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.

November 13, 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 OCTOBER 9, 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. **ANX-46798 - ANNEXATION - APPLICANT/OWNER: VEGAS DRIVE CHURCH OF CHRIST** - For possible action on a Petition to Annex 0.85 acres at 3816 and 3824 Vegas Drive (APNs 139-19-812-052 and 053), Ward 5 (Barlow).

8. **TMP-47013 - TENTATIVE MAP - GRAND TETON AND TEE PEE - APPLICANT: D R HORTON, INC. - OWNER: FORT GRAND, LLC** - For possible action on a request for a Tentative Map FOR A 183-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 31.82 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

ONE MOTION - ONE VOTE

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

9. **VAC-46925 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ROBERT L FAIMAN 1995 IRREVOCABLE TRUST, ET AL** - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located on the south side of Deer Springs Way, approximately 330 feet west of Grand Canyon Road, Ward 6 (Ross).

10. **VAC-47029 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL SOUTH LV, LLC** - For possible action on a Petition to Vacate portions of two public sewer and drainage easements generally located south of Paseo Breeze Drive and east of Foxhill Drive, Ward 2 (Beers).

11. **TMP-47025 - TENTATIVE MAP RELATED TO VAC-47029 - SANTALUZ AT SUMMERLIN VILLAGE 23A - APPLICANT/OWNER: TOLL SOUTH LV, LLC** - For possible action on a request for a Tentative Map FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.04 acres at the southeast corner of Paseo Breeze Drive and Fox Hill Drive (APNs 137-34-312-002 and 003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers).

PUBLIC HEARING ITEMS

12. **ABEYANCE - 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). Staff recommends APPROVAL.

13. **GPA-46565- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Trails Element and revise the 2020 Master Plan; All Wards.

14. **MOD-47016 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP -** 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: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), Ward 6 (Ross).

15. **SDR-47017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47016 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 293-LOT RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER RESIDENTIAL STREET STANDARDS on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross).

16. **TMP-47005 - TENTATIVE MAP - MACKENZIE PARC - APPLICANT/OWNER: RES-NV ONE, LLC** - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.84 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

17. **VAR-45953 - VARIANCE RELATED TO TMP-47005 - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC** - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

18. **WVR-45954 - WAIVER RELATED TO TMP-47005 AND VAR-45953 - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC** - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO 185 FEET on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

19. **VAR-46940 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELKA MITEVA** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING CARPORT ADDITION on 0.18 acres at 1809 South Valley View (APN 162-05-310-022), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

20. **VAR-47015 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LYNN MARGIE AMENDED 1989 TRUST** - For possible action on a request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS II) WITH A TOTAL OF 3,006 SQUARE FEET OF COMBINED FLOOR AREA WHERE 1,278 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.09 acres 6500 Bullring Lane (APN 125-26-203-006), R-E (Residence Estates) Zone, Ward 6 (Ross).

21. **VAR-47034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW TWO STREETS TO TERMINATE IN STUBS WHERE CULS-DE-SAC ARE REQUIRED on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

22. **TMP-47031 - TENTATIVE MAP RELATED TO VAR-47034 - MADISON GROVE AT PROVIDENCE PHASE 3 - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

23. **SUP-46696 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAMIE SCHAB - OWNER: PINES OFFICE CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A 694 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 35-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 7331 West Charleston Boulevard, Suite #130 (APN 163-03-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

24. **SUP-46843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN, CO. - OWNER: SHERIDAN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,490 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 6825 North Durango Drive (APN 125-20-216-003), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center Special Land Use Designation)], Ward 6 (Ross).

25. **SUP-46962 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PUFF N STUFF SMOKE SHOP, LLC - OWNER: BEHNAZ, LLC** - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED USE WITHIN AN EXISTING GENERAL RETAIL STORE at 1801 East Charleston Boulevard (APN 139-35-814-019), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

26. **SUP-47007 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAST VALLEY FAMILY SERVICES - OWNER: EF TEAM, LLC** - For possible action on a request for a Special Use Permit FOR AN EXISTING 4,800 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1800 East Sahara Avenue, Suite #111 (APN 162-02-815-003) C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

27. **SUP-47009 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS** - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT COMMUNITY RECREATION/AMUSEMENT (INDOOR) USE WITH A WAIVER TO EXCEED THE 35 PERCENT MAXIMUM FLOOR AREA ALLOWED IN THE BUILDING FOR THE USE at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony).

28. **SDR-47010 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47009 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,000 SQUARE-FOOT COMMUNITY RECREATION/AMUSEMENT (INDOOR) FACILITY on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony).

29. **SUP-47012 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HCBI CENTENNIAL HILLS, LLC - OWNER: HCBI CENTENNIAL HILLS, LLC, ET AL** - For possible action on a Special Use Permit FOR A CONGREGATE CARE FACILITY at 6630, 6640, 6650, 6660, 6670 and 6680 Grand Montecito Parkway (APNs 125-20-711-007 and 009 through 014), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

30. **SDR-47014 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47012 - APPLICANT: HCBI CENTENNIAL HILLS, LLC - OWNER: HCBI CENTENNIAL HILLS, LLC, ET AL** - For possible action on a Major Amendment of an approved Site Development Plan Review (SDR-3271) FOR A PROPOSED SINGLE-STORY, 68,063 SQUARE-FOOT CONGREGATE CARE FACILITY IN THREE BUILDINGS WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE WESTERNMOST BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 60 PERCENT IS REQUIRED on 4.14 acres at 6630, 6640, 6650, 6660, 6670 and 6680 Grand Montecito Parkway (APNs 125-20-711-007 and 009 through 014), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

31. **SUP-47041 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZHI GANG WANG - OWNER: PK I RAINBOW PROMENADE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,992 SQUARE-FOOT SUPPER CLUB at 2051 North Rainbow Boulevard, Suite #102 (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

32. **SDR-45544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: R R PROPERTIES, LLC** - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin).

33. **SDR-46577 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.** - For possible action on a request for a Site Development Plan Review FOR A 520 SQUARE-FOOT ADDITION TO AN EXISTING 2,882 SQUARE-FOOT OFFICE, MEDICAL on 0.62 acres at 2909 West Charleston Boulevard (APN 162-05-510-003), O (Office) Zone, Ward 1 (Tarkanian).

34. **SDR-46990 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FOUNDATION FOR AN INDEPENDENT TOMORROW** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-7218) FOR AN 8,650 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 12,600 SQUARE-FOOT OFFICE BUILDING on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

CITIZENS PARTICIPATION:

35. 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: NOVEMBER 13, 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: NOVEMBER 13, 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 NOVEMBER 13, 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 NOVEMBER 13, 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 NOVEMBER 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 9, 2012

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 13, 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: NOVEMBER 13, 2012

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

SUBJECT:
ANX-46798 - ANNEXATION - APPLICANT/OWNER: VEGAS DRIVE CHURCH OF CHRIST - For possible action on a Petition to Annex 0.85 acres at 3816 and 3824 Vegas Drive (APNs 139-19-812-052 and 053), Ward 5 (Barlow).

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

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
TMP-47013 - TENTATIVE MAP - GRAND TETON AND TEE PEE - APPLICANT: D R HORTON, INC. - OWNER: FORT GRAND, LLC - For possible action on a request for a Tentative Map FOR A 183-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 31.82 acres at the northeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-07-801-003), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-47013** 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: Tentative Map

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* _____

* 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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-47013
Meeting Date:	
Total Fee:	$750.00
Date Received:*	9-27-12
Received By:	

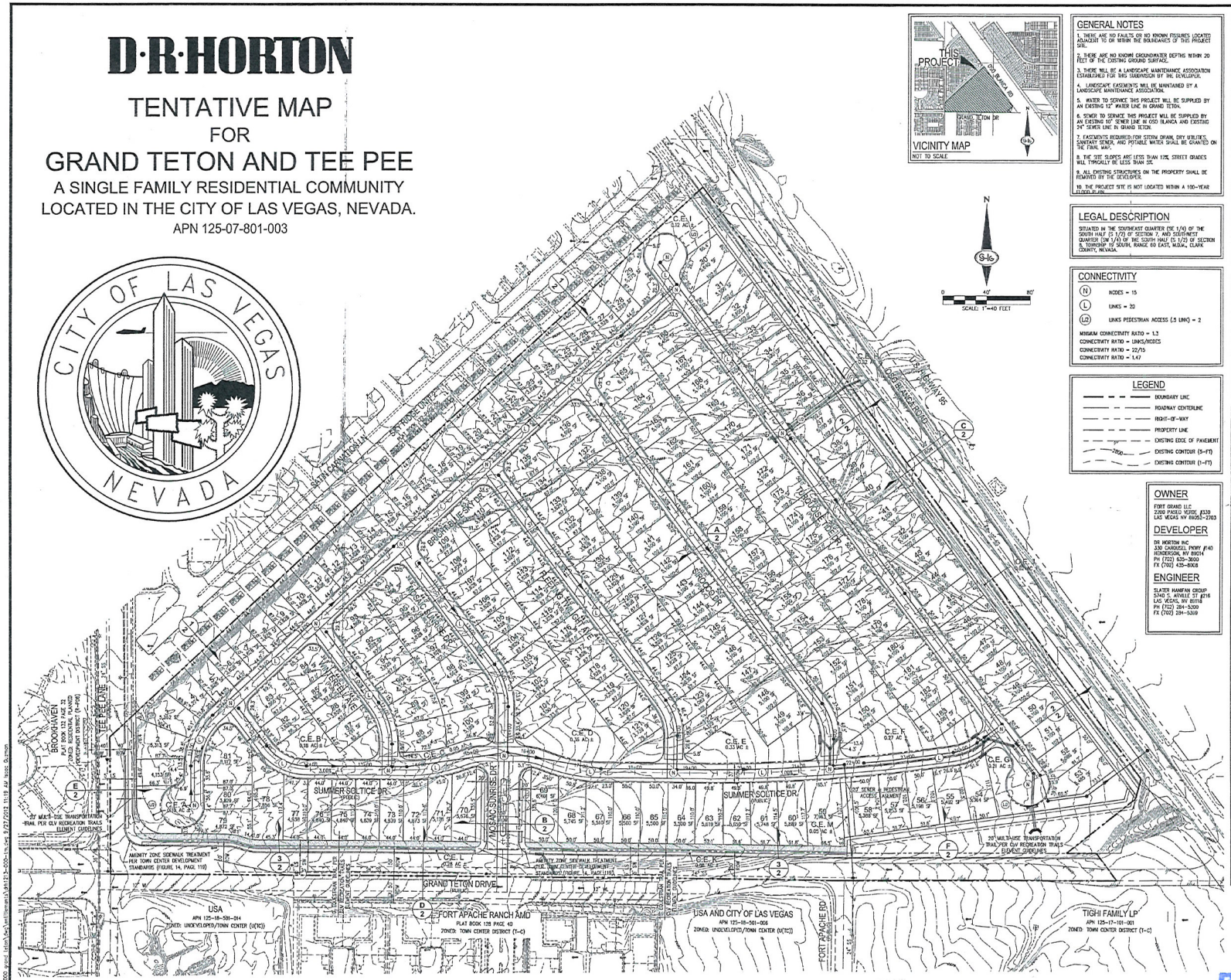
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

D·R·HORTON

TENTATIVE MAP
FOR
GRAND TETON AND TEE PEE

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.
APN 125-07-801-003



GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.
4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.
5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER LINE IN GRAND TETON.
6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE IN CSD ULANCA AND EXISTING 24" SEWER LINE IN GRAND TETON.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.
10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

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.

CONNECTIVITY

- (N) NODES = 15
- (L) LINKS = 20
- (L2) LINKS PEDESTRIAN ACCESS (.5 LINK) = 2

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 22/15
CONNECTIVITY RATIO = 1.47

LEGEND

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

OWNER

FORT GRAND LLC
2300 PASEO VERDE #330
LAS VEGAS NV 89052-2703

DEVELOPER

DR HORTON INC
330 CARDIGEL PKWY #140
HENDERSON, NV 89014
PH (702) 630-3000
FX (702) 435-8008

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5309

PROJECT SUMMARY

GROSS RESIDENTIAL ACREAGE:	= 31.82
DENSITY (LOTS/GROSS ACRE):	= 5.75
EXISTING ZONING:	= EMPLOYMENT CENTER MIXED USED (EC-1Q)
PROPOSED ZONING:	= MEDIUM-LOW RESIDENTIAL (ML-1C)
PROPOSED USE:	= SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF RESIDENTIAL LOTS	= 183
TOTAL NO. OF COMMON LOTS	= 13
MINIMUM LOT SIZE	= 3,739 SF
MAXIMUM LOT SIZE	= 8,117 SF
% OF LOT COVERAGE	= N/A
REQUIRED OPEN SPACE	= 2.23 AC
PROVIDED OPEN SPACE	= 3.47 AC
MAXIMUM BUILDING HEIGHT	= 35-FT
CONNECTIVITY RATIO	= 1.47

PARKING ANALYSIS

NO OF UNITS	= 183
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 366 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

183 UNITS X 250 GPD/UNITS = 45,750 GPD
TOTAL AVERAGE CONTRIBUTION = 45,750 GPD = 0.046 MGD
TOTAL PEAK FLOW = 0.046 MGD X 3.52 (PEAK FACTOR) = 0.161 MGD

UTILITY SERVICE BY

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

DEVELOPMENT STANDARDS

SETBACKS

FRONT (GARAGE)	22-FT
FRONT (LIVING)	14-FT
REAR (LIVING)	10-FT
REAR (PATIO)	5-FT**
SIDE (INTERIOR)	5-FT
SIDE (CORNER)	5-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST, COVER OVERHANG MAY COME TO WITHIN 2-FT OF THE REAR AND SIDE PROPERTY LINES

BUILDING HEIGHT: 35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGELINE

STORIES: 2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT, THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 30% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 20 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

LANDSCAPE BUFFERS

5-FT ADJACENT TO RIGHT-OF-WAY
0-FT INTERIOR LOT LINES

FRONT YARD AREA - TURF COVERAGE: 0%

PARKING

REQUIRED: 2 UNIMPEDED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPEDED SPACES PER DWELLING UNIT

FENCES AND WALLS

I. FRONT YARD WALL/FENCE

MAX. WALL HEIGHT	5-FT
MAX. SOLID WALL BASE HEIGHT	2-FT
MAX. ORNAMENT HEIGHT ABOVE WALL	18-IN
MIN. OF FULL BETWEEN PILASTER ORNAMENTAL CAP FEATURE	5-FT 8-IN

SETBACKS *

MAX. SECONDARY WALL HEIGHT	2-FT
MIN. SPACING BETWEEN WALL SECTIONS (OUTSIDE DIMENSIONS)	5-FT

* RETAINING WALLS ALONG THE FRONT PROPERTY LINE MAY NOT EXCEED TWO FEET IN HEIGHT, UNLESS THE SLOPE OF THE FRONT YARD SLOPES AT A RATIO GREATER THAN 3:1, MULTIPLE RETAINING WALLS MAY BE CONSTRUCTED, PROVIDED THERE IS A MINIMUM DISTANCE OF FIVE FEET BETWEEN RETAINING WALLS FOR LANDSCAPING.

II. PERIMETER AND RETAINING WALLS ≤ 2%

MAX. WALL HEIGHT	13-FT
MAX. PERIMETER WALL HEIGHT	6-FT TO 8-FT
MAX. RETAINING WALL HEIGHT	7-FT
MAX. ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

III. PERIMETER AND RETAINING WALLS ≥ 2%

MAX. WALL HEIGHT	13-FT
MAX. PERIMETER WALL HEIGHT	6-FT TO 8-FT
MAX. RETAINING WALL HEIGHT	7-FT
MAX. ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

IV. PERIMETER AND RETAINING WALLS STANDARD SETBACK

MAX. PRIMARY WALL HEIGHT	6-FT TO 8-FT
MAX. SECONDARY WALL HEIGHT	6-FT
MIN. SPACING BETWEEN WALL SECTIONS	5-FT
MAX. ORNAMENT HEIGHT	18-IN
CONTRASTING MATERIAL	20%

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

GRAND TETON AND TEE PEE
TENTATIVE MAP

S17 T19 R60

DATE: 9/27/12
DRAFTER: BCC/MAK
DESIGNER: BCC
CHECKED: TJS
PROJECT NO.
DRH1213-000

TODD J. STEADHAM
EXP. 6-30-14
CIVIL
No. 015292
STATE OF NEVADA
PROFESSIONAL ENGINEER

TM-1
SHEET 1 OF 3

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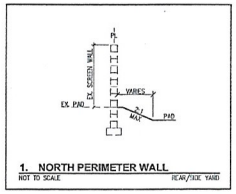
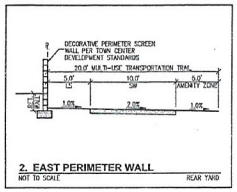
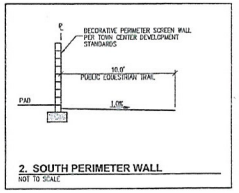
TMP-47013



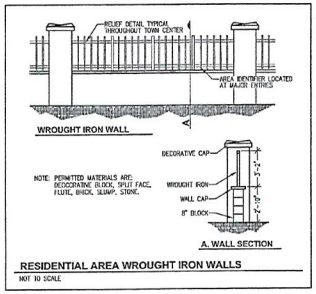
1. NORTH PERIMETER WALL
NOT TO SCALE — REAR/SIDE YARD



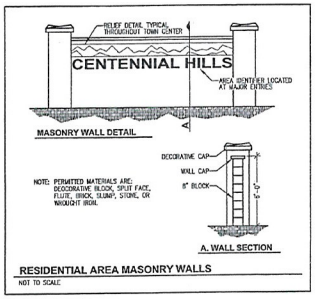
2. EAST PERIMETER WALL
NOT TO SCALE — REAR YARD



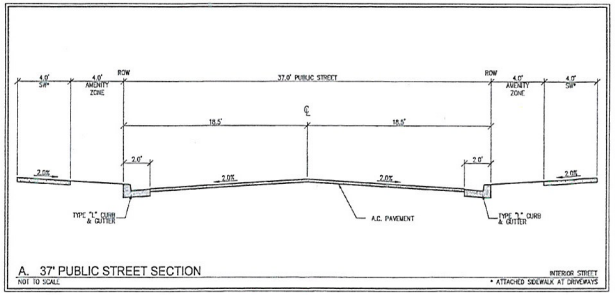
2. SOUTH PERIMETER WALL
NOT TO SCALE



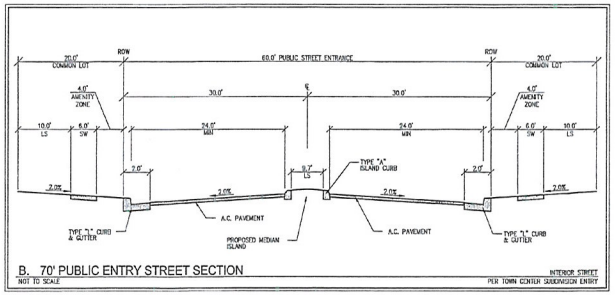
RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



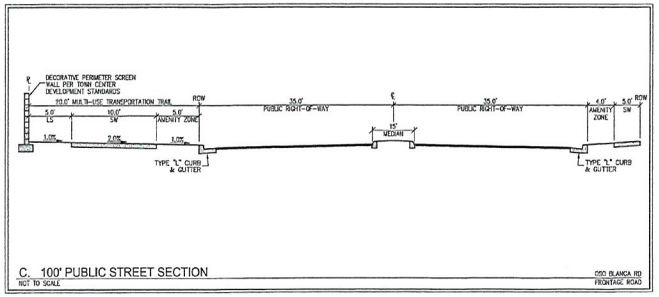
RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE



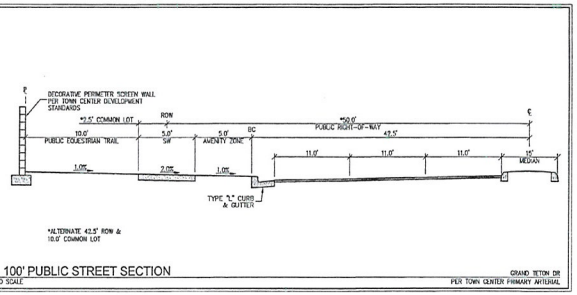
A. 37' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



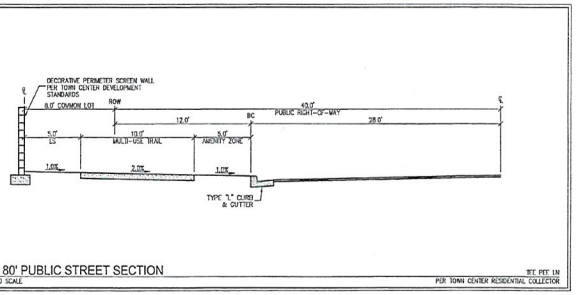
B. 70' PUBLIC ENTRY STREET SECTION
NOT TO SCALE — INTERIOR STREET
PER TOWN CENTER SUBDIVISION ENTRY



C. 100' PUBLIC STREET SECTION
NOT TO SCALE — OSO BLANCA RD
FRONTAGE ROAD



D. 100' PUBLIC STREET SECTION
NOT TO SCALE — GRAND TETON DR
PER TOWN CENTER PRIMARY ARTERIAL



E. 80' PUBLIC STREET SECTION
NOT TO SCALE — TEE PEE LN
PER TOWN CENTER RESIDENTIAL COLLECTOR



F. MULTI-USE TRAIL
NOT TO SCALE

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CONSULTING ENGINEERS & PLANNERS
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PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS, NV

D·R·HORTON

GRAND TETON AND TEE PEE

TENTATIVE MAP - DETAILS

S-19-R-00

DATE: 9/27/12
DRAFTER: BCC/MAK
DESIGNER: BCC
CHECKED: TJS
PROJECT NO.
DRH1213-000

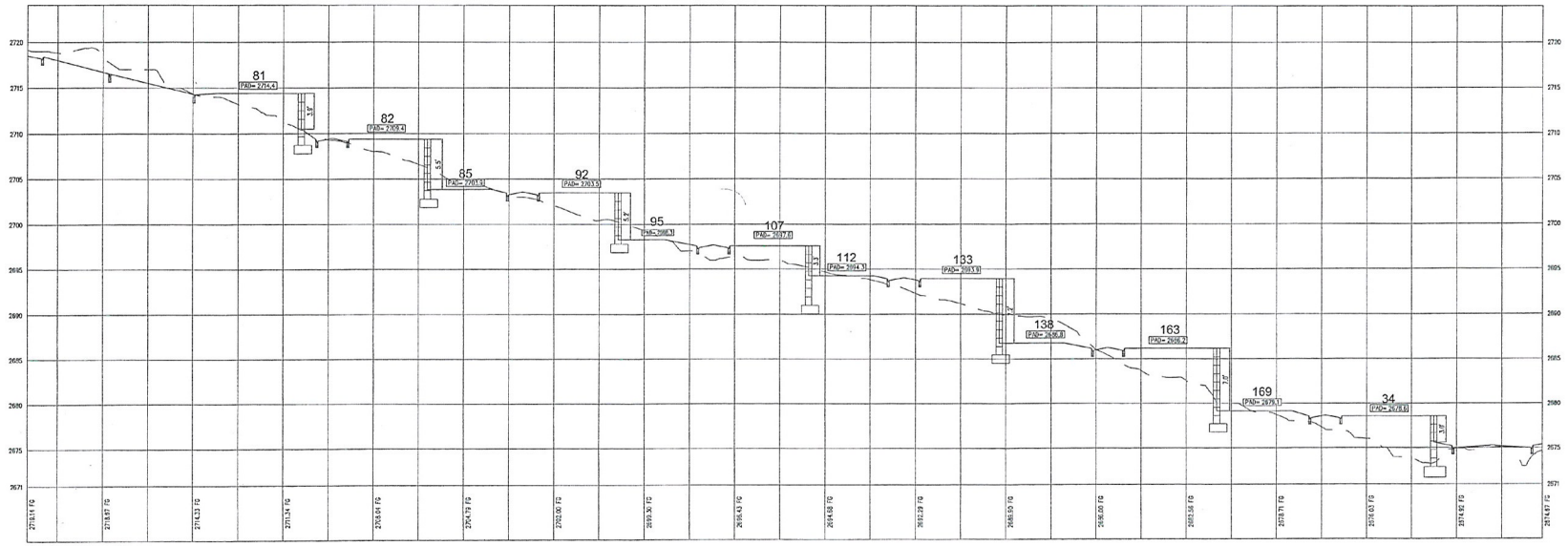
PROFESSIONAL ENGINEER STATE OF NEVADA
TODD J. STEADHAM
EXP. 6-30-14
CIVIL
No. 015293
9/27/12

TM-2
SHEET 2 OF 3

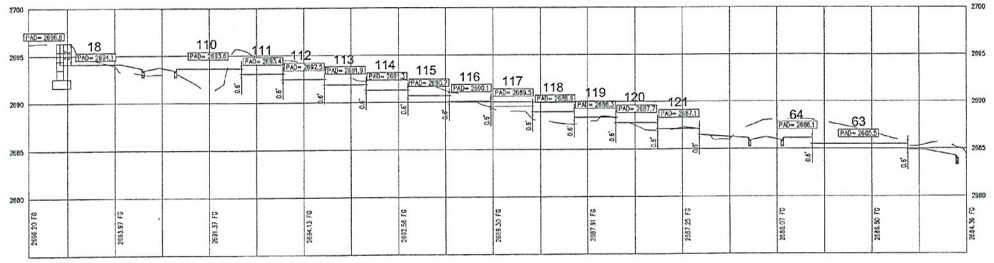
TMP-47013

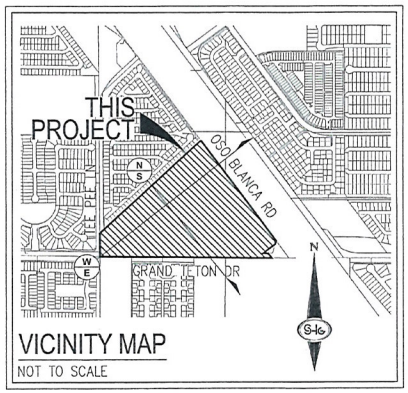
J:\drh\1213-000 grand teton\dwg\entitlements\drh1213-000-tm.dwg 9/27/2012 11:19 AM Jesse Guzman

WEST - EAST PROFILE



NORTH - SOUTH PROFILE





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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

GRAND TETON AND TEE PEE

TENTATIVE MAP - CROSS SECTION PROFILES

S 7 T 19 R 60

DATE: 9/24/12
DRAFTER: BCC/MAK
DESIGNER: BCC
CHECKED: TJS
PROJECT NO. DRH1213-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
EXE 6-30-14
CIVIL
No. 015292
9/27/12

TM-3
SHEET 3 OF 3

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1213.000

September 27, 2012

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

SUBJECT: **Justification Letter for a Tentative Map Submittal 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 Tentative Map submittal on the subject site. The subject site is located at the northwest corner of Grand Teton Drive and Tee Pee Lane. The Assessor's Parcel Number is 125-07-801-003 and contains approximately 32 gross acres.

The Tentative Map includes 183 residential lots on 31.82 gross acres, which results in a density of 5.75 du/ac. This tentative map application is in conformance to Title 19 and the Town Center Development Standards, and is also in conformance with applications, GPA-46373, MOD-46292, and SDR-46293, which have been previously submitted for this project.

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

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Matt Stark, DR Horton
Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG

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

TMP-47013

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAC-46925 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ROBERT L FAIMAN 1995 IRREVOCABLE TRUST, ET AL - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located on the south side of Deer Springs Way, approximately 330 feet west of Grand Canyon Road, Ward 6 (Ross).

SET DATE: 12/05/2012
C.C.: 12/19/2012

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

RECOMMENDATION:
Staff recommends

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAC-47029 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on a Petition to Vacate portions of two public sewer and drainage easements generally located south of Paseo Breeze Drive and east of Foxhill Drive, Ward 2 (Beers).

SET DATE: 12/05/2012
C.C.: 12/19/2012

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 - VAC-47029 and TMP-47025
3. Supporting Documentation
4. Photos - VAC-47029 and TMP-47025
5. Justification Letter - VAC-47029 and TMP-47025

RCI Engineering

September 27, 2012

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Santaluz by Toll Brothers
Summerlin Village 23
APN 137-34-312-002 & 137-34-312-003

On behalf of our client Toll Brothers, Inc. we have prepared the following justification letter in support of a Tentative Map and Waiver of Development Standards/Design Criteria for Santaluz at Summerlin Village 23A, Parcels ES-1 and WS-1, APN 137-34-312-002 & 137-34-312-003.

The subject site is currently defined by The Paseos a Summerlin Village Residential Design Criteria. The proposed development is in conformance with the Summerlin Master Plan.

The overall land holding encompasses approximately 16.04 acres bound by existing Paseo Breeze Drive to the North, existing Foxhill Drive to the west and the existing Paseos Community Park to the east and south.

The proposed development will consist of 53 single family one story homes. Reference the attached Tentative Map for a breakdown of lot sizes and open space. The site plan has been designed to create a stepped development which will transition from the existing Foxhill Drive and Paseo Breeze Drive intersection to the existing Paseos Community Park bermed edge condition.

In addition to the Tentative Map a Waiver of Development Standards/Design Criteria for four items is being requested. These waivers area s follows:

1. Rear setback reduced to 20 feet where 25 feet is required, per Summerlin Design Requirements. This request has been reviewed and approved by Summerlin.

2. Screen wall along perimeter streets where view fencing is required, per Summerlin Design Requirements. This request has been reviewed and approved by Summerlin.

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

TMP-47025
VAC-47029

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Department of Planning

3. Reduced vertical curve K-Value of to a design speed of 25 miles per hour and a posted speed limit of 15 miles per hour where a design speed of 35 miles per hour and a posted speed of 25 miles per hour is required. Based upon the sinuous nature of the road pattern it is anticipated that there will be a traffic calming effect resulting in slower vehicular speeds.

4. Reduce the call box setback for a gated entry to seventy five (75) feet where 100-feet is required. The justification for the reduced call box queue length is based upon the number of lots being entitled. The Uniform Standard Drawings for Public Works Construction, DWG. NO. 222.1, identifies a required queuing length of 50 feet for developments of 1 to 49 homes and 100-feet for developments of 50 to 100 Homes. Since this proposal is for 53 lots the additional depth required for a higher lot count is not warranted. In addition there will be a dedicated right hand turn land along Fox Hill which will create opportunity for additional queuing of vehicles.

In closing we would like to reiterate that the land plan has been designed to provide for a design that transitions with the natural slope of the land holding, creating a community that will elegantly absorb the vertical grade difference between the perimeter roadways and the Paseos Community Park while creating city view opportunities.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

TMP-47025
VAC-47029

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Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
TMP-47025 - TENTATIVE MAP RELATED TO VAC-47029 - SANTALUZ AT SUMMERLIN VILLAGE 23A - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on a request for a Tentative Map FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.04 acres at the southeast corner of Paseo Breeze Drive and Fox Hill Drive (APNs 137-34-312-002 and 003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers).

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Summerlin Residential Design Review Committee Approval Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-47025 APN: 137-34-312-002 and 003

Name of Property Owner: Toll South L V L L C

Name of Applicant: Toll South L V L L C

Name of Representative: RCI Engineering

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: DAVID STRUG

Subscribed and sworn before me

This 24th day of September, 2012

_____

Notary Public in and for said County and State

Clark County, NV

LISA JOB
Notary Public, State of Nevada
Appointment No. 94-3461-1
My Appt. Expires Jan. 26, 2014

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SE Corner of Paseo Breeze Drive and Fox Hill Drive

Project Name Santaluz @ Summerlin Village 23A **Proposed Use** Residential

Assessor's Parcel #(s) 137-34-312-002 and 003 **Ward #** _____

General Plan: existing SumIn proposed N/C **Zoning:** existing P-C proposed N/C

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 16.0 ± **Lots/Units** 53 **Density** 3.30

Additional Information _____

PROPERTY OWNER Toll South L V L L C **Contact** Gary Mayo

Address 1140 North Town Center Drive, Suite 250 **Phone:** (702) 243-9800 **Fax:** (702) 243-9610

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

E-mail Address gmayo@tollbrothersinc.com

APPLICANT Toll South L V L L C **Contact** Gary Mayo

Address 1140 North Town Center Drive, Suite 250 **Phone:** (702) 243-9800 **Fax:** (702) 243-9610

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

E-mail Address gmayo@tollbrothersinc.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 South Highland Drive, Suite 810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** Nevada **Zip** 89109

E-mail Address cthompson@rcinevada.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 DAVID STANLEY

Subscribed and sworn before me

This 24th day of September, 20 12.

_____

Notary Public in and for said County and State

Clark County, NV

LISA JOB
Notary Public, State of Nevada
Appointment No. 94-3461-1
My Appt. Expires Jan. 26, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-47025
Meeting Date:	11/13/12
Total Fee:	$750.00
Date Received:*	09/27/12
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.

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

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
BY TOLL BROTHERS

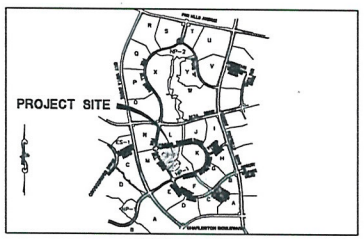
APN 137-34-312-002 AND 137-34-312-003
CITY OF LAS VEGAS, NEVADA

OWNER/DEVELOPER

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.8800 FAX(702.243.8810

DESIGN ENGINEER:

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702.453.0800 FAX(702.453.0801



VICINITY MAP
NOT TO SCALE

LAND USE INFORMATION:	
EXISTING ZONING	= PC
TOTAL GROSS ACREAGE	= 16.04 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 53
D.U.A.	= 3.30
NUMBER OF COMMON LOTS	= 13
OPEN SPACE REQUIREMENT	= 10,000 Sq. Ft.
OPEN SPACE PROVIDED	= 64,800 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 7,800 Sq. Ft.
MAXIMUM AREA	= 15,498 Sq. Ft.
AVERAGE AREA	= 9,253 Sq. Ft.
TYPICAL LOT SIZE	= 60'x125'
CONNECTIVITY SCORE	= 1.17

BUILDING SETBACK REQUIREMENTS	
FRONT ENTRY GARAGE	= 23'
SIDE ENTRY GARAGE	= 18'
BUILDING FACE	= 10'
PORCH	= 10'
REAR PERIMETER AND INTERIOR	= 25'**
SIDE INTERIOR	= 6'
SIDE PERIMETER	= 6' FOR SINGLE STORY ELEMENT WITH NO GABLE END AND 10' FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GABLE END.
CORNER LOT	= 15'
REAR BALCONIES	= 15'
REAR PATIO COVERS	= 15'
FRONT COURTYARD WALLS	= 8'
CORNER SIDE COURTYARD WALLS	= 8'

**21' REAR PERIMETER AND INTERIOR SETBACK REDUCTION PER APPROVAL BY THE HOWARD HUGHES COMPANY, LLC.

SHEET INDEX		
SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	TM-1	TENTATIVE MAP
3	D-1	DETAILS
4	S-1	WEST/EAST SECTION
5	S-2	NORTH/SOUTH SECTION

LEGAL DESCRIPTION

APN 137-34-312-002
LOT 3 IN BLOCK C OF "SUMMERLIN VILLAGE 23 A UNIT NO. 2", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 121, OF PLATS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN 137-34-312-003
LOT 2 IN BLOCK C OF "SUMMERLIN VILLAGE 23 A UNIT NO. 2", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 121, OF PLATS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 7LV08 34C4

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF PASEO MIST DR AND DESERT MOON DR.

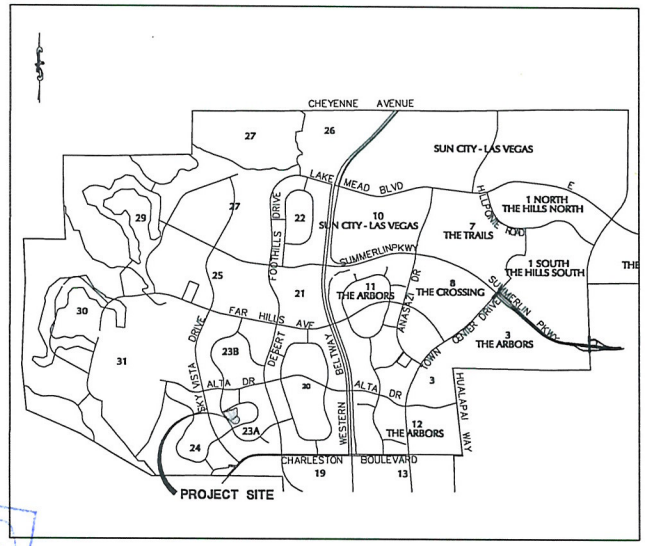
ELEVATION=897.024 METERS (NAVD'88)
ELEVATION=3271.07 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

SOUTH 83°00'00" WEST BEING THE BEARING OF THE CENTERLINE OF PASEO BREEZE DRIVE AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 121, PAGE 12 OF PLATS

DISCLAIMER NOTE:

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



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR THE PASEOS AT SUMMERLIN AND SPECIFICATIONS OF THE CITY OF LAS VEGAS. UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.013 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.047 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STROM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C2150F
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 36' WIDE UNLESS OTHERWISE SHOWN.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. STEPS, SPRINKS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

DESCRIPTION	REV	BY	APP'D	DATE

DATE: September 27, 2013
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: CT
DESIGNED BY: CT
APPROVED BY: CT
PROJECT #: 3110.0013

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-8800 FAX: 702-243-8810

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PHONE(702.453.0800 FAX(702.453.0801

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
COVER SHEET
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
C-1
SHT 1 OF 5

D:\3110_SVR\0013_ETAL_PLANNING\Tentative Maps\1-TM_SUMMERLIN\Ph-1-Amy Anderson 9/27/12 5:14pm

TMP-47025
VAC-47029



LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
PROPOSED PUBLIC STORM DRAIN PIPE	X" SD
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
EXISTING PUBLIC STORM DRAIN PIPE	EX. X" SCD
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
PROPOSED STORM DRAIN INLET	
EXISTING STREET LIGHT	
PROPOSED SCARP	
INDEX CONTOUR	2030
INTERMEDIATE CONTOUR	
LOT NUMBER	XX
RATE OF GRADE	X.XX%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	Sq Ft
COMMON ELEMENT	CE
POINT OF CONNECTION	POC

DATE:	September 27, 2012
MODEL SCALE:	1"=60'
VERT. SCALE:	N/A
DRAWN BY:	CL
DESIGNED BY:	CL
CHECKED BY:	A
APPROVED BY:	A
PROJECT #:	3110.0013

BY	APP'D	DATE

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NV 89144
PHONE: (702) 940-7800 FAX: 792-540-9110

RCI Engineering
2300 South Rancho Drive, Suite 210, Las Vegas, NV 89102
PHONE: (702) 878-6066 FAX: (702) 878-6259

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
TENTATIVE MAP
CITY OF LAS VEGAS NEVADA

CHRISTOPHER THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
STATE OF NEVADA

DRAWING
TM-1
SHT 2 OF 5

D:\3110_Toll\2012_VSAL_PLANNING\Tentative Map_T-MAP_DRAWINGS\TM-2.dwg dthompson 9/27/12 3:16pm

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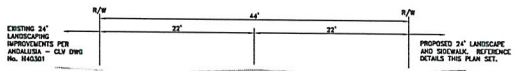
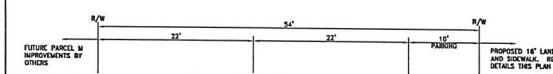
SEP 27 2012
City of Las Vegas
Department of Planning

TMP-47025
VAC-47029



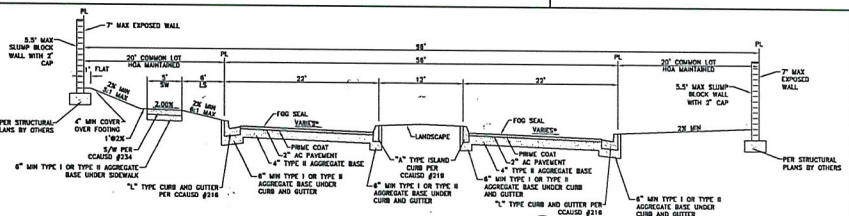
EXISTING PUBLIC PASEO BREEZE DRIVE (1) D-1
ROADWAY CONSTRUCTED PER CLV DWG No. 75715 SCALE: NTS



EXISTING PUBLIC FOX HILL DRIVE (2) D-1
ROADWAY CONSTRUCTED PER CLV DWG No. 75715 SCALE: NTS

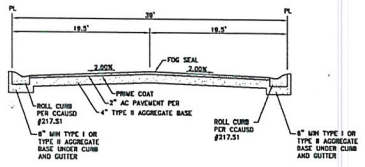


EXISTING PUBLIC FOX HILL DRIVE (3) D-1
ROADWAY CONSTRUCTED PER CLV DWG No. 75715 SCALE: NTS

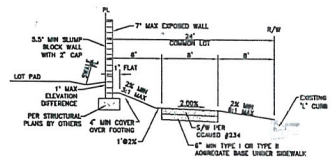


*NOTE: PAVEMENT CROSS SLOPE VARIES FROM 0.0% AT HIGH POINT OF VERTICAL CURVE TO 2.0% AT BEGINNING OF PAVEMENT TRANSITION TO FOX HILL ROAD

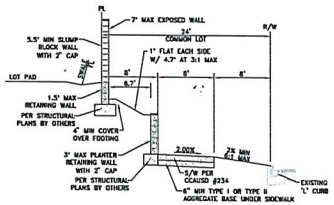
GATED PARCEL PRIVATE ENTRY STREET (4) D-1
PARCEL ENTRY ROAD PER EXHIBIT 2-A SCALE: NTS



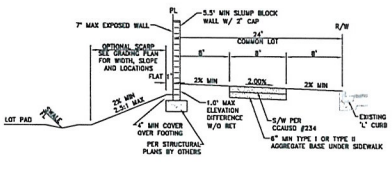
PRIVATE 39' STREET (5) D-1
ONSITE STREET SCALE: NTS



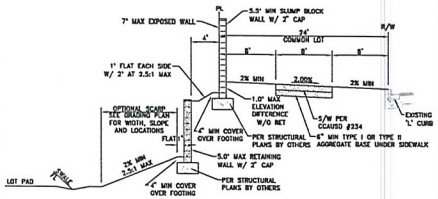
PERIMETER TO PASEO BREEZE DRIVE (6) D-1
NO RETAINING/LOT ABOVE GRADE SCALE: NTS



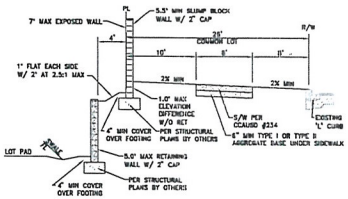
PERIMETER TO PASEO BREEZE DRIVE (7) D-1
WITH RETAINING/LOT ABOVE GRADE SCALE: NTS



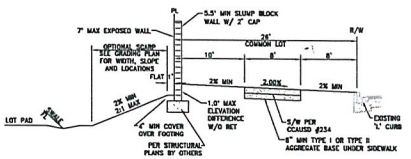
PERIMETER TO PASEO BREEZE DRIVE (8) D-1
NO RETAINING/LOT BELOW GRADE SCALE: NTS



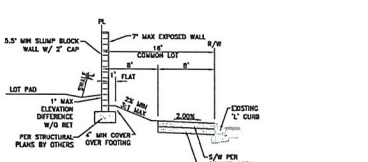
PERIMETER TO PASEO BREEZE DRIVE (9) D-1
WITH RETAINING/LOT BELOW GRADE SCALE: NTS



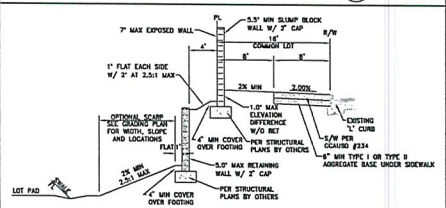
PERIMETER TO FOX HILL DRIVE (10) D-1
WITH RETAINING/LOT BELOW GRADE SCALE: NTS



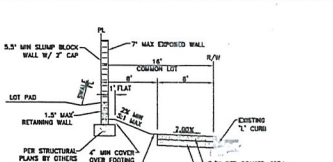
PERIMETER TO FOX HILL DRIVE (11) D-1
NO RETAINING/LOT BELOW GRADE SCALE: NTS



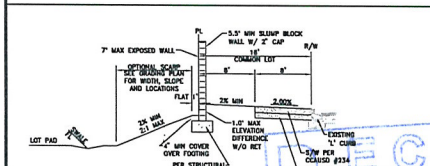
PERIMETER TO FOX HILL DRIVE (12) D-1
NO RETAINING/LOT ABOVE GRADE SCALE: NTS



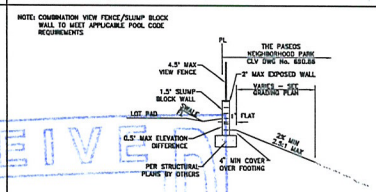
PERIMETER TO FOX HILL DRIVE (13) D-1
WITH RETAINING/LOT BELOW GRADE SCALE: NTS



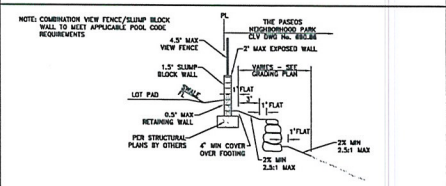
PERIMETER TO FOX HILL DRIVE (14) D-1
WITH RETAINING/LOT ABOVE GRADE SCALE: NTS



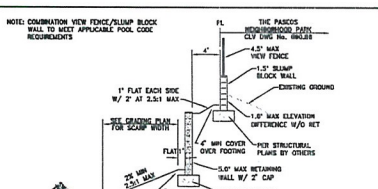
PERIMETER TO FOX HILL DRIVE (15) D-1
NO RETAINING/LOT BELOW GRADE SCALE: NTS



PERIMETER REAR/SIDE YARD TO PARK (16) D-1
NO RETAINING SCALE: NTS



PERIMETER REAR/SIDE YARD TO PARK (17) D-1
WITH RETAINING



PERIMETER REAR/SIDE YARD TO PARK (18) D-1
WITH RETAINING SCALE: NTS

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City of Las Vegas
Department of Planning

TMP-47025
VAC-47029

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NEVADA 89144
PHONE: 702-242-4900 FAX: 702-242-4910

RCI Engineering
2388 South Highland Drive, Suite 205, Las Vegas, NV 89109
PHONE: 451.8500 FAX: 451.8501

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
DETAILS
CITY OF LAS VEGAS NEVADA

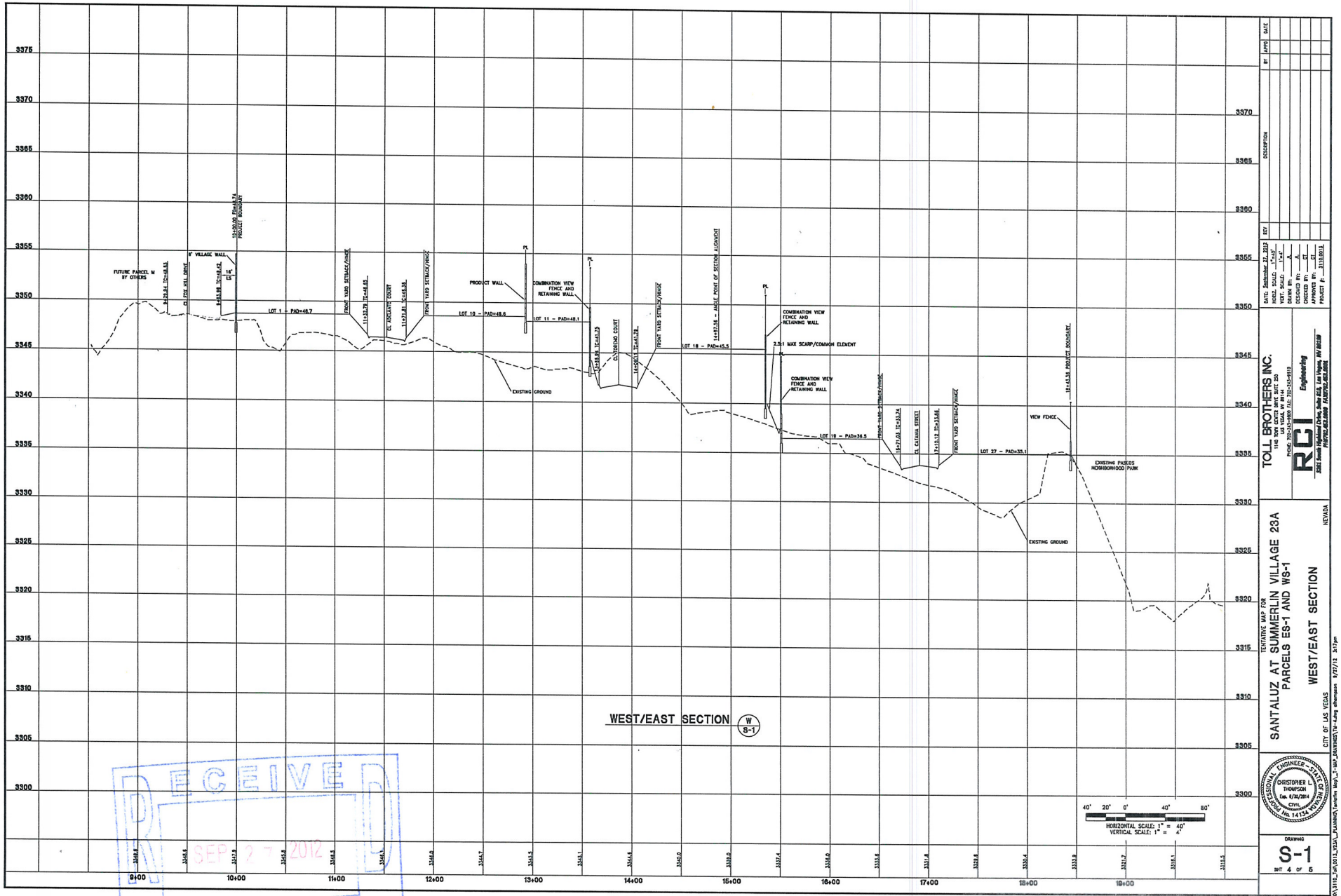
CHRISTOPHER L. THOMPSON
No. 14134
Exp. 6/30/2014
CIVIL
PROFESSIONAL ENGINEER – STATE OF NEVADA

DRAWING
D-1
SHT 3 OF 5

NO.	DESCRIPTION	BY	APP'D	DATE

DATE: September 22, 2013
SCALE: HOR. — N/A
VERT. SCALE: N/A
DRAWN BY: JK
DESIGNED BY: JK
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 3110.0012

G:\3110_Toll\DETAILS\PDSHT_PLANSHEETS\redline Work_T-MAP_SHEETS\D-1 Dtls.dwg dthompson 9/22/13 2:17pm



WEST/EAST SECTION (W S-1)

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SEP 27 2012
City of Las Vegas
Department of Planning

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 350
LAS VEGAS, NEVADA 89144
PHONE: 702.562.3900 FAX: 702.562.3913

RCI Engineering
2381 Rosanna Drive, Suite 100, Las Vegas, NV 89119
PHONE: 702.454.8005 FAX: 702.454.8004

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
WEST/EAST SECTION
CITY OF LAS VEGAS NEVADA

DESCRIPTION | BY | APP'D | DATE

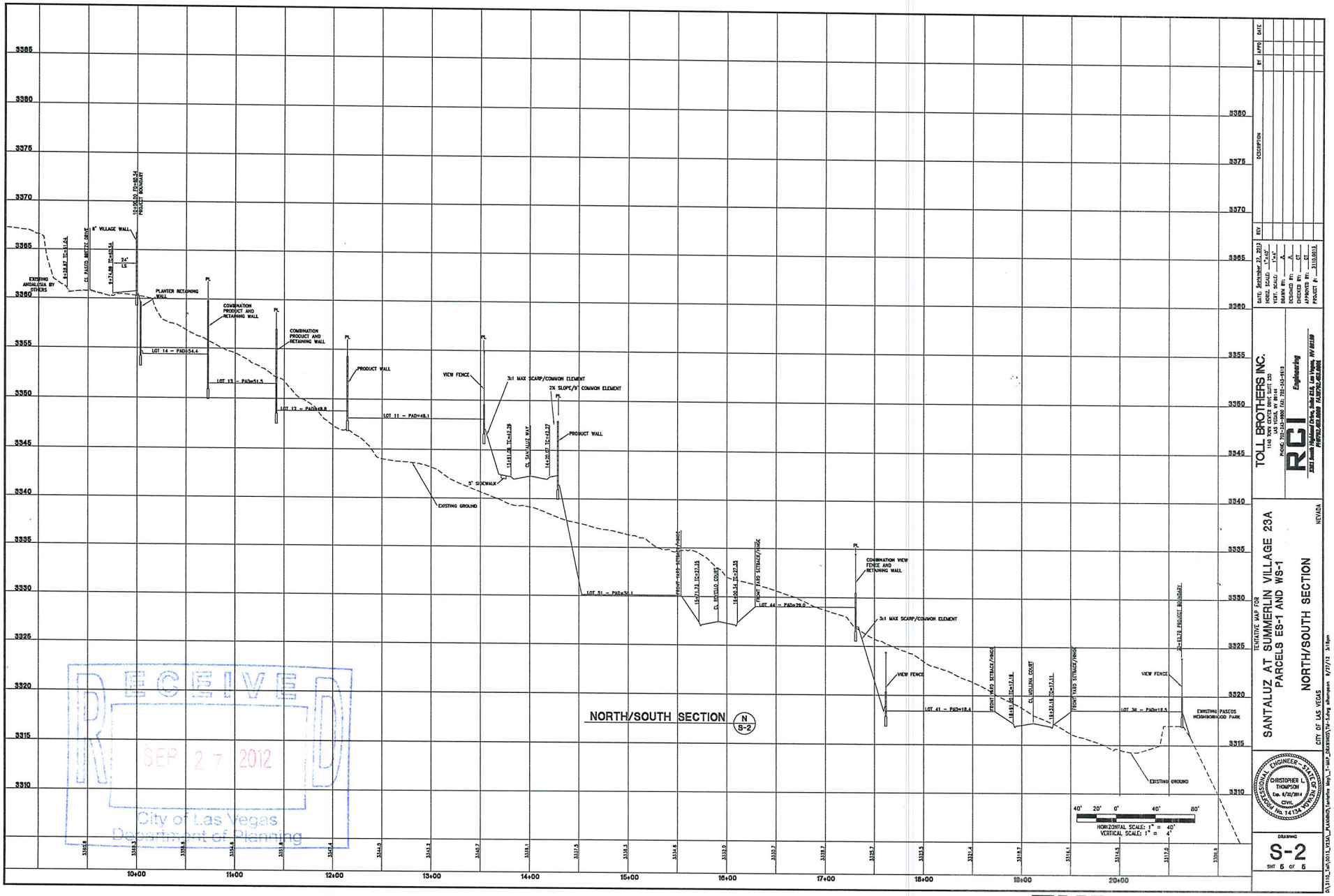
DATE: September 27, 2012
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'
DESIGNED BY: A
DRAWN BY: A
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 3110.0013

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER T. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
S-1
SHT 4 OF 5

0:\3110_SAVI\01_PLAN_PLANNING\Tentative Maps_2-Map_DRAWINGS\TM-4.dwg dthompson 9/27/12 3:17pm

TMP-47025
VAC-47029



RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-343-9000 FAX: 702-343-9919

RCI Engineering
3301 South Highland Drive, Suite E.S.0, Las Vegas, NV 89109
PHONE: 702-853-0000 FAX: 702-853-0001

TENTATIVE MAP FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1
NORTH/SOUTH SECTION
CITY OF LAS VEGAS NEVADA

CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
PROFESSIONAL ENGINEER - STATE OF NEVADA

DRAWING
S-2
SHT 5 OF 5

TMP-47025
VAC-47029

Howard Hughes®
THE HOWARD HUGHES CORPORATION

September 24, 2012

David Straub
Toll Brothers
1140 N. Town Center Drive
Las Vegas, NV 89135

RE: **SDRC Tentative Map –** "Santaluz" (Toll Brothers), Parcels ES-1/WS-1, Summerlin Village 23A: The Paseos

Dear Mr. Straub,

The Summerlin Residential Design Review Committee (SDRC) has reviewed and approved your revised tentative map for Parcels ES-1/WS-1.

Please contact me if you have any questions.

Sincerely,

Julie Cleaver
Vice-President, Planning & Design
THHC

CC: RCI Engineering

RECEIVED
SEP 27 2012
City Of Las Vegas
Planning

The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Suite 300
Las Vegas, Nevada 89135
T 702.791.4000

TMP-47025
VAC-47029

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

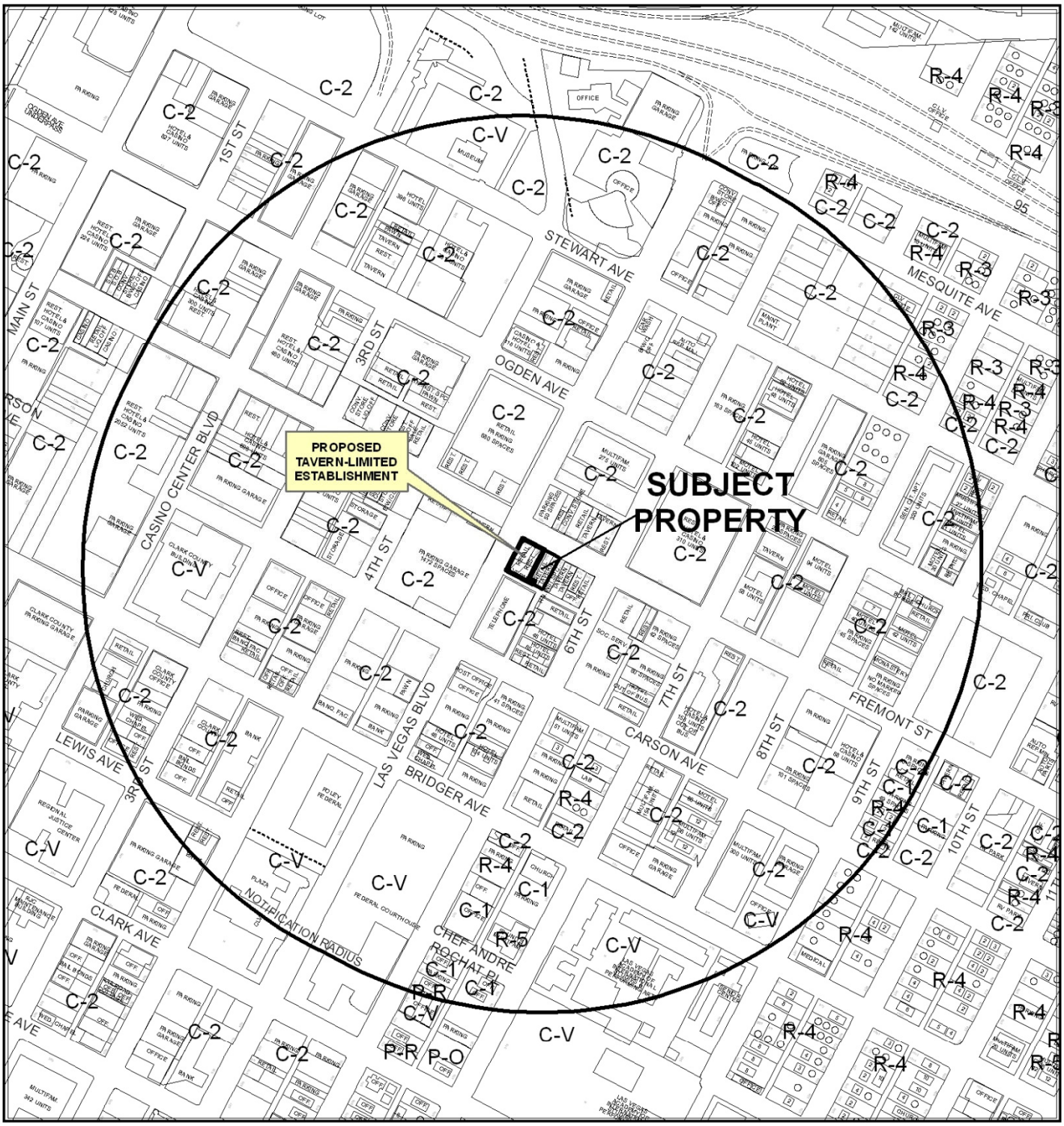
SUBJECT:
ABYEANCE - SUP-46294 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 501 FREMONT, LLC - OWNER: FREMONT LV BLVD - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,317 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 107 South Las Vegas Boulevard (APN 139-34-601-002),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

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**11**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Abeyance Request Submitted by CPS Architects
3. Conditions and Staff Report
4. Supporting Documentation
4. Photos
6. Justification Letter
7. Protest Letter and Postcard/Support Postcards



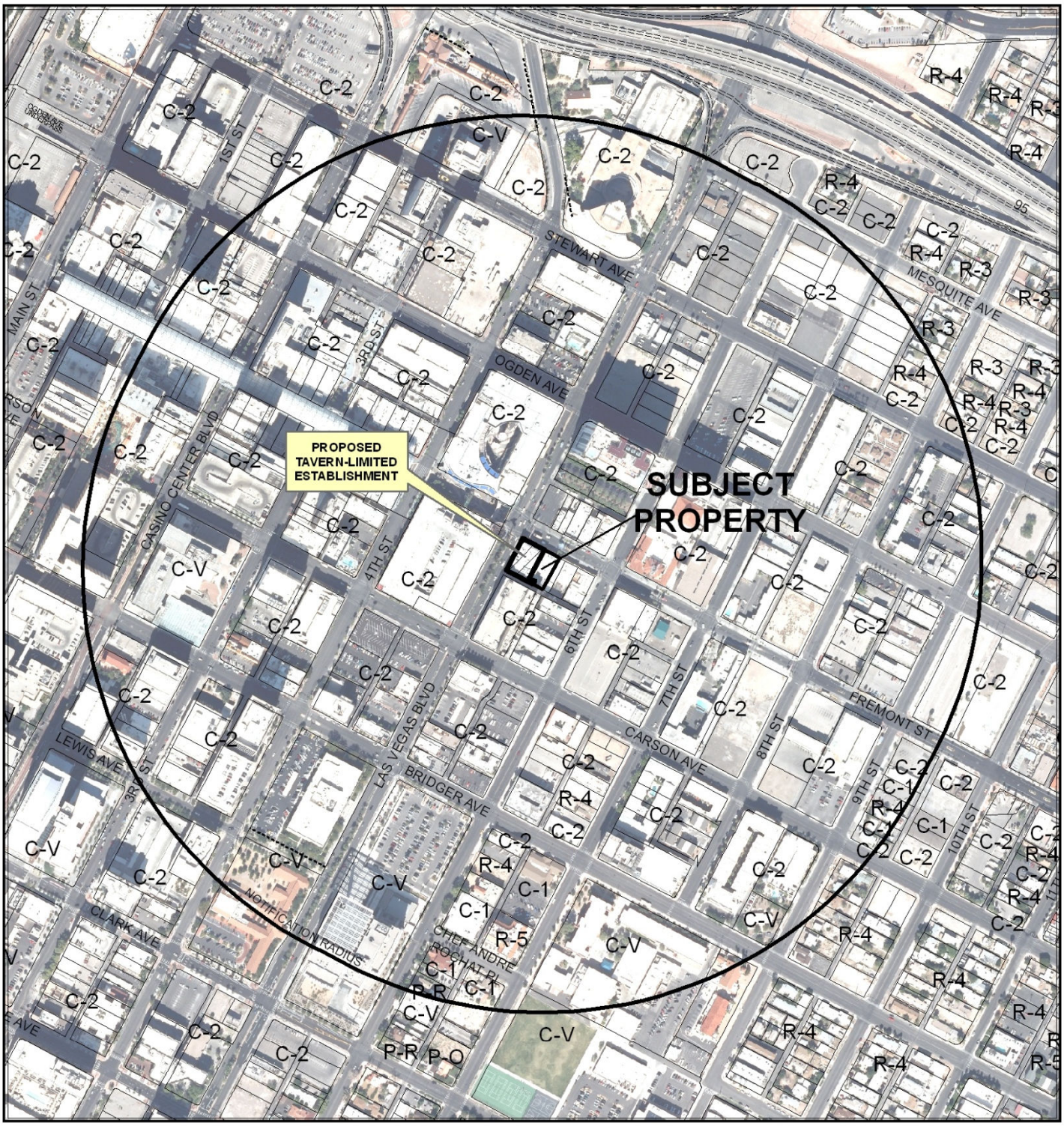
0 500 1,000 Feet

CASE: SUP-46294

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: SUP-46294

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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

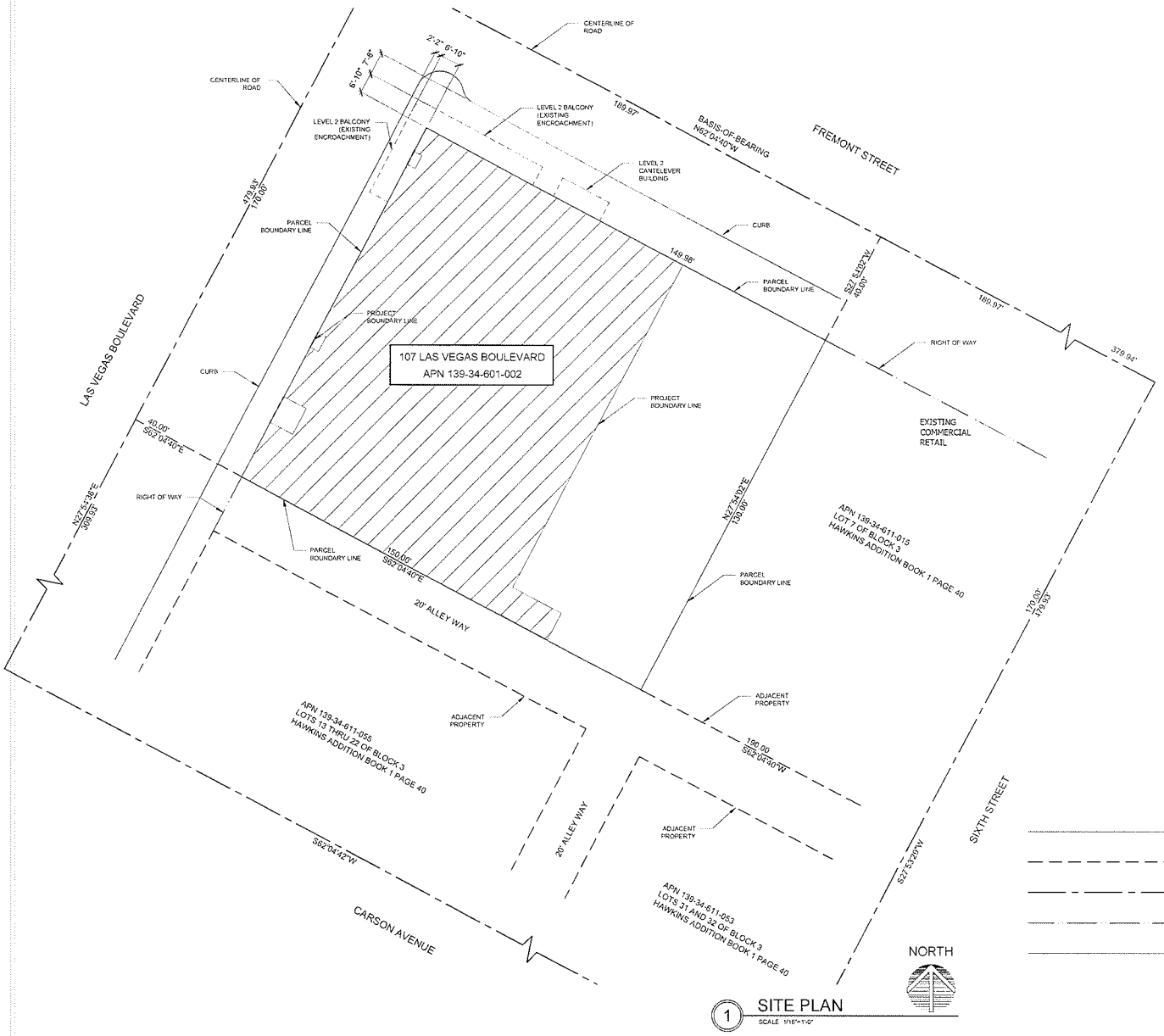
Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

