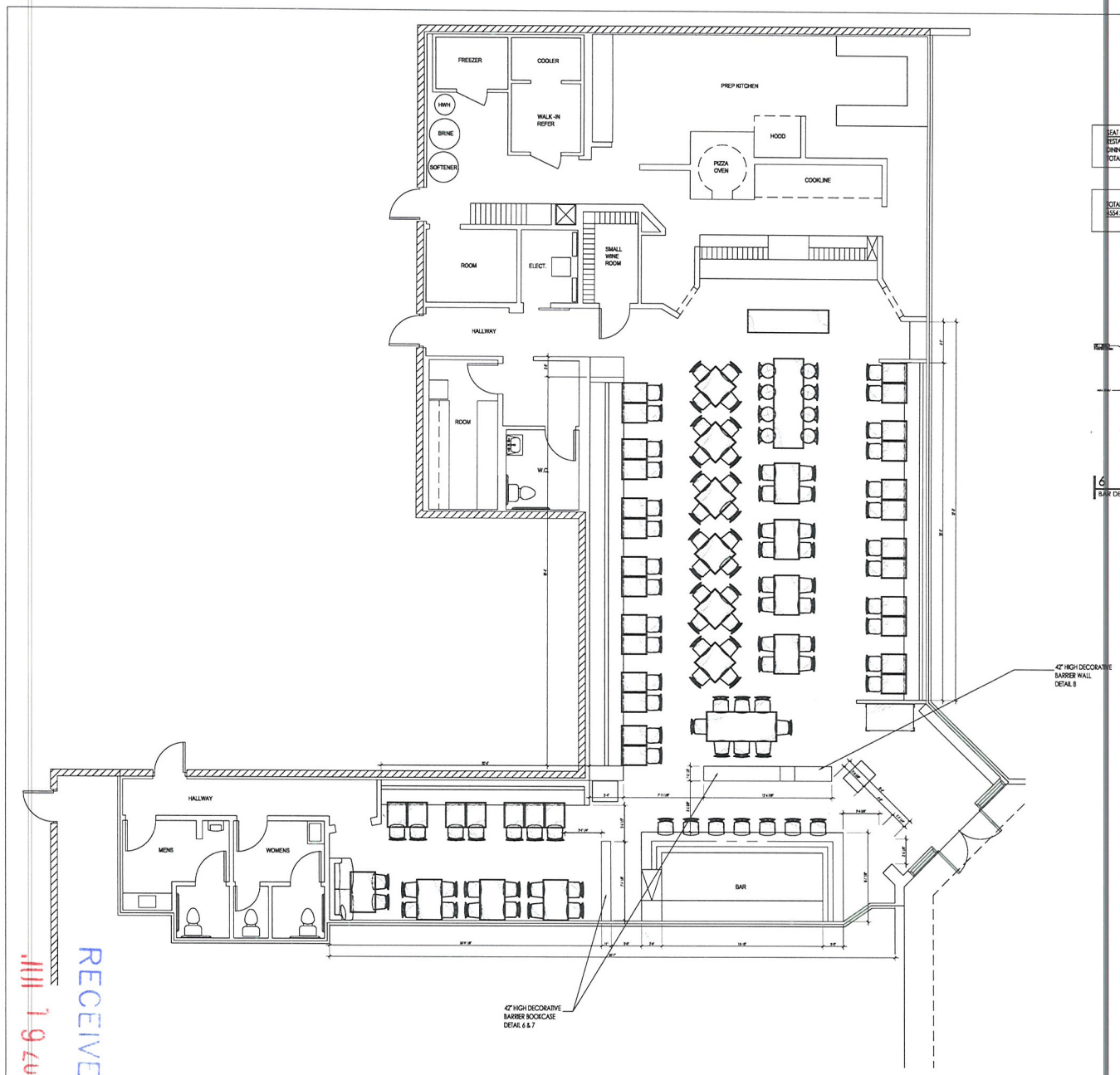
AMEC Infrastructure, Inc.
4670 S. FORT APACHE ROAD SUITE 180
LAS VEGAS, NEVADA, 89147
PHONE (702) 948-9300
FAX (702) 948-9399
WWW.AMEC.COM

amec

DRAWN BY: BGS
CHECKED BY: DW

JOB NUMBER
022005314

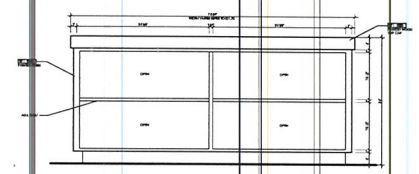
SHEET NO. 2 OF 2



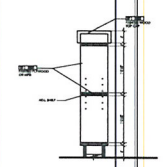
2 DIMENSIONED PLAN
1209 BASE PLAN 1/4" = 1'-0"

SEAT COUNT
RESTAURANT CHAIRS :139
DINING BAR STOOLS: 7
TOTAL: 146

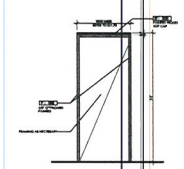
TOTAL SQ. FOOTAGE:
4554 S.F.



6 ELEVATION @ BOOK CASE
BAR DET02 3/4" = 1'-0"



7 SECTION @ BOOK CASE
BAR DET02 3/4" = 1'-0"



8 SECTION @ BARRIER WALL
BAR DET02 3/4" = 1'-0"

RECEIVED
JUL 19 2012

RECEIVED
JUL 19 2012

SUP-46189

ISSUED FOR CONSTRUCTION

CT cagley & tanner

SEAL :

CONSULTANT :

RESTAURANT
1031 S. RAMPART BLVD
LAS VEGAS, NEVADA 89145

REVISIONS:

NO.	DATE	ISSUE

DRAWING TITLE
PLAN AND DETAILS

All dimensions, levels, layouts and field conditions shall be verified at the site by the contractor before proceeding with the work.

PROJECT NO. 1209
Date: 07-12-2012
Scale: AS NOTED

Drawn By:	Checked By:	Approved By:
BT	BT	-

ID-1.70
ISSUED FOR BID

BLAU
and associates

JUSTIFICATION LETTER

June 20, 2012

City of Las Vegas
Attn: Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: WINK LLC – SUPPER CLUB

Dear Sir/Madam:

This letter is in support of an application for a Special Use Permit with regard to a restaurant located at Rampart Commons, 1031 South Rampart Blvd., Las Vegas, NV 89145, which location was formerly operated as Nora's Wine Bar. The applicant intends to redevelop the premises to offer an upscale restaurant which serves alcoholic beverages. The application is for a Special Use Permit for a supper club.

Since the proposed use is consistent with the prior use, we believe it is harmonious and compatible with the existing surrounding land uses and any future uses. Restaurant use was contemplated in the use of this center. Given its prior use, the subject site is physically suitable for the type and intensity being proposed. Likewise, there will be no additional burden on street or highway facilities providing access to the property. The prior use received a Special Use Permit for beer and wine, and applicant does not believe the issuance of a supper club license would be inconsistent with or compromise the public health safety and welfare of the general plan.

The number of employees intended to be hired are 45. The hours of operation are initially projected to be 11:00 a.m. to 1:00 a.m. The applicant intends to spend in excess of $500,000.00 in renovation and other expenses to open the new restaurant. The applicant does not have any existing uses, although I am the principal of this group and I am licensed by Clark County for restaurant and liquor operations (currently licensed at Simon Palms Place and previously licensed at Simon Kitchen (Hard Rock) which closed in 2002).

RECEIVED
JUN 19 2012
SUP-46189

The sustainability questions of your form letter have not been answered as they are not believed applicable to this application.

Sincerely,

Elizabeth Blau

cc. Jason Lapin
Bruce Leslie, ESQ.

SUP-46189

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46241 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RACHEL'S KITCHEN - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,791 SQUARE-FOOT RESTAURANT at 150 North Las Vegas Boulevard, a portion of Suite #190 (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46241** APN: 139-34-613-000

Name of Property Owner: LVB-Ogden Marketing, LLC

Name of Applicant: Rachel's Kitchen

Name of Representative: Debbie Roxarzade

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: Debbie Roxarzade

Subscribed and sworn before me

This 11th day of July, 2012

_____

Notary Public in and for said County and State

RUSTY WOOD
Notary Public, State of Nevada
Appointment No. 12-6974-1
My Appt. Expires Sep 22, 2015

RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-46241 APN: 139-34-613-276

Name of Property Owner: ~~LVB-Ogden Marketing Corp.~~ LLC

Name of Applicant: Rachel's Kitchen

Name of Representative: Debbie Roxarzade

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: 139-34-613-276

Signature of Property Owner: _____

Print Name: Mgr John Tippins

Subscribed and sworn before me

This 9th day of July, 2012

Notary Public in and for said County and State

SHELLEY SCIRONE
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Appt. No. 07-5040-1
My Appt. Expires Sept. 8, 2014

RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Beer/Wine/Cooler On-Sale

Project Address (Location) 150 N. Las Vegas Blvd., portion of Suite 190, LV, NV

Project Name Rachel's Kitchen **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-34-613-276 **Ward #** 5

General Plan: existing C proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 2392 **Floor Area Ratio** N/A

Gross Acres .96 **Lots/Units** N/A **Density** N/A

Additional Information SDR-5180

PROPERTY OWNER LVB-Ogden Marketing Corp. LLC **Contact** John Tippins

Address c/o ST Residential, 175 W. Jackson Blvd #540 **Phone:** 702-333-4455 **Fax:**

City Chicago **State** IL **Zip** 60604

E-mail Address jtippins@stresidential.com

APPLICANT Rachel's Kitchen **Contact** Debbie Roxarzade

Address 4300 E. Sunset Rd., Suite E-3 **Phone:** (702) 736-8822 **Fax:** (702) 736-8855

City Henderson **State** NV **Zip** 89014

E-mail Address clr@trp-architect.com

REPRESENTATIVE The Richardson Partnership **Contact** Caron Richardson

Address 4300 E. Sunset Rd., Suite E-3 **Phone:** (702) 736-8822 **Fax:** (702) 736-8855

City Henderson **State** NV **Zip** 89014

E-mail Address clr@trp-architect.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 John Tippins

Subscribed and sworn before me

This 9th day of July, 2012.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHELLEY SCIRONE
Appt. No. 07-[illegible]
My Appt. Exp. [illegible]

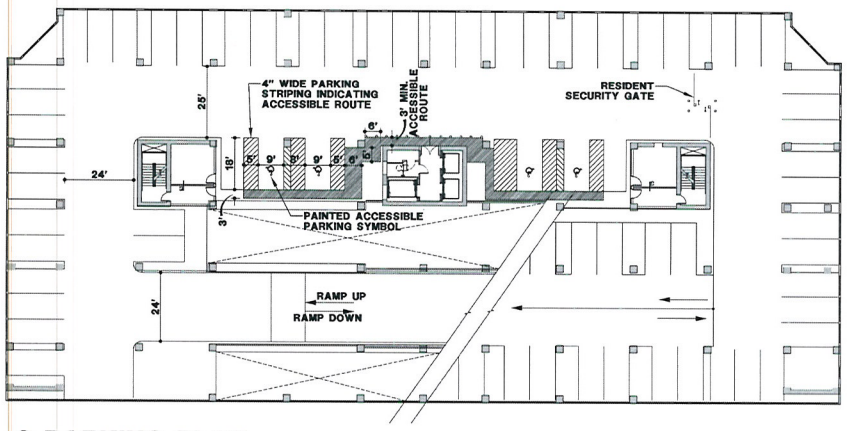
RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

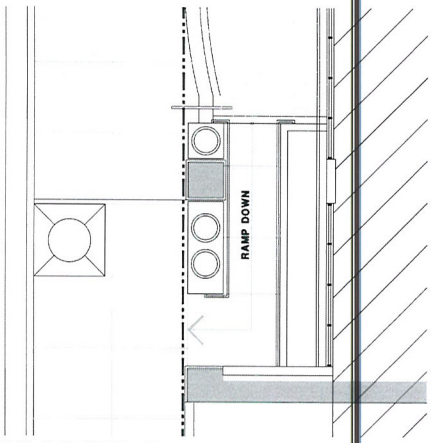
FOR DEPARTMENT USE ONLY

Case #	SUP-46241
Meeting Date:	09/11/12
Total Fee:	$1280.00
Date Received:*	07/24/12
Received By:	Jonathan B.

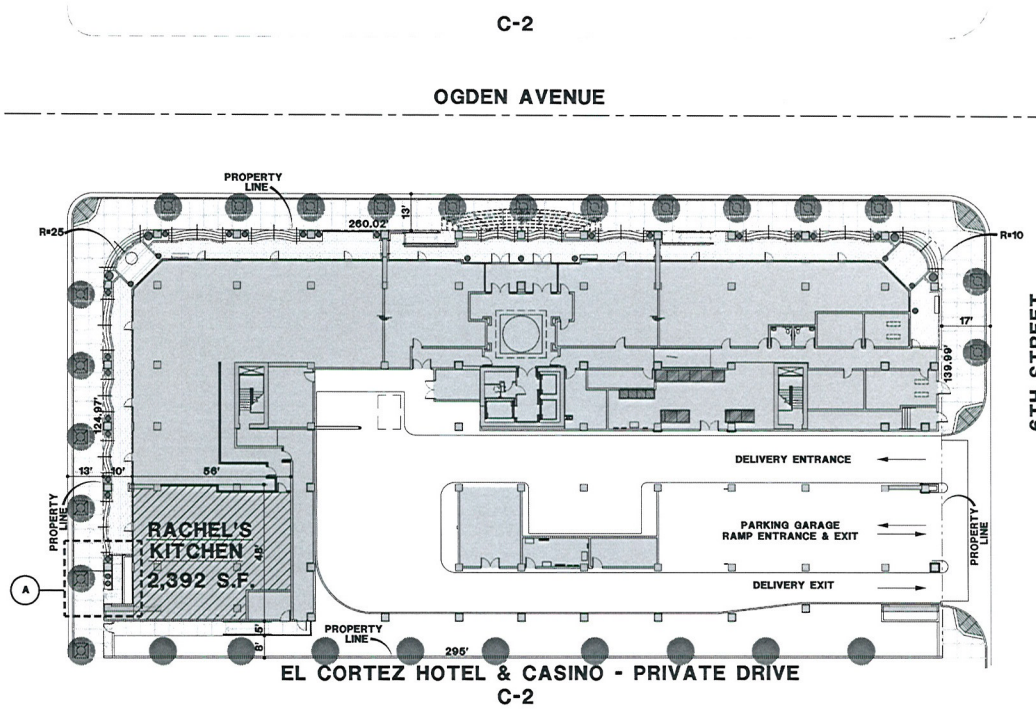
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



LEVEL 2 PARKING PLAN



(A) ENLARGED RAMP PLAN



SITE PLAN for RACHEL'S KITCHEN at THE OGDEN

0 5 10 15 20 40 60 1"=20'-0"

JULY 26, 2012

CITY OF LAS VEGAS • NEVADA

SUP-46241

SITE DATA

ASSESSOR'S PARCEL NUMBER (APN):	139-34-613-000
ADDRESS:	150 N. LAS VEGAS BLVD., PORTION OF SUITE 190
CURRENT ZONING:	C-2
SITE AREA:	NET- 44,650 SF (1.03 ACRES)
FLOOR AREA:	COMMERCIAL (1ST FLOOR) 16,157 SF
	LOBBY/STORAGE (1ST FLOOR) 7,371 SF
	TOTAL FLOOR AREA 23,528 SF
FLOOR AREA/SITE AREA RATIO:	.52
SETBACKS:	FRONT: 13'
	SIDE: 13'/17'
	REAR: 8"
LANSCAPED AREA:	3,595 SF (EXISTING)

PROJECT ANALYSIS

RACHEL'S KITCHEN	2,392 SF

PARKING ANALYSIS

PARKING REQUIRED:	
1ST LEVEL COMMERCIAL (16,157 SF @ 3 CARS/1000SF)	49 CARS
2ND-21ST LEVEL RESIDENTIAL (251 UNITS @ 1 CAR/UNIT)	251 CARS
TOTAL:	300 CARS
PARKING PROVIDED:	
1ST LEVEL	6 CARS
2ND LEVEL	73 CARS
3RD-5TH LEVEL (90 CARS/LEVEL)	270 CARS
6TH LEVEL	86 CARS
TOTAL:	435 CARS

LEGAL DESCRIPTION

Lots One (1) through Six (6) inclusive and Lots Twenty-Seven (27) through Thirty-Two (32) inclusive in Block Two (2) of Hawkins Addition, as shown by map thereof on file in Book 1 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada, including, but not limited to, all of STREAMLINE TOWER, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, and as amended by Certificate of Amendment recorded May 15, 2008 in Book 20080515 as Instrument No. 00636, Official Records.

Together with that portion of said land as vacated by Order of Vacation recorded September 15, 1988 in Book 880915 as Instrument No. 01024, of Official Records, Clark County, Nevada.

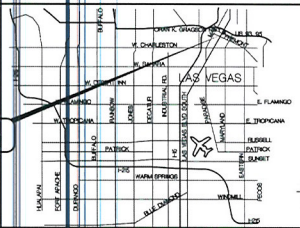
Excepting that portion of land conveyed to the City of Las Vegas in a Grant Deed recorded March 10, 2006 in Book No. 20060310 as Instrument No. 00677, Official Records.

Further excepting therefrom Parcels One (1) and Two (2) as follows:

Parcel One (1): Units #13, 814, 815, 909, 920, 921, 1021, 1102, 1104, 1108, 1120, 1201, 1218, 1503, 1609, 1610, 1710, 1806, 1810, 1811, 1818, 1904, 1910, 2010, 2015, 2109 and 2215 OF STREAMLINE TOWER AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, and as amended by Certificate of Amendment recorded May 15, 2008 in Book 20080515 as Instrument No. 00636, Official Records.

Parcel Two (2): An Allocated Interest in Common Elements appurtenant to Parcel 1, exclusive easements over any Limited Common Elements allocated to Parcel 1 and non-exclusive easements for access, ingress, egress, use, and enjoyment and other purposes appurtenant to Parcel 1 as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for STREAMLINE TOWER recorded February 6, 2008, in Book 20080206 as Instrument No. 03749 and re-recorded February 12, 2008, in Book 20080212 as Instrument No. 03827 and as shown by the map of STREAMLINE TOWER on file in Book 139 of Plats, Page 45 in the Office of the County Recorder of Clark County, Nevada, and as amended by Certificate of Amendment recorded May 15, 2008, in Book 20080515 as Instrument No. 00636, Official Records.

VICINITY MAP



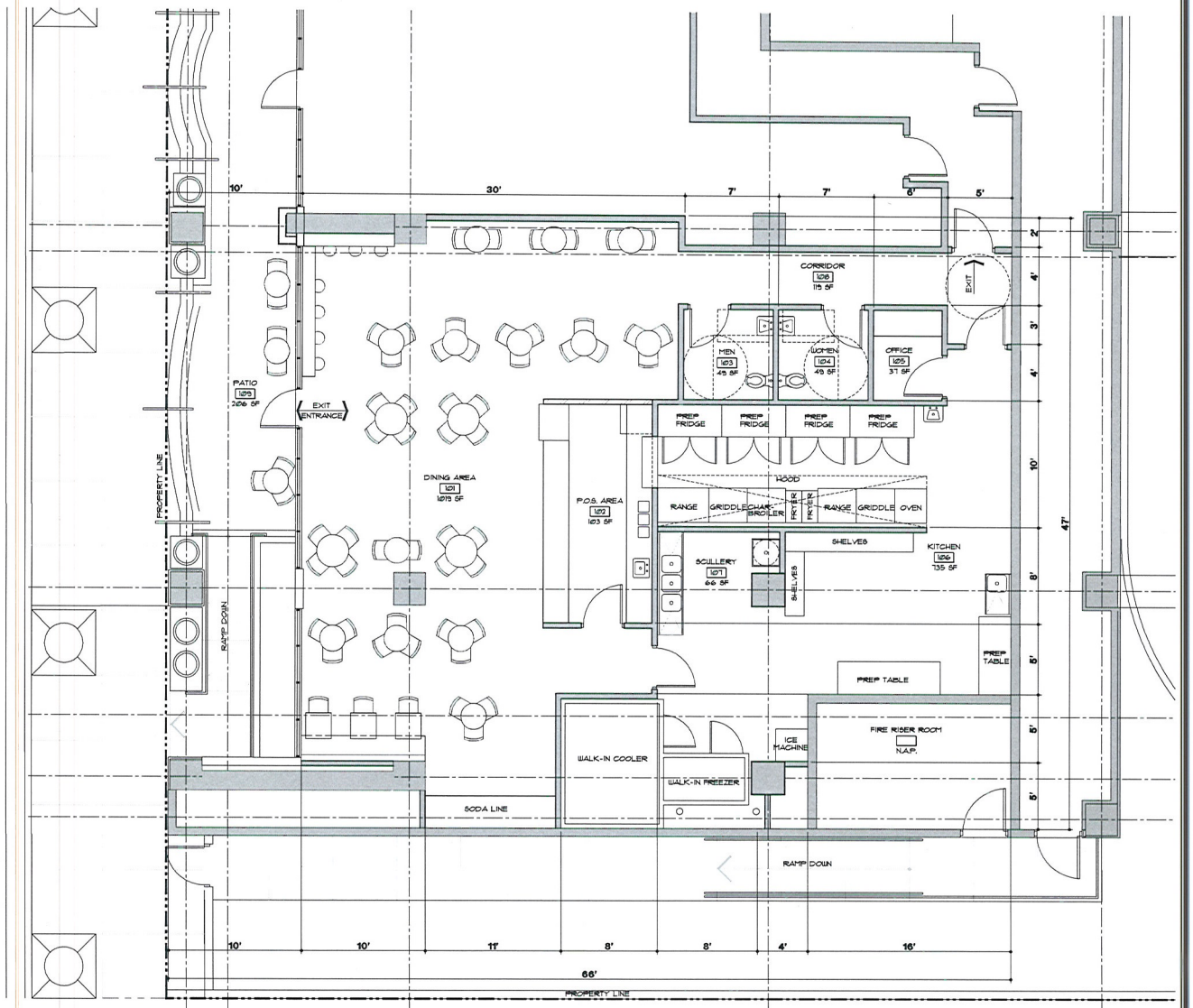
OWNER/DEVELOPER

RACHEL'S KITCHEN at THE OGDEN
150 LAS VEGAS BOULEVARD NORTH, SUITE 190
LAS VEGAS, NV 89101

CONCEPTUAL DESIGN ONLY - FOR LAND USE PURPOSES

ARCHITECT:
rtp inc. architecture planning interiors
THE RICHARDSON PARTNERSHIP, INC.
4300 E. Sunset Rd. Suite E-3, Henderson, Nevada 89014
PHONE 702.736.6822 FAX 702.736.8855
E-mail mail@rtp-architect.com

RECEIVED
City of Las Vegas
Department of Planning



PLAN DATA

GROSS SQUARE FOOTAGE	2,392 SF
NET SQUARE FOOTAGE	2,231 SF
MAXIMUM OCCUPANCY	
DINING AREA (1019 SF @ 15 SF/OCC.)	68 OCCUPANTS
BUSINESS AREA (140 SF @ 100 SF/OCC.)	2 OCCUPANTS
KITCHEN AREA (801 SF @ 200 SF/OCC.)	5 OCCUPANTS
TOTAL	75 OCCUPANTS
SEATING CAPACITY	
INDOOR DINING (1019 SF)	64 SEATS
OUTDOOR DINING (164 SF)	7 SEATS
TOTAL	71 SEATS
NUMBER OF TABLES	
INDOOR DINING (1019 SF)	20 TABLES
OUTDOOR DINING (164 SF)	3 TABLES
TOTAL	23 TABLES

RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

CONCEPTUAL DESIGN ONLY - FOR LAND USE PURPOSES

ARCHITECT:

Rachel's KITCHEN

trp inc. architecture planning interiors
THE RICHARDSON PARTNERSHIP, INC.
4100 E. Sunset Rd. Suite E-3, Henderson, Nevada 89014
PHONE: 702.736.8822 FAX: 702.736.8855
E-mail: mail@trp-architect.com

north

FLOOR PLAN for RACHEL'S KITCHEN at THE OGDEN

0 2 4 8 12 1/4" = 1'-0"

JULY 26, 2012

CITY OF LAS VEGAS NEVADA

SUP-46241



Rachels KITCHEN

RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

SUP-46241

trp inc. architecture planning interiors

THE RICHARDSON PARTNERSHIP, INC.

Celebrating 15 years 1997 – 2012

20 July 2012

Mr. Dan Donley, Planner II
City of Las Vegas
Department of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: 150 N. Las Vegas Blvd.
Quick Serve Restaurant – Rachel's Kitchen
TRP Job No.: 12012

To Whom It May Concern:

On behalf of Rachel's Kitchen a Special Use Permit application for the purpose of on-sale beer and wine and outdoor dining in conjunction with a quick serve restaurant is submitted for review and public hearing. The restaurant will be developed in a vacant retail space at the Ogden, a mid-rise, mixed-use residential building within the Downtown Centennial Plan. Similar food establishments exist in the neighborhood, including monthly food truck events in the parking lot just south of the Ogden, and two other restaurants are planned for adjacent spaces at the Ogden.

Beer and wine will be consumed only in connection with a meal on the premises. The restaurant is expected to seat 71 at any one time, including the outdoor seating. The outdoor dining will occur as an accessory use to the restaurant, on the covered pedestrian area directly in front of the restaurant. This area, defined on the site plan, is approximately 10' wide and is not within the public sidewalk. Tables and chairs, constructed of metal and tile surfaces, are movable, will be stored inside the restaurant at closing and complement the design theme of the restaurant.

The restaurant is scheduled to be open before the end of this year and is expected to be open Monday – Saturday during the hours of 7:00 am and 7:00 pm. The potential for service on Sunday will be determined as the restaurant establishes itself in the market. Initially, it is expected that the restaurant will employ 10-12 people including two, full-time, team leaders. The franchisor, Debbie Roxarzade, has been in business in Las Vegas for more than seven years and brings a wealth of restaurant knowledge to this location ensuring a successful operation.

The restaurant will be improved based on current code requirements and it is anticipated that Rachel's Kitchen will submit a letter of intent to participate in the City of Las Vegas' Green Building Program under the Existing Commercial Retrofit category, if appropriate. Completing NV Energy's Sure Bet program through the Green Building Program is an important step in maintaining energy efficiency in the restaurant for the franchisee.

The project meets and supports existing regulations and the business will be conducted in a harmonious manner and is compatible with existing land uses in this neighborhood. If additional information is needed to process this application, please contact me at your earliest convenience.

Sincerely,

Caron L. Richardson

Caron L. Richardson
Vice-President, Planning

RECEIVED
JUL 24 2012
City of Las Vegas
Department of Planning

4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 • Phone 702.736.8822 • Fax 702.736.8855

SUP-46241

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46246 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE INC. - OWNER: RAINBOW VISTA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 65-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL ZONED PROPERTY WHERE 200 FEET IS REQUIRED, A 155-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS ALLOWED, 24-HOUR OPERATION WHERE 8:00 A.M TO 11:00 P.M. IS REQUIRED, AND WINDOW SIGNAGE WITH TEXT AND NEON WHERE LIMITED SIGNAGE IS REQUIRED at 6700 West Charleston Boulevard (APN 138-34-820-013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 10/17/2012
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 No.: **SUP-46246** 38-34-820-014 / 138-34-820-013

Name of Property Owner: Rainbow Plaza, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins, c/o Jennifer Roberts

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: BENJAMIN CACAO

Subscribed and sworn before me

This 15TH day of MAY, 2012

Notary Public in and for said County and State

Benjamin P. Cacao

BENJAMIN P. CACAO
Commission # 1965045
Notary Public - California
Santa Clara County
My Comm. Expires Dec 26, 2015

Revised 11-14-06

E:\depot\Application Packet\Statement of Financial Interest.pdf

FROM :Brubb & Ellis Las Vegas FAX NO. :7028628242 May. 14 2012 08:47AM P 6

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 6700 West Charleston, Suite A

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 138-34-820-013 **Ward #** 1

General Plan; existing Comm **proposed** -- **Zoning: existing** C-1 **proposed** --

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

Gross Acres 0.46 **Lots/Units** 1 **Density** _____

Additional Information

PROPERTY OWNER Rainbow Vista LLC/Trisha Ho **Contact** SEGUNDO CACAO

Address 10632 San Bellacova Court **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3600 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** NV **Zip** 89101

E-mail Address jroberts@lionelsawyer.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 SEGUNDO CACAO

Subscribed and sworn before me

This 15TH day of MAY, 20 12.

