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.

December 11, 2012

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

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

CONSENT ITEMS:

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

7. 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. EOT-47211 - EXTENSION OF TIME - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-39488) FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

9. EOT-47212 - EXTENSION OF TIME RELATED TO EOT-47211 - VARIANCE - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-39487) TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

10. EOT-47213 - EXTENSION OF TIME RELATED TO EOT-47211 AND EOT-47212 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Major Amendment (SDR-39485) to an approved Site Development Plan Review (SDR-16503) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, 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.

PUBLIC HEARING ITEMS

11. 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.

12. ZON-47307 - REZONING - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), Ward 3 (Coffin).

13. VAR-47309 - VARIANCE RELATED TO ZON-47307 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 100 FEET IS REQUIRED on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

14. SUP-47311 - SPECIAL USE PERMIT RELATED TO ZON-47307 AND VAR-47309 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

15. SDR-47310 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-47307, VAR-47309 AND SUP-47311 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 4,800 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL COMPLEX TO A HOUSE OF WORSHIP AND SOCIAL SERVICE PROVIDER WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

16. 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).

17. VAR-47196 - VARIANCE RELATED TO MOD-47016 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Variance TO ALLOW PRIVATE DRIVEWAYS TO TERMINATE IN A HAMMERHEAD DESIGN WHERE CUL-DE-SACS ARE REQUIRED on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), Ward 6 (Ross).

18. 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 SINGLE-FAMILY RESIDENTIAL STREET STANDARDS AND PERIMETER RETAINING WALL 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).

19. VAR-47298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW 32 PARKING SPACES WHERE 57 SPACES ARE REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

20. VAR-47300 - VARIANCE RELATED TO VAR-47298 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

21. VAR-47301 - VARIANCE RELATED TO VAR-47298 AND VAR-47300 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL SCREEN WALL (FOUR FEET SOLID) IN THE FRONT YARD WHERE A MAXIMUM OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

22. SUP-47297 - SPECIAL USE PERMIT RELATED TO VAR-47298, VAR-47300 AND VAR-47301 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

23. SDR-47296 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47298, VAR-47300, VAR-47301 AND SUP-47297 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 26,145 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY AND INDIVIDUAL CARE CENTER WITHIN THREE EXISTING BUILDINGS, WITH WAIVERS OF PERIMETER BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

24. VAR-47299 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 210 8TH STREET, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE 33 SPACES ARE REQUIRED on 0.58 acres at 210, 214 and 218 South 8th Street (APNs 139-34-710-052 and 053; and 139-34-611-025), C-2 (General Commercial) Zone, Ward 5 (Barlow).

25. VAR-47302 - VARIANCE RELATED TO VAR-47299 - PUBLIC HEARING - APPLICANT/OWNER: 210 8TH STREET, LLC - For possible action on a request for a Variance TO ALLOW A SOLID, NON-DECORATIVE EIGHT-FOOT SCREEN WALL IN THE FRONT YARD WHERE A MAXIMUM HEIGHT OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.58 acres at 210, 214 and 218 South 8th Street (APNs 139-34-710-052 and 053; and 139-34-611-025), C-2 (General Commercial) Zone, Ward 5 (Barlow).

26. VAR-47323 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEVIN RYAN KLOEHN - For possible action on a request for a Variance TO ALLOW THE ADDITION OF A PROPOSED 3,200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT TO A SITE CONTAINING TWO EXISTING ACCESSORY STRUCTURES WITH 1,020 SQUARE FEET OF COMBINED FLOOR AREA WHERE A MAXIMUM COMBINED FLOOR AREA OF 1,593 SQUARE FEET FOR ALL ACCESSORY STRUCTURES IS ALLOWED on 1.12 acres at 6131 Meisenheimer Avenue (APN 125-11-704-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

27. SUP-47222 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MOB MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER CULTURAL ESTABLISHMENT WITH A WAIVER TO ALLOW THE USE OUTSIDE OF THE 18B ARTS DISTRICT at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

28. SDR-47221 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47222 - PUBLIC HEARING - APPLICANT: MOB MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-27014) TO CONVERT A PARKING LOT INTO A PLAZA on 2.00 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

29. SUP-47233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEVE CIVILLA - OWNER: RANCHO SELF-STORAGE, LLC - For possible action on a request for a Special Use Permit TO ADD A TRUCK RENTAL USE AT AN EXISTING SELF STORAGE FACILITY at 3290 North Rancho Drive (APN 138-12-810-042), C-2 (General Commercial) Zone, Ward 6 (Ross).

30. SUP-47283 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WATANA PONGPAN - OWNER: 1201 SOUTH LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 4,500 SQUARE-FOOT RESTAURANT at 1201 South Las Vegas Boulevard (APN 162-03-112-025), C-2 (General Commercial) Zone, Ward 3 (Coffin).

31. SUP-47285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TRACEY DAVIS - OWNER: TECH PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A GENERAL PERSONAL SERVICE (SALON) USE at 2411 Tech Center Court, Suite #103 (APN 138-15-410-014) C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

32. SUP-47293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SLICE LV, LLC - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,730 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 150 North Las Vegas Boulevard, a portion of Suite #120 (APN 139-34-613-277), C-2 (General Commercial) Zone, Ward 5 (Barlow).

33. SUP-47295 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NW CORNER OGDEN, LLC - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,500 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 150 North Las Vegas Boulevard, Suite #110 (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow).

34. SUP-47304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MRS ROCKET TATTOO - OWNER: CROSSROAD COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE WITHIN AN EXISTING BEAUTY SALON at 8975 West Charleston Boulevard, Suite #130 (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Beers).

35. SUP-47322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHAMRUEUN YAN - OWNER: NAPOLI JOHN - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1737 South Las Vegas Boulevard, (APN 162-03-310-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

36. SUP-47350 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit for a BANQUET FACILITY IN CONJUNCTION WITH AN EXISTING MUSEUM on 2.1 acres at 810 North Las Vegas Boulevard (APNs 139-27-805-004, 005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

37. SDR-47143 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AZTEC ENGINEERING - OWNER: RES-NV TVL, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-6105) TO REDUCE THE SCALE OF THE PROJECT TO THE 2.88 ACRES ALREADY BUILT WITH ONE BUILDING on a portion of a 15-acre site at 9051 Echelon Point Drive (APNs 125-20-313-001 through 063), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

38. SDR-47200 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANTEC ARCHITECTURE, INC. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - For possible action on a request for an Amendment to Site Development Plan Review (SDR-5050) FOR A PROPOSED DOUBLE DRIVE-THROUGH LANE WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED AT AN EXISTING RESTAURANT on 20.95 acres at 6595 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

39. SDR-47203 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CASHMAC, LLC - OWNER: LAS VEGAS MINI GRAN PRIX - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 50-FOOT TALL, 497 SQUARE-FOOT ILLUMINATED, FREESTANDING, ON-PREMISE SIGN on 6.46 acres at 1401 North Rainbow Boulevard (APN 138-27-502-005), C-1 (Limited Commercial), Ward 5 (Barlow).

40. SDR-47230 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: GREAT WESTERN BANK - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross).

41. SDR-47284 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY UNIVERSITY MEDICAL CENTER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING ON THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on a portion of 13.56 acres at 812 Willow Street (APN 139-33-405-007), PD (Planned Development) Zone, Ward 5 (Barlow).

42. SDR-47291 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HUAN MAI - OWNER: SAHARA EDMOND PLAZA, LLC - For possible action on a request for a Site Development Plan Review TO INCREASE THE HEIGHT OF AN EXISTING BUILDING BY ADDING A FOUR-FOOT TALL PARAPET WALL ON THE SOUTH AND EAST SIDES on 1.02 acres at 5310 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

43. SDR-47294 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED FOR 57 LOTS on 2.91 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-191 through 217, 224 through 229, 263 through 281, 300 through 304), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

44. SDR-47308 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: CANYON RIDGE CHRISTIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF FOUR PROPOSED BUILDINGS, ADDITIONAL PARKING LOTS AND THE MODIFICATION OF AN EXISTING BUILD WITH WAIVERS OF THE LANDSCAPE PARKING ISLANDS AND STREET LANDSCAPE STANDARS on 33.62 acres at the 6200 West Lone Mountain (APN 125-35-803-004), C-V (Civic), Ward 6 (Ross).

45. SDR-47317 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Major Modification of an approved Site Development Plan Review (SDR-6929) TO ADD A MODEL HOME WITH A DETACHED ACCESSORY STRUCTURE (CLASS I)IN THE FRONT YARD on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

46. SDR-47324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CULINARY

WORKERS UNION - For possible action on a request for a Site Development Plan Review FOR AN EXISTING 2,160 SQUARE-FOOT MODULAR OFFICE BUILDING AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 2.66 acres at 1630 South Commerce Street (APN 162-04-609-015), C-2 (General Commercial) Zone, Ward 3 (Coffin).

DIRECTOR'S BUSINESS:

47. TXT-47390 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.12 regarding Wireless Communication Facilities to conform to the Federal Telecommunications Act of 1996.

CITIZENS PARTICIPATION:

48. 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: DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 13, 2012

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2012

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 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). Staff recommends

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

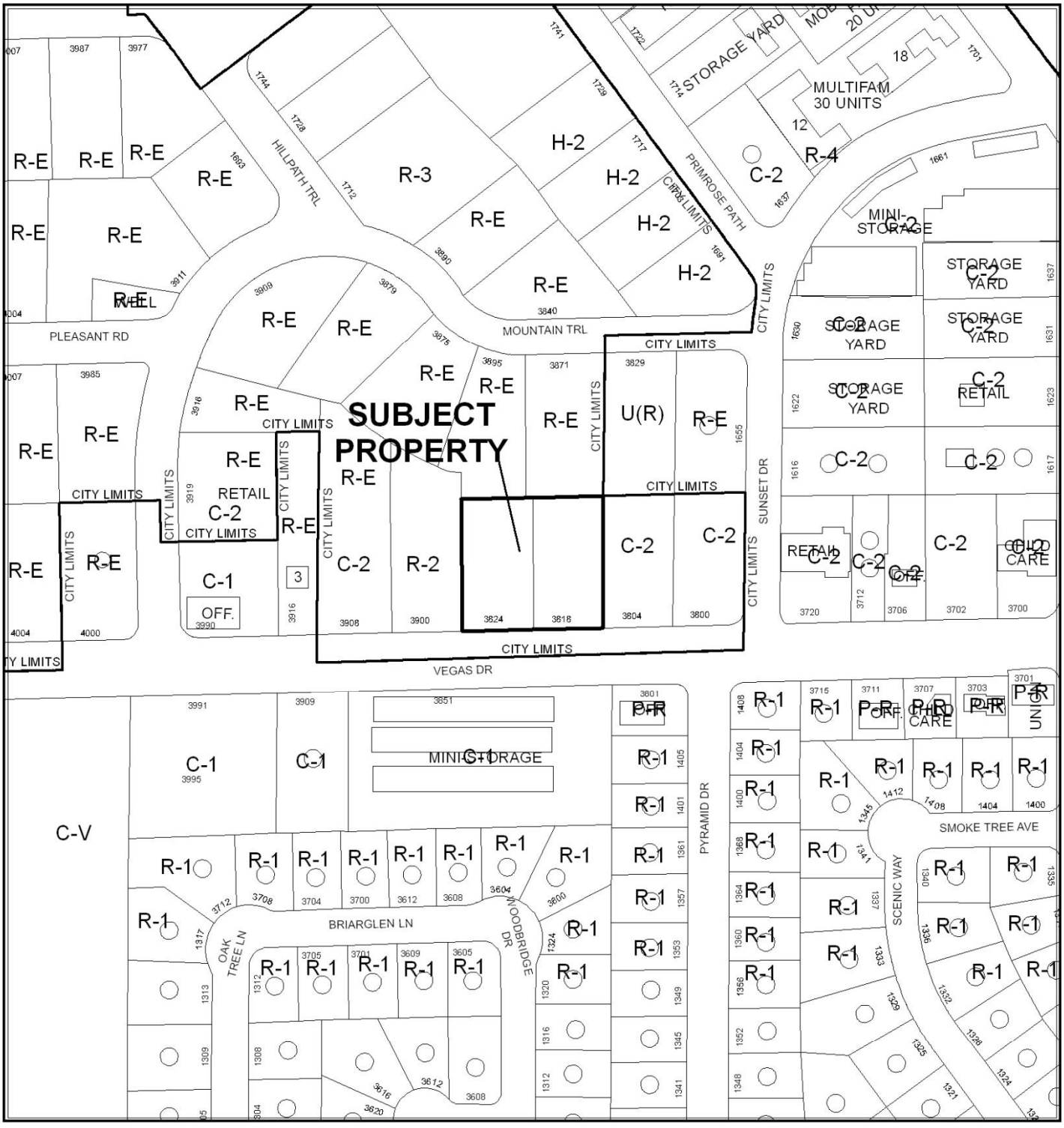
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Clark County Comprehensive Planning Letter
6. Justification Letters



CASE: ANX-46798

0 150 300
Feet

N



CASE: ANX-46798

0 150 300
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-46798** APN: 139-19-812-052 & 053

Name of Property Owner: VEGAS DRIVE CHURCH OF CHRIST

Name of Applicant: VEGAS DRIVE CHURCH OF CHIRIST

Name of Representative: ANTONIO BARAJAS

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: ANTONIO BARAJAS, PRESIDENT

Subscribed and sworn before me

This 6 day of SEPTEMBER, 2012

Dolores Caragan

Notary Public in and for said County and State

DOLORES CARAGAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-30-15
Certificate No: 11-5326-1

RECEIVED
SEP 10 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) 3824 Vegas Drive

Project Name Vegas Drive Church of Christ **Proposed Use** Place of Worship

Assessor's Parcel #(s) 139-19-812-052 & 053 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 0.85 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER Vegas Drive Church of Christ **Contact** Antonio Barajas

Address 3816 Vegas Drive **Phone:** (702) 768-7180 **Fax:** (702) 360-4480

City Las Vegas **State** NV **Zip** 89108

E-mail Address antoniobarajas@barajasinc.com 702-768-7180 cell

APPLICANT Vegas Drive Church of Christ **Contact** Antonio Barajas

Address 2965 West Lake Mead Blvd. **Phone:** (702) 768-7180 **Fax:** (702) 360-4480

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

E-mail Address antoniobarajas@barajasinc.com

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

E-mail Address _____

2012 OCT -2 A 10:53

Property Owner Signature* _____

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

Print Name Antonio Barajas, President

Subscribed and sworn before me

This 05th day of September, 2012

by ANTONIO BARAJAS

Dolores Caragan

Notary Public in and for said County and State

DOLORES CARAGAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-30-15
Certificate No: 11-5326-1

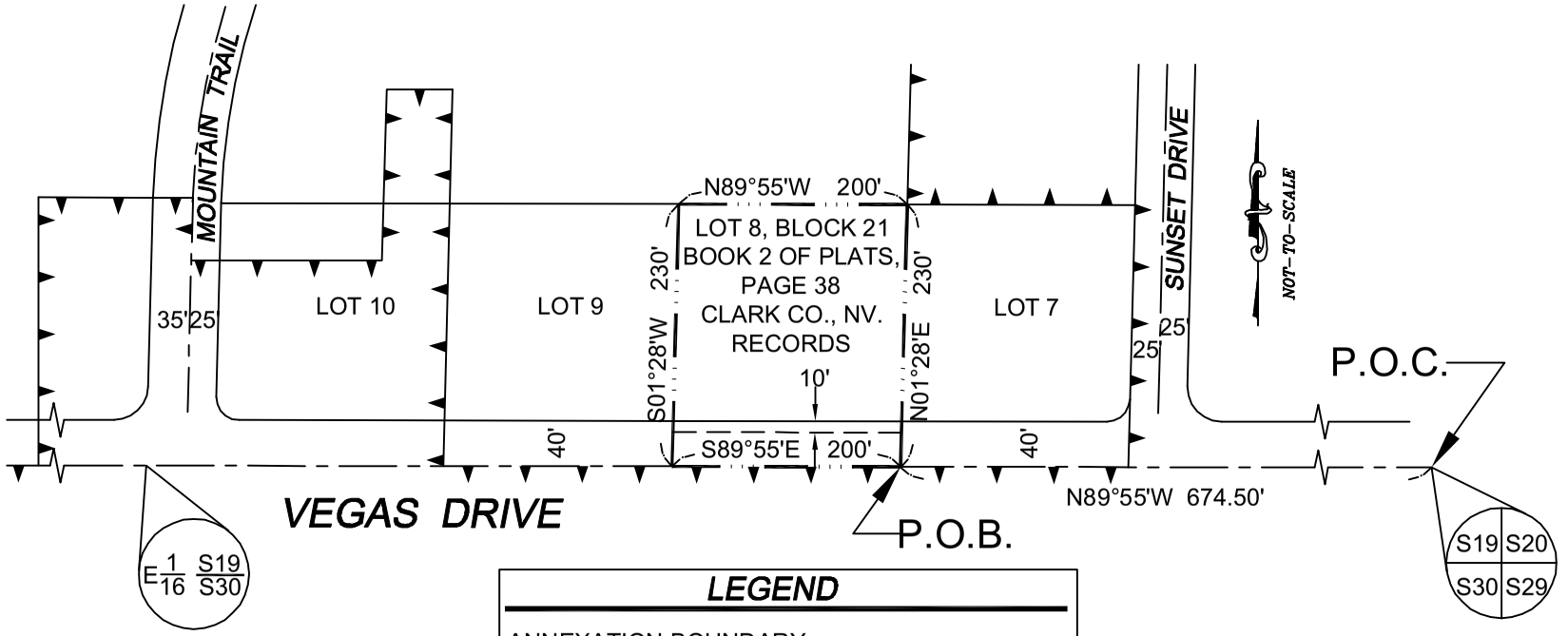
RECEIVED
SEP 10 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	ANX - 46798
Meeting Date:	11/13/12
Total Fee:	$ 330.00
Date Received:*	09/10/12
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.

A PORTION OF THE SE 1/4 SE 1/4 SEC 19
T20S, R61E, M.D.M. CLARK COUNTY, NV.



LEGEND

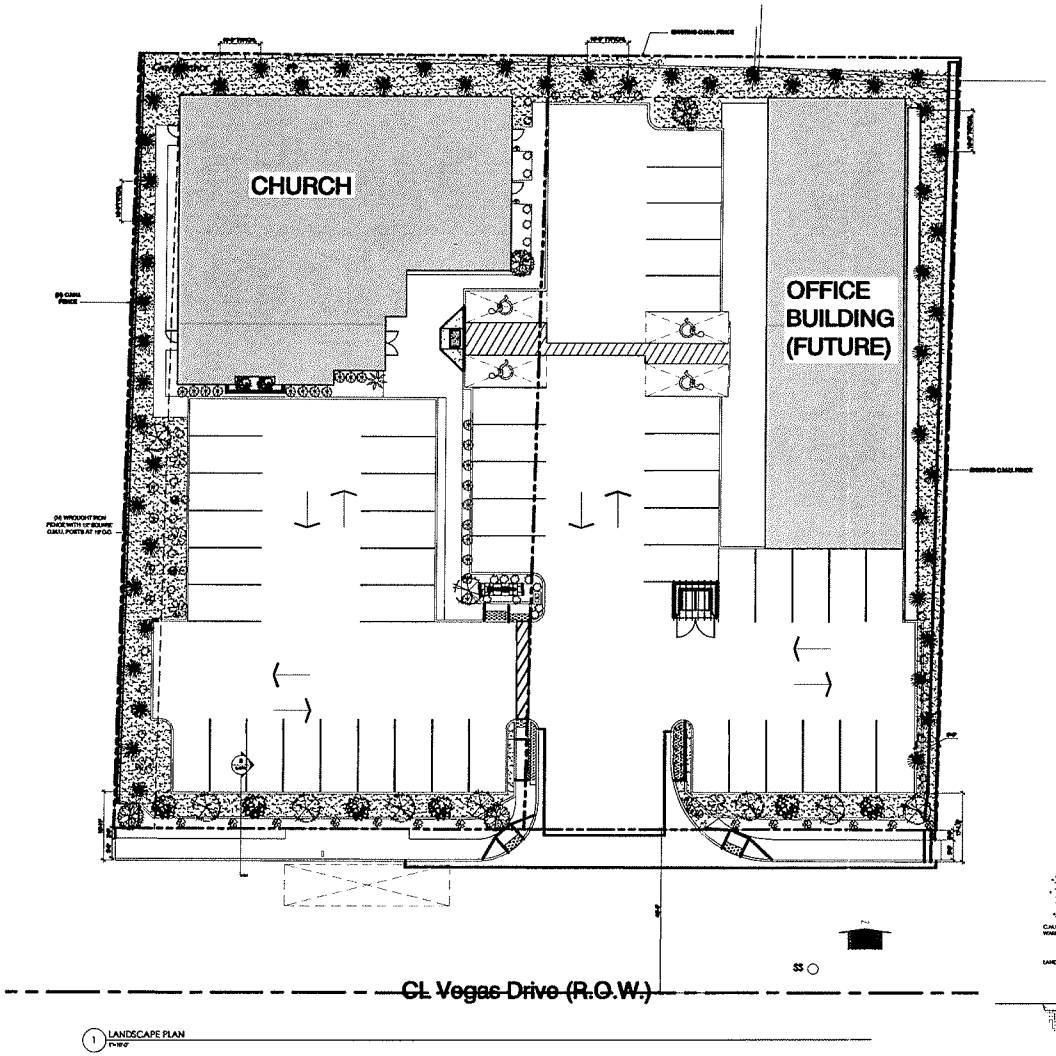
ANNEXATION BOUNDARY	— · · — · · —
EXISTING CITY BOUNDARY	▲ ▲ ▲ ▲
ORIGINAL SOUTH LINE - LOT 8	— — — — — —
STREET CENTERLINE	— – —— – —

AREA TO BE ANNEXED
46,000 SQ. FT.
1.06 ACRES

A-46798

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. _____
THIS MAP EXHIBIT WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN IN BOOK 2 OF PLATS, PAGE 38, OF CLARK COUNTY, NEVADA, RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION



1 LANDSCAPE PLAN

LANDSCAPE LEGEND

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME		SIZE	REMARKS
	CHITALPA TASHKENSIS	CHITALPA	24" BOX	DOUBLE STAKED STANDARD TREE
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	MULTI-TRUNK
	MAGNOLIA GRANDIFLORA	MAGNOLIA	24" BOX	
	OLNEYA TESOTA	HONEY MOON	24" BOX	
	PRUNUS CERASIFERA	FLOWERING PEAR	24" BOX	
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	
	PINUS BRUTIA ELDARICA	MONDELL PINE	24" BOX	
	WASHINGTONIA SPECIES	GREEN CALIFORNIA FAN PALM	24" BOX	

PLANT LEGEND

	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	36" O.C. ACCENT PLANT
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	DWARF TEXAS RANGER	5 GALLON	36" O.C. INFORMAL HEDGE
	SALVIA GREGGII	AUTUMN SAGE	5 GALLON	36" O.C. ACCENT PLANT
	PENSTEMON PINIFOLIUS	FIRECRAP BEDDER ORANGE	1 GALLON	
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GALLON	
	LANTANA SPECIES CAMARA	BUSH LANTANA	5 GALLON	
	PHORMIUM FRASERI	PHORMIUM	5 GALLON	
	CYCAS REVOLUTA	SAGO PALM	24" BOX	

TWO (2") INCH LAYER OF THREE QUARTER (3/4") INCH RIVER, RED SCREENED ROCK MULCH. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK SHALL BE ONE (1") INCH BELOW FINISH SURFACE OF ADJACENT PAVING.

GROUND COVER

ASPHALT COLOR

CONCRETE FINISH

NOTES:
DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REVISE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.

LANDSCAPE CONTRACTOR TO PROVIDE AGRONOMY TESTING FOR THE SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX. SUBMIT REPORT TO ARCHITECT.
QUANTITIES INDICATED ARE FOR COMPETITION ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.

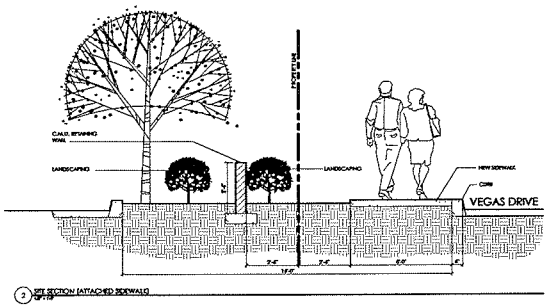
ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE DESERT BROWN DECOMPOSED GRANITE, 1" SCREENED AT A DEPTH OF 3", SUBMIT SAMPLES TO LANDSCAPE ARCHITECT. (SOURCE: KALAMAZOO MATERIALS OR APPROVED EQUAL)

SITE HARDSCAPE AND PAVING NOTES:
BUILDING SAFETY AREAS OR PATIO AREAS: FINISH AND FINISH LIGHT TO MEDIUM EXPOSED AGGREGATE BROADCAST FINISH CONCRETE BY SOUTHWEST BUFF COLOR CONCRETE PAVING WITH TWO (2") SAW CUTS.

ALL PERIMETER WALK AREAS: NATURAL COLOR CONCRETE PAVING WITH MEDIUM BROOM FINISH.

WALK CURBS AT PARKING STALL INTERFACE: TWO (2'-0") FOOT CONCRETE ENCROACHMENT, NATURAL GRAY CONCRETE WITH MEDIUM BROOM SAND FINISH AS REQUIREMENTS BY SWENSON AND CITY OF LAS VEGAS.

ROOT BARRIERS:
ALL TREES WILL BE PLANTED WITH ROOT BARRIER TO DIRECT GROWTH DOWN AND AWAY FROM ALL HORIZONTALLY. ROOT BARRIER SHALL BE INSTALLED PARALLEL TO CURB, SIDEWALK, OR WALL TO A MINIMUM DEPTH OF 3' AND SHALL EXTEND AT LEAST 8' LATERALLY IN BOTH DIRECTIONS FROM TREE CENTERLINE. PER FIGURE 30.64-E LANDSCAPE AND SCREENING STANDARDS OF TITLE 30.



2 SITE SECTION (ATTACHED SIDEWALK)

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT: VEGAS CHURCH OF CHRIST
3624 VEGAS DRIVE LAS VEGAS NV 89108
Phone: 702.768.7180

VEGAS CHURCH OF CHRIST
3624 VEGAS DRIVE
LAS VEGAS NV 89108
Phone: 702.768.7180

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
6859 PATONY DRIVE, #105
LAS VEGAS, NEVADA 89119
PH. (702) 367-9772 FAX. (702) 365-6359
E-MAIL DARYL@WI.COM

DATE: MAR. 6, 2012

DRAWN BY: DW
REVIEWED BY: DW
SUBMITTAL: PLANNING
PROJECT NUMBER: 9011

LANDSCAPE PLAN
ATTACHED SIDEWALK

SHEET NUMBER:
L-101

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RECEIVED
MAR 2012
City of Las Vegas
Department of Planning

ANX-46798

Department of Comprehensive Planning
Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

September 26, 2012

ANTONIO BARAJAS
2965 WEST LAKE MEAD BLVD
NORTH LAS VEGAS, NV 89032

APPLICATION #: WS-0117-12 (WC-0102-12)

Please be advised that this matter will be presented to the Clark County Planning Commission on **October 2, 2012,** at the hour of **7:00 p.m.,** in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 Grand Central Parkway, Las Vegas, Nevada.

Items 4 thru 22 are routine and may be approved immediately after the meeting begins. **Items 23 thru 28 are non-routine** public hearing and these items will be considered separately. *Your item number on the agenda coincides with the page number at the bottom of the attached document and can also be located on our website* at www.clarkcountynv.gov *under "agendas". New meetings will appear under "upcoming events".*

Please read the attached information. It contains your **"Project Description"** and the **"Preliminary Staff Recommendation"**. The staff recommendation is only preliminary and will, in some cases, have additional requirements or information which will be added at the time of the Planning Commission meeting as part of Staff's presentation. Please check the enclosed information for correctness and for your concurrence. If you have any questions regarding this information, or if it is not possible for a representative to be present at the meeting, please advise this office prior to the meeting.

Audio visual equipment is available in the chambers for your use in presenting the agenda item. Please be advised that any presentation materials for which there is no duplicate on file must be retained for public records. Please call 455-4320 in advance of the meeting to advise us that you plan to use slides or video tapes during your presentation. Please do not submit any original slides, video tapes, renderings, photographs, or other exhibits unless you have a copy for your records, as any items you submit must be retained for the public record.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this department at the above address. This information must be submitted in writing with the application number referenced.

PERMIT INFORMATION:
Any plans for construction that have had or will have commission action will require permits approved through the Permit Application Center (PAC). All building permit applications must be submitted to PAC and all applicable plan check fees paid before building/grading permit applications will be reviewed. You may wish to submit to PAC while waiting for your commission hearing.

BOARD OF COUNTY COMMISSIONERS
SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair
LARRY BROWN • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

10/02/12 PC AGENDA SHEET

DETACHED SIDEWALK
(TITLE 30)

VEGAS DR/SUNSET DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0117-12 (WC-0102-12) - VEGAS DRIVE CHURCH OF CHRIST, INC:

WAIVER OF CONDITIONS of a waiver of development standards requiring development per revised plans dated 4/30/12 in conjunction with an approved place of worship and an office building on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Vegas Drive, 200 feet west of Sunset Drive within the Lone Mountain Planning Area. LW/jt/ml (For possible action)

RELATED INFORMATION:

APN:
139-19-812-052 & 053

LAND USE PLAN:
LONE MOUNTAIN – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 0.9
- Project Type: Revisions to landscaping and sidewalk
- Number of Stories: 1
- Building Height: 25 feet (place of worship)/24 feet (office building)
- Square Feet: 4,868 (place of worship)/3,818 (office building)
- Parking Required/Provided: 65/46

Landscaping (per 4/30/12 plan)
A double row of Mondel Pine trees is depicted along the east, north, and portions of the west property lines. Additional landscaping is provided around the base of the place of worship building and within the parking lot. Along Vegas Drive, a detached sidewalk is shown that jogs back and forth between attached and detached to accommodate a future bus pad site as well as the 2 sidewalk ramps on either side of the drive aisle and future sidewalks on either side of the project street frontage. When the sidewalk is detached, a 5 foot wide landscape area separates those portions of the sidewalk from the right-of-way and a 7 foot wide landscape area is located behind the sidewalk.

Landscaping (per 8/24/12 plan)
The applicant is proposing to install an attached sidewalk along the Vegas Drive frontage with landscaping behind the sidewalk.

Site Plan, Elevations, and Floor Plans (per 4/30/12 plans)

The site plan depicts a 4,868 square foot place of worship with classrooms located in the northwest portion of the site and a 3,721 square foot office building located in the northeast portion of the site. A driveway entrance from Vegas Drive provides vehicular access to the site, and parking spaces are located between the buildings and in front of the buildings adjacent to Vegas Drive. The south elevation of the place of worship which faces Vegas Drive contains glass block windows, standard windows, stone veneer accents, and a parapet rising up to 24 feet 4 inches at the highest part. From the pinnacle, the parapet roof element stair-steps down in a curvilinear fashion to both the east and west. On the east elevation, a similar curvilinear parapet extends above 2 doorways, and trellis roof structure provides emphasize over the main entrance. Behind both parapets, concrete barrel roof tiles cover a gable style roof. Both the north and west elevations which face toward residential development contain similar architectural enhancements as the south and east elevations, except for the curvilinear parapets. The main portion of the place of worship consists of a sanctuary. Other secondary rooms include a crying room, classrooms, restrooms, office, and baptismal room.

The office building, which is located east across the drive aisle from the place of worship contains similar materials and architectural design as the place of worship. Two curvilinear parapet roof elements separated by a flat parapet bookend both the west and east elevations. The same style and size curvilinear parapets are also located on the north and south elevations. All of the curvilinear parapets on the office building extend to a maximum height of 24 feet 2 inches. Store front window systems, wood columns, and a wood beam extend across the west (front) elevation, which faces internal to the site, and 2 windows and an overhead roll-up door are located on the south elevation facing toward Vegas Drive. Within the proposed office building, 4 separate lease spaces are depicted, each with a single unisex restroom.

Site Plan, Elevations, and Floor Plans per 8/24/12 plans

The only change is to allow an attached sidewalk rather than the detached sidewalk that was shown on the revised plans. All other aspects of the plans will remain unchanged.

Applicant's Justification

All portions of the site will remain unchanged except for the detached sidewalk. According to the applicant, an attached sidewalk is more appropriate at this location for the following reasons: 1) there are no sidewalks on either side of the subject property; 2) a detached sidewalk must jog back to the curb 5 times to accommodate sidewalk ramps on either side of the driveway, a proposed bus shelter pad, and each end of the street frontage; 3) due to the necessary jogs in the detached sidewalk, approximately 60% of the detached sidewalk would need to be attached; 4) a detached sidewalk would split the landscaping into 5 smaller planters, and if the sidewalk was attached, 2 larger continuous planters could be installed behind the sidewalk; and 5) due to the width of the Vegas Drive right-of-way and the location of the proposed attached sidewalk, an extra 2.5 feet of right-of-way will be covered with rock mulch that will blend seamlessly into the proposed landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0117-12	Place of worship/office building	Approved by PC	May 2012
UC-0718-09	Use permit, waivers of development standards, and design review for an almost identical request with a greater parking reduction (33% reduction) – expired	Approved by PC	January 2010
UC-094-75	Place of worship on the eastern parcel	Approved by PC	November 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residences
East	Commercial General	C-2	Single family residence
South	City of Las Vegas	City of Las Vegas	Mini-storage facility
West	Commercial General	R-2	Single family residence

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Although Policy 9.1 in the Lone Mountain Land Use Plan encourages detached sidewalks for pedestrian safety by separating the sidewalk from traffic, staff finds that the narrow width of this site along with the necessary jogs in the detached sidewalk to accommodate the pedestrian ramps at the drive aisle and the bus pad site negate the purpose of the detached sidewalk. Along the 200 foot street frontage, approximately 60% of the required detached sidewalk is required to be attached. In addition, the attached sidewalk is consistent with the attached sidewalks that are in place directly across the street and to the west on Vegas Drive. As a result, staff can support the attached sidewalk along Vegas Drive.

Staff Recommendation
Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- All applicable standard conditions for this application type.

Public Works – Development Review

- No non-standard improvements within Clark County right-of-way.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that the existing residential septic system must be abandoned/removed pursuant to Section 17 of the SNHD Regulations; also, since municipal sewer is within 400 feet to the nearest property line (located in Vegas Drive), SNHD will not be able to issue a Commercial septic system permit; applicant must connect to CLV sewer, since the location in unincorporated Clark County; applicant must be annexed to the City of Las Vegas and sign an interlocal agreement; and to please contact Keith Letus, CLV Engineering Planning at 229-2179 for more information.

Clark County Water Reclamation District (CCWRD)

- No comment.

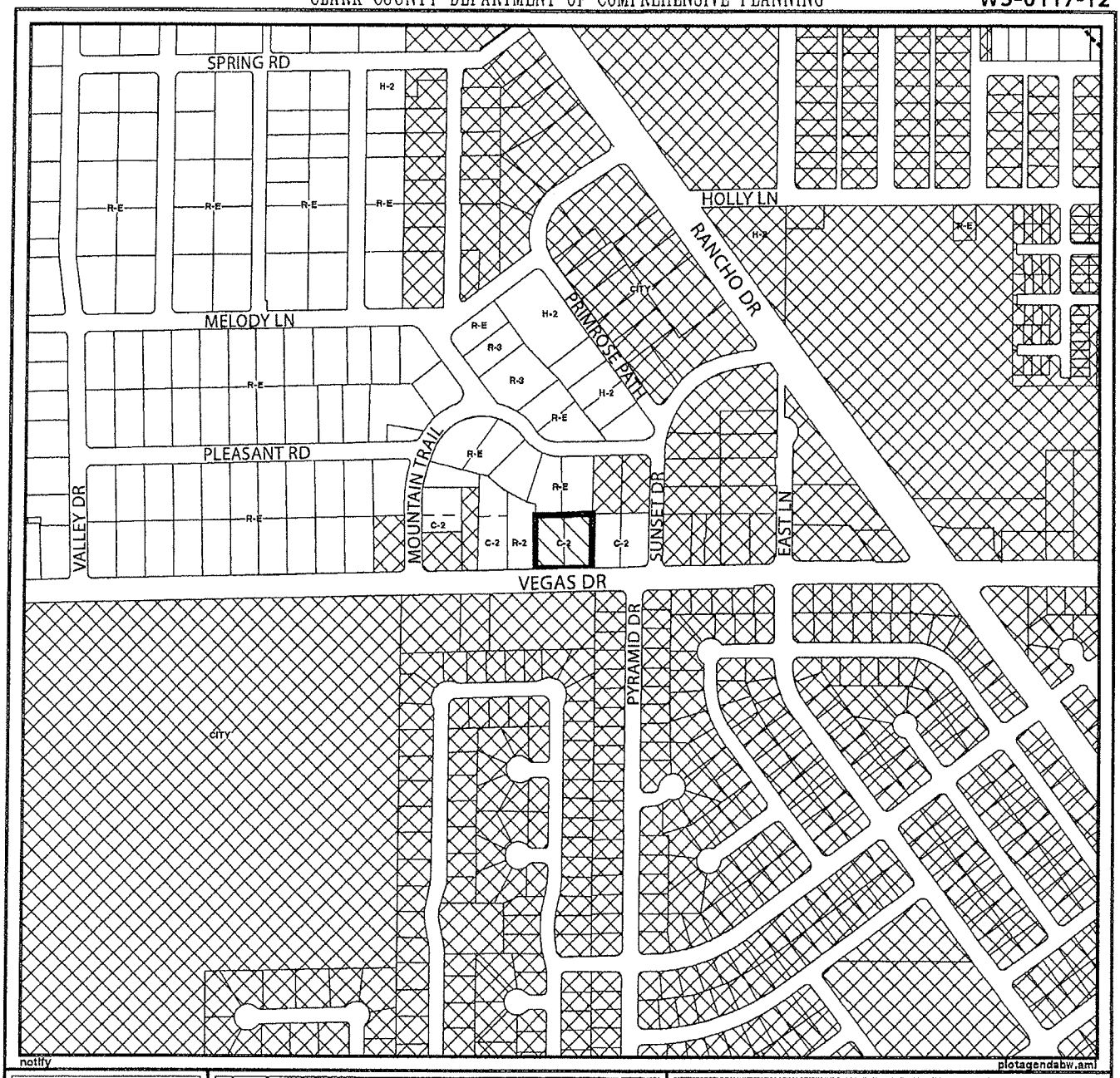
TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Antonio Barajas
CONTACT: Antonio Barajas, 2965 West Lake Mead Boulevard, North Las Vegas, NV 89032

COMMISSION AGENDA MAP

CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

WC-0102-12
WS-0117-12



APPLICATION NUMBER

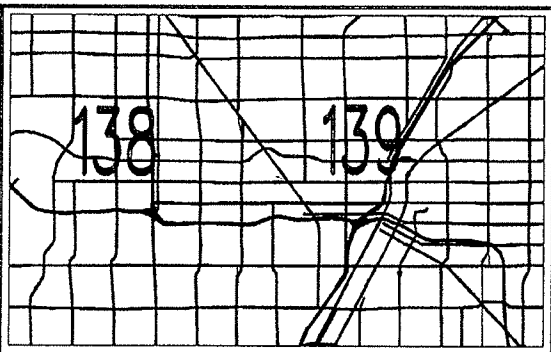
WC-0102-12
WS-0117-12

SUBJECT SECTION(S)

SEC19 T20S R61E

SCALE: 1 INCH = 500 FEET

MAP CREATED ON 12-08-15



This information is for display purposes only.

No liability is assumed as to the accuracy of the data delineated hereon.

SUBJECT SITE(S)

Travel/Access/Drainage Easements

Incorporated City

Zoning Boundary

Power Lines (69kv and larger)

Railroads

OVERLAY ZONE

P-C

VEGAS DRIVE CHURCH OF CHRIST

October 1, 2012

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89118

Attn:

Re: **Annexation Justification Letter**
Project Address/APN: 3824 & 3816 Vegas Drive/139-19-812-052 & 053

Annexation is requested for the listed properties (vacant land) as a condition required by the City of Las Vegas in order to tie into the city sewer system.

Thank you,

Antonio Barajas, President
Vegas Drive Church of Christ

VEGAS DRIVE CHURCH OF CHRIST

September 06, 2012

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89118

Attn:

Re: **Annexation Justification Letter**
Project Address/APN: 3824 & 3816 Vegas Drive/139-19-812-052 & 053

Annexation is requested for the listed properties as a condition required by the City of Las Vegas in order to tie into the city sewer system. The 3824 property will be used as a place of worship (church) and bible study only with no day care or school services. The 3816 property will be used as a commercial office.

Thank you,

Antonio Barajas, President
Vegas Drive Church of Christ

RECEIVED
SEP 10 2012
City of Las Vegas
Department of Planning

ANX-46798

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

EOT-47211 - EXTENSION OF TIME - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-39488) FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - EOT-47211, EOT-47212 and EOT-47213
2. Conditions and Staff Report - EOT-47211, EOT-47212 and EOT-47213
3. Supporting Documentation
4. Photos - EOT-47211, EOT-47212 and EOT-47213
5. Planning Commission Approval Letter for SUP-39488
6. Justification Letter - EOT-47211, EOT-47212 and EOT-47213

RECEIVED

OCT 18 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-47211** APN: 138-02-113-001

Name of Property Owner: BRANCH BANKING & TRUST

Name of Applicant: COOPER SANDS INC

Name of Representative: GWG Architecture & planning

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 Yael SVP

Subscribed and sworn before me

This 15th day of October, 2012

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT- EXTENSION OF TIME (SUP-39488)

Project Address (Location) 4660 N. Rancho Drive

Project Name RANCHO AND TORREY PINES CENTER **Proposed Use** Medical/Office

Assessor's Parcel #(s) 138-02-113-001 **Ward #** 6

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

Commercial Square Footage 118,264 S.F. **Floor Area Ratio** 42.3%

Gross Acres 6.41 **Lots/Units** N/A **Density** N/A

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Additional Information

PROPERTY OWNER BRANCH BANKING & TRUST **Contact** Gary Wenger

Address 2000 Interestate Park #400 **Phone:** 602-647-9600 **Fax:** 480-693-6425

City Montgomery **State** AL **Zip** 36109-5414

E-mail Address

APPLICANT COOPER SANDS **Contact** Gary Wenger

Address 3602 E. Greenway Rd. #104 **Phone:** (602) 647-9600 **Fax:** (480) 693-6425

City Phoenix **State** AZ **Zip** 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE Architecture & Planning LLC **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy. Ste 200 **Phone:** (702) 454-5842 **Fax:** (702) 454-7842

City Henderson **State** NV **Zip** 89052

E-mail Address rgallegos@gwgap.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 Richard Gallegos

Subscribed and sworn before me

This 15th day of October, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

FOR DEPARTMENT USE ONLY

Case #	EOT 47211
Meeting Date:	12/11/2012
Total Fee:	300.-
Date Received:*	10/18/2012
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.

PROJECT DATA

A.P.N.:	138-02-113-001	
EXISTING ZONING:	C-1	
SITE AREA:	279,562 S.F. (6.41 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	20'-0"	20'-0"
SIDES	10'-0"	10'-0"
REAR	20'-0"	20'-0"

BUILDING AREA:

FUTURE MEDICAL OFFICE SPACE	21,652 S.F.
FUTURE OFFICE SPACE	14,680 S.F.
FUTURE RESP. CARE (60 BEDS)	47,864 S.F.
FUTURE RESP. CARE (60 BEDS)	36,188 S.F.
FUTURE DIALYSIS CLINIC	5,744 S.F.
	118,264 S.F.

LOT COVERAGE:
BUILDING AREAS / SITE AREA
118,264 S.F. / 279,552 S.F. = 42.3%

PARKING:

	REQUIRED:	PROVIDED:
FUTURE MEDICAL OFFICE SPACE	122 SPACES	
FUTURE OFFICE SPACE	49 SPACES	
FUTURE RESP. CARE (120 BEDS - 36 EMPLOYEES/SHIFT)	62 SPACES	
FUTURE DIALYSIS CLINIC	29 SPACES	
	262 SPACES	252 SPACES
ADA COMPLIANT PARKING (3 VAN ACCESSIBLE)	9 SPACES	10 SPACES
LOADING ZONE	4 SPACES	4 SPACES

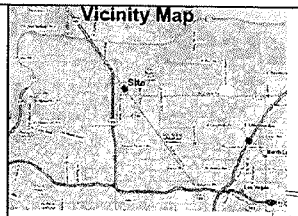
GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
3. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
4. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
5. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
6. PARKING LOT AND BUILDING EXTERIOR LIGHTING LOCATIONS, STYLE AND HEIGHT SHALL COMPLY WITH TITLE 19 OF THE CITY OF LAS VEGAS ZONING CODES.

PARKING CALCULATIONS:

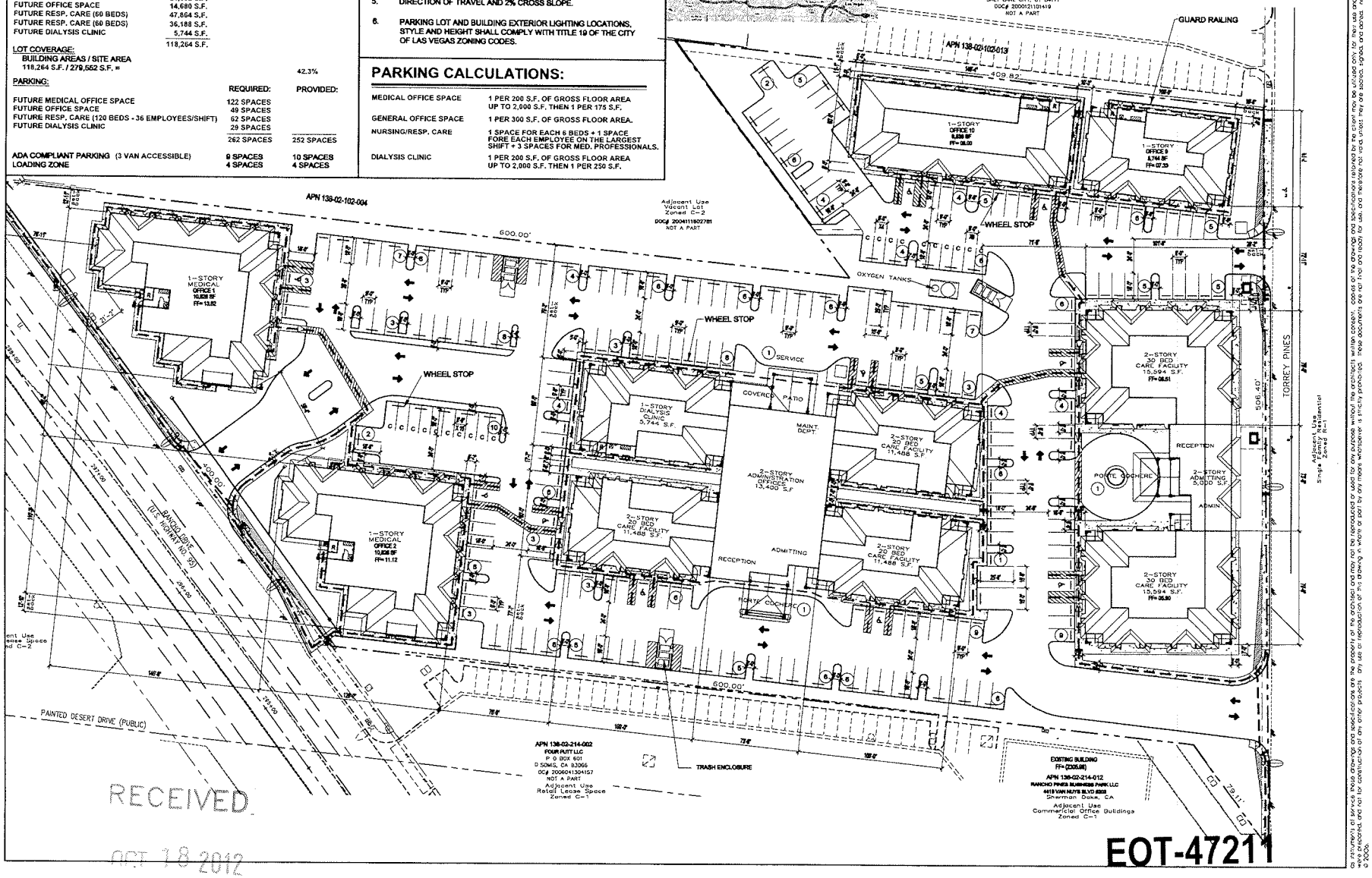
MEDICAL OFFICE SPACE	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 175 S.F.
GENERAL OFFICE SPACE	1 PER 300 S.F. OF GROSS FLOOR AREA.
NURSING/RESP. CARE	1 SPACE FOR EACH 6 BEDS + 1 SPACE FORE EACH EMPLOYEE ON THE LARGEST SHIFT + 3 SPACES FOR MED. PROFESSIONALS.
DIALYSIS CLINIC	1 PER 200 S.F. OF GROSS FLOOR AREA UP TO 2,000 S.F. THEN 1 PER 250 S.F.

Vicinity Map



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



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EOT-47211
EOT-47212
EOT-47213

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
SITE PLAN

LAND USE SUBMITTAL

issue dates:

drawn by:
HGS

checked by:
RCG

project no.:

revisions:

sheet no.
AS1.01

of sheets

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MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 19.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.

DECOMPOSED GRANITE COLOR:
PALAMINO CORAL
1/2" SCREENED

DECOMPOSED GRANITE SOURCE:
VISTA ROCK
LAS VEGAS, NEVADA

DECORATIVE GRAVEL COLOR:
RED SANDSTONE 3/4"
3/4"

DECORATIVE GRAVEL SOURCE:
STAR NURSERY
LAS VEGAS, NEVADA

8. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LEGEND

NO LIVE LANDSCAPING AND IRRIGATION WITHIN 5'-0" OF BUILDING PERIMETER DECORATIVE GRAVEL ONLY

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

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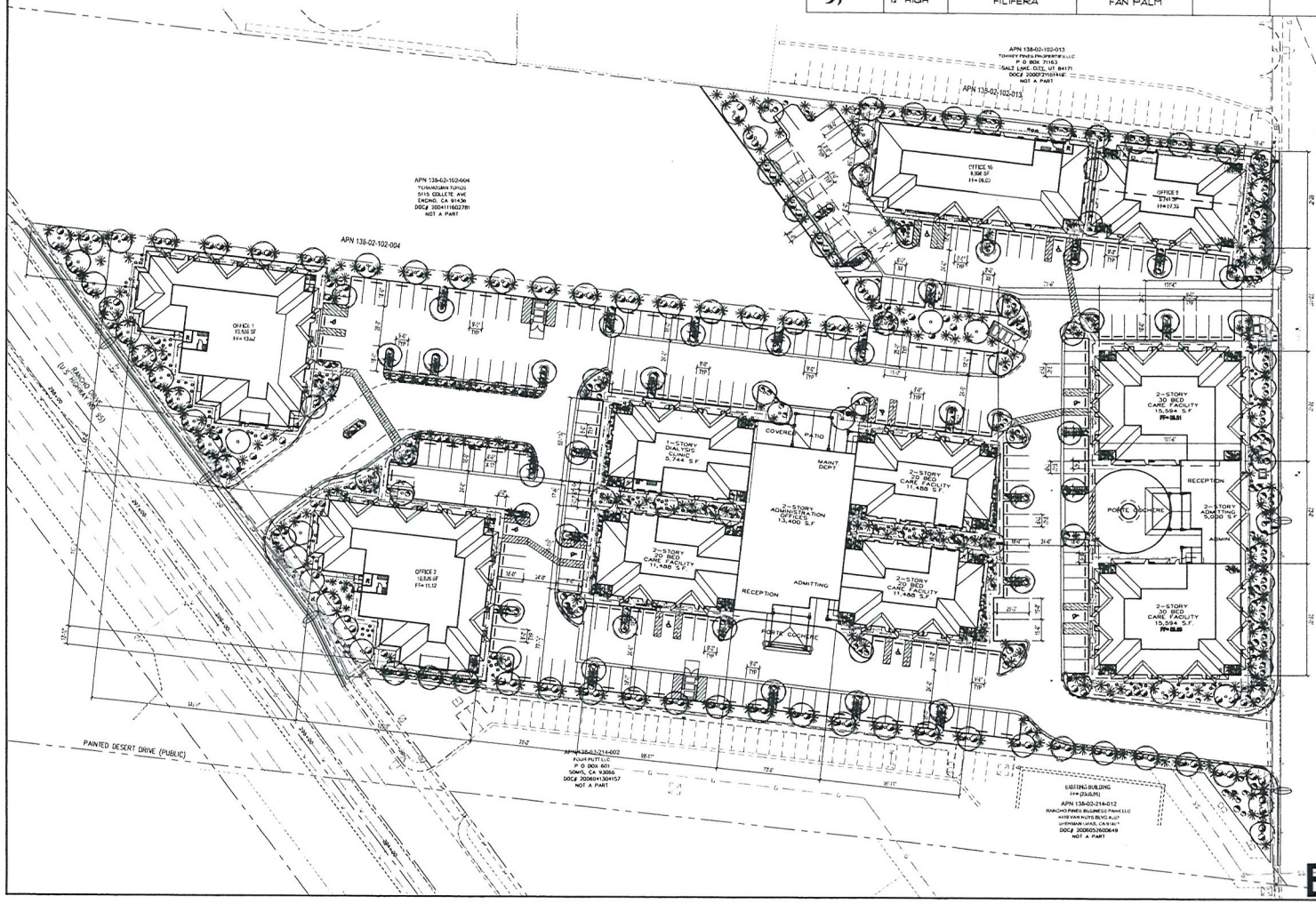
LANDSCAPE LEGEND

TREES	SIZE	BOTANICAL NAME	COMMON NAME
	24" BOX	PINUS ELDARICA	MONDEL PINE
	24" BOX	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	ACACIA SP	ACACIA
	24" BOX	RHUS LANCEA	AFRICAN SUMAC
	16' HIGH 12' HIGH	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM

SHRUBS	SIZE	BOTANICAL NAME	COMMON NAME
	5 GAL.	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	NANDINA DOMESTICA	HEAVENLY BAMBOO
	5 GAL.	EUONYMUS FORTUNEI	WINTER CREEPER
	5 GAL.	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	CALOCEDRUS DECURRENS	CENTURY PLANT
GROUNDCOVER & ACCENT			
	1 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	1 GAL.	GENISTA HISPANICA	SPANISH BROOM
	1 GAL.	PHYLA NODIFLORA	LIPPIA



EOT-47211
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project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION
9/7/2010

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

Wenger & Associates

issue dates:

drawn by: M.G.S.
checked by: R.C.G.
project no.:
revisions:

sheet no.
AL1.01
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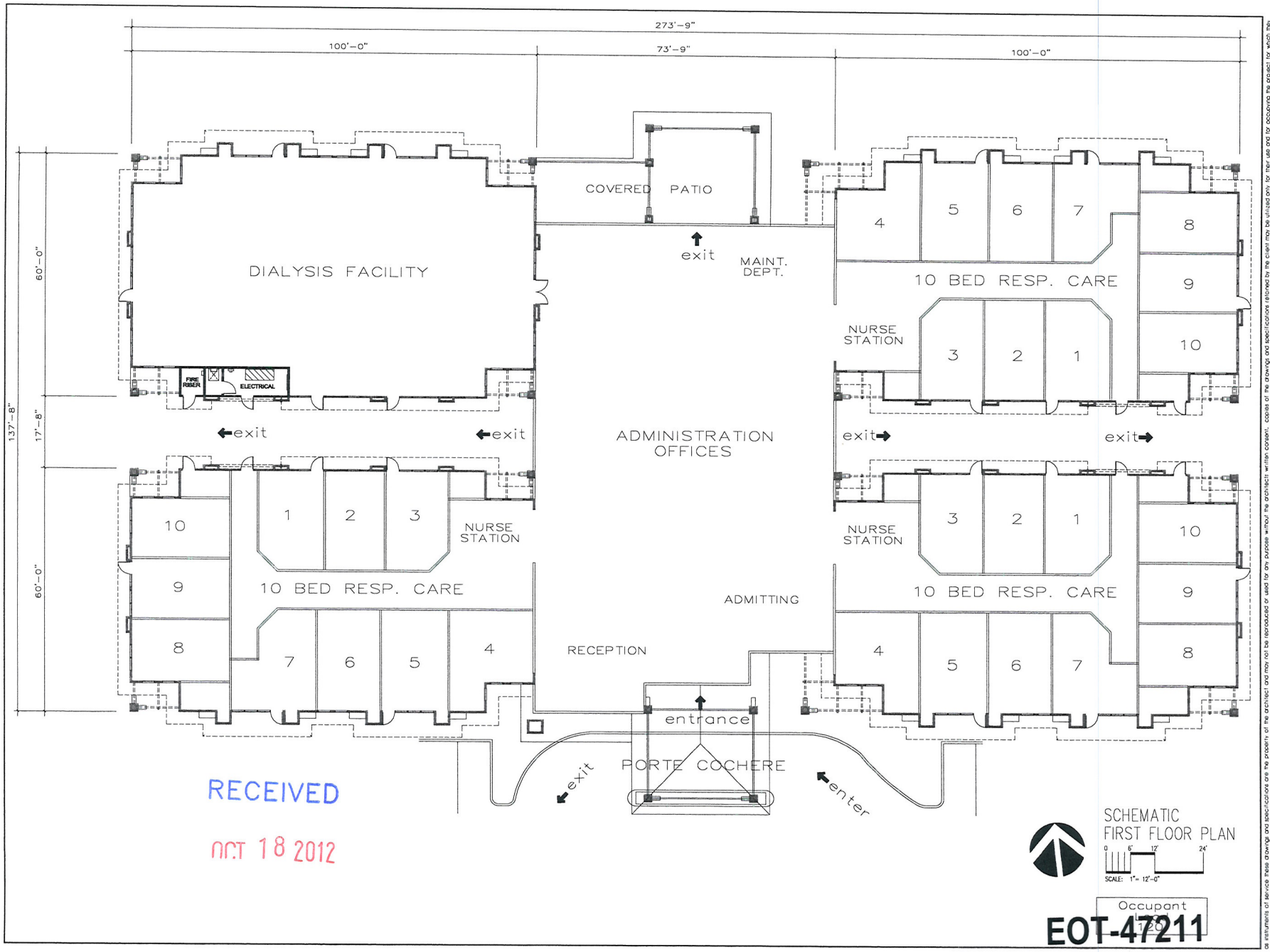

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project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
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Wenger & Associates

sheet title:
RESPIRATORY CARE FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: H.G.S.
checked by: R.C.G.
project no.:
revisions:
sheet no.
A1.01
of sheets

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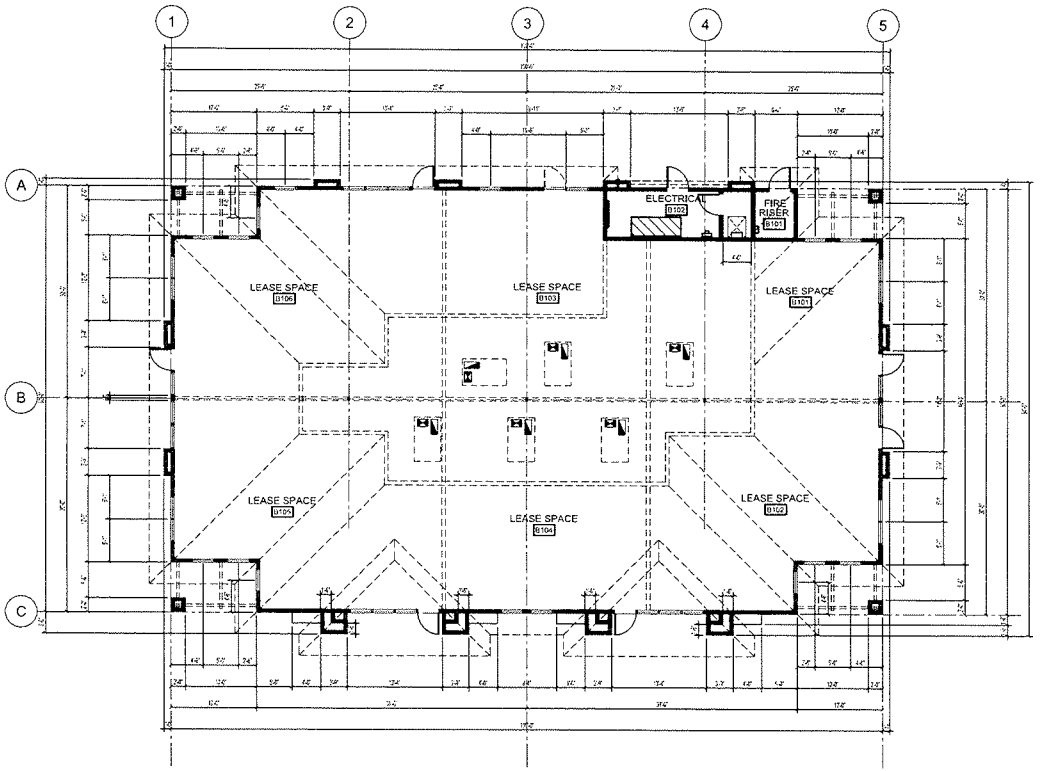

1 FLOOR PLAN BUILDING 9
1/8" = 1'-0"

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
FLOOR PLAN BUILDING 9

issue dates:
9/7/10
drawn by:
C.J.
checked by:
R.C.G.
project no.:
revisions:

sheet no.
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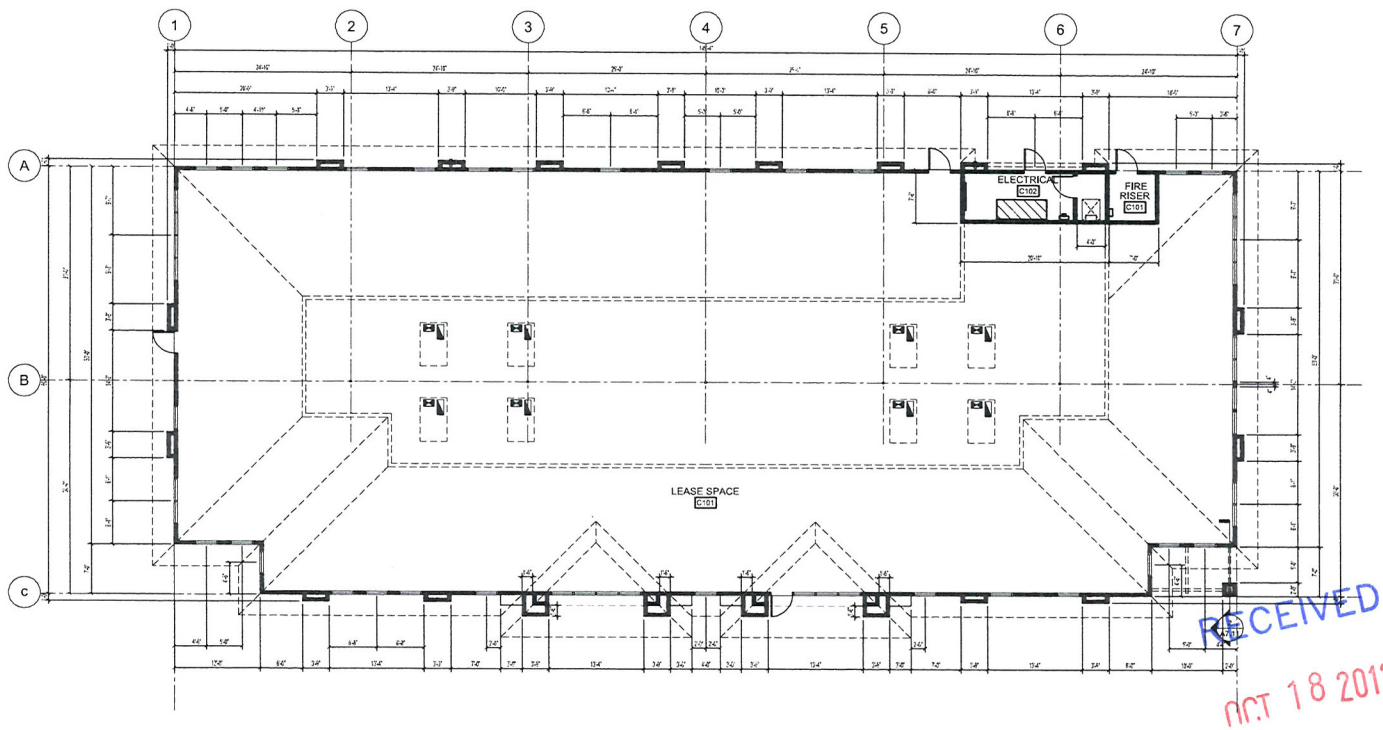

1 FLOOR PLAN BUILDING 10
1/8" = 1'-0"

8935.8661 square ft.

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
FLOOR PLAN BUILDING 10

issue dates: 9/7/10
drawn by: C.J.
checked by: R.C.G.
project no.:
revisions:
sheet no. A1.03
of sheets

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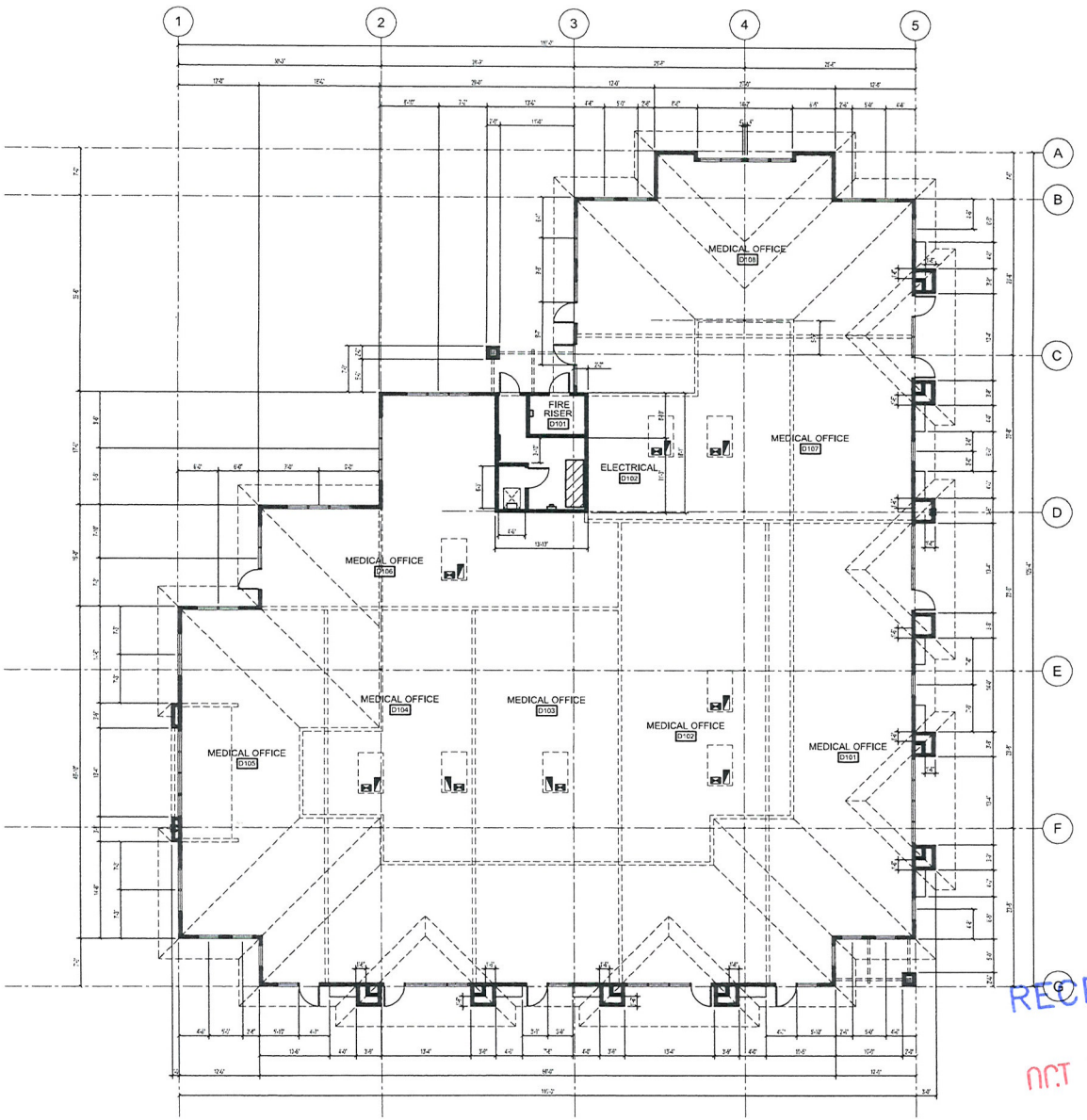

1 FLOOR PLAN BUILDINGS 1 & 2
1/8" = 1'-0"

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
FLOOR PLAN BUILDINGS 1 & 2

issue dates: 9/7/10
drawn by: C.J.
checked by: R.C.G.
project no.:
revisions:
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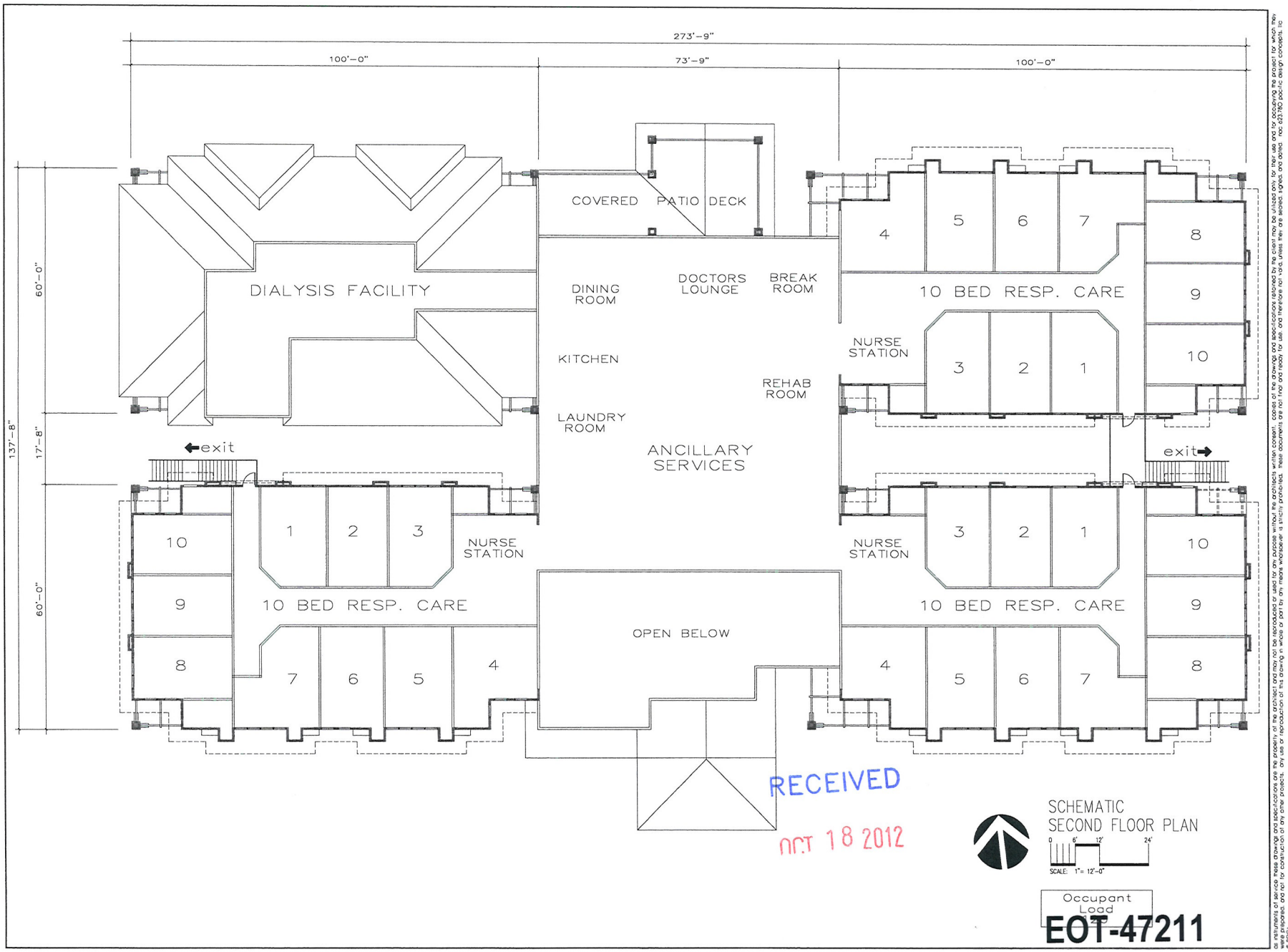

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project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

Wenger & Associates

sheet title:
RESPIRATORY CARE FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: H.G.S.
checked by: R.C.G.
project no.:
revisions:
sheet no.
A1.05
of sheets

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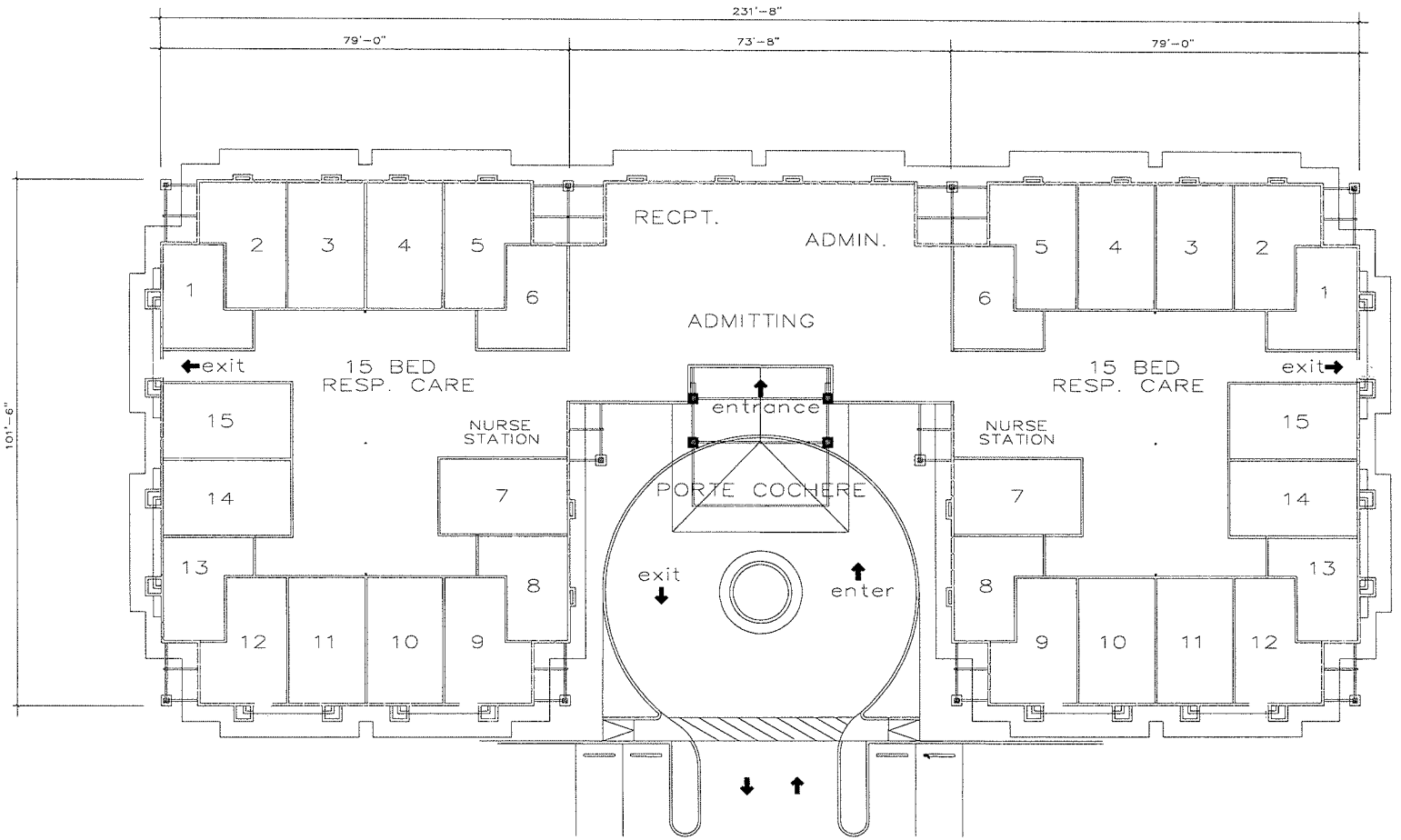

SCHEMATIC
FIRST FLOOR PLAN

0 6' 12' 24'
SCALE: 1"= 12'-0"

Occupant
Load
120

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project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
RESPIRATORY/ DIALYSIS
FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
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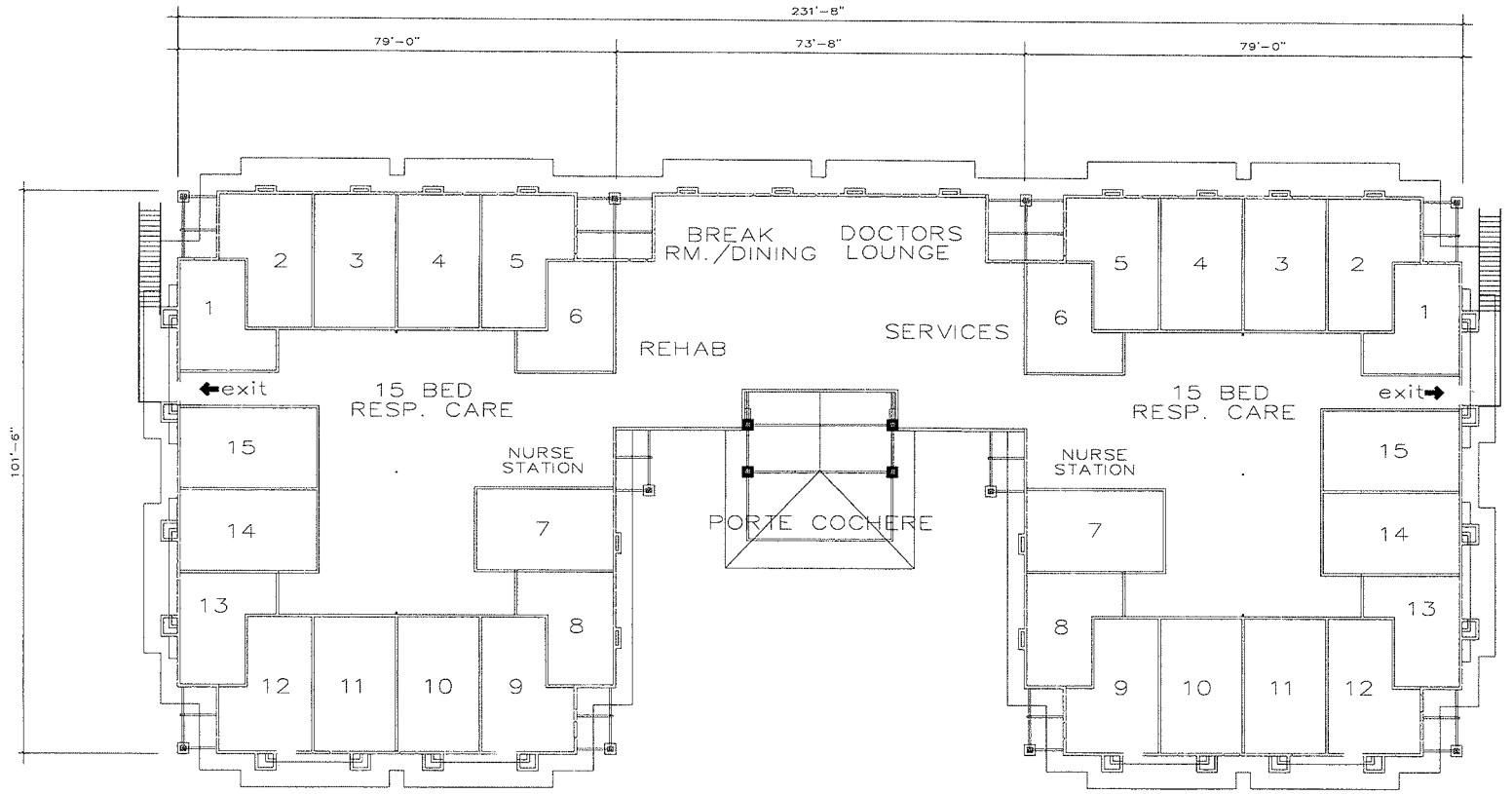

SCHEMATIC
SECOND FLOOR PLAN

0 6' 12' 24'
SCALE: 1"= 12'-0"

Occupant Load 120

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project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
RESPIRATORY/DIALYSIS
FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: HGS
checked by: RCG
project no.:
revisions:
sheet no.
A1.07
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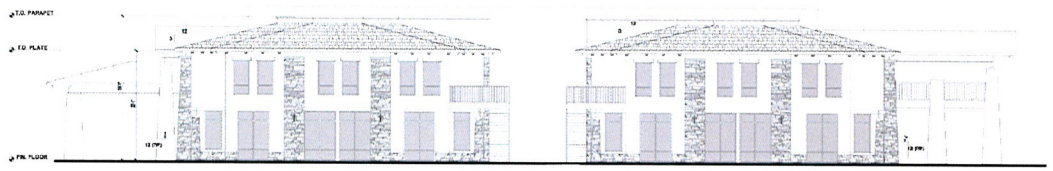
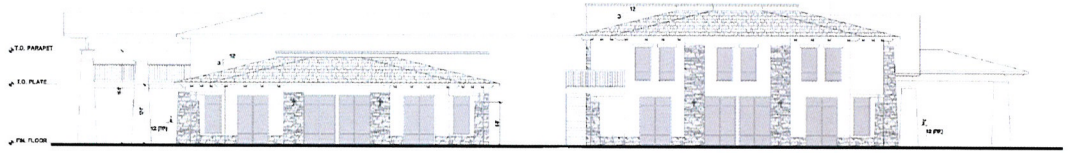
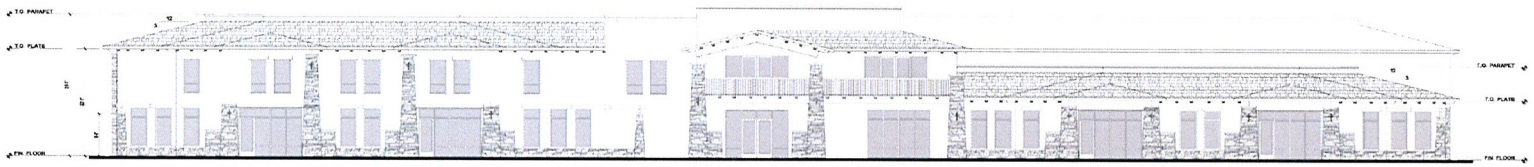


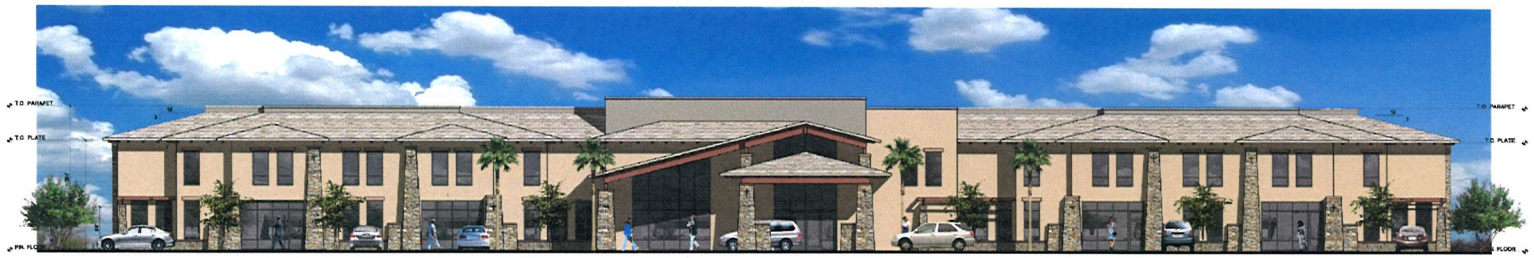
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EOT-47211
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LAS VEGAS, NV

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Wenger & Associates

sheet title:
RESPIRATORY CARE ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: MAS.
checked by: RCG.
project no.:
revisions:

sheet no.
A6.01
of sheets

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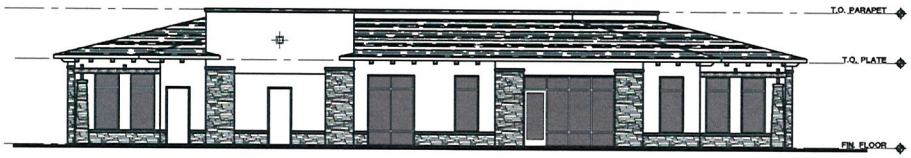
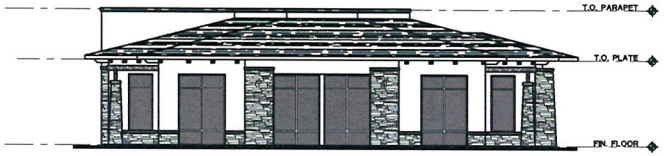


3 REAR ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



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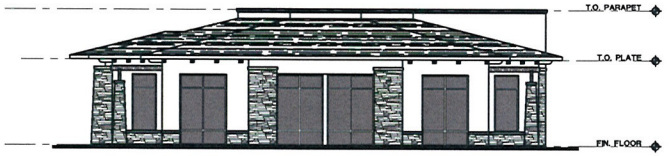
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"

EOT-47211
EOT-47212
EOT-47213

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS
BUILDING 9

issue dates:
9/7/10
drawn by:
C.J.
checked by:
R.C.G.
project no.:
revisions:

sheet no.
A6.02
of sheets

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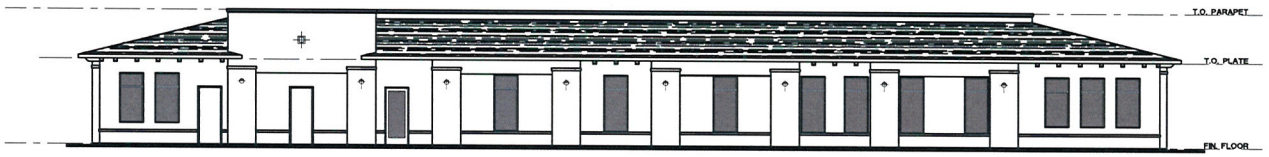
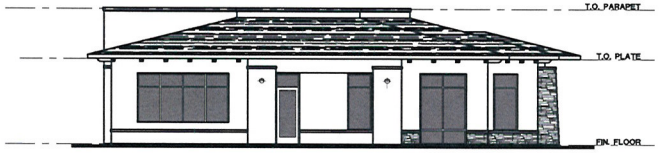
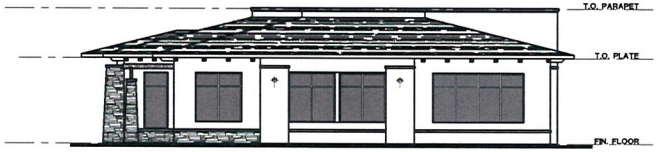


3 REAR ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



2 LEFT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"

EOT-47211
EOT-47212
EOT-47213

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS (BUILDING TYPE C) BUILDING 10

issue dates: 4/27/06
drawn by: C.J.
checked by: R.C.G.
project no.: 06-178
revisions: 12/4/07

sheet no. A6.03

of sheets

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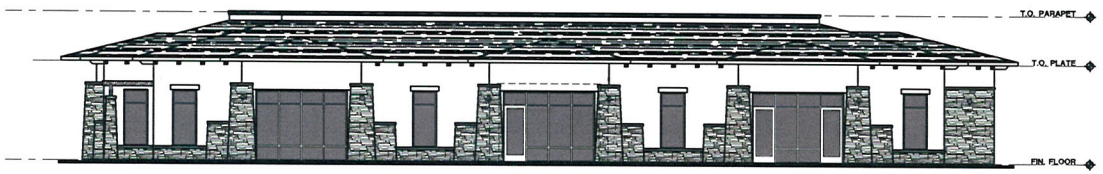
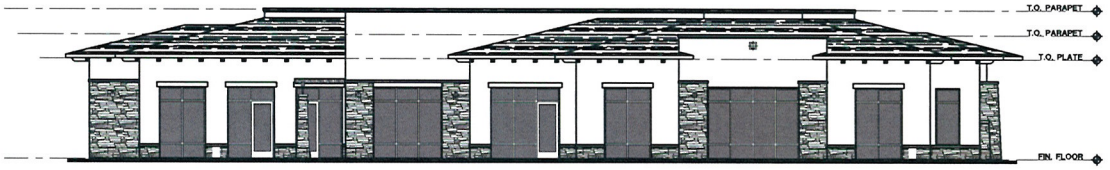


4 RIGHT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



3 REAR ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



2 LEFT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"

EOT-47211
EOT-47212
EOT-47213

pacific design concepts, llc
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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS (BUILDING TYPE D)
BUILDINGS 1

issue dates:
4/27/06
drawn by:
C.J.
checked by:
R.C.G.
project no.:
06-178
revisions:
6/8/07
10/25/07
12/4/07

sheet no.
A6.04
of sheets

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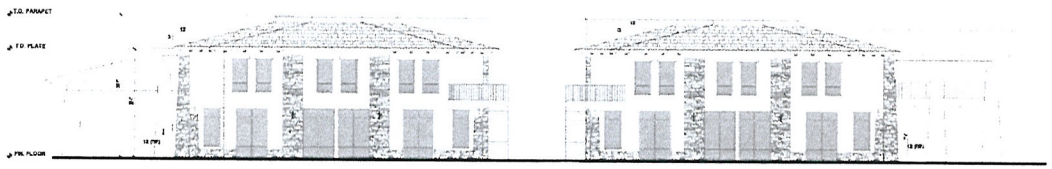
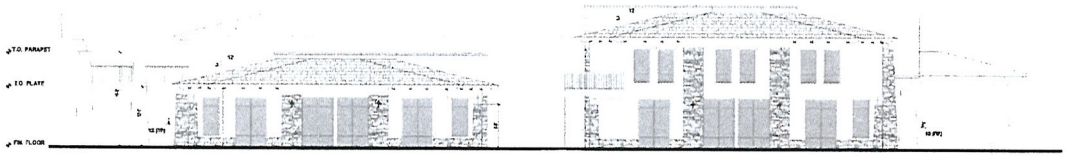
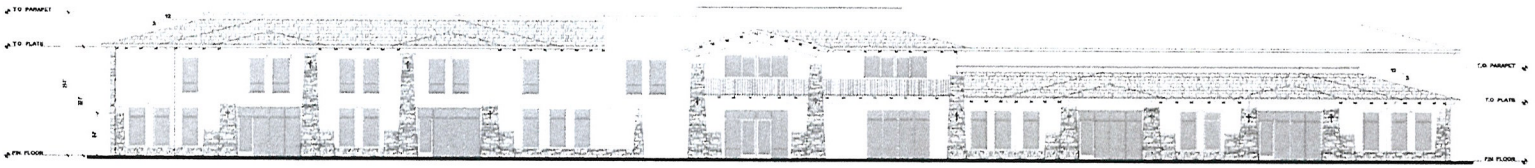


EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY OINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
RESPIRATORY CARE ELEVATIONS
LAND USE SUBMITTAL

issue dates:
drawn by: H.G.S.
checked by: R.C.G.
project no.:
revisions:
sheet no.
A6.01
of sheets

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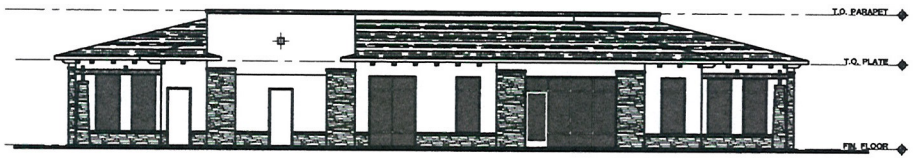
P:\Misc-Temp\Palisades\LUS\ARCH-CD\A6.01 ELEVATION-COLOR.dwg plotted: 9/7/2010 1:30 PM by: MARIA SOTO



3 REAR ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"

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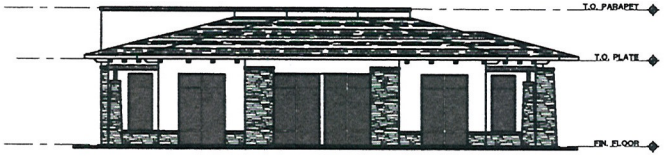
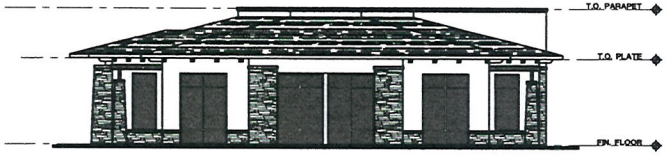
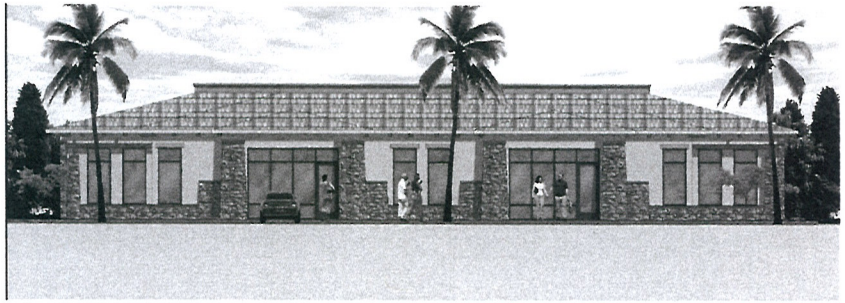


2 LEFT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE B)
1/8" = 1'-0"

EOT-47211
EOT-47212
EOT-47213

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS BUILDING 9

issue dates: 9/7/10
drawn by: C.J.
checked by: P.C.G.
project no.:
revisions:

sheet no.
A6.02

of sheets

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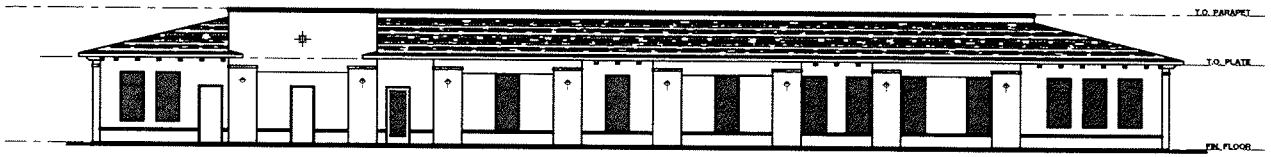
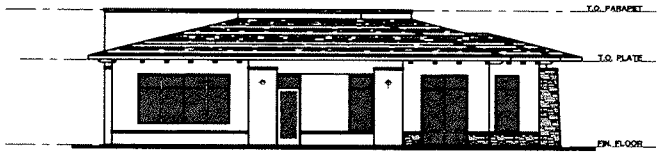
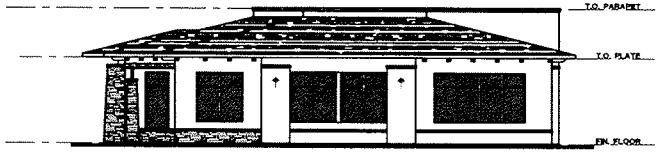


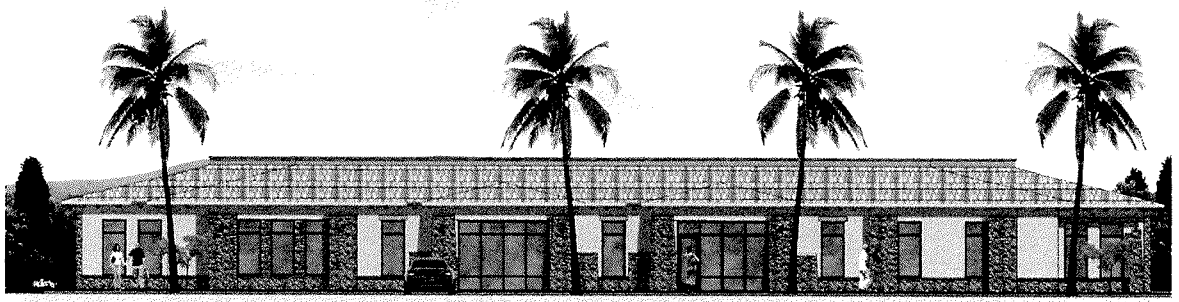
3 REAR ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



2 LEFT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



4 RIGHT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE C)
1/8" = 1'-0"

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS (BUILDING TYPE C) BUILDING 10

issue dates: 4/27/06
drawn by: C.J.
checked by: R.C.G.
project no.: 06-178
revisions: 12/4/07

sheet no. A6.03

of sheets

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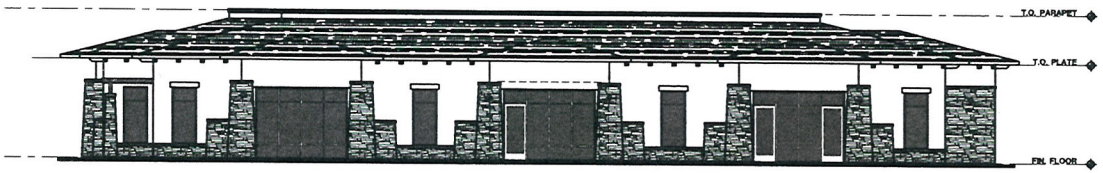
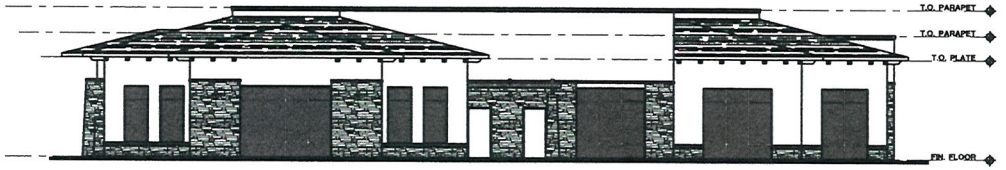
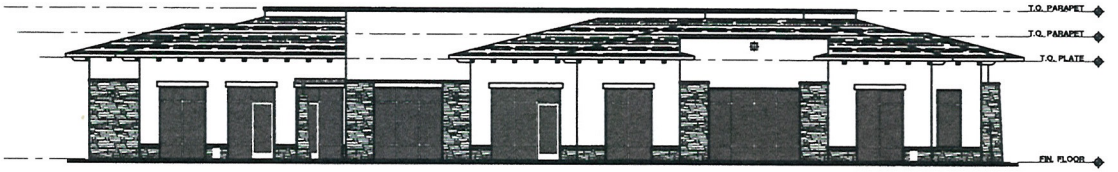


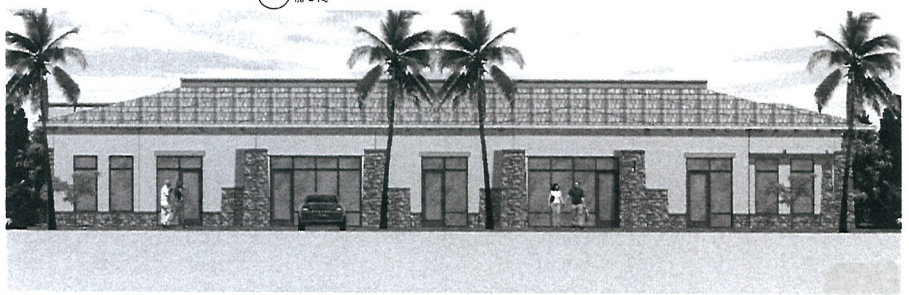
4 RIGHT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



3 REAR ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



2 LEFT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"



1 FRONT ELEVATION (BUILDING TYPE D) BLDG. 1
1/8" = 1'-0"

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project title:
Rancho Torrey Pines Center
Las Vegas, Nevada

sheet title:
EXTERIOR ELEVATIONS (BUILDING TYPE D) BUILDINGS 1

issue dates: 4/27/06
drawn by: C.J.
checked by: R.C.G.
project no.: 06-178
revisions:
6/8/07
10/25/07
12/4/07

sheet no.
A6.04
of sheets

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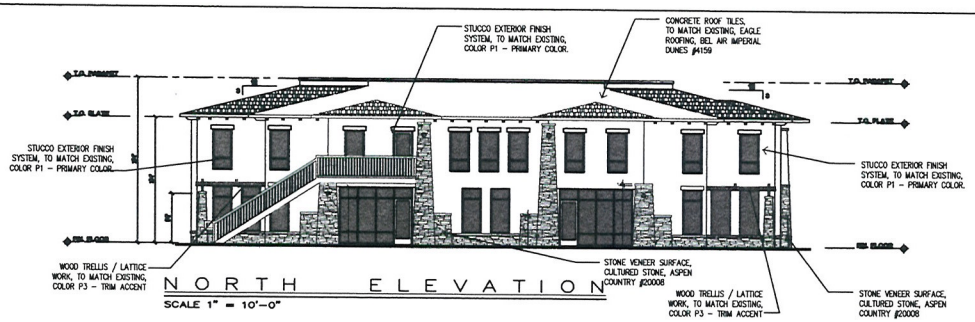
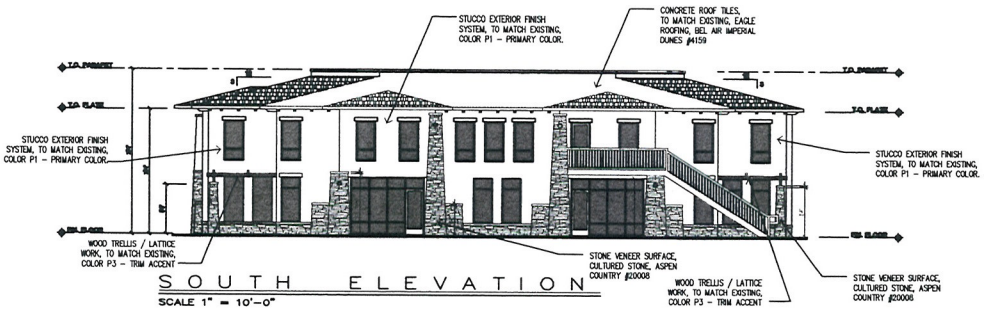


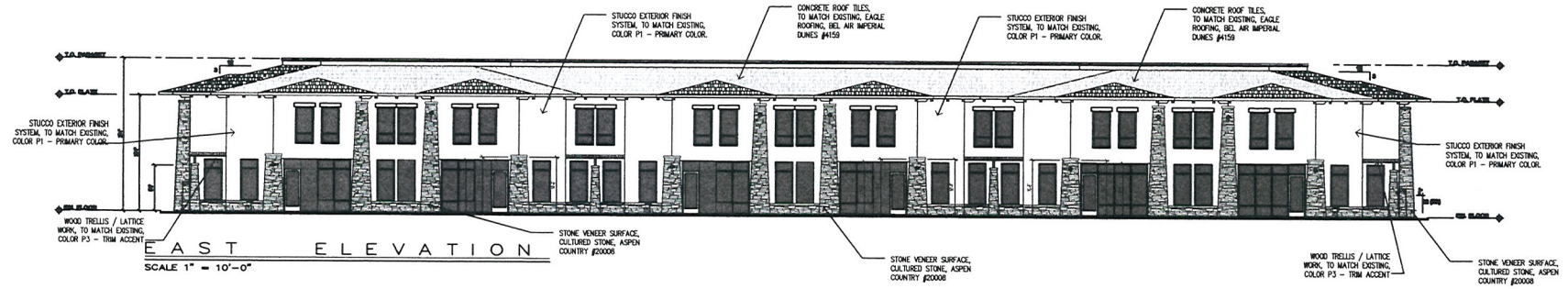
NORTH ELEVATION

SCALE 1" = 10'-0"



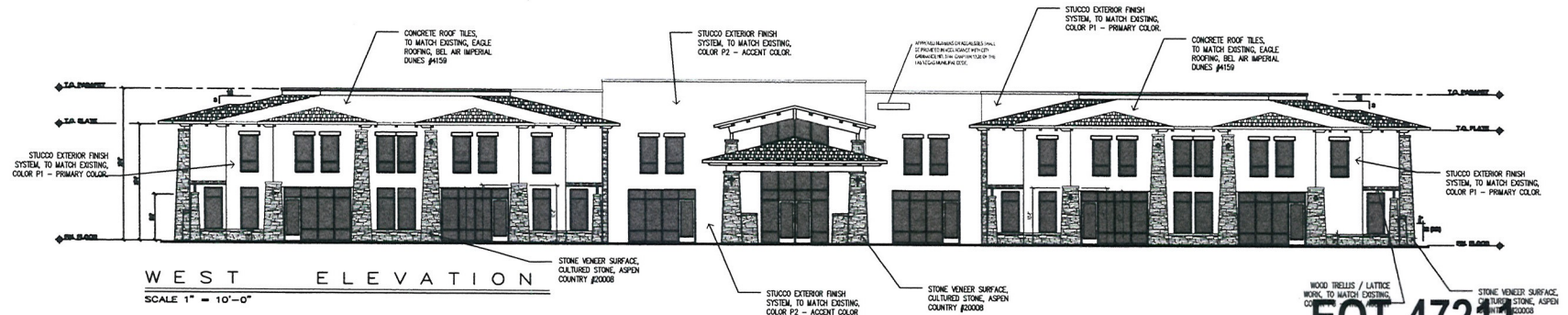
SOUTH ELEVATION

SCALE 1" = 10'-0"



EAST ELEVATION

SCALE 1" = 10'-0"



WEST ELEVATION

SCALE 1" = 10'-0"

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EOT-47213

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title :
RANCHO AND TORREY PINES CENTER
RANCHO AND TORREY PINES
LAS VEGAS, NV

PRELIMINARY
NOT FOR CONSTRUCTION
9/28/2010

Wenger & Associates

sheet title :
RESPIRATORY/DIALYSIS
ELEVATIONS
LAND USE SUBMITTAL

issue dates :

drawn by :
MGS.

checked by :
R.C.G.

project no. :

revisions :

sheet no.
A6.06

of sheets

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S-1 STONE VENEER
CULTURED STONE
ASPEN COUNTRY #20008



RT-1 CONCRETE ROOF TILE
EAGLE ROOFING
BEL AIR
IMPERIAL DUNES #4159

P1
PRIMARY COLOR
COMEX CLC 1222W
APRES

P2
ACCENT COLOR
COMEX CLC 1229D
PALGE

P3
TRIM/ACCENT COLOR
COMEX CLC 1221A
SWISHTALL

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EOT-47211
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Rancho and Torrey Pines Center

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PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
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Las Vegas, NV 89101

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Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

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OCT 18 2010

October 22, 2010

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

RE: SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 AND SDR-39485
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

Dear Mr. Davis:

Your request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Convalescent Care Facility.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39487) and Site Development Plan Review (SDR-39485) shall be required.