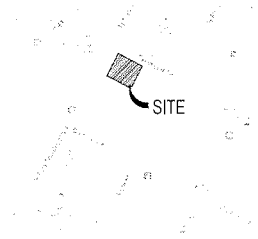
FOR DEPARTMENT USE ONLY

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

PARCEL BOUNDARY LINE
ADJACENT PROPERTY
CENTERLINE
RIGHT OF WAY
CURB

PARKING:

NOT REQUIRED PER
DOWNTOWN CENTENNIAL PLAN

RECEIVED
JUL 26 2012

DRAFT NOT FOR CONSTRUCTION

SUP-46294

Revisions

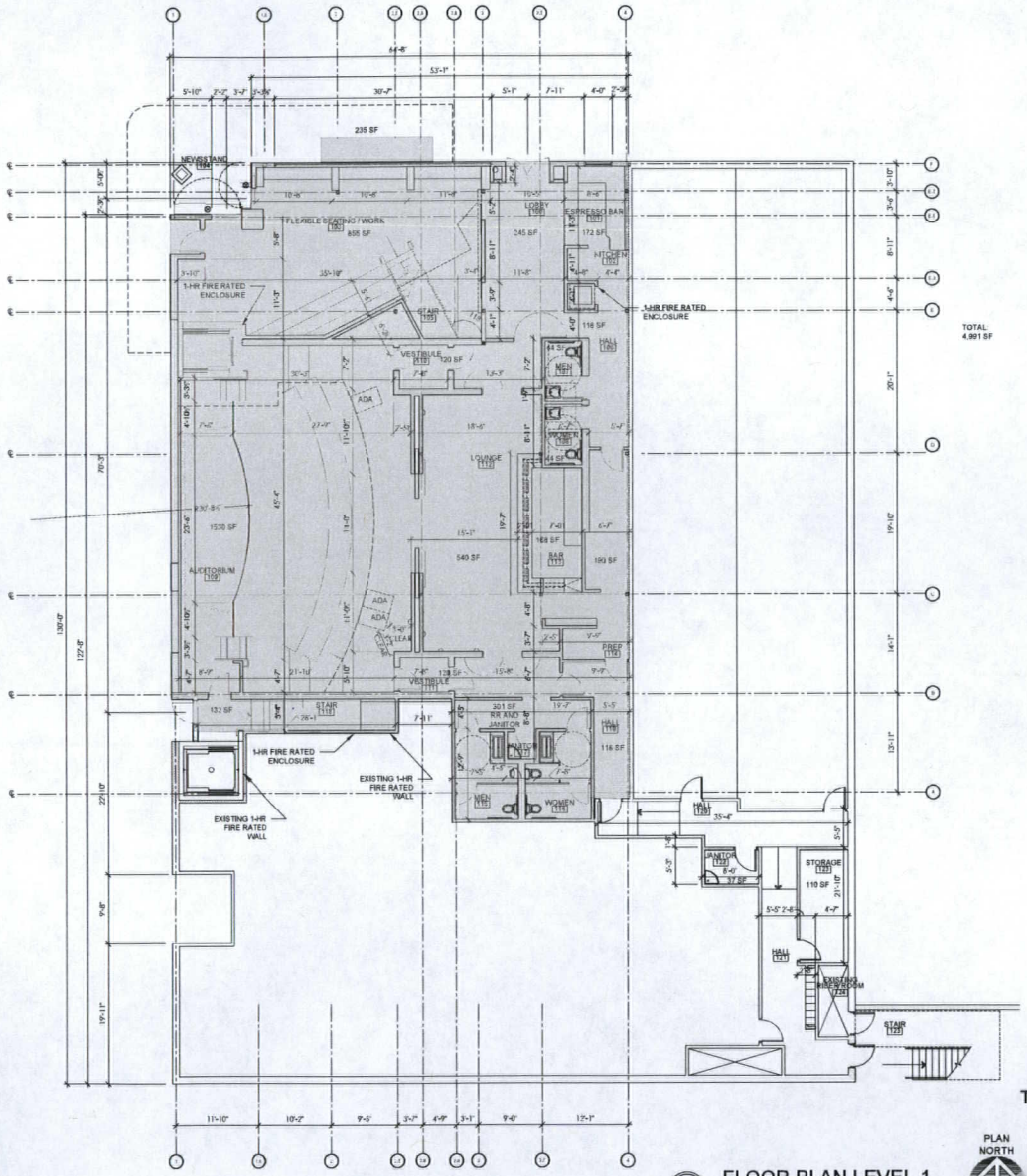
Consultant

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101
Drawing: Site Plan

CSPA
CRAIG STAN PALACIOS Architect
702.371.5100
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 FLOOR PLAN LEVEL 1
SCALE: 1/8"=1'-0"

PLAN NORTH

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OCT - 1 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TOTAL ENTITLEMENT (BUILDING) : 14,888 SF

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 1

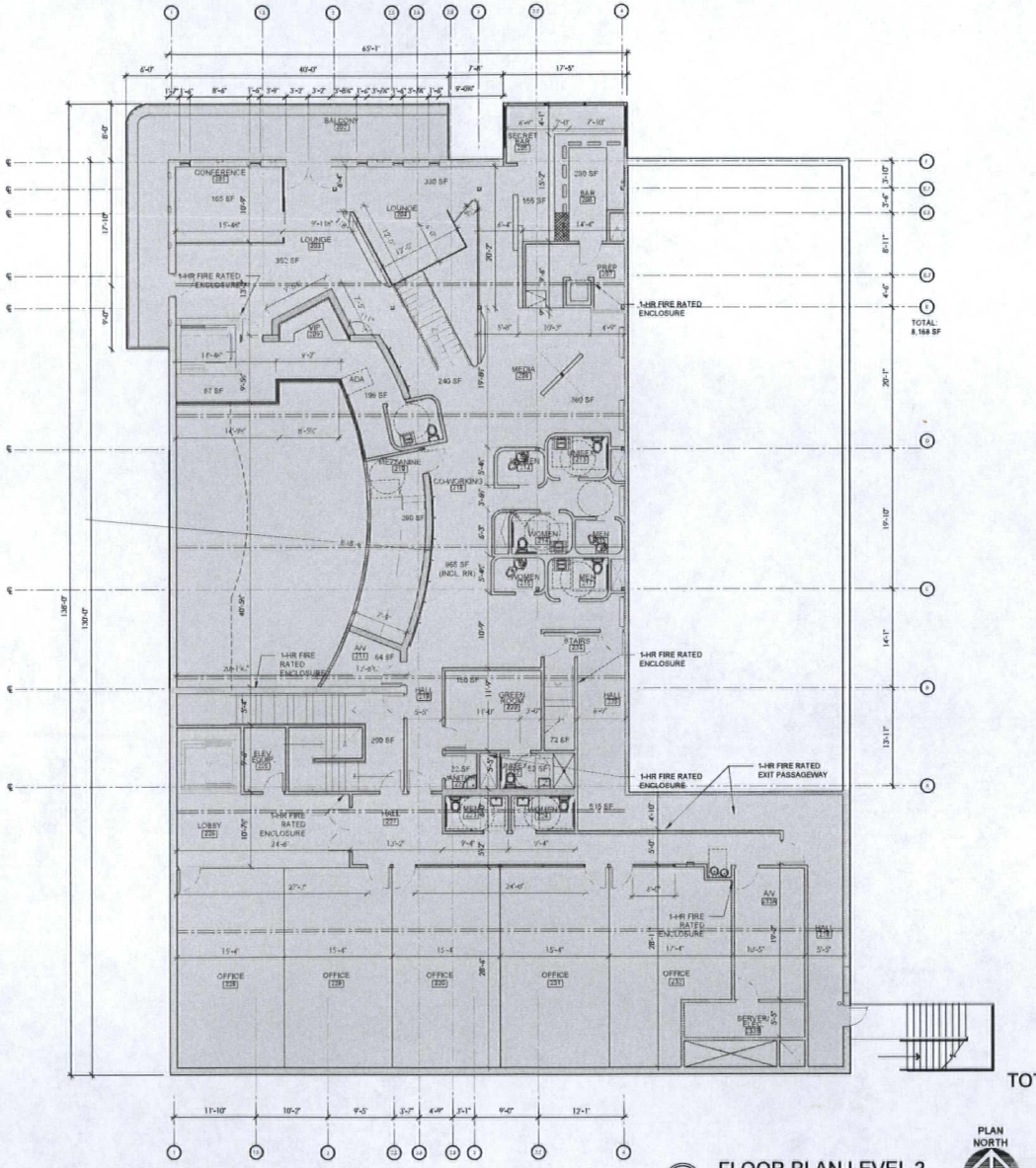
CSPA BRESLIN BUILDERS

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 09.21.12
Drawn By: TLW
Checked By: TLW
Project No.: 12-0501
Scale: 1/8"=1'-0"
Sheet No.: A1.01

SUP-46294
REVISED



1 FLOOR PLAN LEVEL 2
SCALE: 1/8"=1'-0"

TOTAL ENTITLEMENT (BUILDING) : 14,888 SF

RECEIVED
OCT - 1 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-46294
REVISED

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 2

CSPA BRESLIN BUILDERS

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Seal

Date: 09.21.12
Drawn By: TLW
Checked By: TLW
Project No.: 12-0501
Scale: 1/8"=1'-0"
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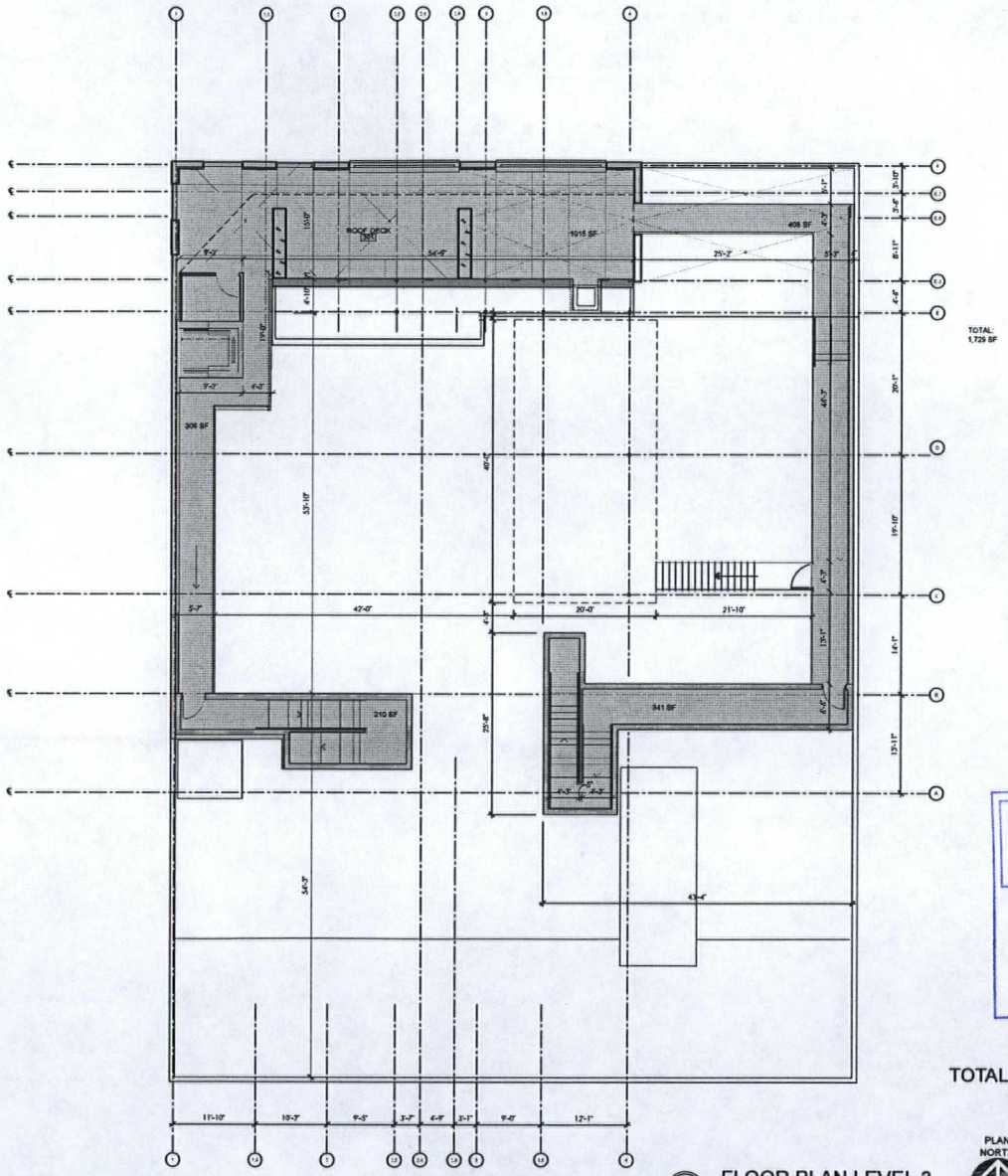

1 FLOOR PLAN LEVEL 3
SCALE: 1/8"=1'-0"

PLAN NORTH

RECEIVED
OCT - 1 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TOTAL ENTITLEMENT (BUILDING) : 14,888 SF

SUP-46294
REVISED

Revisions

Consultant:

Project: 107 LVB
107 Las Vegas Boulevard, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 3

CSPA BRESLIN BUILDERS

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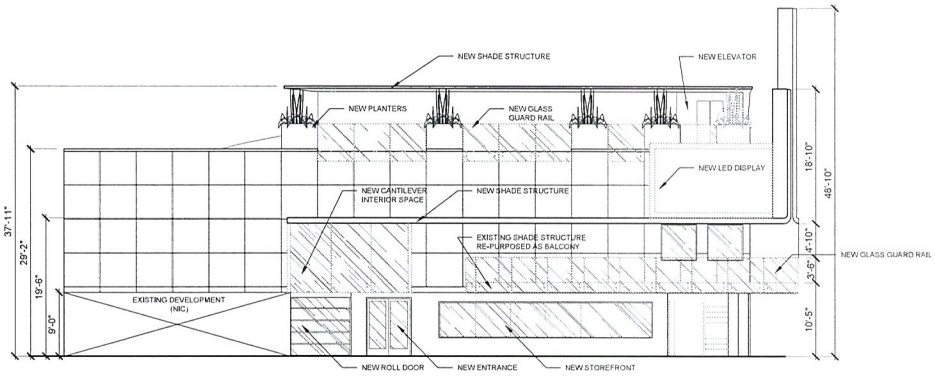
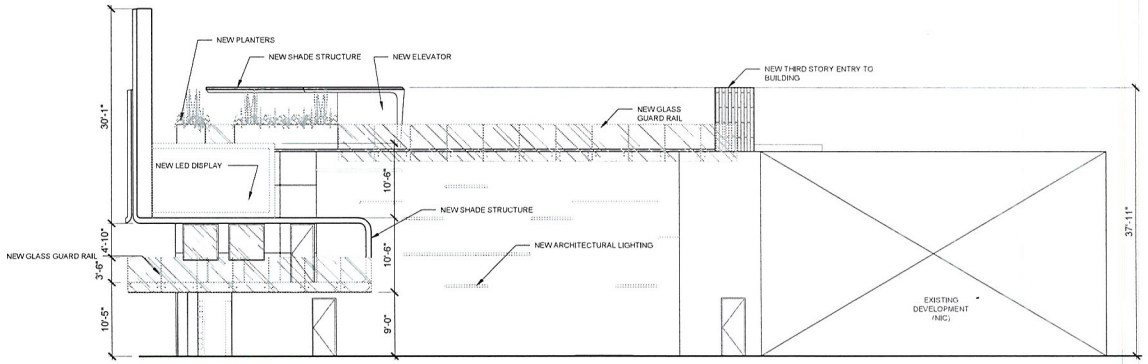
Seal

Date:
Drawn By: TLW | Checked By: TLW
Project No.: 12-0501
Scale: 1/8"=1'-0"
Sheet No.: A1.04



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
702-374-9109

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Seal

Date: 7.26.12
Drawn By: TLW
Checked By: TLW
Project No.: 12-0501
Scale: 1/8"=1'-0"
Sheet No.: A6.01



SUP-46294 - APPLICANT: 501 FREMONT, LLC - OWNER: FREMONT LV BLVD
107 SOUTH LAS VEGAS BOULEVARD

08/07/12



SUP-46294 - APPLICANT: 501 FREMONT, LLC - OWNER: FREMONT LV BLVD
107 SOUTH LAS VEGAS BOULEVARD

08/07/12

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

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JUL 26 2012

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

9-10-12

Atten: LV city planning

Protest

Planning Commission

Director: Flinn Fagg, Planner-Mike Howe

Tel: 229-6821 Fax: 385-7268 , email burney@lasvegasnevada.gov

RE: Iteam # SUP-46294 (Proposes 15,317 ft. Tavern- Limited)

Located at 107 south Las Vegas Blvd. corner of fremont

Please be advised that I oppose above Tavern Request located at 107 Fremont, (SUP-46294)

Sam Zeer



Shop N Save Corp.

518 Fremont

Las Vegas NV. 89101

Tel 702-334-4102

Email expresscorps@yahoo.com

RECEIVED

SEP 10 2012

Submitted after final agenda

Date 9/11/2012 Item 29 P

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 AUG 30 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



More liquor!
No

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46297

Planning Commission Meeting of **09/11/2012**

Case: SUP-46297
13934613081
MISHUCK LAWRENCE R & M L REV TR
MISHUCK LAWRENCE R & MARIA L TRS
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831 9174

09 HRDGN11 91748

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

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0004279218 AUG 30 2012
MAILED FROM ZIP CODE 89101

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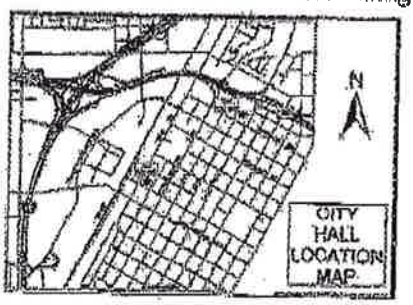
Official Notice of Public Hearing



More liquor!
No

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SEP 4 2012
CITY OF LAS VEGAS PLANNING & DEVELOPMENT

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934613081
MISHUCK LAWRENCE R & M L REV TR
MISHUCK LAWRENCE R & MARIA L TRS
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831 9174

09 HRDGN11 91748

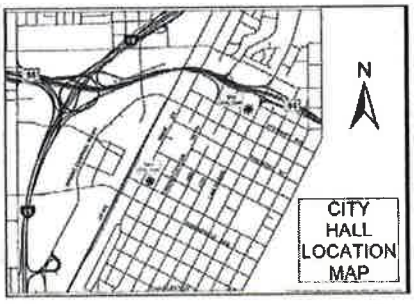
Submitted after final agenda

Date 9/11/2012 Item 29

29 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



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

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MAILED FROM ZIP CODE 89101

Received 9/4/12
Approved By
Posted

RECEIVED
SEP 10 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-46294
13934201020
OAKBROOK REALTY INVEST II L L C
1000 ROYCE BLVD
OAKBROOK IL 60181-4809 60181-4809

116 HRDGN11 60181

Submitted after final agenda
Date 9/11/2012 Item 29 A

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

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02 1M $ 00.42⁴
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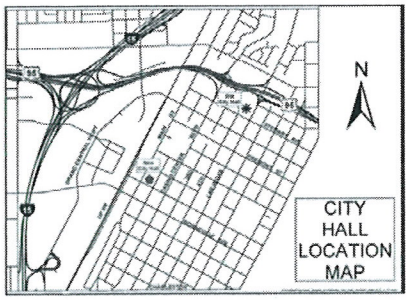
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

RECEIVED
SEP 11 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-46294
13934611051
DOWNTOWN CARSON L L C
P O BOX 1250
LAS VEGAS NV 89125-1250 89125-1250

21 HRDGM11 89125

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-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934501003
CITY HALL L L C
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 HRDGM11 89125

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-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934512004
ANNEX L V BLVD L L C
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 HRDGM11 89125

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 AUG 30 2012
MAILED FROM ZIP CODE 89101

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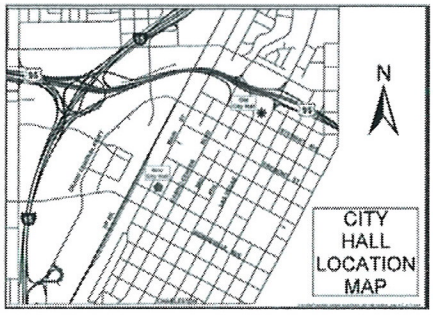
Official Notice of Public Hearing



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SEP 11 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934710053
210 8TH STREET L L C
%RESORT GAMING GROUP LLC
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 HRDGM11 89125

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

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934512006
208 LAS VEGAS BLVD L L C
%RESORT GAMING GROUP LLC
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 HRDGM11 89125

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934510028
113 4TH STREET L L C
%RESORT PPTYS GROUP LLC
206 N 3RD ST
LAS VEGAS NV 89101-2931 89101-2931

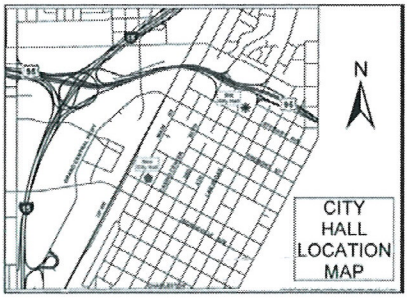
30 HRDGM11 89101

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 AUG 30 2012
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934611023
128 7TH STREET L L C
206 N 3RD ST
LAS VEGAS NV 89101-2931 89101-2931

30 HRDGN11 89101

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

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934611024
612 CARSON L L C
206 N 3RD ST
LAS VEGAS NV 89101-2931 89101-2931

30 HRDGN11 89101

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934601002
FREMONT LV BLVD
206 N 3RD ST 2ND FL
LAS VEGAS NV 89101-2931 89101-2931

30 HRDGN11 89101

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

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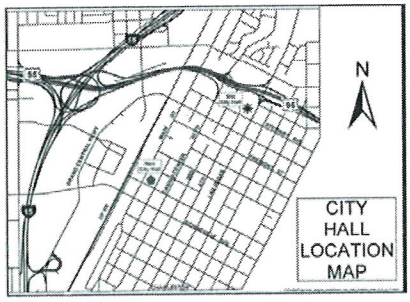
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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PLANNING & DEVELOPMENT

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

Case: SUP-46294
13934612005
707 FREMONT L L C
206 N THIRD ST 2ND FLR
LAS VEGAS NV 89101-2931 89101-2931

30 HRDGM11 89101

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

PRESORTED FIRST CLASS

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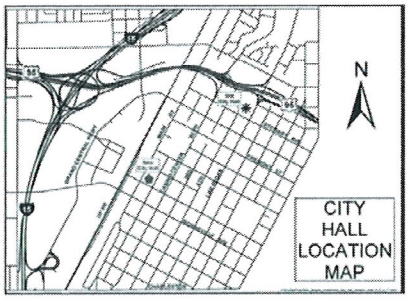
Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-46294

Planning Commission Meeting of **09/11/2012**

RECEIVED
SEP 18 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-46294
13934612019
VALLEY OF THE SUN LAS VEGAS LLC
1345 S LEWIS ST
ANAHEIM CA 92805-6431 92805-6431

104 HRDCM11 92805

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
GPA-46565- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Trails Element and revise the 2020 Master Plan; All Wards.

C.C.: 12/19/2012

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. Staff Report
2. Supporting Documentation
3. Trails Element
4. Justification Letter

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
MOD-47016 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - 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: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), Ward 6 (Ross).

C.C.: 12/19/2012

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-47016 and SDR-47017
2. Conditions and Staff Report - MOD-47016 and SDR-47017
3. Supporting Documentation
4. Photos - MOD-47016 and SDR-47017
5. Justification Letter - MOD-47016 and SDR-47017

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-47016** APN: 125-17-101-001

Name of Property Owner: Tighi Family LP

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: James Tighi

Subscribed and sworn before me

This 26 day of September 2012

Winona Houk

Notary Public in and for said County and State

WINONA HOUK
Notary Public State of Nevada
No. 93-2640-1
My appt. exp. May 2, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Oso Blanca/Grand Teton

Project Name Oso Blanca/Grand Teton **Proposed Use** _____

Assessor's Parcel #(s) 125-17-101-001 **Ward #** _____

General Plan: existing EC/TC proposed MLT **Zoning:** existing _____ proposed _____

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

Gross Acres 36.36 **Lots/Units** 272 **Density** 7.6 du/ac

Additional Information _____

PROPERTY OWNER Tighi Family LP **Contact** James M. Tighi

Address 2076 Red Arrow Drive **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name James Tighi

Subscribed and sworn before me

This 26 day of September, 20 12.

Winona Houk

Notary Public in and for said County and State

WINONA HOUK
Notary Public State of Nevada
No. 93-2640-1
My appt. exp. May 2, 2014

FOR DEPARTMENT USE ONLY

Case #	MOD-42016
Meeting Date:	9/27/2012
Total Fee:	1000.00
Date Received:	9/27/2012
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

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

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

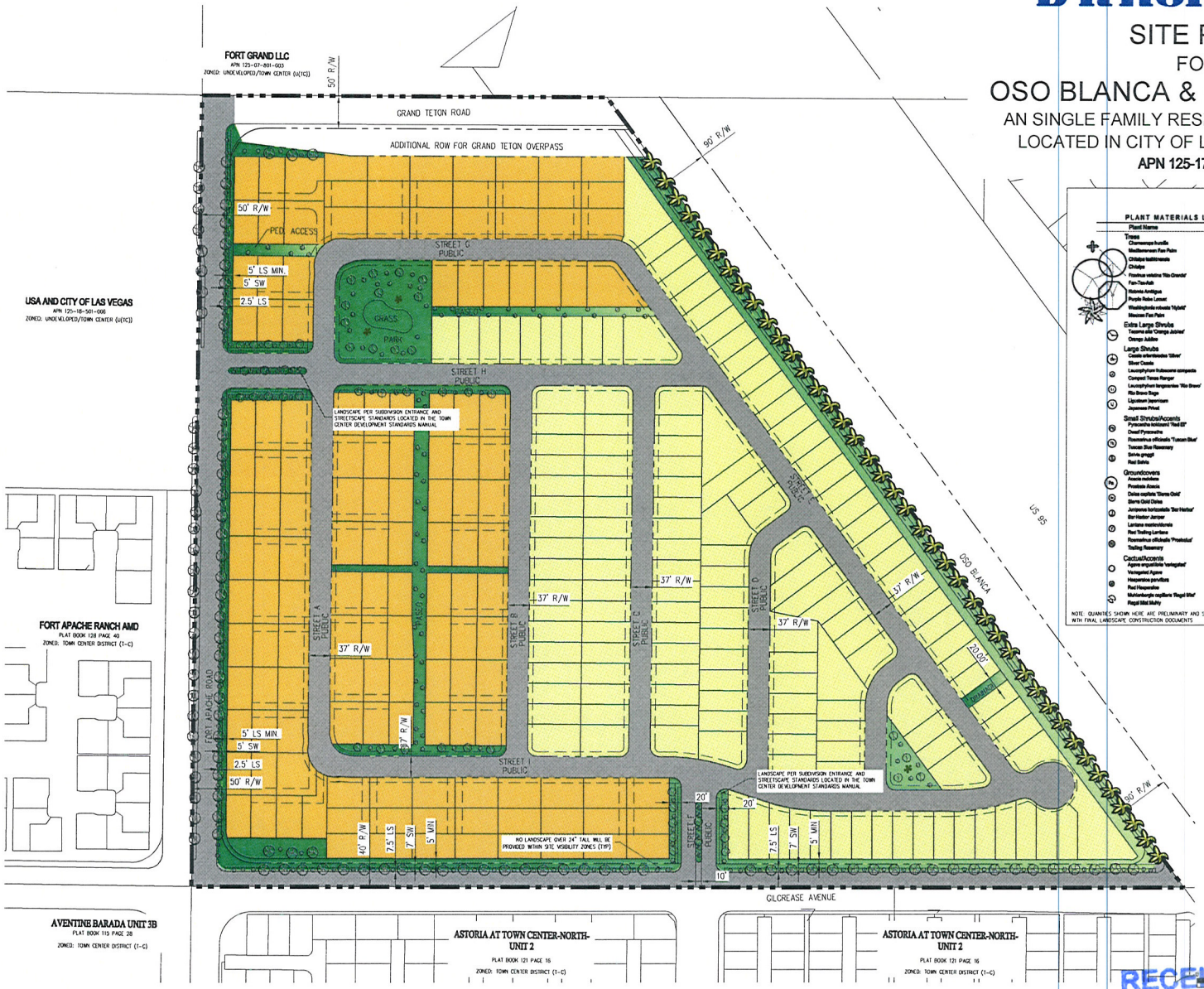
OSO BLANCA & GRAND TETON
LOCATION MAP

DATE: 9/27/12	PROJECT NO. DRH1213.000
DRAFTER: BCC	
DESIGNER: BCC	
CHECKED: WTP	SHEET 1 OF 1

j:\drh1213-000 grand teton\dwg\entitlements\120801 drh1213-000 lmap.dwg 9/27/2012 12:31 PM Ben Morris

D·R·HORTON

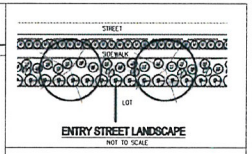
SITE PLAN
FOR
OSO BLANCA & GRAND TETON
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-17-101-001



PLANT MATERIALS LEGEND

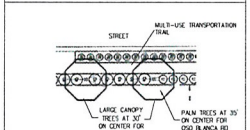
Plant Name	Size	Qty
Trees		
Chamaerops humilis	15 gal.	6
Mediterranean Fan Palm		
Chitalpa tashkinensis	36" box	17
Chitalpa		
Fraxinus velutina 'Rio Grande'	36" box	19
Fan-Tex Ash		
Rhaphis Excelsa	36" box	18
Purple Robe Locust		
Washingtonia robusta 'Hybrid'	25'	67
Mexican Fan Palm		
Extra Large Shrubs		
Tecoma alta 'Orange Jubilee'		
Orange Jubilee	5 gal.	6
Large Shrubs		
Cassia artemisioides 'Silver'		
Silver Cassia	5 gal.	100
Leucophyllum frutescens compacta		
Compact Texas Ranger	5 gal.	38
Leucophyllum langmaniae 'Rio Bravo'		
Rio Bravo Sage	5 gal.	215
Ligustrum japonicum		
Japanese Privet	5 gal.	55
Small Shrubs/Accents		
Pyracantha koidzumii 'Red Elf'		
Dwarf Pyracantha	5 gal.	17
Rosmarinus officinalis 'Tuscan Blue'		
Tuscan Blue Rosemary	5 gal.	66
Salvia greggii		
Red Salvia	5 gal.	37
Groundcovers		
Acacia redolens		
Prostrate Acacia	1 gal.	17
Delos caprice 'Sierra Gold'		
Sierra Gold Delos	1 gal.	249
Juniperus horizontalis 'Bar Harbor'		
Bar Harbor Juniper	1 gal.	66
Lantana montevidensis		
Red Trailing Lantana	1 gal.	605
Rosmarinus officinalis 'Prostratus'		
Trailing Rosemary	1 gal.	661
Cactus/Accents		
Agave angustifolia 'Variegata'		
Variegated Agave	5 gal.	7
Hesperaloe parviflora		
Red Hesperaloe	5 gal.	59
Muhlenbergia capillaris 'Regal Mist'		
Regal Mist Muhly	5 gal.	139

NOTE: QUANTITIES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL LANDSCAPE CONSTRUCTION DOCUMENTS

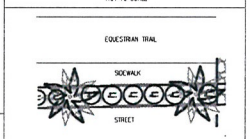


ENTRY STREET LANDSCAPE
NOT TO SCALE

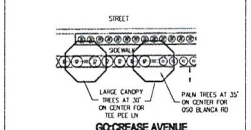

MEDIAN LANDSCAPE
NOT TO SCALE



MULTI-USE TRAIL
NOT TO SCALE



FT. APACHE
NOT TO SCALE



GILCREASE AVENUE

PROJECT INFORMATION

ACREAGE (GROSS):	36.78
41x73 DWELLING UNITS:	143
35x82 DWELLING UNITS:	150
TOTAL DWELLING UNITS:	293
DENSITY:	7.98 DU/AC
OPEN SPACE PROVIDED:	2.65 AC
OPEN SPACE REQUIRED:	2.57 AC (7% OF 36.78 AC)

NOTE:
SIDEWALK TREATMENT ALONG GRAND TETON DRIVE, GILCREASE, FT. APACHE, AND OSO BLANCA ROAD PER TOWN CENTER DEVELOPMENT STANDARDS (FIGURE 14, PAGE 119)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. JAYVILLE STREET #314, LAS VEGAS, NV 89113
PHONE (702) 384-0999 FAX (702) 384-0999

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

OSO BLANCA & GRAND TETON
LANDSCAPE PLAN

T19
R60

DATE: 9/26/12
DRAFTER: BCC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
DRH1213-000

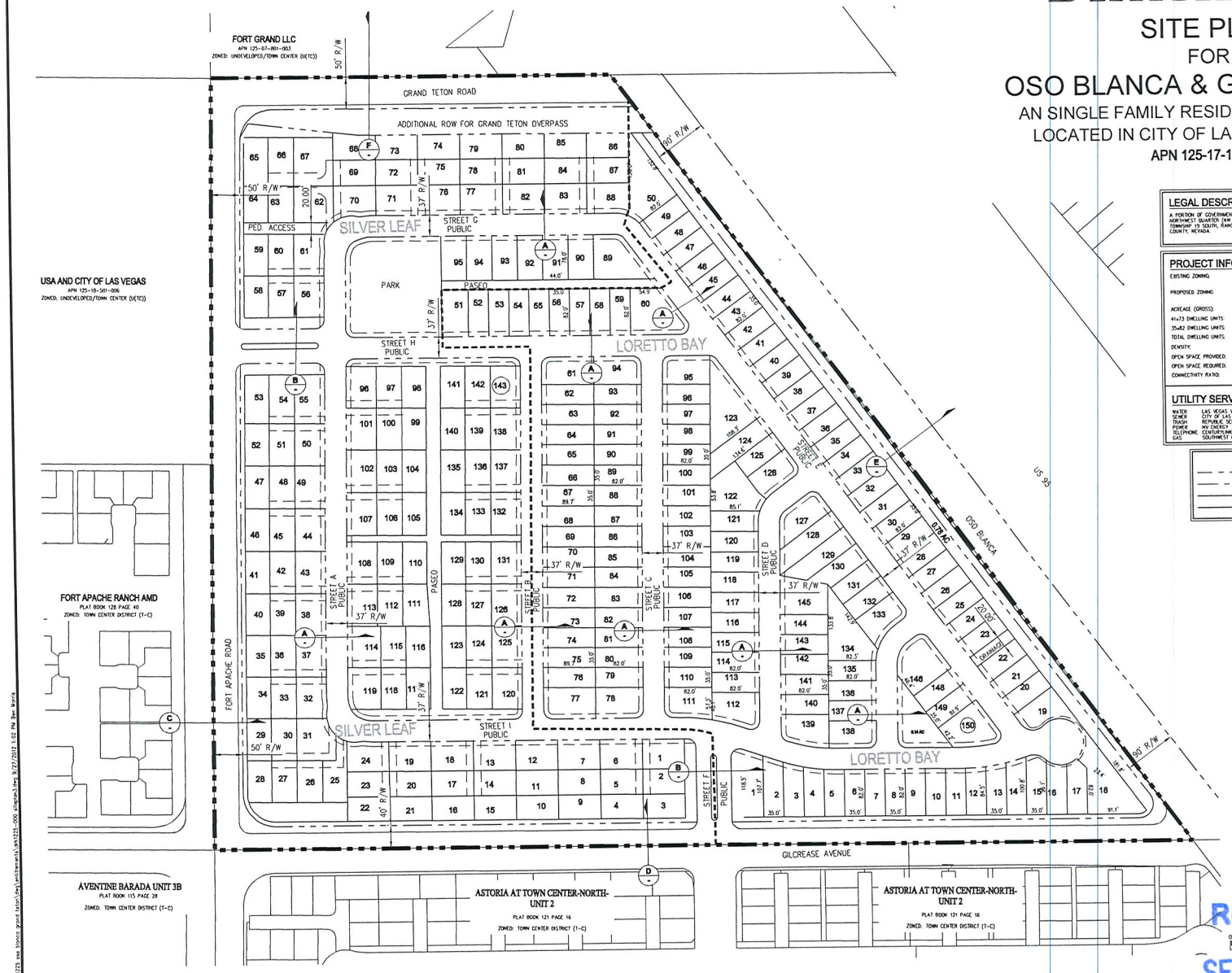
LS-1
SHEET 1 OF 1

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

D·R·HORTON

SITE PLAN
FOR
OSO BLANCA & GRAND TETON
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-17-101-001



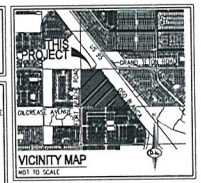
LEGAL DESCRIPTION
A PORTION OF GOVERNMENT LOT 4 AND 22 SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

PROJECT INFORMATION

EXISTING ZONING:	EMPLOYMENT CENTER MIXED USE (EC-1C)
PROPOSED ZONING:	MEDIUM - LOW RESIDENTIAL (ML-1C)
ACREAGE (GROSS):	36.70 AC
41x73 DWELLING UNITS:	143
35x82 DWELLING UNITS:	150
TOTAL DWELLING UNITS:	293
DENSITY:	7.98 DU/AC
OPEN SPACE PROVIDED:	2.65 AC
OPEN SPACE REQUIRED:	2.57 AC
CONNECTIVITY RATIO:	1.4

UTILITY SERVICES BY

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



LEGEND
BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

OWNER
TOH FAMILY, L P
P O BOX 26272
LAS VEGAS NV 89126-0272

DEVELOPER
DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 635-3600
FX (702) 435-8000

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

HOME SIZES
LORETTO BAY
1735 SQ. FT.
1835 SQ. FT.
1935 SQ. FT.

SILVER LEAF
2135 SQ. FT.
2235 SQ. FT
2435 SQ. FT

DEVELOPMENT STANDARDS

SETBACKS	LORETTO BAY (UPFACE)	SILVER LEAF (FRONTING)
FRONT (GARAGE)	22-FT	4-FT
REAR (LIVING)	10-FT	10-FT
REAR (PATIO)	5-FT*	5-FT*
SIDE (INTERIOR)	5-FT	4-FT
SIDE (CORNER)	10-FT	10-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST. COVER OVERHANG MAY COME TO WITHIN 3-FT OF THE REAR AND SIDE PROPERTY LINES.

BUILDING HEIGHT: 35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGELINE

STORIES: 2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

LANDSCAPE BUFFERS

5-FT ADJACENT TO RIGHT-OF-WAY
0-FT INTERIOR LOT LINES

FRONT YARD AREA - TURF COVERAGE: 0%

PARKING

REQUIRED: 2 UNIMPEDED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPEDED SPACES PER DWELLING UNIT

FENCES AND WALLS

I. FRONT YARD WALL/FENCE

MAX WALL HEIGHT	5-FT
MAX SOLID WALL BASE HEIGHT	3-FT
MAX ORNAMENT HEIGHT ABOVE WALL	18-IN
MAX O.C. DIST. BETWEEN PILASTER	24-FT
DECORATIVE CAP FEATURE	5-IN

SETBACKS *:

MAX SECONDARY WALL HEIGHT	2-FT
MIN SPACING BETWEEN WALL SECTIONS (OUTSIDE DIMENSIONS)	3-FT

* RETAINING WALLS ALONG THE FRONT PROPERTY LINE MAY NOT EXCEED TWO FEET IN HEIGHT, WHERE THE GRADE OF THE FRONT YARD SLOPES AT A RATIO GREATER THAN 2:1, MULTIPLE RETAINING WALLS MAY BE CONSTRUCTED, PROVIDED THERE IS A MINIMUM DISTANCE OF FIVE FEET BETWEEN RETAINING WALLS FOR LANDSCAPING.

II. PERIMETER AND RETAINING WALLS ≤ 2%

MAX WALL HEIGHT	13-FT
MAX PERIMETER WALL HEIGHT	6-FT TO 8-FT
MAX RETAINING WALL HEIGHT	7-FT
MAX ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

III. PERIMETER AND RETAINING WALLS ≥ 2%

MAX WALL HEIGHT	13-FT
MAX PERIMETER WALL HEIGHT	6-FT TO 8-FT
MAX RETAINING WALL HEIGHT	7-FT
MAX ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

IV. PERIMETER AND RETAINING WALLS STANDARD SETBACK

MAX PRIMARY WALL HEIGHT	6-FT TO 8-FT
MAX SECONDARY WALL HEIGHT	4-FT
MIN. SPACING BETWEEN WALL SECTIONS	5-FT
MAX. ORNAMENT HEIGHT	18-IN
CONTRASTING MATERIAL	20%

SEE SP2 FOR TYPICAL LOT SIZES

DISCLAIMER
THIS MAP IS ONLY FOR BOUNDARY (PAPER BOUNDARY NOT

N

0 80' 160'
SCALE: 1"=80'

RECEIVED
SEP 2 7 2012
MOD-47016
SDR-47017

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

CITY OF LAS VEGAS, NV
93-17 R 60

D·R·HORTON
OSO BLANCA & GRAND TETON
SITE PLAN

DATE: 9/26/12
DRAFTER: BCC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
DRH1213-000

SP-1
SHEET 1 OF 2

J:\drh\1213-osa blanca grand teton\dwg\entitlements\drh1213-000 sitepack.dwg 9/27/2012 1:02 PM Ben Morris

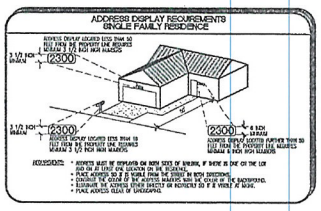
NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

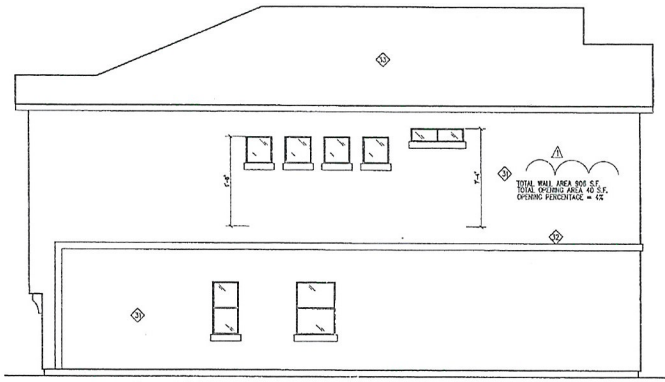
* DETAILS ⊘ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.

* POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊘ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.

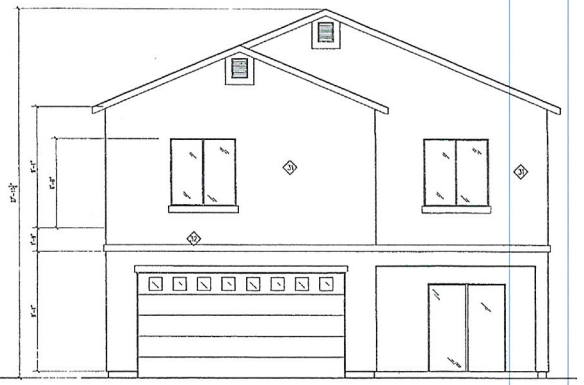
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



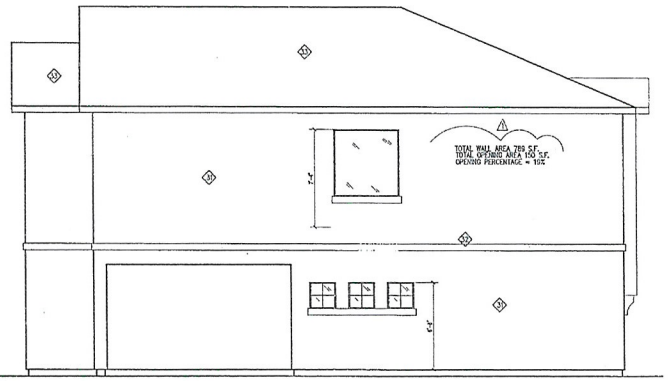
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0A01 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR 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.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MTR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' CLAZING 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 A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊘ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUSTMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUSTMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUSTMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .71 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .01 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .64
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
WINDOW AREA (INCLUDING FRAMES): 43 - 19.87 S.F.
PATIO DOOR:
MANUFACTURE:
U-FACTOR:
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

Reviewed and Accepted
Date: 10/7/12

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER



D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)896-6252 FAX (702)896-6852

2235 PLAN

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

JOB NO.: 1129
FILE NAME: A040
DATE: 1-20-12
UPDATE:

ELEVATIONS

A040

2270 E CAMERO AVE LAS VEGAS, NV 89123

SCANNED

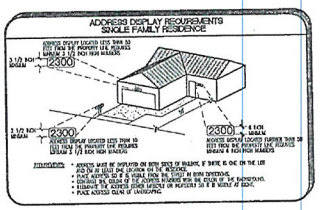
RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

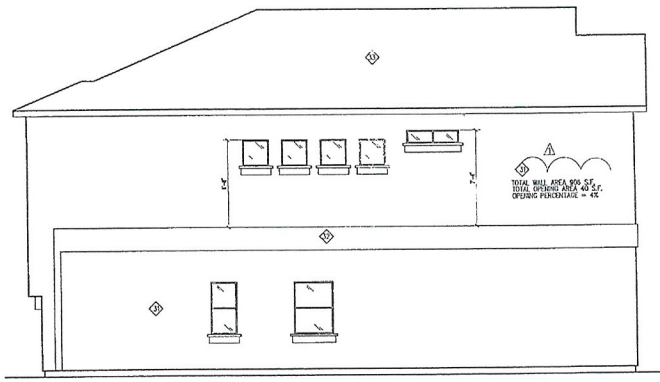
NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

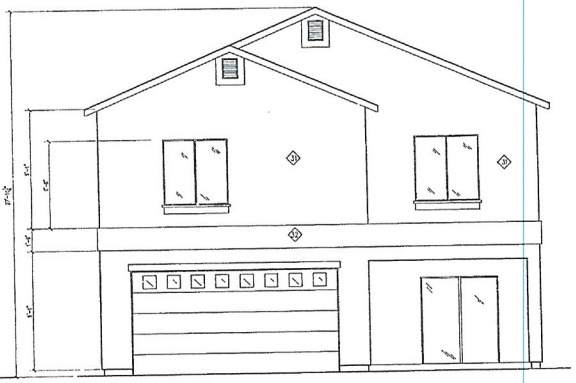
ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



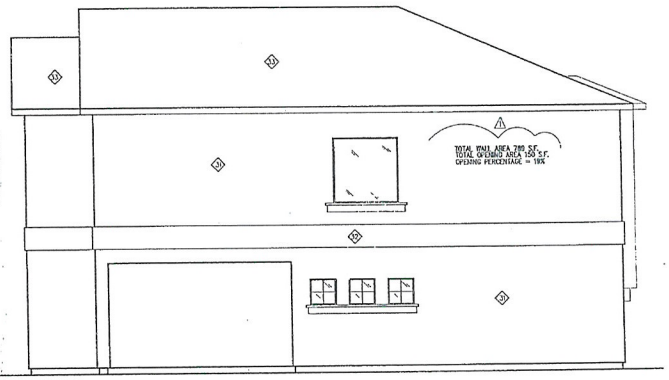
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

3. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
12. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
13. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
14. 12" O/HANG AT PUBLIC WAY.
17. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
23. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TV/3 EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE CROSS 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 A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

A3-1487

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 6
STATE OF NEVADA

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-2557 FAX (702)896-6952

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

ELEVATION
2570 SE CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A041
DATE: 1-20-12
UPDATE:

A041

SCANNED

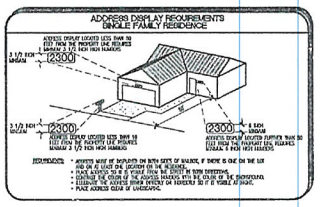
RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS ⊘ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0002.
* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊘ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

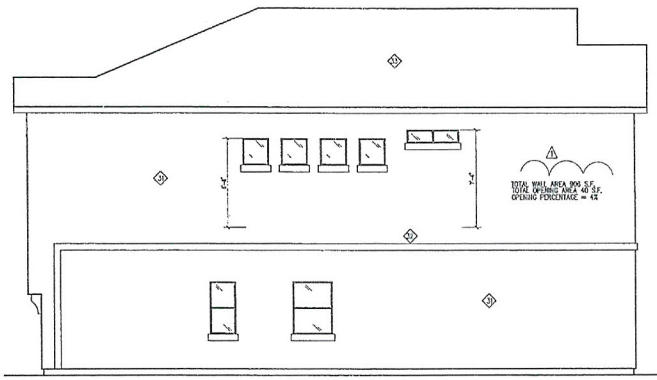
1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

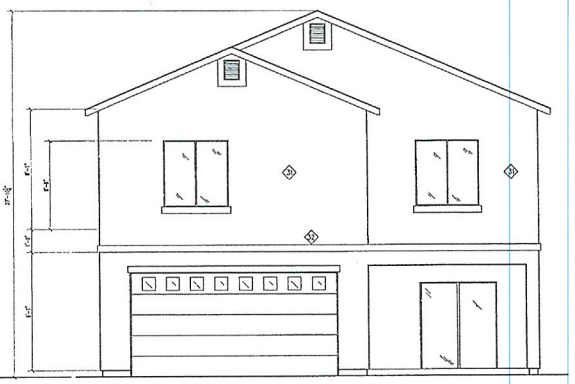
1. PRAIRE GRIDS TO BE ON FRONT AND CORNER RIGHT WINDOWS ONLY, UNLESS NOTED OTHERWISE ON BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS ⊘ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊘ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

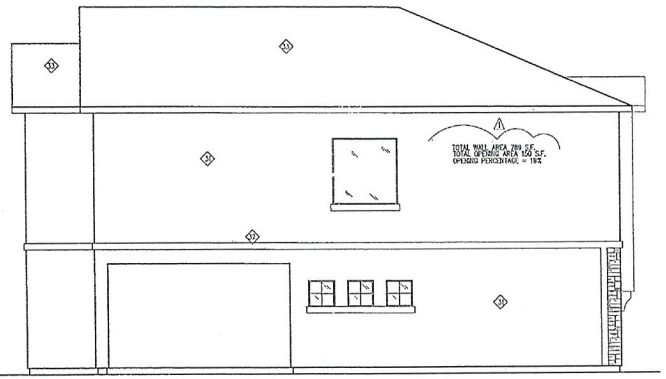
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX



(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYP:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 155 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .45
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .44
WINDOW AREA (INCLUDING FRAMES): 168 SF.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 SF.

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 324 STATE OF NEVADA

D.R. HORTON HOMES
2235 PLAN
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A042
DATE: 1-20-12
UPDATE:

A042

SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

NOTES:

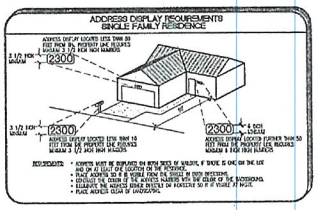
* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.

* POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.

* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1 3 7

KEYNOTES:

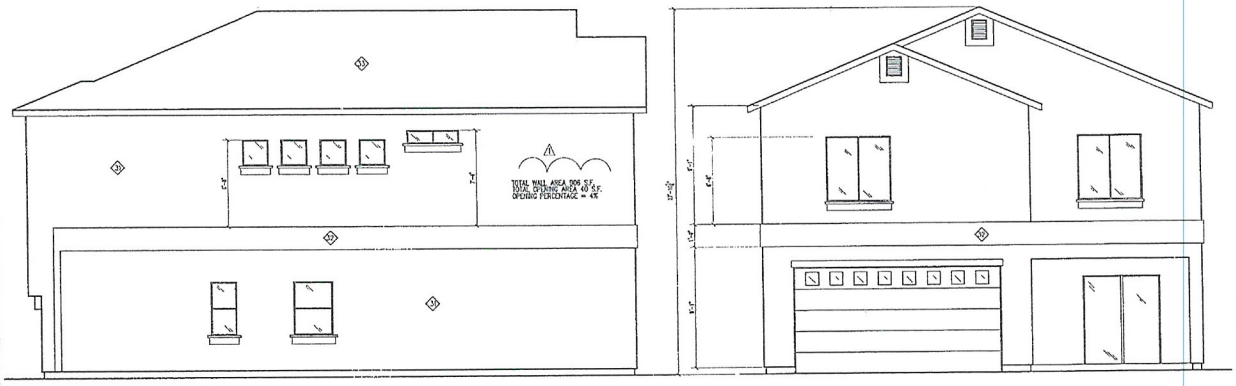
1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND O/ WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MSE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MTL SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING ENGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE PR 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 NOT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

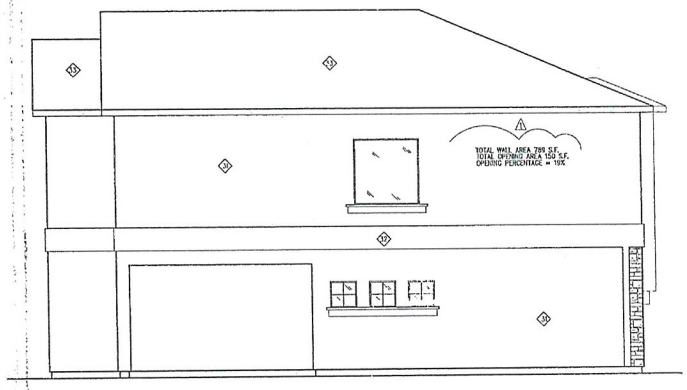
SYMBOLS:

- 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



(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 0
GLASS DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
2270 E CAMERO AVE LAS VEGAS, NV 89119
OFFICE (702)897-5597 FAX (702)898-8352

Chad Tindall
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-5597 FAX (702)898-8352

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

ELEVATION

JOB NO: 1128
FILE NAME: A043
DATE: 1-20-12
UPDATE:

A043

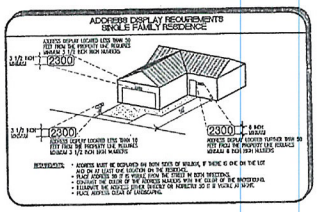
SCANNED

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊘ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

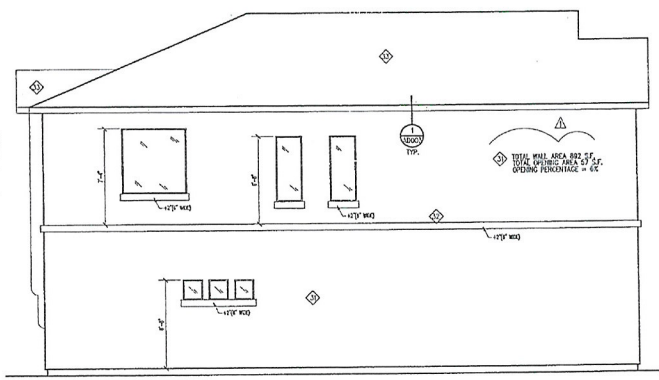
1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COOLING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB COMPLIENT, VERIFY LOCATION W/ PLUMBING ENGS.

NOTES:

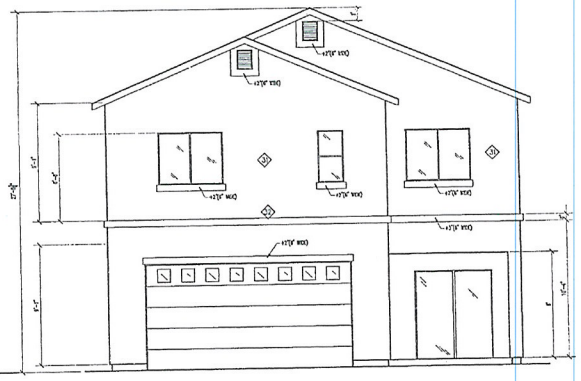
1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 ECC ANALYSIS REPORT.
3. DETAILS ⊘ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

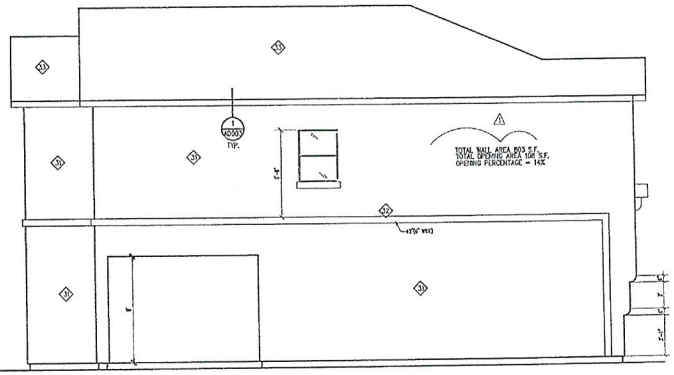
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX



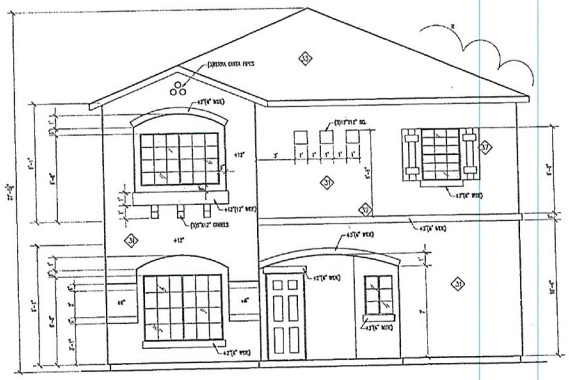
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUSTILE TEU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUSTILE TEU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: TRUSTILE TEU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYP:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 0 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .06 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .57
SOLAR HEAT GAIN COEFFICIENT (SHGC) .43
WINDOW AREA (INCLUDING FRAMES): 13 S.F.
PATIO DOOR:
MANUFACTURE: FLEETWOOD INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

Approved per Conditions of Approval
Clark County Department of Business Development
Building Division

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 33

LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 597-2597 FAX (702) 896-8552

2135 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

ELEVATIONS

2270 SE CAMERO AVE
LAS VEGAS, NEVADA 89123

JOB NO: 1128
FILE NAME: 2135040
DATE: 1-20-12
UPDATE:

A040

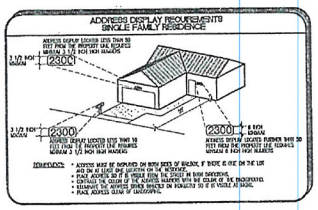
SCANNED

RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0604 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM REVEAL OR 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.
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.

NOTES:

1. PRIVATE GOODS 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 2006 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 A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

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

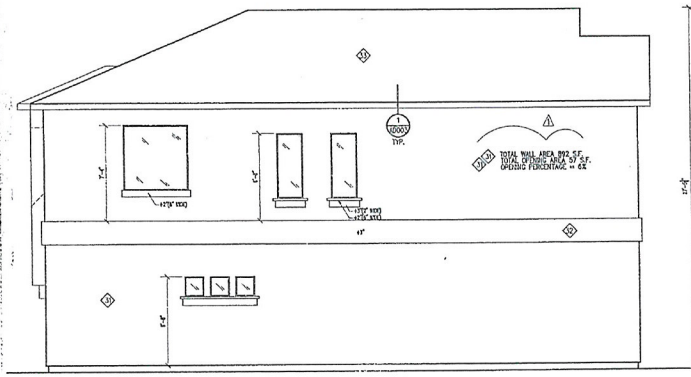
DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

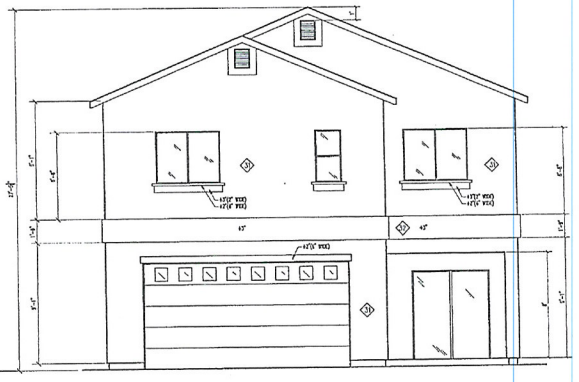
WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 105 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 105 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 5 S.F.
STACKER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .43
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 20.0 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

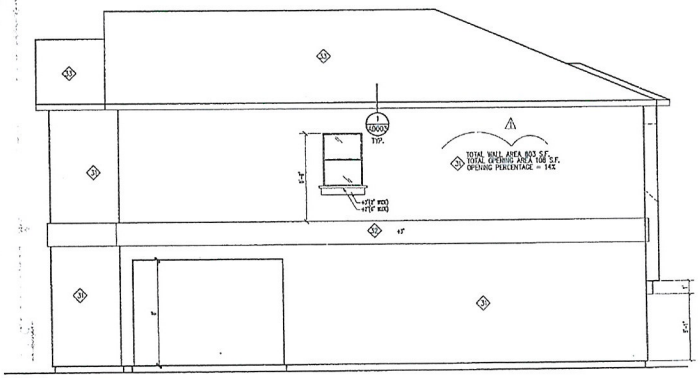
A9-1140
Fed 20 2012
Clark County Department of Building & Fire Prevention
Building Construction



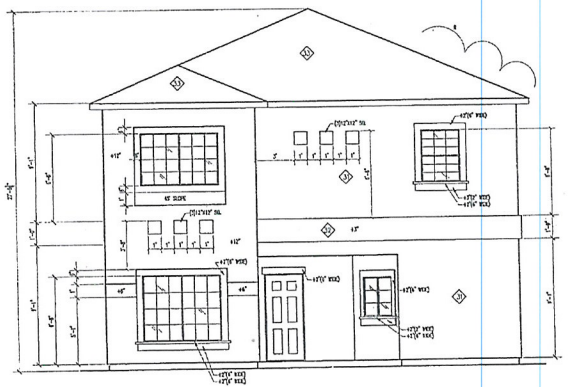
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 9
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-2597
FAX (702) 896-8552

2135 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

ELEVATION
2270 SE CAMERO AVE
LAS VEGAS, NEVADA 89123

JOB NO.: 1129
FILE NAME: 2135A041
DATE: 1-20-12
UPDATE:

A041

SCANNED

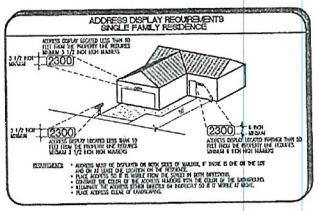
MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS RE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD001 & D.R. HORTON FOR FINISH AND COLOR.
(5) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WOC FINISH TYP. U.N.O.
(9) CONCRETE S HOSE BIB, SEE D.R. HORTON FOR FINISH AND COLOR.
(14) 12" O/HANG AT PUBLIC WAY.
(17) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(30) CEILING LINE.
(31) ACCESS PANEL FOR OPTIONAL TAU EQUIPMENT, VERIFY LOCATION W/ PLUMBERS DWGS.

NOTES:

1. FRAMING CROSS 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 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 AD002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

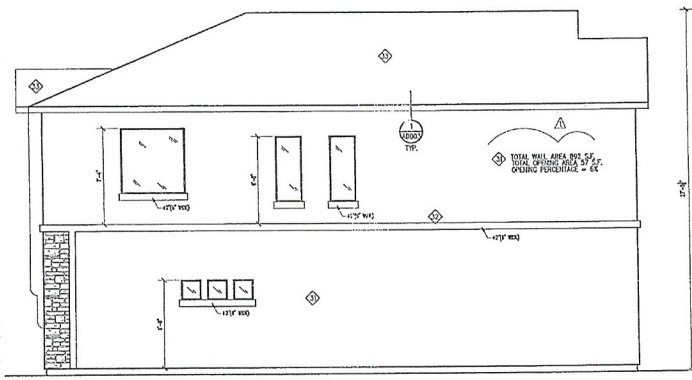
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

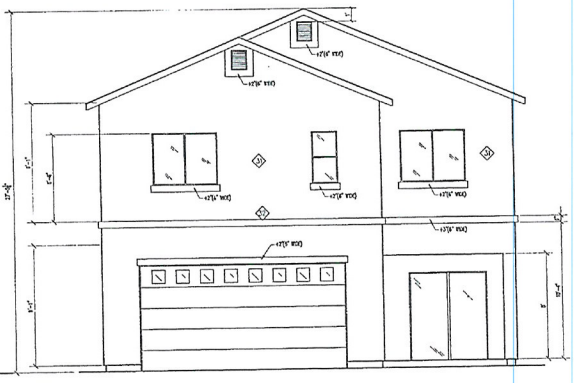
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .43

WINDOW U VALUES:

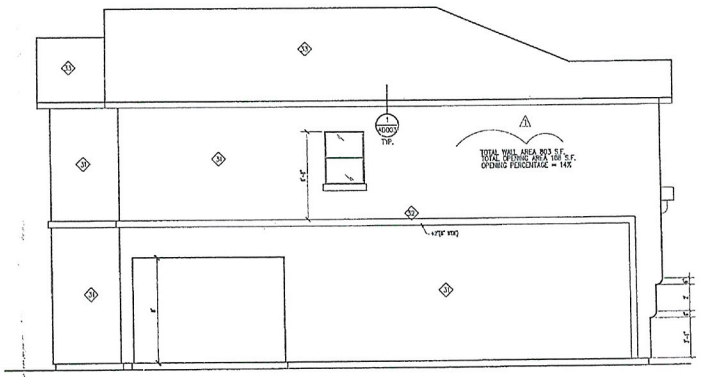
TYPE:
SLIDER:
MANUFACTURE: SOLAR ENDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .43
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 8 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .49
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .19 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .43
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



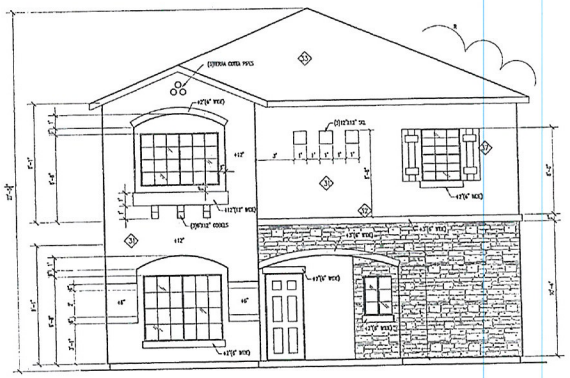
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 007
PH (702) 896-8355
FAX (702) 897-2597

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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DO NOT SCALE DRAWINGS
OFFICE (702) 897-2597

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

2270 SE CAMERO AVE LAS VEGAS, NEVADA 89123

ELEVATIONS

JOB NO.: 1128
FILE NAME: 2135A042
DATE: 1-20-12
UPDATE:

A042

49-1407

SCANNED

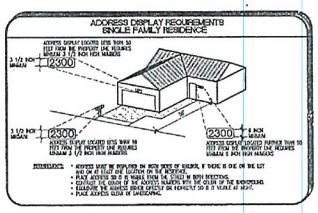
RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

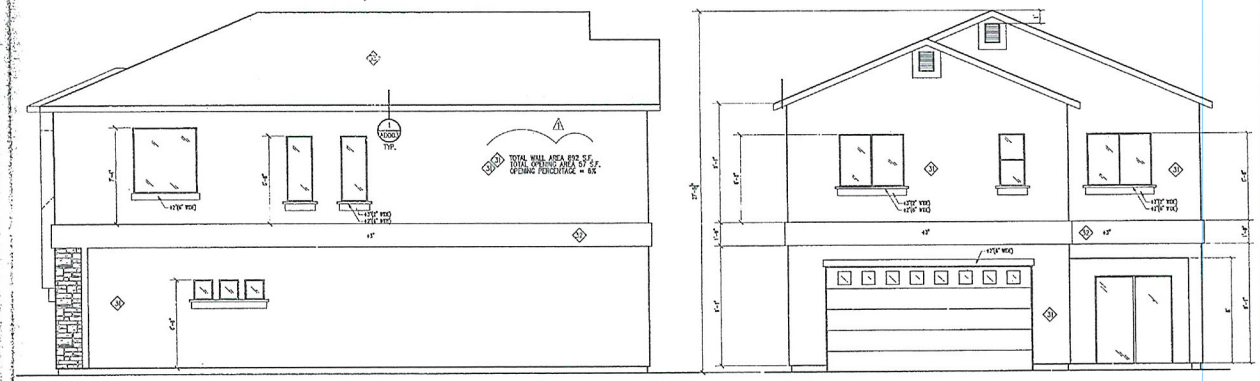
NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0602.
- POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE

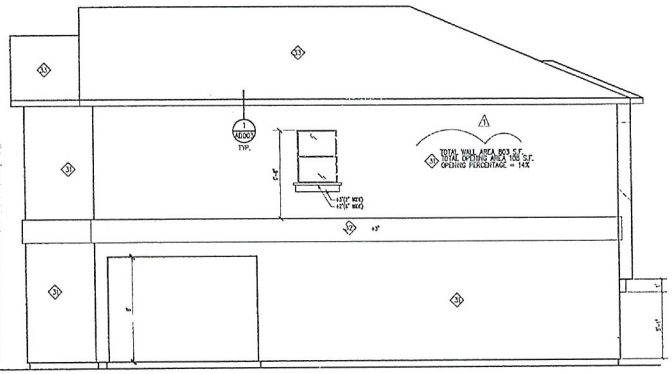


GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

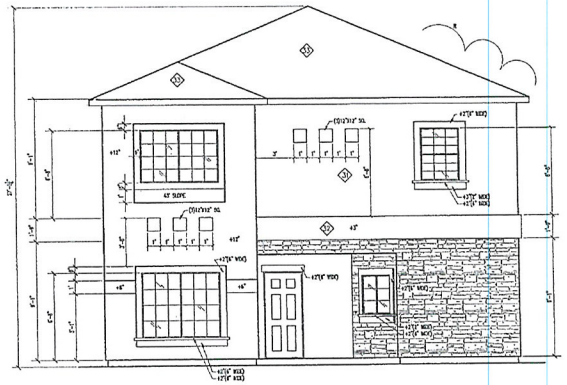


(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0301 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR 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.
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.