_____

Notary Public in and for said County and State

Benjamin P. Cacao

Revised 10/27/08

BENJAMIN P. CACAO
Commission # 1965045
Notary Public - California
Santa Clara County
My Comm. Expires Dec 26, 2015

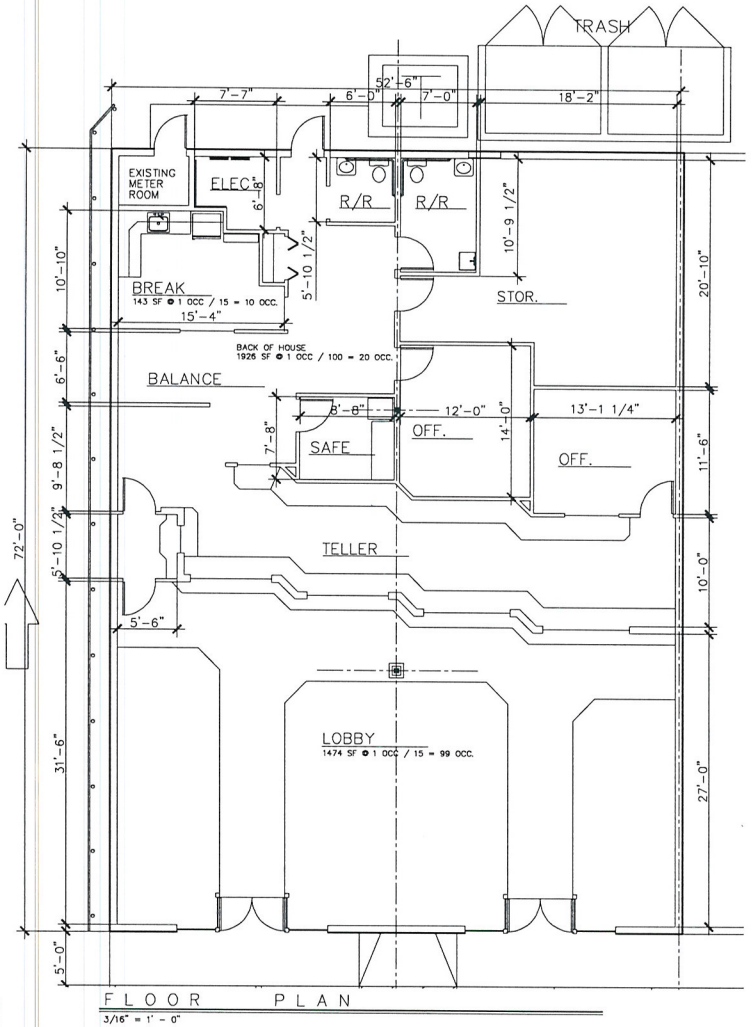
FOR DEPARTMENT USE ONLY

Case #	SUP-46246
Meeting Date:	9/11/2012
Total Fee:	1030 00
Date Received:*	7/24/2012
Received By:	MREX

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

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

FROM :Gruber & Ellis Las Vegas FAX NO. : 7 2012 08:46AM P 5



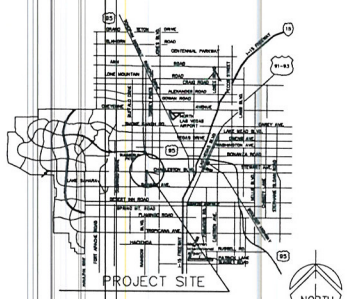
FLOOR PLAN

3/16" = 1' - 0"

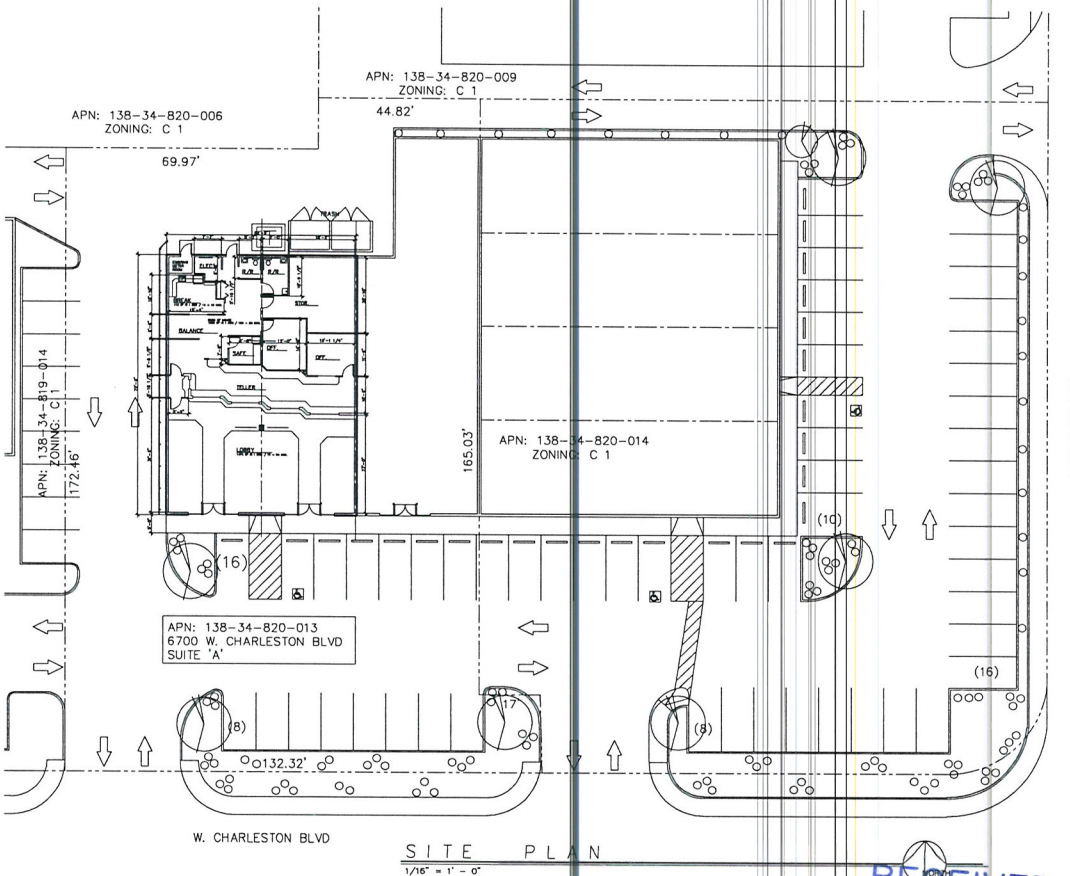
PROJECT INFORMATION

APN: 138-34-820-013 Zoning: C-1

Site Area:	.46 Acres (+/- 20,814 SF)
Total Tenant Area:	3,746 GSF (moneytree only)
Parking Required: (financial)	4/1,000 SF = 15 STALLS REQ'D
Total Parking Provided:	58 STALLS W/ 3 HNDCP (both parcels)
Parking Stall Dimensions:	9' X 16'
Handicap Stall Size:	9' X 16'
Lot Coverage:	18 %
Max Occupant Load:	134 Occupants



VICINITY MAP



SITE PLAN

1/16" = 1' - 0"

RECEIVED
NOV 24 2017

SUP-46246

REVISIONS:

BAKER CONSTRUCTION

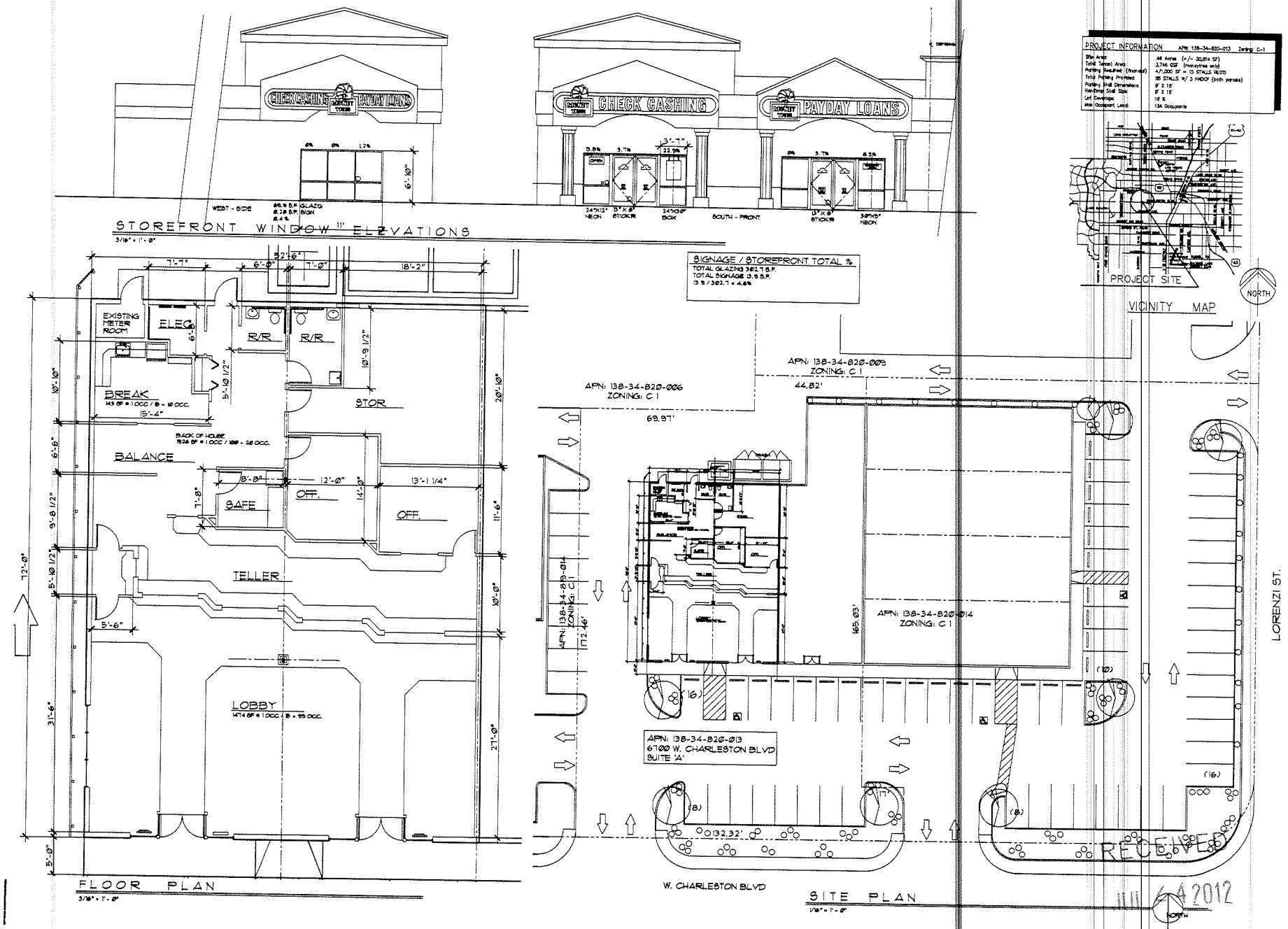
PATCO BUILDING SYSTEMS
LIC NO. 0051705
E. 2711 SPRAGUE
SPOKANE, WASHINGTON 99202
509-535-1668
FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
STORE # 50
6700 W. CHARLESTON BLVD
LAS VEGAS, NEVADA

SITE & FLOOR PLAN

DATE:
JULY 13 2010

SHEET:
A-1



PATCO BUILDING SYSTEMS

BAKER CONSTRUCTION

MONEY TREE INC.
STORE #50
6700 W. CHARLESTON BLVD
LAS VEGAS, NEVADA

SITE & FLOOR PLAN

JULY 12 2102

A-1

RECEIVED
JUL 24 2012

SUP-46246

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA

300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE

JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS
A. WILLIAM MAUPIN

MICHAEL D. KNOX
MEREDITH L. MARKWELL
RICHARD T. CUNNINGHAM
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN

MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JOHN D. TENNERT
MARLA J. DAVEE
STEVEN C. ANDERSON
RYAN A. ANDERSEN
KATHERINE L. HOFFMAN
VAR LORDAHL, JR
PHILLIP C. THOMPSON
AMY L. BAKER

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE

*ADMITTED IN CA ONLY

July 24, 2012

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA HAND DELIVERY

Planning Department
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit and Waivers***

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 6700 West Charleston, Suite A (APN #: 138-34-820-013). In addition, Moneytree respectfully requests waivers of the distance separation to residential, similar uses, the limitation on the hours of operation, and the conditions restricting window signage from using text and neon lighting in order to preserve the grandfathered status of this location.

This Moneytree is in a C-1, Limited Commercial, zoning district. The addition of the auto title loan use would not adversely affect surrounding properties, as this store has been operating for 13 years and is located the major commercial corridor of Charleston Boulevard. As the use is also consistent with the current specified financial institution operations that exist at the location, there would be no variable impact by the addition of auto title loans. Although the site is located approximately 150 feet from residential, requiring a waiver of about 50 feet, the use is adequately buffered by Lorenzi Street. There are other specified financial institution and pawnshop uses in the area are adequately buffered by the main thoroughfares of Charleston and Rainbow Boulevards. Moreover, these other businesses would not be adversely impacted because the auto title loan use is consistent with Moneytree's current business operations.

RECEIVED
JUL 24 2012

SUP-46246

Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety. The business currently operates on a 24-hour basis. To be consistent with current operations and so that customers are not inconvenienced by allowing only certain products at limited times, Moneytree respectfully requests a waiver of the restriction on hours of operation for the auto title loan use.

As this location was licensed and operating before the conditions concerning signage for financial institution, specified, use were adopted by the City of Las Vegas, Moneytree would like to preserve its grandfathered status by allowing its current window signage that includes text, as well as the neon lit sign announcing the business as "Open." Moneytree acknowledges that the window signage shall not exceed 20% coverage of each window since this is a separate restriction from the sign code that is not grandfathered.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to many local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

While the economy is still trying to recover, banks are often still unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

Because Moneytree has operated at this location since 1999, the business is compatible with the surrounding area, and the addition of the auto title use is consistent with the company's current operations, the company respectfully requests a special use permit to add auto title loan use with waivers to residential and similar uses, the hours of operation limitation, and window signage restrictions for use of text and neon lighting.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

SUP-46246

RECEIVED

JUL 24 2012

RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682
CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119
WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4264 • FAX (202) 742-4265

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46249 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE INC. - OWNER: CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WIN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 6275 Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 10/17/2012
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 **SUP-46249** APN: 125-28-610-004

Name of Property Owner: Centennial Center, LLC

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins, c/o Jennifer Roberts

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 14th day of MAY, 2012

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 6275 Centennial Center Boulevard #150

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 125-28-610-004 **Ward #** 6

General Plan: existing Comm. proposed -- **Zoning:** existing T-C: GC proposed --

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

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

Additional Information _____

PROPERTY OWNER Centennial Centre LLC **Contact** _____

Address 5785 Centennial Center Blvd, Suite 230 **Phone:** 702-822-8200 **Fax:** 702-822-8201

City Las Vegas **State** NV **Zip** 89149

E-mail Address BOLSON@TERRITORYINC.COM

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

City Las Vegas **State** NV **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

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 14th day of May, 2012.

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

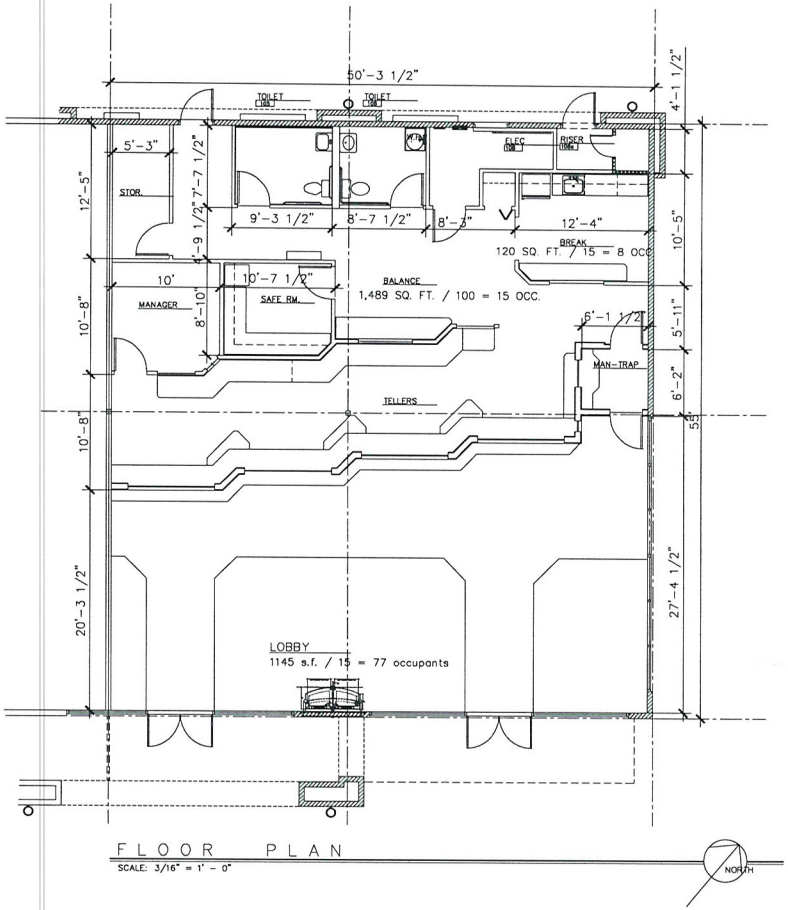
FOR DEPARTMENT USE ONLY

Case #	SUP-46249
Meeting Date:	9/11/2012
Total Fee:	6030.00
Date Received:*	7/24/2012
Received By:	MREC

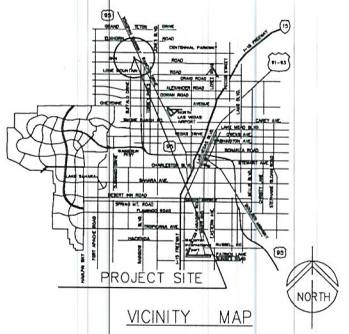
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

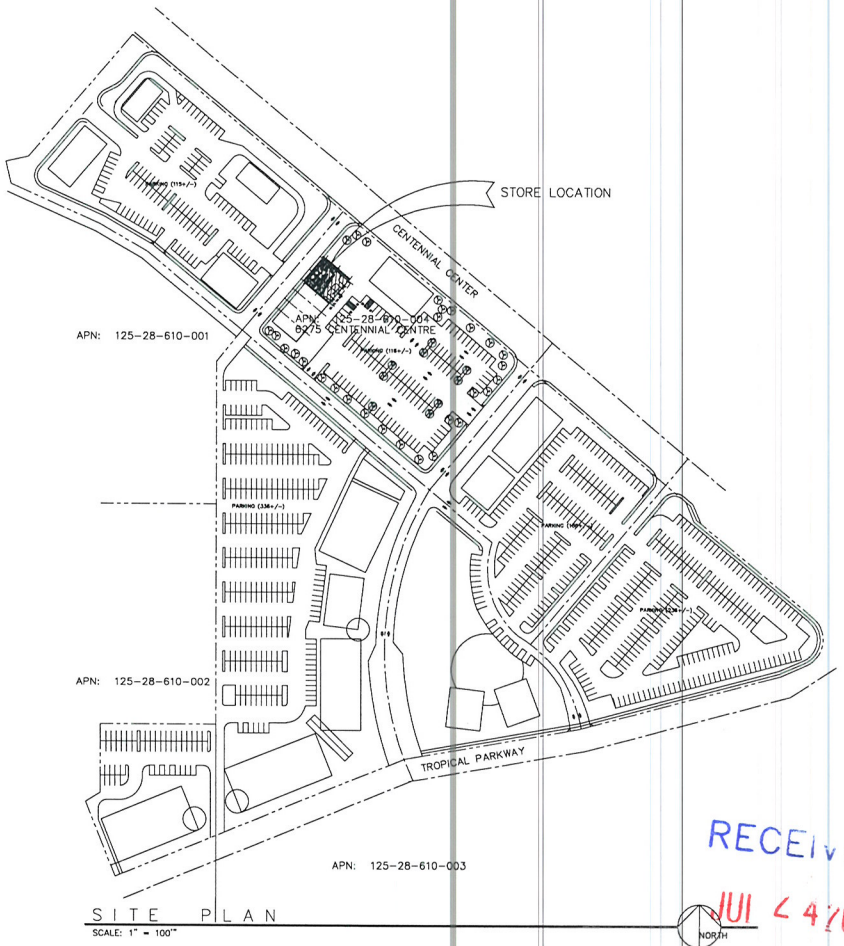
f:\depot\Application Packet\Application Form.pdf



PROJECT INFORMATION	APN: 125-28-610-004	Zoning: T-C
Site Area:	17.40 Acres (+/- 757,944 SF)	
Total Tenant Area:	2,727 GSF	
Parking Required: (financial)	4/1,000 SF = 11 STALLS REQ'D	
Total Parking Provided:	989+ STALLS W/ 25 HNDCP	
Parking Stall Dimensions:	9' X 18'	
Handicap Stall Size:	9' X 20'	
Lot Coverage:	0.36%	
Max Occupant Load:	100 Occupants	



VICINITY MAP



RECEIVED
JUL 14 2010

SUP-46249

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

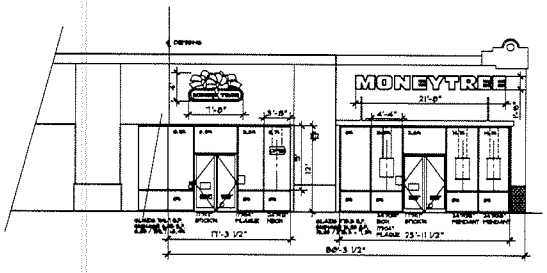
E. 2711 SPRAGUE
SPOKANE WASHINGTON 99202
509-535-3668
FAX 509-535-3720

PROJECT:
MONEY TREE INC. store #89
6275 centennial center
blvd, suite 150
las vegas, nevada 89149

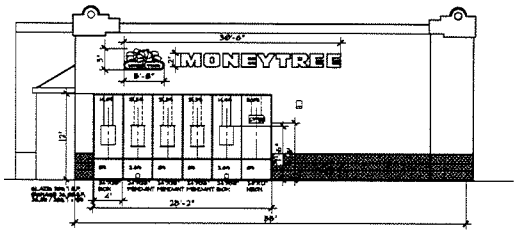
SITE & FLOOR PLAN

DATE:
July 21 2010

SHEET:
A-1



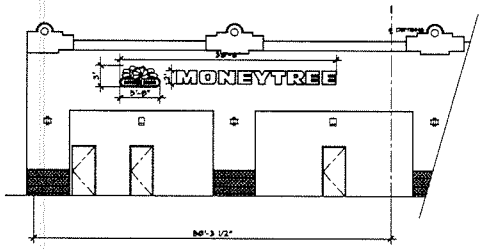
SOUTH - FRONT



EAST - SIDE

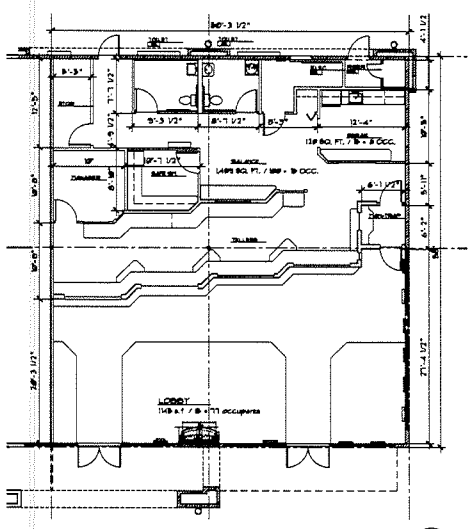
STOREFRONT ELEVATIONS

SCALE: 1/8" = 1'-0"



NORTH - REAR

SIGNAGE / STOREFRONT TOTAL %
TOTAL GLAZING 764.5 S.F.
TOTAL SIGNAGE 82.76 S.F.
82.76 / 764.5 = 6.5%

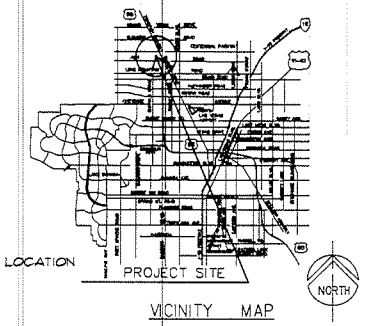


FLOOR PLAN

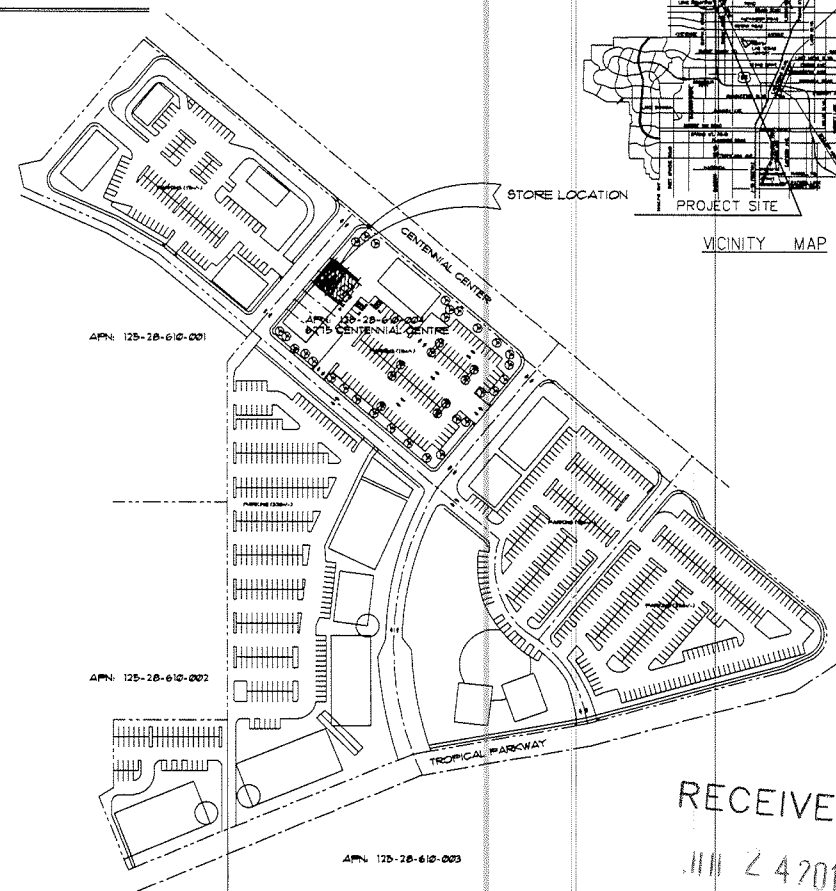
SCALE: 1/8" = 1'-0"

NORTH

PROJECT INFORMATION	APN: 125-28-610-004 Zoning: T-C
Site Area:	17.40 Acres (+/- 757,944 SF)
Total Tenant Area:	2,727 GSF
Parking Required: (financial)	4/1,000 SF = 11 STALLS REQ'D
Total Parking Provided:	989+ STALLS W/ 25 HNDCP
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	9' X 20'
Lot Coverage:	0.36%
Max Occupant Load:	100 Occupants



VICINITY MAP



SITE PLAN

SCALE: 1" = 100'

NORTH

RECEIVED

JUN 24 2012

SUP-46249

REVISIONS

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

PROJECT: MONEY TREE INC. store #89
6215 centennial center
blvd, suite 150
las vegas, nevada 89149

SITE & FLOOR PLAN

DATE: JULY 12 2012

SHEET: A-1

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS
A. WILLIAM MAUPIN
MICHAEL D. KNOX
MEREDITH L.MARKWELL
RICHARD T. CUNNINGHAM
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JOHN D. TENNERT
MARLA J. DAVEE
STEVEN C. ANDERSON
RYAN A. ANDERSEN
KATHERINE L. HOFFMAN
VAR LORDAHL, JR
PHILLIP C. THOMPSON
AMY L. BAKER
OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE
*ADMITTED IN CA ONLY

July 24, 2012

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA HAND DELIVERY

Planning Department
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89101

RE: ***Application for Special Use Permit and Waiver***

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc., in support of the application for a special use permit for the addition of auto title loan use to an existing Moneytree location at 6275 Centennial Center Boulevard, Suite 150 (APN #: 125-28-610-004). The company also seeks a waiver of the separation between a nearby financial institution, specified, due to the addition of auto title loan at this location.