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

4. Prior to occupancy, 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 Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

EOT-47211

6. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 1, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

GWG Architecture and Planning, llc
3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

October 16, 2012

City of Las Vegas
333 N Rancho Drive
Las Vegas, Nevada 89106

RECEIVED
OCT 18 2012

ATTN: Senior Planner

RE: Proposed Respiratory Care Facilities, 2 Single story Medical Office Buildings, 2 – Single Story general office buildings, 1 -Single Story Dialysis Clinic Building and (2) - 2 story 60 beds Health Care Building.

JUSTIFICATION LETTER FOR SDR, SUP AND VAR EXTENSION OF TIME

APN: 138-02-113-001

Case # SDR-39485, SUP-39488 VAR-39487

Dear Senior Planner:

We respectfully request favorable consideration for the above referenced project application for a three (3) year time extension. The time extension is necessary due to current economic climate the valley is experiencing, and financing is taking longer than expected.

Site Development Review Justification

The proposed Site plan Development is for (2) 60 Bed 2-story Respiratory Care Facilities with adjacent leased Medical and General Office Suites. The overall facility will employ approximately 136 people. The hours of operation for the Medical and General Office uses will be Monday to Friday, 8:00 AM to 5:00 PM. The Respiratory Care facilities will operate 24 hours a day, 7 days a week.
The proposed operator has similar facilities that can be viewed at www.coppersandsinc.com. There will be a required state license to operate as a Skilled Nursing Facility.

This request is appropriate based on the following finding of the facts:

1. The development is compatible with adjacent development and development in the area.
2. The development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer standards, and other duly adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building Elevations, design characteristics and other Architectural and aesthetic features are not unsightly, undesirable or ob obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

EOT-47211
EOT-47212
EOT-47213

Use Permit Justification

The proposed Use Permit is to allow for (2) 60 Bed 2-story Respiratory Care Facilities.

This request is appropriate based on the following finding of the facts:

7. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan.
8. The subject site is physically suitable for type and intensity of land use being proposed.
9. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.
10. 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

Variance Justification

The proposed Parking Variance is to allow 252 parking spaces where 262 spaces are required.

This request is appropriate based on the following finding of the facts:

11. The development is only short 10 parking stalls, which is approximately a 4% overall shortage. The current required parking calculations show a requirement of 262 spaces and we can only provide 252. We belive that this very small overall percentage will not negatively impact the project or adversely affect the community.
12. The benefits to the community by providing the proposed health care development by far outweigh the minor shortage of required parking.
13. The actual number of trips generated by the proposed use is significantly less than the previously approved Business Park, and they average length of stay per trip is much shorter. Because of this the amount of available parking stalls should be greatly increased.
14. Due to the mixed use of Office Lease Space and Respiratory Care Facilities, there will be a significant benefit to parking availability given the fact that the Office Lease Space demand is primarily during the work week (Mon. thru Friday) and the Respiratory Care Facilities have their peak parking requirements primarily during the weekends. This offsetting of peak parking demands will easily compensate for the very small shortage of 10 parking stalls.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard c. Gallegos
Principal
Cc: cc.rl.

EOT-47211
EOT-47212
EOT-47213

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2012

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

SUBJECT:
EOT-47212 - EXTENSION OF TIME RELATED TO EOT-47211 - VARIANCE - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-39487) TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Plannig Commission Approval Letter for VAR-39487

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.

RECEIVED
OCT 18 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-47212** APN: 138-02-113-001

Name of Property Owner: BRANCH BANKING & TRUST

Name of Applicant: COOPER SANDS INC

Name of Representative: GWG Architecture & Planning

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 Yacht SVP

Subscribed and sworn before me

This 15th day of October, 2012

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
OCT 18 2012

Application/Petition For: VARIANCE- EXTENSION OF TIME (VAR-39487)

Project Address (Location) 4660 N. Rancho Drive

Project Name RANCHO AND TORREY PINES CENTER **Proposed Use** Medical/Office

Assessor's Parcel #(s) 138-02-113-001 **Ward #** 6

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

Commercial Square Footage 118,264 S.F. **Floor Area Ratio** 42.3%

Gross Acres 6.41 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BRANCH BANKING & TRUST **Contact** Gary Wenger

Address 2000 Interestate Park #400 **Phone:** 602 647-9600 **Fax:** 480-693-6425

City Montgomery **State** AL **Zip** 36109-5414

E-mail Address

APPLICANT COOPER SANDS **Contact** Gary Wenger

Address 3602 E. Greenway Rd. #104 **Phone:** (602) 647-9600 **Fax:** (480) 693-6425

City Phoenix **State** AZ **Zip** 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE Architecture & Planning LLC **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy. Ste 200 **Phone:** (702) 454-5842 **Fax:** (702) 454-7842

City Henderson **State** NV **Zip** 89052

E-mail Address rgallegos@gwgap.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 Richard Gallegos SVP

Subscribed and sworn before me

This 15th day of October, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	EOT-47212
Meeting Date:	12/11/2012
Total Fee:	300.00
Date Received:*	10/18/2012
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.

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

RECEIVED
OCT 18 2012

October 22, 2010

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

RE: VAR-39487 - VARIANCE RELATED TO SUP-39488 AND SDR-39485 PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

Dear Mr. Davis:

Your request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39488) and Site Development Plan Review (SDR-39485) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, 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 Building and Safety Department.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

EOT-47212

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 1, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

EOT-47212

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2012

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

SUBJECT:
EOT-47213 - EXTENSION OF TIME RELATED TO EOT-47211 AND EOT-47212 - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - For possible action on a request for an Extension of Time of an approved Major Amendment (SDR-39485) to an approved Site Development Plan Review (SDR-16503) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Planning Commission Approval Letter for SDR-39485

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

RECEIVED

OCT 18 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-47213** APN: 138-02-113-001

Name of Property Owner: BRANCH BANKING & TRUST

Name of Applicant: COOPER SANDS INC

Name of Representative: GWG Architecture & Planning.

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 Yack

Subscribed and sworn before me

This 15th day of October, 2012

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW- EOT (SDR-39485)

Project Address (Location) 4660 N. Rancho Drive

Project Name RANCHO AND TORREY PINES CENTER **Proposed Use** Medical/Office

Assessor's Parcel #(s) 138-02-113-001 **Ward #** 6

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

Commercial Square Footage 118,264 S.F. **Floor Area Ratio** 42.3%

Gross Acres 6.41 **Lots/Units** N/A **Density** N/A

Additional Information

RECEIVED
OCT 18 2012

PROPERTY OWNER BRANCH BANKING & TRUST **Contact** Gary Wenger

Address 2000 Interestate Park #400 **Phone:** 602-647-9600 **Fax:** 480-693-6425

City Montgomery **State** AL **Zip** 36109-5414

E-mail Address

APPLICANT COOPER SANDS **Contact** Gary Wenger

Address 3602 E. Greenway Rd. #104 **Phone:** (602) 647-9600 **Fax:** (480) 693-6425

City Phoenix **State** AZ **Zip** 85032

E-mail Address gwenger@wengerassoc.com

REPRESENTATIVE Architecture & Planning LLC **Contact** Richard Gallegos

Address 3005 W. Horizon Ridge Pkwy. Ste 200 **Phone:** (702) 454-5842 **Fax:** (702) 454-7842

City Henderson **State** NV **Zip** 89052

E-mail Address rgallegos@gwgap.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 Richard Yadon SUP

Subscribed and sworn before me

This 15th day of October, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA PESEK
No: 02-78132-1
My Appointment Expires Oct. 12, 2014

FOR DEPARTMENT USE ONLY

Case #	EOT-47213
Meeting Date:	12/11/2012
Total Fee:	300.00
Date Received:*	10/18/2012
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

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

October 22, 2010

RECEIVED
OCT 18 2012

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

RE: SDR-39485 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39487 AND SUP-39488
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

Dear Mr. Davis:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16503) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39487) and Special Use Permit (SUP-39488) shall be required, if approved

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/07/10 except as amended by conditions herein.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

EOT-47213

5. Prior to occupancy, 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 Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.

14. 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.

Public Works

15. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

17. Site development to comply with all applicable conditions of approval for SDR-16503, TMP-19299 and all other site-related actions.

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

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***November 1, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

EOT-47213

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 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. Staff recommends

C.C.: 01/09/2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-46565** APN: Multiple

Name of Property Owner: City of Las Vegas

Name of Applicant: Same as Owner

Name of Representative: _____

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Fred Sdis

Subscribed and sworn before me

This 23rd day of August, 2012

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

RECEIVED
AUG 23 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name Trails Element Update **Proposed Use** _____

Assessor's Parcel #(s) Multiple **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Fred Solis

Address 333 N. Rancho **Phone:** (702) 229-5409 **Fax:** (702) 474-7463

City Las Vegas **State** NV **Zip** 89101

E-mail Address fsolis@lasvegasnevada.gov

APPLICANT Same as Owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 23rd day of August, 2012.

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

Case #	GPA-46565
Meeting Date:	10/9/12
Total Fee:	—
Date Received:*	RECEIVED AUG 23 2012 8.22.12
Received By:	F.Sl.S

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

Revised 10/27/08

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

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 23, 2012

Steve Gebeke, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Trails Element Update (GPA-46565)

Mr. Gebeke:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Trails Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Trails Element will satisfy NRS requirements for a trails component in both the Transit and Recreation Plans and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan. This document will replace the previous Trails Element adopted on January 16, 2002.

Please do not hesitate to contact me at 229-5409 should you have any questions.

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning and Development

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AUG 23 2012

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

GPA-46565

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

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

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

SUBJECT:
ZON-47307 - REZONING - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), Ward 3 (Coffin).

C.C.: 01/09/2013

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 - ZON-47307, VAR-47309, SUP-47311 and SDR-47310
2. Conditions and Staff Report - ZON-47307, VAR-47309, SUP-47311 and SDR-47310
3. Supporting Documentation
4. Photos - ZON-47307, VAR-47309, SUP-47311 and SDR-47310
5. Justification Letter - ZON-47307, VAR-47309, SUP-47311 and SDR-47310

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-47307 APN: 162-04-811-038

Name of Property Owner: The Word Alive Church, Inc. (DBA: Casa de Luz)

Name of Applicant: Casa de Luz

Name of Representative: Steven Evans

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: Trinity Schlottman

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Dan Winckler

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City of Las Vegas
Department of Planning

Subscribed and sworn before me Graciela Ward Notary

This 24 day of October, 2012

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Word Alive Church, Inc. Dba. Casa de Luz

Project Address (Location) 2412 Tam Drive

Project Name Casa De Luz **Proposed Use** House of Worship

Assessor's Parcel #(s) 162-04-811-038 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-4 proposed C-1

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

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Word Alive Church, Inc. **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

APPLICANT Casa de Luz **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

REPRESENTATIVE Steven Evans **Contact** Steve Evans

Address 1705 Cochran **Phone:** 402-7978 **Fax:** NA

City Las Vegas **State** NV **Zip** 89102

E-mail Address wateringhole25@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* Dan Winckler

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

Print Name Dan Winckler

Subscribed and sworn before me Graciela Ward Notary

This 24 day of October, 20 12.

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

FOR DEPARTMENT USE ONLY

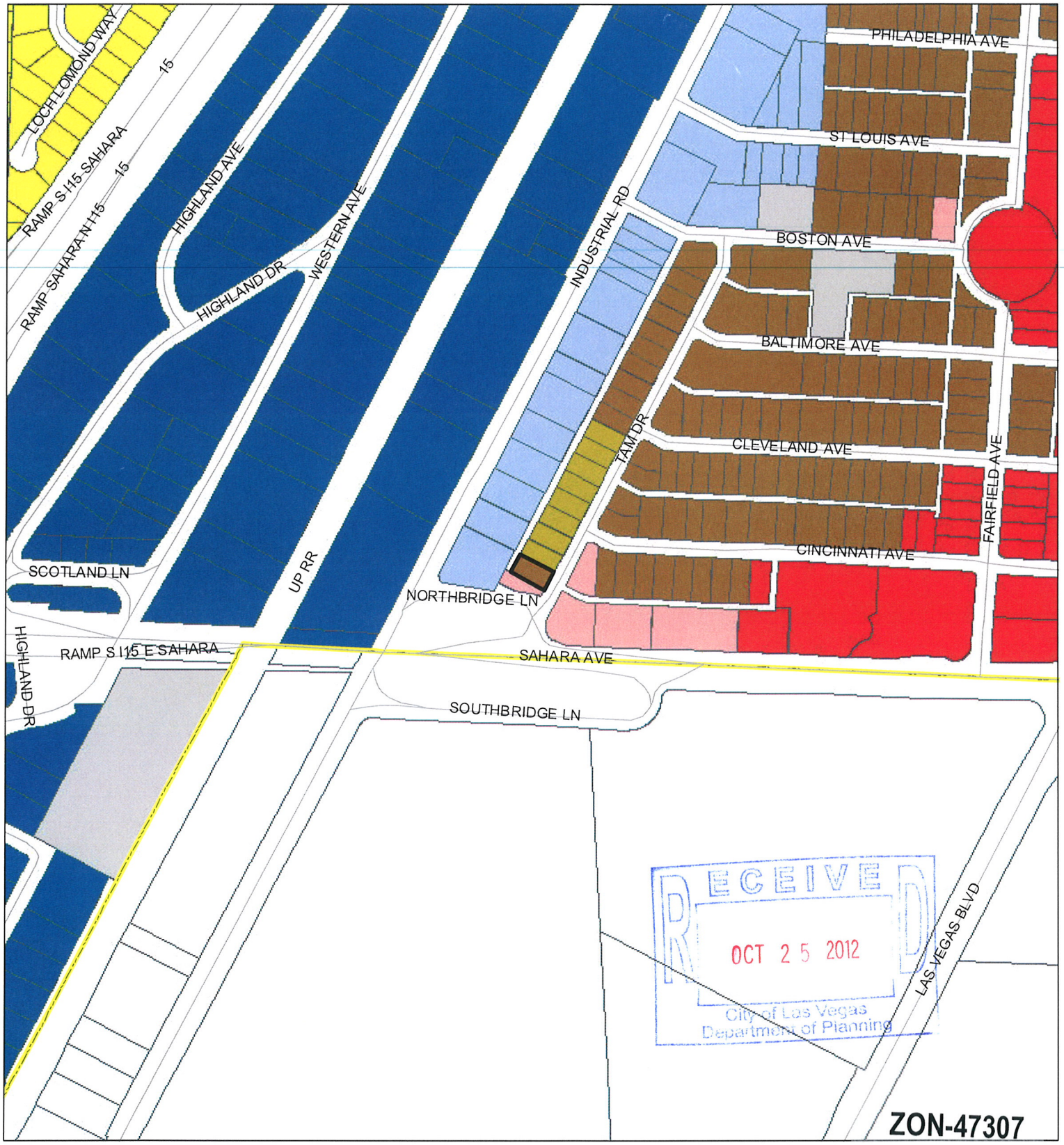
Case #	ZON-47307
Meeting Date:	12/11/2012
Total Fee:	1200 00
Date Received:*	10/25/2012
Received By:	MREC

*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

REZONING Parcel: 162-04-811-038



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ZONING

C-V	R-MH	R-3	N-S	TC	ROI Zoning
C-PB	R-CL	R-4	O	C-2	
P-C	R-2	R-5	C-D	C-M	
U	R-D	R-MHP	C-1	M	
R-A	R-PD	P-O	PD	Subject Parcel	
R-E	R-1	P-R	T-D	City Limits	

FROM R-4 TO C-V

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: October 24, 2012

TENANT REMODEL

for: CASA de LUZ
2412 TAM

CITY of LAS VEGAS NEVADA

ABBREVIATIONS

[illegible]

CODE SUMMARY

GOVERNING CODE: 2009 IBC
OCCUPANCY GROUP(S): A3/R3 (ON SITE MANAGER)
TYPE OF CONSTRUCTION: V-B
AUTOMATIC SPRINKLER SYSTEM: NO

SCOPE OF WORK:

REMODEL FOR USE AS RELIGIOUS WORSHIP with ON SITE MANAGER APARTMENT
NO CHANGE TO AREA OF BUILDING

ALLOWABLE AREA

NON-SEPARATED USES APPLIES - ALLOWABLE AREA BASED ON LOWEST CASE LOADING

ACTUAL AREA: 3634 SF

OCCUPANCY LOADS & EXITS REQUIRED:

SEE DETAILED EXITING ON A1

TOTAL OCCUPANT LOAD

RESTROOM REQUIREMENTS

IECC

SEE IECC CALC ON DT1

GENERAL NOTES

[illegible]

INDEX

ARCHITECTURAL

C	COVER SHEET
A1	PLAN
A2	DEMO, CEILING, ROOF and SECTIONS
DT1	DETAILS

DESIGN TEAM

ARCHITECTURAL
KC CAMIS ARCHITECT

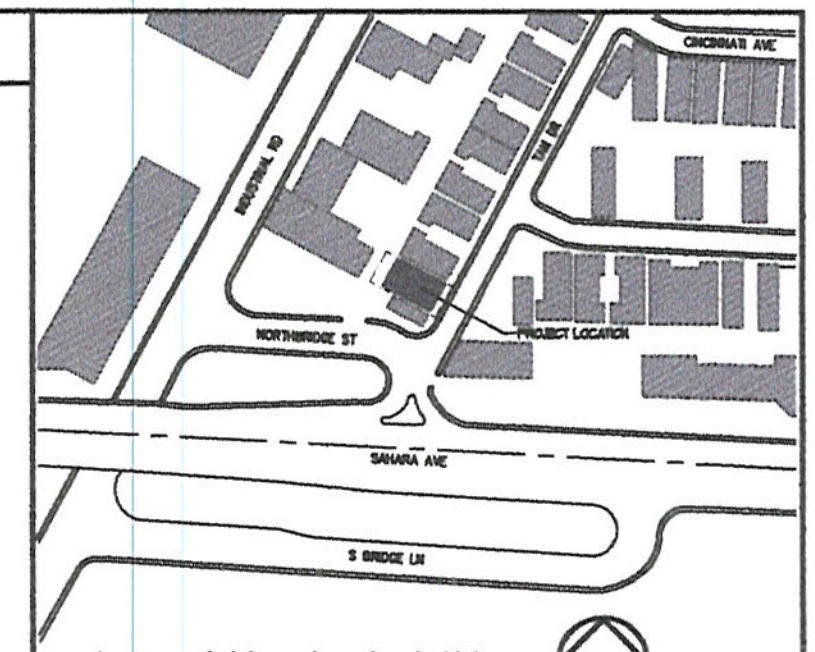
STRUCTURAL

MECHANICAL

PLUMBING

ELECTRICAL

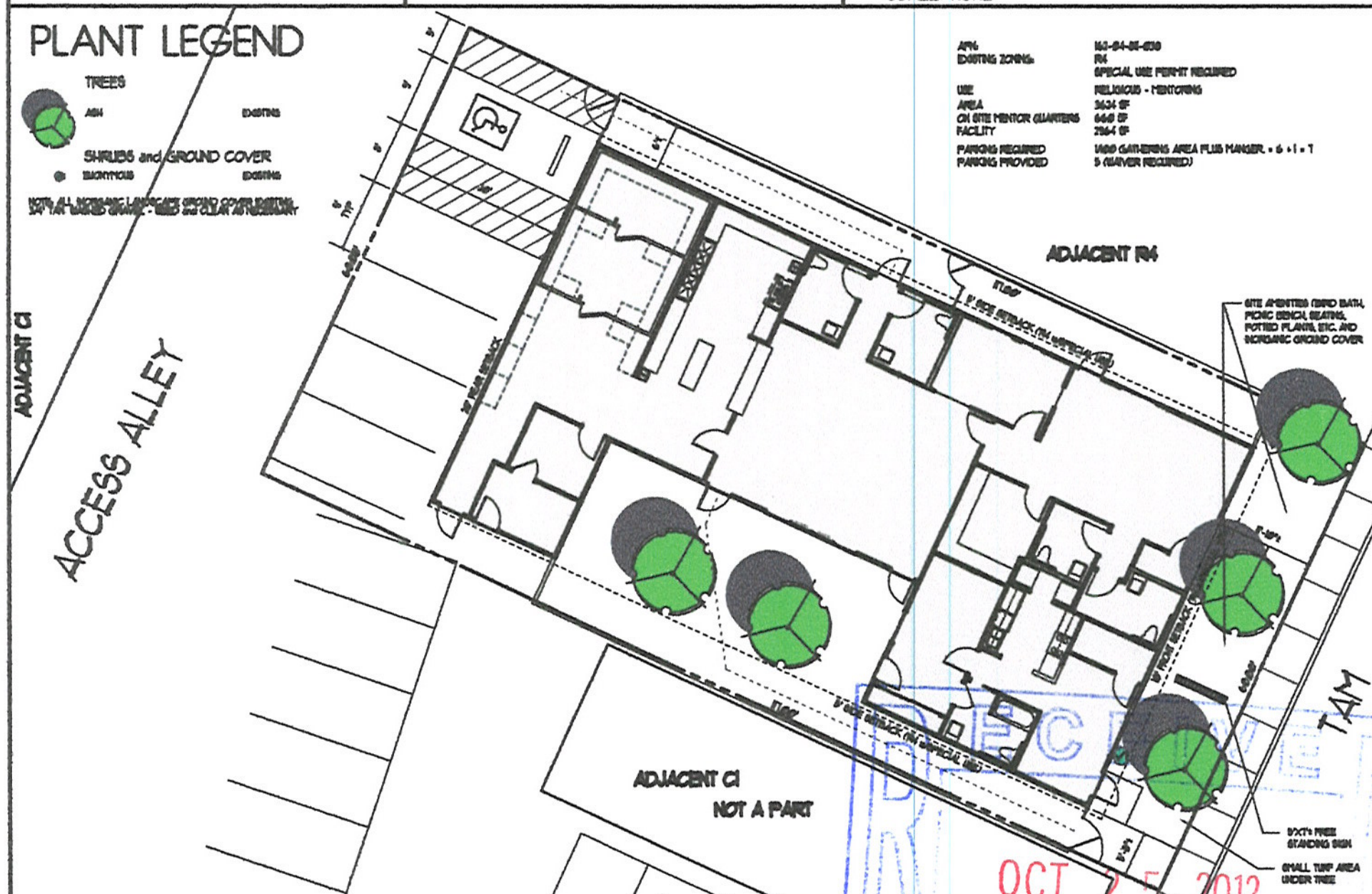
BUILDER



LOCATION/VICINITY
SCALE: NONE

PLANT LEGEND

TREES
SHRUBS and GROUND COVER



SITE PLAN SHOWING EXISTING LANDSCAPE

AERIAL VIEW



SYMBOLS

SECTION CUT
GRID LINE
ENLARGED PLAN
DETAIL SYMBOL
DRAWING TITLE
PLAN
SHEAR WALL SYMBOL
DOOR TYPE
WINDOW TYPE
KEYNOTE
ROOM NAME
ROOM NUMBER
ELEVATION TARGET
INTERIOR ELEVATION
NORTH ARROW

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE

REVISIONS

JOB: CR21512

DATE:

TENANT REMODEL
@ 2412 TAM
for: CASA de LUZ

C

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Department of Planning

ZON-47307 VAR-47309
SUP-47311 SDR-47310

WINDOWS

SYM.	SIZE	TYPE	GLAZING	FRAME	FRAME FINISH	REMARKS
(A)	3o4o	SLIDING	DUOPANE	ALUM	WHITE	REPLACES EXISTING
(B)	6o4o	SLIDING	DUOPANE	ALUM	WHITE	REPLACES EXISTING - MODIFY OPENING
(C)	6o5o	FIXED	DUOPANE	ALUM	WHITE	
(D)	3o5o	FIXED	DUOPANE	ALUM	WHITE	
(E)	4o4o	FIXED	SINGLE	-		TEMPERED
(F)	2o4o	FIXED	SINGLE	-		TEMPERED

FINISHES

ROOM	FLOOR				BASE				WALLS					CEILING	REMARKS
	EXPOSED CONCRETE	CERAMIC TILE	CARPET	VCT	VINYL COVE BASE	CARPET BASE	CERAMIC TILE BASE	WOOD BASE	PAINTED GYP. BOARD FULL THICK	CERAMIC TILE WAINSCOT	42" CERAMIC TILE BACKSPLASH	FULL THICK FRP	PAINTED GYP. BOARD FULL THICK		
FELLOWSHIP				•	•				•	•			•	•	
KITCHEN		•			•				•	•		•	•	•	
SUPPLIES	•				•				•	•			•	•	
REFRIGER'S		•							•	•	•		•	•	
KIDS ROOM			•			•			•	•			•	•	
TODDLERS			•			•			•	•			•	•	
COMPUTER			•			•			•	•			•	•	
OFFICE			•			•			•	•			•	•	
KITCHEN MGR.			•			•			•	•			•	•	
STORAGE	•				•				•	•			•	•	
LIVING			•				•		•	•			•	•	
KITCHEN (MGR.)				•	•				•	•			•	•	
BEDROOM			•			•			•	•			•	•	
BATHROOM				•	•				•	•			•	•	
UTILITY				•	•				•	•			•	•	

NOTES:
1. VERIFY FINAL SELECTIONS AND COLORS WITH OWNER PRIOR TO PURCHASE/INSTALLATION

HARDWARE GROUP

H-HW1
Hinges
Lockset
Closer
Kickplate (entry)
Panic hardware
Door handle
Aluminum threshold
weatherstrip

H-HW2
Hinges
Lockset
Closer
Kickplate (passage)
Door handle

H-HW3
Hinges
Lockset
Closer
Kickplate (office)
Door handle

H-HW4
Hinges
Lockset
Closer
Kickplate (entryway)
Door handle
Aluminum threshold
weatherstrip

H-HW5
Hinges
Lockset
Closer
Kickplate (entryway)
Door handle

H-HW6
Hinges
Lockset
Closer
Kickplate (passage)
Door handle

H-HW7
Hinges
Lockset
Closer
Kickplate (office)
Door handle

H-HW8
Hinges
Lockset
Closer
Kickplate (passage)
Door handle

DOORS

SYM.	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARD WARE	REMARKS
(1)	3'0"x6'8"	HPL	PAINT	HPL	PAINT	1	INSULATED
(2)	3'0"x6'8"	HPL	PAINT	HPL	PAINT	1	INSULATED
(3)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	2	
(4)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	3	
(5)	3'0"x6'8"	HPL	PAINT	HPL	PAINT	4	INSULATED
(6)	12'0"x6'8"	GLASS/ALUM	-	ALUM	WHITE	-	(2) 3' SLIDING PANELS
(7)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	3	
(8)	3'0"x6'8"	HPL	PAINT	HPL	PAINT	4	
(9)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	6	
(10)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	7	
(11)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	8	
(12)	3'0"x6'8"	WOOD	PAINT	HPL	PAINT	8	
(13)	3'0"x6'8"	HPL	PAINT	HPL	PAINT	1	
(14)	PR 4'0"x6'8"	WOOD - REPASS	PAINT	-	-	-	

DOORS TO BE EQUIPPED w/ACCESSIBLE HARDWARE (see, OPENING FORCE OF 8.5#) THAT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

EXITING LEGEND

- No. OF OCCUPANTS EXITING A ROOM
- No. OF OCCUPANTS EXITING AN AREA
- No. OF OCCUPANTS EXITING BUILDING

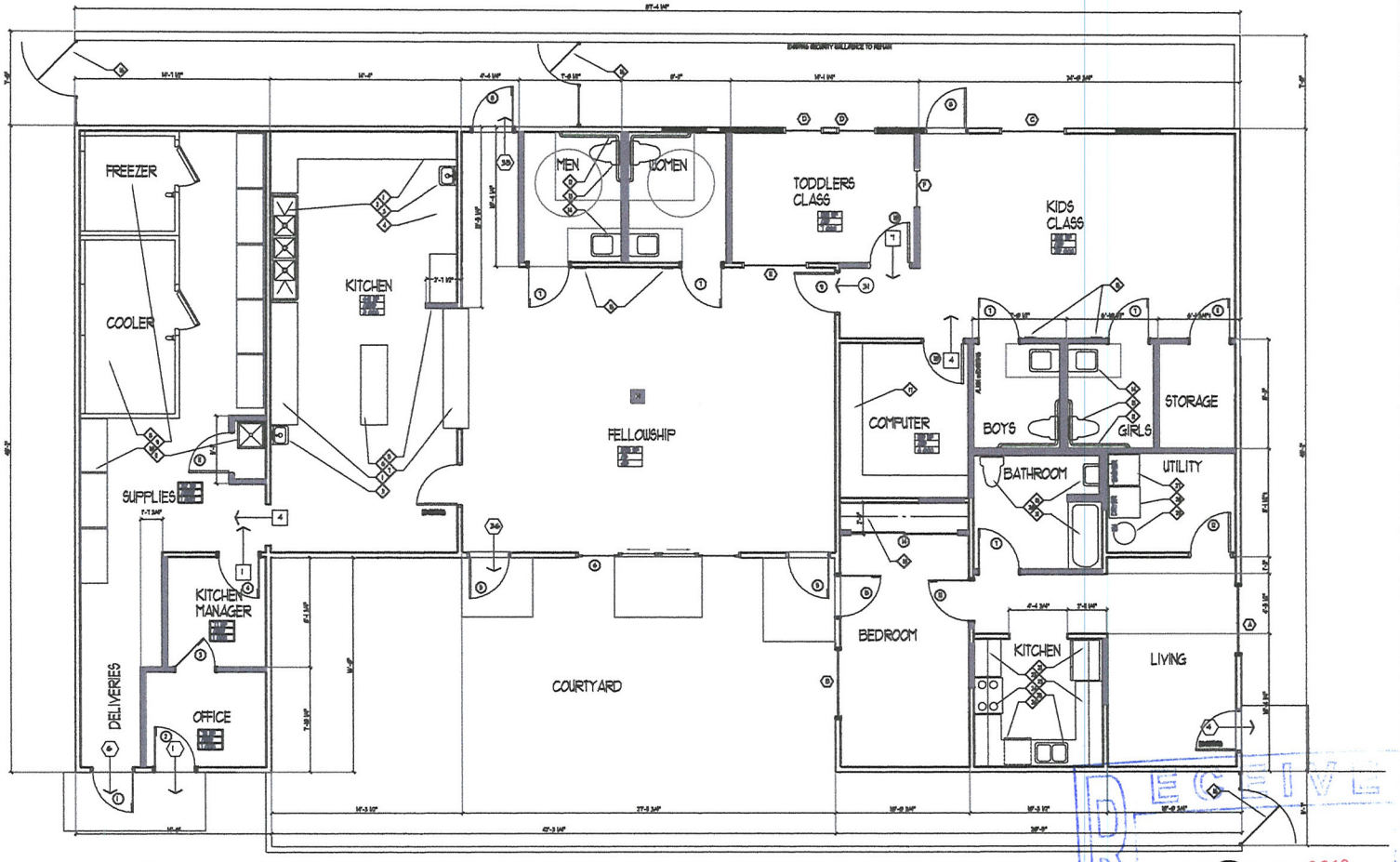
WALL LEGEND

- EXISTING WALL TO REMAIN - REPLACE INSULATION IN EXTERIOR WALL WHERE NECESSARY - R-13 MINIMUM
- TYPICAL INTERIOR WALL (NON-RATED) - ⅝" GYPBD. BOTH SIDES 2x4 WOOD STUDS @ 16" oc
- TYPICAL EXTERIOR INFILL WALL (NON-RATED) - ⅝" GYPBD. INTERIOR FACE 2x4 WOOD STUDS @ 16" oc w/STUCCO (3 COAT) EXTERIOR FACE and R-13 BATTS - MATCH EXISTING TEXTURE AND FINISH

KEYNOTES

No.	DESCRIPTION
1	4'-0" STAINLESS COUNTER
2	3 COMPARTMENT SINK
3	HAND SINK @ +34"
4	FUTURE WARMING OVEN
5	FRP FULL HEIGHT ALL KITCHEN WALLS
6	4'-0" STAINLESS WORK TABLE
7	SOLID SURFACE PASS THRU COUNTER (CORIAN OR EQUAL)
8	WALK-IN FREEZER (by others)
9	WALK IN COOLER (by others)
10	STORAGE RACKS (by others)
11	SERVICE SINK
12	4'-0" ACCESSIBLE GRAB BAR
13	ACCESSIBLE WATER CLOSET
14	ACCESSIBLE LAV SINK
15	ACCESSIBLE RESTROOM SIGNAGE

No.	DESCRIPTION
16	SECURITY GATE w/PERFORATED PICK TO PREVENT UNWANTED ACCESS FROM OUTSIDE - PROVIDE WITH ACCESSIBLE HARDWARE ON INSIDE OPERABLE WITHOUT ANY SPECIAL KNOWLEDGE OR TOOLS
17	4'-0" PLASTIC LAMINATE COUNTER w/3'0" CLEAR KNEE SPACE BELOW
18	SHELF and RODS
19	LAV SINK (PEDESTAL or IN COUNTER)
20	WATER CLOSET - NOTE - PROVIDE BLOCKING IN WALLS FOR FUTURE GRABBAR INSTALLATION
21	TUB/SHOWER - NOTE - PROVIDE BLOCKING IN WALLS FOR FUTURE GRABBAR INSTALLATION
22	REFRIGERATOR SPACE
23	PLASTIC LAMINATE COUNTER w/BASE CABINETS and WALL CABINETS ABOVE
24	RANGE and HOOD
25	SINK
26	DISHWASHER (OPTIONAL)
27	DRYER - PROVIDE VENT TO ROOF
28	WASHER
29	WATER HEATER



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

ZON-47307 VAR-47309
SUP-47311 SDR-47310

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City of Las Vegas
Department of Planning

KC CAMIS ARCHITECT
REVISIONS
JOB: CR21512
DATE:
TENANT REMODEL
240 TAFT
for: CAMA DR LLC
A1

WINDOWS

SYM.	SIZE	TYPE	GLAZING	FRAME	FRAME FINISH	REMARKS
(A)	9040	SLIDING	DUAL PANE	ALUM	WHITE	REPLACE EXISTING
(B)	6040	SLIDING	DUAL PANE	ALUM	WHITE	REPLACE EXISTING - MODIFY OPENING
(C)	6020	FIXED	DUAL PANE	ALUM	WHITE	
(D)	2060	FIXED	DUAL PANE	ALUM	WHITE	
(E)	4060	FIXED	SINGLE	-		TEMPERED
(F)	3060	FIXED	SINGLE	-		TEMPERED

FINISHES

ROOM	FLOOR: RESIN/SEALED CONCRETE	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: VCT	W-BASE: VINYL, LOOSE BASE	W-BASE: CARPET BASE	W-BASE: CERAMIC TILE BASE	W-BASE: WOOD BASE	WALLS: PAINT, SEMI-GLOSS, CO-DOORS, TRIM & ALCOVE	WALLS: PAINT, EGGSHELL, CO-DOORS, TRIM & ALCOVE	WALLS: 4" CERAMIC TILE WAINSCOT	WALLS: WALL COVERING	CEILING: PAINT, TEXTURE, CO-DOORS & TRIM	CEILING: ACOUSTIC TILE, CO-DOORS & TRIM	REMARKS
FELLOWSHIP										•			•		•
KITCHEN	•				•					•			•		•
SUPPLIES	•				•					•			•		•
RESTROOMS		•					•			•	•		•		•
KIDS ROOM			•		•					•			•		•
TODDLERS			•		•					•			•		•
COMPUTER			•		•					•			•		•
OFFICE			•		•					•			•		•
KITCHEN MGR.			•		•					•			•		•
STORAGE	•				•					•			•		•
LIVING			•		•					•			•		•
KITCHEN (NEW)			•		•					•			•		•
BEDROOM			•		•					•			•		•
BATHROOM			•				•			•	•		•		•
UTILITY			•		•					•			•		•

NOTES:
1. VERIFY FINAL SELECTIONS AND COLORS WITH OWNER PRIOR TO PURCHASE/INSTALLATION

HARDWARE GROUP

I-HU1 — Hinges; stops; privacy (entry); deadbolt; lever handle; Medeco threshold; weatherstrip

I-HU2 — Hinges; stops; keyless (passage); lever handle

I-HU3 — Hinges; stops; keyless (office); lever handle

I-HU4 — Hinges; stops; keyless (privacy); lever handle; Medeco threshold; weatherstrip

I-HU5 — Hinges; stops; keyless (privacy); lever handle

I-HU6 — Hinges; stops; keyless (passage); lever handle

I-HU7 — Hinges; stops; keyless (office); lever handle

I-HU8 — Hinges; stops; keyless (passage); lever handle

DOORS

SYM.	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE GROUP	REMARKS
(1)	3'0"x6'8"	HM	PAINT	HM	PAINT	1	INSULATED
(2)	3'0"x6'8"	HM	PAINT	HM	PAINT	1	INSULATED
(3)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	1	
(4)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	3	
(5)	3'0"x6'8"	HM	PAINT	HM	PAINT	4	INSULATED
(6)	12'0"x6'8"	GLASS/ALUM	-	ALUM	SATIN	-	(1) 3' SLIDING PANELS
(7)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	5	
(8)	3'0"x6'8"	HM	PAINT	HM	PAINT	4	
(9)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	6	
(10)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	7	
(11)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	8	
(12)	3'0"x6'8"	WOOD	PAINT	HM	PAINT	8	
(13)	3'0"x6'8"	HM	PAINT	HM	PAINT	1	
(14)	PR 6'0"x6'8"	WOOD - BYPASS	PAINT	-	-	-	

DOORS TO BE EQUIPPED w/ACCESSIBLE HARDWARE (sec. OPENING FORCE OF 8LBS) THAT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT

EXITING LEGEND

- No. OF OCCUPANTS EXITING A ROOM
- No. OF OCCUPANTS EXITING AN AREA
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- TYPICAL INTERIOR WALL (NON-RATED) - ½" GYPBD. BOTH SIDES 2x4 WOOD STUDS @ 16" oc
- TYPICAL EXTERIOR WALL WALL (NON-RATED) - ½" GYPBD. INTERIOR FACE 2x4 WOOD STUDS @ 16" oc w/STUCCO (3 COAT) EXTERIOR FACE and R-13 BATTS - MATCH EXISTING TEXTURE AND FINISH

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9	WALK IN COOLER (by others)
10	STORAGE RACKS (by others)
11	SERVICE SINK
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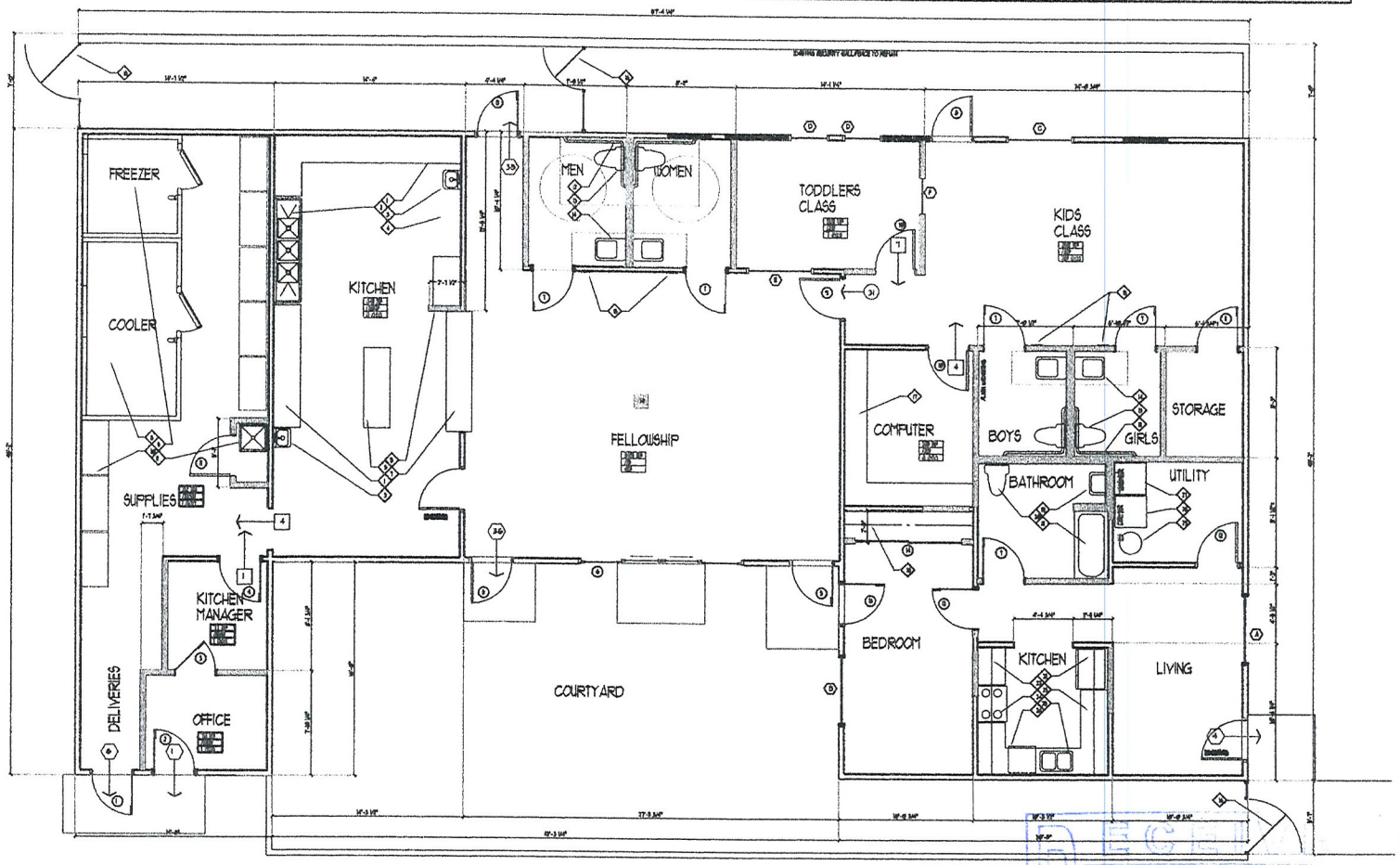

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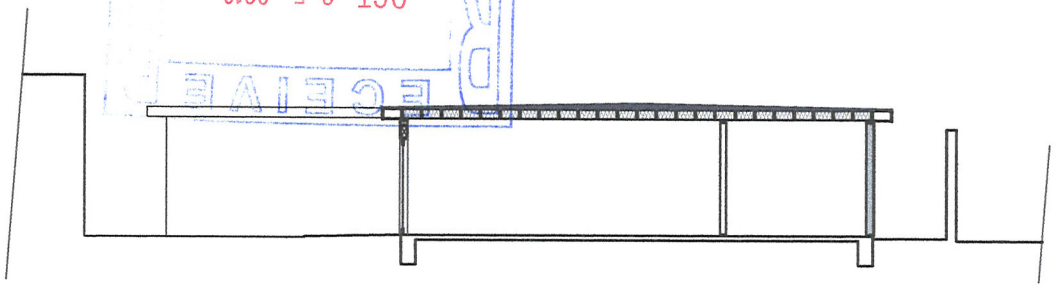
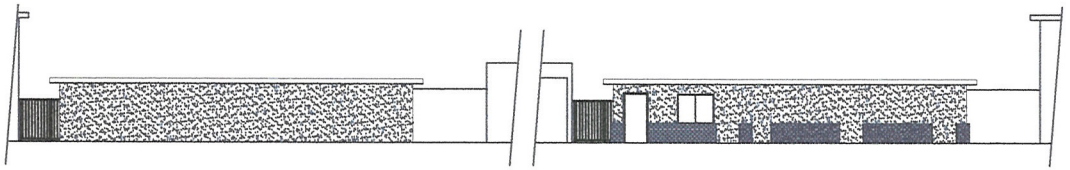
DATE:
TENANT REMODEL
2482 TAFT
For: CASA DE LUZ

City of Las Vegas
Department of Planning
RECEIVED
OCT 25 2012

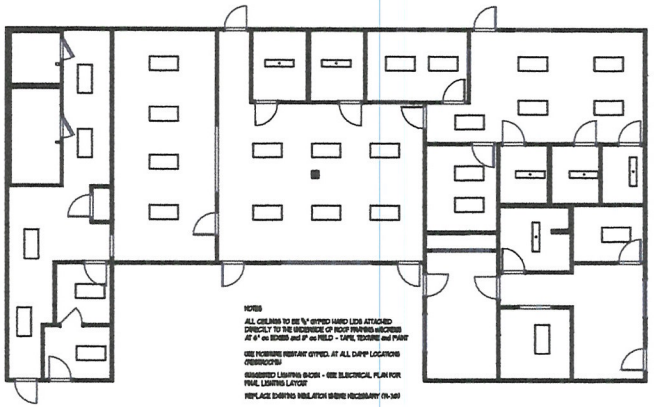


6 SECTION
SCALE: 1/4" = 1'-0"

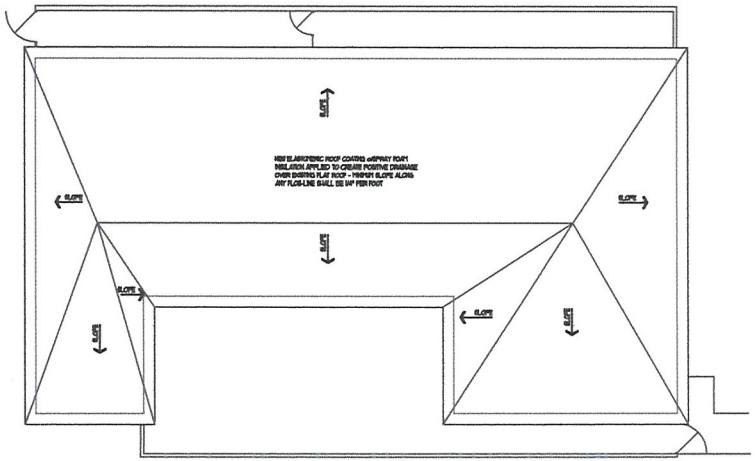


5 REAR ELEVATION
SCALE: 1/8" = 1'-0"

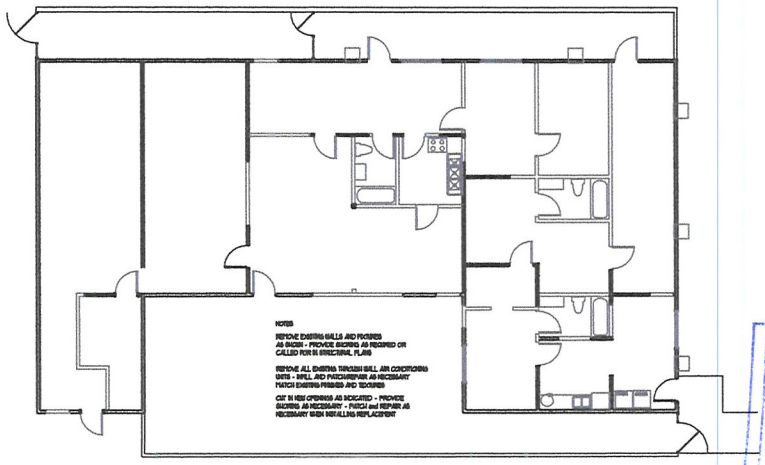
4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 REFLECTED CEILING
SCALE: 1/8" = 1'-0"



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



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

KEYNOTES

No.	DESCRIPTION

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ZON-47307 VAR-47309
SUP-47311 SDR-47310

KC CAMIS ARCHITECT
REVISIONS
JOB: CR2TS12
TENANT REMODEL
2412 TAM
A2


ZON-47307 VAR-47309
SUP-47311 SDR-47310



ZON-47307 VAR-47309
SUP-47311 SDR-47310

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Department of Planning



OCT 25 2012

ZON-47307 VAR-47309
SUP-47311 SDR-47310


Call to Me, and I will answ
you, and show you great and mighty
things, which you do not know
Jerem
3
ZON-47307 VAR-47309
SUP-47311 SDR-47310
12/11/12 PC


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ZON-47307 VAR-47309
SUP-47311 SDR-47310


JEHOVAH ROPHE
answer
mighty
know.
Jeremiah
33:3
ZON-47307 VAR-47309
SUP-47311 SDR-47310



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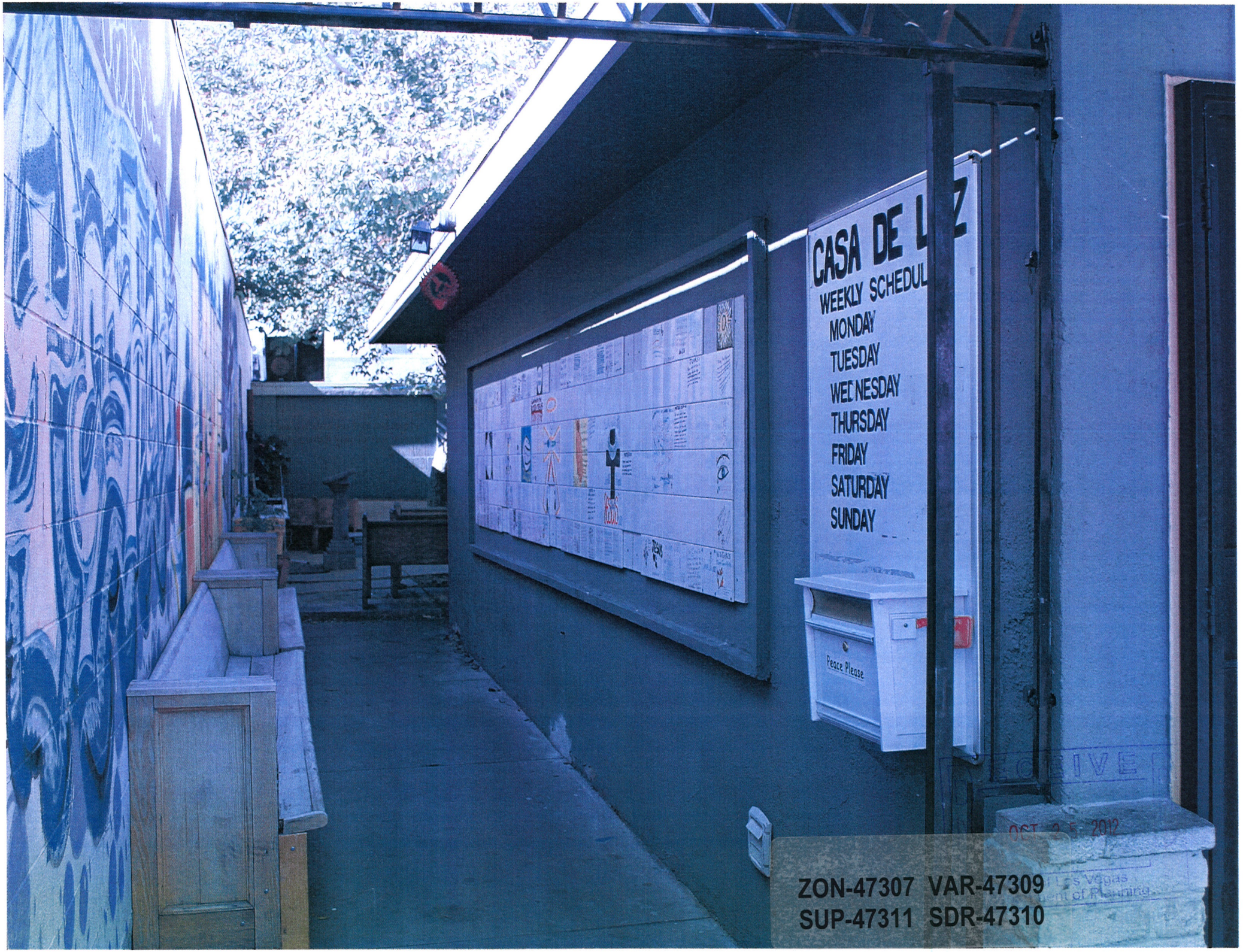
ZON-47307 VAR-47309
SUP-47311 SDR-47310


CASA DE L Z
WEEKLY SCHEDUL
MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY
Peace Please
OCT 25 2012
Las Vegas
nt of Planning
ZON-47307 VAR-47309
SUP-47311 SDR-47310

City Of Las Vegas
Planning and Development
Development Services Center

Justification Letter
Casa de Luz
Special Use Permit (SUP) Church/House of Worship

Casa de Luz is a 501C-3 faith-based (House of Worship) located at 2412 Tam Drive in the area commonly referred to as the "Naked City". What began 3 years ago a ministry to assist the children and families in this inner city quadrant, characterized by crime, poverty and a lack of hope, has seen dramatic success, and has been embraced by the surrounding neighborhood as their community center. Whose ministry to their congregants has provided a worship opportunity based on giving back to their neighborhood.

Casa de Luz has, for all intents and purposes, has become the House of Light in this area previously shrouded in darkness and despair. Their successes in turning around lives and creating a better neighborhood has come to the attention of some of the city's most respected philanthropists who have committed to helping Casa de Luz in their extraordinary efforts. To continue that effort necessitates a Special Use Permit for a Church/House of Worship, which is permitted in the existing R-4 zoning designation.

This proposal conforms to the General Plan. The allowance is compatible with the surrounding land uses. The surrounding neighborhood dictates the appropriateness of the allowance, which will enhance the opportunities for future growth and development. The surrounding streets and highways can adequately accommodate as most all recipients and visitors are pedestrians from the immediate neighborhood.

The project will encompass renovation of the 4,800 square feet existing aging building with retrofitting for a children's computer room, meeting spaces for worship, education and workshops, and a food pantry for twice-weekly distribution of healthy food to the congregants from the immediate neighborhood. What began as a simple outreach to the community has evolved to the extent which now requires infrastructure repair and formal entitlements.

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land 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 use of the site would be in compliance with Title 19 zoning requirements with approval of a Special Use Permit and would be compatible with the residential neighborhood in the surrounding area. The very nature of the project represents a major financial and psychological commitment to the neighborhood, which has embraced this SUP. This repurposing and renovation of this aging building to become a House of Worship, is the catalyst for "Harmony". A fundamental foundation of Casa de Luz' ministry is practicing the words they preach. An off-shoot of "Works of my Father", the ministry seeks to engage and empower their congregation in ways that break cycles of entitlement and dependency, though education and advocacy. Their partnership with Metro and the surrounding neighborhood has seen a dramatic decrease in crime. The monthly calls for service from Metro has gone from over 200, to an average of 20. The children, amongst the poorest and most disadvantaged in the city, often study in the makeshift worship space, and proudly display their homework and art on the walls. The addition of a

OCT 25 2012
ZON-47307 VAR-47309
SUP-47311 SDR-47310

1705 COCHRAN STREET • LAS VEGAS, NEVADA 89146
EMAIL: STEVE@EVANSFORLASVEGAS.COM • EVANSFORLASVEGAS.COM

combination computer/ study area and Sunday School will allow further opportunities not available at home. Additionally, Casa de Luz partners with, and is the inspiration for Art Reach, providing education and community through art. The Casa de Luz worship teaches the value of sharing. These same disadvantaged children have been the recipients of an abundance of toys at Christmas, thanks to a generous community. These Casa kids, elected to visit another similar neighborhood, characterized by poverty, and share these gifts with other children who had none. The ministry includes a weekly outreach whereby the children's soiled clothes are gathered and congregant volunteers and Casa staff visit local laundry mats where the clothes are washed and returned, ensuring that the children can attend school with clean clothes, as there are no laundry facilities in the neighborhood or apartment complexes. A food pantry is stocked with fresh produce and dry goods donated from Trader Joes, and others. Twice weekly Casa de Luz ensures that their neighborhood congregation shares this. It is unobtrusive, with no lines or crowds, but rather a part of their worship experience.

The site includes an existing apartment, or parsonage, occupied by one pastor and his wife. This ensures a constant presence and allows for additional security. The anticipated renovation includes bringing this to appropriate safety code. The submitted plans provide detail, including handicap access and parking, and demonstrate the specifics of the site.

A Church/ House of Worship is permitted in within the existing zoning designation with a Special Use Permit (SUP). The various uses are an integral part of the ministry, but are ancillary and a part of the church experience. The primary use is that of worship. This is NOT a homeless shelter, nor is it a soup kitchen, or a day care. No one other than the pastor and his wife sleep at Casa de Luz. It is, however, a ministry that is making a difference and creating harmony in a neighborhood that previously had none.

The parameters for the Special Use Permit are defined by code:
The Minimum Special Use Permit Requirements for this use include:
1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.
2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
a. The uses are specifically proposed in the application; and b. The Director finds that each such use is ancillary to the primary use.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically appropriate for the proposed use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access is adequate to handle the traffic demand of the proposal.

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.

Approval of the Special Use Permit would be consistent with the objectives of the General Plan, which allows supporting uses such as this. The associated development would be subject to permits and inspection, thereby protecting the public health, safety and welfare.

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5. The use meets all of the applicable conditions per Title 19.12

The proposed use meets the minimum conditions per Title 19.12

Simply put, this is a renovation of an existing and aging apartment complex proposed as a Church/House of Worship, permitted in the existing zone designation of R-4, with a Special Use Permit. It meets the General Plan, and is a good, needed, harmonious and appropriate use.

Thank you for your assistance and please feel free to contact Steve Evans if you have any questions or concerns.

Sincerely,

Steven Evans
Volunteer Consultant

Chris Chapel,
Co-founder, President, Pastor

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ZON-47307 VAR-47309
SUP-47311 SDR-47310

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

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

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

SUBJECT:
VAR-47309 - VARIANCE RELATED TO ZON-47307 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Variance TO ALLOW A LOT WIDTH OF 60 FEET WHERE 100 FEET IS REQUIRED on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

C.C.: 01/09/2013

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-47309** APN: 162-04-811-038

Name of Property Owner: The Word Alive Church, Inc. (DBA: Casa de Luz)

Name of Applicant: Casa de Luz

Name of Representative: Steven Evans

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: Trinity Schlottman

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dan Winckler

Print Name: Dan Winckler

Subscribed and sworn before me Graciela Ward Notary

This 24 day of October, 2012

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Word Alive Church, Inc (DBA: Casa de Luz)

Project Address (Location) 2412 Tam Drive

Project Name Casa de Luz **Proposed Use** House of Worship

Assessor's Parcel #(s) 162-04-811-038 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R4 proposed C-1

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

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Word Alive Church, Inc **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

APPLICANT Casa de Luz **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

REPRESENTATIVE Steven Evans **Contact** Steve Evans

Address 1705 Cochran **Phone:** 408-2978 **Fax:** NA

City Las Vegas **State** NV **Zip** 89102

E-mail Address wateringhole25@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* [signature]

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

Print Name Dan Winckler

Subscribed and sworn before me Graciela Ward Notary

This 24 day of October, 2012.

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

FOR DEPARTMENT USE ONLY

Case #	VAR-417309
Meeting Date:	12/11/2012
Total Fee:	830 00
Date Received:*	10/25/2012
Received By:	MREYES

*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.: **14.**

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

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

SUBJECT:
SUP-47311 - SPECIAL USE PERMIT RELATED TO ZON-47307 AND VAR-47309 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

C.C.: 01/09/2013

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 Numbe.. SUP-47311 APN: 162-04-811-038

Name of Property Owner: The Word Alive Church, Inc. (DBA: Casa de Luz)

Name of Applicant: Casa de Luz

Name of Representative: Steven Evans

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: Trinity Schlottman

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Dan Winckler

Subscribed and sworn before me Graciela Ward (Notary)

This 24 day of October, 2012

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
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STATE OF NEVADA
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Certificate No: 02-76549-1

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Word Alive Church, Inc. (DbA: Casa de Luz)

Project Address (Location) 2412 Tam Drive, Las Vegas, NV 89102

Project Name Casa de Luz **Proposed Use** House of Worship

Assessor's Parcel #(s) 162-04-811-038 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-4 proposed C-1

Commercial Square Footage 4,800 **Floor Area Ratio**

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Word Alive Church, Inc. DbA: Casa de Luz **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** (702) 985-7117 **Fax:** 270-342-2872

City Las Vegas, NV 89102 **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

APPLICANT Casa de Luz **Contact** Dan Winkler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas, NV 89102 **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

REPRESENTATIVE Steven Evans **Contact** Steve Evans

Address 1705 Cochran **Phone:** 408-2978 **Fax:** NA

City Las Vegas **State** NV **Zip** 89102

E-mail Address wateringhole25@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* Dan Winckler

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

Print Name Dan Winckler, Secretary of The Word Alive Church, Inc DbA: Casa de Luz

Subscribed and sworn before me

This 24 day of October 20 12.

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

FOR DEPARTMENT USE ONLY

Case #	SUP-47311
Meeting Date:	12/11/2012
Total Fee:	1030.00
Date Received:*	10/25/2012
Received By:	M Rex

* 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.: **15.**

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

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

SUBJECT:
SDR-47310 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-47307, VAR-47309 AND SUP-47311 - PUBLIC HEARING - APPLICANT: CASA DE LUZ - OWNER: THE WORD ALIVE CHURCH, INC. - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF AN EXISTING 4,800 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL COMPLEX TO A HOUSE OF WORSHIP AND SOCIAL SERVICE PROVIDER WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 2412 Tam Drive (APN 162-04-811-038), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin).

C.C.: 01/09/2013

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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47310** APN: 162-04-811-038

Name of Property Owner: The Word Alive Church, Inc. (DBA: Casa de Luz)

Name of Applicant: Casa de Luz

Name of Representative: Steven Evans

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: Trinity Schlottman

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Dan Winckler

Subscribed and sworn before me Graciela Ward (Notary)

This 24 day of October, 2012

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

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Word Alive Church, Inc. (Dba: Casa de Luz)

Project Address (Location) 2412 Tam Drive

Project Name Casa de Luz **Proposed Use** House of Worship

Assessor's Parcel #(s) 162-04-811-038 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-2 proposed C-1

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

Gross Acres .17 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Word Alive Church, Inc **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-3422872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

APPLICANT Casa de Luz **Contact** Dan Winckler

Address 2412 Tam Drive **Phone:** 985-7117 **Fax:** 270-342-2872

City Las Vegas **State** NV **Zip** 89102

E-mail Address dwinckler@gmail.com

REPRESENTATIVE Steven Evans **Contact** Steve Evans

Address 1705 Cochran **Phone:** 408-2978 **Fax:** NA

City Las Vegas **State** NV **Zip** 89102

E-mail Address wateringhole25@cox.net

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Property Owner Signature* [signature]

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Print Name Dan Winckler

Subscribed and sworn before me Graciela Ward Notary

This 24 day of October, 20 12.

Graciela Ward

Notary Public in and for said County and State

GRACIELA WARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-3-14
Certificate No: 02-76549-1

FOR DEPARTMENT USE ONLY

Case #	SDR-47360
Meeting Date:	12/11/2012
Total Fee:	1030.00
Date Received:*	10/25/2012
Received By:	MROX

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

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

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

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

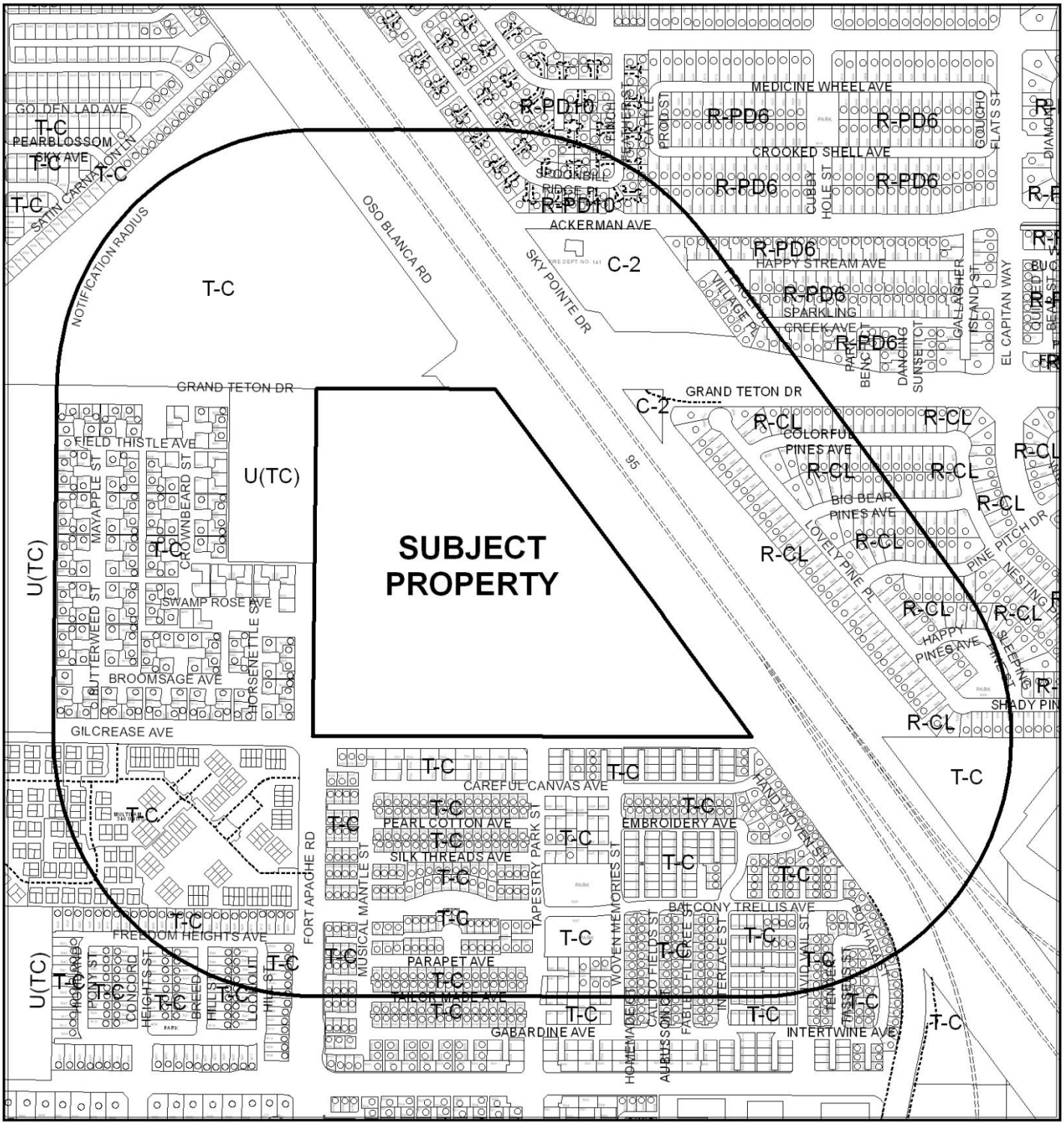
SUBJECT:
MOD-47016 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) 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). Staff recommends APPROVAL.

C.C.: 01/09/2013

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-47016, VAR-47196 and SDR-47017
2. Conditions and Staff Report - MOD-47016, VAR-47196 and SDR-47017
3. Supporting Documentation
4. Photos - MOD-47016, VAR-47196 and SDR-47017
5. Justification Letter - MOD-47016, VAR-47196 and SDR-47017



CASE: MOD-47016, VAR-47196 & SDR-47017

RADIUS: 1000 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

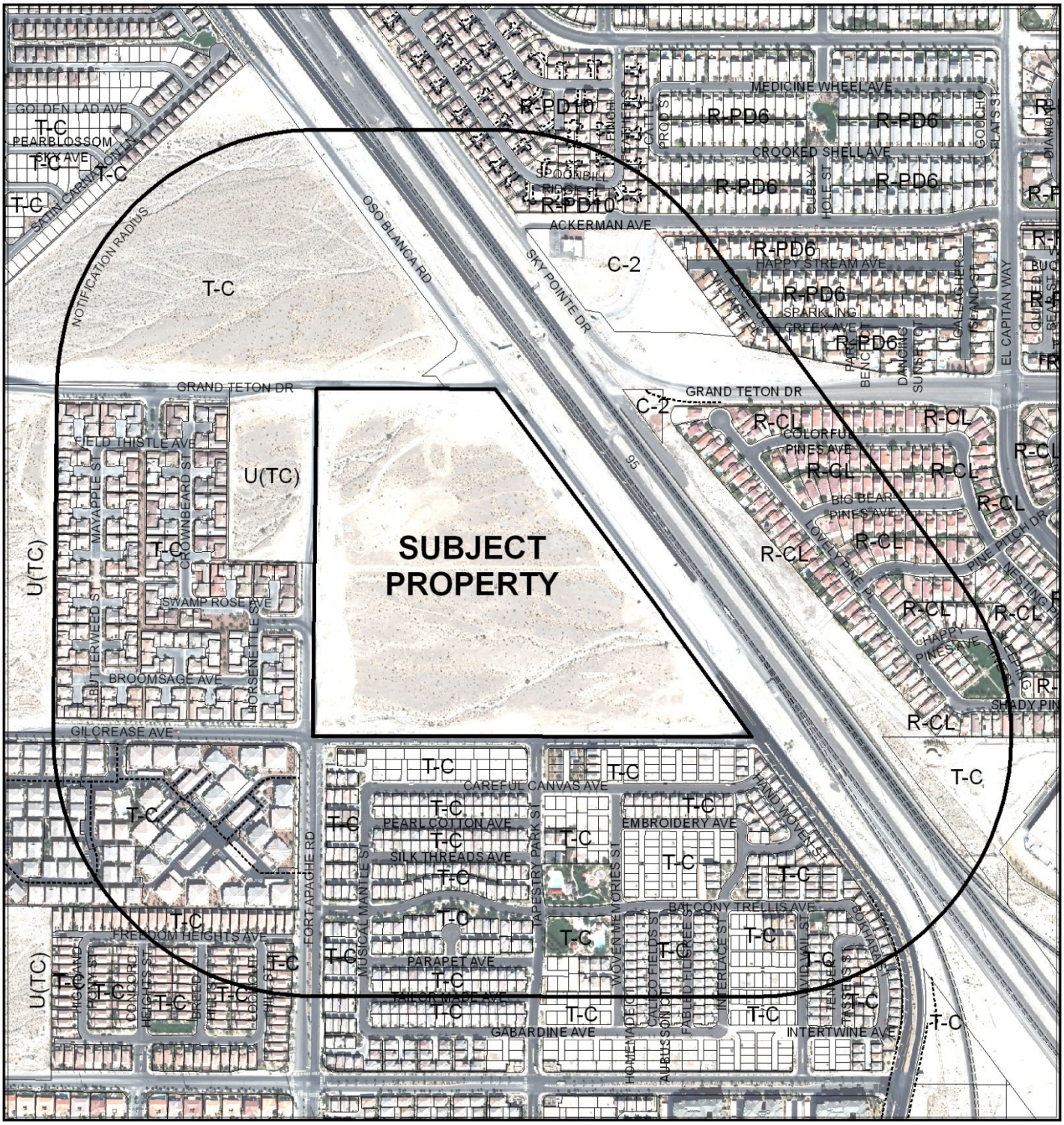
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [EC-TC (EMPLOYMENT CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)

N



CASE: **MOD-47016, VAR-47196 & SDR-47017**

RADIUS: 1000 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [EC-TC (EMPLOYMENT CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)

N

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

RECEIVED
OCT 22 2012

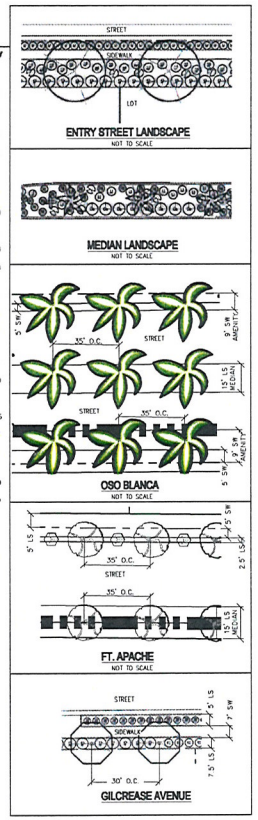
D·R·HORTON

LANDSCAPE 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.	3
Mediterranean Fan Palm		
Chitalpa tashkinensis	36" box	17
Chitalpa		
Fraxinus velutina 'Rio Grande'	36" box	19
Fan-Tex-Ash		
Robinia Amigos	36" box	18
Pyrus Fetex Locust		
Washingtonia robusta 'Hybrid'	25'	116
Mexican Fan Palm		
Extra Large Shrubs		
Tecoma stans 'Orange Jubilee'	5 gal.	8
Orange Jubilee		
Large Shrubs		
Caleia artemisioides 'Silver'	5 gal.	394
Silver Cassia		
Leucophyllum frutescens compacta	5 gal.	38
Compact Texas Ranger		
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	218
Rio Bravo Sage		
Ligustrum japonicum	5 gal.	134
Japanese Privet		
Small Shrubs/Accents		
Pycnanthemum incanum 'Hoal Ell'	5 gal.	17
Dwarf Pycnanthe		
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	60
Tuscan Blue Rosemary		
Salvia greggii	5 gal.	37
Red Salvia		
Groundcovers		
Acacia redolens	1 gal.	17
Prostrate Acacia		
Dalea capitata 'Sierra Gold'	1 gal.	249
Sierra Gold Dalea		
Juniperus horizontalis 'Bar Harbor'	1 gal.	65
Bar Harbor Juniper		
Lantana montevidensis	1 gal.	225
Red Trailing Lantana		
Rosmarinus officinalis 'Prostratus'	1 gal.	191
Trailing Rosemary		
Cacti/Accents		
Agave angustifolia 'Variegated'	5 gal.	7
Variegated Agave		
Hesperaloe parviflora	5 gal.	109
Red Hesperaloe		
Muhlenbergia capillaris 'Regal Mist'	5 gal.	52
Regal Mist Muhly		



PROJECT INFORMATION

ACREAGE (GROSS):	36.78
45x13 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
2720 N. JARVILLE STREET #216, LAS VEGAS, NV 89115
PHONE (702) 284-2000 FAX (702) 284-2099

NO.	DESCRIPTION	DATE	BY	APP

CITY OF LAS VEGAS, NV

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

S-19
R-60

DATE: 10/22/12
DRAFTER: BCC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
DRH1225-000

LS-1
SHEET 1 OF 1

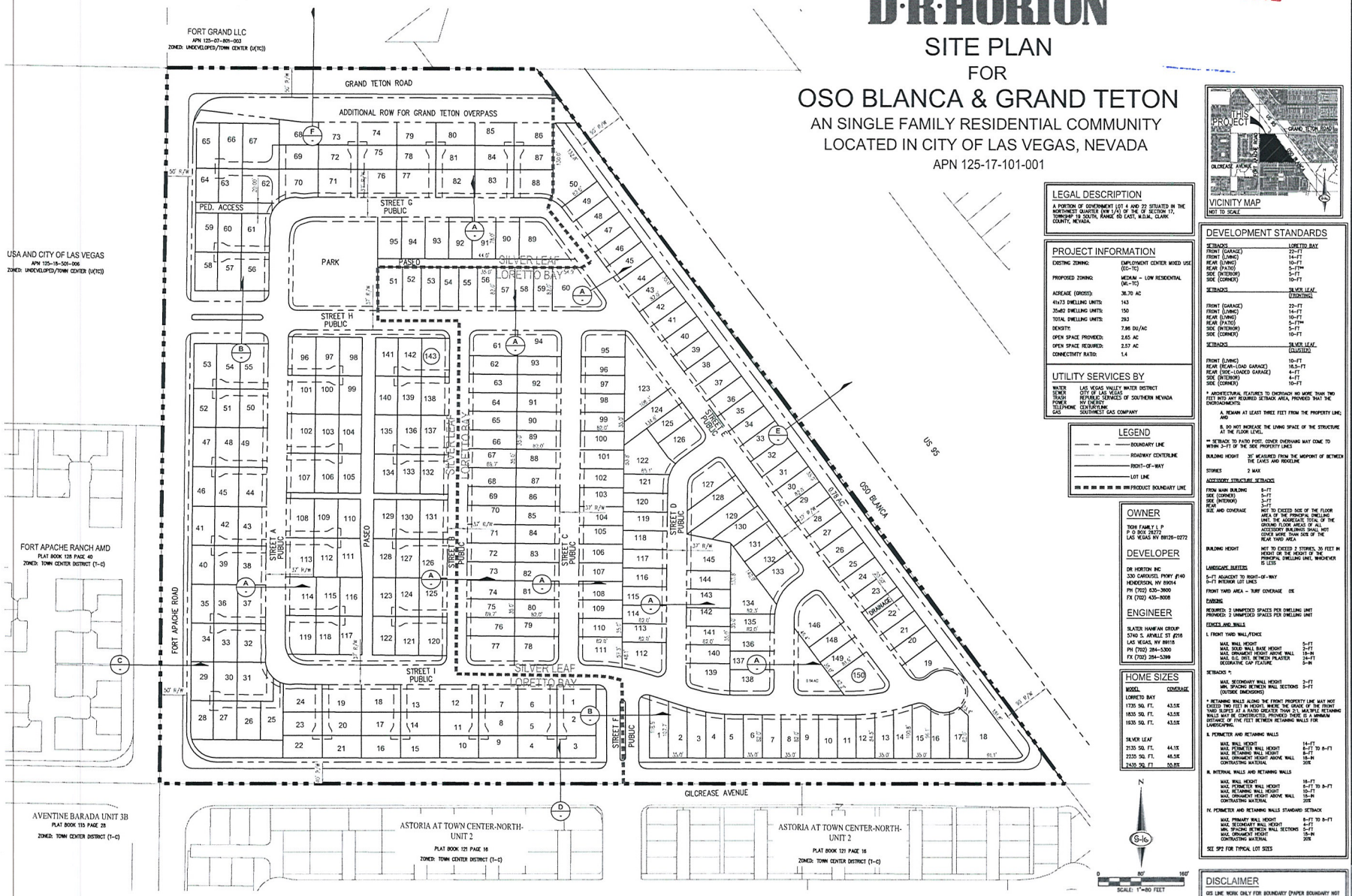
MOD-47016 VAR-47196
SDR-47017 REVISED

J:\dwn\1225 oso blanca grand teton\dwg\entitlements\dwn1225-000 standard-1x.dwg 10/22/2012 11:15 AM Kristina Cordesky

RECEIVED
OCT 22 2012

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-TC)
PROPOSED ZONING:	MEDIUM – LOW RESIDENTIAL (ML-TC)
ACREAGE (GROSS):	38.70 AC
41x73 DWELLING UNITS:	143
35x80 DWELLING UNITS:	150
TOTAL DWELLING UNITS:	293
DENSITY:	7.96 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
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

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

OWNER
TIGH 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) 630-3800
FX (702) 435-8008

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 294-5399

HOME SIZES

MODEL	COVERAGE
LORETO BAY	
1735 SQ. FT.	43.5%
1835 SQ. FT.	43.5%
1935 SQ. FT.	43.5%
SILVER LEAF	
2135 SQ. FT.	44.1%
2235 SQ. FT.	46.5%
2435 SQ. FT.	50.8%

DEVELOPMENT STANDARDS

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

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

SETBACKS	SILVER LEAF (CLUSTER)
FRONT (LIVING)	10-FT
REAR (REAR-LOAD GARAGE)	16.5-FT
REAR (SIDE-LOADED GARAGE)	4-FT
SIDE (INTERIOR)	4-FT
SIDE (CORNER)	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 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	8-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED SIZE 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
3-FT INTERIOR LOT LINES

FRONT YARD AREA – TURF COVERAGE .0X

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	3-FT
MIN. SPACING BETWEEN WALL SECTIONS (OUTSIDE DIMENSIONS)	5-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

MAX. WALL HEIGHT	14-FT
MAX. PERIMETER WALL HEIGHT	8-FT TO 8-FT
MAX. RETAINING WALL HEIGHT	8-FT
MAX. ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

III. INTERNAL WALLS AND RETAINING WALLS

MAX. WALL HEIGHT	18-FT
MAX. PERIMETER WALL HEIGHT	8-FT TO 8-FT
MAX. RETAINING WALL HEIGHT	10-FT
MAX. ORNAMENT HEIGHT ABOVE WALL	18-IN
CONTRASTING MATERIAL	20%

IV. PERIMETER AND RETAINING WALLS STANDARD SETBACK

MAX. PRIMARY WALL HEIGHT	8-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
GIS LINE WORK ONLY FOR BOUNDARY (PAPER BOUNDARY NOT AVAILABLE)

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.

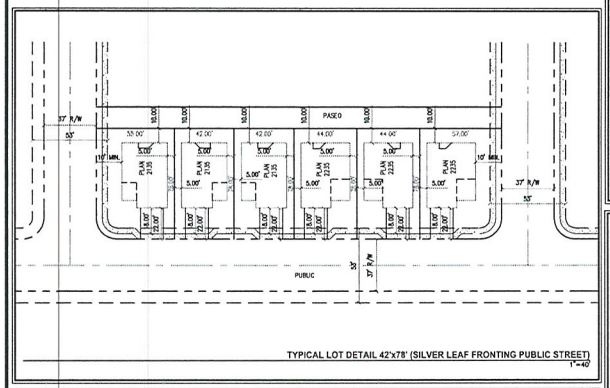
CITY OF LAS VEGAS, NV
D·R·HORTON
OSO BLANCA & GRAND TETON
SITE PLAN

DATE: 10/22/12
DRAFTER: BCC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. DRH1225-000

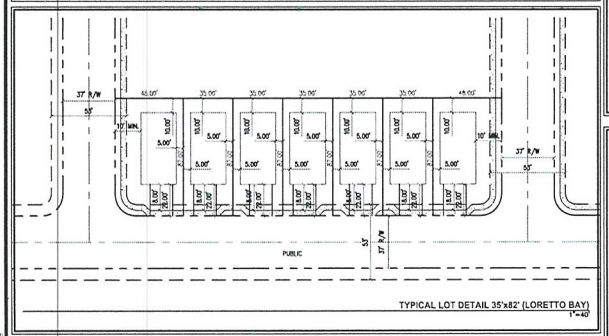
SP-1
SHEET 1 OF 2

MOD-47016 VAR-47196
SDR-47017 REVISED

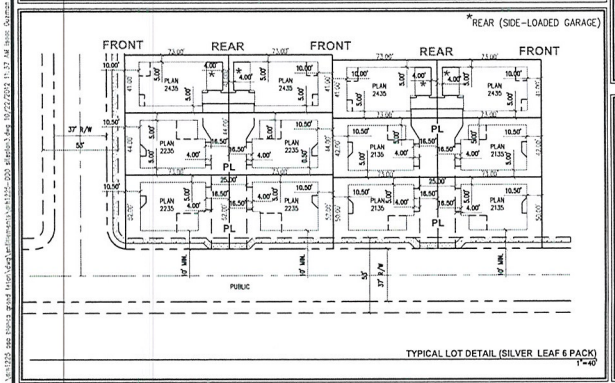
RECEIVED
OCT 22 2012



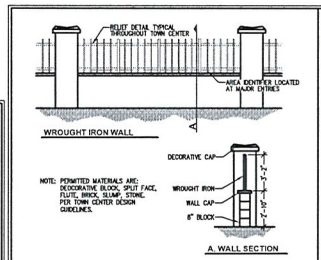
TYPICAL LOT DETAIL 42'x78' (SILVER LEAF FRONTING PUBLIC STREET)
1"=40'



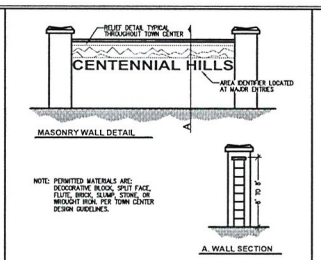
TYPICAL LOT DETAIL 35'x82' (LORETTO BAY)
1"=40'



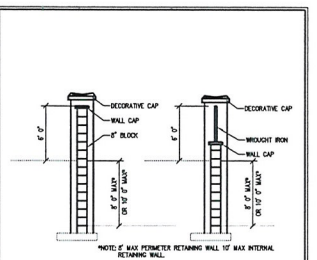
TYPICAL LOT DETAIL (SILVER LEAF 6 PACK)
1"=40'



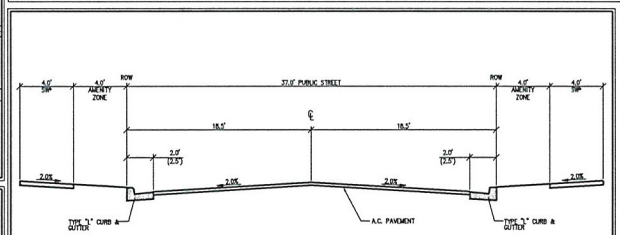
RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



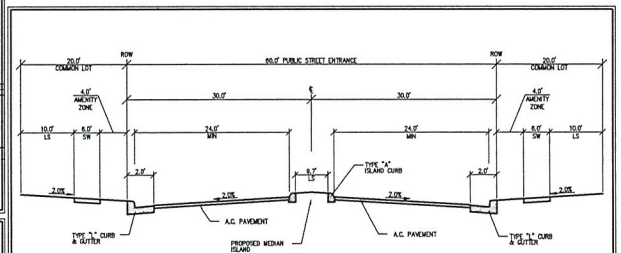
RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE



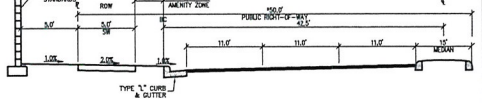
RESIDENTIAL AREA MASONRY WALLS W/ RETAINING
NOT TO SCALE



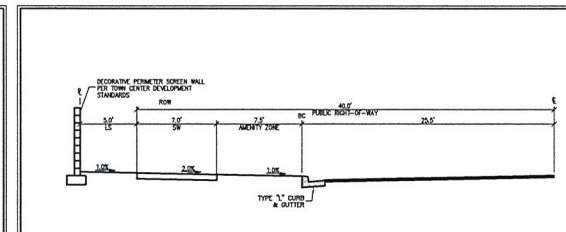
A. 37' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



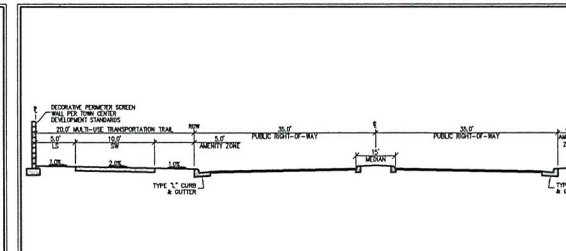
B. 100' PUBLIC ENTRY STREET SECTION
NOT TO SCALE
INTERIOR STREET
PER TOWN CENTER SUBDIVISION ENTRY



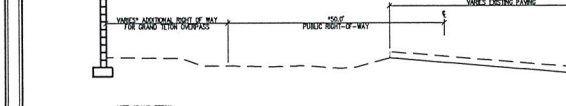
C. 100' PUBLIC STREET SECTION
NOT TO SCALE
FT. APACHE
PER TOWN CENTER PRIMARY ARTERIAL



D. 80' PUBLIC STREET SECTION
NOT TO SCALE
GILCREASE
PER TOWN CENTER RESIDENTIAL COLLECTOR



E. 90' PUBLIC STREET SECTION
NOT TO SCALE
OSO BLANCA RD
FRONTAGE ROAD



F. EXISTING 100' PUBLIC STREET SECTION
NOT TO SCALE
GRAND TETON ROAD

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

D·R·HORTON

OSO BLANCA & GRAND TETON

SITE PLAN

S17 T20 R60

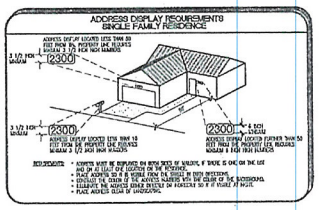
DATE: 10/22/12
DRAFTER: BCC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO.
DRH1225-000

SP-2
SHEET 2 OF 2

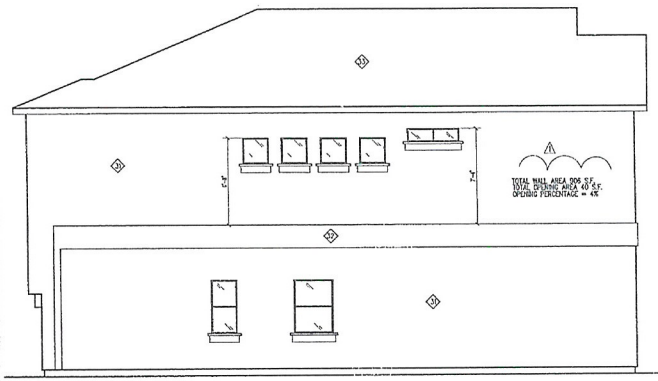
MOD-47016 VAR-47196
SDR-47017 REVISED

NOTES:

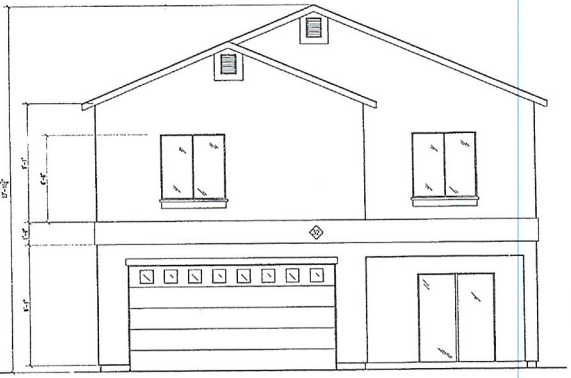
* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT AT OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
* POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION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



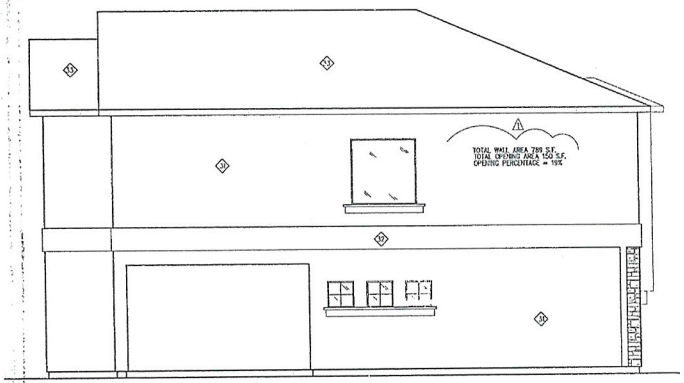
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION '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/A0004 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM W/DRYDOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" MISC FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/MANS AT PUBLIC WAY.
5. PRE-HUNG SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SPECS.

NOTES:

1. PROVIDE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE PER BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2004 RDR. 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 SHOW 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 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
REGISTERED INDUSTRIAL DESIGNER
STATE OF NEVADA
PH (702)896-6355

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

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER
PH (702)896-6355
OFFICE (702)897-2697

2270 E CAMERO AVE LAS VEGAS, NV 89123

ELEVATION

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

A043

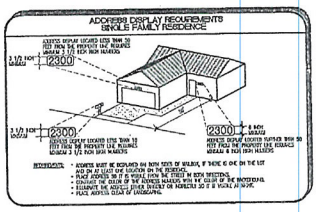
SCANNED

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:

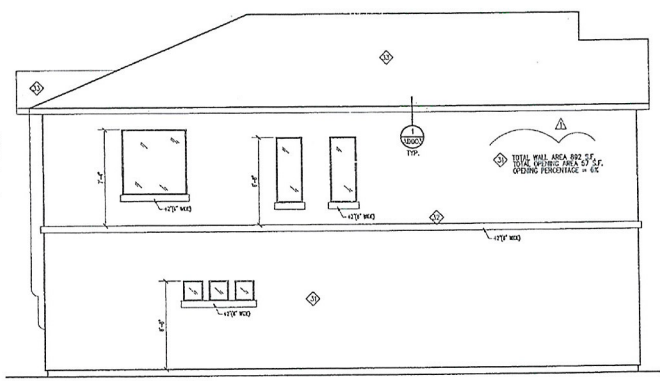
1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM @ FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MIN. FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR.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

NOTES:

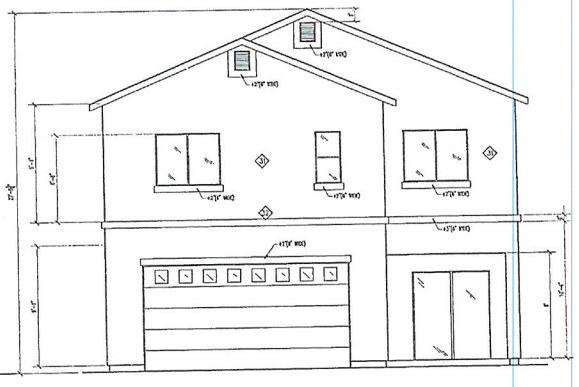
1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, 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:

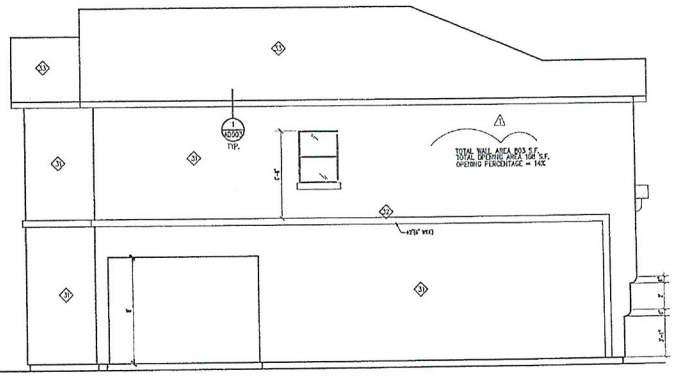
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING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



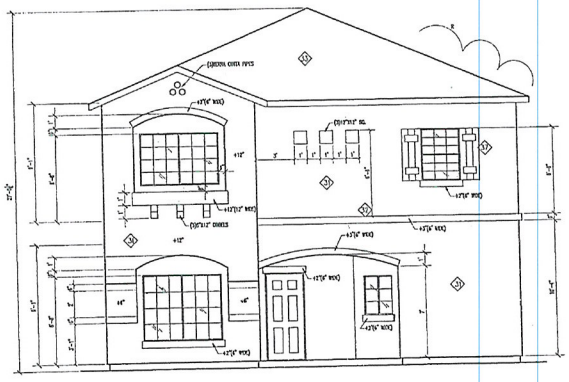
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(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: TRUFIRA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUFIRA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUFIRA 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): 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: .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: .57
SOLAR HEAT GAIN COEFFICIENT (SHGC) .47
WINDOW AREA (INCLUDING FRAMES): 0
PATIO DOOR:
MANUFACTURE: FLEETWOOD 1012
U-FACTOR: .32 SOLAR INDUSTRIES
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 43 S.F.

Reviewed for Code Compliance
Clark County Building Department

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA @ 1994
No. 33
LARRY TINDALL
RESIDENTIAL DESIGNER
@ ALLEGRO HOMES - 10 YEARS
OFFICE (702) 597-2597
FAX (702) 896-6552

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
@ ALLEGRO HOMES - 10 YEARS

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

2270 E CAMERO AVE
LAS VEGAS, NEVADA 89120

ELEVATIONS

JOB NO.: 1128
FILE NAME: 2135A0
DATE: 1-20-12
UPDATE:

A040

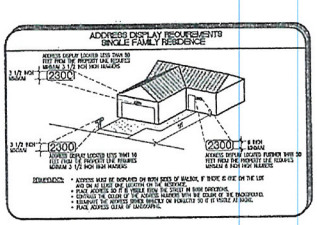
SCANNED

RECEIVED
SEP 2 7 2012

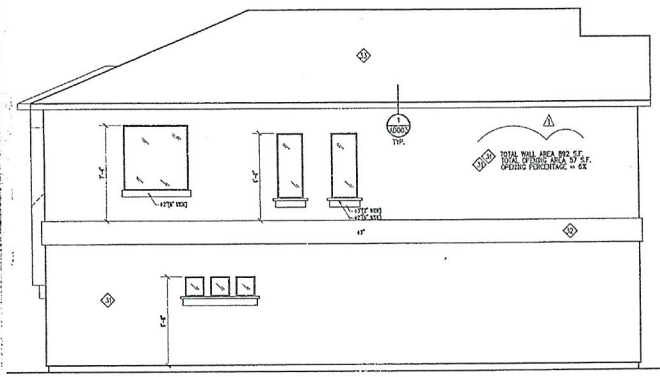
MOD-47016
SDR-47017

NOTES:

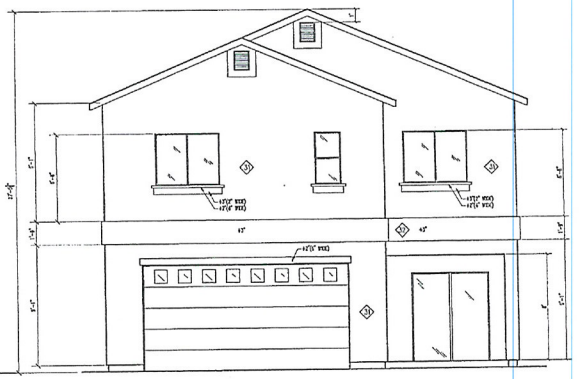
- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 10 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



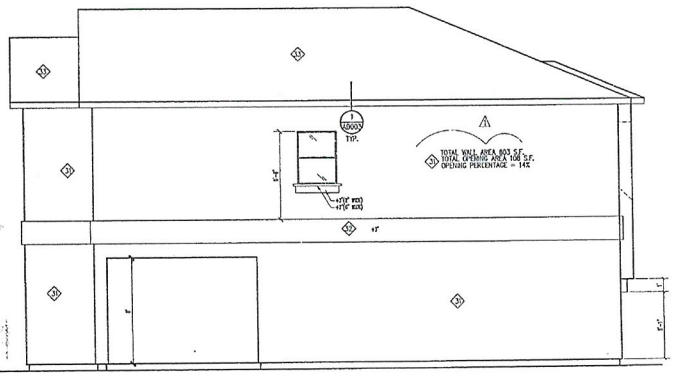
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



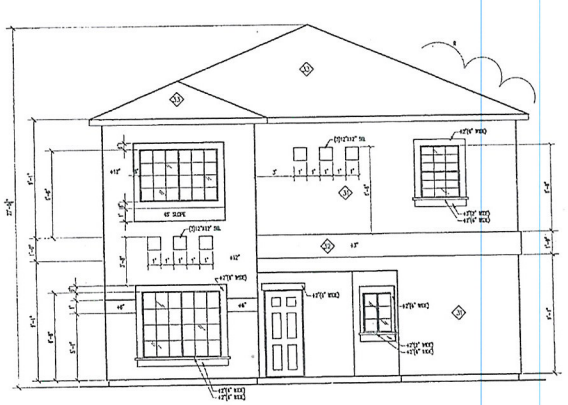
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(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:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0004 & 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. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE ON BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 10 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: .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) .23
WINDOW AREA (INCLUDING FRAMES): 101 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.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .65
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): 16 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
REGISTERED
RESIDENTIAL DESIGNER
No. D
STATE OF NEVADA
FAX (702) 896.6582

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

OFFICE (702) 897-1597

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

2270 E CAMERO AVE LAS VEGAS, NEVADA 89123
ELEVATION

JOB NO.: 1128
FILE NAME: 2135A041
DATE: 1-20-12
UPDATE:

A041

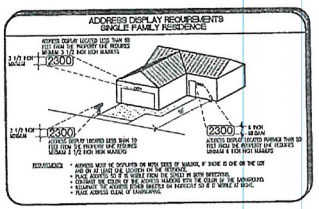
SCANNED

MOD-47016
SDR-47017

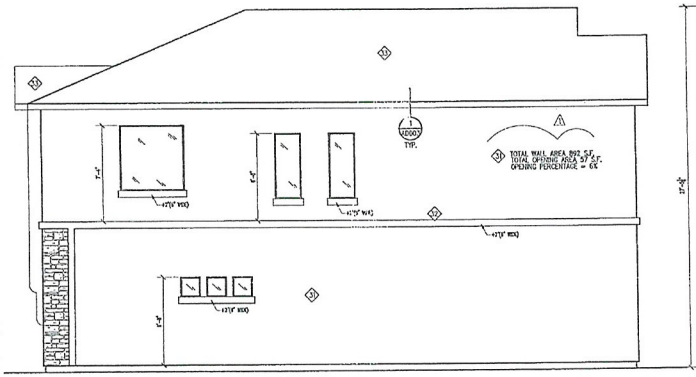
RECEIVED
SEP 27 2012

NOTES:

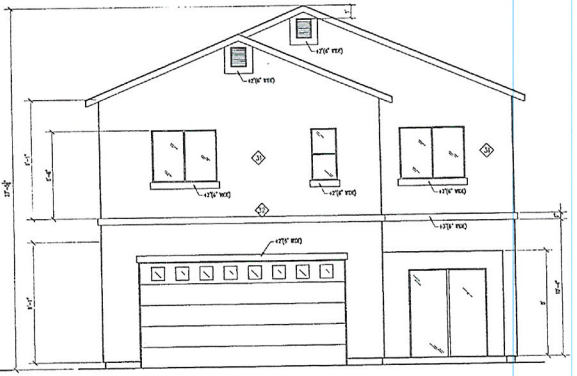
- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002.
- POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS RE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION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



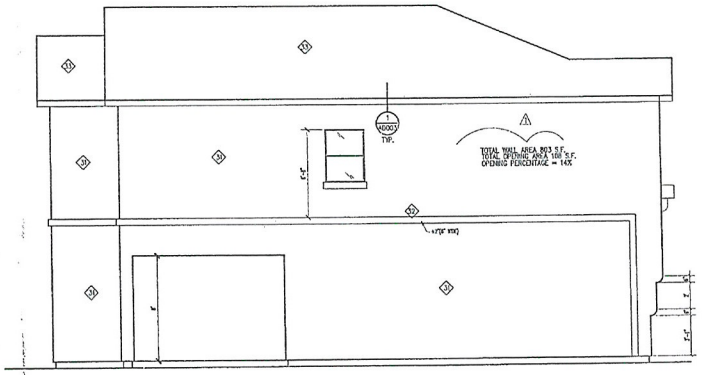
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



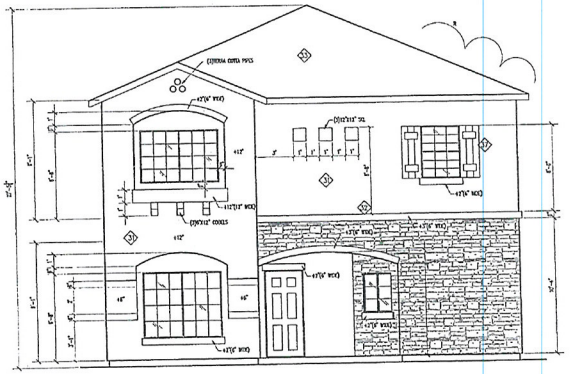
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(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:

(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 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.
(18) CEILING LINT.
(19) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBERS SPECS.