NOTES:

1. FRAME CROSS 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 RCC 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 A0602.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .65
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 4.87 S.F.
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): Standard Accent Glass Panel 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

Clark County Department of Building Services Division
Approved
SEP 20 2012

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
PHONE (702) 896-6852
FAX (702) 897-2557

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES
1	1-9-12	ADDR CORRECTION #1

2270 E CAMERON AVE LAS VEGAS, NEVADA 89123

ELEVATION

JOB NO: 1128
FILE NAME: 2135D043
DATE: 1-20-12
UPDATE:

A043

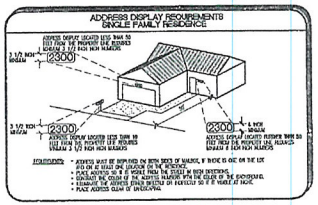
SCANNED

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHICH SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

(1) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(2) 1 COAT STUCCO SYSTEM O/FOAM MANSFOOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MCC FINISH TYP. U.N.O.
(3) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(4) 12" O/HANG AT PUBLIC WAY.
(5) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(6) GOLING LINE.
(7) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DRWG.

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 NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

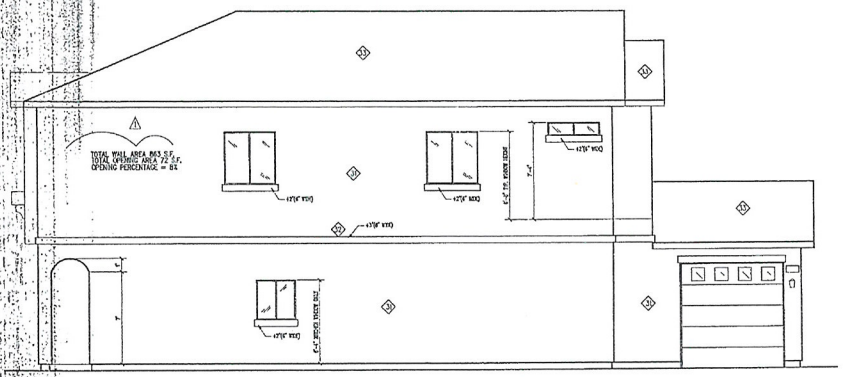
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

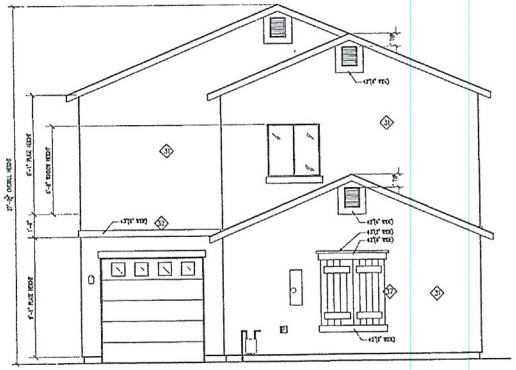
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

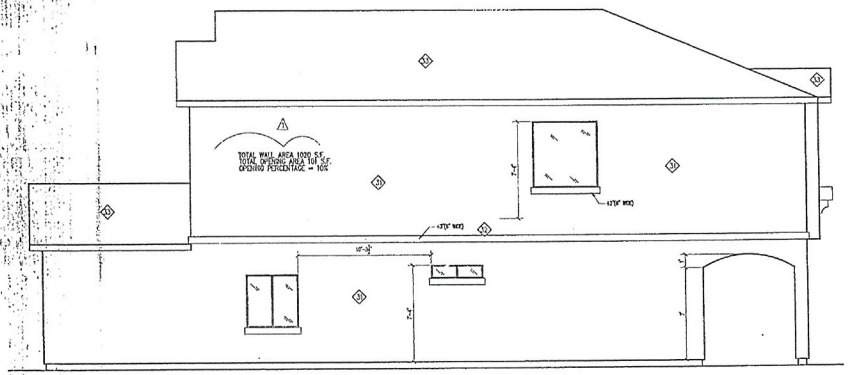
TYPE:
SLIDER:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .59
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 215 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR BOUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES):



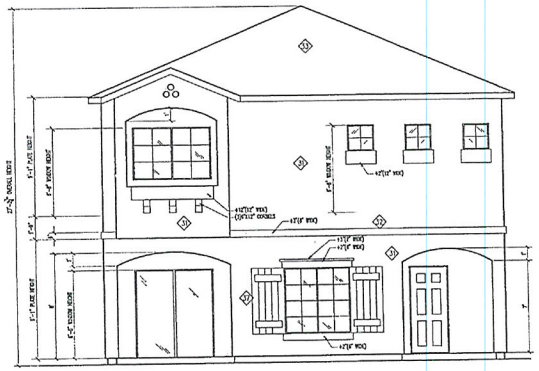
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER

LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-8597 FAX (702)898-9952

2435 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

ELEVATIONS

2270 E CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1138
FILE NAME: A040
DATE: 1-20-12
UPDATE:

A.040

SCANNED
RECEIVED
SEP 27 2012

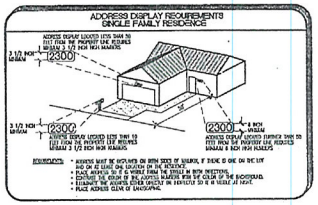
NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

* DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.

* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.

* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" MIN FROM FIN. O.M.U.

(3) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.

(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.

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 A0002.

4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.

5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

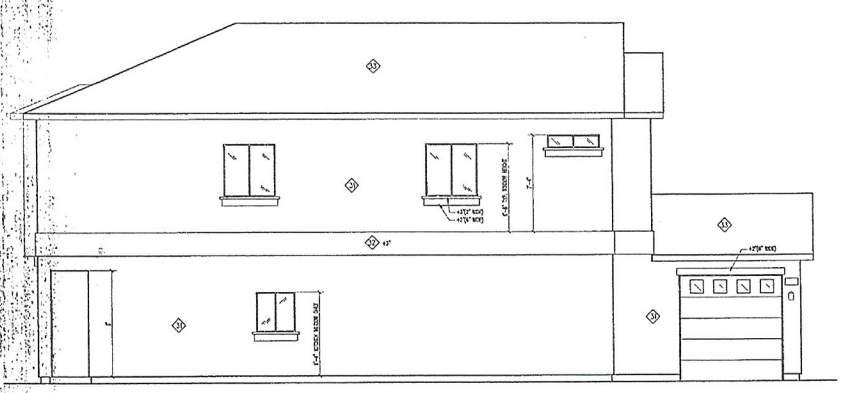
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

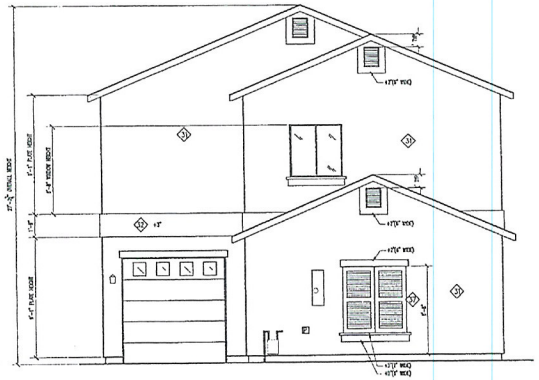
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

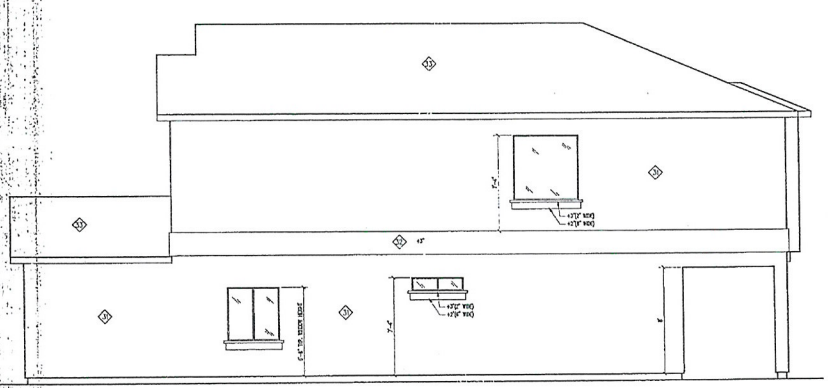
TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 155 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 15 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 42 S.F.



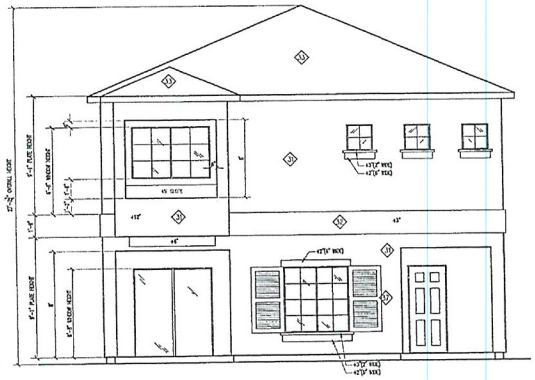
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 25.9
LAS VEGAS, NV 89128
OFFICE (702)897-8697 FAX (702)990-6952

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

ELEVATION
2270 SE CAMERO AVE

JOB NO.: 1128
FILE NAME: A041
DATE: 1-20-12
UPDATE:

A041

A3 - 1 of 7

Clark County Building Department
FEB 29 2012
Approved

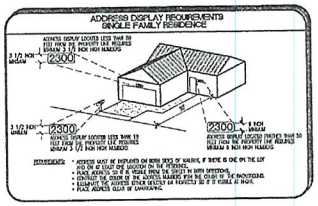
SCANNED

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0402.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1 3 7

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0501 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM MOVEOUT OR 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.
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.

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 2020 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 A0402.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

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

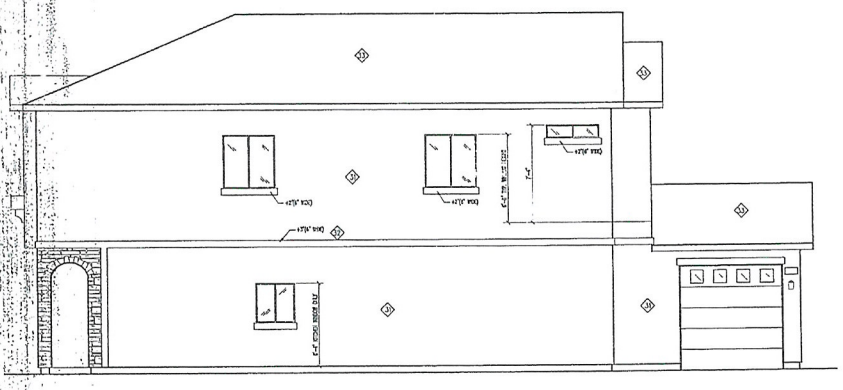
DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

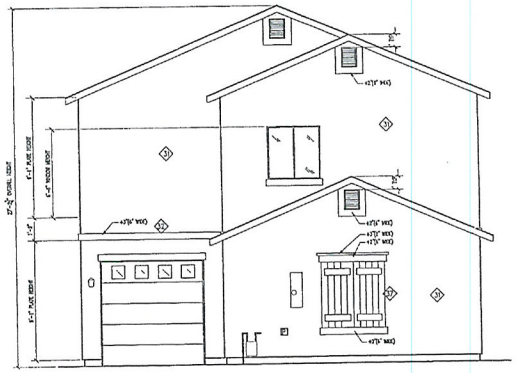
WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHTS:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

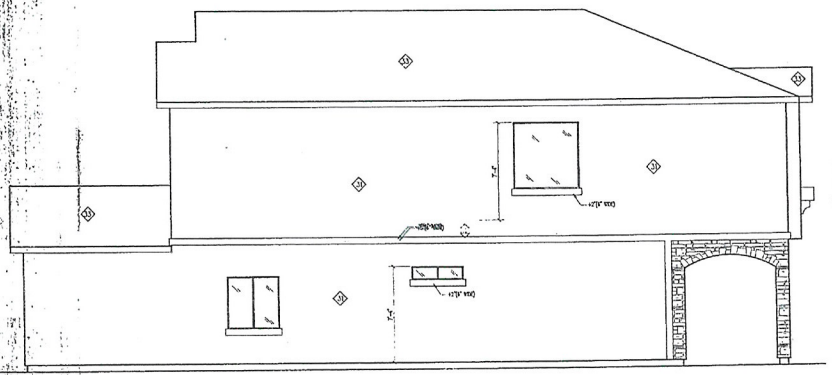
43-1487



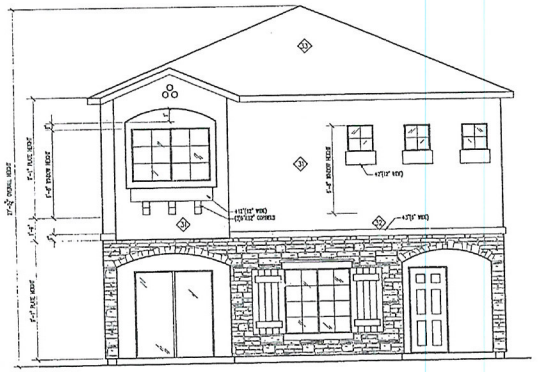
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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FAX (702)897.8597
OFFICE (702)897.8595

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A042
DATE: 1-20-12
UPDATE:

A042

SCANNED

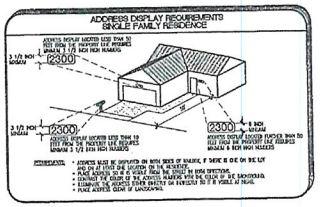
RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCED, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR 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.
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.

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 REFERENCED, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL 120V VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY EXCACT 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

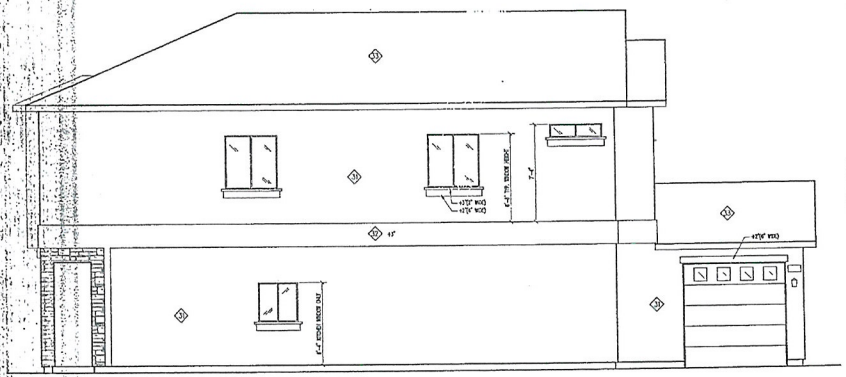
DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

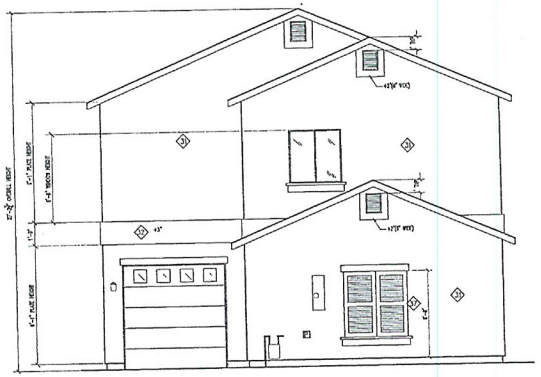
WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

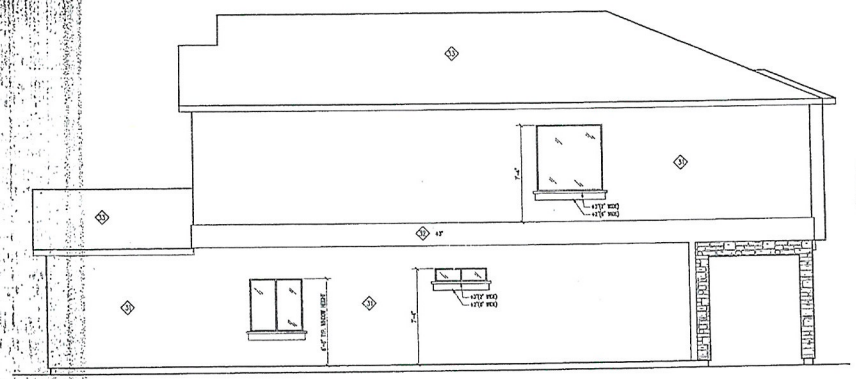
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



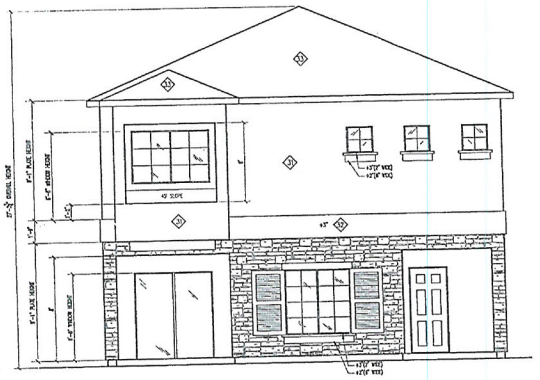
(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 2435
STATE OF NEVADA
FAX (702)896-8252

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-0697
2370 E CAMERO AVE LAS VEGAS, NV 89123

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

ELEVATION

JOB NO: 1126
FILE NAME: A043
DATE: 1-20-12
UPDATE:

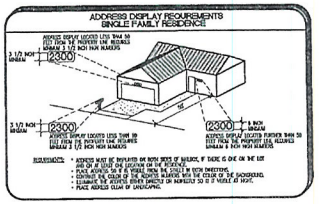
A043

A3-1487

MOD-47016
SDR-47017

SCANNED

RECEIVED
SEP 27 2012



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR 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.
(4) 12" O/HANG AT PUBLIC WAY.
(5) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(6) COILING LINE.
(7) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. FRAMING 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
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHERE SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0402
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

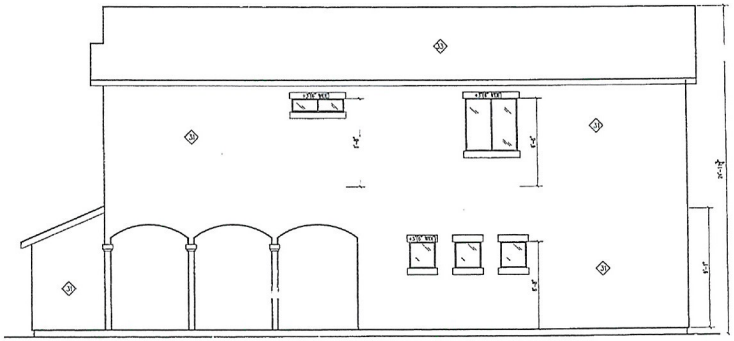
- OPTIONAL COACH LIGHT(S), SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCE, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

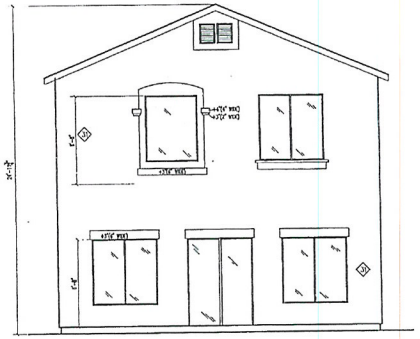
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

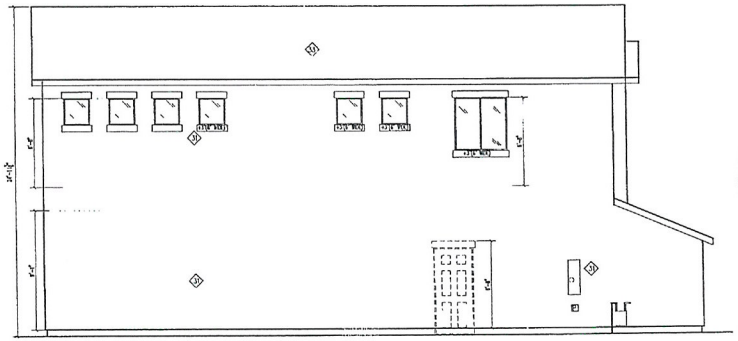
TYPE:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .48
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



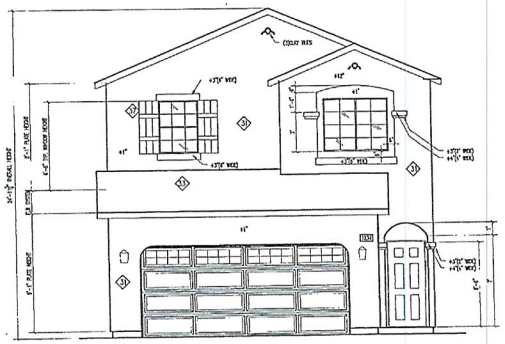
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
NO. 2328
STATE OF NEVADA
FAX (702) 896-8352

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-8597

REVISION	DATE	NOTES

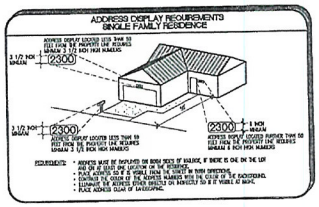
JOB NO.: 1135
FILE NAME: 1735A040
DATE: 2-1-12
UPDATE:

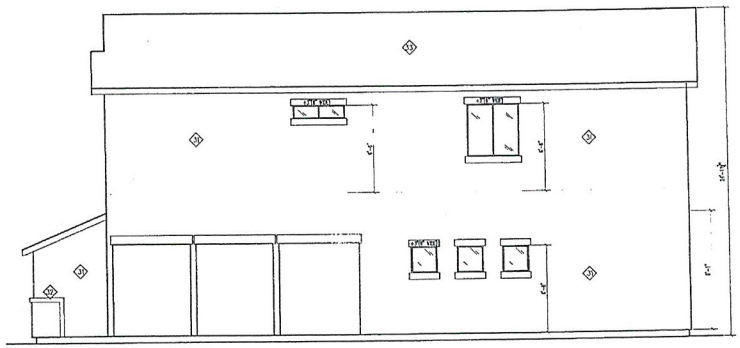
ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123

A040

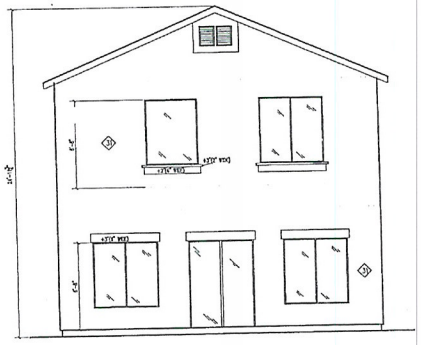
MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

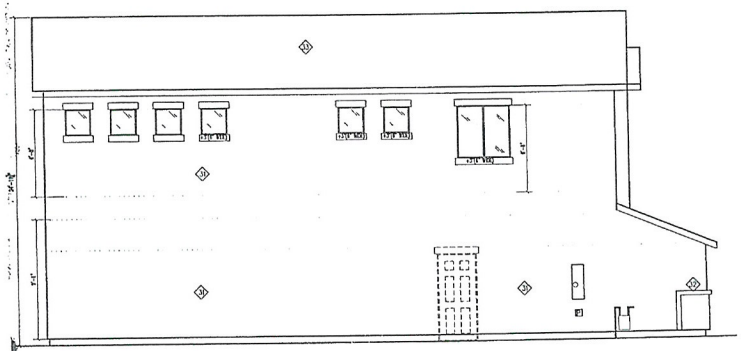




(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

KEYNOTES:

3. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0011 & D.R. HORTON FOR FINISH AND COLOR.
4. 1 COAT STUCCO SYSTEM O/FOAM RAINSCAPE OF FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
5. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
6. 12" O/HANG AT PERIMETER.
7. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
8. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

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
3. DETAILS @ WINDOW & DOORS REFER TO EXTERIORS AROUND ORDINANCE. DETAILS WITH SHEAR WALL MUST ARE NOT REFERENCES, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:	
FRONT ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

TYPE:	
SLIDER:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	165 S.F.
FIXED:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.33
WINDOW AREA (INCLUDING FRAMES):	102 S.F.
SINGLE HUNG:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	6 S.F.
SKYLIGHT:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.35
WINDOW AREA (INCLUDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.56
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCLUDING FRAMES):	1.5 S.F.
PATIO DOOR:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
STATE OF NEVADA
FAX (702) 896.6952
OFFICE (702) 897.2597

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

JOB NO: 1135
FILE NAME: 1735A041
DATE: 2-1-12
UPDATE:

ELEVATION
2670 E CAMBRO AVE LAS VEGAS, NEVADA 89120

A041

MOD-47016
SDR-47017

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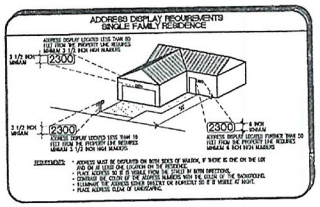
SEP 2 7 2012



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/ADD01 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WINDSOR OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WIDE FINISH TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MTL SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

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
3. DETAILS ❶ WINDOW & DOORS REFER TO FLOORING AROUND OPENINGS. DETAILS MAY SHEAR WALL HEAT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET ADD02
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE ADD FOR NOTES AND DETAILS NOT SHOWN

SYMBOLS:

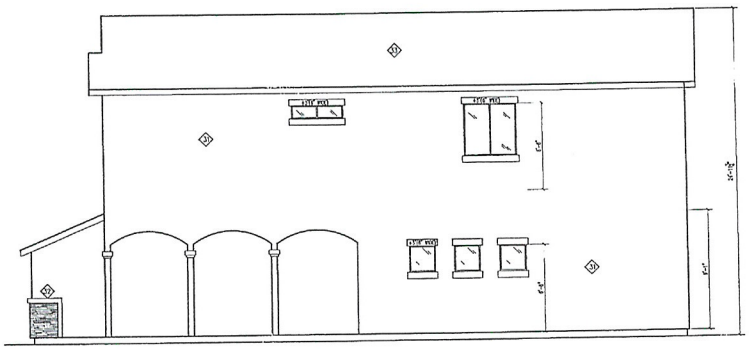
- OPTIONAL COVEN LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

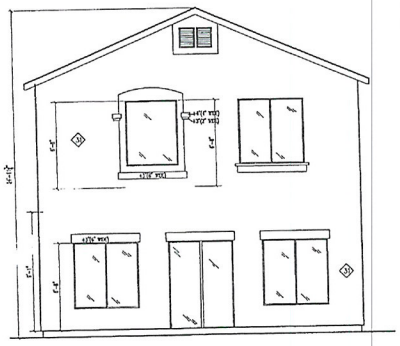
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

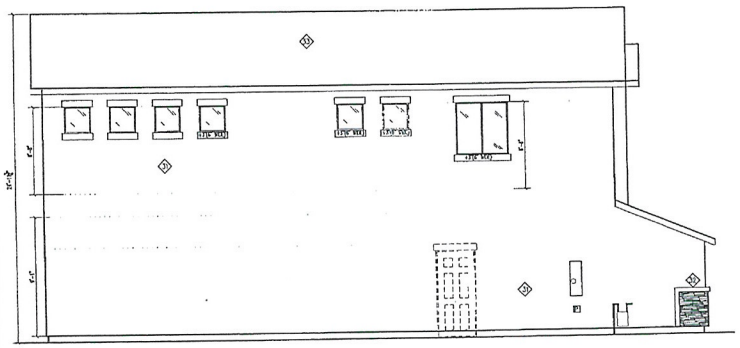
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .74
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .54
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



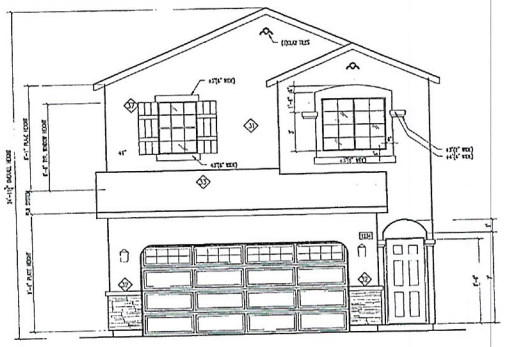
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
Larry Tindall
RESIDENTIAL DESIGNER
NO. 65-9 STATE OF NEVADA
PHONE (702) 896-8332
FAX (702) 897-8597
OFFICE (702) 897-8597
LAS VEGAS, NEVADA 89123

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

2270 E CAMERO AVE

ELEVATIONS

JOB NO.: 1135
FILE NAME: 1735A042
DATE: 2-1-12
UPDATE:

A042

MOD-47016
SDR-47017

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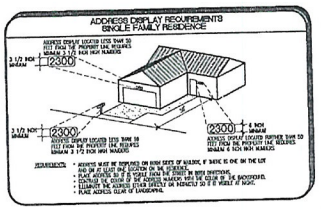


KEYNOTES:

(12) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A020 & D.R. HORTON FOR FINISH AND COLOR.

(13) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" MOD. FINISH TYP. U.N.O.

(14) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.

(15) 12" O/HANG AT PUBLIC WAY.

(17) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.

(18) CEILING LINE.

(19) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

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
3. DETAILS O 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 A0A2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

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

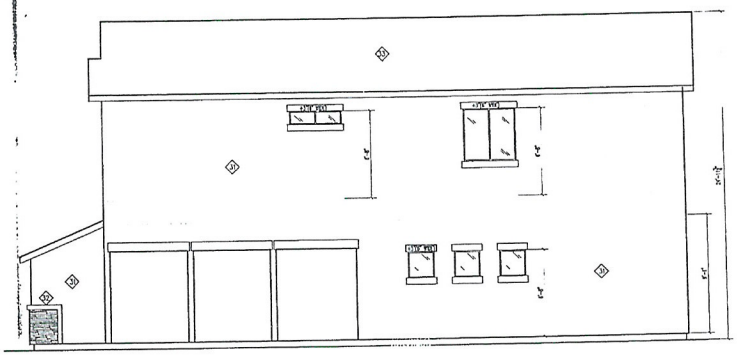
DOOR U VALUES:

LOCATION:

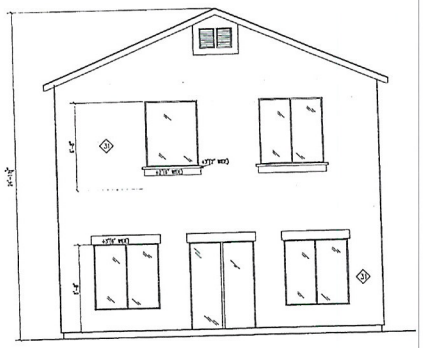
FRONT ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

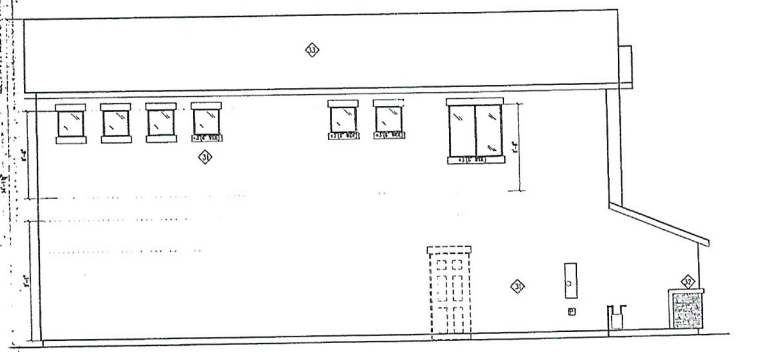
TYPE:	
SLIDER:	SOLAR INDUSTRIES
MANUFACTURING:	.34
U-FACTOR:	.21 CFM/FT2
AIR LEAKAGE RATE:	.44
VISUAL LIGHT TRANSMITTANCE RATE:	.23
SOLAR HEAT GAIN COEFFICIENT (SHGC)	185 S.F.
WINDOW AREA (INCLUDING FRAMES):	
FIXED:	SOLAR INDUSTRIES
MANUFACTURE:	.32
U-FACTOR:	.21 CFM/FT2
AIR LEAKAGE RATE:	.59
VISUAL LIGHT TRANSMITTANCE RATE:	.23
SOLAR HEAT GAIN COEFFICIENT (SHGC)	102 S.F.
WINDOW AREA (INCLUDING FRAMES):	
SINGLE HUNG:	SOLOR INDUSTRIES
MANUFACTURE:	.34
U-FACTOR:	.21 CFM/FT2
AIR LEAKAGE RATE:	.44
VISUAL LIGHT TRANSMITTANCE RATE:	.23
SOLAR HEAT GAIN COEFFICIENT (SHGC)	6 S.F.
WINDOW AREA (INCLUDING FRAMES):	
SKYLIGHT:	SOLOR INDUSTRIES
MANUFACTURE:	.45
U-FACTOR:	.21 CFM/FT2
AIR LEAKAGE RATE:	.44
VISUAL LIGHT TRANSMITTANCE RATE:	.25
SOLAR HEAT GAIN COEFFICIENT (SHGC)	0
WINDOW AREA (INCLUDING FRAMES):	
GLASS DOOR:	SOLOR INDUSTRIES
MANUFACTURE:	.34
U-FACTOR:	.21 CFM/FT2
AIR LEAKAGE RATE:	.44
VISUAL LIGHT TRANSMITTANCE RATE:	.40
SOLAR HEAT GAIN COEFFICIENT (SHGC)	1.5 S.F.
WINDOW AREA (INCLUDING FRAMES):	
PATIO DOOR:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.



(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
NV. LIC.#
STATE OF NEVADA
FAX (702) 896-8952
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-5597

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

REVISION	DATE	NOTES

JOB NO.: 1135
FILE NAME: 1735A043
DATE: 2-1-12
UPDATED:

A043

ELEVATION
5270 E CAMERON AVE
LAS VEGAS, NEVADA 89123

MOD-47016
SDR-47017

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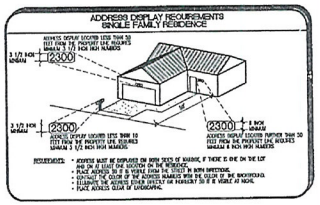


GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/ADD01 & D.R. HORTON FOR FINISH AND COLOR.
2. 3 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR 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.
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.

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
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 A0502
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

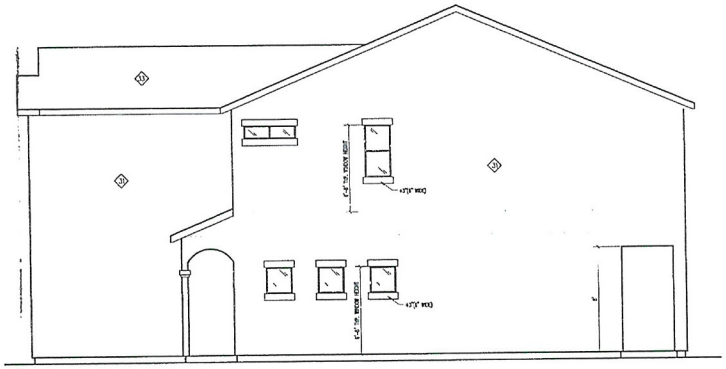
- OPTIONAL COACH LIGHT(S), SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT -- CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

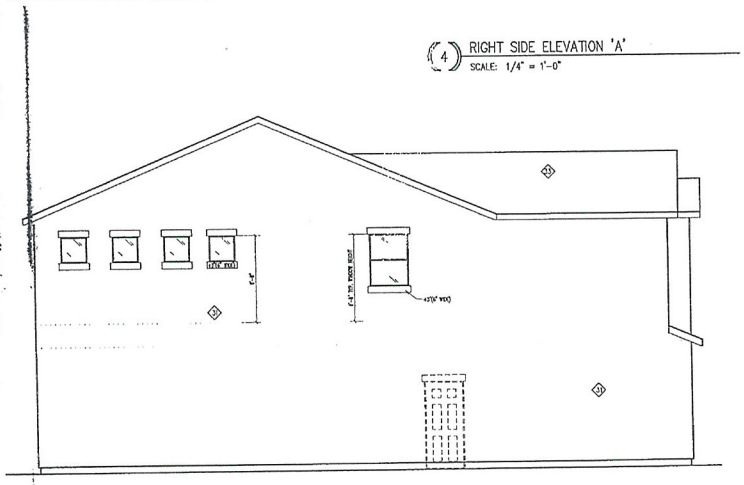
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .45
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 9 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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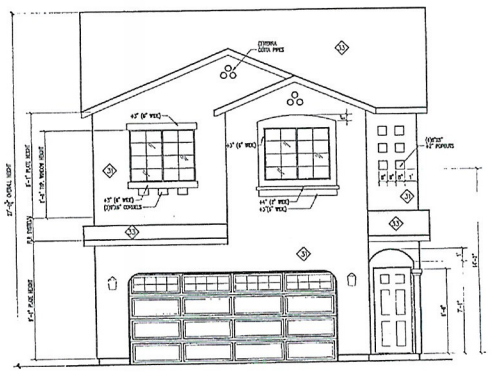
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
No. 52-9
STATE OF NEVADA
FAX (702) 896-6352
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-5597
2270 E CAMERO AVE
LAS VEGAS, NEVADA 89123

1835 PLAN

REVISION	DATE	NOTES

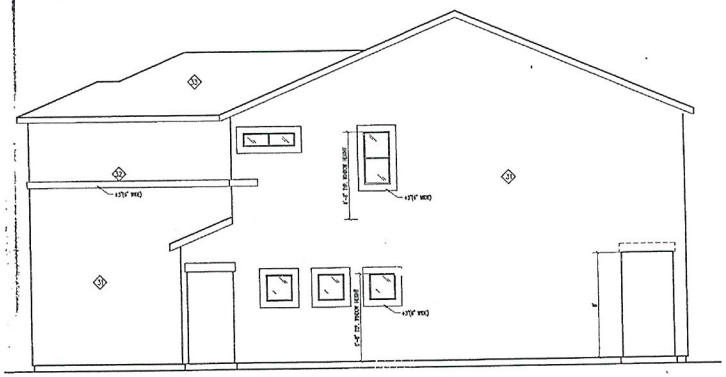
ELEVATIONS

JOB NO.: 1135
FILE NAME: 1835A040
DATE: 2-1-12
UPDATE:

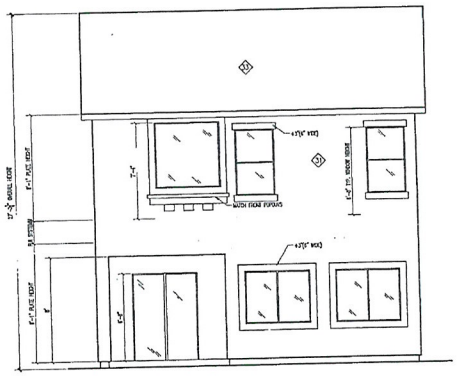
A040

RECEIVED
SEP 2 7 2012

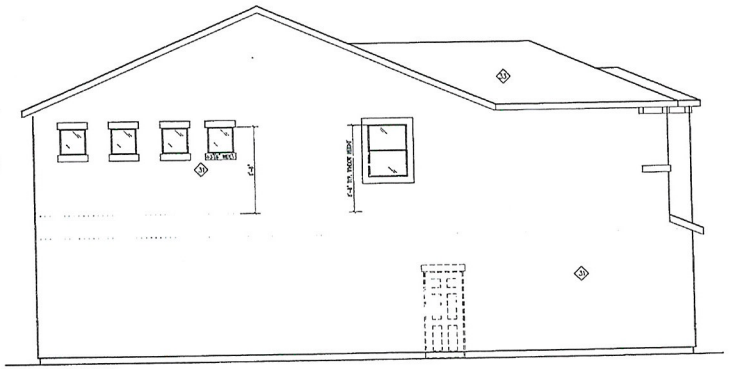
MOD-47016
SDR-47017



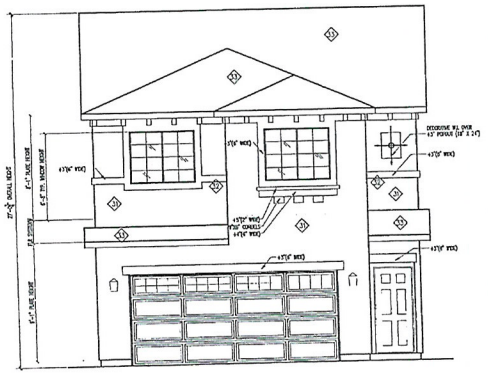
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



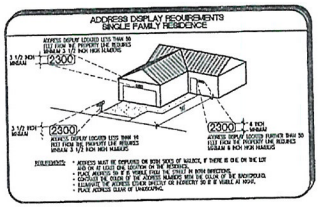
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR 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.
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.

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
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL HOLT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:	
FRONT ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
PATIO DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

TYPE:	
SLIDER:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	102 S.F.
FIXED:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.33
WINDOW AREA (INCLUDING FRAMES):	102 S.F.
SINGLE HUNG:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	8 S.F.
DUAL HUNG:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.25
WINDOW AREA (INCLUDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.58
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCLUDING FRAMES):	1.5 S.F.
PATIO DOOR:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5537
FAX (702) 696-8952
STATE OF NEVADA
RESIDENTIAL DESIGNER
No. 324
LAS VEGAS, NEVADA 89123
2270 E CAMERO AVE

1835 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

ELEVATION

JOB NO.: 1135
FILE NAME: 1835A041
DATE: 2-1-12
UPDATE:

A041

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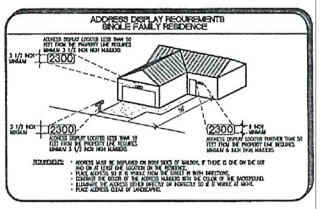
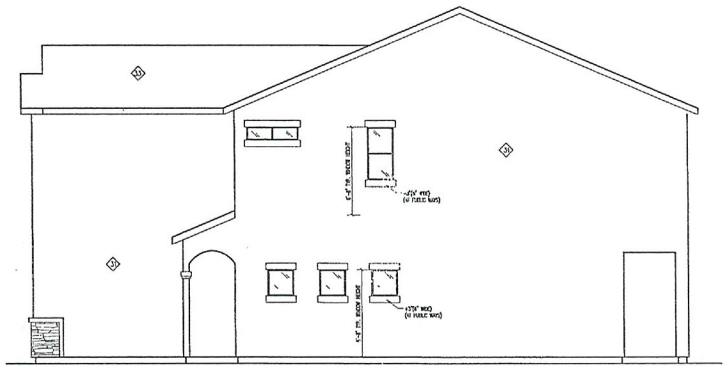
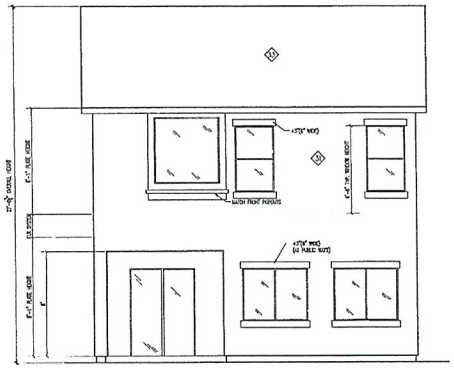
MOD-47016
SDR-47017

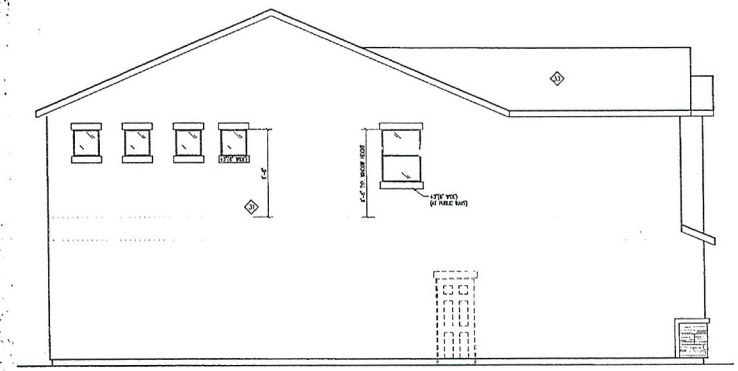




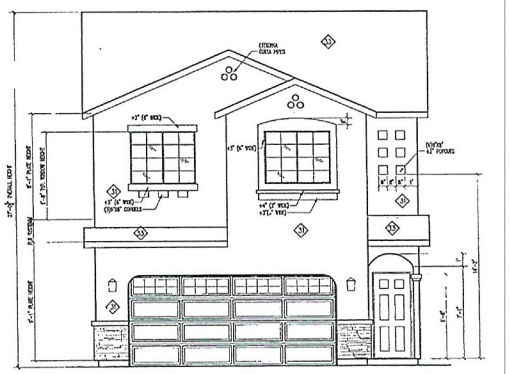
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A200 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR 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.
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.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CCGE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL HEDE ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET A1002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 9 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
NO. R.D.P STATE OF NEVADA
"Larry Tindall"
OFFICE (702) 897-7697
FAX (702) 896-8352

1835 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATIONS
3270 E CAMERO AVE LAS VEGAS, NEVADA 89120

JOB NO.: 1135
FILE NAME: 1835A042
DATE: 2-1-12
UPDATE:

A042

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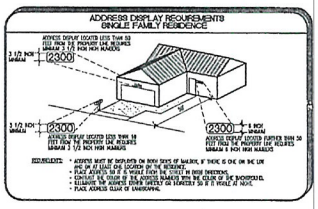
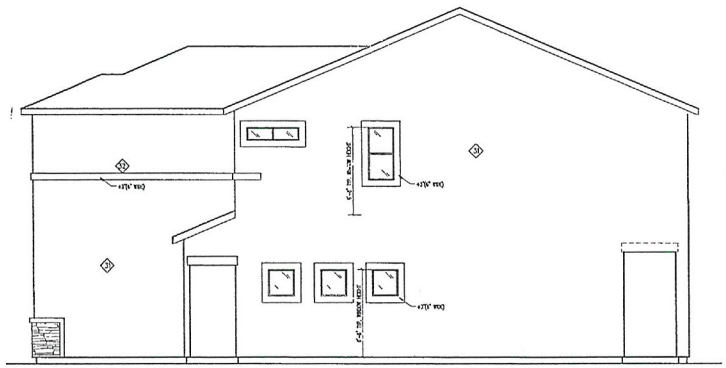
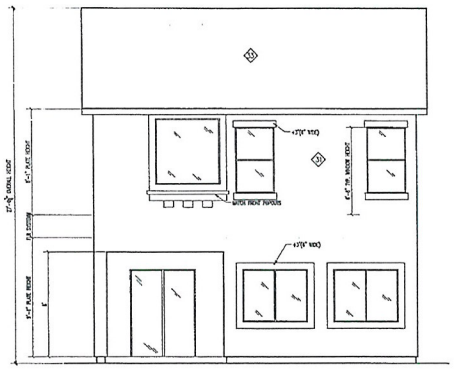
SEP 27 2012
MOD-47016
SDR-47017

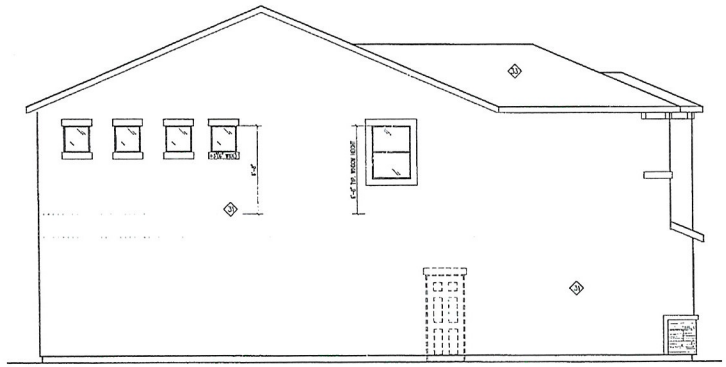




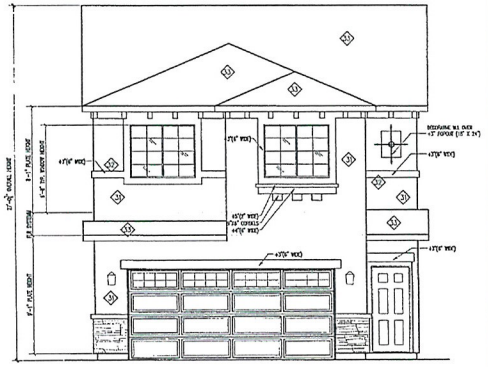
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WIDE FLUSH TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
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 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
3. DETAILS @ WINDOW & DOORS REFER TO W-DOOR-WINDOW & DOOR OPENINGS. DETAILS WHERE SHEAR WALL HEIGHT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002
4. POP-OUTS SIDING AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .35
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOORS:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: 10

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 624 STATE OF NEVADA
FAX (702) 896.0352

1835 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-3597
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REVISION	DATE	NOTES

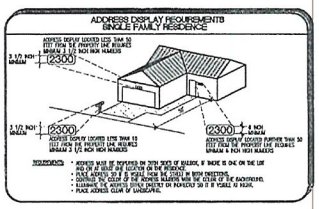
JOB NO.: 1135
FILE NAME: 1835A043
DATE: 2-1-12
UPDATE:

ELEVATION

A043

2870 E CAMERO AVE LAS VEGAS, NEVADA 89123

RECEIVED
SEP 2 7 2012
MOD-47016
SDR-47017



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR 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.
4. 12" O/HANG AT PUBLIC WAY.
7. PRE-MTR. SHUTTERS, SEE D.R. HORTON SPECS.
8. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TMS EQUIPMENT, VERIFY LOCATION W/ PLUMBING ENGR.

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.
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 A0002.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

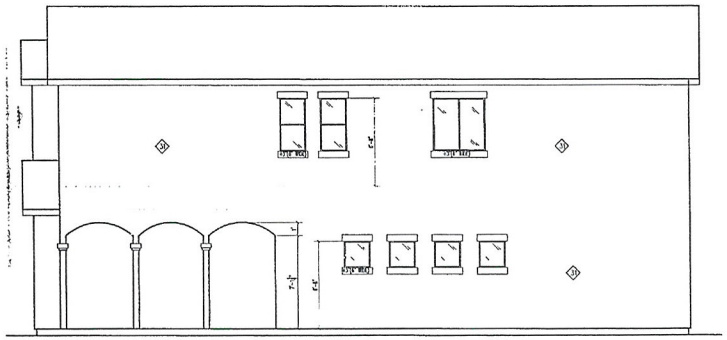
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES. SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

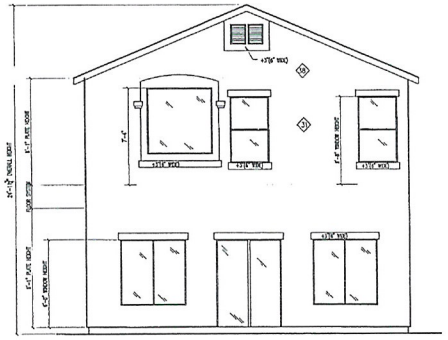
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRADITIONAL WOOD
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRADITIONAL WOOD
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRADITIONAL WOOD
NFRC-U FACTOR: .40

WINDOW U VALUES:

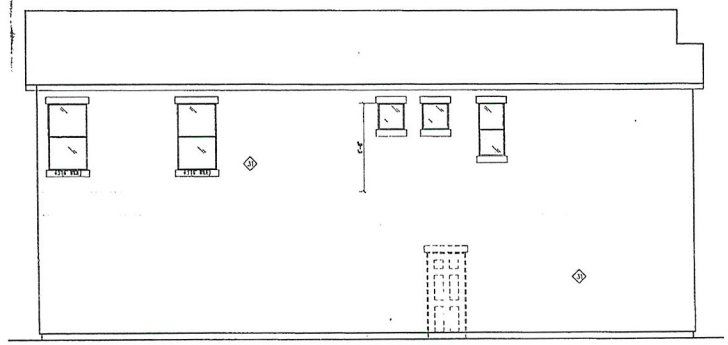
TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 107 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .36
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



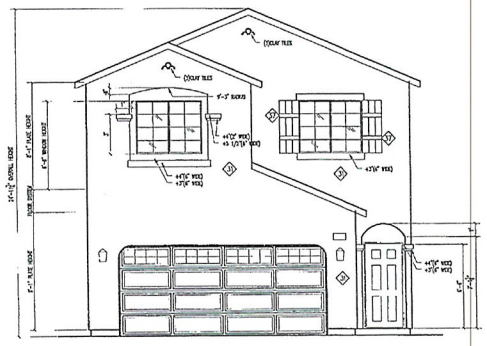
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-1552 FAX (702) 896-8352
LAS VEGAS, NEVADA 89123
2270 CAMERO AVENUE.

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1935 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

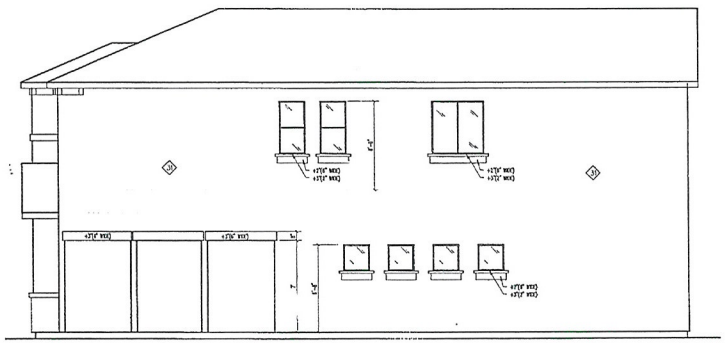
ELEVATIONS

JOB NO: 1135
FILE NAME: 1935A040
DATE: 2-1-12
UPDATE:

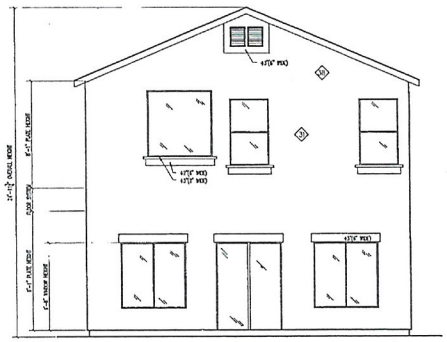
A040

MOD-47016
SDR-47017

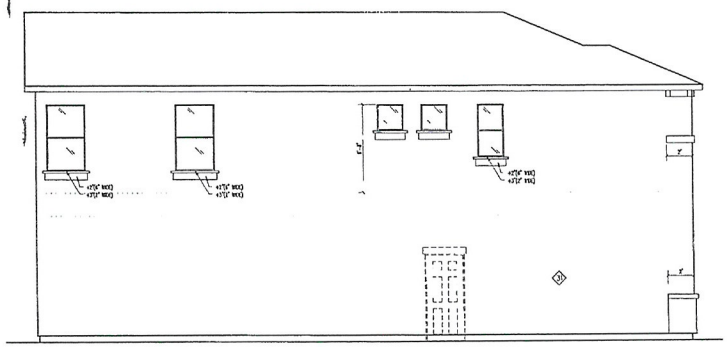
RECEIVED
SEP 27 2012



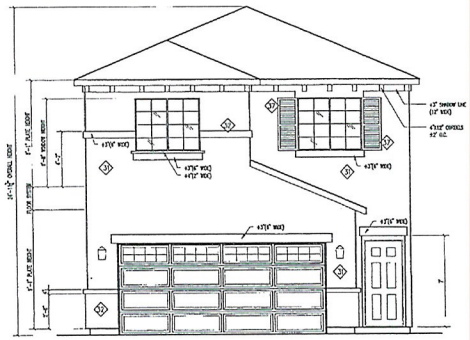
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



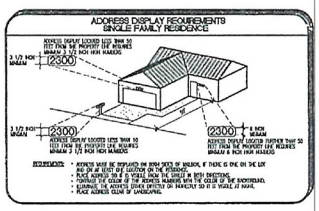
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1 3

KEYNOTES:

(1) EXTERIOR 3 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(2) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR 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.
(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.

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.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET A0001
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 155 S.F.
FIXED:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .40
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 0 S.F.
SKYLIGHT:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5597 FAX (702) 896-8852
2270 CAMERO AVENUE, LAS VEGAS, NEVADA 89128

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D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

JOB NO.: 1135
FILE NAME: 1935A041
DATE: 2-1-12
UPDATE:

ELEVATION

A041

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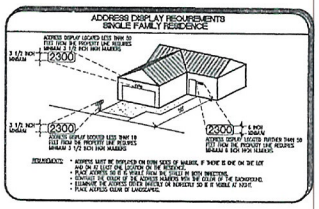
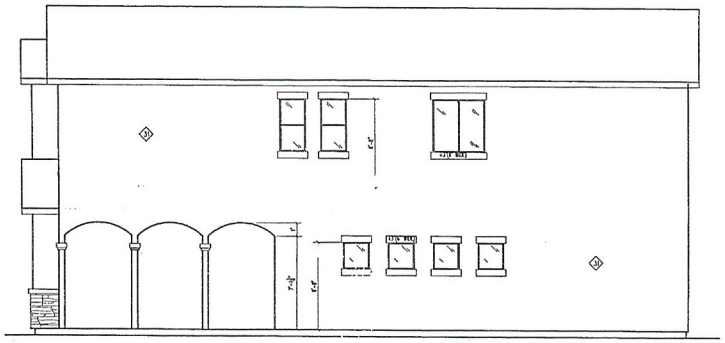
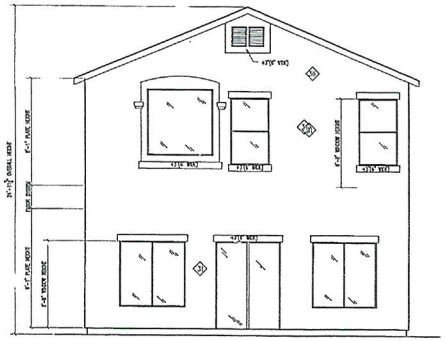
MOD-47016
SDR-47017



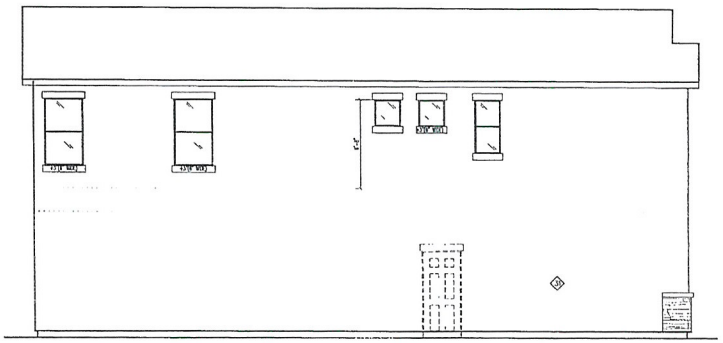
GRAPHIC SCALE
1/4 INCH = 1 FOOT



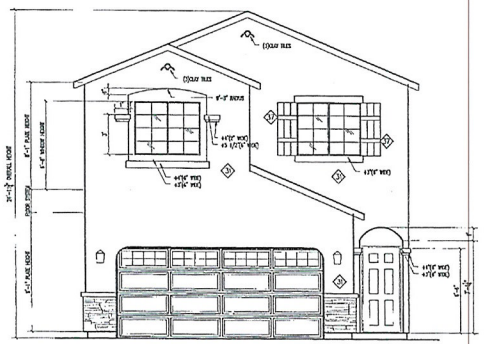
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(1) 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 OR 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.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COOLING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON EYEBROW AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0302
4. POP-OUTS SHOWN ARCHED WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUSHA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUSHA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUSHA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .40
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .64
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES) 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .64
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES) 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
STATE OF NEVADA
OFFICE (702) 897-5597
FAX (702) 896-2552

1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

JOB NO: 1135
FILE NAME: 1935A042
DATE: 2-1-12
UPDATE:

ELEVATIONS

A042

2270 CAMERO AVENUE, LAS VEGAS, NEVADA 89123

MOD-47016
SDR-47017

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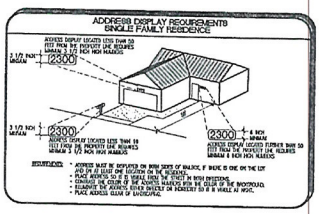
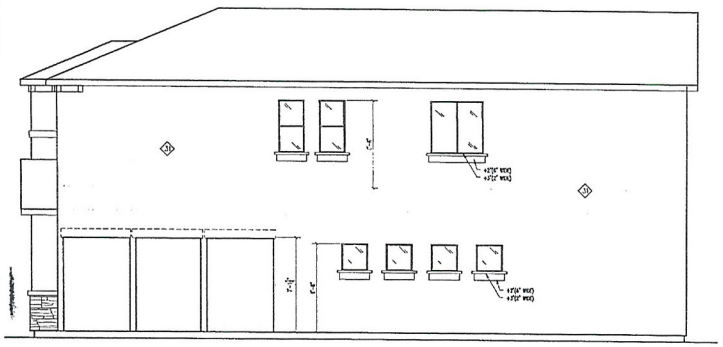
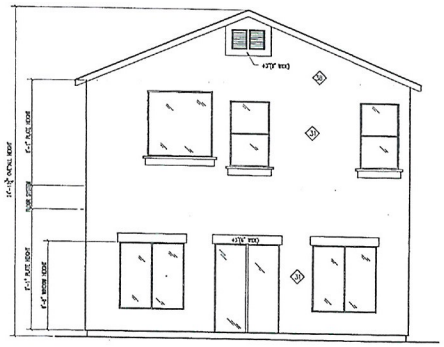
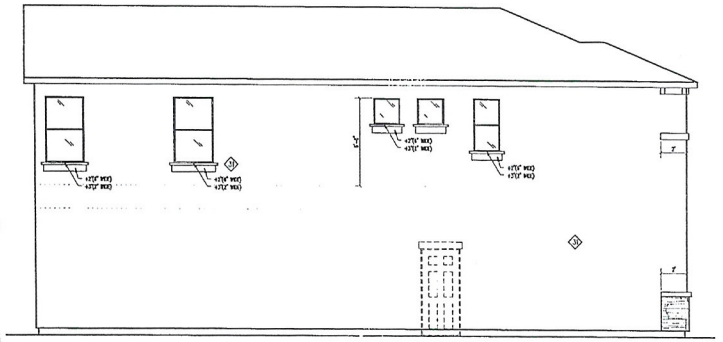




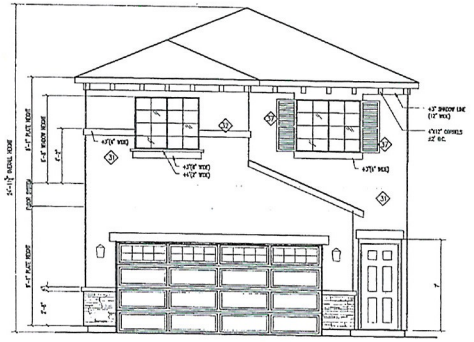
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(1) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 OR 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.
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.