This Moneytree is in a T-C (GC) Town Center general commercial zoning district. The addition of the auto title loan use would not adversely affect surrounding properties, as this store has been in existence since 2003 and is located on a multi-acre parcel that is part of a larger commercial center. As the use is also consistent with the current specified financial institution operations that exist at the location, there would be no variable impact by the addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety. Additionally, the current hours of operation (9 a.m.-8 p.m. M-Sat.; 19 a.m. to 7:00 p.m. Sun.) for the location fall within the permitted hours of operation for auto title loan use.

SUP-46249 RECEIVED

Furthermore, Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The company is an excellent corporate citizen that has contributed to many local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

While the economy is still trying to recover, banks are often still unwilling to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

The other specified financial institution use within the proximity is the WalMart located on the opposite end of the same large shopping complex. There would be no adverse impact with granting a waiver of the distance separation requirements between an auto title loan use and a financial institution, specified, since both businesses are currently operating and would have been previously granted a separation waiver for the two identical uses.

Because Moneytree has operated at this location since 2003, the business is compatible with the surrounding area, and the addition of the auto title use is consistent with the company's current operations, the company respectfully requests a special use permit to add auto title loan use and a waiver of the distance restrictions to a financial institution, specified, use.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Ms. Chung-yu Lin

RECEIVED
JUL 24 2012

SUP-46249

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46271 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,724 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 Rampart Boulevard, Suite #110 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46271 APN: 138-32-615-001

Name of Property Owner: GREAT WASH PARK LLC

Name of Applicant: GREAT WASH PARK LLC - TIVOLI VILLAGE AT QUEENSRIDGE

Name of Representative: BROWN BROWN & PREMSIRUT - LORA DREJA

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: TODD D. DAVIS

Subscribed and sworn before me

This 24th day of July, 20 12

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

RECEIVED
JUL 25 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment - Supper Club #

Project Address (Location) within Tivoli Village, 430 S. Rampart Blvd, Suite 120

Project Name Cantina Laredo **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-32-615-001 **Ward #** 2 - Beers

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

Commercial Square Footage 7,401 Total Sqft **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Great Wash Park LLC **Contact** Vickie DeHart

Address 9755 West Charleston Boulevard **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address vdehart@EHBCompanies.com

APPLICANT Great Wash Park LLC **Contact** Cynthia Callegaro

Address 9755 West Charleston Boulevard **Phone:** (702) 362-8860 **Fax:** (702) 362-8861

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address ccallegaro@EHBCompanies.com

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 598-1408 **Fax:** (702) 385-1023

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address lora@brownlawlv.com

RECEIVED
JUL 25 2012
City of Las Vegas
Department of Planning

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 Todd D. Davis

Subscribed and sworn before me

This 24th day of JULY, 20 12.

Cynthia Callegaro

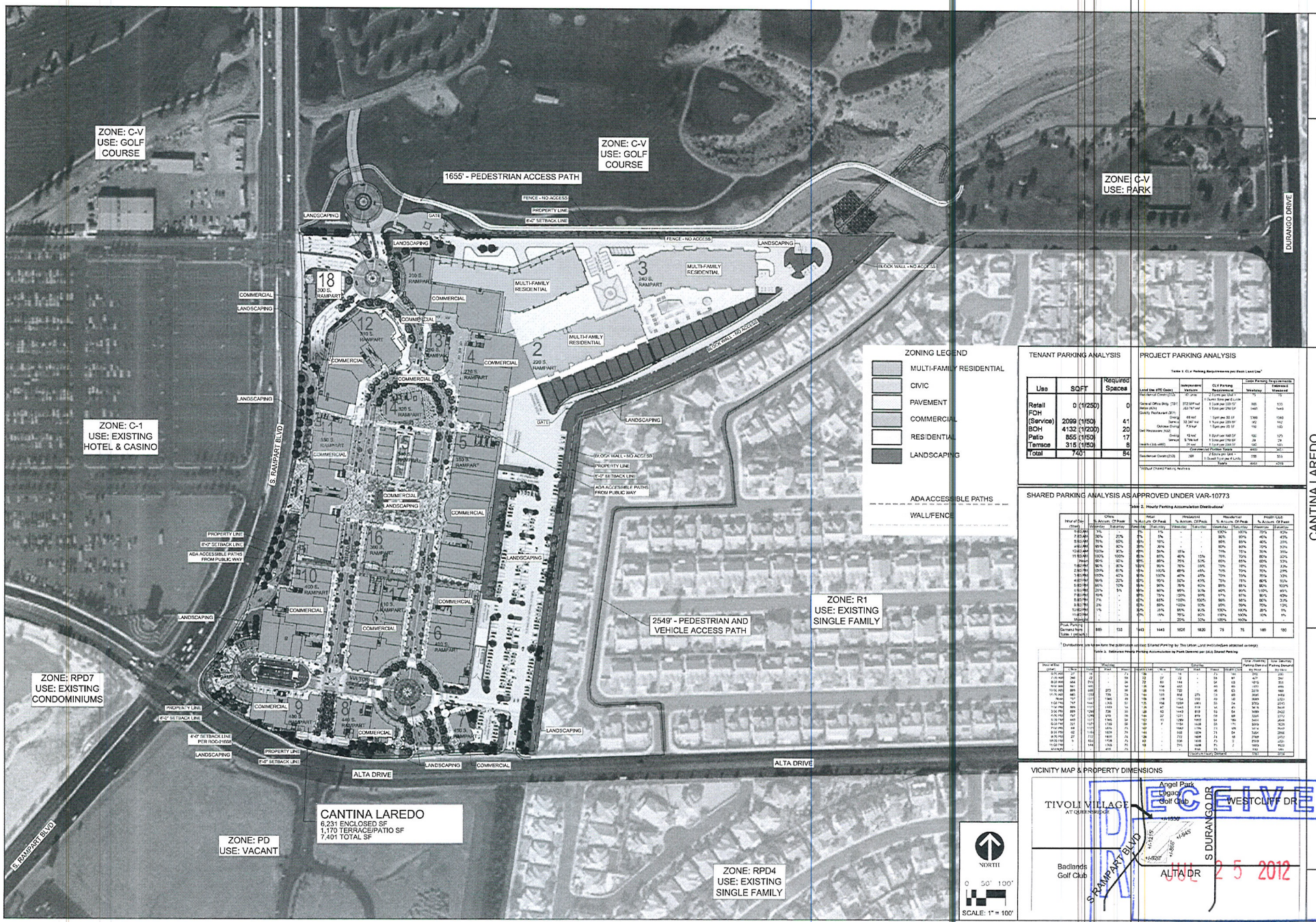
Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP-46237
Meeting Date:	09/11/2012
Total Fee:	$ 1280.00
Date Received:*	07/25/12
Received By:	Jonathan B.

*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.



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH (Service)	2099 (1/50)	41
BOH	4132 (1/200)	20
Patio	855 (1/50)	17
Terrace	315 (1/50)	8
Total	7401	84

PROJECT PARKING ANALYSIS

Table 1: CLV Parking Requirements per Each Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements (Minimum) Weekend
Fast Casual Chain (930)	1,000 sf GFA	2 Cars per 1000 sf + 1 Guest Spot per 6 Units	10
General Office Bldg. (710)	1,000 sf GFA	1 Stall per 333 SF	165
Quality Restaurant (931)	Dining	1 Spot per 50 SF	1366
	Bar/Lounge	1 Stall per 209 SF	42
	Outdoor Dining	1 Spot per 50 SF	150
Fast Restaurant (934)	Dining	1 Stall per 168 SF	150
	Bar/Lounge	1 Stall per 209 SF	29
Health Club (492)	1,000 sf GFA	1 Stall per 200 SF	140
		Commercial Portion Totals	4402
Residential Condo (230)	1,000 sf GFA	2 Spots per Unit + 1 Guest Spot per 4 Units	556
		Totals	4958

[1] Mixed Use Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2: Hourly Parking Accumulation Distributions[1]

Hour of Day (Time)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Thur./Fri.	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Thur./Fri.	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
7:00 AM	11%	2%	2%	1%	-	-	100%	100%	75%	80%
8:00 AM	75%	22%	15%	10%	-	-	95%	95%	80%	85%
9:00 AM	75%	50%	35%	30%	-	-	85%	85%	90%	85%
10:00 AM	100%	80%	60%	40%	-	-	80%	80%	100%	90%
11:00 AM	100%	90%	85%	84%	15%	-	75%	75%	75%	95%
Noon	90%	90%	95%	85%	40%	15%	70%	70%	85%	90%
1:00 PM	90%	90%	100%	85%	75%	30%	65%	65%	85%	90%
2:00 PM	90%	80%	90%	100%	85%	45%	70%	70%	75%	85%
3:00 PM	90%	80%	80%	100%	90%	60%	75%	75%	75%	75%
4:00 PM	90%	50%	80%	90%	90%	75%	75%	75%	80%	70%
5:00 PM	75%	30%	90%	80%	90%	90%	85%	85%	90%	70%
6:00 PM	25%	5%	95%	80%	90%	90%	90%	90%	100%	80%
7:00 PM	5%	-	85%	65%	100%	100%	95%	95%	90%	80%
8:00 PM	5%	-	60%	65%	100%	100%	95%	95%	80%	70%
9:00 PM	5%	-	30%	65%	100%	100%	95%	95%	70%	70%
10:00 PM	5%	-	10%	65%	95%	95%	100%	100%	60%	60%
11:00 PM	5%	-	5%	65%	95%	95%	100%	100%	40%	40%
Midnight	-	-	-	65%	90%	90%	100%	100%	20%	20%
Peak Parking Demand Note (Units = percent)	849	132	1443	1443	1826	1826	75	75	180	180

[1] Distributions are taken from the publication entitled 'Shared Parking' by Urban Land Institute(see attached excerpt)

Table 3: Reference Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Hour of Day (Time)	Office Weekday	Office Saturday	Retail Weekday	Retail Thur./Fri.	Restaurant Weekday	Restaurant Saturday	Residential Weekday	Residential Thur./Fri.	Health Club Weekday	Health Club Saturday	Site Weekday Parking Demand By Hour	Site Saturday Parking Demand By Hour
7:00 AM	94	26	29	14	-	-	75	75	135	144	377	259
8:00 AM	638	286	217	144	27	12	75	75	144	153	1101	670
9:00 AM	638	660	502	432	164	63	71	71	135	162	1510	1388
10:00 AM	851	851	867	577	164	63	71	71	144	171	1977	1663
11:00 AM	851	766	1227	1212	274	115	67	67	135	162	2721	2322
Noon	766	766	1371	1227	685	274	63	63	153	171	3038	2701
1:00 PM	766	681	1443	1227	1027	411	59	59	135	162	3631	2840
2:00 PM	766	681	1371	1443	1164	548	63	63	135	153	3945	3006
3:00 PM	766	681	1155	1443	1232	685	67	67	135	135	4040	3211
4:00 PM	766	426	1155	1299	1232	822	67	67	144	126	3911	3342
5:00 PM	638	255	1299	1155	1232	1232	71	71	153	126	4126	3760
6:00 PM	213	43	1371	1155	1232	1232	75	75	180	144	4296	3901
7:00 PM	43	-	1227	938	1369	1369	71	71	162	126	4006	3574
8:00 PM	43	-	867	938	1369	1369	71	71	144	126	3780	3474
9:00 PM	43	-	433	938	1369	1369	71	71	126	108	3550	3474
10:00 PM	43	-	144	938	1301	1301	75	75	108	90	3434	3404
11:00 PM	43	-	72	938	1301	1301	75	75	72	72	3369	3326
Midnight	-	-	-	938	1232	1232	75	75	36	36	3161	3161
Overall Hourly Demand											4296	3901

VICINITY MAP & PROPERTY DIMENSIONS

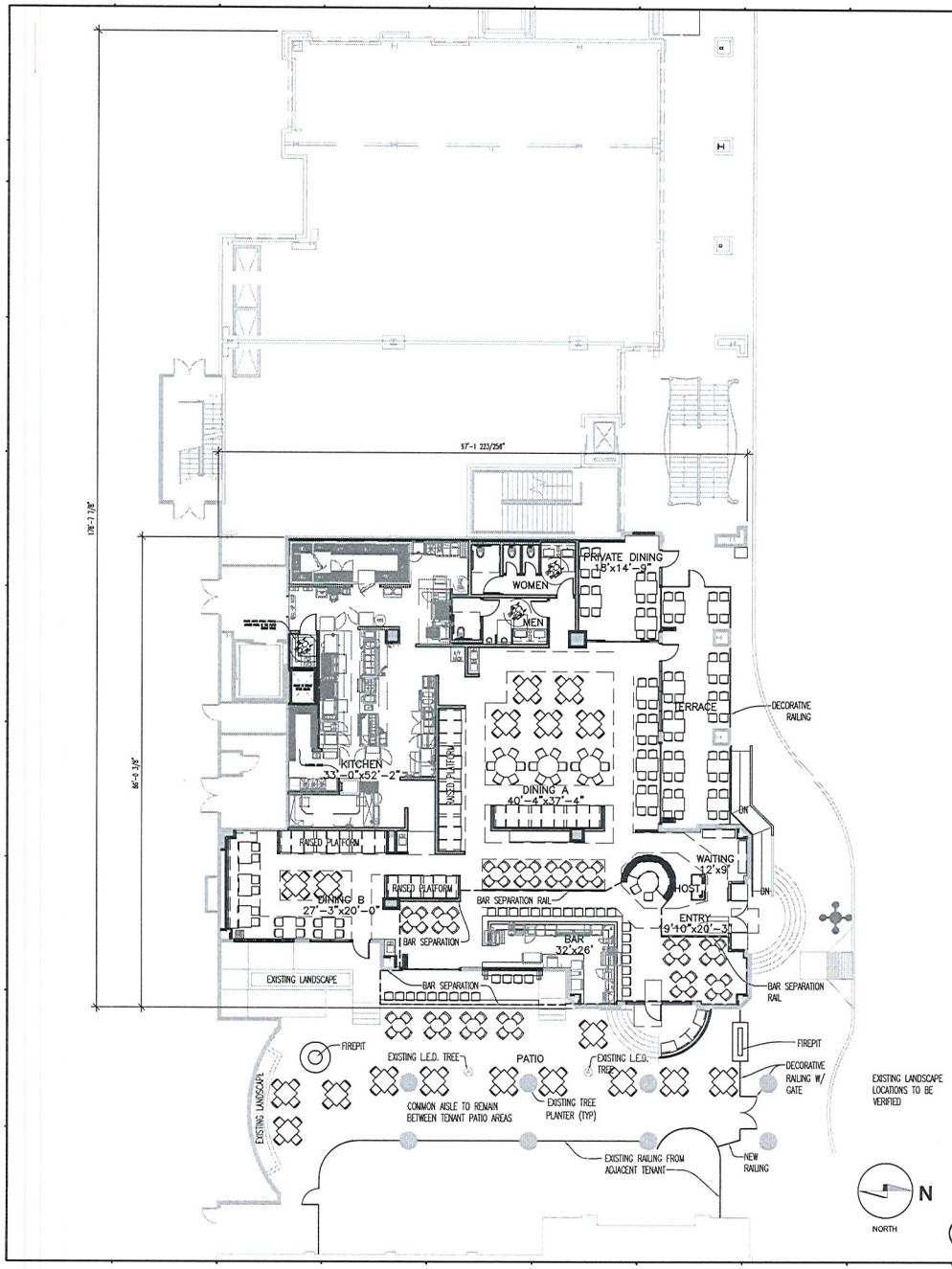
RECEIVED
JUL 25 2012
City of Las Vegas
Department of Planning
SUP-46271

TIVOLI VILLAGE

CANTINA LAREDO
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
430 S. Rampart Ste. 120
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-615-001

SITE PLAN

01



01 FLOOR PLAN
SCALE: 1"=10'

SEATING CALCULATIONS:

	TABLES	SEATS
DINING:		
2 TOP BOOTH	1	2
4 TOP BANQUETTE	3	12
4 TOP BOOTH	11	44
4 TOP – 36"x36" FREESTANDING TABLE	7	28
4 TOP – 30"x48" FREESTANDING TABLE	6	24
4 TOP – 30" DIA FREE STANDING – BAR HEIGHT	4	16
6 TOP – 48" DIA FREESTANDING TABLE	4	24
PRIVATE DINING:		
4 TOP – 30"x48" FREESTANDING TABLE	4	16
BAR:		
4 TOP – 30" DIA FREE STANDING – BAR HEIGHT	6	24
BAR STOOLS	–	19
INTERIOR TOTAL:	**46**	**209**
PATIO:		
4 TOP – 30" DIA FREE STANDING – BAR HEIGHT	4	16
4 TOP – 36"x36" FREESTANDING TABLE	11	44
BAR STOOLS	–	14
TERRACE:		
4 TOP – 30"x48" FREESTANDING TABLE	10	40
EXTERIOR TOTAL:	**25**	**114**

AREA CALCULATIONS:

SEATING AREA	2099 SQ FT
PATIO SEATING	855 SQ FT
TERRACE SEATING	315 SQ FT
BACK OF HOUSE	4132 SQ FT
INTERIOR AREA:	**6231 SQ FT**
EXTERIOR AREA:	**1170 SQ FT**
TOTAL AREA:	**7401 SQ FT**
INTERIOR OCCUPANCY:	**225**

GHA
Architecture / Development
Parkway Plaza I
1470 Dallas Parkway
Suite 100
Dallas Texas 75254
Ph: (972) 239-6064
Fax: (972) 239-6084

TIVOLI VILLAGE
BUILDING 9 - SUITE 120
400 & 430 S. RAMPART BLVD.
LAS VEGAS, NV 89145

TENANT IMPROVEMENT

Cantina LAREDO
gourmet mexican food

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO. | REVISION

CANTINA LAREDO
TIVOLI VILLAGE AT QUEENSRIDGE
(F/K/A THE VILLAGE AT QUEENSRIDGE)
BUILDING 9 - SUITE 120
430 S. RAMPART BVLD.
LAS VEGAS, NV 89145
A PORTION OF APN: 138-32-615-001

RECEIVED
JUL 25 2012
City of Las Vegas
Department of Planning

PROJECT NUMBER
120389

SHEET NUMBER
SUP

ORIGINAL ISSUE DATE - 00.00.00
DATE OF THIS PRINTING - 07/24/12

SUP-46271

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 25, 2012

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit with separation waivers for Cantina Laredo Supper Club within Tivoli Village Parcel 138-32-615-001 Building #9 suite #120.

Dear Sir/Madam;

Please consider this request to allow a southwestern themed Supper club within a previously approved mixed use development (SUP-5853). The site is located at the southernmost end of a 29 acre mixed-use development located at Alta Drive and Rampart Boulevard. A shared parking arrangement is established via VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

The operations of the establishment meet the criteria for a supper club in that the majority of cash flow is generated from the restaurant. Also, patrons of restaurant seating must order a meal with drinks. A chef will be on-site to accompany the bartender at all times.

A waiver of separation to allow less than four hundred feet from a city park is required. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 160 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. Further, the subject suite is at the opposite end of the mixed-use parcel thereby providing more than 2000 feet from the front door of this supper-club to the property line of the playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk more than 2600 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this supper club.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements



City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 501 FREMONT, LLC - OWNER: FREMONT LV BLVD - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,317 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46294** APN: 139-34-601-002

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: Craig Sean Palacios Architect

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 B. Donner

Subscribed and sworn before me

This 25 day of July, 2012

Darlene A Nepp Rock

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Tavern Limited

Project Address (Location) 107 Las Vegas Boulevard, Las Vegas, NV 89101

Project Name TBD **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 139-34-601-002 **Ward #** _____

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

Commercial Square Footage 15,995 (TI Only) **Floor Area Ratio** N/A

Gross Acres 0.045 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Fremont LV Blvd **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 501 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

REPRESENTATIVE Craig Sean Palacios Architect **Contact** Tina Wichmann, AIA

Address 520 E. Fremont St. **Phone:** (310) 779-8249 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address tina@csparchitect.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 B. Donner

Subscribed and sworn before me

This 25 day of July, 20 12.

Darlene A Nepp Rock

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

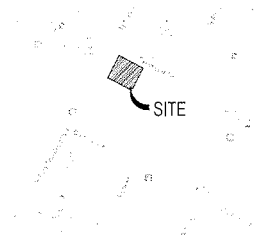
FOR DEPARTMENT USE ONLY

Case #	SUP-46294
Meeting Date:	9/11/2012
Total Fee:	1280.00
Date Received:*	7/26/2012
Received By:	M Reyes

*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.



1 SITE PLAN
SCALE 1/16"=1'-0"



VICINITY MAP

PARKING:

NOT REQUIRED PER
DOWNTOWN CENTENNIAL PLAN

RECEIVED
JUL 26 2017

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

Consultant

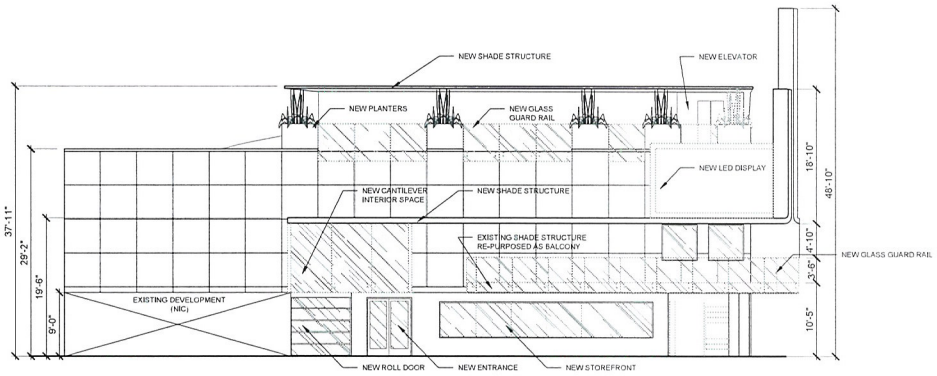
Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

Drawing: Site Plan

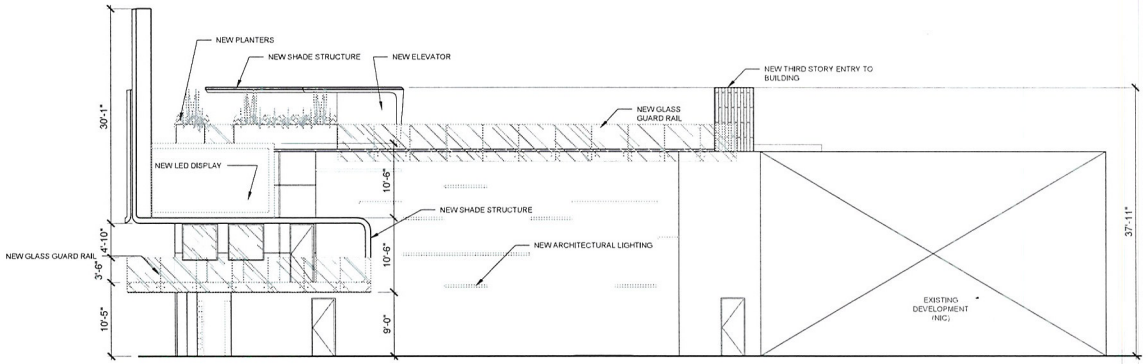
CSPA
CRAIG SEAN PALACIOS Architect
702.371.5109
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings

Seal

Date: 7.26.12
Drawn By: TLW
Checked By: TLW
Project No.: LZ-0501
Scale: 1/16" = 1'-0"
Sheet No.: AS.01



1 NORTH ELEVATION
SCALE 1/8"=1'-0"



2 WEST ELEVATION
SCALE 1/8"= 1'-0"

RECEIVED
JUL 26 2012

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

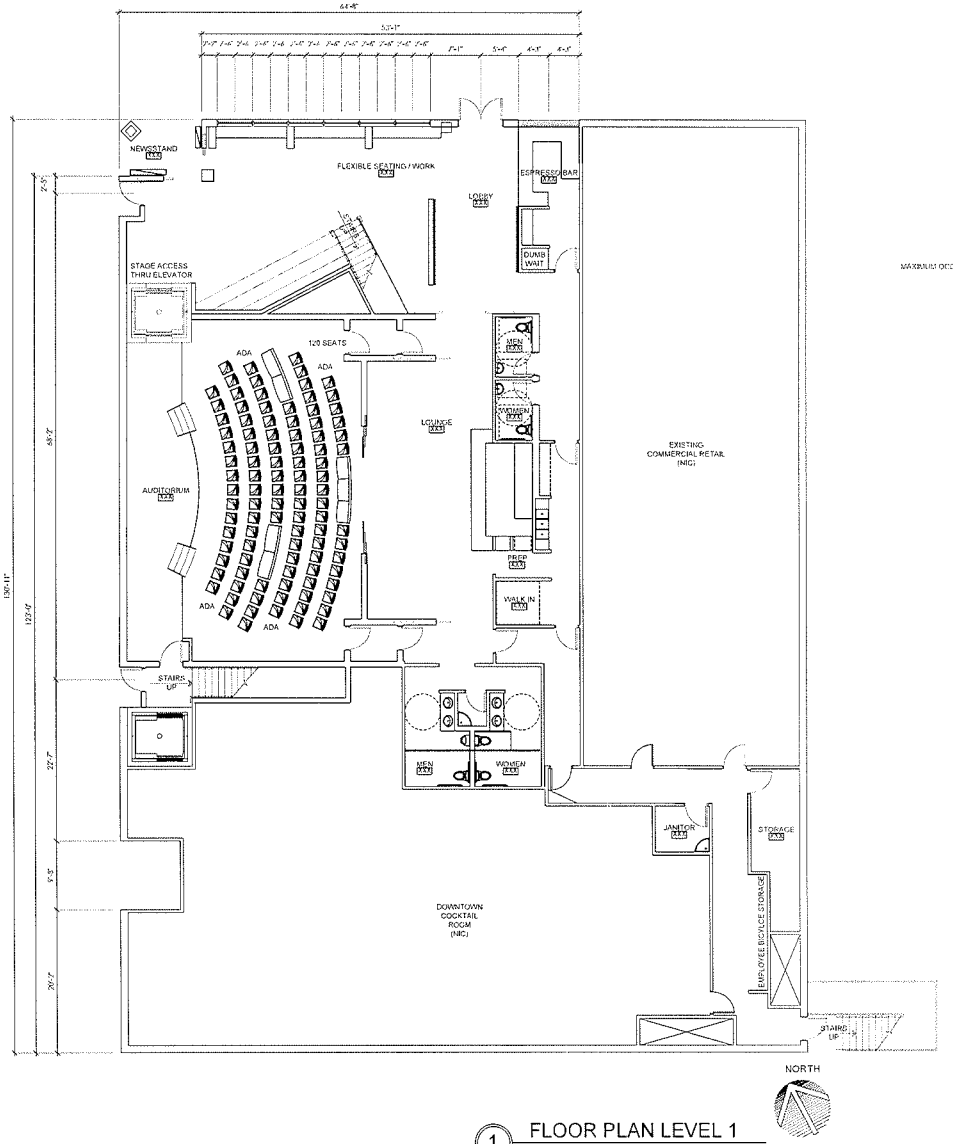
Drawing: EXTERIOR ELEVATIONS

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8109

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 7.26.12	
Drawn By: TLW	Checked By: TLW
Project No.: 12-0501	
Scale: 1/8"=1'-0"	
Sheet No.: A6.01	