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 2000 ECC ANALYSES 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 INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE 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 TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
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) .33
WINDOW AREA (INCLUDING FRAMES): 8 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .43
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: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .43
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .52
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

42-1407

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 007
EXP. 6/30/13

LARRY TINDALL
RESIDENTIAL DESIGNER
(DO NOT SCALE DRAWINGS)
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OFFICE (702) 597-2597
FAX (702) 896-8352

D.R. HORTON HOMES
2135 PLAN

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

ELEVATIONS

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

A042

2270 SE CAMERO AVE LAS VEGAS, NEVADA 89123

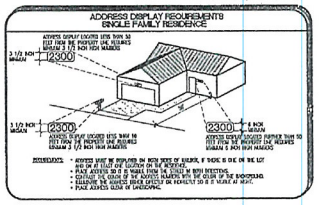
SCANNED

MOD-47016
SDR-47017

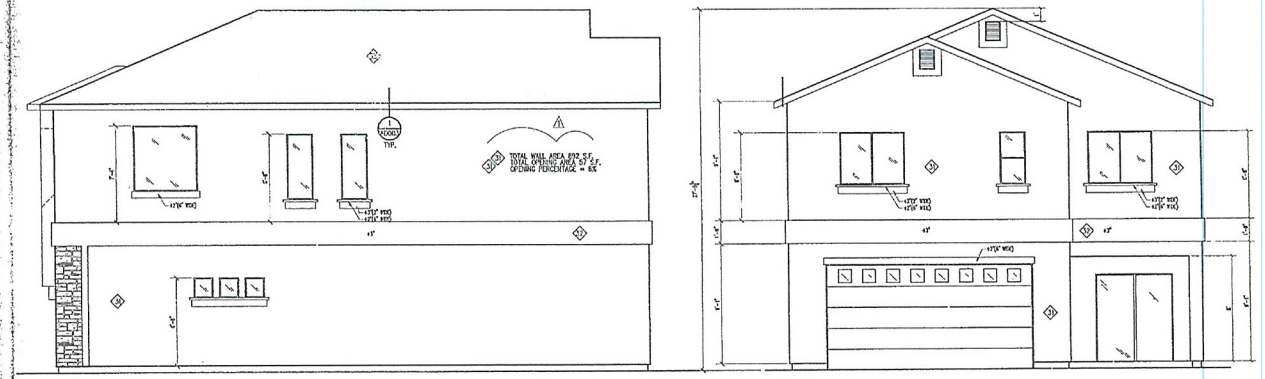
RECEIVED
SEP 2 7 2012

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.
- 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.

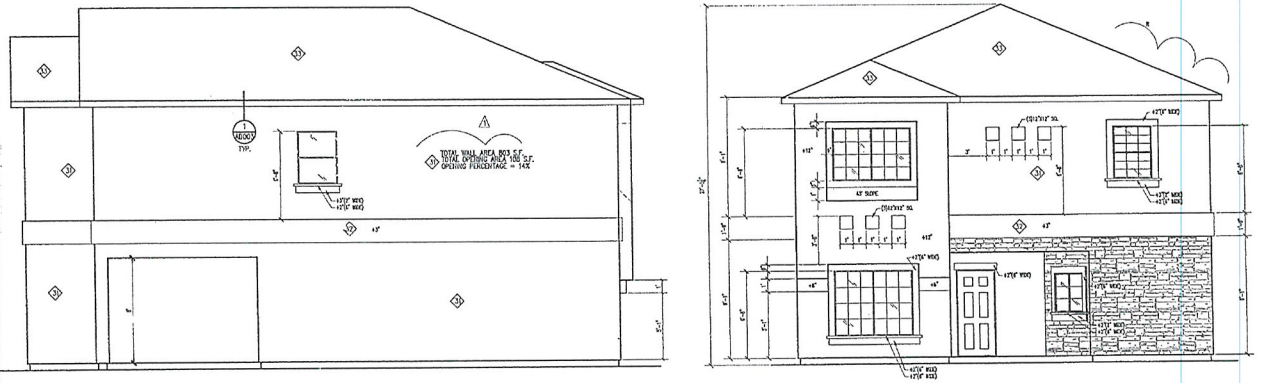


GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION '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:

3. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A2001 & 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.
17. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
20. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. FRAME CRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE BY BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS 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 FOR 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 TAXMITTANCE 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 TAXMITTANCE RATE: .48
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 TAXMITTANCE 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 TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 4 S.F.
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): Glass Block 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR 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 Approved

Date: SEP 20 2012

Conditions and Accepted

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 1128
FAX (702) 896-6852

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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DO NOT SCALE DRAWING
OFFICE (702) 897-2597
LAS VEGAS, NEVADA 89129

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

2270 E CAMERO AVE
ELEVATION

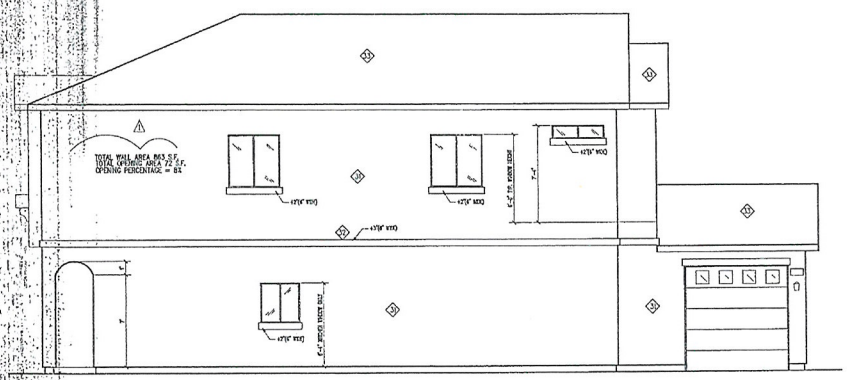
JOB NO: 1128
FILE NAME: 2135D043
DATE: 1-20-12
UPDATE:

A043

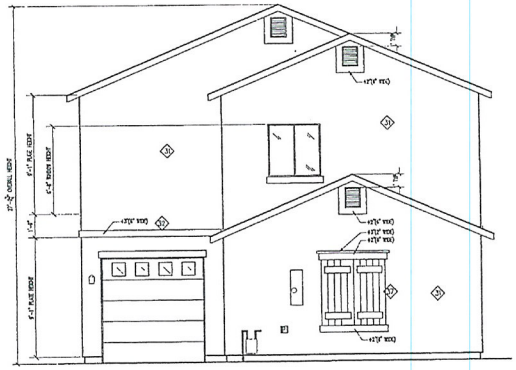
SCANNED

RECEIVED
SEP 27 2012

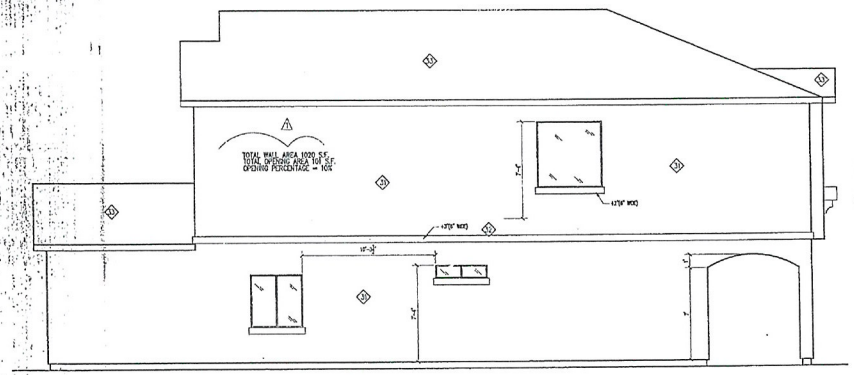
MOD-47016
SDR-47017



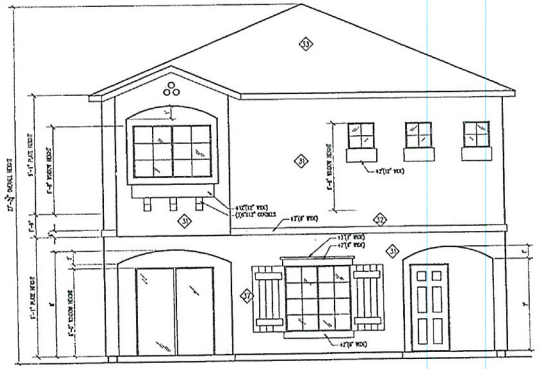
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



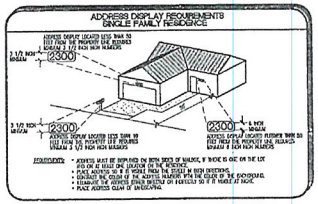
(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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

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 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. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB LOCATION, 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 ECC ANALYSIS REPORT.
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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): 185 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
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: 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: .43 - 1.44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 15 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: 1.44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 71 S.F.

Code Compliance Section
Building Dept.
City of Las Vegas
Reviewed and Accepted
Effective Date

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 53-P
EXPIRATION DATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-5997 FAX (702)898-9953

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

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A040
DATE: 1-20-12
UPDATE:

A040

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.
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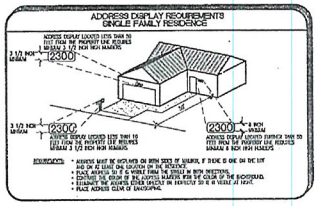

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

(30) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(31) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FINISHED BAND, WINDOW OR DOOR TRIM 4" MIN. FROM TYP. U.N.O.
(32) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(33) 12" O/HANG AT PUBLIC WAY.
(34) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(35) CEILING LINE.
(36) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBERS ENGS.

NOTES:

1. PRIVACY GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE BY BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
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SYMBOLS:

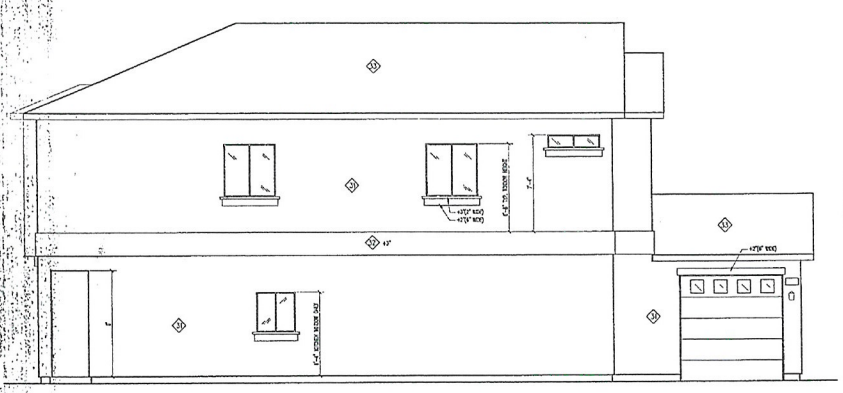
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING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

DOOR U VALUES:

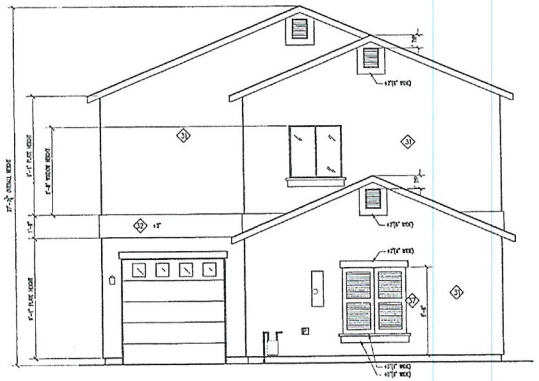
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

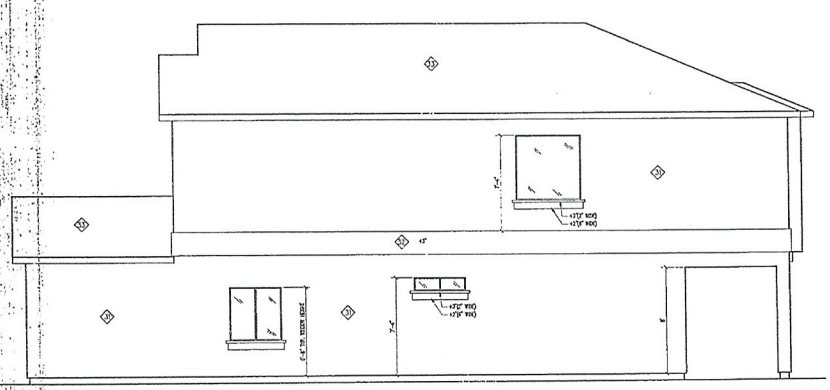
TYPE:
SLIDER:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 155 S.F.
FIXED:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLOR 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:
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: .52
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:
MANUFACTURER: 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): 42 S.F.



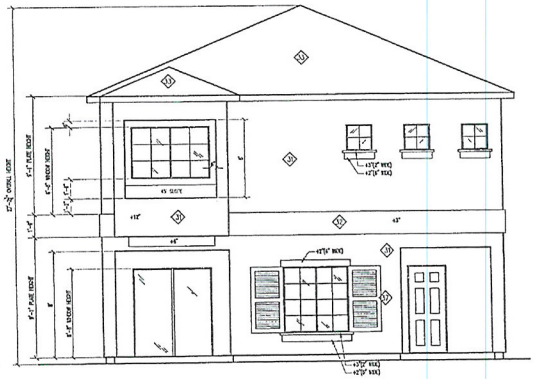
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(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
No. 2578 STATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-8594 FAX (702)990-6952

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

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

A041

2370 E CAMERO AVE LAS VEGAS, NV 89120

ELEVATION

A3-1 of 7

Clark County Building Department
Electronically Accepted Plans

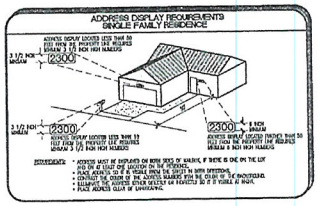
SCANNED

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.



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 MOULDING 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 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:

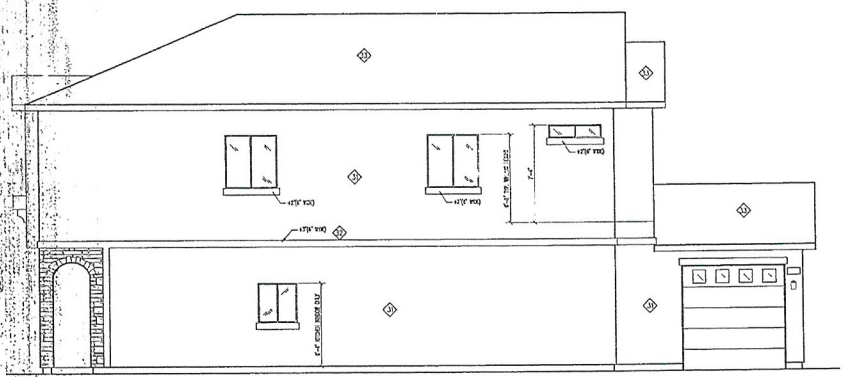
LOCATION:

FRONT ENTRY DOOR:	
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

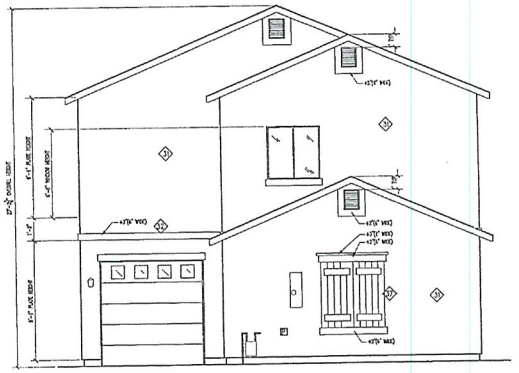
WINDOW U VALUES:

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:	.49
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)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.

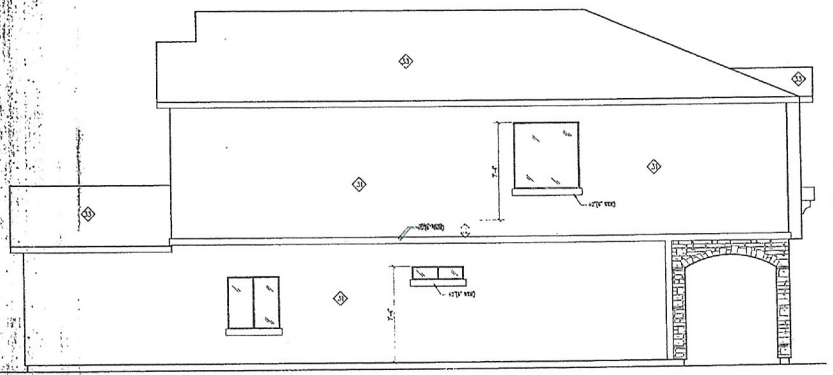
43-1487



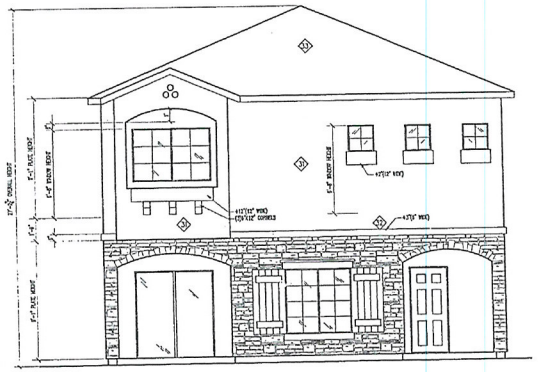
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(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"

LARRY TINDALL
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REGISTERED RESIDENTIAL DESIGNER
No. 2... STATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
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

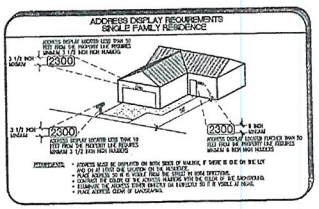
RECEIVED
SEP 2 7 2012

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.

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 WINDSOIT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM & WOOD 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.
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SYMBOLS:

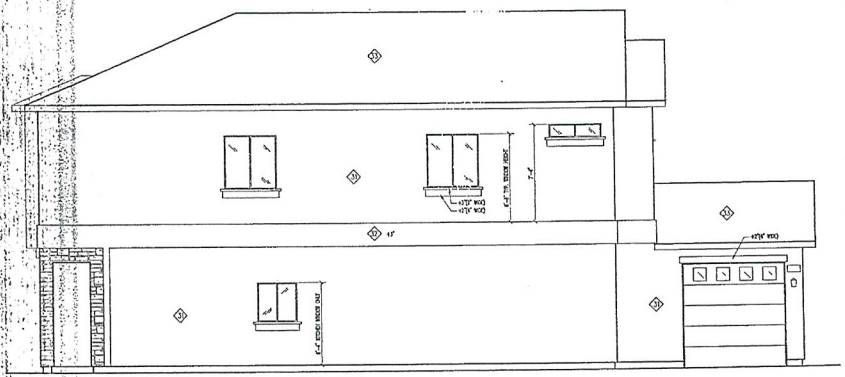
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY LEGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION
- GAS METER, SEE PLUMBING &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

DOOR U VALUES:

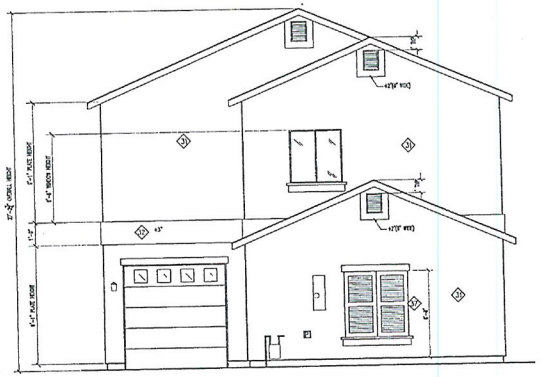
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

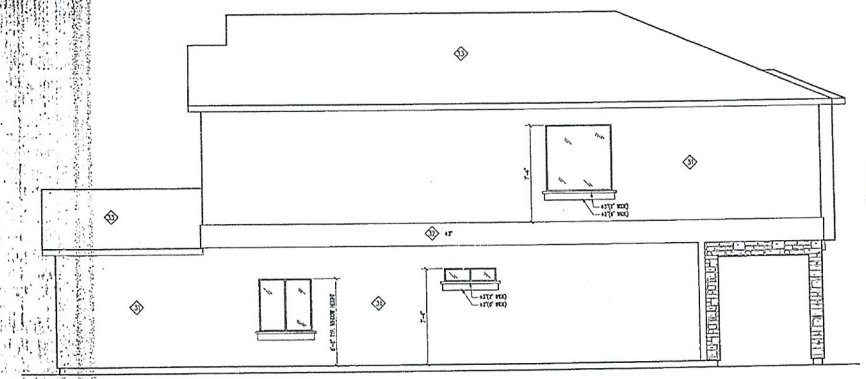
TYP1:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
TYP2:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE 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) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
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 'D'
SCALE: 1/4" = 1'-0"



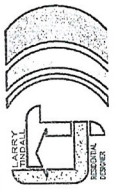
(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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



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





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2435 PLAN
D.R. HORTON HOMES

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

2370 E CAMERO AVE LAS VEGAS, NV 89123

ELEVATION

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

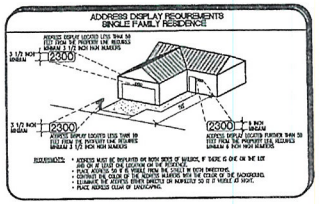
A043

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" NOSE 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 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:

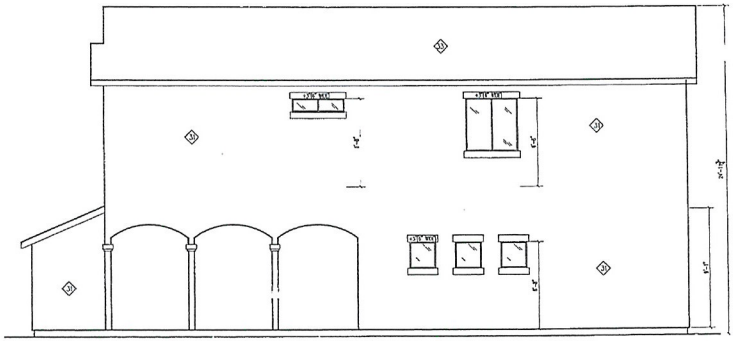
- OPTIONAL COACH LIGHT(S), SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING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

DOOR U VALUES:

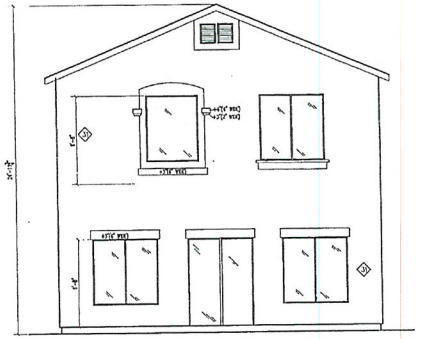
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

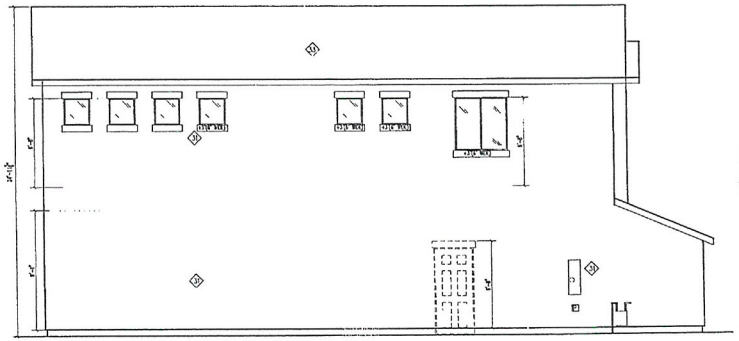
TYPE:
SLIDER:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: 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:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .55
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .50
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: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



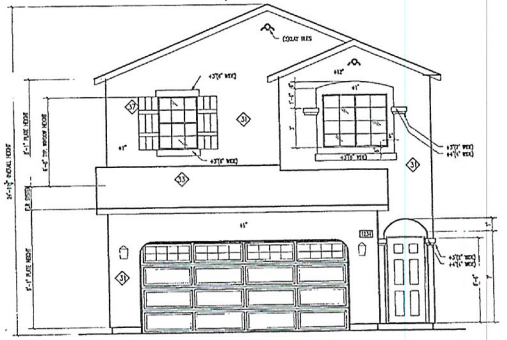
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(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"

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RESIDENTIAL DESIGNER
STATE OF NEVADA
FAX (702) 896.8552

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897.2597

REVISION	DATE	NOTES

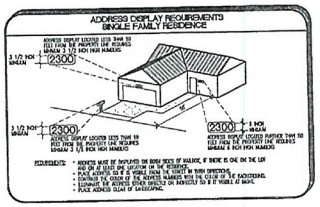
ELEVATIONS
2270 E CAMERO AVE
LAS VEGAS, NEVADA 89123

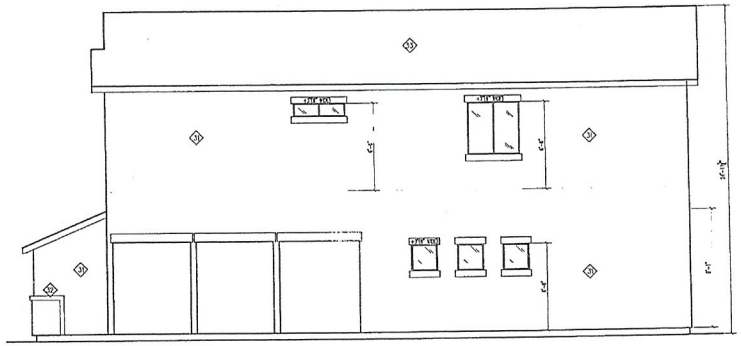
JOB NO.: 1135
FILE NAME: 1735A040
DATE: 2-1-12
UPDATE:

A040

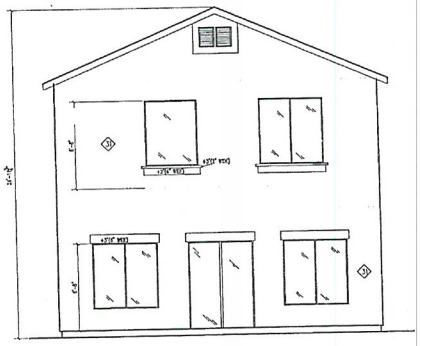
MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

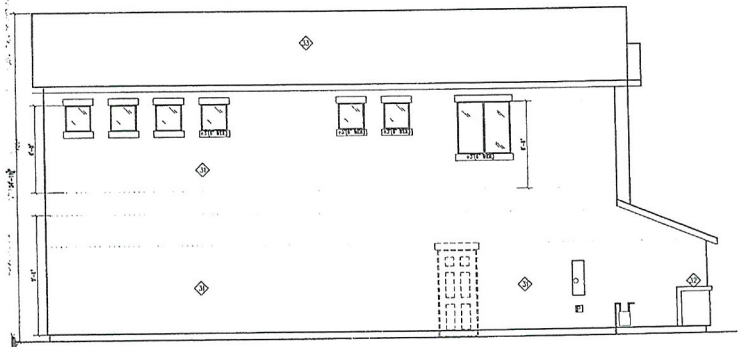




(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(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"

KEYNOTES:

- (1) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0011 & D.R. HORTON FOR FINISH AND COLOR.
- (2) 1 COAT STUCCO SYSTEM O/FOAM RAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 4" WIDE FINISH TYP. U.N.O.
- (3) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
- (4) 12" O/HANG AT PERIOD WAY.
- (5) PRE-FIN. GUTTERS, SEE D.R. HORTON SPECS.
- (6) CEILING LINE.
- (10) ACCESS PANEL FOR OPTIONAL TUB ESCUTCHEON, VERIFY LOCATION W/ PLUMBING SPECS.

NOTES:

1. FRAME 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 FLOORING AROUND OPENINGS. DETAILS WHICH SHEAR WALL MUST ARE NOT REFERENCED, 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 WIDTH 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 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: .56
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
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1735 PLAN
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LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

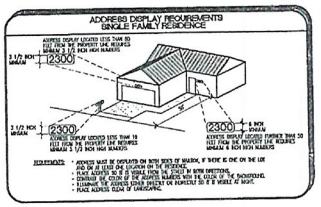
JOB NO.: 1135
FILE NAME: 1735A041
DATE: 2-1-12
UPDATE:

ELEVATION

A041

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD101 & 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 4" 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. PHANTOM 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 FLASHING AROUND OPENINGS. DETAILS WITH SHEAR WALL HEAT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE AD#0 FOR NOTES AND DETAILS NOT SHOWN

SYMBOLS:

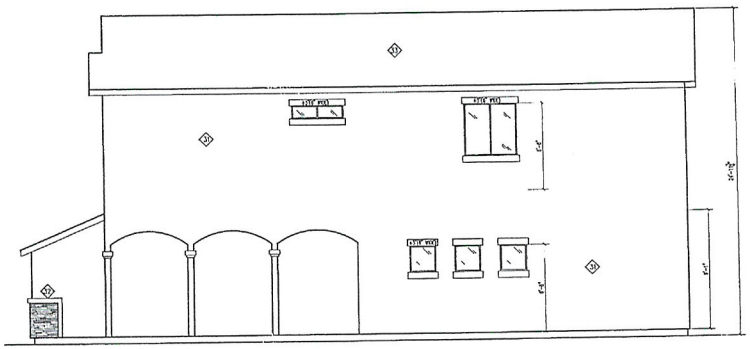
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING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

DOOR U VALUES:

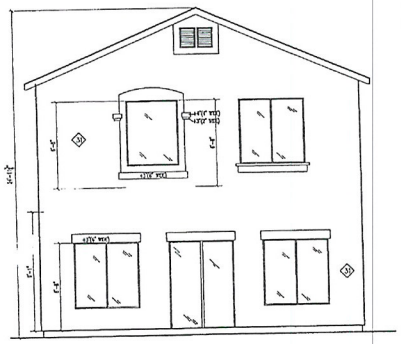
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

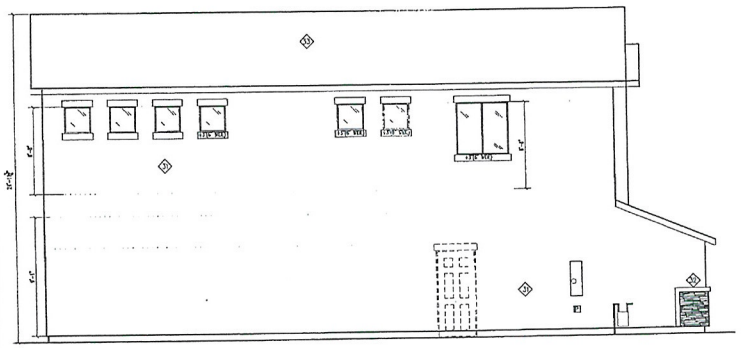
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE 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.



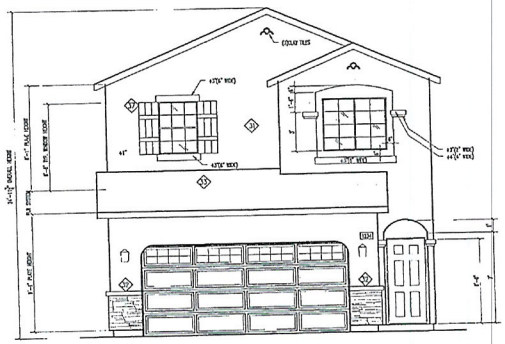
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(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"

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REVISION	DATE	NOTES

ELEVATIONS

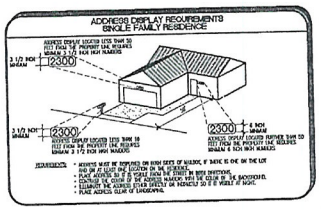
JOB NO.: 1135
FILE NAME: 1735A042
DATE: 2-1-12
UPDATE:

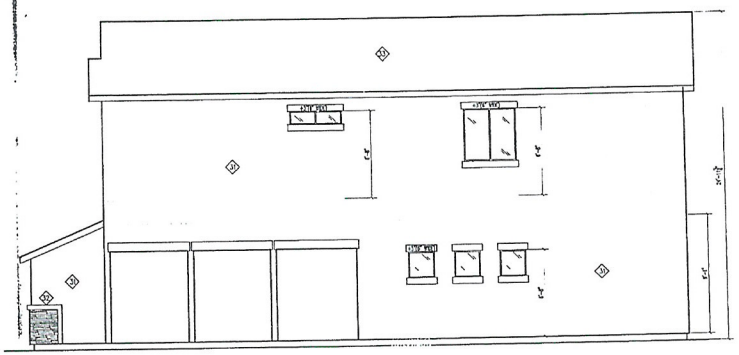
A042

LARRY TINDALL
RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 52-9

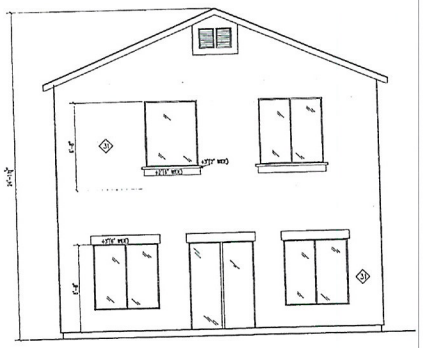
MOD-47016
SDR-47017

RECEIVED
SEP 2 7 2012

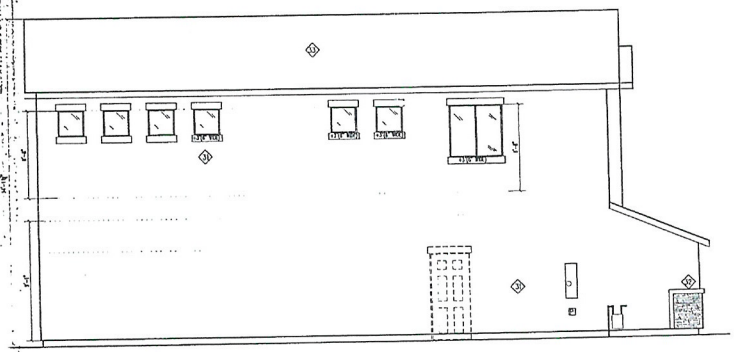




(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(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/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. FRAME 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 9 TO 15, 17, & 19 ON SHEET A0602
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:	
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):	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:	.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)	.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.

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STATE OF NEVADA
No. 552

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LARRY TINDALL
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REVISION	DATE	NOTES

ELEVATION
2270 E CAMERON AVE
LAS VEGAS, NEVADA 89123

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

A043

MOD-47016
SDR-47017

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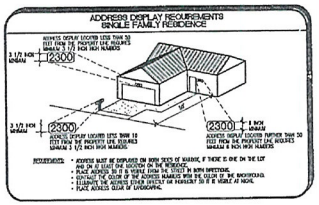
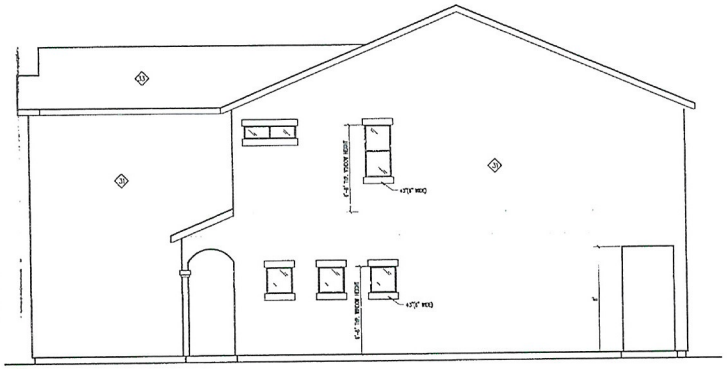
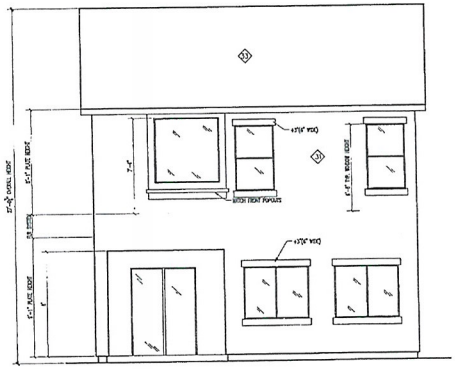
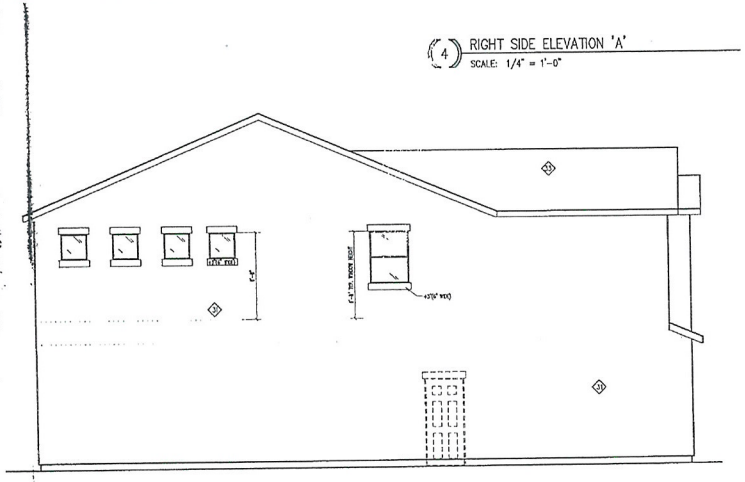




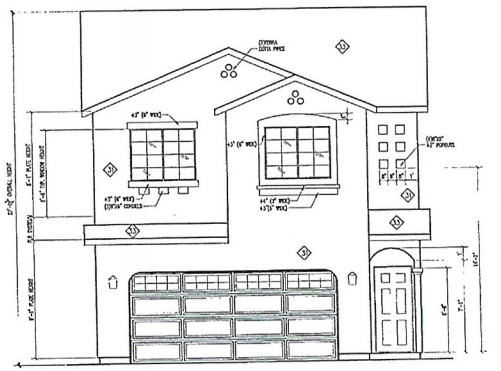
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(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"

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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0.01 & 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" 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 HEIGHT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0.02
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.
- P — 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 TRANSMITTANCE 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 TRANSMITTANCE RATE: .40
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 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) .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 TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 52.9
STATE OF NEVADA
LARRY TINDALL
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1835 PLAN
D.R. HORTON HOMES
LARRY TINDALL
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LAS VEGAS, NEVADA 89123
2270 E CAMERO AVE

REVISION	DATE	NOTES

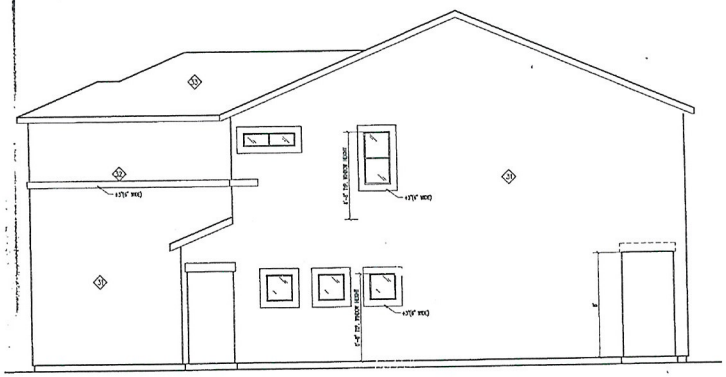
ELEVATIONS

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

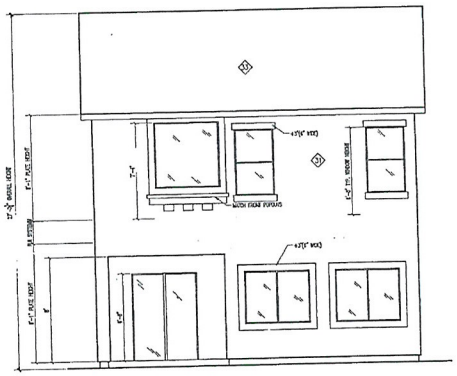
A040

RECEIVED
SEP 2 7 2012

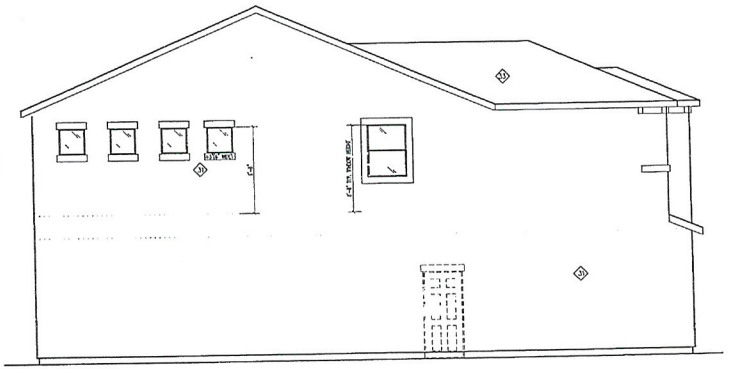
MOD-47016
SDR-47017



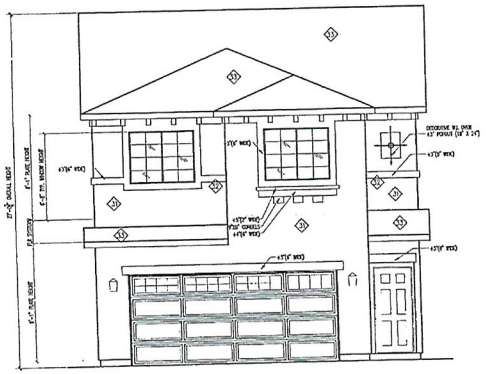
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



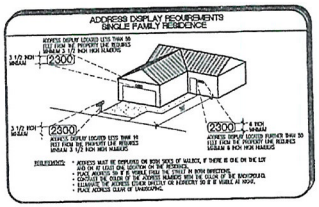
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(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 AWARD OPENINGS. DETAILS WHEN SHEAR WALL HOST ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0042
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: SOLAR INDUSTRIES
MANUFACTURE: .34
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 102 S.F.
WINDOW AREA (INCLUDING FRAMES):
FIXED: SOLAR INDUSTRIES
MANUFACTURE: .32
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .45
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 102 S.F.
WINDOW AREA (INCLUDING FRAMES):
SINGLE HUNG: SOLAR INDUSTRIES
MANUFACTURE: .34
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 8 S.F.
WINDOW AREA (INCLUDING FRAMES):
SKYLIGHT: SOLAR INDUSTRIES
MANUFACTURE: .48
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 BLOCK: SOLAR INDUSTRIES
MANUFACTURE: .58
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: SOLAR INDUSTRIES
MANUFACTURE: .33
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 40 S.F.
WINDOW AREA (INCLUDING FRAMES):

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REVISION	DATE	NOTES

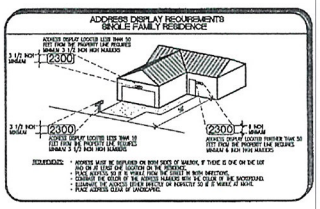
JOB NO.: 1135
FILE NAME: 1835A041
DATE: 2-1-12
UPDATE:

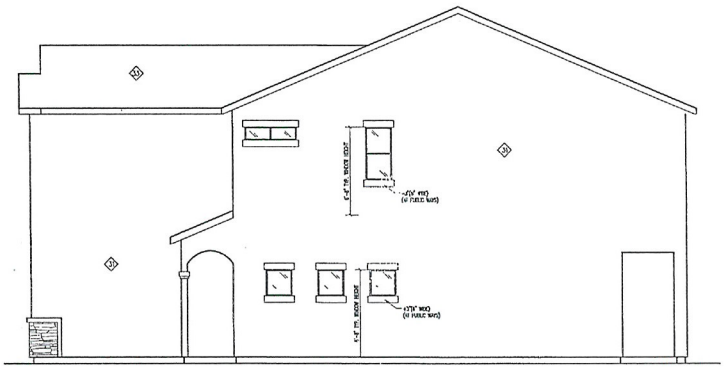
A041

ELEVATION
2270 E CAMERO AVE
LAS VEGAS, NEVADA 89123

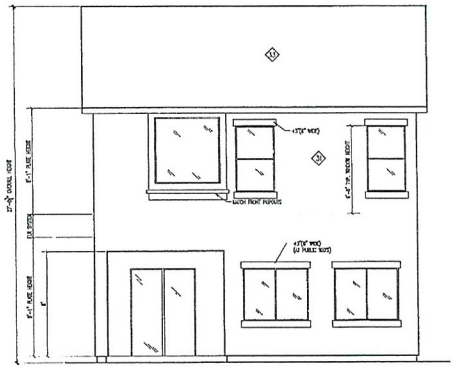
RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

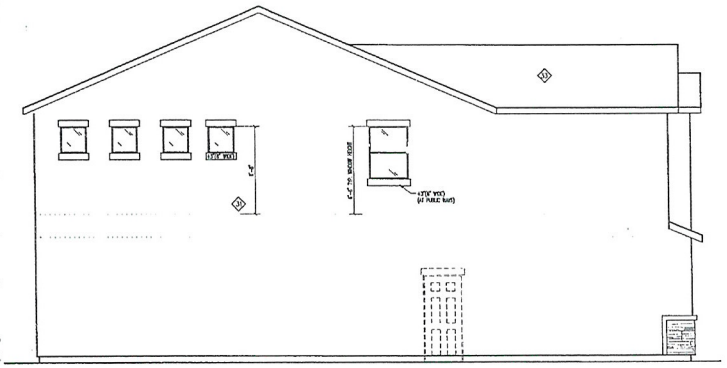




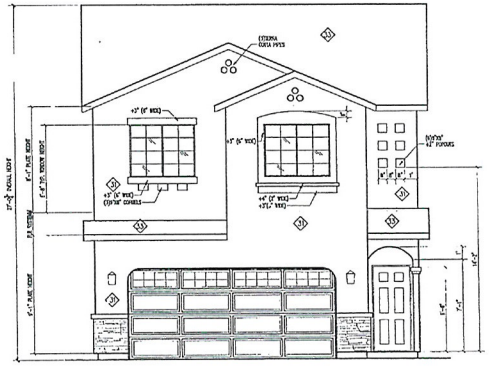
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(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/A000 & 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 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 CC&R REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS MASS SHEAR WALL HOLE 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 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): 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): 9 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: .56
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.

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1835 PLAN
D.R. HORTON HOMES

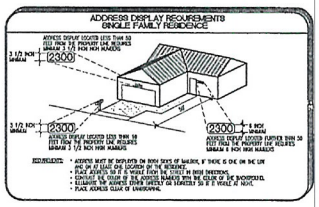
REVISION	DATE	NOTES

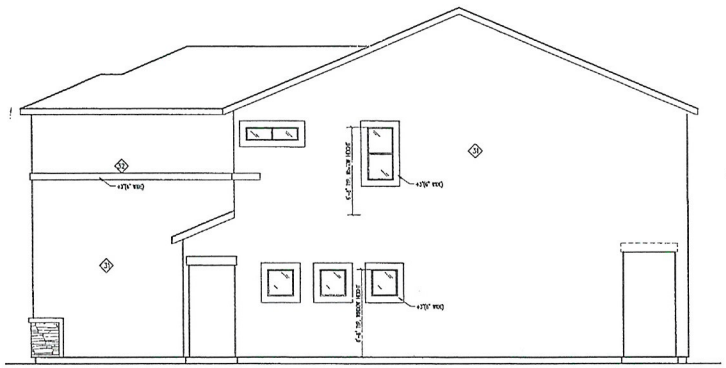
JOB NO.: 1135
FILE NAME: 1835A042
DATE: 2-1-12
UPDATE:

ELEVATIONS
3270 E CAMERO AVE LAS VEGAS, NEVADA 89120

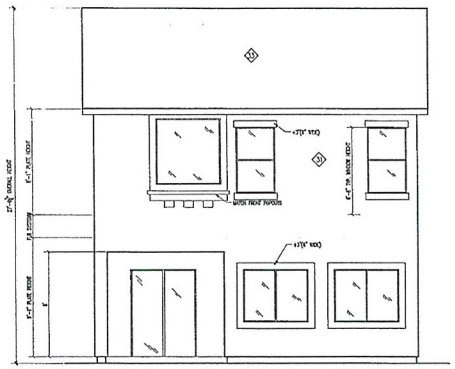
A042

RECEIVED
SEP 27 2012
MOD-47016
SDR-47017

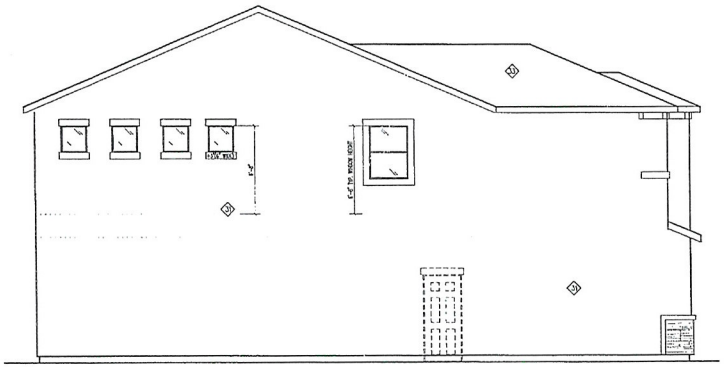




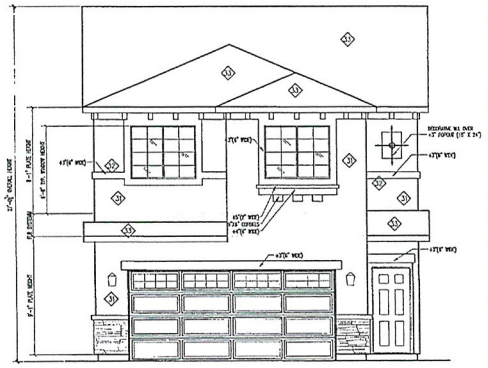
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(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 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 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-2 AROUND OPENINGS. DETAILS WHERE SHEAR WALL HEAT ARE NOT REFERENCE, 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: .35
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOORS:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33

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) .25
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): 8 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: .56
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.

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1835 PLAN
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RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

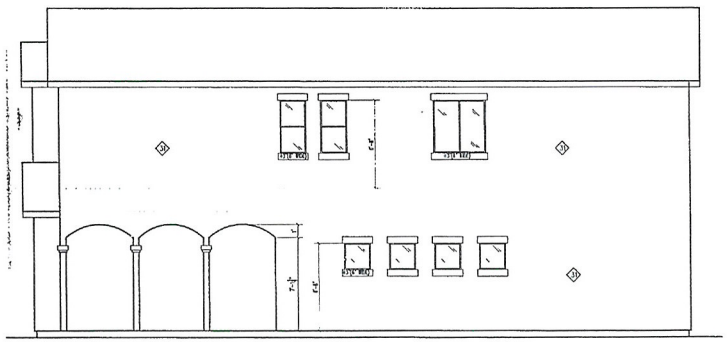
ELEVATION

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

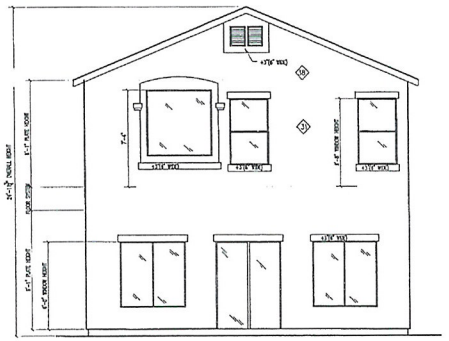
A043

2870 E. CAMERO AVE LAS VEGAS, NEVADA 89123

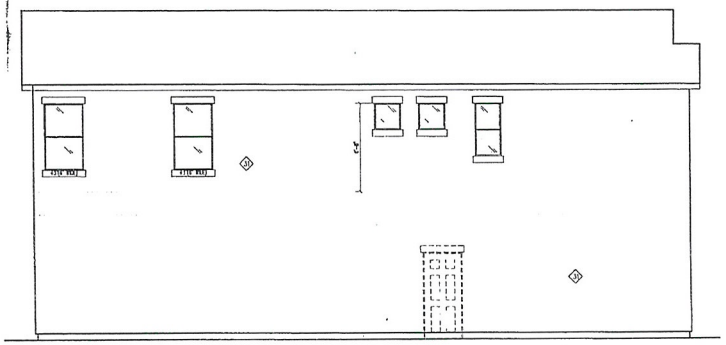
RECEIVED
SEP 2 7 2012
MOD-47016
SDR-47017



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



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



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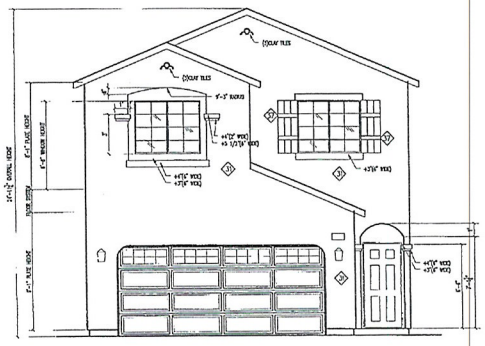
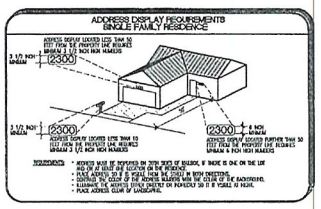
SCALE: 1/4" = 1'-0"



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



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-MTL 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 MIGHT ARE NOT REFERENCE, THEY ARE DETAILS 8 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 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: TRAPANA 9061
ASTRO-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRAPANA 9061
ASTRO-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRAPANA 5961
ASTRO-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) .23
WINDOW AREA (INCLUDING FRAMES): 107 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: .65
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: .50
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
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): 45 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
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2170 CAMERO AVENUE, LAS VEGAS, NEVADA 89123 OFFICE (702) 897.1597 FAX (702) 896.8352

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

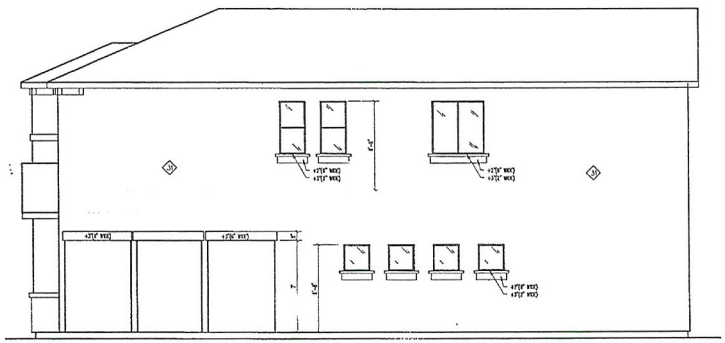
ELEVATIONS
2270 CAMERO AVENUE, LAS VEGAS, NEVADA 89123

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

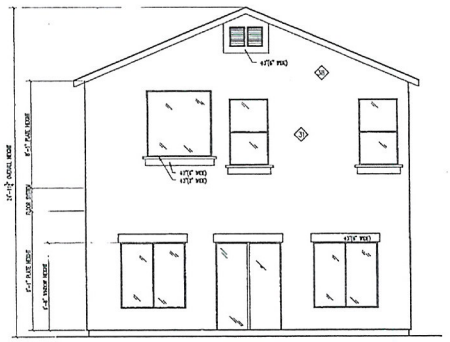
A040

MOD-47016
SDR-47017

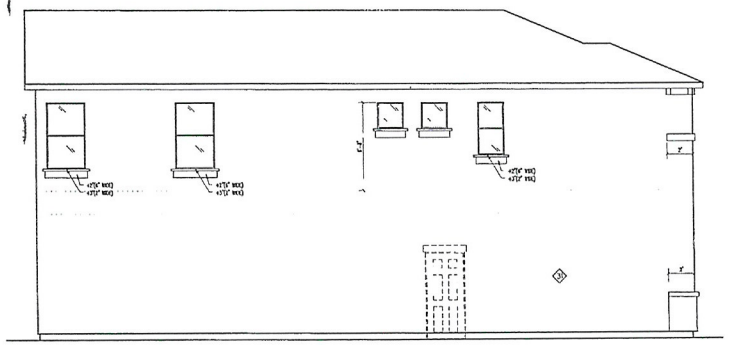
RECEIVED
SEP 27 2012



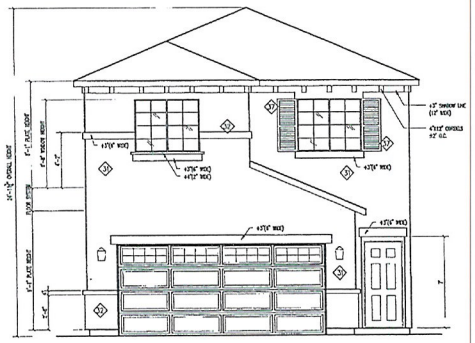
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



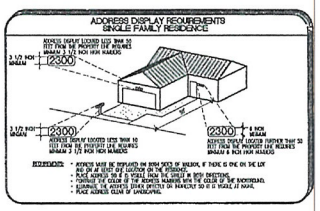
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(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 7

KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & 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 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.
(18) CEILING LINE.
(19) ACCESS PANEL FOR OPTIONAL T/B 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): 105 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): 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.

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RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

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

A041

ELEVATION
2270 CAMERO AVENUE.

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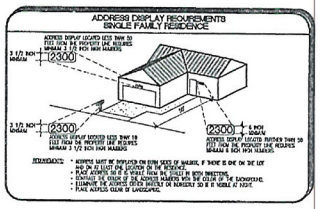
SEP 2 7 2012

MOD-47016
SDR-47017



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

KEYNOTES:

1. EXTERIOR 5 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 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.
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/WINDOW TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL HERE ARE 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 A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

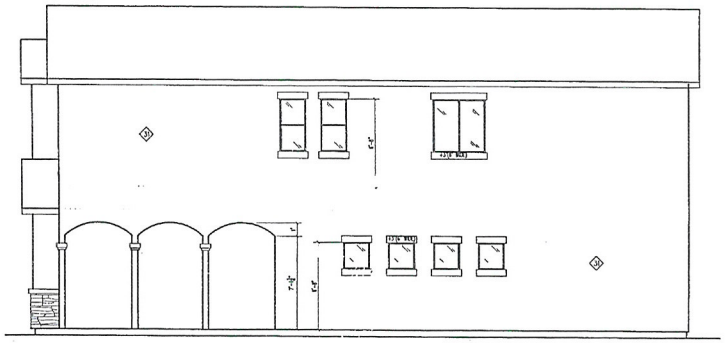
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING &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

DOOR U VALUES:

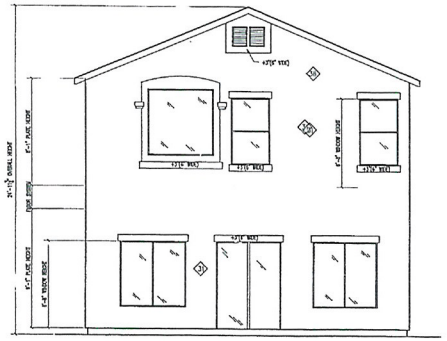
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

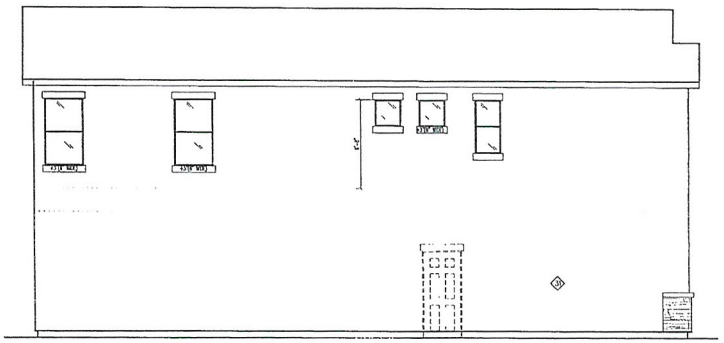
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .42
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: .43
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: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



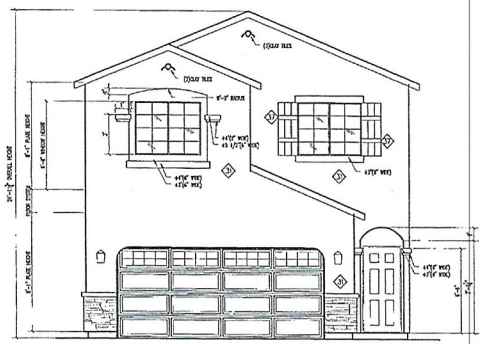
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(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"

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1935 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

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

ELEVATIONS

A042

MOD-47016
SDR-47017

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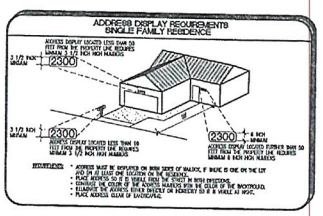
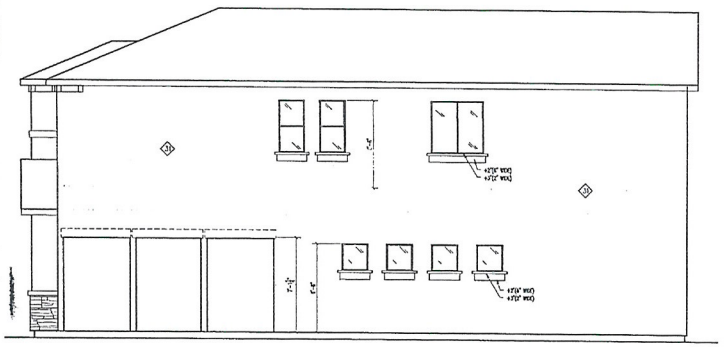
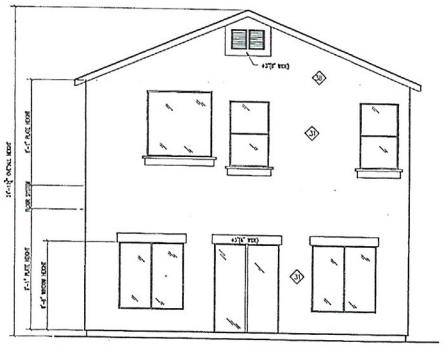
SEP 2 7 2012



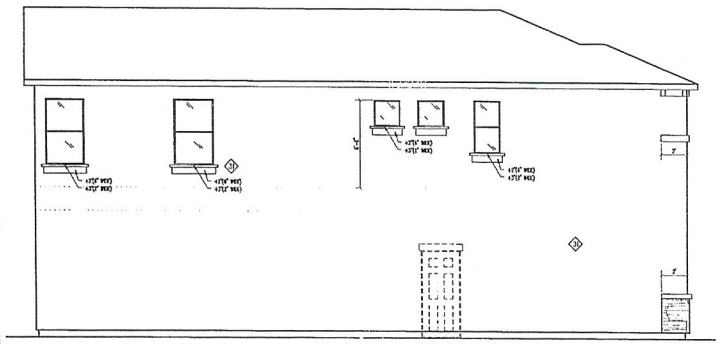
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



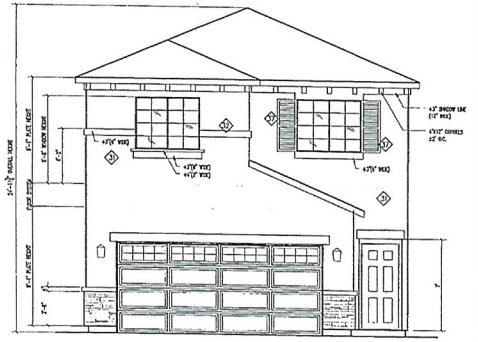
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(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/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 SHOP.

NOTES:

1. PRAIRIE GIRTS 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 BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT APE NOT REFERENCE, THEY ARE DETAILS 5 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: 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) .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: .55
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.

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

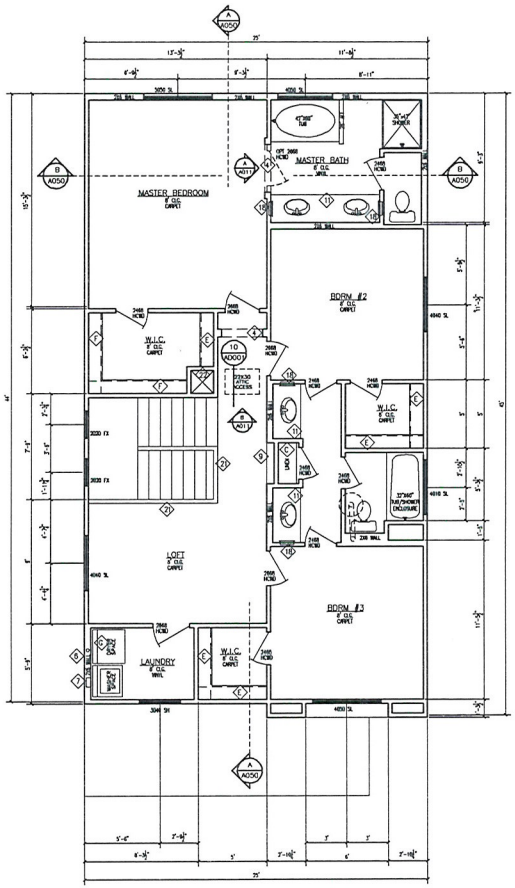
REVISION	DATE	NOTES

ELEVATION
2270 CAMERO AVENUE

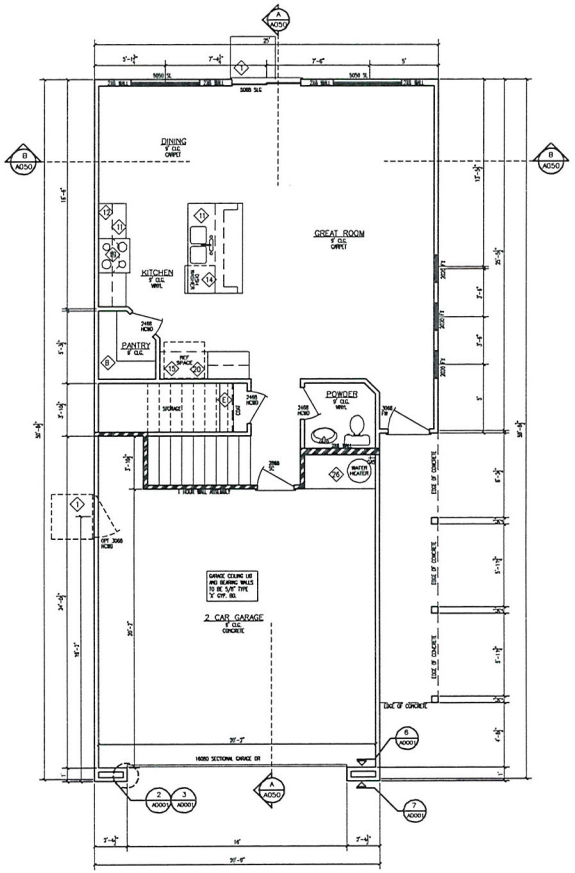
JOB NO.: 1135
FILE NAME: 1935A043
DATE: 2-1-12
UPDATE:

A043

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"

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 PER/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 LAVS. 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.
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A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	1412	HEATED FEET
SECOND FLOOR:	1853	HEATED FEET
GARAGE:	730	FEET
	400	FEET

NOTE: FOR SYMBOLS
SEE SHEET A010

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

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1735 PLAN
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LARRY TINDALL
RESIDENTIAL DESIGNER
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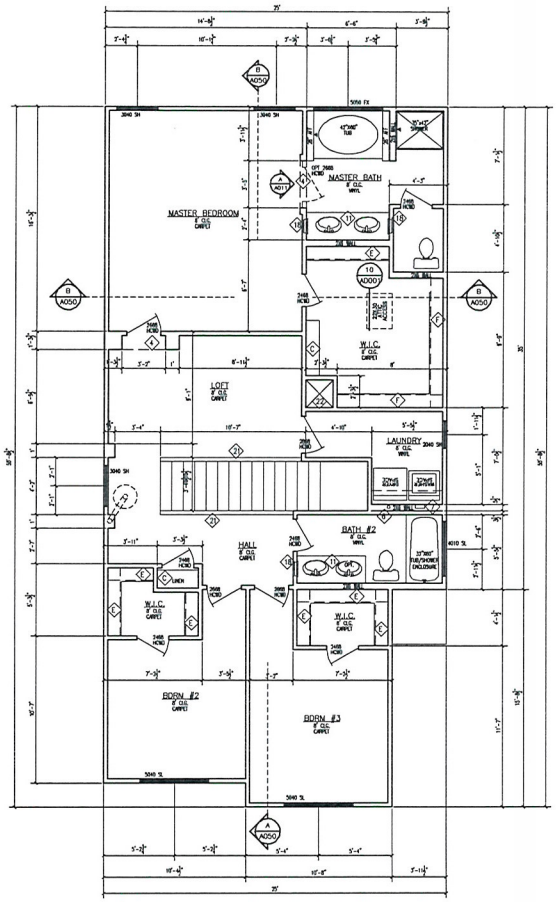
REVISION	DATE	NOTES

FLOOR PLANS

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

A010



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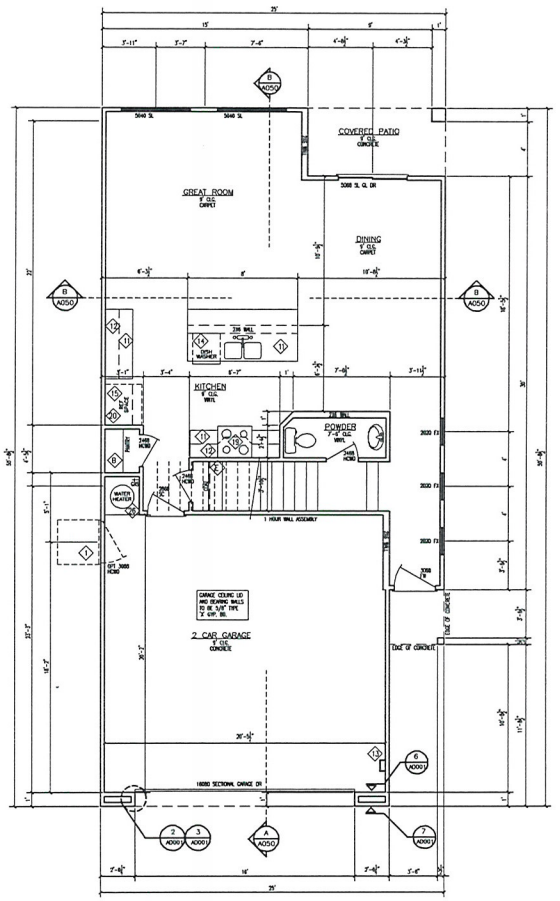
SCALE: 1/4" = 1'-0"



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

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
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0 1' 3' 7'

KEYNOTES:

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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.
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22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
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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:
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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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1835 PLAN
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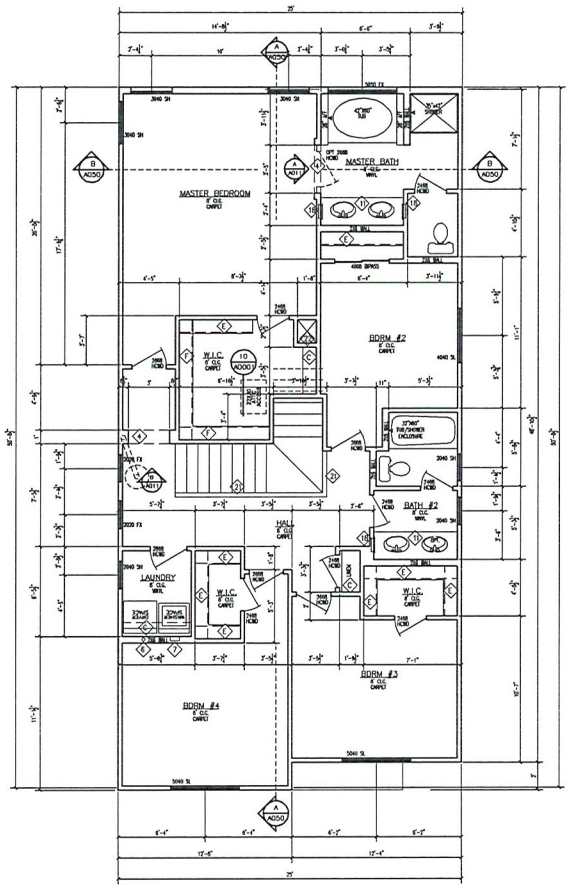

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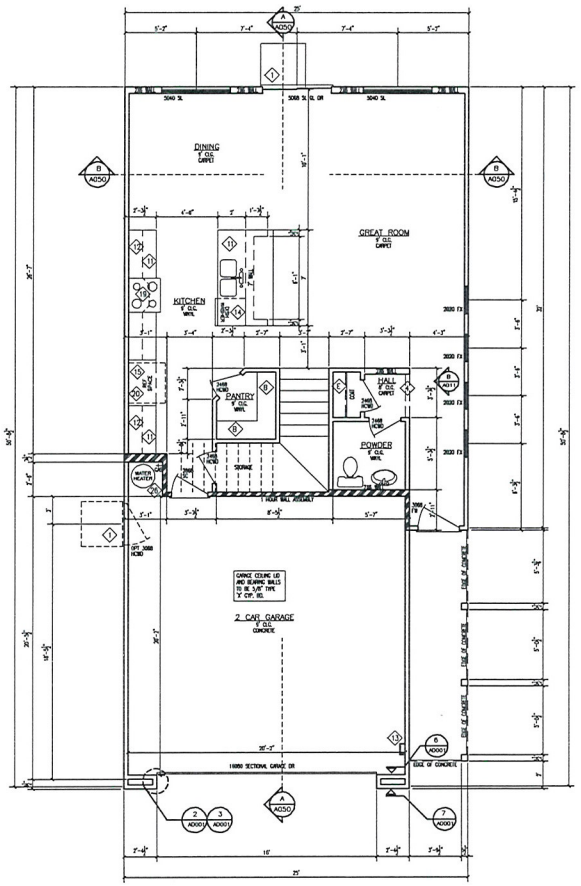
SCALE: 1/4" = 1'-0"



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12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE ¼" PER FOOT

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C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	742	SQUARE FEET
SECOND FLOOR:	1193	SQUARE FEET
TOTAL LIVING AREA:	1935	SQUARE FEET
GARAGE:	430	SQUARE FEET

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MOD-47016
SDR-47017

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2931 E. RUSSELL ROAD SUITE G, LAS VEGAS, NEVADA 89120
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1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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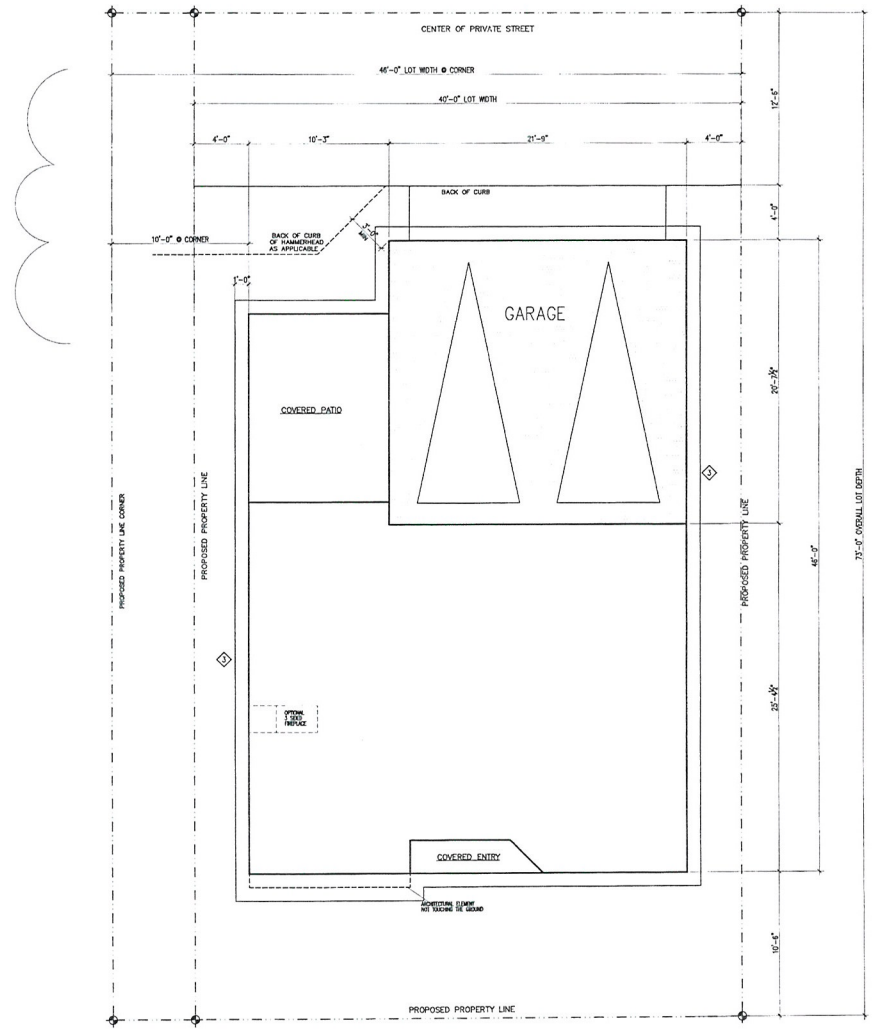
REVISION	DATE	NOTES

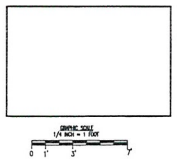
FLOOR PLANS

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

A010



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



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53-4381
~~53-4382~~

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: RNHC Apprv. Date: 2/20/13
Pln. Chk: DEE Apprv. Date: 2-20-13
Y3-1487

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/A001.

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. Corner:
WIDTH: 46'
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.
Or as per approved Variance

REVISION	DATE	NOTES
1	5-14-12	PLANS CORRECTION #1

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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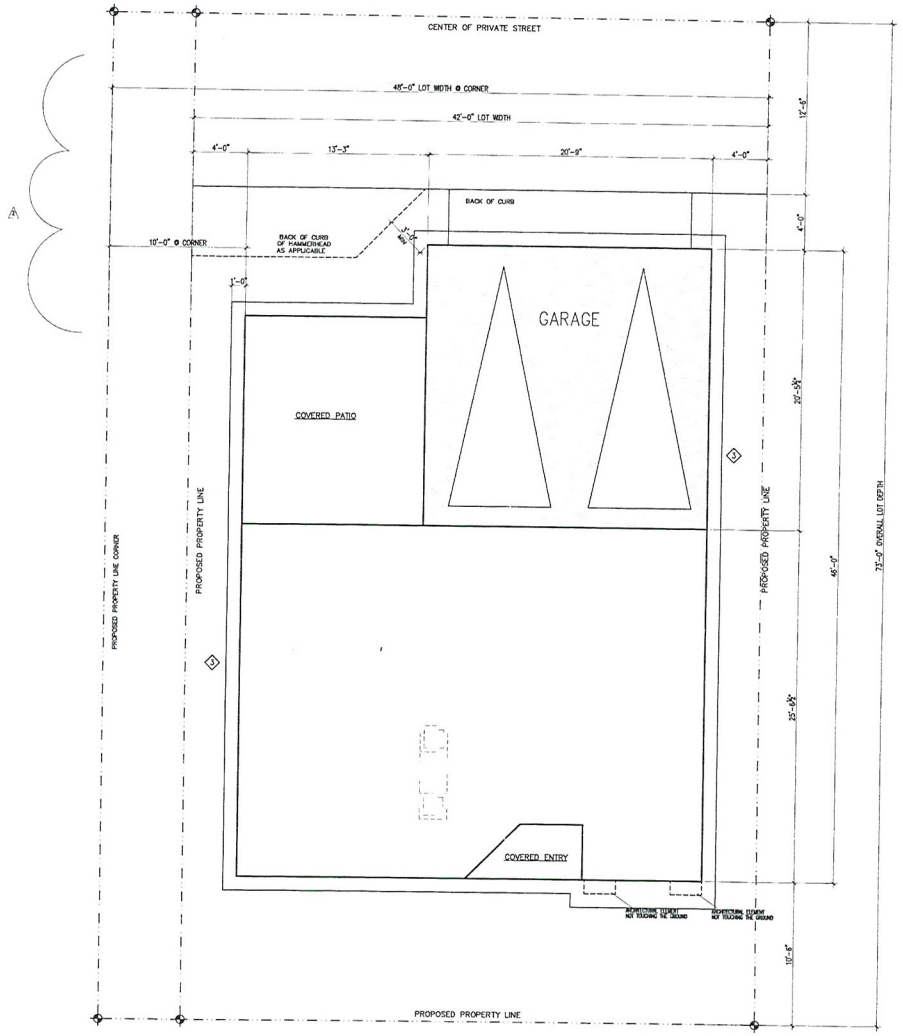
OFFICE (702) 567-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.
ELECTRICAL PLAN
1128
1-20-12
FP001

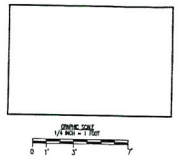
SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



(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. Chkr: _____ 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/AD001.

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.

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2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597

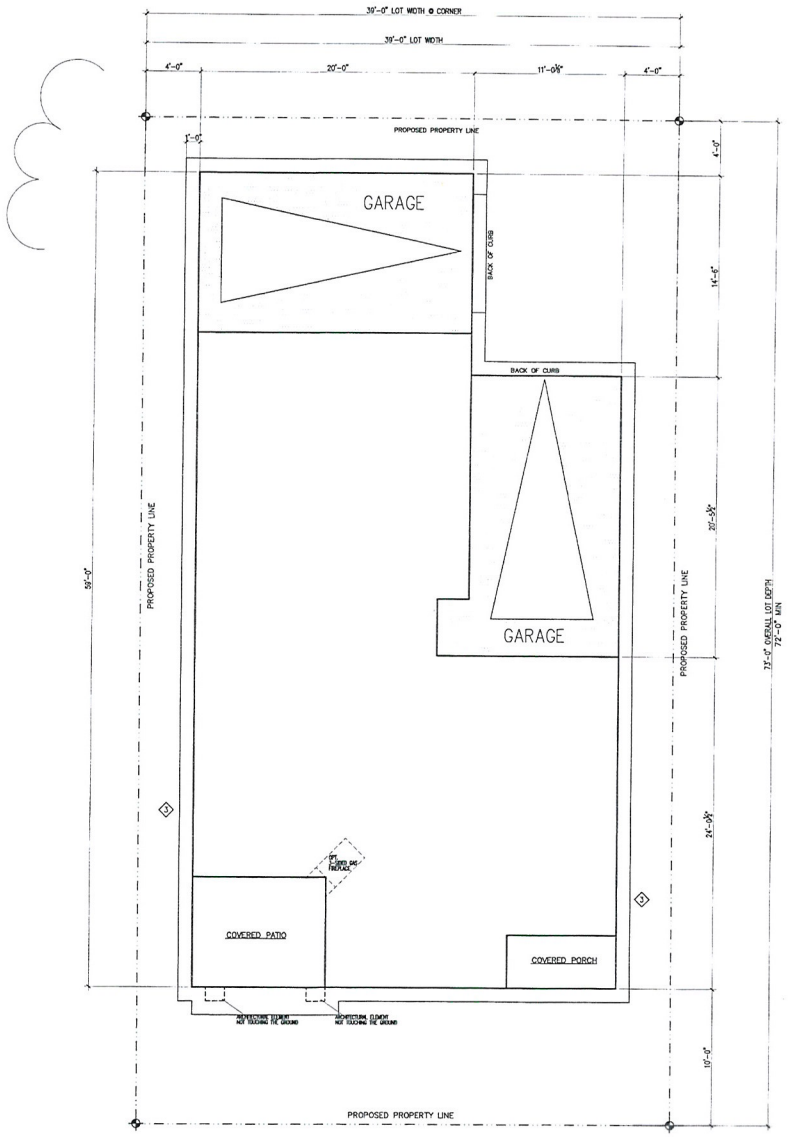
REVISION	DATE	NOTES
1	2-14-12	ZONING CORRECTION #1

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

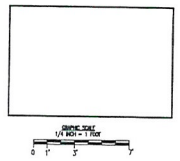
SCANNED

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
Pin. Chk: [illegible] 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

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

ELECTRICAL PLAN
1128
1-20-12
FP003
2270 CAMERO AVE. LAS VEGAS, NEVADA 89123

SCANNED

MOD-47016
SDR-47017

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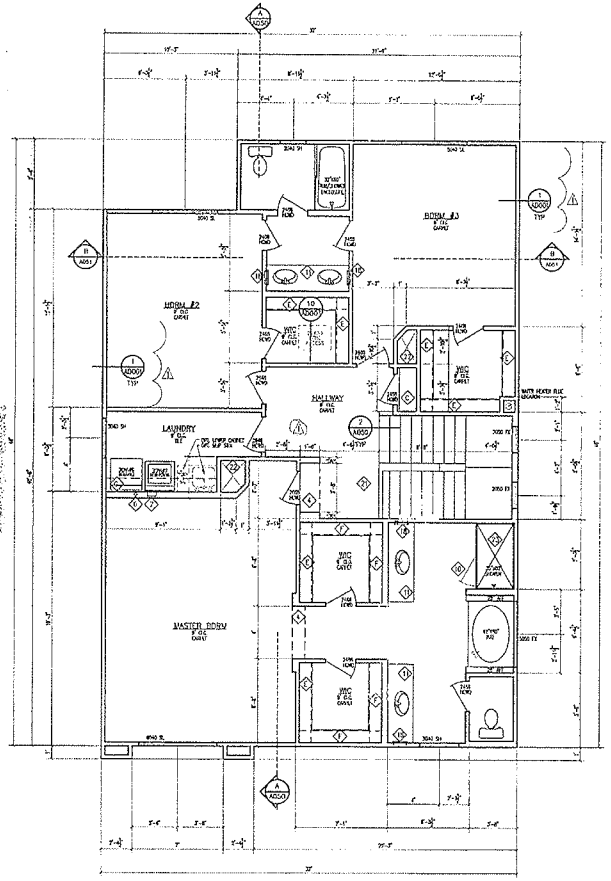
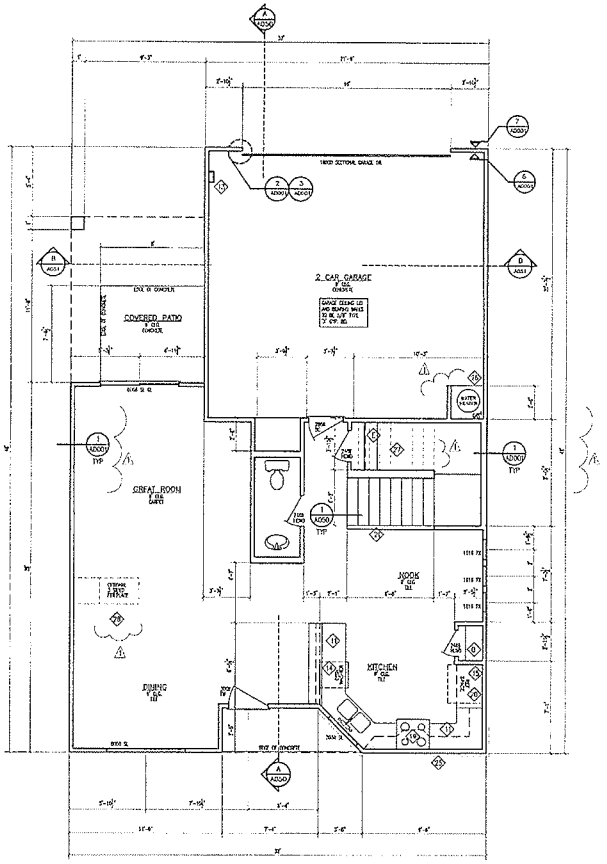
SEP 27 2012



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



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

NOTE: FOR SYMBOLS SEE SHEET A011

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	900	SQUARE FEET
SECOND FLOOR:	1335	SQUARE FEET
TOTAL LIVING AREA:	2235	SQUARE FEET
GARAGE:	448	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 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 - 30" 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 MUNTIN 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 WAINSCOTING
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 @ 12" A.F.F. M.M.
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 OPPOSITE COVINGS SHALL BE 5/8" COVING. D.R. HORTON CAN USE 1/2" MIN. DFP, TCO OR WALLS THAT ARE NOT RATED WALLS OR NEEDS BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE ENCLOSING LIVING SPACE SHALL BE EITHER SOLID WOOD OR METAL CLAD WOOD DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. RATED DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIGHT FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BUILT-IN CABINETS AND CLOSETS.

4. ALL BASE SHALL BE REVOCTABLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 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" MIN. X 30" MIN. ATTIC SCUTTLE.
* A WORKING PLATFORM AT MECHANICAL SIDE OF FAU 30" BY 60" MIN. WITH A 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 & SURESHOLD, A PEEP HOLE @ 4'-6" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BATHS & ALL BATHROOM DOORS 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' WINDOWS VERIFY W/ROSE 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. MINIMUM 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 SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANES IN SLIDING & BI-FOLD OBJECT DOORS & IN SWING DOORS & LOUVERED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.
6. GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHOSE 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 EXCEPTION 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 ABOVE 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.

LARRY TINDALL
REGISTERED INTERIOR DESIGNER
LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE: (702) 897-5897 FAX: (702) 869-6952

REGISTERED ARCHITECT
STATE OF NEVADA
No. 5677

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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30 SET SCALE DRAWINGS
LAS VEGAS, NEVADA 89128

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

FLOOR PLANS

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

A010

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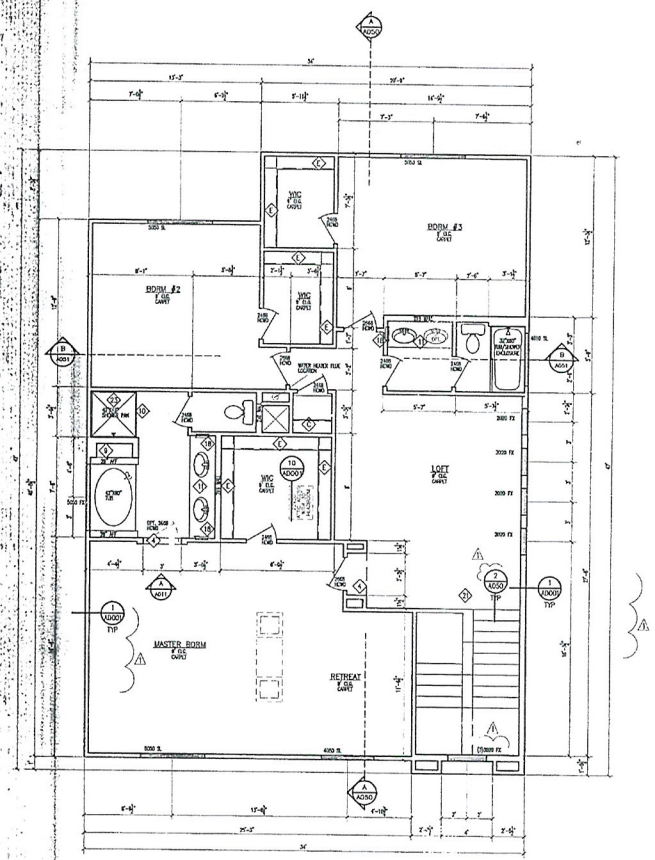
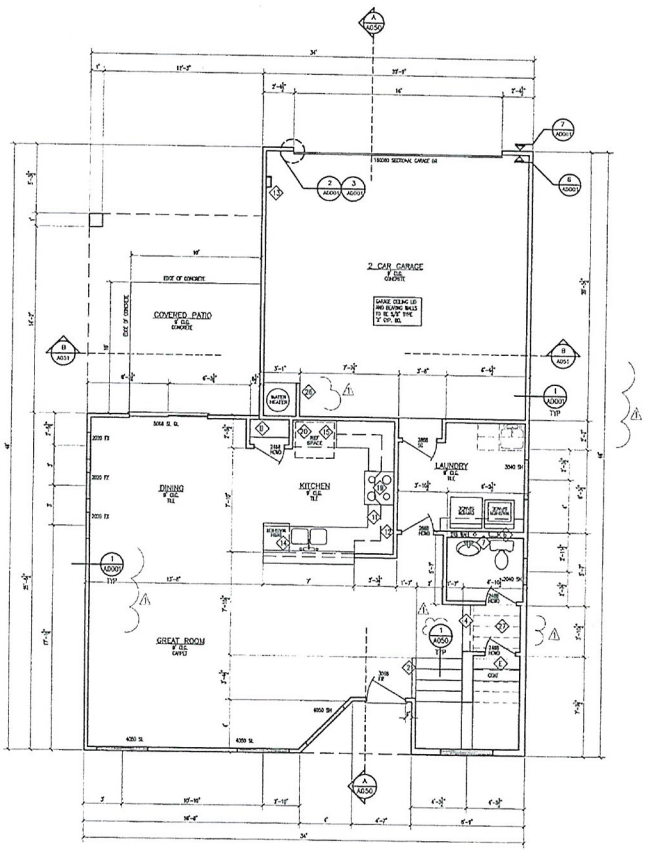
2012 FEB 23 P 2:03

AP-1487

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

SQUARE FOOTAGE

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

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

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. A2001 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 WL RAILING
22. NOT USED
23. SHOWER PAN AND SURROUND.
24. 7'-6" 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 @ 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 OR HOLD, 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 TIGHT FIT.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULKHEAD 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 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. MIRROR 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" MIN. X 30" HIGH SCUTTLE OPENING.
* 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 PASSAGE LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BI-PASS AND BI-FOLD DOORS SHALL BE TRIM OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE INSULAR-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 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 & GLASS.
B. WHERE DOOR IS TO A CLOSET 2'-6" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (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.

Clark County Dev. Services Building Division Review

FEB 2 0 2013

Reviewed and Accepted Clark Co.

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 021 STATE OF NEVADA
Larry Tindall REGISTERED RESIDENTIAL DESIGNER
FAX (702) 896-8352

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 597-8897
LAS VEGAS, NEVADA 89123

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

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

FLOORPLANS

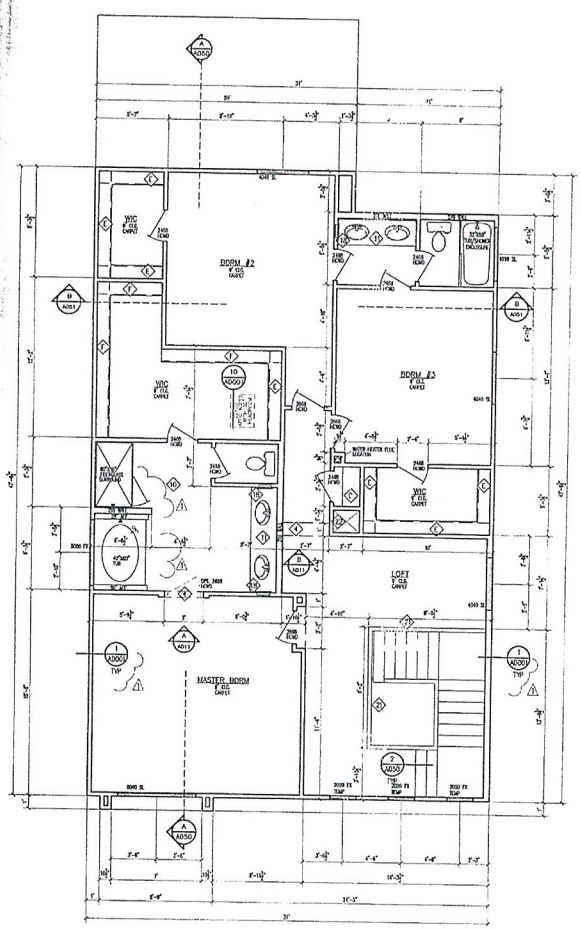
A010

2670 SE SCANDIA WAY

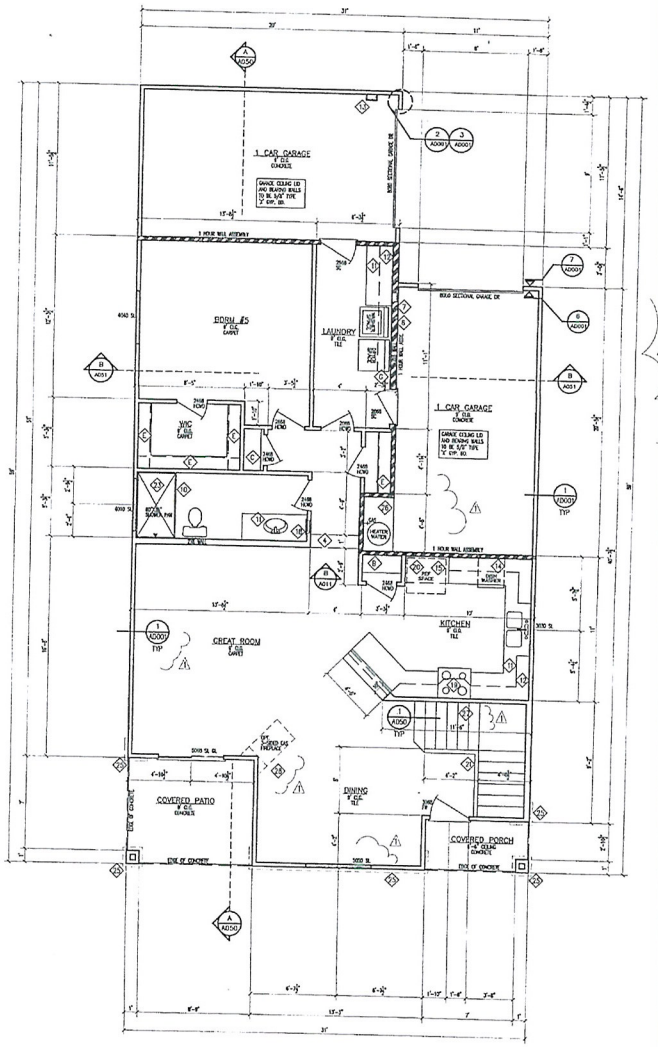
SCANNED

RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017



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



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

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. 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. ARCH. 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 FRIG.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUNDS.
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 @ 18" A.F.F. MIN.
27. PROVIDE 1/2" HOOK UNDER STAIR
28. FIREPLACE SHALL BE LIST AND APPROVED

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. ED ON WALLS THAT ARE NOT RATED WALLS OR PER 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 SWELL PIVOT.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BLKHEAD GYPSUM CORNERS
4. ALL BASE SHALL BE REMOVABLE GRADE.
5. WHEN CERAMIC TILE, CULTURED MARBLE OR TILE 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 AREAS 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 RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED ITEMS.
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 SLAB TO BE SLOPED 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 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 'U' WINDOW, VERIFY W/WOOD 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. GRADAM 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 FOLDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
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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:	1996	SQUARE FEET
SECOND FLOOR:	1539	SQUARE FEET
TOTAL LIVING AREA:	2435	SQUARE FEET
GARAGE:	454	SQUARE FEET

NOTE: FOR SYMBOLS SEE SHEET A011

Building Services/Division
SEP 27 2012
Review and Acceptance Done/Ford

RECEIVED
SEP 27 2012
CITY OF HENDERSON
BUILDING & FIRE PREVENTION

MOD-47016
SDR-47017

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
NV. STATE OF NEVADA
OFFICE (702)597-8557 FAX (702)596-8552

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY ARTIST DO NOT SCALE DRAWINGS
OFFICE (702)597-8557 FAX (702)596-8552

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

2270 E CAMERO AVE LAS VEGAS, NV 89123

FLOOR PLANS

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

A010

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1225.000

RECEIVED
OCT 22 2012

October 22, 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 of 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

MOD-47016 VAR-47196
SDR-47017 REVISED

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 Oso 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 (Living): 10-ft	Front (Garage): 22-ft
Front (Living): 14-ft	Rear (rear load garage): 16.5-ft	Front (Living): 14-ft
Rear (Living): 10-ft	Rear (side load garage): 4-ft	Rear (Living): 10-ft
Rear (Patio): 5-ft	Side (Interior): 4-ft	Rear (Patio): 5-ft
Side (Interior): 5-ft	Side (Corner): 10-ft	Side (Interior): 5-ft
Side (Corner): 10-ft		Side (Corner): 10-ft

Refer to typical cluster lot detail on Site Plan for setback dimensions.

Paseo Cluster – Variance Request

This project proposes to develop approximately half of the site with a paseo cluster, which consists of up-to 9 lots served from a single 25-foot private drive with a hammer-head type end. The majority of these lots are configured as a six-lot cluster. This type of layout and private drive configuration is consistent with that found in the existing developments immediately to the west and south, and has proven to be successful and a popular alternative to the standard lot configuration. The private drives for the clusters are currently designed with a hammer-head type end where a cul-de-sac is required by Title 19. We do not feel the proposed private drives which end in a hammer-head will adversely impact the community or cause a safety or maintenance issue and request a variance to Title 19 section 19.04.080 allowing this configuration. All other aspects of the private drives shall meet Title 19 requirements.

Internal Streets

MOD-47016 VAR-47196
SDR-47017 REVISED

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.

Wall Height Variance

This project proposes total wall heights exceeding those allowed per Title 19 code due to the existing slopes exceeding 2.5% and design constraints to match the existing perimeter conditions on at least 3 sides of the development. All efforts will be exercised to minimize the amount of over-height walls within the subdivision and incorporate stepped retaining walls meeting code whenever possible, but it is expected that some areas will require internal walls heights up to 16-feet tall, composed of a 10-foot retainer plus 6-foot screen wall; and a perimeter wall height up to 14-feet tall, composed of a 8-foot retainer plus 6-foot screen wall. Due to this, we request the consideration of a Variance of Title 19. All other aspects of the walls for this community will meet the Town Center Development Standards.

Surrounding Development

The zoning for the land surrounding this project is Medium Low Residential to the West, Suburban Mixed Use to the south, 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.

MOD-47016 VAR-47196
SDR-47017 REVISED

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

MOD-47016 VAR-47196
SDR-47017 REVISED

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11, 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 SINGLE-FAMILY RESIDENTIAL STREET STANDARDS AND PERIMETER RETAINING WALL 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.: 01/09/2013

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

RECOMMENDATION:
DENIAL

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-47017** 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 M. Tighi

Subscribed and sworn before me

This 21st day of September, 2012

_____

Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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 ML **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 2676 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* James M. Tighi

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

Print Name James M. Tighi

Subscribed and sworn before me

This 21st day of September, 20 12.

Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-47617
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

SDR-47017
D.R. Horton, Inc.

NEC Gilcrease Avenue & Fort Apache Road

Proposed 293 single family unit subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	293	9.57	2,804
AM Peak Hour			0.75	220
PM Peak Hour			1.01	296

Existing traffic on all nearby streets:

Gilcrease Ave.	
Average Daily Traffic (ADT)	1,448
PM Peak Hour (heaviest 60 minutes)	494

Fort Apache Rd.	
Average Daily Traffic (ADT)	506
PM Peak Hour (heaviest 60 minutes)	44

Grand Teton Dr.	
Average Daily Traffic (ADT)	2,407
PM Peak Hour (heaviest 60 minutes)	117

Adjacent Street ADT Capacity	
Gilcrease Ave.	16,300
Fort Apache Rd.	16,300
Grand Teton Dr.	16,300

This project is expected to add about 2,804 trips per day on Gilcrease Ave., Fort Apache Rd. & Grand Teton Dr. Currently, Gilcrease is at about 9 percent of capacity, Fort Apache is at about 3 percent of capacity and Grand Teton is at about 15 percent of capacity. With this project, Gilcrease is expected to be at about 26 percent of capacity, Fort Apache to be at about 20 percent of capacity and Grand Teton to be at about 32 percent of capacity.

Based on Peak Hour use, this project will add about 296 trips in the peak hour, or about five every minute.

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

City of Las Vegas Agenda Item No.: **19.**

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

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

SUBJECT:
VAR-47298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW 32 PARKING SPACES WHERE 57 SPACES ARE REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47298, VAR-47300, VAR-47301, SUP-47297 and SDR-47296
2. Conditions and Staff Report -VAR-47298, VAR-47300, VAR-47301, SUP-47297 and SDR-47296
3. Supporting Documentation
4. Photos - VAR-47298, VAR-47300, VAR-47301, SUP-47297 and SDR-47296
5. Justification Letter - VAR-47298, VAR-47300, VAR-47301, SUP-47297 and SDR-47296

DEPARTMENT OF PLANNING

RECEIVED
OCT 24 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47298** APN: 139-34-712-125 & 126

Name of Property Owner: 310 9th Street, LLC

Name of Applicant: 310 9th Street, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-712-125, 126

By: Andrew B. Donner
Signature of Property Owner: Marilyn Saldana
By: Marilyn Saldana, as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012
Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 20 12

Darlene A. Nepp-Rockwood
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 310 & 320 S. 9th Street, Las Vegas, NV 89101

Project Name Downtown Project Pre-K & Elementary School **Proposed Use**

Assessor's Parcel #(s) 139-34-712-125 & 126 **Ward #**

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

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Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.46 **Lots/Units** N/A **Density** N/A

OCT 24 2012

Additional Information

PROPERTY OWNER 310 9th Street, 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@rgglv.com

APPLICANT 310 9th Street, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.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* By: Andrew B. Donner By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

*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 24 day of October, 20 12.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-47298
Meeting Date:	12/11/2012
Total Fee:	830 00
Date Received:*	12/11/2012
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.

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OCT 24 2012

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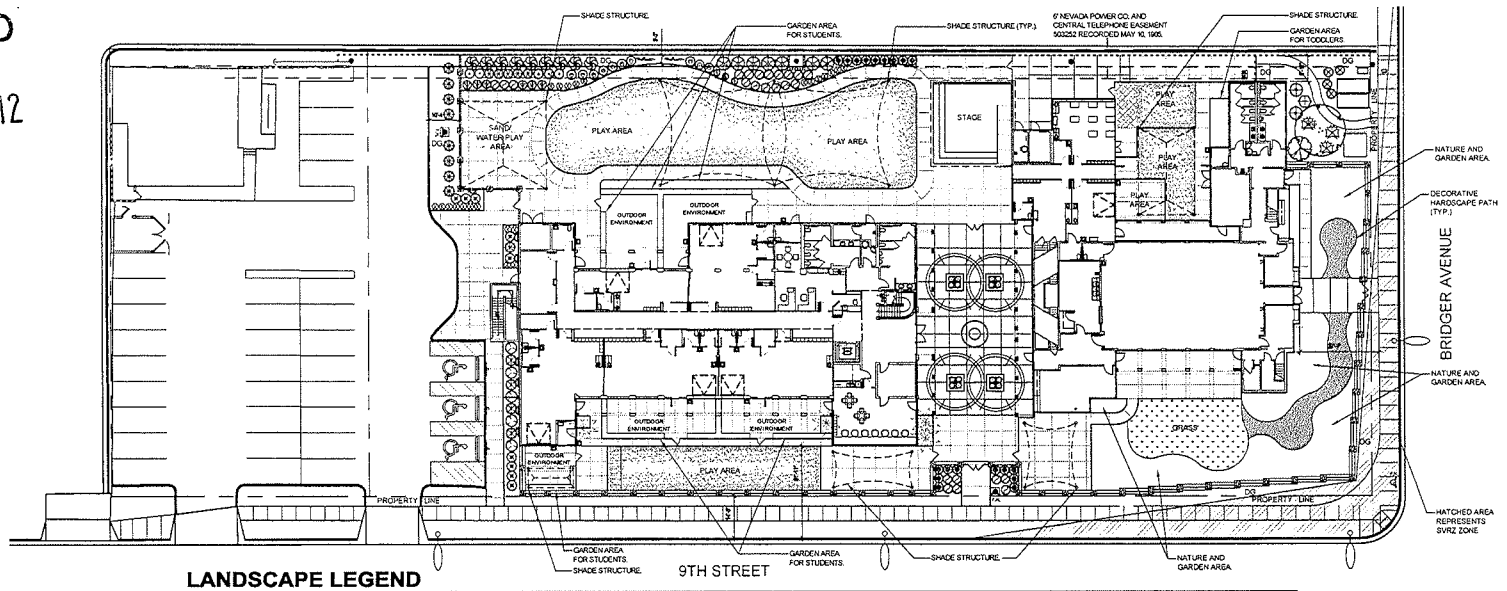


LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	PISTACIA CHINENSIS CHINESE PISTACHE	4	1 1/2" 24" BOX
	RHUS LANCEA AFRICAN SUMAC MULTI-TRUNK	1	1" 15 GALLON
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1	3/4" 15 GALLON
	EXISTING PALM TO REMAIN PROTECT IN PLACE	4	

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	MINIMUM SIZE
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	1	1 GALLON
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	2	1 GALLON
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	3	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANTA	23	1 GALLON
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	3	5 GALLON
	DASYLIRION LONGISSIMUM GREEN SOTOL	9	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	6	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	8	5 GALLON
	LEUCOPHYLLUM F. 'GREEN CLOUD' TEXAS RANGER	7	5 GALLON
	LEUCOPHYLLUM Z. 'CIMARRON' BLUE RANGER	9	5 GALLON
	MACFADYENA UNGUIS CATI CAT'S CLAW VINE	7	1 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	19	5 GALLON
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	5	5 GALLON
	PHOTINIA FRASERI FRASIER'S PHOTINIA	9	5 GALLON
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5	5 GALLON
	RHAPHIOLEPIS INDICA 'PINK LADY' INDIA HAWTHORN	10	5 GALLON
	ROSA BANKSIAE LADY BANKS ROSE VINE ON SQUARE TRELLIS ESPALIER	2	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' SPREADING ROSEMARY	4	1 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	4	5 GALLON
	SENNA NEMOPHYLLA DESERT CASSIA	5	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	16	1 GALLON
	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	16	1 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.
DG	DECOMPOSED GRANITE. COLOR GOLD TO BROWN. SIZE: 1/4" MINUS. 2" MINIMUM DEPTH. LOCATE IN ALL PLANTING AREAS, UNDER ALL TREES AND SHRUBS EXCEPT FOR NATIVE AND GARDEN AREAS..	5,034 SF
	GRASS: BUCHLOE DACTYLOIDS (BUFFALO GRASS). PLANT 3000 PLUGS 9" ON CENTER OR SEED 3 POUNDS PER 1,000 SF, OR APPROVED EQUAL	856 SF
	SYNTHETIC TURF	5,595 SF
	POURED IN PLACE RESILIENT SAFETY SURFACE.	116 SF
	DECORATIVE HARDSCAPE.	699 SF

LANDSCAPE NOTES

1. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
2. NATIVE AND GARDEN AREAS ARE TO BE COORDINATED AND INSTALLED AS PART OF THE EDUCATIONAL CURRICULUM.

SITE ANALYSIS:

LANDSCAPE AREA:	8,229 SF
SYNTHETIC TURF AREA:	5,521 SF
TOTAL LANDSCAPE AREA:	13,750 SF
TOTAL SITE AREA:	64,056 SF

0 20' 40' 60'
SCALE: 1" = 20'

NOVUS
8 E. Charleston Blvd
Las Vegas, Nevada 89104
(702) 522-7292

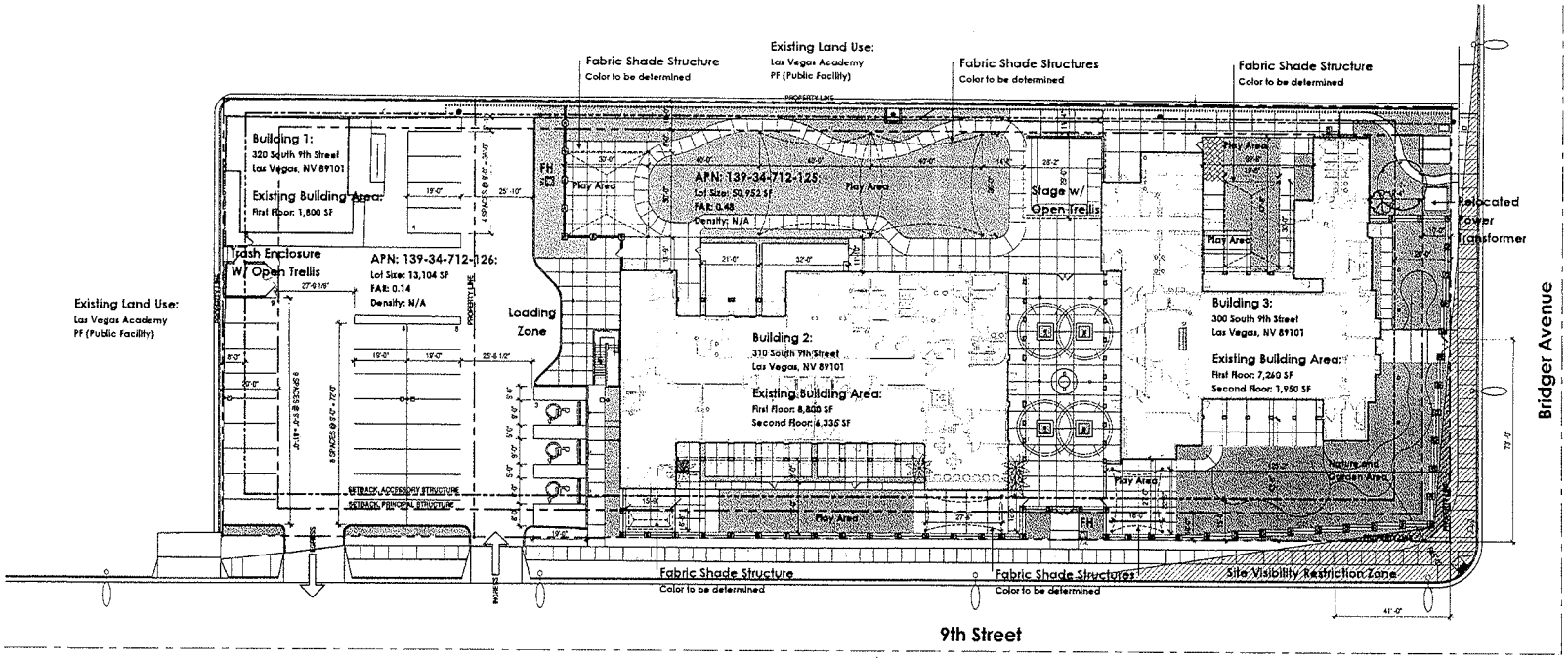
DOWNTOWNPROJECT

Landscape Plan

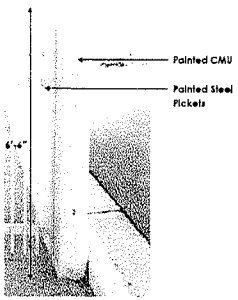
October 25, 2012

Southwick Landscape Architects
www.southwicklv.com
702.597.3100

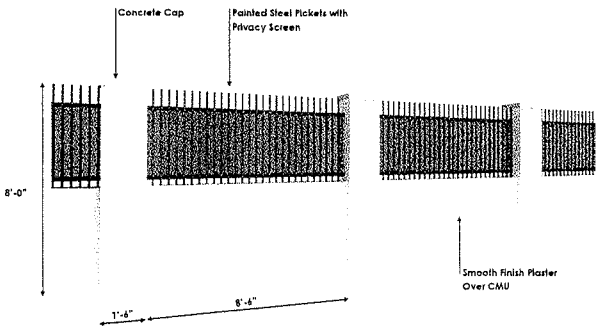
VAR-47298 VAR-47300
VAR-47301 SUP-47297
SDR-47296



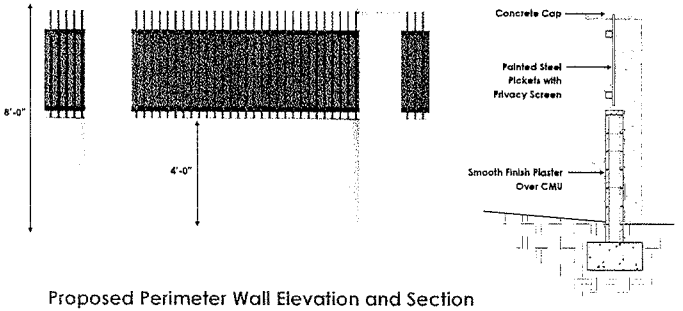
Site Plan 0 10' 20' 40' N



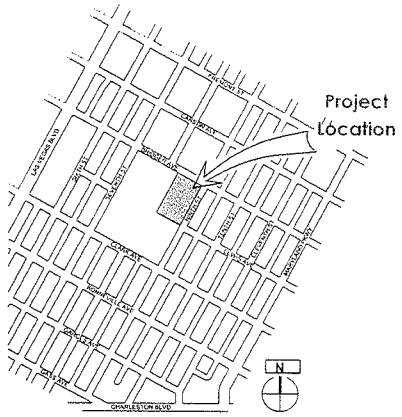
Existing Perimeter Wall Detail
Rear and Side



Proposed Perimeter Wall Detail
Front and Side Corner



Proposed Perimeter Wall Elevation and Section
Front and Side Corner



Property Address:
300, 310 & 320 SOUTH 9TH STREET
LAS VEGAS, NV 89101

APN: (300, 310) 139-34-712-125
(320) 139-34-712-126

Land Use: 4-60 NON-PROFIT GOVERNMENT

Zoning: C-2

Parking Calculation:

REQUIRED: 22 SPACES @ 1/300 (6,335 SF), OFFICE (EXISTING, BUILDING 2)
12 SPACES @ 1/10 (114 CHILDREN), ICC (BUILDINGS 2 & 3)
21 SPACES @ 1 PER STAFF MEMBER, ICC (BUILDINGS 2 & 3)
2 SPACES @ COMMUNITY RESIDENCE (EXISTING, BUILDING 1)
57 SPACES TOTAL

FUTURE: 12 SPACES @ 3 PER CLASSROOM, SCHOOL PRIMARY (BUILDING 2)
16 SPACES @ 1/10 (164 CHILDREN), ICC (BUILDINGS 1, 2, & 3)
25 SPACES @ 1 PER STAFF MEMBER, ICC (BUILDINGS 1, 2, & 3)
53 SPACES TOTAL (4 SPACE REDUCTION)

PROVIDED: 32 SPACES

REQUIRED ACCESSIBLE: 3 SPACES
PROVIDED ACCESSIBLE: 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)

REQUIRED ON-SITE LOADING: 2 SPACES
PROVIDED ON-SITE LOADING: 1 SPACE

NOVUS
DOWNTOWNPROJECT
3 E. Charleston Blvd
Las Vegas, Nevada 89104
(702) 522-9292

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Site Plan

October 25, 2012

VAR-47298 VAR-47300
VAR-47301 SUP-47297
SDR-47296

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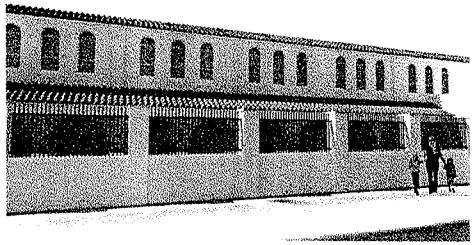
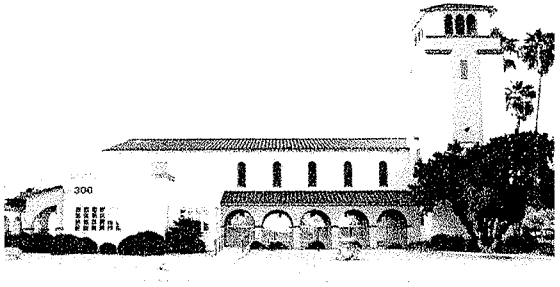


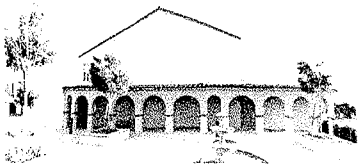
Perimeter Fence: **Sketch**



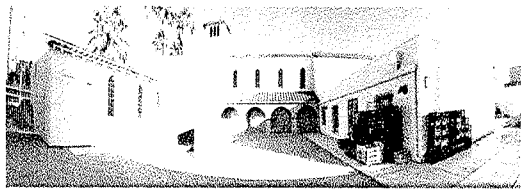
Building 3: **North Elevation**



Building 3: **East Elevation**



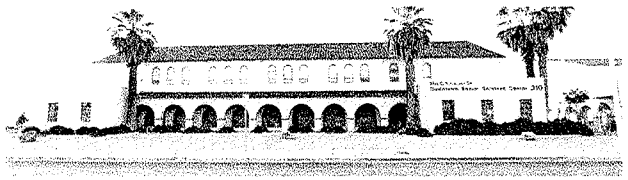
Building 3: **South Elevation**



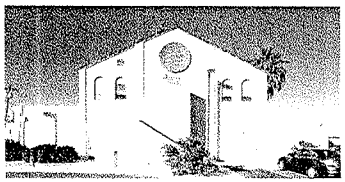
Building 3: **West Elevation**



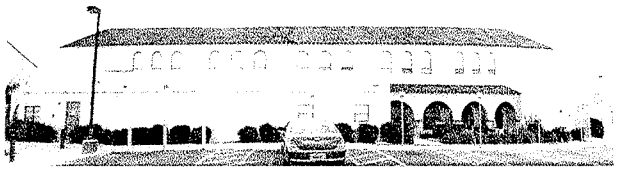
Building 2: **North Elevation**



Building 2: **East Elevation**



Building 2: **South Elevation**



Building 2: **West Elevation**

8E. Charleston Blvd
Las Vegas, Nevada 89104
(702) 522-4292

VAR-47298 VAR-47300
VAR-47301 SUP-47297
SDR-47296

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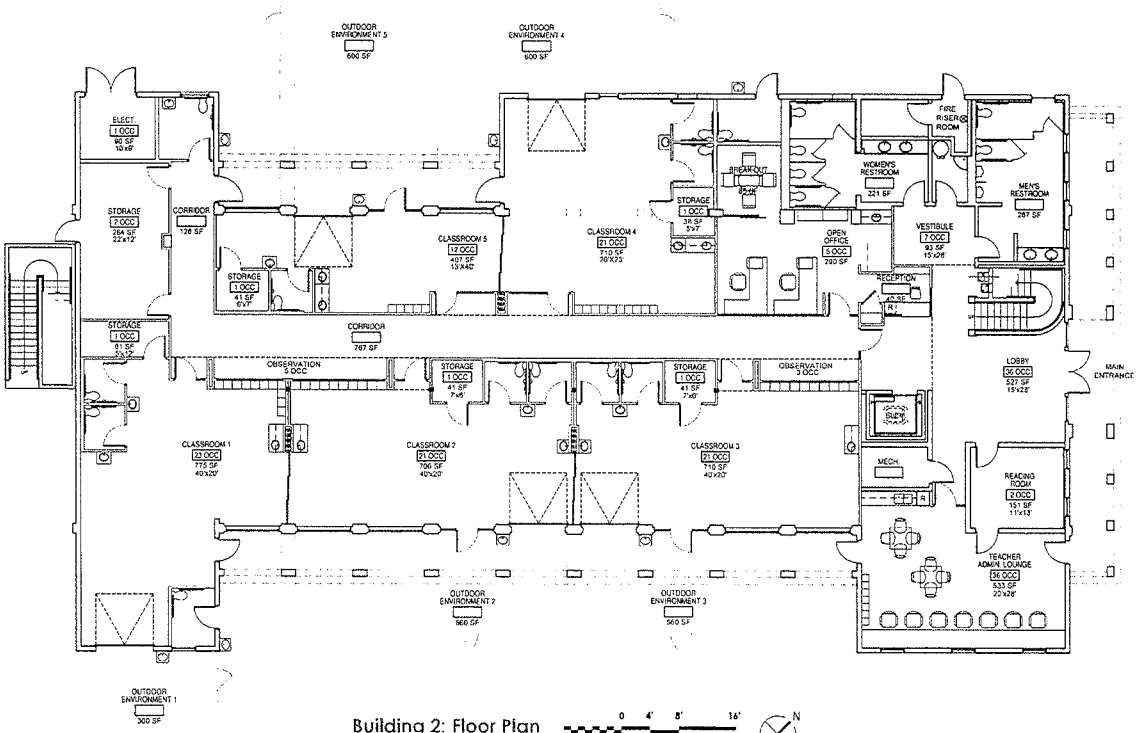
OCT 24 2012

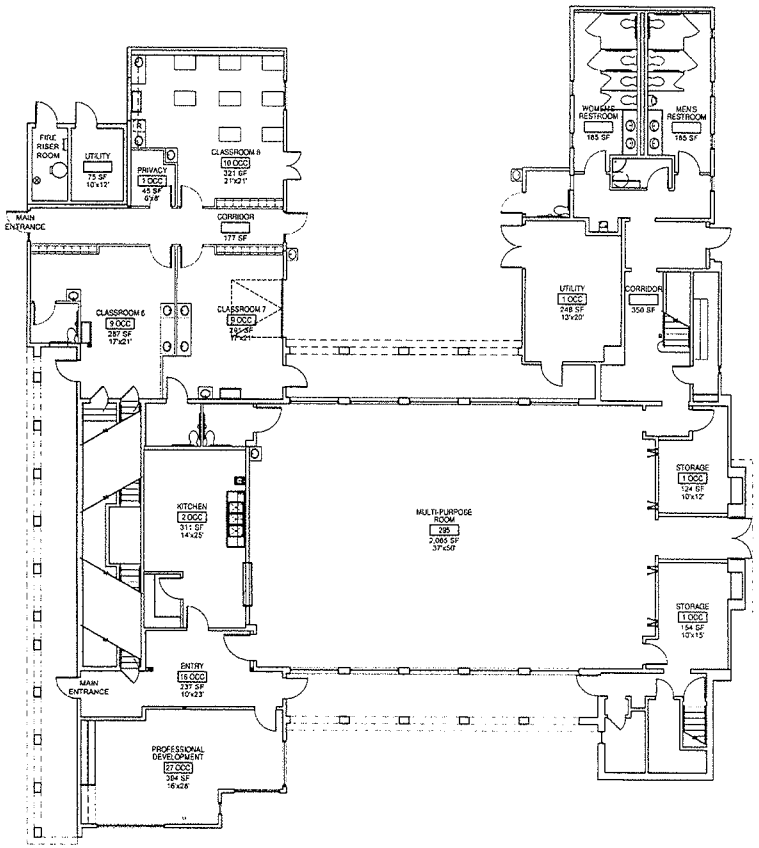


Building 2: Floor Plan

0 4' 8' 16'

N

15,135 SF
264 Maximum Occupancy



Building 3: Floor Plan

0 4' 8' 16'

N

9,210 SF
379 Maximum Occupancy

NOVUS

DOWNTOWNPROJECT

Floor Plan

October 25, 2012

8E. Charleston Blvd
Las Vegas, Nevada 89104
(702) 522-9292

VAR-47298 VAR-47300
VAR-47301 SUP-47297
SDR-47296

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

October 24, 2012

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OCT 24 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SDR, SUP & VAR Application
Re: APN 139-34-712-125 & 126

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR, SUP & VAR for an innovative early childhood development facility including Pre-K and an Elementary school. The Application is for an SDR, SUP and VAR on 1.47 acres at 310 & 320 S. 9th Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial). The VAR will be based on streetscape, design and parking standards. Specifically we will require a variance allowing 8 foot fence, reduced parking standards and a zero foot rear yard setback.

The fence variance is due to safety and security concerns for the children. The parking standard variance is due to existing conditions however, please note that we reached an agreement to rent parking spaces for employees at the parking garage at 210 9th St which less than 300 feet away. The setback variance is due to existing conditions. We will also require a waiver to the landscape buffer widths due to existing conditions.

We will be working with Traffic and Public Works to make the portion of 9th St be dedicated to pick/up and drop off during the school's drop and pick up times

Downtown Project was the successful winner of an RFP for the former Downtown Senior Services Center and intends to create an innovative early childhood development facility including Pre-K and an elementary school at the site. The school will be open from 7am until 6pm and employee approximately 15 people. Any food that is served will be prepared offsite and served by a licensed caterer.

This project will further enhance the revitalization of Downtown by assisting many local families as well as help the overall success of Downtown. This project will not change the history and culture that has been well established but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

VAR-47298 VAR-47300
VAR-47301 SUP-47297
SDR-47296

City of Las Vegas Agenda Item No.: **20.**

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

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

SUBJECT:
VAR-47300 - VARIANCE RELATED TO VAR-47298 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

RECEIVED
OCT 24 2012

Case Number: **VAR-47300** APN: 139-34-712-125 & 126

Name of Property Owner: 310 9th Street, LLC

Name of Applicant: 310 9th Street, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-712-125, 126

By: Andrew B. Donner

Signature of Property Owner: Marilyn Saldana

By: Marilyn Saldana, as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 2012

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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Application/Petition For: Variance

Project Address (Location) 310 & 320 S. 9th Street, Las Vegas, NV 89101

Project Name Downtown Project Pre-K & Elementary School **Proposed Use**

Assessor's Parcel #(s) 139-34-712-125 & 126 **Ward #**

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.46 **Lots/Units** N/A **Density** N/A

Additional Information

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Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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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* By: Andrew B. Donner By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

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

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Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-47300
Meeting Date:	12/11/2012
Total Fee:	830 00
Date Received:	12/11/2012
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.

City of Las Vegas Agenda Item No.: **21.**

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

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

SUBJECT:
VAR-47301 - VARIANCE RELATED TO VAR-47298 AND VAR-47300 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL SCREEN WALL (FOUR FEET SOLID) IN THE FRONT YARD WHERE A MAXIMUM OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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DEPARTMENT OF PLANNING

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Name of Applicant: 310 9th Street, LLC

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Additional Information _____

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Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 310 9th Street, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.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* By: Andrew B. Donner Marilyn Saldana

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated May. 29, 2012

Print Name Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 20 12.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-47301
Meeting Date:	12/11/2012
Total Fee:	830.00
Date Received:*	12/11/2012
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.

City of Las Vegas Agenda Item No.: **22.**

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

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

SUBJECT:
SUP-47297 - SPECIAL USE PERMIT RELATED TO VAR-47298, VAR-47300 AND VAR-47301 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

RECEIVED
OCT 24 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47297** APN: 139-34-712-125 & 126

Name of Property Owner: 310 9th Street, LLC

Name of Applicant: 310 9th Street School, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-712-125, 126

Signature of Property Owner: By: Andrew B. Donner Marilyn Saldana
By: Marilyn Saldana, as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 2012

Darlene A. Nepp-Rockwood
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 310 & 320 S. 9th Street, Las Vegas, NV 89101

Project Name Downtown Project Pre-K & Elementary School **Proposed Use**

Assessor's Parcel #(s) 139-34-712-125 & 126 **Ward #**

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

RECEIVED
OCT 24 2012

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.46 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 310 9th Street, 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@rgglv.com

APPLICANT 310 9th Street School, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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* By: Marilyn Saldana, as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

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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 47297
Meeting Date:	12/11/2012
Total Fee:	1080.00
Date Received:*	10/24/2012
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

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

City of Las Vegas Agenda Item No.: **23.**

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

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

SUBJECT:
SDR-47296 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47298, VAR-47300, VAR-47301 AND SUP-47297 - PUBLIC HEARING - APPLICANT/OWNER: 310 9TH STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 26,145 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY AND INDIVIDUAL CARE CENTER WITHIN THREE EXISTING BUILDINGS, WITH WAIVERS OF PERIMETER BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.46 acres at 300, 310 and 320 South 9th Street (APNs 139-34-712-125 and 126), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
OCT 24 2012

Case Number: **SDR-47296** APN: 139-34-712-125 & 126

Name of Property Owner: 310 9th Street, LLC

Name of Applicant: 310 9th Street, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-712-125, 126

Signature of Property Owner: By: Andrew B. Donner
By: Marilyn Saldana, as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 20 12

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: Site Development Plan Review

Project Address (Location) 310 & 320 S. 9th Street, Las Vegas, NV 89101

Project Name Downtown Project Pre-K & Elementary School **Proposed Use** _____

Assessor's Parcel #(s) 139-34-712-125 & 126 **Ward #** _____

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

RECEIVED
OCT 24 2012

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

Gross Acres 1.46 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER 310 9th Street, 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@rgglv.com

APPLICANT 310 9th Street, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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E-mail Address todd@rgglv.com

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*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 20 12.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SDR-47296
Meeting Date:	12/11/2012
Total Fee:	$1030.00
Date Received:*	10/24/2012
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.

City of Las Vegas Agenda Item No.: **24.**

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

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

SUBJECT:
VAR-47299 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 210 8TH STREET, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE 33 SPACES ARE REQUIRED on 0.58 acres at 210, 214 and 218 South 8th Street (APNs 139-34-710-052 and 053; and 139-34-611-025), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47299 and VAR-47302
2. Conditions and Staff Report - VAR-47299 and VAR-47302
3. Supporting Documentation
4. Photos - VAR-47299 and VAR-47302
5. Justification Letter - VAR-47299 and VAR-47302

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
OCT 24 2012

Case Number: **VAR-47299** APN: 139-34-710-052, 053 & 139-34-611-025

Name of Property Owner: 210 8th Street, LLC

Name of Applicant: Corporate Housing

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-710-052, 053 & 139-34-611-025

Signature of Property Owner: By: Andrew B. Donner
Marilyn Saldana
By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 2012

Darlene Rappp
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

RECEIVED
OCT 24 2012

Application/Petition For: Variance

Project Address (Location) 210, 214, 218 S. 8th Street

Project Name- Corporate Housing **Proposed Use**

Assessor's Parcel #(s) 139-34-710-052,053 & 139-34-611-025 **Ward #**

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.58 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER 210 8th Street, 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@rgglv.com

APPLICANT 210 8th Street, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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Print Name Andrew B. Donner

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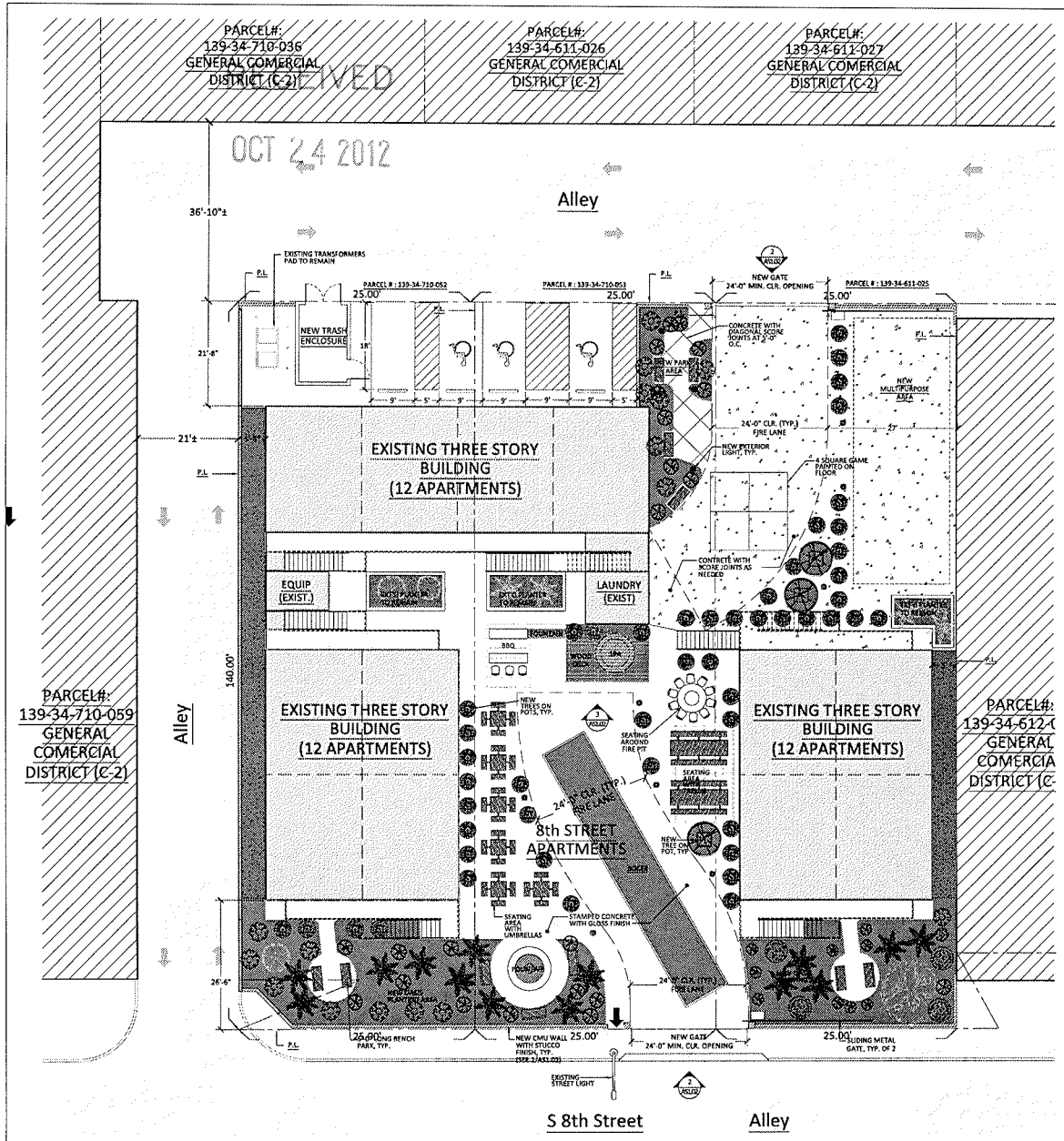
Notary Public State of Nevada
No. 96-2068-1
My appt. exp. Feb. 22, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-4799
Meeting Date:	12/11/2012
Total Fee:	830.00
Date Received:*	10/24/2012
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.



1 AS1.02 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

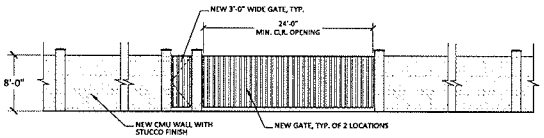
LEGEND

EXTERIOR LIGHT

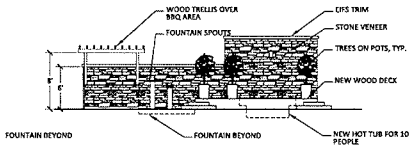
PLANT LEGEND

	SIZE	BOTANICAL NAME	COMMON NAME
	5- GAL	RAPHIOLEPIS	INDIAN HAWTHORN
	5- GAL	PURUNUS AVIUM	
	5- GAL	ROSHARINUS OFFICINALIS	CHERRY
	12-15 FEET	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM

NOTE: GREEN AREA DENOTES GRAVEL WITH GROUNDCOVERING (TBD)



2 AS1.02 WALL FENCE AND GATE ELEVATION
SCALE: 1/8" = 1'-0"



3 AS1.02 INTERIOR ELEVATION AT SPA
SCALE: 1/8" = 1'-0"

Sheet Title: PROPOSED SITE PLAN, LANDSCAPING PLAN, AND ELEVATIONS

Project Title: 8TH STREET APARTMENTS
214 S 8th Street, Las Vegas, NV, 89101

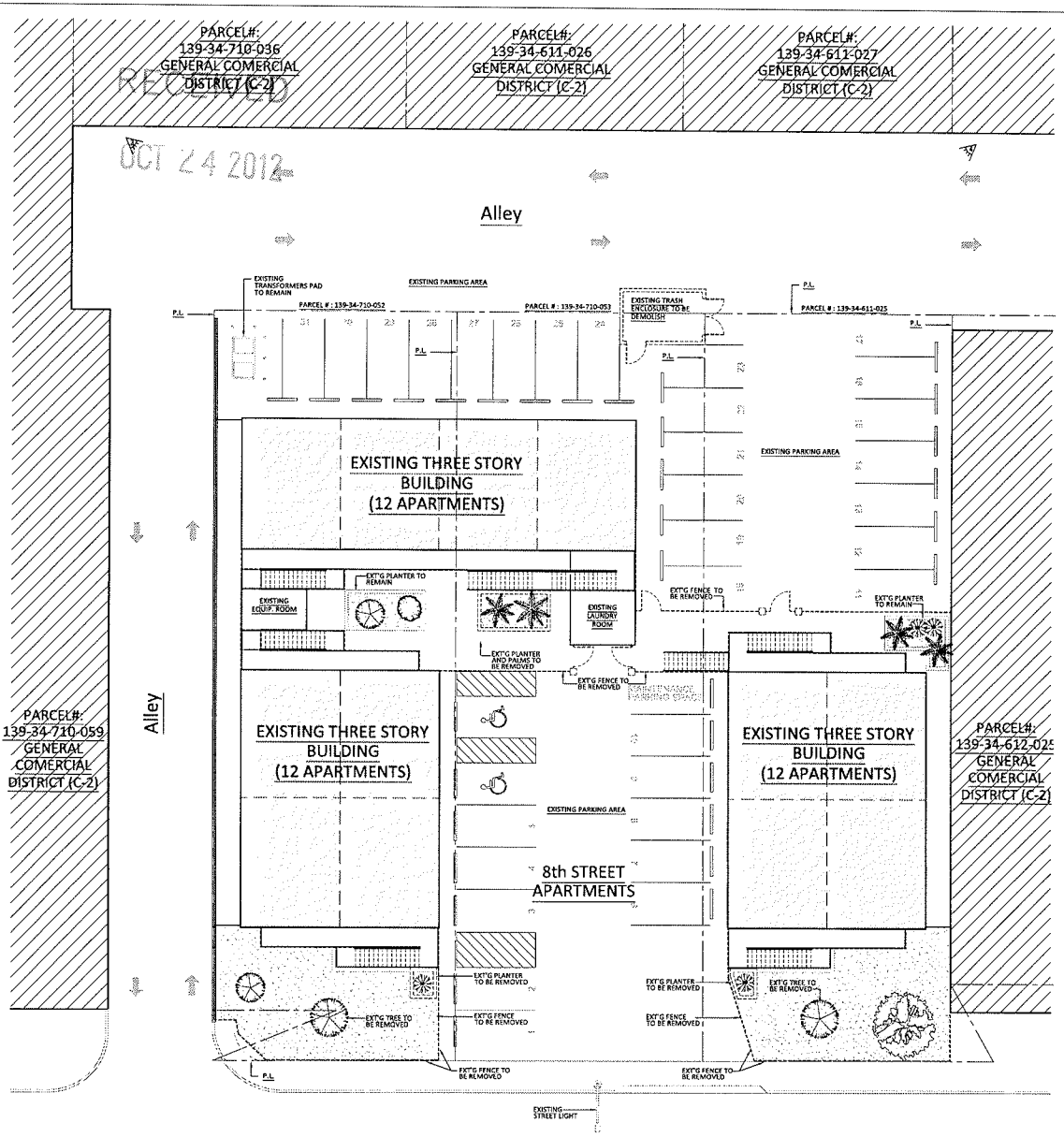
Revisions

Issued Date: 08/24/2012
Project No: 120815
Drawn By:
Checked By:

Sheet No.: AS1.02
2 of 2

As instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. Copies of the drawings and specifications released by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other project. Any use or reproduction of the drawings in whole or part by any means whatsoever is strictly prohibited. These documents are not final and ready for use, unless they are sealed, signed, and dated.

VAR-47299
VAR-47302



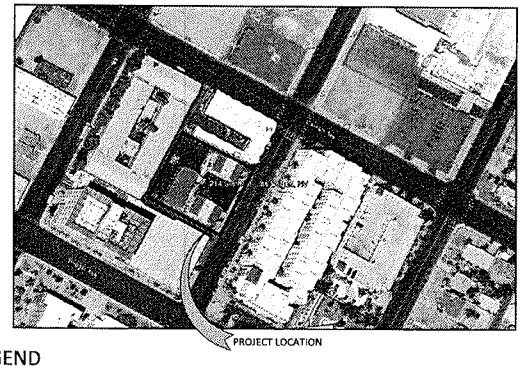
1 AS1.01 EXISTING & DEMO SITE PLAN

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

PROJECT DATA

PROJECT LOCATION:	214 S 8th STREET, LAS VEGAS, NV, 89101
ASSESSOR'S PARCEL NUMBER:	139-34-611-025, 139-34-710-053, 139-34-710-052
ZONING CLASSIFICATION:	GENERAL COMMERCIAL DISTRIC (C-2)
LAND USE:	(NO CHANGE)
OCCUPANT LOAD:	(NO CHANGE)
EXISTING ON-SITE PARKING SPACES:	32 STANDARD PARKING SPACES 2 HANDICAP PARKING SPACES
PROPOSED ON-SITE PARKING SPACES:	1 STANDARD PARKING SPACE 2 HANDICAP PARKING SPACE 1 HANDICAP VAN PARKING SOACE

LOCATION MAP



LEGEND

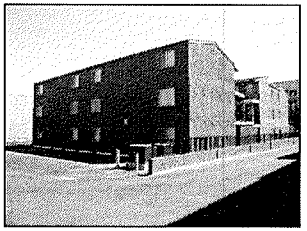
DENOTES LOCATION WHERE PHOTOS WERE TAKEN



VIEW 1



VIEW 2



VIEW 3



VIEW 4

VAR-47299
VAR-47302

Project Title: 8th STREET APARTMENTS

214 S 8th Street, Las Vegas, NV, 89101

Sheet Title: EXISTING & DEMO. SITE PLAN

Seal:

Revisions:

Issued Date: 06/24/2012

Project No.: 120915

Drawn By:

Checked By:

Sheet No.: AS1.01

1 of 2

As instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent, copies of the drawings and specifications received by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects.

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

October 24, 2012

RECEIVED
OCT 24 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
VAR Application
RE: APN's139-34-710-052 & 053 and 139-34-611-025

Dear Mr. Fagg:

Please accept this as our official justification letter for a ~~SDR &~~ VAR for an innovative temporary corporate housing program. The Application is for a VAR on 0.58 acres at 210, 214 & 218 S. 8th Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The VAR is based on reduced parking standards and an 8 foot front yard fence. The apartments will be fully furnished and the program will offer one community car for the participants. The site plan has parking for the community car and 3 handicap spaces. The front yard fence is needed due to the privacy and safety concerns for the temporary residents. All private amenities will be offered only to residents.

Downtown Project intends to sponsor an innovative technology mentoring program. Every 3 months a different group of approximately 50 people will come to Downtown and participate in the program.

This project will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This project will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

VAR-47299
VAR-47302

City of Las Vegas Agenda Item No.: **25.**

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

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

SUBJECT:
VAR-47302 - VARIANCE RELATED TO VAR-47299 - PUBLIC HEARING - APPLICANT/OWNER: 210 8TH STREET, LLC - For possible action on a request for a Variance TO ALLOW A SOLID, NON-DECORATIVE EIGHT-FOOT SCREEN WALL IN THE FRONT YARD WHERE A MAXIMUM HEIGHT OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.58 acres at 210, 214 and 218 South 8th Street (APNs 139-34-710-052 and 053; and 139-34-611-025), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

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DEPARTMENT OF PLANNING

RECEIVED
OCT 24 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47302** APN: 139-34-710-052, 053 & 139-34-611-025

Name of Property Owner: 210 8th Street, LLC

Name of Applicant: Corporate Housing

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-710-052, 053 & 139-34-611-025

Signature of Property Owner: By: Andrew B. Donner
Marilyn Saldana
By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 24 day of October, 2012

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 210, 214, 218 S. 8th Street

Project Name Corporate Housing **Proposed Use**

Assessor's Parcel #(s) 139-34-710-052,053 & 139-34-611-025 **Ward #**

General Plan: existing MXU proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.58 **Lots/Units** N/A **Density** N/A

Additional Information

RECEIVED
OCT 24 2012

PROPERTY OWNER 210 8th Street, 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@rgglv.com

APPLICANT 210 8th Street, 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@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.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.

By: Andrew B. Donner

Property Owner Signature* Marilyn Saldana

* By: Marilyn Saldana as Attorney-in-fact under Power of Attorney dated Aug. 29, 2012
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 24 day of October, 20 12.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-47302
Meeting Date:	12/11/2012
Total Fee:	830.00
Date Received:*	10/24/2012
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

City of Las Vegas Agenda Item No.: **26.**

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

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

SUBJECT:
VAR-47323 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEVIN RYAN KLOEHN - For possible action on a request for a Variance TO ALLOW THE ADDITION OF A PROPOSED 3,200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT TO A SITE CONTAINING TWO EXISTING ACCESSORY STRUCTURES WITH 1,020 SQUARE FEET OF COMBINED FLOOR AREA WHERE A MAXIMUM COMBINED FLOOR AREA OF 1,593 SQUARE FEET FOR ALL ACCESSORY STRUCTURES IS ALLOWED on 1.12 acres at 6131 Meisenheimer Avenue (APN 125-11-704-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**4**
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-47323** APN: _____

Name of Property Owner: Ryan Kloehn

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Ryan Kloehn

Subscribed and sworn before me in the State of Nevada, County of Clark

This 25 day of September, 2012 by Ryan Kloehn * _____

_____

Notary Public in and for said County and State

RAYLENE BALL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-30-2016
Certificate No: 13-7201-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ACCESSORY STRUCTURE

Project Address (Location) 6131 MEISENHEIMER AVE. LV. NV 89131

Project Name RYAN KLOEHN **Proposed Use** HOBBY GARAGE

Assessor's Parcel #(s) 125-11-704-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER RYAN KLOEHN **Contact** RYAN KLOEHN

Address 6131 MEISENHEIMER **Phone:** 277-0899 **Fax:** _____

City L.V. **State** NV, **Zip** 89131

E-mail Address RYAN KLOEHN@YAHOO.COM

APPLICANT RYAN KLOEHN **Contact** RYAN KLOEHN

Address 6131 MEISENHEIMER AVE **Phone:** 277-0899 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address RYAN KLOEHN@YAHOO.COM

REPRESENTATIVE SAME AS ABOVE **Contact** _____

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

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

E-mail Address _____

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 Ryan Kloehn

Subscribed and sworn before me in State of Nevada, County of Clark

This 25 day of September, 20 12.

_____

Notary Public in and for said County and State

RAYLENE BALL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-30-2016
Certificate No: 12-7201-1

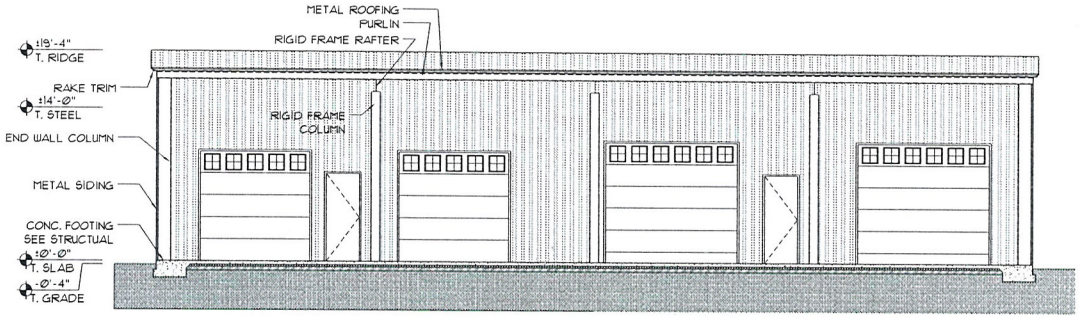
FOR DEPARTMENT USE ONLY

Case #	VAR-47323
Meeting Date:	12/11/12
Total Fee:	830.-
Date Received:*	10/25/12
Received By:	

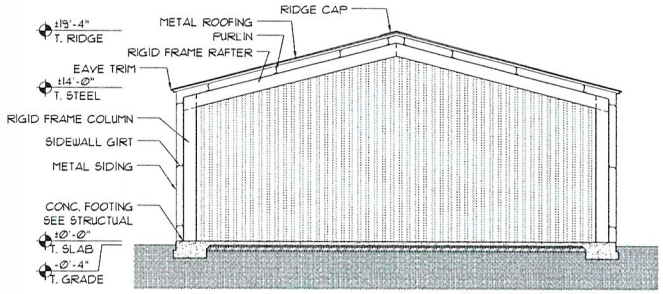
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

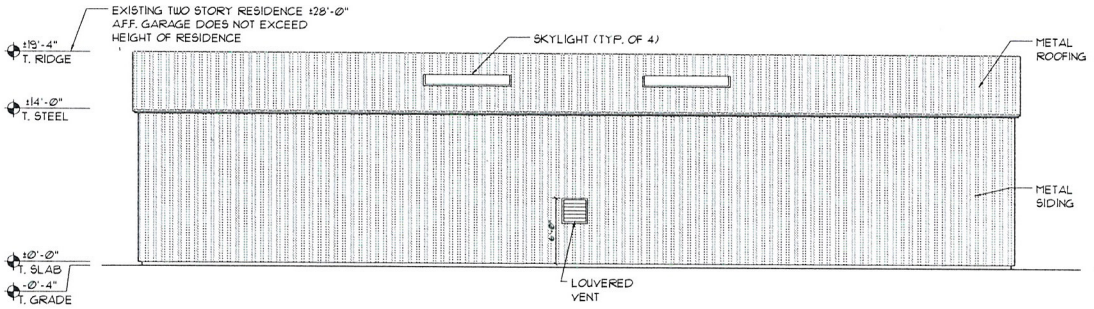
f:\depot\Application Packet\Application Form.pdf



5 BUILDING SECTION
3/16"=1'-Ø"

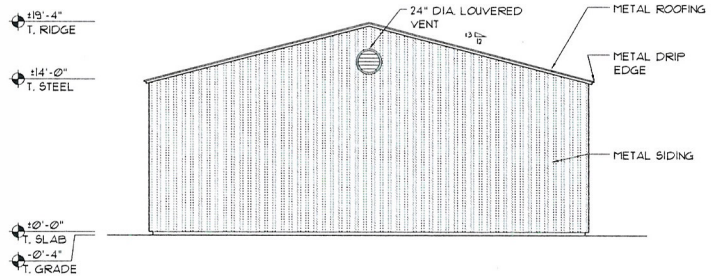


4 BUILDING SECTION
3/16"=1'-Ø"

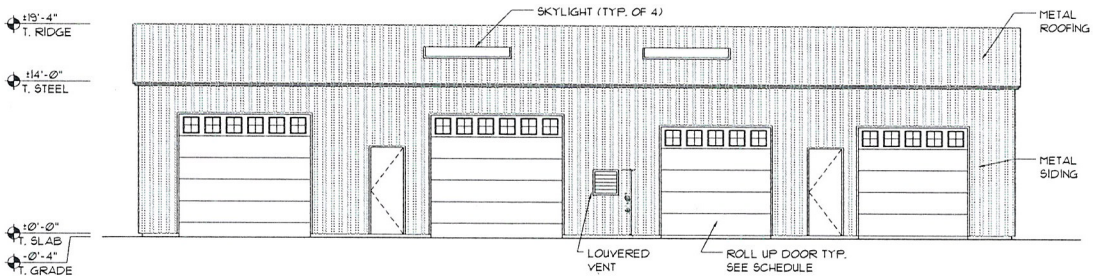


METAL SIDING TO BE PAINTED TO MATCH EXISTING RESIDENCE

3 SOUTH ELEVATION
3/16"=1'-Ø"



2 EAST & WEST ELEVATION
3/16"=1'-Ø"



1 NORTH ELEVATION
3/16"=1'-Ø"

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 - Fax (702) 832-0456
Mobile (702) 256-8416
kevin@gk3architecture.com
genie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
RYAN KLOEHN
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
ATTN: TERRY SACHS
TEL: (702) 521-7010

PROJECT:
DETACHED GARAGE
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
APN: 125-11-704-003

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
ELEVATIONS & SECTIONS

SCALE: AS NOTED
DATE: 09-11-2012
ISSUED FOR: PERMIT
SHEET: A4.0

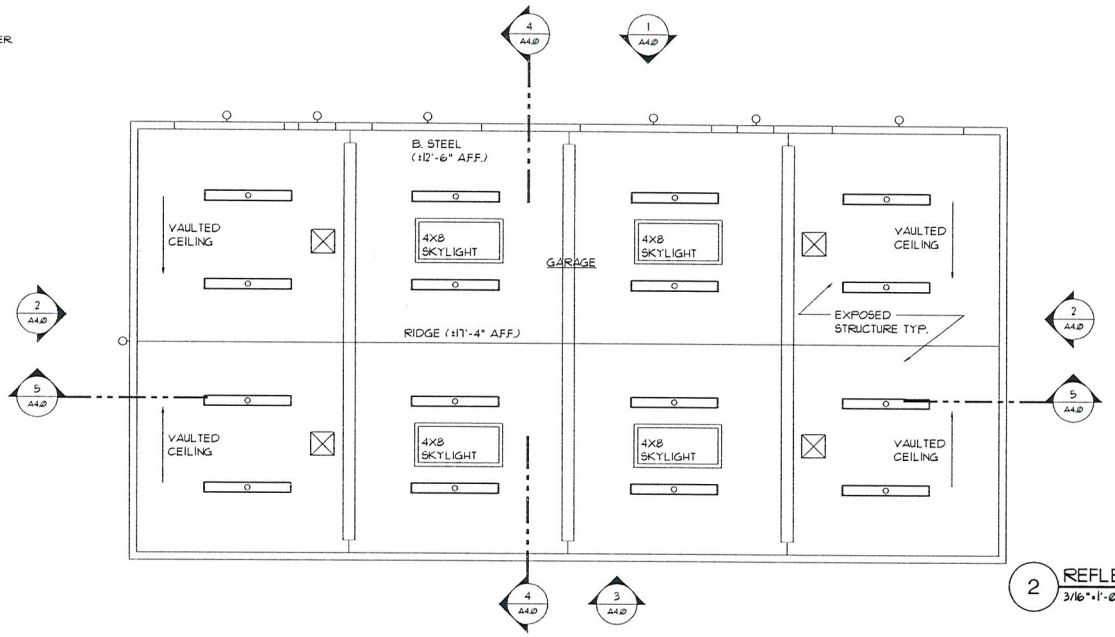
RECEIVED
OCT 25 2012

VAR-47323

GENERAL CEILING PLAN NOTES:

1. COORDINATE FINAL LOCATION OF ALL LIGHT FIXTURES, DIFFUSERS ETC. WITH OWNER.

2. MINIMUM CEILING HEIGHT TO BE 7'-0" AT THE LOWEST POINT.



2 REFLECTED CEILING PLAN
3/16"=1'-0"

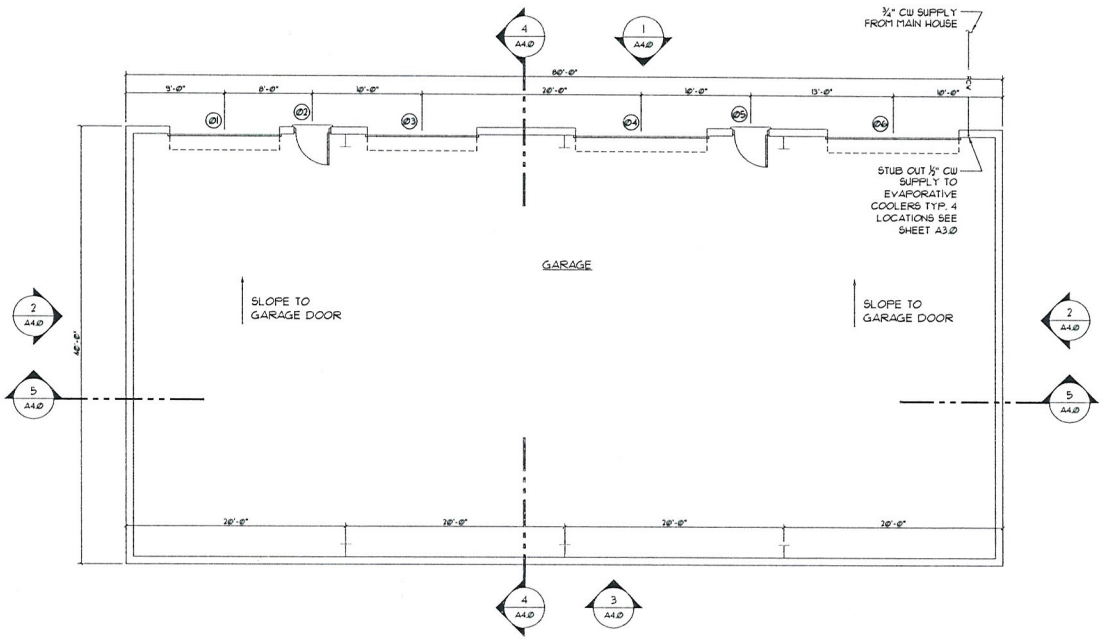
GENERAL FLOOR PLAN NOTES:

1. PROVIDE SAFETY GLAZING PER AMENDED IRC AND AS INDICATED ON THE PLANS.

2. FIELD VERIFY CONCRETE LANDINGS AT ALL EXTERIOR DOORS, LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE DOOR THRESHOLD.

3. ALL FINISHES TO BE COORDINATED WITH OWNER.

4. PROVIDE FLASHING. FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOORS, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOF AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL.



1 FLOOR PLAN
3/16"=1'-0"

SYMBOL LEGEND

(#) DOOR TAG (SEE SHEET A3.0)

RECEIVED
OCT 25 2012

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 - Fax (702) 832-0456
Mobile (702) 250-8416
kevin@gk3architecture.com
genie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:

RYAN KLOEHN
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
ATTN: TERRY SACHS
TEL: (702) 521-7010

PROJECT:

DETACHED GARAGE
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
APN: 125-11-704-003

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

FLOOR PLAN & REFLECTED CEILING PLAN

SCALE: AS NOTED

DATE: 09-17-2012

ISSUED FOR: PERMIT

SHEET:

A2.0

VAR-47323

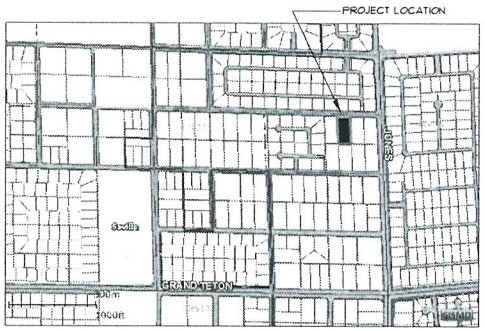
GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES FORTY -EIGHT HOURS PRIOR TO EXCAVATION.

2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE ENGINEERED GRADING REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE SOUTHERN NEVADA AMENDMENTS.

3. ALL GRADING SHALL BE DONE TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FORM THE STRUCTURE WHERE BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET.

4. SEE CIVIL GRADING PLAN FOR THE THE FINISH FLOOR OF THE DETACHED GARAGE.

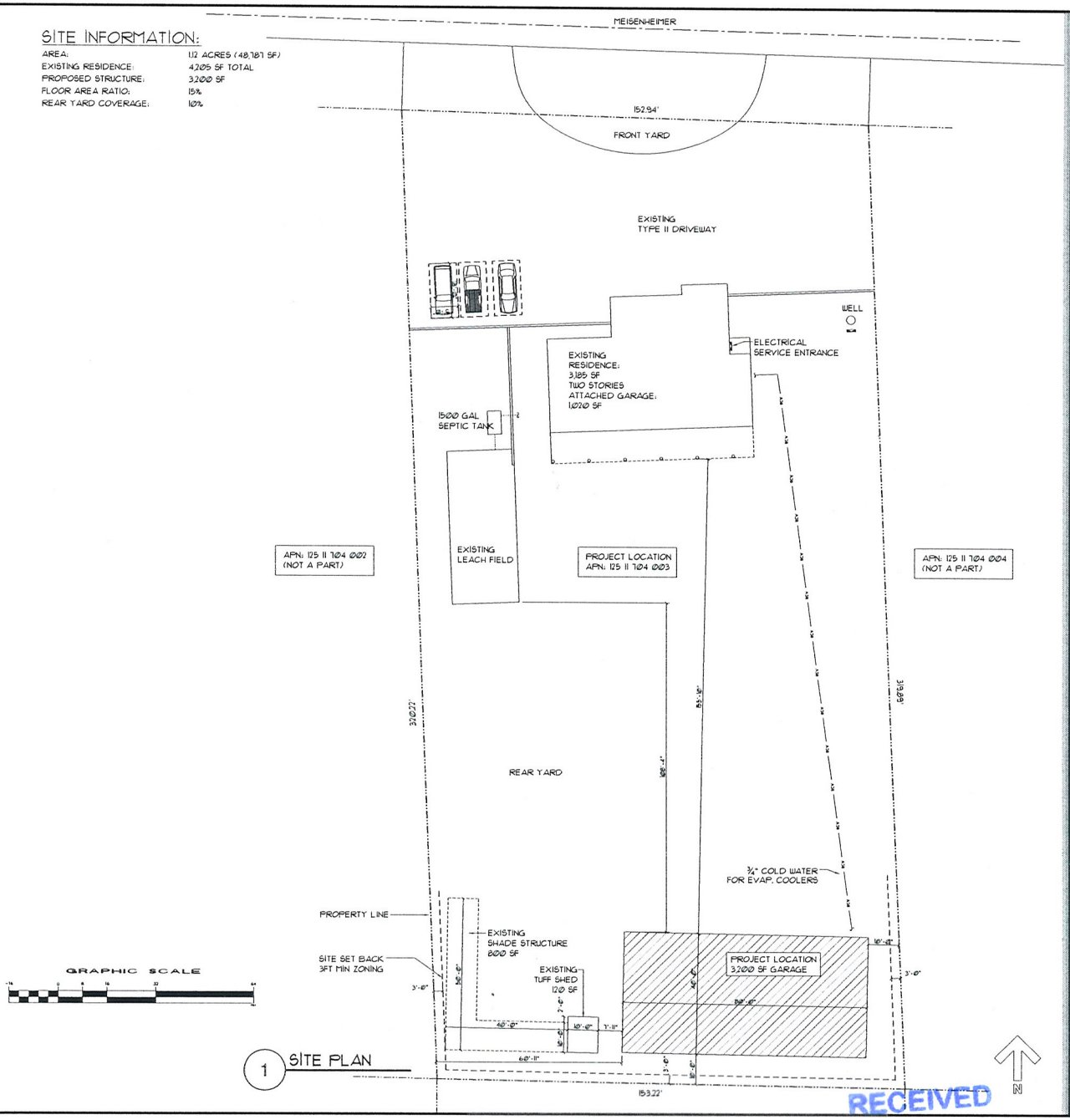


1 VICINITY MAP
N.T.S.

NORTH

SITE INFORMATION:

AREA:	1.12 ACRES (48,787 SF)
EXISTING RESIDENCE:	4,205 SF TOTAL
PROPOSED STRUCTURE:	3,200 SF
FLOOR AREA RATIO:	15%
REAR YARD COVERAGE:	10%



GRAPHIC SCALE

1 SITE PLAN

RECEIVED

VAR-47323 OCT 25 2012

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 - Fax (702) 832-0456
Mobile (702) 250-0416
kevin@gk3architecture.com
jamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:

RYAN KLOEHN
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
ATTN: TERRY SACHS
TEL: (702) 521-7010

PROJECT:

DETACHED GARAGE
6131 MEISENHEIMER AVE.
LAS VEGAS, NV
89131
APN: 125-11-704-003

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

SITE PLAN

SCALE: AS NOTED

DATE: 09-17-2012

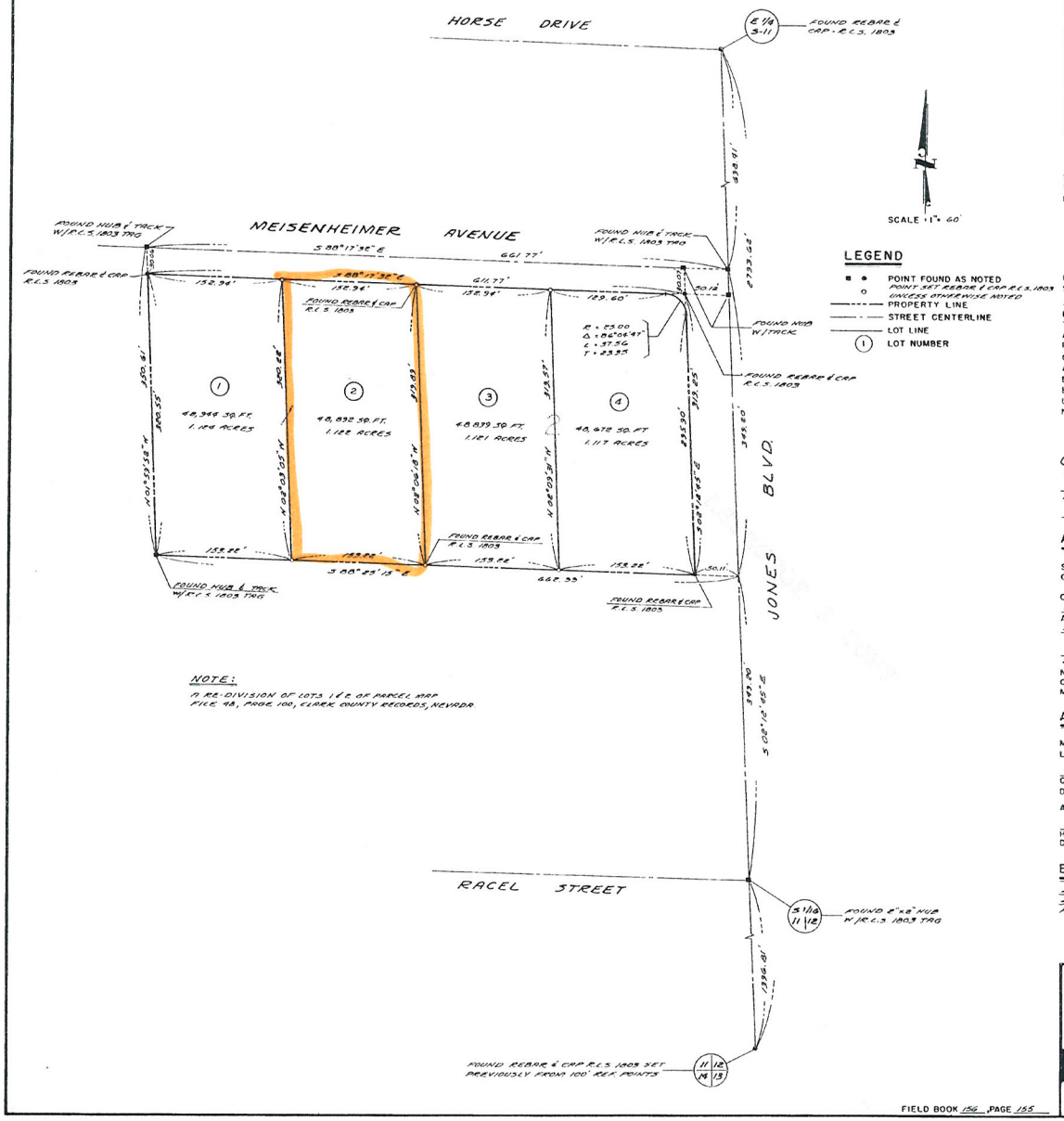
ISSUED FOR: PERMIT

SHEET:

A1.0

Book 860522

00476



NOTE:
1) RE-DIVISION OF LOTS 1 & 2, OF PARCEL MAP FILE 48, PAGE 100, CLARK COUNTY RECORDS, NEVADA.

LEGEND

- ■ ● POINT FOUND AS NOTED
- o POINT SET REBAR & CAP R.L.S. 1803 UNLESS OTHERWISE NOTED
- PROPERTY LINE
- STREET CENTERLINE
- LOT LINE
- (1) LOT NUMBER

SURVEYOR'S CERTIFCATE

I, STEPHEN F. TURNER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, AS AGENT FOR BAUGHMAN & TURNER INC. DO HEREBY CERTIFY THAT THIS PARCEL MAP, CONSISTING OF ONE SHEET, ACCURATELY AND COMPLETELY DELINEATES A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AT THE INSTANCE OF C.W. COLLINS, etal

ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THIS SURVEY CONFORMS WITH THE DEFINITIONS AND PROVISIONS OF THE NEVADA REVISED STATUTES 278.010 TO 278.630 INCLUSIVE. THIS SURVEY WAS COMPLETED ON APRIL 4, 19 86

STEPHEN F. TURNER
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE N° 1803

REGISTERED LAND SURVEYOR · STATE OF NEVADA · STEPHEN F. TURNER · No. 1803

OWNER'S CERTIFICATE & DEDICATION

WE, C.W. COLLINS, KATHY COLLINS, DAVID F. INMAN, AND RHONDA S. INMAN

DO HEREBY CERTIFY THAT BEING THE OWNER OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP; HAVE CAUSED THE LAND TO BE SURVEYED AND PLOTTED INTO PARCELS AND STREETS AS SHOWN HEREON; WE DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, IT'S SUCCESSOR'S AND ASSIGNS ANY PUBLIC STREETS OR ALLEYS, EXCEPT PRIVATE STREETS, AS MAY BE SHOWN HEREON FOR THE USE OF THE PUBLIC, AND DO HEREBY DEDICATE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN PUBLIC UTILITIES, AND SUCH STREET GRADING AND DRAINAGE AS REQUIRED UNDER N.R.S. 278.010 THRU 278.630

C.W. COLLINS — 4/16/86 DATE
KATHY COLLINS — 4-16-86 DATE
DAVID F. INMAN — 4/16/86 DATE
RHONDA S. INMAN — 4/16/86 DATE
DATE
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

ON THIS 16TH DAY OF April, 19 86, C.W. COLLINS, KATHY COLLINS, DAVID F. INMAN, AND RHONDA S. INMAN PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Lisa C. Krepp
LISA C. KREPS

LISA C. KREPS · Notary Public - State Of Nevada · COUNTY OF CLARK · My Appointment Expires Sept. 3, 1989

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES SEPTEMBER 3, 1989

APPROVALS

MAP APPROVED THIS 13TH DAY OF MAY 19 86 FOR PURPOSES OF LAND DIVISION.

Carl D. Peterson
CARL D. PETERSON - R.L.S. 6204
DEPT OF PUBLIC WORKS

APPROVED THIS 13TH DAY OF MAY 19 86 FOR LAND DIVISION PURPOSES

HAROLD P. FOSTER - DIRECTOR - CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT.

BASIS OF BEARINGS

S 0°12'45" E - THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M. AS SHOWN ON PARCEL MAP FILE 34, PAGE 80, CLARK COUNTY RECORDS, NEVADA.

FM-18-86

PARCEL MAP
FOR
C.W. COLLINS etal.

WITHIN A PORTION OF THE SE 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BAUGHMAN & TURNER
CIVIL ENGINEERS MINING ENGINEERS
LAND SURVEYORS
3335 WEST CHARLESTON BOULEVARD LAS VEGAS, NEVADA
702 870 8721 89102

FIELD BOOK 156 PAGE 155

N° 00476
FILED AT THE REQUEST OF STEPHEN F. TURNER
DATE 5-22-86 AT 10:38 A.M.
FILE 49 PAGE 80
OF PARCEL MAPS
OFFICIAL RECORDS BOOK N° 860522
CLARK COUNTY NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE 10- DEPUTY NA

FILE 49 PAGE 80

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VAR-47323 OCT 25 2012



RECEIVED
OCT 25 2012
VAR-47323


VAR-47323
RECEIVED
OCT 25 2012


VAR-47323
OCT 2 5 2012



VAR-47323

RECEIVED
OCT 25 2012

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE • PLANNING • INTERIOR DESIGN

September 20, 2012

City of Las Vegas
Planning & Development Department
333 N. Rancho
Las Vegas, NV

Justification Statement for
Accessory Structure (Class II)
6131 Meisenheimer Ave.
Las Vegas, NV 89131
APN: 125 11 704 003

Ladies and Gentlemen:

GK³ Architecture, on behalf of Ryan Kloehn, is requesting the review and approval of a variance for the accessory structure (class II) to the existing residence. The accessory structure will be located in the rear yard at the South East corner of the 1.12 acre (48,787 SF) site. The proposed structure will be a single story metal building, 3,200 SF. The existing residence is 4,205 SF. The structure exceeds the allowed 50% of the principle residence: 2,102 SF allowed, 3,200 SF proposed. The difference is 1,098 SF. The project covers 10% of the rear yard where 50% is allowed. The site is large enough to support the proposed structure. The total site coverage, including the proposed structure, would be15%.

The height of the proposed structure is 19'-4". The existing residence is two story with a height of 28'-0". The structure will be used by the property owner as a hobby vehicle garage. The exterior of the structure has a metal siding finish with a gabled roof, the roof slope is 3:12, similar to the existing residence. The structure will be painted to match and complement the existing residence.

The proposed use conforms with the development in the surrounding area and this is an appropriate use for the large residential site. The property size is over twice the minimum lot size of 20,000 SF. The benefits for the project are to be an asset to the property and allow the home owner to enjoy his hobbies on his property. The structure is not being offered as a rental unit.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the R-E Zone and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely

Gemie M. Knisely, RA

RECEIVED
OCT 25 2012

gk³
ARCHITECTURE • PLANNING • INTERIOR DESIGN
USA 3856 Badgerbrook St., Las Vegas, NV 89129 Tel. 702.932-0455 Fax 702.932.0456
EMAIL kevin@gk3architecture.com • gemie@gk3architecture

VAR-47323

To whom it may concern,

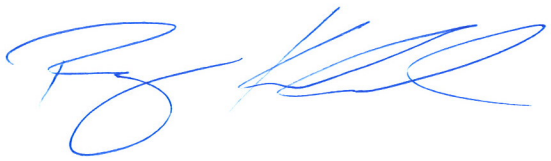
This letter is to state the intentions of use for the steel building being discussed. The primary purpose will be used as a garage to protect recreational vehicles, boats, seadoos, sand rails, and trailers from the harsh sun and other elements. There are four roll up doors facing the house and backyard. Two are 12ft tall doors and will be used for parking tow behind vehicles I currently own such as a toy hauler trailer, and two flatbed trailers. The other two roll up doors are 10ft tall and will be used for parking recreational vehicles I currently own such as a sand rail, quad, jeep, trike, boat, and two seadoos.

The benefit of having four doors will mean that I can position vehicles and trailers so that I will not have to pull out a vehicle or trailer just get one out from the back. This building will not be used as an auto shop, body shop, paint booth or commercial type facility of any kind. There will be landscaping next to the building and it will be painted to match the neutral colors of the house.

In the future I would like to have room for a motor home, motorcycle, or classic cars. My garage that is attached to the house is not large enough to facilitate all of these vehicles and I like to keep my vehicles and trailers in great condition.

Thank you for your time and consideration.

RECEIVED
OCT 25 2012



Ryan Kloehn

VAR-47323

Date: _____

To: The City of Las Vegas Building Department

For: Ryan Kloehn

Location: 6131 Meizemheimer
Las Vegas, Nv.

To Whom it may concern:

Ryan has shown me a plan for the improvements for his rear yard, to include the 3200 sf metal building, landscape, hard scape, shade structures and a pond. I have reviewed and approve of all said improvements.

Approved by: _____.

Address: 6114 MEIZEMHEIMER AVE.

Date: 10/24/12.

RECEIVED

OCT 25 2012

Date: 10-23-12

To: The City of Las Vegas Building Department

For: Ryan Kloehn

Location: 6131 Meizemheimer
Las Vegas, Nv.

To Whom it may concern:

Ryan has shown me a plan for the improvements for his rear yard, to include the 3200 sf metal building, landscape, hard scape, shade structures and a pond. I have reviewed and approve of all said improvements.

Approved by: [signature].

Address: 6120 RACEL.

Date: 10/23/12.

RECEIVED

OCT 25 2012

Date: 10-23-12

To: The City of Las Vegas Building Department

For: Ryan Kloehn

Location: 6131 Meizemheimer
Las Vegas, Nv.

To Whom it may concern:

Ryan has shown me a plan for the improvements for his rear yard, to include the 3200 sf metal building, landscape, hard scape, shade structures and a pond. I have reviewed and approve of all said improvements.

Approved by: _____.

Address: 6130 RACHEL ST.

Date: 10/23/12.

RECEIVED
OCT 25 2012

Date: 10-23-12

To: The City of Las Vegas Building Department

For: Ryan Kloehn

Location: 6131 Meizemheimer
Las Vegas, Nv.

To Whom it may concern:

Ryan has shown me a plan for the improvements for his rear yard, to include the 3200 sf metal building, landscape, hard scape, shade structures and a pond. I have reviewed and approve of all said improvements.

Approved by: _____.

Address: 6140 Rawhide St.

Date: 10-23-12.

RECEIVED
OCT 25 2012

City of Las Vegas Agenda Item No.: **27.**

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

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

SUBJECT:
SUP-47222 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MOB MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER CULTURAL ESTABLISHMENT WITH A WAIVER TO ALLOW THE USE OUTSIDE OF THE 18B ARTS DISTRICT at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47222 and SDR-47221
2. Conditions and Staff Report - SUP-47222 and SDR-47221
3. Supporting Documentation
4. Photos - SUP-47222 and SDR-47221
5. Justification Letter - SUP-47222 and SDR-47221

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-47222 APN: 13934501007

Name of Property Owner: City of Las Vegas

Name of Applicant: Jonathan Ullman, Executive Director ~ The Mob Museum

Name of Representative: Mary Jane Porterfield, Executive Assistant ~ The Mob Museum

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: for E. FRETWELL
Scott D. Adams for

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 18 day of October, 2012

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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OCT 18 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Mob Museum

Project Address (Location) 300 Stewart Avenue ~ Las Vegas, NV 89101

Project Name Special Use Permit - Beer Wine Cooler **Proposed Use** N/A

Assessor's Parcel #(s) 13934501007 **Ward #** 5 - Barlow

General Plan: existing PF proposed N/A **Zoning:** existing C-V proposed N/A

Commercial Square Footage 40,940 **Floor Area Ratio** 40,000 sf

Gross Acres 2 **Lots/Units** N/A **Density** N/A

Additional Information The Mob Museum is applying for a Privilege License and is requesting approval of a Special Use Permit to conduct these operations within our zone C-V.

PROPERTY OWNER City of Las Vegas **Contact** David Bratcher

Address 333 N. Rancho Drive **Phone:** 229-2201 **Fax:** 385-3128

City Las Vegas **State** NV **Zip** 89101

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT The Mob Museum **Contact** Jonathan Ullman

Address 300 Stewart Avenue **Phone:** 229-5358 **Fax:** 383-2908

City Las Vegas **State** NV **Zip** 89101

E-mail Address jullman@themobmuseum.org

REPRESENTATIVE The Mob Museum **Contact** Mary Jane Porterfield

Address 300 Stewart Avenue **Phone:** 229-2710 **Fax:** 383-2908

City Las Vegas **State** NV **Zip** 89101

E-mail Address mjporterfield@themobmuseum.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* Elizabeth N. Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 18 day of October, 20 12.

Kim A. Barrera

Notary Public in and for said County and State

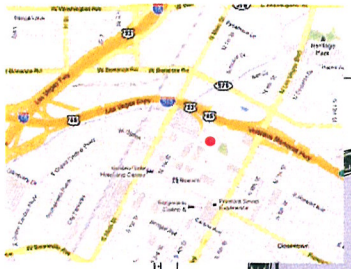
RECEIVED OCT 18 2012 City of Las Vegas Department of Planning

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-47222
Meeting Date:	12/11/12
Total Fee:	$1230.00
Date Received:*	10/18/12
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.



Vicinity Map

Site Plan

General Information:

Building Size	40, 940 s/f
Property Size	87,000 s/f
Street Frontage	192'-0"

Sign Analysis Table

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue?
1	A: Wall-Mounted	South Facade	1'-4"	69'-8"	93 s/f	None	None	No
2	B: Freestanding	South Facade	18'-0" *Allowable: 12'-0"*	2'-6"	14 s/f message *Allowable: 36 s/f*	Internal-Back-lit Letterforms	None	Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage)
3	B: Freestanding	South Facade	18'-0" *Allowable: 12'-0"*	2'-6"	14 s/f message *Allowable: 48 s/f*	Internal-Back-lit Letterforms	None	Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage)
4	C: Wall Sign	South Facade	23'-1"	6'-2"	142.3 s/f	None	None	No - *under 25% of window area and 10% of wall area*
5	C: Wall Sign	South Facade	23'-1"	6'-2"	142.3 s/f	None	None	No - *under 25% of window area and 10% of wall area*
6	D: Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
7	D: Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
8	D: Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
9	D: Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
10	E: Wall Sign	North Facade	2'-5"	10'-10"	29.75 s/f	None	None	No
11	C: Wall Sign	East Facade	23'-1"	6'-2"	142.3 s/f	None	None	No
12	C: Wall Sign	West Facade	23'-1"	6'-2"	142.3 s/f	None	None	No

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue?
13	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*
14	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*
15	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*
16	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*
17	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*
18	F: Window Sign	South Facade	4 1/4"	1'-4 3/4"	.5 s/f	None	None	No - *under 25% of window area and 10% of wall area*

RECEIVED
OCT 18 2012
City of Las Vegas
Department of Planning

The Mob Museum
Las Vegas, NV

Site Plan

DATE	11.30.11	SCALE	1"=40'-0"
PHASE	100% DESIGN INTENT		
PROJECT NO	9893.00	DRAWN BY	LBR

Gallagher & Associates

SUP-47222
SDR-47221



Vicinity Map

Site Plan

General Information:

Building Size	40, 940 s/f
Property Size	87,000 s/f
Street Frontage	192'-0"

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RECEIVED
OCT 18 2012
City of Las Vegas
Department of Planning

The Mob Museum
Las Vegas, NV

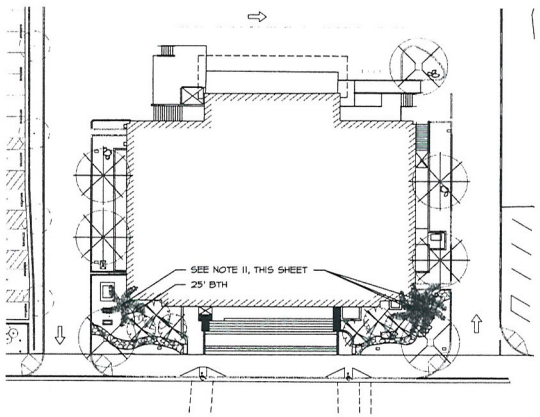
Site Plan

DATE	11.30.11
PHASE	100% DESIGN INTENT
PROJECT NO	9893.00
SCALE	1"=40'-0"
DRAWN BY	LBR

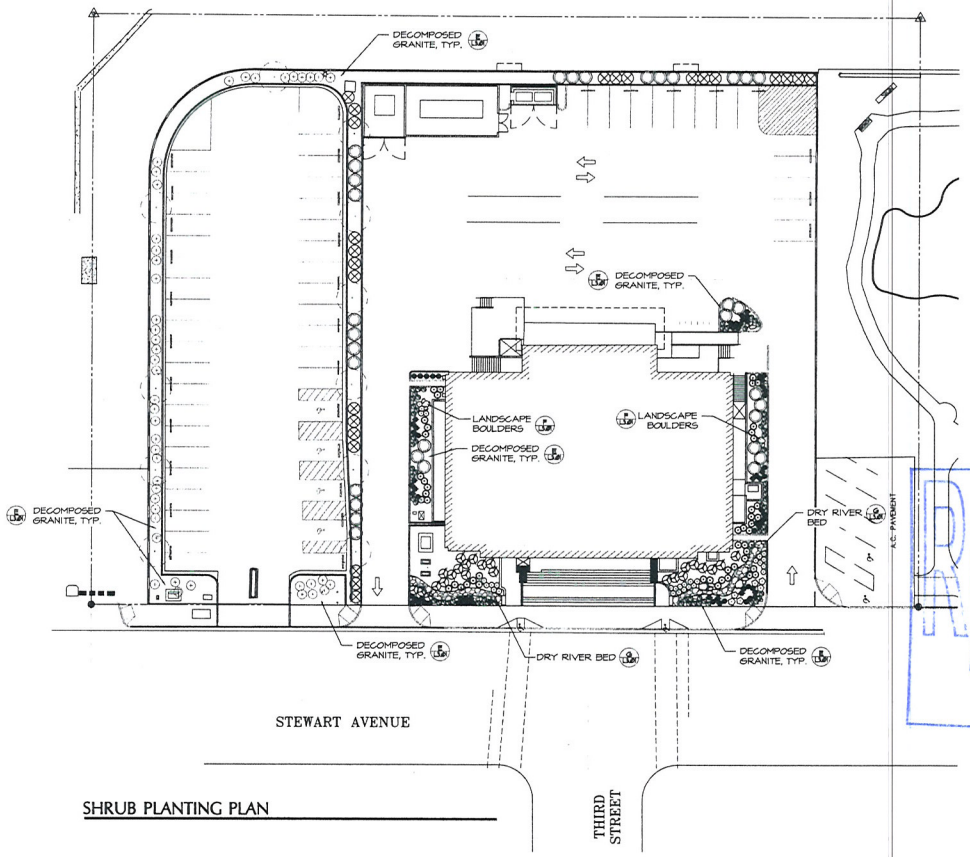
Gallagher & Associates

SUP-47222
SDR-47221

Issued / Revised		
No.	Date	Description
	06.26.08	Issued for Permit



TREE PLANTING PLAN



SHRUB PLANTING PLAN

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OCT 18 2012
City of Las Vegas
Department of Planning

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	LAGERSTROEMIA INDICA 'CATAWBA'	CATAWBA GRAPE MYRTLE	6	36" BOX	MULTI-TRUNK
	PARKINSONIA (CERCIDIUM) X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	4	36" BOX	STANDARD TRUNK
	PISTACIA CHINENSIS	RED PUSH PISTACHE	5	36" BOX	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	SEE PLANS	SEE NOTE 10, TYP.
	EXISTING PALM TREE		4		SEE NOTE 1 & 11, TYP.
	EXISTING TREE		11		
SHRUBS					
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	30	5 GAL	
	SENNA (CASSIA) PHYLLODENIA	SILVERY CASSIA	24	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	24	5 GAL	
	EXISTING SHRUBS AND GRASSES				
GROUNDCOVERS					
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	6	5 GAL	
	TEUCRIUM CHAMAEDRYS	GERMANDER	64	5 GAL	
ACCENTS					
	DASYLIRION MEXICANA	DAMIANITA	65	5 GAL	
	DIETES BICOLOR	EVERGREEN IRIS	28	5 GAL	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	40	5 GAL	
	2-4" ARIZONA RIVER ROCK, SEE NOTE 12 BELOW				

GENERAL NOTES:

1. ALL EXISTING PALMS TO BE SKINNED AND TRIMMED.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
3. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
4. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
5. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
6. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
7. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "MOJAVE GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN THE FOLLOWING: 25% - ¾" SCREENED, 25% - ½" SCREENED AND 50% - ¾" MINUS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6975 NORTH ORACLE ROAD
   TUSCON, AZ 85704
   TELEPHONE: (502) 298-1135
   CONTACT: CARISSA D'ALESSIO
8. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH MOJAVE GOLD GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
   20% 4' LARGEST DIAMETER
   40% 3' LARGEST DIAMETER
   40% 2' LARGEST DIAMETER
   TOTAL QUANTITY OF BOULDERS= 14
9. CONTRACTOR TO COORDINATE AESTHETIC GRADING WITH ENGINEERING GRADING TO PROVIDE SITE DRAINAGE AS DESIGNED BY THE ENGINEER.
10. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL FAN PALMS SHALL BE SKINNED WITHIN 3 FEET OF THE LAST FROND. ALL PALM TREE HEIGHTS TO BE MEASURED FROM TOP OF ROOT BALL TO THE LOWEST GREEN FROND.
11. SEE SPECS FOR TREE PROTECTION MEASURES FOR ALL EXISTING PALM TREES.
12. ARIZONA RIVER ROCK, 2"-4" SIZE, 6" MIN. DEPTH, SHALL BE LOCATED AT ROOF DRAIN EXITS LOCATED IN LANDSCAPE PLANTERS. THE AREA OF ROCK SHALL BE A MINIMUM OF 5' WIDE X5' LONG EXCEPT FOR WHERE HARDSCAPE DOES NOT PERMIT.

APPROVED LANDSCAPING PLAN
Planning & Development Department 7/15/08

PER 19.08 & 19.12 ALL ABOVE-GROUND UTILITY BOXES SHALL BE FULLY SCREENED FROM ALL RIGHTS-OF-WAY

SCALE: 1" = 20'-0"

NOTE: ALL WORK MUST CONFORM TO *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS*. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

SUP-47222

SDR-47221

LP-1.01

Checked by:

Drawn by:

PRINTED ON RECYCLED PAPER

City of Las Vegas
Las Vegas Museum - Phase 3
Building Rehabilitation
Commission #06079.00
City of Las Vegas Plan Check #26498
Project Bld # 07.15314.08
Plans Library # 521-179-14

300 Stewart Avenue
Las Vegas, Nevada 89101

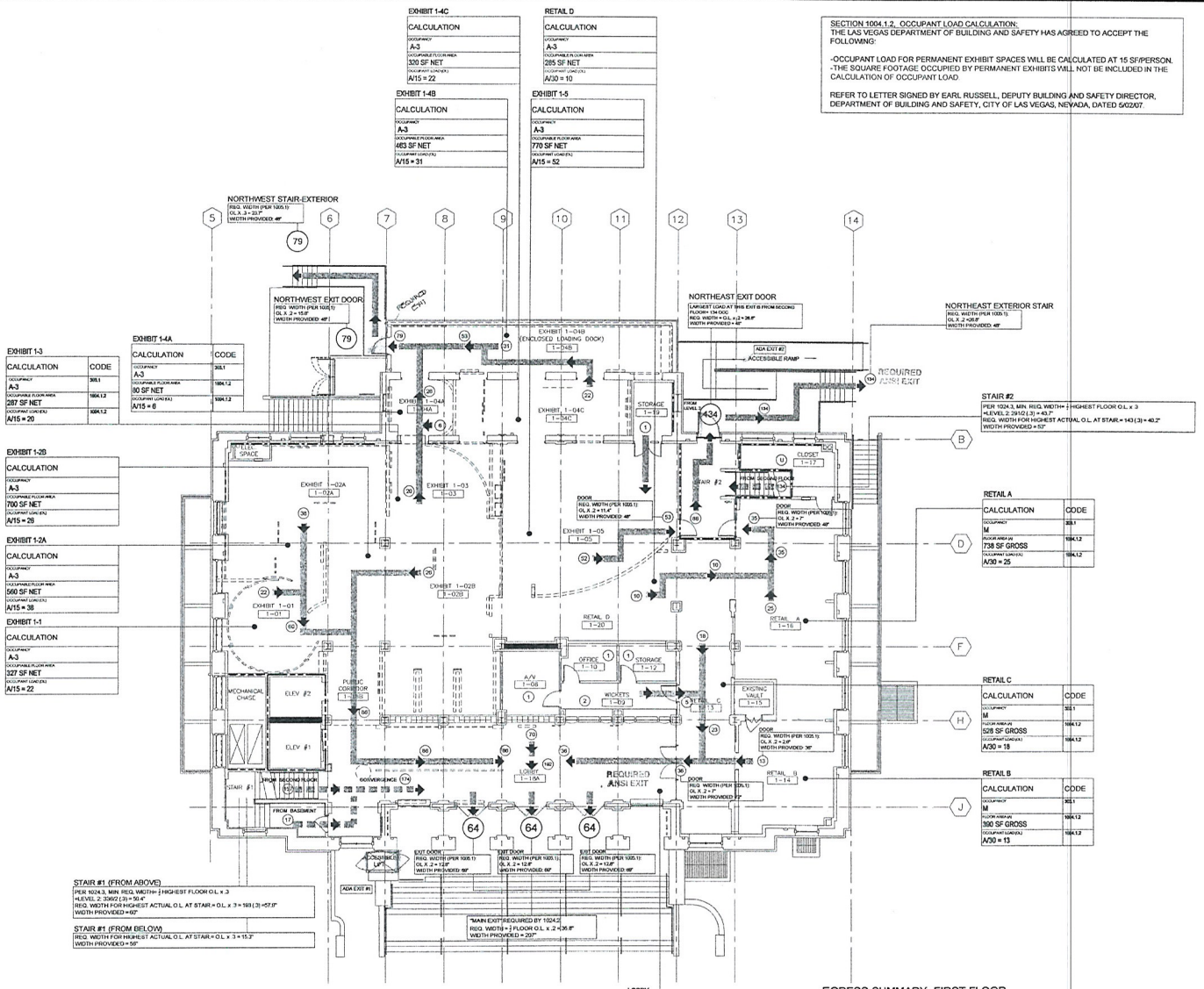
Westlake Reed Leskosky

McGUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING

One East Camelback Road, Suite 690
Phoenix, Arizona
85012-1668
602 212-0451

LANDSCAPE PLAN

CD



SEE ADDED NOTES ON PAGE GI - 101

EGRESS SUMMARY- FIRST FLOOR

358 OCCUPANTS

1013.3 LONGEST COMMON PATH OF EGRESS TRAVEL: A-3: 75' (75' ALLOWED)

1015.1 LONGEST EXIT ACCESS TRAVEL DISTANCE: A-3: 147' (250' ALLOWED)

NOTE: ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

RECEIVED
OCT 18 2012
Department of Planning

SUP-47222
SDR-47221

Issued / Revised

No.	Date	Description
	02/26/07	100% Schematic Deisgn
	04/05/07	100% SD Revised
	05/30/07	50% Design Development
	08/03/07	100% DD Estimate
	08/24/07	100% Design Development
	02/08/08	50% CD Owner Review
	05/28/08	100% CD Review
	06/26/08	Issued for Permit

Legend:

(X) OCCUPANT LOAD PER SPACE/AREA

DIRECTION OF EGRESS TRAVEL

(U) UNOCCUPIED SPACE/AREA

INDICATES POSSIBLE FUTURE EXHIBIT WALL LOCATIONS

General Notes:

1. THIS EXIT STUDY IS SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND BY THE OWNER.
2. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS.
3. THE OCCUPANT LOAD SHOWN FOR EACH USE GROUP IS BASED ON USING THE CALCULATED METHOD, IBC TABLE 1004.1.2.
4. GROUP A-3 EXHIBIT SPACES HAVE BEEN CALCULATED AT 15 SF/ OCCUPANT, PER AGREEMENT WITH THE LAS VEGAS BUILDING DEPARTMENT. SEE GI-001 FOR MORE INFORMATION.

Building Occupant Loads:

1. CALCULATED TOTAL BUILDING OCCUPANT LOAD: 905
2. CALCULATED OCCUPANT LOAD

BASEMENT	67
LEVEL 1	358
LEVEL 2	291
LEVEL 3	189
LEVEL 4	0 (ATTIC)

VINCENT LESKOSKY REGISTERED No. 5543 ARCHITECT STATE OF NEVADA

City of Las Vegas
Las Vegas Museum - Phase 3
Building Rehabilitation
Commission #06079.00
City of Las Vegas Plan Check #26498
Project Bid # 07.15314.08
Plans Library # 521-179-14

300 Stewart Avenue
Las Vegas, Nevada 89101

Westlake Reed Leskosky

One East Camelback Road, Suite 690
Phoenix, Arizona
85012-1668
602 212-0451

Exit Plan
First Floor

CD

GI-102

Checked by:

Drawn by:

SECTION 1004.1.2. OCCUPANT LOAD CALCULATION:
THE LAS VEGAS DEPARTMENT OF BUILDING AND SAFETY HAS AGREED TO ACCEPT THE FOLLOWING:

-OCCUPANT LOAD FOR PERMANENT EXHIBIT SPACES WILL BE CALCULATED AT 15 SF/PERSON.
-THE SQUARE FOOTAGE OCCUPIED BY PERMANENT EXHIBITS WILL NOT BE INCLUDED IN THE CALCULATION OF OCCUPANT LOAD.

REFER TO LETTER SIGNED BY EARL RUSSELL, DEPUTY BUILDING AND SAFETY DIRECTOR, DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAS VEGAS, NEVADA, DATED 5/02/07.

Issued / Revised

No.	Date	Description
	02/26/07	100% Schematic Deisgn
	04/05/07	100% SD Revised
	05/30/07	50% Design Development
	08/03/07	100% DD Estimate
	08/24/07	100% Design Development
	02/08/08	50% CD Owner Review
	05/28/08	100% CD Review
	06/26/08	Issued for Permit

Legend:

- (X) OCCUPANT LOAD PER SPACE/AREA
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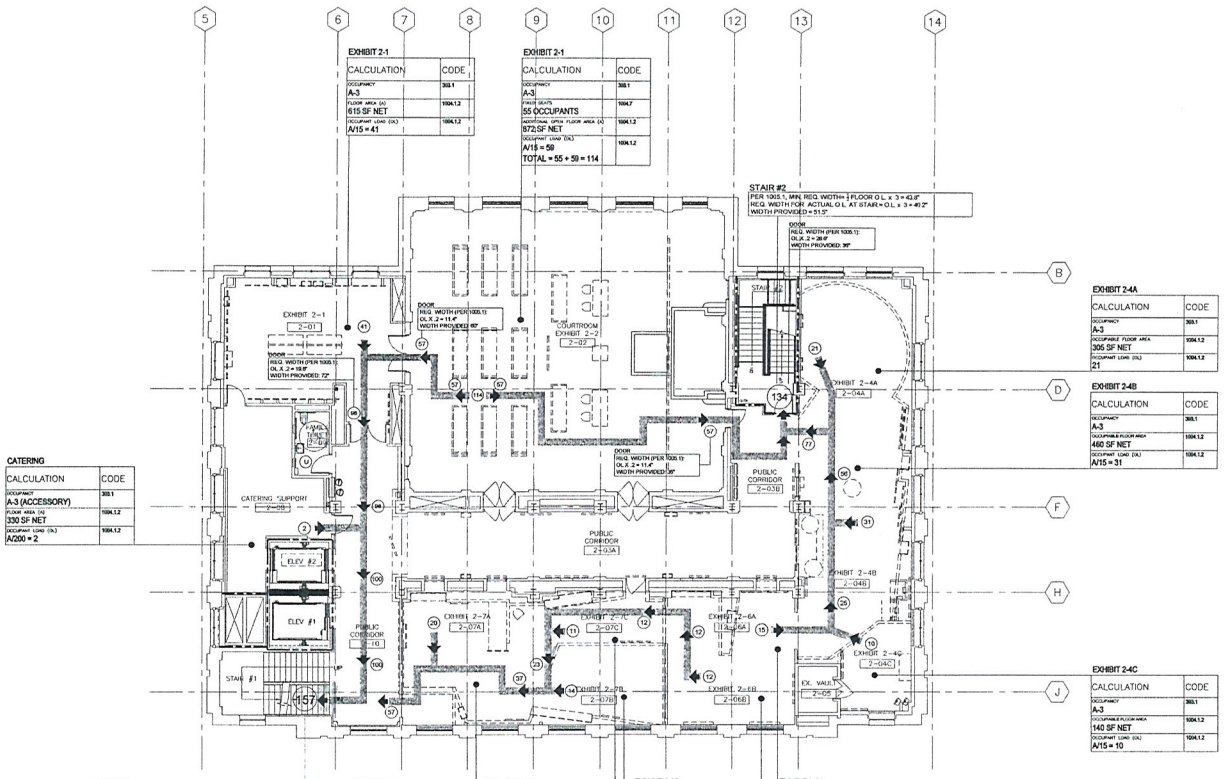
3. THE OCCUPANT LOAD SHOWN FOR EACH USE GROUP IS BASED ON USING THE CALCULATED METHOD, IBC TABLE 1004.1.2
4. GROUP A-3 EXHIBIT SPACES HAVE BEEN CALCULATED AT 15 SF/ OCCUPANT, PER AGREEMENT WITH THE LAS VEGAS BUILDING DEPARTMENT. SEE G-001 FOR MORE INFORMATION.



EXIT PLAN- SECOND FLOOR 1

1/8" = 1'-0"

0 8 16 32 Feet

1/8"=1'-0"

North

EGRESS SUMMARY- SECOND FLOOR

291 OCCUPANTS

1013.3 LONGEST COMMON PATH OF EGRESS TRAVEL: A-3: 57' (75' ALLOWED)

1015.1 LONGEST EXIT ACCESS TRAVEL DISTANCE: A-3: 205' (250' ALLOWED)

NOTE: ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

SEE ADDED NOTES ON PAGE G1-101

Building Occupant Loads:

1. CALCULATED TOTAL BUILDING OCCUPANT LOAD: 905
2. CALCULATED OCCUPANT LOAD
   - BASEMENT 67
   - LEVEL 1 358
   - LEVEL 2 291
   - LEVEL 3 189
   - LEVEL 4 0 (ATTIC)

VINCENT LESKOSKY REGISTERED No. 5542 ARCHITECT STATE OF NEVADA

City of Las Vegas
Las Vegas Museum - Phase 3
Building Rehabilitation
Commission #06079.00
City of Las Vegas Plan Check #26498
Project Bid # 07.15314.08
Plans Library # 521-179-14

300 Stewart Avenue
Las Vegas, Nevada 89101

Westlake Reed Leskosky

One East Camelback Road, Suite 690
Phoenix, Arizona
85012-1668
602 212-0451

Exit Plan
Second Floor

CD

GI-103

Checked by:

Drawn by:

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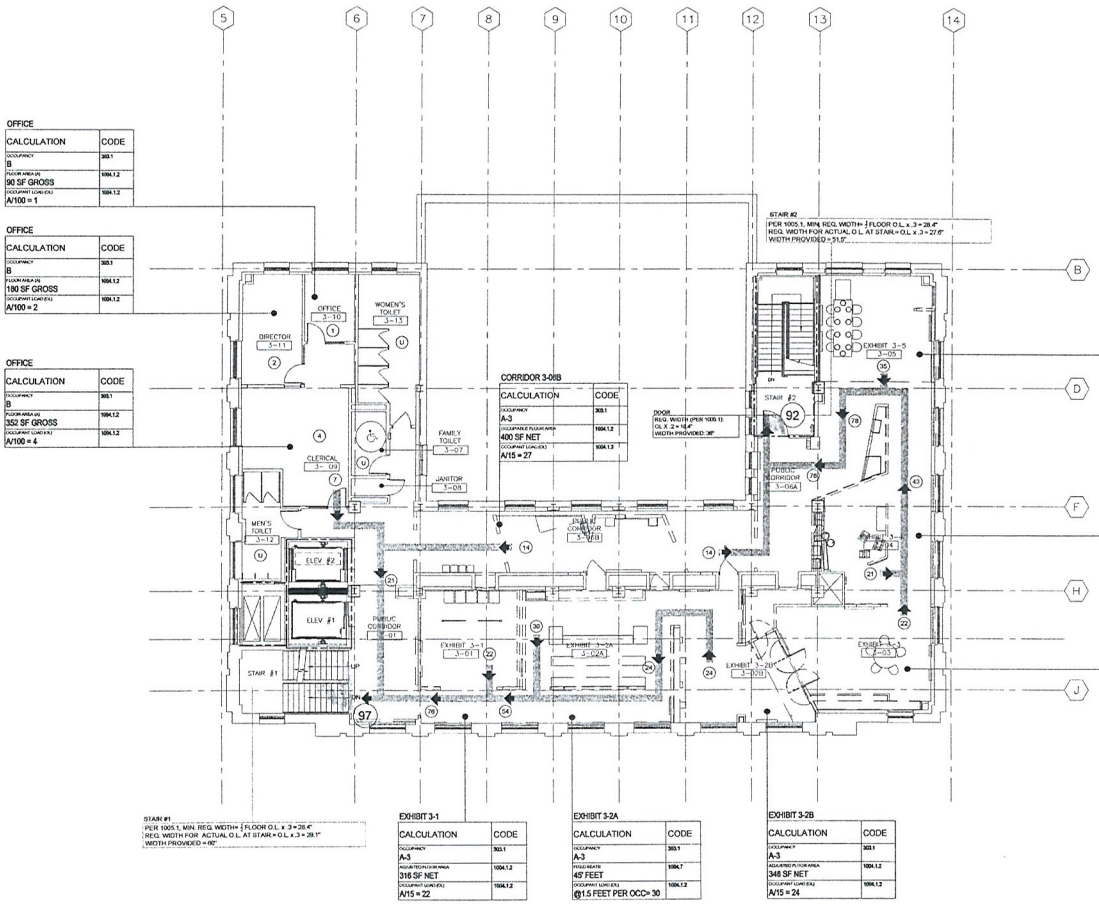
ARCHITECTURAL
JUL 24 2008

SUP-47222
SDR-47221

SECTION 1004.1.2, OCCUPANT LOAD CALCULATION:
THE LAS VEGAS DEPARTMENT OF BUILDING AND SAFETY HAS AGREED TO ACCEPT THE FOLLOWING:

-OCCUPANT LOAD FOR PERMANENT EXHIBIT SPACES WILL BE CALCULATED AT 15 SF/PERSON.
-THE SQUARE FOOTAGE OCCUPIED BY PERMANENT EXHIBITS WILL NOT BE INCLUDED IN THE CALCULATION OF OCCUPANT LOAD.