NOTES:

1. PRAIRIE SIDES TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NORTH OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT APE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0302
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUSTILE TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUSTILE TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
NEVADA STATE CERTIFIED RESIDENTIAL DESIGNER
OFFICE (702) 897.8597 FAX (702) 896.8552

1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

2270 CAMERO AVENUE
ELEVATION

JOB NO.: 1935
FILE NAME: 1935A043
DATE: 2-1-12
UPDATE:

A043

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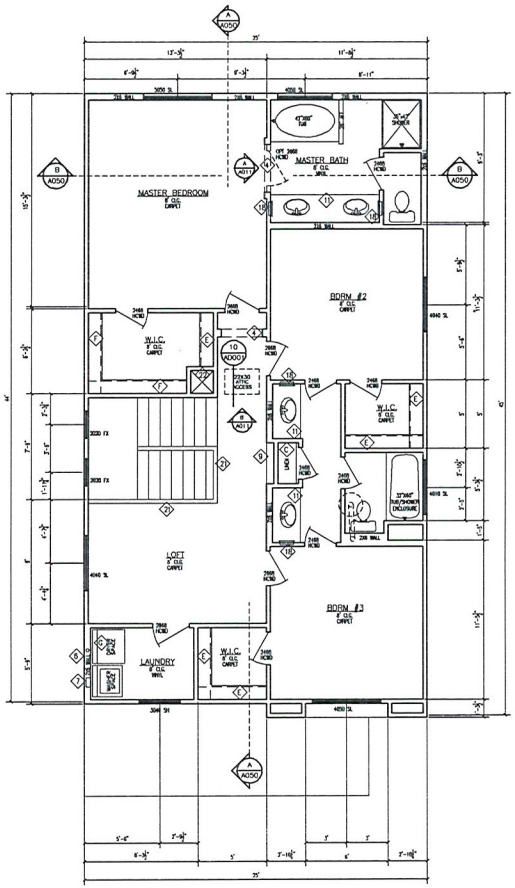
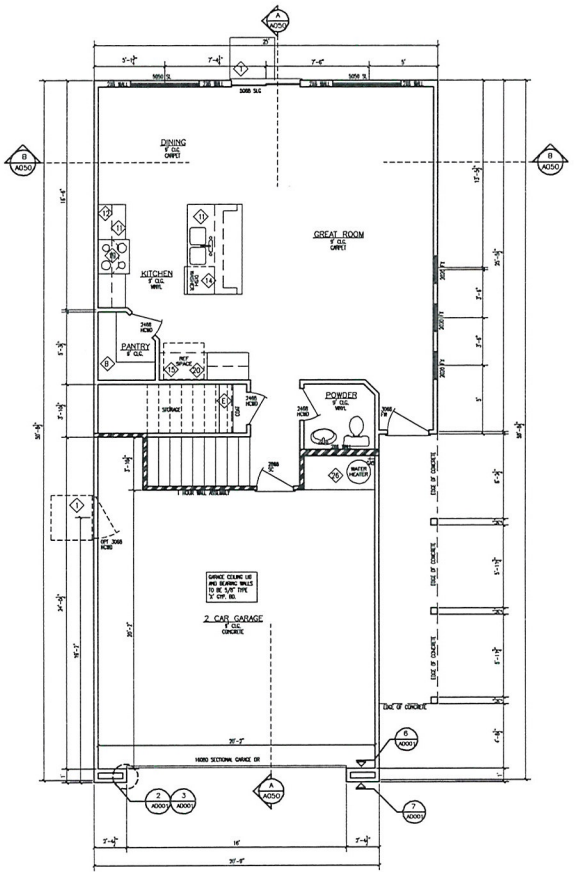


(1) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR SYMBOLS
SEE SHEET A01

SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	1420	SQUARE FEET
SECOND FLOOR:	1853	SQUARE FEET
LIVING AREA:	3273	SQUARE FEET
GARAGE:	500	SQUARE FEET

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE – 36" 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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2'-6" STONE W/6 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM

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. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL 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 ARE 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 AWAY FROM HOUSE 2" PER FOOT

ATTIC ACCESS CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW E" WINDOW. VERIFY W/ICC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (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 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

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LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897.8997
FAX (702) 897.8998
3831 E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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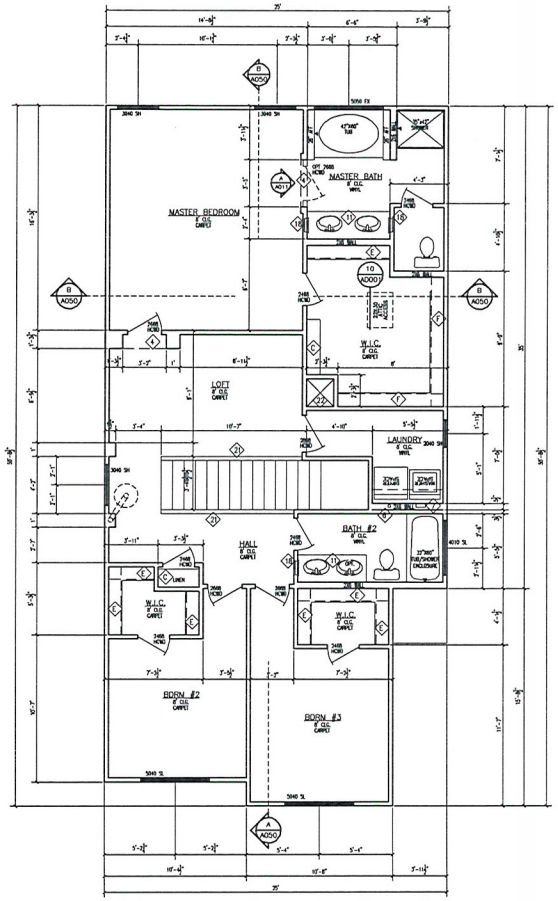
REVISION	DATE	NOTES

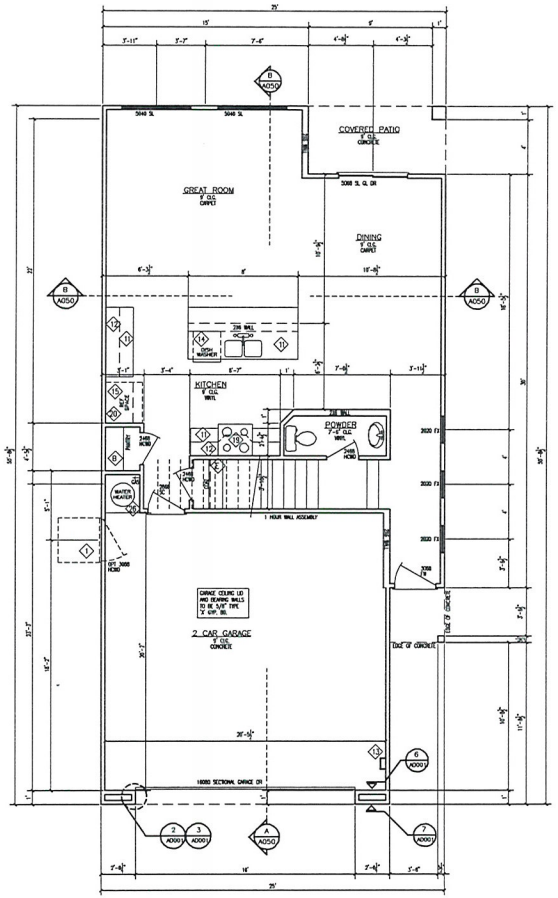
FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1735A010
DATE: 12-21-11
UPDATE:

A010



(1) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE. SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 36" 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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2'-0" STONE W/8 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM

GENERAL NOTES:

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11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

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D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	742	SQUARE FEET
SECOND FLOOR:	1193	SQUARE FEET
TOTAL LIVING AREA:	1835	SQUARE FEET
GARAGE:	430	SQUARE FEET

MOD-47016
SDR-47017

RECEIVED
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LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897.8597
FAX (702) 897.8598
9851 E. RUSSELL ROAD SUITE G.
LAS VEGAS, NEVADA 89120

1835 PLAN
D.R. HORTON HOMES
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RESIDENTIAL DESIGNER
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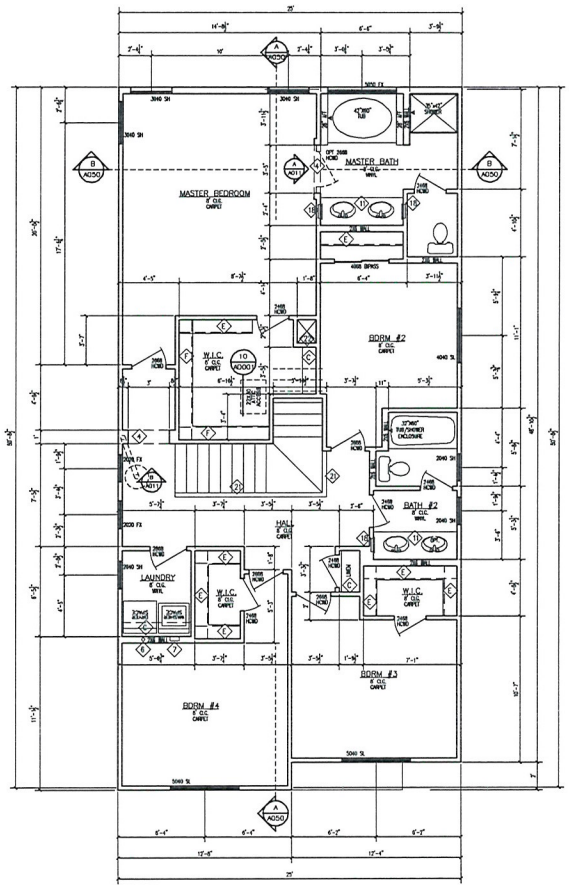
REVISION	DATE	NOTES

FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1835A010
DATE: 12-21-11
UPDATE:

A010



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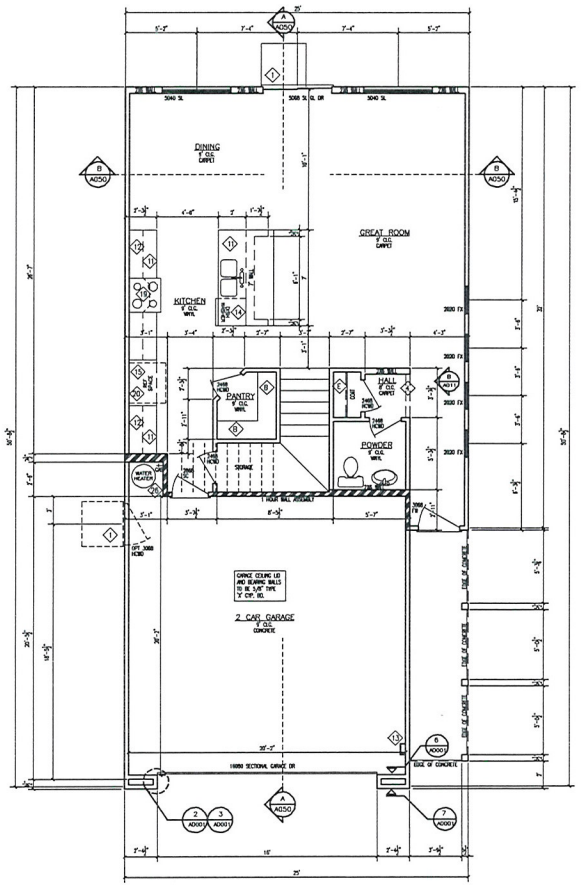
SCALE: 1/4" = 1'-0"



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

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
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3. CARPET STRIP.
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LARRY TINDALL
RESIDENTIAL DESIGNER
2531 E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120
OFFICE (702) 897.8997
FAX (702) 897.8998

1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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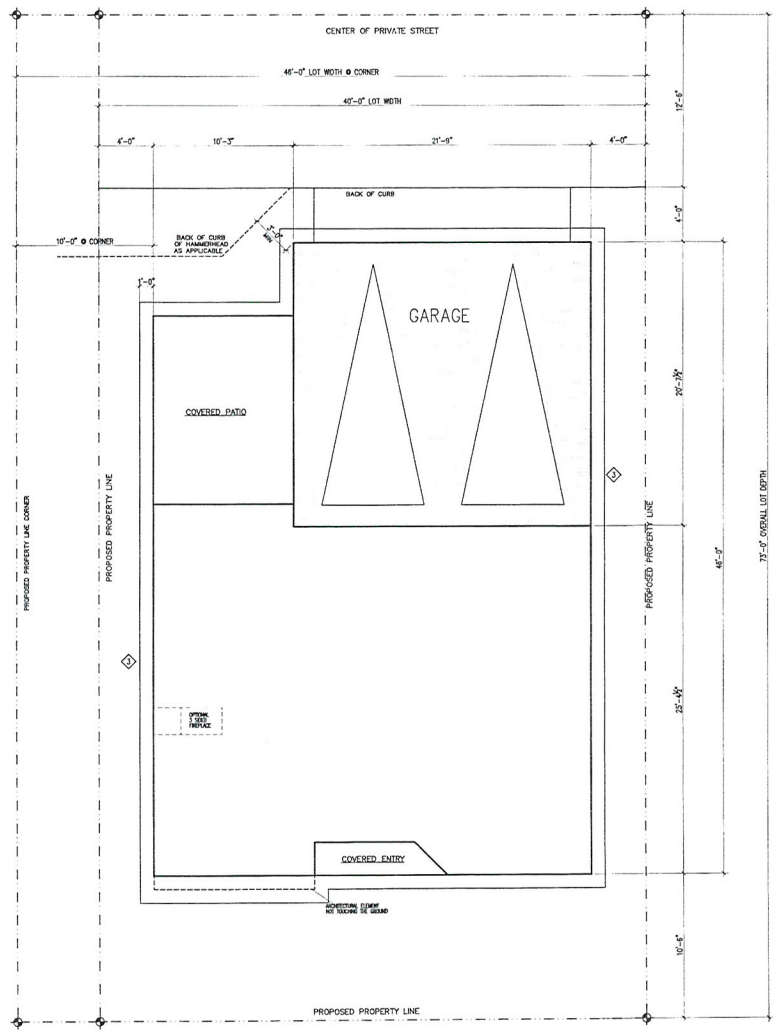
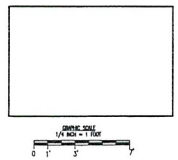
REVISION	DATE	NOTES

JOB NO.: 1135
FILE NAME: 1935A010
DATE: 12-21-11
UPDATE:

FLOOR PLANS
A010



(1) FOOTPRINT – 2135 PLAN
SCALE: 1/4" = 1'-0"



53-4381
~~53-4382~~

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: [illegible] Apprv. Date: 2/27/12
Pln. Chk: [illegible] Apprv. Date: 3-6-12

43-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/A0001.

STANDARD 2135 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2135 Plan
Building Height:	~~27'-5 1/2"~~ 27'-5¼"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2135
2 Car Garage sq ft:	448
Total Building:	2583
Covered Entry sq ft:	30
Covered Patio sq ft:	129

Min. Interior:
WIDTH: 40'
DEPTH: 73'

Min. Setbacks:
FRONT: 10.5 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: 10 FT. MIN.
REAR: 4 FT. MIN.
HAMMERHEAD: 3 FT. MIN.
Garage Hammerhead: 4 FT. MIN.

Min. Corner:
WIDTH: 40'
DEPTH: 73'

RECEIVED
SEP 27 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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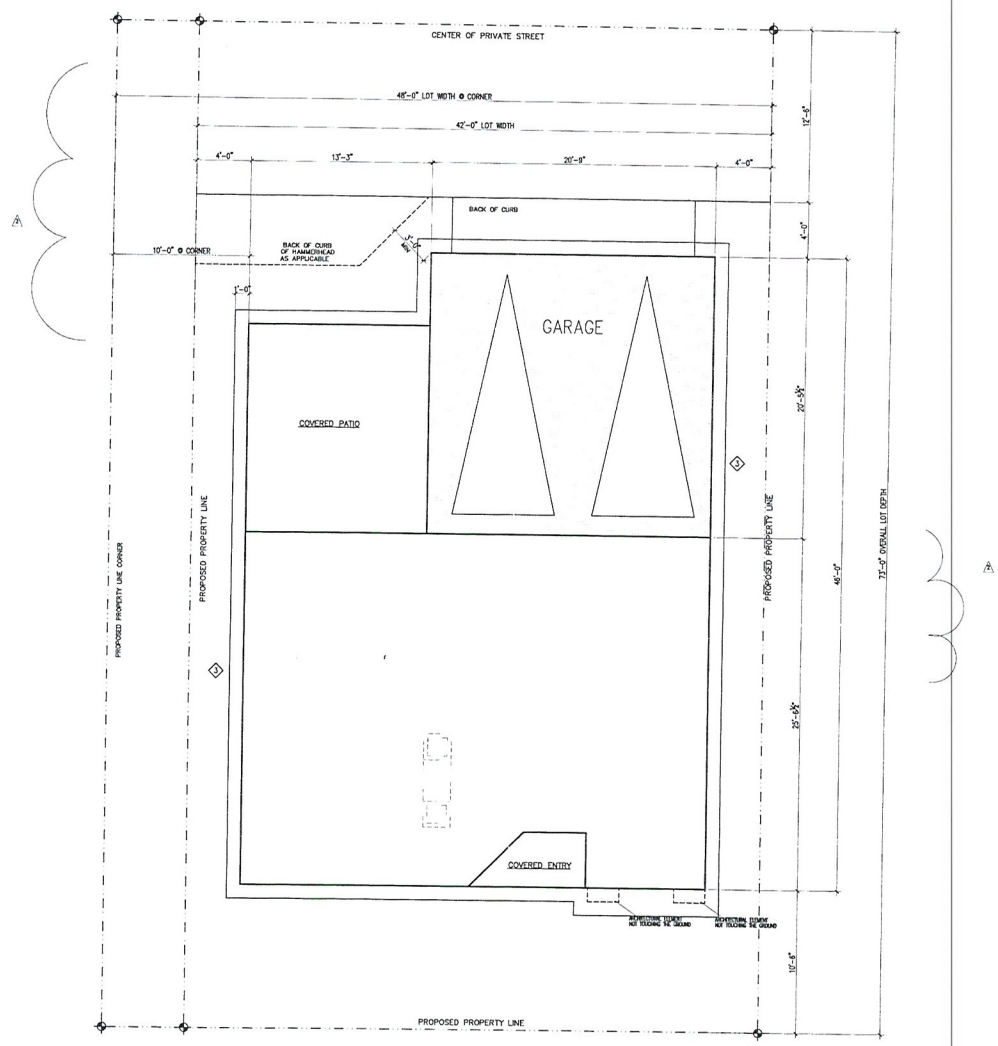
LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597

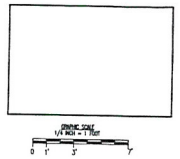
REVISION	DATE	NOTES
2	2-14-12	ZONING CORRECTION #1

ELECTRICAL PLAN
1128
1-20-12
FP001
2270 CAMERO AVE.

MOD-47016
SDR-47017



(1) FOOTPRINT – 2235 PLAN
SCALE: 1/4" = 1'-0"



53-4382

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: [illegible] Apprv. Date: 2/27/12
Pln. Chk: _____ Apprv. Date: _____

43-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/A0001.

STANDARD 2235 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2235 Plan
Building Height:	27'-10 1/4"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2235
2 Car Garage sq ft:	430
Total Building:	2665
Covered Entry sq ft:	30
Covered Patio sq ft:	200

Min. Interior:
WIDTH: 42'
DEPTH: 73'

Min. Corner:
WIDTH: 48'
DEPTH: 73'

Min. Setbacks:
FRONT: 10.5 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: 10 FT. MIN.
REAR: 4 FT. MIN.
HAMMERHEAD: 3 FT. MIN.
Garage Hammerhead 4 FT. MIN.

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2235 PLAN
D.R. HORTON HOMES
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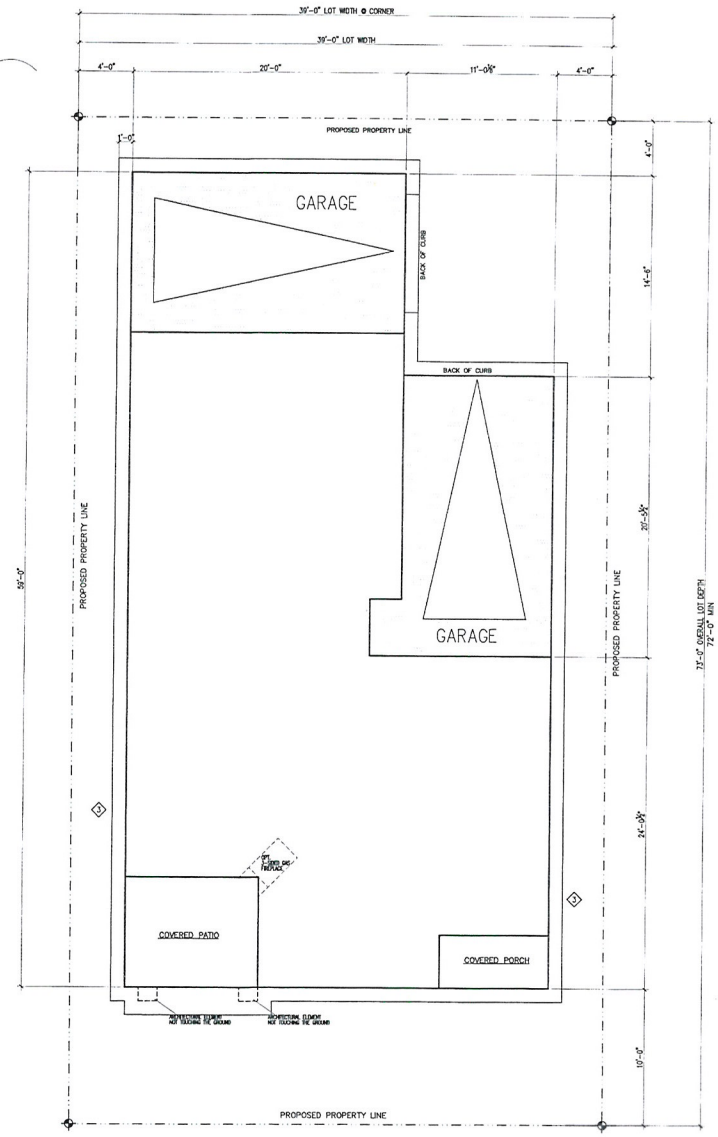
REVISION	DATE	NOTES
1	2-14-12	ZONING CORRECTION #1

ELECTRICAL PLAN
1128
1-20-12
FP002
2270 CAMERO AVE.

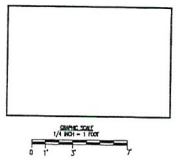
SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



(1) FOOTPRINT – 2435 PLAN
SCALE: 1/4" = 1'-0"



53-4383

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: [illegible] Apprv. Date: 2/27/12
Pln. Chk: DE Apprv. Date: 3-16-12
43-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/AD001.

STANDARD 2435 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2435
Building Height:	27'-2 3/4"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2435
1 Car Garage sq ft:	229
1 Car Garage sq ft:	225
Total Building:	2889
Covered Entry sq ft:	31
Covered Patio sq ft:	78

Min. Interior:
WIDTH: 39'
DEPTH: 73'

Min. Setbacks:
FRONT: 10 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: NOT TO BE ON CORNER
REAR: 4 FT. MIN.
Garage @ Hammerhead: 4 FT MIN.

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 597.5597
LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.

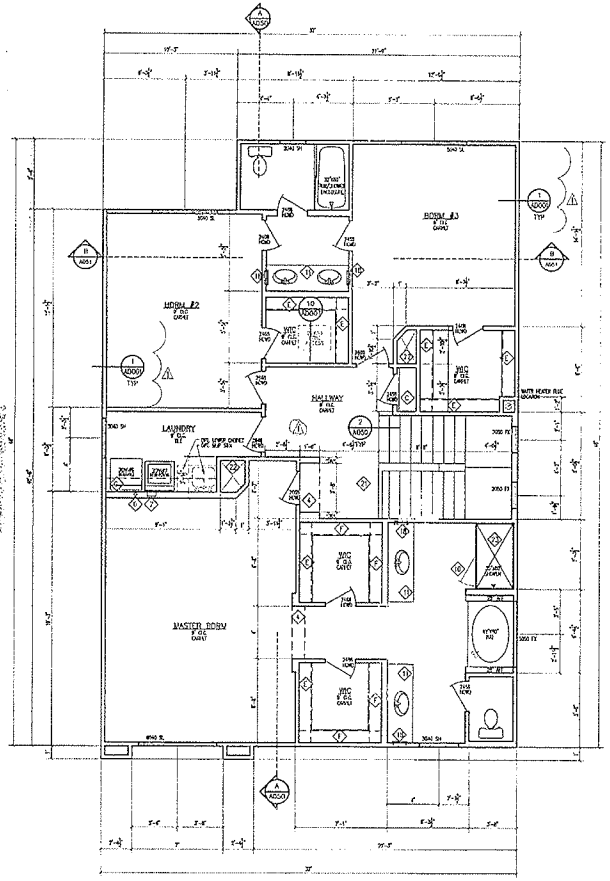
REVISION	DATE	NOTES
1	2-14-12	ZONING CORRECTION #1

ELECTRICAL PLAN
1128
1-20-12
FP003

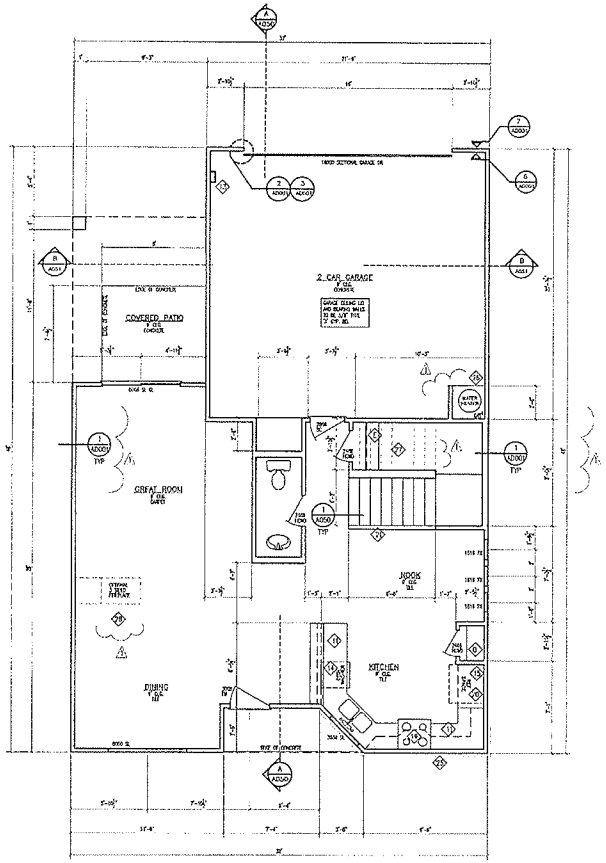
SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



(1) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN DOOR SERVED
2. FIRE WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN DWELLINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 36" 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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER MULLION ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 30" HIGH, LOW WALL OR WAL BUILDING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2"-8" STONE W/6 FOAM TRIM OR 30" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 18" A.F.F. MIN.
27. PROVIDE 1/2" ROCK LADDER STAIR
28. FIREPLACE SHALL BE EPST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD. ALL OTHER CEILINGS SHALL BE 5/8" GYPUM. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR MEETS BY CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD WOOD DOOR NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIGHT FRAME.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF REFERENCE DRYWALL CABINETS.
4. ALL BASE SHALL BE REMOVABLE 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 C1325, C1325-08 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE AT 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 GREATER
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESISTIVE WALLS, FLOOR/CEILINGS 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 ARE 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 AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 22" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM 30" DEEP IN FRONT OF FAU 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU, SHALL NOT EXCEED 20 FT, MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ 4'60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PASSAGE LOCKS AT MASTER BEDROOM & ALL BATHROOMS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY WITH ENERGY 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 SF. 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 EGRESS AND RESCUE THEY SHALL HAVE A FINISHED SILL
* EXCEPTIONS:
A. WINDOW NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 SF.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SLIDING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANES IN SLIDING & BI-FOLD OBJECT DOORS & IN SLIDING DOORS & LOUVERED 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 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" WIDE OR LESS SHALL COMPLY WITH SEC. R308.4 EXCEPTION 7 BELOW.
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARDS.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN ENTRY LOCATION'S 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.

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	900	SQUARE FEET
SECOND FLOOR:	1335	SQUARE FEET
TOTAL LIVING AREA:	2135	SQUARE FEET
GARAGE:	448	SQUARE FEET

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 547
STATE OF NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
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30 DAY SUBMITTAL
OFFICE (702) 897-2587 FAX (702) 699-8952

2135 PLAN
D.R. HORTON HOMES
LAS VEGAS, NEVADA 89128

REVISION	DATE	NOTES
1	2-3-12	ARCH. CORRECTION #1

FLOOR PLANS

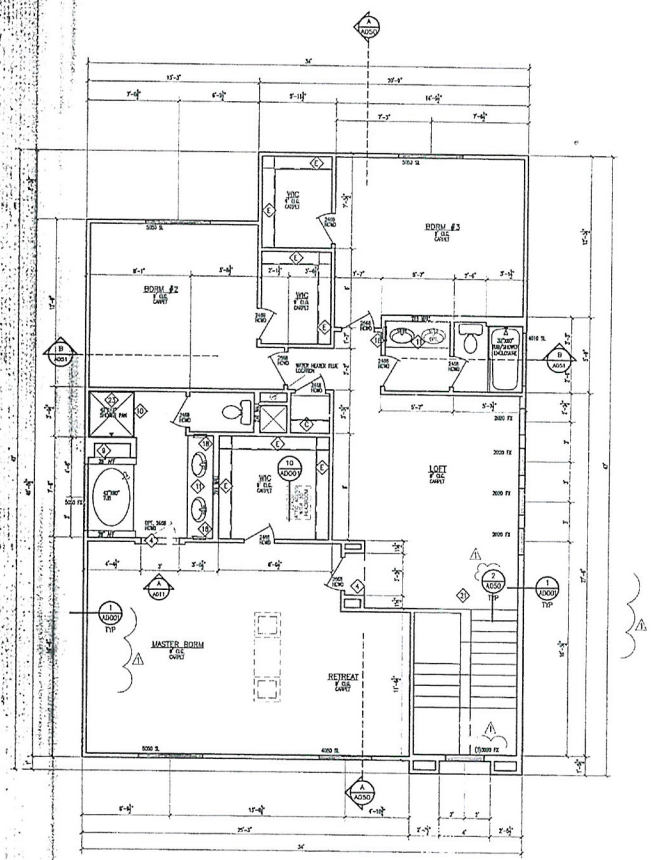
JOB NO: 1126
FILE NAME: 2135A010
DATE: 1-20-12
UPDATE:

A010

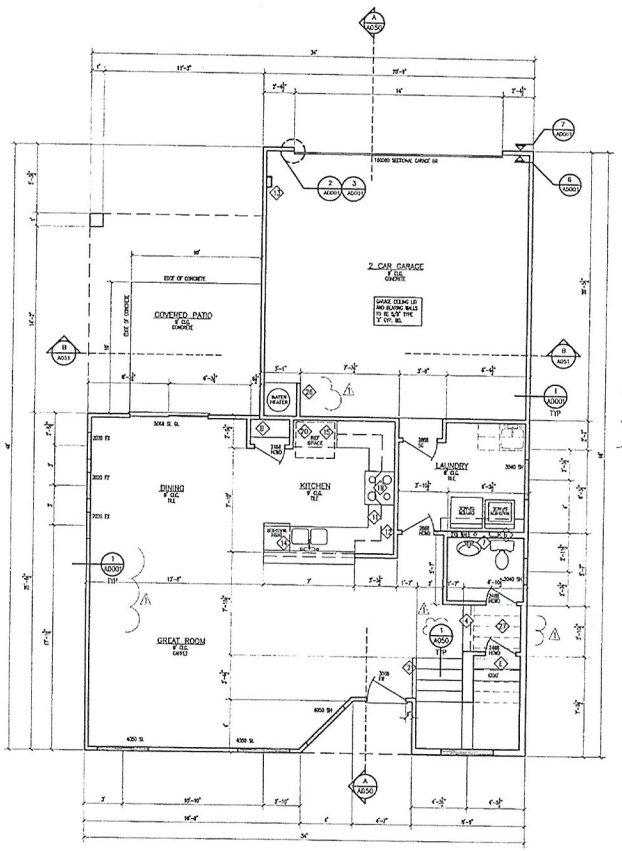
ASC-1487

Planning Division
Date Received: 2/3/12
Date Approved: 2/15/12
Date Effective: 2/29/12
Expiration Date: 2/29/14
Conditions Attached
Staff Planner

MOD-47016
SDR-47017



(1) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 2' 4'

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. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A2001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING SHOP.
8. OPTIONAL FIREPLACE
9. NICHE - 36" 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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL.
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH LOW WALL OR WL RAILING
22. NOT USED
23. SHOWER PAN AND SURROUND.
24. 2'-6" STONE W/A FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 18" A.F.F. MIN.
27. PROVIDE 1/2" ROCK UNDER STAIR
28. FIREPLACE SHALL BE UST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYPSUM. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS ON ROOF, BY CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TRIPLY HINGE.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF DRAINAGE DRYWALL CORNERS.
4. ALL BASE SHALL BE REVERSIBLE GRADE.
5. WHEN CERAMIC TILE, FEATURED 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 TUB, SURROUNDS AND SHOWERS. TILES TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON TILE 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 ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TILE 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. MIRRORS ABOVE ALL LAVS, TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SCUTTLE HOLE.
* A WORKING PLATFORM AT CONTROL SIDE OF FURN. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE TEXT ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW E WINDOW, VERIFY W/ACC 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 SF. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 SF.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
A. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
B. 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.
C. 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 & GLASS.
B. WHERE DOOR IS TO A CLOSET 2'-6" 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.

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	835	SQUARE FEET
SECOND FLOOR:	1400	SQUARE FEET
TOTAL LIVING AREA:	2235	SQUARE FEET
GARAGE:	430	SQUARE FEET

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 52 STATE OF NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897.8997 FAX (702) 896.6352

2235 PLAN
D.R. HORTON HOMES
LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES
1	2-5-12	ADOH CORRECTION #1

JOB NO.: 1128
FILE NAME: A010
DATE: 1-20-12
UPDATE:

FLOORPLANS

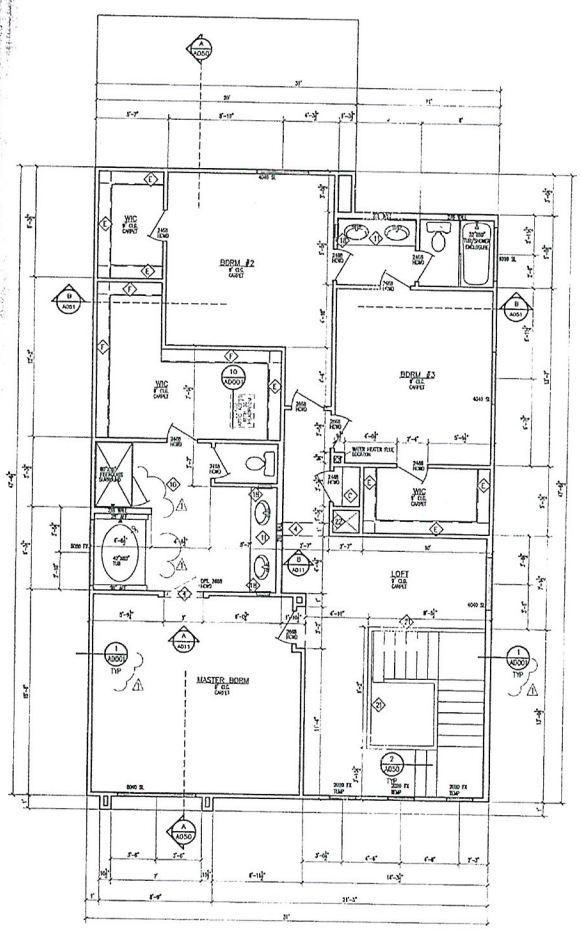
A010

2270 SF SCANNED

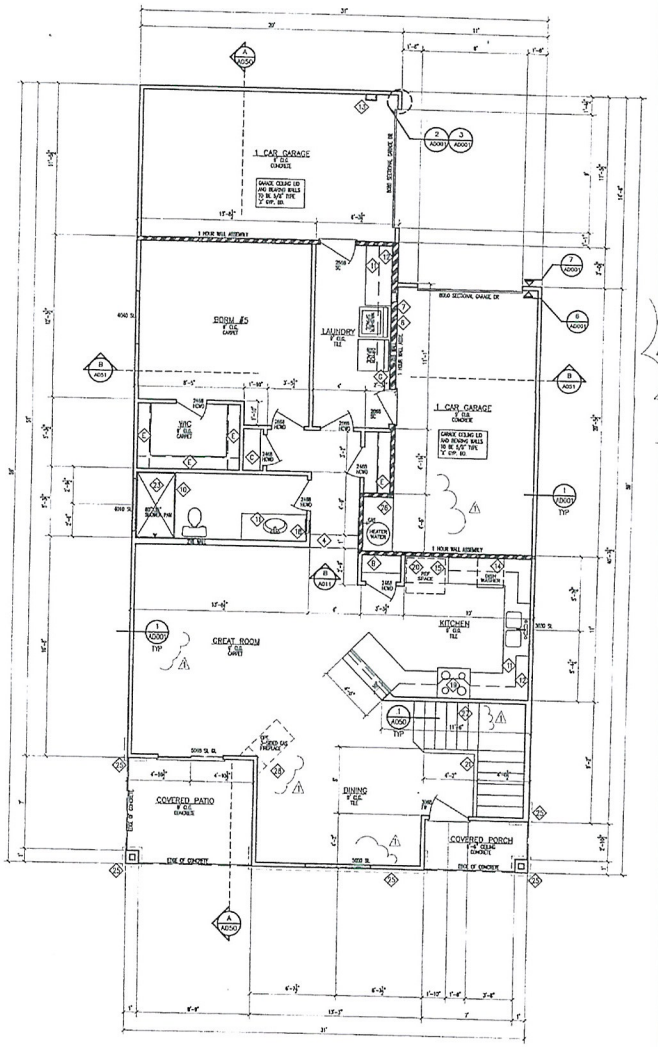
Clark County Dev. Services
Building Services Division
FEB 20 2012
Reviewed and Accepted
Clark Co.

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017



(1) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	1909	SQUARE FEET
SECOND FLOOR:	1530	SQUARE FEET
TOTAL LIVING AREA:	2435	SQUARE FEET
GARAGE:	454	SQUARE FEET

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. 1HR WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A2001.
3. CARPET STRIP.
4. A#01 SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING SPECS.
8. OPTIONAL FIREPLACE
9. NICHE – 36" 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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2'-0" STONE W/6 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 18" A.F.F. MIN.
27. PROVIDE 1/2" HOOK UNDER STAIR
28. FIREPLACE SHALL BE UST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER OPENINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. ED. ON WALLS THAT ARE NOT RATED WALLS OR PER CODE.
2. ONE DOOR BETWEEN ONE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD NON-COMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A SWELL PIVOT.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BLKHOSE DRYWALL CORNERS.
4. ALL BASE SHALL BE REVERSIBLE GRADE.
5. WHEN CERAMIC TILE, QUARRIED MARBLE OR ONE 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 TUB 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 OF EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESISTIVE 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 ARE ADJT 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 LAVS. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND BASEMENT SLOPE AWAY FROM HOUSE 2" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF EAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BI-PASS AND BI-FOLD DOORS SHALL BE WHITE OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECO CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" A.F.F. AND MEET EGRESS OPERABLE 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. BASEMENT NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
4. CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN FOLDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 2'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4.6 (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 TOWARDS.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SEE SHEET A0 8 7

Building Services Division
Reviewed/Initialed/Accepted By:
Date: SEP 2 3 2012

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 5201 STATE OF NEVADA
2270 E CAMERO AVE LAS VEGAS, NV 89123
OFFICE (702)897-8557 FAX (702)896-8952

REVISION	DATE	NOTES
1	2-2-12	ARCH CORRECTION #1

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY LARRY TINDALL DO NOT SCALE DRAWINGS

FLOOR PLANS

JOB NO.: 1128
FILE NAME: A010
DATE: 1-20-12
UPDATE:

A010

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MOD-47016
SDR-47017

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1225.000

September 27, 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 Oso Blanca/Grand Teton (APN 125-17-101-001)**

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 (SDR) on the subject site. The site is located southwest of Oso Blanca Road and Grand Teton Drive. It is bordered on the west by Fort Apache Road and the south by Gilcrease Avenue. The Assessor's Parcel Number is 125-17-101-001 and contains approximately 36.70 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 Design Standards as described below.

Project Description

The accompanying site plan includes 293 residential lots on 36.7 gross acres, which results in a density of 7.98 du/ac. The project consists of two products, the 'Silverleaf' and 'Loretto Bay' housing types.

The 'Silverleaf' housing type is considered a paseo cluster and consists of 3 floor plans. It has a typical driveway length of 4-ft served from a 25-foot private drive and the front door of the house on the opposite side of the garage fronting a paseo area. The minimum lot size will be 42'x73'.

The 'Loretto Bay' housing type is a small single family detached type and consists of 3 floor plans. The driveways will be a minimum of 18-ft behind sidewalk. The minimum lot size will be 35'x82'.

There are two entries providing access to the site. The entry along Gilcrease Avenue aligns with the existing entry to the community to the south. The 2nd entry is located along the Fort Apache Road

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

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SDR-47017

alignment, at the west boundary of the site. The two entries to the site should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several locations including near the southeast corner to Osa Blanca Road and near the northwest corner to Fort Apache Road.

Connectivity

The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre. 7% of 36.70 acres is 2.57 acres (111,950 square feet). The site provides 2.83 acres (123,275 square feet) of open space set aside in common lots and a community park area for public use.

Setbacks

Below are the minimum setbacks being requested for the subject development:

Loretto Bay	Silverleaf (Cluster)	Silverleaf (fronting public Rd)
Front (Garage): 22-ft	Front (Garage): 4-ft	Front (Garage): 22-ft
Rear (Living): 10-ft	Rear (Living): 10-ft	Rear (Living): 10-ft
Rear (Patio): 5-ft	Rear (Patio): 5-ft	Rear (Patio): 5-ft
Side (Interior): 5-ft	Side (Interior): 4-ft	Side (Interior): 5-ft
Side (Corner): 10-ft	Side (Corner): 10-ft	Side (Corner): 10-ft

Internal Streets

The internal streets will be publicly dedicated and publicly maintained. This application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard.

Trails

This project site is adjacent to a City of Las Vegas trail along the Oso Blanca Road alignment. (Please see the site plan to clarify the trail location and geometry). A 20-ft wide multi-use transportation trail will be incorporated into a common lot adjacent to the Oso Blanca right-of-way.

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Surrounding Development

The zoning for the land surrounding this project is Medium Low Residential to the West, Suburban Mixed Use to the sout, and Employment Center Mixed Use (EC-TC) to the north. 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 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.

Darrin Pappa, P.E.
Project Manager

Cc:
Matt Stark, DR Horton
Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG

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SDR-47017

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SDR-47017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47016 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 293-LOT RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER RESIDENTIAL STREET STANDARDS on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross).

C.C.: 12/19/2012

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.

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
TMP-47005 - TENTATIVE MAP - MACKENZIE PARC - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.84 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - TMP-47005, VAR-45953 and WVR-45954
2. Conditions and Staff Report - TMP-47005, VAR-45953 and WVR-45954
3. Supporting Documentation
4. Photos - TMP-47005, VAR-45953 and WVR-45954
5. Justification Letter - TMP-47005, VAR-45953 and WVR-45954

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number TMP-47005 APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

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City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Anthony Seijas

Subscribed and sworn before me

This 26th day of June, 20 12

_____
Notary Public in and for said County and State

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

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JUN 28 2012

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SEP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NEC Ann Road and Maverick Street

Project Name Mackenzie Parc **Proposed Use** Single Fam. Resd.

Assessor's Parcel #(s) 125-26-803-005 **Ward #** 6 - Ross

General Plan: existing R proposed R **Zoning:** existing U proposed R-1

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 3.84 **Lots/Units** 11 **Density** 2.87

Additional Information

PROPERTY OWNER RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

APPLICANT RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

REPRESENTATIVE L.R. Nelson Engineeers **Contact** Mark Bangan

Address 6765 W. Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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 Anthony Sejas

Subscribed and sworn before me

This 26th day of June, 20 12.

[signature]

Notary Public in and for said County and State Miami, FL

MICHELLE SHAFFER
MY COMMISSION # EE 109228
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

FOR DEPARTMENT USE ONLY

Case #	TMP 47005
Meeting Date:	9 12/11/2012
Total Fee:	$1250.00
Date Received:*	9/27/2012
Received By:	[signature]

*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

TENTATIVE MAP
FOR
MACKENZIE PARC
A SINGLE FAMILY SUBDIVISION
APN: 125-26-803-005
LAS VEGAS, NEVADA

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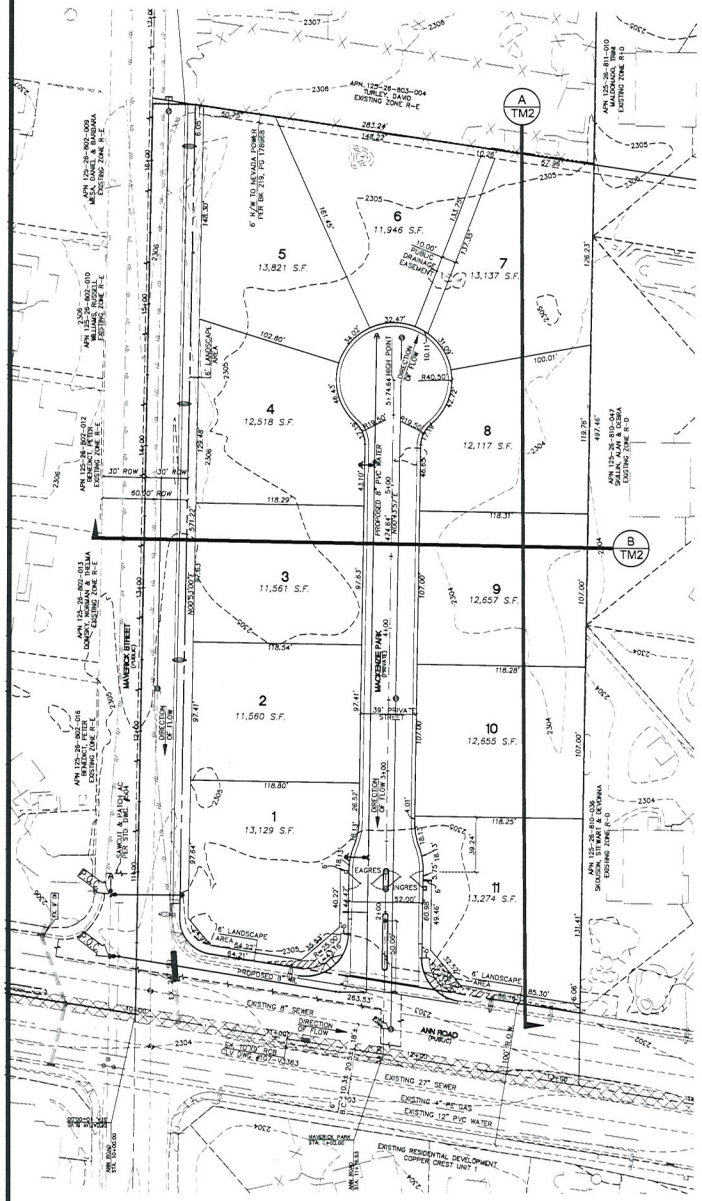
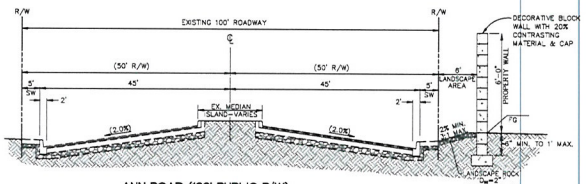
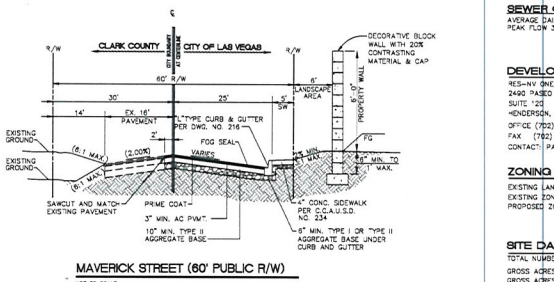


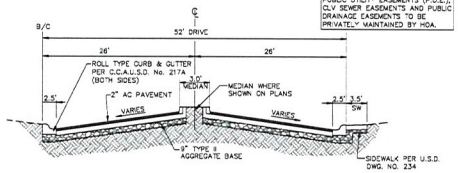


ANN ROAD (100' PUBLIC R/W)
NOT TO SCALE



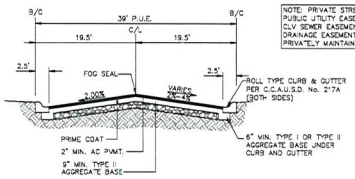
MAVERICK STREET (60' PUBLIC R/W)
NOT TO SCALE

NOTE: PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS (P.U.E.), CLV SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

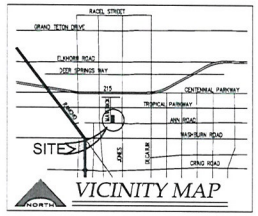


PRIVATE STREET - MACKENZIE PARK
NOT TO SCALE

NOTE: PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS (P.U.E.), CLV SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

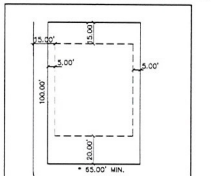


PRIVATE STREET - MACKENZIE PARK
NOT TO SCALE





GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



* LOTS LOCATED ALONG THE CIRCULAR PORTION OF A KNUCKLE A CUL-DE-SAC PORTION OF THE STREET MAY BE REDUCED TO A MINIMUM OF 30' IN WIDTH AT THE FRONT PROPERTY

TYPICAL LOT/SETBACKS

FRONT = 20'
REAR = 15'
SIDE = 5'
CORNER = 15'
MAXIMUM LOT COVERAGE 50%

SEWER CONTRIBUTION RATE
AVERAGE DAILY FLOW 11x250/M = 0.002750 MGD
PEAK FLOW 3.5x0.002750 = 0.009625 MGD

DEVELOPER/OWNER
RES-NV ONE, LLC
2490 PASEO VERDE PARKWAY
SUITE 120
HENDERSON, NEVADA 89074
OFFICE (702) 821-4881
FAX (702) 736-9200
CONTACT: PAUL KENNER

ZONING
EXISTING LAND USE: R
EXISTING ZONING: U
PROPOSED ZONING: R-1

SITE DATA
TOTAL NUMBER OF LOTS = 11
GROSS ACRES = 4.62 ACRES
GROSS ACRES = 201,147.29 Sq. Ft.
NET ACRES = 3.84 ACRES
NET ACRES = 167,491.46 Sq. Ft.
MINIMUM LOT SIZE = 11,483 Sq. Ft.
MAXIMUM LOT SIZE = 13,821 Sq. Ft.
AVERAGE LOT SIZE = 12,578 Sq. Ft.

LEGEND
1 LOT NUMBER
Sq. Ft. SQUARE FOOT
SETBACKS
LOT LINES
BOUNDARY LINE
CENTERLINE
EXISTING EDGE OF PAVEMENT

UTILITY COMPANIES SERVICING SITE

WATER	–	LAS VEGAS VALLEY WATER DISTRICT
SANITATION	–	CITY OF LAS VEGAS UTILITIES
GAS	–	SOUTHWEST GAS
ELECTRIC	–	NV ENERGY DBA/NEVADA POWER CO.
PHONE	–	CENTURY LINK
CABLE TV	–	COX CABLE

BASIS OF BEARINGS
BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4), SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., PER BOOK 76, PAGE 50 OF PLATS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN THE TOP OF CURB SOUTHEAST CORNER OF ANN ROAD AND MAVERICK STREET NEAR THE PT OF MAVERICK STREET
ELEVATION = 702.108 METERS (NAVD 88)
= 2303.50 FEET (NAVD 88)

Avoid cutting underground utility lines, it's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEM AND STREET LIGHT SYSTEM CIRCUITS. TS CIRCUITS
CALL BEFORE YOU DO UNDERGROUND
Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

NO.	BY	DATE	APP'D
REV'S			

RES-NV ONE, LLC
2490 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NEVADA 89074
CONTACT: PAUL KENNER

L.R. NELSON CONSULTING ENGINEERS, INC.
• STRUCTURAL • PLANNING • SURVEY
8765 West Russell Road Suite 200
Las Vegas, Nevada 89148
(702) 736-7979
(702) 451-2296 FAX

SHEET: TENTATIVE MAP

TITLE: MACKENZIE PARC
MAVERICK STREET AND ANN ROAD
CITY OF LAS VEGAS NEVADA

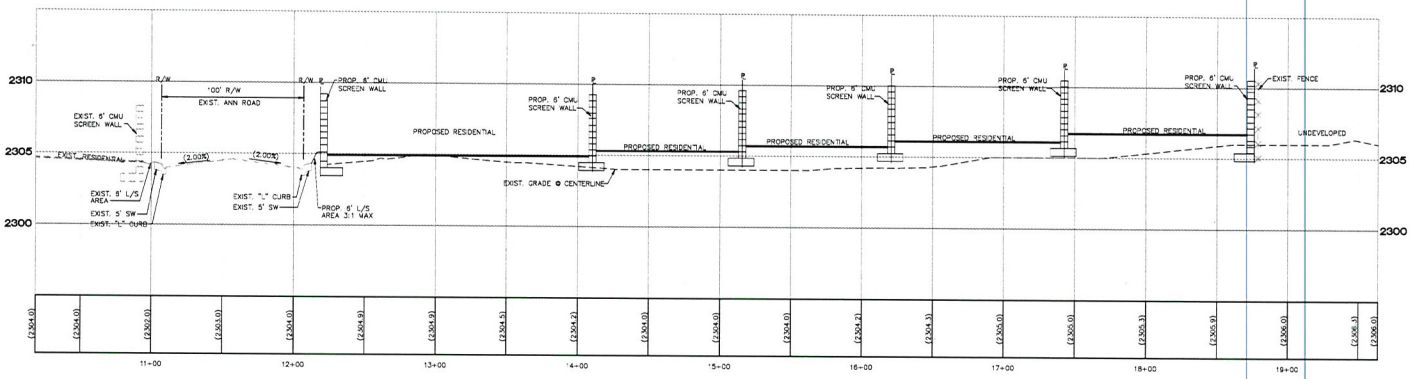
DRAWN BY: DA
DESIGNED BY: DA
CHECKED BY: EE
DATE: MAY 2012
PROJECT NO.: 1792-003-121
SCALE: 1"= 40'

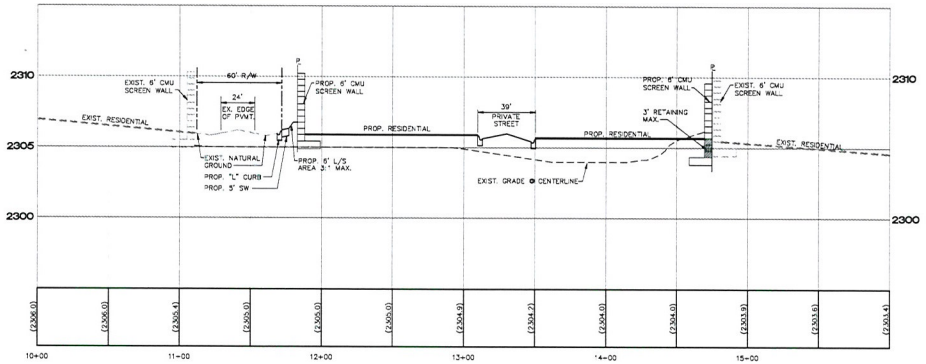
SEAL

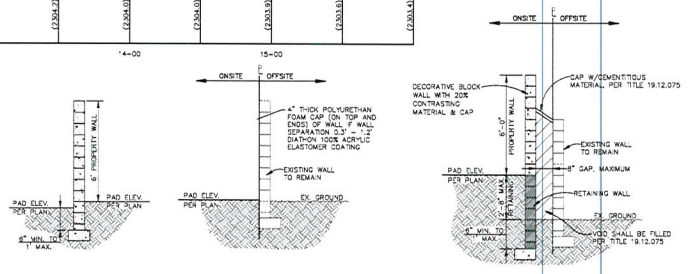
SHEET TM-1
1 OF 2 SHEETS
CLV DRAWING NO.

TMP-47005
VAR-45953
WVR-45954

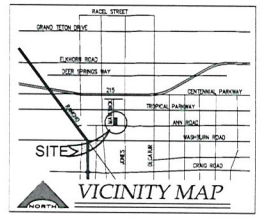
TENTATIVE MAP
FOR
MACKENZIE PARC
A SINGLE FAMILY SUBDIVISION
APN: 125-26-803-005
LAS VEGAS, NEVADA







TYPICAL WALL SECTIONS
NOT TO SCALE



VICINITY MAP

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

RECEIVED
SEP 27 2012

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS ITS COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-239-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

REV. NO.	REVISION DESCRIPTION	APPD BY	DATE	APPD

RES-NV ONE, LLC
2190 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NEVADA 89074
OFFICE (702) 821-4881
CONTACT: PAUL KENNER

L.R. NELSON CONSULTING ENGINEERS, INC.
• STRUCTURAL
• CIVIL
• PLANNING
• SURVEY
6765 West Russell Road
Las Vegas, Nevada
(702) 798-7978
(702) 451-2296 FAX
Suite 200
89118

SHEET: TENTATIVE MAP

TITLE: MACKENZIE PARC
MAVERICK STREET AND ANN ROAD
CITY OF LAS VEGAS NEVADA

DRAWN BY: GA
DESIGNED BY: GA
CHECKED BY: RT
PROJECT NO: 1742-003-121
SCALE: 1"= 40'

SEAL

SHEET TM-2
2 OF 2 SHEETS
CLV DRAWING NO.

TMP-47005
VAR-45953
WVR-45954

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAR-45953 - VARIANCE RELATED TO TMP-47005 - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45953** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: Anthony Segas

Subscribed and sworn before me

This 29th day of June, 2012

_____

Notary Public in and for said County and State

Clark, Nevada

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45953** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: Anthony Sejas

Subscribed and sworn before me

This 26th day of June, 2012

_____

Notary Public in and for said County and State

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

Revised 11-14-06

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

RECEIVED
JUN 28 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance of Title 19.04.040

Project Address (Location) NEC Ann Road and Maverick Street

Project Name Mackenzie Parc **Proposed Use** Single Fam. Resd.

Assessor's Parcel #(s) 125-26-803-005 **Ward #** 6 - Ross

General Plan: existing R proposed R **Zoning:** existing U proposed R-1

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 3.84 **Lots/Units** 11 **Density** 2.87

Additional Information

PROPERTY OWNER RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

APPLICANT RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

REPRESENTATIVE L.R. Nelson Engineeers **Contact** Mark Bangan

Address 6765 W. Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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 ANTHONY SEIJAS

Subscribed and sworn before me

This 26th day of JUNE, 20 12.

[signature]

Notary Public in and for said County and State Miami, FL

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

FOR DEPARTMENT USE ONLY

Case #	VAR-45953
Meeting Date:	08/14/12
Total Fee:	830.00
Date Received:*	06/28/12
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

RECEIVED
JUN 28 2012

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
WVR-45954 - WAIVER RELATED TO TMP-47005 AND VAR-45953 - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO 185 FEET on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-45954** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: Anthony Sellas

Subscribed and sworn before me

This 29th day of June, 2012

_____

Notary Public in and for said County and State

Clark, Nevada

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-45954** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: Anthony Seijas

Subscribed and sworn before me

This 26th day of June, 20 12

_____

Notary Public in and for said County and State

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

RECEIVED
JUN 28 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver of Title 19.02.140

Project Address (Location) NEC Ann Road and Maverick Street

Project Name Mackenzie Parc **Proposed Use** Single Fam. Resd.

Assessor's Parcel #(s) 125-26-803-005 **Ward #** 6 - Ross

General Plan: existing R proposed R **Zoning:** existing U proposed R-1

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 3.84 **Lots/Units** 11 **Density** 2.87

Additional Information

PROPERTY OWNER RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

APPLICANT RES-NV ONE LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Parkway, Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

REPRESENTATIVE L.R. Nelson Engineeers **Contact** Mark Bangan

Address 6765 W. Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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 ANTHONY SELSAS

Subscribed and sworn before me

This 26th day of JUNE, 20 12.

[signature]

Notary Public in and for said County and State, Miami, FL

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

FOR DEPARTMENT USE ONLY

Case #	WVR-45954
Meeting Date:	08/14/2012
Total Fee:	$30.00
Date Received:*	06/28/12
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
JUN 28 2012

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAR-46940 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELKA MITEVA - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING CARPORT ADDITION on 0.18 acres at 1809 South Valley View (APN 162-05-310-022), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-46940** APN: 162-05-310-022

Name of Property Owner: Nelka Miteva

Name of Applicant: Nelka Miteva

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: Miteva

Print Name: Nelka Miteva

Subscribed and sworn before me

This 18 day of Sept., 2012

_____

Notary Public in and for said County and State

CLARK County

CHUNG RHEE
Notary Public State of Nevada
No. 11-3850-1
My Appt. Exp. December 27, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: variance

Project Address (Location) 1809 S Valley View Blvd Las Vegas NV 89102

Project Name 162-05-310-022 **Proposed Use** Carport

Assessor's Parcel #(s) 162-05-310-022 **Ward #** 1

General Plan: existing L proposed _____ **Zoning:** existing R-1 proposed _____

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

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

Additional Information _____

PROPERTY OWNER Nelka Miteva **Contact** 702 494 7337

Address 1809 S Valley View Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address nelly.mss@hotmail.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Miteva

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

Print Name Nelka Miteva

Subscribed and sworn before me

This 18 day of Sept., 2012.

_____

Notary Public in and for said County and State

Clark County

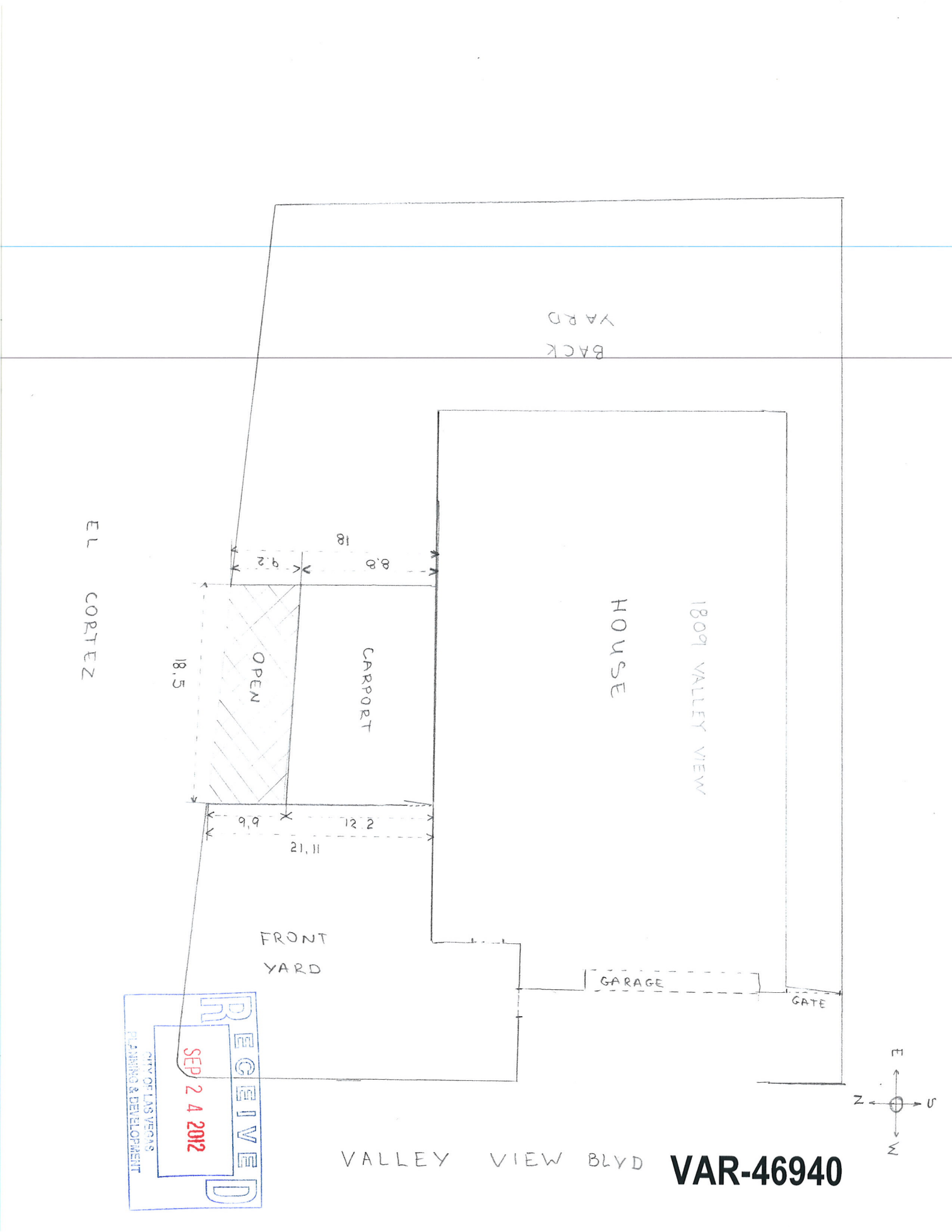
CHUNG RHEE
Notary Public State of Nevada
No. 11-3850-1
My Appt. Exp. December 27, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-46940
Meeting Date:	11/13/12 PC
Total Fee:	$830.00
Date Received:*	24 Sep '12
Received By:	M. Howe

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

Revised 10/27/08



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SEP 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



RECEIVED
SEP 2 4 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VAR-46940

To Whom It May Concern
August 28, 2012

I'm requesting a variance of a corner side yard setback from 15' to 0' in order to apply for a permit for a carport constructed over existing driveway on the property located at 1809 s Valley view blvd.
The lot is zoned R-1 and has irregular shape. The back side of the carport itself is covered with ceramic tiles, matching the roof of the house and the front part is open with decorative lattice, for the vines I'm growing in the back yard. The rolling up gate, which I have a permit for, is lined up with the outside block fence wall. There is no visual obstruction for the drivers or pedestrians.
My intent was to close my side driveway just with a gate so strangers don't have access to it, but with the traffic conditions from the past few years I thought that will be safer to use it as carport. The driveway itself is enough long to park one car and this is why I'm requesting a variance of the setback to 0', so I can actually use it as one.
I've been living on Valley view blvd for 10 years, in this house since 2006.For the past few years the street has become one of the City's major traffic artery. As of this moment the street is in construction between Sahara and Okaey, there is only 2 lanes open and, except on the weekends, between the hours of 12 and 5 in the afternoon the traffic in front of the house made the use of my garage impossible. I'm sure when the street is finished with all the widening, the speed will really pick up and that will cause a serious safety issue for me and my family.
The area where the carport is build was a open space facing El Cortez, but at the same time, it was very convenient for homeless people, which are not uncommon in this neighborhood, to feel comfortable to sleep there, or use it as a restroom, I've cleaned human feces, I've found needles and alcohol bottles. I feel that it was my obligation to make my house safer for us.
The majority of the houses in this neighborhood are built in the sixties and most of them still look the way they were originally build, some of them are old and not taking care of. I put a lot of efforts and money into building something that will completely match the outside of my house, something that will not make, in any case, the neighborhood unpleasant or unsafe for drivers or pedestrians. My neighbors from across the street have nothing against the carport and even agreed that it gives better and even more contemporary look of the street and the whole neighborhood.
The granting of the requested variance of the ordinance requiring 15' of setback of a side yard will have no impact detrimental or otherwise to the welfare of the public, the property or the immediate vicinity.

Sincerely

Nelka Miteva



VAR-46940

August 27, 2012

To Whom It May Concern

Dear Sir/Madam

My name is PAUL ADAMS and I reside at 3701 ELCORTEZ AVE 89102 LVNV

I am speaking on behalf of my neighbor Nelka Miteva, residing at 1809 S Valley view blvd, Las Vegas, Nevada, 89102, and would like to let you know that the carport on her property and located across from my property does not affect me in any way, moreover I support the idea of having this carport since my neighbors have an important usage for it. Therefore I suggest that Nelka Miteva be allowed to keep in place that carport.

Sincerely PAUL ADAMS

RECEIVED
SEP 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

August 27, 2012

To Whom It May Concern

Dear Sir/Madam

My name is Carlos A. Guzman and I reside at 1891 S. Valley View Blvd Las Vegas NV 89102

I am speaking on behalf of my neighbor Nelka Miteva, residing at 1809 S Valley view blvd, Las Vegas, Nevada, 89102, and would like to let you know that the carport on her property and located on the side of my property does not affect me in any way, moreover I support the idea of having this carport since my neighbors have an important usage for it. Therefore I suggest that Nelka Miteva be allowed to keep in place that carport.

Sincerely Carlos A. Guz

RECEIVED
SEP 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAR-47015 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LYNN MARGIE AMENDED 1989 TRUST - For possible action on a request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS II) WITH A TOTAL OF 3,006 SQUARE FEET OF COMBINED FLOOR AREA WHERE 1,278 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.09 acres 6500 Bullring Lane (APN 125-26-203-006), R-E (Residence Estates) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47015** APN: 125-26-203-006

Name of Property Owner: MARGIE LYNN

Name of Applicant: MARGIE LYNN

Name of Representative: DARRELL WOOD

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: Margie Lynn

Print Name: MARGIE LYNN

Subscribed and sworn before me

This 27 day of August, 2012

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WILLIAM R. KANE
No: 05-101830-1
My Appointment Expires Dec. 14, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 6500 BULLRING LANE

Project Name 6500 BULLRING LANE Proposed Use

Assessor's Parcel #(s) 125-26-203-006 Ward #

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

Commercial Square Footage Floor Area Ratio

Gross Acres 2.09 ACRE Lots/Units Density

Additional Information

PROPERTY OWNER MARGIE LYNN Contact

Address 6500 BULLRING LANE Phone: Fax:

City LAS VEGAS State NV Zip 89130

E-mail Address

APPLICANT MARGIE LYNN Contact

Address 6500 BULLRING LANE Phone: Fax:

City LAS VEGAS State NV Zip 89130

E-mail Address

REPRESENTATIVE DARRELL WOOD Contact

Address 35 REYBURN DRIVE Phone: 373-5210 Fax: 997-7042

City HENDERSON State NV Zip 89074

E-mail Address darrell@dwa1v.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Margie Lynn

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

Print Name Margie Lynn

Subscribed and sworn before me

This 21st day of September, 20 12

Chris Falbo

Notary Public in and for said County and State

Revised 10/27/08

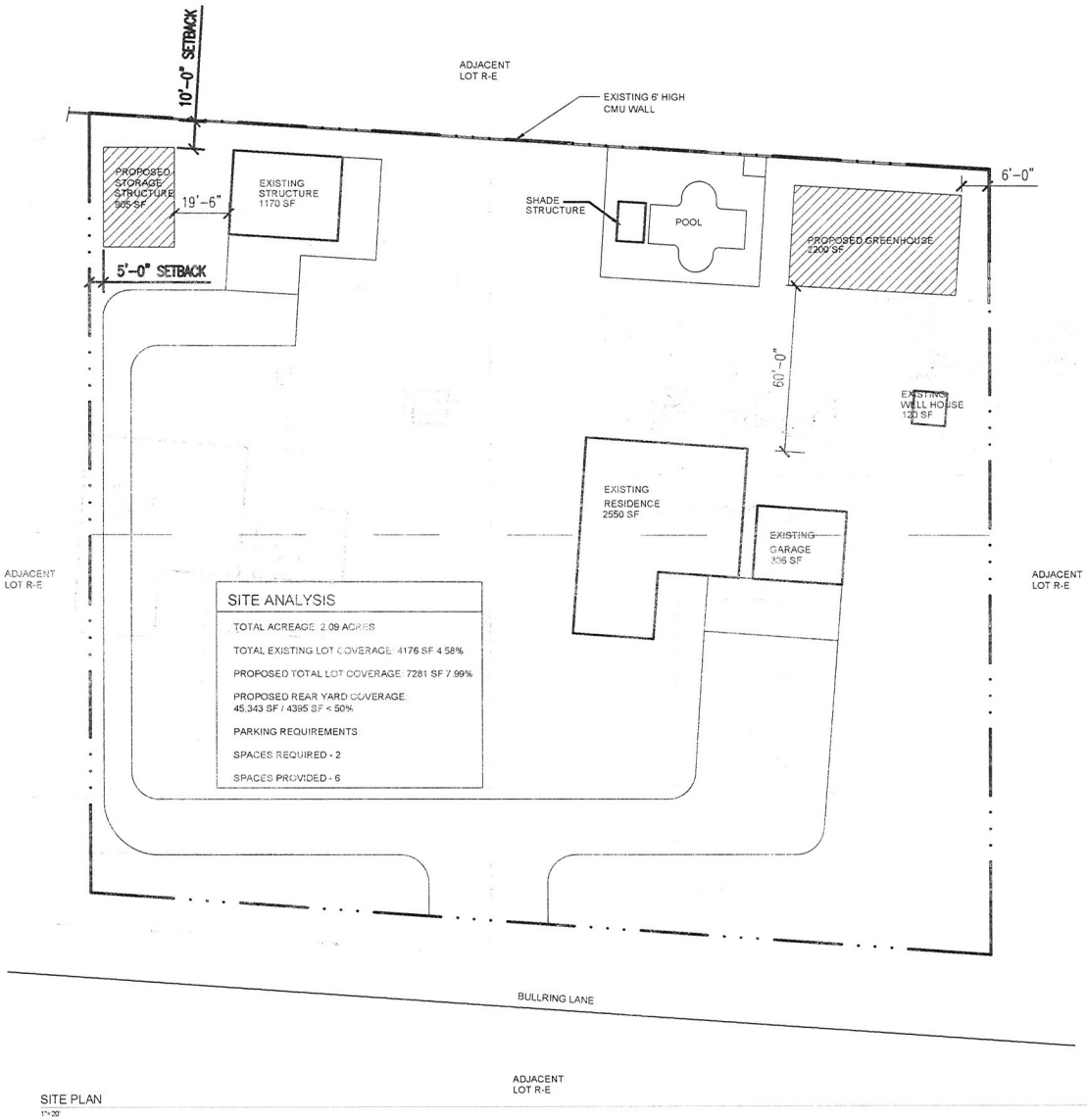
CHRIS FALBO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-11-13
Certificate No: 10-1063-1

FOR DEPARTMENT USE ONLY

Case #	VAR-47015
Meeting Date:	11/13/12
Total Fee:	$830.-
Date Received:*	9/27/12
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.