1 FLOOR PLAN LEVEL 1
SCALE 1/8"=1'-0"

RECEIVED
JUL 2 6 2012

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

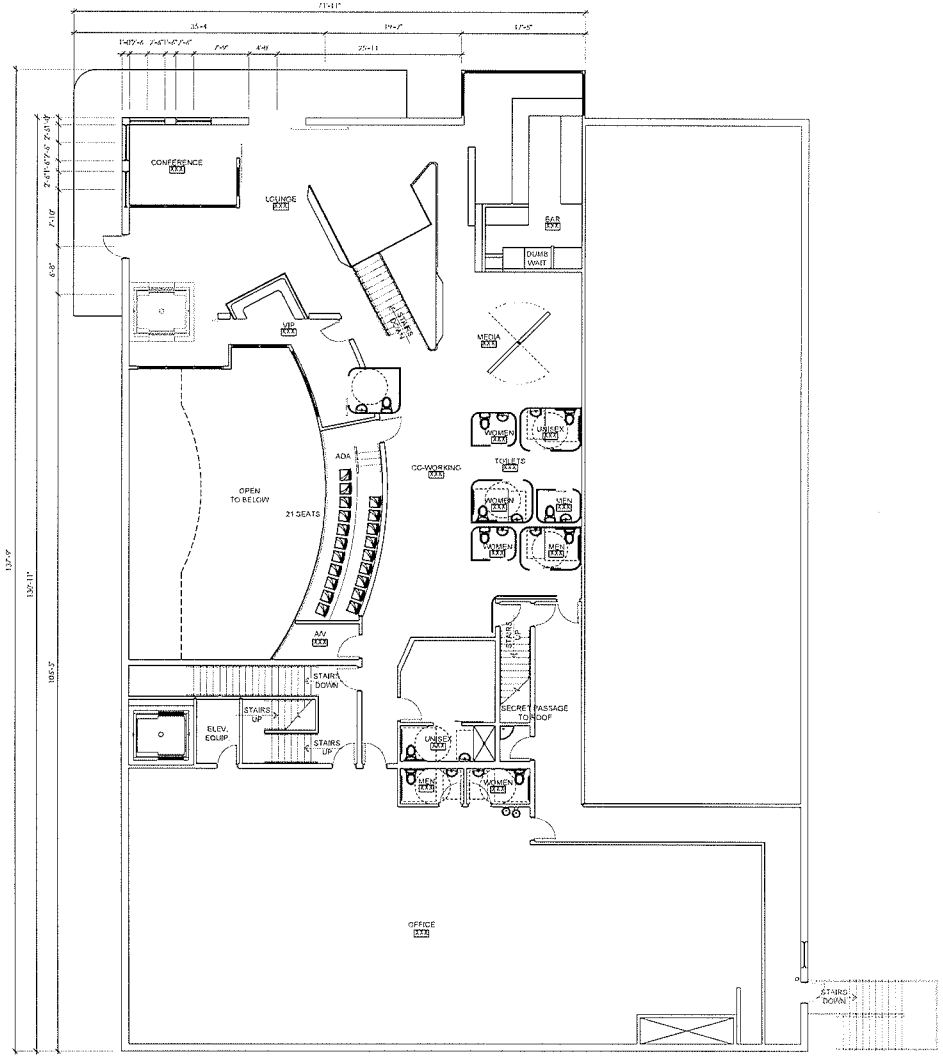
Drawing: FLOOR PLAN LEVEL 1

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 7.26.12	
Drawn By: TLW	Checked By: TLW
Project No.: 12-0501	
Scale: 1/8"=1'-0"	
Sheet No. A1.01	



1 FLOOR PLAN LEVEL 2
SCALE 1/8"=1'-0"

RECEIVED
[illegible] 6 2012

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

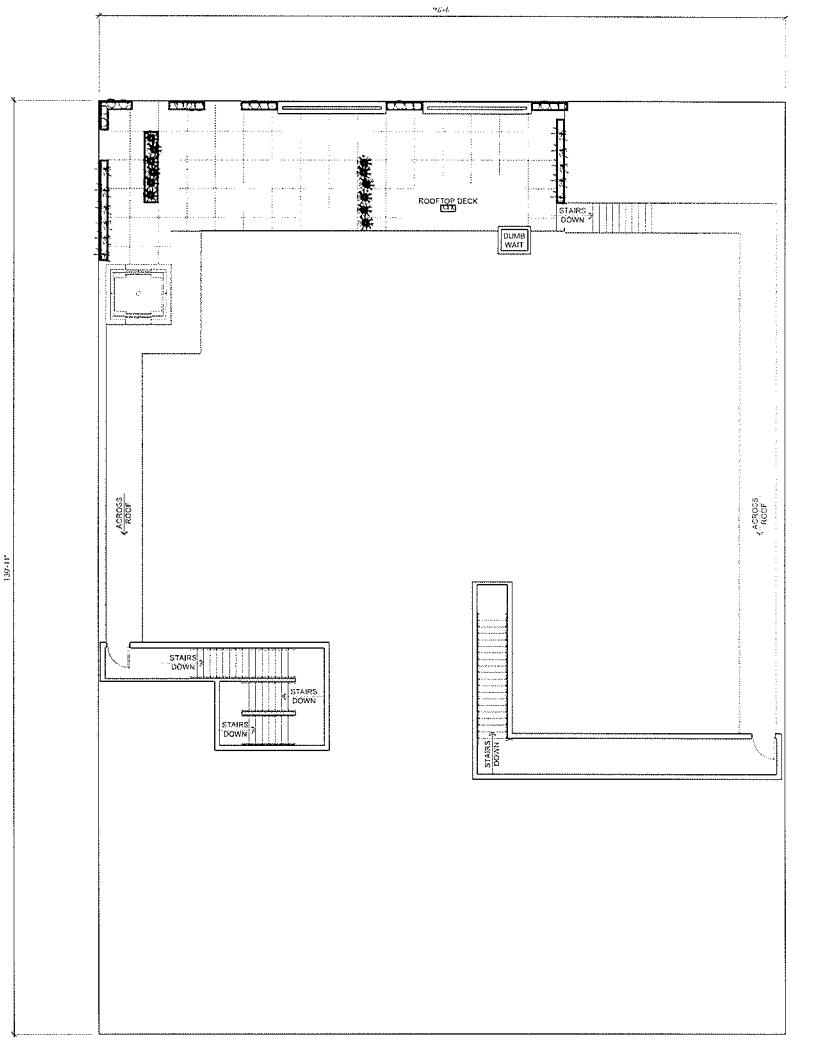
Drawing: FLOOR PLAN LEVEL 2

CSPA
CRAIG SEAN PALACIOS Architect
NV: 374 9199

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale Plans/Drawings.

Seal

Date:	7.26.12
Drawn By: TLW	Checked By: TLW
Project No.:	12-050E
Scale:	1/8" = 1'-0"
Sheet No.:	A1.02



1 FLOOR PLAN LEVEL 3
SCALE 1/8"=1'-0"

RECEIVED
JUL 26 2012

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 3

CSPA
CRAIG SEAN PALACIOS Architect
702-374-5109

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 7.26.12	
Drawn By: TLW	Checked By: TLW
Project No.: 12-8501	
Scale: 1/8"=1'-0"	
Sheet No. A1.04	

July 26, 2012

City of Las Vegas
Planning Department
333 North Rancho Road
Las Vegas, NV 89106

RE: APN 139-34-601-002

Issue:

This is a request for consideration of a Special Use Permit (Tavern Limited) and Encroachment Agreement for the above property. We would like the Encroachment Agreement to be heard along with the Special Use Permit, knowing both will go to City Council for approval.

The property is currently zoned C-2, General Commercial, and the intended uses include Espresso Bar (Restaurant < 2,000 square feet), Bar/Lounge (Tavern), Auditorium (Commercial Other), and Office (Office). The scope of the project involves an interior build-out and façade improvements.

As encouraged by the Downtown Centennial Plan, the structure, built in 1952, will be preserved as much as possible and historic elements will be re-used or re-purposed. The architectural design incorporates the existing historic features with contemporary aesthetic and materials.

Information:

- Number of Employees: 20
- Hours of Operation: 7am – 2am
- Existing Similar Uses Operated by Applicant: None
- Required State Licenses: None

Findings:

Special Use Permit Determinations

1. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

   The proposed development is a permitted use in the C-2, General Commercial zoning district, and is the type of use encouraged in the Downtown Entertainment Overlay

520 e Fremont #135, LAS VEGAS, NV 89101
702.374-8409

RECEIVED
JUL 26 2012
CSPA

SUP-46294

District. The proposed development is compatible with surrounding parcels zoned for similar uses, and it will provide additional community amenities.

2. The subject site is physically suitable for the type and intensity of land use being proposed.

   The existing building is suitable for the proposed uses: Espresso Bar (Restaurant < 2,000 square feet), Bar/Lounge (Tavern), Auditorium (Commercial Other), and Office (Office). Per the Downtown Centennial Plan, Title 19.10 Parking Standards are not automatically applied. The development will rely on pedestrian traffic and off-site parking to support the use. On-street parking and nearby parking garages will be adequate to support the expected demand.

3. Street or highway facilities providing access to the property are or will be adequate in sizes to meet requirements of the proposed use.

   Access to the site is provided by Las Vegas Boulevard, a Primary (100'-0") Arterial, and an alley connecting Las Vegas Boulevard and Sixth Street. Much of the expected traffic for this use will be by pedestrians; however these rights of way are of an adequate size to support the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

   The proposed uses will be subject to inspections for compliance with business licensing requirements (as applicable) and will not compromise the public health, safety, and welfare. The proposed uses are consistent with the redevelopment objectives of the Downtown Centennial Plan, Las Vegas Redevelopment Area, and Downtown Entertainment Overlay District.

Considerations Requested

1. Encroachment Agreement – Second Level Balcony and Building Protrusion

   The design incorporates a second level balcony in the same dimensions as an existing overhang above the sidewalk. The design also incorporates a cantilevered building element that protrudes over the sidewalk not to exceed the existing overhang above the sidewalk.

2. Encroachment Agreement – Application for Outdoor Dining

   The project includes outdoor dining on Fremont Street which shall comply with the requirements of the Downtown Centennial Plan.

We appreciate your consideration of our application.

Sincerely,

Craig Palacios, AIA
Craig Sean Palacios Architect

RECEIVED
JUN 26 2017

CSPA

SUP-46294

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LETICIA GARDEA - OWNER: VILLAGE OF CENTENNIAL SPRINGS, LLC - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-7660) TO ADD 1,612 SQUARE FEET OF SEATING AREA TO AN EXISTING 5,250 SQUARE-FOOT SUPPER CLUB at 7551 and 7575 Norman Rockwell Lane (APN's 125-17-712-001 and 006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46296 APN: _____

Name of Property Owner: MCSP, LLC (fka Village of Centennial Springs LLC.

Name of Applicant: Leticia Cordova

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: Michael Forche - RECEIVER

Print Name: Michael L. Forche

CASE NO. A-12-654347-C

Subscribed and sworn before me

This 26 day of July, 2012

K. Wallis

Notary Public in and for said County and State

K. WALLIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No 99-4472-1
My Appt Expires Dec 5, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7575 Norman Rockwell Ln # 110

Project Name Leticia's Mexican Cocina **Proposed Use** Restaurant

Assessor's Parcel #(s) 125-17-719-001 **Ward #** 6

General Plan: existing X proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 1427 sqft. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER VCSP, LLC **Contact** M. Forche - Receiver

Address 2500 N. Buffalo #240 **Phone:** 251-5373 **Fax:** 253-1682

City Las Vegas, NV **State** NV **Zip** 89128

E-mail Address MFORCHE@DACANV.COM

APPLICANT Leticia Guardia **Contact** _____

Address 8929 Loggers Mill Ave **Phone:** 400-6819 **Fax:** _____

City Las Vegas **State** NV **Zip** 89143

E-mail Address Leticia@LeticiasCocina.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Michael L. Forche - Receiver

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

Print Name Michael L. Forche

Subscribed and sworn before me

This 26 day of July, 2012

K. Wallis

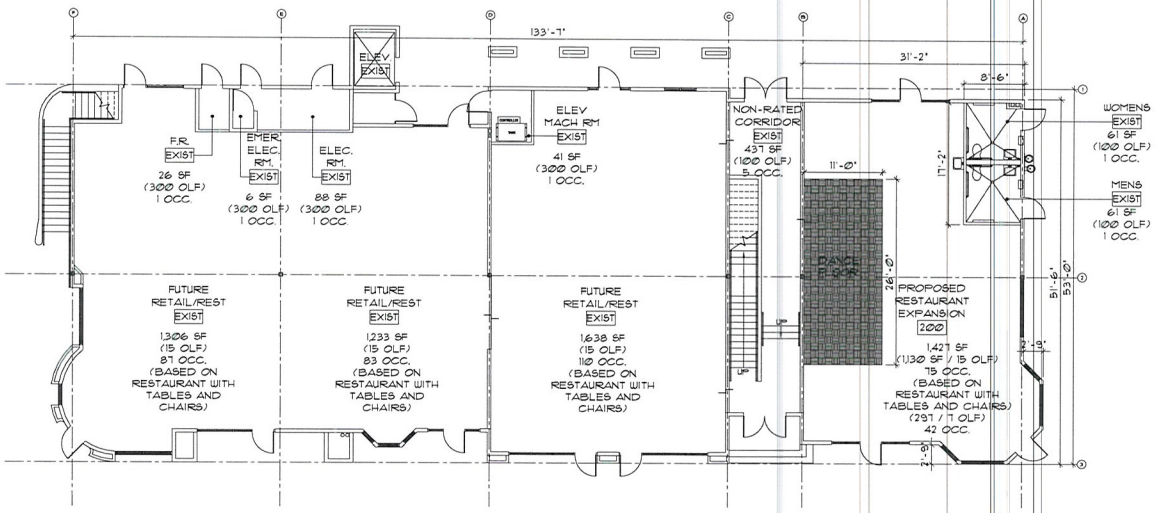
Notary Public in and for said County and State

K. WALLIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No 99-4472-1
My Appt Expires Dec 5, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-46296
Meeting Date:	9/11/12
Total Fee:	$1280.00
Date Accepted:	7/26/12
Accepted By:	

*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



A1Ø1 FLOOR PLAN

SCALE: 1/8"=1'-Ø"

NORTH

RECEIVED

JUL 26 2012

SUP-46296

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
LETICIA'S MEXICAN
RESTAURANT EXPANSION
1515 NORMAN ROCKWELL LANE, SUITE 200
LAS VEGAS, NEVADA

sheet title:
FLOOR PLAN

LAND USE SUBMITTAL

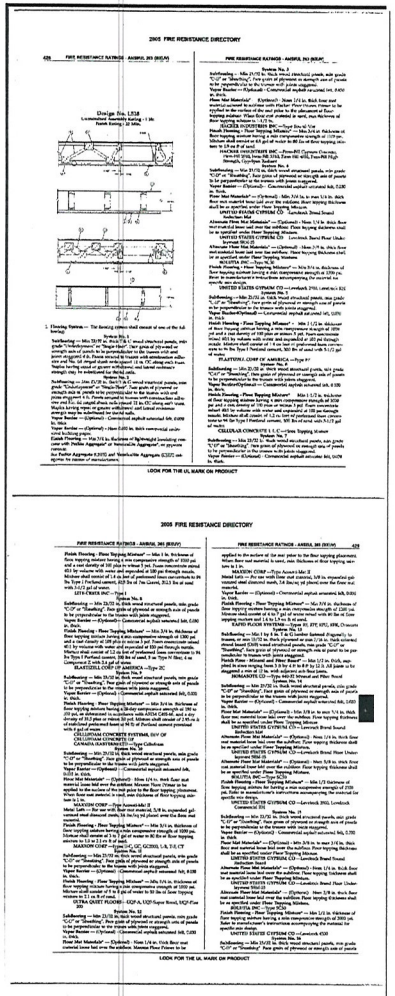
issue dates:

drawn by: KKG
checked by: RCG
project no.: 12-124
revisions:

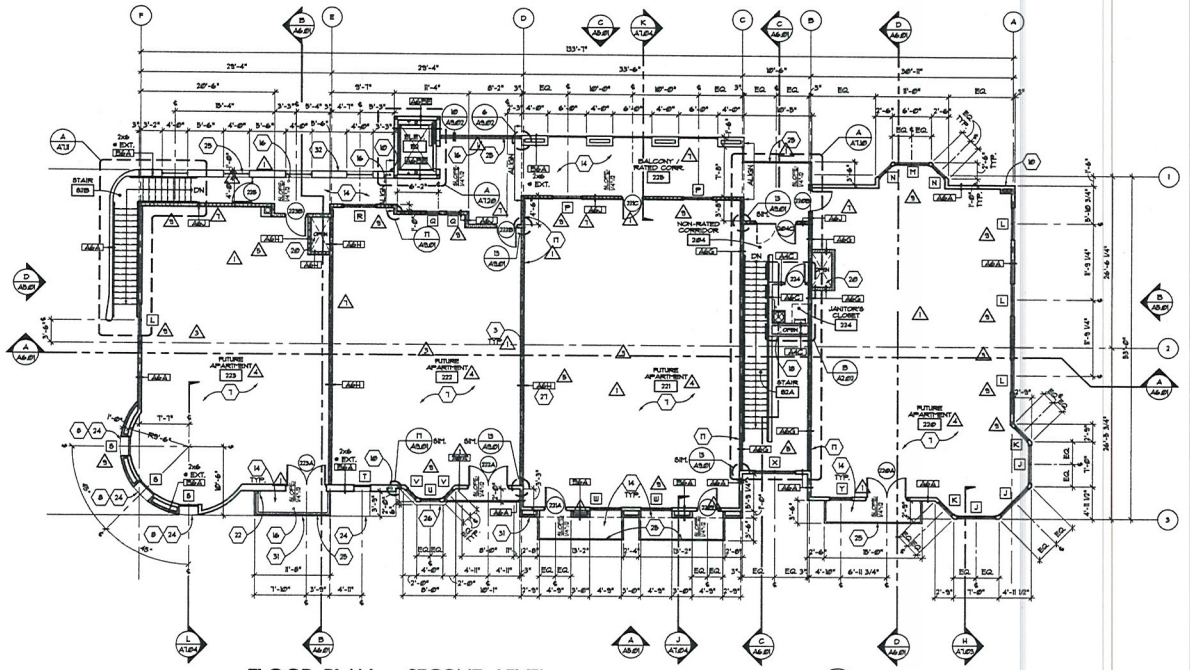
sheet no.
A1.01
of sheets

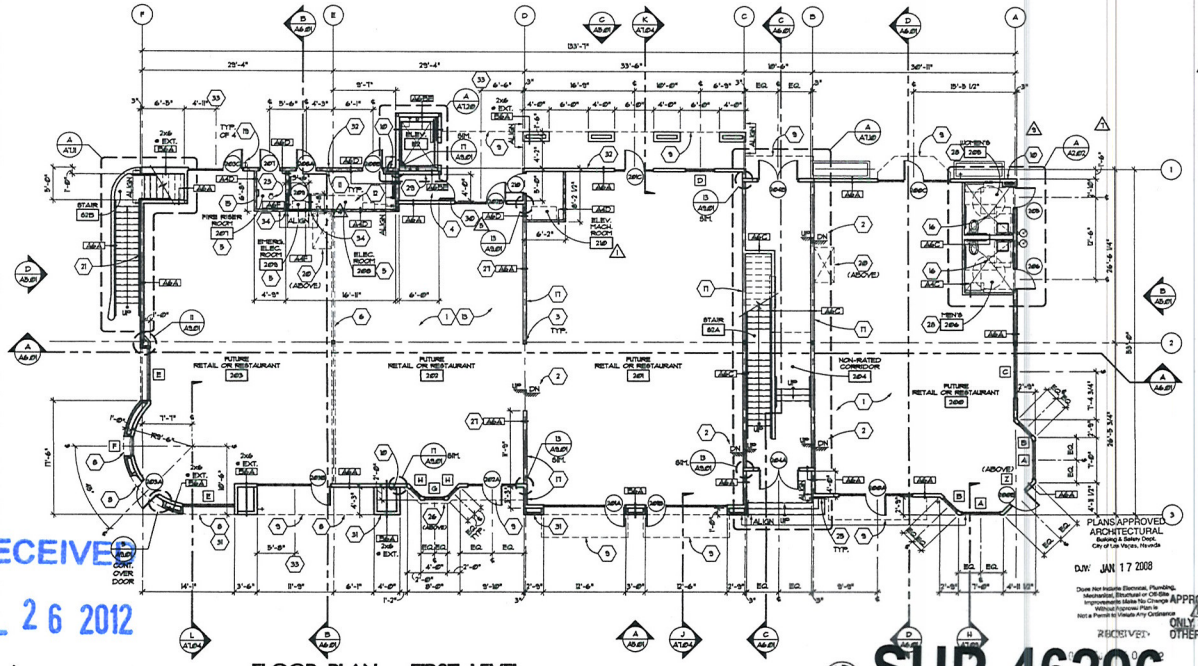
all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purposes without the architects written consent. copies of the drawings and specifications relayed by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. - rao 03.280 pacific design concepts, llc © 2012

P:\12-124 Leticias\LUS\Arch\12-124A101.dwg plotted: 7/23/2012 4:42 PM by: KAREN GRAVLIN



17 UL – L528 FLOOR ASSEMBLY
SCALE: NTS





RECEIVED
JUL 26 2012

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Los Vegas, Nevada
DJW JAN 17 2008
Does Not Include Electrical, Plumbing, Mechanical, Structural or Oil-Elite Improvements Make No Change Without Progress Plan Is Not a Permit to Violate Any Ordinance
RECEIVED

APPROVALS FOR CLOUDED ATTEST REVISIONS ONLY SEE ORIGINALS FOR OTHER REQUIREMENTS.

SUP-46296

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS – UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF FINISH.
2. ALL DIMENSIONS SHOWN ON THIS PLAN TAKE PRESCIDENCE OVER ANY OTHER PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.
3. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR ELEVATION AT WALLS, PITCH FLOOR SURFACE UNIFORMLY TO DRAINS AT 1/8" / FT. NOMINAL.
4. VERIFY AND COORDINATE LOCATIONS OF ALL FLOOR DRAINS AND FLOOR SINKS WITH EQUIPMENT PRIOR TO POUR. - SEE MECHANICAL DRAWINGS
5. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND SLEEVING RUNS WITH MECHANICAL DRAWINGS BEFORE FRAMING WALLS, ROOFS, ETC.
6. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR LOCATION OF TELEPHONE BOARD, ELECTRICAL PANELS, ETC. PROVIDE BLOCKING IN WALL AND SUPPORT.
7. REFER TO SHEET G1.01 FOR ACCESSIBILITY REQUIREMENTS.
8. REFER TO DRAWINGS PREPARED BY OTHERS FOR ALL INTERIOR FINISHES AND MILLWORK.
9. PROVIDE ROOM DESIGNATION SIGNAGE AT ALL LOCATIONS AS REQUIRED BY THE CODE
10. VERIFY THAT ALL WALL FINISHES ALIGN AT CONDITIONS WHERE SHEATHING IS NOT CONTINUOUS. SEE DETAIL 11/A1.02

KEYNOTES

NO.	DESCRIPTION
1.	CONCRETE FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS
2.	STEPPED FLOOR SLAB, REFER TO CIVIL AND STRUCTURAL DRAWINGS
3.	COLUMN, REFER TO STRUCTURAL DRAWINGS
4.	GAS METERS, REFER TO PLUMBING DRAWINGS
5.	FIRE RATED ROOF, ALL PENETRATIONS MUST BE BASED ON UL APPROVED DESIGN - SEE DETAIL 01/A5.01
6.	FUTURE DEMISING WALL BY TENANT
7.	1-1/4" LIGHT WEIGHT TOPPING SLAB OVER ACOUSTICAL MAT, SEE SHEET A5.01
8.	SOFFIT LINE ABOVE - SEE REFLECTED CEILING PLAN
9.	LINE OF BALCONY/BUILDING ABOVE
10.	OVERFLOW DRAINS, PROVIDE "COUS TONGUE" AT OVERFLOW DRAIN. DIAY-LIGHT ROOF DRAIN TO FACE OF CURB OR NEAREST SIDEWALK. REFER TO PLUMBING DRAWINGS FOR COORDINATE EXACT LOCATION WITH CIVIL AND LANDSCAPE DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR PENETRATION/OPENINGS REQUIREMENTS OF TOP-WALL PLATES WHERE APPLICABLE. AVOID SUCH CONDITIONS WHERE POSSIBLE. SEE DETAIL 1/A1.02
11.	ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
12.	PROVIDE CONC. PAD UNDER ELECTRICAL SWITCH GEAR, REFER TO ELECTRICAL DRAWINGS FOR REQUIREMENTS
13.	PAD HEIGHT REFERENCE + 100'-0"
14.	EXTERIOR FLOOR FINISH, SEE FLOOR FINISH PLAN SHEET A5.01, SEE DETAIL 2d/A5.01 AND SHEET A5.03, UL RATED AT 2ND FLOOR CORRIDOR WHERE OCCURS, SEE DETAIL 11/A5.01
15.	WALL MOUNTED ELECTRIC HEATER, REFER TO MECHANICAL DRAWINGS
16.	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS
17.	CENTER WALL ON GRID LINE
18.	ALIGN WALL WITH ADJACENT WALL BELOW, SEE A/A1.00 FOR ADDITIONAL INFORMATION
19.	HOSE BIBB, SEE PLUMBING DRAWINGS
20.	MECHANICAL SHAFT, 3'-0" X 9'-4" INSIDE CLEAR DIMS. - SEE SECTION/DETAIL 2/A5.02 FOR APPLICABLE INFORMATION
21.	EXTERIOR LIGHTS MOUNTED 6'-8" MIN. TO BOTTOM OF FIXTURE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
22.	AUXILIARY DECK DRAIN, REFER TO PLUMBING DRAWINGS
23.	FIRE RISER, REFER TO PLUMBING DRAWINGS
24.	LINE OF BUILDING BELOW
25.	WROUGHT IRON RAILING - SEE ELEVATIONS
26.	BELLY BAND, SEE ELEVATION AND DETAIL 14/A5.02
27.	INTERIOR SHEAR WALL, SHEAR PANEL, SHALL BE CONTINUOUS FROM EXTERIOR TO INTERIOR, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION, CONTINUE BUILDING SHEATHING ACROSS THE ENTIRE LENGTH OF THE DEMISING WALL TO AVOID CHANGE IN WALL SURFACES
28.	SHEATH INTERIOR OF RESTROOM WALLS WITH 1/2" PLYWOOD, FINISH WITH GYP. BD.
29.	WRAP EXTERIOR FINISH AROUND ENTIRE WALL
30.	6'-0" HIGH DECORATIVE IRON GATE - SEE DETAIL 3/A5.02, STYLE 'D' FOR DESIGN INTENT
31.	ALIGN WITH GRIDLINE '3'
32.	ALIGN WITH GRIDLINE 'I'
33.	CENTER LINE OF FRAME TYPES, SEE A5.01
34.	PROVIDE ADDITIONAL LAYER OF GYP. WALLBOARD + THIS WALL TO PROVIDE SMOOTH TRANSITION FROM 1-HR TO 2-HR RATED WALLS