REFER TO LETTER SIGNED BY EARL RUSSELL, DEPUTY BUILDING AND SAFETY DIRECTOR, DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAS VEGAS, NEVADA, DATED 5/02/07.



OFFICE	
CALCULATION	CODE
OCCUPANCY B	303.1
FLOOR AREA (A) 90 SF GROSS	1004.1.2
OCCUPANT LOAD (OL) A/100 = 1	1004.1.2

OFFICE	
CALCULATION	CODE
OCCUPANCY B	303.1
FLOOR AREA (A) 180 SF GROSS	1004.1.2
OCCUPANT LOAD (OL) A/100 = 2	1004.1.2

OFFICE	
CALCULATION	CODE
OCCUPANCY B	303.1
FLOOR AREA (A) 352 SF GROSS	1004.1.2
OCCUPANT LOAD (OL) A/100 = 4	1004.1.2

CORRIDOR 3-06B	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 400 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 27	1004.1.2

DOOR
REQ. WIDTH (PER 1005.1)
OL x .2 = 16.4"
WIDTH PROVIDED: 36"

STAIR #2
PER 1005.1, MIN. REQ. WIDTH= ½ FLOOR O.L. x .3 = 28.4"
REQ. WIDTH FOR ACTUAL O.L. AT STAIR = O.L. x .3 = 27.6"
WIDTH PROVIDED = 51.5"

EXHIBIT 3-5	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 518 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 35	1004.1.2

EXHIBIT 3-4	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 315 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 21	1004.1.2

EXHIBIT 3-3	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 330 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 22	1004.1.2

STAIR #1
PER 1005.1, MIN. REQ. WIDTH= ½ FLOOR O.L. x .3 = 28.4"
REQ. WIDTH FOR ACTUAL O.L. AT STAIR = O.L. x .3 = 29.1"
WIDTH PROVIDED = 60"

EXHIBIT 3-1	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 316 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 22	1004.1.2

EXHIBIT 3-2A	
CALCULATION	CODE
OCCUPANCY A-3	303.1
FIXED SEATS 40' FEET	1004.7
OCCUPANT LOAD (OL) @1.5 FEET PER OCC= 30	1004.1.2

EXHIBIT 3-2B	
CALCULATION	CODE
OCCUPANCY A-3	303.1
OCCUPIABLE FLOOR AREA 348 SF NET	1004.1.2
OCCUPANT LOAD (OL) A/15 = 24	1004.1.2

EXIT PLAN- THIRD FLOOR
1/8" = 1'-0"
0 8 16 32 Feet
1/8"=1'-0"
North

EGRESS SUMMARY- THIRD FLOOR

189 OCCUPANTS

1013.3 LONGEST COMMON PATH OF EGRESS TRAVEL: A-3: 44' (75' ALLOWED)
B: 50' (100' ALLOWED)

1015.1 LONGEST EXIT ACCESS TRAVEL DISTANCE: A-3: 209' (250' ALLOWED)
B: 196' (300' ALLOWED)

NOTE: ALL WORK MUST CONFORM TO *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.* SEE SPECIFICATIONS FOR MORE INFORMATION.

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City of Las Vegas
Department of Planning

PLANS APPROVED
ARCHITECTURAL
DAY JUL 24 2008

SUP-47222
SDR-47221

Issued / Revised

No.	Date	Description
	02/26/07	100% Schematic Deisgn
	04/05/07	100% SD Revised
	05/30/07	50% Design Development
	08/03/24	100% DD Estimate
	08/24/07	100% Design Development
	02/08/08	50% CD Owner Review
	05/28/08	100% CD Review
	06/26/08	Issued for Permit

Legend:

- (X) OCCUPANT LOAD PER SPACE/AREA
- DIRECTION OF EGRESS TRAVEL
- (U) UNOCCUPIED SPACE/AREA
- INDICATES POSSIBLE FUTURE EXHIBIT WALL LOCATIONS

General Notes:

1. THIS EXIT STUDY IS SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND BY THE OWNER.
2. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS.
3. THE OCCUPANT LOAD SHOWN FOR EACH USE GROUP IS BASED ON USING THE CALCULATED METHOD, IBC TABLE 1004.1.2.
4. GROUP A-3 EXHIBIT SPACES HAVE BEEN CALCULATED AT 15 SF/ OCCUPANT, PER AGREEMENT WITH THE LAS VEGAS BUILDING DEPARTMENT. SEE GI-001 FOR MORE INFORMATION.

SEE ADDED NOTES ON PAGE GI-101

Building Occupant Loads:

1. CALCULATED TOTAL BUILDING OCCUPANT LOAD: 905
2. CALCULATED OCCUPANT LOAD:
   - BASEMENT 67
   - LEVEL 1 358
   - LEVEL 2 291
   - LEVEL 3 189
   - LEVEL 4 0 (ATTIC)

VINCENT LEONOWICZ REGISTERED ARCHITECT No. 5561 V. Leonowicz 10-24-08 STATE OF NEVADA

City of Las Vegas
Las Vegas Museum - Phase 3
Building Rehabilitation
Commission #06079.00
City of Las Vegas Plan Check #26498
Project Bid # 07.15314.08
Plans Library # 521-179-14

300 Stewart Avenue
Las Vegas, Nevada 89101

Westlake Reed Leskosky

One East Camelback Road, Suite 690
Phoenix, Arizona
85012-1668
602 212-0451

Exit Plan
Third Floor

CD

GI-104

Checked by:

Drawn by:

THE MOB MUSEUM

National Museum of Organized Crime & Law Enforcement™

October 13, 2012

Memorandum for the City of Las Vegas Department of Public Works

Subject: Justification, Parking Lot Conversion/Plaza
Justification, Special Use Permit for a Beer/Wine/Cooler Cultural Establishment

The National Museum of Organized Crime and Law Enforcement (DBA: The Mob Museum) would like to request your approval to convert an existing parking lot area for use as an outdoor plaza for outdoor events. Additionally, I would like to request a Special Use Permit (SUP) for a Beer/Wine/Cooler Cultural Establishment, with a Waiver of minimum SUP requirement #1 which will permit the use outside of the 18b Arts District. This SUP will apply to the entire site to allow flexibility in the placement of bars and service of alcohol in conjunction with Mob Museum events.

The Mob Museum is located at 300 Stewart Avenue, Las Vegas NV 89101, and is listed as Parcel # 139-34-501-007.

Parking Lot Conversion/Plaza:

Most outdoor activities are held in our main parking lot located to the west side of the building. Activities typically include placing a 100' x 40' event tent as well as a 20' x 20' catering tent in the parking lot area, but future events may not always need tenting. The Mob Museum's parking lot is paved therefore will not create any air quality issues. This proposed use is compatible with existing land uses on the same property as well as surrounding properties. This site is physically suitable for the type and the intensity of events.

As an outdoor plaza, the parking currently provided at the lot will not count toward meeting the required parking as it will not be available at all times. To facilitate this deficiency, The Mob Museum will direct the general public to the Ogden Garage located at Ogden & 3rd Street. This is part of our current operations as we have permission from The Downtown 3rd to use this garage as our overflow parking. During event days security will hand out map fliers (if needed) to assist customers to the Ogden Garage. Additionally, ADA parking will be provided on the eastern properly line as depicted in the attached photo. There will be a total of five ADA spaces as well as the adjacent spaces being blocked off to facilitate any type of vehicle requiring ramp unload / loading. Note: There will be special ADA / universal handicapped wheelchair sign in the place of the current reserved parking signs which is depicted in the attached photo. ADA vehicles will be directed by security which will be posted at the southeast part of the building. Security will ensure proper parking for ADA vehicles as well as assist personnel into the Museum. No other vehicles will be gaining access to this area.

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SUP-47222
Page 1 of 2
SDR-47221

702.229.2734 themobmuseum.org
300 Stewart Avenue Las Vegas, NV 89101

A Yearly Special Event Permit request has been submitted to The Department of Planning on October 11, 2012. This request was to facilitate any permit needs prior to City of Las Vegas' approval. The Mob Museum will ensure that only licensed tent, food and alcohol caterers are used, and that proper permits are pulled prior to each event. Fire Department approves all permits for tents and generators that are used during events. During event days, the driveway to the plaza area will be chained and a security guard will be posted in the area so there are no anticipated traffic or safety issues. No area of the parking lot is considered under the Historic Preservation, but we understand that it may require HPC administrative review.

For a typical event, a 100' x 40' event tent and a 20' x 20' catering tent is placed in the west side parking lot of The Mob Museum. This ordinarily happens 1 – 3 days prior to the event, and depends on the size and scope of the event. Each tent will have two exits as well as fire extinguishers located at both exits. The Mob Museum will call the City of Las Vegas' Fire Marshall as a pro-active fire prevention step to come and inspect tent prior to any activity taking place in and around the tent. The tent will not be within 30' of a permanent structure. Post event, and after all guests have departed – the food and alcohol caterers remove all items, and the tent is typically taken down the follow morning.

Special Use Permit (SUP), Beer/Wine/Cooler Cultural Establishment On-Sale:

Request your approval of a Special Use Permit (SUP) for a Beer/Wine/Cooler Cultural Establishment On-Sale License. Although this license is available for Museums, we currently don't fall into this category due to zoning. We respectively request the "18b" Las Vegas Arts District zoning be expanded so that it would include Parcel # 139-34-501-007 – The Mob Museum. The Mob Museum also has a mix of art, and is just a short walk or bus ride from Fremont Street – as well as only a half a block from Fourth Street. As the Arts District grows with a classic urban mix of residential, commercial and cultural uses, The Mob Museum wants to grow with them.

As an Associate Member of The Cultural Corridor Coalition, The Mob Museum is also a cultural establishment dedicated to the history of organized crime and law enforcement. The Museum presents a bold and authentic view of organized crime's impact on Las Vegas history, as well as, its unique imprint on America and the world. The Museum presents the real stories and actual events of Mob history via interactive and engaging exhibits that reveal all sides of the story about the role of organized crime in the U.S. The Mob Museum offers multiple perspectives and provides a contemporary, engaging, challenging and educational experience. The Museum displays local arts and covers the culture of many professionals, neighborhood business owners and Las Vegas residents.

The Mob Museum currently has 50 employees. Hours of operation are Sunday – Thursday 10:00am – 7:00pm, and Friday – Saturday, 10:00am – 8:00pm. The Mob Museum meets, and or support all existing City regulations and is actively engaged in the revitalization of the Down Town area. We appreciate your assistance with this matter. If you have any questions or concerns, I may be contacted at 702.229.2710.

Thank you

Mary Jane Porterfield
Executive Assistant

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City of Las Vegas
Department of Planning

SUP-47222
SDR-47221

City of Las Vegas Agenda Item No.: **28.**

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

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

SUBJECT:
SDR-47221 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-47222 - PUBLIC HEARING - APPLICANT: MOB MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-27014) TO CONVERT A PARKING LOT INTO A PLAZA on 2.00 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47221** APN: 13934501007

Name of Property Owner: City of Las Vegas

Name of Applicant: Jonathan Ullman, Executive Director ~ The Mob Museum

Name of Representative: Mary Jane Porterfield, Executive Assistant ~ The Mob Museum

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: _____ for E. FRETWELL
Scott D. Adams for

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 18 day of October, 2012

_____
Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The Mob Museum

Project Address (Location) 300 Stewart Avenue ~ Las Vegas, NV 89101

Project Name Parking Lot to Plaza Conversion **Proposed Use** Mixed

Assessor's Parcel #(s) 13934501007 **Ward #** 5 - Barlow

General Plan: existing PF proposed N/A **Zoning:** existing C-V proposed N/A

Commercial Square Footage 40,940 **Floor Area Ratio** 40,000 sf

Gross Acres 2 **Lots/Units** N/A **Density** N/A

Additional Information The Mob Museum plans on using the existing west side parking lot as an outdoor plaza for large outdoor events.

PROPERTY OWNER City of Las Vegas **Contact** David Bratcher

Address 333 N. Rancho Drive **Phone:** 229-2201 **Fax:** 385-3128

City Las Vegas **State** NV **Zip** 89101

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT The Mob Museum **Contact** Jonathan Ullman

Address 300 Stewart Avenue **Phone:** 229-5358 **Fax:** 383-2908

City Las Vegas **State** NV **Zip** 89101

E-mail Address jullman@themobmuseum.org

REPRESENTATIVE The Mob Museum **Contact** Mary Jane Porterfield

Address 300 Stewart Avenue **Phone:** 229-2710 **Fax:** 383-2908

City Las Vegas **State** NV **Zip** 89101

E-mail Address mjporterfield@themobmuseum.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* Elizabeth N Pretwell

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

Print Name Elizabeth N. Pretwell

Subscribed and sworn before me

This 18 day of October, 20 12.

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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OCT 18 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-47221
Meeting Date:	12/11/12
Total Fee:	$ 1030.00
Date Received:*	10/18/12
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.

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City of Las Vegas Agenda Item No.: **29.**

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

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

SUBJECT:
SUP-47233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEVE CIVILLA - OWNER: RANCHO SELF-STORAGE, LLC - For possible action on a request for a Special Use Permit TO ADD A TRUCK RENTAL USE AT AN EXISTING SELF STORAGE FACILITY at 3290 North Rancho Drive (APN 138-12-810-042), C-2 (General Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47233** APN: 138-12-810-042

Name of Property Owner: Rancho Self-Storage, LLC

Name of Applicant: Steve Civilla

Name of Representative: Mack McKnight

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: _____
PLEASE SEE ATTACHED SIGNATURE BLOCK

Print Name: Terry Lingenfelder

Subscribed and sworn before me

This 19th day of OCTOBER, 2012

Martin J. Grenetsko

Notary Public in and for said County and State

MARTIN J. GRENETSKO
COMM. 1866410 MFR. AAN1
NOTARY PUBLIC
CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXPIRES OCT. 16, 2013

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OCT 22 2012
City of Las Vegas
Department of Planning

RANCHO SELF STORAGE, LLC
A Nevada limited liability company

By: T.I.P. PROPERTIES
a California general partnership
its Managing Member

By: TERRAL INVESTMENT COMPANY
a California corporation
its general partner

By: _____
Terry Lingenfelder
President

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rancho Self-Storage, LLC

Project Address (Location) 3290 N Rancho Drive, Las Vegas NV 89130

Project Name All Storage **Proposed Use**

Assessor's Parcel #(s) 138-12-810-042 **Ward #**

General Plan: existing proposed **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Rancho Self-Storage LLC **Contact** Scott Kaohu

Address 530 Lomas Santa Fe Dr #C **Phone** 858-755-0449 **Fax:** 858 259-5351

City Solana Beach **State** CA **Zip** 92075

E-mail Address SKaohu@sbcglobal.net

APPLICANT Steve Civilla **Contact**

Address 514 American Way pmb 289 **Phone:** 702 203-8351 **Fax:**

City Box ELDER **State** SD **Zip** 57719

E-mail Address Scivilla@gmail.com

REPRESENTATIVE Mark McKnight **Contact**

Address 409 Firestone Drive **Phone:** 702 526-1313 **Fax:**

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

E-mail Address Frmarkmcknight@gmail.com

Property Owner Signature* PLEASE SEE ATTACHED SIGNATURE

*An authorized agent may sign in lieu of the property owner(s). If more than one property owner exists, attach a separate sheet with the signature and printed name of each property owner.

Print Name Terry Lingenfelder

Subscribed and sworn before me

This 19th day of OCTOBER, 2012.

Martin J. Grenesko

Notary Public in and for said County and State

MARTIN J. GRENESKO
COMM. 1866410 NOTARY PUBLIC
CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXPIRES OCT. 16, 2013

FOR DEPARTMENT USE ONLY

Case # BLOCK	SUP-47233
Meeting Date:	12/11/2012
Total Fee:	1030.00
Date Received:*	10/22/2012
Received By:	M Rox

*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

RANCHO SELF STORAGE, LLC
A Nevada limited liability company

By: T.I.P. PROPERTIES
a California general partnership
its Managing Member

By: TERRAL INVESTMENT COMPANY
a California corporation
its general partner

By: _____
Terry Lingenfelder
President

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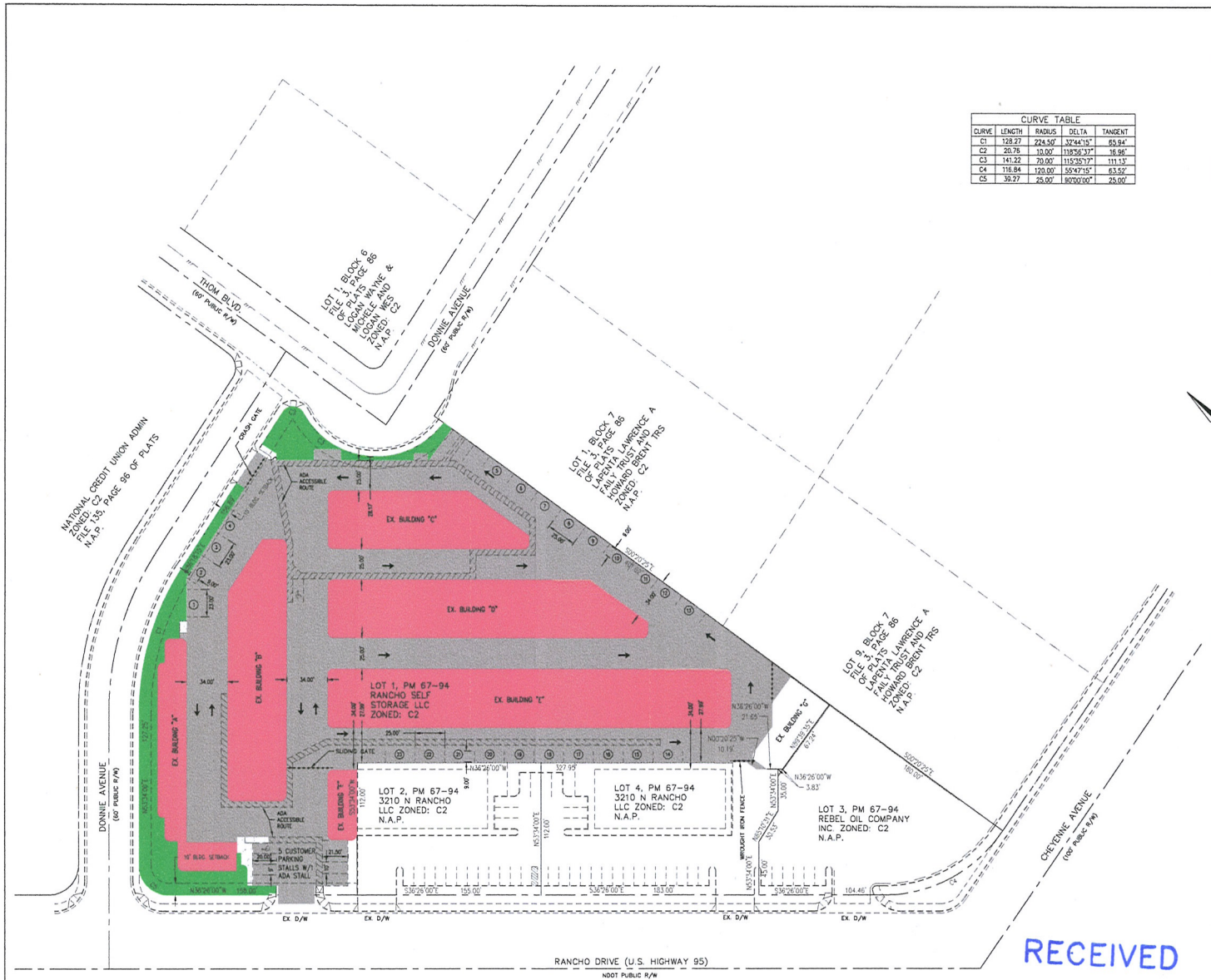
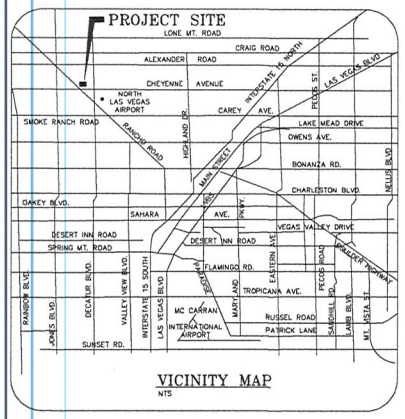
OCT 22 2012
City of Las Vegas
Department of Planning





VICINITY MAP
NTS

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

N

LEGEND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- CONCRETE CURB & GUTTER ("L" CURB)
- CONCRETE CURB ("A" CURB)
- SIDEWALK
- (20) RV PARKING STALL

SETBACKS

FRONT	10' (2)
INTERIOR SIDE	10' (3)
STREET SIDE	10' (2)
REAR	Required when adjacent to residential use or street, otherwise no setback required.

(2) A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet) Buildings up to one hundred (100) feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary.

(3) A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).

PARKING ANALYSIS

PROVIDED PARKING: 28 SPACES W/2 ADA STALLS
PARKING REQUIRED: 17 SPACES
PARKING IS REQUIRED AT ONE SPACE FOR EACH RENTAL VEHICLE, IN ADDITION TO THE PARKING REQUIRED FOR THE MINI-STORAGE USE.

MINI-STORAGE PARKING REQUIRED: 1:50 STORAGE UNITS, PLUS 5 ON OUTSIDE OF SECURITY GATE.
809 UNITS = 17 SPACES

11 REQUESTED SPACES FOR VEHICLE RENTAL (9' X 25')

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OCT 22 2012

ALL STORAGE
3290 RANCHO DRIVE
SITE PLAN EXHIBIT | **SP1**

SUP-47233

Rancho Self-Storage, LLC
D.B.A. "ALL STORAGE"

October 15, 2012

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

Justification Letter

RE: Rancho Self-Storage, LLC. D.B.A. "All Storage"
Special Use Permit Application – Truck Rental U-haul
3290 N. Rancho Drive, Las Vegas, NV 89130

To Whom It May Concern:

Rancho Self-Storage, LLC has been offering affordable storage solutions to the residents of Las Vegas for almost ten years. As a result of customer demand, we are seeking approval to rent vehicles to our patrons that require such service. The availability of these trucks is critical, as they provide our patrons with a one-stop experience for their moving and storage needs when relocating, downsizing or purchasing a new home.

Specifically, we are seeking approval for eleven truck parking spaces for our facility in a C-2 zone.

A large percentage of our patrons request transport service. U-Haul is vital to the continued success of, Rancho Self-Storage. We are in a commercial corridor (bordered by existing retail on the opposing corners). Therefore, the presence of these trucks will not create a noise or visual burden to neighboring residential communities.

We will not be changing any of our property structures, layout or parking spaces with this request.
We currently have 809 units. Mini-storage parking requires are that 1:50 storage units, plus 5 parking spaces on the outside of security gate would require us to have a total of 17 spaces. We have 28 parking spaces with 2 additional ADA stall.

We currently have 3 employees at this location.
Access hours: 6:00 AM to 10:00 PM every day.
Store hours: 9:00 AM to 4:30 PM Monday thru Saturday & Closed Sunday.
Closed for 30 minutes lunch (normally 12:00 to 12:30)

By listening to our patrons and offering Truck rentals when needed, we will not only ensure the continued success of our business, but will also accommodate our patrons with a viable solution to their moving needs. Therefore, we respectfully request your support with the approval of our application referenced above.

Sincerely,

Mack McKnight
Owner's Representative

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OCT 22 2012
SUP-47233
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **30.**

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

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

SUBJECT:
SUP-47283 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WATANA PONGPAN - OWNER: 1201 SOUTH LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 4,500 SQUARE-FOOT RESTAURANT at 1201 South Las Vegas Boulevard (APN 162-03-112-025), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

(8)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47283** APN: 162-03-112-025 / 162-03-112-026

Name of Property Owner: 1201 South Las Vegas LLC

Name of Applicant: WATANA PONGPAN

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: _____

RECEIVED
OCT 24 2012
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: ILAN GORODZKI

Subscribed and sworn before me

This 23 day of OCTOBER, 20 12

_____ ZENAIDA MENDOZA

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ZENAIDA MENDOZA
My Appointment Expires
January 22, 2014
No: 98-0875-1

landlord sign + notary

(1)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: OCHA CUISINE

Project Address (Location) 1201 LAS VEGAS BLVD

Project Name OCHA **Proposed Use** RESTURANT

Assessor's Parcel #(s) 162-03-112-025 / 162-03-112-026 **Ward #** _____

General Plan: existing ✓ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 5000 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER 1201 South Las Vegas LLC **Contact** _____

Address 1213 S. Las Vegas BLVD **Phone:** 818 226 9900 **Fax:** 818 392 5017

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

E-mail Address _____

APPLICANT WATANA POOLPAN **Contact** _____

Address 1201 S. Las Vegas BLVD #101 **Phone:** 726-3794 **Fax:** _____

City LV NV **State** NV **Zip** 89104

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name ILAN GORODEZKI

Subscribed and sworn before me

This 23 day of OCTOBER, 20 12.

_____ - ZENAIDA MENDOZA

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ZENAIDA MENDOZA
My Appointment Expires
January 22, 2014
No: 98-0875-1

Landlord sig + notary

FOR DEPARTMENT USE ONLY

Case #	SUP-47283
Meeting Date:	12/11/2012
Total Fee:	1280 00
Date Received:*	10/24/2012
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

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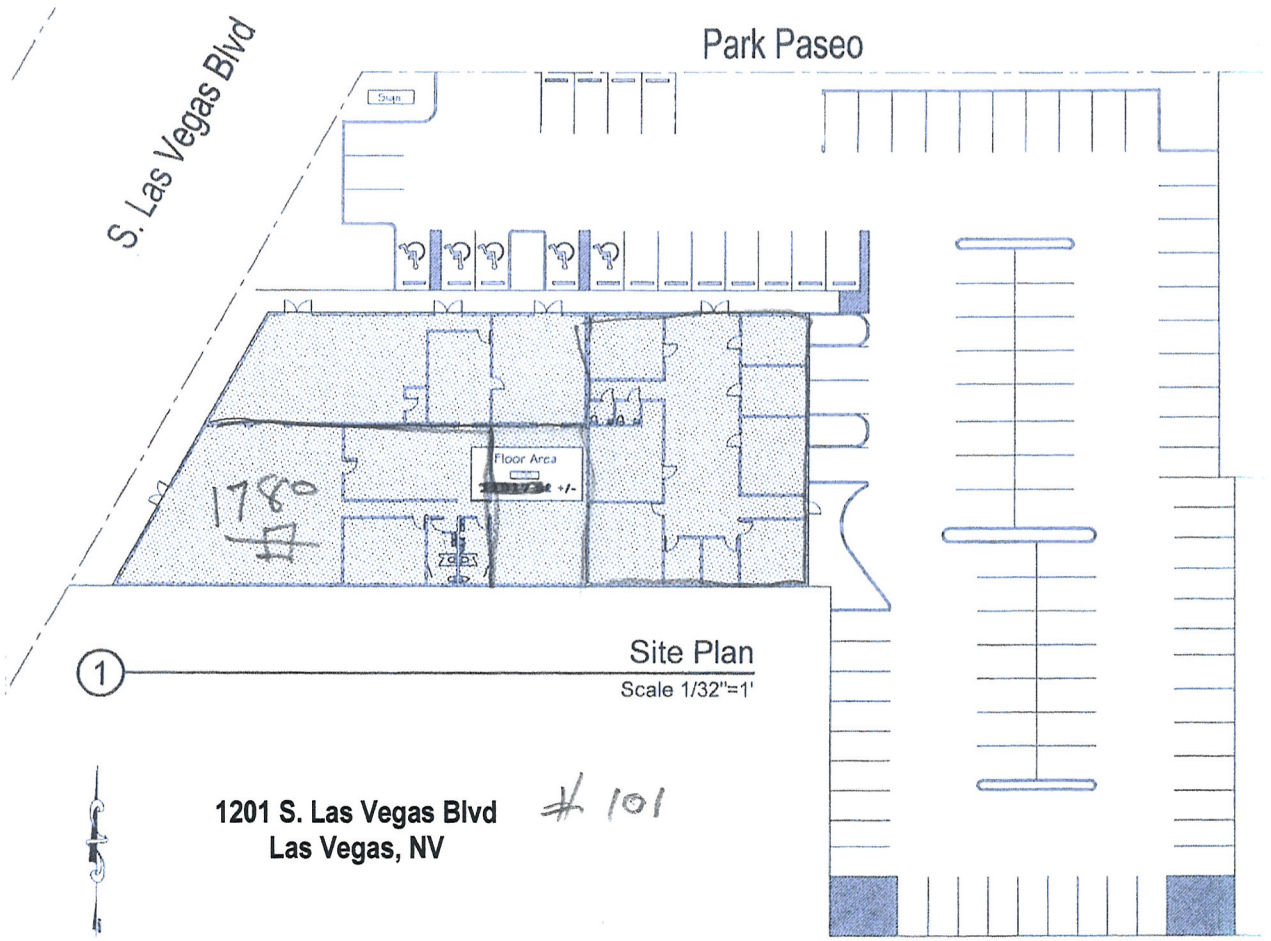
(1)

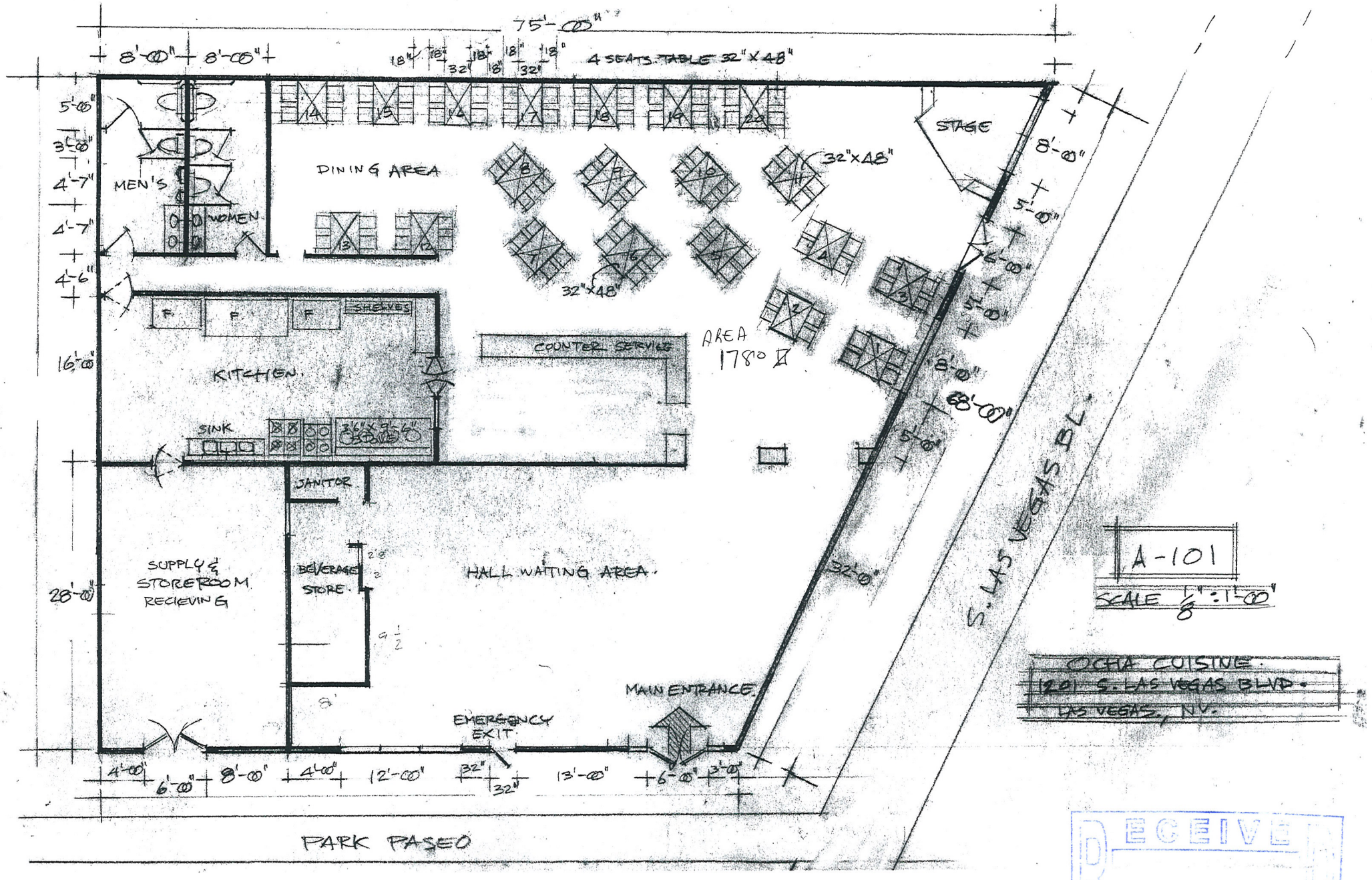


1201 S. Las Vegas Blvd
Las Vegas, NV

101

RECEIVED
OCT 2
City of
Department

SUP-47283



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OCT 24 2012
SUP-47283
City of Las Vegas
Department of Planning

TO Whom it May Concern at CLV Planning Dept,
My name is watana pongpan for Ocha Cuisine at 1201 s. las vegas blvd lv nv 89104
Our restaurant serve Thai and Chinese food. We employ 5 employees.We are in businese over 18 years
I would like to request a Specail Use Permit for a beer/wine/cooler On-Sale license in conjunction with a proposed restaurant.
Regards,

WATANA PONGPAN



SUP-47283

City of Las Vegas Agenda Item No.: **31.**

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

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

SUBJECT:
SUP-47285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TRACEY DAVIS - OWNER: TECH PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A GENERAL PERSONAL SERVICE (SALON) USE at 2411 Tech Center Court, Suite #103 (APN 138-15-410-014) C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

OCT 24 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47285** APN: 138 15 410 014

X Name of Property Owner: TECH PLAZA LLC

Name of Applicant: TRACEY DAVIS

Name of Representative: TRACEY DAVIS

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: _____

X Signature of Property Owner: _____

Print Name: ALLAN SWARTZ

Subscribed and sworn before me

This 18th day of OCT., 2012

X Notary Public in and for said County and State

MICHAEL R. PARDO
Notary Public, State of Nevada
Appointment No. 06-102933-1
My Appt. Expires Apr 1, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2411 Tech Center Ct. Ste 103

Project Name ELECTRIC AVOCADO **Proposed Use**

Assessor's Parcel #(s) 138-15-410-014 **Ward #**

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General Plan: existing ____ proposed ____ **Zoning:** existing CPB proposed

Commercial Square Footage ____ **Floor Area Ratio** ____

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

Additional Information General Personal Service

PLAZA

PROPERTY OWNER TECH ~~CENTER~~ LLC **Contact** ____

Address 2411 TECH CENTER CT. **Phone:** ____ **Fax:** ____

City LAS VEGAS, **State** NV **Zip** 89128

E-mail Address ____

APPLICANT TRACEY DAVIS **Contact** ____

Address 2411 TECH CENTER CT. **Phone:** 339 8029 **Fax:** ____

City LAS VEGAS **State** NV. **Zip** 89128

E-mail Address ypcoach@gmail.com

REPRESENTATIVE TRACEY DAVIS **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

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.

X ↓ **Property Owner Signature*** Allan Swapp

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

Print Name ALLAN SWAPP

Subscribed and sworn before me

This 18th day of OCT., 20 12.

Michael R. Pardo

Notary Public in and for said County and State

MICHAEL R. PARDO
Notary Public, State of Nevada
Appointment No. 06-102933-1
My Appt. Expires Apr 1, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-47785
Meeting Date:	12/11/2012
Total Fee:	$ 1030.00
Date Received:*	10/24/2012
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

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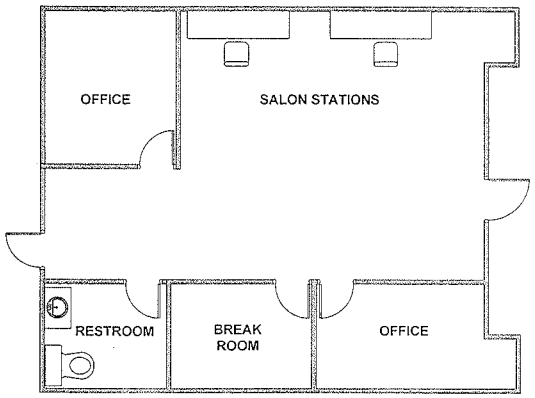
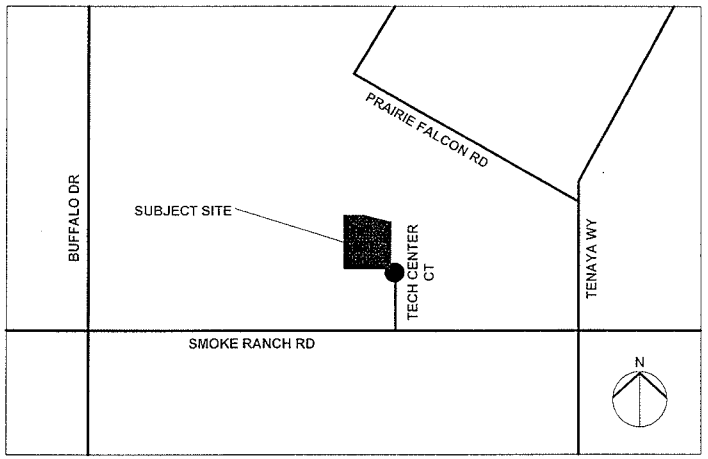
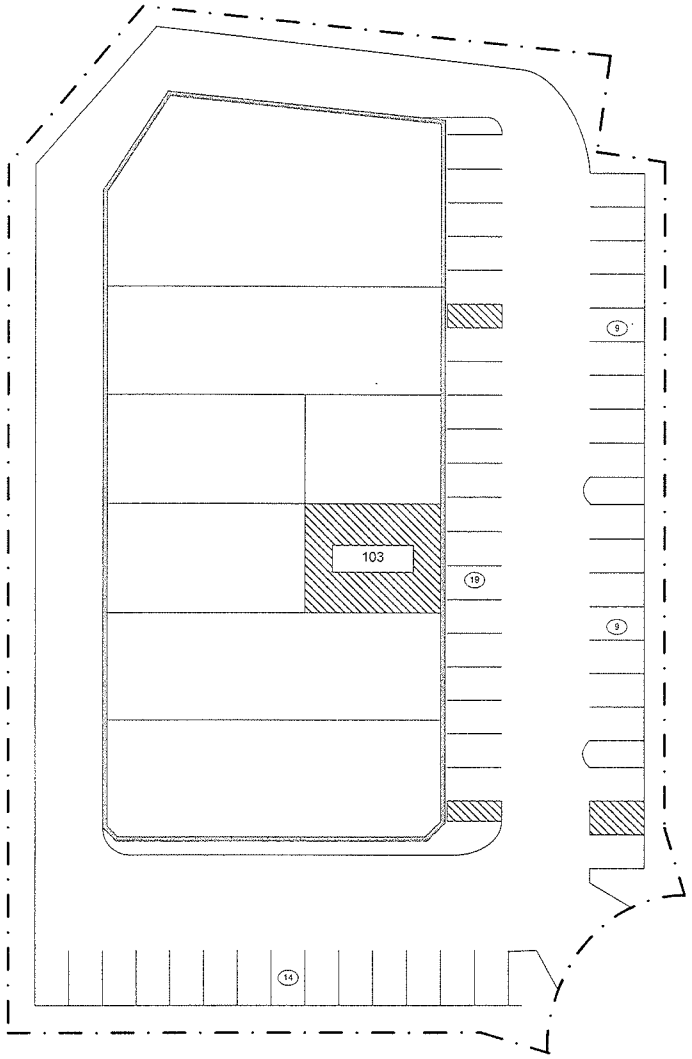


Tenant Floor Plan – Suite 103

0 ft. 6 ft. 10 ft. 20 ft.



VICINITY MAP



2411 Tech Center Court – Overall Site Plan

0 ft. 20 ft. 40 ft. 80 ft.

LEGEND

ADDRESS: 2411 TECH CENTER CT -103

APN: 138-15-410-014

ZONING: C-PB

LOT SIZE: 1.15 ACRE

BUILDING SIZE: 18,900 SF

TENANT SPACE SIZE: 897 SF

USE: SALON (GEN. PERSONAL SERVICE)

PARKING ANALYSIS

PARKING REQUIRED

OFFICE: 8,753 SF (1:300) = 30
WAREHOUSE: 9,650 SF (1:1000) = 10
SALON: (2 STATIONS) = 6

TOTAL = 46

PARKING PROVIDED = 51

SITE PLAN / FLOOR PLAN – ELECTRIC AVOCADO

TECH PLAZA 2411 TECH CENTER COURT - 103

RECEIVED
OCT 24 2012
SUP-47285

Tracey Davis
2411 Tech Center Ct Ste 103
Las Vegas, Nevada 89128

RECEIVED
OCT 24 2012

October 23, 2012

Re: General Personal Services for Electric Avocado

To Whom It May Concern:

My name is Tracey Davis, Owner of the Electric Avocado (Electric for Energy and Avocados are one of the best foods to consume).
I have a health and wellness office. We currently consult with clients for computerized body scans and video imaging and would like to add a small salon portion to our business to encompass full health and beauty and complete our business.

I would like to ad that our office is by appointment only and not on a walk-in basis. Currently, each scan is 1-1 ½ hours in length and the video imaging is 1 hour in length. Plenty of parking at 51 spaces and our neighbors are small businesses with one to three employees on average who will benefit from our services and are excited to have us.
Our goal is to be in a health area, not a retail center and we would like to work with our health related neighbors and their clientele.

Thank you very much and I look forward to your prompt consideration and determination to help with my success.

Sincerely,

Tracey Davis

SUP-47285

City of Las Vegas Agenda Item No.: **32.**

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

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

SUBJECT:
SUP-47293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SLICE LV, LLC - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,730 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 150 North Las Vegas Boulevard, a portion of Suite #120 (APN 139-34-613-277), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

OCT 24 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47293** APN: 139-34-613-276

Name of Property Owner: LVB-Ogden Marketing Corp. LLC

Name of Applicant: Slice LV, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-613-276

Signature of Property Owner: _____

Print Name: John Tippins

Subscribed and sworn before me

This 9th day of July, 2012

Shelley Scirone

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHELLEY SCIRONE
Appt. No. 07-5040-1
My Appt. Expires Sept. 8, 2014

DEPARTMENT OF PLANNING

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OCT 24 2012

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Tavern Limited

Project Address (Location) 150 N. Las Vegas Blvd., portion of Suite 190, LV, NV

Project Name Slice **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-34-613-277 **Ward #** 5

General Plan: existing C proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 2425 **Floor Area Ratio** N/A

Gross Acres .96 **Lots/Units** N/A **Density** N/A

Additional Information SDR-5180

PROPERTY OWNER LVB-Ogden Marketing Corp. LLC **Contact** John Tippins

Address c/o ST Residential 175 Jackson Blvd #540 **Phone:** 202-333-4455 **Fax:**

City Chicago **State** IL **Zip** 60604

E-mail Address jtippins@stresidential.com

APPLICANT Slice LV, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89014

E-mail Address todd.kessler@rgglv.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* _____

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

Print Name John Tippins

Subscribed and sworn before me

This 9th day of July, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHELLEY SCIRONE
Appt. No. 07-5040-1
My Appt. Expires Sept. 8, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP 47293
Meeting Date:	12/11/2012
Total Fee:	$5
Date Received:*	10/24/2012
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.

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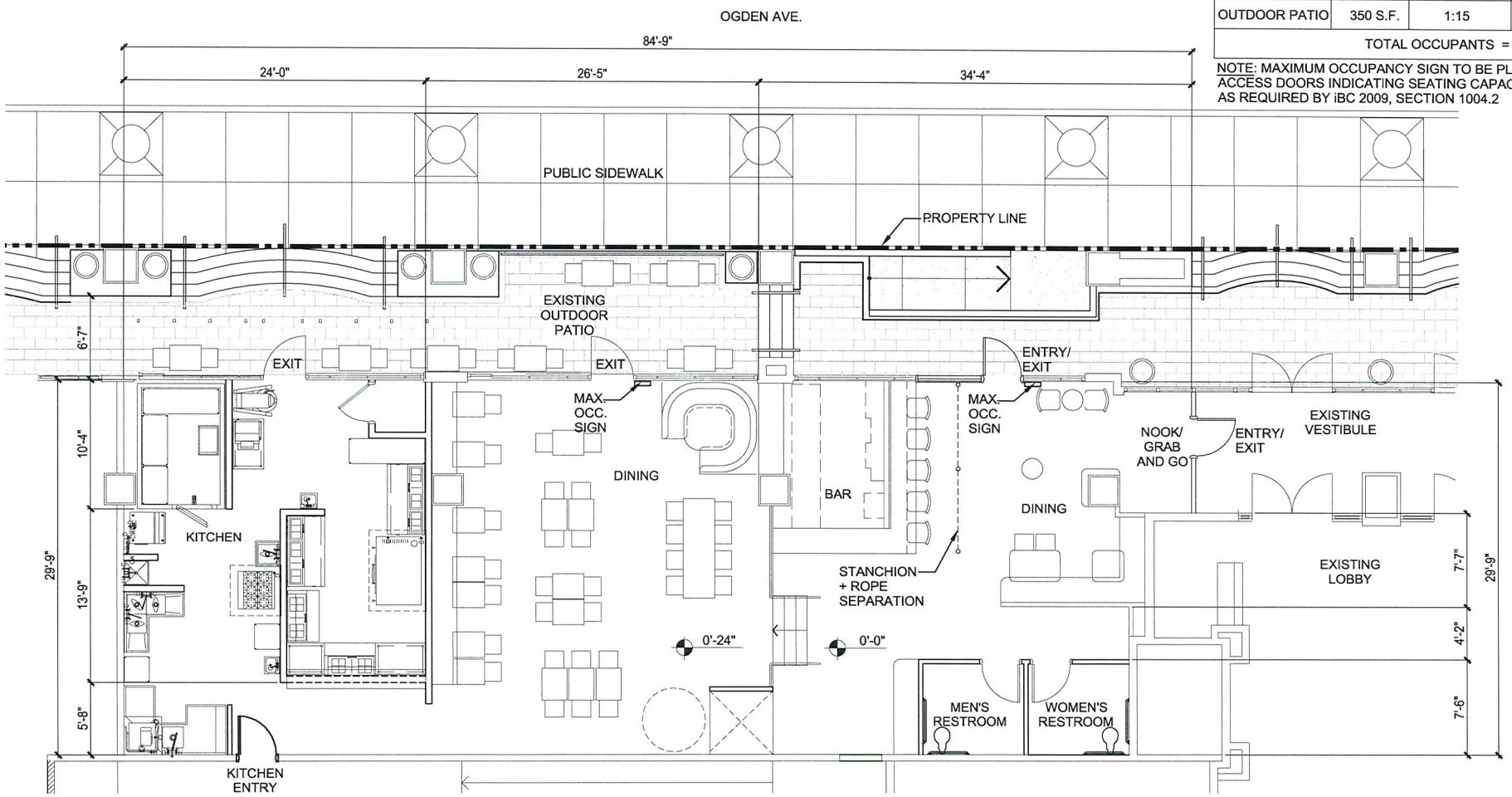
OCT 24 2012

DESCRIPTION	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	MAXIMUM OCCUPANCY
DINING AND BAR	1650 S.F.	1:15	110
KITCHEN	730 S.F.	1:200	4
OUTDOOR PATIO	350 S.F.	1:15	24
		TOTAL OCCUPANTS =	138 OCC.

NOTE: MAXIMUM OCCUPANCY SIGN TO BE PLACED AT MAIN ACCESS DOORS INDICATING SEATING CAPACITY OF 110 OCC. AS REQUIRED BY IBC 2009, SECTION 1004.2



CARPENTER SELLERS DEL GATTO ARCHITECTS

1919 S. JONES · SUITE C · LAS VEGAS, NV 89146 (702) 251-8896 · FAX (702) 251-8876 · WWW.CSDARCHITECTURE.COM

CONCEPTUAL FLOOR PLAN

SLICE PERFECT AT THE OGDEN

NORTH

0' 4' 8' 16'

Scale 1/8" = 1'-0"

OCTOBER 18, 2012

SUP-47293

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

RECEIVED
OCT 24 2012

October 24, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP Application
Re: APN 139-34-613-277

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP a Tavern Limited Establishment for an eating establishment within the Fremont East District located on the ground of the Ogden Apartment Building. The Application is for a SUP FOR A PROPOSED TAVERN LIMITED ESTALISHMENT on 0.96 acres at 150 Las Vegas Blvd. North, Suite 120, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed Tavern will be an establishment named "SLICE" which has garnered many accolades at its current location in NYC. The establishment is approximately 2,364 SF and contains a proposed outdoor dining area of an additional 250 SF.

The establishment will offer live entertainment 4 nights a week and therefore, meet the requirements of Title 6 & 19 for a tavern limited establishment. The hours of operation will be from 8am to 2am Monday through Sunday. The entertainment will be live ambient background music including but not limited to Acoustic Guitar and Ukulele between the hours of 6pm and 8pm Wednesday to Saturday.

The outdoor seating portion of the establishment meets the requirements of the Downtown Centennial Plan by allowing for adequate pedestrian circulation that does not interfere with egress and ingress, has a permanent railing barrier, is contained within a well-defined elevated barrier that does not encroach on the public right of way and will be furnished with commercial grade furnishings

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This tavern will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,
Todd Kessler

SUP-47293

City of Las Vegas Agenda Item No.: **33.**

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

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

SUBJECT:
SUP-47295 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NW CORNER OGDEN, LLC - OWNER: LVB-OGDEN MARKETING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,500 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 150 North Las Vegas Boulevard, Suite #110 (APN 139-34-613-000), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47295** APN: 139-34-613-277

Name of Property Owner: LVB-Ogden Marketing, LLC

Name of Applicant: NW Corner Ogden, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 139-34-613-277

Signature of Property Owner: _____

Print Name: John Tippins

Subscribed and sworn before me

This 23 day of October, 2012

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 Establishment

Project Address (Location) 150 N. Las Vegas Blvd Suite 100 Las Vegas, NV 89101

Project Name Inspire **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 139-34-613-277 **Ward #** 5

General Plan: existing C proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 2,900 **Floor Area Ratio**

RECEIVED
OCT 24 2012

Gross Acres 0.96 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER LVB-Ogden Marketing, LLC **Contact** John Tippins

Address C/O St Residential 175 Jackson Blvd #540 **Phone:** (702) 333-4455 **Fax:**

City Chicago **State** IL **Zip** 60604

E-mail Address jtippins@stresidential.com

APPLICANT NW Corner Ogden, LLC **Contact** Michael Cornthwaite

Address 3540 W Sahara Ave E6 #353 **Phone:** (702) 300-6268 **Fax:**

City Las Vegas **State** NV **Zip** 89102

E-mail Address vegasdowntowner@gmail.com

REPRESENTATIVE Todd Kessler **Contact**

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.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 John Tippins

Subscribed and sworn before me

This 23rd day of October, 20 12.

_____

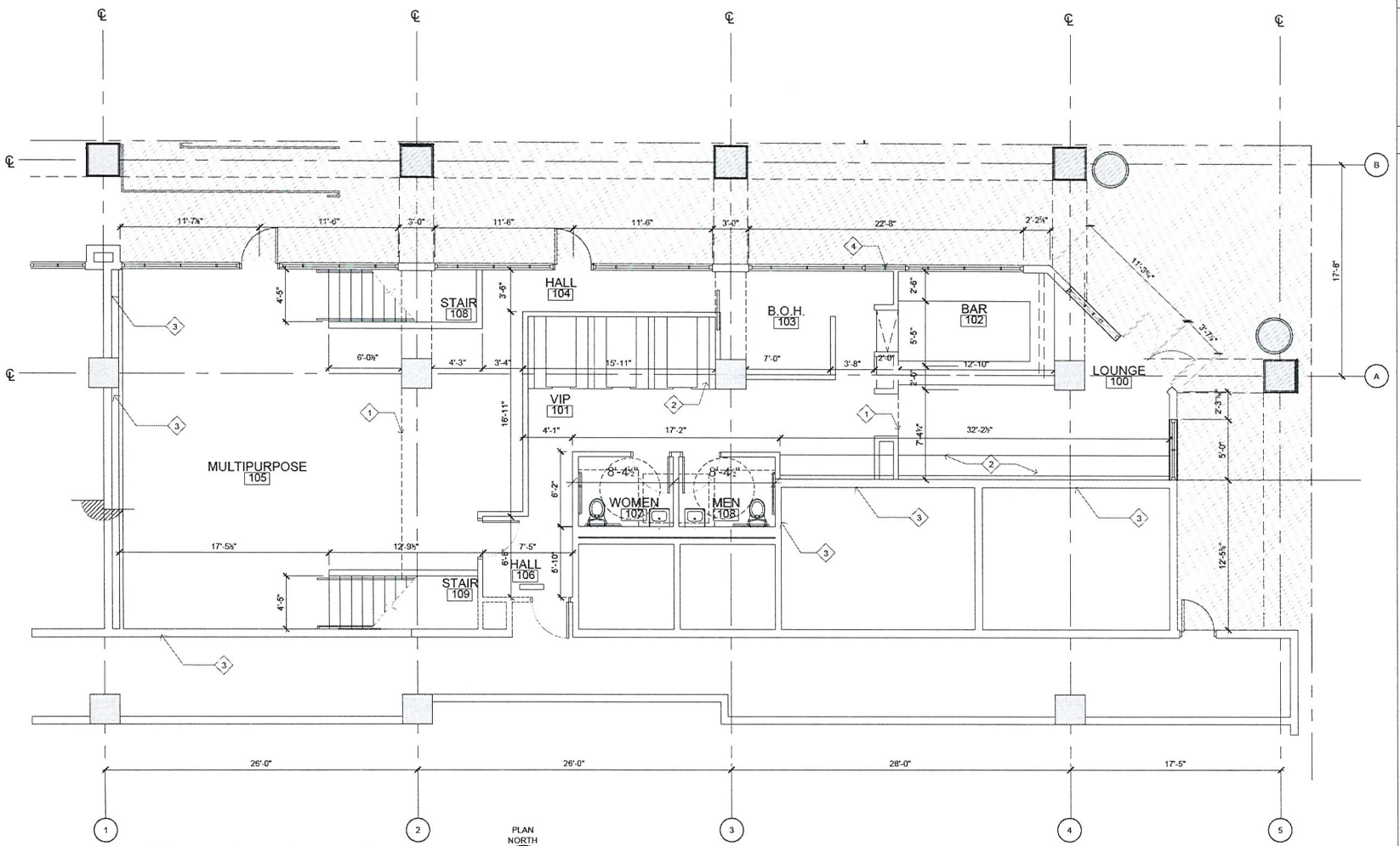
Notary Public in and for said County and State

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 47295
Meeting Date:	12/11/2012
Total Fee:	$1280.00
Date Received:*	10/24/2012
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.



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

PLAN NORTH

KEYNOTES

1. LINE OF WALL ABOVE
2. BANQUETTE, SEE ID7 XX
3. EXISTING 1-HR FIRE RATED WALL
4. MATCH NEW WINDOW TO EXISTING STOREFRONT WINDOW SYSTEM

GENERAL NOTES

1. VERIFY ALL COORDINATING INFORMATION ON DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
2. REFER TO A7.10 FOR THE DESIGN AND CONSTRUCTION OF INDIVIDUAL WALL TYPES. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
3. ALL "CLEAR" DIMENSIONS ARE TO BE STRICTLY ADHERED TO. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. PROVIDE BACKING FOR ALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY HEIGHTS AND LOCATIONS.
5. ALL WALLS RECIEVING CERAMIC TILE TO HAVE CEMENTIOUS BACKER BOARD IN LIEU OF GYPSUM BOARD, PROVIDE 18 GAUGE MIN. STUDS AT THESE LOCATIONS.
6. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL INTERIOR SERVICE STATION, TOILET LAVATORIES AND MOP SINK LOCATIONS AS REQUIRED BY CODE.
7. REFER TO A2.10 A 5.01, 5.02, 5.03 FOR FLOORING, WALL COVERING, AND INTERIOR PAINT ASSIGNMENTS.
8. FULLY INSULATE ALL PLUMBING PIPE ASSEMBLIES. THE HIGHER RATING SHALL CONTINUE PAST THE LOWER RATING.
9. PROVIDE PORTABLE FIRE EXTINGUISHER AS SHOWN ON PLANS REFER TO SPECIFICATIONS FOR ADDITONAL INFO.
10. ALL RATED EXIT ENCLOSURES SHALL CONFORM WITH IBC 1022 AND ALL REFERENCED SECTIONS. CONSTRUCTION OF EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.2 AND OPENING AND PENETRATIONS IN EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.5 AND 1023.6 AND ALL REFERENCED SECTIONS.
11. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED - THE CONTRACTOR IS RESPONSIBLE TO COORDINATE W/ THE OWNER AND ARCHITECT TO HAVE THE INTERNATIONAL SYMBOL AT ALL TOILET FACILITIES, AND ANY OTHER AREAS REQ'D BY CODE OR ADA TO BE ACCESSIBLE - THE OWNER IS ALSO TO PROVIDE DIRECTIONAL SIGNAGE AT ALL AREAS NOT ACCESSIBLE INDICATING THE ROUTE TO THE NEAREST SIMILAR ACCESSIBLE ELEMENT FOR ADDITIONAL ACCESSIBILITY GUIDELINES REFER TO THE INTERNATIONAL BUILDING CODE AND ANSI
12. ALL INTERIOR STUDS TO BE 20 GUAGE MIN. UNLESS NOTED OTHERWISE. ALL PLUMBING WALL STUDS TO BE 16 GUAGE MIN. FULL HEIGHT. REFER TO SPECIFICATIONS FOR DEFLECTION RESTRICTIONS AND ADDITIONAL REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES (I.E. MECHANICAL, ELECTRICAL, LIGHTING, FIRE SPRINKLER).
14. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL ERRORS AND OMISSIONS SHALL BE NOTED AND SENT TO THE ARCHITECT W/ ADEQUATE TIME TO REVIEW PRIOR TO STARTING THAT PORTION OF WORK IN ORDER TO AVOID PROJECT DELAYS.
15. DO NOT SCALE DRAWINGS.

OCCUPANCY: 180

TOTAL INTERIOR ENTITLEMENT AREA: 3000 SF
TOTAL EXTERIOR ENTITLEMENT AREA (SHADED): 1500 SF
NOTE: EXTERIOR ENTITLEMENT AREA WITHIN PROPERTY LIMITS

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OCT 24 2012

Revisions

Consultant:

Project: OGDEN NORTHEAST T.I.
150 Las Vegas Boulevard - Suite 100, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 1

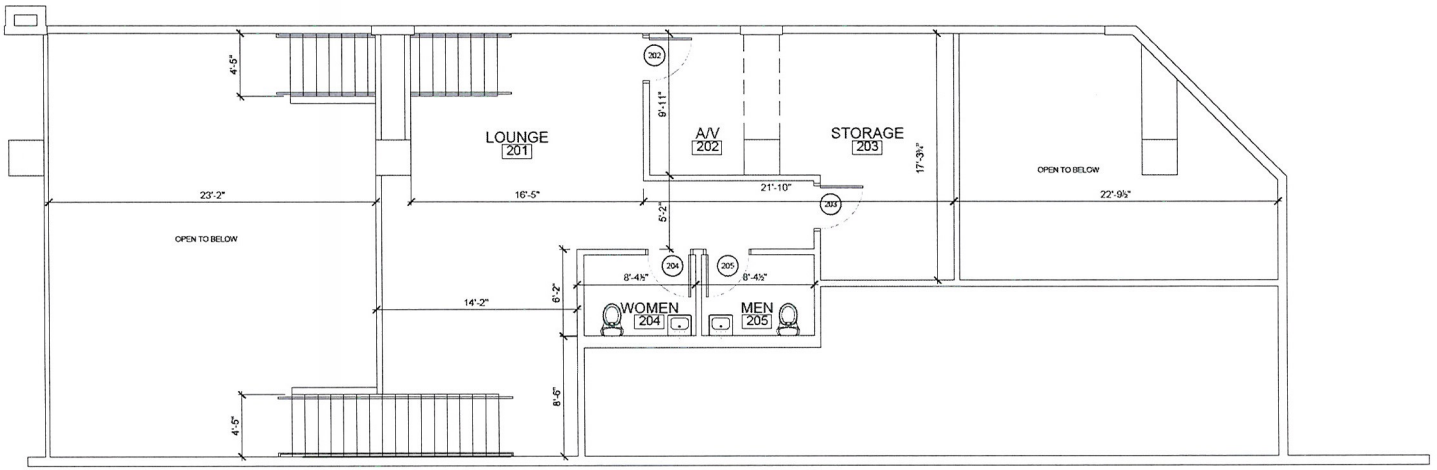
CSPA
CRAIG SEAN PALACIOS Architect
703.374.6469

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

Seal

Date: 10.22.12
Drawn By: TW
Checked By: TW
Project No.: 12-0801
Scale: 1/4" = 1'-0"
Sheet No.: A1.01

SUP-47295



OCCUPANCY: 26

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

PLAN NORTH

RECEIVED
OCT 24 2012

KEYNOTES

1	LINE OF WALL ABOVE
2	BANQUETTE, SEE ID7.XX
3	EXISTING 1-HR FIRE RATED WALL
4	MATCH NEW WINDOW TO EXISTING STOREFRONT WINDOW SYSTEM

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15. DO NOT SCALE DRAWINGS.

Revisions

Consultant:

Project: OGDEN NORTHEAST T.I.
150 Las Vegas Boulevard - Suite 100, Las Vegas, NV 89101

Drawing: FLOOR PLAN LEVEL 2

CSPA
CRAIG SEAN PALACIOS Architect
702-374-8409

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

Seal

Date: 10.22.12
Drawn By: TW
Checked By: TW
Project No.: 12-0801
Scale: 1/4" = 1'-0"
Sheet No.: A1.02

SUP-47295

RECEIVED
OCT 24 2012

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

October 24, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP Application
Re: APN 139-34-613-277

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP a Tavern Limited Establishment within the Fremont East District located on the ground of the Ogden Apartment Building. The Application is for a SUP FOR A PROPOSED TAVERN LIMITED ESTALISHMENT on 0.96 acres at 150 Las Vegas Blvd. North, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed Tavern will be bar that will have guest speakers from the Inspired Lecture series. The establishment is approximately 2,900 SF.

The hours of operation will be from 11am to 2pm Monday through Sunday. The establishment will offer live entertainment 4 nights a week and therefore, meet the requirements of Title 6 & 19 for a tavern limited establishment. The entertainment will be guest lectures and live ambient background music including but not limited to Acoustic Guitar and DJ's occurring Wednesday through Saturday from 6pm to 8pm.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This tavern will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

SUP-47295

City of Las Vegas Agenda Item No.: **34.**

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

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

SUBJECT:
SUP-47304 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MRS ROCKET TATTOO - OWNER: CROSSROAD COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE WITHIN AN EXISTING BEAUTY SALON at 8975 West Charleston Boulevard, Suite #130 (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47304** APN: 163.05.101.002

Name of Property Owner: Crossroad Commons LLC

Name of Applicant: MRS. ROCKET TATTOO

Name of Representative: MARIBETH KLAAR

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: [signature]

Print Name: William R. Boyne VP Pecole Nevada Corp. MANAGER

Subscribed and sworn before me

This 24th day of Oct, 2012

Clark County in Nevada

Notary Public in and for said County and State

Deborah M. West

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 99-2009-1

Revised 11-14-06

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MRS. ROCKET TATTOO

Project Address (Location) 8975 W. CHARLESTON BLVD. STE. 130 89117

Project Name MRS. ROCKET TATTOO **Proposed Use** TATTOO SHOP

Assessor's Parcel #(s) 163.05.101.002 **Ward #** 2

General Plan: existing SC proposed _____ **Zoning:** existing C-2 proposed _____

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

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

Additional Information _____

PROPERTY OWNER Crossroad Commons LLC **Contact** William Bayne

Address 851 S. RAMPART Suite 105 **Phone:** 702-280-576 **Fax:** 938-00

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

E-mail Address William B. Bayne William.bayne@gmail.com

APPLICANT MRS. ROCKET TATTOO **Contact** 702.582.6240

Address 8975 W. CHARLESTON BLVD Ste 130 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address MROCKET INK@LIVE.COM

REPRESENTATIVE MARIBETH KLAAR **Contact** 503.551.7598

Address 3525 DOVERBAY ST **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89129

E-mail Address MROCKETINK@LIVE.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 William B. Bayne VP Rocole Nevada Corp., MANAGER

Subscribed and sworn before me

This 24th day of Oct, 2012

Deborah M. West

Notary Public in and for said County and State

Clark County State of Nevada

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

FOR DEPARTMENT USE ONLY

Case #	SUP-47304
Meeting Date:	12/11/12
Total Fee:	1030.-
Date Received:*	10/25/12
Received By:	

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

Revised

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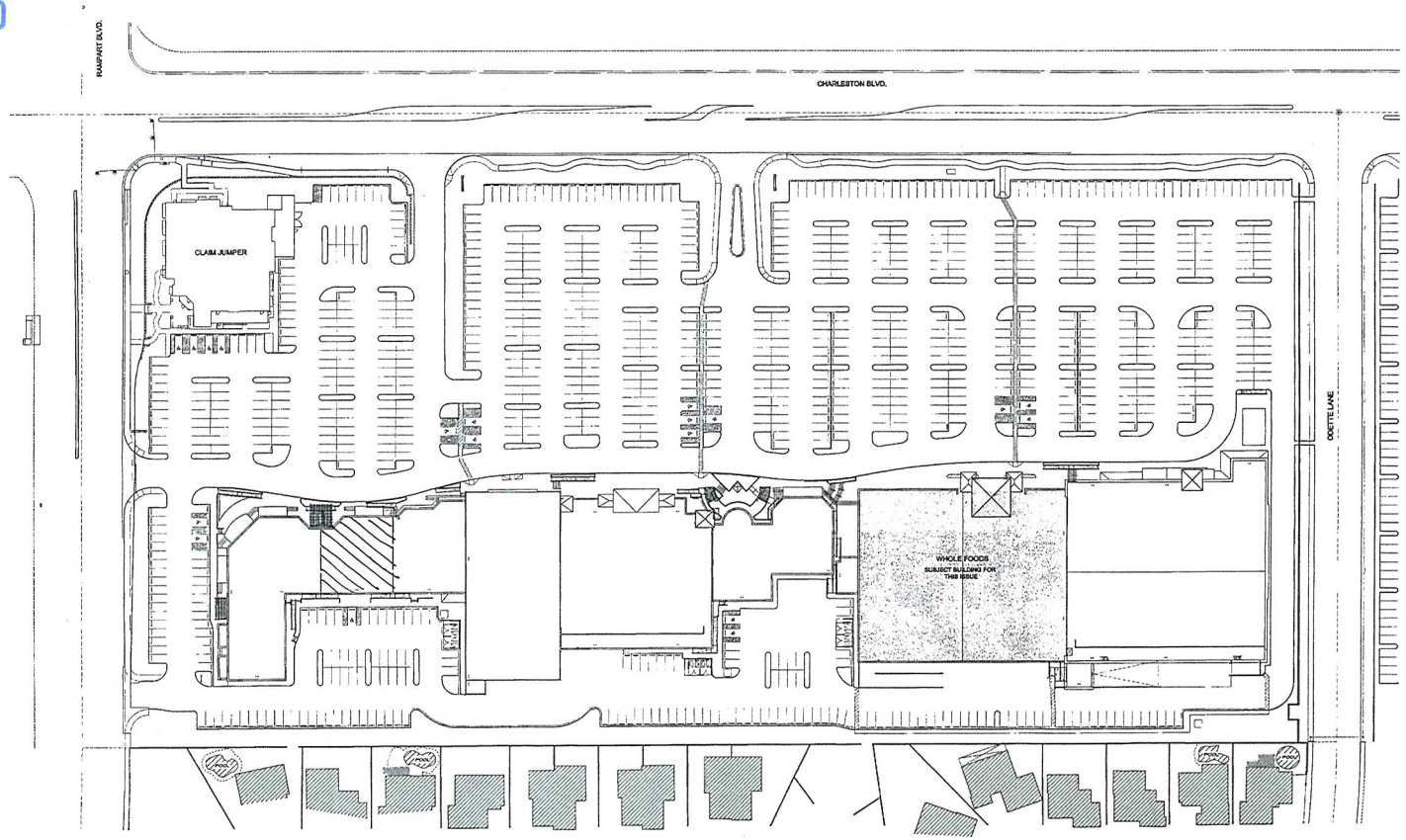
OCT 2 5 2012



1 SITE PLAN
A1.00 SCALE: 1" = 50'-0"

NORTH

PROJECT DATA

Project Name:	WHOLE FOODS MARKET	8855 West Charleston Blvd.
Applicant:	Pecoole Nevada Corp.	851 S. Rampart Blvd.
Previous Cases:		Z-0034-81
WHOLE FOODS MARKET		39,444 SF
ENTIRE MALL INCLUDING THE WHOLE FOODS MARKET		160,414 SF

PARKING REQUIRED:

RETAIL AREAS	1/250	160,414 SF	641 CARS
CLAIM JUMPER (PREVIOUSLY APPROVED W/ 196 CARS)			196 CARS
TOTAL PARKING REQUIRED			837 CARS

PARKING PROVIDED:

	910 CARS
TOTAL PARKING PROVIDED	73 CARS OVER THE REQUIRED

younglong wickheiser sharer ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING
3900 W. SPRING MOUNTAIN RD.
SUITE 100
LAS VEGAS, NV 89146
P: (702) 243-0870 F: (702) 253-3011
www.younglongdesign.com

THE DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO ALL ELECTRONIC FORMS AND FILES, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE OWNER AND THE OWNER'S AGENTS AND CONSULTANTS ARE PERMITTED TO USE THE DRAWINGS AND SPECIFICATIONS ONLY ON THIS PROJECT AND ONLY FOR THE PURPOSE AND DURATION AS PROVIDED FOR IN THE ARCHITECT'S AGREEMENT WITH THE OWNER. ANY UNAUTHORIZED USE, REPRODUCTION OR DISCLOSURE OF THE DRAWINGS AND SPECIFICATIONS IS PROHIBITED AND WILL OBLIGATE THE OWNER TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, LIABILITIES, ACTIONS AND PROCEEDINGS ARISING OUT OF SUCH UNAUTHORIZED USE.

SEAL:

CONSULTANT:

PROJECT NAME:

OWNER:

REVISIONS

NO.	DESCRIPTION	DATE

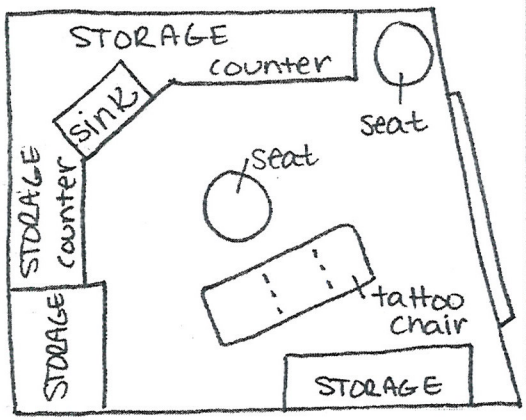
SHEET NAME:
SITE PLAN

PROJECT NO:
--
DATE:
MAY 16, 2013
ISSUED FOR:
ZONING PACKAGE

ARCHITECTURAL
A1.00

SUP-47304

BOOTH RENTAL
8975 W. Charleston Blvd.
Ste. 130
Las Vegas NV. 89117



MRS. ROCKET TATTOO #19



RESTROOMS

MRS. ROCKET TATTOO STUDIO #19

1 Floor Plan
scale: 1/4" = 1'-0"

scale 1/4" = 1'-0"

EMPLOYEE PARKING

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OCT 25 2012

SUP-47304

Pre-Application Conference Request Form
JUSTIFICATION LETTER for MRS. ROCKET TATTOO

15 OCT 2012

To whom this may concern:

My name is Maribeth Klaar and I am planning to open a tattoo studio in the area of Summerlin in Las Vegas.

My location of choice is inside the Sola Salon on West Charleston Blvd. This is a booth rental across from the Boca Park shopping center. My studio is a single unit, very quaint, and I would be the only artist. There will be no piercings. The hours of operation would be by appointment only, Monday through Saturday. This is the address of the location:

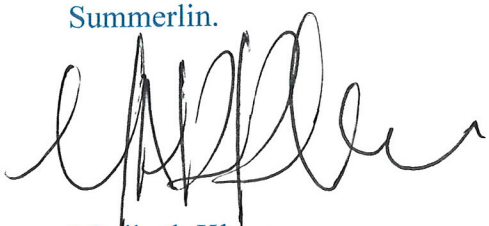
8975 W. Charleston Blvd. Ste. 130
Las Vegas NV 89117

I have obtained all necessary requirements for opening a tattoo studio. I received my Health Card, Nevada State Business license, and a Facility license.

The goal of this business is to provide beautiful works of art to be tattooed on the body while maintaining a clean and sterile tattoo studio. All precautions will be made concerning the cleanliness of this studio. I take pride in my business and will make absolutely all efforts in keeping this the safest of locations to receive a tattoo.

I know there lies a negative outlook on tattoo shops. I just want you to know that I will run a beautiful, sterile and friendly tattoo studio. I had my own studio in North Dakota and I absolutely know what it takes to run a successful business. Summerlin is a beautiful area. The last thing I would want to do is bring down the status in this upscale location. The reason I want to open a studio in Summerlin is because I wish to be a part of the local family. I want regulars, and clients who can trust me and appreciate the art I can do on their bodies.

Thank you for your time, and please allow me to be a part of the business family of Summerlin.



Maribeth Klaar
503.551.7598

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OCT 25 2012

SUP-47304

City of Las Vegas Agenda Item No.: **35.**

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

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

SUBJECT:
SUP-47322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHAMRUEUN YAN - OWNER: NAPOLI JOHN - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1737 South Las Vegas Boulevard, (APN 162-03-310-005), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

OCT 25 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-47322 APN: _____

Name of Property Owner: John NAPoli

Name of Applicant: Chamroeun Yan

Name of Representative: _____

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John NAPoli

Subscribed and sworn before me

This 23 day of October, 2012

_____

Notary Public in and for said County and State

J. MARIANO
Notary Public-State Of Nevada
Appt No. 11-4211-1
My Appt. Expires November 18, 2014

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tattoo and Piercing Shop

Project Address (Location) 1737 S. Las Vegas blvd.

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-03-310-005 **Ward #** 3-Bob Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER John NApoli **Contact** John

Address 1731 S. Las Vegas Blvd. **Phone:** 7356454 **Fax:** 272-1606

City Las Vegas **State** NV **Zip** 89109

E-mail Address Peter.NApoli@cox.net

APPLICANT Chamroeun Yan **Contact** 702-480-7148

Address 213 Grandfalls bluff Ave. **Phone:** Same **Fax:** _____

City N. Las Vegas **State** NV **Zip** 89031

E-mail Address Inxtinc@Hotmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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* _____

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Print Name John NAPOLi

Subscribed and sworn before me

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_____

Notary Public in and for said County and State

J. MARIANO
Notary Public-State Of Nevada
Appt No. 11-4211-1
My Appt. Expires November 18, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-47322
Meeting Date:	12/11/2012
Total Fee:	$1030.00
Date Received:*	10/25/2012
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.

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

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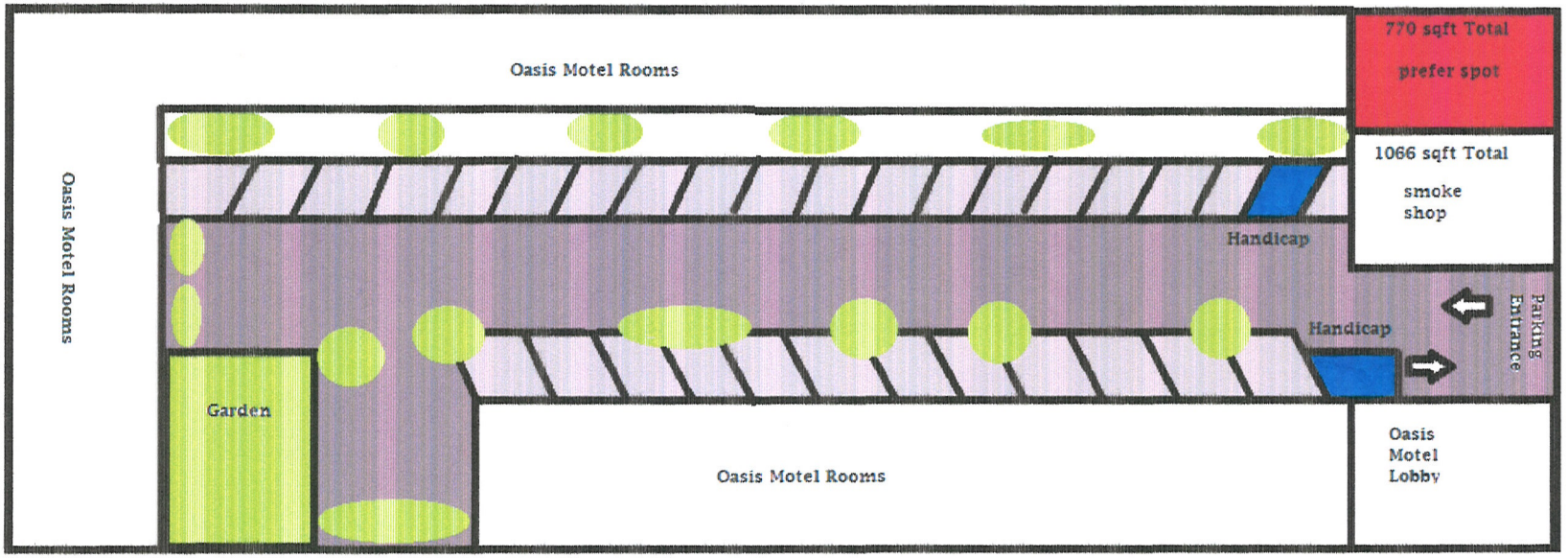
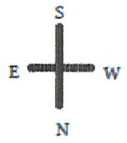
OCT 25 2012





1737 S. Las Vegas Blvd.

LOT-4 #16203310005

Zoning: C2

- Prefer spot/ Commercial
- Parking/Pavement
- Landscaping
- Handicap Parking

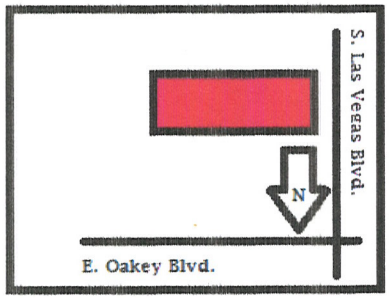
Parking Analysis:
Total of parking spaces for smoke shop: 6
Total of parking spaces of Tattoo shop: 3

Smoke shop total sqft: 1066sqft
Tattoo shop total sqft: 770sqft

Total rooms of Motel: 30
1 parking per motel room

Handicap parking space: 2
Total of parking space: 32

Subdivision name: SOUTH FIFTH STREET TRACT
Estimated lot size: 0.68 acre



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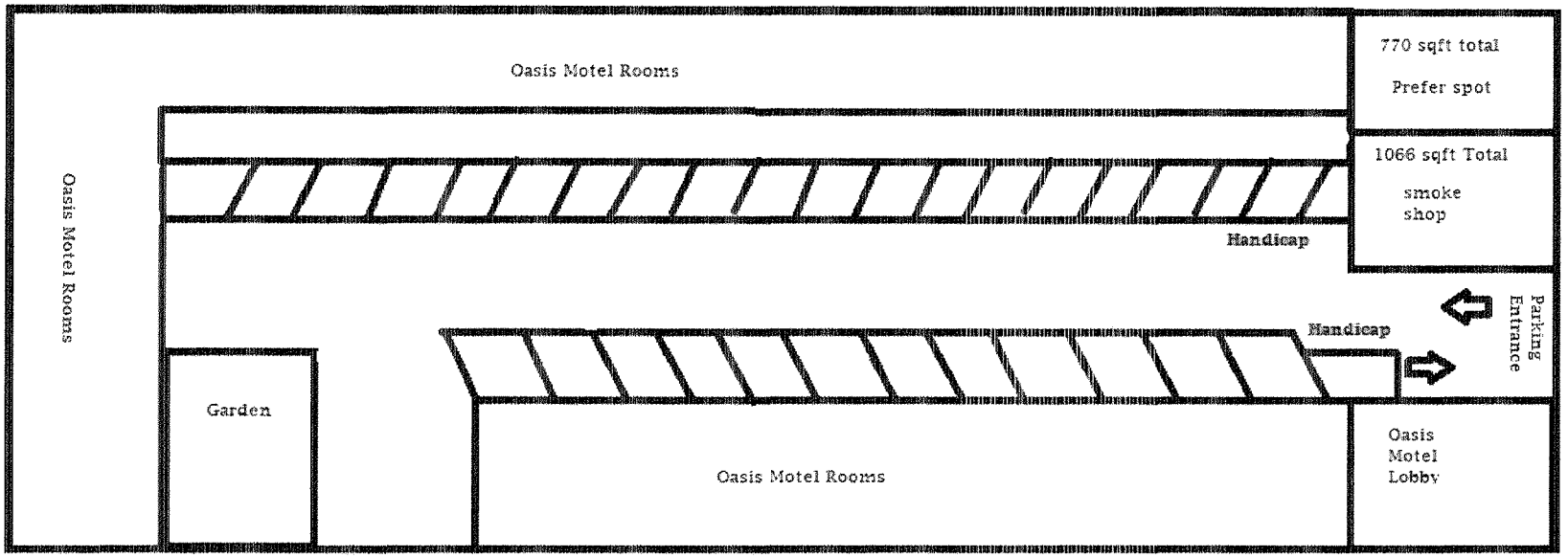

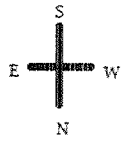

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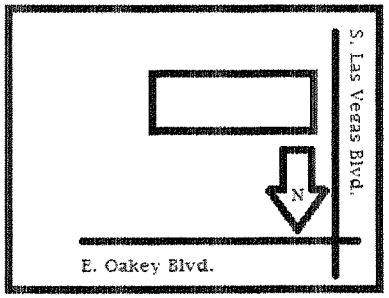

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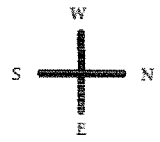
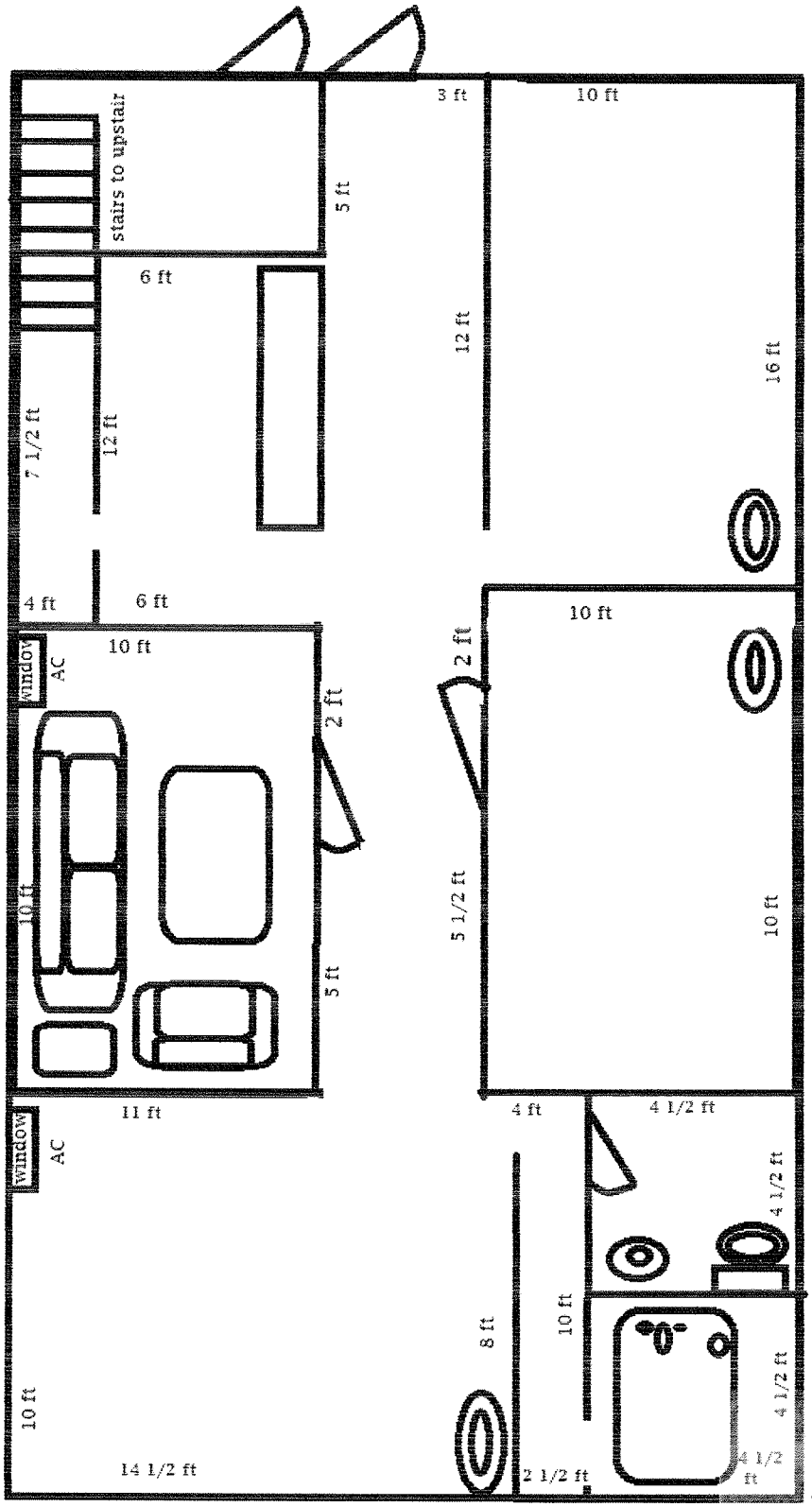
Inxlinger LLC.
1737 s. Las Vegas Blvd.

Occupancy: 12
Zoning: C2

Business on site:
total of 770 sqft





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Sin City Ink

Tattoo Lounge

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EXECUTIVE TATTOO LOUNGE

Las Vegas Inx Tattoo Asylum

Chamroeun Yan Owner
Inxlinger LLC
213 Grandfalls Bluff Ave
Las Vegas NV 89031
Cell (702) 480-7148 Office (702)510-1027
On the web @ lasvegastattooandpiercing.com
E-mail: inxlinga@hotmail.com

Justification Letter

Issue- To obtain a special use permit within the City's C2 zoning as a tattoo and piercing shop.

Information-

- Las Vegas Inx Tattoo Asylum will have 3-5 Independent Contractors working on-site.
- Hours of operation will be open 24hrs a day seven days a week.
- The Owners/Partners currently operate 4 successful tattoo and piercing shops in Las Vegas NV.
- Applicable licenses have been issued through the Nevada Health Department, Department of Taxation and the Secretary of State. Licensing will be required from Business Licensing.

Special Use Permit Determinations-

- Las Vegas Inx Tattoo Asylum will be harmonious and compatible with the existing land use do to its moderate foot traffic. It also has a proximity to Diversity Tattoo, Tattoo Heaven, and Star Bom located on 1737 S Las Vegas Blvd at the Oasis Motel within the city's C2 zoning. The business has a successful track record of creating repeat clientele, which is good for the

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surrounding businesses.

- The subject site has adequate parking for the special use.
- The business of Las Vegas Inx Tattoo Asylum will fall in line with all county and city laws.

Attached is the Las Vegas Inx Tattoo Asylum

business model. Thank you for the opportunity

to submit this justification letter.

Chamroeun Yan

Owner/Investor

OVERVIEW

Currently Las Vegas premier tattoo shop Las Vegas Tattoo Lounge would like to broaden its base and expand its success by opening additional locations. We currently operate Sin City Ink, Las Vegas Tattoo Lounge, Executive Tattoo Lounge LV Tattoo Lounge and soon to come Las Vegas Inx Tattoo Asylum in Las Vegas NV. You will see that it's our way of doing business that sets us apart from the rest. Be assured that The Lounges will continue to set precedence in Las Vegas NV through expansion and exceptional customer service.

SERVICES

- Upscale Custom tattoo and piercing by experienced and world-renowned artists.
- Shop space will be utilized for tattoos and piercing

ATMOSPHERE

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- An avant-grade urban ambiance
- Modern setting providing a popular intellectual social atmosphere with a modern
  comfortable industrial milieu.
- The Las Vegas Inx Tattoo Asylum will focus on world class customer service.
- The Tattoo Lounge is an industry leader providing touch screen monitors built with tattoo
  flash and web access, Las Vegas Inx Tattoo Asylum provide clients with unlimited resources
  at their fingertips.



Las Vesas Inx Tattoo Asylum

THE MAIN OBJECTIVES FOR THE DEVELOPMENT OF THIS NEW ESTABLISHMENT ARE:

- Capitalize on an excellent location opportunity with a swift commitment to development.
- To launch with a highly publicized grand opening event and additional events within our first
  year.
- To maintain tight control of costs, operations, and cash flow through loyal

  management and

  trustworthy employees.

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Sin City Ink

THE KEYS TO SUCCESS IN ACHIEVING OUR GOALS ARE:

- Provide exceptional service that leaves a lasting impression to ultimately promote patronage
- To provide a consistent admired social atmosphere.
- To focus on product quality
- Managing our internal finances and cash flow to enable upward capital growth.
- Strict control of all costs, at all times, without exception.
- Aggressive Web based advertising.

Our Web based marketing strategy and persistent advertising methods throughout the city have created a flood of new customers along with our steady stream of repeat customers to lock in a continual flow of revenue.

Lounge

SHOP SPECIFICATIONS

We will do a complete build out meeting all Health Department requirements for a tattoo/Piercing shop. To meet all requirements we will use fully licensed bonded contractors. With our 100% satisfactory rate with all county laws the building will be brought up to code and pass all **inspections before we are fully operational This process may take up to 60 days to complete properly.**

BENEFITS

Las Vegas Inx Tattoo Asylum will create an atmosphere conducive to drawing attention to any new leasing property while also enhancing the quality and aesthetics in its community. Our facilities will be a leading competitor with other major tattoo shops. We advertise in several online listings with our website referencing to our location. The Tattoo Lounge will leave its customers fulfilled with an ever-lasting impression on any property establishment.

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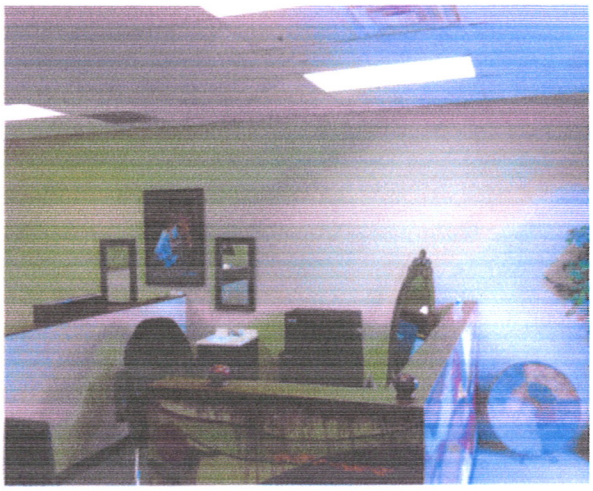
EXECUTIVE TATTOO LOUNGE





Tattoo Lounge





CONCLUSION

What makes the Tattoo Lounges exceptional, apart from its decor and atmosphere, are its aggressive marketing strategies and devotion to flawless service. The devotion to an eclectic bouquet of upscale custom artistry at an affordable price and a staff dedicated to a patron driven customer service formula— This is the Tattoo Lounge staple, Tattoo Lounge is applicable to all generations. We have become Best of Las Vegas Tattoo Review.

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Our Goal is to remain a step ahead of our competition through an exemplary provision. The mission of the Tattoo Lounges is to promote arts by encouraging artists in general, as well as the enhancement of existing businesses, while encouraging new pedestrian-oriented commercial, professional, and residential growth within the city. For additional information concerning operations please visit our websites at www.lasvegastattooandpiercing.com www.mysincitytattoo.com www.lasvegastattoolounge.com and www.mysincityink.com. We appreciate your considerations and look forward to doing business with you.

Best regards,

Chamroeun Yan

Owner/Investor

City of Las Vegas Agenda Item No.: **36.**

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

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

SUBJECT:
SUP-47350 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit for a BANQUET FACILITY IN CONJUNCTION WITH AN EXISTING MUSEUM on 2.1 acres at 810 North Las Vegas Boulevard (APNs 139-27-805-004, 005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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-47350** APN: 139-27-805-004 & 005; 139-27-812-045

Name of Property Owner: City of Las Vegas

Name of Applicant: The Neon Museum

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: Elizabeth Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 31 day of October, 2012

Kim A. Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Banquet Facility

Project Address (Location) 770 N. Las Vegas Boulevard

Project Name The Neon Museum **Proposed Use** Museum

Assessor's Parcel #(s) 139-27-805-004 & 005; 139-27-812-045 **Ward #** 5

General Plan: existing PF proposed PF **Zoning:** existing C-V proposed C-V

Commercial Square Footage 3,373 SF **Floor Area Ratio** N/A

Gross Acres 2.1 acres (net) **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Betsy Fretwell

Address 495 S. Main Street **Phone:** (702) 229-6501 **Fax:** (702) 388-1807

City Las Vegas **State** NV **Zip** 89101

E-mail Address bfretwell@lasvegasnevada.gov

APPLICANT The Neon Museum **Contact** Sam Reza

Address 770 N. Las Vegas Boulevard **Phone:** (702) 387-6366 **Fax:** (702) 477-7751

City Las Vegas **State** NV **Zip** 89101

E-mail Address sam@neonmuseum.org

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 31 day of October, 20 12.

Kim A. Barrera

Notary Public in and for said County and

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-47350
Meeting Date:	12/11/12
Total Fee:	WAIVED- CITY INITIATED
Date Received:*	10/31/12
Received By:	

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

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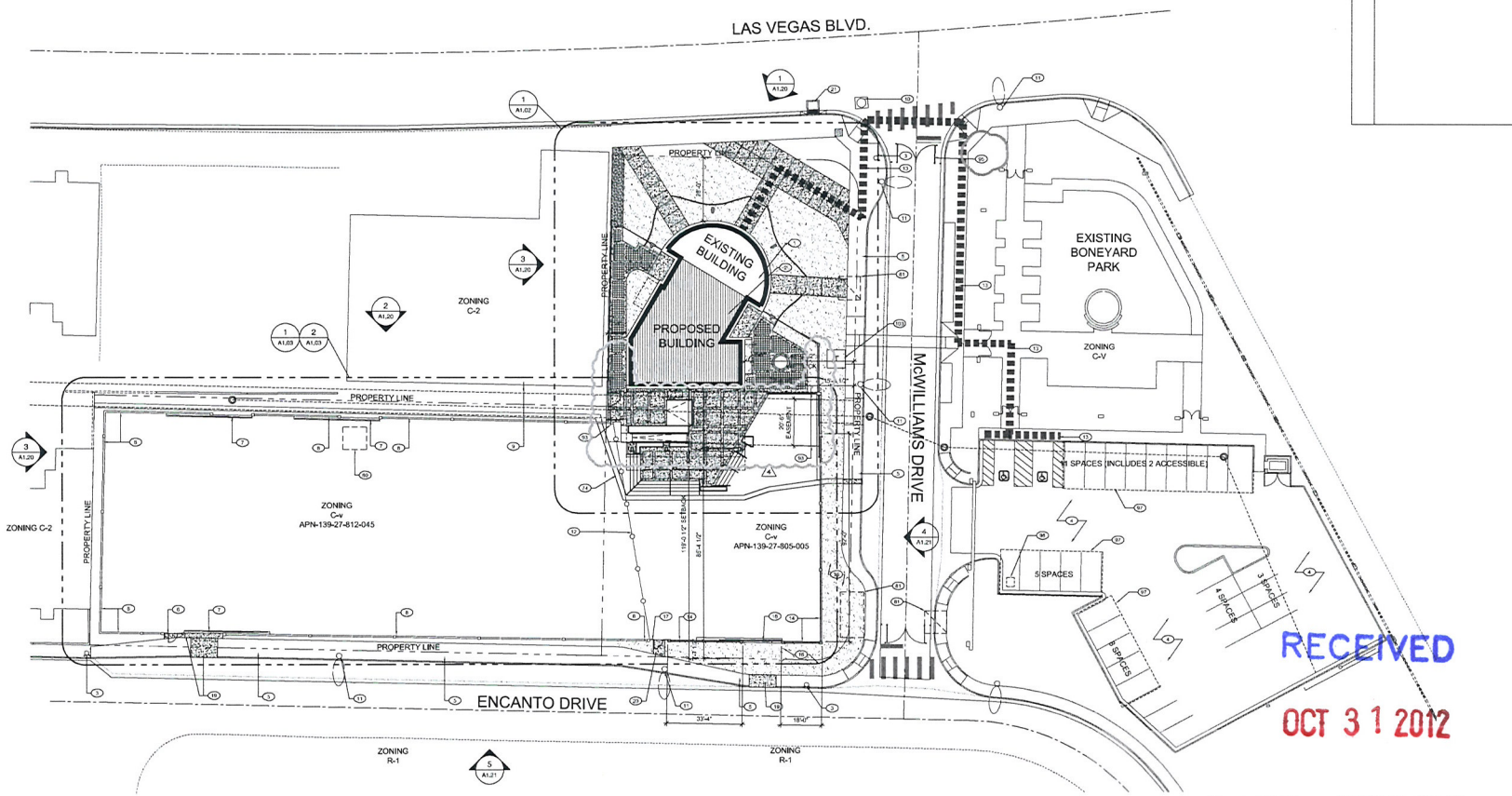

1 OVERALL SITE PLAN
SCALE: 1"=20'-0"

CONT. KEYNOTES

71	CONCRETE RAMP, SEE CIVIL
78	NEW CONCRETE PLANTERS WITH STUCCO FINISH SEE SPECIFICATIONS AND CIVIL
79	PARTIAL VALLEY GUTTER DEMOLITION - SEE CIVIL
80	NEVADA POWER VAULT
81	PULLBOX - SEE NEVADA POWER DRAWINGS
82	1 1/2" DIA. POST MOUNTED, 5'ft. PIPE HANDRAIL PAINT - P-8. VERTICAL POST SHALL BE EQUALLY SPACED AT 3'-0" O.C. MAX SEE DETAIL 7/A1.21
83	EXTERIOR WALL
84	WALL BRACKET EQUALLY SPACED AT 6'-0" ON CENTER MAX.
85	MOUNTING WITH BACKER PLATE AS REQUIRED
86	1/8" END PLATE-WELD AND GRIND SMOOTH
87	WEDGE LOCK WELDING CONNECTOR
88	1 1/2" MAX. OUTSIDE DIA. PIPE x 1" x 40" INSIDE RADIUS PIPE RETURN
89	CONTINUOS WELD AND GRIND SMOOTH-FILL GAPS WITH BODY PETTY TO ENSURE INVISIBILITY SEAM.
90	CORE DRILL 2 1/4" DIA. X 12" DEEP HOLE
91	CONCRETE STEPS, SEE CIVIL DRAWINGS.
92	CORE DRILL 2 1/4" DIA. HOLE SET POST WITH NON-SHRINK, NON-METALLIC GROUT 12" EMBED. TYP.
93	NEW 14'-6" EASEMENT
94	FOOTING PER ORNAMENTAL METAL GATE MANUFACTURER
95	NEW CUSTOM VEHICULAR SWING GATE
96	EXIT DISCHARGE PATH - COMPACTED 3/4" MOJAVE GOLD TO MATCH BONEYARD
97	FUTURE COVERED PARKING WITH FUTURE SOLAR PANELS
98	FUTURE SOLOR PANEL EQUIPMENT (INVERTER, AC DISCONNECT AND REC METER)
99	2 1/2" SQ. POST
100	1 3/4" FORERUNNER RAIL
101	1" SQ. PICKET
102	BRACKETS
103	NEW TRANSFORMER LOCATION
104	NEW SIDEWALK DRAIN SEE CIVIL
105	NOT USED
106	1" SQ. PICKET TO BE INSTALLED TO ALLVEHICULAR GATES, NEW AND EXISTING AS PER MANFACTURER, C.C.P.D. APPROVED KNOX BOX
107	

KEYNOTES

1	EXISTING BUILDING TO REMAIN
2	NEW BUILDING ADDITION SEE SHEET A2.01 FOR FLOOR PLAN
3	EXISTING FIRE HYDRANTS
4	EXISTING PARKING
5	EXISTING WALKWAYS
6	EXISTING PEDESTRIAN ACCESS GATE
7	EXISTING VEHICULAR ACCESS GATE
8	EXISTING PERIMETER WALL
9	EXISTING EASEMENT TO REMAIN
10	EXISTING STORM DRAIN MANHOLE
11	EXISTING LIGHT POLES, TYP
12	EXISTING TEMPORARY CHAIN-LINK FENCE
13	ACCESSIBLE PATH
14	NEW PERIMETER WALL MATCH EXISTING PER CIVIL
15	NEW WROUGHT IRON FENCE
16	LANDSCAPE - SEE LANDSCAPE DRAWINGS
17	NEW PEDESTRIAN ACCESS GATE
18	NEW VEHICULAR ACCESS GATE
19	NEW CONCRETE DRIVEWAYS PER CIVIL
20	NEW CONCRETE WALKWAYS PER CIVIL
21	EXISTING DROP INLET
22	DASH LINE TO INDICATE PROPOSED BUILDING
23	PERIMETER WALL COLUMNS - SEE CIVIL
24	JOINT SEALANT
25	CONCRETE PAVING
26	PREMOLD EXPANSION JOINT FILLER
27	EXPANSION JOINTS EXISTING SLAB SEE CIVIL
28	(2) 4"HEAVY DUTY BALL BEARING STEEL WHEEL WITH V-NOTCH
29	STOPPER AND KEYED LOCK LATCH
30	LEVEL CONCRETE SLAB CONT. W/STEEL "V" TRACKS IMBEDDED INTO SLAB AND (2) #4 BARS CONT.
31	NEW CUSTOM PEDESTRIAN EXIT DISCHARGE GATE SEE DOOR HARDWARE SETS# ON SPECIFICATIONS. SEE DETAIL 8/A1.20
32	NEW RETAINING WALL W/ CAP SEE CIVIL
33	4" HSS CONCRETE FILLED STOP POST
34	GUIDE WHEEL
35	(2) STEEL "V" TRACK CONT. FROM STOP POST FROM STOP POST INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
36	STOPPER AND KEYED LOCK LATCH
37	1" SQ. HSS VERT. PICKETS-TYP
38	2"X5" HSS FRAME TOP, MIDDLE, & BOTTOM HORIZ GUIDERAIL ON TOP HSS RAIL
39	LEVEL CONCRETE SLAB CONTINUOS AT GUIDERAIL GUIDEWHEEL AND GUIDERAIL
40	CONCRETE FOOTING PER CIVIL
41	1-1/2" SQ. HSS HORIZONTAL, TOP, MIDDLE, AND BOTTOM
42	2"x4" TS EXTENSION OVER GATE TO PREVENT LIFTING OF GATE
43	HEAVY DUTY RUBBER GATE ROLLERS W/BRACKETS ON BOTH SIDES OF GATE-PROVIDE 1/4" OF PLAY FOR SMOOTH OPERATION
44	DECORATIVE ROCK. SEE LANDSCAPE
45	NEW CONCRETE EDGE BAND TO RESTRAINT PAVER SEE CIVIL ONLY @GGRS AT PAVERS
46	34" HIGH 2" DIA. REMOVABLE STEEL PIPE, TYP. PAINTED, P-8 SEE DETAIL 8/A1.21
47	1 1/2" DIA. STEEL PIPE PAINTED, P-8
48	COMPACTED SUBGRADE - PER CIVIL
49	HEAVY DUTY HINGE - TYP. PER GATE MANUF.
50	8"X8"X16" STANDARD GREY CMU BLOCK WITH STACK BOND PATTERN WITH CONCAVE STRUCK JOINTS
51	1-1/2" SQ. HSS GATE FRAME
52	2" SQ. HSS POST-TYP.
53	ORNAMENT METAL PERFORATED STEEL MESH SEE SPECIFICATION
54	STEEL BASE PLATE AND CONCRETE ANCHORS, TYP.
55	ORCO "STAMTITE" BLOCK TYP. OR EQUAL
56	DEADBOLT LOCKSET I SIDE WITH HEAVY DUTY LEVER HANDLE MEGAMISH COMPLETE AND FULLY OPERATIONAL, PROVIDE 2 SETS OF KEYS. SEE DOOR HARDWARE SETS# ON SPECIFICATIONS.
57	CONTROL JOINT
58	12"X8"X16" DOUBLE OPEN ENDED STANDARD GREY CMU BLOCK IN STACK BOND PATTERN-TYPICAL
59	WATERPROOFING AND DRAINAGE PER CIVIL
60	1 1/2" SQ. HSS TOP AND BOTTOM
61	CUSTOM 1/2" ANGLED VERTICAL PICKET, 6" O.C.
62	ANCHOR PER FENCE MANUFACTURER
63	SLIDING GATE 2"X5" TOP RAIL
64	1/4" THICK STEEL REINFORCEMENT
65	1" SQ. HSS STOPPER
66	1/4" THICK STEEL WITH EYELET ON BOTH GATE IN POST STOPPER TO ACCOMMODATE KEYED LOCK
67	1/4" THICK STEEL REINFORCEMENT
68	4" HSS POST@ 6'O/C MAX.
69	1/4"THICK STEEL EYELET BEYOND ON GATE POST WITH 1/4" THICK STEEL REINFORCEMENT TO ACCOMMODATE KEYED LOCK SEGRE TO FRAME-ALIGN WITH EYELET OF POST
70	1/4"THICK STEEL EYELET ON POST W/ 1/4" TRACK STEEL REINFORCEMENT TO ACCOMMODATE KEYED LOCK SEGRE TO HALLPOST
71	1/4"THICK STEEL REINFORCEMENT ON GATE STOPPER BEYOND
72	VALLEY GUTTER SEE CIVIL
73	C.L.V.F.D. APPROVED KNOX BOX
74	8" DIA. x 16" DEEP CONCRETE FOOTING, TYP.