I:\depot\Application Packets\Application Form.pdf



SITE ANALYSIS

TOTAL ACREAGE: 2.09 ACRES

TOTAL EXISTING LOT COVERAGE: 4176 SF 4.58%

PROPOSED TOTAL LOT COVERAGE: 7281 SF 7.99%

PROPOSED REAR YARD COVERAGE: 45,343 SF / 4395 SF < 50%

PARKING REQUIREMENTS:

SPACES REQUIRED - 2

SPACES PROVIDED - 6

SITE PLAN
1"=20'



EXISTING BLDG. HEIGHT
NO SCALE



VICINITY MAP
NO SCALE

6500 BULLRING LN
LAS VEGAS, NEVADA

SEAL

DARRELL WOOD ARCHITECT
35 PETERSON DR.
HENDERSON, NV
89074
(702) 373-5210

REVISIONS

NO.	DATE	DESCRIPTION
-	D/JAN/YR	-

SITE PLAN
-
-
-

A1.1

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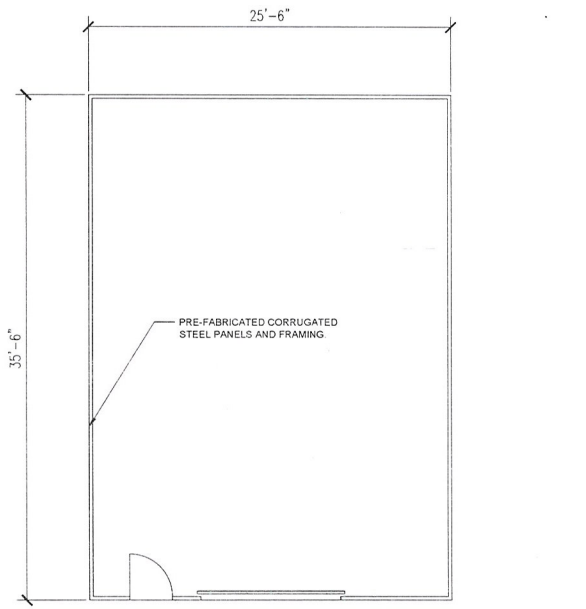
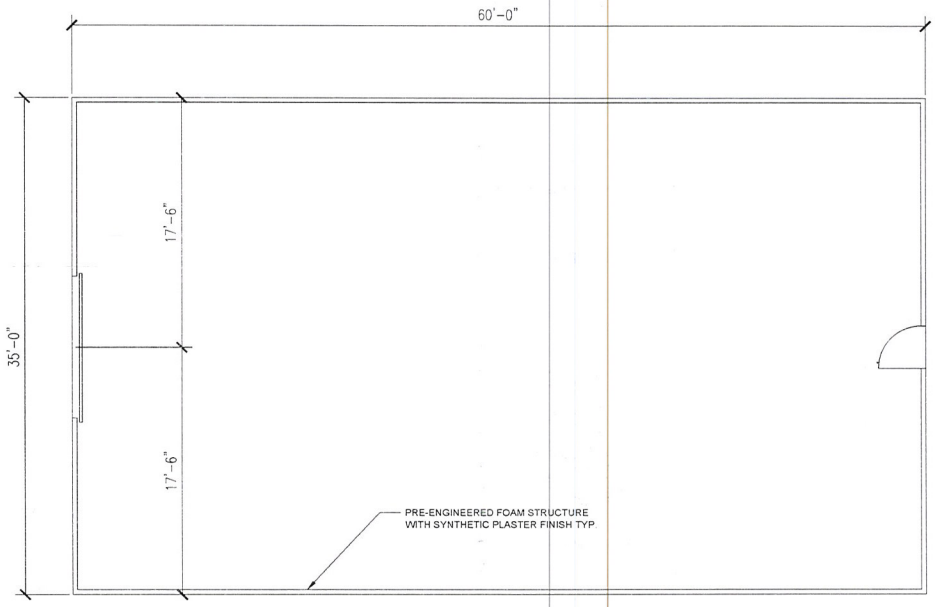
SEP 27 2012

VAR-47015



FLOOR PLAN STORAGE STRUCTURE
1/4"



FLOOR PLAN GREENHOUSE
1/4"

N

N

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SEP 27 2012

VAR-47015

6500 BULLRING LN
LAS VEGAS, NEVADA

SEAL

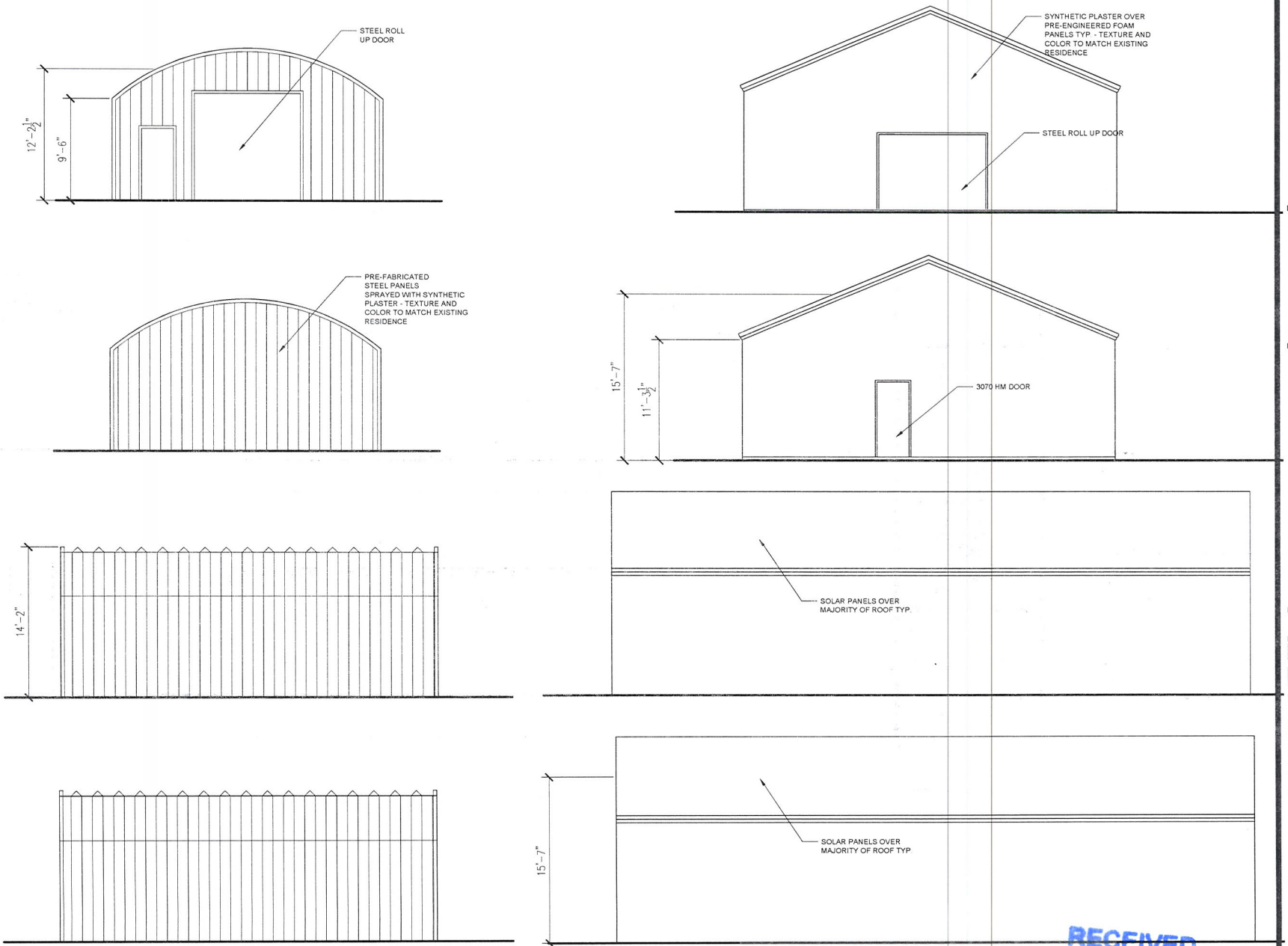
DARRELL WOOD ARCHITECT
35 REYBURN DR
HENDERSON, NV
89074
(702) 373-5210

REVISIONS

NO.	DATE	DESCRIPTION
-	D/JAN/YR	-
	9.26.12	ARRANGE SUBMITTAL

FLOOR PLANS
-
-
-

A2.1



6500 BULLRING LN
LAS VEGAS, NEVADA

SEAL

DARRELL WOOD ARCHITECT
35 REYBURN DR.
HENDERSON, NV
89074
(702) 373-5210

REVISIONS

NO.	DATE	DESCRIPTION
-	D/MN/YR	-
	9/25/11	ARRANGE SUBMITTAL

ELEVATIONS
-
-
-

A3.1

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SEP 27 2012

VAR-47015

DARRELL WOOD ARCHITECT

September 26, 2012

City of Las Vegas
Planning Dept.
333 N. Rancho
Las Vegas, NV

RE: 6500 Bullring Lane DWA Project No. 420001

To whom it may concern,

This letter serves to justify the addition of the accessory buildings to be added at the Residence located at 6500 Bullring Lane. We request that the square footage of the accessory buildings exceed the 50% allowed of the main structure. Justification is the fact that the property is 2+ Acres zoned R-E. The existing house built in the 60's is quite small which would limit the size of accessory structures to begin with. As indicated on the attached Site Plan, the amount of lot coverage even after the addition of these two structures is only 8%. The rear lot coverage will not exceed the 50% lot coverage allowed by Title 19.06.
The hut structure will be used as a storage structure, while the larger will be used as a greenhouse. The structures would be located at the rear of the property and comply with setback requirements. Both new structures will also match the stucco texture and color of the main residence.

We respectfully request that you grant this application.

RECEIVED
SEP 27 2012

Regards,

Darrell Wood, AIA, LEED AP
Principal

35 Keyburn Dr., Henderson, NV 89074 · 702.373.5210 · www.dwaiv.com

VAR-47015

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
VAR-47034 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a request for a Variance TO ALLOW TWO STREETS TO TERMINATE IN STUBS WHERE CULS-DE-SAC ARE REQUIRED on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-47034 and TMP-47031
2. Conditions and Staff Report - VAR-47034 and TMP-47031
3. Supporting Documentation
4. Photos - VAR-47034 and TMP-47031
5. Justification Letter - VAR-47034 and TMP-47031

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47034** APN: 126-13-810-012

Name of Property Owner: Greystone Nevada LLC

Name of Applicant: Greystone Nevada LLC

Name of Representative: RCI Engineering

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: Robert Johnson

Subscribed and sworn before me

This 9th day of September 12

_____

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) West side of Hualapai Way, approx. 600' North of Elkhorn Rd.

Project Name Madison Grove at Providence Phase 3 **Proposed Use** SFR

Assessor's Parcel #(s) 126-13-810-012 **Ward #** 6 - Ross

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 14.03 **Lots/Units** 65 **Density** 4.63 DU/AC

Additional Information

PROPERTY OWNER Greystone Nevada LLC **Contact** Robert Johnson, P.E.

Address 2490 Paseo Verde Drive, Suite 120 **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

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

E-mail Address Robert.Johnson@Lennar.com

APPLICANT Greystone Nevada LLC **Contact** Robert Johnson, P.E.

Address 2490 Paseo Verde Drive, Suite 120 **Phone:** (702) 736-9100 **Fax:**

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

E-mail Address Robert.Johnson@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson, P.E.

Address 3281 S. Highland Drive, Suite 810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Robert Johnson

Subscribed and sworn before me

This 9th day of September, 20 12.

Lisa Eckhardt

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	VAR-47034
Meeting Date:	11/13/12
Total Fee:	$830.00
Date Received:*	09/27/12
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

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

TENTATIVE MAP FOR
MADISON GROVE AT PROVIDENCE
PHASE 3

APN 126-13-810-012
CITY OF LAS VEGAS, NEVADA

LAND USE INFORMATION:

EXISTING ZONING	= PD
PHASE 3	
TOTAL GROSS ACREAGE	= 14.03 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 65
D.U.A.	= 4.63
NUMBER OF COMMON LOTS	= 3
OPEN SPACE PROVIDED	= 7,508 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 6,300 Sq. Ft.
MAXIMUM AREA	= 9,829 Sq. Ft.
AVERAGE AREA	= 7,405 Sq. Ft.
CONNECTIVITY SCORE	= 1.3
OVERALL DEVELOPMENT (PHASES 1, 2 & 3)	
TOTAL GROSS ACREAGE	= 31.34 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 124
D.U.A.	= 4.00
NUMBER OF COMMON LOTS	= 21
OPEN SPACE PROVIDED	= 24,400 Sq. Ft.

BUILDING SETBACK REQUIREMENTS

FRONT LIVING AREA OR PORCH	
SINGLE STORY ELEMENT	= 10'
TWO STORY ELEMENT	= 15'
COURTYARD	= 15'
FRONT ENTRY GARAGE	= 20'
SIDE ENTRY GARAGE	= 10'
REAR YARD	= 20'
REAR YARD FOR 50% OF PRODUCT WIDTH	= 15'
REAR PERIMETER	= 20'*
REAR PATIO COVERS / DECKS	= 10'
SIDE YARD	= 5'
CORNER SIDE YARD	
SINGLE STORY ELEMENT	= 10'
PORCH	= 5'
TWO STORY ELEMENT	= 15'
COURTYARD	= 5'

*NO MORE THAN 3 ADJACNEY DWELLINGS MAY HAVE THE SAME REAR SETBACK, OTHERWISE AN ADDITIONAL 5' MINIMUM IS REQUIRED.

NOTE: SETBACKS ARE BASED UPON CLIFFS EDGE DESIGN GUIDELINES SECTION 3.2.5 LOW DENSITY RESIDENTIAL.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA AND SPECIFICATIONS OF THE CITY OF LAS VEGAS UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC ..... NV ENERGY
   - GAS ..... SOUTHWEST GAS CORPORATION
   - SEWER ..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL ..... REPUBLIC SERVICES
   - TELEPHONE ..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.018 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.037 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES SECTION 3.2.5 FOR LOW DENSITY RESIDENTIAL.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STROM DRAINS.
7. THIS DEVELOPMENT IS FOR PHASE 3 WHICH REPRESENTS THE BUILD OUT OF THE OF POD 114, MADISON GROVE AT PROVIDENCE.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C1745
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 30' WIDE UNLESS OTHERWISE SHOWN.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

LOT 114 IN BLOCK 7 OF CLIFFS EDGE PARCEL (A COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. BLV90 185WW8

A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF SEVERENCE AND HUALAPAI

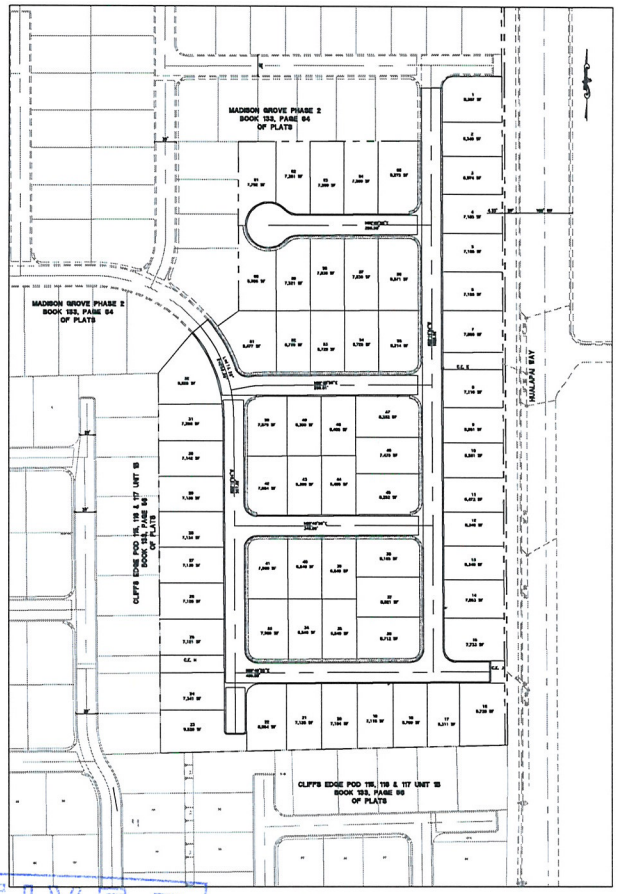
ELEVATION = 870.872 METERS (NAVD'83)
ELEVATION = 2857.19 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

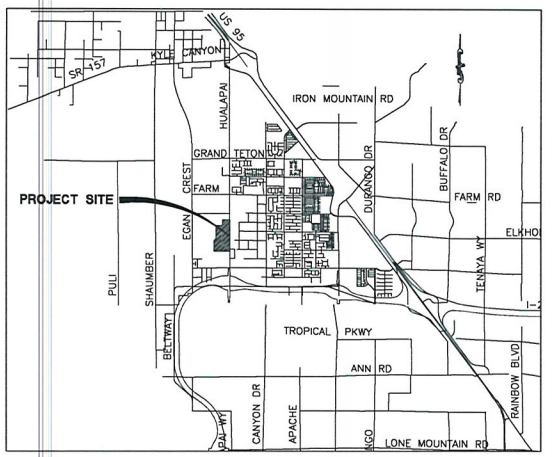
SOUTH 00°28'16" EAST BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 130, PAGE 57 OF PLATS.

DISCLAIMER NOTE:

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



SITE MAP
1"=100'



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	TM-2	TENTATIVE MAP
3	TM-3	DETAILS
4	S-1	SITE CROSS SECTIONS

OWNER/DEVELOPER

LENNAR®
3430 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-6100 FAX: (702) 736-6200

DESIGN ENGINEER:

RCI Engineering
3201 South Highland Drive, Suite 210, Las Vegas, NV 89109
PH#702.453.0000 FAX#702.453.0001

REV	DESCRIPTION	BY	APVD	DATE

DATE: September 27, 2012
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: CT
DESIGNED BY: CT
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3540.0002

LENNAR®
3430 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-6100 FAX: (702) 736-6200

RCI Engineering
3201 South Highland Drive, Suite 210, Las Vegas, NV 89109
PH#702.453.0000 FAX#702.453.0001

TENTATIVE MAP FOR
MADISON GROVE AT PROVIDENCE
PHASE 3
COVER SHEET

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
C-1
SHT 1 OF 4

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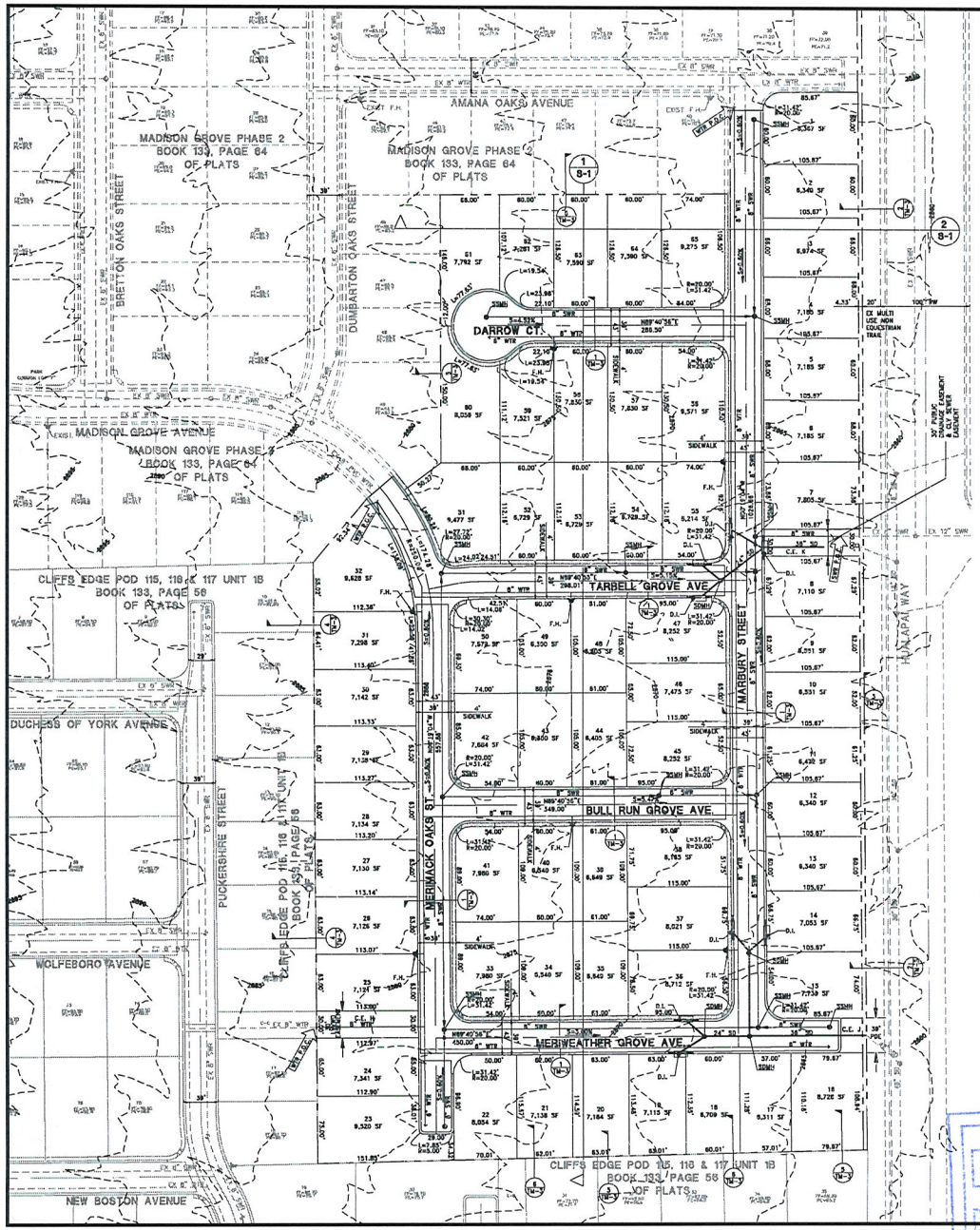
SEP 27 2012
City of Las Vegas
Department of Planning

TMP-47031
VAR-47034



60' 30' 0' 60' 120'

SCALE: 1" = 60'

ABBREVIATIONS

LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVERHEAD POWER
OPD#5	OVERTON POWER DISTRICT #5
PVMT	PAVEMENT
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CLORIDE
PP	POWER POLE
P	POWER
PL	PROPERTY LINE
PROP	PROPOSED
PB	PULL BOX
RP	RADIUS POINT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
REINF	REINFORCED
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R	RIGHT OR RADIUS
R/W	RIGHT-OF-WAY
S. SS	SANITARY SEWER
SHT	SHEET
SW	SIDEWALK
SQ FT, SF	SQUARE FOOT
SQ YD, SY	SQUARE YARD
STA	STATION
SD	STORM DRAIN
STD	STANDARD
SL	STREETLIGHT
T	THICKNESS
T	TELEPHONE
TEMP	TEMPORARY
TC	TOP OF CURB
TF	TOP OF FOOTING
TOW	TOP OF WALL
TRC	TOP OF ROLL CURB
TRW	TOP OF RETAINING WALL
TS	TRAFFIC SIGNAL
TSI	TRAFFIC SIGNAL INTERCONNECT
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
VAR	VARIABLE
VERT	VERTICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		CENTERLINE
		CURB
		VALLEY GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		SIDEWALK RAMP
		DRIVEWAY
		SAWCUT LINE
		RETAINING WALL
		FLOOD WALL
		WROUGHT IRON VEHICULAR GATES
		WROUGHT IRON PEDESTRIAN GATES
XXXX	XXXX	INDEX CONTOURS
XXXX	XXXX	INTERMEDIATE CONTOURS
	3:1	CUT OR FILL SLOPE
		CUT AND FILL LINE
1	1	LOT NUMBER
FF=XX.XX PAD=XX.X	FF=XX.XX PAD=XX.X	FF AND PAD ELEVATION
XXX	XXX	GRADE SLOPE
XXX	XXX	SPOT ELEVATION
		SWALE LINE
XX.XX'	XX.XX'	LOT DIMENSION
		SIGHT VISIBILITY ZONE

EXISTING	PROPOSED	DESCRIPTION
	8" WTR	WATERLINE MAIN AND SIZE
		FIRE HYDRANT
		WATER METER AND SERVICE LATERAL
		WATER VALVE
		WATER FITTINGS
		WATER LINE REDUCER
		WATER CAP WITH WATER BLOW OFF ASSEMBLY
		IRRIGATION SLEEVE
	PRV	PRESSURE REDUCING VALVE
		REDUCED PRESSURE PRINCIPLE ASSEMBLY
8" WTR	8" WTR	SEWERLINE MAIN AND SIZE
		SEWERLINE MANHOLE
		SEWERLINE CAP
		SEWER LATERAL
BWV	BWV	BACK WATER VALVE
		100W HPS STREET LIGHT
		250W HPS STREET LIGHT
		400W HPS STREET LIGHT
		STREET LIGHT CONDUIT AND CAP
		4" FIBER OPTIC CONDUIT AND CAP
		PULLBOX
		REFLECTIVE FIRE HYDRANT MARKER
8" SD	8" SD	STORM DRAIN MAIN AND SIZE
		ROCK RIP RAP
		STORM DRAIN MANHOLE
		STORM DRAIN DROP INLET

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

TMP-47031

VAR-47034

NO.	DESCRIPTION	BY	APP'D	DATE

DATE: September 27, 2012
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
DRAWN BY: CT
DESIGNED BY: CT
CHECKED BY: A
APPROVED BY: A
PROJECT #: 3540.0003

LENNAR®
JIMMY WOOD | PARTNERSHIP ALIFE LEAD MANAGER, NV DIVISION
PHONE: (702) 795-6000 FAX: (702) 795-6001

RCI Engineering
2381 South Highland Drive, Suite 104, Las Vegas, NV 89109
PHONE: 435.656.1160 FAX: 435.656.1061

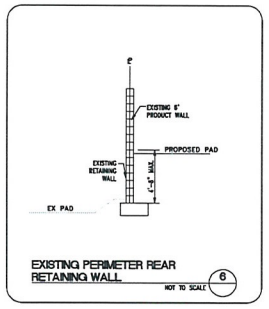
TENTATIVE MAP FOR
MADISON GROVE AT PROVIDENCE
PHASE 3
TENTATIVE MAP
NEVADA

CITY OF LAS VEGAS

PROFESSIONAL ENGINEER
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
STATE OF NEVADA

DRAWING
TM-2
SHT 2 OF 4

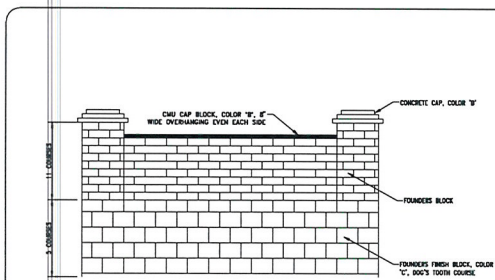
G:\3540_LENN\0003_Madison Grove_PLANNING\Tentative Maps\TM-2.dwg cathyf 9/27/12 8:39am



EXISTING PERIMETER REAR RETAINING WALL

NOT TO SCALE

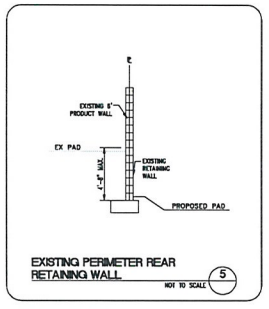
6



EXISTING PERIMETER WALL ALONG HUALAPAI

SCALE: NTS

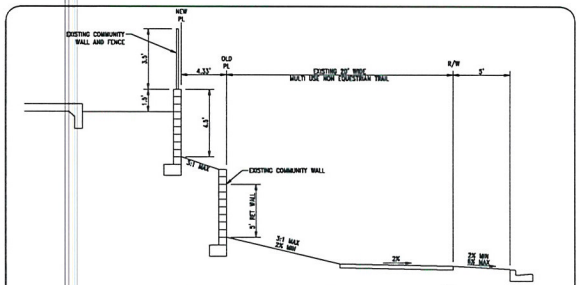
3



EXISTING PERIMETER REAR RETAINING WALL

NOT TO SCALE

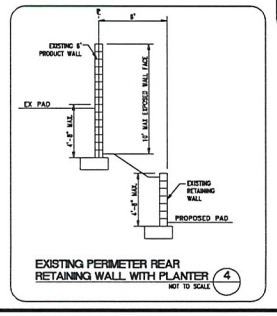
5



EXISTING PERIMETER TO HAUALAPAI WAY

NOT TO SCALE

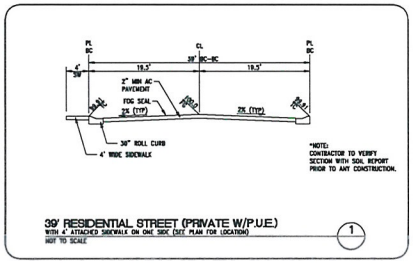
2



EXISTING PERIMETER REAR RETAINING WALL WITH PLANTER

NOT TO SCALE

4



39' RESIDENTIAL STREET (PRIVATE W/P.U.E.)

WITH 4' ATTACHED SIDEWALK ON ONE SIDE (SEE PLAN FOR LOCATION)

NOT TO SCALE

1

REV	DESCRIPTION	BY	APPD	DATE

DATE: September 27, 2012
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 0253.0001

LENNAR®
3883 Howard Hughes Parkway, #270, Las Vegas, NV 89169
PHONE: (702) 792-8400 FAX: (702) 792-8484

RCI Engineering
3883 South Highland Drive, Suite 210, Las Vegas, NV 89169
PHONE: 435.8000 FAX: 702.435.8001

TENTATIVE MAP FOR
MADISON GROVE AT PROVIDENCE
PHASE 3
DETAILS

CITY OF LAS VEGAS — NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
TM-3
SHT 3 OF 4

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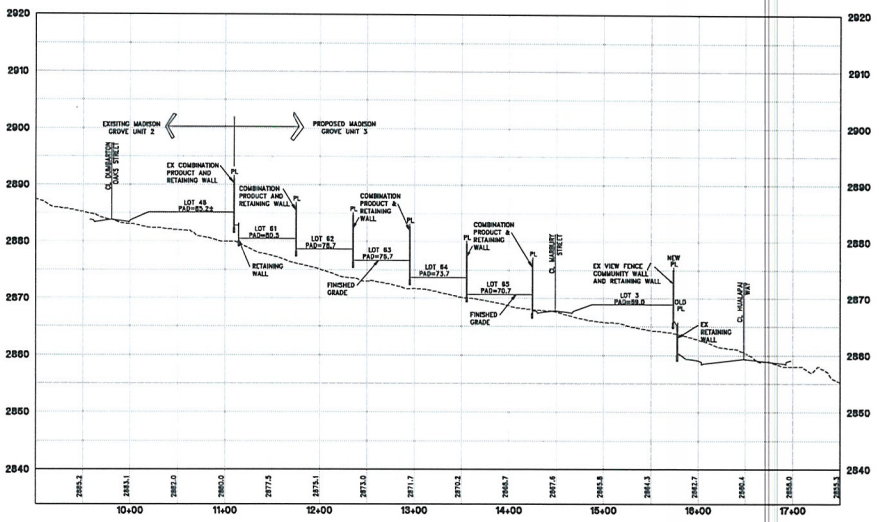
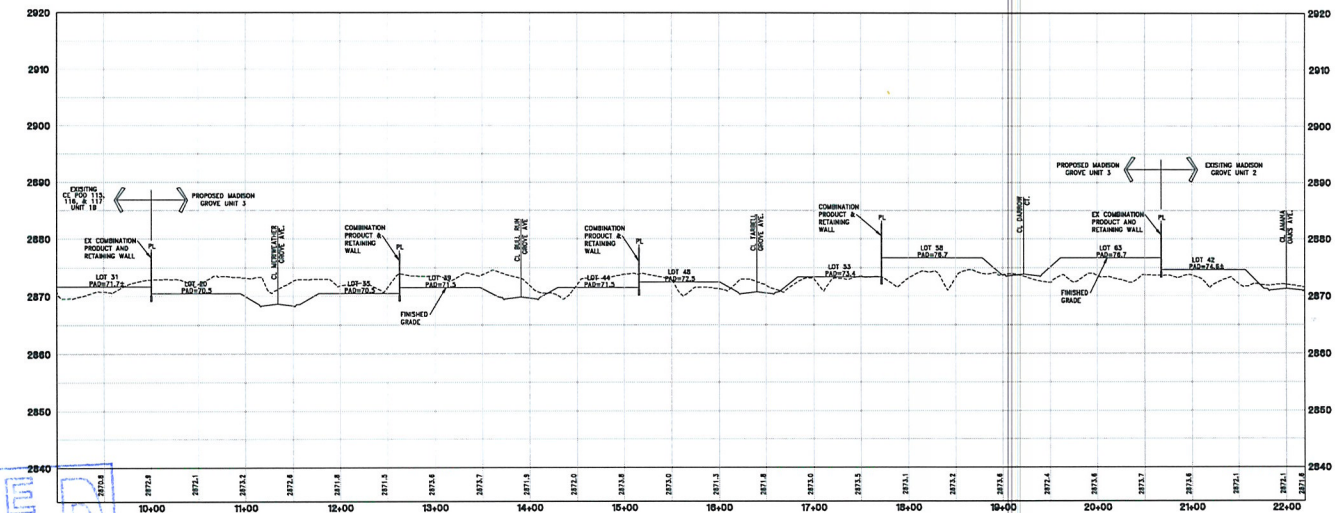
SEP 27 2012
City of Las Vegas
Department of Planning

TMP-47031
VAR-47034



WEST/EAST SECTION (2 / S-1)
HORIZONTAL 1"=60'
VERTICAL 1"=10'



NORTH/SOUTH SECTION (1 / S-1)
HORIZONTAL 1"=60'
VERTICAL 1"=10'

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City of Las Vegas
Department of Planning

TMP-47031
VAR-47034

NO.	DESCRIPTION	BY	APPD	DATE

DATE: September 27, 2012
VERT. SCALE: 1"=10'
DRAWN BY: A
DESIGNED BY: A
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 2043032

LENNAR®
3883 Howard Hughes Parkway, Suite 590, Las Vegas, NV 89169
PHONE: (702) 792-8400 FAX: (702) 792-8401
RCI Engineering
3883 South Highland Drive, Suite 210, Las Vegas, NV 89109
PHONE: 433.8055 FAX: 433.8057

TENTATIVE MAP FOR
MADISON GROVE AT PROVIDENCE
PHASE 3
SITE CROSS SECTIONS
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
STATE OF NEVADA

DRAWING
S-1
SHT 4 OF 4

G:\2043_LDR\002_Madison Grove_PLANNING\Tentative Map\TM-4.dwg corbyl 9/27/12 8:40am

RCI Engineering

September 27, 2012

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Madison Grove Phase 3 at Providence
APN 126-13-810-012

On behalf of our client Lennar we have prepared the following justification letter in support of a Tentative Map and Variance for Madison Grove Phase 3 at Providence, APN 126-13-810-012.

The subject site is currently defined by The Cliffs Edge Master Development Plan and Design Guidelines. The proposed development is in conformance with the Cliffs Edge Master Plan.

Madison Grove Phase 3 encompasses approximately 14.03 acres bound by the existing Madison Grove at Providence Phase 2 residential development to the North and West, existing Hualapai Way to the East and the Westminster at Providence single family residential development to the South.

The proposed development will consist of 65 single family homes sites. Reference the attached Tentative Map for a breakdown of lot sizes and open space provided. The proposed tentative map is identical to the original Tentative Map TMP-5552 approved by the Las Vegas Planning Commission December 16, 2005. This map was replaced with an updated Tentative Map for the subject area, TMP-40426 approved in January of 2011 which contained 82 single family home sites. This application will return the overall development plan to its original configuration. It should also be noted that the proposed tentative map will also bring the entitlements into conformance with the currently approved Improvement Plans for Madison Grove at Providence Phase 3 (Pod 114), CLV drawing No. 107Y4892-3.

Although the recently adopted connectivity index scoring requirements are not applicable to this development the project has been scored for connectivity. The results of this analysis showed a connectivity Index score of 1.3 for the development as proposed.

In addition to the Tentative Map a Variance from section 19.04.100 of Title 19. This section states "For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

TMP-47031
VAR-47034

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City of Las Vegas
Department of Planning

public street, the termination shall be provided by means of a circular cul-de-sac that shall be designed and installed in accordance with City standards." The proposed development has two stub streets which will not be extended to function as through streets and at build out will remain stub streets. These stub Streets will provide access to only two home sites and have a length of 107-feet.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

TMP-47031
VAR-47034

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Department of Planning

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
TMP-47031 - TENTATIVE MAP RELATED TO VAR-47034 - MADISON GROVE AT PROVIDENCE PHASE 3 - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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: TMP-47031 APN: 126-13-810-012

Name of Property Owner: Greystone Nevada LLC

Name of Applicant: Greystone Nevada LLC

Name of Representative: RCI Engineering

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: Robert Johnson

Subscribed and sworn before me

This 9th day of September, 2012

Lisa Eckhardt

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

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SEP 27 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) West side of Hualapai Way, approx. 600' North of Elkhorn Rd.

Project Name Madison Grove at Providence Phase 3 **Proposed Use** SFR

Assessor's Parcel #(s) 126-13-810-012 **Ward #** 6 - Ross

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 14.03 **Lots/Units** 65 **Density** 4.63 DU/AC

Additional Information

PROPERTY OWNER Greystone Nevada LLC **Contact** Robert Johnson, P.E.

Address 2490 Paseo Verde Drive, Suite 120 **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

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

E-mail Address Robert.Johnson@Lennar.com

APPLICANT Greystone Nevada LLC **Contact** Robert Johnson, P.E.

Address 2490 Paseo Verde Drive, Suite 120 **Phone:** (702) 736-9100 **Fax:**

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

E-mail Address Robert.Johnson@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson, P.E.

Address 3281 S. Highland Drive, Suite 810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Robert Johnson

Subscribed and sworn before me

This 9th day of September, 20 12.

_____

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

FOR DEPARTMENT USE ONLY

Case #	TMP-47031
Meeting Date:	11/13/12
Total Fee:	$ 750.00
Date Received:*	09/27/12
Received By:	Jonathan B.

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City of Las Vegas
Department of Planning

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

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-46696 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAMIE SCHAB - OWNER: PINES OFFICE CENTER, LLC - For possible action on a request for a Special Use Permit FOR A 694 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 35-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 7331 West Charleston Boulevard, Suite #130 (APN 163-03-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 12/19/2012
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-46696** APN: 163-03-501-001

Name of Property Owner: Pines Office Center LLC

Name of Applicant: Jamie Schab

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: FRANK P GATSKI, PRESIDENT/CEO
AGENT FOR PINES OFFICE CENTER LLC

Subscribed and sworn before me

This 21st day of AUGUST, 2012

_____
Notary Public in and for said County and State

DEBRA L. GAYLORD
Notary Public State of Nevada
No. 92-2045-1
My appt. exp. Mar. 1, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit, waiver

Project Address (Location) 7331 W. Charleston Blvd #130

Project Name Pines Office **Proposed Use** Massage Est.

Assessor's Parcel #(s) 163-03-501-001 **Ward #** 1

General Plan: existing NC proposed NC **Zoning:** existing C-1 proposed

Commercial Square Footage 665 **Floor Area Ratio**

Gross Acres **Lots/Units** 1 **Density**

Additional Information Massage Establishment for a sole operator in lease space

PROPERTY OWNER Pines Office Center LLC **Contact** G. Marage

Address 4350 Von Karmon Ave 4th Floor **Phone:** **Fax:**

City Newport Beach **State** CA **Zip** 92660-2043

E-mail Address

APPLICANT Jamie Schab **Contact** Jamie Schab

Address 1129 Rainbow Meadows **Phone:** (702) 385-2381 **Fax:**

City Las Vegas **State** NV **Zip** 89128

E-mail Address lvhealer

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* FRANK P GATSKI, PRESIDENT/CEO

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

Print Name AGENT FOR PINES OFFICE CENTER LLC

Subscribed and sworn before me

This 29th day of AUGUST, 20 12.

Notary Public in and for said County and State

DEBRA L. GAYLORD
Notary Public State of Nevada
No. 92-2045-1
My appt. exp. Mar. 1, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-46696
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	8/30/12
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

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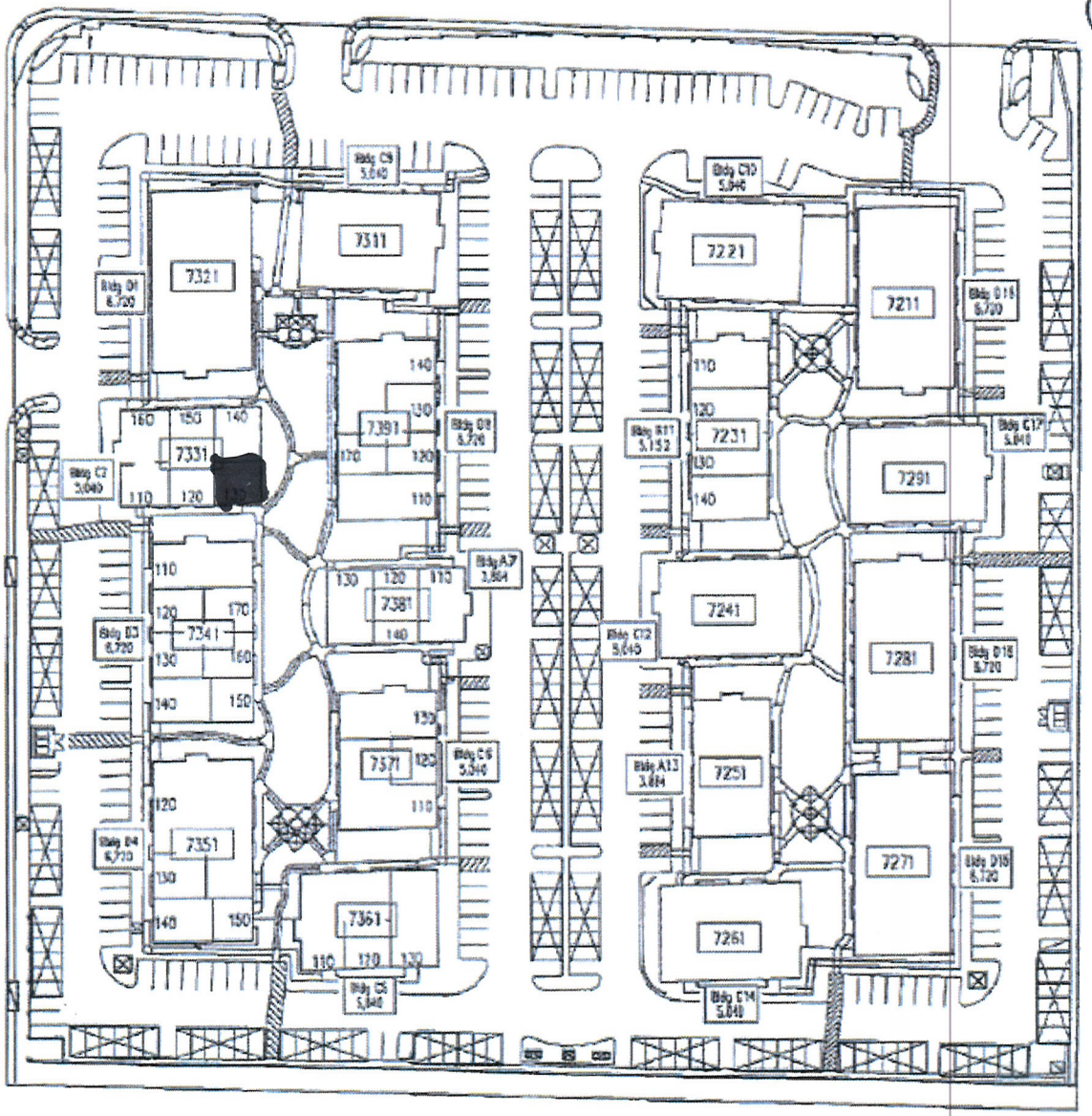
WEST CHARLESTON BOULEVARD

TENAYA WAY



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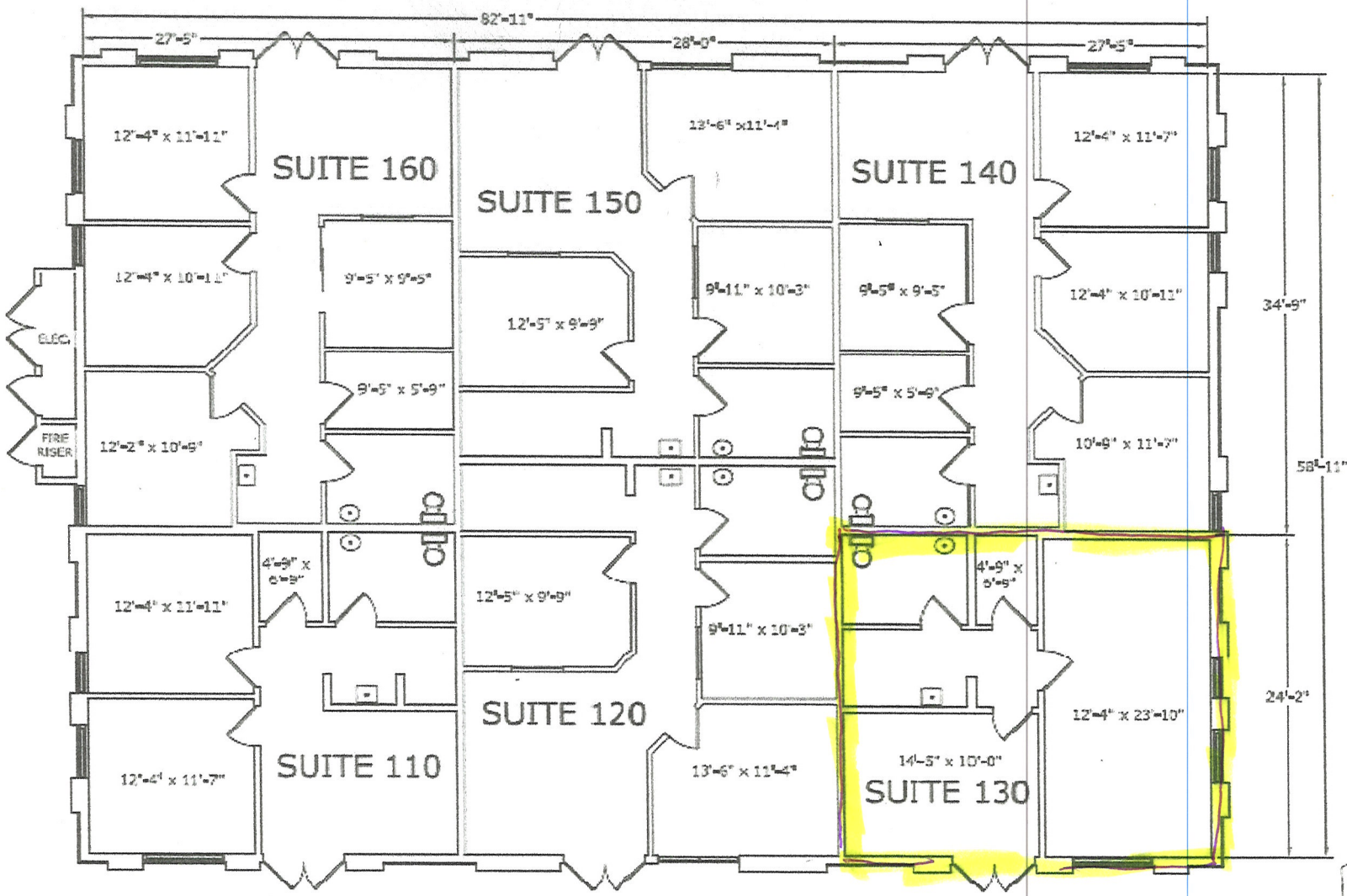
SUP-46696



SCALE: 1" = 12'-0"

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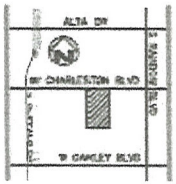
AUG 30 2012
SUP-46696

PPM
PRECISION PROPERTY MEASUREMENTS
3846 EAST 4TH STREET
SUITE A
LONG BEACH CA | 90814
T 562.621.9100
F 888.698.2866
E OFFICE@PPMCO.NET
WWW.PPMCO.NET

SITE INFORMATION

PINES OFFICE CENTER
7331 WEST CHARLESTON BLVD
LAS VEGAS, NV 89117



FOR LEASING INFORMATION, CONTACT:

GATSKI COMMERCIAL

GATSKI COMMERCIAL RE SER
NICHOLAS BARBER | JASON B
4755 DEAN MARTIN DRIVE
LAS VEGAS, NV 89103
PHONE: 702.221.6226

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

August 22, 2012

City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 7331 W. Charleston, #130, APN 163-03-501-001

Dear Sir or Madam:

Please accept this letter as our justification for use permit. The applicant desires to have a massage establishment at the above referenced property. The applicant is leasing space 130 for her own purposes. The applicant performs Thai Massage which requires a large area for the mat on the floor. **Thai massage** is a type of massage in Thai style that involves stretching and deep massage. This form of bodywork is usually performed on the floor, and the client wears comfortable clothes that allow for movement. No oils are used in Thai massage. It is known in Thailand as "nuat phaen boran."

In addition, the massage therapist performs deep tissue therapeutic massage and will have a massage table in the other room. She will have two rooms for use for each type of massage (therapeutic and Thai), and the third, small room is a utility/storage room. This is a fully developed office complex and this use will be compatible with the existing development. This application meets the Special Use permit requirements in Title 19 and will: comply with all applicable requirements of LVMC Title 6; located on a secondary thoroughfare or larger; will not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use, however, we do not meet the requirement for separation from a residential use and are requesting a waiver. We are requesting a waiver to the residential use to the south because the office complex is located within 35 feet of the residential zone. The therapist's lease space is closer to Charleston and is separated from the residential by two office buildings and a parking lot so there should be zero impact on the residences.

In addition, her hours of operation are more restrictive then Title 19, they will be from 9:00 AM until 7:00 PM, by appointment only.

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SUP-46696

Title 19 requires two spaces for each massage room, massage table or massage chair, with a minimum of 6 spaces provided. Even though she is the sole therapist in this location and her clients are by appointment only, she is providing the required 6 spaces. There will be no more than one client at a time, so there will be no impact on traffic or noise in the area.
The parking for the site is provided as follows:

Building Square footage 18 buildings total
10 buildings @ 6322 = 63,220 square feet
8 buildings @ 4897 = 39,176 square feet
Total Square footage 107,396 square feet

Parking Analysis

107,396 square feet of building, 25% is medical for a total of
26,849 square footage. 1space: 200 sq. ft up to 2000 sq.ft =10 spaces
and 1 sp:175 for the remaining 24,849 square feet = 142 spaces
80,547 sq.ft 1 space: 300 sq.ft. = 269 spaces required.
6 spaces required for massage therapist
417 total parking spaces required.
480 parking spaces provided

Because Approximately 40% of the buildings are vacant (the property went into foreclosure) the calculations for medical parking rounded up. Many of the business licenses listed are medical, but they are administrative offices for a medical use, however they were calculated as medical to be conservative. There is still an excess of parking allowing for a greater opportunity for even more space to be leased to medical uses.

This use should be a welcome addition to this development. Please contact me with any questions you might have.

Yours truly,

Lucy Stewart

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SUP-46696

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-46843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN, CO. - OWNER: SHERIDAN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,490 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 6825 North Durango Drive (APN 125-20-216-003), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center Special Land Use Designation)], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
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

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SEP 12 2012

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46843** APN: 125-20-201-025 and 125-20-201-016

Name of Property Owner: Sheridan LLC

Name of Applicant: Walgreen Co.

Name of Representative: Lionel Sawyer & Collins

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 N/A

APN: N/A

Signature of Property Owner:

Print Name: Chairwoman Irene Cuch

Subscribed and sworn before me

This 19 day of June, 2012

Stephannie A. Kruse
Notary Public in and for said County and State

STEPHANNIE A KRUSE
State of Nebraska-General Notary
My Commission Expires
October 07, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

Project Address (Location) 6825 N. Durango Dr, Las Vegas, NV 89149

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

Assessor's Parcel #(s) 129-20-210-003 **Ward #** 6

General Plan: existing XX proposed _____ **Zoning:** existing T-C proposed _____

Commercial Square Footage 14,490 sq. ft. **Floor Area Ratio** .07

Gross Acres 4.71 **Lots/Units** 2 **Density** 7.3%

Additional Information _____

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SEP 12 2012

PROPERTY OWNER Sheridan LLC **Contact** _____

Address PO Box 190 **Phone:** 435-725-4014 **Fax:** 435-722-2374

City Fort Duchesne **State** Utah **Zip** 84026

E-mail Address _____

APPLICANT Walgreen Co. **Contact** Robert M. Silverman

Address 104 Wilmot Road., MS 1420 **Phone:** 847-315-4574 **Fax:** 847-315-4825

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

E-mail Address rob.silverman@walgreens.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 S 4th St, 1700 Bank of American Plaza **Phone:** 702-383-8946 **Fax:** _____

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 Irene C. Cuch

Subscribed and sworn before me

This 13 day of June, 20 12.

_____

Notary Public in and for said County and State

SUSANNE MAITZEN
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/03/2015
Commission # 611889

FOR DEPARTMENT USE ONLY

Case #	SUP 46843
Meeting Date:	11/13/2012
Total Fee:	$1280.00
Date Received:*	9/12/2012
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

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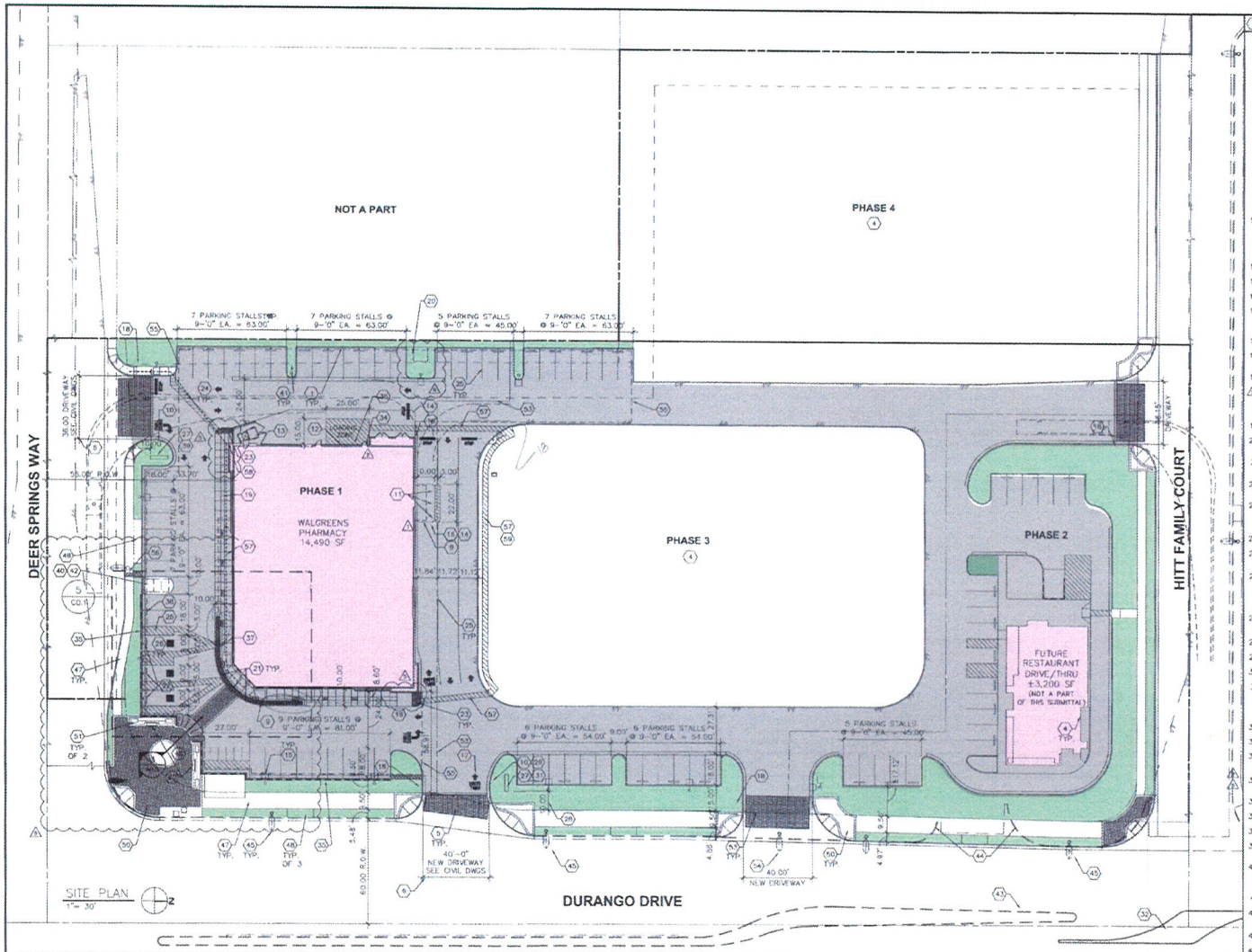
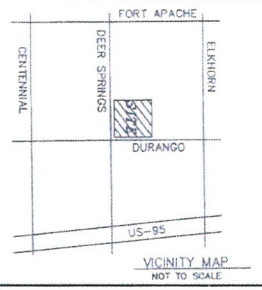




VICINITY MAP
NOT TO SCALE

- COMMERCIAL BUILDINGS
- LANDSCAPED AREAS
- PAVEMENT
- RESIDENTIAL BUILDINGS
- MULTI-FAMILY BUILDINGS
- INDUSTRIAL BUILDINGS
- PUBLIC BUILDINGS

EXISTING CONDITIONS NOTE:

ALL EXISTING CONDITIONS THAT ARE TO REMAIN (I.E. SIDEWALKS, ETC.) ARE TO BE REPAIRED TO LIKE NEW CONDITIONS ACCEPTABLE TO WALGREENS AND THE CITY OF LAS VEGAS REQUIREMENTS.

DESIGN DATA

LOT AREA	205,081.95 SQUARE FEET± TOTAL (4.71 ACRES)
PHARMACY	14,490 SQUARE FEET
RESTAURANT WITH DRIVE-THRU	3,200 SQUARE FEET
TAVERN	4,700 SQUARE FEET
RETAIL #1	5,000 SQUARE FEET
RETAIL #2	4,715 SQUARE FEET
RETAIL #3	3,330 SQUARE FEET
OFFICE	10,400 SQUARE FEET
TOTAL BUILDING AREA	45,895 SQUARE FEET TOTAL AREA
LOT COVERAGE	22.38%
OPEN SPACE COVERAGE	27.72% ± INCLUDING LANDSCAPE AREAS, FINGER ISLANDS, PATHS AND WALK AREAS, COURTYARDS, ETC. PER TCDSM
PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 19A)	
SHOPPING CENTER >25,000 S.F.	45,895 SQUARE FEET/1:250 = 183.58 STALLS
TOTAL STALLS REQUIRED	184 STALLS REQUIRED
PARKING PROVIDED	
REGULAR STALLS	234 STALLS (9'x18' TYP.)
ACCESSIBLE STALL	5 VAN AND 4 REGULAR STALL
TOTAL SPACES	239 STALLS PROVIDED

SITE PLAN KEYNOTES

1 CONCRETE CURB. SEE CIVIL DRAWINGS.
2 NOT USED
3 NOT USED
4 FUTURE BUILDING AS APPROVED BY PLANNING DEPARTMENT SHOWN FOR PARKING CALCULATION ONLY. NOT A PART OF THIS SUBMITTAL.
5 COLORED STAMPED CONCRETE AT DRIVEWAY ENTRANCE. SEE CIVIL DRAWINGS. COORDINATE WITH DESIGNER
6 CONCRETE APRON TO CLARK SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/TRAILER WITHOUT ROLLING ONTO CURB. DIVIDE DRIVEWAY INTO LANES WITH STRIPING.
7 FOR LIMITS OF HEAVY DUTY ASPHALT PAVING SEE CIVIL DWGS.
8 NOT USED
9 LINE OF CANOPY ABOVE.
10 12"x18" "DO NOT BLOCK ENTRANCE" SIGN. SEE DETAIL 11/CO.0. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC.
11 36"H FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS. (NO ADHESIVE FASTENING)
12 GAS METER. SEE PLUMBING DWGS.
13 COMPACTOR. SEE SHEET C6.2.
14 LINE OF CONCRETE PAD.
15 LIGHT POLE (TYPICAL). SEE SHEET E0.1 FOR QUANTITY AND LOCATION OF POLES AS DETERMINED BY APPROVED PHOTOMETRICS. COORDINATE WITH E0.1 AND E0.1A.
16 CONCRETE DRIVE-UP LANE AND CANOPY ABOVE
17 PROVIDE LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
18 MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN (SET BACK CLEAR OF TRAFFIC). SEE DETAIL 11/CO.0. AT DRIVE-THRU, ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0" CURB AT DRIVE-THRU. PROVIDE ADDITIONAL STOP SIGN FOR NORTH BOUND TRAFFIC.
19 CONCRETE SIDEWALK. SEE SHEET A1.1 - KEYED NOTE #2.
20 PAD MOUNTED TRANSFORMER WITH BOLLARDS PER NV ENERGY REQUIREMENTS.
21 ENTRY BOLLARDS WITH POLYETHYLENE COVERS 5'-4" CLEAR MIN. SEE ENLARGED PLAN ON SHEET C0.1
22 ACCESSIBLE PARKING SIGN. SEE SHEET C.01 FOR DETAILS ON SIGNAGE AND STALL REQUIREMENTS.
23 ACCESSIBLE RAMP WITH DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5% ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
24 ASPHALT PAVING.
25 YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT.
26 ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% (2% MAX.) SLOPE IN ALL DIRECTIONS.
27 TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN)
28 MONUMENT SIGN MINIMUM SETBACK.
29 FOR TRAFFIC CONTROL ELEMENTS SEE CIVIL DRAWINGS.
30 NOT USED
31 READERBOARD PYLON SIGN. CONCRETE BASE FOR SIGN TO BE INSTALLED AS SOON AS POSSIBLE. ORIENT PERPENDICULAR TO MAJOR TRAFFIC STREET. PROVIDE CONCRETE PAVERS AT PYLON SIGN WITH MANUAL READERBOARDS. SEE DTL 2 AND 3/C6.3
32 OFF-SITE IMPROVEMENTS PER CIVIL DRAWINGS.
33 NOT USED
34 RETURN SIDEWALK/CONCRETE PAD TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED)
35 CMU RETAINING WALL WITH PEDESTRIAN BARRIER PER CIVILS AND SHEET A0.3.
36 TOTE AND BALE ENCLOSURE.
37 DETECTABLE WARNING SURFACE, 36" WIDE
38 TYP. CONC. PARKING BUMPER BLOCK.
39 LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON SIGN.
40 SEVEN-BIKE TUBULAR STEEL BIKE RACK. ALLOW FOR 5' ACCESS AISLE BEYOND PARKING AREA, BOTH SIDES OF RACK.
41 ISLAND WITH 6" CURB
42 7'-3" X 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.
43 EXISTING CURB TO REMAIN. SEE CIVIL DRAWINGS.
44 EXISTING DRIVEWAY TO BE DEMOLISHED. PROVIDE NEW CURB, PLANTING AREA AND SIDEWALK AS SHOWN. SEE CIVIL DRAWINGS.
45 EXISTING STREET LIGHT TO REMAIN.
46 15'-0" RADIUS NEW LANDSCAPING AREA WITH 12" TYP. LIGHT GRAY PERIMETER BAND. PROVIDE CONC. CURB - SEE LANDSCAPING PLAN.
47 NEW LIGHT GREY CONCRETE SIDEWALK WITH 2'-6" X 2'-6" SCORING THE PER TOWN CENTER DEVELOPMENT STANDARDS FIGURE 14.
48 TYP. 15'-0" LONG SIDEWALK TREATMENT WITH DARK GRAY DESIGN PATTERN AND SCROLL WORK PER THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, FIGURE 14.
49 PROPOSED BUS STOP PER RTC STANDARDS, SEE CIVILS.
50 1'-0" x 1'-0" RED CONCRETE PAVERS AT 45° ANGLE WITH 12" WIDE LIGHT GRAY SEALED PERIMETER CONCRETE BAND PER THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, FIGURE 14.
51 MONUMENT FEATURE. SEE C6.3
52 6'-0" LONG STREET BENCH WITH ONE-PIECE END CASTINGS OF GRAY IRON AND PLASTIC SLATS PER THE THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, FIGURE 17, MODEL "HERITAGE PARK BENCH" OR EQUAL APPROVED.
53 WALGREENS PROPERTY LINE (LEASE AREA).
54 STREET LIGHT TO BE REMOVED
55 CART SECURITY SYSTEM. COORDINATE INSTALLATION WITH ZERN ENTERPRISES, SEE SHEET A0.2
56 UNDER SIDEWALK DRAIN. SEE CIVIL DWGS.
57 LINE DENOTES ADA PATH OF TRAVEL, MIN. 36" WIDE WITH 2% CROSS SLOPE MAX. AND 5% RUNNING SLOPE MAX.
58 PROVIDE FIRE DEPARTMENT POST INDICATOR VALVE PER CIVIL DWGS.
59 PROVIDE A TEMP. 2"± ASPHALT ADA PATH AS SHOWN, 36"± MIN. SET 36" MIN. OFF DRIVE ISLE WITH A NO MORE THAN 2% CROSS SLOPE AND 5% RUNNING SLOPE TO PROVIDE AN ADA ACCESSIBLE PATH FROM THE REAR OF THE STORE TO THE FRONT ACCESSIBLE PATH.