WALL LEGEND

WALL TYPE / WALL SIZE — NOTE: REFER TO SHEET A5.01 FOR FINISH LEGEND
REMARKS / REMARKS
- 1 HOUR WALL
- 2 HOUR WALL
- SOUND ATTENUATION WALL
- SOUND ATTENUATION/FIRE RATED WALL

A
INTERIOR — FINISH, PER FINISH LEGEND; INSULATION SEE ENERGY SCHEDULE; PLYWOOD SHEATHING WHERE OCCURS; FINISH, PER FINISH LEGEND — EXTERIOR

SIZE	REMARKS
4 2x4 WOOD STUDS - SPACING PER STRUCTURAL DRAWINGS	A PLYWOOD SHEATHING-EXTERIOR SIDE, SEE TYPE 'X' GYP. WALLBOARD-INTERIOR SIDE
6 2x6 WOOD STUDS - SPACING PER STRUCTURAL DRAWINGS	C 5/8" TYPE 'X' GYP. WALLBOARD - EACH SIDE - OVER SHEATHING
	D 1-HR RATED WALL, SEE DTL A/A5.01 FOR INTERIOR WALL # DTL 4/A5.01 FOR EXTERIOR WALL
	E LINE INTERIOR WALLS AND CEILING WITH (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD.
	F 2-HR RATED WALL, SEE DETAIL 8/A5.02
	G SOUND ATTENUATION WALL, SEE DETAIL 14/A5.02
	H SOUND ATTENUATION / FIRE RATED WALL, SEE DETAIL 14/A5.02
	J SOUND ATTENUATION / FIRE RATED WALL, SEE DETAIL 4/A5.01

B
INTERIOR — FINISH, PER FINISH LEGEND; INSULATION SEE ENERGY SCHEDULE; PLYWOOD SHEATHING WHERE OCCURS; FINISH, PER FINISH LEGEND — EXTERIOR

SIZE	REMARKS
(1ST.) 2x6 WOOD STUDS (2ND.) 2x4 (2x6 WHERE NOTED) WOOD STUDS - SPACING PER STRUCTURAL DRAWINGS	

CARPENTER SELLERS ASSOCIATES
ARCHITECTURE DESIGN PLANNING
carina
The Village of

FLOOR PLANS
FIRST AND SECOND LEVELS

DRAWING ISSUE

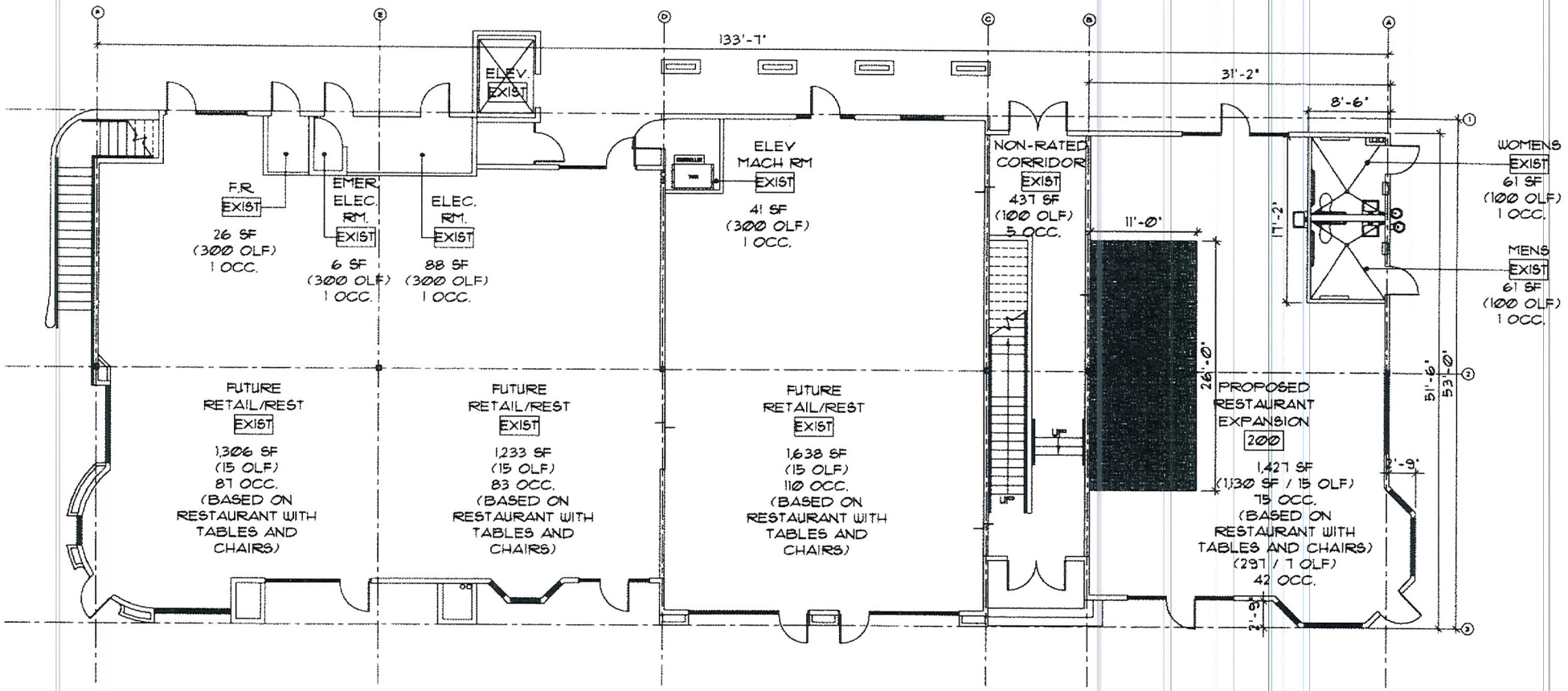
NO.	DESCRIPTION	DATE
A	1ST CORRECTION COMMENTS	10-24-05
B	2ND CORRECTION COMMENTS	11-28-05
C	3RD CORRECTION COMMENTS	4-3-06

REVISIONS

NO.	DESCRIPTION	DATE
A	PLANNING REVISIONS	5-2-06
B	OWNER REVISIONS	8-14-06
C	OWNER REVISIONS	9-5-06
D	CITY COMMENTS	9-21-06

DATE: 4-1-05
JOB NO.: CSH-
FILE NAME: 64
DO NOT SCALE

SHEET NO.
A1

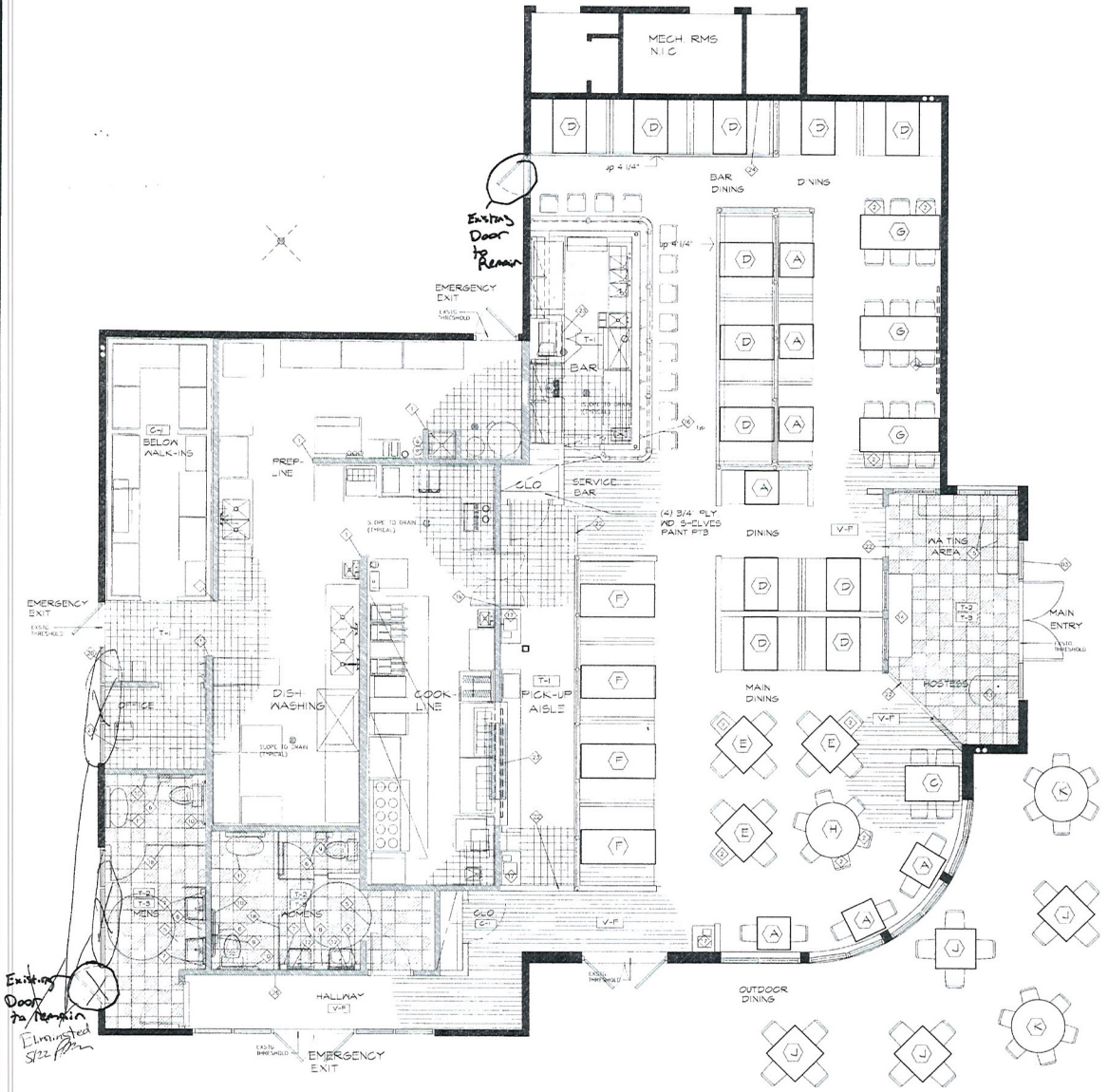


A
A101
FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

RECEIVED
JUL 26 2012

SUP-46296



1 FLOOR FINISH & SEATING PLAN

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

GENERAL NOTES

1. REFER TO SHEETS A102, A103 & A40 FOR FINISH SCHEDULES
2. USE MOISTURE RESISTANT GYP BD AT ALL CERAMIC TILE AND WET AREA LOCATIONS
3. DINING ROOM TO BE POSTED FOR MAXIMUM SEATING CAPACITY OF ____
4. REFER TO A101 FOR MORE GENERAL NOTES AND ACCESSIBLE BARRIER STANDARDS
5. EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT - PROVIDE READILY VISIBLE SIGN ADJACENT TO THE DOORWAY STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
6. ALL CONTRACTORS TO PROVIDE AS-BUILT REDLINED DRAWINGS TO THE TENANT AT THE COMPLETION OF THIS PROJECT
7. FLASH, TRIM OR CAULK SPACES BETWEEN WALK-IN REFRIGERATORS AND ADJACENT WALLS WALK-IN REFRIGERATORS, FREEZERS OR OTHER LARGE EQUIPMENT OR SURFACE WITH SPACES SO INCHES OR LESS IN HEIGHT BETWEEN THE TOP SURFACES AND THE CEILING MAY REQUIRE FLASHING OR CLOSING OFF IN CLEAN, TIGHT VERMIN PROOF MANNER.
8. REFER TO D/A402 FOR WALL BASE DETAIL TYPICAL FOR ALL KITCHEN AND RESTROOM AREAS

FLOOR FINISH SCHEDULE

KEY	MATERIAL AND MANUFACTURER
T-1	QUARRY TILE - DAL TILE #041 BLAZE FLASH 6" x 6" x 1/2" WITH INTEGRATED COVED BASE USE ABRASIVE FINISH in AISLES & SMOOTH FINISH UNDER EQUIPMENT
G1	GROUT - BLACK
T-2	PORCELAIN TILE (FLOOR) - DAL TILE #7405 BRUNO 50% MIX WITH T-3 FOR CHECKERBOARD PATTERN LOCATIONS: RESTROOM & VESTIBULE FLOOR PORCELAIN TILE (WALLS) - DAL TILE #7405 RESTROOM WAINSCOT FIELD REFER TO ELEVS ON A402 FOR PATTERN
G2	GROUT - TEC CHARCOAL GREY
T-3	PORCELAIN TILE (FLOOR) - DAL TILE #7404 CELESTE OR 50% MIX WITH T-2 FOR CHECKERBOARD PATTERN LOCATIONS: RESTROOM & VESTIBULE FLOOR PORCELAIN TILE (WALLS) - DAL TILE #7404 RESTROOM COVED BASE AND BULLNOSE CAP REFER TO ELEVS ON A402 FOR PATTERN
G2	GROUT - TEC CHARCOAL GREY
VF	VINYL PLANKING - METROFLOR SAW CUT LIGHT - PATTERN #1809 4" x 36" VINYL PLANKS. B.O.D. TO INSTALL PER MANUFACTURERS RECOMMENDATIONS NOTE: CONTINUE VINYL FLOORING UNDER ALL BOOTHS AND TABLES. TYPICAL G.C. TO CONTACT JOEY'S NTL ACCOUNT FOR MATERIALS. INSIDE EDGE, GIS CONTACT DAVID JOHNSON (800) 648-3489
C-1	EXPOSED CONCRETE

FINISH NOTES:

* TILE NOTE: VARIFY ALL DALTILE PRICING IS PER JOEY'S SEAFOOD AND GRILL NATIONAL DALTILE ACCOUNT PRICING

REFER TO FINISH SCHEDULE ON A601 FOR BALANCE OF FINISHES

DECOR NOTES:

DECOR ITEM PACKAGE PROVIDED BY OWNER PACKAGE TO BE INSTALLED BY G.C. PER INTERIOR ELEVATIONS ON A401 AND A402 AND THE OWNER PROVIDED INSTALLATION GUIDE

FURNITURE NOTES:

FURNITURE IS SUPPLIED BY OWNER FURNITURE IS UNLOADED, UNCRATED ASSEMBLED AND SET IN PLACE BY G.C.

KEYED LEGEND

1. 6" STAINLESS STEEL CORNER GUARDS TO BE INSTALLED ON OUTSIDE CORNERS IN KITCHEN, SUPPLIED AND INSTALLED BY K.E.C. LOCATE PER PLAN A1.01 REF. DTL. D/A402
2. ACCESSIBLE SEATING AREA 30" x 48" TYPICAL REF. PLAN
3. INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN BUILDING ENTRANCE
4. WALL MOUNTED HOOKS AT MOP SINK FOR MOPS AND FLOOR MATS
5. 5'-0" DIAMETER ACCESSIBLE TURNING CIRCLE
6. TOILET PAPER DISPENSER - VERIFY MANUFACTURER WITH OWNER
7. WALL MOUNTED SOAP DISPENSER - VERIFY MANUFACTURER WITH TENANT
8. PAPER TOWEL DISPENSER - VERIFY MANUFACTURER WITH OWNER
9. SANITARY NAPKIN DISPENSER - VERIFY MANUFACTURER WITH TENANT
10. GRAB BARS - 1 1/2" DIAMETER AND MOUNTED 1 1/2" FROM WALL - VERIFY MANUFACTURER WITH OWNER - SEE PLAN A.101 AND INTERIOR ELEVATIONS THIS A402
11. WALL MTD. KOALA BABY CHANGER SUPPLIED AND INSTALLED BY G.C.
12. WALL MOUNTED MIRROR - SUPPLIED AND INSTALLED BY G.C.
13. MILLWORK ADSTESS STAND SUPPLIED AND INSTALLED BY G.C. REF. TO DTL. 3/ M/A
14. MILLWORK AQUARIUM CABINET SUPPLIED AND INSTALLED BY G.C. REF TO DTL. 5/ M/A
15. GUSHONED HAT BENCHES - SUPPLIED BY OWNER
16. OWNER SUPPLIED DECORATIVE "COAT" PURSE HOOKS INSTALLED BY G.C.
17. MILLWORK POS (CASHIER) STATION SUPPLIED AND INSTALLED BY G.C. REF DTL. 4/ M/A
18. TYPICAL RESTROOM STALL PARTITIONS, FLH FINISH
19. 5/3 DOOR CASEMENT TRIM PACKAGE SEE NOTE
20. OWNER PROVIDED WALL MOUNTED EMPLOYEE LOCKERS REF. EQUIPMENT DRAWING A.101
21. OFFICE PLAY CURTAIN W/ ADJUSTABLE PLAM OVERHEADS, SUPPLIED AND INSTALLED BY G.C. REF. ELEVATION IN A402
22. 5/8" x 3" (2) WOOD REDUCER TO MATCH V.N.L. FLOORING REF. DTL. 4/A402
23. MILLWORK WALL MOUNTED CHALK BOARD W. FRAME AND APPLIED IMAGE PROVIDED GRAPHICS BY G.C. REFER TO DETAIL 12/M/A
24. OWNER PROVIDED 20'-0" x 6'-0" COLORED GRAPHIC MURAL INSTALLED BY G.C. APPLIED TO EXPOSED DRYWALL REFER TO ELEVATION ON A401
25. OWNER PROVIDED STEMWARE RACK, INSTALLED BY G.C. MOUNT TO UNDER SIDE OF PLY WOOD "V" SHELF ABOVE REFER TO ELEVATION ON A402
26. OWNER PROVIDED 20'-0" BLACK & WHITE GRAPHIC MURAL INSTALLED BY G.C. APPLIED TO EXPOSED DRYWALL REFER TO ELEVATION ON A401

SEATING CRITERIA

DINING AREAS			
2-Tops	07	4	seats
4-Tops	09	36	seats
6-Tops	08	48	seats
Indoor Dining Seats		88	
Outdoor Dining Seats		28	
Total Dining Seats		126	seats
BAR AREA			
4-Tops	6	24	seats
Bar Stools		2	seats
Bar Area Seats		36	
TOTAL		62	seats

FURNITURE SCHEDULE

NO	QTY	SIZE	TYPE	COMMENTS
A	03	30x30	TABLE TOP	
B	04	30x30	BOOTH TOP	
C	01	30x42	TABLE TOP	
D	12	30x48	BOOTH TOP	
E	04	36x36	TABLE TOP	
F	04	30x66	BOOTH TOP	
G	03	30x72	TABLE TOP	(2) BASES
H	01	48 dia	TABLE TOP	
J	04	36x36	TABLE TOP	OUTDOOR
K	02	48 dia	TABLE TOP	OUTDOOR

RECEIVED
JUL 26 2012

JOEY'S SEAFOOD & GRILL

LAS VEGAS

PROJECT NO: 06-71

Issue Date: JANUARY 29, 2006

Registration Information

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly licensed Architect under the laws of the State of Nevada

Printed Name: CHARLES D. [illegible] No. 3783

Signature: [illegible]

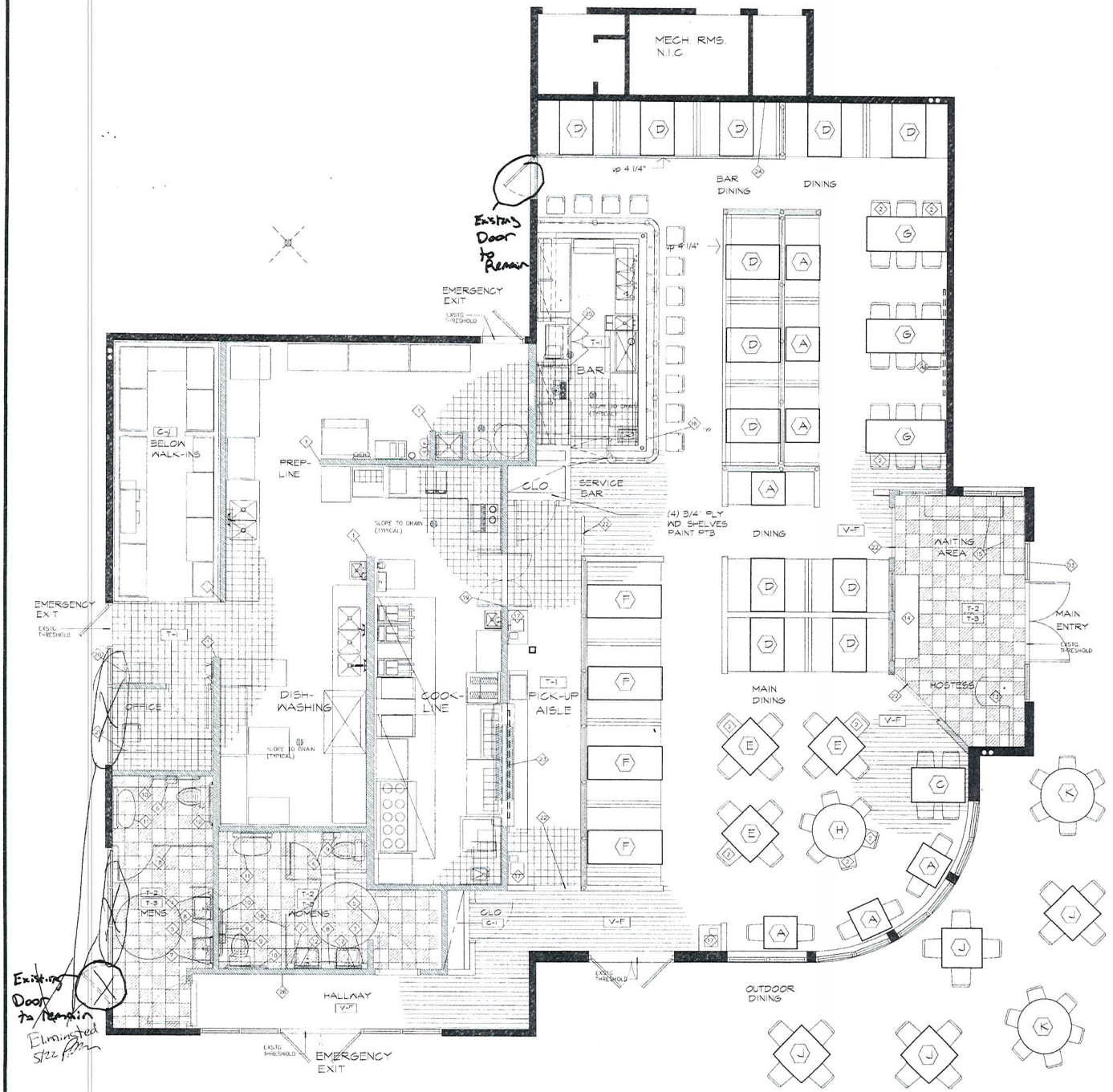
Date: [illegible] Licensing Board

△	9/15/07	CITY COMMENTS

FLOOR FNISH & SEATING PLAN

A.102

SUP-46296



FLOOR FINISH & SEATING PLAN

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

GENERAL NOTES

1. REFER TO SHEETS A 02, A10.1 & A40.1 FOR FINISH SCHEDULES
2. USE MOISTURE RESISTANT GYP. BD. AT ALL CERAMIC TILE AND WET AREA LOCATIONS
3. DINING ROOM TO BE POSTED FOR MAXIMUM SEATING CAPACITY OF ____
4. REFER TO A10.1 FOR MORE GENERAL NOTES AND ACCESSIBLE BARRIER STANDARDS
5. EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT - PROVIDE READILY VISIBLE SIGN ADJACENT TO THE DOORWAY STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
6. ALL CONTRACTORS TO PROVIDE AS-BUILT REDLINED DRAWINGS TO THE TENANT AT THE COMPLETION OF THIS PROJECT
7. FLASH, TRIM, OR CAULK SPACES BETWEEN WALK-IN REFRIGERATORS AND ADJACENT WALLS WALK-IN REFRIGERATORS, FREEZERS, OR OTHER LARGE EQUIPMENT OR SURFACE WITH SPACES 30 INCHES OR LESS IN HEIGHT BETWEEN THE TOP SURFACES AND THE CEILING MAY REQUIRE FLASHING OR CLOSING OFF IN CLEAN, TIGHT VERMIN PROOF MANNER.
8. REFER TO 6/A402 FOR WALL BASE DETAIL TYPICAL FOR ALL KITCHEN AND RESTROOM AREAS

FLOOR FINISH SCHEDULE

KEY	MATERIAL AND MANUFACTURER
T-1	QUARRY TILE - DALTILE #204 BLAZE FLASH 6" x 6" x 1/2" WITH INTEGRATED COVED BASE USE ABRASIVE FINISH @ AISLES & SMOOTH FINISH UNDER EQUIPMENT
G1	GROUT - BLACK
T-2	PORCELAIN TILE (FLOOR) - DALTILE #TA08 DRUNK 50% MIX WITH T-3 FOR CHECKERBOARD PATTERN LOCATIONS: RESTROOM & VESTIBULE FLOOR PORCELAIN TILE (WALLS) - DALTILE #TA08 RESTROOM WAINSCOT FIELD REFER TO ELEV'S ON A402 FOR PATTERN
G2	GROUT - TEC CHARCOAL GREY
T-3	PORCELAIN TILE (FLOOR) - DALTILE #TA04 CELESTE GRISIO 50% MIX WITH T-2 FOR CHECKERBOARD PATTERN LOCATIONS: RESTROOM & VESTIBULE FLOOR PORCELAIN TILE (WALLS) - DALTILE #TA04 RESTROOM COVED BASE AND BULLNOSE CAP REFER TO ELEVS ON A402 FOR PATTERN
G2	GROUT - TEC CHARCOAL GREY
VF	VINYL PLANKING - METROFLOR SAW CUT LIGHT - PATTERN #1409 4" x 36" VINYL PLANKING G.C. TO INSTALL PER MANUFACTURERS RECOMMENDATIONS NOTE: CONTINUE VINYL FLOORING UNDER ALL BOOTHS AND TABLES, TYPICAL G.C. TO CONTACT JOEY'S NTL ACCOUNT FOR MATERIALS. INSIDE EDGE CIS CONTACT DAVID JOHNSON (800) 643-5484
C-1	EXPOSED CONCRETE

FINISH NOTES:

TILE NOTE: VARIFY ALL DALTILE PRICING IS PER JOEY'S SEAFOOD AND GRILL NATIONAL DALTILE ACCOUNT PRICING

REFER TO FINISH SCHEDULE ON A601 FOR BALANCE OF FINISHES

DECOR NOTES:

DECOR ITEM PACKAGE PROVIDED BY OWNER PACKAGE TO BE INSTALLED BY G.C. PER INTERIOR ELEVATIONS ON A401 AND A402 AND THE OWNER PROVIDED INSTALLATION GUIDE

FURNITURE NOTES:

FURNITURE IS SUPPLIED BY OWNER
FURNITURE IS UNLOADED, UNCRATED ASSEMBLED AND SET IN PLACE BY G.C.