SITE DATA

ASSESSORS PARCEL NUMBER (APN)
139-27-812-045, 139-27-805-005
CURRENT ZONING: C-V
PARCEL AREA:
OVERALL SITE GROSS: +/- 1.91 ACRES - 48,416 SF

BUILDING AREA
EXISTING BUILDING: 1,046 SQ.FT.
NEW BUILDING: 2,271 SQ.FT.
TOTAL BUILDING SF: 3,373 SQ.FT.
6.9% COVERAGE

LANDSCAPE AREA: 11,046 SQ.FT.
16.5% COVERAGE

PARKING:
REQUIRED: 1/300 - 12
PROVIDED: 30 (INCLUDING 2 HC)

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION
2. SEE CIVIL DRAWINGS FOR FINISH FLOOR SLAB ELEVATIONS OF EACH BUILDING PAD, TYP. VERIFY CIVIL PAD ELEVATIONS PRIOR TO EXECUTING ANY WORK, TYP. SEE CIVIL DRAWINGS FOR LOCATING GRIDS, STRIPPING & DIMENSIONING OF SITE PLAN, TYP.
3. ANY DISCREPANCY BETWEEN CIVIL, PLUMBING, ARCHITECTURAL & ELECTRICAL SITE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. CONTRACTOR TO PROVIDE EXPANSION JOINTS IN CONCRETE WALKWAYS EVERY 30'-0" O.C., MAX. TYPICAL, U.N.O. PROVIDE CONTROL JOINTS EVERY +/-5'-0" O.C. @ CONCRETE WALKWAYS, TYP. U.N.O.
5. ALL MANUFACTURER'S AND PRODUCTS LISTED ON THE DRAWINGS, ARE ONLY FOR THE BASIS OF DESIGN INTENT. SEE SPECIFICATIONS FOR ACCEPTABLE MANUFACTURER'S AND PRODUCTS.

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PLAN NORTH

S.E.A.

WESTAR ARCHITECTS
WESTAR Architectural Group Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
TEL (702) 878-6338 FAX (702) 878-6335
LAS VEGAS, NEVADA 89119

CONSULTANT

NEW ADDITION FOR:
NEON MUSEUM VISITOR CENTER
770 N. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

NUMBER	REVISION DESCRIPTION	DATE
1	PLANNING COMMENTS / OWNER CHANGES	10.11.2012
2	-	-
3	-	-
4	FIELD CHANGES	10.23.2012
5	-	-
6	-	-
7	-	-

PROJECT NUMBER: 08049
DRAWN BY: CS
DESIGNED BY: WESTAR
ISSUE DATE: MARCH 17, 2011
SCALE: AS NOTED

SHEET NUMBER
A1.01
SITE PLAN

DOCUMENTS FOR CONSTRUCTION - Bid No. 0915341108, Plans Library No. 107/5178, Federal Project No. SB-NV-08(001), NDOT Project No. 73696

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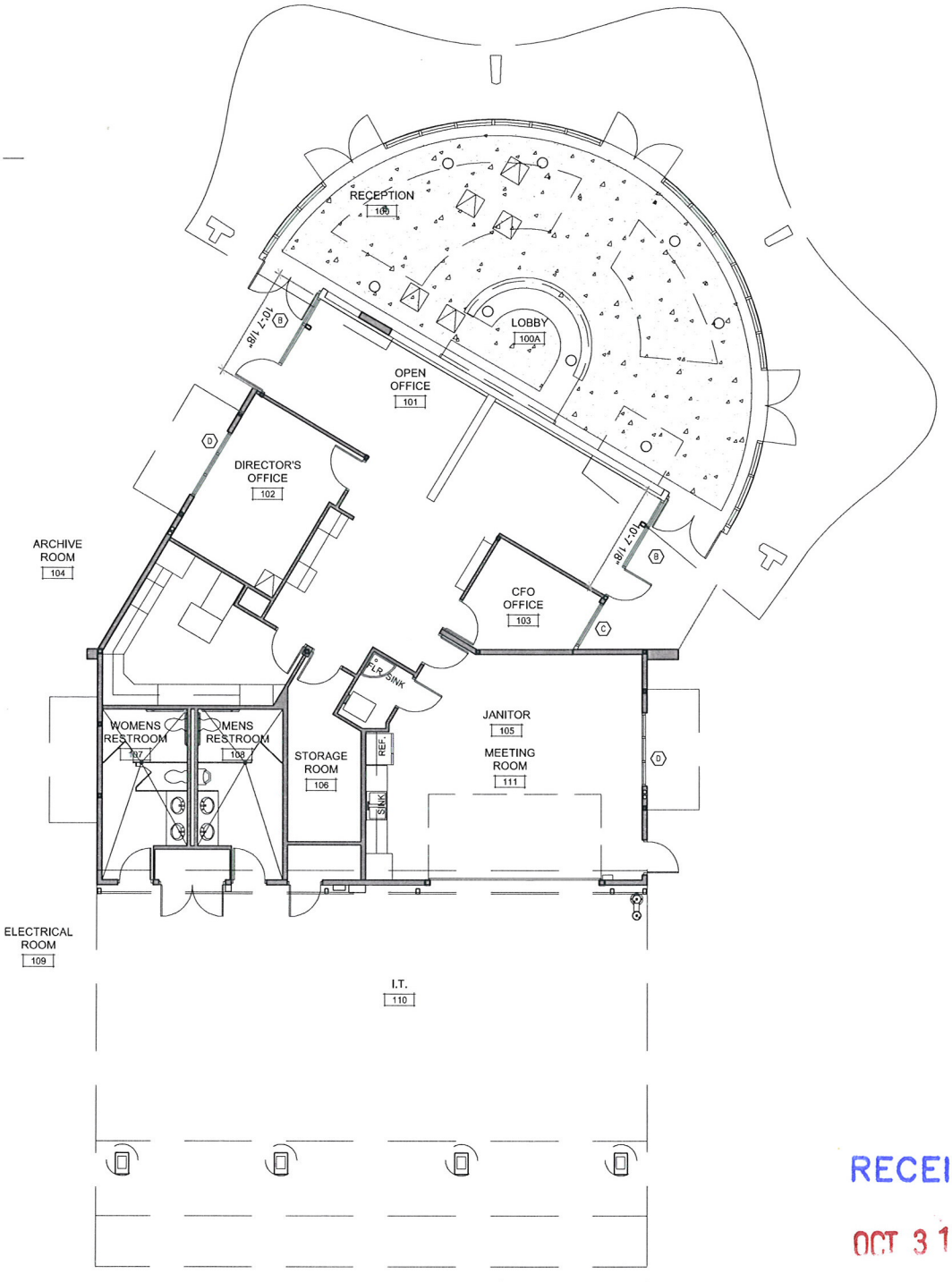

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OCT 3 1 2012

SUP-47350

City of Las Vegas Agenda Item No.: **37.**

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

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

SUBJECT:
SDR-47143 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AZTEC ENGINEERING - OWNER: RES-NV TVL, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-6105) TO REDUCE THE SCALE OF THE PROJECT TO THE 2.88 ACRES ALREADY BUILT WITH ONE BUILDING on a portion of a 15-acre site at 9051 Echelon Point Drive (APNs 125-20-313-001 through 063), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

RECEIVED

OCT 09 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47143** APN: 125-20-313-001 through -063

Name of Property Owner: RES-NV TVL, LLC

Name of Applicant: RES-NV TVL, LLC

Name of Representative: Aztec 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: Anthony Seijas

Subscribed and sworn before me

This 1 day of October, 2012

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

RECEIVED

OCT 09 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47143** APN: 125-20-313-001 through -063

Name of Property Owner: Aurora Corporation Plaza, LLC

Name of Applicant: Aurora Corporation Plaza, LLC

Name of Representative: Aztec 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: Rudiger Fettig

Print Name: Rudiger Fettig - Manager

Subscribed and sworn before me

This 5th day of October, 2012

Notary Public in and for said County and State

ANDREA MARQUEZ
Notary Public
State of Colorado

RECEIVED

OCT 09 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47143** APN: 125-20-313-001 through -063

Name of Property Owner: Broomfield Drugstore, LLC

Name of Applicant: Broomfield Drugstore, LLC

Name of Representative: Aztec 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: Rudiger K. Fettig

Print Name: Rudiger Fettig- Manager

Subscribed and sworn before me

This 5th day of October, 2012

Notary Public in and for said County and State

ANDREA MARQUEZ
Notary Public
State of Colorado

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
OCT 09 2012

Application/Petition For: Echelon Phase 1

Project Address (Location) 9051 Echelon Point Drive Las Vegas Nevada

Project Name Echelon Phase 1 **Proposed Use** Condominium

Assessor's Parcel #(s) 125-20-313-001 through 063 **Ward #** 6-Ross

General Plan: existing Yes proposed none **Zoning:** existing M-TC proposed none

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

Gross Acres 2.88 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RES-NV TVL, LLC **Contact** PAUL KENNER

Address 2490 PASEO VERDE PKWY #120 **Phone:** 821-4881 **Fax:** 736-9200

City HENDERSON **State** NV **Zip** 89074

E-mail Address paul.kenner@rialtocapital.com

APPLICANT Aztec Engineering **Contact** Armando Pineda

Address 720 West Cheyenne Ave. **Phone:** (702) 396-3426 **Fax:** (702) 396-3758

City North Las vegas **State** NV **Zip** 89030

E-mail Address apineda@aztec.us

REPRESENTATIVE Aztec Engineering **Contact** Armando Pineda

Address 720 West Cheyenne Ave. **Phone:** (702) 396-3426 **Fax:** (702) 396-3758

City North Las Vegas **State** NV **Zip** 89030

E-mail Address apineda@aztec.us

Property Owner 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 1st day of October, 20 12.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-47143
Meeting Date:	12/11/12
Total Fee:	1030.00
Date Received:*	10/9/2012
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.

RECEIVED
OCT 09 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Echelon Phase 1

Project Address (Location) 9051 Echelon Point Drive Las Vegas Nevada

Project Name Echelon Phase 1 Proposed Use Condominium

Assessor's Parcel #(s) 125-20-313-001 through 063 Ward # 6-Ross

General Plan: existing Yes proposed none Zoning: existing M-TC proposed none

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.88 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Aurora Corporate Plaza, LLC Broomfield Drugstore,LLC Contact Brian Wilson/Sheri Staily

Address 371 Centennial Pkwy, Suite 200 Phone: 3-533-1689 / 303-533-1673

City Louisville State CO Zip 80027

E-mail Address bwilson@realcapitalsolutions.com sstraily@realcapitalsolutions.com

APPLICANT Aztec Engineering Contact Armando Pineda

Address 720 West Cheyenne Ave. Phone: (702) 396-3426 Fax: (702) 396-3758

City North Las vegas State NV Zip 89030

E-mail Address apineda@aztec.us

REPRESENTATIVE Aztec Engineering Contact Armando Pineda

Address 720 West Cheyenne Ave. Phone: (702) 396-3426 Fax: (702) 396-3758

City North Las Vegas State NV Zip 89030

E-mail Address apineda@aztec.us

Property Owner Signature* _____

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

Print Name Rudiger Fetting, Manager

Subscribed and sworn before me

This 5th day of October, 20 12.

_____

Notary Public in and for said County and State

ANDREA MARQUEZ
Notary Public
State of Colorado

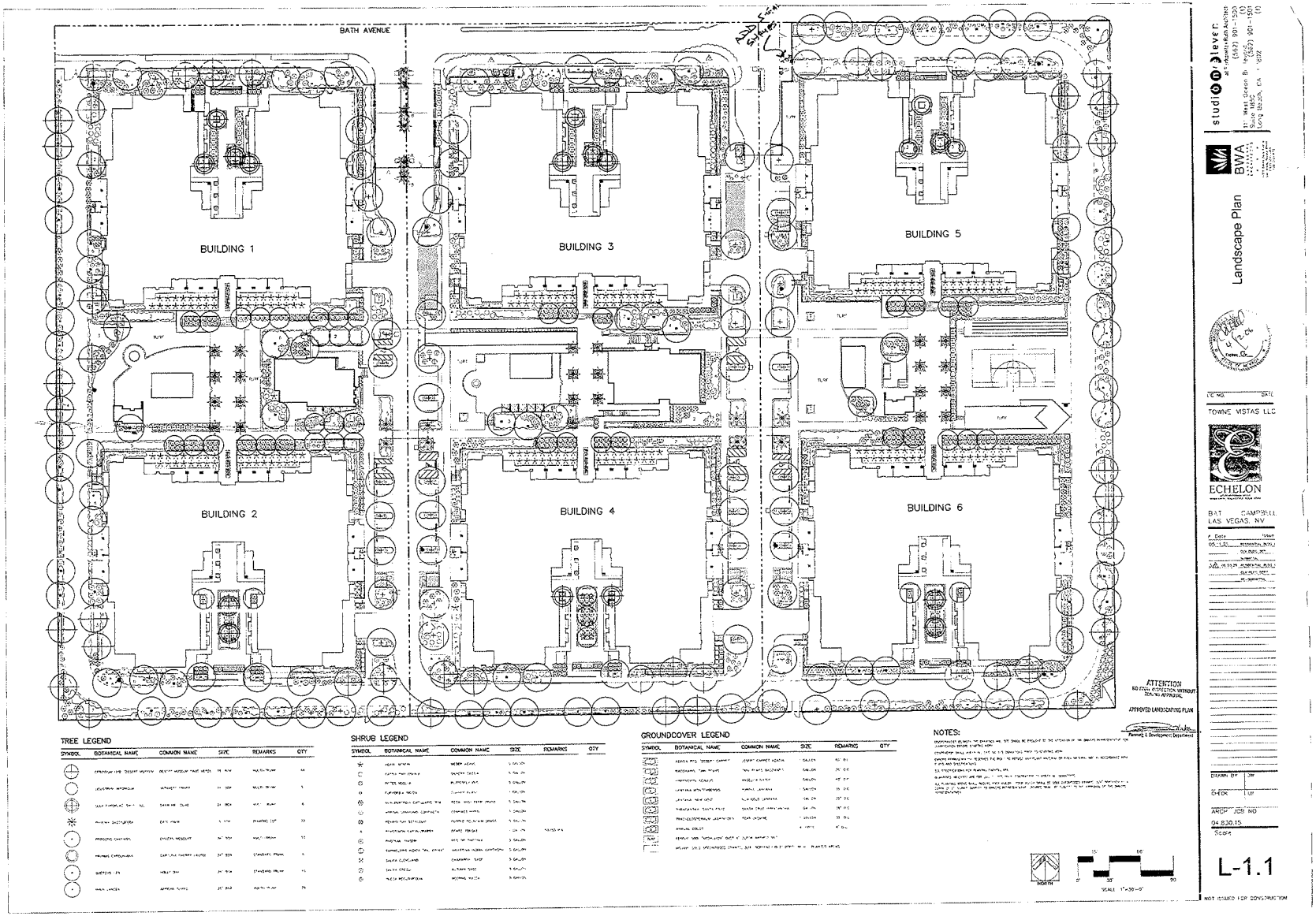
FOR DEPARTMENT USE ONLY

Case #	SDR-47143
Meeting Date:	12/11/12
Total Fee:	1030.00
Date Received:*	10/9/2012
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 10/27/09

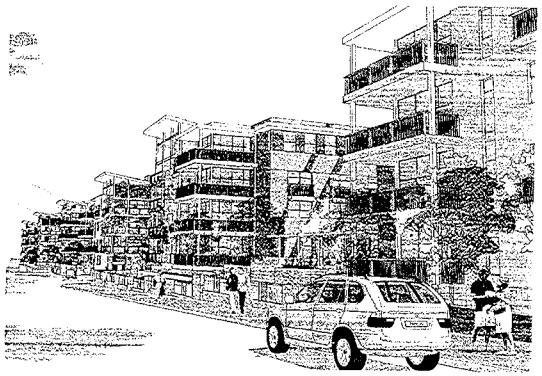
f:\depot\Application Packet\Application Form.pdf

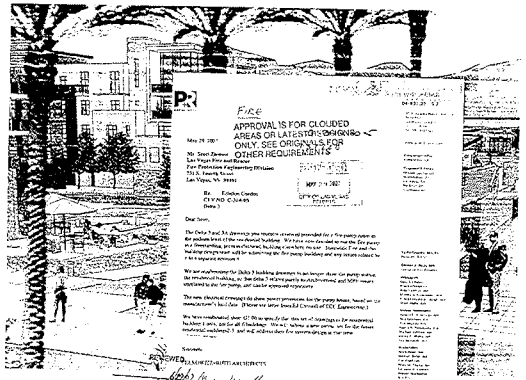


studio lever
BWA
Landscape Plan
TOWNE VISTAS LLC
ECHELON
BAT CAMPBELL
LAS VEGAS, NV
DRAWN BY
CHECK
ARCH JOB NO
04.830.15
Scale
L-1.1
NOT ISSUED FOR CONSTRUCTION

SDR-47143

SITE PERSPECTIVES

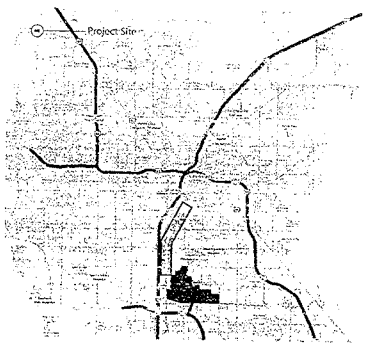




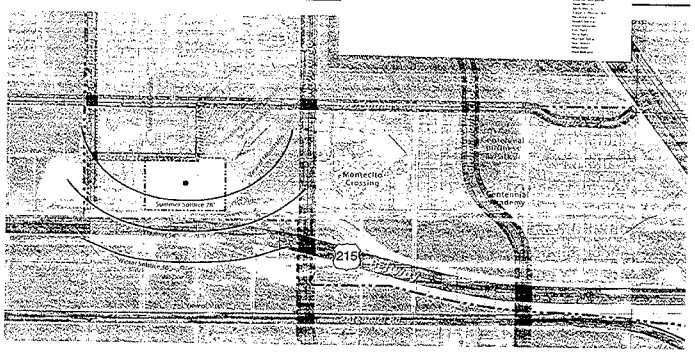
FIRE
APPROVAL IS FOR CLOUDED AREAS OR LATEST DRAWING ONLY. SEE ORIGINALS FOR OTHER REQUIREMENTS

LAS VEGAS FIRE DEPARTMENT

VICINITY MAP



SITE CONTEXT + SITE ANALYSIS



PROJECT TEAM

OWNER
TOWNE VISTAS LLC
ROYAL CONSTRUCTION COMPANY
4511 W. CHEYENNE AVENUE, SUITE 105
NORTH LAS VEGAS, NV 89032

LANDSCAPE ARCHITECT
BWA LANDSCAPE
11001 DESERT DOVE AVENUE
LAS VEGAS, NV 89144

CONCRETE ENGINEER/
ENGINEER OF RECORD
DeSIMONE CONSULTING ENGINEERS
160 SANSOME STREET, 16TH FLOOR
SAN FRANCISCO, CA 94104

ACOUSTICAL ENGINEER
SHEN MILSON WILKE
5729 BRACANA COURT
LAS VEGAS, NV 89141

CODE CONSULTANT
SCHIRMER ENGINEERING CORP
5720 S. ARVILLE STREET, SUITE 115
LAS VEGAS, NV 89118

ARCHITECT
STUDIO ONE ELEVEN
PERKOWITZ + RUTH ARCHITECTS
111 OCEAN AVENUE, SUITE 1750
LONG BEACH, CA 90802

CIVIL ENGINEER
AZTEC ENGINEERING
3320 NORTH BUFFALO DRIVE, SUITE 100
LAS VEGAS, NV 89129

LIGHT GAGE ENGINEER
KEEGAN ENGINEERING
1000 N. GREEN VALLEY PARKWAY
SUITE 440, BOX 212
HENDERSON, NV 89074

MECH-ELEC-PLUMBING
COMFORT ENGINEERING
9175 WEST FLAMINGO ROAD
LAS VEGAS, NV 89147

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT IS LOCATED IN THE CITY OF LAS VEGAS, NEVADA, SOUTH OF THE INTERSECTIONS OF BATH DRIVE AND CAMPBELL ROAD. THE PROJECT IS 15.19 ACRES AND HAS ONE (1) STREET FRONTAGE. THE PROJECT IS A 373-UNIT CONDOMINIUM COMMUNITY COMPLEX THAT INCLUDES SIX (6) 4-STORY RESIDENTIAL BUILDINGS, ONE (1) CLUBHOUSE FACILITY, (1) MAINTENANCE/MODEL HOUSE, ONE (1) SECURITY GATEHOUSE, GREENS SPACE, POOLS, AND SPORTS COURTS

APPLICABLE CODES

CITY OF LAS VEGAS
2003 INTERNATIONAL BUILDING CODE WITH AMMENDMENTS
2003 INTERNATIONAL ENERGY CONSERVATION CODE
1998 ICC/ANSI A117.1
2000 UNIFORM MECHANICAL CODE
2002 NATIONAL ELECTRIC CODE (NFPA 70) WITH AMENDMENTS
2000 UNIFORM PLUMBING CODE
2003 SOUTHERN NEVADA POOL CODE
2003 UNIFORM FIRE CODE (NFPA 1) WITH AMENDMENTS

GENERAL PERMIT NOTES

THE SCOPE OF WORK UNDER THIS PERMIT APPLICATION SHALL INCLUDE THE FULL CONSTRUCTION OF RESIDENTIAL BUILDING 1 INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, LOW VOLTAGE SYSTEMS, LANDSCAPE AND IRRIGATION SYSTEMS

ALL BUILDINGS ON THIS PROJECT WILL HAVE FULLY AUTOMATIC SPRINKLER SYSTEMS (DESIGN-BUILD). PLANS WILL BE SUBMITTED FOR FIRE PROTECTION UNDER SEPARATE PERMITS

REFER TO SITE PLAN, SHEET A1.00 FOR THE PHASING DIAGRAM

REFERENCE BUILDING PERMIT APPLICATIONS FOR THIS PROJECT

MODEL HOUSE:	PCR C-0217-05
RESIDENTIAL BUILDING 1:	PCR C-0314-05
RESIDENTIAL BUILDING 2:	FUTURE
RESIDENTIAL BUILDING 3:	FUTURE
RESIDENTIAL BUILDING 4:	FUTURE
RESIDENTIAL BUILDING 5:	FUTURE
RESIDENTIAL BUILDING 6:	FUTURE
CLUBHOUSE BUILDING:	FUTURE
GATHOUSE BUILDING:	FUTURE
(2) POOL PAVILIONS:	FUTURE
TRASH ENCLOSURES:	FUTURE

PROJECT SUMMARY

RESIDENTIAL BUILDING SUMMARY

	GSF**	PER BLDG	EFFICIENCY
Parking Podium	45,712	40,712	40% Difficult
Parking Units 120			
Residential Level R1	41,276	33,594	3.81
Residential Level R2	39,663	33,694	0.83
Residential Level R3	39,560	33,692	7.84
Residential Level R4	40,574	34,662	0.85 (Unrestricted Areas)
	210,729	184,672	

RESIDENTIAL UNIT TYPE SUMMARY

	PER FLOOR	PER BLDG	TOTAL IN PROJECT	
RESIDENTIAL STANDARD UNITS				
UNIT A1, 1 BR/1 BA		7	42	3%
UNIT B1 2 BR/ 1.75BA	2	6	36	
UNIT B1.1 2 BR/ 1.75BA	2	6	36	
UNIT B2 2 BR/ 1.75BA	2	4	24	
UNIT B2.1 2 BR/ 1.75BA	2	2	12	
UNIT B3, 2 BR/ 2BA	2	9	54	
UNIT B4, 2 BR/ 2 BA	2	4	24	
		38	168	45%
RESIDENTIAL PREMIUM UNITS				
UNIT C1, 3 BR/ 2BA	2	6	36	
UNIT C2, 3 BR/ 2BA	2	6	36	
UNIT C3, 3 BR/ 2.5BA	2	8	48	
			120	32%
RESIDENTIAL PREMIUM UNITS W/ LOFTS				
UNIT B1 VILLA, 2 BR/ 2BA		4	24	
UNIT B2.1 VILLA, 2 BR/ 2BA		2	12	
UNIT B3 VILLA, 2 BR/ 2BA		2	12	
UNIT B4 VILLA, 2 BR/ 2BA		2	12	
UNIT D1 PENTHSE, 4 BR/ 3.5BA		1	12	
			73	19%
RESIDENTIAL UNIT TOTALS	16	62	373	100%

UNIT FLOOR SUMMARY

	SELLABLE UNIT AREA	BASIC	UNIT TOTAL SELLABLE	NO. UNITS PER FLR	TOTAL SELLABLE
FIRST FLOOR R1					
UNIT A1	1,064		1,400	2	2,800
UNIT B1.1 2 BR/ 1.75BA	1,966		1,966	2	3,932
UNIT B2 2 BR/ 1.75BA	1,978		1,959	2	4,118
UNIT B2.1 2 BR/ 1.75BA	1,760		1,883	2	3,766
UNIT B3 2 BR/ 2BA	1,975		1,921	2	3,840
UNIT B4 2 BR/ 2BA	2,108		3,135	2	6,270
UNIT C2 3 BR/ 2BA	1,934		2,197	2	4,244
UNIT C3 3 BR/ 2.5BA	1,940		2,221	2	4,442
SUBTOTAL	13,645		16,782	16	33,366
SECOND FLOOR R1					
UNIT B1 2 BR/ 1.75BA	1,560		1,738	2	3,476
UNIT B1.1 2 BR/ 1.75BA	1,578		1,831	2	3,662
UNIT B2 2 BR/ 1.75BA	1,760		1,883	2	3,766
UNIT B3 2 BR/ 2BA	1,975		1,783	2	3,579
UNIT B4 2 BR/ 2BA	1,438		1,732	2	3,464
UNIT C1 3 BR/ 2BA	2,108		3,145	2	6,290
UNIT C2 3 BR/ 2BA	1,943		2,206	2	4,412
UNIT C3 3 BR/ 2.5BA	1,942		2,221	2	4,442
SUBTOTAL	14,605		16,542	16	33,084
THIRD FLOOR R1					
UNIT B1 2 BR/ 1.75BA	1,589		1,742	2	3,484
UNIT B1.1 2 BR/ 1.75BA	1,582		1,835	2	3,670
UNIT B2.1 2 BR/ 1.75BA	1,714		1,881	2	3,763
UNIT B3 2 BR/ 2BA	1,570		1,742	2	3,484
UNIT B4 2 BR/ 2BA	1,436		1,752	2	3,504
UNIT C1 3 BR/ 2BA	2,108		3,107	2	6,214
UNIT C2 3 BR/ 2BA	1,943		2,206	2	4,412
UNIT C3 3 BR/ 2.5BA	1,942		2,221	2	4,442
SUBTOTAL	13,981		16,500	16	33,000
FOURTH FLOOR R1					
UNIT B1 VILLA, 2 BR/ 2BA	1,757		1,969	2	3,938
UNIT B1.1 VILLA, 2 BR/ 2BA	1,675		2,061	2	4,122
UNIT B2.1 VILLA, 2 BR/ 2BA	1,826		2,101	2	4,202
UNIT B3 VILLA, 2 BR/ 2BA	1,774		1,928	2	3,856
UNIT B4 VILLA, 2 BR/ 2BA	1,626		1,836	2	3,672
UNIT C1, 3 BR/ 2.5BA	1,947		2,245	2	4,490
UNIT D1 PENTHSE, 4 BR/ 3.5BA	4,164		5,188	2	10,376
SUBTOTAL	15,677		17,331	14	34,662

RECEIVED
MAR 29 2007 15:17:40
CITY OF LAS VEGAS
CLV

VOLUME NO. 1 (OF 2)
ARCHITECTURAL DRAWINGS

studio one eleven
PR ARCHITECTS

TOWNE VISTAS LLC.

ECHELON

9001 BATH AVENUE
LAS VEGAS, NV

ISSUE	DATE	REMARKS
3	MARCH	PLANNING SUBMITTAL
2	JANUARY	PLANNING SUBMITTAL
1	NOVEMBER	PLANNING SUBMITTAL

DRAWN BY: TEAM TM
CHECK: XX PD WC
ARCH. JOB NO. 04.630.25
Scale: N.T.S.

PROJECT INFORMATION

G 1.00

06728 RESIDENTIAL BLDG 1 - CLV BLDG DEPT - REVISIC

03-14-07

AZTEC
www.aztec.us
Since 1992

RECEIVED
OCT 09 2012

October 09, 2012

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

RE: Echelon Project. (Assessor Parcel No. 125-20-313-000)

To Whom It may Concern:

On behalf of our client, Rialto Capital, AZTEC Engineering is submitting the attached application for Echelon project (Phase 1) this is to establish conformance to all Title 19 and Town Center requirements for the proposed individual lots, and to limit the previously approved condo development to the developed lot only.

If you have any questions, please contact me.

Very truly yours,

AZTEC ENGINEERING

Armando Pineda, P.E.
Project Manager

SDR-47143

City of Las Vegas Agenda Item No.: **38.**

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

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

SUBJECT:
SDR-47200 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STANTEC ARCHITECTURE, INC. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - For possible action on a request for an Amendment to Site Development Plan Review (SDR-5050) FOR A PROPOSED DOUBLE DRIVE-THROUGH LANE WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED AT AN EXISTING RESTAURANT on 20.95 acres at 6595 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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: **SDR-47200** APN: 125 24 811 003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Stantec Architecture, Inc.

Name of Representative: _____

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark Lingham, Shadow Mountain Marketplace LLC

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

See attached: California Jurat

Revised 11-14-06

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

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

California Jurat

State of California

County of Santa Barbara **S.S.**

Subscribed and sworn to (or affirmed) before me on this 10th day of October,

20 12, by Mark D. Linehan and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public - California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Josalyn Burcham COMM # 1989917

OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning:
City of Las Vegas
Statement of Financial Interest
APN: 125 24 811 003
Applicant: Stantec Architecture, Inc

containing 1 pages, and dated no date given

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 1-2 Entry # 6

Notary contact: _____

Other

☒ Affiant(s) Thumbprint(s) ☐ Describe: _____

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sign Variance

Project Address (Location) 6595 Decatur Blvd. Las Vegas, NV 89131

Project Name McDonald's Las Vegas (027-0343) **Proposed Use** No Change

Assessor's Parcel #(s) 125 24 811 003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4,377 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Shadow Mountain Marketplace **Contact** Mark Lineham

Address 1125 Vereda Del Ciervo **Phone:** 805.968.2921 **Fax:** _____

City Goleta **State** CA **Zip** 93117

E-mail Address _____

APPLICANT Stantec Architecture, Inc **Contact** Ivria Ben-Or

Address 1383 N. McDowell Blvd. Suite 250 **Phone:** 707.774.8342 **Fax:** 707.765.9908

City Petaluma **State** CA **Zip** 94954

E-mail Address ivria.benor@stantec.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MARK LINEHAM

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See attached: California Jurat

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-47200
Meeting Date:	12/11/12
Total Fee:	$1030 cc
Date Received:*	10/17/12
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

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

California Jurat

State of California

County of Santa Barbara S.S.

Subscribed and sworn to (or affirmed) before me on this 10th day of October,

20 12, by Mark D. Linehan and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public - California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Josalyn Burcham COMM#1989917

OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning:
City of Las Vegas
Application/Petition Form for
Sign Variance (McDonalds: 027-0343)
AP#: 125 24 811 003
Applicant: Stantec Architecture, Inc.

containing 1 pages, and dated no date given

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
X form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 1:2 Entry # 3

Notary contact: _____

Other

X Affiant(s) Thumbprint(s) ☐ Describe: _____

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OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

McDonald's

6595 N. DECATUR BLVD.
LAS VEGAS

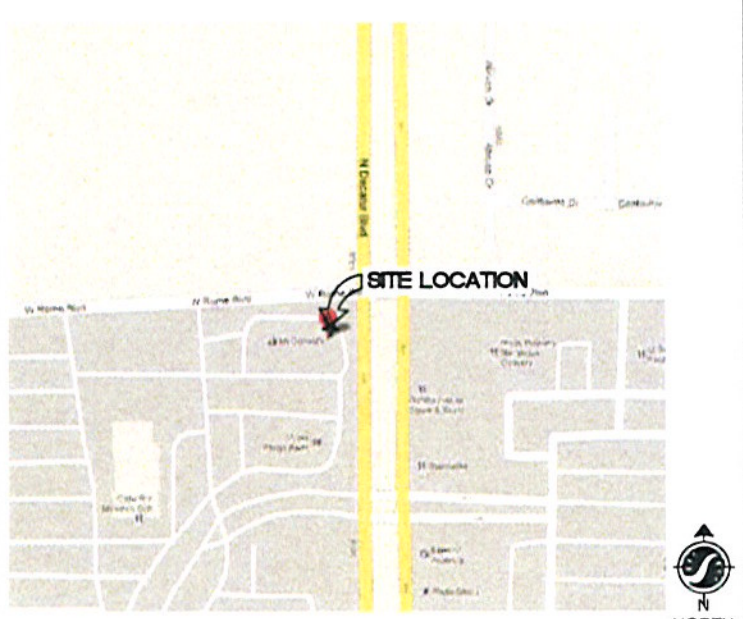
DESIGNER OF RECORD:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
ARCHITECT:	STANTEC ARCHITECTURE INC.	KEVIN FITZGERALD	1383 N. McDOWELL BLVD., STE 250 PETALUMA, CA. 94954	(707) 774-8327

OWNER REPRESENTATIVE:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
CONSTRUCTION MGR.:	LEND LEASE	STEVE PATTEN	ONE NORTH WACKER DR, SUITE 870, CHICAGO, IL 60606	(214) 862-5936

VICINITY MAP



AERIAL PHOTO



GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDLEASE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. THIS PLAN HAS BEEN REVIEWED BY THE CITY AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. ARCHITECT & THE CITY MUST TO BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF THE SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE GOVERNING AGENCY(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE GOVERNING AGENCY(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK.
8. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES.
10. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUT OR ANY OTHER STRUCTURE TO REMAIN TO FINISH GRADE AS NECESSARY.
11. ALL NEW ASPHALT CONCRETE PAVING AND CONCRETE WORK SHALL MATCH THE EXISTING GRADES AT LIMITS OF WORK. DRAIN CONCRETE SLABS AWAY FROM BUILDINGS.
12. REPLACE EXISTING A.C. PAVING AND/OR CONCRETE AS REQUIRED DUE TO NEW CONSTRUCTION. INSTALL NEW PAVING PER PLAN SPECIFICATIONS.
13. EXISTING A.C. PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSION AND ISOLATION JOINTS; AND CONTROL JOINTS ONLY IN DRIVE SLABS.
15. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
16. THE SITE SHALL BE UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN OR BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES OR CONFORM POINTS.
17. ALL GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION, KEPT FREE FROM TRASH AND WEEDS. PRIOR TO COMPLETION OF THE PROJECT THE CONTRACTOR SHALL RESTORE ALL GRADED AREAS TO THEIR SPECIFIED TOLERANCES.
18. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BE BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
19. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WHEN FINISH COURSE IS PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
20. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER.
21. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER THE 'SET' OF THE CONCRETE.
22. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER THE SPECIFICATIONS.
23. ANY WORK THAT IMPACTS ADA ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL STATE AND FEDERAL ADOPTED CODES.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE CITY STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
2. DURING THE COURSE OF THE PROJECT CONSTRUCTION (INCLUDING NON-WORKING HOURS), THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE, FLASHERS AND BARRICADES FOR OPEN TRENCHES TO WARN ONCOMING MOTORISTS, BICYCLISTS AND PEDESTRIANS OF POTENTIAL SAFETY HAZARDS.
3. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. FOR ALL CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.
5. CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT MINIMIZES, TO THE MAXIMUM EXTENT PRACTICABLE, ANY POLLUTANTS ENTERING DIRECTLY OR INDIRECTLY THE STORM WATER SYSTEM OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G., CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED INTO THE STORM DRAIN SYSTEM. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION (I.E., MOTOR OIL, FUELS, PAINTS, ETC.) SHALL BE STORED AND USED IN A MANNER THAT WILL NOT CAUSE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER.
6. REMOVAL OF ANY TREE WITHIN THE PUBLIC RIGHT-OF-WAY MAY REQUIRE A PERMIT. CONFIRM WITH LOCAL JURISDICTION.
7. ALL TRAFFIC CONTROL REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL JURISDICTION FOR ALL LANE CLOSURES AND DETOURS.
8. IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBOR'S PROPERTY, INCLUDING BUT NO LIMITED TO GRADING OR STORM DRAINAGE WORK, THE DEVELOPER SHALL PROVIDE A RIGHT-OF-ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.
9. RECYCLED AGGREGATE BASE ROCK MAY BE USED AS AGGREGATE SUBBASE MATERIAL IN OVEREXCAVATED ROADWAYS, UNDER SIDEWALKS, HANDICAP RAMPS AND DRIVEWAY APPROACHES, AND AS TRENCH BACKFILL. THREE FEET BELOW FINISH GRADE ELEVATION. RECYCLED AGGREGATE BASE MAY NOT BE USED IN DESIGN STREET SECTIONS, UNDER CURBS AND GUTTERS, OR IN THE TOP THREE FEET OF TRENCHES FOR TRENCH BACKFILL.

REVISIONS

DRAWING INDEX

CVR COVER SHEET

SITE — STANTEC ARCHITECTURE INC.
SP0 EXISTING AND PROPOSED SITE PLAN
SD2 MENU BOARD AND PRE-SELL DETAILS
SD3 CANOPY AND GATEWAY DETAILS

REGION: ROCKY MOUNTAIN

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE:	027-0343
STREET ADDRESS:	6595 N. DECATUR BLVD
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA

SITE:

McDONALD'S SITE AREA:	30,975 S.F. (.71 AC)
ZONED:	125 24 811 003
A.P.N.:	C-1 LIMITED COMMERCIAL
PARKING REQUIREMENTS:	
EXISTING STALLS:	54 PARKING STALLS
TOTAL PROVIDED STALLS:	52 STALLS (3 ADA STALLS)

BUILDING CODE:

2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 UNIFORM PLUMBING CODE (UPC)
2003 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1

BUILDING DATA:

OCCUPANCY:	A2
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	1
EXISTING BUILDING AREA:	4,356± S.F.

SCOPE OF WORK:

(N) D.T. SIGNAGE (PERMITTED BY OTHERS)
(N) SIDE BY SIDE DRIVE THRU
ACCESSIBLE PARKING AND SIGNAGE
(N) LANDSCAPE

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

Lend Lease
1 North Wacker, Suite 870
Chicago, IL 60606

PREPARED FOR:
McDonald's USA, LLC
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PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
08/14/12	-	-	-	-

DRAWING TITLE: COVER SHEET
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
PROJECT CAD FILE: 2007042074
STATE SITE CODE: 027-0343
SHEET NO.: CVR

SDR-47200

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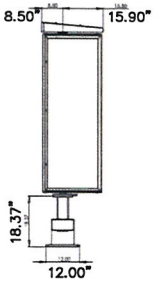
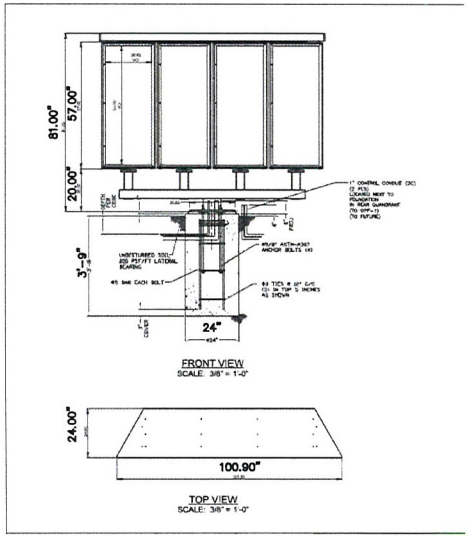
GRAPHIC DETAIL
SCALE: NOT TO SCALE



END VIEW
SCALE: 3/8" = 1'-0"

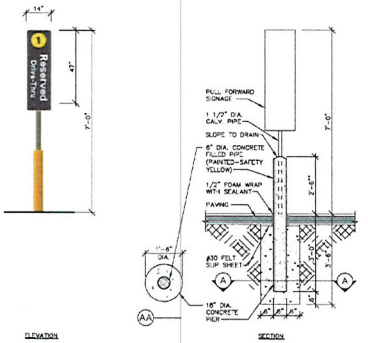


FRONT VIEW
SCALE: 3/8" = 1'-0"

TOP VIEW
SCALE: 3/8" = 1'-0"

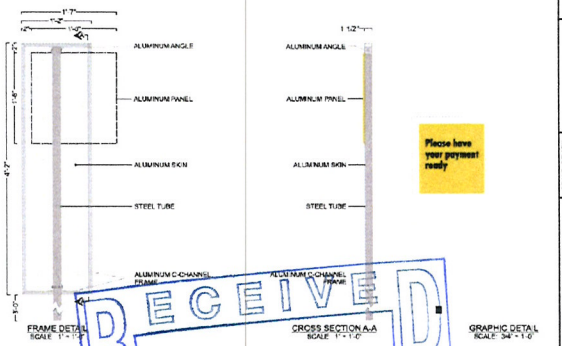
12 / SD2 MENU BOARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR



5 / SD2 "PULL FORWARD" BOLLARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR



8 / SD2 "PLEASE HAVE PAYMENT" BOLLARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR

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OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-47200

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA. U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

Land Lease

PREPARED FOR: McDonald's USA, LLC

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PRELIMINARY
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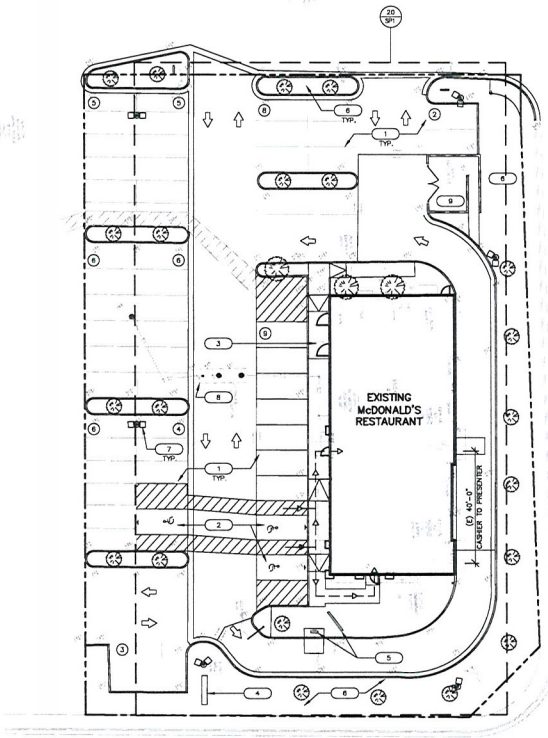
BOARD REVIEW	BY
PLANNING	-
PERMIT	-
BID	-
CONSTRUCTION	-

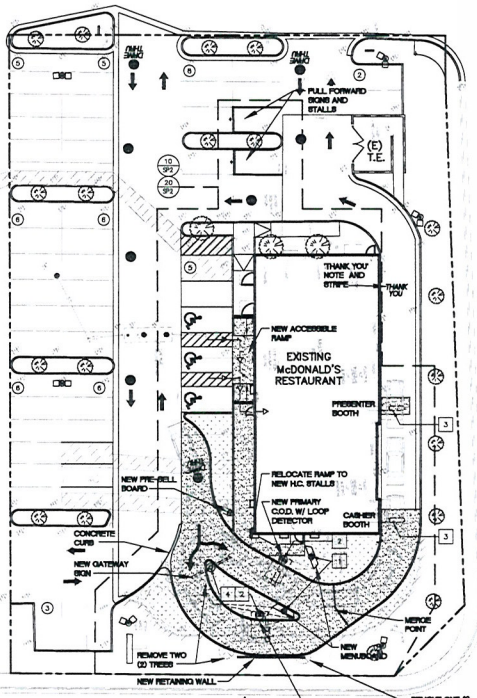
REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

DRAWING TITLE: MENU BOARD AND PRE-SELL DETAILS
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
PROJECT CAD FILE: 20070-2074
STATE SITE CODE: 027-0343
SHEET NO.: SD2
PLOT SCALE: 1=1"
MODA-BOX

\\US1351-FS1\workgroup\2007\Active\20070-2074\Las Vegas, NV 027-0343\PLANS\2_Planning\SD-2.dwg [Presented: 1:1Scale3] [Tue, 2012/09/25 07:01:50pm, Leigh.gilcrease]
Preparer's Log: 09-25-12 Updated Bollard Detail per Mike Rogers. SD-2.dwg [Presented: 1:1Scale3] Plotted: Tue, 2012/09/25 07:01:50pm, Leigh.gilcrease
\\US1351-FS1\workgroup\2007\Active\20070-2074\Las Vegas, NV 027-0343\PLANS\2_Planning\SD-2.dwg [Presented: 1:1Scale3] Plotted: Tue, 2012/09/25 07:01:50pm, Leigh.gilcrease
PERSONAL AND CONFIDENTIAL. ANY USE BY PERSONS OTHER THAN MCDONALD'S OR ITS AUTHORIZED AGENTS IS PROHIBITED. ANY USE BY PERSONAL USE SELL SIGN AS "PULL FORWARD_018.jpg"



20 SP1 EXISTING SITE PLAN
SP0 1" = 20'-0"



12 SP0 PROPOSED SITE PLAN
1" = 20'-0"

0 10 20 40 60 80
SCALE: 1"=20'-0"
N NORTH

KEYNOTES

1. (E) PARKING STALLS, SEE DEMOLITION PLAN.
2. (E) ACCESSIBLE PARKING STALLS (TYP.).
3. (E) SIDEWALK.
4. (E) MONUMENT SIGN.
5. (E) DRIVE THRU EQUIPMENT, SEE DEMOLITION PLAN.
6. (E) LANDSCAPE, SEE DEMOLITION PLAN.
7. (E) YARD LIGHT (TYP.).
8. (E) GREASE INTERCEPTOR.
9. (E) TRASH ENCLOSURE.

SITE DATA

	EXISTING	PROPOSED
TOTAL LOT AREA:	35,130± S.F. (.81 AC)	35,130± S.F. (.81 AC)
PERVIOUS AREA:	7,048± S.F.	7,280± S.F.
IMPERVIOUS AREA:	23,928± S.F.	23,715± S.F.
DISTURBED AREA:		5,086± S.F.

A.P.N.: 125 24 811 003
ZONE: C-1 LIMITED COMMERCIAL

McDONALD'S
(E) McDONALD'S AREA: 4,360± S.F.

PARKING INFORMATION (PROPOSED)

TOTAL SPACES			
52	ACCESSIBLE 3 SPACES	9' X 18'	
	STANDARD 49 SPACES	9' X 18'	

PARKING INFORMATION (EXISTING)

TOTAL SPACES			
54	ACCESSIBLE 3 SPACES	9' X 18'	
	STANDARD 51 SPACES	9' X 18'	

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PLAN LEGEND

- ℄ = CENTER LINE
- COL. = COLUMN
- (E) = EXISTING
- EQ. = EQUAL
- F.O.C. = FACE OF CURB
- F.O.S. = FACE OF STUD
- F.O.F. = FACE OF FOUNDATION
- (N) = NEW
- P.O.C. = POINT OF CURVATURE
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- SHT. = SHEET
- SIM. = SIMILAR
- TYP. = TYPICAL
- T/E = FINISH SLAB ELEVATION

- (E) CONCRETE CURB
- PROPERTY LINE
- (E) ACCESSIBLE PATH OF TRAVEL
- (N) CONCRETE CURB
- (N) CONCRETE PAVING
- (N) LANDSCAPE
- (N) PAVEMENT ARROWS PER DETAIL 8/SD1 (PAINTED WHITE)
- ONE WAY (N) DRIVE THRU STRIPING PER DETAIL 7/SD1 (PAINTED YELLOW)

PLAN SCALE: 1"=20'-0"

STREET ADDRESS
6595 N. DECATUR BLVD.
CITY LAS VEGAS
STATE NV
STATE CODE 027-0343

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-47200

EXISTING CONDITIONS


1


2

LANDSCAPE LEGEND

EXISTING PLANTER–
REPAIR TO MATCH IN LIKE KIND
400 S.F.±

NEW PLANTER–
CONTRACTOR TO MATCH EXISTING IN LIKE KIND
1000 S.F.±

KEYNOTES

1. (N) MENU BOARD BY OTHERS UNDER SEPARATE PERMIT. 24.4"W AND 81"H
2. (N) DRIVE THRU CANOPY AND COD BY OTHERS UNDER SEPARATE PERMIT. 7'-10" W AND 9'-0"H
3. (N) LOOP DETECTORS, IF NOT ALREADY PRESENT.
4. (N) DRIVE THRU WITH GATEWAY CLEARANCE15'-4 W AND 10'-8" H. SEE 3/SD3

SIGNAGE BY OTHERS UNDER SEPARATE PERMIT

2 0 10 20 40 60 80
SCALE: 1"=20'-0"
N NORTH

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	SF

Stantec
Stantec Architecture Inc. | tel. 707.765.1660
1383 N. McDowell Blvd. | fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

Lend Lease
1 North Wacker, Suite 470
Chicago, IL 60606

PREPARED FOR: McDonald's USA, LLC

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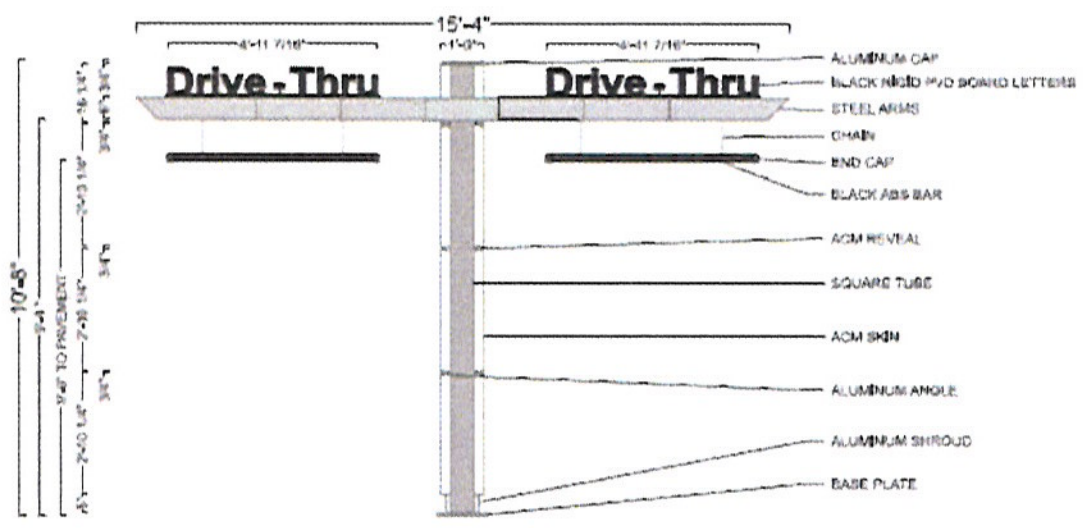
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

BRAND REVIEW 09/14/12

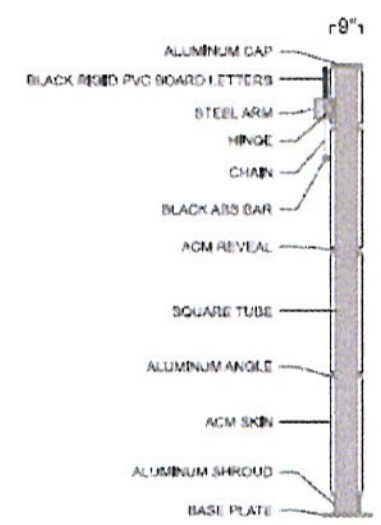
	PLANNING	PERMIT	CONSTRUCTION
	-	-	-

DRAWING TITLE: EXISTING & PROPOSED SITE PLAN
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
STATE SITE CODE: 027-0343
PROJECT DID FILE: 2007042074
SHEET NO. SP0
PLOT SCALE: 1"=1"

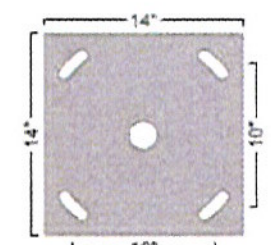
\\VEGAS02-FS01\workgroup\LOGON\Active\2007042074\Las Vegas, NV 027-0343\DWGS\3_Planning\A_A-SP0.dwg Dimscale:240 LTScale:0.7 Plot:[Thu, Sep 20, 2012 - 01:04pm Login: dgreaston]
Pw-plot:[SEP 06, 2012 11:57 - rcadress] Xrefs:"x_sdp","x_arch","x_survey" Images:"1.jpg","2.jpg"



FRONT VIEW

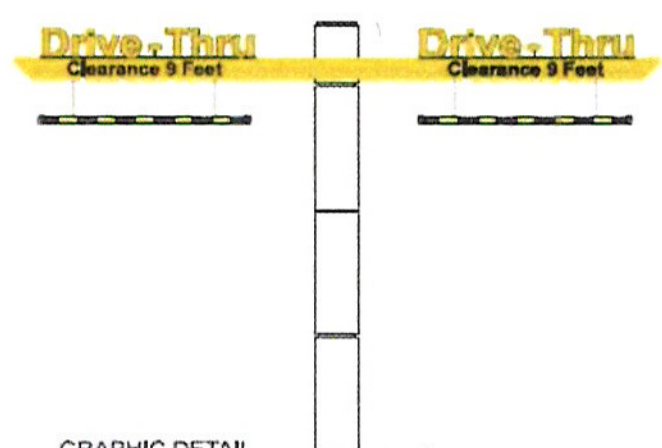


END VIEW



1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL



POLE COVER DETAIL
DESIGN FACTOR: TBD
WHITE ACM POLE COVER
ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER & REVEALS - PRE-FINISHED BONE WHITE
SHROUD AND BASE PLATE - MATCH B.M. 2130-20 DEEP CAVIAR

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 7725-15 YELLOW VINYL STRIPES APPLIED TO 1ST SURFACE

SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

SWING ARM DETAIL
DESIGN FACTOR: TBD
STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL
DECORATION:
MATCH PMS 109 C YELLOW - SWING ARM
7725-12 BLACK VINYL - "CLEARANCE 9 FEET" COPY

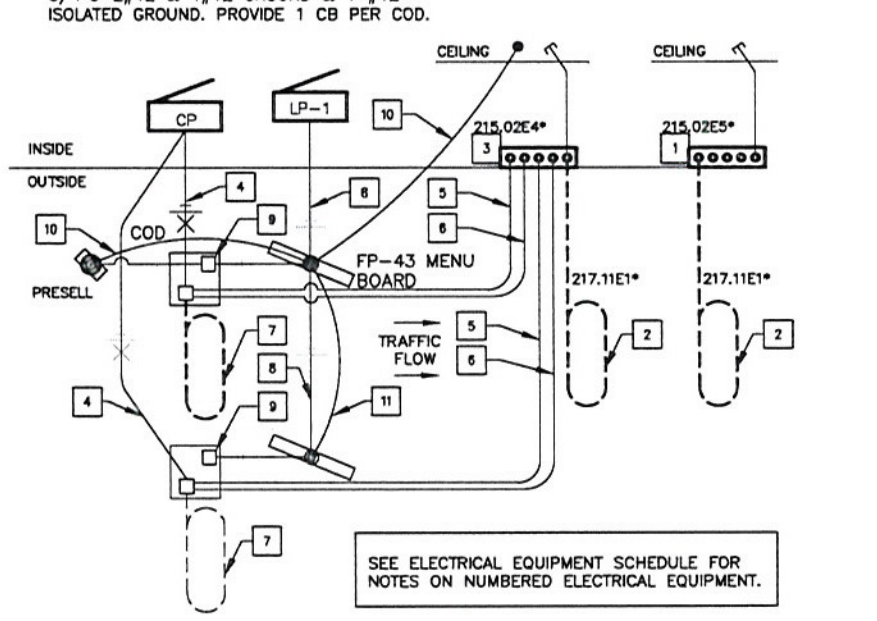
"DRIVE-THRU" LETTER DETAIL
BLACK RIGID PVC BOARD ROUTED LETTERS W/ 1ST SURFACE VINYL
DECORATION:
7725-15 BRIGHT YELLOW - "DRIVE THRU" COPY
BLACK - COPY OUTLINE

(3 / SD3) DRIVE-THRU GATEWAY (DOUBLE)
GRAPHIC DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR

KEY NOTES

1. ELECTRICAL EQUIPMENT ITEM 215.02E5• IN PRESENTATION BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
2. OPTIONAL DRIVE-THRU WINDOW DETECTOR LOOP FOR ORDER & PRESENTATION WINDOWS – SEE 3B/DT1.0. GC TO INSTALL PVC SLEEVES TO FACILITATE POSSIBLE FUTURE LOOP INSTALLATION.
3. ELECTRICAL EQUIPMENT ITEM #215.02E4 IN ORDER/CASH BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
4. PROVIDE STEEL CONDUIT AND CONDUCTOR PER POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL. 3/4"C-2#12 & 1#12 GROUND & 1 #12 ISOLATED GROUND. PROVIDE 1 CB PER COD.
5. 1 1/2" PVC CONDUIT FOR REMOTE LOOP DETECTOR & COD AUDIO CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
6. 1 1/2"C FOR COD DATA CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
7. CONDUIT FOR COD LOOP DETECTOR, ELECTRICAL EQUIPMENT ITEM 217.11E1• – SEE 3A/DT1.0.
8. 3/4"C-2#12, POWER FOR MENU BOARD ILLUMINATION. (1st CIRCUIT FOR PRIMARY LAND, 2nd FOR SECONDARY LANE)
9. "ORDER HERE" CANOPY LIGHTS.
10. NEW 1"C DATA w/ (2) LINES.
11. NEW 1 1/2"C DATA w/ 2 PULL LINES.

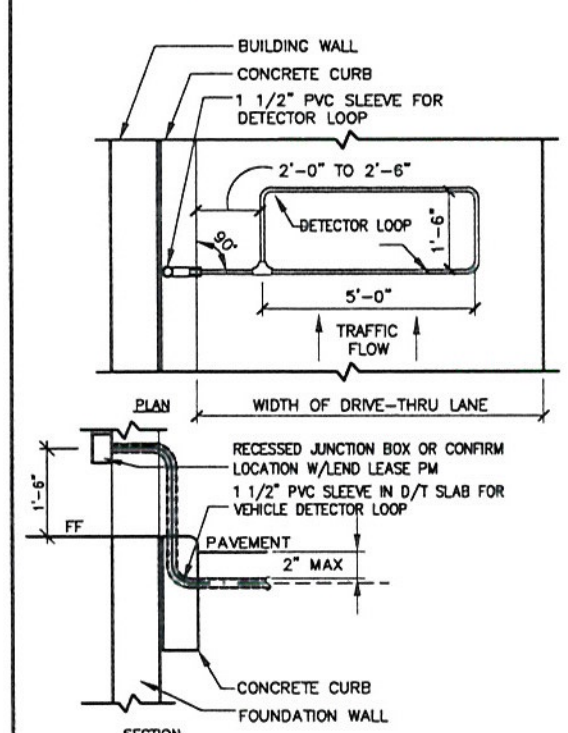


SEE ELECTRICAL EQUIPMENT SCHEDULE FOR NOTES ON NUMBERED ELECTRICAL EQUIPMENT.

(5 / SD3) DRIVE THRU SITE WIRING
COD AND SPEAKER POSTS

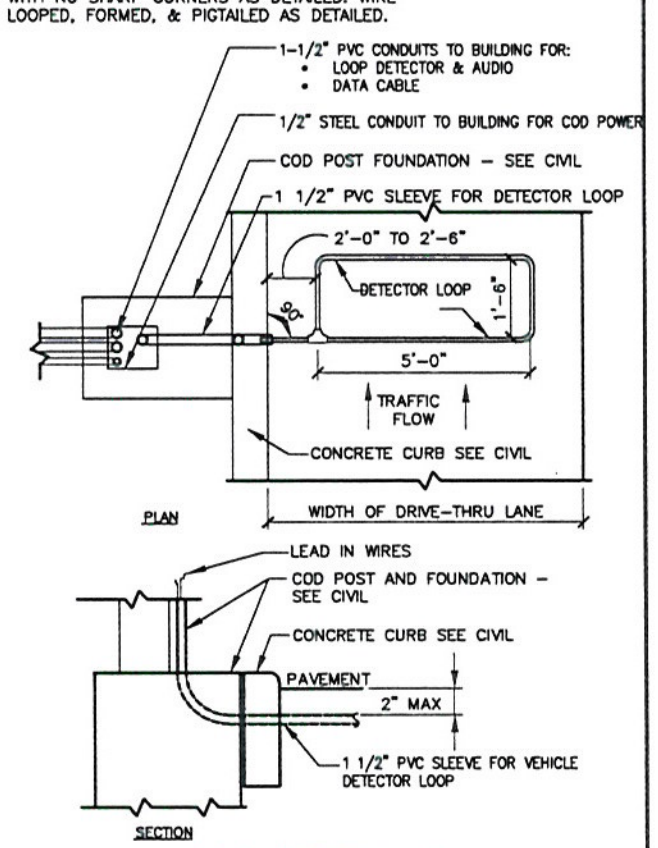
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP (ITEM # 217.11E1) IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. SEE CIVIL FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
4. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
5. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
6. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
7. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



NOTE: DETECTOR LOOPS AT PRESENTATION AND CASHIER ORDER WINDOWS ARE REQUIRED IF NOW ALREADY PRESENT.

B – DT WINDOW DETECTOR LOOP

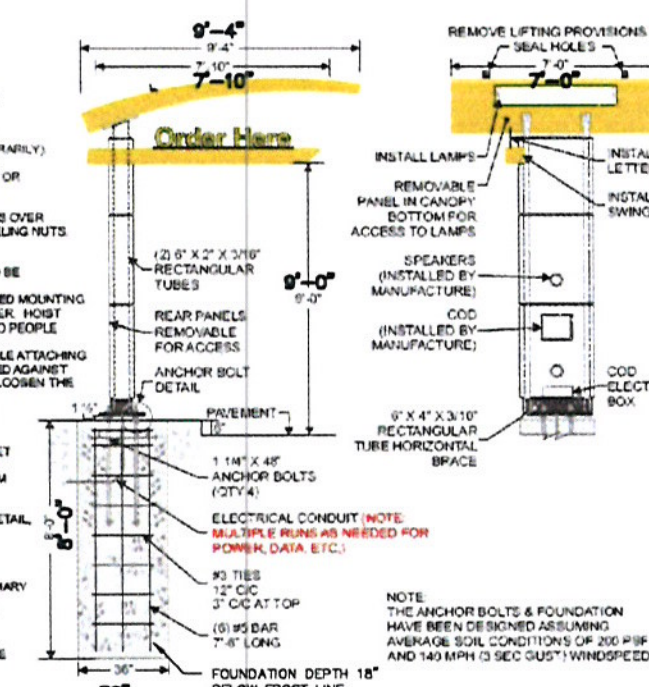


A – C.O.D. DETECTOR LOOP

(4 / SD3) DETECTOR LOOP DETAILS
NTS

ORDER HERE CANOPY INSTALLATION INSTRUCTIONS:

1. GENERAL CONTRACTOR TO STAKE SIGN LOCATION(S), ESTABLISH FINAL GRADE REQUIREMENTS AND DETERMINE THE SIGN ORIENTATION ON THE PROPERTY, PRIOR TO EXCAVATION.
2. GENERAL CONTRACTOR TO EXCAVATE CANOPY FOUNDATIONS (SEE FIG. 1), AND SET ANCHOR BOLTS / CONDUIT PER TEMPLATE INCLUDED WITH PLATE & BOLT KIT. POUR CONCRETE AND ALLOW TO CURE FOR 7 DAYS.
3. UNCRATE AND INSPECT ALL SIGN DISPLAY COMPONENTS. NOTIFY PERSONA OF ANY DAMAGE.
4. PLACE LEVELING NUTS & PLATE WASHERS ON ANCHOR BOLTS (SEE ANCHOR BOLT DETAIL ON PG 2) AND LEVEL TEMPORARILY FOR FINAL ADJUSTMENT LATER.
5. REMOVE BACK SERVICE PANEL ON BOTTOM SECTION OF POLE COVER. REMOVE COD (CONFIRMATION ORDER DISPLAY) ELECTRICAL BOX COVER TO ACCESS ELECTRICAL BOX MOUNTING SCREWS. REMOVE MOUNTING SCREWS & THE COD ELECTRICAL BOX (TEMPORARILY).
6. TRIM THE ELECTRICAL CONDUIT PROVIDED IN THE FOUNDATION TO A LENGTH THAT DOES NOT INTERFERE WITH THE LOCATION OF THE COD ELECTRICAL BOX IN THE SIGN DISPLAY, OR INTERFERE WITH ROUTING THE WIRES INTO THE 2X4 PRIMARY POWER JUNCTION BOX. (SEE PROFILE SKETCH)
7. LIFT VERTICAL COLUMN STRUCTURE OVER ANCHOR BOLTS. INSTALL WASHERS AND NUTS OVER ANCHOR BOLTS. DOUBLE CHECK AND ADJUST FOR LEVEL IN ALL DIRECTIONS USING LEVELING NUTS. TIGHTEN ALL NUTS ABOVE BASE PLATE. REMOVE LIFTING PROVISIONS FROM COLUMN.
8. PULL PRIMARY ELECTRICAL WIRES INTO JUNCTION BOX. ENSURE WIRES ARE LABELED ACCORDINGLY. RE-INSTALL COD ELECTRICAL BOX & COVER. NOTE: COD & SPEAKERS TO BE INSTALLED BY OTHERS AT A LATER DATE.
9. REMOVE ACCESS COVER FROM TOP OF BREAK-AWAY CLEARANCE ARM TO EXPOSE HINGED MOUNTING LOCATION. ATTACHMENT HARDWARE PACKAGE CAN BE FOUND INSIDE ARM ACCESS COVER. HOIST ARM INTO POSITION USING STRAPS, SCISSOR LIFT OR MANUALLY (NOTE: MINIMUM OF TWO PEOPLE NECESSARY TO ATTACH ARM).
10. LINE UP ARM WITH VERTICAL COLUMN MOUNTING HOLES. SUPPORT WEIGHT OF ARM WHILE ATTACHING BOLTS UNTIL ARM HAS BEEN LEVELED AND ALL 5 MOUNTING BOLTS ARE FIRMLY TIGHTENED AGAINST STRUCTURAL TUBE. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY TO LEVEL THE ARM, LOOSEN THE 5 BOLTS IN THE VERTICAL STRUCTURAL TUBE & THE 5 BOLTS IN THE HINGE MECHANISM (LOCATED INSIDE THE ARM ACCESS COVER). CHECK FOR LEVEL. ADJUST ACCORDINGLY, AND FIRMLY TIGHT ALL BOLTS.
11. CHECK ARM MOTION AND SPRING TENSION BY ROTATING THE ARM AND LOOKING FOR SMOOTH ARM OPERATION. SIMULATE MOTION BY ROTATING ARM APPROXIMATELY 2-3 FEET AND RELEASING IT TO RETURN BACK TO ITS STATIONARY POSITION AGAINST COLUMN. ADJUST TENSION BOLTS, IF NECESSARY. ALSO CHECK FOR 9'0" CLEARANCE HEIGHT FROM BOTTOM OF SWING ARM TO PAVEMENT.
12. RE-INSTALL ACCESS COVER TO TOP OF SWING ARM. POSITION "ORDER HERE" LETTERS 16" FROM RIGHT ARM EDGE, AND 1 ½" FROM FRONT OF ARM (SEE LETTER POSITIONING DETAIL, PG 2). INSTALL LETTERS ON TOP OF ARM USING 1/4" X 20 X 1 ½" LONG NON-CORROSIVE BOLTS (BOLTS TO BE PROVIDED BY INSTALLER).
13. LIFT CANOPY ROOF ABOVE COLUMN/CLADDING ASSEMBLY, DROP ELECTRICAL WIRES THROUGH COLUMN AND SECURE CANOPY TO TOP OF COLUMN WITH SUPPLIED BOLTS. INSTALLER TO PROVIDE AND MOUNT JUNCTION BOX & COVER AT BASE OF TUBE FOR PRIMARY CONNECTIONS.
14. INSTALL (4) 48" FLUORESCENT LAMPS (PACKAGED SEPARATELY) INTO CANOPY FIXTURES. IF LICENSED TO DO SO, MAKE FINAL ELECTRICAL CONNECTIONS TO PRIMARY POWER. TEST FIRE FOR ILLUMINATION.
15. REMOVE LIFTING PROVISIONS FROM TOP OF CANOPY. SEAL HOLES WITH CLEAR SILICONE TO ENSURE A WATERTIGHT SEAL.
16. TOUCH UP ANY PAINT ON SIGN, BOLTS OR STRUCTURE AS REQUIRED.
17. CLEAN AREA. REMOVE EXCESS SOIL & DISCARD INSTALLATION DEBRIS OFF-PREMISE.



NOTE
THE ANCHOR BOLTS & FOUNDATION HAVE BEEN DESIGNED ASSUMING AVERAGE SOIL CONDITIONS OF 200 PSF AND 140 MPH (3 SEC GUST) WINDSPEED.

(2 / SD3) DRIVE-THRU CANOPY
NOT TO SCALE

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SDR-47200

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McDonald's USA, LLC
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Lend Lease
1 North Wacker, Suite 870
Chicago, IL 60606

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

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NOT FOR CONSTRUCTION OR RECORDING

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
08/14/12	-	-	-	-

DRAWING TITLE: CANOPY AND GATEWAY DETAILS
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
PROJECT CAD FILE: 2007042074
STATE SITE CODE: 027-0343
SHEET NO. SD3
PLOT SCALE: 1"=1'

\\US1352-F02\workgroup\2007\Active\2007042074\Las Vegas, NV 027-0343\DWGS\2_Planning\0_C-SD-3.dwg Dimscale:1 LTScale:0.5 Plot:[Time: Sep25,2012-01:04pm Login:dghozorian]
Pre-plot:[AUG 24, 2012 18:33-aguilerrez] Xrefs: *x_bdr Images: "PERSONA_COD.jpg" "PERSONA_GATEWAY SIGN.jpg" "PERSONA_GATEWAY SIGN 2.jpg"

Stantec Architecture Inc.
1383 North McDowell Boulevard Suite 250
Petaluma CA 94954
Tel: (707) 765-1660
Fax: (707) 765-9908

Stantec

September 25, 2012
File: 2007042074-233 Site Development Review

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

RE: **McDonald's #027-0343**
Drive Thru Side-By-Side Program
6595 N. Decatur Blvd.
Las Vegas, NV 89131
Stantec #2007042074-233

Dear Planning Department

This letter is in regards to the proposed McDonald's Side-by-Side Program to be implemented at 6595 N. Decatur Boulevard on behalf of McDonald's Corporation.

SCOPE OF SERVICES:
The project scope includes enhancing the existing single lane drive-thru by providing a second lane to promote efficient traffic flow and customer satisfaction. The site is located in Zone C-1 Limited Commercial District, at the corner of the Shadow Mountain Marketplace. The installation requirements will include a free-standing canopy with speaker/intercom, vehicle height detector, menu boards, new curbs, concrete drive, striping, new retaining wall and landscaping to match existing.

McDonald's has continued to improve their service methods over the past few decades. They have made significant changes to their restaurants from the old to the new style both in building and site planning standards. With existing restaurants, many changes may have been made to the building to improve their service, brand recognition, and customer amenities. McDonald's has introduced Double Drive-Thru windows, Two-at-a-time ordering, and PlayPlaces where applicable. These business drivers were applied to their restaurants, and as a result their average restaurant volume has increased steadily over the past 10 years. Much of that increase is a direct result of their drive-thru business. This created opportunities with lot flow, ingress-egress locations and the need to improve their drive-thru standards by way of increasing order capability. As a result, McDonald's restaurant visits have also changed. The majority of their customers use to park and visit the inside of their restaurants and the need for large parking lots. Today over 63% - 72% of their customers who visit their restaurants go through the drive-thru and never need to park.

The addition of side-by-side enables the restaurant to increase car stacking in a condensed area at the back of the building versus having the cars stacked alongside of the building. Multiple order points allow the customers to get their orders in earlier, creating service efficiency, also helping to reduce traffic congestion due to many cars stacking in the drive-thru and not on a road. While this ultimately allows the McDonald's sites to get more cars onto their property in the drive-thru lane, it also relieves congestion in front of the

Doing business as:
Stantec Architecture Inc. P.C. (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)

For a list of our registered architects, please visit www.stantec.com/registeredarchitects

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restaurant. The second lane therefore, allows the customer to get from their cars to the restaurant without navigating through the stacked cars of the drive-thru, providing a more pedestrian-friendly parking lot and entrance.

Innovation and operational process changes, their new kitchen equipment packages and technology enable their restaurants to keep up with their guest count demands. Improved service times are a direct result of crew efficiency leading to a faster customer experience.

Respectfully,

STANTEC ARCHITECTURE INC.

Ivria Ben-Or
Job Captain
Tel: (707) 774-8342
Fax: (707) 765-9908
Ivria.Benor@stantec.com

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City of Las Vegas Agenda Item No.: **39.**

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

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

SUBJECT:
SDR-47203 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CASHMAC, LLC - OWNER: LAS VEGAS MINI GRAN PRIX - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 50-FOOT TALL, 497 SQUARE-FOOT ILLUMINATED, FREESTANDING, ON-PREMISE SIGN on 6.46 acres at 1401 North Rainbow Boulevard (APN 138-27-502-005), C-1 (Limited Commercial), Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47203** APN: 138-27-502-005

Name of Property Owner: Cashmac LLC

Name of Applicant: Las Vegas Mini Gran Prix

Name of Representative: Michael LeBlue

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: James B. McCall - Manager

Print Name: JAMES B. McCALL

Subscribed and sworn before me

This 3rd day of October, 2012

Cynthia Aker

Notary Public in and for said County and State

CYNTHIA AKER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-6-16
Certificate No: 12-8473-1

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: To install (1) 50' illuminated pylon sign.
Project Address (Location) 1401 N. Rainbow Blvd.
Project Name Las Vegas Mini Gran Prix **Proposed Use**
Assessor's Parcel #(s) 138-27-502-005 **Ward #** 5
General Plan: existing ____ proposed ____ **Zoning:** existing C-1 proposed ____
Commercial Square Footage ____ **Floor Area Ratio** ____
Gross Acres 6.46 **Lots/Units** ____ **Density** ____
Additional Information ____

PROPERTY OWNER Cashmac LLC **Contact** James McCall
Address 3219 S. TORREY PINE DR **Phone:** 795-0912 **Fax:** ____
City LAS VEGAS **State** NV **Zip** 89146
E-mail Address ____

APPLICANT Las Vegas Mini Gran Prix **Contact** Jerry Barton
Address 1401 N. Rainbow Blvd **Phone:** 259-7000 **Fax:** 259-7001
City Las Vegas **State** Nevada **Zip** 89108
E-mail Address ____

REPRESENTATIVE YESCO LLC **Contact** Michael LeBlue
Address 5119 S. Cameron St. **Phone:** 348-7414 **Fax:** 944-4500
City Las Vegas **State** Nevada **Zip** 89118
E-mail Address mleblue@yesco.com

Property Owner Signature* James B. McCall
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name JAMES B. McCALL - MANAGER

Subscribed and sworn before me
This 3rd day of October, 20 12.
Cynthia Aker
Notary Public in and for said County and State

CYNTHIA AKER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-6-16
Certificate No: 12-8473-1

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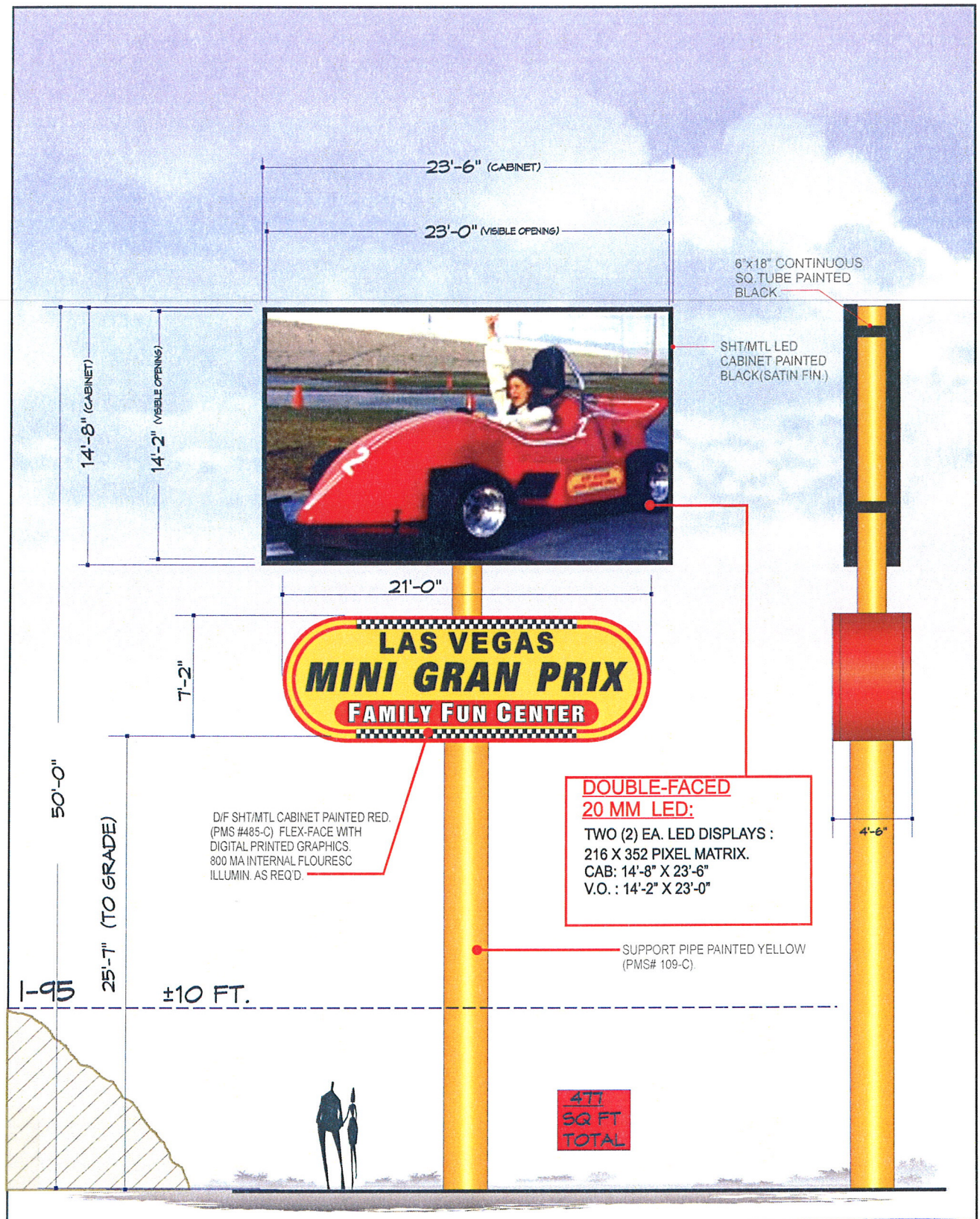
FOR DEPARTMENT USE ONLY

Case #	SDR-47203
Meeting Date:	12/11/12
Total Fee:	$1030.00
Date Received:*	10/17/12
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.



P-1 NEW : D/F PYLON SIGN DISPLAY

SCALE @ 3/16" = 1'-0" QTY = ONE (1) REQ'D.

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SCOPE OF WORK:

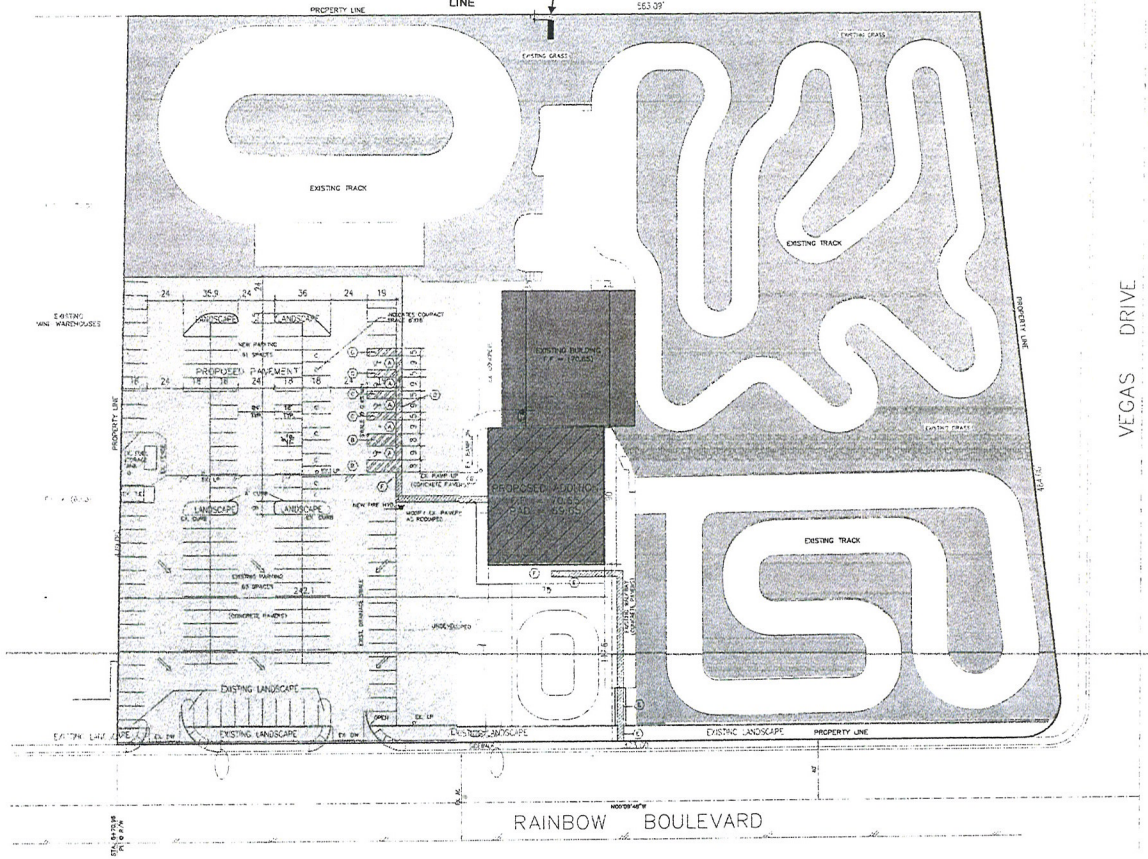
TO INSTALL (1) D/F ILLUMINATED PYLON SIGN WITH AN LED MESSAGE UNIT. THE OVERALL SQUARE FOOTAGE OF THE SIGN IS 477 SQ.FT.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

SDR-47203

Sheet: 3.0
O.E.M. Serial #:
Classification: PY-1
Reference/Design #:
Rev./Date/Designer: 9/25/09 JG; 11/23/09 JR; 9/15/10 JG; 10/4/10 JG; 10/7/10 JG; 4/8/11 JR; 7/5/12 JG; 7/16/12 JG; 7/20/12 JG; 7/25/12 JR; 8/2/12 JG; 8/13/12 JG
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals: JIM GIETZEN
Designer:
Account Executive: GARY KESTLER
Project Name: LV MINI GRAN PRIX
Project Number: 406302
Client Name & Address: LAS VEGAS MINI GRAN PRIX, 1401 N. RAINBOW BLVD., LAS VEGAS, NV

YESCO
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM
CONTRACTOR LICENSE: #780



LAS VEGAS MINI GRAN PRIX

ACCESSIBILITY NOTES

(A) 9'-0" WIDE PARKING SPACE & MAX. 2% SLOPE
(B) 5' WIDE PAINTED VAN ACCESS AISLE & MAX. 2% SLOPE
(C) 5' WIDE PAINTED ACCESS AISLE W/MAX. 2% SLOPE
(D) MIN. 3' WIDE PAINTED ACCESS & MAX. 2% SLOPE
(E) MIN. 3' WIDE CONCRETE SIDEWALK W/MAX. 2% SLOPE & MAX. 2% CROSS SLOPE - WITH H.C. ACCESS GATE
(F) MIN. 3' X 5' TURN AREA W/MAX. 2% SLOPE

Call before you Dig 1-800-227-2600

PARKING ANALYSIS

GO-CART TRACK AREA	42 PERSONS / 3 =	14.00
ARCADE AREA	1,329 / 200 =	7.0
KITCHEN SERVICE, PREP AND DINING AREAS	6,646 / 100 =	66.00
OFFICE	276 / 300 =	0.9
LOBBY-HALLWAY AND RESTROOMS AREAS	3,228 / 300 =	10.00
TOTAL PARKING SPACES REQUIRED =		97.9
TOTAL PARKING SPACES PROVIDED =		142
5 H.C. SPACES PROVIDED		

FIRE FLOW ANALYSIS

TABLE A-B-A-3 MIN. REQ. FIRE FLOW & FLOW DURATION FOR BUILDINGS

TYPE V-N FIRE AREA SQ. FT	FIRE FLOW (GALLONS PER MIN.)
10,301 TO 13,400	2,000 GAL

FIRE FLOW = (1/2) 3000 GPM
= 1500 GPM
= 1 HYDRANT
2 = HYDRANTS PROVIDED 1=OFFSITE 1=ONSITE

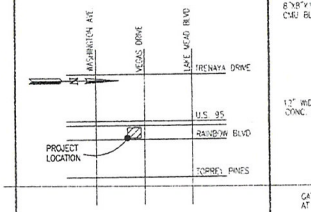
FIRE ALARM SYSTEM

FIRE ALARM SYSTEM WILL BE INCORPORATED IN THE SPRINKLER SYSTEM

SITE NOTES

1. VERIFY ALL EXISTING UTILITY LOCATIONS WITH APPROPRIATE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK CALL BEFORE YOU DIG 1-800-227-2600
2. SEE PLOT AND GRADING PLAN BY OTHERS FOR ADDITIONAL INFORMATION
3. LANDSCAPE AND IRRIGATION DRAWINGS - BY OTHERS- VERIFY LOCATION FOR POWER, WATER, GAS AND HOOK-UPS
4. EXTERIOR CONCRETE FLATWORK FINISH SELECTED BY OWNER
5. SEE UPDATED SOILS REPORTED LETTER PREPARED BY SUMMIT ENGINEERING CORP.

VICINITY MAP



SHEET INDEX

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A-3	ROOF PLAN
A-4	ELEVATIONS
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A-7	SECTIONAL DETAILS
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E-1	GENERAL NOTES AND SPECS
E-2	ELECTRICAL GENERAL
E-3	LIGHTING AND POWER PLAN
E-4	PANEL SCHEDULES AND SINGLE LINE
M-1	MECHANICAL PLAN
P-1	PLUMBING PLAN

PROJECT ANALYSIS

TOTAL BUILDING AREA = EXISTING 4,950 SQ FT
NEW ADDITION 6,642 SQ FT
TOTAL 11,750 SQ FT

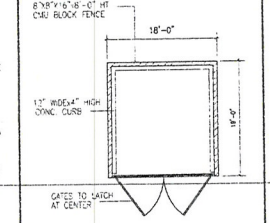
CONSTRUCTION TYPE = V N (FULLY SPRINKLERED)
OCCUPANCY GROUP = A 2.1 (MAIN BUILDING)
OCCUPANCY LOAD
ARCADE AREA = 1,329 / 15 = 89
KITCHEN, PREP & SERVICE AREA = 1,156 / 200 = 6
DINING AREA = 5,490 / 15 = 366
OFFICE = 276 / 100 = 3
STORAGE = 1,077 / 300 = 4
GARAGE = 1,388 / 100 = 14
TOTAL 481.02

HALL-WAYS, WALK-WAYS, AND RESTROOMS ARE NON-ACCESSORY AREAS

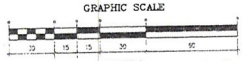
EXISTING BUILDING = A 2.1 (FULLY SPRINKLERED)
BUILDING AREA = 4,950 SQ FT
EXTERIOR WALLS = CMU 4 HR
STRUCTURAL FRAMING = 1 HR
ROOF & CEILING = 1 HR

EXISTING GARAGE = H-4 (FULLY SPRINKLERED)
GARAGE AREA = 1,390 SQ FT
EXTERIOR WALLS = CMU 4 HR
ROOF & CEILINGS = 1 HR

TRASH BIN ENCLOSURE (EXISTING)



GRAPHIC SCALE



SDR-47203

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City of Las Vegas
Department of Planning

CONTRACTOR

SITE PLAN (NEW ADDITION)

LAS VEGAS MINI GRAN PRIX
1401 N. RAINBOW BLVD.
LAS VEGAS NV.

REVISIONS	
date	item

DRAWN BY	S.U.
RELEASE BY	11-8-59
FILE NO.	
NO OF SHEETS	
SHEET NO.	A-1

YESCO

Las Vegas Division

5119 South Cameron Street
Las Vegas, Nevada 89118

702-876-8080 Telephone
702-944-4500 Fax

September 14, 2012

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

Re: Pylon sign
Parcel Number: 138-27-502-005
Las Vegas Mini Gran Prix
1401 North Rainbow Boulevard
Las Vegas, Nevada 89108
Jurisdiction: I-95 Corridor
Zoning: C-1

To Whom It May Concern:

We propose installing a new pylon with a double face LED display and illuminated logo cabinet. The dimensions of the pylon are well under what is currently allowed. Code allows for a maximum Sign area of 1126 sq ft. The pylon sign we are proposing has a sign area of 477 sq ft of which 326 sq ft is an LED message unit.

We are requesting your approval to allow the installation of a sign 40'-0" higher than the surface of I-95 where 30'-0" higher is allowable. The additional 10'-0" in height is needed to overcome the site obstruction created by vehicles in traffic lanes between perspective viewers and the sign. Any vehicle potentially blocks the sign from view if that vehicle is next to the viewer. The additional 10'-0" in height will relieve this condition immensely.

The existing pylon and proposal LED display are not visible from City of Las Vegas residential properties.

We appreciate your consideration of this request. If you should have any questions regarding this proposal, you may reach me at 702-944-4567 or 702-378-8404, or you can email gkestler@yesco.com. I look forward to your response.

Sincerely,

Gary Kestler
Account Executive
GK/gs

NCL# 74289 / 74290 / 75739 Unlimited

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Department of Planning

City of Las Vegas Agenda Item No.: **40.**

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

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

SUBJECT:
SDR-47230 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: GREAT WESTERN BANK - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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. **SDR-47230** APN: 125-18-201-008

Name of Property Owner: Great Western Bank

Name of Applicant: D.R. Horton

Name of Representative: Impulse Civil 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: Sarah J. Kantor

Print Name: **Sarah J. Kantor, OREO Specialist**

Subscribed and sworn before me

This 18 day of October, 2012

Kyla Sawtell

Notary Public in and for said County and State

GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Farm / Jensen

Project Address (Location) N. Side of Farm Rd approx. 280' W. of Grand Canyon

Project Name Farm / Jensen **Proposed Use** _____

Assessor's Parcel #(s) 125-18-201-008 **Ward #** _____

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

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

Gross Acres 5.15 **Lots/Units** 19 **Density** 3.69

Additional Information _____

PROPERTY OWNER Great Western Bank **Contact** Eric Gillen

Address 1235 N St. **Phone:** 402-473-2574 **Fax:** _____

City Lincoln **State** NE **Zip** 68508

E-mail Address eric.gillen@greatwesternbank.com

APPLICANT D.R. Horton **Contact** Jeanette Jeffery

Address 330 Carousel Parkway **Phone:** (702) 635-3673 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address jjeffery@drhorton.com

REPRESENTATIVE Impulse Civil Engineering **Contact** Pete Laas

Address 625 Dinard Way **Phone:** (702) 308-7115 **Fax:** (702) 478-8535

City North Las Vegas **State** NV **Zip** 89031

E-mail Address impulse-ce@cox.net

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* Sarah J. Kantor

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

Print Name Sarah J. Kantor, OREO Specialist

Subscribed and sworn before me

This 18 day of October, 2012.

Kyla Sawtell

Notary Public in and for said County and State

GENERAL NOTARY - State of Nebraska
KYLA SAWTELL
My Comm. Exp. July 29, 2015

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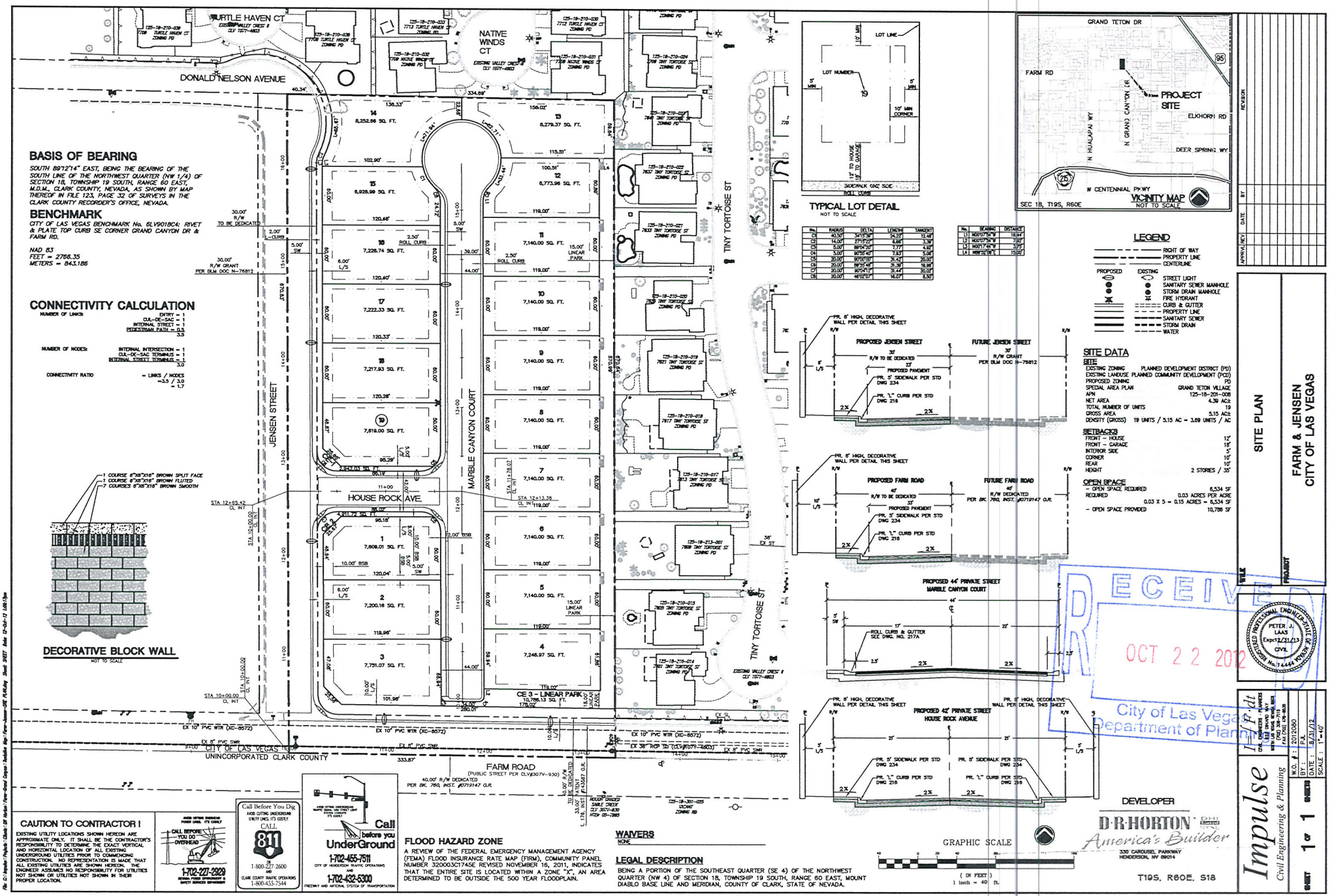
Department of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-47230
Meeting Date:	12/11/12
Total Fee:	1030.00
Date Received:*	10/22/12
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.