△ UPDATED SITE LAYOUT INCLUDING SIDEWALK CLEARANCES AT BUILDING, ADA ACCESS ISLES, TRANSFORMER LOCATION, PAVEMENT MARKINGS, CART CONTAINMENT SYSTEM LIMITS, RETAINING WALL CALL OUT, TRUCK TURNING RADIUS, AND OTHER NOTES PER WALGREENS COMMENTS.

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0076155
6925 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
www.breslinbuilders.com

CONSULTANT PROJECT NO.

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS'
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	■	NEW	■
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

RECEIVED
SEP 12 2012

NO	DATE	BY	DESCRIPTION
3	08-29-2009	TMM	WALGREENS COMMENTS
2	07-06-2009	TMM	CLV/BD COMMENTS
1	06-19-2009	TMM	CLV/BD / WALGREENS COMMENTS

REVISIONS

CERTIFICATION AND SEAL

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CAD DOWN AUTHORIZED UNDER NRS 623A

BRESLIN BUILDERS — COMPANY NAME
JACK BRESLIN — CONTRACTOR'S REPRESENTATIVE/QP MASTER OR CLASS PLUMBING OR ELECTRICAL PLUMBER
0018169 — CONTRACTOR'S LICENSE #
TODD MOSHAYEDI — PLANS PREPARED BY
SIGNATURE

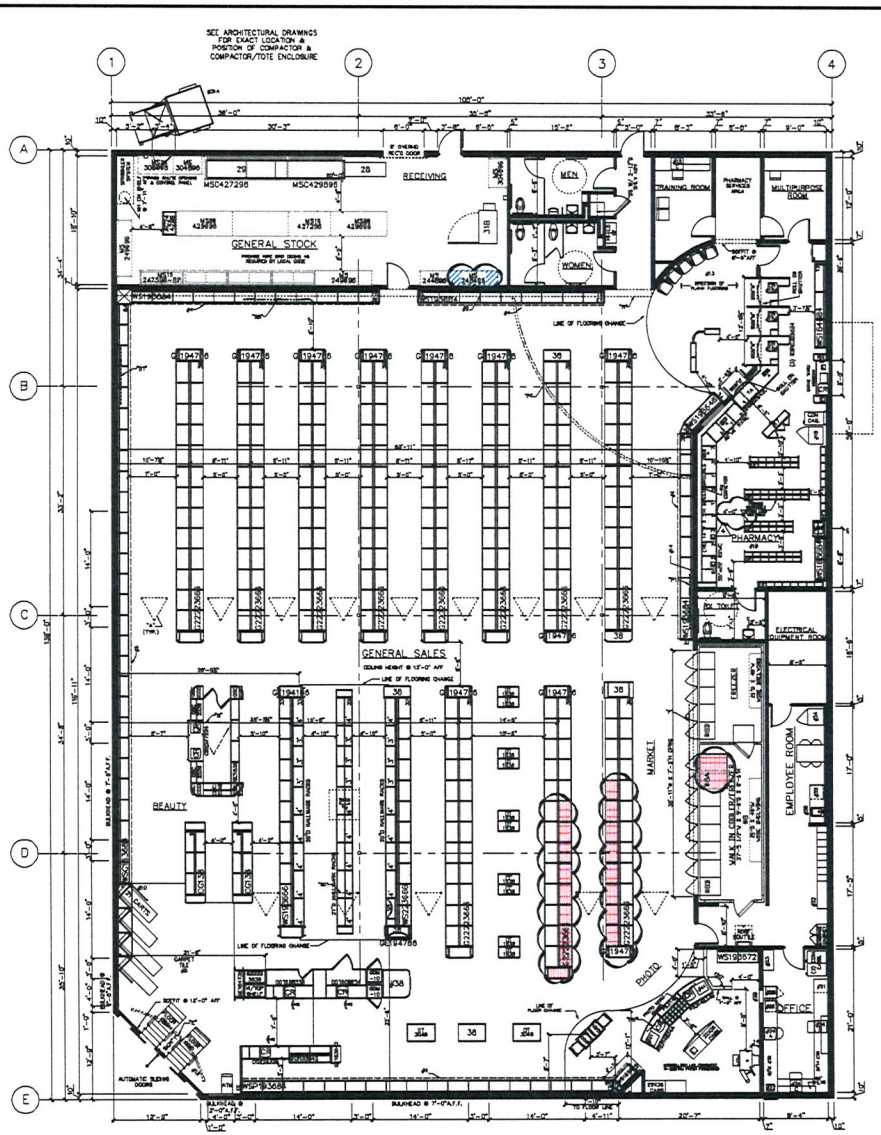
WALGREENS STORE #12539
PROJECT NAME

NEC OF DURANGO DRIVE AND DEER SPRINGS WAY
LAS VEGAS, NEVADA

DRAWING TITLE
SITE PLAN

CADD PLOT	SCALE: AS SHOWN	DRAWING NO
A01.dwg DWG	DRAWN BY: CL	A0.1
VOID PLOT	DATE: 12-09-2008	
SUPERSEDES PLAN DATED:	REVIEWED BY: TMM	OF DWGS

SUP-46843



LEGEND

BEER, WINE, AND SPIRITS SALES

BEER, WINE, AND SPIRITS STOCK

BEER/WINE AREA
TOTAL SALES: 116 SQ. FT.
TOTAL STOCK: 16 SQ. FT.

CART SECURITY

KEY PLAN
NOT TO SCALE

FOR REFERENCE ONLY. SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

TOTAL BY LINEAL FOOTAGE	1352 LN. FT.
F RONT WALL SHELVING	57 LN. FT.
BEAUTY WALL SHELVING	84 LN. FT.
REMAINING WALL SHELVING (BACK & SIDE WALL, RX SEATING)	99 LN. FT.
BACK GONDOLAS	634 LN. FT.
F RONT GONDOLAS	292 LN. FT.
HALLMARK SHELVING	128 LN. FT.
BEAUTY GONDOLAS	36 LN. FT.
COOLERS	20 LN. FT.
F REEZERS	12 LN. FT.

FIXTURE LEGEND				
G	78"H	36" D.	66" W.	
GONDOLA (SEA SIDE)				ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE
06	78	09	66	
GONDOLA (BH)	D.	W.	H.	
WS	78	36	84"	24" 48"
WALL (SHLV)	D.	W	H	DISPLAY D W TABLE

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

* A.D.A. DOOR CLEARANCE

*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

EXECUTIVE APPROVAL		DATE
SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT		
SENIOR VICE PRESIDENT STORE OPERATIONS		
VICE PRESIDENT STORE OPERATIONS		
REVIEWED BY:	AP 6/21/08	ST 6/21/08

PROTOTYPE

RECEIVED
SEP 12 2012

08/29/08 D1.04 AG
2ND SUBSHEET -- UPDATE ALL DYNAMIC BLOCKS TO CURRENT; REVISE VENDOR ENDSTANDS; REVISE PHOTO NOTE; UPDATE TILL LOCKER AND OFFICE SAFE BLOCKS; UPDATE HALLMARK SHELVING FROM 48" TO 4'.

03/25/09 D1.03 AG
1ST SUBSHEET -- REVISE EXTERIOR WALLS TO 1'-0" PER A1.1; ADD BEAUTY HANGING SIGN, REVISE SIGN NOTES; UPDATE PHOTO TO NEW; REPLACE DHL DISPLAY TABLE; UPDATE FILE CABINET; FLIP# OUT WALL IN EMPLOYEE AREA; REPLACE ALL ROLLING GONDOLA ENDS WITH STANDARD; REVISE VENDOR RACK LOCATIONS; REMOVE EAS FROM RESTROOM CORRIDOR; REPLACE SSPE WITH ITS; ADD LINE OF FLOORING AT PATIENT SERVICES; REMOVE 1 BAY OF RX SHELVING; REVISE RX LF.

08/08/08 D1.02 AG
REMOVE HEFFNER SHELF; REDUCE SHELVING FROM 54" TO 48"; REVISE RX INSERTS; UPDATE HANGING SIGN NOTES; ADD NOTES @ GENERAL SALES & PHOTO MENU BOARD.

05/22/08 D1.01 AG
PER REDLINES-2 DP'S IN BEAUTY; SEPARATE RX TOILET; REDUCE PHOTO & OFFICE 1'-0" TO ACCOMMODATE; PROVIDE 4'-0" AISLE IN RX; CREATE AN EMPLOYEE AREA TO ELIMINATE DHC DOOR PER CODE; STOCK SHELVING CANNOT BE TALLER THAN 96"; PROVIDE STOCK NOTE.

PROTOTYPE L10S138RX07
(04-21-2008)

INTERIOR HANGING SIGNS

GENERAL SALES AREA
S10N "A" AISLE MARKERS
S10N "B" ENTRANCE SIGN
S10N "B" BEAUTY SIGN
S10N "B1" BEAUTY CONDITION
S10N "BB" BODY & BATH SIGN
S10N "PH" PHOTO SIGN
S10N "PHT" PHOTO COM SIGN (WHERE APPLICABLE)
S10N "T" MARKET SIGN
S10N "R" RESTROOM SIGN
S10N "T" STORE HOURS SIGN
S10N "NC" GREETING CARD SIGN
S10N "D" DOWNTOWN CHECKOUT LANE #
S10N "C-A" CALIFORNIA ACCESSIBILITY SIGN (9"-0" TO TO BOTTOM OF SIGN)
S10N "ADA" SYMBOL OF ACCESSIBILITY

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR RECORDED SIGNS
S10N "U" PICK UP SIGN
S10N "V" DROP OFF SIGN
S10N "W" DROP OFF / PICK UP SIGN
S10N "X" DROP OFF / PICK UP / CONSULTATION SIGN
S10N "P" PHARMACY SIGN
S10N "P1" PHARMACY COM SIGN
S10N "Q" CONSULTATION WINDOW
S10N "TX" TAS

*SEE STORE SPECIFIC A-121 & A-211 FOR INSTALLATION GUIDELINES AND HANGING HEIGHTS

GENERAL NOTES

GENERAL SALES AREA
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. BEAUTY CORNICE
4. SALES AREA CORNICE (7 FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & FLOORS (RED FURNISHED AND INSTALLED BY WALGREENS (WHERE SHOWN)
7. MASTER-BILT REACH-IN REFRIGERATION:
MODEL TEN - ENDLESS REACH-IN FREEZERS AND MODEL TEL - ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS AND ADD 1 DOOR DRAIN)
A. ___ TEM-3-36 94 1/2"W X 37 3/4"D X 80"H
TEM-4-30 124 1/2"W X 36 3/4"D X 80"H
B. ___ TEL-3-30 94 1/2"W X 37 3/4"D X 80"H
TEL-2-30 63 1/2"W X 37 3/4"D X 80"H
BMG/BLG SERIES - SELF CONTAINED REFRIGERATORS AND FREEZERS:
C. ___ BMG-74 75"W X 36 3/4"D X 79"H
D. ___ BLG-74 75"W X 36 3/4"D X 79"H"
EMB SERIES - SELF CONTAINED SLIDING DOOR REFRIGERATORS
E. ___ EMB-060 70"W X 32 1/4"D X 78 1/2"H
BACK-UP REFRIGERATORS AND FREEZERS
F. ___ BSD-52DRA 55"W X 34"D 1362 1/2"H
G. ___ BFD-52DFA 55"W X 34"D X 82 1/2"H
8. MASTER-BILT WALK-IN COOLER. PROVIDE
6 #1000R COOLMASTER DOORS 30" X 79" EACH #R2
5 #1000FC FREEZEMASTER DOORS 30" X 79" EACH BY ANTHONY
A. 2 DOOR(S) FOR EACH DOOR PROVIDE 4'0 NYLA-TRACK SHELVING SYSTEM
B. 3 DOOR(S) FOR EACH DOOR PROVIDE 36"D 8-O-F NYLA-LITE SHELVING SYSTEM
C. ___ DOOR(S) ___'0 ROLLER CONVEYOR AT FLOOR LEVEL
D. 5 DOOR(S) FOR EACH DOOR PROVIDE 2710 ANTHONY SHELVES
E. ___ DOOR(S) FOR EACH DOOR PROVIDE (2) 2710 ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F. ___ DOOR(S) ___'0 DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. CART RAILS W/ DISPLAY SHELF & SEAT WALL ABOVE
11. PROVIDE 4.0'H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13. PHARMACY SEATING AREA: (E) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 3'-0"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15a. INTERCOM PLUS TERMINAL
15c. TRAINING TERMINAL(IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDER COUNTER INSERTS
#1 - RX 2 DRAWER WALL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 5 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF (39"H CNTR)
#7A - RX OPEN INSERT WITH CPU SHELF (34"H CNTR)
#8 - RX OPEN CABINET (30"H CNTR)
#9 - RX 10 DRAWER FILE CABINET

OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTER
24A. P.O.S. TERMINAL
24B. ASADO TERMINAL
24C. OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. (NOT USED)

STOCK ROOM:
28. MEST-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A. TRASH COMPACTOR
31B. BALER
31C. CARDBOARD COMPACTOR

EMPLOYEE ROOM:
32. EMPLOYEE LOCKER @ (1)-48" W COAT LOCKER W/ PERFORATED DOORS, (5) 6 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. 6'-0"W X 2'-0" EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 22" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (OR COUNTER)
36. (NOT USED)

MISCELLANEOUS:
37. "P" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOE; (END PANEL TO REMAIN)
39. PROVIDE OPENING F OR DHB-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

GENERAL NOTES

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5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
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7. MASTER-BILT REACH-IN REFRIGERATION:
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TEM-4-30 124 1/2"W X 36 3/4"D X 80"H
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F. ___ DOOR(S) ___'0 DOUBLE DECK ROLLER CONVEYOR
9. ICE CHEST BY VENDOR
10. CART RAILS W/ DISPLAY SHELF & SEAT WALL ABOVE
11. PROVIDE 4.0'H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

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13. PHARMACY SEATING AREA: (E) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 3'-0"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15a. INTERCOM PLUS TERMINAL
15c. TRAINING TERMINAL(IN TRAINING ROOM)
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17. CRX CABINET
18. RX REFRIGERATOR
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21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTER
24A. P.O.S. TERMINAL
24B. ASADO TERMINAL
24C. OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. (NOT USED)

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30. POWER ROLLER CONVEYOR
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33. 6'-0"W X 2'-0" EMPLOYEE COUNTER W/ (1) CABINET
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 22" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (OR COUNTER)
36. (NOT USED)

MISCELLANEOUS:
37. "P" - ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOE; (END PANEL TO REMAIN)
39. PROVIDE OPENING F OR DHB-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

Walgreens

FACILITIES PLANNING, DESIGN, & ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT DATA

TYPE		GENERAL SALES	■	MARKET	■
NEW LOCATION	■	PHARMACY	■	SECURITY	□
NEW LOCATION EXISTG BLDG	□	PHOTO	■	24 HOUR STORE	□
REMODEL	□	LIQUOR	□	OTHER	□

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW	8938	1540	1604		12,082
	EXISTG					
MARKET	NEW	900				900
	EXISTG					
RX	NEW	728				728
	EXISTG					
RX WAITG	NEW	346				346
	EXISTG					
PHOTO	NEW	436				436
	EXISTG					
LIQUOR	NEW					
	EXISTG					
BSMT	NEW					
	EXISTG					
2ND FLOOR	NEW					
	EXISTG					
TOTAL NEW		11,346	1540	1604		14,490
TOTAL EXISTG						

TOTAL AREA: FIRST FLOOR 14,490 SQ. FT.
TOTAL AREA: OTHER LEVELS 0 SQ. FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS 14,490 SQ. FT.
RX SHELVING LINEAL FEET 83 LN. FT.

NO.	DATE	BY	DESCRIPTION	CONST
4	08/15/10	AG	ADD DIMENSION STRING FROM PHARMACY COUNTER TO BOTTLE BAYS.	
3	06/28/10	AG	ADD NEW BRANDING, ADD COUGH & COLD ENDSTAND, ADD GIFT CARD ENDSTAND, REVISE RX WAITING CHAIRS, REVISE PHOTO KIOSKS, UPDATE INTERIOR SIGN NOTES & LINEAL FOOTAGE, REMARC DESIGN LINKS, UPDATE OFFICE & TILL LOCKER BLOCK.	
2	01/20/10	AG	REVISE COOLER/FREEZER DOORS TO 30" WITH 7'-2" OPENING, REVISE COUNTER IN OFFICE TO ALLOW MIN. DOOR CLEARANCE, REMOVE WATCH TOWER FROM DCS BULLPEN AND REPLACE WITH DSC, REMOVE SET FROM TRAINING ROOM, REVISE RX INSERTS & EQUIP, REVISE GENERAL NOTES.	
1	10/13/08	AG	UPDATE ALL DYNAMIC BLOCKS, ELIMINATE EMPLOYEE ROOM MIRROR & REMOVE SECURITY CABINET FOR STORE OPS, REVISE RX REFRIGERATOR SPEC PER CORP. PURCH. REVISE PHOTO EQUIPMENT TO NORITSU DRY LAB, REMOVE SINK @ SPILL, REMOVE D-CASES, ADD 2' WALL SHELVING, REPLACE PHOTO CABINETS WITH 2230S, REPLACE DTS WITH DT, REPLACE 2 COOLER RACKS WITH 4' RACKS FOR FUTURE BEER AND WINE; REVISE #38-1638 TO PP1838, UPDATE GENERAL NOTES	

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 12539

PROJECT NAME
WALGREENS STORE
(NEC) DURANGO DRIVE & DEER SPRINGS WAY
LAS VEGAS, NEVADA

DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: 12539-D1-SW-15JUN12
VOID PLOT: 12539-D1-07-28MAY10
SUPERSEDES PLAN DATED:
SCALE: 1/8"=1'-0"
DRAWN BY: A. GARVIN
DATE: 06/27/08
REVIEWED BY:
DRAWING NO: D1
OF DWGS.

SUP-46843

RECEIVED
SEP 12 2012

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
A. WILLIAM MAUPIN
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
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILLIANO COUVILLIER III
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS

MICHAEL D. KNOX
MEREDITH L. MARKWELL
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA

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
JORDAN A. DAVIS

September 11, 2012

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE

*ADMITTED IN CA ONLY

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 89106

RE: ***Application for Special Use Permit***

To Whom It May Concern:

I am writing on behalf of Walgreen Co. in support of the application for a special use permit for the addition of accessory package liquor off-sale at Walgreens, 6825 North Durango Drive. The location is currently operating and licensed as a drug store.

This location is in the Town Center district and zoned T-C. The proposed sale of packaged liquor will not adversely affect surrounding properties, as this store is located on the corner of the major thoroughfare of Durango Drive and is surrounded by vacant parcels. There are many commercial uses on the opposite corner, including restaurant businesses that sell alcohol, so the proposed use would not be unique to the area.

With this special use permit, Walgreens will remain competitive with similar businesses by offering patrons the option to purchase alcohol for consumption off-premises, in addition to the various household and grocery items it sells. Since this use is commonly found at similar drug and retail grocery stores in Las Vegas, there would be no variable impact on other businesses by allowing Walgreens to sell alcohol for the convenience of its customers.

SUP-46843

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SEP 12 2012

Walgreens will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will remain unchanged with the issuance of a special use permit to allow for accessory packaged liquor sales. Please note the location will not devote more than 10% of the retail floor space to the display or merchandising of alcoholic beverages.

Furthermore, Walgreen Co. is a well-established national company with shares traded on the New York Stock Exchange. The company has over 60 stores in southern Nevada that maintain a low impact on neighboring properties.

As Walgreens is currently operating at the site and the addition of alcohol sales is compatible with the surrounding area, we respectfully request a special use permit for the addition of accessory "off-sale" packaged liquor sales.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Ms. Rebecca Lidskin

SUP-46843

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: NOVEMBER 13, 2012

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

SUBJECT:
SUP-46962 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PUFF N STUFF SMOKE SHOP, LLC - OWNER: BEHNAZ, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED USE WITHIN AN EXISTING GENERAL RETAIL STORE at 1801 East Charleston Boulevard (APN 139-35-814-019), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/19/2012
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

APPLICATION / PETITION FORM

Application/Petition For: SUP for gaming

Project Address (Location) 1801 E. Charleston

Project Name Puff N Stuff **Proposed Use** gaming machines

Assessor's Parcel #(s) 139-35-814-019 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Behnaz LLC **Contact** Ray

Address 2010 E. Charleston **Phone:** (702) 604-0025 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Puff N Stuff **Contact** Samir Freij

Address 1801 E. Charleston **Phone:** (702) 263-8100 **Fax:** (702) 834-4104

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

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* Reza Salimi

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

Print Name Reza Salimi REZA SALIMIAN

Subscribed and sworn before me

This 06 day of SEPTEMBER, 20 12.

Notary Public in and for said County and State

CLAUDIA G. GARCIA-TELLO
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 8-01-14
Certificate No: 10-2640-1

FOR DEPARTMENT USE ONLY

Case #	SUP-46962
Meeting Date:	11/13/12
Total Fee:	$ 1030.00
Date Received:*	SEP 25 2012
Received By:	Jonathan B.

RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning

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

Revised 10/27/08

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-46962 APN: 139-35-814-019

Name of Property Owner: Behnaz LLC

Name of Applicant: Puff N Stuff

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: Reza Salimian

Print Name: REZA SALIMIAN

Subscribed and sworn before me

This 06 day of SEPTEMBER, 2012

_____

Notary Public in and for said County and State

CLAUDIA C. GARCIA-TELLO
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 8-01-14
Certificate No: 10-2640-1

RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning



RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning

SUP-46962



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SEP 25 2012
City of Las Vegas
Department of Planning

SUP-46962


RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning
SUP-46962


RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning

SUP-46962

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

September 25, 2012

City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 1801 E. Charleston, APN 139-35-814-019

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. This shopping center was built in 1960. This lease space is a smoke and gift shop and is transitioning to a convenience store. They do not sell beer and wine (too close to a church), however, they would like to have some gaming machines and need a use permit. This site is a parking impaired site, however, the majority of their traffic in the store is foot traffic and their customer base is the residents to the north. I have been to the store at various times of the day and have never seen the parking lot full. The center is located on two separate parcels with a fire wall separating the buildings, however the parking lot is shared. There is employee parking in the rear. Typical convenience stores sell beer and wine, gas, and have machines for their customer. Because of the size of the property and its proximity to a church, they can only offer machines to their customers, if approved. They are not changing anything physically about the building; all parking will remain the same.

We believe this to be a good addition to the property and provides another service to the store's customers. Because the majority of their customers arrive on foot, or bicycle it should have no impact on the parking for the center. *I will be out of town from 9/26-10/9 but can be reached by email stewplan@aol.com and can have someone make corrections and bring them to the CLV if needed.* Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

RECEIVED
SEP 25 2012
City of Las Vegas
Department of Planning

SUP-46962

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-47007 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAST VALLEY FAMILY SERVICES - OWNER: EF TEAM, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING 4,800 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 1800 East Sahara Avenue, Suite #111 (APN 162-02-815-003) C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 12/19/2012
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

RECEIVED

SEP 2 / 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST RECE

SEP 2

Case Number: **SUP-47007** APN: 162-02-815003

Name of Property Owner: Elda Frankola

Name of Applicant: East Valley Family Services

Name of Representative: East Valley Family Services

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: Elda Frankola

Print Name: Elda Frankola

Subscribed and sworn before me

This 26th day of September, 20 12

Brittany Matulis

Notary Public in and for said County and State Clark NV

BRITTANY MATULIS
Notary Public State of Nevada
No. 11-5502-1
My Appt. Exp. July 20, 2015

DEPARTMENT OF PLANNING

RECEIVED
SEP 27 2012

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Social Service Provider

Project Address (Location) 1800 E. Sahara Avenue #111

Project Name East Valley Family Services **Proposed Use** SC

Assessor's Parcel #(s) 162-02-815-003 **Ward #** 3 - Coffin

General Plan: existing SC proposed SC **Zoning:** existing C1 proposed C1

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

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

Additional Information _____

PROPERTY OWNER EF Team LLC **Contact** Elda Frankola

Address 3651 Lindell Road #G **Phone:** (702) 221-1111 **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address _____

APPLICANT East Valley Family Services **Contact** Alicia Davisson

Address 1800 E. Sahara Avenue #111 **Phone:** (702) 369-8509 **Fax:** (702) 733-6144

City Las Vegas **State** NV **Zip** 89104

E-mail Address ileana@eastvalleyfamilyservices.org

REPRESENTATIVE East Valley Family Services **Contact** Alicia Davisson

Address 1800 E. Sahara Avenue #111 **Phone:** (702) 369-8509 **Fax:** (702) 733-6144

City Las Vegas **State** NV **Zip** 89104

E-mail Address ileana@eastvalleyfamilyservices.org

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Elda Frankola

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

Print Name Elda Frankola

Subscribed and sworn before me

This 26th day of September, 20 12.

Brittany Matulis

Notary Public in and for said County and State Clark NV

BRITTANY MATULIS
Notary Public State of Nevada
No. 11-5502-1
My Appt. Exp. July 20, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP 47007
Meeting Date:	12/11/2012
Total Fee:	$1030.00
Date Received:*	9/27/2012
Received By:	

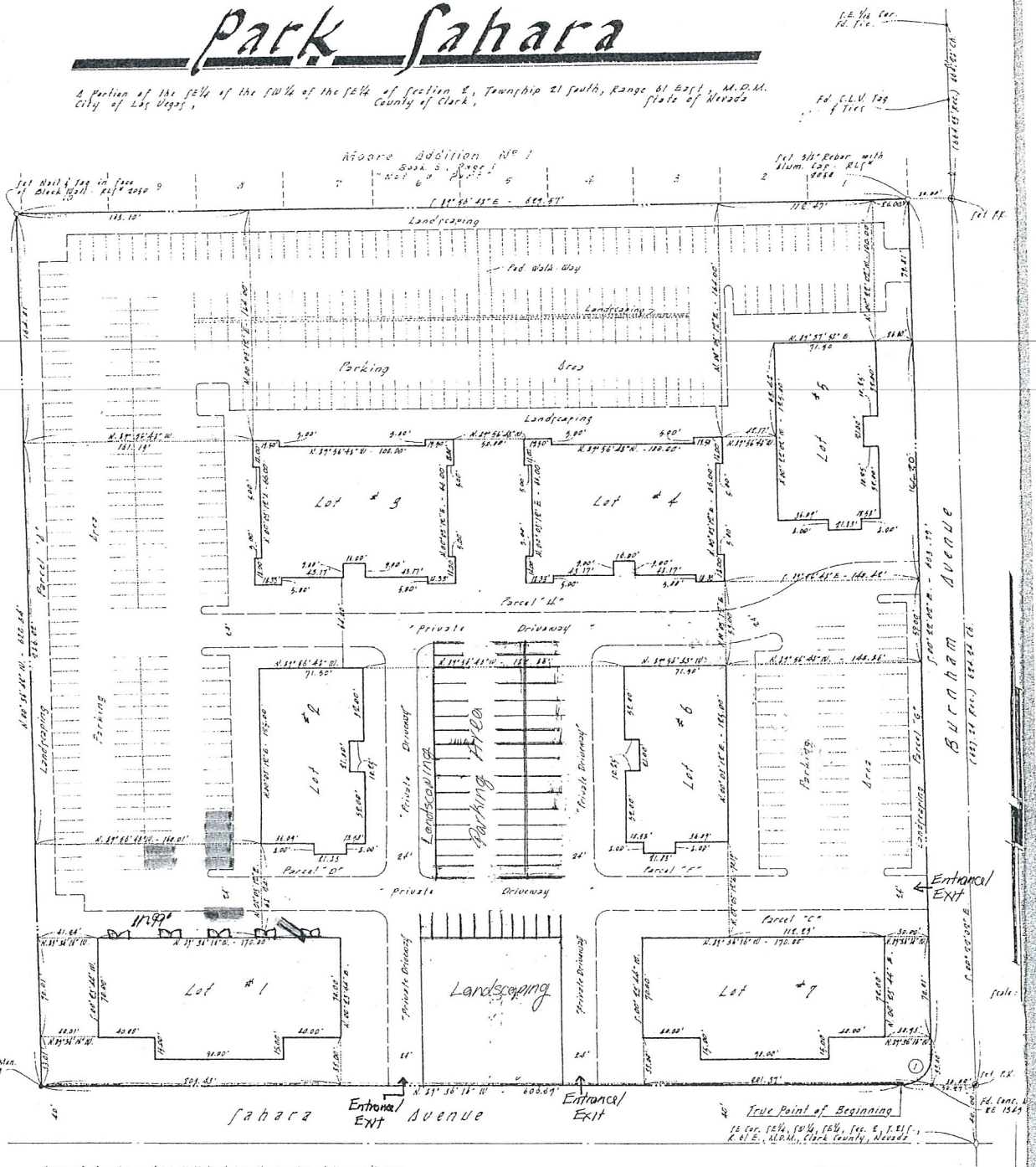
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

Site Plan

Park Sahara

A Portion of the SE¼ of the SW¼ of the SE¼ of Section 8, Township 21 South, Range 61 East, M.D.M.
City of Las Vegas, County of Clark, State of Nevada



Basis of Bearing: N. 89° 38' 18" W., being the bearing of the south line of the SE¼ of the SW¼ of the SE¼ of Sec. 8, T. 21 S., R. 61 E., M.D.M., City of Las Vegas, County of Clark, State of Nevada as per File 30, Page 66 of Survey Plats.

Scale: 3mm = 1' N1

① Curve Data
Δ: 90° 49' 48"
R: 20.00'
L: 31.68'
T: 20.27'

[redacted] - handicap & ADA access

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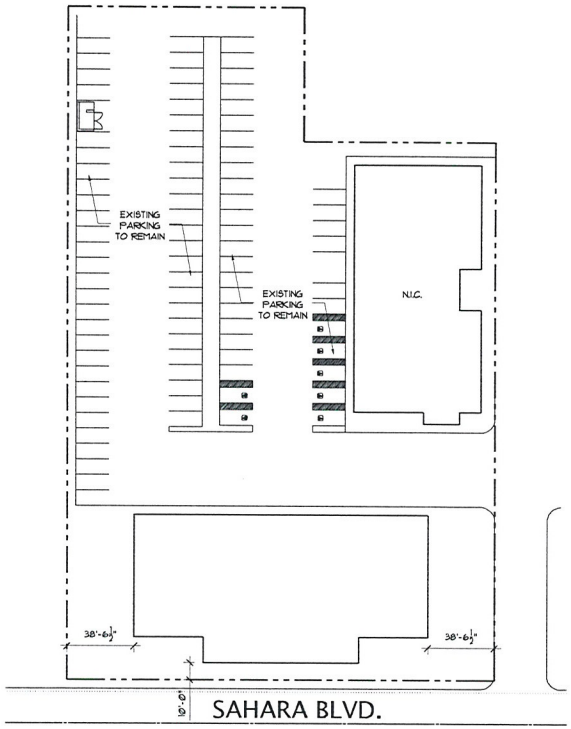
SEP 27 2012

SUP-47007



RECEIVED
SEP 27 2012

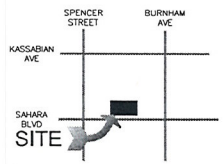
1 SITE PLAN
SCALE: 1" = 30'-0"

north

PROJECT DATA (CLARK COUNTY)			
CURRENT ZONING	B (BUSINESS)		
BUILDING SETBACKS TABLE 17.24.040-4		REQ'D	PROV.
	FRONT	35'-0"	EXISTING
	CORNER	35'-0"	EXISTING
	INT. SIDE	0'-0"	EXISTING
	REAR	0'-0"	EXISTING
ACCESSOR'S PARCEL	162-02-815-003		
NET SITE AREA =	87,331 S.F.		
COVERAGE =	MAX.: 50%	ACTUAL: 15.2%	
BUILDING HEIGHT = TABLE 17.24.040-4	ALLOWABLE	PROVIDED	
	60'-0"	EXISTING	

BUILDING NAMES	BUILDING AREAS	REQUIRED PARKING
EXISTING 1 STORY OFFICE =	13,250 S.F.	13,250 S.F.
TOTAL =	13,250 S.F.	V 1/1000 S.F. 13.25 SPACES

ON SITE PARKING			
REQUIRED: TABLE 17.24.040-5 =	14	SPACES	(TOTAL SITE)
HANDICAP SPACE	2	SPACES	
PROVIDED =	81	SPACES	
HANDICAP SPACE	7	SPACES	



VICINITY MAP
SCALE: N.T.S.

north

1800 E. SAHARA BLVD.
Las Vegas, Nevada

DATE: 9-27-12
JOB NO.: 12-002

SHEET TITLE
SHEET A1.0

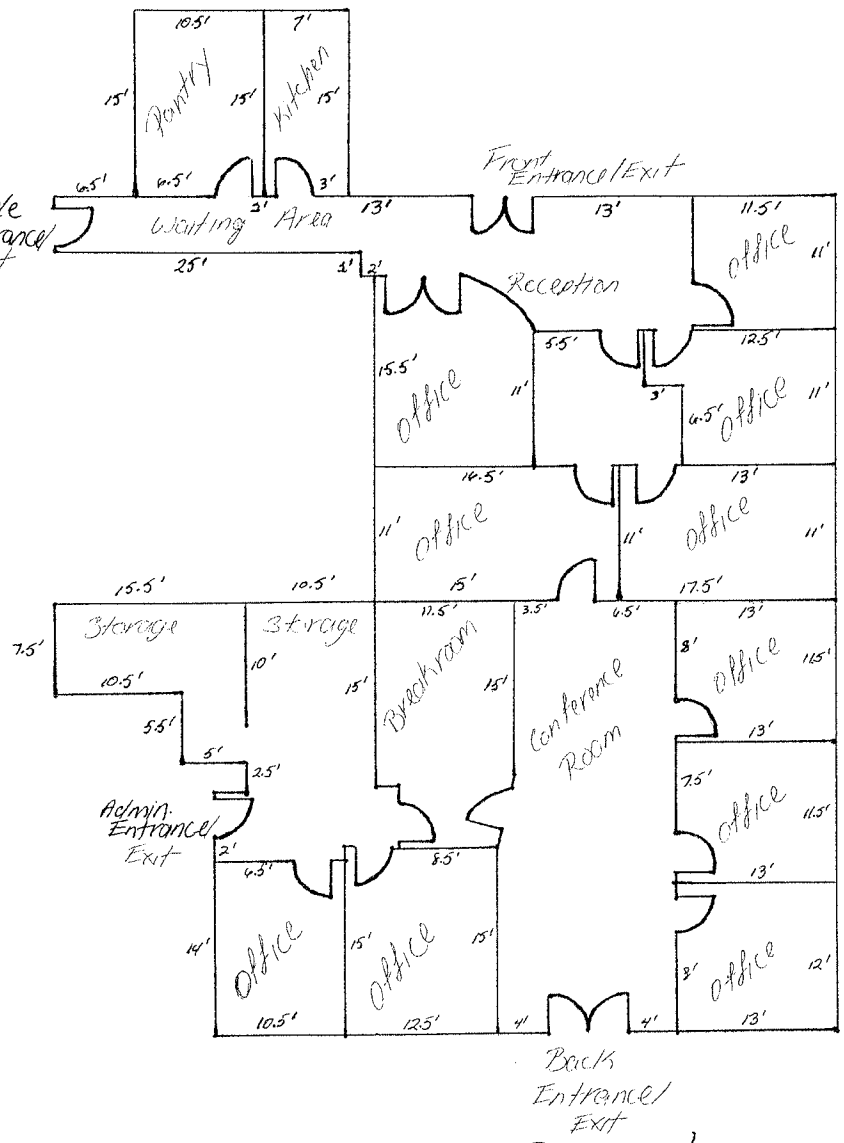
Page 2 of 2

SUP-47007

East Valley Family Services
1800 E Sahara Suites 111, 112 & 117
Las Vegas, NV 89104

Approximately 4800 sq ft
Maximum Occupancy 48

Scale — ■ = 1 square foot



FLOOR PLAN

RECEIVED
SEP 21 2012

SUP-47007

East Valley
Family Services

JUSITIFCATION LETTER FOR THE DEPT. OF PLANNING CITY OF LAS VEGAS

RECEIVED
SEP 21 2012

Business: East Valley Family Services

Issue

East Valley Family Services is requesting a special use permit for social service provider in order to obtain our city business license.

Organizational Summary/General Plan

East Valley Family Services is a true Family Resource Center with programs developed with the staff and the Board of Directors. The mission of East Valley Family Services is to help families, children and seniors to become and remain self-sufficient, healthy and socially responsible. East Valley originated eighteen years ago under the auspices of University United Methodist Church. As the program expanded East Valley was incorporated and approved as a 501(c)3 non-profit entity in 2007. Since that time East Valley has continued with the Family Resource Center and the Family Links programs as well as adding Differential Response, a child abuse prevention program, Senior Commodities, a program that deals with the unique needs of seniors with an emphasis on nutrition and Health Care Hope, a program that ensures that special needs children receive the services that are available.

East Valley Family Services has qualified staff working in all areas. At present, we have twenty-eight employees. The majority either has Master's degrees or is working toward degrees in their respective fields. The Director is a licensed Social Worker and teacher with 40 years experience working with children and at-risk families. The Board of Directors is responsible for sustaining programs and evaluating programs. We are grant funded by both the state and federal government.

East Valley Family Services operates out of an existing office space that is approximately 4800 square feet located at 1800 E. Sahara Avenue is Las Vegas, NV. The location is surrounded by other office buildings/businesses. There is adequate transportation, recreation, utility and other facilities to accommodate our use.

Hours of Service

East Valley Family Services is open to walk-in clients from 9am to 3pm Monday through Wednesday. Thursdays we see clients on an appointment basis only. Fridays we are closed to the public. Our office hours are from 8am-3pm Monday through Thursdays and 8am to 1pm on Fridays. Clients must come in person during the designated times above in order to receive services. No services will be done over the phone. We observe all federal holidays.

SUP-47007

1800 E. Sahara Ave. #111 • Las Vegas, NV 89104 • O 702.369.9177 • F 702.733.6144
www.eastvalleyfamilyservices.org

RECEIVED
SEP 27 2012

Our Services

Family Resource Center - The focus of the Family Resource Center is to strengthen families, neighborhoods, and the community through programs that promote family wellness, economic stability and social responsibility. This is accomplished through family assessment and shared goal planning. Basic needs are provided so the family may reach its goals. These needs include food, energy assistance, transportation assistance, application assistance and submittal for SNAP, Welfare and Medicaid, employment and job training, job referrals and identification needs.

Aging and Disability Resource Center - The Aging and Disability Resource Center is here to help older people and people with disabilities, along with their families and caregivers, to find services and resources to keep living well and independently. Services include information and assistance with health care, long term care and options counseling and elderly and disability benefits.

Family Links - Family Links is a division of the Family Resource Center that provides classes for parents and children educating them in parenting skills, healthy nutrition and eating habits, dealing with cultural differences, promoting education and college and building a strong family. Classes include car seat safety training, bears & binkies (effective parenting skills), nutrition classes and making the most of your foods stamps and development testing.

Senior Commodities - The Senior Commodities program is geared to augment the diets of people age 60 and over. Through the commodity supplement of food program we are able to provide seniors with two bags of groceries per month the round out their nutritional needs. Seniors are also assisted in completing application for food stamps and other programs.

Senior Respite - The Senior Respite program assists grandparents who are raising a relative's child. Respite is essential to the mental, physical and economic wellness of "second time" parents. We can provide up to 16 hours of childcare per month.

Health Care Hope - This program assists families with children who have special medical needs. It assists parents in obtaining services and support for their child who has medical, psychological and learning difficulties. Case managers advocate for and educate parents to assist with ensuring appropriate services are made available for children. Once they have been accepted into the program, parents can request home visits, support at doctor's appointments and other one-on-one services.

Differential Response - This program works with Clark County Child Protective Services to assess families who are in need of community support and assistance. These families are all referred through the Child Abuse and Neglect Hotline. The DR program is designed to help families break the cycle of CPS involvement without removing children. The DR team makes home and school visits based on the reports and offers various types of assistance based on the nature of the report. The goal is to reduce the risk of future CPS involvement and provide unique family interventions that allow the family to move forward independently and productively. We respond to reports involving educational neglect, medical neglect, environmental neglect, inadequate supervision, shelter and food.

SNAP - The Supplemental Nutritional Assistance Program (aka food stamps) helps put healthy food on the table for over 40 million people a month. We can help your family apply and advocate for benefits in this program provided by the USDA Food and Nutrition service.

Special Use Determinations

We are located in an office building that has been in standing in Las Vegas since 1972. The surrounding land uses are other office buildings, which is harmonious and compatible with our services. Our office is suitable for the volume of clientele we service. Our location is very appropriate and adequate for providing services, as it is right on a main avenue that is routed by public transportation and our office space well accommodates our staff and clientele. The services we provide at this location will not compromise the public health, safety and welfare of the general plan.

Alicia Davisson

Applicant - Alicia Davisson

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SEP 27 2012

09/26/2012

Date

SUP-47007

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-47009 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS - For possible action on a request for a Special Use Permit FOR A PROPOSED 12,000 SQUARE-FOOT COMMUNITY RECREATION/AMUSEMENT (INDOOR) USE WITH A WAIVER TO EXCEED THE 35 PERCENT MAXIMUM FLOOR AREA ALLOWED IN THE BUILDING FOR THE USE at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-47009 and SDR-47010
2. Conditions and Staff Report - SUP-47009 and SDR-47010
3. Supporting Documentation
4. Photos - SUP-47009 and SDR-47010
5. Justification Letter - SUP-47009 and SDR-47010

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-47009 APN: 138-03-602-018

Name of Property Owner: Investment Solutions

Name of Applicant: Thomas Wheeler

Name of Representative: Dirk Nelson

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: Thomas Wheeler

Subscribed and sworn before me

This 1st day of August, 2012

Sandy King

Notary Public in and for said County and State

SANDY KING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-5-2015
Certificate No: 06-104210-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Red Coach and Balsam

Project Name Kaboom Batting Academy **Proposed Use** _____

Assessor's Parcel #(s) 138-03-602-018 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing O proposed _____

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

Gross Acres 1.04 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Investment Solutions **Contact** Tom Wheeler

Address P.O. Box 80987 **Phone:** (702) 528-3199 **Fax:** (702) 631-0561

City Las Vegas **State** NV **Zip** 89180

E-mail Address tom@lvagency.com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Dirk Nelson **Contact** Dirk Nelson

Address 5855 Janell Dr **Phone:** (702) 358-6814 **Fax:** (702) 631-0561

City Las Vegas **State** NV **Zip** 89149

E-mail Address dirk@calsig.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Thomas Wheeler

Subscribed and sworn before me

This 27th day of September, 2012.

Sandy King

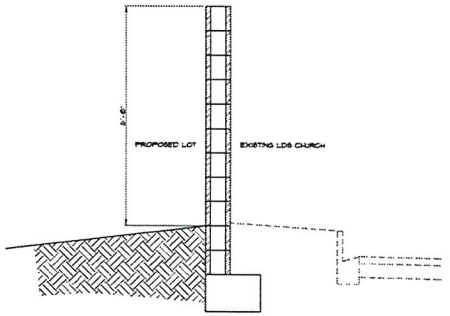
SANDY KING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-5-2015
Certificate No: 06-104210-1

Notary Public in and for said County and State

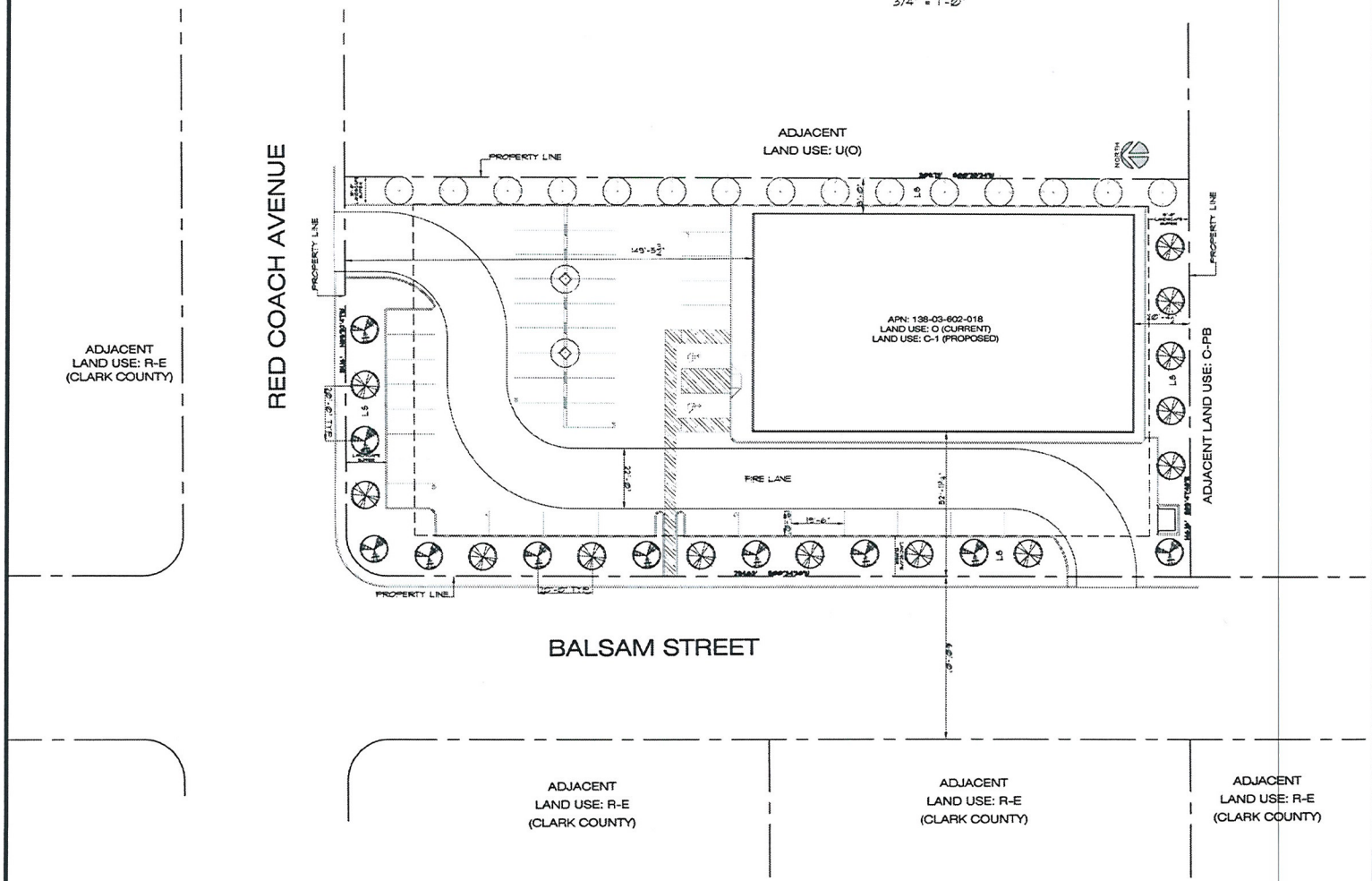
FOR DEPARTMENT USE ONLY

Case #	SUP-47009
Meeting Date:	11/13/12
Total Fee:	$ 1036.00
Date Received:*	9/27/12
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.



EXISTING WALL DETAIL
3/4" = 1'-0"



SITE INFORMATION

SITE AREA:	45,217 S.F.= 1.04 ACRES
APN NUMBER:	138-03-602-018
FLOOR AREA RATIO:	24.8%
LOT COVERAGE RATIO:	24.8%

SETBACKS:	REQUIRED:	PROVIDED:
FRONT (NORTH):	25'-0"	149'-5 3/4"
SIDE (EAST):	10'-0"	13'-0"
SIDE (WEST):	10'-0"	52'-11 3/4"
REAR (SOUTH):	15'-0"	20'-4 1/2"

SQ. FT./PARKING CALC.S

PROJECT FOOTPRINT SQUARE FOOTAGE	11,200 11,200 PERIMETER S.F. COMMERCIAL OFFICE AREA
PARKING REQUIRED:	11,200 S.F. COMMERCIAL RECREATION/ AMUSEMENT (INDOOR) (3) SPACES PER CAGE x6= 24 SPACES 1 PER 200 S.F. /3600 = 18 42 SPACES REQUIRED 1 VAN & 1 CAR H.C. SPACES
PARKING PROVIDED:	42 SPACES (INCLUDES 2 VAN & 1 CAR H.C. PARKING SPACES)

GENERAL INFORMATION

LS- LANDSCAPE

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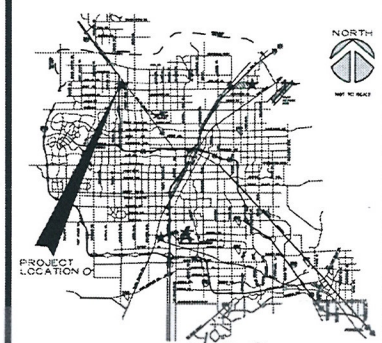
SEP 27 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VICINITY MAP



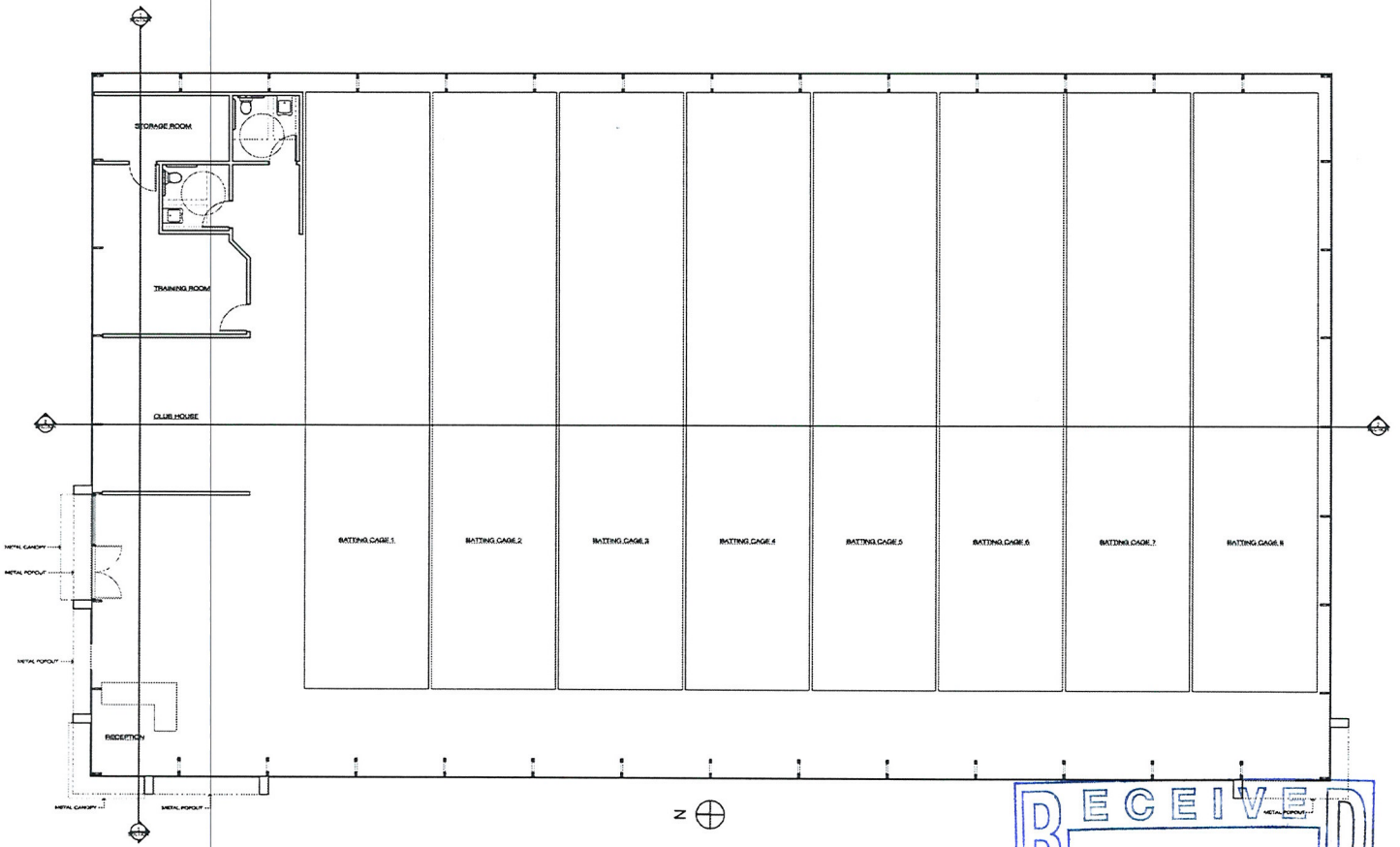
CS DESIGN GROUP

SITE PLAN
KABOOM BATTING ACADEMY

A-101

120103

SUP-47009
SDR-47010



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

SUP-47009
SDR-47010

RECEIVED
SEP 27 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

CS DESIGN GROUP

1st FLOOR PLAN
KABOOM BATTING ACADEMY
NE CORNER OF BALSAM ST. & BROCCOACH AVE.
LAS VEGAS, NV 89108
APN: 138-02-602-018

SCALE	DESIGNED BY:	CLS	JOB NUMBER:
1/4"= 1'-0"	DRAWN BY:	JWW	120103
	PLOT DATED:	9/25/12	

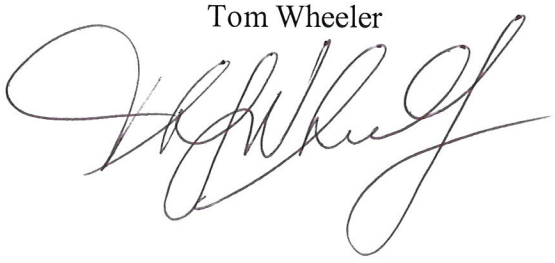
SHEET: A-102
OF: NO.

APN:138-03-602-018
Thomas Wheeler

Justification Letter:

Right now the property is zoned for office and we are proposing to put a 12000 sq ft building on this property to accommodate batting cages and a bull pen(pitching area). Witch requires a C-1. We are asking for a special use permit. We would have it open to the public as well as having classes on how to play softball and baseball. There would be Batting, pitching, throwing and all aspects of how to play the game. The Kaboom Batting Academy would be open from 8am to 8pm approx. We are asking for a Waiver Request to a special use permit to allow greater than 35% of the floor area to be used for the batting academy. Thus it will allow us to run efficiently and allow the room that is required. This project is one that will help the community and not hinder it. We would appreciate your acceptance in this matter and thank you for your time

Tom Wheeler



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SEP 27 2012

SUP-47009
SDR-47010

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SDR-47010 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47009 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,000 SQUARE-FOOT COMMUNITY RECREATION/AMUSEMENT (INDOOR) FACILITY on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47010** APN: 138-03-602-018

Name of Property Owner: Investment Solutions

Name of Applicant: Thomas Wheeler

Name of Representative: Dirk Nelson

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: Thomas Wheeler

Subscribed and sworn before me

This 1st day of August, 2012

Sandy King

Notary Public in and for said County and State

SANDY KING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-5-2015
Certificate No: 06-104210-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Review

Project Address (Location) Red Coach and Balsam

Project Name Kaboom Batting Academy **Proposed Use** _____

Assessor's Parcel #(s) 138-03-602-018 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing 0 proposed _____

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

Gross Acres 1.04 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Investment Solutions **Contact** Tom Wheeler

Address P.O. Box80987 **Phone:** (702) 528-3199 **Fax:** (702) 631-0561

City Las Vegas **State** NV **Zip** 89180

E-mail Address tom@lvagency.com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Dirk Nelson **Contact** Dirk Nelson

Address 5855 Janell Dr **Phone:** (702) 358-6814 **Fax:** (702) 631-0561

City Las Vegas **State** NV **Zip** 89180

E-mail Address dirk@calsig.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Thomas Wheeler

Subscribed and sworn before me

This 27th day of September, 2012.

Sandy King

Notary Public in and for said County and State

SANDY KING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-5-2015
Certificate No: 08-104210-1

FOR DEPARTMENT USE ONLY

Case #	SDR-47010
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	9/27/12
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.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-47012 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HCBI CENTENNIAL HILLS, LLC - OWNER: HCBI CENTENNIAL HILLS, LLC, ET AL - For possible action on a Special Use Permit FOR A CONGREGATE CARE FACILITY at 6630, 6640, 6650, 6660, 6670 and 6680 Grand Montecito Parkway (APNs 125-20-711-007 and 009 through 014), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-47012 and SDR-47014
2. Conditions and Staff Report - SUP-47012 and SDR-47014
3. Supporting Documentation
4. Photos - SUP-47012 and SDR-47014
5. Justification Letter - SUP-47012 and SDR-47014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47012** APN: 125-20-711-[illegible],09,10,11,12,13&14

Name of Property Owner: HCBI Centennial Hills, LLC

Name of Applicant: Ken Magaree

Name of Representative: P. K. Thistle 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: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner: [signature]

Print Name: Ken Magargee, Manager

Subscribed and sworn before me

This 26 27th day of September, 2012

[signature]

Notary Public in and for said County and State

ERIC D. ESHELMAN
COMM...1961806
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Dec. 23, 2015

Revised 11-14-06

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

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47012** APN: 125-20-711-007

Name of Property Owner: Big Teton, LLC / Malik Umer

Name of Applicant: HCBI Centennial Hills

Name of Representative: P. K. Thistle 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: Dariush Emani

Subscribed and sworn before me

This 27th day of Sept, 2012

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Memory Care Building II

Project Address (Location) 6690 Grand Montecito Parkway

Project Name Centennial Memory Care II & S.N.F. Bldg. **Proposed Use** _____

Assessor's Parcel #(s) 125-20-711-013 / 125-20-711-014 125-20-711-009,010,011,012 **Ward #** _____

General Plan: existing TC proposed TC **Zoning:** existing _____ proposed _____

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

Gross Acres 0.75 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HCBI Centennial Hills, LLC **Contact** Ken Magaree

Address 2050 W. 190th Street **Phone:** (714) 743-8222 **Fax:** _____

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

APPLICANT HCBI Centennial Hills **Contact** Ken Magaree

Address 2050 W. 190 th Street **Phone:** (714) 743-8222 **Fax:** _____

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

REPRESENTATIVE P. K. Thistle Architect **Contact** Kevin Thistle

Address 7383 Atacama Avenue **Phone:** (702) 435-1814 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89179

E-mail Address pkthistlearchitect@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Ken Magaree

Subscribed and sworn before me

This 18th day of Sept., 20 12.

_____

Notary Public in and for said County and State

M. STINGL
COMM. #1910291
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires Oct. 24, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-47012
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	09/27/12
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.

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

RECEIVED
SEP 27 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Memory Care Building I

Project Address (Location) 6690 Grand Montecito Parkway

Project Name Centennial Memory Care I **Proposed Use**

Assessor's Parcel #(s) 125-20-711-007 **Ward #**

General Plan: existing TC proposed TC **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.57 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Big Teton, LLC / Malik Umer **Contact** Ken Magaree

Address 5580 W. Flamingo #108 **Phone:** (714) 743-8222 **Fax:**

City Las Vegas **State** Nv. **Zip** 89103

E-mail Address ken@healthcarebuildinginvestment.com

APPLICANT HCBI Centennial Hills **Contact** Ken Magaree

Address 2050 W. 190 th Street **Phone:** (714) 743-8222 **Fax:**

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

REPRESENTATIVE P. K. Thistle Architect **Contact** Kevin Thistle

Address 7383 Atacama Avenue **Phone:** (702) 435-1814 **Fax:**

City Las Vegas **State** Nv. **Zip** 89179

E-mail Address pkthistlearchitect@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* D. Thistle

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

Print Name Dariush Imani

Subscribed and sworn before me

This 14th day of September, 20 12.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-47012
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	09/27/13
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.

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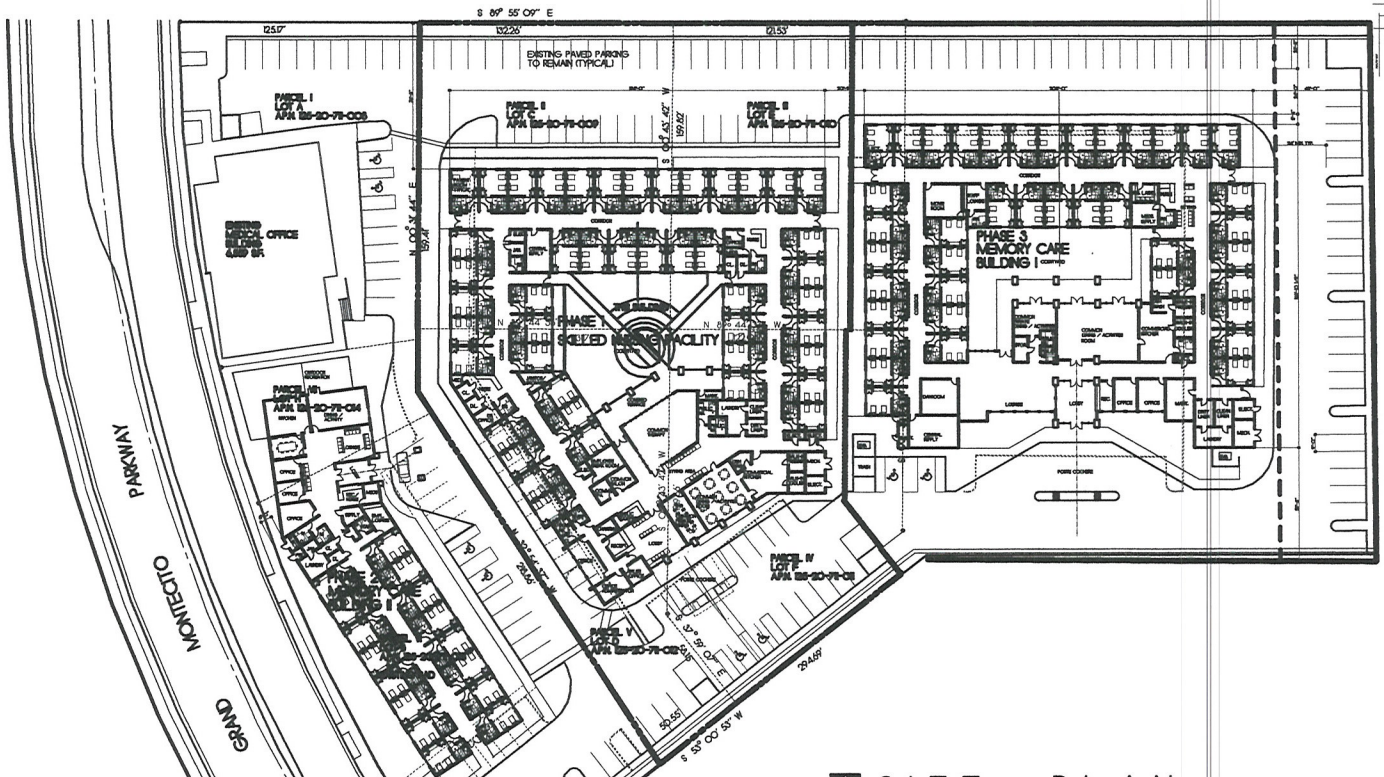
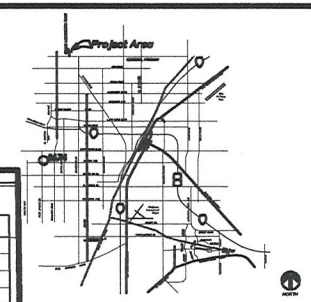
SEP 27 2012
City of Las Vegas
Department of Planning





VICINITY MAP
Not to scale

SITE PLAN

SCALE 1" = 30'-0"

PROJECT DATA:

OCCUPANCY & FLOOR AREAS:

BUILDING I = SKILLED NURSING FACILITY (CONGREGATE CARE FACILITY) 29,600 S.F.

BUILDING II = MEMORY CARE FACILITY (CONGREGATE CARE FACILITY) 27,292 S.F.

BUILDING III = MEMORY CARE FACILITY (CONGREGATE CARE FACILITY) 11,171 S.F.

EXISTING MEDICAL OFFICE BUILDING = 6,559 S.F.

TOTAL BUILDING AREA = 74,622 S.F.

TOTAL SITE AREA = 201,132 S.F.

LOT SIZE = 3.045 ACRES + 1.57 ACRES = 4.62 ACRES

LOT COVERAGE = 37%

OPEN SPACE = 25%

BUILDING HEIGHT: ONE STORY 32'-6"

ZONING: TC (MAIN STREET TOWN CENTER)

OVERLAY DISTRICTS: - TOWN CENTER
- MONTECITO TOWN CENTER

MINIMUM PROJECT SIZE PERMITTED: 20,000 S.F.