◇ KEYED LEGEND

1. STAINLESS STEEL CORNER GUARDS TO BE INSTALLED ON OUTSIDE CORNERS IN KITCHEN, SUPPLIED AND INSTALLED BY K.E.C. LOCATE PER PLAN K1.01. REF. DTL. 8/A402
2. ACCESSIBLE SEATING AREA 30" x 48" TYPICAL REF. PLAN
3. INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN BUILDING ENTRANCE
4. WALL MOUNTED HOOKS AT MOP SINK FOR MOPS AND FLOOR MATS
5. 5'-0" DIAMETER ACCESSIBLE TURNING CIRCLE
6. TOILET PAPER DISPENSER - VERIFY MANUFACTURER WITH OWNER
7. WALL MOUNTED SOAP DISPENSER - VERIFY MANUFACTURER WITH TENANT
8. PAPER TOWEL DISPENSER - VERIFY MANUFACTURER WITH OWNER
9. SANITARY NAPKING DISPENSER - VERIFY MANUFACTURER WITH TENANT
10. GRAB BARS 1 1/2" DIAMETER AND MOUNTED 1 1/2" FROM WALL - VERIFY MANUFACTURER WITH OWNER - SEE PLAN A1.0, AND INTERIOR ELEVATIONS 17-18/ A402
11. WALL MTD. KOALA BABY CHANGER SUPPLIED AND INSTALLED BY G.C.
12. WALL MOUNTED MIRROR - SUPPLIED AND INSTALLED BY G.C.
13. MILLWORK HOSTESS STAND, SUPPLIED AND INSTALLED BY G.C. REF. TO DTL. 1/ MW
14. MILLWORK AQUARIUM CABINET, SUPPLIED AND INSTALLED BY G.C. REF. TO DTL. 5/ MW
15. CUSHIONED WAIT BENCHES - SUPPLIED BY OWNER
16. OWNER SUPPLIED DECORATIVE "CRAB" PURSE HOOKS INSTALLED BY G.C.
17. MILLWORK POS (CASHIER) STATION SUPPLIED AND INSTALLED BY G.C. REF DTL. 4/ MW
18. TYPICAL RESTROOM STALL PARTITIONS, PL-1 FINISH
19. 5/5 DOOR CASEMENT TRIM PACKAGE SEE K1.01
20. OWNER PROVIDED WALL MOUNTED EMPLOYEE LOCKERS REF. EQUIPMENT DRAWING K1.01
21. OFFICE P-LAM COUNTER W/ ADJUSTABLE P-LAM OVERSHELVES, SUPPLIED AND INSTALLED BY G.C. REF. ELEVATION 1/ A402
22. 3/01 x 3 1/2" WOOD REDUCER TO MATCH VINYL FLOORING REF. DTL. 4/A402
23. MILLWORK WALL MOUNTED CHALK BOARD W/ FRAME AND APPLIED OWNER PROVIDED GRAPHICS BY G.C. REFER TO DETAIL 12/MW
24. OWNER PROVIDED 20'-0" x 6'-0" COLORED GRAPHIC MURAL INSTALLED BY G.C. APPLIED TO EXPOSED DRYWALL. REFER TO ELEVATION ON A40.1
25. OWNER PROVIDED STEMWARE RACK, INSTALLED BY G.C. MOUNT TO UNDER SIDE OF PLY WOOD TV-SHELF ABOVE REFER TO ELEVATION ON A40.1
26. OWNER PROVIDED 20'-0" BLACK & WHITE GRAPHIC MURAL INSTALLED BY G.C. APPLIED TO EXPOSED DRYWALL. REFER TO ELEVATION ON A40.1

SEATING CRITERIA

DINING AREAS

2-Tops	07	4	seats
4-Tops	09	36	seats
6-Tops	08	48	seats
Indoor Dining Seats		98	
Outdoor Dining Seats		28	
Total Dining Seats		126	seats

BAR AREA

4-Tops	6	24	seats
Bar Stools		12	seats
Bar Area Seats		36	
TOTAL		162	seats

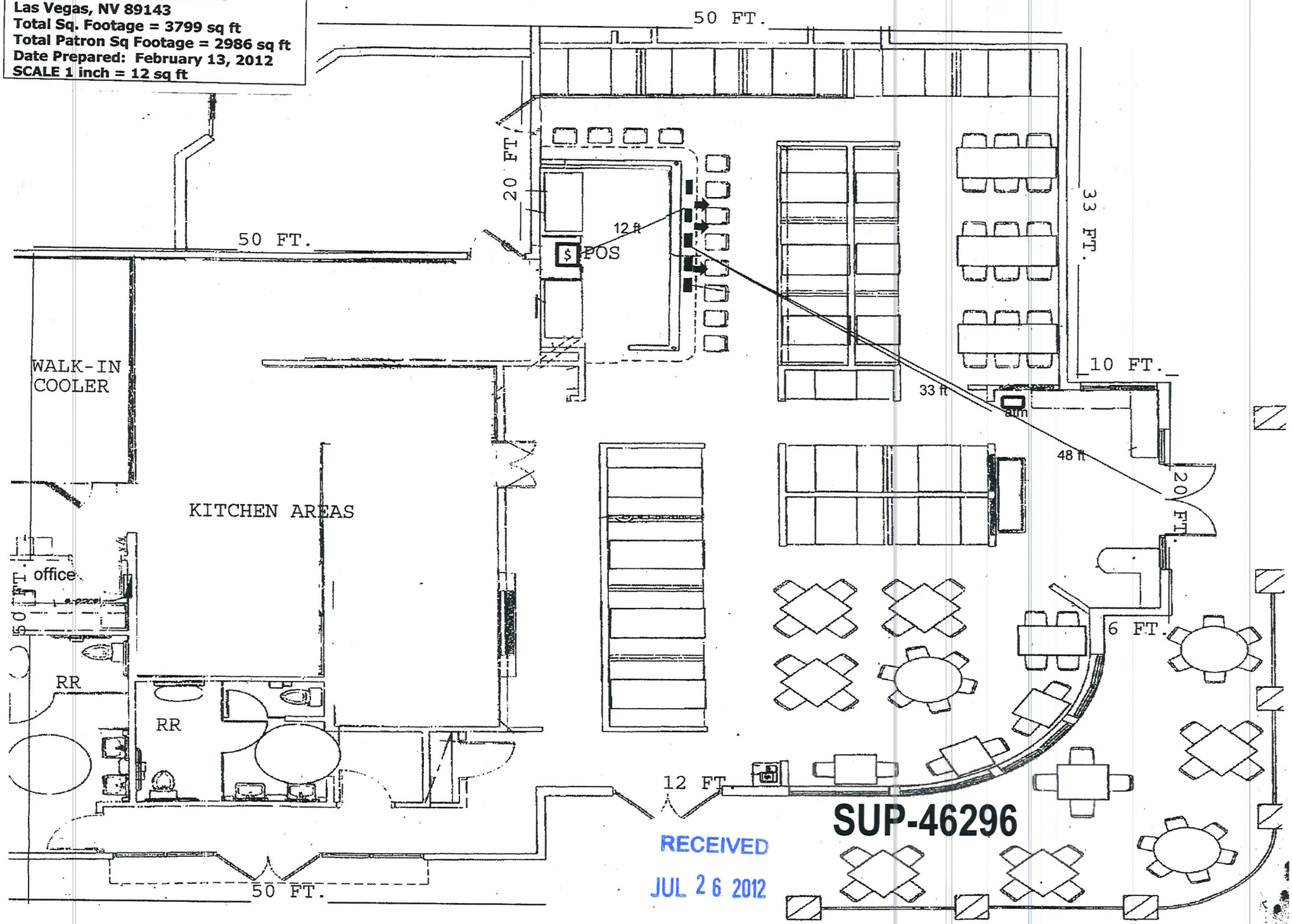
FURNITURE SCHEDULE

NO	QTY	SIZE	TYPE	COMMENTS
A	08	30x30	TABLE TOP	
B	04	30x30	BOOTH TOP	
C	01	30x48	TABLE TOP	
D	12	30x48	BOOTH TOP	
E	04	36x36	TABLE TOP	
F	04	30x66	BOOTH TOP	
G	08	30X72	TABLE TOP	(2) BASES
H	01	48 dia	TABLE TOP	
J	04	36x36	TABLE TOP	OUTDOOR
K	02	48 dia	TABLE TOP	OUTDOOR

RECEIVED
JUL 26 2012

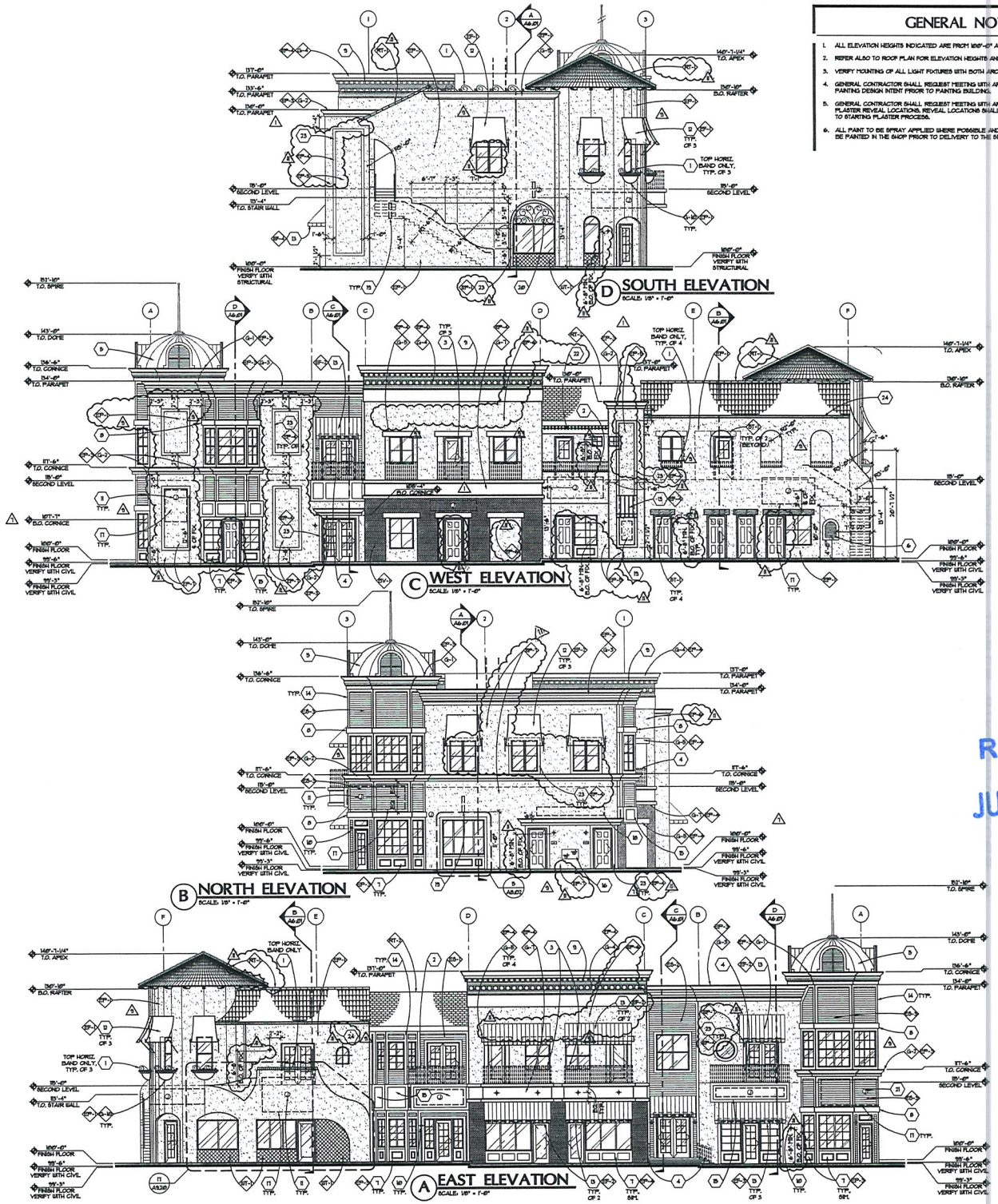
SUP-46296

Leticia's Mexican Cocina
7585 Norman Rockwell Lane
Las Vegas, NV 89143
Total Sq. Footage = 3799 sq ft
Total Patron Sq Footage = 2986 sq ft
Date Prepared: February 13, 2012
SCALE 1 inch = 12 sq ft



SUP-46296

RECEIVED
JUL 26 2012



GENERAL NOTES

1. ALL ELEVATION HEIGHTS INDICATED ARE FROM 100'-0" ABOVE FINISH FLOOR.
2. REFER ALSO TO ROOF PLAN FOR ELEVATION HEIGHTS AND ADDITIONAL INFORMATION.
3. VERIFY MOUNTING OF ALL LIGHT FIXTURES WITH BOTH ARCHITECTURAL AND ELECTRICAL DRAWINGS.
4. GENERAL CONTRACTOR SHALL REQUEST MEETING WITH ARCHITECT IN THE FIELD TO DISCUSS PAINTING DESIGN INTENT PRIOR TO PAINTING BUILDING.
5. GENERAL CONTRACTOR SHALL REQUEST MEETING WITH ARCHITECT IN THE FIELD TO REVIEW ALL PLASTER REVEAL LOCATIONS. REVEAL LOCATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO STARTING PLASTER PROCESS.
6. ALL PAINT TO BE SPRAY APPLIED WHERE POSSIBLE AND ALL PRE-FABRICATED ELEMENTS TO BE PAINTED IN THE SHOP PRIOR TO DELIVERY TO THE SITE.

EXTERIOR FINISH LEGEND

FIN.	DESCRIPTION
EP-1	EXTERIOR INTEGRAL COLOR 3-COAT CEMENT PLASTER TO BE SAND FINISH W/ ELASTOMETRIC PAINT. COLOR TO MATCH FRAZEE - NATURAL ECHO CS25-52 - CONTACT KEVIN GILLIAM @ OMEGA, PHONE: 562-735-3540
EP-2	FRAZEE PAINT - BLACK METAL 6756N - 6211 GLOSS
EP-3	FRAZEE PAINT - WHITE 001 - 6211 GLOSS
EP-4	FRAZEE PAINT - WHITE001
EP-5	EXTERIOR INTEGRAL COLOR 3-COAT CEMENT PLASTER TO BE SAND FINISH W/ ELASTOMETRIC PAINT. COLOR TO MATCH FRAZEE - T7310 LIGHT TOPAZ - CONTACT KEVIN GILLIAM @ OMEGA, PHONE: 562-735-3540
EP-6	EXTERIOR INTEGRAL COLOR 3-COAT CEMENT PLASTER TO BE SAND FINISH W/ ELASTOMETRIC PAINT. COLOR TO MATCH FRAZEE - CL 21430 KNOTT - CONTACT KEVIN GILLIAM @ OMEGA, PHONE: 562-735-3540
EP-7	EXTERIOR INTEGRAL COLOR 3-COAT CEMENT PLASTER TO BE SAND FINISH W/ ELASTOMETRIC PAINT. COLOR TO MATCH FRAZEE - 6563-21 GORGE BLUE - CONTACT KEVIN GILLIAM @ OMEGA, PHONE: 562-735-3540
BW-1	BRICK VENEER BY CULTURED STONE - CHICAGO USED BRICK - SUBMIT SAMPLES FOR APPROVAL - INSTALL PER NER-358
GL-1	EXTERIOR VISION GLASS, SEE SHEET A8.01
RT-1	CONCRETE ROOF TILE BY MONIER LIFE TILE OR APPROVED EQUAL - 1/3 BOOSTED SPANISH TILE. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL AND COMPLETE FIELD MOCK-UP FOR APPROVAL
RT-2	ROOF TILE BY MONIER LIFETILE - SAXONY - SLATE, COLOR: SHOKEY. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL
ES-1	EXTERIOR SIDING - HARDIPLANK LAP SIDING, BEAGED CEDARMILL PAINT COLOR: FRAZEE, T7310 LIGHT TOPAZ - SUBMIT PAINTED SAMPLE TO ARCHITECT FOR APPROVAL
ES-2	EXTERIOR SIDING - HARDIPLANK LAP SIDING, SELECT CEDARMILL (6-1/4") PAINT COLOR: FRAZEE, 6563-21 GORGE BLUE - SUBMIT PAINTED SAMPLE TO ARCHITECT FOR APPROVAL
ES-3	EXTERIOR SIDING - HARDIPLANK LAP SIDING, SELECT CEDARMILL (6-1/4") PAINT COLOR: FRAZEE, 6439 SILVER SAGE - SUBMIT PAINTED SAMPLE TO ARCHITECT FOR APPROVAL
ST-1	STAIN - OLYMPIC PREMIUM ACRYLIC LATEX STAIN 56911-TRANSPARENT, COLOR: 7109 - SUBMIT PAINTED SAMPLE TO ARCHITECT FOR APPROVAL
WT-1	WALL TILE - CERAMICA ALHAMBRA - COLOR: LAPIS AZUL - SET @ 45° ANGLE. CONTACT PRESTON FAIRCHILD @ WALKER ZANGER 562-746-8561. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL
EF-1	FABRIC AWNING - COLOR: 4640 TORQUOISE BLUE BY SUNBRELLA
EF-2	FABRIC AWNING - COLOR: DARK GREEN BY MAIN STREET
EF-3	FABRIC AWNING - COLOR: 4636 CORAL BY SUNBRELLA
EF-4	FABRIC AWNING - COLOR: 4649 PLUM BY SUNBRELLA

PROFILE LEGEND

PRO.	DESCRIPTION
G-1	FOAM PROFILE, SEE DETAIL 9/A4.02
G-2	FOAM PROFILE, SEE DETAIL 11/A5.02
G-3	FOAM PROFILE, SEE DETAIL 1/A4.02
G-4	FOAM PROFILE, SEE DETAIL 13/A4.02
G-5	FOAM HEADER, SEE DETAIL 16/A8.02
G-6	FOAM SILL, SEE DETAIL 5/A8.02
G-7	FOAM BAND, SEE DETAIL 15/A8.02
G-8	FOAM HEADER, SEE DETAIL 6/A4.02
G-9	FOAM PROFILE, SEE DETAIL 10/A4.02
G-10	FOAM PROFILE, SEE DETAIL 11/A8.02

KEYNOTES

NO.	DESCRIPTION
1.	DECORATIVE IRON RAILING PAINTED EP-2, SEE DETAIL 3/A8.02 STYLE "A" FOR DESIGN INTENT
2.	DECORATIVE IRON RAILING PAINTED EP-2, SEE DETAIL 3/A8.02 STYLE "B" FOR DESIGN INTENT
3.	DECORATIVE IRON RAILING PAINTED EP-2, SEE DETAIL 3/A8.02 STYLE "C" FOR DESIGN INTENT
4.	DECORATIVE IRON RAILING PAINTED EP-2, SEE DETAIL 3/A8.02 STYLE "D" FOR DESIGN INTENT
5.	PRE-MANUFACTURERED COPPER DOME, VENT AND SPIRE BY DORES 2000, INC. OR APPROVED EQUAL. CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS FOR APPROVAL
6.	VENT WITH CEMENT PLASTER OVER 2"x6" POPOUT, SEE STAIN PLAN
7.	AZEK TRIM BOARD PANELS BELOW WINDOW, SEE DETAIL 5/A8.02 FOR TYPICAL LAYOUT, PAINTED TO MATCH WINDOW FRAME
8.	AZEK TRIM BOARD POP-OUT, PAINTED EP-4, SEE DETAIL 17/A8.02
9.	DENTIL, EQUALLY SPACED @ 1'-0" O.C. START AT CORNERS
10.	EXTERIOR LIGHT FIXTURE, MOUNTED CENTERED U.N.O., REFER TO ELECTRICAL DRAWINGS
11.	EXTERIOR J-BOX, MOUNTED CENTERED U.N.O., REFER TO ELECTRICAL DRAWINGS
12.	FABRIC AWNING, SEE DETAILS 6, 7, 4 10 ON SHEET A5.01
13.	FABRIC AWNING, SEE DETAILS 11 4 18 ON SHEET A4.02
14.	ALL VERTICAL AND HORIZONTAL HARDITRIM BOARDS AT HARDIPLANK LAP SIDING SHALL BE PAINTED EP-3
15.	AZEK TRIM BOARD PANELS AT BALCONY, SEE SECTION FOR ADDITIONAL INFORMATION
16.	ACCESSIBLE DRINKING FOUNTAIN, REFER TO PLUMBING DRAWINGS
17.	FUTURE SIGNAGE AREA
18.	"RESTROOM" SIGNAGE, CONTACT ARCHITECT TO DISCUSS DESIGN INTENT.
19.	FUTURE PEDESTRIAN SIGNAGE AREA
20.	[illegible] BLACK [illegible] SHOP
21.	[illegible]
22.	ALL BLOCKS TRIMS, OR APPROVED EQUAL
23.	CEMENT PLASTER OVER 2x8 POP-OUT
24.	CEMENT PLASTER FASCIA, COLOR TO MATCH ADJACENT WALL FINISH, SEE SECTIONS FOR ADDITIONAL INFORMATION

RECEIVED
JUL 26 2012

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
DJW JAN 17 2008
Does Not Include Electrical, Plumbing, Mechanical, Structural or Off-Site Improvements. Work No Change Without Approval Plans Is Not a Permit to Violate Any Ordinance

APPROVAL IS FOR CLOUDED Δ LATEST REVISIONS ONLY. SEE ORIGINALS FOR OTHER REQUIREMENTS.

RECEIVED
...07...d 760042
CITY OF LAS VEGAS

SUP-46296

CARPENTER SELLERS ASSOCIATES
ARCHITECTURE | DESIGN | PLANNING

carina

EXTERIOR ELEVATIONS

The Village of...

DRAWING ISSUE

REV.	DESCRIPTION	DATE
A	CITY COMMENTS AND SHEET REVISION	8-3-06
B	CITY COMMENTS AND SHEET REVISION	9-5-07
C	SHEET REVISION	9-5-07

DATE: 4-1-05
JOB NO. C04-0
FILE NAME: C4
DO NOT SCALE

SHEET NO.
A5

Tuesday, July 03, 2012

City of Las Vegas
Department of Planning
333 N. Rancho 3rd floor
Las Vegas, NV 89143

Tu Casa Inc. / Leticia's Cocina
7585 Norman Rockwell Ln.
Las Vegas, NV 89143

RE: Justification Letter

To whom it may concern:

Gustavo J. Gutierrez & Leticia Gardea we, the owners of: Tu Casa Inc. DBA: Leticia's Cocina / Leticia's Mexican Cocina. We together are formally requesting the Special Use Permit for our current licensing of Liquor and Business for our only location expansion to include: 7586 Norman Rockwell Ln. Las Vegas, NV 89143, in the Village of Centennial Springs. The expansion will include a maximum of 120 seats for any over flow of Leticia's Cocina and any Banquet use. Service of this expansion will all be through Leticia's Cocina kitchen, hostess, and service.

We are open seven days a week: Monday thru Thursday 11:00am – 10pm

Friday 11:00 am – 11pm / Saturday 11:00am – 12pm / Sunday 10:30am – 10pm.

We have recently been approved for gaming with Golden Gaming the slot operations company lease space of 5 slots, all required documentation have been approved by the City and the Gaming Board to include a special use permit approval.

Business License: #R09-01531-001377 / Super Club Liquor #L21-00072-4-001377 / Health #PR0022280

RECEIVED
JUL 26 2012

Sincerely,

Gustavo J. Gutierrez, Owner

Leticia Gardea, Owner

7585 Norman Rockwell Ln. #-1
Las Vegas, NV 89143
(702) 445-7722

SUP-46296

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PHANTOM ENTERTAINMENT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE, A 1,240-FOOT DISTANCE SEPARATION FROM A CHURCH, AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED FOR EACH at 450 East Fremont Street, Suite #370 (APN 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46297** APN: 139-345-13002|003

Name of Property Owner: FAEC Holdings (Vimutta, LLC

Name of Applicant: Phantom Entertainment

Name of Representative: Kelly Murphy

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 _____

Print Name: DHARMESH M. BHANABHAI

Subscribed and sworn before me

This 20th day of July, 2012

_____

Notary Public in and for said County and State

BEFORE ME
S. A. Sule
SHARAD ANANT SULE
ADVOCATE & NOTARY
20 JUL 2012

SERIAL NO. 20/7/2012
CERTIFICATE REG. NO. 398
CENTRAL GOVERNMENT
INDIA
COMMISSION EXPIRES
ON 27-08-2016

SERIAL NO.: ..R012
CERTIFICATE REG. NO. 398
CENTRAL GOVERNMENT
INDIA
COMMISSION EXPIRES

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Phantom Entertainment

Project Address (Location) 450 FREMONT ST

Project Name KRAVE MASSIVE **Proposed Use** C2

Assessor's Parcel #(s) 139-345-13002 | 003 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 2.75 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FAEC Holdings Winyll LLC **Contact** Loraine Kusuhara
Address 450 Fremont St, #255 **Phone:** 232 8313 **Fax:** 702 671 0092
City Las Vegas, **State** NV **Zip** 89101
E-mail Address lkusuhara@earthlink.net

APPLICANT Phantom Entertainment **Contact** Kelly Murphy
Address 450 Fremont St **Phone:** 5228488 **Fax:** _____
City Las Vegas **State** NV **Zip** 89101
E-mail Address Kelly@KraveLasVegas

REPRESENTATIVE DiFiore Consulting **Contact** Jim DiFiore
Address 8550 W. Charleston, Suite 102 **Phone:** 215-6929 **Fax:** N/A
City Las Vegas **State** NV **Zip** 89117
E-mail Address jd:flv@gmail.com

Property Owner Signature* X _____

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

Print Name DHARMESH M. BHANABHAI

Subscribed and sworn before me

This 20th day of July, 2012.

_____

Notary Public in and for said County and State

BEFORE ME
S. A. Sule
SHARAD ANANT SULE
ADVOCATE & NOTARY
20 JUL 2012

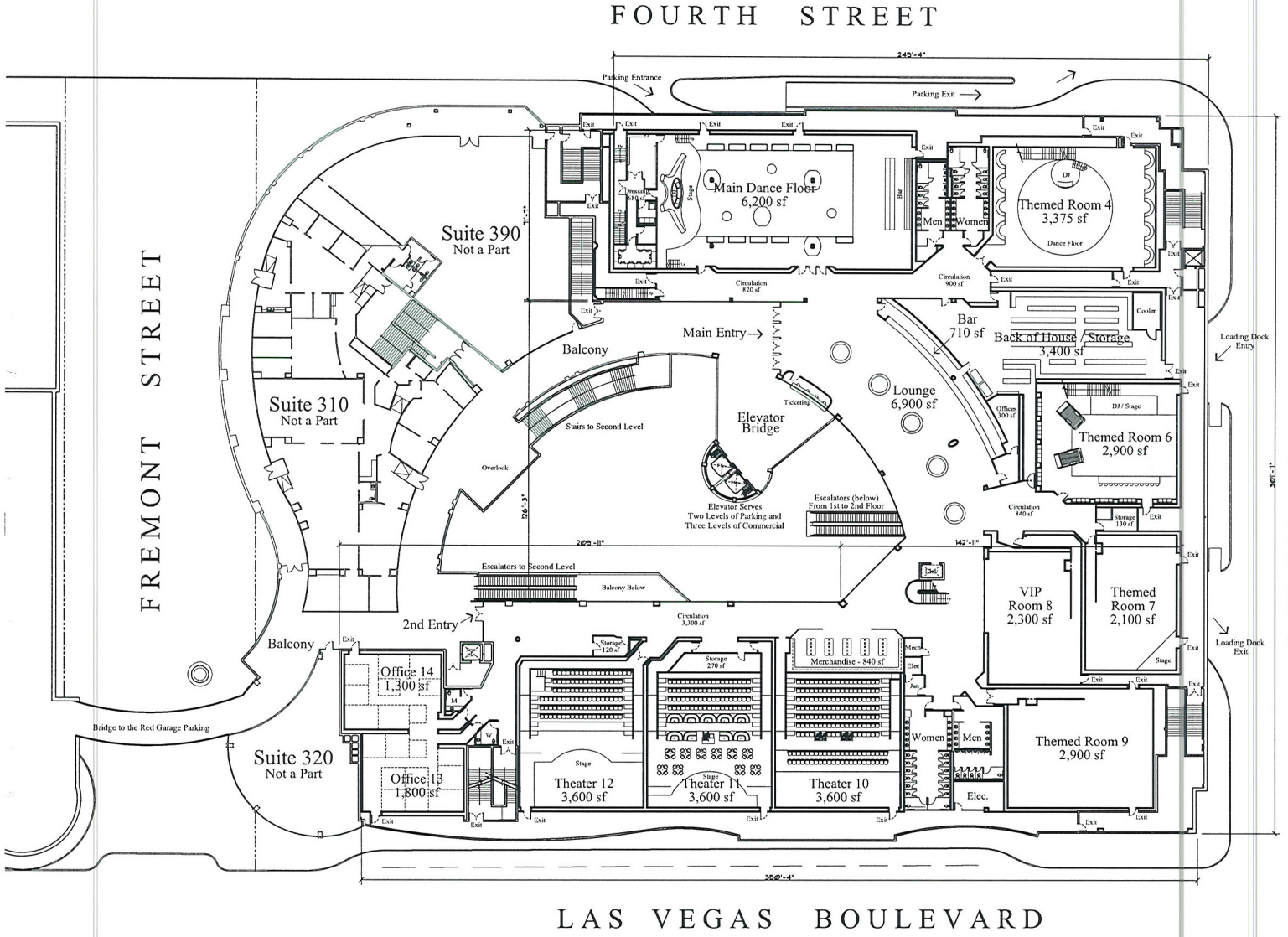
FOR DEPARTMENT USE ONLY

Case #	SUP-46297
Meeting Date:	9/11/12
Total Fee:	$ 1,280.00
Date Received:*	7/26/12
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.