TURTLE HAVEN CT
NATIVE WINDS CT
DONALD NELSON AVENUE
JENSEN STREET
MARBLE CANYON COURT
TINY TORTOISE ST
HOUSE ROCK AVE
FARM ROAD
(PUBLIC STREET PER CLV/J307V-930)
CITY OF LAS VEGAS
UNINCORPORATED CLARK COUNTY
CE 3 - LINEAR PARK
10,113 SQ. FT.
BASIS OF BEARING
SOUTH 89°12'14" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 123, PAGE 32 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.
BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. 6LV9018CA; RIVET & PLATE TOP CURB SE CORNER GRAND CANYON DR & FARM RD.
NAD 83
FEET = 2766.35
METERS = 843.186
CONNECTIVITY CALCULATION
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NOT TO SCALE
TYPICAL LOT DETAIL
NOT TO SCALE
LEGEND
RIGHT OF WAY
PROPERTY LINE
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STREET LIGHT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
FIRE HYDRANT
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STORM DRAIN
WATER
PROPOSED JENSEN STREET
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PROPOSED 44' PRIVATE STREET
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PROPOSED 42' PRIVATE STREET
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EXISTING LANDUSE PLANNED COMMUNITY DEVELOPMENT (PCD)
PROPOSED ZONING PD
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APN 125-18-201-008
NET AREA 4.39 AC±
TOTAL NUMBER OF UNITS 19
GROSS AREA 5.15 AC±
DENSITY (GROSS) 19 UNITS / 5.15 AC = 3.69 UNITS / AC
SETBACKS
FRONT - HOUSE 12'
FRONT - GARAGE 18'
INTERIOR SIDE 5'
CORNER 15'
REAR 15'
HEIGHT 2 STORIES / 35'
OPEN SPACE
- OPEN SPACE REQUIRED 8,534 SF
REQUIRED 0.03 ACRES PER ACRE
0.03 X 5 = 0.15 ACRES = 8,534 SF
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NOT TO SCALE
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FARM RD
PROJECT SITE
ELKHORN RD
DEER SPRING WY
N HUALAPAI WY
N GRAND CANYON DR
W CENTENNIAL PKWY
SEC 18, T19S, R60E
DEVELOPER
D·R·HORTON
America's Builder
330 CAROUSEL PARKWAY
HENDERSON, NV 89014
T19S, R60E, S18
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
CAUTION TO CONTRACTOR !
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG
1-800-227-2600
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1-800-455-7544
Call before you UnderGround
1-702-455-7511
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1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
FLOOD HAZARD ZONE
A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32000C5174SE REVISED NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
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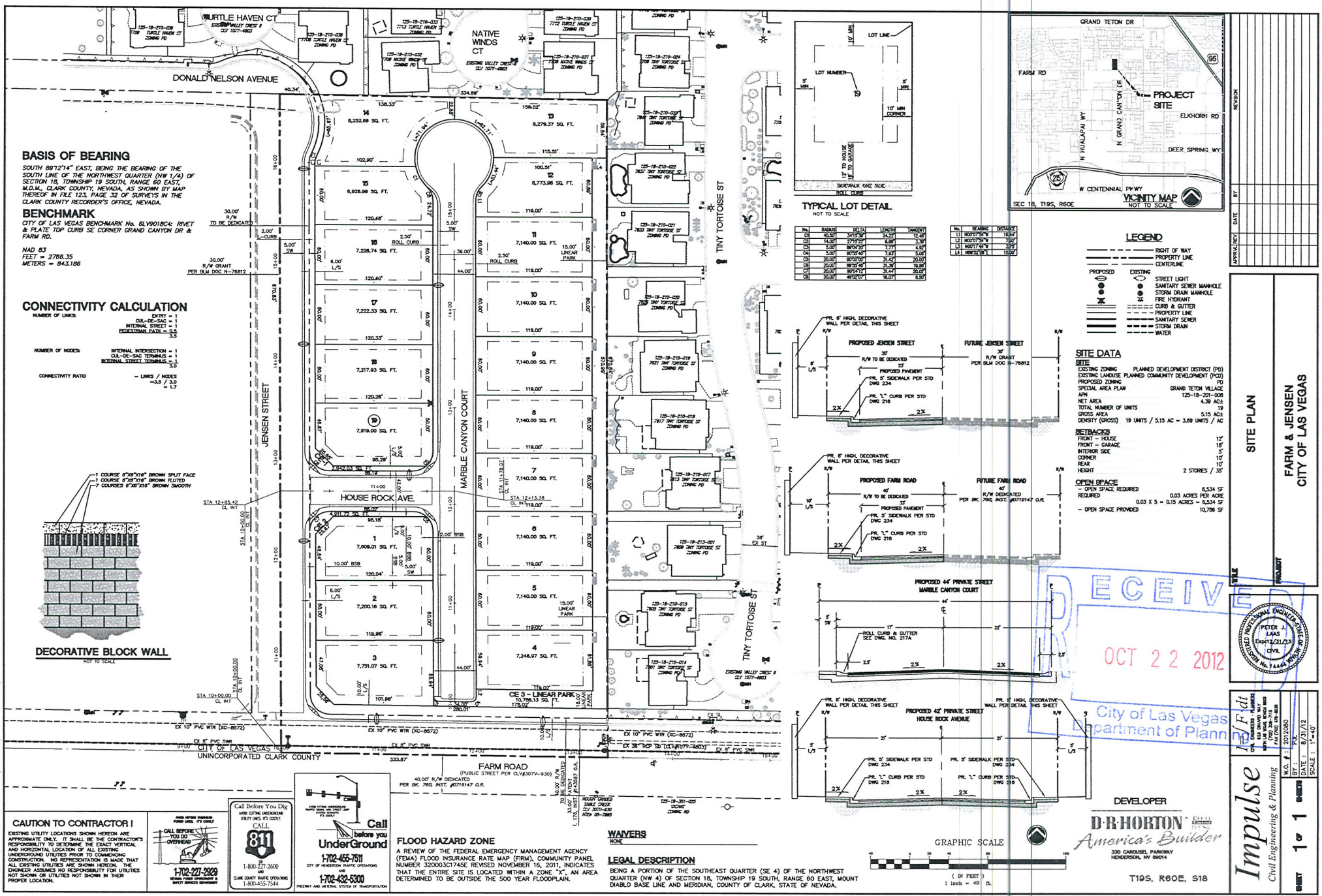
PETER J. LAAS
Exp: 12/31/13
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
REVISION
BY
DATE
APPROV.
SITE PLAN
FARM & JENSEN
CITY OF LAS VEGAS
Impulse
Civil Engineering & Planning
W.O. # : 2012060
BY : PJL
DATE : 8/31/12
SCALE : 1"=40'
SHEET 1 OF 1 SHEETS
SDR-47230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HOUSE ROCK AVE.
TINY TORTOISE ST
CE 3 - LINEAR PARK
10,779.13 SQ. FT.
FARM ROAD
(PUBLIC STREET PER CLV/#3070V-930)
40.00' R/W DEDICATED
PER BK. 760, INST. #0719147 O.R.
CITY OF LAS VEGAS
UNINCORPORATED CLARK COUNTY
EX 10" PVC WTR (XC-8572)
EX 8" PVC SWR
EX 36" RCP SD (CLV/#1077-2603)
EX 8" PVC SWR
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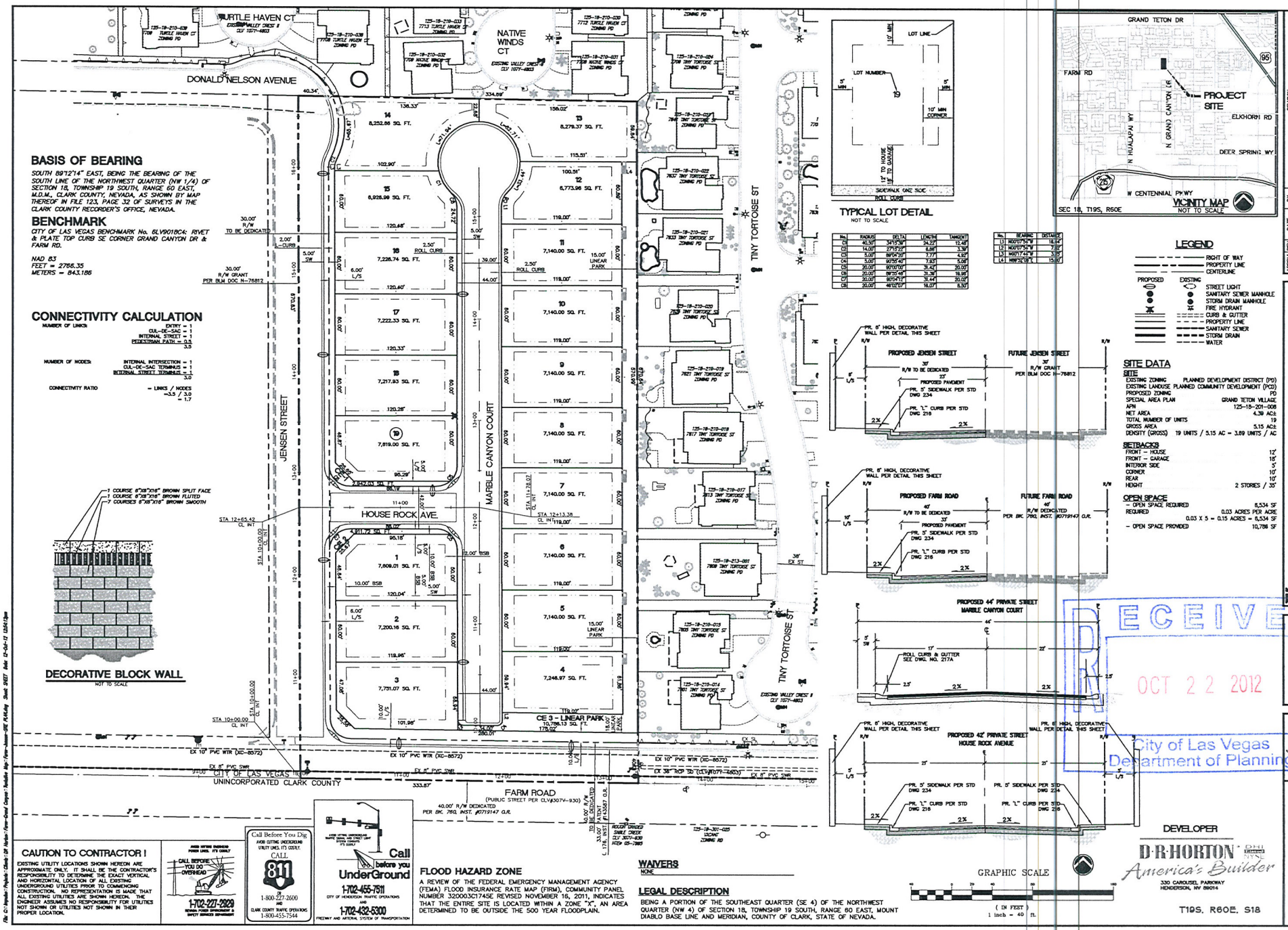
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EX 8" PVC SWR
EX 36" RCP SD (CLV#077-2603)
EX 18" RCP SD (CLV#307-930)
1 7,809.01 SQ. FT.
2 7,200.16 SQ. FT.
3 7,731.07 SQ. FT.
4 7,248.97 SQ. FT.
5 7,140.00 SQ. FT.
6 7,140.00 SQ. FT.
7 7,140.00 SQ. FT.
8 7,140.00 SQ. FT.
9 7,140.00 SQ. FT.
10 7,140.00 SQ. FT.
11 7,140.00 SQ. FT.
12 6,773.96 SQ. FT.
13 8,279.37 SQ. FT.
14 8,252.88 SQ. FT.
15 6,928.99 SQ. FT.
16 7,226.74 SQ. FT.
17 7,222.33 SQ. FT.
18 7,217.83 SQ. FT.
19 7,819.00 SQ. FT.
LOT LINE
LOT NUMBER
10' MIN CORNER
12' TO HOUSE
18' TO GARAGE
SIDEWALK ONE SIDE
ROLL CURB
TYPICAL LOT DETAIL
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INTERNAL STREET = 1
PEDESTRIAN PATH = 0.5
3.5
NUMBER OF NODES:
INTERNAL INTERSECTION = 1
CUL-DE-SAC TERMINUS = 1
INTERNAL STREET TERMINUS = 1
3.0
CONNECTIVITY RATIO = LINKS / NODES
=3.5 / 3.0
= 1.7
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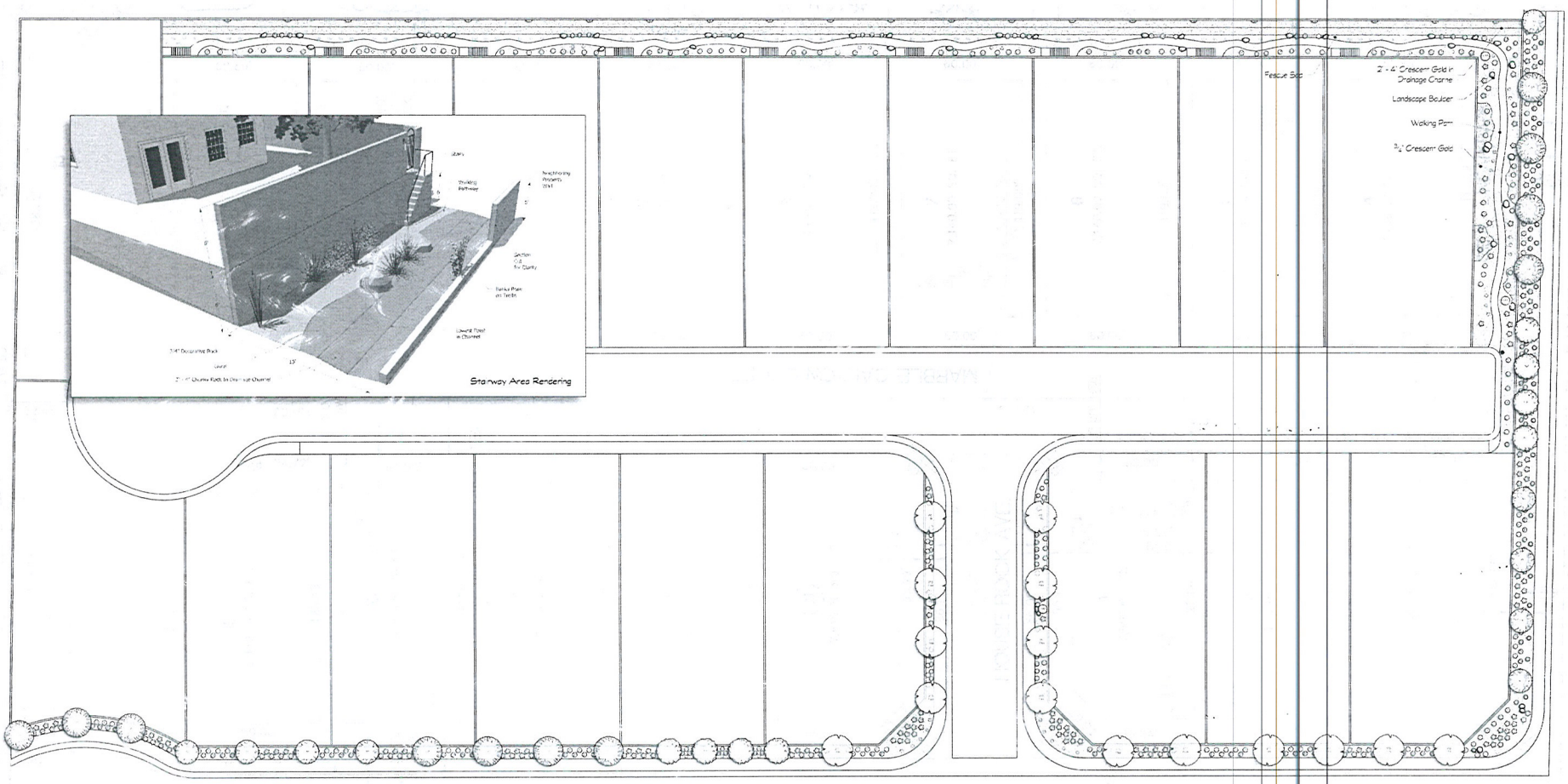
SDR-47230



Tree Legend

Symbol	Count	Name	Botanical	Size
	15	Mesquite	Prosopis Glandulosa	24" Box
	4	Mediterranean Fan Palm	Chamaerops Humilis	15 Gal.
	8	Purple Leaf Plum	Myrobalan Plum	24" Box
	9	Raywood Ash	Fraxinus Oxycarpa	24" Box
	11	Chinese Pistache	Pistacia Chinensis	24" Box

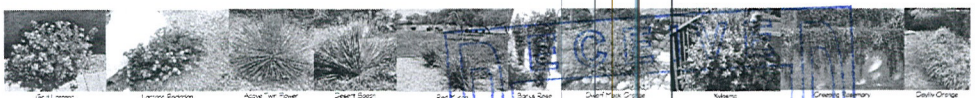
Shrub Legend

Symbol	Count	Name	Botanical	Size
	28	Lantana - New Gold	New Gold	5 Gal.
	87	Lantana - Radiation	Radiation	5 Gal.
	4	Agave Twin Flowers	Agave Geminiflora	5 Gal.
	74	Desert Spoon	Dasylirion Wheeleri	5 Gal.
	73	Red Yucca	Hesperoaloe Parviflora	5 Gal.
	22	Banks Rose	Rosa Banksiae	5 Gal.
	114	Dwarf Mock Orange	Pittosporum	5 Gal.
	165	Xylosma	Xylosma Congestum	5 Gal.
	24	Creeping Rosemary	Rosmarinus Officinalis Prostratus	5 Gal.
	53	Dovlily Orange	Hemerocallis Orange	5 Gal.

Rock Schedule

Item	Qty.	Symbol
3/4" Crescent Gold	10,460 S.F.	
2' - 4' Crescent Gold	3,875 S.F.	
Fescue Sod	1,065 S.F.	
Walking Path (DG or Concrete)	2,110 S.F.	
Landscape Boulders (2 - 3')	80	


Mesquite
Med Fan Palm
Purple Leaf Plum
Raywood Ash
Chinese Pistache


Gold Lantana
Lantana Radiation
Agave Twin Flower
Desert Spoon
Red Yucca
Banks Rose
Dwarf Mock Orange
Xylosma
Creeping Rosemary
Dovlily Orange

RECEIVED
OCT 22 2012
City of Las Vegas
Department of Planning

SDR-47230

SUNSTATE COMPANIES
WWW.SUNSTATECOMPANIES.COM
LC 125492

Sheet Description: Landscape Design Planting and Hardscape

Project: Farm + Grand Canyon
City of Las Vegas

Revisions

Number	Date	Description
	10-18-2012	Nov 2012 Plan

Designer: D.J.D.
Drawn By: D.J.D.
Printed: 10-18-2012
Scale: 1" = 20'

Sheet Description: L-1
Page 1 of 1

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC = FIBER CLASSIC
HC = HOLLOW CORE WOOD DOOR
SC = SOLID CORE WOOD DOOR
FR = FRENCH W/TEMPERED GLAZING
BP = BYP-ASS DOORS
DA = DOUBLE ACTING HOLLOW CORE DOOR
MTL = METAL DOOR

WINDOW LEGEND:

FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
AR = ARCHED
TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER U.R.C. CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

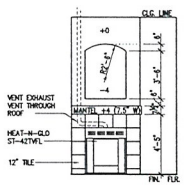
SHELVING OPTIONS:

(A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
(B) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (18" WIDE IN CLOSET)
(C) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
(D) (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
(E) (LAUNDRY) (1) 12" DEEP SHELF.
(F) (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
(G) (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.

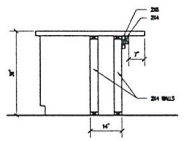
NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

WALL SCHEDULE

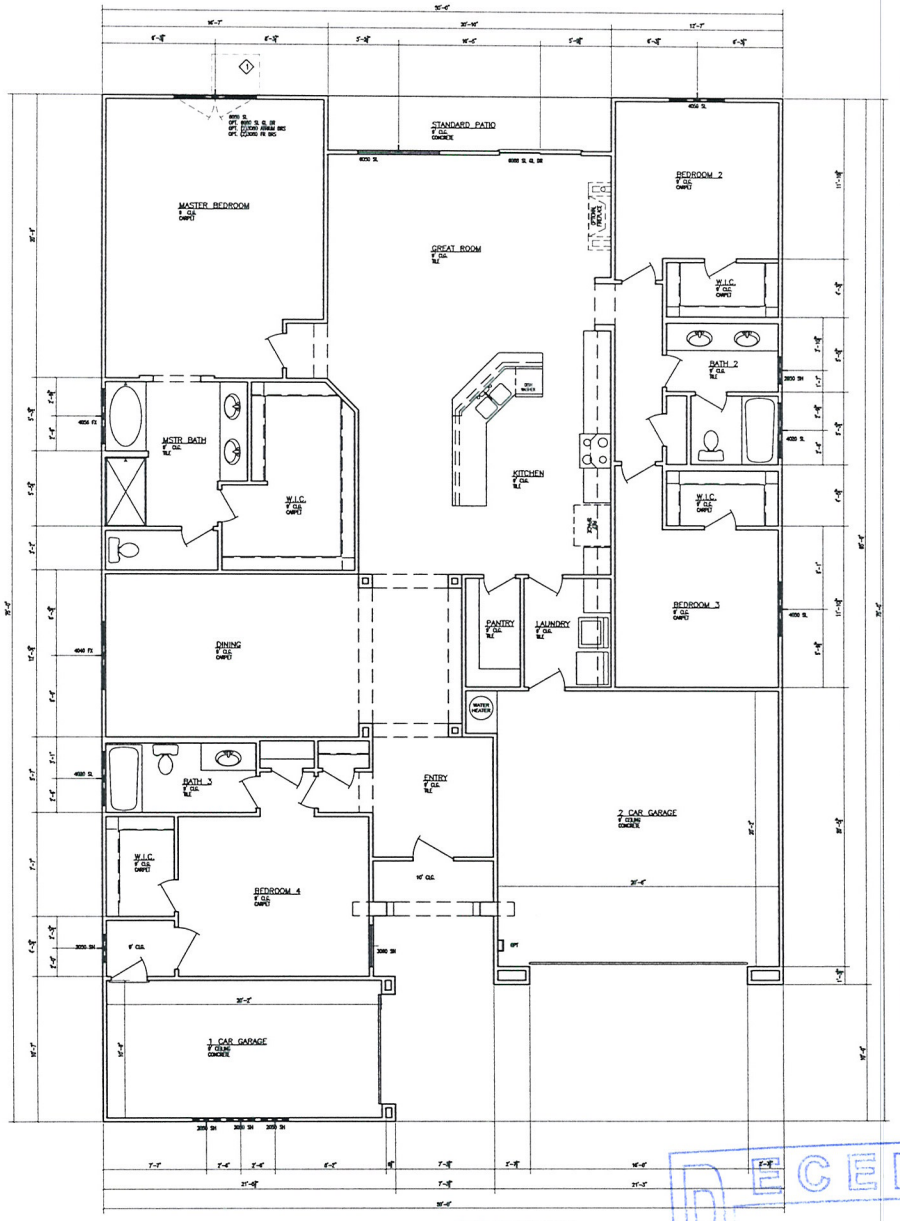
= GARAGE SEPARATION WALL



(B) OPT. FIREPLAVE ELEVATION
SCALE: 1/2"=1'



(A) KITCHEN ISLAND DETAIL
SCALE: 1/2"=1'



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

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 1/2" GYP. BD. AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 1/2" GYP. BD. DRAFTSTOP SHOWN DASHED
23. CULTURED MARBLE SHOWER PAN AND SURROUND
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR PER'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, 1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP, U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

13. ALL SLIDING GLASS DOORS AND GLASS IN FRENCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 22" X 30" MIN. SIZE ATTIC ACCESS.
* 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 BI-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/ENC 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:
1. 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:
14. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
15. 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.
16. 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).
17. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

LIVING:	-	2,630 S.F.
GARAGE:	-	0
COVERED PORCH:	-	0
FULL PATIO COVER:	-	0
PARTIAL PATIO COVER:	-	0

LARRY TINDALL
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2270 CAMERO AVE. LAS VEGAS, NEVADA 89123 OFFICE (702) 597-5597

2630 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

FLOOR PLAN
3A-1

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City of Las Vegas
Department of Planning

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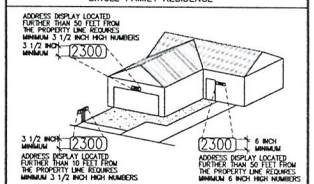
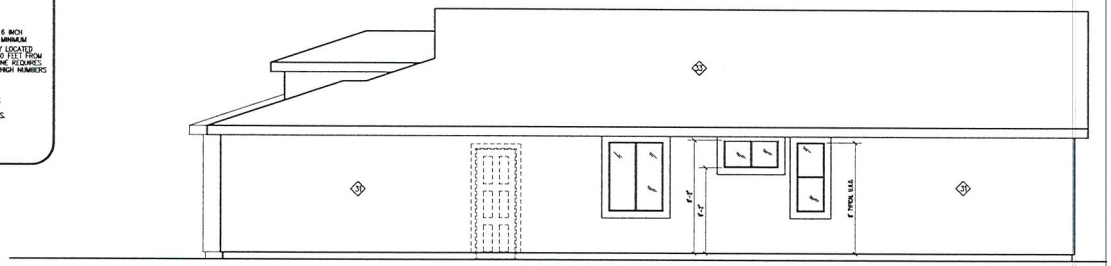
ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE

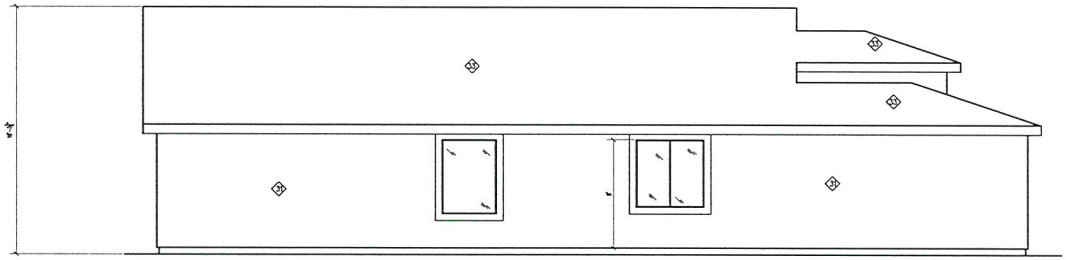


REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.



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



(C) LEFT SIDE ELEVATION 'B'
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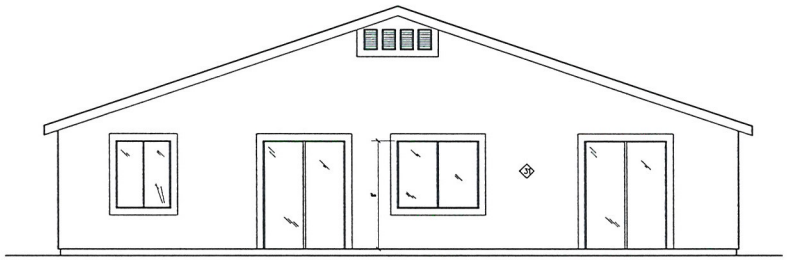
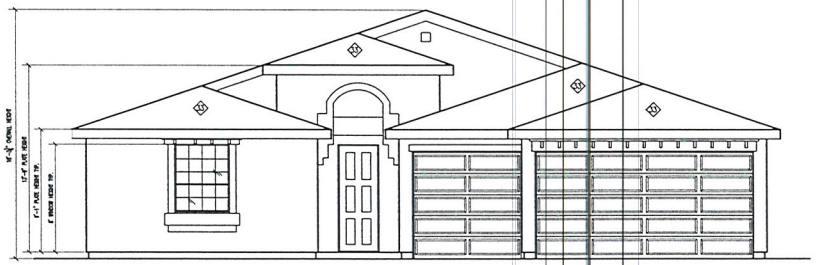


(B) REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

- 1 EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
- 2 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- 3 CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
- 4 12" O/HANG AT PUBLIC WAY.
- 5 PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- 6 CEILING LINE.
- 40 ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- 4 COACH LIGHT. SEE D.R. HORTON SPECS.

NOTES:

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4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

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

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2430 PLAN
D.R. HORTON HOMES
LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

2270 CAMERO AVE.
ELEVATIONS

JOB NO.: 1204
FILE NAME:
DATE: 6-15-12
UPDATE:

1A-4.1

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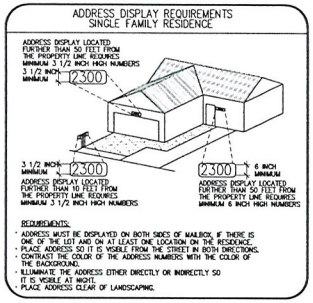

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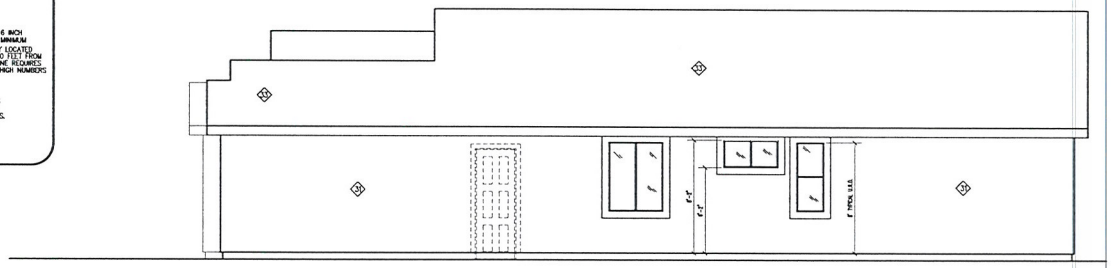
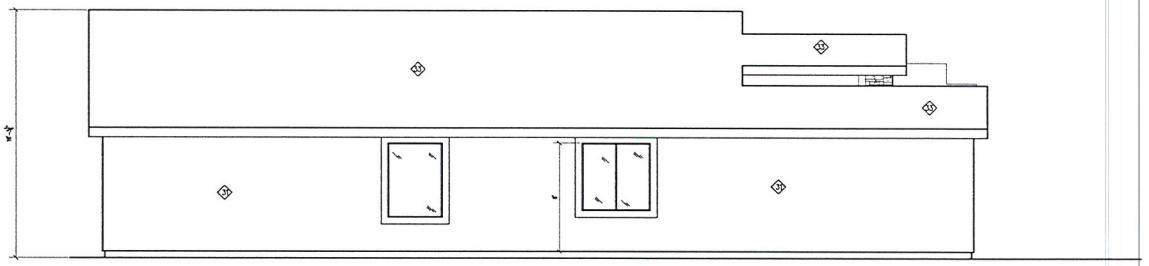
- PHONE, SEE ELECTRICAL BOX



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



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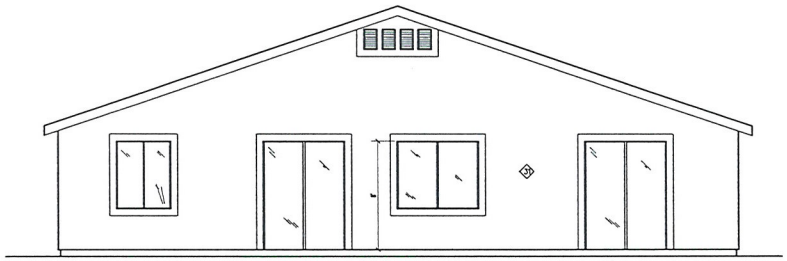

(B) REAR ELEVATION
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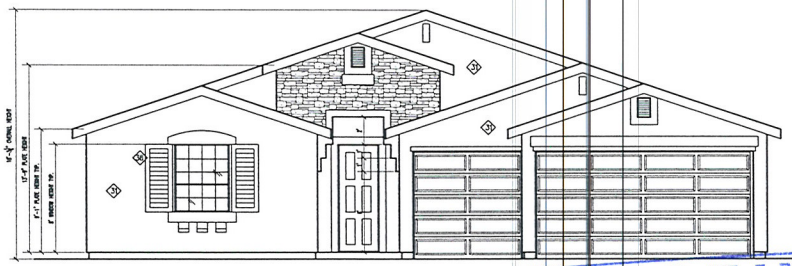

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2430 PLAN
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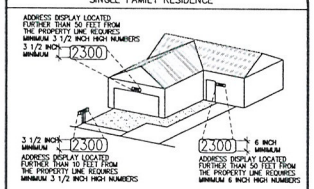

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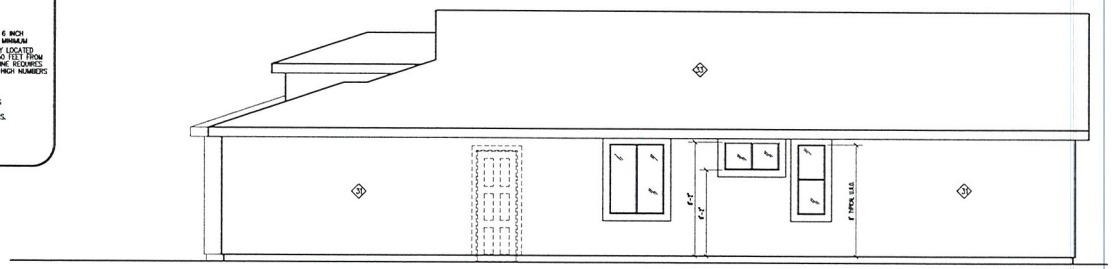

(D) RIGHT SIDE ELEVTION 'D'
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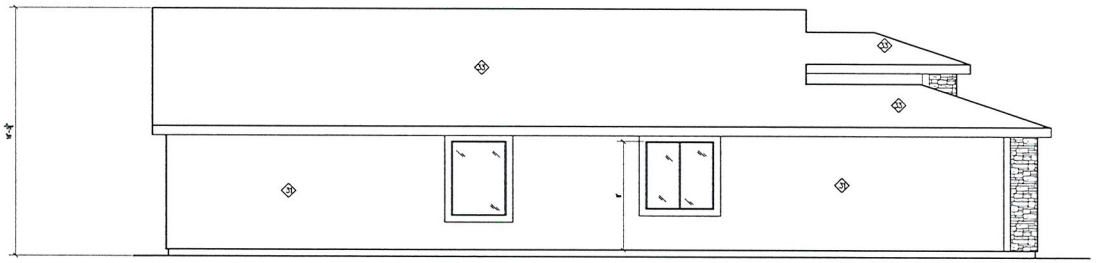

(C) LEFT SIDE ELEVATION 'D'
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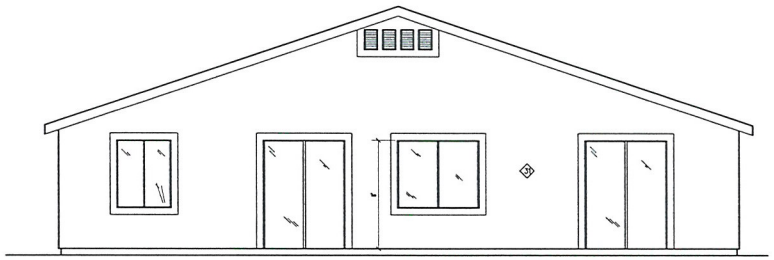

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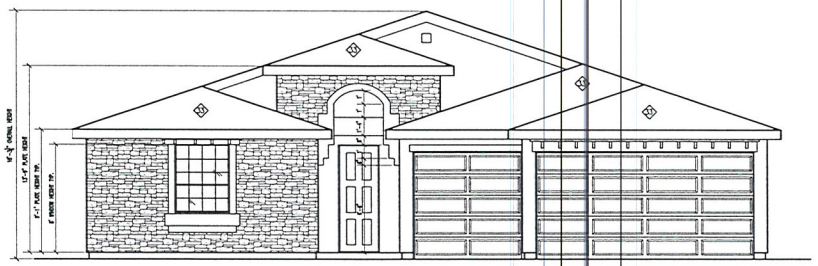

(A) FRONT ELEVATION
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3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. ALL ROOF VENTS, PIPES, OTHER ROOF PENETRATIONS AND ATTACHMENTS, AND EQUIPMENT (EXCEPT CHIMNEYS) HAVE BEEN CONFIGURED TO HAVE A MINIMAL VISUAL IMPACT AS SEEN FROM THE STREET. ROOF PENETRATIONS (EXCEPT CHIMNEYS) SHALL BE PAINTED OR ARCHITECTURALLY INTEGRATED WITH THE ROOF DESIGN AND COLOR, TO THE MAXIMUM PRACTICAL EXTENT.

SYMBOLS:

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

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2430 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

ELEVATIONS

JOB NO.: 1204
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DATE: 6-15-12
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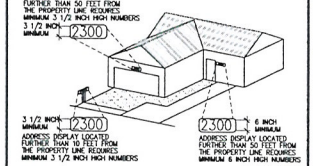
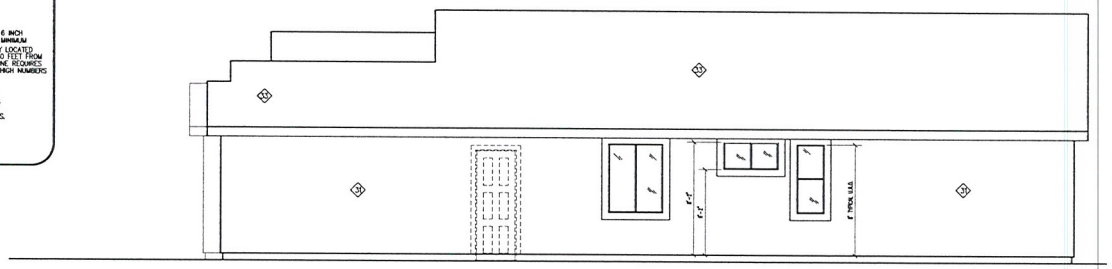
ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE

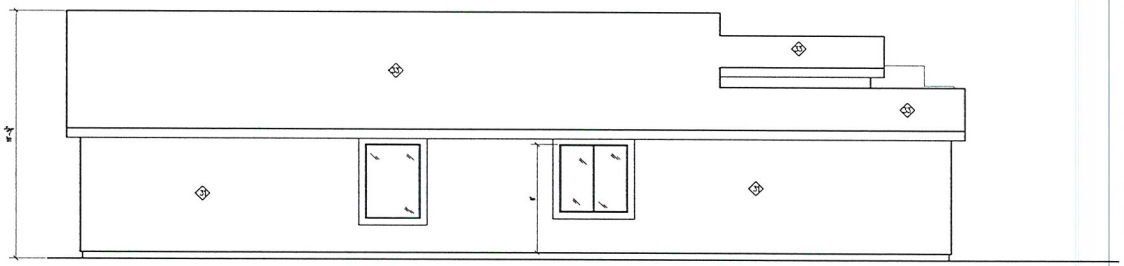


REQUIREMENTS:

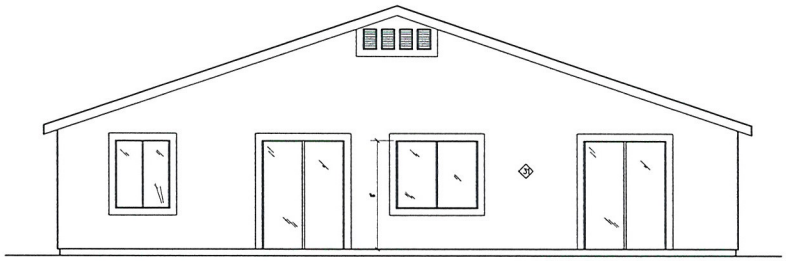
- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.



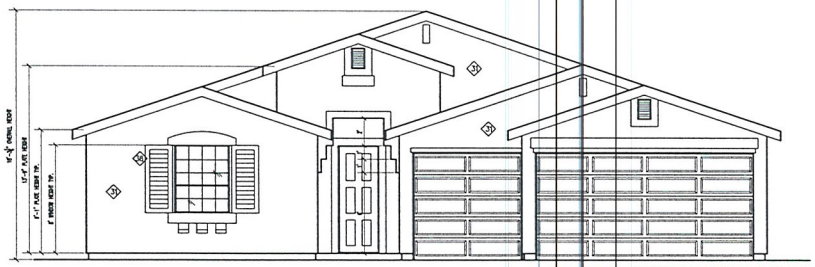
(D) RIGHT SIDE ELEVTION 'A'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/AD003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT, SEE D.R. HORTON SPECS.

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2430 PLAN
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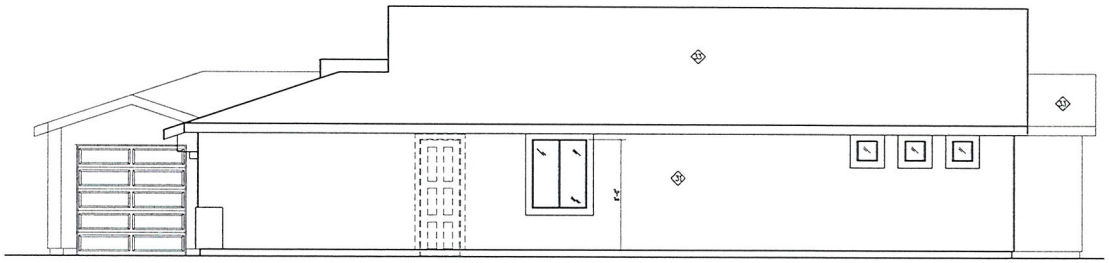
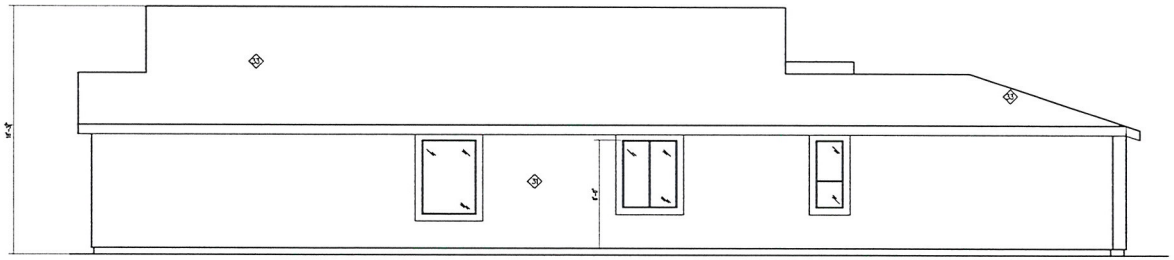
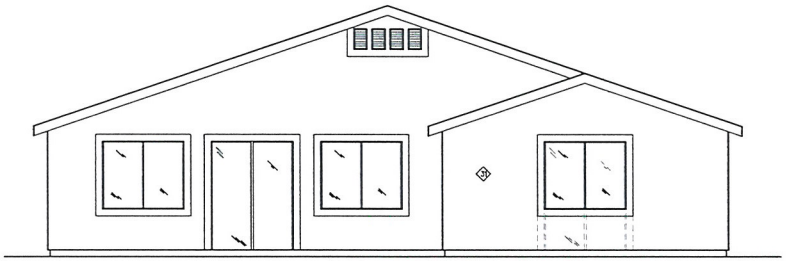


(D) RIGHT SIDE ELEVTION 'B'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

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- (33) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/A0003 FOR UNDERLAYMENT
- (34) 12" O/HANG AT PUBLIC WAY.
- (36) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
- (39) CEILING LINE.
- (40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
- (41) COACH LIGHT. SEE D.R. HORTON SPECS.

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2530 PLAN
D.R. HORTON HOMES

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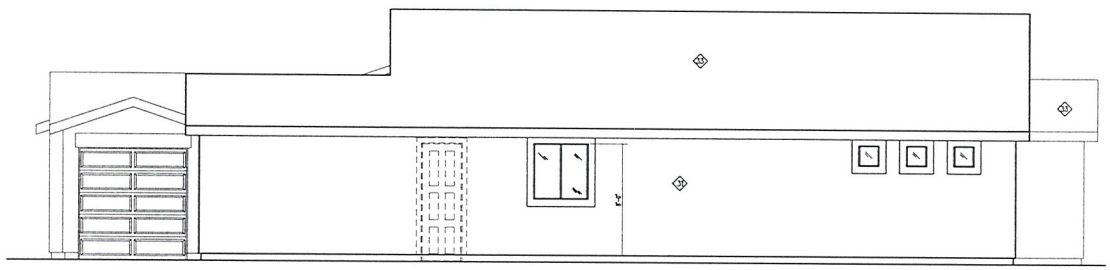
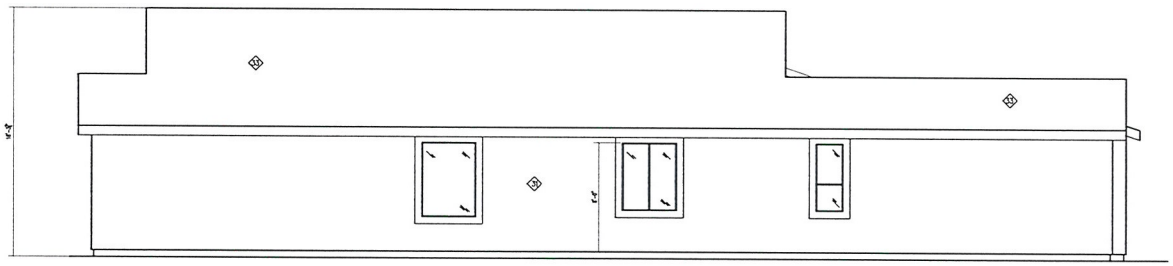
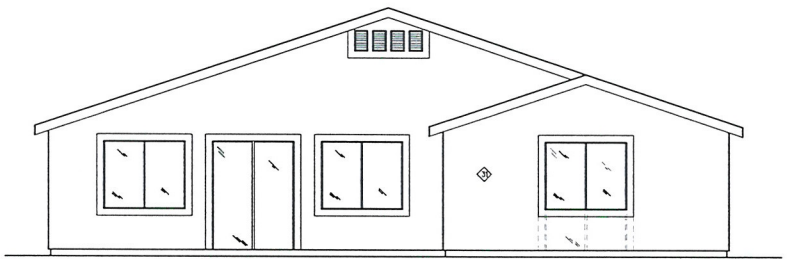


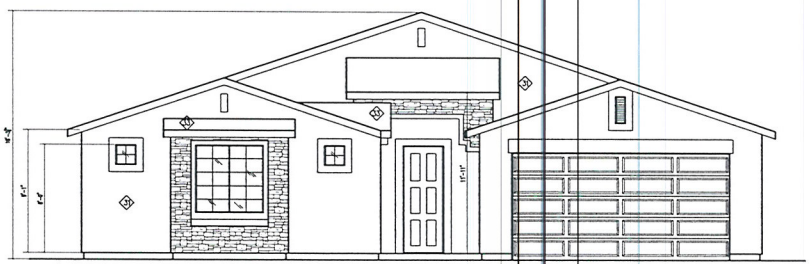
(D) RIGHT SIDE ELEVTION 'A'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

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- (36) CEILING LINE.
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2530 PLAN

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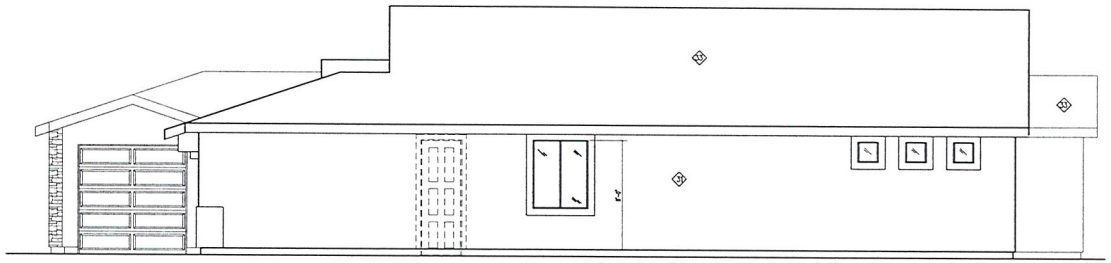
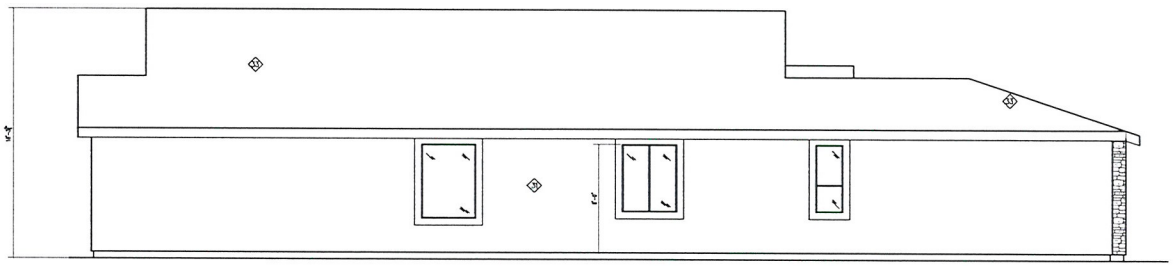
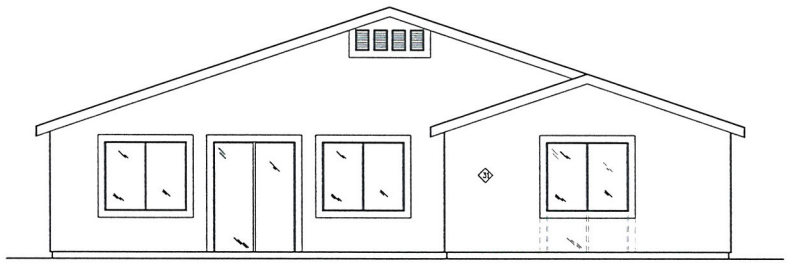


(D) RIGHT SIDE ELEVTION 'D'
SCALE: 1/4" = 1'-0"



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



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



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

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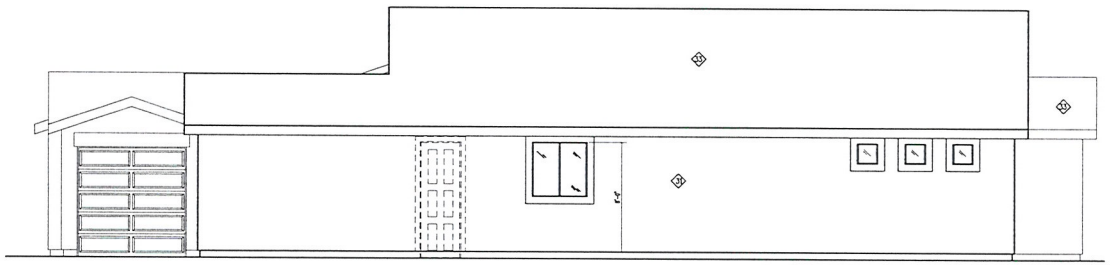

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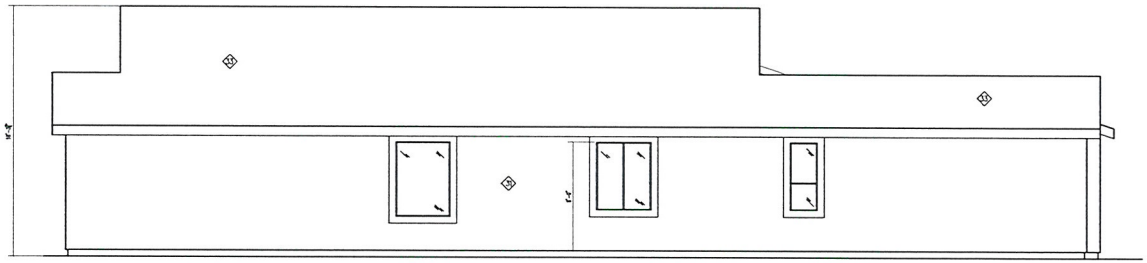

(C) LEFT SIDE ELEVATION 'A'
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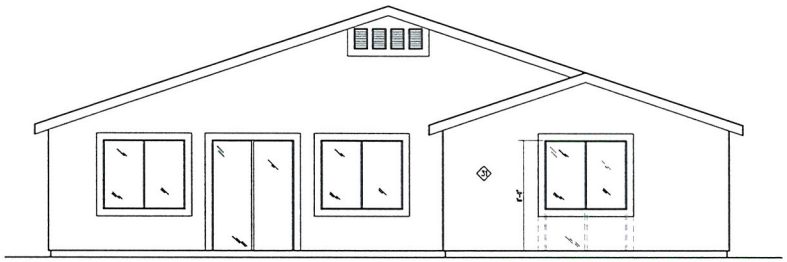

(B) REAR ELEVATION
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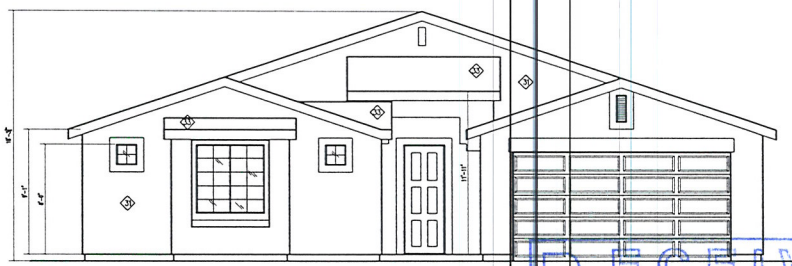

(A) FRONT ELEVATION 'A'
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- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

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2530 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.

REVISION	DATE	NOTES

ELEVATIONS

JOB NO.: 1204
FILE NAME:
DATE: 6-15-12
UPDATE:

2A-4

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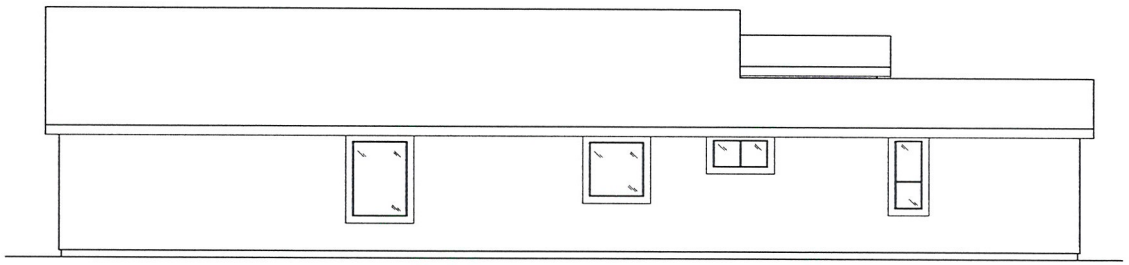
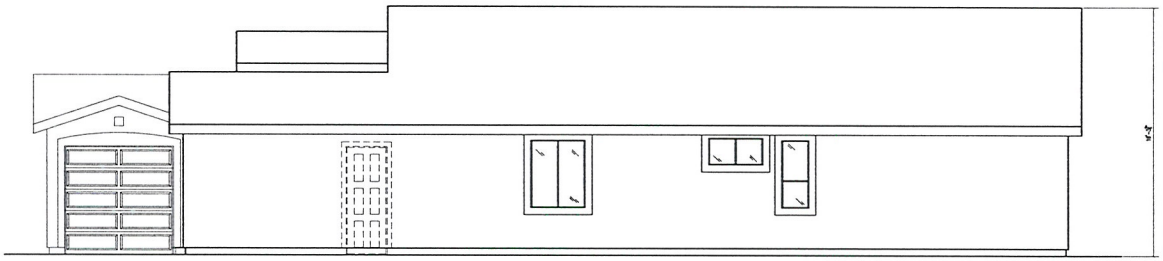
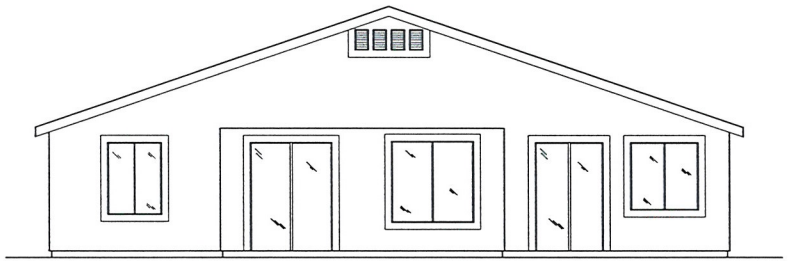
Department of Planning



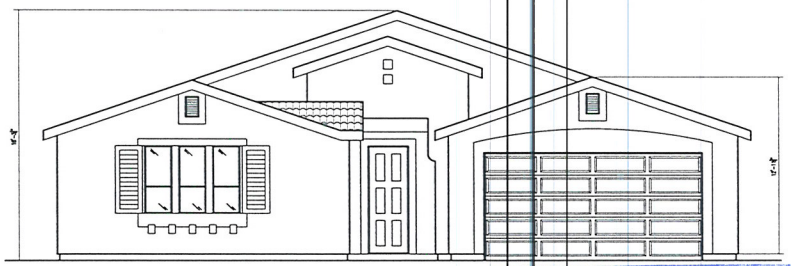
(C) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/AD003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

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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

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2630 PLAN

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2270 CAMERO AVE

REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

3A-4

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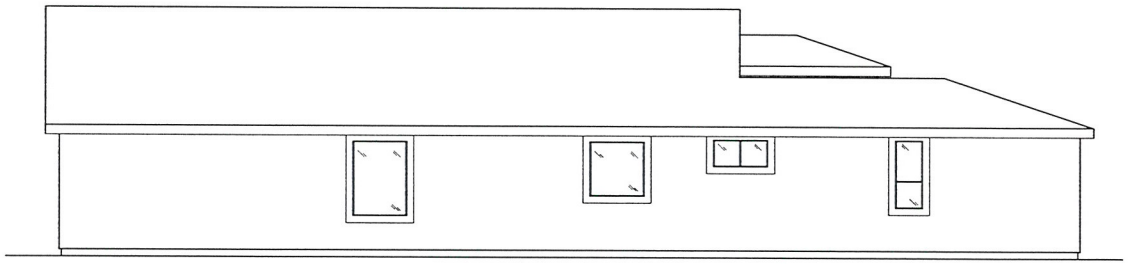
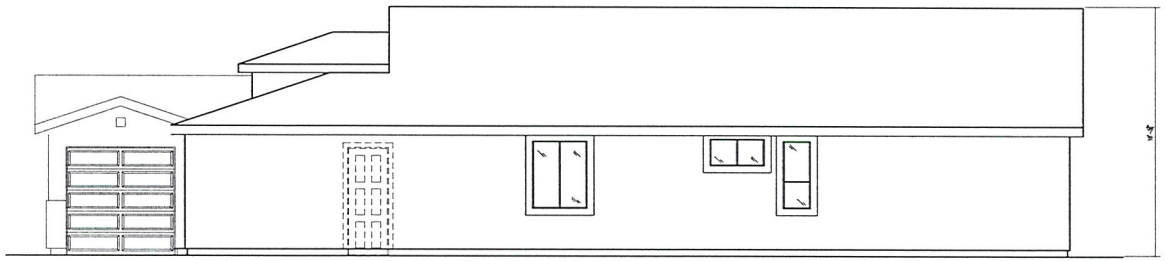
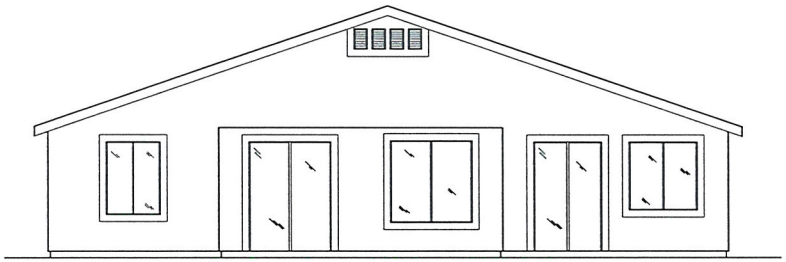


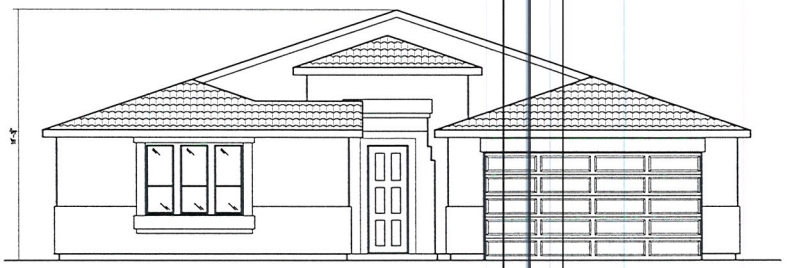
(C) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/AD003 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
8. COACH LIGHT. SEE D.R. HORTON SPECS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
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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.
- P — ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
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- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

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2630 PLAN

D.R. HORTON HOMES

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REVISION	DATE	NOTES

2270 CAMERO AVE.

FLOOR PLAN

JOB NO: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

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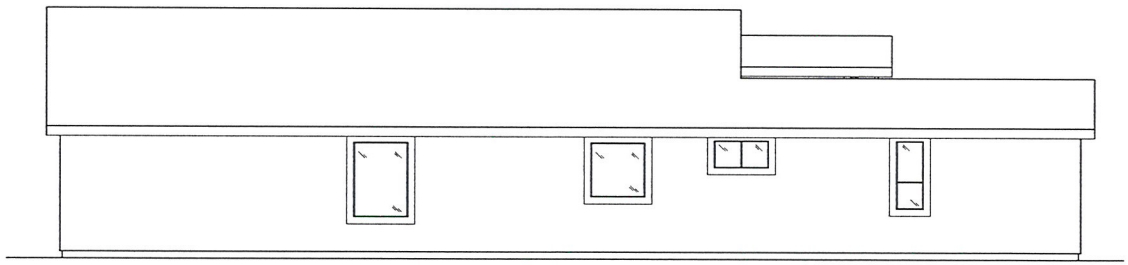
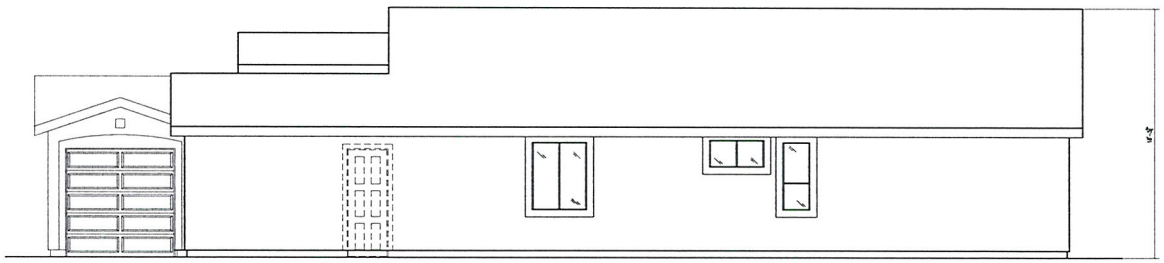
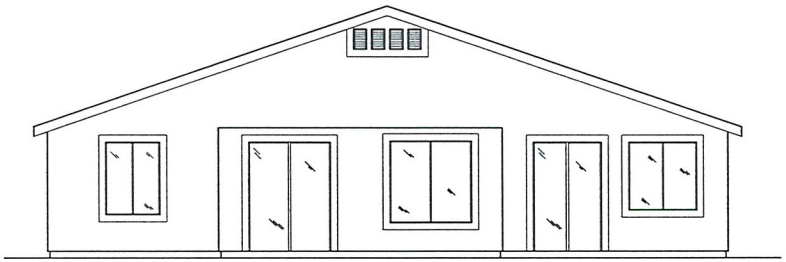


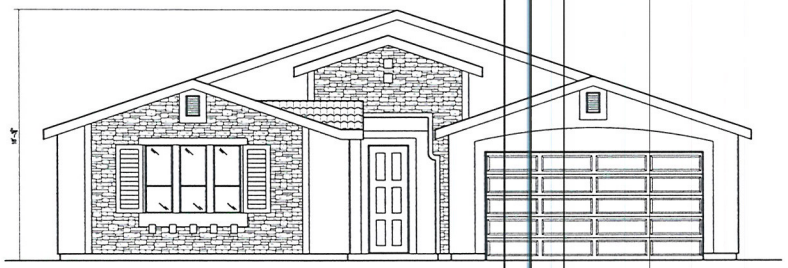
(C) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
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34. 12" O/HANG AT PUBLIC WAY.
35. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
36. CEILING LINE.
37. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.
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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

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2630 PLAN

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LARRY TINDALL
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REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1204
FILE NAME:
DATE: 6-14-12
UPDATE:

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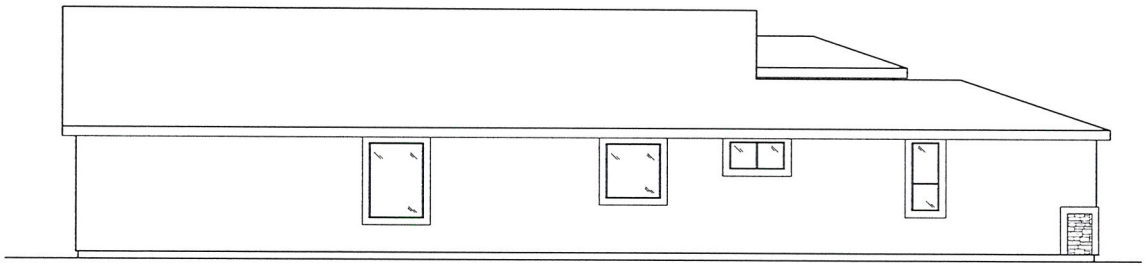
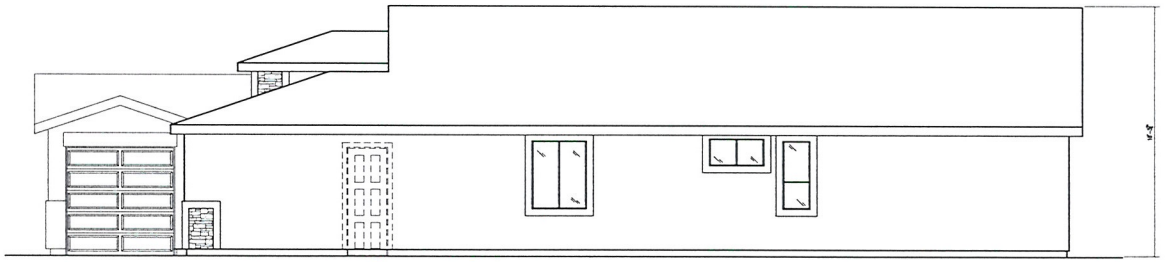
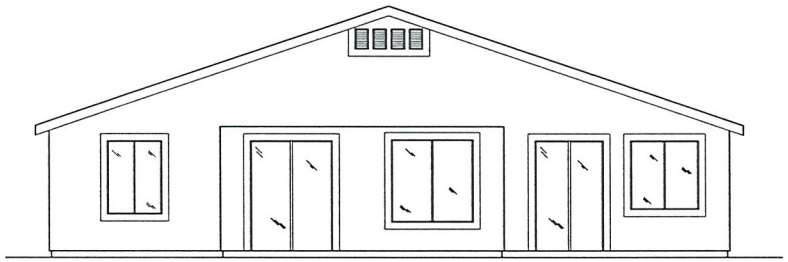


(C) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

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SYMBOLS:

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2630 PLAN

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REVISION	DATE	NOTES

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ELEVATIONS & FLOOR PLAN

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FIELD

BANDING & TRIM

FRONT DOOR & ACCENT

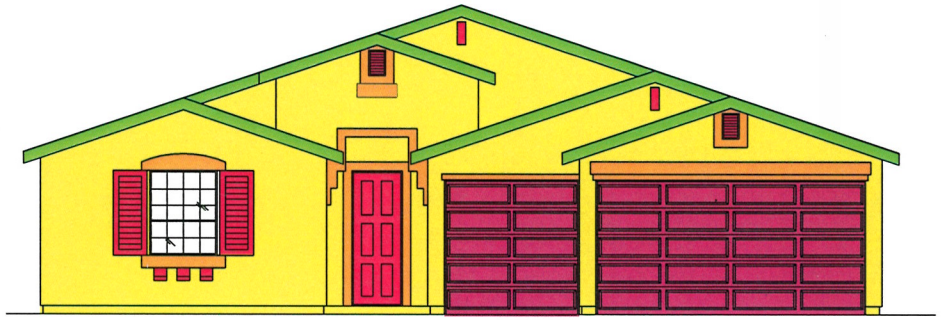
GARAGE DOOR

FASCIA

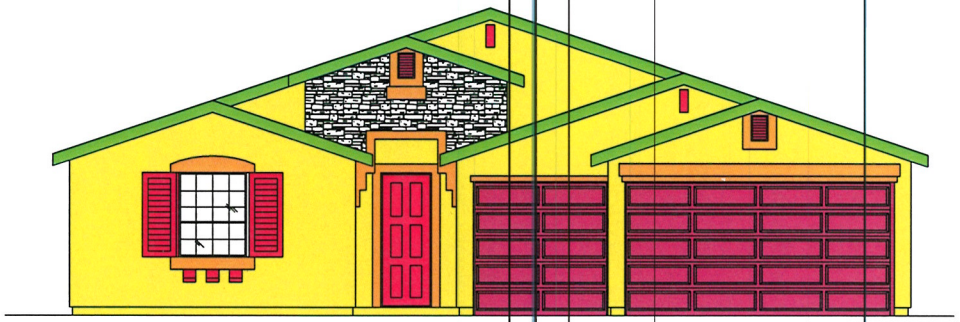
D·R·HORTON® DHI Listed NYSE

America's Builder

Plan 2430



ELEVATION A



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ELEVATION B



ELEVATION D

SDR-47230

FIELD

BANDING & TRIM

FRONT DOOR & ACCENT

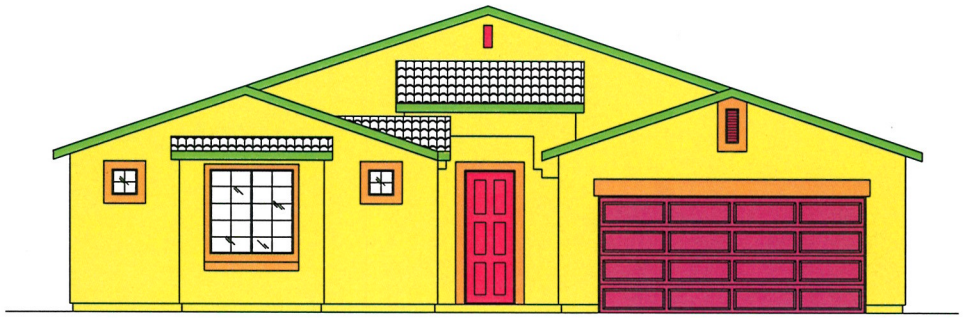
GARAGE DOOR

FASCIA

D·R·HORTON® DHI Listed NYSE

America's Builder

Plan 2530



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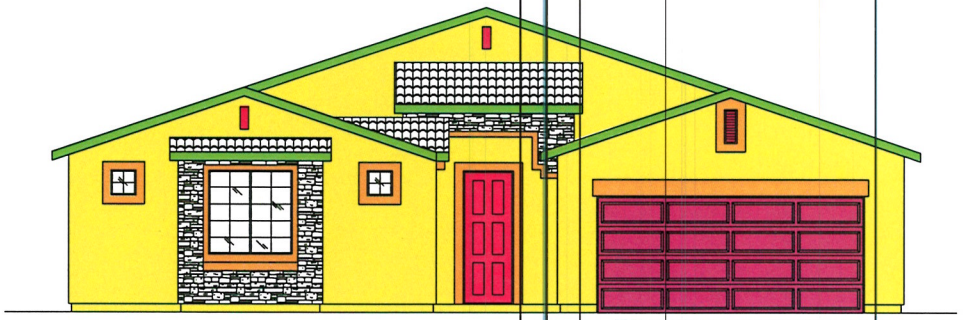
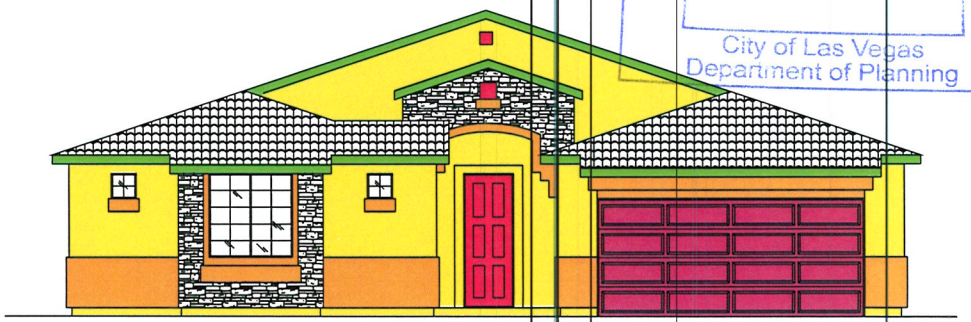


ELEVATION C



ELEVATION B



ELEVATION D

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City of Las Vegas
Department of Planning

SDR-47230

FIELD

BANDING & TRIM

FRONT DOOR & ACCENT

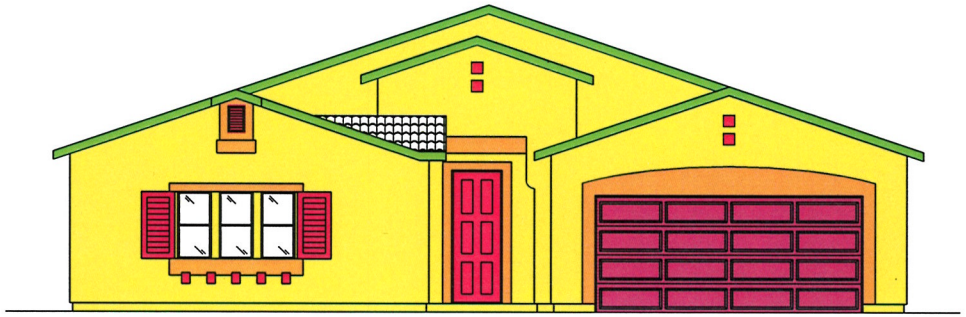
GARAGE DOOR

FASCIA

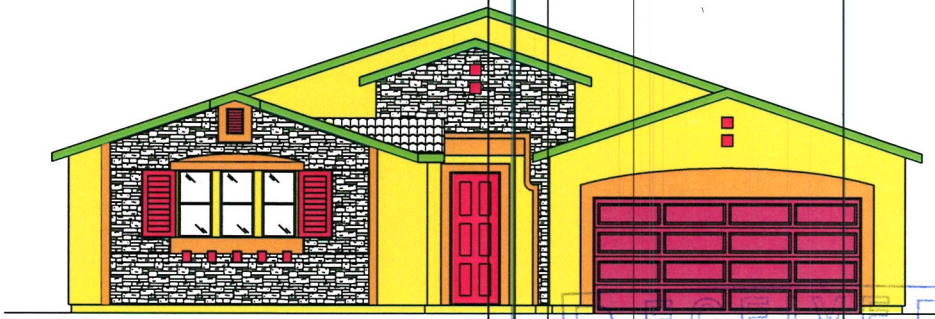
D·R·HORTON® DHI Listed NYSE

America's Builder

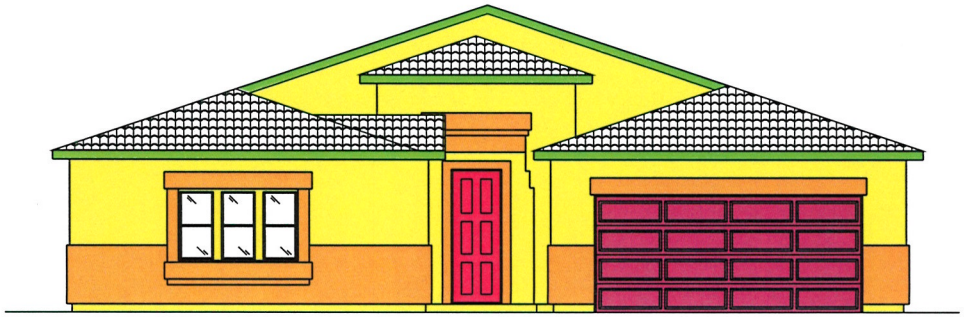
Plan 2630



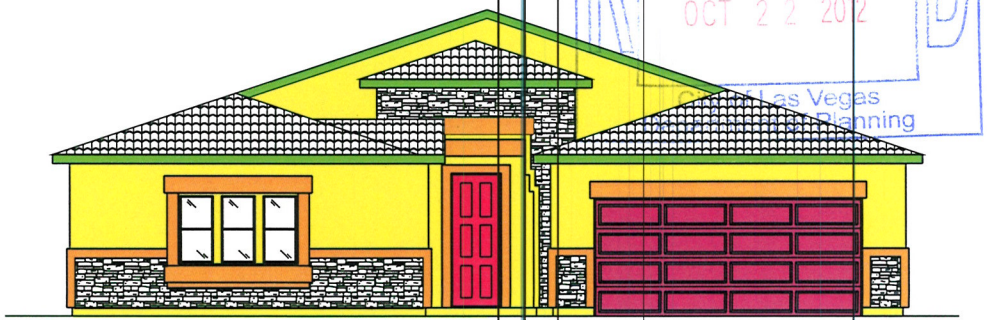
ELEVATION A



ELEVATION C



ELEVATION B



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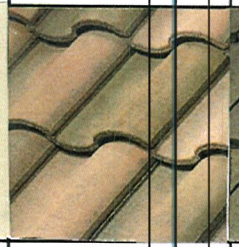
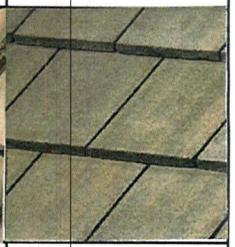
REVISED 8/23/2012

D·R·HORTON® DHI NYSE
America's Builder

Exterior Color Series : Frazee

Scheme 1

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
BABOUCHE CL 2802M	MOMMIA CL 2675D	DINGO CL 2744D	SONATA CLC 1218D	SO STUNNED CLC 1216W	TOAST 1FACS0939	CHARCOAL BROWN 1FACS1132

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Environmental StoneWorks	Coronado Stone
	
SOUTHERN LEDGE-GEORGIA	HONEY LEDGE-GREY QUARTZITE

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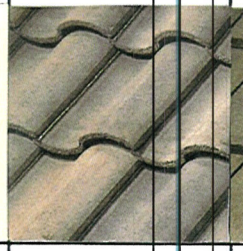
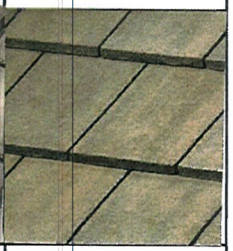
Scheme 2

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
KERATIN CL 2863W	DIALOGUE CL 2844D	EXILE CL 2865D	COWABUNGA CLC 1290N	STAR THISTLE CL 2891W	CHARCOAL BROWN BLEND 1BCC1132	CHARCOAL BROWN BLEND 1FACS1132

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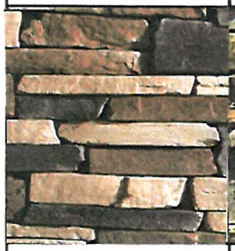
Environmental StoneWorks	Coronado Stone
	
SOUTHERN LEDGE-MESA VERDE	QUICK STACK - CAPE COD GRAY

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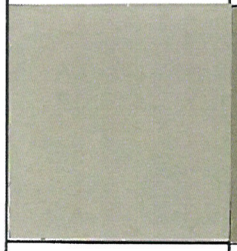
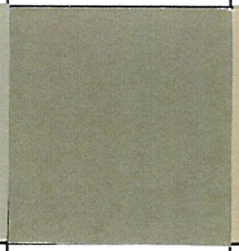
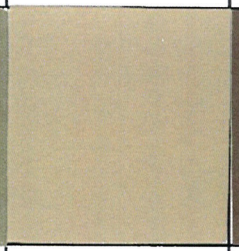
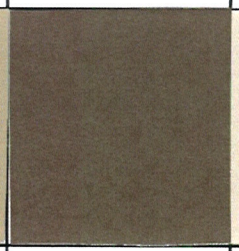
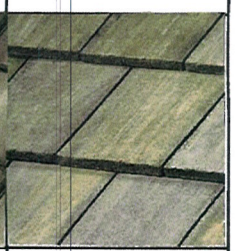
Scheme 3

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
WICKET CL 2934D	DECK CHAIR CL 2684D	END POINT CLC 1271D	SONATA BRONZE CL 2586A	MUSEUM CL 2681W	GULFSTREAM 1BCCS4960	SMOKEY 1FACS3958

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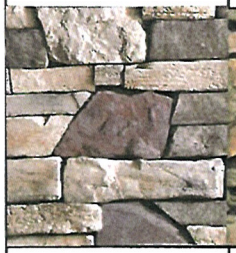
Environmental StoneWorks	Coronado Stone
	
BAYOU BLEND-NORTHWOODS	50/50 EASTERN MT. LEDGE/AFS-MADISON COUNTY

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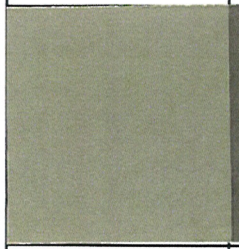
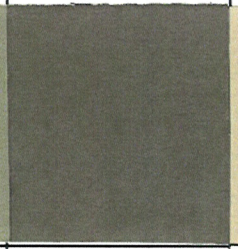
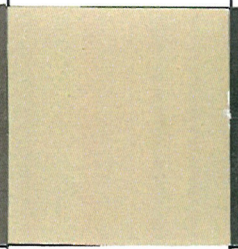
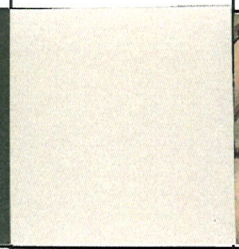
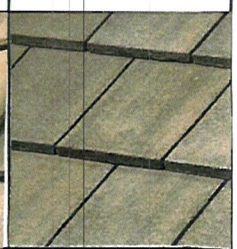
Scheme 4

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
YANEZ CL 2835D	AVANTE GARDE CL 2866A	KNAPWEED CL 2893M	SOIREE CL 2997N	LOOP CL 2841W	TOAST 1BCCS0939	CHARCOAL BROWN BLEND 1FACS1132

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WEATHER EDGE-SIERRA	WEATHERED EDGE - FOXHILL BLEND

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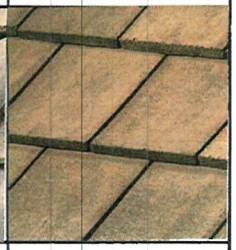
Scheme 5

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
SUPERNATURAL CLC 1277D	LATTE CL 2655A	END POINT CLC 1271D	FALL PHANTOM CL 2557	LOVE BOND CL 2652W	SANDSTORM 1FACS0026	BROWN BLEND 1FACS3233

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Environmental StoneWorks	Coronado Stone
	
SOUTHERN LEDGE-BUFFALO GOLD	EASTERN MOUNTAIN LEDGE-MADISON COUNTY

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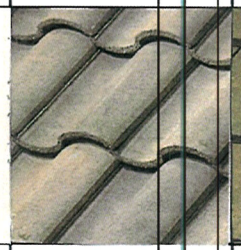
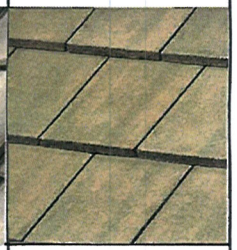
Scheme 6

Field	Trim	Garage Door	Front Door/Accent	Fascia	Monier Roof Tile	Monier Roof Tile
						
OTT CLC 1276D	COWBOY CL 3247N	RICKSAHW CL 3275D	RUSTY NAIL CL 1407N	DUCK DOWN CL 2831W	CHARCOAL BROWN BLEND 1BCCS1132	CHARCOAL BROWN BLEND 1FACS1132

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Environmental StoneWorks	Coronado Stone
	
WEATHER EDGE-MESA VERDE	QUICK STACK - CAPE COD GREY

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DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC = FIBER CLASSIC
HC = HOLLOW CORE WOOD DOOR
SC = SOLID CORE WOOD DOOR
FR = FRENCH W/TEMPERED GLAZING
BP = BYPASS DOORS
DA = DOUBLE ACTING HOLLOW CORE DOOR
MTL = METAL DOOR

WINDOW LEGEND:

FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
AR = ARCHED
TEMP. = TEMPERED GLAZING PER HAZARDOUS LOC. INSTALL PER U.B.C. CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

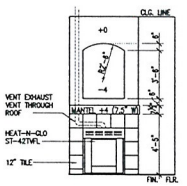
SHELVING OPTIONS:

A (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
B (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (16" WIDE IN CLOSET)
C (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
D (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
E (LAUNDRY) (1) 12" DEEP SHELF.
F (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
G (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.

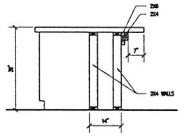
NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

WALL SCHEDULE

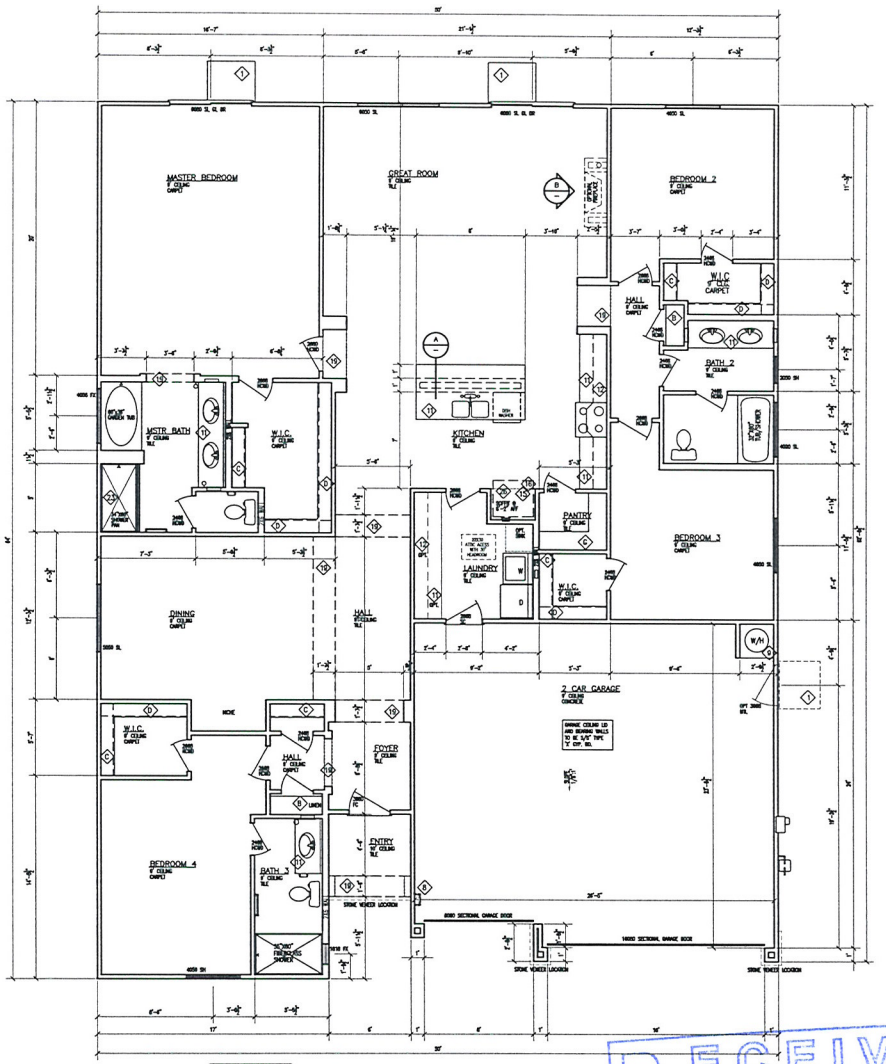
= GARAGE SEPARATION WALL



(B) OPT. FIREPLAVE ELEVATION
SCALE: 1/2"=1'



(A) KITCHEN ISLAND DETAIL
SCALE: 1/2"=1'



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

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOC?
9. WATER HEATER PLATFORM @ 18" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 41 X36 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH, SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 5/8" GYP. BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 5/8" GYP. BD. DRAFTSTOP SHOWN DASHED
23. CULTURED MARBLE SHOWER PAN AND SURROUND
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR ROOFS, 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 TIGHTLY FRAME.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULKHOSE DRYWALL CORNERS.
4. ALL BASE SHALL BE REVERSIBLE GRADE.
5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.
9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
10. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.
13. ALL SLIDING GLASS DOORS AND GLASS IN FRNCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:

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

DOORS:

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

WINDOWS:

1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE U=0.77 MINIMUM, 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 ABOVE & BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

LIVING:	=	2,430 S.F.
GARAGE:	=	0
COVERED PORCH:	=	0
MAIN PATIO COVER:	=	0
COURTYARD PATIO COVER:	=	0

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8552

2430 PLAN
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RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123
2370 CAMERO AVE.

REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1102
FILE NAME:
DATE: 6-15-12
UPDATE:

1A-1

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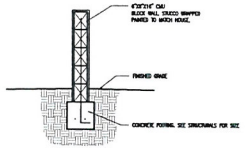
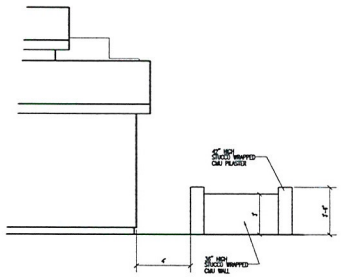
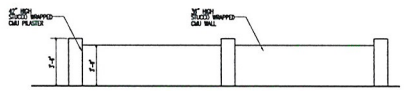


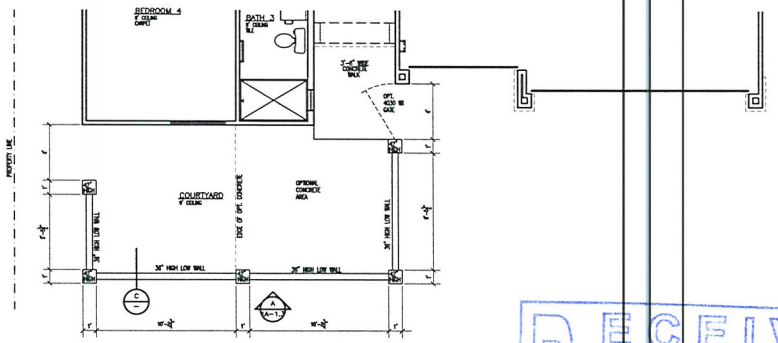
TYP. COURTYARD WALL DETAIL
SCALE: N.T.S.



TYP. COURTYARD WALL SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYP. COURTYARD WALL ELEVATION
SCALE: 1/4" = 1'-0"



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

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REVISION	DATE	NOTES

2270 CAMERO AVE
COURTYARD PLAN

JOB NO.: 1204
FILE NAME:
DATE: 6-26-12
UPDATE:

1A-1.3

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC	= FIBER CLASSIC
HC	= HOLLOW CORE WOOD DOOR
SC	= SOLID CORE WOOD DOOR
FR	= FRENCH W/TEMPERED GLAZING
BP	= BYPASS DOORS
DA	= DOUBLE ACTING HOLLOW CORE DOOR
MTL	= METAL DOOR

WINDOW LEGEND:

FX	= FIXED WINDOW
SL	= SLIDER
SH	= SINGLE HUNG
AR	= ARCHED
TEMP	= TEMPERED GLAZING REQ'D IN HAZARDOUS LOC. INSTALL PER U.R.C. CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

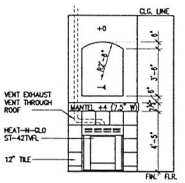
SHELVING OPTIONS:

- (A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (B) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (16" WIDE IN CLOSET)
- (C) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
- (D) (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
- (E) (LAUNDRY) (1) 12" DEEP SHELF.
- (F) (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
- (G) (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.

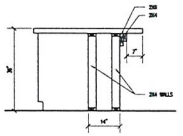
NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

WALL SCHEDULE

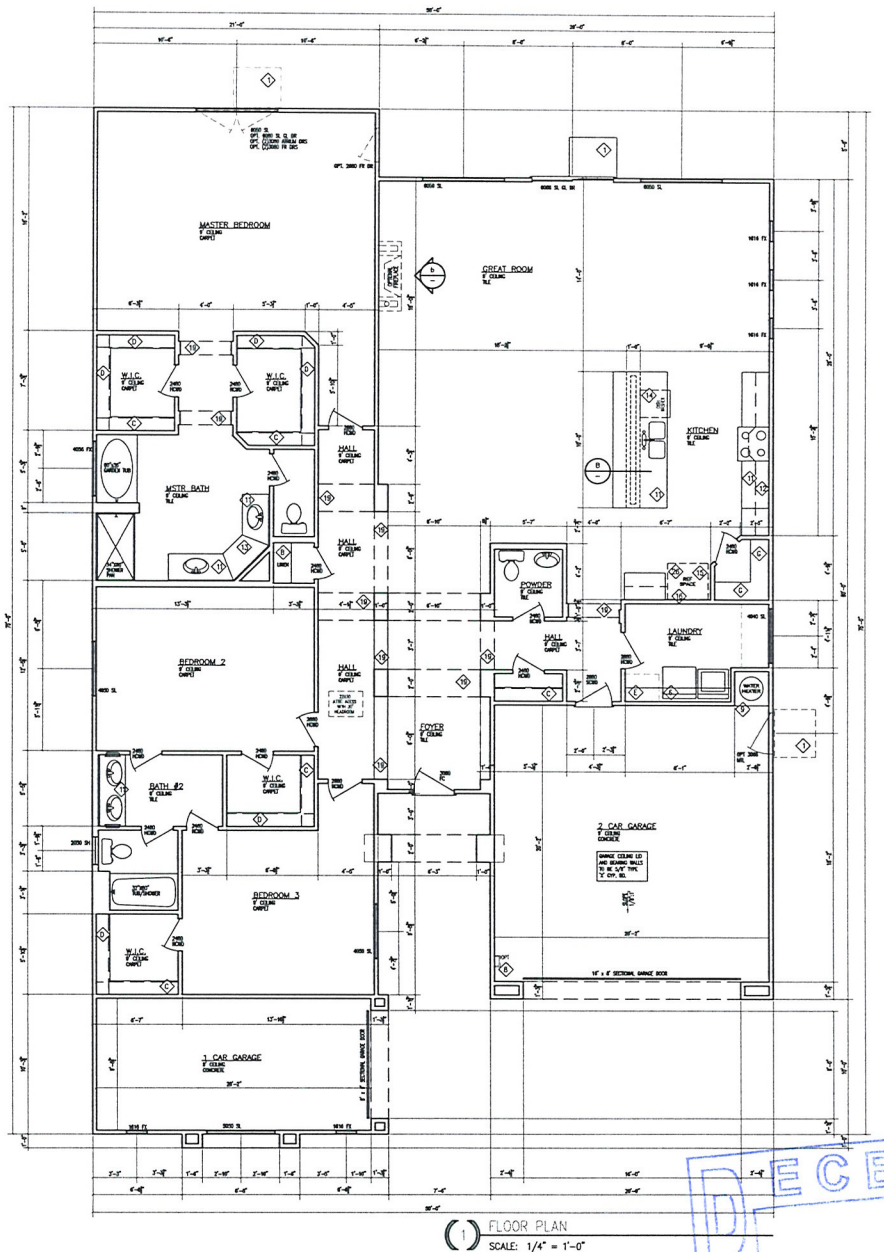
= GARAGE SEPARATION WALL



(B) OPT. FIREPLAVE ELEVATION
SCALE: 1/2"=1'



(A) KITCHEN ISLAND DETAIL
SCALE: 1/2"=1'



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

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18" AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 43 X36 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HANDRAIL 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH, SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. 5/8" GYP. BD AT SOFFIT AND ENCLOSED SIDE OF STAIR
22. 5/8" GYP. BD. DRAFTSTOP SHOWN DASHED
23. CULTURED MARBLE SHOWER PAN AND SURROUND
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.
26. 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD. ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR PER U.B.C. 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 TIGHTLY FRAME.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULKHEAD 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 AST C1288, C1325 OR D1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.
9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
10. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
11. MIRROR ABOVE ALL VAN'S. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.
13. ALL SLIDING GLASS DOORS AND GLASS IN FRENCH/STREAM DOORS SHALL BE TEMPERED.

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

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

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE U=W "E" WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.

* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.

* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 'E' BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL IN WHICH THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

LIVING:	2,530 S.F.
GARAGE:	483 S.F.
COVERED PORCH:	66 S.F.
FULL PATIO COVER:	350 S.F.
PARTIAL PATIO COVER:	245 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2530 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

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OFFICE (702) 897-8567

REVISION	DATE	NOTES

LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.

FLOOR PLAN

JOB NO.: 1102
FILE NAME:
DATE: 6-15-12
UPDATE:

2A-1

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SDR-47230

Impulse
Civil Engineering & Planning
625 Dinard Way
North Las Vegas, NV 89031
PHONE 702-308-7115
FAX 702-478-8535

October 16, 2012

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

Re: Justification Letter for Farm-Jensen, SDR

To Whom It May Concern:

Impulse Civil Engineering represents D.R. Horton (the Applicant). We are respectfully requesting a site development plan review for a proposed nineteen (19) lot single family residential development generally located on the northeast corner of Farm Road and Jensen Street, particularly known as APN: 125-18-201-008 (the Site). The Site is approximately 5.15 acres within the Grand Teton Village Special Area. This property was tentative mapped before with twenty one (21) 50-foot wide lots under SDR-5490 and WVR-6606.

Our proposal maintains the general configuration previously approved except we are proposing nineteen (19) 60-foot wide lots. The required open space is provided with a linear park along the east and south property lines. During our pre-application meeting, concern was expressed about the safety and functionality of this linear park. As a result of this concern, we have increased the width of the proposed park to fifteen feet (15'). The residents on the east side of the development will have access to the park from the rear of their lot. The intent of this park is to encourage pedestrian circulation for daily exercise. Each of the eastern lots will have a porch type light exterior to their lot within the linear park, which will be maintained by the home owner. We feel this proposal is better than a park because there is an existing park at the southeast corner of Hualapai Way and Gilcrease Avenue about one-half a mile away and a park on the project site would not be big enough to be usable beyond minor uses.

The south portion of the property is restricted to 3 dwelling units per acre (du/ac) which we are providing with 7 lots on 2.5± acres (2.8 du/ac). The northern portion of the site is restricted to 5.5 du/ac which we are providing with 12 lots on 2.5± acres (4.8 du/ac).

The existing ground slopes generally from west to east at 4%. In accordance with Title 18, a maximum retaining wall height of 6-feet is allowed which we do not exceed. In addition, Title 18 Section 18.12.510.A.1 requires "for each six feet of vertical wall height, a minimum of four-foot horizontal offset shall be provided" and we are providing ten (15) feet.

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Department of Planning

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The perimeter walls proposed for this project will consist of smooth brown concrete masonry with split-faced on top of fluted as the top two courses which is consistent with the existing walls and the Grand Teton Master Plan. The western lots will be lower than Jensen Street while the eastern lots will be higher than the existing development to the east. While retaining walls will be required, we propose to mitigate the required wall heights by utilizing Type "B" grading on the western lots. The lot drainage will drain into the proposed linear park and ultimately out to Farm Road.

This project will extend the 36" storm drain in Farm Road to our western boundary. Sewer and water are proposed in the proposed Marble Canyon Court. There are sewer and water stubs in Jensen Street and existing sewer and water mains in Farm Road. The existing sewer stub in Jensen Street does not need to be extended adjacent to our site because the parcel to the west is planned for a park and has sewer available in Farm Road. The existing water stub in Jensen Street is on the other side of the centerline so we are not proposing to extend it either. We are installing streets lights with this development on Farm Road, Jensen Street, and the internal site streets.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal

cc: Jeanette Jeffery, D.R. Horton

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City of Las Vegas Agenda Item No.: **41.**

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

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

SUBJECT:
SDR-47284 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY UNIVERSITY MEDICAL CENTER - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING ON THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on a portion of 13.56 acres at 812 Willow Street (APN 139-33-405-007), PD (Planned Development) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 01/09/2013
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: **SDR-47284** APN: 139-33-410-010, 405-007

Name of Property Owner: County of Clark, University Medical Center

Name of Applicant: Brian G. Brannman CEO, UMC

Name of Representative: Anthony Williams, AWA Architecture, 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: _____

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Signature of Property Owner: _____

Print Name: Brian G. Brannman

Subscribed and sworn before me

This 17th day of July, 2012

Claudette P. Myers
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CLAUDETTE P. MYERS
Appt. No. 93-2140-1
My Appt. Expires Oct. 21, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: UMC Apartment demolition/ new parking lot

Project Address (Location) 812 Willow Street

Project Name UMC Site Improvements **Proposed Use** parking lot

Assessor's Parcel #(s) 139-33-410-010 and 405-007 **Ward #** 5

General Plan: existing LVMD proposed LVM **Zoning:** existing PD proposed PD

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

Gross Acres 2.34/ .32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Clark County UMC **Contact** Brian G. Brannman, CEO

Address 1800 W. Charleston Blvd. **Phone:** (702) 383-2301 **Fax:** (702) 383-2240

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address david.brice@umcsn.com

APPLICANT Clark County UMC **Contact** David Brice, Director of Eng.

Address 1800 W. Charleston Blvd. **Phone:** (702) 383-2301 **Fax:** (702) 383-2240

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address david.brice@umcsn.com

REPRESENTATIVE AWA Architecture, Inc. **Contact** Anthony Williams

Address 7451 Obannon Drive **Phone:** (702) 243-8810 **Fax:** -

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

E-mail Address awaarch@embarqmail.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 Brian G. Brannman

Subscribed and sworn before me

This 17th day of July, 20 12.