MAXIMUM BEDS: 50 PER ACRE X ← 4.62 ACRES = 231 BEDS (ALLOWABLE)

TOTAL BEDS PROPOSED = 202

MINIMUM STREET R.O.W.: 80'-0"

PARKING ANALYSIS:

EXISTING MEDICAL OFFICE BUILDING:
FLOOR AREA = 6,559 S.F.
FIRST 2000 S.F. AT 200 S.F. /SPACE = 10 SPACES
REMAINDER OF 4,559 S.F. AT 175 S.F. / SPACE = 26 SPACES

TOTAL PARKING REQUIRED FOR EXISTING MEDICAL OFFICE BUILDING = 36 SPACES

NEW SKILLED NURSING (CONGREGATE CARE) FACILITY:
90 BEDS AT ONE SPACE PER SIX BEDS = 15 SPACES
18 EMPLOYEES AT ONE SPACE PER EMPLOYEE = 18 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR SKILLED NURSING (CONGREGATE CARE) FACILITY = 36 SPACES

NEW MEMORY CARE FACILITY
80 BEDS AT ONE SPACE PER SIX BEDS = 14 SPACES
14 EMPLOYEES AT ONE SPACE PER EMPLOYEE =14 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR MEMORY CARE BUILDING = 31 SPACES

NEW MEMORY CARE FACILITY II
32 BEDS AT ONE SPACE PER SIX BEDS = 6 SPACES
8 EMPLOYEES AT ONE SPACE PER EMPLOYEE = 8 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR MEMORY CARE FACILITY II = 17 SPACES

TOTAL PROJECT PARKING REQUIRED = 120 SPACES
TOTAL PROJECT PARKING SPACES PROVIDED = 148 SPACES

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P.K. THISTLE A.I.A.
ARCHITECTURE
PLANNING
7385 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 436-1814 FAX 914-1870

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HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE: 9/25/12
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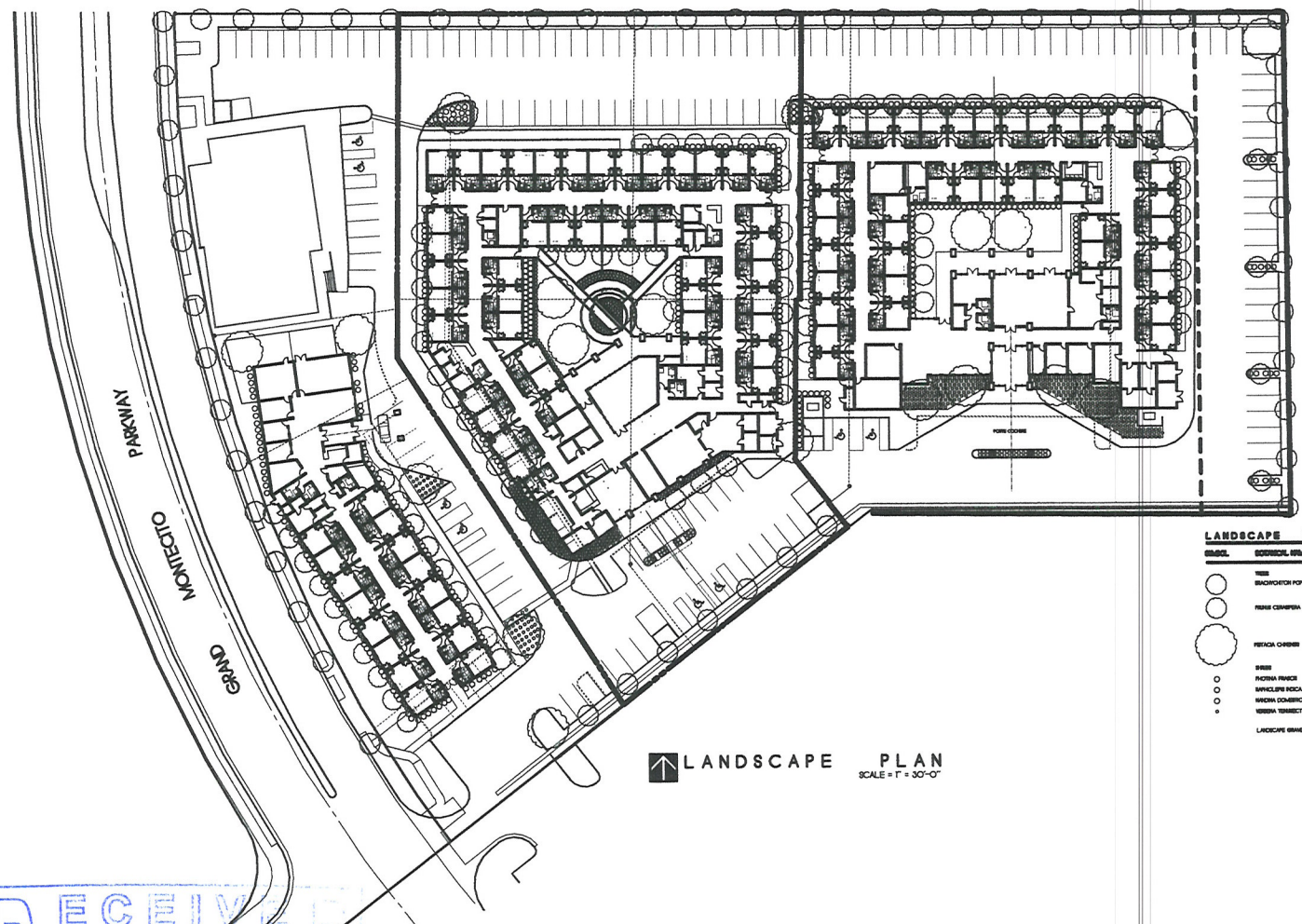

LANDSCAPE PLAN
SCALE = 1" = 30'-0"

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	BRACHYCHITON POPULNEUS	AUSTRALIAN BOTTLE TREE	24" BOX
	FICUS CYANIFERA	PURPLE LEAF PLUM	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX
	SHRUBS		
	PHORMIA PIANOR	PIANOR PHORMIA	5 GALLON
	BANKSLEYA ROSEA	ROAN MARTHORN	5 GALLON
	RANDIA DOMESTICA	KISHBERLY BAMBOO	5 GALLON
	VERBENA TENUISECTA	VERBENA	1 GALLON
	LANDSCAPE GRAVEL		

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PLANNING
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LAS VEGAS, NEVADA 89129
PHONE (702) 436-1814 FAX 914-1970

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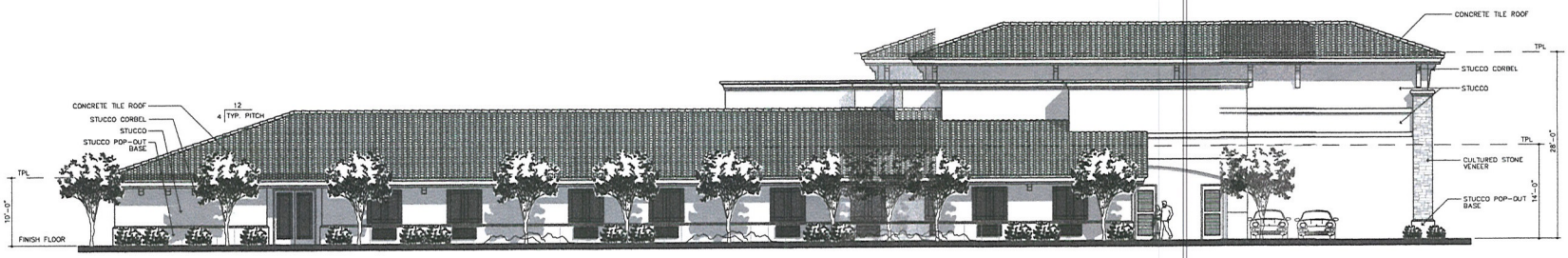

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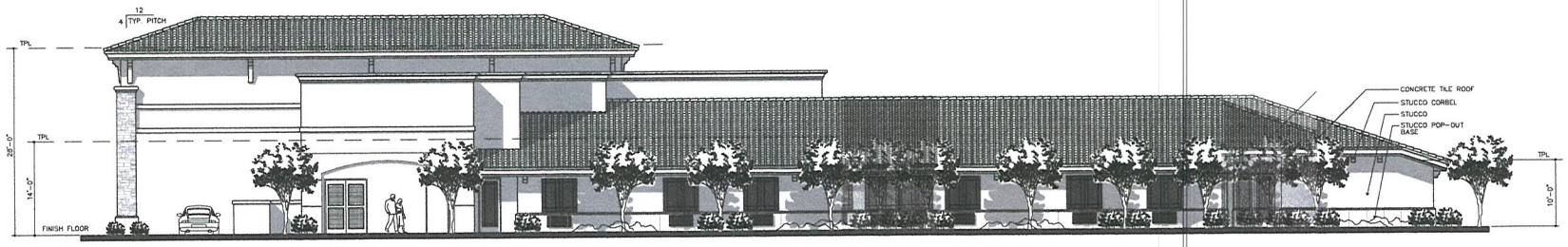

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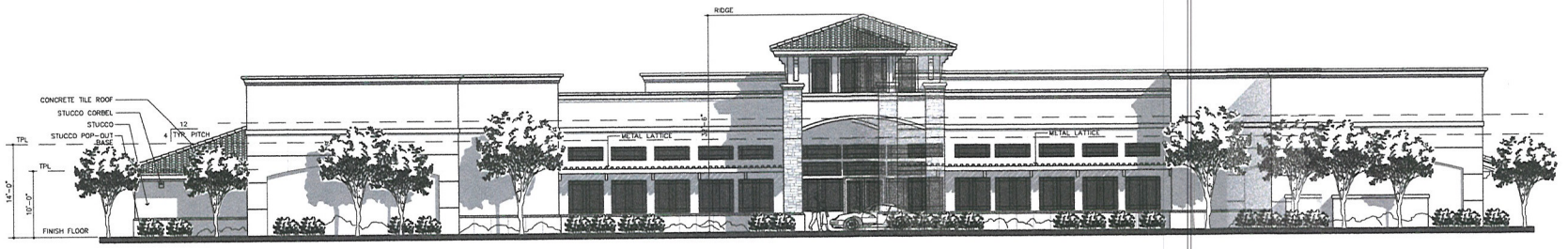

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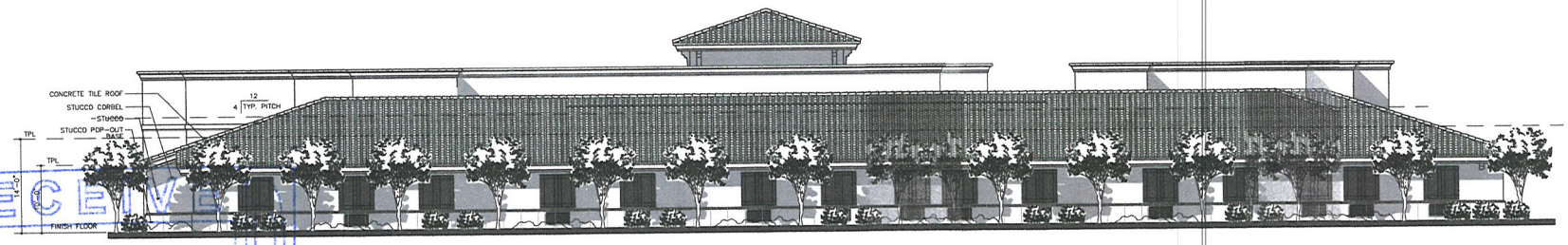

NORTH ELEVATION
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ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 435-1814 FAX 914-1970

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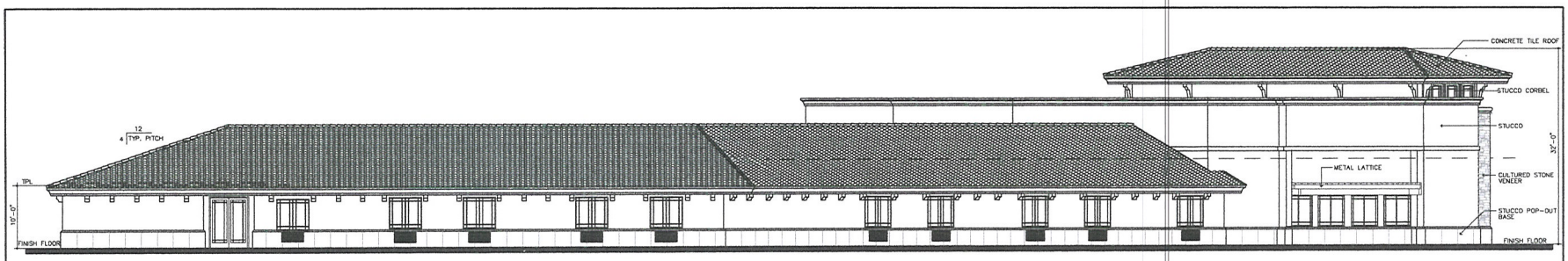

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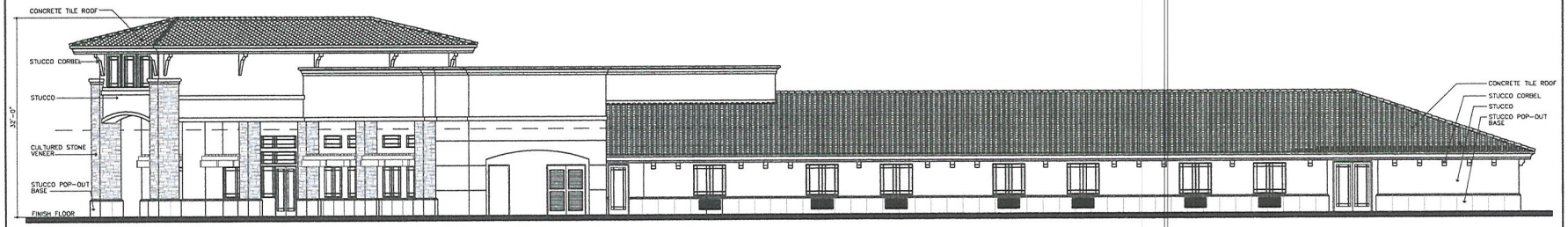

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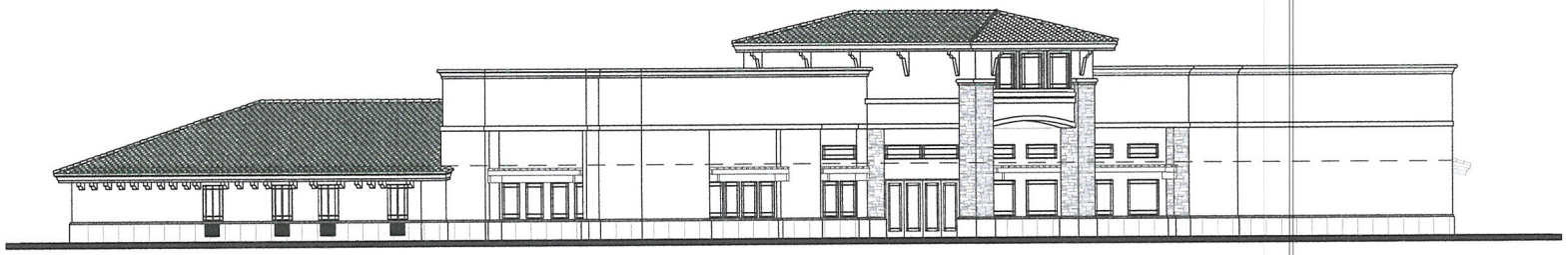

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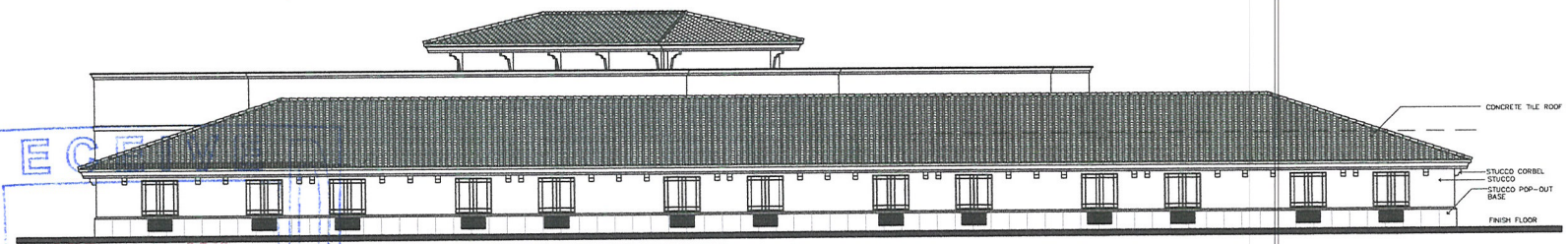

NORTH ELEVATION
SCALE: 1/8"=1'-0"

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89178
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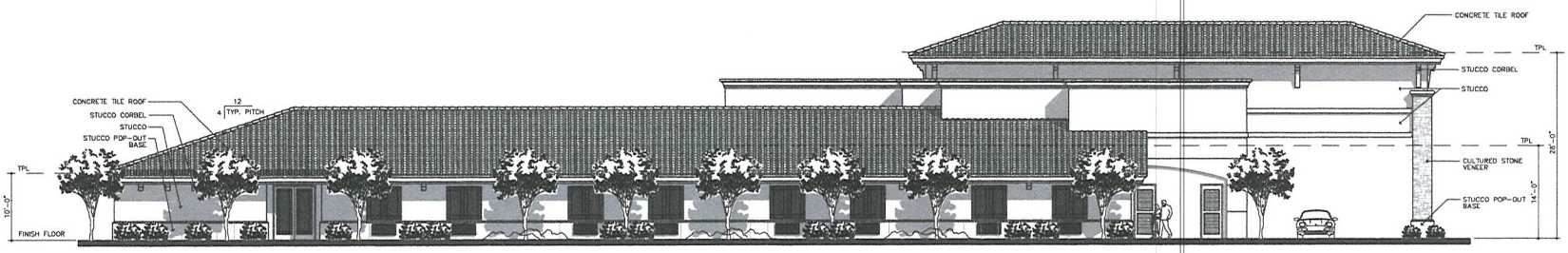

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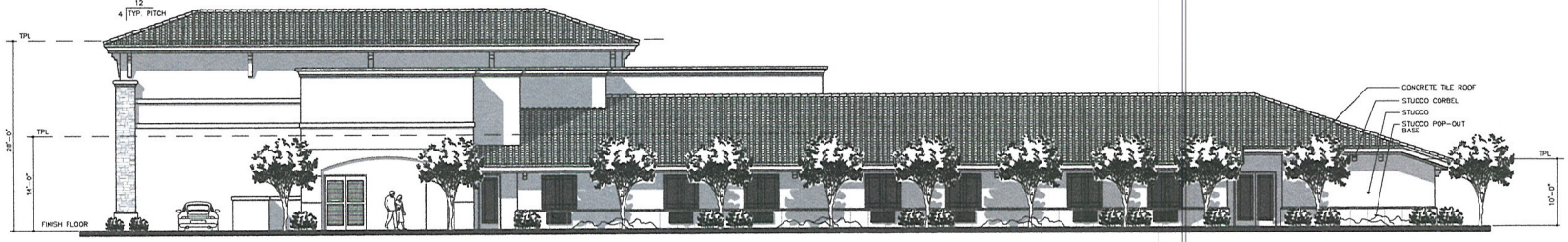

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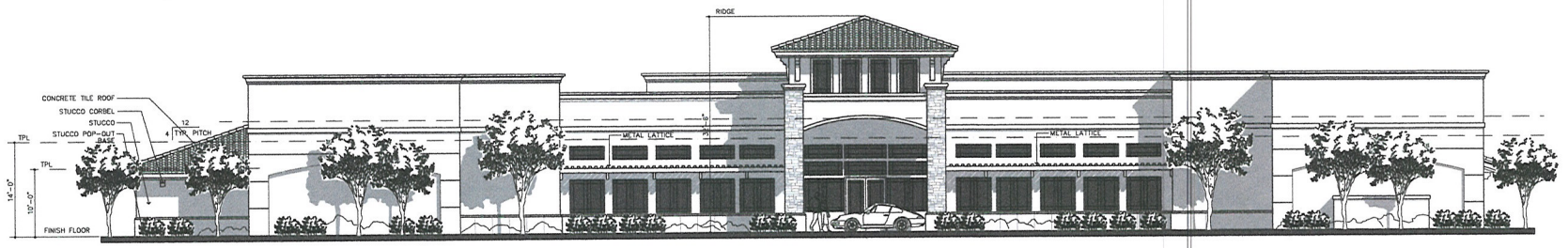

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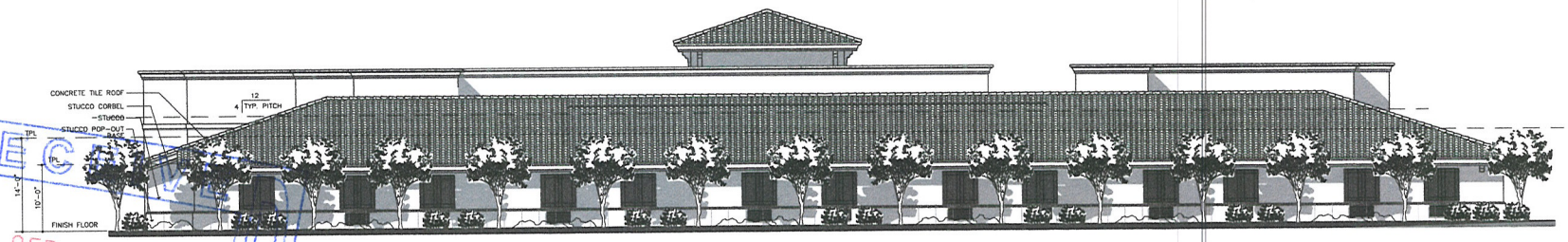

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ARCHITECTURE
PLANNING
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LAS VEGAS, NEVADA 89179
PHONE (702) 435-1814 FAX 914-1970

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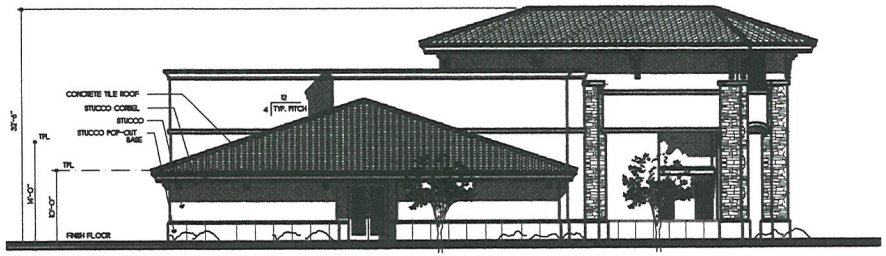

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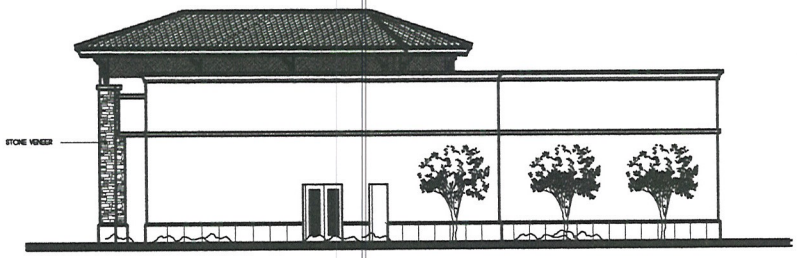

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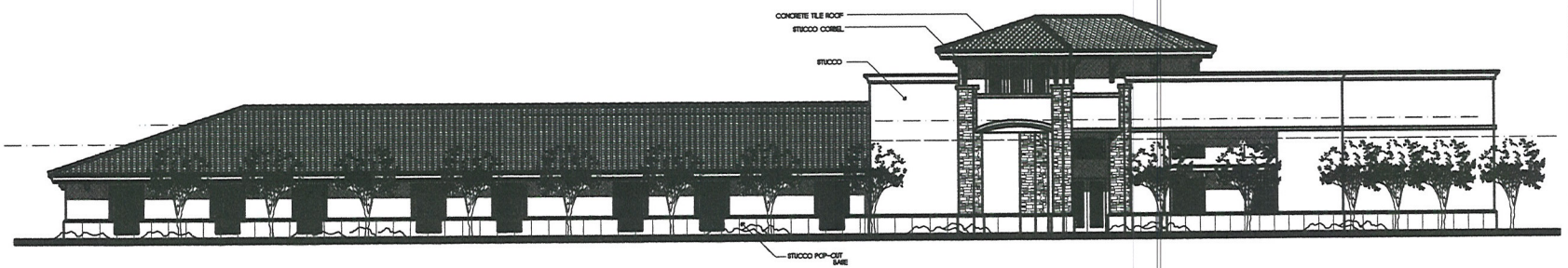

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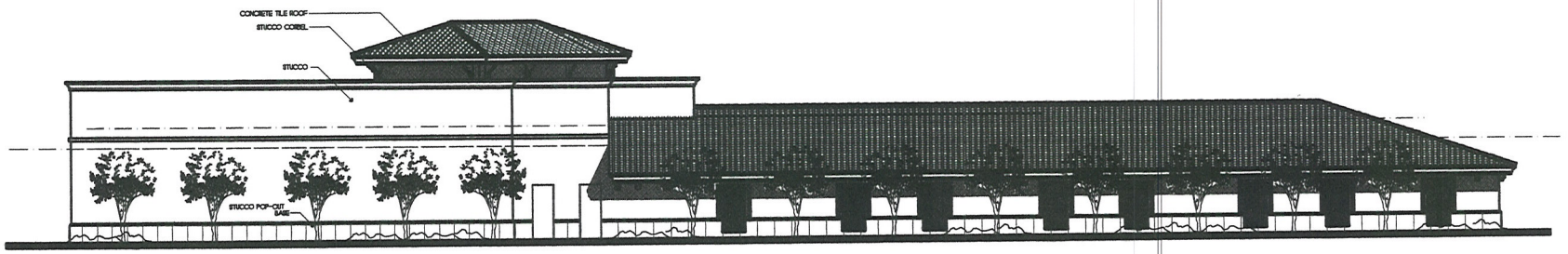

WEST ELEVATION
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P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7353 ATACAMA AVENUE
LAS VEGAS, NEVADA 89109
PHONE (702) 435-1814 FAX 914-1970

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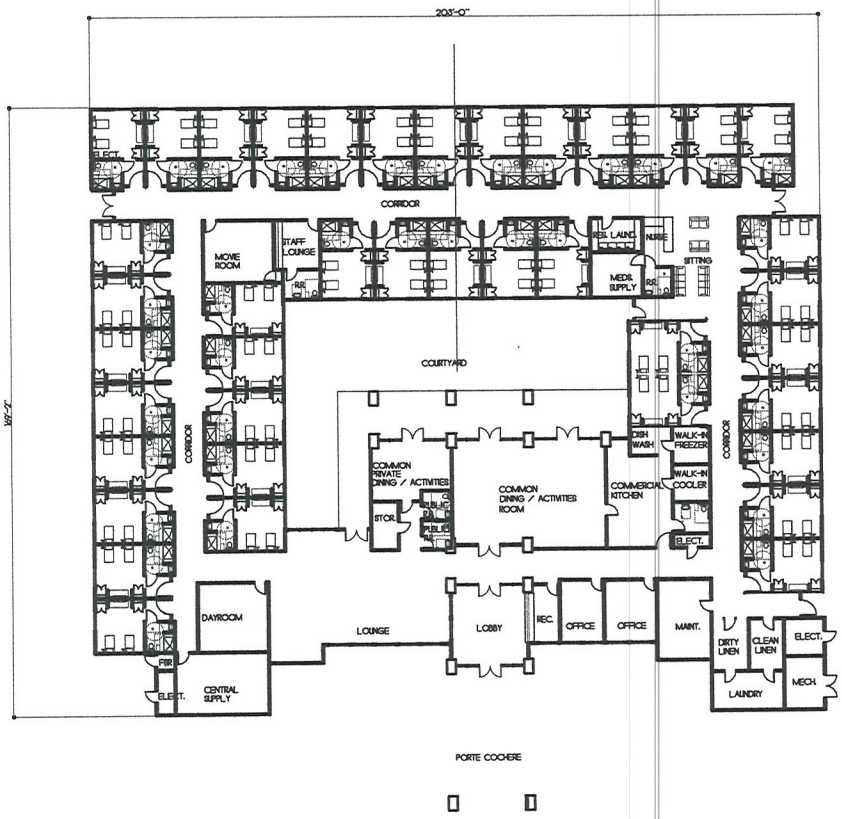

FLOOR PLAN
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ARCHITECTURE
PLANNING
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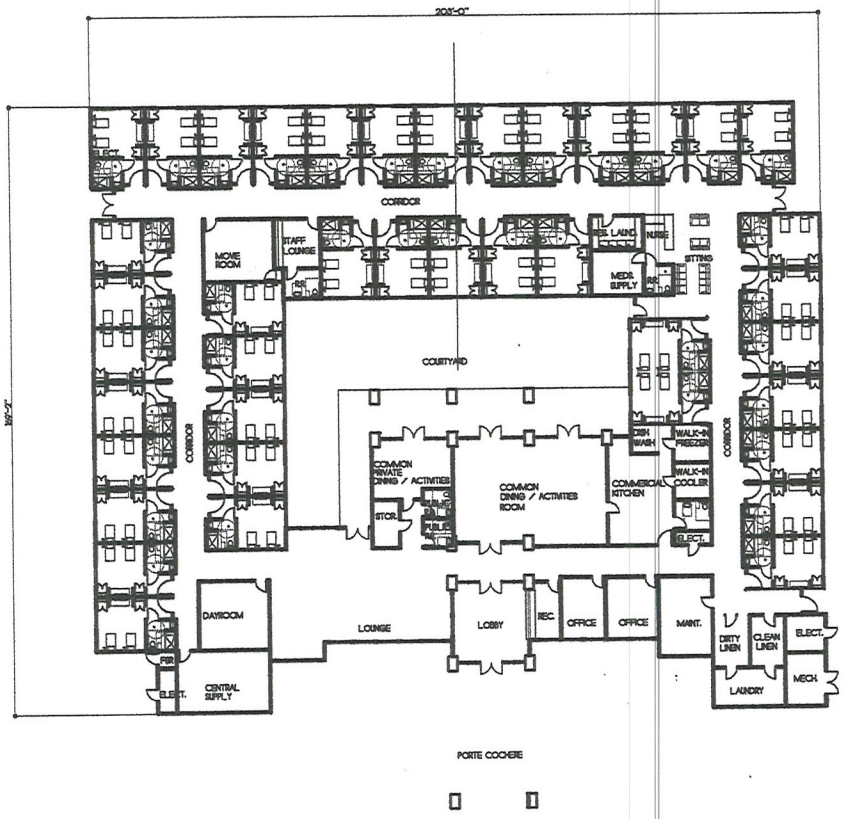

FLOOR PLAN
SCALE 1/16" = 1'-0"

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ARCHITECTURE
PLANNING
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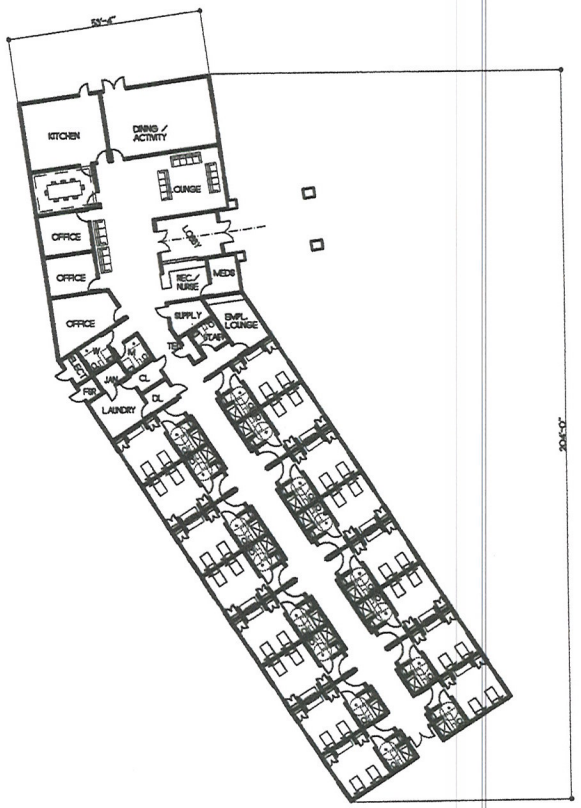

FLOOR PLAN
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LAS VEGAS, NEVADA 89179
PHONE (702) 435-1814 FAX 914-1970

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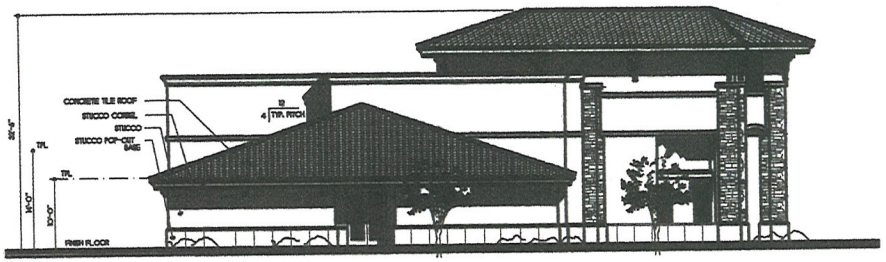
DO NOT SCALE DRAWINGS

MEMORY CARE BUILDING II
HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE:
SCALE:
MC.2
CHECKED BY: PKT

SUP-47012
SDR-47014



SOUTH ELEVATION
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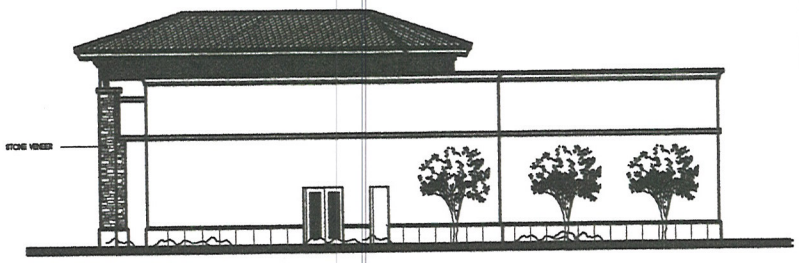
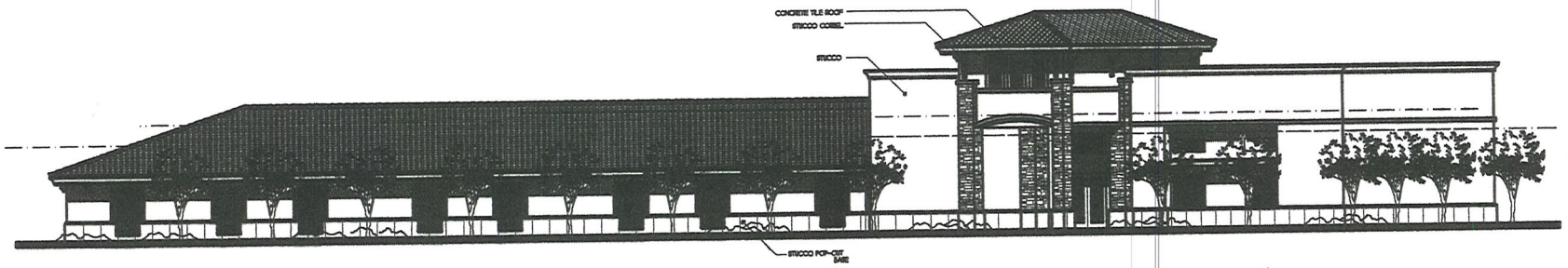
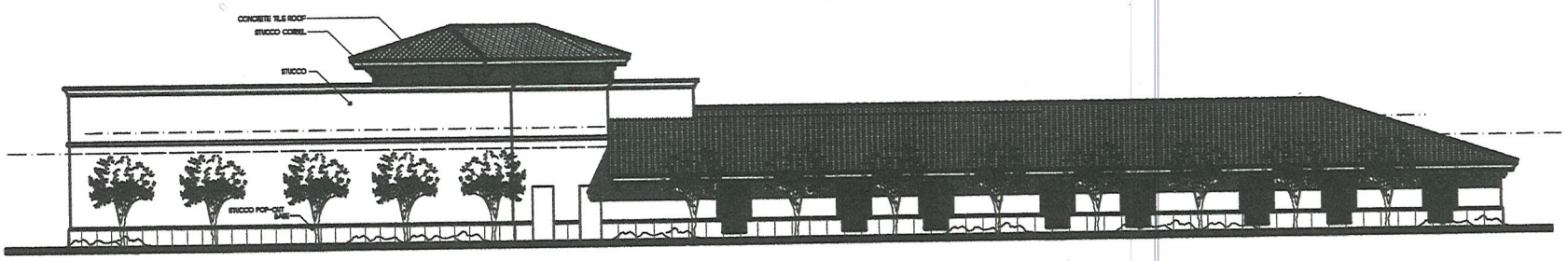


NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

P.K. THISTLE A.I.A.
ARCHITECTURE
PLANNING
7053 ATACAMA AVENUE
LAS VEGAS, NEVADA 89119
PHONE (702) 452-1814 FAX 914-1970

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DO NOT SCALE DRAWINGS

MEMORY CARE BUILDING II
HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE:
SCALE: A.5
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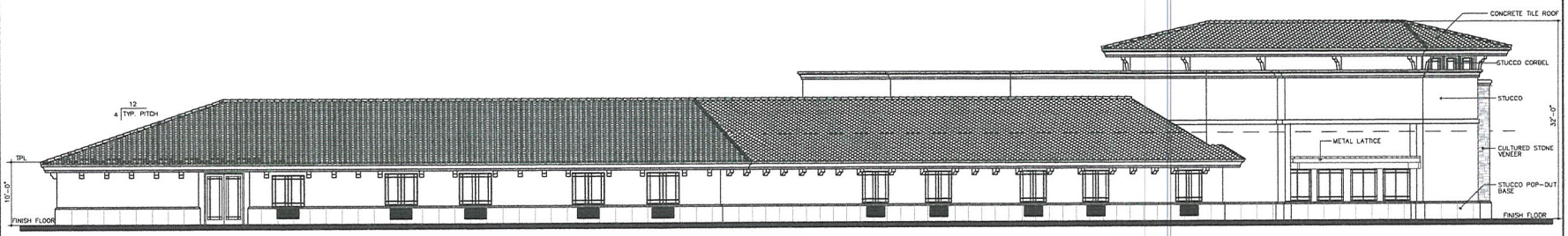
SUP-47012
SDR-47014



WEST ELEVATION
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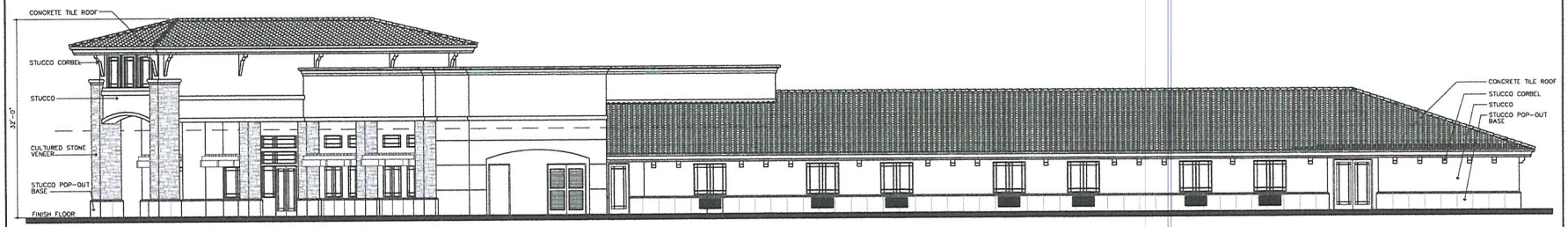

EAST ELEVATION
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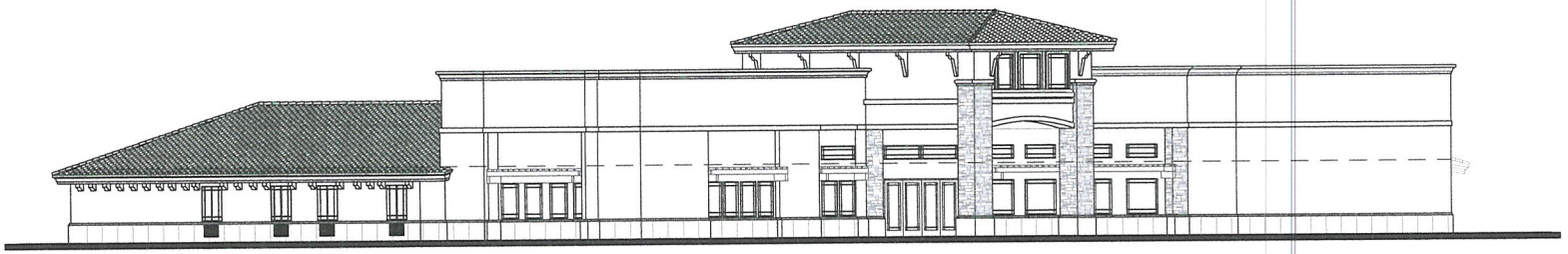
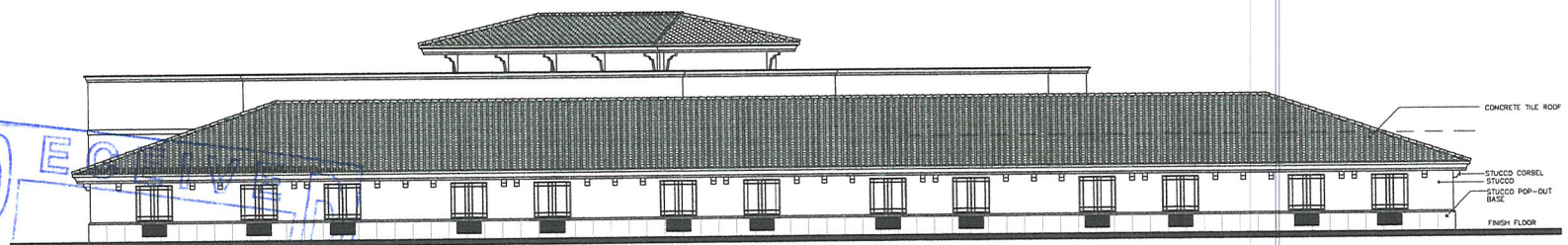


SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89178
PHONE (702) 435-1814 FAX 914-1970

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DO NOT SCALE DRAWINGS

REVISIONS

SKILLED NURSING FACILITY
HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE: 8.1.12
SCALE: 1/8"=1'-0"
A.2
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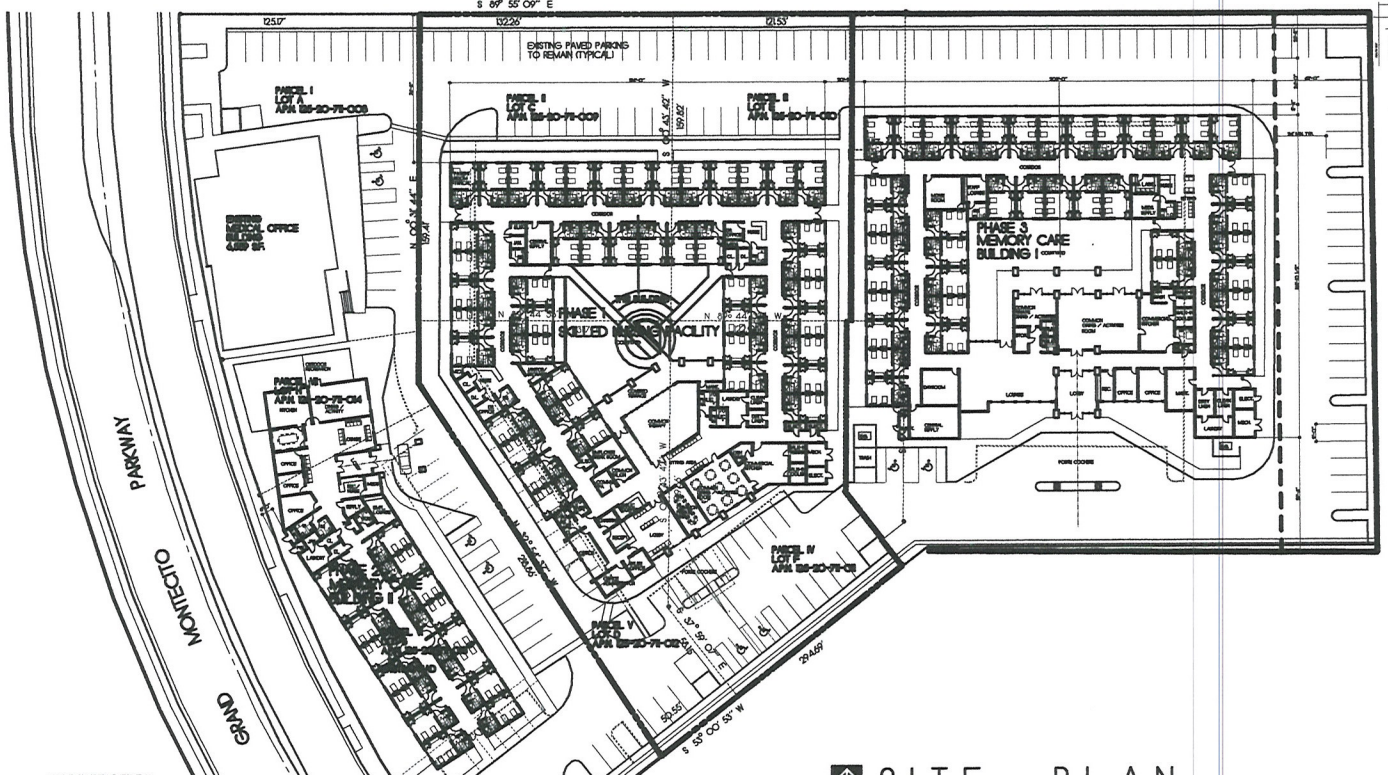
Department of Planning

SUP-47012
SDR-47014





VICINITY MAP
Not to scale

SITE PLAN

SCALE 1" = 30'-0"

PROJECT DATA:

OCCUPANCY & FLOOR AREAS:

BUILDING I = SKILLED NURSING FACILITY (CONGREGATE CARE FACILITY) 29,600 S.F.

BUILDING II = MEMORY CARE FACILITY (CONGREGATE CARE FACILITY) 27,292 S.F.

BUILDING III = MEMORY CARE FACILITY (CONGREGATE CARE FACILITY) 11,171 S.F.

EXISTING MEDICAL OFFICE BUILDING = 6,559 S.F.

TOTAL BUILDING AREA = 74,622 S.F.

TOTAL SITE AREA = 201,132 S.F.

LOT SIZE = 3.045 ACRES + 1.57 ACRES = 4.62 ACRES

LOT COVERAGE = 37%

OPEN SPACE = 25%

BUILDING HEIGHT: ONE STORY 32'-6"

ZONING: TC (MAIN STREET TOWN CENTER)

OVERLAY DISTRICTS: - TOWN CENTER
- MONTECITO TOWN CENTER

MINIMUM PROJECT SIZE PERMITTED: 20,000 S.F.

MAXIMUM BEDS: 50 PER ACRE X +- 4.62 ACRES = 231 BEDS (ALLOWABLE)

TOTAL BEDS PROPOSED = 202

MINIMUM STREET R.O.W.: 80'-0"

PARKING ANALYSIS:

EXISTING MEDICAL OFFICE BUILDING:
FLOOR AREA = 6,559 S.F.
FIRST 2000 S.F. AT 200 S.F. /SPACE = 10 SPACES
REMAINDER OF 4,559 S.F. AT 175 S.F. / SPACE = 26 SPACES

TOTAL PARKING REQUIRED FOR EXISTING MEDICAL OFFICE BUILDING = 36 SPACES

NEW SKILLED NURSING (CONGREGATE CARE) FACILITY:
90 BEDS AT ONE SPACE PER SIX BEDS = 15 SPACES
18 EMPLOYEES AT ONE SPACE PER EMPLOYEE = 18 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR SKILLED NURSING (CONGREGATE CARE) FACILITY = 36 SPACES

NEW MEMORY CARE FACILITY
80 BEDS AT ONE SPACE PER SIX BEDS = 14 SPACES
14 EMPLOYEES AT ONE SPACE PER EMPLOYEE =14 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR MEMORY CARE BUILDING = 31 SPACES

NEW MEMORY CARE FACILITY II
32 BEDS AT ONE SPACE PER SIX BEDS = 6 SPACES
8 EMPLOYEES AT ONE SPACE PER EMPLOYEE = 8 SPACES
3 MEDICAL PROFESSIONALS AT ONE SPACE EACH = 3 SPACES

TOTAL PARKING REQUIRED FOR MEMORY CARE FACILITY II = 17 SPACES

TOTAL PROJECT PARKING REQUIRED = 120 SPACES
TOTAL PROJECT PARKING SPACES PROVIDED = 148 SPACES

P.K. THISTLE A.I.A.
ARCHITECTURE PLANNING
7353 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 436-1814 FAX 914-1970

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SKILLED NURSING FACILITY
MEMORY CARE BUILDINGS I & II
HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE: 9/25/12
SCALE: A.1
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Department of Planning

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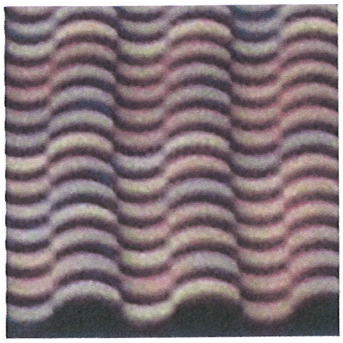
SDR-47014



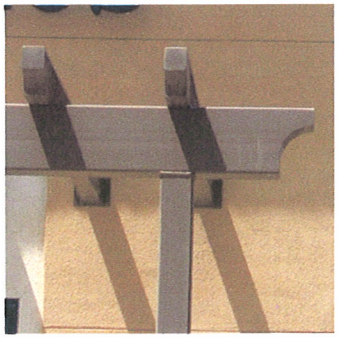
CONCRETE ROOF TILE



STONE VENEER



PRECAST CONC. BASE

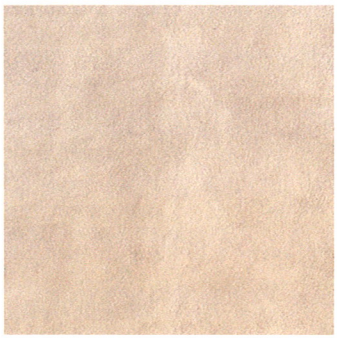


METAL AWNINGS

STUCCO FASCIA,
TRIM & CORBELS

STUCCO BODY

STUCCO ACCENT



STUCCO ACCENT

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Department of Planning

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SDR-47014

MATERIALS & COLORS

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PHONE (702) 435-1814
FAX 914-1970

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DO NOT SCALE DRAWINGS

REVISIONS

SKILLED NURSING FACILITY
HEALTH CARE BUILDING INVESTMENT, LLC
6690 GRAND MONTECITO PARKWAY, LAS VEGAS, NEVADA

JOB NO.
DATE: 8.1.12
SCALE: 1/8"=1'-0"
CHECKED BY: PKT

P. K. THISTLE
ARCHITECT
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89179
PH.(702) 435-1814
E-MAIL pkthistlearchitect@yahoo.com

September 27, 2012

Project: SKILLED NURSING FACILITY

Location: 6690 Grand Montecito Parkway
Las Vegas, Nevada 89149

A.P.N. 125-20-711-009
125-20-711-010
125-20-711-011
125-20-711-012
125-20-711 013
125-20-711-014
125-20-711-007

JUSTIFICATION LETTER

SPECIAL USE PERMIT / DESIGN REVIEW

This application is to request approval of a Special Use Permit and Design review to allow for the construction of the following new buildings:

PHASE I
- A new Skilled Nursing Facility Building which will be one story in height with 29,600 s.f. of floor area, which is in compliance with the minimum requirement of 20,000 s.f. This building will have 45 patient rooms which will accommodate a maximum of 90 beds.

PHASE II
- A new Memory Care Building which will also be on story in height with a Floor area of 11,171 s.f. This building will have 16 patient rooms which will accommodate a maximum of 32 beds.

- PHASE III
A new Memory Care Building which will also be one story in height with a floor area of 27,292 s.f. This building will have 40 patient rooms which will accommodate a maximum of 80 beds.

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The proposed project is located on Grand Montecito Parkway which has a right of way width of 90 feet, which is in compliance with the minimum 80 ft. requirement. The required parking for this project includes one space for every six beds, one space for each employee (on the maximum shift) and 3 medical professional parking spaces (per building). We have included the required parking for the existing medical office building and determined that the total number of parking spaces required for this site is 120 spaces. We are providing a total of 143 on site parking spaces.

We expect that this project will provide over 120 new jobs.

The existing Medical Office Building is currently leased to a dentist. The new buildings will match the architectural design, including materials, finishes and colors of the existing building.

It is the intent of this owner to construct a Medical Campus including the existing Medical Office, new Skilled Nursing Facility Building and the two new Memory Care Buildings. The proposed facility will be provided with mature, lush landscaping creating a pleasing environment for both the patients and adjacent neighborhood. The type of facility we are proposing will generate minimal traffic and noise compared to other commercial uses. This facility will care for patients on a twenty four hour basis.

It is our understanding that there is a zero setback requirement for buildings fronting Grand Montecito Parkway. Our Memory Care Building II is located adjacent to this street with a setback that varies from 6 feet to 23 feet. We would hereby request that a waiver be granted to allow the setbacks indicated on our site plan.

As previously mentioned, the site includes one existing medical Office Building. The existing site also includes complete paving, with building pads constructed. The existing paving currently extends to the east property line fence (which is 6 ft. cmu). We are proposing to remove a portion of the existing paving and install a new 5 ft. planter with trees which will be adjacent to Doe Brook Trail.

We thank you for your consideration and feel that this project will be a benefit to both the adjacent neighborhood and the community in general and would respectfully request your approval.

SUP-47012
SDR-47014

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City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SDR-47014 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47012 - APPLICANT: HCBI CENTENNIAL HILLS, LLC - OWNER: HCBI CENTENNIAL HILLS, LLC, ET AL - For possible action on a Major Amendment of an approved Site Development Plan Review (SDR-3271) FOR A PROPOSED SINGLE-STORY, 68,063 SQUARE-FOOT CONGREGATE CARE FACILITY IN THREE BUILDINGS WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE WESTERNMOST BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 60 PERCENT IS REQUIRED on 4.14 acres at 6630, 6640, 6650, 6660, 6670 and 6680 Grand Montecito Parkway (APNs 125-20-711-007 and 009 through 014), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 12/19/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47014** APN: 125-20-711-[illegible],09,10,11,12,13&14

Name of Property Owner: HCBI Centennial Hills, LLC

Name of Applicant: Ken Magaree

Name of Representative: P. K. Thistle 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: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner: [signature]

Print Name: Ken Magargee, Manager

Subscribed and sworn before me

This 26 27th day of September, 2012

[signature]

Notary Public in and for said County and State

ERIC D. ESHELMAN
COMM...1961806
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Dec. 23, 2015

Revised 11-14-06

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Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47014** APN: 125-20-711-007

Name of Property Owner: Big Teton, LLC / Malik Umer

Name of Applicant: HCBI Centennial Hills

Name of Representative: P. K. Thistle 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: Dariush Emani

Subscribed and sworn before me

This 27th day of Sept, 2012

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Memory Care Building I

Project Address (Location) 6690 Grand Montecito Parkway

Project Name Centennial Memory Care I **Proposed Use** _____

Assessor's Parcel #(s) 125-20-711-007 **Ward #** _____

General Plan: existing TC proposed TC **Zoning:** existing _____ proposed _____

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

Gross Acres 1.57 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Big Teton, LLC / Malik Umer **Contact** Ken Magaree

Address 5580 W. Flamingo #108 **Phone:** (714) 743-8222 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89103

E-mail Address ken@healthcarebuildinginvestment.com

APPLICANT HCBI Centennial Hills **Contact** Ken Magaree

Address 2050 W. 190 th Street **Phone:** (714) 743-8222 **Fax:** _____

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

REPRESENTATIVE P. K. Thistle Architect **Contact** Kevin Thistle

Address 7383 Atacama Avenue **Phone:** (702) 435-1814 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89179

E-mail Address pkthistlearchitect@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Dariush Imani

Subscribed and sworn before me

This 14th day of September, 20 12.

Dorothy Grace Shoen

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DOROTHY GRACE SHOEN
No: 96-5387-1
My Appointment Expires Dec. 2, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-47014
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	09/27/13
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.

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Memory Care Building II

Project Address (Location) 6690 Grand Montecito Parkway

Project Name Centennial Memory Care II & S.N.F. Bldg. **Proposed Use** _____

Assessor's Parcel #(s) 125-20-711-013 / 125-20-711-014 (125-20-711-009,010,011,012) **Ward #** _____

General Plan: existing TC proposed TC **Zoning:** existing _____ proposed _____

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

Gross Acres 0.75 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HCBI Centennial Hills, LLC **Contact** Ken Magaree

Address 2050 W. 190th Street **Phone:** (714) 743-8222 **Fax:** _____

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

APPLICANT HCBI Centennial Hills **Contact** Ken Magaree

Address 2050 W. 190 th Street **Phone:** (714) 743-8222 **Fax:** _____

City Torrance **State** Ca. **Zip** 90504

E-mail Address ken@healthcarebuildinginvestment.com

REPRESENTATIVE P. K. Thistle Architect **Contact** Kevin Thistle

Address 7383 Atacama Avenue **Phone:** (702) 435-1814 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89179

E-mail Address pkthistlearchitect@yahoo.com

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Property Owner Signature* _____

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

Print Name Ken Magaree

Subscribed and sworn before me

This 18th day of Sept., 20 12.

_____

Notary Public in and for said County and State

M. STINGL
COMM. #1910291
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires Oct. 24, 2014

BCT9 BCT9

FOR DEPARTMENT USE ONLY

Case #	SDR-47014
Meeting Date:	11/13/12
Total Fee:	$1030.00
Date Received:*	09/27/12
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

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City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SUP-47041 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZHI GANG WANG - OWNER: PK I RAINBOW PROMENADE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,992 SQUARE-FOOT SUPPER CLUB at 2051 North Rainbow Boulevard, Suite #102 (APN 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/19/2012
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-47041** APN: 138-22-603-001

Name of Property Owner: PK I RAINBOW PROMENADE LLC

Name of Applicant: ZHI GANG WANG

Name of Representative: WENDY LU

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: PK I Rainbow Promenade LLC
By: KIM-BIG 2 JV LP, its sole member
By: KIM-BIG 2 JV GP, Inc., its general partner
By: _____
Print Name: Scott Gerber
Title: Vice President

Subscribed and sworn before me

This 25th day of September, 2012

Teresa Cicchetti
Notary Public in and for said County and State

TERESA CICCHETTI
Notary Public, State of New York
No. 01CI4971574, Suffolk County
Commission Expires Sept. 4, 2014

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OCT - 1 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zhi Gang Wang

Project Address (Location) 2051 N Rainbow Blvd. Ste#102-103

Project Name Ohjah Japanese Steakhouse Sushi & Hibachi **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-22-603-001 **Ward #** 5-Barlow

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed no change

Commercial Square Footage 4992 sqft **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER PK I RAINBOW PROMENADE LL **Contact** Scot Marker

Address 3333 New Hyde Park #100 **Phone:** 702-836-3782 **Fax:** 702-731-5709

City New Hyde Park **State** NY **Zip** 11042

E-mail Address _____

APPLICANT ZHI GANG WANG **Contact** _____

Address 8595 S DECATUR BLVD. #102 **Phone:** (702) 868-9888 **Fax:** (702) 868-9988

City LAS VEGAS **State** NV **Zip** 89139

E-mail Address _____

REPRESENTATIVE WENDY LU **Contact** _____

Address 4811 W DESERT INN RD. **Phone:** (702) 436-6955 **Fax:** (702) 436-6923

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address wendy.lu@cox.net

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* See Next Page

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

Print Name Scott Gerber - Vice President

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-47041
Meeting Date:	11/13/2012
Total Fee:	1280.00
Date Received:*	10/11/2012
Received By:	MRey

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

Revised 10/27/08

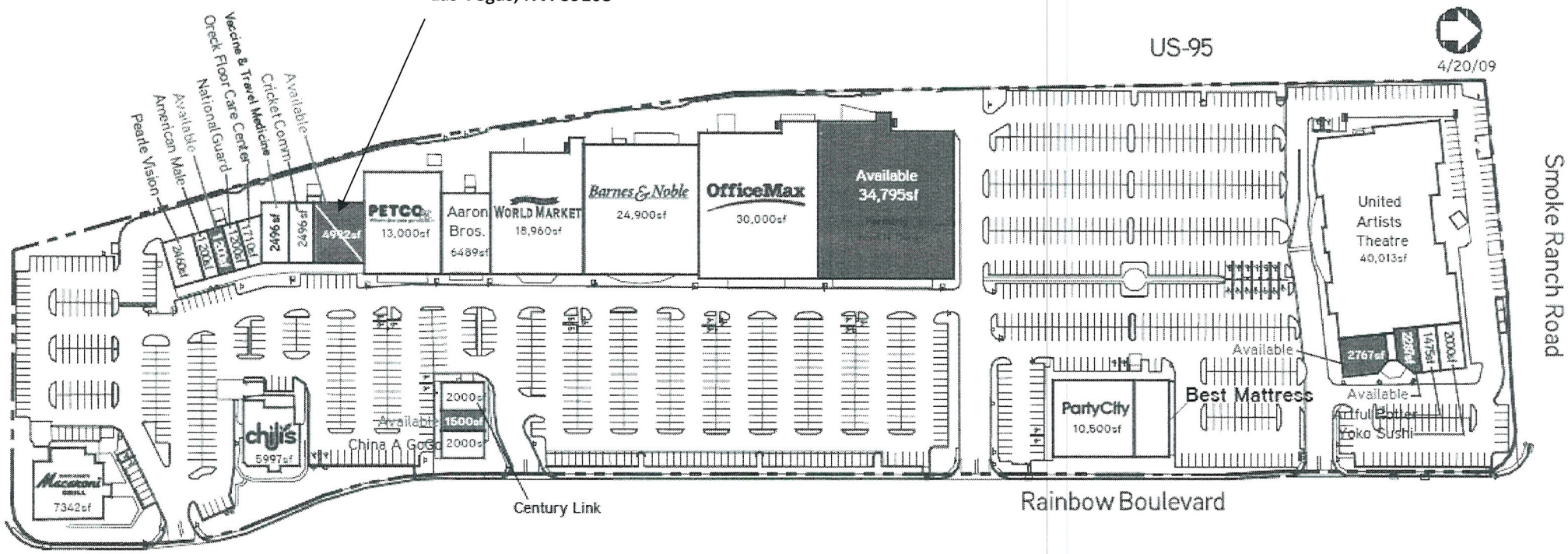
f:\depot\Application Packet\Application Form.pdf

HAN CHENG LLC

OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI

2051 N. Rainbow Blvd #102 & 103

Las Vegas, NV. 89108



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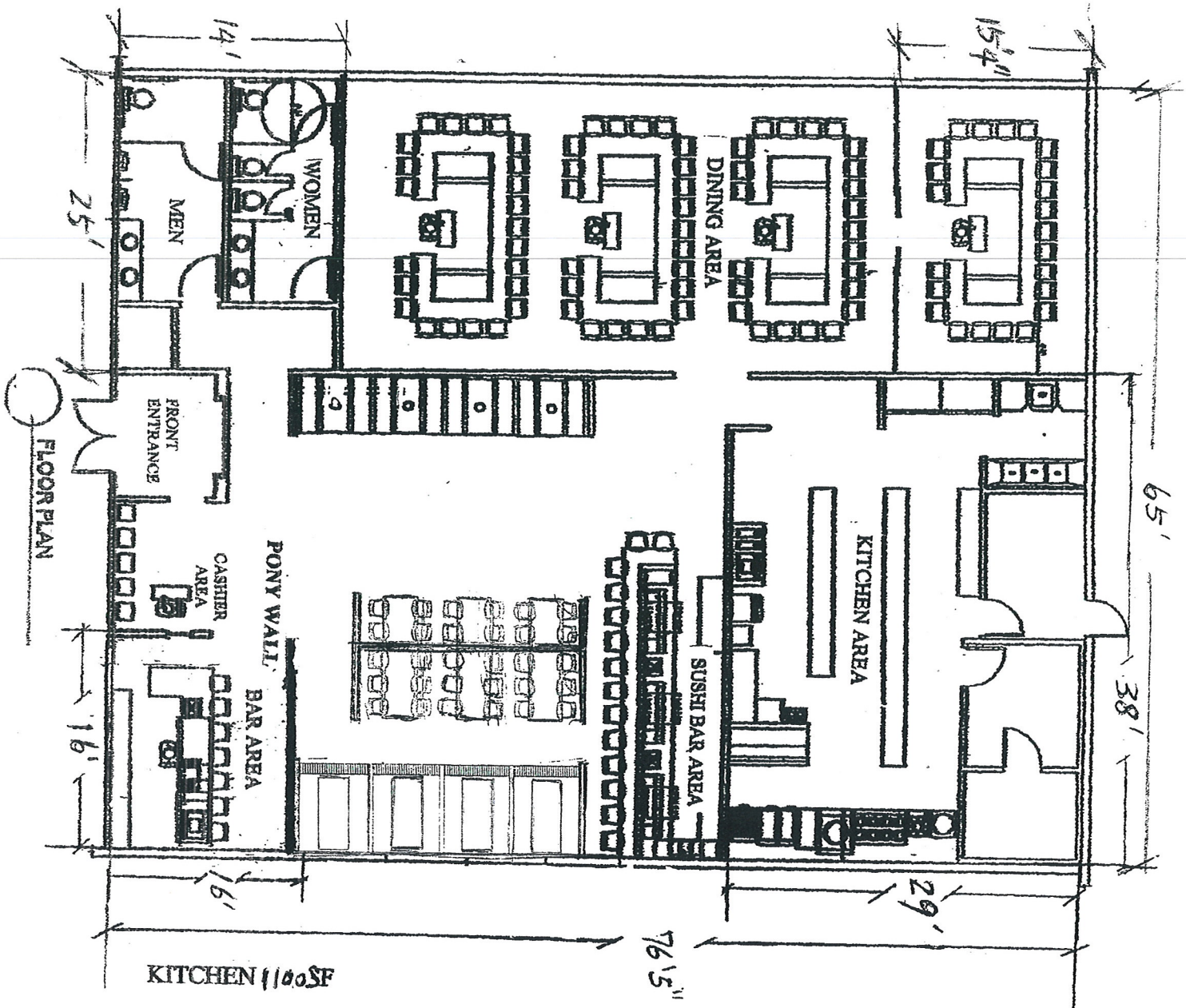
OCT - 1 2012
SUP-47041

HAN CHENG LLC
OHJAH JAPANESE STEAKHOUSE SUSHI & HIBACHI
2051 N. RAINBOW BLVD # 102 & 103
LAS VEGAS, NV. 89108



KITCHEN 1100SF

BAR 256SF
DINING ROOM 2736 SF
FRONT ENTRANCE RESTROOM
& HALLWAY AREA 900 SF
RESTAURANT 4992 SF
SEATING 183

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OCT - 1 2012
SUP-47041

Justification Letter

September 24, 2012

Zhi Gang Wang (ohjah Japanese Steakhouse Sushi & Hibachi)
2051 N Rainbow Blvd. #102-103
Las Vegas, NV 89108
Mailing Address:
4811 W Desert Inn Rd.
Las Vegas, NV 89102

City of Las Vegas
Planning and Development Department

Re: zoning application for Supper Club

To Whom It May Concern:

This letter is to request approval of Supper Club zoning for above location of a Japanese Steakhouse Sushi & Hibachi.

This restaurant is located at corner of N. Rainbow Blvd. / W. Lake Mead Blvd. Total square feet is 4992 inside with Dining area around 2992 SQ Ft., Kitchen area around 1100 SQ Ft., Restrooms, storage & Hallway total around 900 SQ Ft. Hours operation is 11 am to 11pm.There are about12 Employees on site all the time.

Alcoholic beverages are served in the restaurant area only in conjunction with the service of food. Full-course meals are available during all hours the bar area is open to the public. The cooks and food servers, other than a bartender, are available at all times the bar area is open to the public, and the restaurant operation is the principal portion of the business.

I had a NYE County, NV Liquor license since 03/08/2010 and a Clark County, NV Liquor Business license (2002377.LIQ-143) since 11/15/2011 for the similar Japanese Restaurants. And we never had any problems with all the liquor licenses.

Please kindly approve our zoning request so we can better serve our customers.

Thanks.