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

Revised 10/27/08



INFORMATION

SUITE AREA :

Bar/Lounge w/ Seating:	5,900 gsf
Dance Floors:	15,800 gsf
Bars:	1,500 gsf
Theater Seating:	9,600 gsf
Seating Areas:	3,800 gsf
Stages:	7,500 gsf
Mezzanines:	9,000 gsf
Offices:	4,500 gsf
BOH/Storage:	3,400 gsf
Storage:	500 gsf
Electrical:	400 gsf
Corridors/Circulation:	9,000 gsf
Restrooms:	3,300 gsf
Total Area:	**74,200 gsf**

OCCUPANT LOAD:

Bar/Seating:	15 sf/person	5,900/15=	394
Dance Floors:	7 sf/person	15,800/7=	2,258
Bars:	100 sf/person	1,500/100=	15
Theater/Seating:	1/seat	590*1=	590
Seating Areas:	15 sf/person	3,800/15=	254
Mezz's:	100 sf/person	9,000/100=	90
Offices:	100 sf/person	4,500/100=	45
BOH/Stor:	300 sf/person	3,400/300=	12
Storage:	300 sf/person	500/300=	2
Electrical:	300 sf/person	400/300=	2
Corridors:	100 sf/person	9,000/100=	90
Restrooms:	100 sf/person	3,300/100=	33
Total Occupants:			**3,785**

© Copyright 2012, Environmental Design Group, LLC
This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

North

Scale: 1" = 20'
0 20 40 80

Project No.: 112033 July 22, 2012

Floor Plan

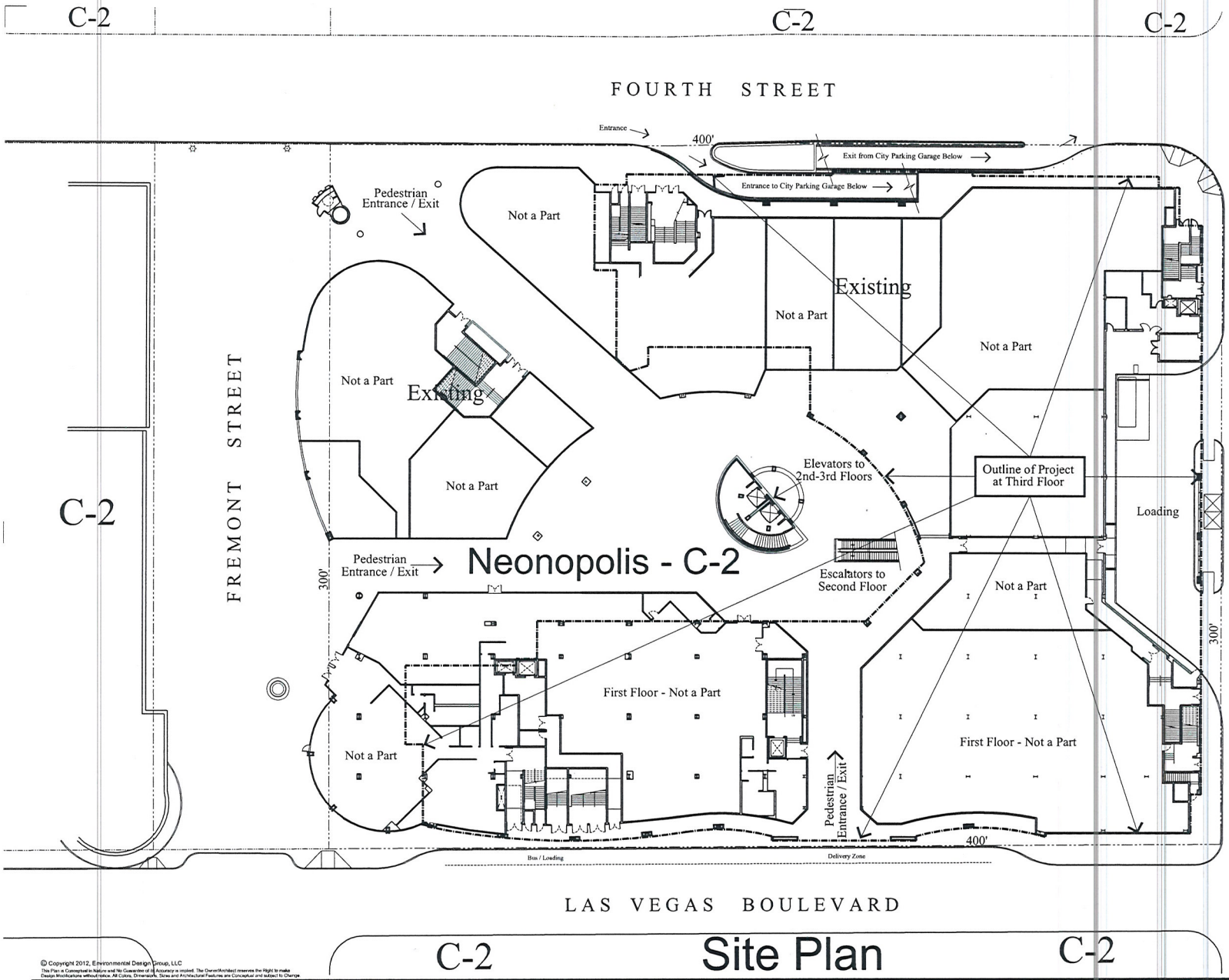
Nightclub at Neonopolis

Las Vegas, Nevada

KRAVE

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

SUP-46297
RECEIVED
JUL 26 2012



Site Plan

© Copyright 2012, Environmental Design Group, LLC
This Plan is Conceptual in Nature and No Guarantee of or Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

SITE INFORMATION

ZONING:
C-2 - General Commercial District

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Gross Area	119,790 sf	2.75 acres

Building:

Overall Area	320,000 sf

Suite 130-2nd Floor:

Total Area:	74,183 gsf

PARKING REQUIREMENTS

Parking Required:

Shopping Center	1 per 250 sf	
Total Required:	74.2 * 4 =	297

Provided:
*** per City Public Parking Garage Below**

Total Provided:		297
Parking Ratio:	4.0 per 1000	1 per 250

H/C Required:

Total Spaces per chart	7
Total Provided: * per City Public Parking Garage Below	7

C-2



Vicinity Map

North

Scale: 1" = 20'
0 20 40 80

Project No.: 112033 July 22, 2012

KRAVE

Nightclub at Neonopolis

Las Vegas, Nevada

SUP-46297

RECEIVED
JUL 26 2012

Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE

July 23, 2012

City of Las Vegas Planning Department
333 N Rancho Dr.
Las Vegas, NV 89133

RE: Phantom Entertainment, LLC; SUP 450 Fremont – Justification letter

Dear Planning staff:

Please accept this justification letter submitted in conjunction with the Application/Petition Form for a request for a Special Use Permit for Phantom Entertainment, LLC, and 450 Fremont Street, Suite 370, the former location for the Galaxy Neonopolis 11 Theaters.

The intended use of the proposed business is a Nightclub/Tavern providing entertainment in the form of a magic show and hypnotic show; dancing with a country western, hip hop and Latin music in separate rooms within the suite; and alcohol service for persons 21 and over from the existing concession stand in the main lobby. Safeguards for checking ages of patrons will be put in place in the form of security staff and wrist bands to assure the legal ages. The hours of operation are intended to be 9:30 PM – 6:00 AM daily.

Requested waivers of distance requirements of 1,500 feet from the following facilities include:

1. Restricted distance separation from other Taverns within 1,500 feet of the proposed business location.
2. Restricted distance separation from religious institutions (one is within 1,240 ft.) and school (one is within 1,340 ft.)

Neonopolis and this suite are part of the following overlays:
Downtown Centennial Plan Overlay District;
A-O (Airport Overlay) District;
Downtown Casino Overlay District;
Downtown Entertainment Overlay District;
Live/Work Overlay District; and
Las Vegas Boulevard Scenic Byway Overlay District

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade level), additional public parking can be found at the City of Las Vegas' "red" garage across Fremont Street and two major RTC bus stops exist on both the east (LV Blvd.) and west (4th ST.) side of Neonopolis adjacent to Fremont Street.

RECEIVED
JUL 26 2012

Your consideration of this request is greatly appreciated.

Sincerely,

Jim DiFiore, DiFiore Consulting
On behalf of Kelly Murphy, owner/operator of Krave

SUP-46297

DiFiore Consulting
8550 W. Charleston,
Ste. 102/PNB 348
Las Vegas NV 89117

Phone: 702.275.6929

E-mail: Jim
@DiFioreConsulitng.com

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SUP-46300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: 4343 N. RANCHO DRIVE, LLC - For possible action on a request for a Major Amendment of an approved Special Use Permit (SUP-14692) TO ALLOW 24-HOUR OPERATIONS AT AN EXISTING 3,200 SQUARE-FOOT AUTO TITLE LOAN ESTABLISHMENT WHERE HOURS OF OPERATION FROM 8:00 AM TO 11:00 PM ARE ALLOWED at 4343 North Rancho Drive, Suite #150 (APN 138-02-701-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 10/17/2012
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-46300** APN: 138-02-701-004

Name of Property Owner: 4343 N. Rancho Dr. LLC

Name of Applicant: Rapid Cash

Name of Representative: Lucy Stewart

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: Erik Litmanovich

Subscribed and sworn before me

This 27 day of June, 2012

_____

Notary Public in and for said County and State

BLANCA ROSA ROMERO
Commission # 1828155
Notary Public - California
Los Angeles County
My Comm. Expires Jan 2, 2013

RECEIVED
JUL 26 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP [illegible] MAJOR MOD - SUP 14692

Project Address (Location) 4343 N. Rancho # #150

Project Name Rapid Cash **Proposed Use** Class III Jewelry

Assessor's Parcel #(s) 138-02-701-004 **Ward #** 6

General Plan: existing NC proposed NC **Zoning:** existing C-1 proposed C-1

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

Gross Acres 2.9 ac **Lots/Units** _____ **Density** _____

Additional Information Existing business amend SUP to allow 24 hours

PROPERTY OWNER 4343 N. Rancho Dr LLC **Contact** Erik or Levi Litmanovich

Address 10215-B Santa Monica Blvd **Phone:** _____ **Fax:** _____

City Century City **State** CA **Zip** 90067

E-mail Address _____

APPLICANT Rapid Cash **Contact** Chris Darnell

Address 3527 N. Ridge Rd **Phone:** (316) 214-5174 **Fax:** _____

City Wichita **State** KS **Zip** 67025

E-mail Address ChrisDarnell@Speedyinc.com

REPRESENTATIVE Lucy Stewart **Contact** same

Address 1916 Trail Peak Lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@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 Erik Litmanovich

Subscribed and sworn before me

This 27 day of June, 20 12.

_____

Notary Public in and for said County and State

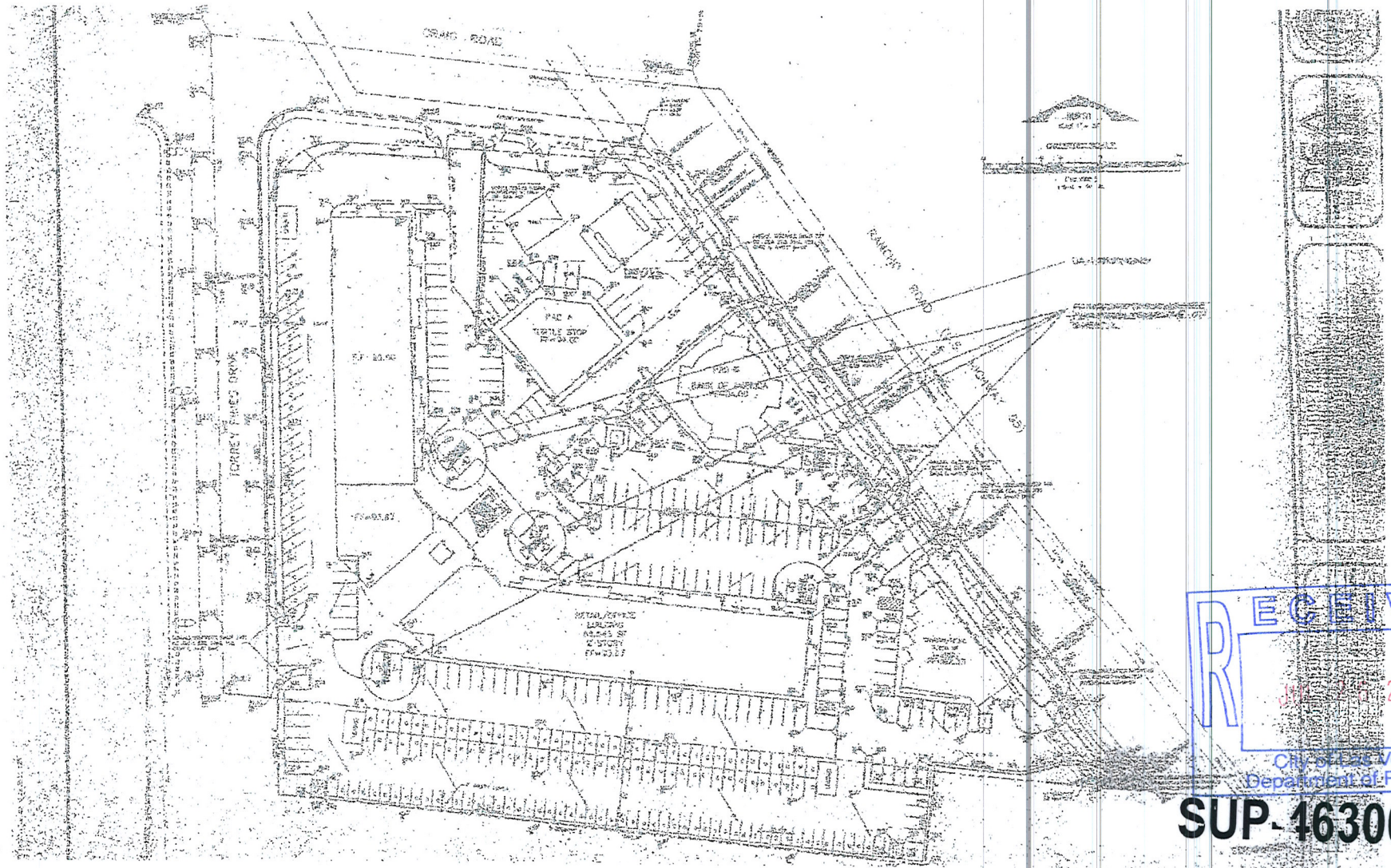
RECEIVED
JUL 26 2012
City of Las Vegas
Department of Planning

BLANCA ROSA ROMERO
Commission # 1828155
Notary Public - California
Los Angeles County
My Comm. Expires Jan 2, 2013

FOR DEPARTMENT USE ONLY

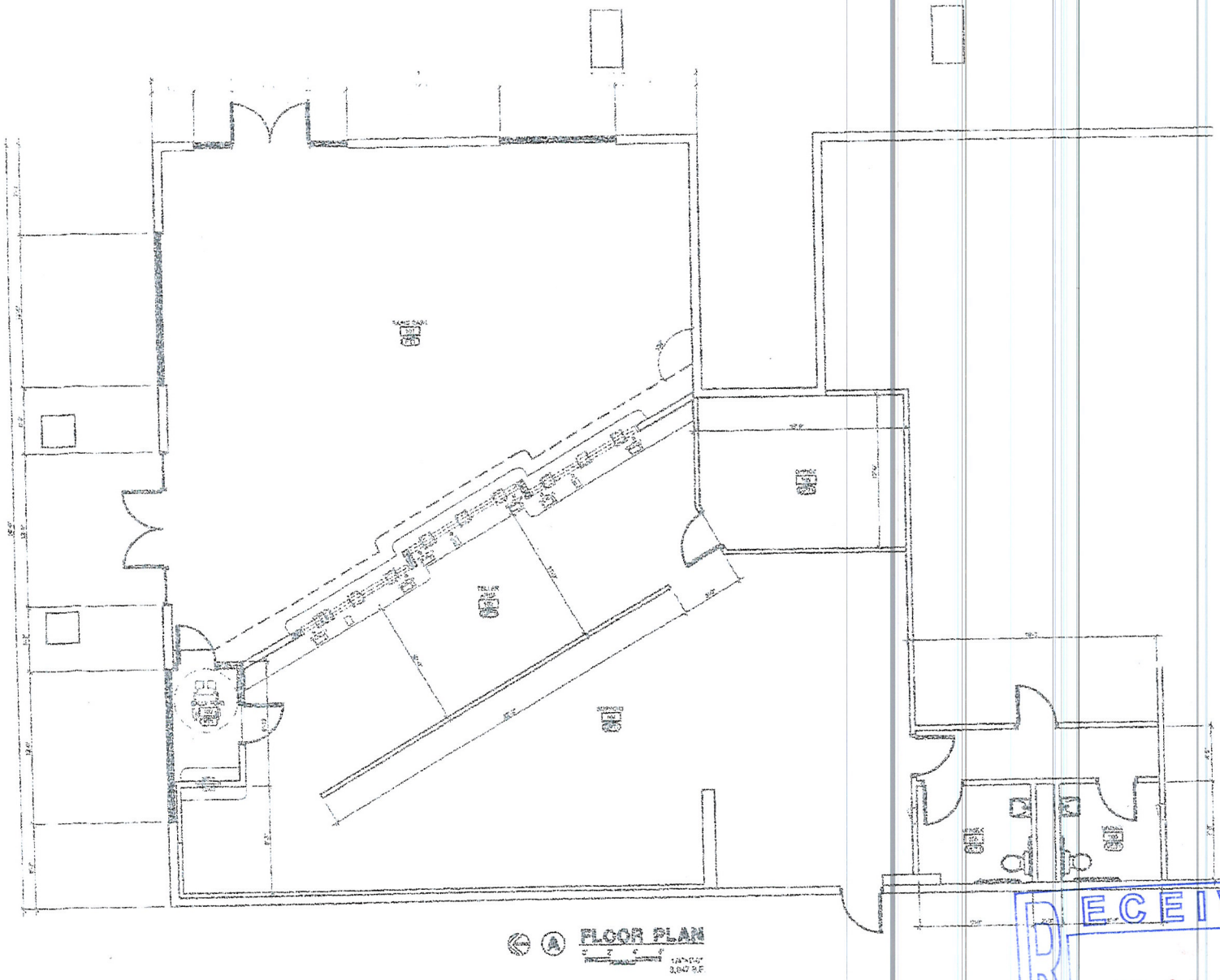
Case #	SUP-46300
Meeting Date:	09/11/12
Total Fee:	$ 1030.00
Date Received:*	07/26/12
Received By:	Jonathan B.

*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
2012
City of Las Vegas
Department of Planning

SUP-46300



FLOOR PLAN

RECEIVED
JUL 26 2012
SUP-46300
City of Las Vegas
Department of Planning



RECEIVED
JUL 25 2012
SUP-46300
City of Las Vegas
Department of Planning



RECEIVED
JUL 26 2012
City of Las Vegas
Department of Planning

SUP-46300

LAS Consulting
1916 Trail Peak Lane
(702) 499-6469-Cell
(702) 946-0857-fax

July 26, 2012

City of Las Vegas, Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

#14692

RE: APN 138-02-701-004, 4343 N. Rancho-***Major Amendment to SUP for 24 hour service***

Dear Sir or Madam:

Please accept this letter as our request for a Special Use Permit to allow the existing Rapid Cash Payday & Auto Title Loan store to request a major amendment to the special use permit for the financial institution, other, to allow 24 hour operation at this location.

The shopping center is 62645 square feet, the parking is 1 space per 250 square feet for a total of 251 required parking spaces.

The applicant is requesting a major amendment to the SUP to allow for 24 hour operation in this location. The company tries to have a 24 hour store in each quadrant of the valley, to serve customers who work grave yard and swing shift. This would service the northwest part of the valley instead of them having to drive to Sahara and Decatur. The business is quiet, there is security on-site, so there should be no impact on the surrounding area. In fact, most businesses near where they have existing 24 hour operation, the adjacent businesses are not aware of the hours of operation unless they are told. Las Vegas is a 24 hour town and they would like to provide this additional service to their clients in the northwest part of the valley.

Please contact me with any questions regarding this matter. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

RECEIVED
JUL 26 2012
SUP-46300
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

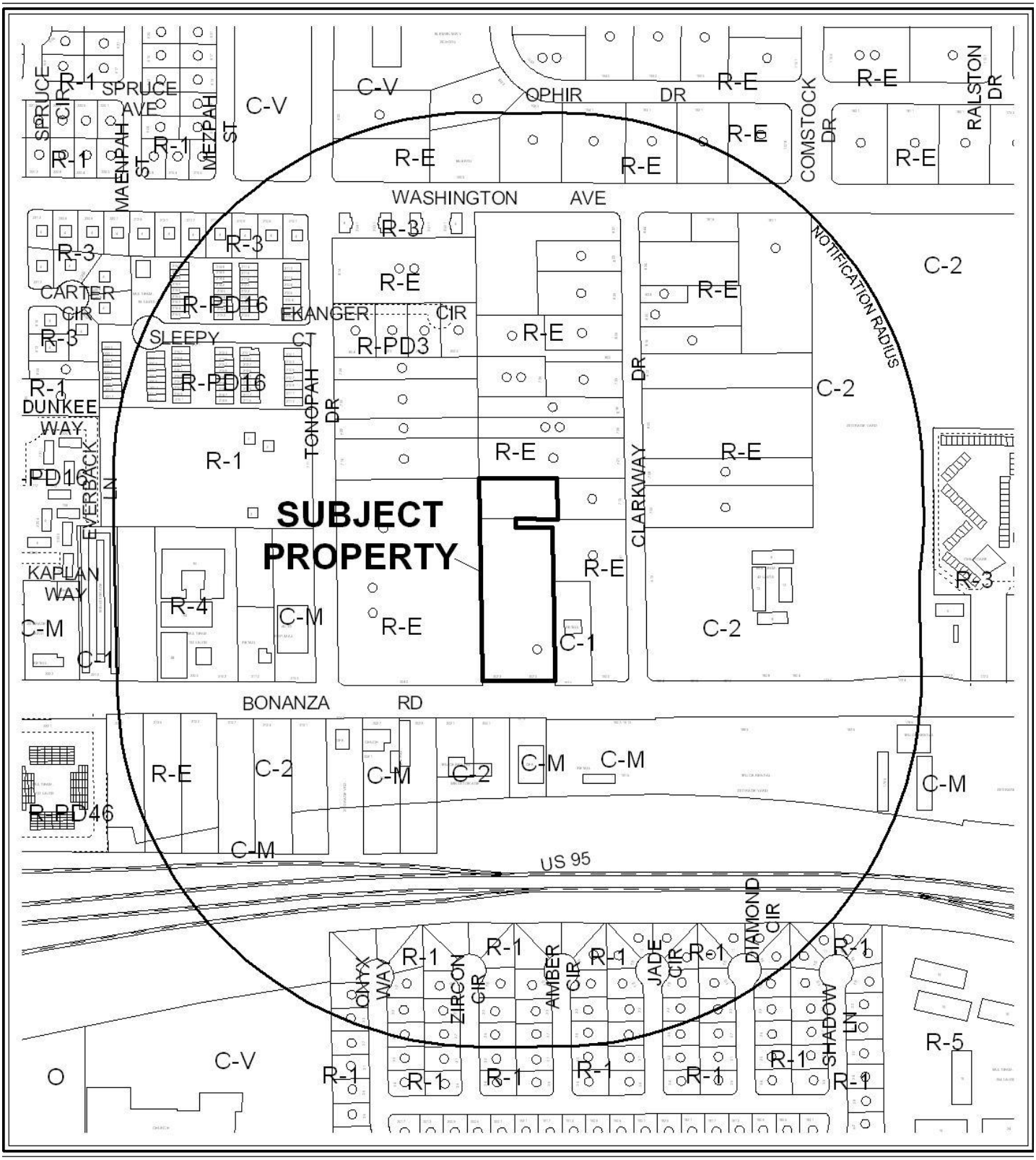
SUBJECT:
SUP-45392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2012
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 DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – for SUP-45392 and SDR-45494
2. Conditions and Staff Report – SUP-45392 and SDR-45494
3. Supporting Documentation – for SUP-45392 and SDR-45494
4. Photos
5. Justification Letter – for SUP-45392 and SDR-45494



0 300 600 Feet

CASE: **SUP-45392 & SDR-45494**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 300 600 Feet

CASE: **SUP-45392 & SDR-45494**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45392** APN: 139-28-301-020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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: George T. Lopez

Subscribed and sworn before me

This 10th day of May, 2012

Stephanie M. Henry

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

RECEIVED
MAY 10 2012
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2020 W. Bonanza Road

Project Name 2020 WBR **Proposed Use** _____

Assessor's Parcel #(s) 139-28-301-020, 029 **Ward #** 5

General Plan: existing MXU proposed _____ **Zoning:** existing C-2 proposed _____

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

Gross Acres 2.39 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Drea 357, LLC **Contact** George T. Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.com

APPLICANT Drea 357, LLC **Contact** George T Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.com

REPRESENTATIVE George T Lopez **Contact** George T Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.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 George T Lopez

Subscribed and sworn before me

This 10th day of MAY, 20 12.

Stephanie M. Henry

Notary Public in and for said County and State STATE OF NEVADA COUNTY OF CLARK

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

FOR DEPARTMENT USE ONLY

Case #	SUP-45392
Meeting Date:	6/12/12
Total Fee:	$1,039
Date Received:*	5/10/12
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.