Sincerely,

Zhi Gang Wang

RECEIVED
OCT - 1 2012
City of Las Vegas
Department of Planning

SUP-47041

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

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

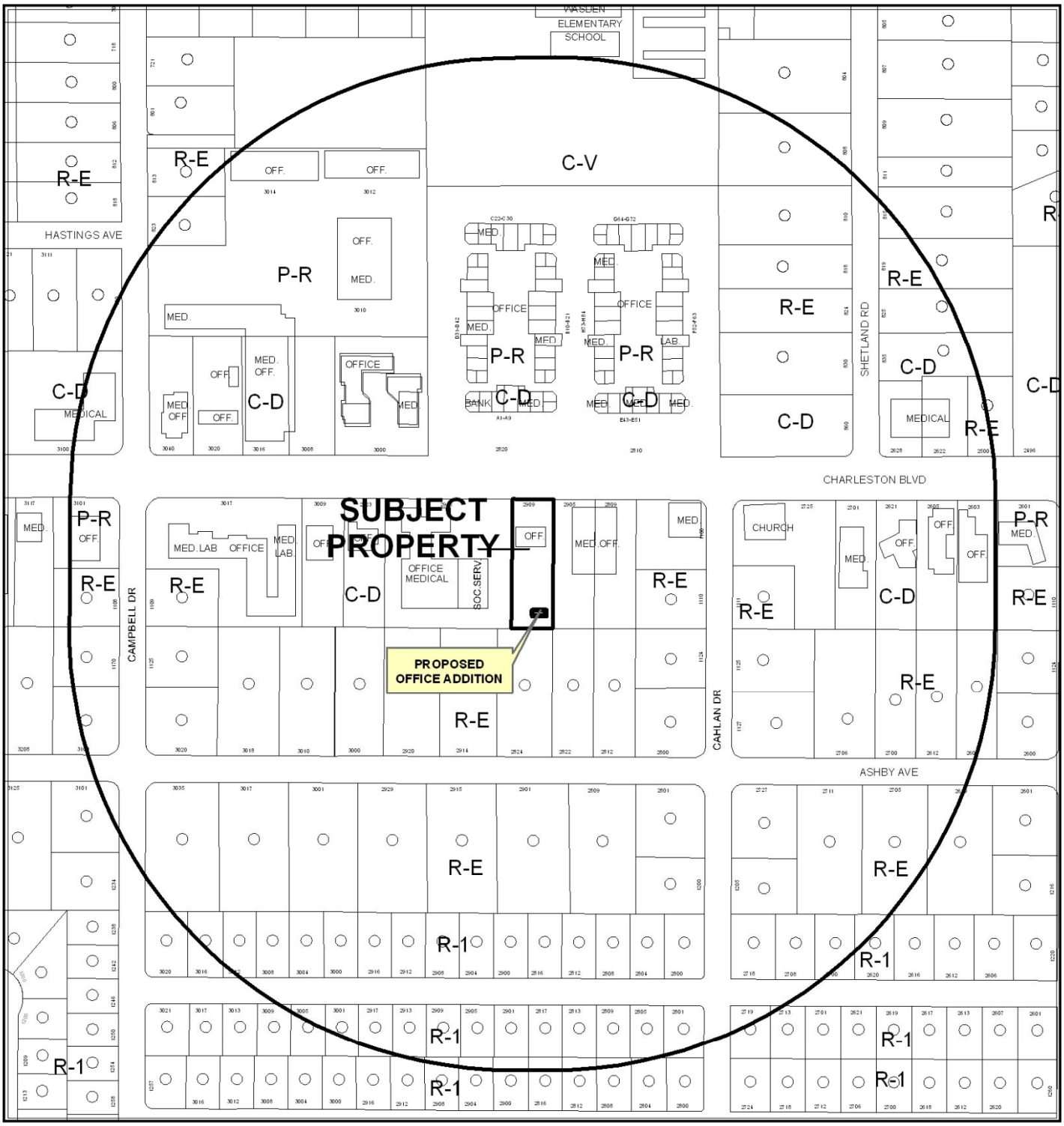
SUBJECT:
SDR-46577 - SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC. - For possible action on a request for a Site Development Plan Review FOR A 520 SQUARE-FOOT ADDITION TO AN EXISTING 2,882 SQUARE-FOOT OFFICE, MEDICAL on 0.62 acres at 2909 West Charleston Boulevard (APN 162-05-510-003), O (Office) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 11/07/2012
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



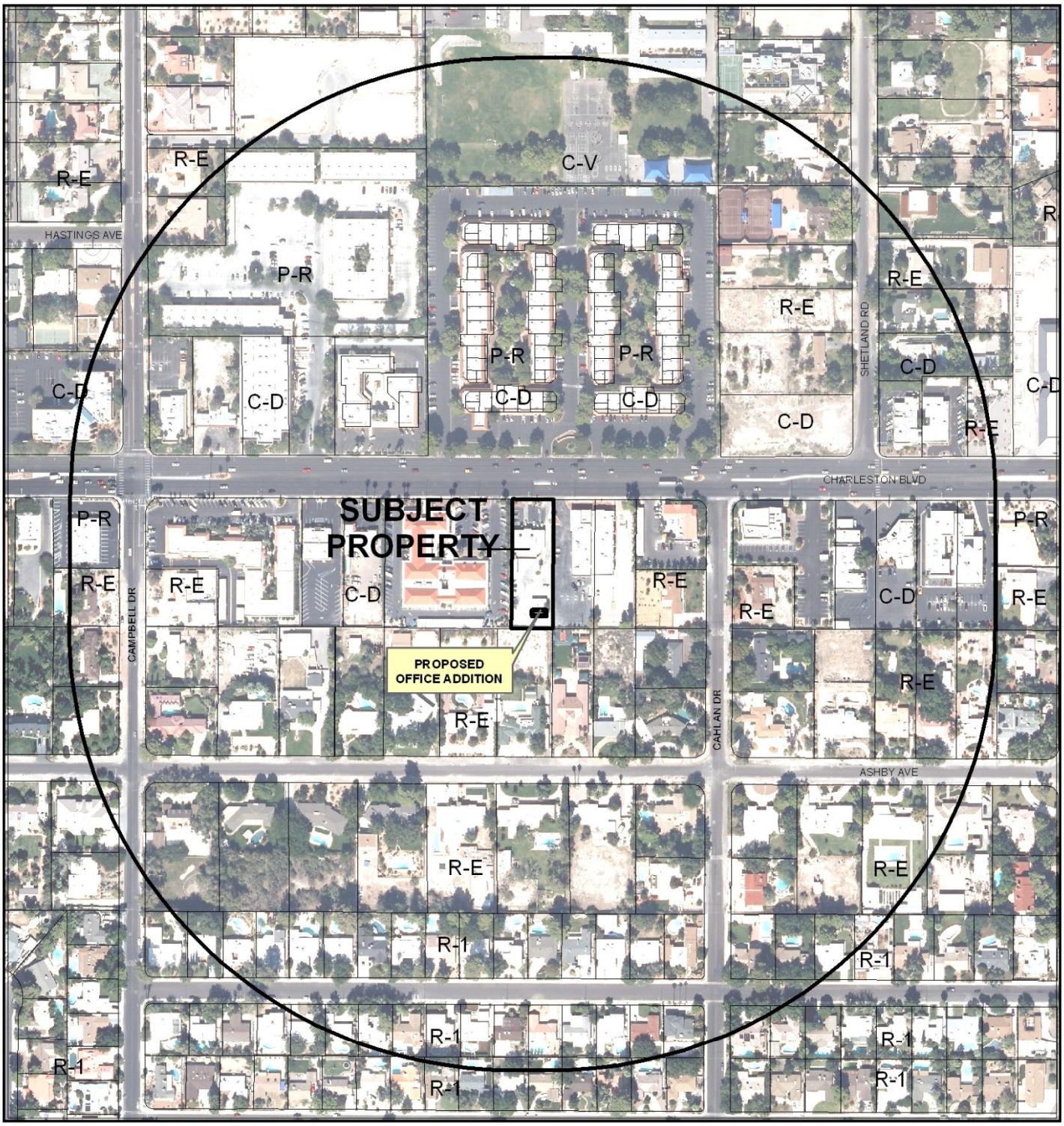
0 300 600 Feet

CASE: SDR-46577

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



CASE: SDR-46577

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-46577** APN: 162-05-510-003

Name of Property Owner: ~~DR SARFO~~ VISTA MEDICAL ASSOC. INC

Name of Applicant: OSCAR OKOFO ARCHITECT

Name of Representative: OSCAR O'KOFO 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: ~~ROSE~~ KOFI SARFO MD

Subscribed and sworn before me

This 12 day of July, 2012

_____

Notary Public in and for said County and State

DARTON BECK NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 07/24/2012

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.pdf

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AUG 23 2012

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SDR.

Project Address (Location) 2909 W. CHARLESTON BACK BLDG.

Project Name DR. SARFO PHASE 2 **Proposed Use** MEDICAL OFFICE

Assessor's Parcel #(s) 162-05 510-003 **Ward #**

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 1200 **Floor Area Ratio**

Gross Acres _____ **Lots/Units** 1 **Density**

Additional Information

VISTA MEDICAL ASSOC. INC

PROPERTY OWNER ~~DR SARFO~~ **Contact** DR. SARFO

Address ~~2909 W. CHARLESTON~~ 391 PIAZZA DEL VERCANO **Phone:** 657.3760 **Fax:** 657-3773

City LV **State** NV **Zip** ~~89102~~ 89138

E-mail Address

APPLICANT OSCAR OKEEFE **Contact** OSCAR

Address 10001 PEACE WAY #2292 **Phone:** 461 4848 **Fax:**

City LV **State** NV **Zip** 89147

E-mail Address OOKOSCAR@AOL.COM

REPRESENTATIVE OSCAR OKEEFE **Contact** OSCAR

Address 10001 PEACE WAY #2292 **Phone:** 461 4848 **Fax:**

City LV **State** NV **Zip** 89147

E-mail Address OOKOSCAR@AOL.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 KOFI SARFO MD

Subscribed and sworn before me

This 12 day of July, 2012.

[signature]

Notary Public in and for said County and State

Denver Colorado

BRETON BECKLEY NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 07/24/2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-46577
Meeting Date:	Admin
Total Fee:	$500
Date Received:*	8/23/12
Received By:	Romeo

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

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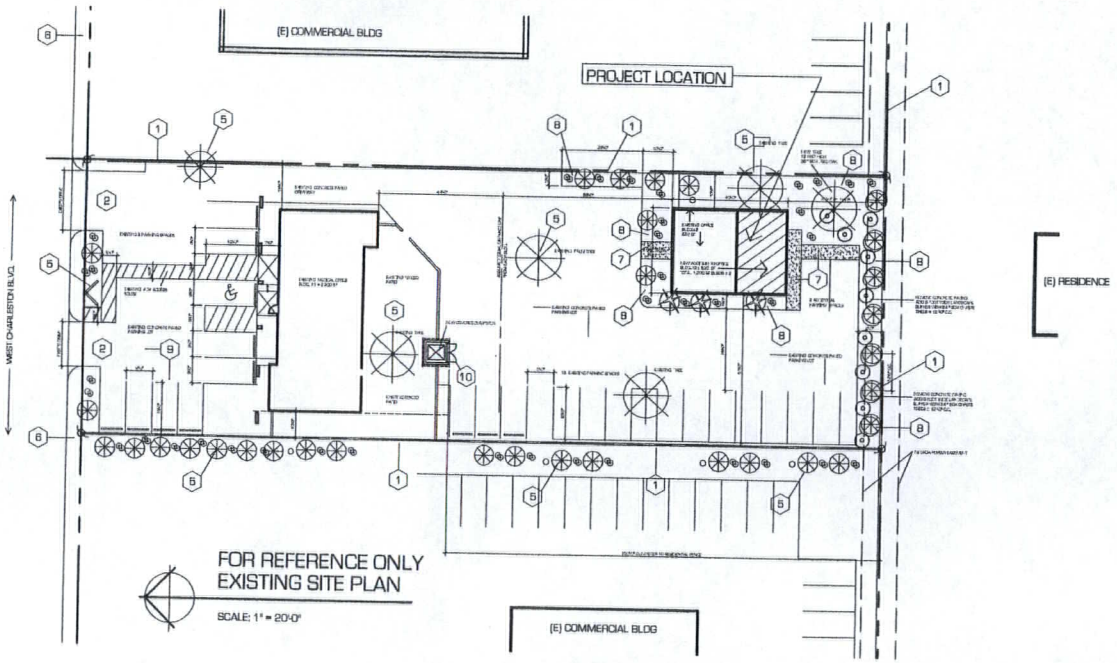
RECEIVED

AUG 23 2012



FOR REFERENCE ONLY
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

INDEX OF DRAWINGS

AS-1 EXISTING SITE PLAN
A-1 FLOOR PLAN
A-3 EXTERIOR ELEVATIONS

CODE ANALYSIS

CODE:	2009 IBC
JURISDICTION:	CITY OF LAS VEGAS
CLASSIFICATION=	" B " OFFICES , MEDICAL
CONSTRUCTION TYPE=	5B, " NOT SPRINKLED "
ALLOWABLE SF=	6,000 SF, 1 STORY
ACTUAL SF=	1,200 SF, 1 STORY

OCCUPANT LOAD= 1,200 / 100= 12 OCCUPANTS

EXITS REQUIRED= 1 EXIT
EXITS PROVIDED = 2 EXIT

THIS PROJECT TO COMPLY WITH :
2009 IBC
2009 IECC
2009 NEC
2009 UPC
2009 UMC & ALL SOUTHERN NEVADA CODE AMENDMENTS

LANDSCAPE LEGEND

- 36 " BOX TREE , RED OAK
- 24 " BOX TREE , ARIZONA ASH
- 15 GALLON MEXICAN BIRD OF PARADIZE
- 24 " , 12 FOOT HIGH MEXICAN FAN PALM TREE
- 15 GALLON LANTANA , ORANGE

LANDSCAPE NOTES

1 : 3" RED GRANITE MULCH ALL PLANTER AREAS WITH WEED CONTROL MESH BELOW

2 : ALL NEW PLANTS / TREES FULLY IRRIGATED

SCOPE OF WORK

EXISTING COMMERCIAL BUILDING 582 SF
WITH NEW 520 SF ADDITIONAL OFFICES FOR A NEW
TOTAL REAR BLDG OF 1,200 AS
ARCHITECTURAL FLAVOR TO MATCH THE FRONT
DETACHED MEDICAL OFFICE BLDG (2,200 SF)
OF STUCCO , ROOF PARAPET HEIGHT TO MATCH FRONT MEDICAL BUILDING

PARKING ANALYSIS

TOTAL SF OF BLDG # 1 & # 2 = 3,400 SQUARE FEET
REQUIRED PARKING = 3,400 SF @ 2000 SF / 200= 10 PARKING SPACES
+ 1 SPACE = 175 SF = 1,400 SF / 175= 8 SPACES

TOTAL REQUIRED PARKING SPACES = 18 (1 ADA VAN)
TOTAL PROVIDED PARKING SPACES = 24 (1 ADA VAN)

KEY NOTES

1. EXISTING CMU FENCE / PROPERTY LINE FENCE
2. EXISTING CONCRETE DRIVEWAY
3. EXISTING ADA PARKING SPACE
4. EXISTING FLUSH SIDEWALK TO ASPHALT PARKING
5. EXISTING LANDSCAPING
6. EXISTING PUBLIC CONCRETE WALK
7. NEW CONC. BLDG SIDEWALK 5 FEET WIDE
8. NEW LANDSCAPE PLANTER, 3" RED GRANITE MULCH @ ALL NEW PLANTERS OR AS NOTED , ALL LANDSCAPE TO BE FULLY IRRIGATED
9. EXISTING ASPHALT PARKING
10. DUMPSTER , 8 [illegible] FOOT [illegible] WROUGHT IRON [illegible] ROOF STRUCTURE

Drawings as instruments of service are the sole property of O'KEEFE ARCHITECT and any use or reproduction in whole or impart without his written consent is strictly prohibited. Drawing and specification remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC 623.780

RECEIVED
SEP 25 2012

SDR-46577

REVISED

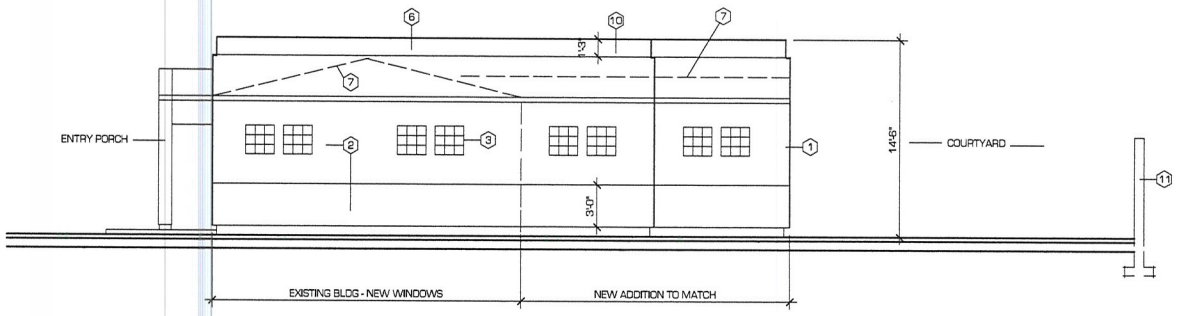
REVISIONS	BY:
1	PL CK

OSCAR O'KEEFE ARCHITECT
10001 W. PEACEWAY, SUITE #2292
LAS VEGAS, NV 89147
PHONE: (702) 451-4848
E-MAIL: OOKOSCAR@AOL.COM

TITLE: EXISTING SITE PLAN
DETACHED BLDG. REMODEL & ADDITION
PROJECT: VISTA MEDICAL CENTER...PHASE 2
DR : SARFO
ADDRESS: 2909 W. CHARLESTON AVENUE
CLARK COUNTY

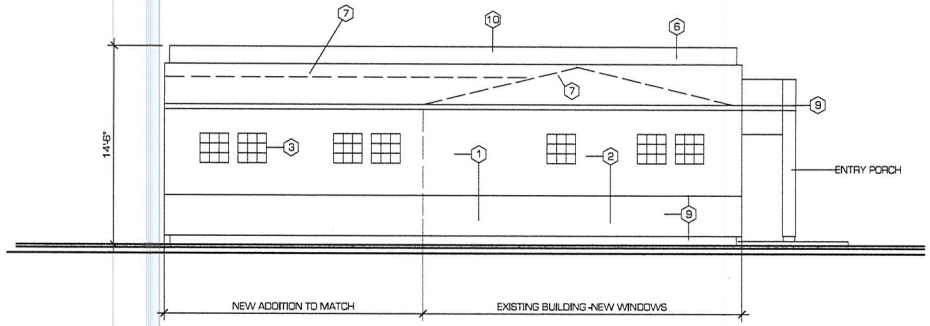
DRAWN	O'KEEFE ARCHITECT
CHECKED	O'KEEFE ARCHITECT
DATE	8-21-2012
SCALE	AS SHOWN
JOB NO.	
SHEET	AS-1

SHEET 1 OF 13



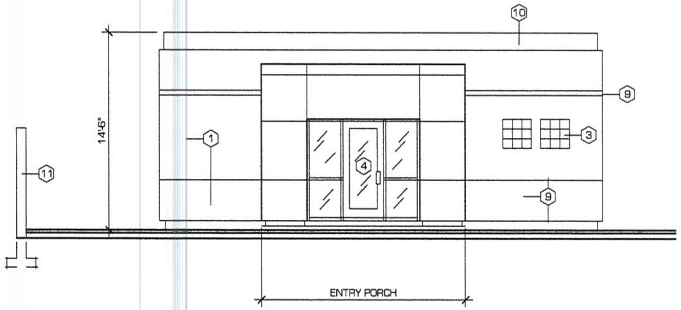
4 LEFT ELEVATION . WEST

SCALE 1/4" = 1'-0"



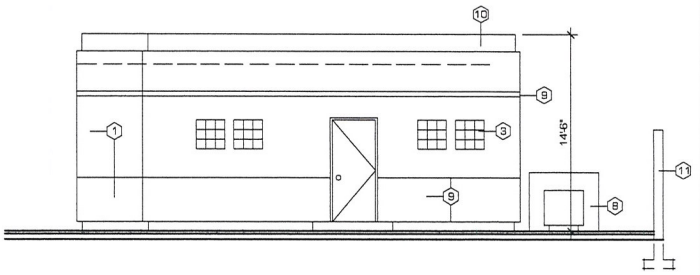
3 RIGHT ELEVATION . EAST

SCALE 1/4" = 1'-0"



1 FRONT ELEVATION . NORTH

SCALE 1/4" = 1'-0"



1 REAR ELEVATION . SOUTH

SCALE 1/4" = 1'-0"

KEY NOTES

1. 3 COAT STUCCO , 7/8 " TO MATCH FINISH OF EXISTING FRONT MEDICAL BUILDING .
2. EXISTING BUILDING WALL / STUCCO TO MATCH FRONT MEDICAL BLDG. / REPAIR WALL AS REQUIRED DUE TO NEW WINDOW OPENINGS
3. 1 HOUR RATED GLASS BLOCK WINDOWS
4. ALUMINUM STOREFRONT , MATCH FRONT MEDICAL BLDG.
5. CONT . METAL WEEP SCREED , 2 " ABOVE PAVING , 4 " ABOVE GRADE
6. ADDED PARAPET OVER EXISTING WALL , CUT EXISTING RAFTER TAILS , SEE WALL SECTIONS
7. LINE OF ROOF BEYOND
8. AC CONDENSER WITH SECURITY GAGE , AIR HANDLER INSIDE BLDG , IN CLOSET , NOT ON ROOF
9. 2 " THICK STUCCO POP OUT
10. RECESSED PARAPET SECTION , 3 " RECESS
11. EXISTING CMU PROPERTY FENCE

RECEIVED

AUG 23 2012

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NAC. 623.780

DETACHED BLDG. REMODEL & ADDITION
MEDICAL EXAM & OFFICE ADDITIONS

REVISIONS	BY:
1	PL CK

OSCAR O'KEEFE ARCHITECT
10001 PEACE WAY # 2292
LAS VEGAS, NEVADA 89147
PHONE: (702) 461-4848
E-MAIL : OOKEEFE2@AOL.COM

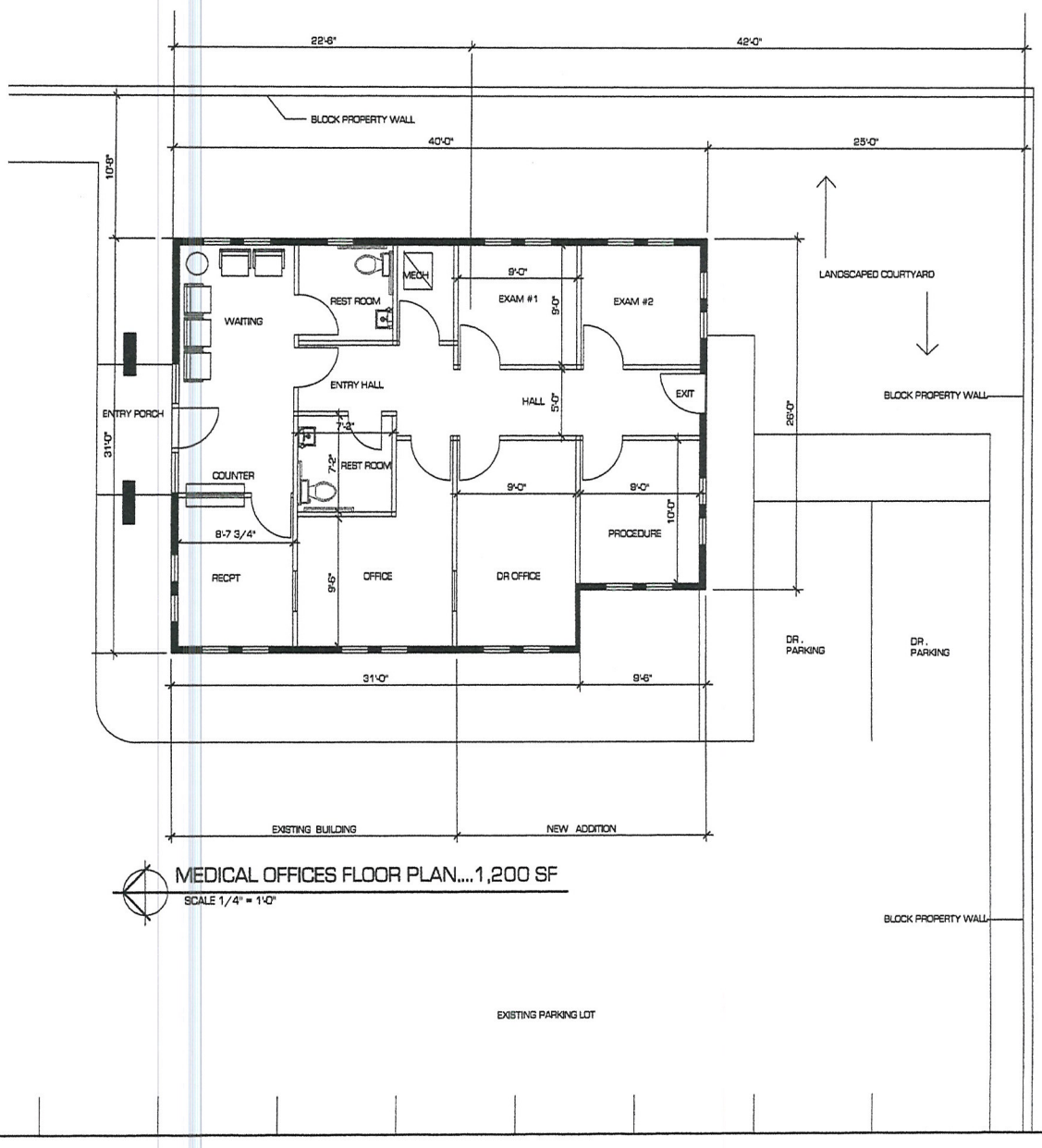
TITLE: EXTERIOR ELEVATIONS

PROJECT: VISTA MEDICAL CENTER...PHASE 2
DR . SARFO

ADDRESS 2909 W. CHARLESTON AVENUE
CLARK COUNTY

DRAWN	OKEEFE
CHECKED	OKEEFE
DATE	4-18-2012
SCALE	AS SHOWN
JOB NO.	
SHEET	A-3

SDR-46577



MEDICAL OFFICES FLOOR PLAN....1,200 SF

SCALE 1/4" = 1'-0"

RECEIVED

AUG 23 2012

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NAC. 623.780

REVISIONS	BY:
1	PL CK

OSCAR O'KEEFE ARCHITECT
10001 PEACE WAY, # 2292
LAS VEGAS, NV 89147
PHONE: (702) 461-4848
E-MAIL: OOKOSCAR@AOL.COM

TITLE: DETACHED BLDG. REMODEL & ADDITION
MEDICAL EXAM & OFFICE ADDITIONS

PROJECT: VISTA MEDICAL CENTER...PHASE 2
DR. SARFO

ADDRESS: 2909 W. CHARLESTON AVENUE
CLARK COUNTY

DRAWN O'KEEFE

CHECKED O'KEEFE

DATE 4-16-2012

SCALE AS SHOWN

JOB NO.

SHEET A-1

SDR-46577



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12



SDR-46577 - APPLICANT/OWNER: VISTA MEDICAL ASSOCIATES, INC.
2909 WEST CHARLESTON BOULEVARD

08/30/12

OSCAR O'KEEFE ARCHITECT

10001 PEACE WAY
SUITE # 2292
LAS VEGAS , NEVADA , 89147
Phone 702-461-4848
E-mail ..... ookoscar@aol.com

JUSTIFICATION LETTER

Date : May 3, 2012

Project : Dr. Sarfo Medical Bldg. #2 additions , 1,200 sf
2909 W. Charleston ...

To City of Las Vegas Planning Dept

The owners of the above mentioned project wish to add to the existing rear of property small bldg 682 square feet with an additional 520 square feet, for a total of 1,200 sf for bldg # 2 .

The use is to remain as Medical offices for an additional Doctor's use / rental . The existing parking spaces and landscaping are to remain as is for they meet/ exceed the requirements.
The existing larger medical bldg is 2,200 sf (bldg # 1) was remodeled back in 6-6-2010. Thus the total square feet of both bldg. #1 & bldg # 2 is 3,400 square feet .

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AUG 23 2012

SDR-46577

Page 2 , Dr. Sarfo bldg # 2 additions

Parking Analysis : 2,000 sf / 200=10 spaces + 1,400 sf / 175 = 8 spaces for a total parking required of 18 spaces , existing parking spaces= 24
with 1 ada space , at bldg # 1 „„there is an existing ada access route to bldg #1 from the public sidewalk .

There is existing landscaping at Charleston blvd. see enclosed site plan.

Thank you for the consideration for this possible administrate SDR approval

Oscar O'Keefe Architect

RECEIVED
AUG 23 2012

SDR-46577

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 13, 2012

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

SUBJECT:
SDR-46990 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FOUNDATION FOR AN INDEPENDENT TOMORROW - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-7218) FOR AN 8,650 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 12,600 SQUARE-FOOT OFFICE BUILDING on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 12/19/2012
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. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
6. City Council Approval Letter for VAR-45491
7. City Council Approval Letter for SDR-45490
8. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-46990** APN: 139-21-313-018

Name of Property Owner: Foundation for an Independent Tomorrow

Name of Applicant: Foundation for an Independent Tomorrow

Name of Representative: JMA Architects, Inc.

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: RICHARD JOST

Subscribed and sworn before me

This 24th day of September, 2012

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ADAR D. BAGUS
My Appointment Expires
No: 05-94215-1 January 20, 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)

Project Address (Location) 1931 Stella Lake St.

Project Name Foundation for an Independent Tomorrow Addition **Proposed Use** Commercial

Assessor's Parcel #(s) 139-21-313-018 **Ward #** 5

General Plan: existing Lgt. Industrial Research proposed Lgt. Industrial Research **Zoning:** existing C-PB proposed C-PB

Commercial Square Footage 8,650 **Floor Area Ratio** .47

Gross Acres 1.04 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Foundation for an Independent Tomorrow **Contact** Janet Frasier Bluman

Address 1931 Stella Lake St **Phone:** 702-367-4348 **Fax:** 702-362-8513

City Las Vegas **State** Nevada **Zip** 89106

E-mail Address janetb@lasvegasfit.org

APPLICANT Foundation for an Independent Tomorrow **Contact** Janet Frasier Bluman

Address 1931 Stella Lake St **Phone:** 702-367-4348 **Fax:** 702-362-8513

City Las Vegas **State** Nevada **Zip** 89106

E-mail Address janetb@lasvegasfit.org

REPRESENTATIVE JMA Architects, Inc. **Contact** Cherie L. Guzman

Address 10150 Covington Cross Drive **Phone:** 702-731-2033 **Fax:** 702-731-2039

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

E-mail Address cguzman@jmaarch.com

Property Owner Signature* Richard Jost

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

Print Name RICHARD JOST

Subscribed and sworn before me

This 24th day of September, 2012.

Adar Bagus

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ADAR D. BAGUS
My Appointment Expires
No: 05-94215-1 January 20, 2013

FOR DEPARTMENT USE ONLY

Case #	46990
Meeting Date:	11/13/12
Total Fee:	$1030
Date Received:*	9/26/12
Received By:	Romeo

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

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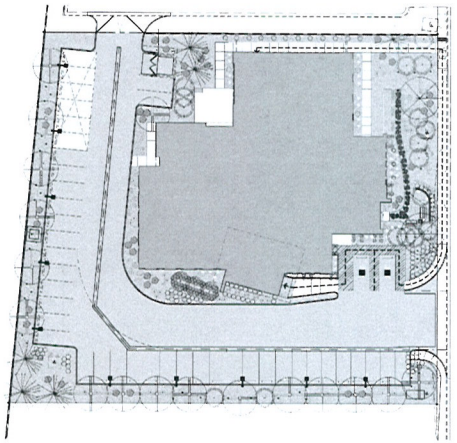
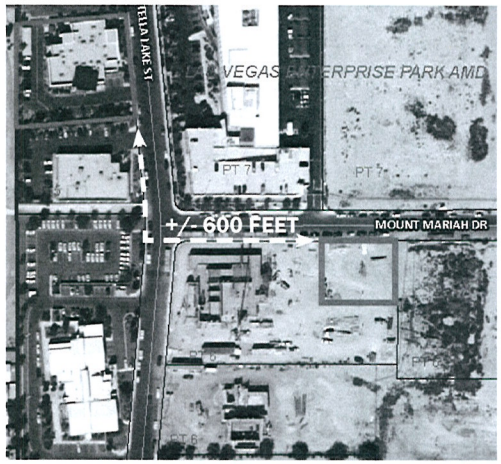
f:\depot\Application Packet\Application Form.pdf

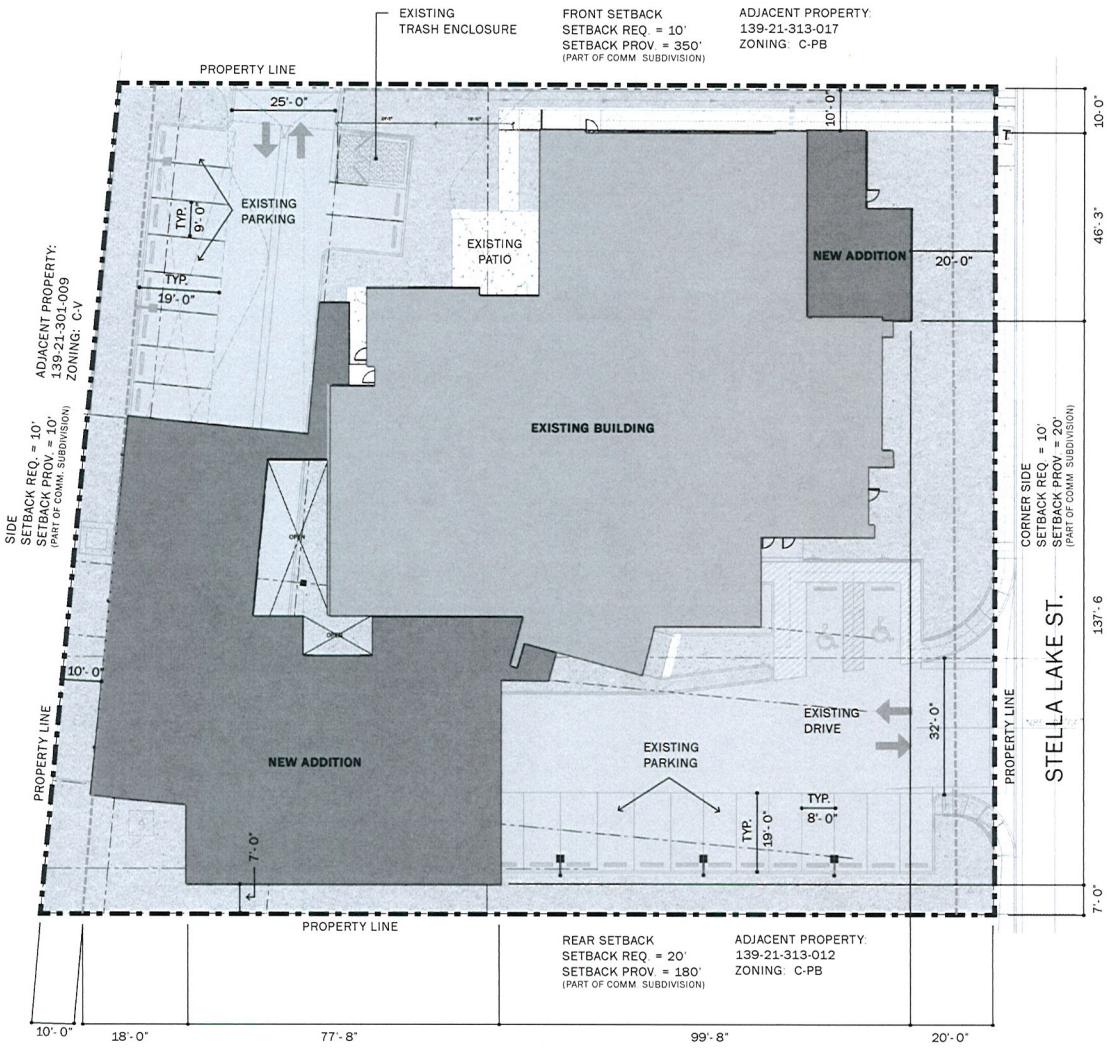
Revised 10/27/08



Site Plan EXISTING



Off-Site Parking LOCATION



Site Plan PROPOSED

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Site Data

APN #:	139-21-313-018
JURISDICTION:	LAS VEGAS
ZONING:	C-PB (PLANNED BUSINESS PARK)
SITE AREA:	45,036 SF (1.034 ACRES)
BUILDING AREA (EXISTING):	12,600 SF (SINGLE STORY)
BUILDING AREA (ADDITION):	8,650 SF
LEVEL 1	1,663 SF
LEVEL 2	6,737 SF
BALCONY	250 SF
F.A.R.:	0.47
COVERAGE:	46.77%

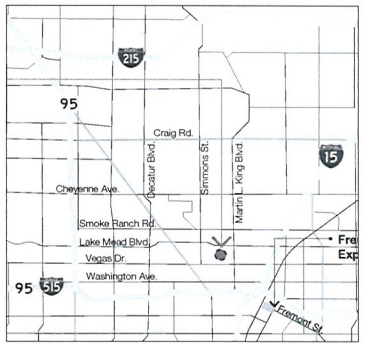
Parking Data

PARKING REQUIRED:	
- EXISTING OFFICE 1/300 SF @ 12,600 SF	42 SPACES
- NEW OFFICE 1/300 SF @ 8,400 SF	28 SPACES
TOTAL PARKING REQ: 1/300 @ 21,000 SF	**70 SPACES**
PARKING (EXISTING):	
- INCLUDING 2 HC, 10 COMPACT	43 SPACES
PARKING PROVIDED (OFF-SITE):	28 SPACES

Site Plan LEGEND

- New Addition
- Existing Building
- Off-site parking location
- Required setbacks

Vicinity MAP





0' 8' 16' 32'

jma architecture studios

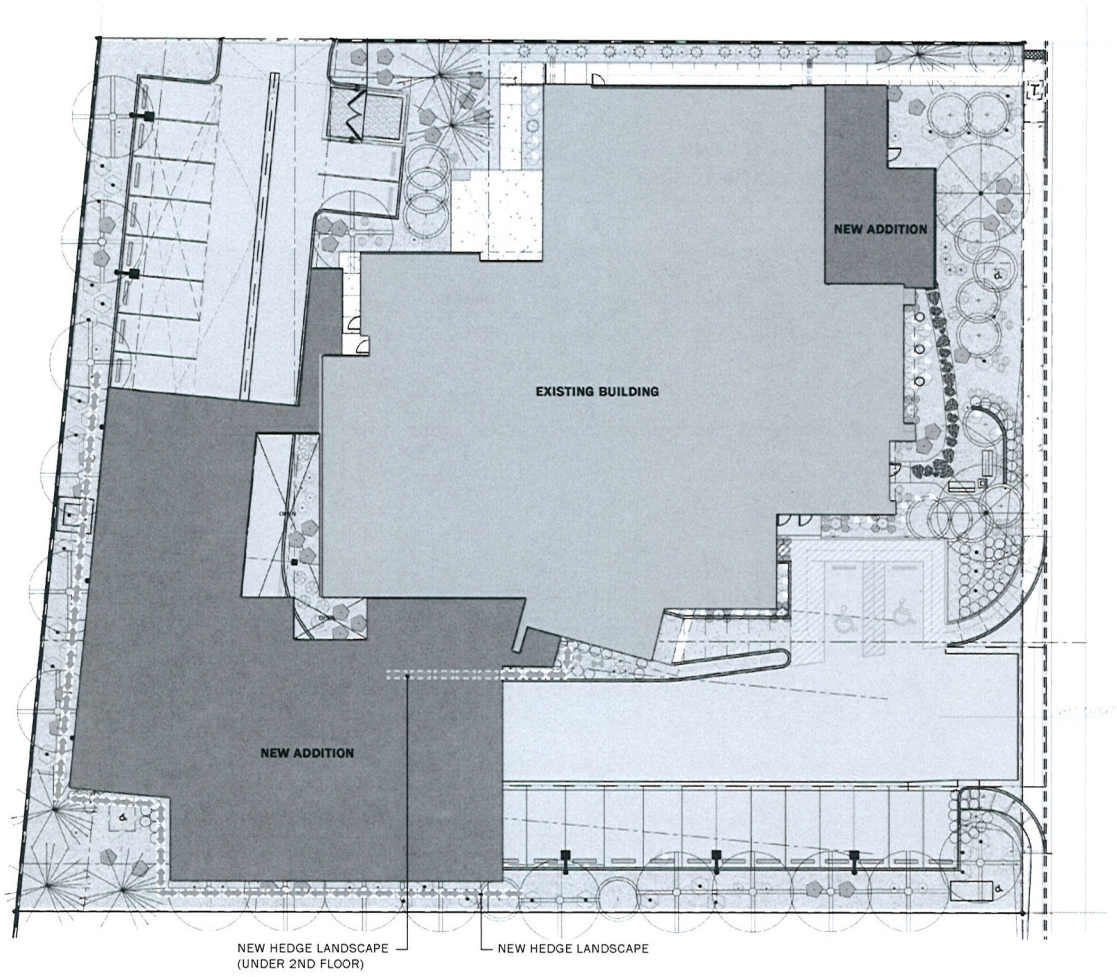
FIT for an INDEPENDENT TOMORROW

PROJECT 127457
09/25/2012 (03/2/2011)

SITE PLAN 2

10150 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 T | 702.731.2037 F | www.jmaarch.com

SDR-46990



Existing Landscape LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.SIZE
TREES			
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	- 24" BOX
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	- 24" BOX
	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	- 24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	- 12' BTH
	PHOENIX DACTYLIFERA	DATE PALM	- 18' BTH
SHRUBS			
	EREMOPHILA RACEMOSA	EASTER EGG BUSH	- 5 GAL
GROUNDCOVERS			
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	- 5 GAL
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	- 5 GAL
ACCENTS			
	MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS	- 5 GAL
	NOLINA MICROCARPA	BEAR GRASS	- 5 GAL

New Landscape LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.SIZE
	BUXUS	BOXWOOD	24" O C

Note : Existing Landscape to remain same.

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N

0' 8' 16' 32'

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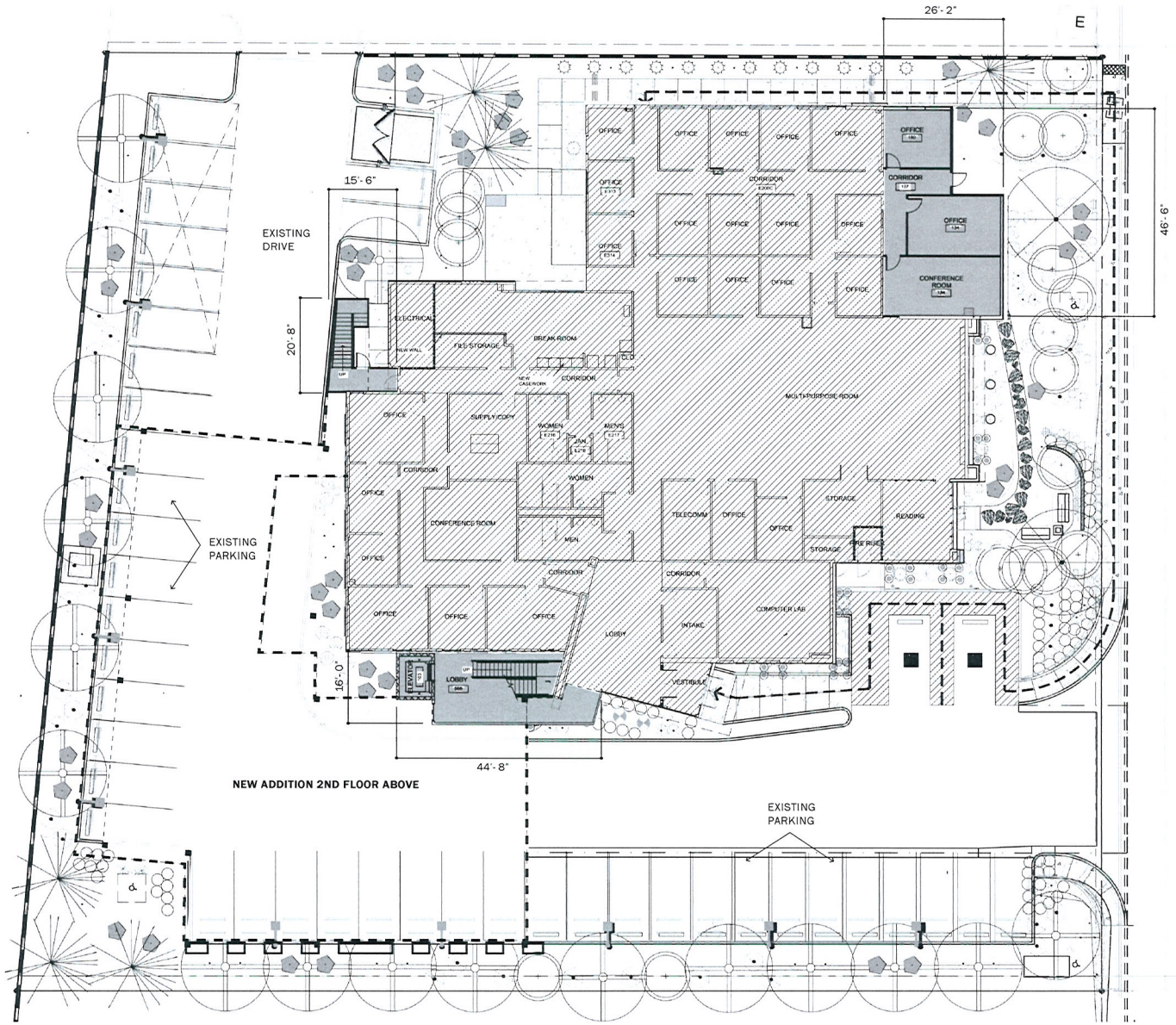
PROJECT 127457
09/25/2012 (03/2/2011)

LANDSCAPE 3

10150 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2093 T | 702.731.2093 F | www.jmaarch.com

SDR-46990



Floor Plan LEGEND

- New Addition
- Existing Building

NEW ADDITION - LEVEL 1	1,663 SF
OCCUPANCY	'B' OFFICE
Approx. Occupancy Loads LEVEL 1	17 OCC.

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0' 8' 16' 32'

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FLOOR PLAN - LEVEL 1

4

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09/25/2012

10150 COVINGTON CROSS DRIVE | LAS VEGAS, NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com

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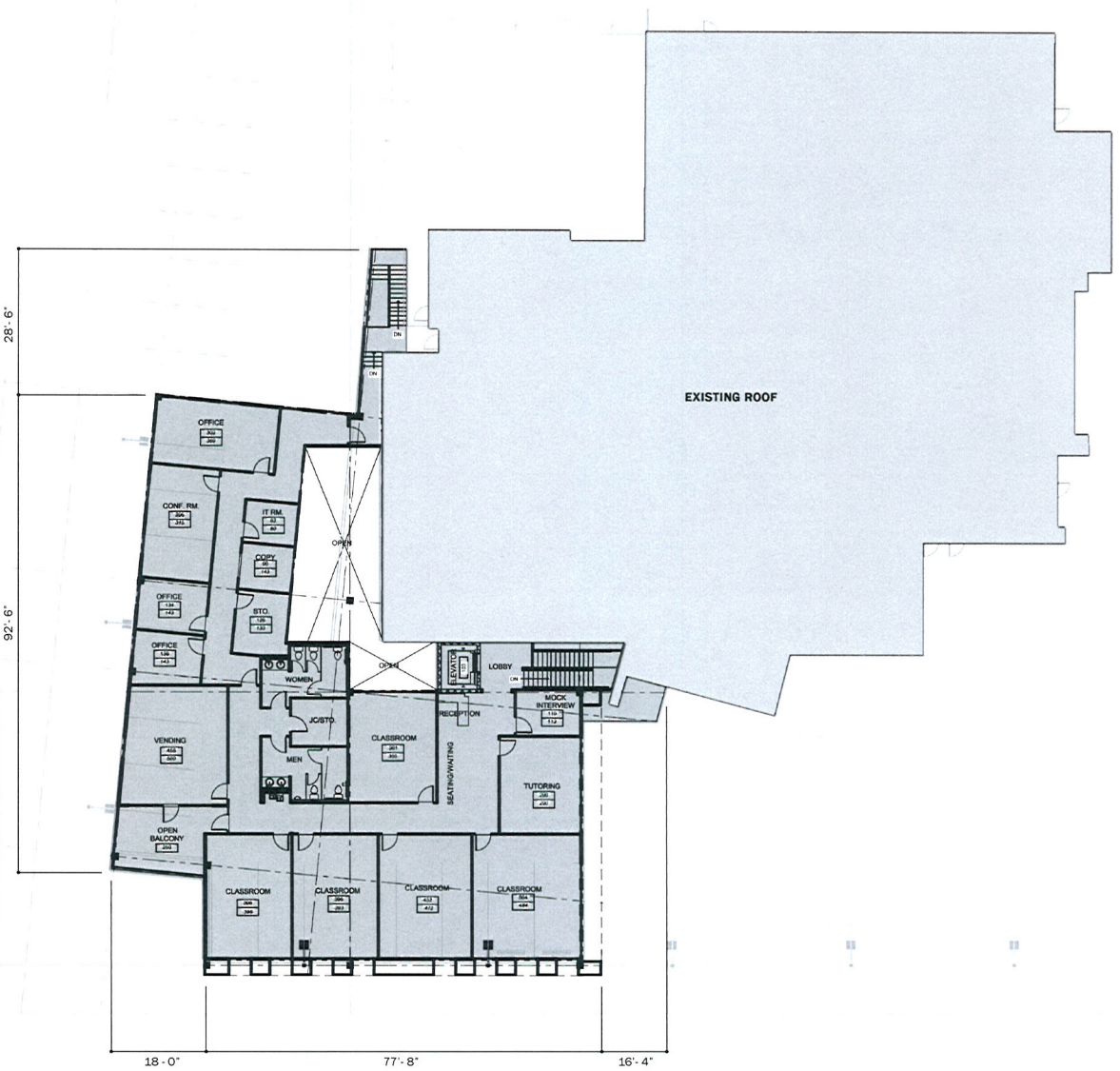

Floor Plan LEGEND

New Addition
Existing Building

NEW ADDITION - LEVEL 2	6,737 SF
OCCUPANCY	'B' OFFICE
Approx. Occupancy Loads LEVEL 2	197 OCC.

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N

0' 8' 16' 32'

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FLOOR PLAN - LEVEL 2

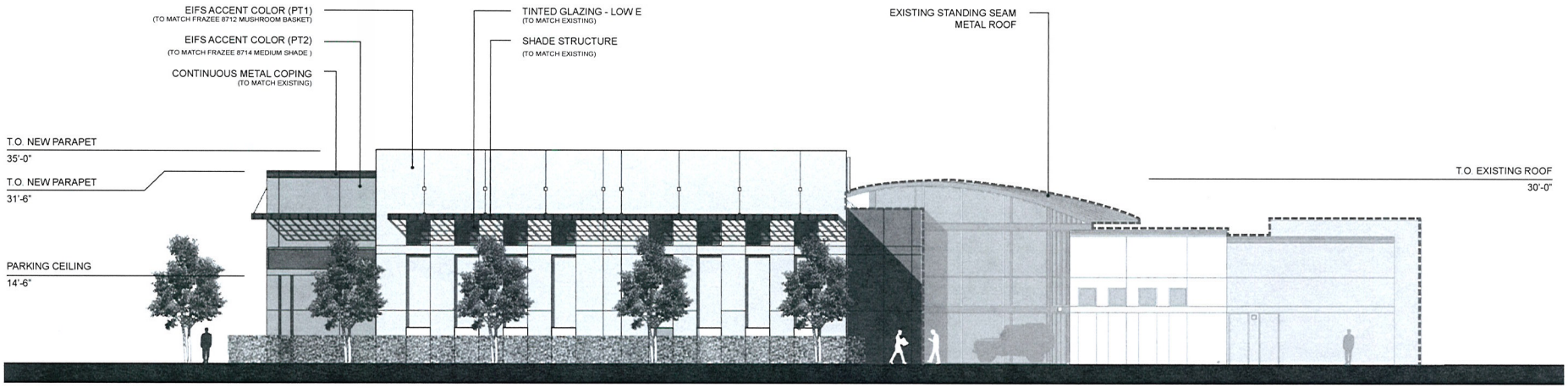
5

FIT for an INDEPENDENT TOMORROW

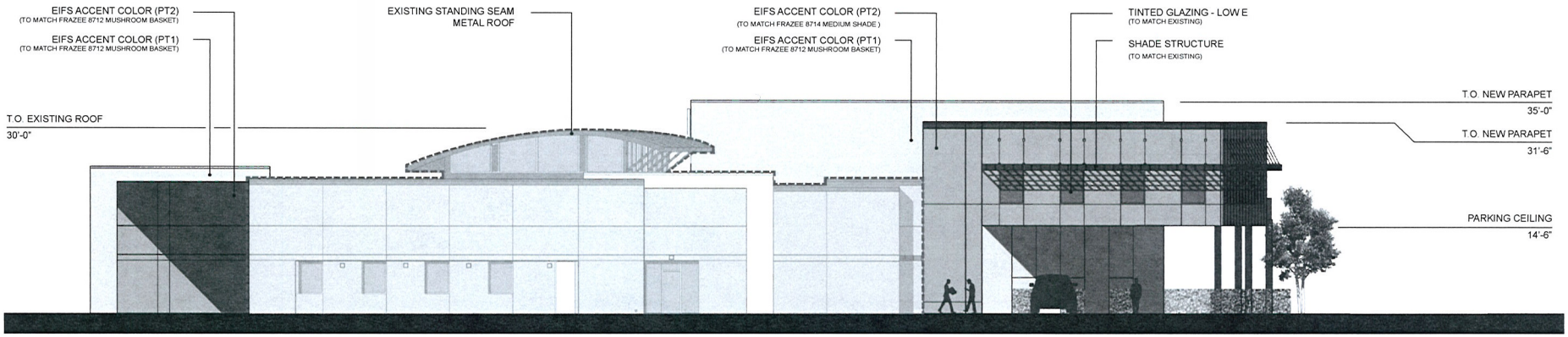
PROJECT 127457
09/25/2012

10150 COVINGTON CROSS DRIVE | [illegible] | www.jmarch.com

SDR-46990



south ELEVATION



north ELEVATION

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Elevation LEGEND

Dash Line indicates existing buiilding

0' 4' 8' 16'

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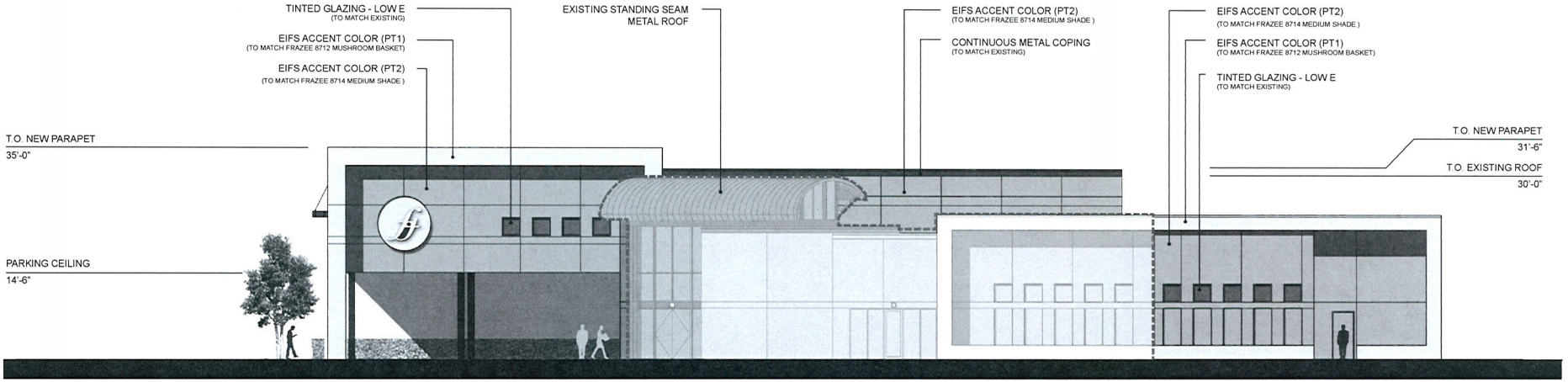
ELEVATIONS 6

FIT for an INDEPENDENT TOMORROW

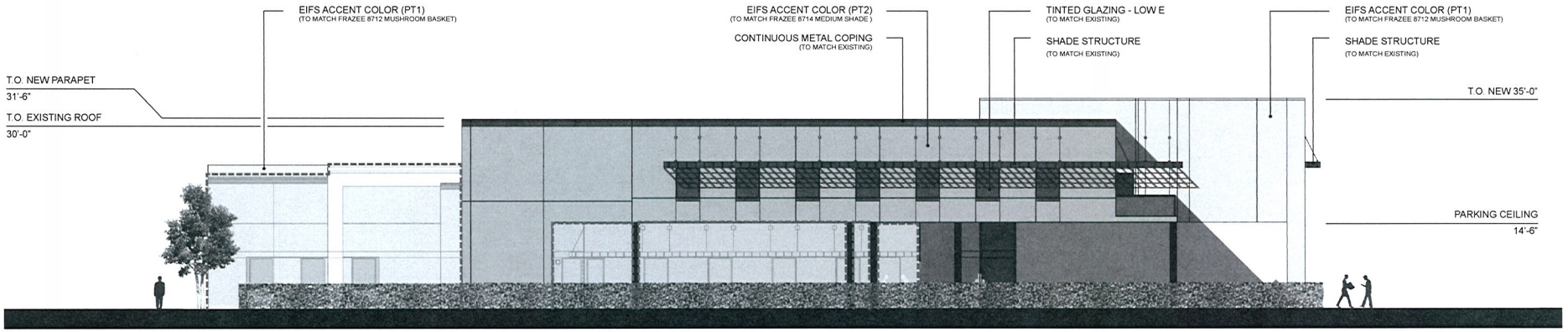
PROJECT 127457
09/25/2012

10150 COVINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com

SDR-46990



east ELEVATION



west ELEVATION

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Elevation LEGEND

Dash Line indicates existing buiilding

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0' 4' 8' 16'

ELEVATIONS

FIT for an INDEPENDENT TOMORROW

PROJECT 127457
09/25/2012

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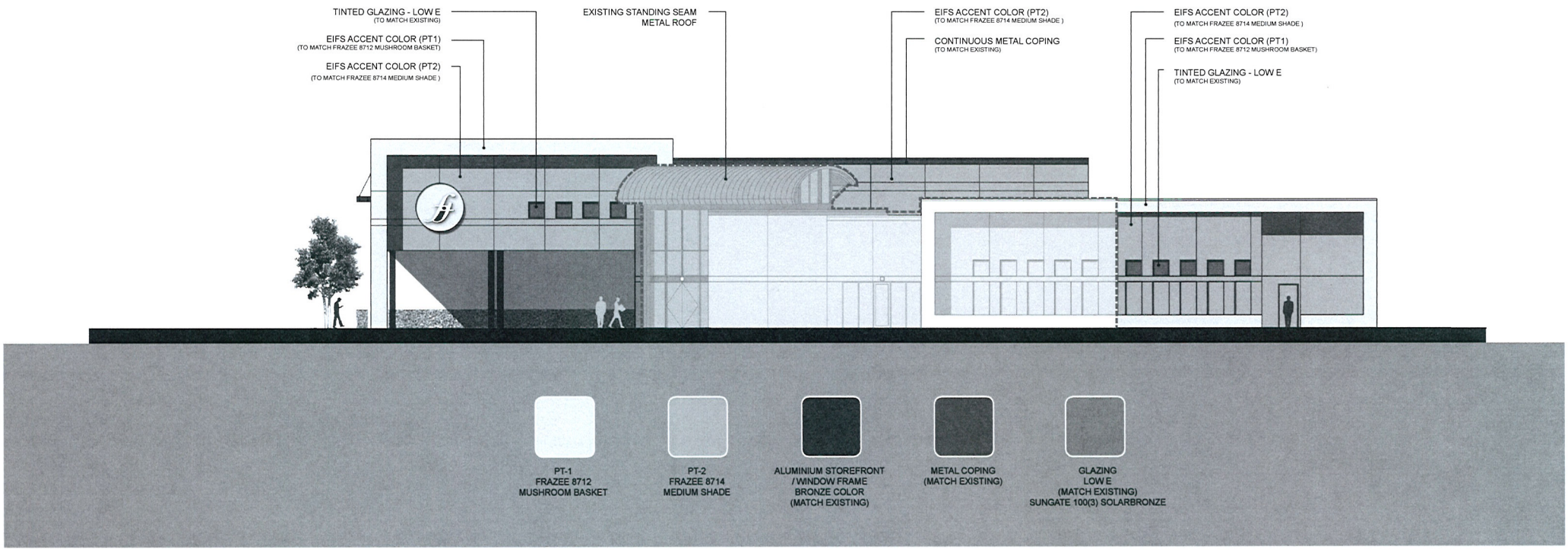
SDR-46990



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jma

0' 4' 8' 16'

graphic design studios

FIT for an INDEPENDENT TOMORROW

PROJECT 127457
09/25/2012

MATERIAL BOARD

8

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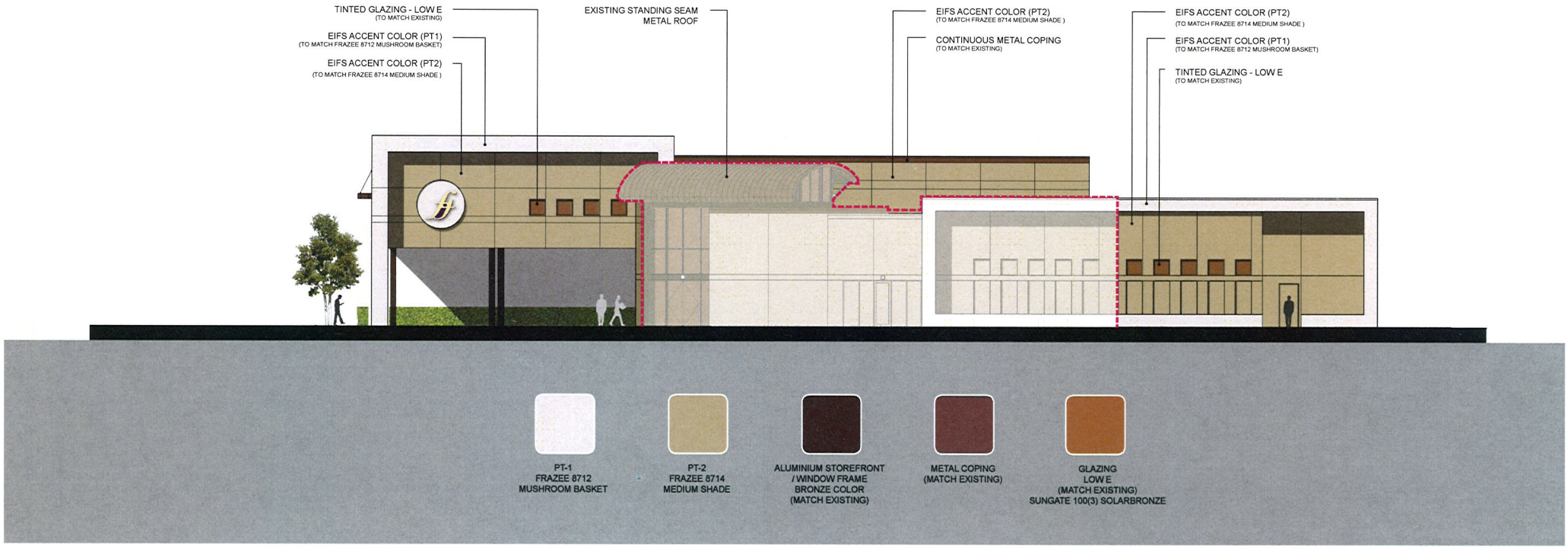
SDR-46990



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0' 4' 8' 16'

FIT for an INDEPENDENT TOMORROW

PROJECT 127457
09/25/2012

MATERIAL BOARD

8

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SDR-46990

Las Vegas Enterprise Park
Architectural Review Committee

September 24, 2012

Ms. Janet Frasier Blumen, Founder & CEO
Foundation for an Independent Tomorrow (FIT)
1931 Stella Lake Drive
Las Vegas, NV 89106

Re: 1931 Stella Lake Street – FIT Building Addition
Las Vegas Enterprise Park Architectural Review Committee (ARC) Site Plan Review - Approval

Dear Ms. Blumen:

Please be advised that the ARC has reviewed and approved the revised FIT Building Addition pursuant to the ARC Site Plan Review process.

In addition, please note that with this approval, the ARC has approved an exception to the 25 foot front setback normally required by the CCRs for the northeast corner of the new addition that is only 20 feet from the front property line.

The ARC looks forward to the successful completion of the FIT Building Addition.

Sincerely,

ARCHITECTURAL REVIEW COMMITTEE
LAS VEGAS ENTERPRISE PARK

William Arent
CHAIRMAN

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SDR-46990

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 16, 2012

Ms. Janet Frasier Bluman
Foundation for an Independent Tomorrow
1931 Stella Lake Street
Las Vegas, Nevada 89106

RE: VAR-45491 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO SDR-45490

Dear Ms. Bluman:

The City Council at a regular meeting held August 15, 2012, APPROVED the request for a Variance TO ALLOW 43 PARKING SPACES WHERE 70 ARE REQUIRED on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-45490) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0136-94).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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SEP 2 6 2012
SEP 2 6

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

SDR-46990

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Cherie L. Guzman
JMA Architects, Inc.
10150 Covington Cross Drive
Las Vegas, Nevada 89144

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 16, 2012

Ms. Janet Frasier Bluman
Foundation for an Independent Tomorrow
1931 Stella Lake Street
Las Vegas, Nevada 89106

RE: SDR-45490 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO VAR-45491

Dear Ms. Bluman:

The City Council at a regular meeting held August 15, 2012, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-7218) FOR AN 8,650 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 12,600 SQUARE-FOOT OFFICE BUILDING on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-45491) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0136-94) and Site Development Plan Review (SDR-7218), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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SDR-46990

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard sidewalk, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

11. Site development to comply with all applicable conditions of approval for SDR-7218 and all other applicable site-related actions.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Cherie L. Guzman
JMA Architects, Inc.
10150 Covington Cross Drive
Las Vegas, Nevada 89144

SDR-46990

jma

elevated architecture

September 26, 2012

City of Las Vegas
Department of Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89107

Re: Justification Letter
Foundation for an Independent Tomorrow Addition
APN # 139-21-313-018
JMA Project # 127457

Dear Sir or Madam:

Please accept this as the required justification letter for the above referenced property. The property is located at 1931 Stella Lake Street, just west of Martin L. King Blvd. and south of Lake Mead Blvd. This project is the Addition to the Foundation for an Independent Tomorrow (FIT) building. FIT is a non-profit organization that provides underemployed and unemployed Southern Nevada residents with the education to move them towards a skilled and higher employment.

The property is currently zoned C-PB and general plan amendment is light industrial research.
This application is an amendment to previously approved application *SDR-45490.*

We are respectfully requesting the following applications:

1. Site Development Plan Review
   -Proposed 8,650 s.f. Addition

The proposed addition of 8,650 s.f. will consist of 1,663 s.f. on the first level, 6,737 s.f., on the second level along with a 250 s.f. second level balcony. The second level addition will be located over parking on the west and south side of the site. The construction of the addition will be identical to that of the existing facility and will have continuity with the existing building. The existing landscape will remain the same. Site access and circulation remain the same and do not have a negative impact on adjacent roadways or neighborhood traffic. Approval has been received by Las Vegas Enterprise Park Architectural Review Committee and letter is attached for your reference and records.

Parking will remain the same at 43 existing spaces provided as indicated in *VAR-45491.*
Twenty eight off-site parking spaces are provided on the northeast quadrant of the property located at 1799 Mount Mariah Drive which is approximately 600 feet away as indicated on the site plan exhibit.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Cherie L. Guzman, Assoc. AIA
Strategic Development Director

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SDR-46990

10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033 T 702.731.2039 F www.jmaarch.com

Las Vegas Enterprise Park
Architectural Review Committee

September 24, 2012

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Las Vegas, NV 89106

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The ARC looks forward to the successful completion of the FIT Building Addition.

Sincerely,

ARCHITECTURAL REVIEW COMMITTEE
LAS VEGAS ENTERPRISE PARK

William Arent
CHAIRMAN

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SEP 2 6 2012

SDR-46990

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 16, 2012

Ms. Janet Frasier Bluman
Foundation for an Independent Tomorrow
1931 Stella Lake Street
Las Vegas, Nevada 89106

RE: SDR-45490 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO VAR-45491

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2. Conformance to the approved conditions for Rezoning (Z-0136-94) and Site Development Plan Review (SDR-7218), except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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SDR-46990

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard sidewalk, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

11. Site development to comply with all applicable conditions of approval for SDR-7218 and all other applicable site-related actions.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Cherie L. Guzman
JMA Architects, Inc.
10150 Covington Cross Drive
Las Vegas, Nevada 89144

SDR-46990

jma

elevated architecture

September 26, 2012

City of Las Vegas
Department of Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89107

Re: Justification Letter
Foundation for an Independent Tomorrow Addition
APN # 139-21-313-018
JMA Project # 127457

Dear Sir or Madam:

Please accept this as the required justification letter for the above referenced property. The property is located at 1931 Stella Lake Street, just west of Martin L. King Blvd. and south of Lake Mead Blvd. This project is the Addition to the Foundation for an Independent Tomorrow (FIT) building. FIT is a non-profit organization that provides underemployed and unemployed Southern Nevada residents with the education to move them towards a skilled and higher employment.

The property is currently zoned C-PB and general plan amendment is light industrial research.
This application is an amendment to previously approved application *SDR-45490.*

We are respectfully requesting the following applications:

1. Site Development Plan Review
   -Proposed 8,650 s.f. Addition

The proposed addition of 8,650 s.f. will consist of 1,663 s.f. on the first level, 6,737 s.f., on the second level along with a 250 s.f. second level balcony. The second level addition will be located over parking on the west and south side of the site. The construction of the addition will be identical to that of the existing facility and will have continuity with the existing building. The existing landscape will remain the same. Site access and circulation remain the same and do not have a negative impact on adjacent roadways or neighborhood traffic. Approval has been received by Las Vegas Enterprise Park Architectural Review Committee and letter is attached for your reference and records.

Parking will remain the same at 43 existing spaces provided as indicated in *VAR-45491.*
Twenty eight off-site parking spaces are provided on the northeast quadrant of the property located at 1799 Mount Mariah Drive which is approximately 600 feet away as indicated on the site plan exhibit.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Cherie L. Guzman, Assoc. AIA
Strategic Development Director

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SDR-46990

10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033 T 702.731.2039 F www.jmaarch.com

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: NOVEMBER 13, 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