Revised 10/27/08

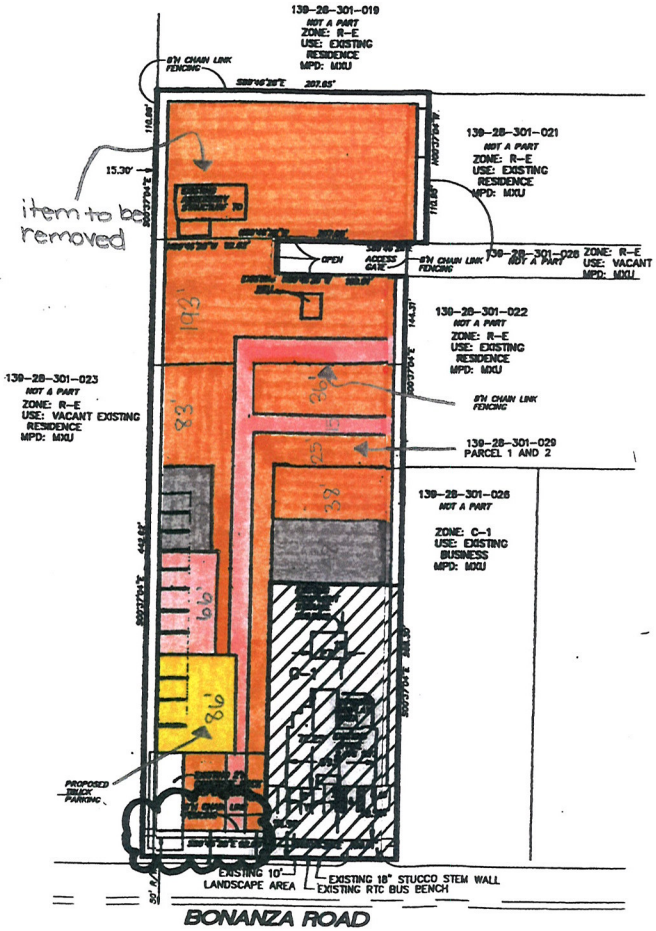
P:\depot\Application Packet\Application Form.pdf

RECEIVED
MAY 10 2012
City of Las Vegas

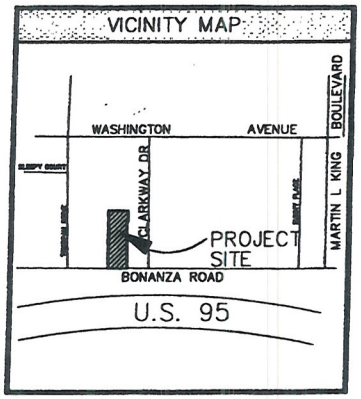
SITEPLAN

APN: 139-28-301-020, 029

GRAPHIC SCALE



-Pavers
-Asphalt
-Concrete
-Gravel



SITE – DATA	
C-2 TO C-M:	
APN NUMBER(S):	139-28-301,029, & 020
TOTAL SITE GROSS/NET AREA:	2.67/2.43 ACRES
CURRENT C-1 ZONED SITE AREA:	.46 ACRES
CURRENT R-E ZONED SITE AREA:	1.97 ACRES
PROPOSED GROSS/NET AREA TO BE REZONED	2.67/2.43 ACRES
CURRENT ZONING:	C-2
PROPOSED USE:	Contractors Plant, Shop, & Storage Yd
PROPOSED ZONING	CM
SITE DEVELOPMENT PLAN REVIEW – SDR-18676:	
APN NUMBER(S):	139-28-302-020 & 029
PROPOSED USE:	CONTRACTORS YARD
PROPOSED ZONING	C-2
MINIMUM SETBACKS:	
FRONT:	10'
SIDE:	10'
REAR:	20'
PROPOSED OFFICE SQUARE FOOTAGE:	
PRIMARY OFFICE:	2,478 S.F.
MODULAR OFFICE:	720 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	3,198 S.F.
NO PROPOSED BUILDING	
REQUIRED PARKING:NONE	
PROPED PARKING: 13	

SITEPLAN

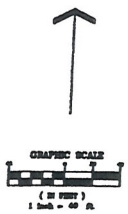
SHEET 1

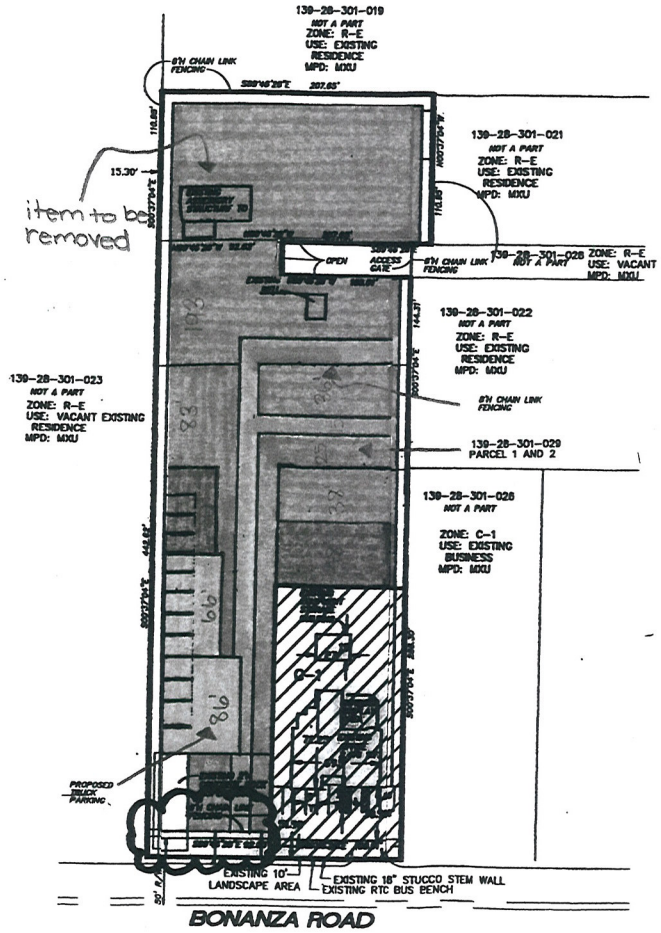
SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

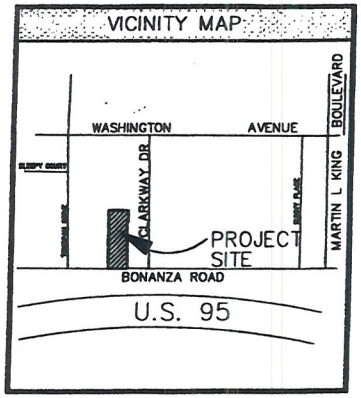
SITEPLAN

APN: 139-28-301-020, 029





-Pavers
-Asphalt
-Concrete
-Gravel



SITE – DATA	
C-2 TO C-M:	
APN NUMBER(S):	139-28-301,029, & 020
TOTAL SITE GROSS/NET AREA:	2.67/2.43 ACRES
CURRENT C-1 ZONED SITE AREA:	.46 ACRES
CURRENT R-E ZONED SITE AREA:	1.97 ACRES
PROPOSED GROSS/NET AREA TO BE REZONED	2.67/2.43 ACRES
CURRENT ZONING:	C-2
PROPOSED USE:	Contractors Plant, Shop, & Storage Yd
PROPOSED ZONING	CM
SITE DEVELOPMENT PLAN REVIEW – SDR-18676:	
APN NUMBER(S):	139-28-302-020 & 029
PROPOSED USE:	CONTRACTORS YARD
PROPOSED ZONING	C-2
MINIMUM SETBACKS:	
FRONT:	10'
SIDE:	10'
REAR:	20'
PROPOSED OFFICE SQUARE FOOTAGE:	
PRIMARY OFFICE:	2,478 S.F.
MODULAR OFFICE:	720 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	3,198 S.F.
NO PROPOSED BUILDING	
REQUIRED PARKING:NONE	
PROPED PARKING: 13	

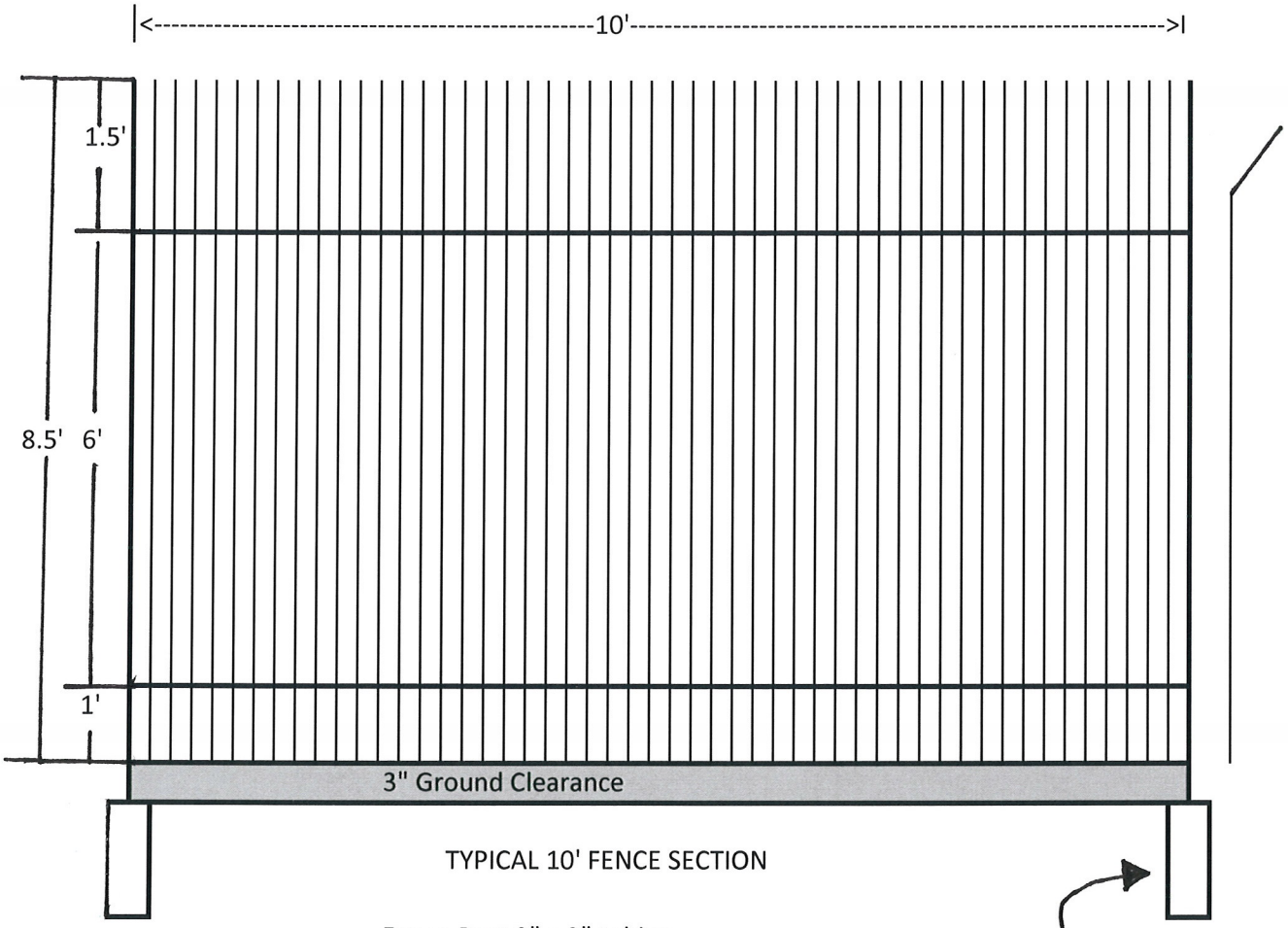
SITEPLAN

SHEET 1

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

TYPICAL 10' FENCE SECTION



TYPICAL 10' FENCE SECTION

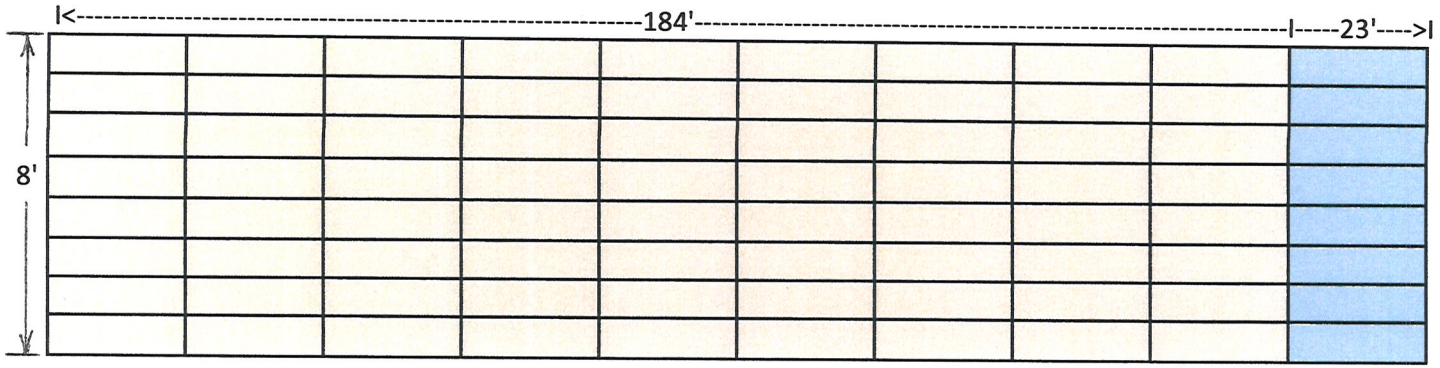
Fence Post 3" x 3" tubing
Fence Verticals 1" x 1" tubing @ 5" spacing
Fence Horizontals 2"x 2"

All tubing to be painted brown

1.5' x 3.5' Foundation drilled & filled with Class A or AA concrete

RECEIVED
MAY 23 2012

SUP-45392
SDR-45494



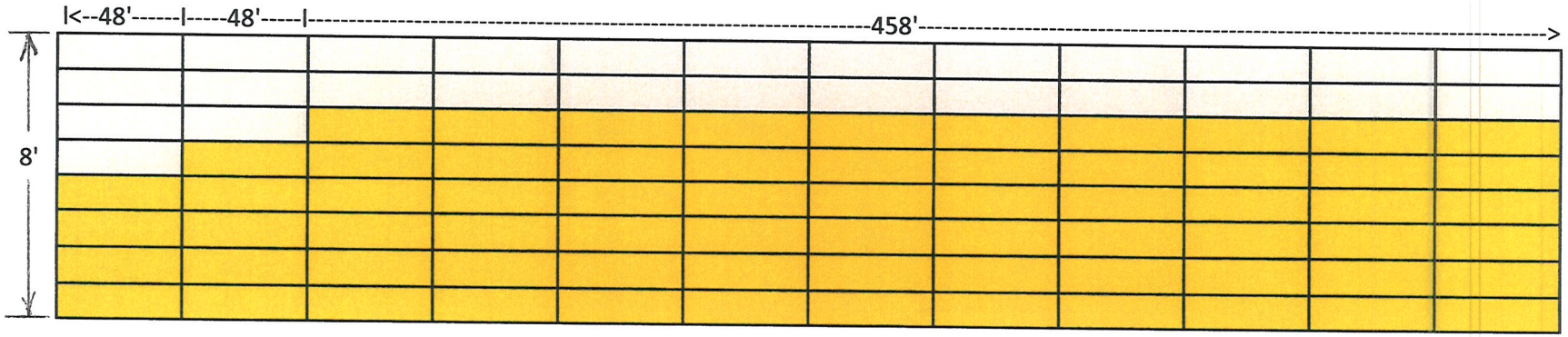
Existing North Property Line Fence

8' Plywood

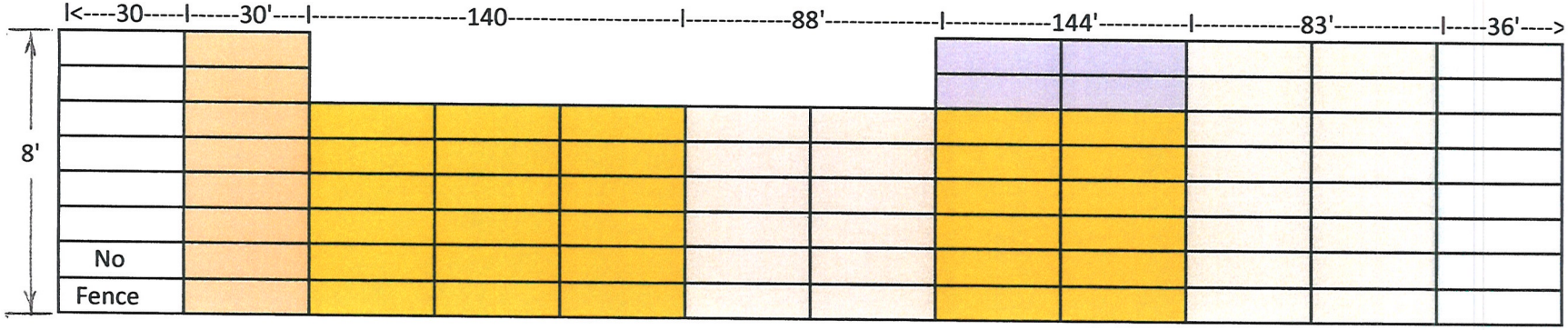
Chain Link

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning



Existing West Property Boundry Fence



Existing East Property Boundry Fence

6' blockwall w/2' corr panel

Block Wall

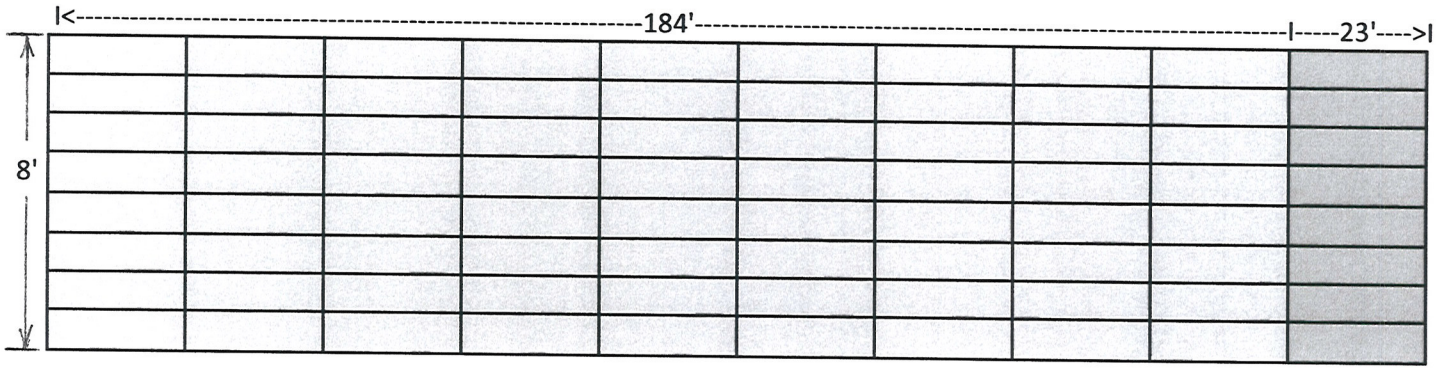
8' Plywood

Chain Link

Slatted Chain Link

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning



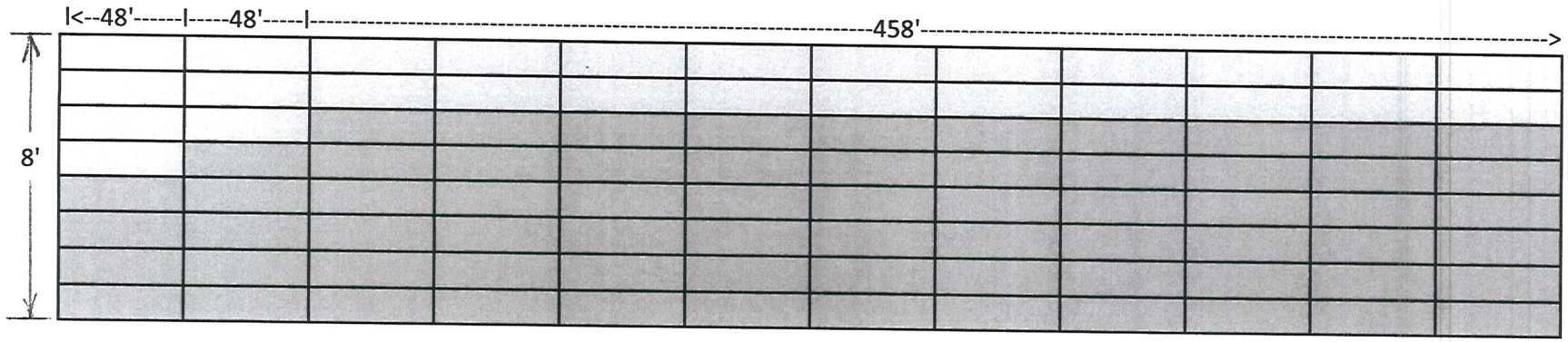
Existing North Property Line Fence

8' Plywood

Chain Link

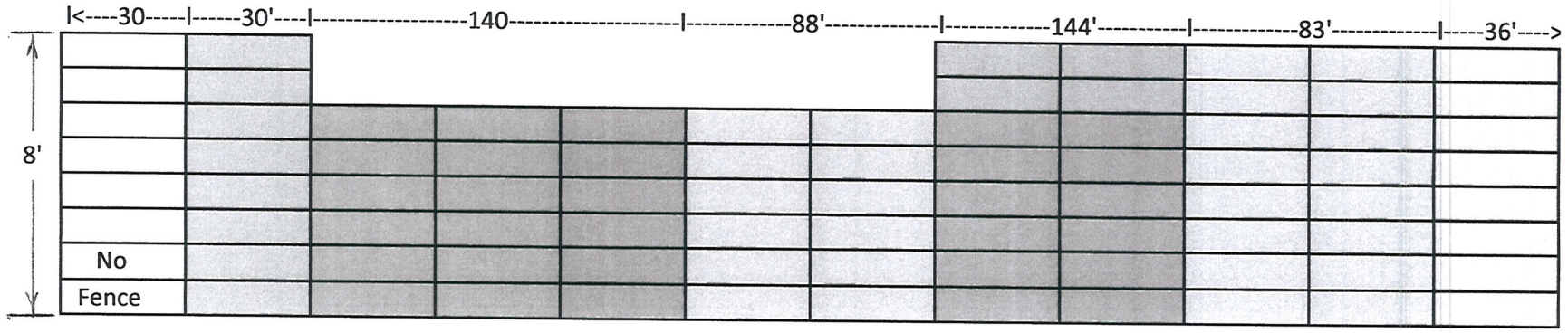
RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

SUP-45392
SDR-45494



8'

Existing West Property Boundry Fence



8'

No Fence

Existing East Property Boundry Fence

6' blockwall w/2' corr panel

Block Wall

8' Plywood

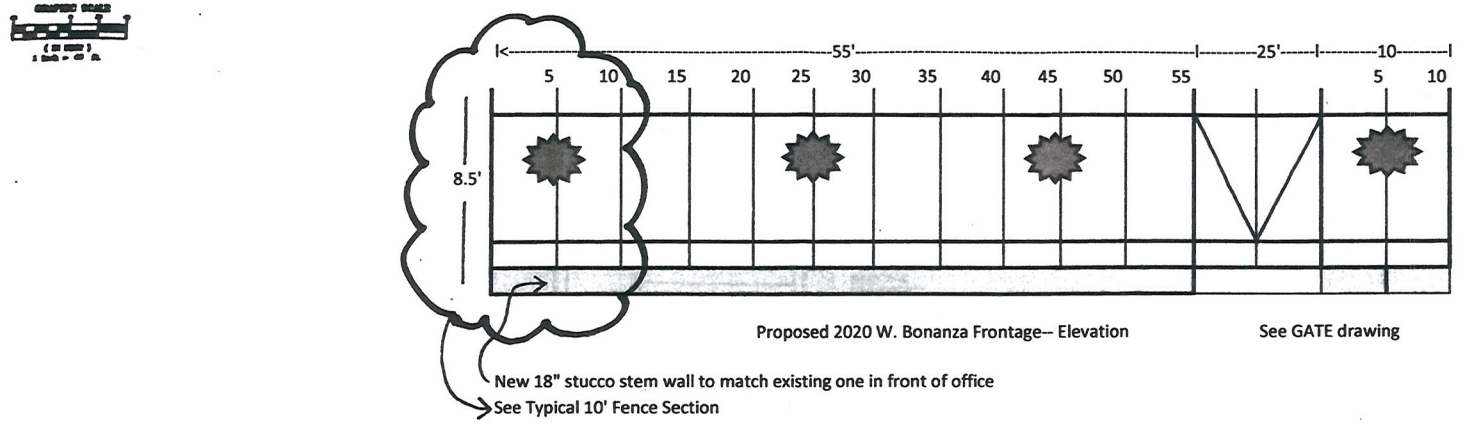
Chain Link

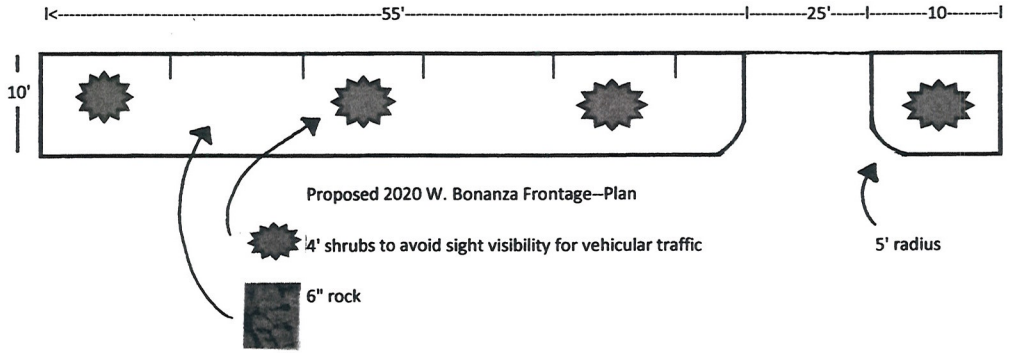
Slatted Chain Link

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

LANDSCAPE PLAN





SITEPLAN

SHEET 1

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

DREA 357, LLC
Manager, George T. Lopez
2222 W. Bonanza Road
Las Vegas, NV. 89106
Cell: (702) 408-5058
E-mail: gitto1.LV@gmail.com

May 10, 2012

Planning and Development Department – Current Planning Division
City of Las Vegas Development Services Center
333 N. Rancho
Las Vegas, NV 89106

RE: JUSTIFICATION FOR SPECIAL USE PERMIT APPLICATION
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review a Special Use Permit, SUP, application on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The applicant is requesting a Special Use Permit within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use. The existing Zoning is C-2; General Commercial; we are requesting an SUP to park our company trucks.

Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this SUP is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

SUP-45392
SDR-45494

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of a more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Rezoning, General Plan Review is consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me.

Respectfully,

George T. Lopez
Managing Member
702-408-5058

SUP-45392
SDR-45494

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:
SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2012
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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. 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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45392** APN: 139-28-301-020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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: George T. Lopez

Subscribed and sworn before me

This 10th day of May, 2012

Stephanie M. Henry

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

RECEIVED
MAY 10 2012
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2020 W. Bonanza Road

Project Name 2020 WBR **Proposed Use** _____

Assessor's Parcel #(s) 139-28-301-020, 029 **Ward #** 5

General Plan: existing MXU proposed _____ **Zoning:** existing C-2 proposed _____

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

Gross Acres 2.39 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Drea 357, LLC **Contact** George T. Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.com

APPLICANT Drea 357, LLC **Contact** George T Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.com

REPRESENTATIVE George T Lopez **Contact** George T Lopez

Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425

City Las Vegas **State** NV **Zip** 89117

E-mail Address Gittol.LV@gmail.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 George T Lopez

Subscribed and sworn before me

This 10th day of MAY, 20 12.

Stephanie M. Henry

Notary Public in and for said County and State STATE OF NEVADA COUNTY OF CLARK

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

FOR DEPARTMENT USE ONLY

Case #	SUP-45392
Meeting Date:	6/12/12
Total Fee:	$1,039
Date Received:*	5/10/12
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.

Revised 10/27/08

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

RECEIVED
MAY 10 2012
City of Las Vegas

SDR 45494
DREA 357, LLC

2020 W. Bonanza Drive

Proposed 2.39 acre contractor's storage/staging yard.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [ACRES]	2.39	51.80	124
AM Peak Hour			7.51	18
PM Peak Hour			7.26	17

Existing traffic on all nearby streets:

Bonanza Drive	
Average Daily Traffic (ADT)	10,300
PM Peak Hour (heaviest 60 minutes)	824

Tonopah Drive	
Average Daily Traffic (ADT)	1,088
PM Peak Hour (heaviest 60 minutes)	87

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonanza Drive	34,500
Tonopah Drive	13,040

This project is expected to add about 124 trips per day on Bonanza Dr., Tonopah Dr. & Clarkway Dr. Currently, Bonanza is at about 30 percent of capacity and Tonopah is at about 8 percent of capacity. With this project, Bonanza is expected to remain at about 30 percent of capacity and Tonopah to be at about 9 percent of capacity. Counts are not available for Clarkway, but it is believed to be under capacity.

Based on Peak Hour use, this conversion will add about 18 trips to the traffic in the area in the peak hour, or about one every three minutes.

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

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2012

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

SUBJECT:
TXT-45686 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.030 related to General Plan Amendments by clarifying public hearing notification requirements for various types of General Plan Amendment applications and to provide for other related matters. Staff recommends APPROVAL.

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 Amendments and Staff Report

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 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