Claudette P. Myers

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CLAUDETTE P. MYERS
Appt. No. 93-2140-1
My Appt. Expires Oct. 21, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-47284
Meeting Date:	12/11/2012
Total Fee:	1030.00
Date Received:*	10/24/2012
Received By:	MR

*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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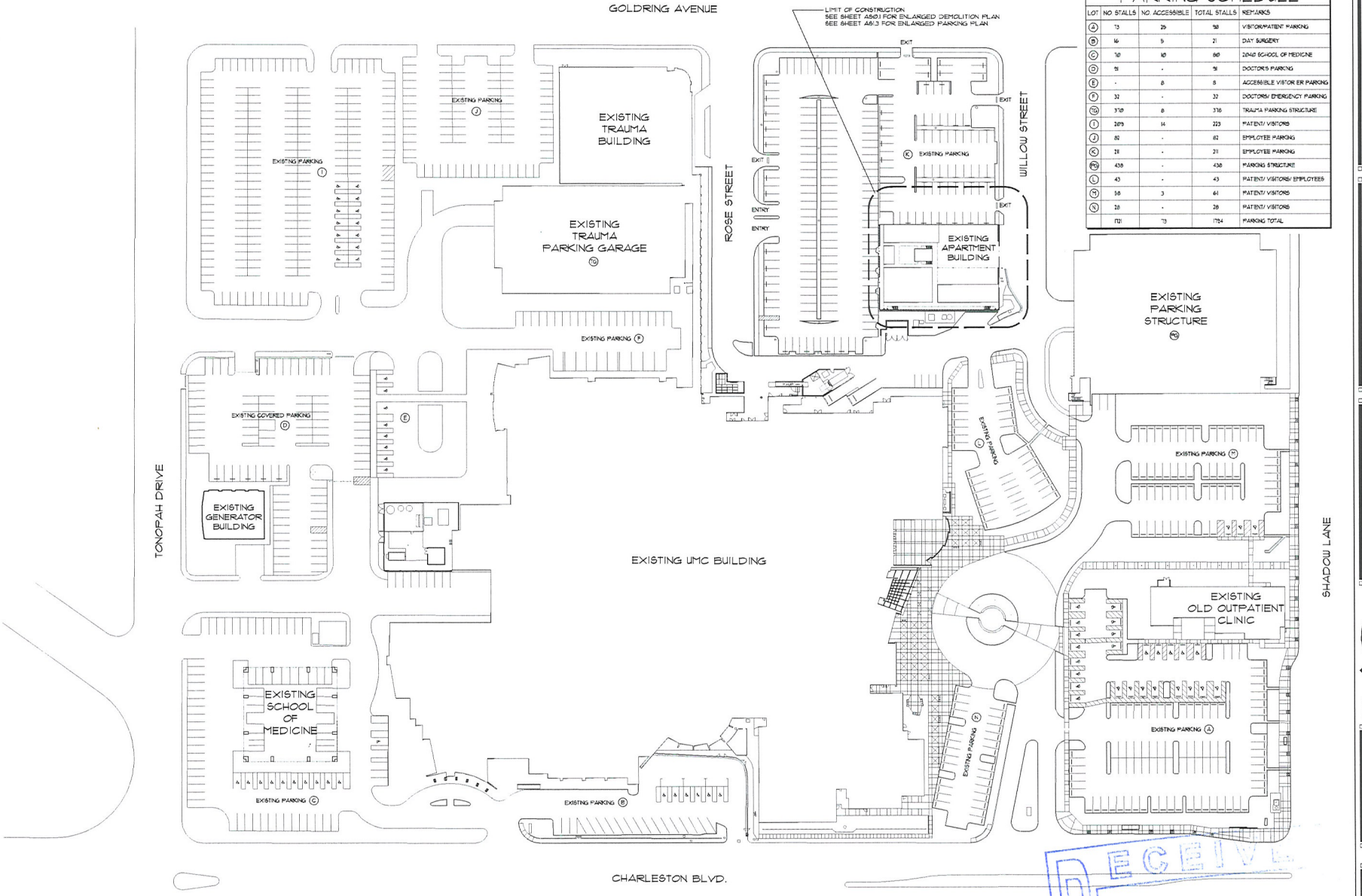

PARKING SCHEDULE

LOT	NO STALLS	NO ACCESSIBLE	TOTAL STALLS	REMARKS
A	73	25	98	VISITOR/PATIENT PARKING
B	16	5	21	DAY SURGERY
C	10	10	80	2040 SCHOOL OF MEDICINE
D	91	-	91	DOCTOR'S PARKING
E	-	8	8	ACCESSIBLE VISITOR ER PARKING
F	32	-	32	DOCTORS/ EMERGENCY PARKING
TG	370	8	378	TRAUMA PARKING STRUCTURE
I	209	14	223	PATIENT/ VISITORS
J	82	-	82	EMPLOYEE PARKING
K	211	-	211	EMPLOYEE PARKING
PG	438	-	438	PARKING STRUCTURE
L	43	-	43	PATIENT/ VISITORS/ EMPLOYEES
M	58	3	61	PATIENT/ VISITORS
N	28	-	28	PATIENT/ VISITORS
	1721	73	1794	PARKING TOTAL

EXISTING OVERALL SITE PLAN

SCALE:

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SDR-47284

AWA
ARCHITECTURE INCORPORATED
7451 O'BANNON DRIVE
LAS VEGAS, NEVADA 89117
TEL (702) 243-4810
awaarchitecture.com

project name:
CLARK COUNTY UMC
UNIVERSITY MEDICAL CENTER
SITE IMPROVEMENTS
812 WILLOW STREET
LAS VEGAS, NEVADA

sheet title:
EXISTING OVERALL SITE PLAN

PRELIMINARY
DESIGN DEVELOPMENT
SUBMITTAL

SEAL

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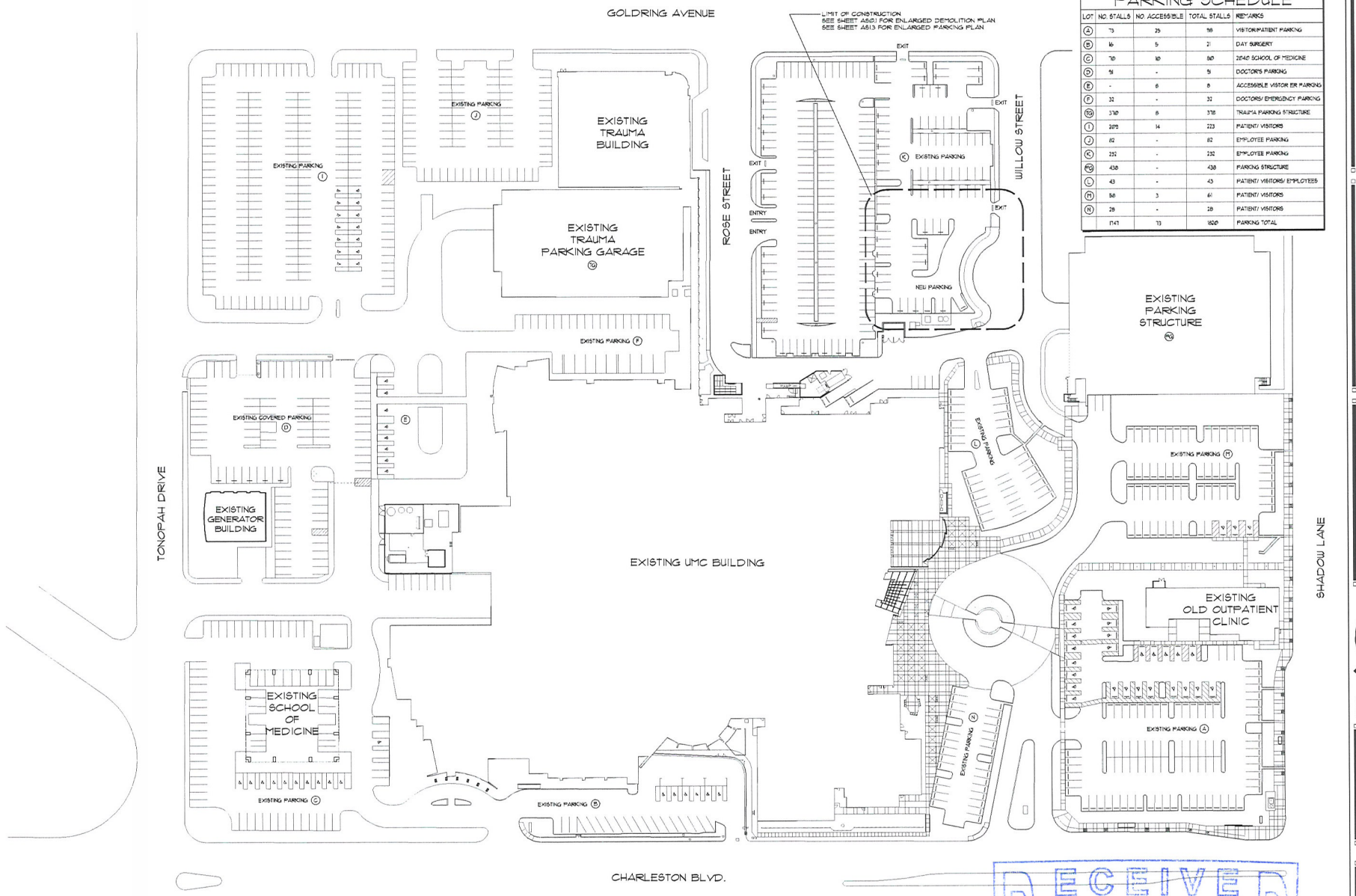
project no: 1256
drawn by: AJU
checked by: AJU
date: OCTOBER (2012
revisions:

sheet:
AS1.1

sheet scale:
1" = 50'-0"



PARKING SCHEDULE

LOT	NO. STALLS	NO ACCESSIBLE	TOTAL STALLS	REMARKS
A	73	25	98	VISITOR/PATIENT PARKING
B	16	5	21	DAY SURGERY
C	70	10	80	2240 SCHOOL OF MEDICINE
D	91	-	91	DOCTOR'S PARKING
E	-	8	8	ACCESSIBLE VISITOR ER PARKING
F	32	-	32	DOCTORS/ EMERGENCY PARKING
TG	378	8	378	TRAUMA PARKING STRUCTURE
I	209	14	223	PATIENT/ VISITORS
J	82	-	82	EMPLOYEE PARKING
K	232	-	232	EMPLOYEE PARKING
PG	438	-	438	PARKING STRUCTURE
L	43	-	43	PATIENT/ VISITORS/ EMPLOYEES
M	58	3	61	PATIENT/ VISITORS
N	28	-	28	PATIENT/ VISITORS
	1747	73	1820	PARKING TOTAL

EXISTING OVERALL SITE PLAN - NEW PARKING LOT

SCALE: 1" = 50'-0"

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City of Las Vegas
Department of Planning

AWA
ARCHITECTURE INCORPORATED
7451 O'BANNON DRIVE
LAS VEGAS, NEVADA 89117
TEL (702) 243-6610
www.awaarchitects.com

project name:
CLARK COUNTY UMC
UNIVERSITY MEDICAL CENTER
SITE IMPROVEMENTS
812 WILLOW STREET
LAS VEGAS, NEVADA

sheet title:
EXISTING OVERALL SITE PLAN
NEW PARKING LOT

PRELIMINARY
DESIGN DEVELOPMENT SUBMITTAL

SEAL

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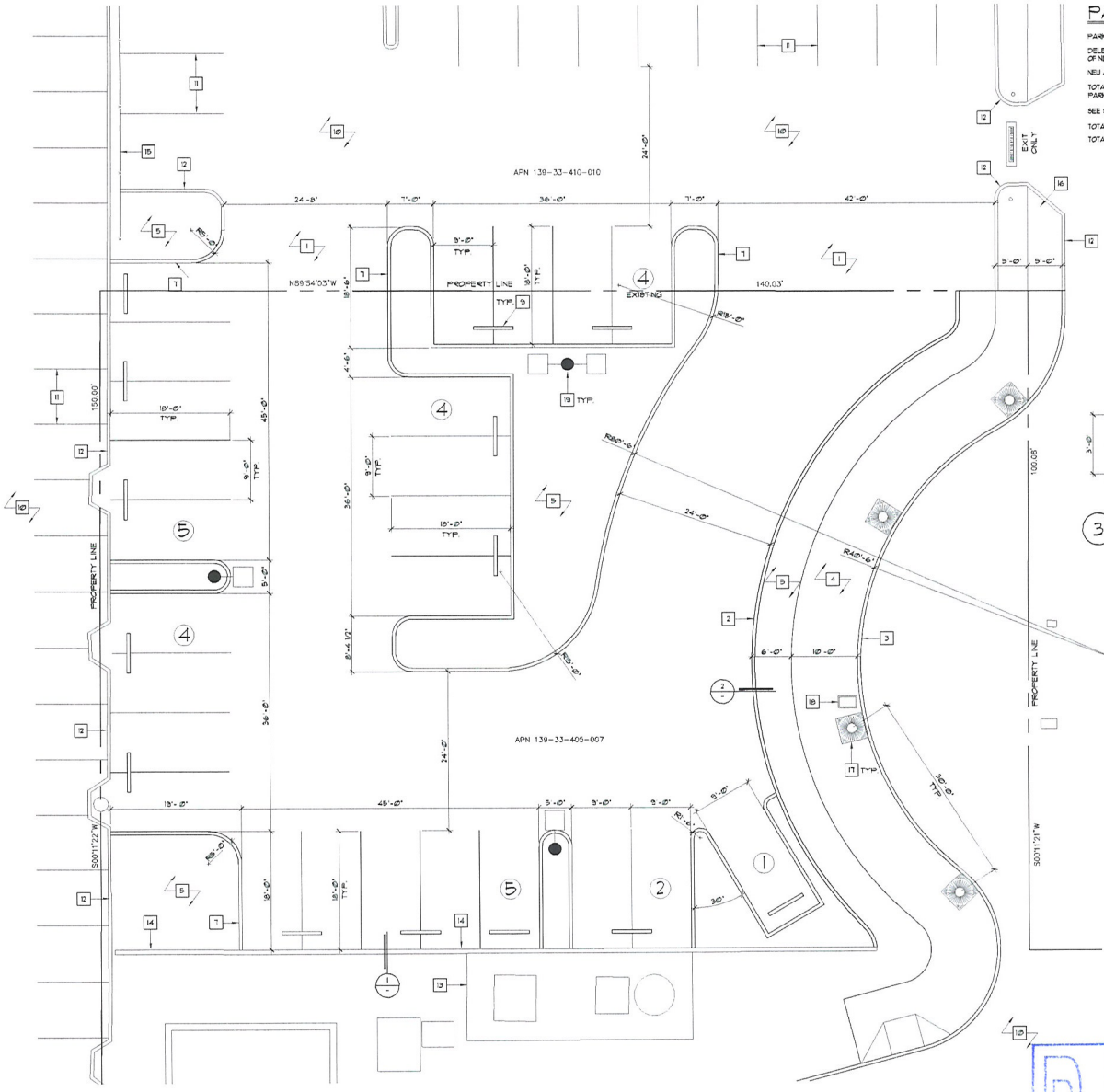
project no: 056
drawn by: AJH
checked by: AJH
date: OCTOBER 1 2012
revisions:

sheet: AS1.2
sheet scale: 1" = 50'-0"



ENLARGED SITE PLAN - NEW PARKING LOT PLAN

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

PARKING ANALYSIS

PARKING LOT 'K' (1.5ACRES) = 21 EXISTING PARKING STALLS.

DELETION OF 5 PARKING STALLS TO ACCOMMODATE INGRESS AND EGRESS OF NEW PARKING LOT ADDITION = 202 EXISTING STALLS.

NEW ADDITIONAL PARKING AREA (.32 ACRES) = 21 NEW PARKING STALLS.

TOTAL PARKING LOT 'K' WITH NEW ADDITIONAL PARKING AREA = 232 PARKING STALLS.

SEE SHEET AS1.2 FOR EXISTING OVERALL SITE PLAN WITH NEW PARKING AREA.

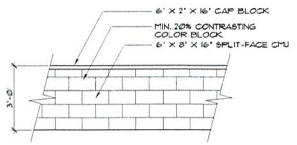
TOTAL PARKING REQUIRED: 781 (STD) + 16 (HC) = 797

TOTAL EXISTING PARKING: 1147 (STD) + 73 (HC) = 1220

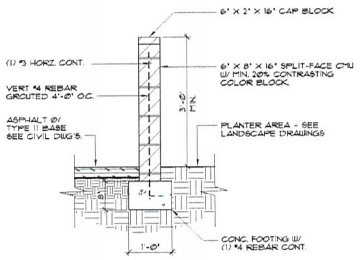
CONSTRUCTION KEYNOTES:

1. PATCH AND REPAIR EXISTING ASPHALT, INCLUDING DAMAGE AS A RESULT OF DEMOLITION RELATIVE TO THIS PROJECT.
2. PROVIDE AND INSTALL NEW 3' HIGH DECORATIVE MASONRY WALL. SEE DETAIL 2/AS1.3.
3. PROVIDE AND INSTALL NEW CONCRETE CURB AND GUTTER. SEE CIVIL PLANS FOR EXTENT OF WORK.
4. PROVIDE AND INSTALL NEW CONCRETE SIDEWALK. SEE CIVIL PLANS FOR EXTENT OF WORK.
5. NEW LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR VEGETATION AND IRRIGATION SYSTEM.
6. PROVIDE AND INSTALL NEW PARKING STALL PAINT STRIPING. SEE CIVIL DRAWINGS.
7. PROVIDE AND INSTALL NEW CONCRETE ISLAND CURB. SEE CIVIL DRAWINGS.
8. PROVIDE AND INSTALL NEW CONCRETE WHEEL STOPS AS REQUIRED.
9. REINSTALL EXISTING WHEEL STOPS AS REQUIRED. SEE DEMOLITION DRAWINGS.
10. EXISTING ASPHALT PAVING TO REMAIN.
11. EXISTING PARKING STALL PAINT STRIPING TO REMAIN.
12. EXISTING CONCRETE CURB TO REMAIN.
13. EXISTING CONCRETE EQUIPMENT PAD TO REMAIN.
14. EXISTING CONCRETE RETAINING WALL TO REMAIN.
15. EXISTING CHAIN-LINK FENCE TO REMAIN.
16. EXISTING CONCRETE SIDEWALK TO REMAIN.
17. PROVIDE AND INSTALL NEW 4' SQUARE, ADA COMPLIANT METAL TREE GRATES 'MODEL NUMBER R-8106-A' BY NEENAH FOUNDRY OR EQUAL.
18. RELOCATED WATER VAULT. SEE CIVIL DRAWINGS.
19. SITE LIGHTING - SEE ELECTRICAL DRAWINGS. HEIGHT 25'.

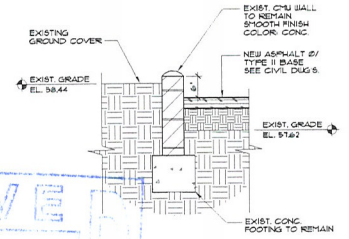
NOTE:
THESE DRAWINGS ARE A GRAPHIC REPRESENTATION OF EXISTING CONDITIONS FORMULATED FROM INFORMATION OBTAINED ON PREVIOUS CONSTRUCTION DOCUMENTS. FIELD VERIFY ALL CONDITIONS AND EXTENT OF WORK BEFORE START OF ANY NEW CONSTRUCTION.



3 DECO. WALL ELEV.
SCALE: 3/8" = 1'-0"



2 DECORATIVE WALL SECTION
SCALE: 3/4" = 1'-0"



1 EXISTING WALL SECTION
SCALE: 3/4" = 1'-0"

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SDR-47284

AWA
ARCHITECTURE INCORPORATED
7451 O'BANNON DRIVE
LAS VEGAS, NEVADA 89117
TEL (702) 243-8810
www.awaarchitecture.com

project name:
CLARK COUNTY UMC
UNIVERSITY MEDICAL CENTER
SITE IMPROVEMENTS
812 WILLOW STREET
LAS VEGAS, NEVADA

sheet title:
ENLARGED SITE PLAN
NEW PARKING LOT PLAN

PRELIMINARY
DESIGN DEVELOPMENT
SUBMITTAL

SEAL

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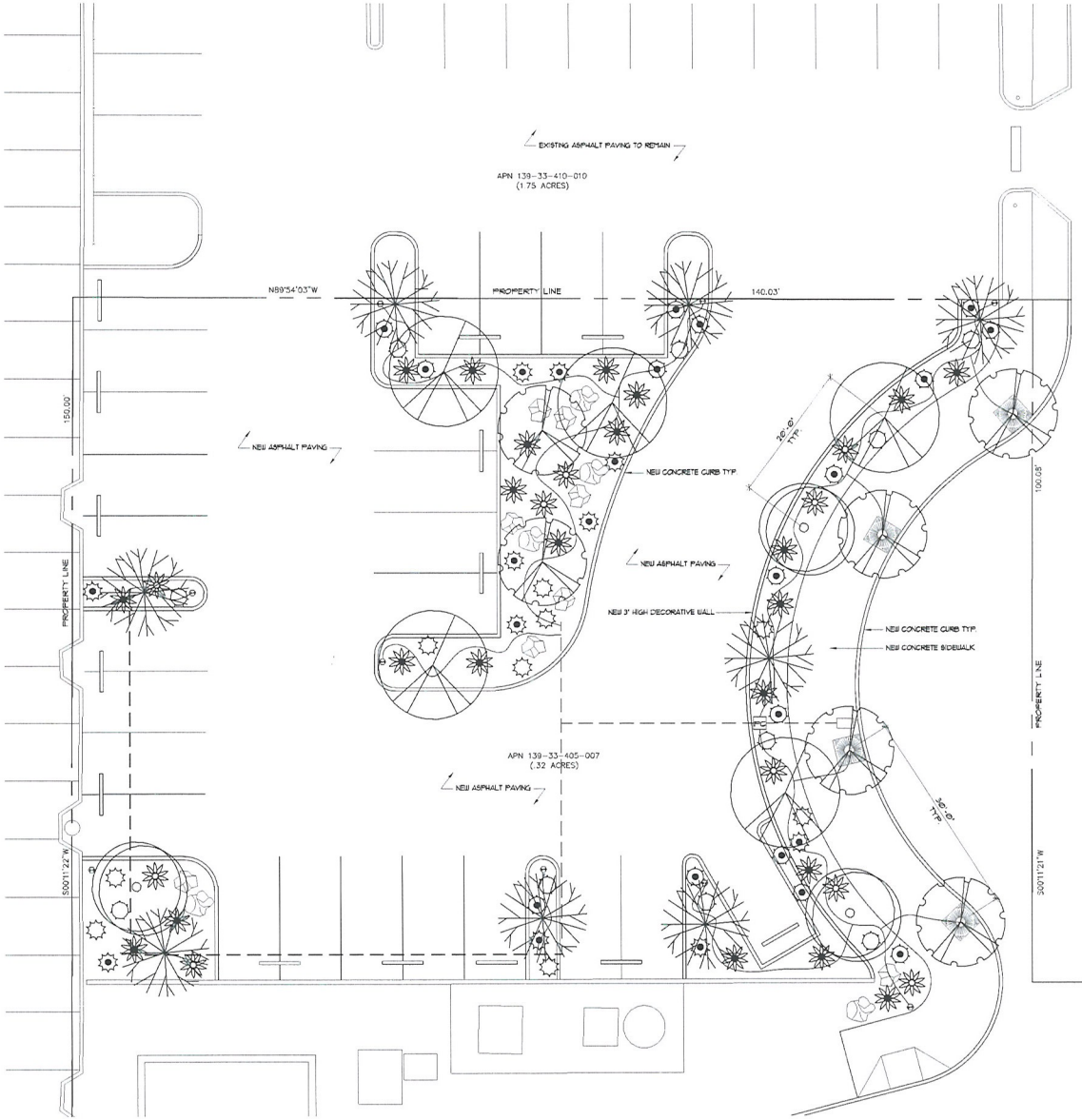
project no:	0516
drawn by:	JJJ
checked by:	JJJ
date:	OCTOBER 1, 2012
revisions:	

sheet: AS1.3

sheet scale: 1/8" = 1'-0"



GENERAL NOTES:

1. SEE SHEET L0 FOR GENERAL LANDSCAPE NOTES, SCHEDULES AND DETAILS.

ENLARGED SITE PLAN - NEW LANDSCAPE/ IRRIGATION PLAN

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

N

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7451 O'HANNON DRIVE
LAS VEGAS, NEVADA 89117
TEL (702) 843-6810
awaarchitecture.com

project name:
CLARK COUNTY
UMC
UNIVERSITY MEDICAL CENTER
SITE IMPROVEMENTS
812 WILLOW STREET
LAS VEGAS, NEVADA

sheet title:
ENLARGED SITE PLAN
NEW LANDSCAPE PLAN

PRELIMINARY
DESIGN DEVELOPMENT
SUBMITTAL

SEAL

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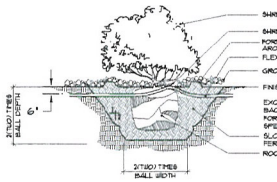
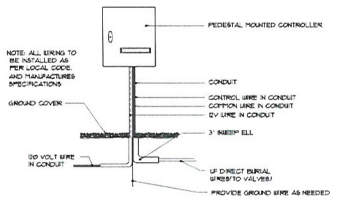
project no:	050
drawn by:	AJU
checked by:	AJU
date:	OCTOBER	2012
revisions:	

sheet: L1.1

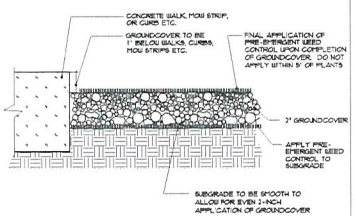
sheet scale: 1/8" = 1'-0"



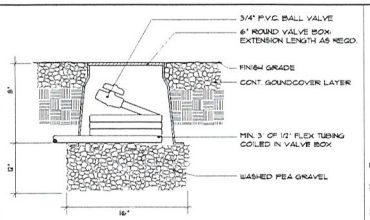
1 SHRUB PLANTING & EMITTER
SCALE: NONE



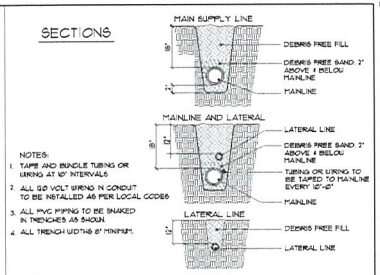
2 PEDESTAL MOUNT CONTROLLER
SCALE: NONE



3 GROUNDCOVER DETAIL
SCALE: NONE



4 FLUSH CAP DETAIL
SCALE: NONE



5 PVC BURIAL DETAIL
SCALE: NONE

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE
POC	POINT OF CONNECTION	-----	-----	-----
⊖	FLUSH CAP	-----	1/2" PVC BALL VALVE	
———	PVC LATERAL LINE	-----	SCHD 40	3/4"
~~	PVC FLEX TUBING	SALCO	-----	1/2"
NOT SHOWN	SHRUB EMITTER	BOWSMITH	6L2120/6L2220	

EMITTER SCHEDULE

PLANT SIZE	G.P.H.	QTY.	EMITTER	MANUFACTURER
36" BOX	8	4	(520-175)	BOWSMITH
24" BOX	6	3	(520-175)	BOWSMITH
5 GAL	1	1	(510-175)	BOWSMITH
1 GAL	1	1	(510-175)	BOWSMITH

IRRIGATION NOTES

1. THE IRRIGATION PLAN IS A SCHEMATIC DRAWING. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN PLANTING AREAS. PLACE ALL VALVE BOXES IN SHRUB BEDS WHERE POSSIBLE. VALVE BOXES TO BE PAINTED TO MATCH GROUNDCOVER COLOR W/ LATEX PAINT. CONTRACTOR TO PROVIDE PAINT COLOR CHIP FOR APPROVAL.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. ARCHITECT/ OWNER IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 % OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES AND VARIETY ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE/ SANDSTONE 1/2" MINUS, 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
6. LANDSCAPE BOULDERS: ROUND IN SHAPE 2' TO 4' IN DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:

   50% 3' LARGEST DIAMETER

   50% 2' LARGEST DIAMETER

   SET 1/4 OF ROCK DIAMETER INTO FINISHED GRADE.
7. PLANTS OF ANY KIND OTHER THAN THOSE INDICATED ON THE PLANT SCHEDULE WILL BE CONSIDERED BY THE ARCHITECT ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT SPECIFIED IS NOT REASONABLY PROCURABLE OR WILL RESULT INTO A SAVINGS FOR THE OWNER WITH PROOF OF CREDIT FROM THE CONTRACTOR.
8. BACK FILL ALL PLANTS WITH PREPARED BACK FILL CONSISTING OF TWO PARTS NATIVE AND ONE PART ORGANIC PLANTING SOIL MATERIAL.
9. FERTILIZE ALL AREAS TO BE PLANTED (TREES, SHRUBS, GROUND COVERS) WITH 16-20-0 ANALYSIS AT A RATE OF 20 LBS. PER 1,000 SQ. FT.
10. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, CONSTRUCTION MATERIALS, AND LABOR FOR A PERIOD OF ONE YEAR (365 DAYS) FROM DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL REPAIR OR REPLACE WITHIN SEVEN DAYS AS DIRECTED BY THE ARCHITECT.

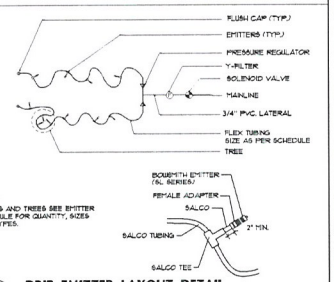
Avoid cutting underground utility lines. It's costly.

Call before you Dig

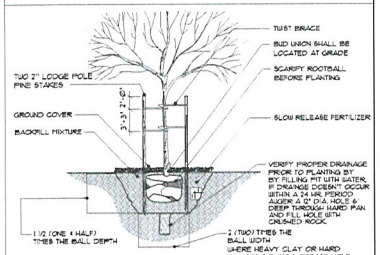
1-800-227-2600

PLANT SCHEDULE

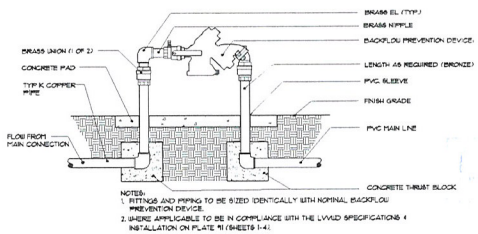
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONTAINER
	TREES				
	PARKINSONIA FLORIDA	BLUE PALO VERDE	6	30' TALL	24" BOX
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	5	40' TALL	24" BOX
	ACACIA ANEURA	MULGA ACACIA	8	20' TALL	24" BOX
	CHILOPSIS LINEARIS + HYBRIDS	DESERT WILLOW	3	25' TALL	24" BOX
	SHRUBS				
	HESPERALOE PARVIFLORA	RED YUCCA	22	3	5 GAL
	HESPERALOE PARVIFLORA YELLOW	YELLOW YUCCA	10	3	5 GAL
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	11	2'	5 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	9	2'	5 GAL
	AGAVE UTAHENSIS SSP. NEVADENSIS	NEVADA AGAVE	15	1'	5 GAL
	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	10	2'	5 GAL



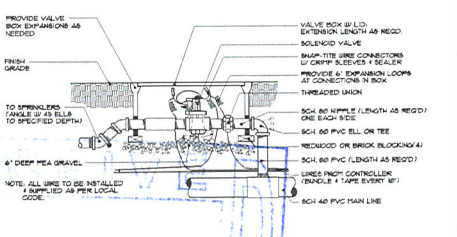
6 DRIP EMITTER LAYOUT DETAIL
SCALE: NONE



7 TREE PLANTING AND STAKING
SCALE: NONE



9 COMMERCIAL BACKFLOW PREVENTER
SCALE: NONE



8 SOLENOID VALVE (DRIP)
SCALE: NONE

AWA
ARCHITECTURE INCORPORATED
7451 O'BANNON DRIVE
LAS VEGAS, NEVADA 89117
TEL (702) 243-2800
www.awaarchitecture.com

project name:
CLARK COUNTY UMC
UNIVERSITY MEDICAL CENTER
SITE IMPROVEMENTS
812 WILLOW STREET
LAS VEGAS, NEVADA

sheet title:
LANDSCAPE AND IRRIGATION SCHEDULES, NOTES AND DETAILS

PRELIMINARY DESIGN DEVELOPMENT SUBMITTAL

SEAL

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project no:	250
drawn by:	AJJ
checked by:	AJJ
date:	OCTOBER 1, 2012
revisions:	

sheet: L1.2

sheet scale: 1/8" = 1'-0"

OCT 24 2012

SDR-47284

City of Las Vegas
Department of Planning

AWA Architecture, Inc.
7451 O'Bannon Drive, Las Vegas, Nevada 89117
Tel (702) 243-8810 Fax (702) 243-0027

City of Las Vegas
Department of Planning
Site Development Justification Letter

RE: UMC Site Improvements
Address: 812 Willow Street, Las Vegas, Nevada

October 1, 2012

To whom it may concern:
The owner of this property (Clark County - UMC) desires the demolition of an existing abandoned two-story apartment building on this site, and to replace it with a much needed employee parking lot.

A justification for approval of a site development plan review application is as follows:
The University Medical Center (UMC) is growing in popularity and needs to expand to meet the number of patients that visit the center each year. As the facility grows, so do the number of employees needed to operate the center, and additional vehicle parking is required for the employees.

To meet the required dedication of right-of-way, a cul-de-sac has been included in the design of the proposed parking lot. Also, streetscaping, a ten foot wide sidewalk, and a decorative block wall with a six foot wide landscape planter adjacent to the public right-of-way have been designed to meet the requirements of the Las Vegas Medical District Plan. All landscape plant material meet the requirements of the SNRPC Regional Plant list.

Due to the restrictions of the cul-de-sac and proposed parking lot size, the owner is requesting Title 19.08 waivers of the required eight foot perimeter landscaping on the north and west property lines of the lot.

Cordially,

Anthony Williams Architect
AWA Architecture, Inc.

cc: file

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City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **42.**

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

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

SUBJECT:
SDR-47291 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HUAN MAI - OWNER: SAHARA EDMOND PLAZA, LLC - For possible action on a request for a Site Development Plan Review TO INCREASE THE HEIGHT OF AN EXISTING BUILDING BY ADDING A FOUR-FOOT TALL PARAPET WALL ON THE SOUTH AND EAST SIDES on 1.02 acres at 5310 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

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OCT 24 2012

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-47291 APN: 163-01-804-006

Name of Property Owner: Huan Mai

Name of Applicant: Huan Mai

Name of Representative: Lindsey Rodriguez

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: Huan Quan Mai

Subscribed and sworn before me

This 9th day of October, 2012

_____
Notary Public in and for said County and State

Daysi Martinez
Notary Public
State of Nevada
My Commission Expires: 06-28-16
Certificate No: 12-8349-1

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OCT 2

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Huan Mai

Project Address (Location) 5310 W Sahara Ave. Las Vegas NV 89146

Project Name 5310 W Sahara Ave **Proposed Use** No change proposed

Assessor's Parcel #(s) 163-01-804-006 **Ward #** Tarkanian

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

Commercial Square Footage >3500 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Sahara Edmond Plaza LLC **Contact** Huan Mai

Address 3372 Westwind Rd **Phone:** (702) 403-2680 **Fax:** (702) 422-1866

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

E-mail Address Jeffmai@yahoo.com

APPLICANT Huan Mai **Contact** Huan (Jeff) Mai

Address P.O. Box 60752 **Phone:** (702) 403-2680 **Fax:** (702) 422-1866

City Boulder City **State** NV **Zip** 89006

E-mail Address Jeffmai@yahoo.com

REPRESENTATIVE KME Architects **Contact** Lindsey Rodriguez

Address 6765 W Russel Rd **Phone:** (702) 888-2088 **Fax:** (702) 888-2089

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

E-mail Address Lindsey@kmearchitects.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* H. Huan Mai

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

Print Name Huan Quan Mai

Subscribed and sworn before me

This 9th day of October, 20 12.

Notary Public in and for said County and State

Daysi Martinez
Notary Public
State of Nevada
My Commission Expires: 06-28-16
Certificate No: 12-8349-1

FOR DEPARTMENT USE ONLY

Case #	SDR-47291
Meeting Date:	12/11/2012
Total Fee:	
Date Received:*	10/24/2012
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

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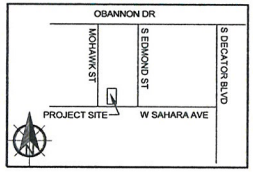
PARKING CALCULATION
PER TITLE 19A (TABLE 19.10)

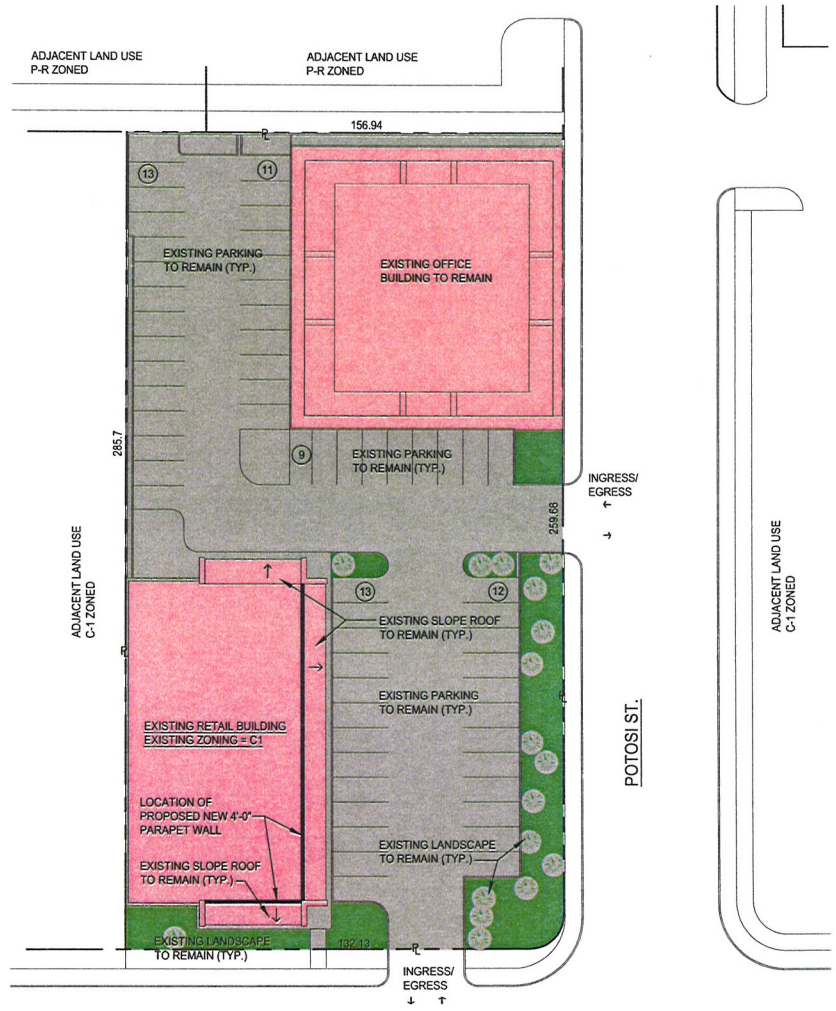
TOTAL PARKING PROVIDED

58 STANDARD STALLS

* NO NEW PARKING STALLS HAVE BEEN ADDED TO INCREASE THE OVERALL PARKING COUNT, CONVERSLY NO EXISTING STALLS HAVE BEEN REMOVED TO DECREASE THE PARKING COUNT.

VICINITY MAP





ARCHITECTURAL SITE PLAN

SCALE: 1" = 20' - 0"

kme ARCHITECTS

231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.888.2080
fax: 702.888.2089
web: www.kmearchitects.com

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PROJECT:
OBA RETAIL CENTER FACADE RENOVATION
5310 W. SAHARA AVE
LAS VEGAS, NEVADA 89146

SHEET TITLE:
ARCHITECTURAL SITE PLAN

REVISIONS	DATE

DRAWN BY: EA.
DATE: 08-27-2012
JOB NO: 2012-002
SCALE: AS INDICATED

SHEET
A1.01

SDR-47291

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OCT 24 2012



SOUTHEAST EXISTING ELEVATION 2

SCALE: NTS



SOUTHEAST PROPOSED ELEVATION 1

SCALE: NTS

kme ARCHITECTS

231 West Charleston Boulevard
Suite #140
Las Vegas, NV 89102
office: 702.868.2088
fax: 702.868.2089
web: www.kmearchitects.com

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PROJECT:
OBA RETAIL CENTER FACADE RENOVATION
5310 W. SAHARA AVE
LAS VEGAS, NEVADA 89146

SHEET TITLE
EXISTING & PROPOSED ELEVATION

REVISIONS	DATE

DRAWN BY: E.A.
DATE: 08-27-2012
JOB NO: 2012-002
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
A1.02

SDR-47291

kme ARCHITECTS

August 27, 2012

City of Henderson
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning & Development Department

Re: OBA Retail Center Facade Renovation
5310 W. Sahara Ave Las Vegas, NV 89146
APN 163-01-804-006

Kelvin Haywood
President

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client John Weisner, is pleased to submit this submittal package for Site Design Review. The scope of the project consists of the addition of a 4' high parapet wall on the south and east side of the existing retail building as shown in the attached package.

The intent of this proposal is to relocate the current signage on to the new parapet wall which will allow for more visibility and help attract business to the shopping center.

Sincerely,

Emanuele Arguelles,
Principal Architect

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OCT 25 2012

6765 W Russell Road, Suite 200 Las Vegas, NV 89118 | office. 702.888.2088 | fax. 702.888.2089 | website: www.kmearchitects.com

SDR-47291

City of Las Vegas Agenda Item No.: **43.**

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

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

SUBJECT:
SDR-47294 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED FOR 57 LOTS on 2.91 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-191 through 217, 224 through 229, 263 through 281, 300 through 304), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 01/09/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Planning Commission Approval Letter for SDR-39117
7. Planning Commission Approval Letter for SDR-46514
8. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47294** APN: Please see attached

Name of Property Owner: RB Hillside

Name of Applicant: Ryland Homes Nevada, LLC

Name of Representative: VTN, Jason Kepple

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MARK RUETTGERS, COO

Subscribed and sworn before me

This 23rd day of October, 2012

_____
Notary Public in and for said County and State

LOURDES ALFONSO
Notary Public - State of Florida
My Comm. Expires Jan 12, 2014
Commission # DD 951894
Bonded Through National Notary Assn.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment of SDR-39117

Project Address (Location) SWC Alexander Rd/ CC 215

Project Name Hillside **Proposed Use** SFR

Assessor's Parcel #(s) Please see attached **Ward #** 4

General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD

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

Gross Acres 3.05 **Lots/Units** 57 **Density** N/A

Additional Information SDR-39117, ROC-10964, SDR-46514, Lone Mountain West, Interlocal Agreement Area

PROPERTY OWNER RB Hillside **Contact**

Address 97 Hill Road **Phone:** (415) 435-2301 **Fax:** (415) 789-5274

City Tiburon **State** CA **Zip** 94920

E-mail Address

APPLICANT Ryland Homes Nevada, LLC **Contact** Robyn Hogan

Address 8925 W. Russell Rd. Ste. 200 **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address rhogan@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 525-6166 **Fax:** (702) 362-2597

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

E-mail Address Jasonk@vtnnv.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 MARCUS BORTOSSE, COO

Subscribed and sworn before me

This 22nd day of OCTOBER, 20 12.

_____

Notary Public in and for said County and State

LOURDES ALFONSO
Notary Public - State of Florida
My Comm. Expires Jan 12, 2014
Commission # DD 951894
Bonded Through National Notary Assn.

FOR DEPARTMENT USE ONLY

Case #	SDR-47294
Meeting Date:	12/11/12
Total Fee:	1030.-
Date Received:*	10/24/12
Received By:	

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

Revised 10/27/08

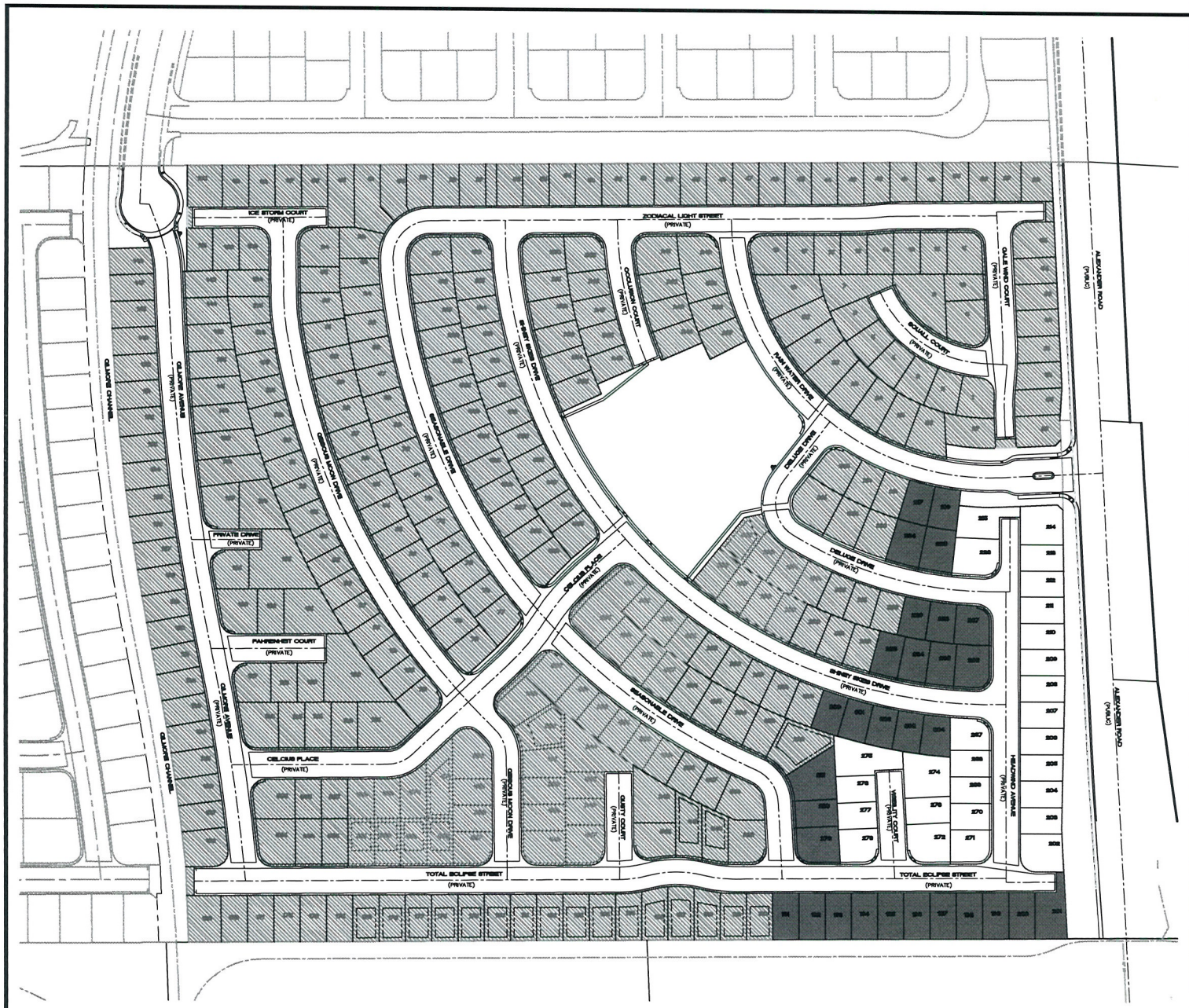
f:\depot\Application Packet\Application Form.pdf

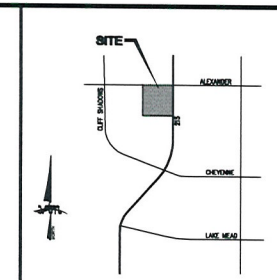
Parcel Numbers:

APN: 137-12-114-191 – 217, 137-12-114-224 – 229, 137-12-114-263 – 281 and 137-12-114-300 - 304

Parcel Numbers:

APN: 137-12-114-191 – 217, 137-12-114-224 – 229, 137-12-114-263 – 281 and 137-12-114-300 - 304





VICINITY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE
1" = 60'

RECEIVED
OCT 2 4 2012

OWNER
RYLAND HOMES

SITE

DEVELOPMENT AREA =	30 AC.
PURCHASED 57 LOT AREA =	2.91 AC.

LEGEND

- LOTS NOT A PART
- EXISTING LOTS W/ 6' OR LESS OR 18'+ GARAGE UNDER CONTRACT BY RYLAND HOMES (REQUESTING AN INCREASE FROM 6' TO 8' OR LESS)
- EXISTING LOTS W/ 6' OR LESS OR 18'+ GARAGE UNDER CONTRACT BY RYLAND HOMES

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

RYLAND HOMES
3120 W. RUSSELL ROAD, STE 200
LAS VEGAS, NEVADA
(702) 365-7500

CLARK COUNTY

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 363-2597 WEB WWW.VTNV.COM
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

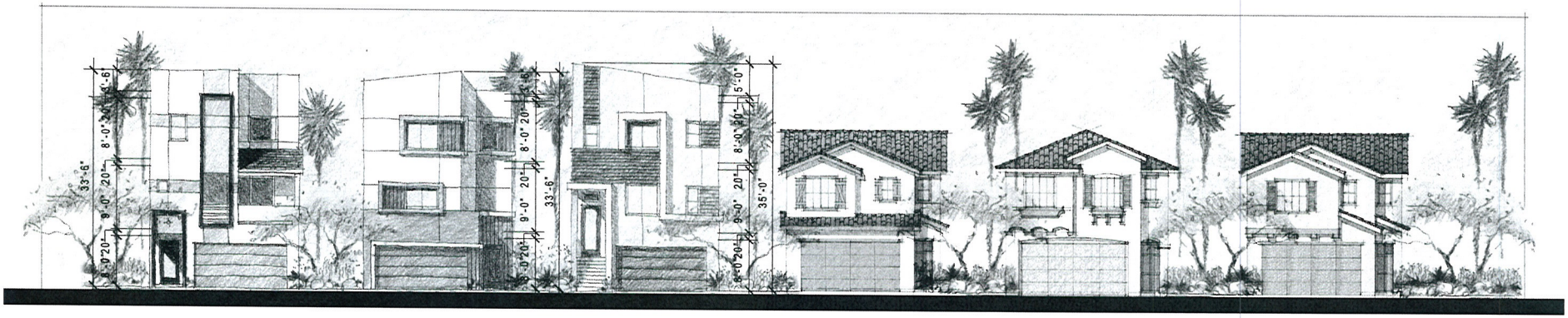
SITE PLAN

HILLSIDE

DRAWN BY:	SMD	JAN 2012
DESIGNED BY:		
CHECKED BY:	AT	JAN 2012
PROJECT NO:		SCALE: 1"=60' HORIZ. N/A VERT.

SHEET
SP1
1 OF 1 SHEETS
DRAWING NO.

SDR-47294



RECEIVED
OCT 2 4 2012

HILLSIDE

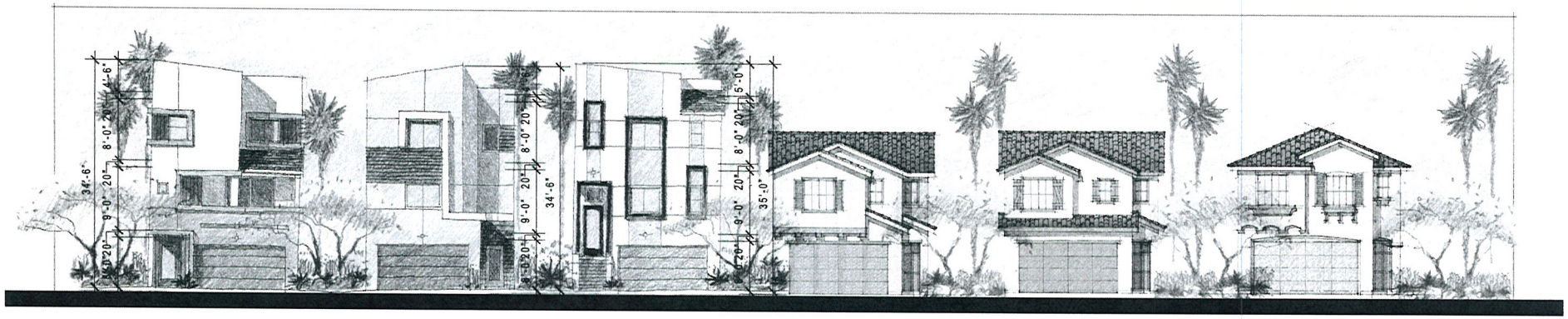
RYLAND HOMES

CONCEPTUAL STREET SCENE "A"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-47294



1C | 3A | 2B | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME

RECEIVED
OCT 2 4 2012

HILLSIDE

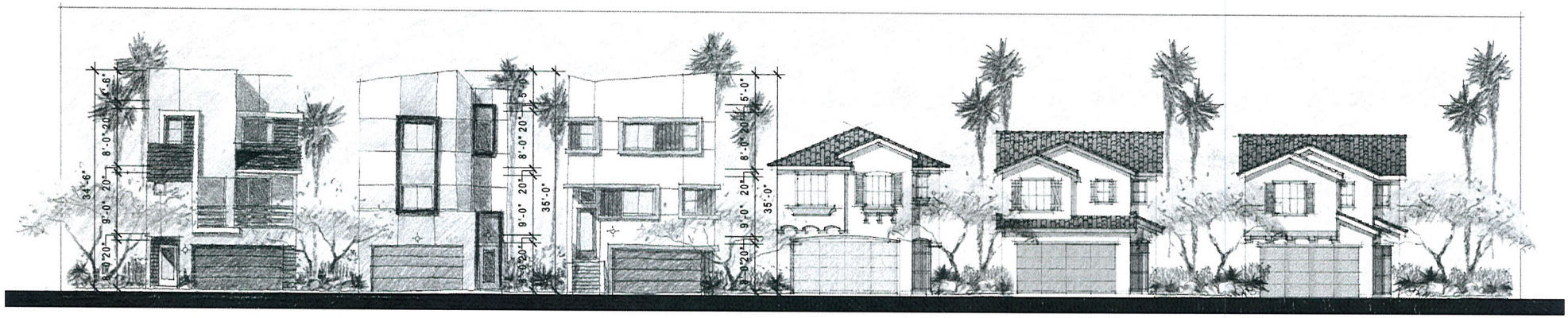
RYLAND HOMES

CONCEPTUAL STREET SCENE "B"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-47294



1A | 3B | 2C | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME

RECEIVED
OCT 24 2012

HILLSIDE

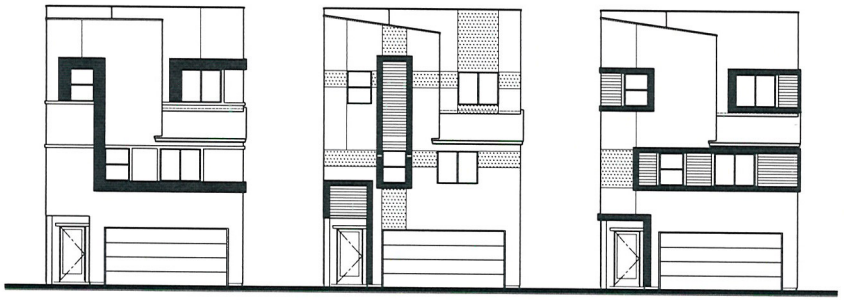
RYLAND HOMES

CONCEPTUAL STREET SCENE "C"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-47294



HILLSIDE - PLAN 1

CITY OF LAS VEGAS, NEVADA

RYLAND HOMES 8925 WEST RUSSEL ROAD - SUITE 200 LAS VEGAS, NV 89148 PH. (702) 360-7500 FAX (702) 360-7505

ABBREAVIATIONS:

&	AND	GA.	GAUGE	S.	SOUTH
∠	ANGLE	GALV.	GALVANIZED	S.C.	SOLID CORE
@	AT	G.B.	GRAB BAR	S.C.D.	SEAT COVER DISPENSER
℄	CENTERLINE	GL.	GLASS	SCHED.	SCHEDULE
#	DIAMETER OR ROUND	GRD.	GROUND	S.D.	SOAP DISPENSER
#	POUND OR NUMBER	GR.	GRADE	SECT.	SECTION
(E)	EXISTING	GYP.	GYPSUM	S.F.	SQUARE FEET
		GYP. BD.	GYPSUM BOARD	SH.	SHELF
A.B.	ANCHOR BOLT			SH'R.	SHOWER
ABV.	ABOVE	H.B.	HOSE BIBB	SHT.	SHEET
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE	SIM.	SIMILAR
A.D.	AREA DRAIN	HDWD.	HARDWOOD	SKYLT.	SKYLIGHT
ADJ.	ADJUSTABLE	HDWE.	HARDWARE	SL.	SLOPE
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL	S.M.D.	SANITARY NAPKIN DISPENSER
AGGR.	AGGREGATE	HORIZ.	HORIZONTAL	SP.	SPACE
AL.	ALUMINUM	HR.	HOUR	SPEC.	SPECIFICATIONS
ALUM.	ALUMINUM	HT.	HEIGHT	SQ.	SQUARE
∠	ANGLE	H.V.A.C	HEATING VENTILATING AIR CONDITIONING	S.RR.	SERVICE SINK
APPROX.	APPROXIMATE	HORZ.	HORIZONTAL	S.ST.	STAINLESS STEEL
ARCH.	ARCHITECT			STA.	STATION
ARCHIT.	ARCHITECTURAL			STD.	STANDARD
ASPH.	ASPHALT	I.D.	INSIDE DIAMETER	STL.	STEEL
		INSUL.	INSULATION	STOR.	STORAGE
BD.	BOARD	INT.	INTERIOR	STRL.	STRUCTURAL
BITUM.	BITUMINOUS			STRUCT.	STRUCTURAL
BLDG.	BUILDING	JAN.	JANITOR	STRUCT.	STRUCTURE
BLK.	BLOCK	JT.	JOINT	SUSP.	SUSPENDED
BLKG.	BLOCKING			S.W.	SOLID WOOD
BLT.	BOLT			SYM.	SYMMETRICAL
BM.	BEAM	LAB.	LABORATORY		
BOT.	BOTTOM	LAM.	LAMINATE		
		LAV.	LAVATORY	T.B.	TOWEL BAR
CAB.	CABINET	LKR.	LOCKER	TEL.	TELEPHONE
C.B.	CATCH BASIN	LT.	LIGHT	TER.	TERRAZZO
CEM.	CEMENT			T&G	TONGUE AND GROOVE
CER.	CERAMIC	MAX.	MAXIMUM	THK.	THICK
C.I.	CAST IRON	M.C.	MEDICINE CABINET	T.O.C.	TOP OF CURB
C.G.	CORNER GUARD	M.B.	MACHINE BOLT	T.O.P.	TOP OF PARAPET
CLG.	CEILING	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
CLKG.	CAULKING	MEMB.	MEMBRANE	T.P.D.	TOILET PAPER DISPENSER
CLO.	CLOSET	MET.	METAL	TRD.	TREAD
CLR.	CLEAR	MFR.	MANUFACTURER	T.V.	TELEVISION
C.O.	CASED OPENING	MFR.	MANUFACTURING	T.W.	TOP OF WALL
COL.	COLUMN	M.H.	MANHOLE	TYP.	TYPICAL
CONC.	CONCRETE	MIN.	MINIMUM		
CONN.	CONNECTION	MIR.	MIRROR	UNF.	UNFINISHED
CONSTR.	CONSTRUCTION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
CONT.	CONTINUOUS	M.O.	MASONRY OPENING	UR.	URINAL
C.O.F.	CORNER OF FINISH	MTD.	MOUNTED		
CORR.	CORRIDOR	MUL.	MULLION	VERT	VERTICAL
CTSK.	COUNTERSUNK			VEST.	VESTIBULE
CNTR.	COUNTER	N.	NORTH		
CTR.	CENTER	N.I.C.	NOT IN CONTRACT	W.	WEST
		NO.	NUMBER	W/	WITH
DBL.	DOUBLE	NOM.	NOMINAL	W.C.	WATER CLOSET
DEPT.	DEPARTMENT	N.T.S.	NOT TO SCALE	WD.	WOOD
D.F.	DRINKING FOUNTAIN			WDW.	WINDOW
DET.	DETAIL	O/	OVER	W.H.	WATER HEATER
DIA.	DIAMETER	O.A.	OVERALL	W/O	WITHOUT
DIM.	DIMENSION	OBS.	OBSCURE	WP.	WATERPROOF
DN.	DOWN	O.C.	ON CENTER	WRCT.	WAINSCOT
D.O.	DOOR OPENING	O.D.	OUTSIDE DIAMETER (DIM.)	WT.	WEIGHT
DR.	DOOR	OFF.	OFFICE		
DS.	DOWNSPOUT	O.H.C.	OVERHEAD CABINET		
D.S.P.	DRY STANDPIPE	OPNG.	OPENING		
DW	DISHWASHER	OPP.	OPPOSITE		
DWGS	DRAWINGS				
DWR.	DRAWER	PRCST.	PRECAST		
		PL.	PLATE		
E.	EAST	P.LAM	PLASTIC LAMINATE		
EA.	EACH	PLAS.	PLASTER		
E.J.	EXPANSION JOINT	PLYWD.	PLYWOOD		
EL.	ELEVATION	PNL.	PANEL		
ELEC.	ELECTRICAL	PTD.	PAINTED		
ELEV.	ELEVATOR	PLMB.	PLUMBING		
EMER.	EMERGENCY	PLYWD.	PLYWOOD		
ENCL.	ENCLOSED	P.L.	PROPERTY LINE		
E.P.	ELECTRICAL PANELBOARD	PR.	PAIR		
EQ.	EQUAL	PT.	POINT		
EQPT.	EQUIPMENT	PREFAB.	PREFABRICATED		
E.W.C.	ELECTRIC WATER COOLER	P.T.D.	PAPER TOWEL DISPENSER		
EXIST.	EXISTING	P.T.D/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE		
EXP.	EXPANSION	PTN.	PARTITION		
EXPO.	EXPOSED	P.T.R.	PAPER TOWEL RECEPTACLE		
EXT.	EXTERIOR				
		Q.T.	QUARRY TILE		
F.A.	FIRE ALARM	R.	RISER		
F.B.	FLAT BAR	RAD.	RADIUS		
F.D.	FLOOR DRAIN	R.D.	ROOF DRAIN		
FDN.	FOUNDATION	REF.	REFERENCE		
F.E.	FIRE EXTINGUISHER	REFR.	REFRIGERATOR		
F.E.C.	FIRE EXTINGUISHER CABINET	REV.	REVERSE		
F.F.	FINISH FLOOR	REINF.	REINFORCE, REINFORCED		
F.G.	FINISH GRADE	REGTR.	REGISTER		
F.H.C.	FIRE HOSE CABINET	REQ.	REQUIRED		
FIN.	FINISH	RESIL.	RESILIENT		
FL.	FLOOR	RM.	ROOM		
FLASHG.	FLASHING	R.O.	ROUGH OPENING		
FLUOR.	FLUORESCENT	RWD.	REDWOOD		
F.O.C.	FACE OF CONCRETE	R.W.L.	RAIN WATER LEADER		
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MULLION				
F.O.S.	FACE OF STUDS				
FPRF.	FIREPROOF				
FRAMG	FRAMING				
FUL.	FULL SIZE				
FT.	FOOT OR FEET				
FTG.	FOOTING				
FURR.	FURRING				
FUT.	FUTURE				

VICINITY MAP:



CODE TABULATION:

JURISDICTION: CITY OF LAS VEGAS, NEVADA

CODE: 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM PLUMBING CODE (UPC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B

FIRE SPRINKLER SYSTEM: NONE

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

PROJECT TEAM:

ARCHITECT: KTGY GROUP, INC.
17922 FITCH
IRVINE, CA 92612
(949) 851-2133 - PHONE
(949) 851-2134 - FAX
CONTACT: BILL RAMSEY

STRUCTURAL: NABOOK ENGINEERING
7470 W. LAKE MEAD BLVD. - SUITE 100
LAS VEGAS, NV 89128
(702) 838-8011- PHONE
(702) 838-8339 - FAX
CONTACT: RUSS TALBOT

MECHANICAL, ELECTRICAL & PLUMBING: LOVE ENGINEERING
3391 N. BUFFALO DR. - SUITE 120
LAS VEGAS, NV 89129
(702) 656-2957 - PHONE
(702) 656-6466 - FAX
CONTACT: MONTEZ LOVE

CIVIL: VTN NEVADA
2727 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
(702) 873-7550 - PHONE
(702) 362-2667 - FAX
CONTACT: AARON YAMACHIKA

SHEET INDEX:

ARCHITECTURAL

A0-1.1 PLAN 1 TITLE SHEET
A0-2 GENERAL NOTES
A0-3 GENERAL NOTES & DOOR / WINDOW SCHEDULE

A1-1 PLAN 1 'A' FLOOR PLANS
A1-1A PLAN 1'A' FLOOR PLANS
A1-2 PLAN 1 UTILITY PLANS
A1-3 PLAN 1 BUILDING SECTIONS
A1-3A PLAN 1 STAIR PLANS & SECTIONS
A1-4 PLAN 1 'A' EXTERIOR ELEVATIONS & ROOF PLAN
A1-5 PLAN 1 'B' EXTERIOR ELEVATIONS & ROOF PLAN
A1-6 PLAN 1 'C' EXTERIOR ELEVATIONS & ROOF PLAN

D1.0 ARCHITECTURAL DETAILS - ROOF
D2.0 ARCHITECTURAL DETAILS - EXTERIOR
D3.0 ARCHITECTURAL DETAILS - WINDOWS
D4.0 ARCHITECTURAL DETAILS - DOORS
D5.0 ARCHITECTURAL DETAILS - INTERIOR

STRUCTURAL

S0.1 GENERAL STRUCTURAL NOTES
S0.2 TYPICAL DETAILS
S0.3 TYPICAL DETAILS

S1.1 FOUNDATION PLAN - PLAN 1
S1.2 2ND & 3RD FLOOR FRAMING PLAN - PLAN 1
S1.3 ROOF FRAMING PLAN - PLAN 1

SD1 FOUNDATION DETAILS
SD2 FRAMING DETAILS
SD3 FRAMING DETAILS

MECHANICAL

M1.1 MANUAL J & SCC CALCULATION
M1.1 MECHANICAL PLAN - PLAN 1

PLUMBING

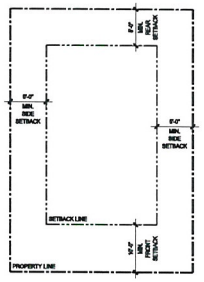
P1.1 PLUMBING DESIGN - PLAN 1

ELECTRICAL

E0.0 ELECTRICAL LOAD CALCULATIONS - PLAN 1

MINIMUM TYPICAL LOT:

MINIMUM SETBACKS REQUIRED FOR CODE ANALYSIS ONLY. REFER TO LOT SPECIFIC PLOT PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION.



SQUARE FOOTAGE CALCULATIONS:

SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, SALES DOCUMENTS, ETC.

PLAN 1	(2009 IRC)
FIRST FLOOR	377 SF
SECOND FLOOR	736 SF
THIRD FLOOR	674 SF
TOTAL LIVABLE	1787 SF
2-SPACE GARAGE	356 SF
ENTRY PORCH	60 SF
ROOF DECK	290 SF

RECEIVED
OCT 2 4 2012

SDR-47294

KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

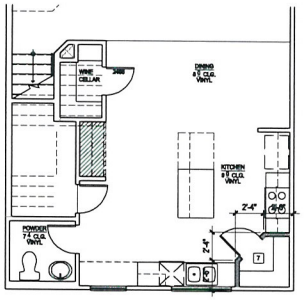
No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

CHRISTOPHER S. BAXTER REGISTERED No. 9259 ARCHITECT STATE OF NEVADA

September 12, 2012

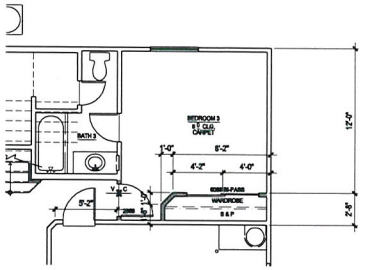
PLAN 1
TITLE SHEET

A0-1.1



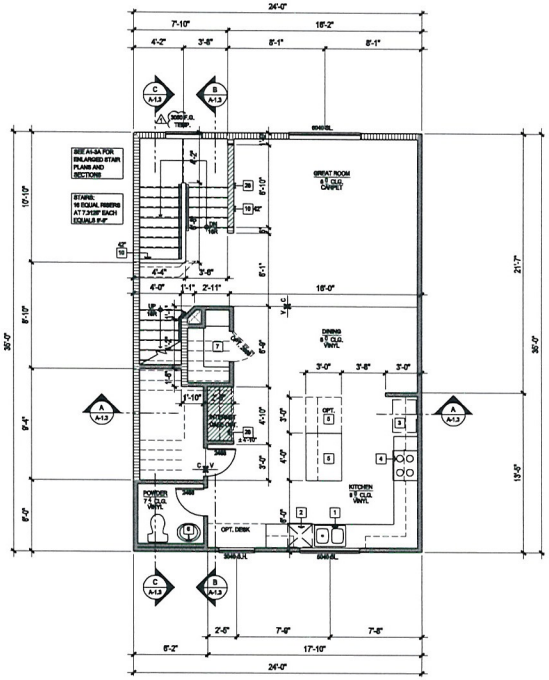
SECOND FLOOR
WINE CELLAR/ CORNER
PANTRY OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE

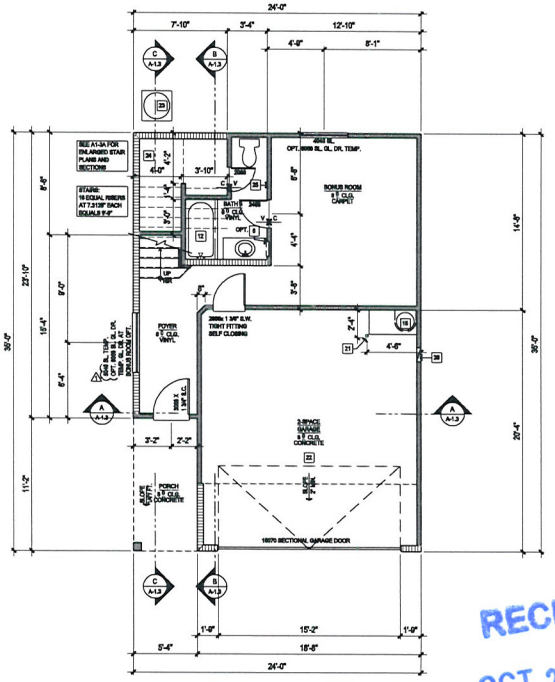


FIRST FLOOR
BEDROOM 3 ROOM OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



SECOND FLOOR



FIRST FLOOR

RECEIVED
OCT 2 4 2012

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 36" (U.N.O.) CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER INN AND SHUT-OFF FOR ICE MAKER)
4. 36" GAS SLIDE-IN RANGE W/ MICROWAVE, HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET, BOTTOM @ 44" (48" @ MSTR BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 32" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
13. **1-PIECE SHOWER (+70") AND SURROUND BY LASCO OR APPROVED EQ. OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **60" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE VENT TO OUTSIDE AND COMBUSTION AIR PER MECH CHAPT. 7. SEE DETAIL 15/D-6.0
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE.
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED. FAU MAY PASS THROUGH PER IRC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "EMITTY" PAN AT SECOND FLOOR WITH DRAIN. (RECESSED DOOR IN GARAGE. FIREWALL SHALL BE METAL)
19. DRYER SPACE. PROVIDE DRYER VENT TO OUTSIDE PER U.M.C. 14' MAX. LENGTH WITH 2 ELBOWS MAX. CRUSH DUCT WITH MECH. CALCULATION.
20. OPT. LAUNDRY SINK
21. 3" DIA. PIPE COLUMN. CONCRETE FILLED, EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE 16/D-5.0
22. **SEPARATION REQUIRED** - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE (X) GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD
23. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
24. 1/2" GYP. BD. AT WALLS & CEIL. G.A.T. UNDER SPACE UNDER STAIRS
25. 2x6 FLAT BLOCKING AT +40" A.F.F. FOR 24" TOWEL BAR
26. PROVIDE HIGH/LOW VENTS (14" X 18") FOR MAKE-UP AIR AT GARAGE PER UMC
27. 36" X 36" CONC. STOOP, SLOPE AWAY FROM DWELLING AT 1/4":1'-0"
28. INTERIOR SOFFIT - +7'-6" AT F. PLATE, +8'-0" AT 9' PLATE, U.N.O.
29. OPTIONAL ICBO APPROVED FIRE PLACE BY MONTEGO OR APPROVED EQUAL. INSTALL PER MANUFACTURERS REQUIREMENTS.

NOTES

2x4 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
SOFFIT - SEE EXT ELEV ON ELEVATION FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE ECC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IN REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN. PER THE INTERNATIONAL RESIDENTIAL CODE
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1961 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR EPA REQ. OR THEIR EQUIVALENT. OR TO BE DECORATIVE ELECT. APPLIANCES
9a. WHEN GAS IS PIPED TO THE FIRE PLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES, "CAUTION. DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTERS ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DIVIDERS SHALL BE INSTALLED WHEN THERE IS UNABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 S.F.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOF TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. CEMENT FIBER CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT R702.4.2)
14a. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2 AS AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75, AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2"INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER BASED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE MOISTURE RESISTANT CEILING BOARD OR 5/8" IN DRYWALL.
17. LISTINGS AND MANUFACTURER'S INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

AREA SUMMARY

PLAN 1	(2009 IRC)
FIRST FLOOR	377 SF
SECOND FLOOR	736 SF
THIRD FLOOR	674 SF
TOTAL LIVABLE	1787 SF
	399 SF
	776 SF

SDR-47294

KTGY Group, Inc.
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KTGY Project No: 2011-0606

Project Contact: Bill Ramsey
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HILLSIDE
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NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

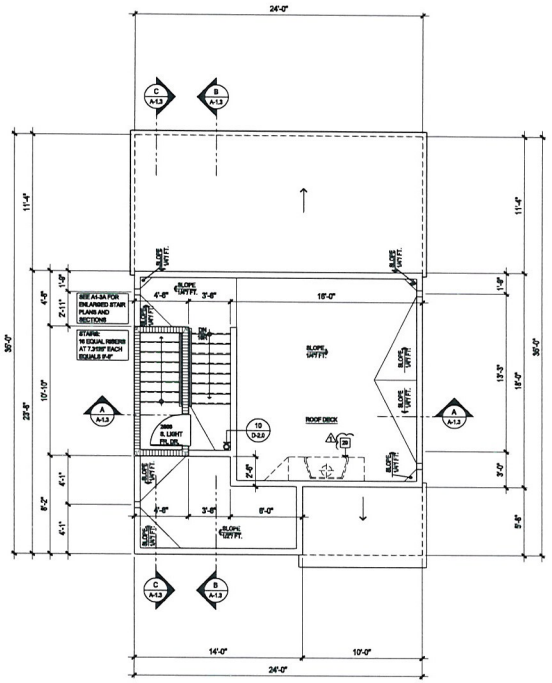
CHRISTOPHER S. TESTER
REGISTERED
No. 9295
ARCHITECT
STATE OF NEVADA

September 12, 2012

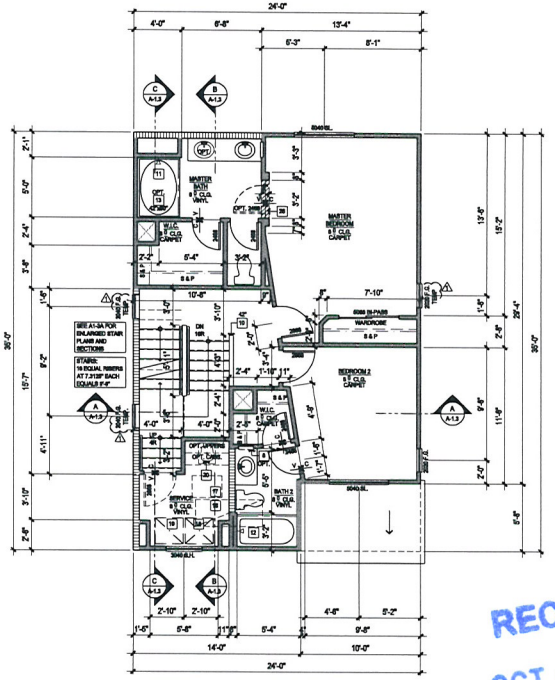
PLAN 1
'A' FLOOR PLANS

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

A1-1



ROOF DECK



THIRD FLOOR

FLOOR PLANS | SCALE : 1/4" = 1'

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" (U.N.O.) CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER LINE AND SHUT-OFF FORUCE-MAKER)
4. 30" GAS SLIDE-IN RANGE W/ MICROWAVE, HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE.
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET. (BOTTOM @ 44" (48" @ MSTR BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 32" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. **1-PIECE SHOWER (+70") AND SURROUND BY LASCO OR APPROVED EQ. OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **30" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR PER UMC CHAPT. 7. SEE DETAIL 15/D-5.0
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM. PROVIDED FAU MAY PASS THROUGH PER UPC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AT SECOND FLOOR WITH DRAIN. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL)
19. DRYER SPACE. PROVIDE DRYER VENT TO OUTSIDE PER UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX. ORS' DUCT WITH MC'S CALCULATIONS
20. OPT. LAUNDRY SINK
21. 3" DIA. PIPE COLUMN. CONCRETE FILLED, EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE S4.0-5.0
22. **SEPARATION REQUIRED** - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE (X) GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD
23. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION). PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24. 1/2" GYP. BD. AT WALLS & CEIL G AT USABLE SPACE UNDER STAIRS
25. 2x6 FLAT BLOCKING AT +48" A.F.F. FOR 24" TOWEL BAR
26. PROVIDE HIGH/LOW VENTS (14" X 18") FOR MAKE-UP AIR AT GARAGE PER UMC
27. 36" X 36" CONC. STOOP. SLOPE AWAY FROM DWELLING AT 1/4" / 1'-0"
28. INTERIOR SOFFIT - +7'-0" AT 8' PLATE, +8'-0" AT 9' PLATE, U.N.O.
29. OPTIONAL IGNI APPROVED FIREPLACE BY MONTEGO, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS

NOTES

2x4 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
SOFFIT - SEE CKT ELEV OR FLOOR PLAN FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE IECC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IN REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24IN., AND WIDTH SHALL BE 20 IN. PER THE INTERNATIONAL RESIDENTIAL CODE
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO: SPECIFIED LISTING OR EPA REQ. OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECT. APPLIANCES
8a. WHEN GAS IS PIPED TO THE FIRE PLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES, "CAUTION, DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTER ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 S.F. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE, AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
12. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT R702.4.2)
13a. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 2-1 AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN R308 BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTME 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER BASED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE MOISTURE RESISTANT CEILING BOARD OR 5/8" IN DRYWALL
17. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

AREA SUMMARY

PLAN 1	(2009 IRC)
FIRST FLOOR	377 SF
SECOND FLOOR	736 SF
THIRD FLOOR	674 SF
TOTAL LIVABLE	1767 SF
2-SPACE GARAGE	396 SF
PORCH	74 SF
TOTAL UNDER ROOF	2237 SF

RECEIVED
OCT 24 2012

SDR-47294

ktgy

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HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

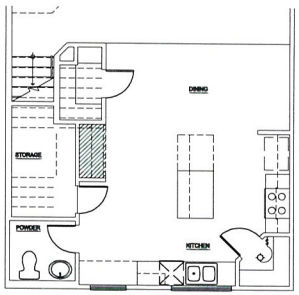
It is the client's responsibility prior to or during construction to notify the architect in writing of any variations, discrepancies or conditions which may affect the architect's ability to fulfill the responsibilities with the building codes and restrictions of all governmental agencies. Drawings are instruments of service and are property of the architect whether executed from the architect prior to hire, exist in electronic form only or are published. Use of these drawings without the express written permission of the architect is unauthorized and unlawful.

CHRISTOPHER S. TEXTER REGISTERED No. 8255 ARCHITECT STATE OF NEVADA

September 12, 2012

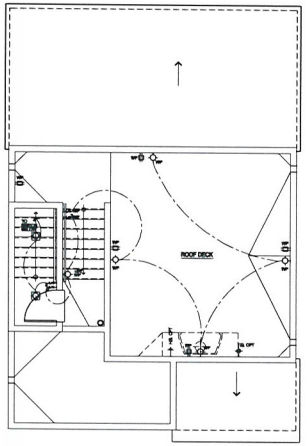
PLAN 1
'A' FLOOR PLANS

A1-1A

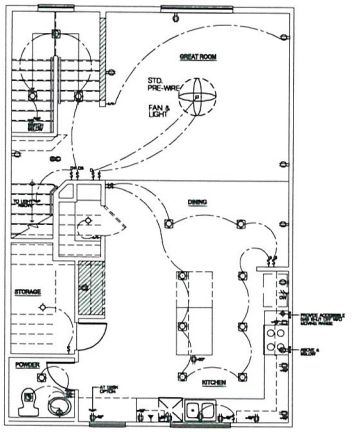


SECOND FLOOR
WINE CELLAR/ CORNER
PANTRY OPTION

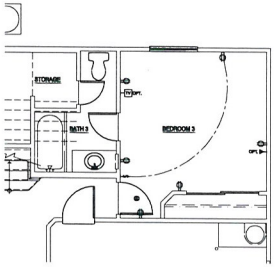
REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



ROOF DECK

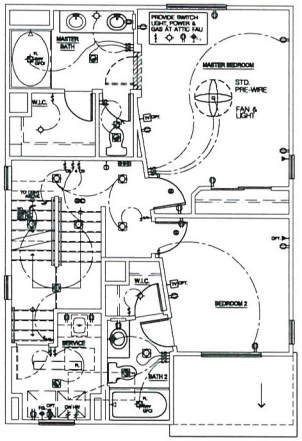


SECOND FLOOR

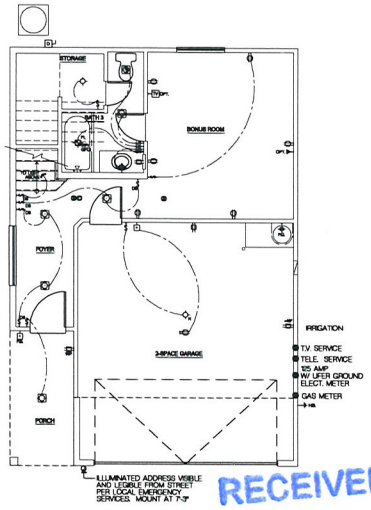


FIRST FLOOR
BEDROOM 3 ROOM OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



THIRD FLOOR



FIRST FLOOR

SYMBOLS

- AFCI PROTECTED OUTLET
- DOUBLE DUPLEX OUTLET
- 1/2 HOT OUTLET
- 220 OUTLET
- GFCI OUTLET
- GFCI OUTLET-WEATHERPROOF
- JUNCTION BOX
- 220 DISCONNECT - WEATHERPROOF
- CEILING MOUNTED LIGHT
- PENDANT LIGHT
- WALL MOUNTED LIGHT
- KEYLESS CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- EXHAUST FAN
- COMBINATION OF EXHAUST FAN & CEILING MOUNTED
- FLUORESCENT CLG. MOUNTED LIGHT
- FLUORESCENT CAN LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT CEILING MOUNTED
- FLUORESCENT FIXTURE (UNDER CABINET)
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR SWITCH
- SMOKE DETECTOR - SEE NOTE BELOW
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PUSHBUTTON
- CHIMES
- TELEPHONE OUTLET
- TV OUTLET
- FUEL GAS
- FIREPLACE KEY (LOOSE)
- HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- RECESSED STUB-OUT FOR ICE-MAKER
- LIGHT / CEILING FAN COMBINATION
- CEILING MOUNTED FLOURESCENT FIXTURE
- RETURN-AIR GRILL

NOTES

1. FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE PER THE UMC
2. GAS PIPING EXTENDING THROUGH THE FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON THE OUTSIDE PER THE UPC
3. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS. MINIMUM 20-AMP CIRCUIT PER THE NEC
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER THROUGH A BATTERY. WIRING SHALL BE PERMANENT WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED
5. WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED PER THE IRC
6. VERIFY LOCATION OF ELECTRICAL METER PANEL AND GAS METER W/UTILITY COMPANY. REFER TO ELECTRICAL LOAD CALCULATION FOR METER SIZE

BLDG. DEPT. NOTES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM OR SIMILAR ROOM, OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES. SPACING N.E.C 210.52(A)(1). WALL SPACE N.E.C 210.52(A)(2) AS AMENDED & FLOOR RECEPTICLES N.E.C 210.52 (A)(3) AS AMENDED
2. THE FOLLOWING FASTENED IN PLACE APPLIANCES ARE REQUIRED TO HAVE A MINIMUM 20-AMP CIRCUIT. DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOD, CLOTHES WASHER AND HYDRO-MASSAGE BATHTUB. THE CLOTHES WASHER CIRCUIT MAY SERVE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA (N.E.C 210.23(E)(6) AS AMENDED)
3. COUNTERTOPS IN KITCHEN & DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES: WALL COUNTER SPACE N.E.C 210.52 (C)(1), ISLAND COUNTER SPACE N.E.C 210.52 (C)(2) AS AMENDED, PENINSULAR COUNTER SPACE N.E.C 210.52 (C)(3) AS AMENDED, SEPERATE SPACES N.E.C 210.52 (C)(4) & RECEPTACLE OUTLET LOCATIONS N.E.C 210.52 (C)(5)
4. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11 (C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52 (A), ALL COUNTERTOP OUTLETS COVERED BY 210.52 (C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT (N.E.C 210.52 (F)(1))
5. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
6. NO MORE THAN (5) DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT (N.E.C 210.23 (E)(3) AS AMENDED)
7. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12 (SEE EXCEPTIONS) (N.E.C 210.23 (E)(2) AS AMENDED)
8. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. (NEC 314.27 (D))
9. BUILDING(S) OR STRUCTURE(S) SUPPLIED BY FEEDER(S) OR BRANCH CIRCUIT(S) SHALL HAVE A GROUNDING ELECTRODE CONDUCTOR [illegible] INSTALLED IN ACCORDANCE WITH [illegible]

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SDR-47294

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ktgy.com
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KTGY Project No: 2011-0606

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Project Designer: Jim Tsai

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HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
	09/12/12	FIELD COORD.

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly familiar with the building codes and methods of construction should reasonably be aware. All other statements addressing such plans placed on site or issued in addition thereto by the architect prior to the client's clients' subcontractors performing work on the project are not the responsibility for any defects in construction of these provisions are not followed.

CHRISTOPHER S. TEXTER
REGISTERED
No. 9759
ARCHITECT
STATE OF NEVADA

September 12, 2012

PLAN 1
UTILITY PLANS

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

A1-2



HILLSIDE - PLAN 2

CITY OF LAS VEGAS, NEVADA

RYLAND HOMES 8925 WEST RUSSEL ROAD - SUITE 200 LAS VEGAS, NV 89148 PH. (702) 360-7500 FAX (702) 360-7505

ABBREAVIATIONS:

&	AND	DIA.	DIAMETER	S.	SOUTH		
∠	ANGLE	GALV.	GALVANIZED	S.C.	SOLID CORE		
@	AT	G.B.	GRAB BAR	S.C.D.	SEAT COVER DISPENSER		
℄	CENTERLINE	GL.	GLASS	SCHED.	SCHEDULE		
#	DIAMETER OR ROUND	GND.	GROUND	S.D.	SOAP DISPENSER		
#	POUND OR NUMBER	GR.	GRADE	SECT.	SECTION		
(E)	EXISTING	GYP.	GYPSUM	S.F.	SQUARE FEET		
		GYP. BD.	GYPSUM BOARD	SH.	SHELF		
A.B.	ANCHOR BOLT			SHR.	SHOWER		
ABV.	ABOVE	H.B.	HOSE BIBB	SHT.	SHEET		
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE	SIM.	SIMILAR		
A.D.	AREA DRAIN	HDWD.	HARDWOOD	SKYLT.	SKYLIGHT		
ADJ.	ADJUSTABLE	HDWE.	HARDWARE	SL.	SLOPE		
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL	S.N.D.	SANITARY NAPKIN DISPENSER		
AGGR.	AGGREGATE	HORIZ.	HORIZONTAL	SP.	SPACE		
AL.	ALUMINUM	HR.	HOUR	SPEC.	SPECIFICATIONS		
ALUM.	ALUMINUM	HT.	HEIGHT	SQ.	SQUARE		
∠	ANGLE	H.V.A.C	HEATING VENTILATING AIR CONDITIONING	S.SK.	SERVICE SINK		
APPROX.	APPROXIMATE			S.ST.	STAINLESS STEEL		
ARCH.	ARCHITECT	HORIZ	HORIZONTAL	STA.	STATION		
ARCHIT.	ARCHITECTURAL			STD.	STANDARD		
ASPH.	ASPHALT	I.D.	INSIDE DIAMETER	STL.	STEEL		
		INSUL.	INSULATION	STOR.	STORAGE		
BD.	BOARD	INT.	INTERIOR	STRL.	STRUCTURAL		
BITUM.	BITUMINOUS			STRUCTL.	STRUCTURAL		
BLDG.	BUILDING	JAN.	JANITOR	STRUCT.	STRUCTURE		
BLK.	BLOCK	JT.	JOINT	SUSP.	SUSPENDED		
BLKG.	BLOCKING			S.W.	SOLID WOOD		
BLT.	BOLT	LAB.	LABORATORY	SYM.	SYMMETRICAL		
BM.	BEAM	LAM.	LAMINATE				
BOT.	BOTTOM	LAV.	LAVATORY	T.B.	TOWEL BAR		
		LKR.	LOCKER	TEL.	TELEPHONE		
CAB.	CABINET	LT.	LIGHT	TERR.	TERRAZZO		
C.B.	CATCH BASIN			T&G	TONGUE AND GROOVE		
CEM.	CEMENT	MAX.	MAXIMUM	THK.	THICK		
CER.	CERAMIC	M.C.	MEDICINE CABINET	T.O.C.	TOP OF CURB		
C.I.	CAST IRON	M.B.	MACHINE BOLT	T.O.P.	TOP OF PARAPET		
C.G.	CORNER GUARD	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT		
C.I.S.	CRI.ING	MEMB.	MEMBRANE	T.P.D.	TOILET PAPER DISPENSER		
CLKG.	CAULKING	MET.	METAL	TRD.	TREAD		
CLO.	CLOSET	MFR.	MANUFACTURING	T.V.	TELEVISION		
C.M.	CMU	MFR.	MANUFACTURER	T.W.	TOP OF WALL		
C.O.	CASED OPENING	M.H.	MANHOLE	TYP.	TYPICAL		
COL.	COLUMN	MIN.	MINIMUM				
CONC.	CONCRETE	MIR.	MIRROR	UNF.	UNFINISHED		
CONN.	CONNECTION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED		
CONSTR.	CONSTRUCTION	M.O.	MASONRY OPENING	UR.	URINAL		
CONT.	CONTINUOUS	MTD.	MOUNTED				
C.O.F.	CORNER OF FINISH	MUL.	MULLION	VERT	VERTICAL		
CORR.	CORRIDOR			VEST.	VESTIBULE		
CTRK.	COUNTERSUNK	N.	NORTH				
CNTR.	COUNTER	N.I.C.	NOT IN CONTRACT	W.	WEST		
CTR.	CENTER	NO.	NUMBER	W/	WITH		
		NOM.	NOMINAL	W.C.	WATER CLOSET		
DBL.	DOUBLE	N.T.S.	NOT TO SCALE	WD.	WOOD		
DEPT.	DEPARTMENT			WDW.	WINDOW		
D.F.	DRINKING FOUNTAIN	OV	OVER	W.H.	WATER HEATER		
DET.	DETAIL	O.A.	OVERALL	W/O	WITHOUT		
DIA.	DIAMETER	OBS.	OBSCURE	WP.	WATERPROOF		
DIM.	DIMENSION	O.C.	ON CENTER	WRCT.	WAINSCOT		
DN.	DOWN	O.D.	OUTSIDE DIAMETER (DIM.)	WT.	WEIGHT		
D.O.	DOOR OPENING	OFF.	OFFICE				
DR.	DOOR	O.H.C.	OVERHEAD CABINET				
DS.	DOWNSPOUT	OPNG.	OPENING				
D.S.P.	DRY STANDPIPE	OPP.	OPPOSITE				
DW	DISHWASHER						
DWGS	DRAWINGS	PRCST.	PRECAST				
DWR.	DRAWER	PL.	PLATE				
		P.LAM	PLASTIC LAMINATE				
E.	EAST	PLAS.	PLASTER				
EA.	EACH	PLYWD.	PLYWOOD				
E.J.	EXPANSION JOINT	PNL.	PANEL				
EL.	ELEVATION	PTD.	PAINTED				
ELEC.	ELECTRICAL	PLUMB.	PLUMBING				
ELEV.	ELEVATOR	PLYWD.	PLYWOOD				
EMER.	EMERGENCY	P.L.	PROPERTY LINE				
ENCL.	ENCLOSED	PR.	PAIR				
E.P.	ELECTRICAL PANELBOARD	PT.	POINT				
EQ.	EQUAL	PREFAB.	PREFABRICATED				
EQPT.	EQUIPMENT	P.T.D.	PAPER TOWEL DISPENSER				
E.W.C.	ELECTRIC WATER COOLER	P.T.D/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE				
EXIST.	EXISTING	PTN.	PARTITION				
EXP.	EXPANSION	P.T.R.	PAPER TOWEL RECEPTACLE				
EXPO.	EXPOSED						
EXT.	EXTERIOR	Q.T.	QUARRY TILE				
F.A.	FIRE ALARM						
F.B.	FLAT BAR	R.	RISER				
F.D.	FLOOR DRAIN	RAD.	RADIUS				
FDN.	FOUNDATION	R.D.	ROOF DRAIN				
F.E.	FIRE EXTINGUISHER	REF.	REFERENCE				
F.E.C.	FIRE EXTINGUISHER CABINET	REFR.	REFRIGERATOR				
F.F.	FINISH FLOOR	REV.	REVERSE				
F.G.	FINISH GRADE	REINF.	REINFORCE, REINFORCED				
F.H.C.	FIRE HOSE CABINET	REGTR.	REGISTER				
FIN.	FINISH	RESIL.	RESILIENT				
FL.	FLOOR	RESIL.	RESILIENT				
FLASH.	FLASHING	RM.	ROOM				
FLUOR.	FLUORESCENT	R.O.	ROUGH OPENING				
F.O.C.	FACE OF CONCRETE	RWD.	REDWOOD				
F.O.F.	FACE OF FINISH	R.W.L.	RAIN WATER LEADER				
F.O.M.	FACE OF MULLION						
F.O.S.	FACE OF STUDS						
FPRF.	FIREPROOF						
FRMG	FRAMING						
F.S.	FULL SIZE						
FT.	FOOT OR FEET						
FTG.	FOOTING						
FURR.	FURRING						
FUT.	FUTURE						

VICINITY MAP: ⚠



CODE TABULATION:

JURISDICTION: CITY OF LAS VEGAS, NEVADA

CODE: 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM PLUMBING CODE (UPC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B

FIRE SPRINKLER SYSTEM: NONE

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

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CONTACT: AARON YAMACHIKA

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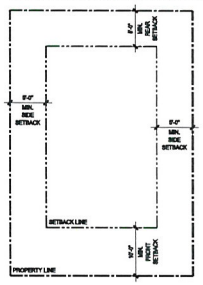
MINIMUM TYPICAL LOT:

MINIMUM SETBACKS REQUIRED FOR CODE ANALYSIS ONLY. REFER TO LOT SPECIFIC PLOT PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION.



SQUARE FOOTAGE CALCULATIONS:

SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, SALES DOCUMENTS, ETC.

PLAN 2	(2009 IRC)	
FIRST FLOOR	343	SF
SECOND FLOOR	872	SF
THIRD FLOOR	723	SF
TOTAL LIVABLE	1738	SF
2-SPACE GARAGE	401	SF
ENTRY PORCH	46	SF
ROOF DECK @ ELEV A & C	404	SF
⚠ @ ELEV B	352	SF

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ktgy

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Principal: John Tully
Project Designer: Jim Tsai

Developer

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

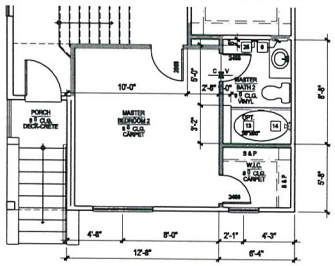
No.	Date	Description
	05/23/12	B.D. SUBMITTAL
⚠	09/12/12	FIELD COORD.

CHRISTOPHER J. TESTER REGISTERED ARCHITECT STATE OF NEVADA No. 9290

September 12, 2012

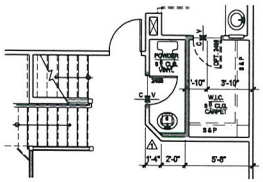
PLAN 2
TITLE SHEET

⚠A0-1.2



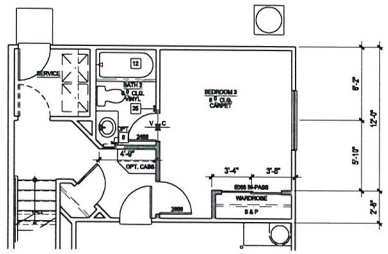
SECOND FLOOR
SECOND MASTER OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



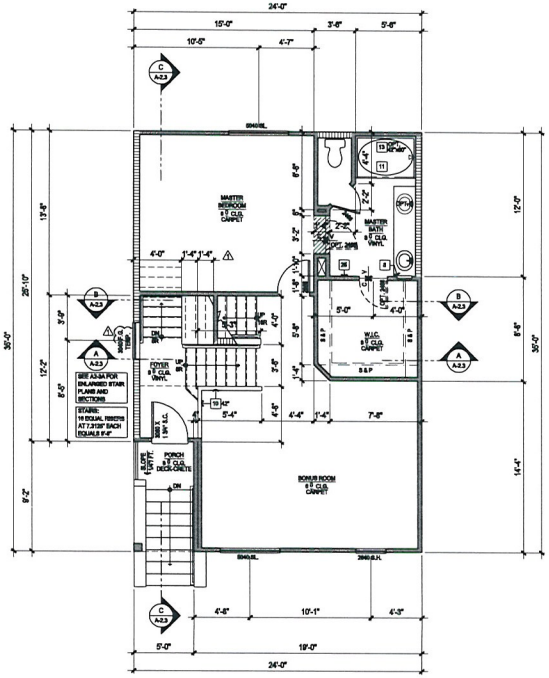
SECOND FLOOR
POWDER OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE

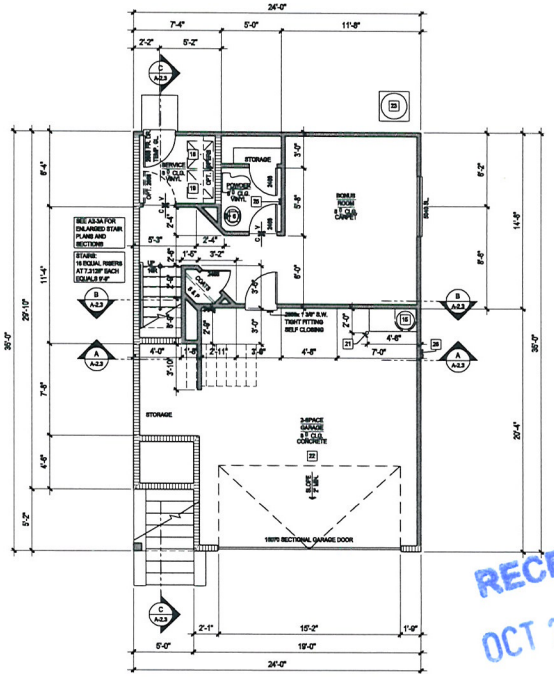


FIRST FLOOR
BEDROOM 3 OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



SECOND FLOOR



FIRST FLOOR

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 36" (U.N.O.) CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER)
4. 30" GAS SLIDE-IN RANGE W/ MICROWAVE, HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET. BOTTOM @ 44" (48" @ MASTER BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+72") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 32" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+72") AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. **1-PIECE SHOWER (+72") AND SURROUND BY LASCO OR APPROVED EQ. OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **36" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+72") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE VENT TO OUTSIDE AND COMBUSTION AIR PER UMC CHAPT. 7. SEE DETAIL 15/D-6.6
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER IRC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AT SECOND FLOOR WITH DRAIN (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL). DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE. PLUMB. 14' MAX. LENGTH WITH 2 ELBOWS MAX. ONLY DUCT WITH MECH. CALCULATIONS
19. OPT. LAUNDRY SINK
20. 3" DIA. PIPE COLUMN. CONCRETE FILLED. EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE 16/D-6.6
21. **SEPARATION REQUIRED** - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'QQ' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD
22. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
23. 1/2" GYP. BD. AT WALLS & CEIL. @ AT USABLE SPACE UNDER STAIRS
24. 2x6 FLAT BLOCKING AT +48" A.F.F. FOR 24" TOWEL BAR
25. PROVIDE HIGH/LOW VENTS (14" X 18") FOR MAKE-UP AIR AT GARAGE PER UMC
26. 36" X 36" CONC. STOOP. SLOPE AWAY FROM DWELLING AT 1/4"-1'-0"
27. INTERIOR SOFFIT - +7'-6" AT 8' PLATE, +8'-6" AT 9' PLATE, U.N.O.
28. OPTIONAL ICBO APPROVED FIREPLACE BY MONTEREY, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS

NOTES

2x4 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE ECC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-6" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-6" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN. PER THE INTERNATIONAL RESIDENTIAL CODE
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO NFPC 211 (LISTED) (DELPA FEC) OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECT. APPLIANCES
- 8a. WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES: "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTER ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IS UNAVAILABLE SPACE ABOVE AND BELOW CONCEALED SPACE, AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 S.F.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASHERS DOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325, OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKER FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT 702.4.2)
- 13a. BATHTUB AND SHOWER FLOORS AND WALL ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CBC 1.4.5 AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORE IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE, IN ACCORDANCE WITH ASTM E 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2"INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER-BASED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE SAG RESISTANT CEILING BOARD OR 5/8" IN DRYWALL
17. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

AREA SUMMARY

PLAN 2	(2009 IRC)
FIRST FLOOR	343 SF
SECOND FLOOR	672 SF
THIRD FLOOR	723 SF
TOTAL LIVABLE	1738 SF

RECEIVED
OCT 24 2012

SDR-47294

ktgy

KTGY Group, Inc.
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KTGY Project No: 2011-0606

Project Contact: Bill Ramsey
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Principal: John Tully
Project Designer: Jim Tsai

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CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
⚠	09/12/12	FIELD COORD.

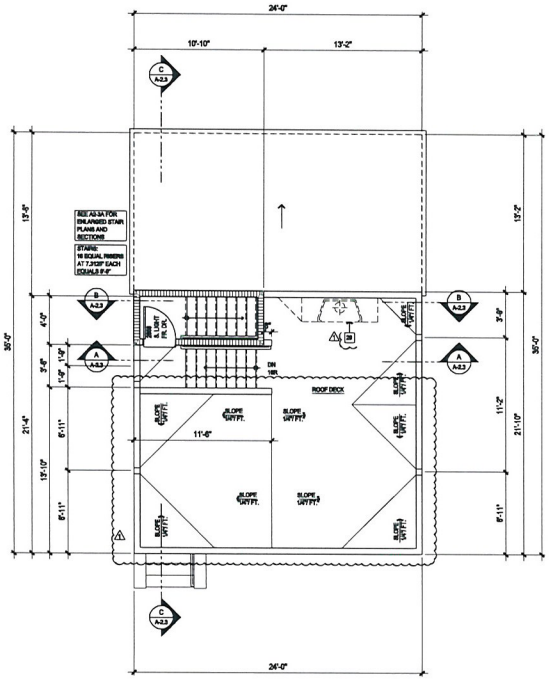
CHRISTOPHER S. TERZIAN REGISTERED ARCHITECT STATE OF NEVADA No. 8230

September 12, 2012

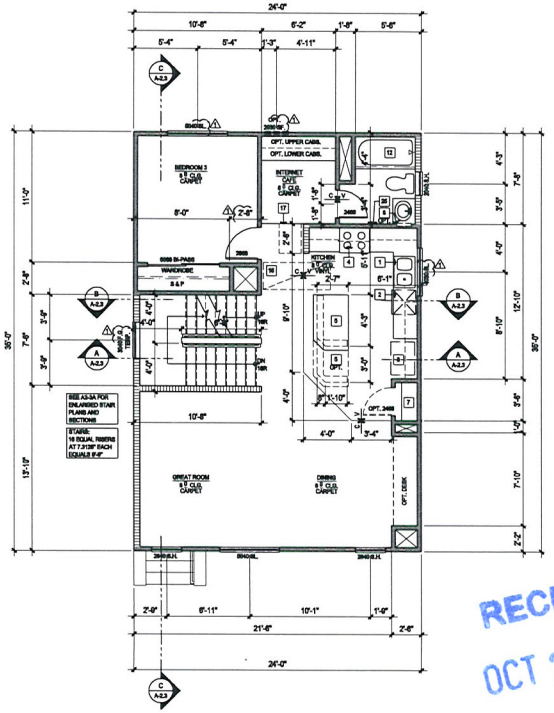
PLAN 2
'A' FLOOR PLANS

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

A2-1



ROOF DECK



THIRD FLOOR

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KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 36" (U.N.O.) CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER.)
4. 30" GAS SLIDE-IN RANGE W/ MICROWAVE HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET, BOTTOM @ 44" (48" @ MSTER BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 29" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKER W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. **1-PIECE SHOWER (+70") AND SURROUND BY LASCO OR APPROVED EQ, OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **36" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR PER UMC CHAPT 7. SEE DETAIL 15/D-5.0
16. T.A.U. IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED T.A.U MAY PASS THROUGH PER UMC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO T.A.U
18. WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" FAN AT SECOND FLOOR WITH DRAIN (RECESSED PAN IN GARAGE FIREWALL SHALL BE METAL)
19. DRYER SPACE. PROVIDE DRYER VENT TO OUTSIDE PER U.M.C. 14' MAX. LENGTH WITH 2 ELBOWS MAX. ORS' DUCT WITH MECH. CALCULATIONS
20. OPT. LAUNDRY SINK
21. 3" DIA. PIPE COLUMN. CONCRETE FILLED. EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE 14/D-5.0
22. **SEPARATION REQUIRED -** THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'DG' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD
23. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
24. 1/2" GYP. BD. AT WALLS & CEIL'G AT USABLE SPACE UNDER STAIRS
25. 2x6 FLAT BLOCKING AT +48" A.F.F. FOR 24" TOWEL BAR
26. PROVIDE HIGH/LOW VENTS (14" X 18") FOR MAKE-UP AIR AT GARAGE PER UMC
27. 36" X 36" CONC. STOOP, SLOPE AWAY FROM DWELLING AT 1/4":1'-0"
28. INTERIOR SOFFIT - +7'-6" AT 9' PLATE, +8'-6" AT 10' PLATE, U.N.O.
29. OPTIONAL ICBO APPROVED FIREPLACE BY MONTEGO, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS

NOTES

2x4 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N., VERIFY W/ STRUCTURAL
2'-0"/2'-6" SOFFIT - SEE EXT ELEV ON ELEVATION FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE ECC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-6" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
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7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1961 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING CRITERIA, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECT. APPLIANCES
8a. WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES: "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTER ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
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11. DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IN UNDFLOOR SPACE ABOVE AND BELOW CONCEALED SPACE, AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 S.F.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE, AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. CEMENT FIBER CEMENT OR GLASS MAT GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325, OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT R702.4.2)
13a. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IGBC 1.A5 AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2"INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER DAMAGED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE MOISTURE RESISTANT CEILING BOARD OR 5/8" IN DRYWALL
17. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

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FIRST FLOOR	343 SF
SECOND FLOOR	672 SF
THIRD FLOOR	723 SF
TOTAL LIVABLE	1738 SF
2-CAR GARAGE	484 SF

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KTGY Project No: 2011-0606

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Project Designer: Jim Tsai

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

It is the client's responsibility prior to starting construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly familiar with the building codes and methods of construction should reasonably be aware. Failure to notify the architect shall relieve the architect of responsibility for corrective measures. It is also the client's responsibility to see that all contractors are familiar with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER S. TEETER REGISTERED No. 6256 ARCHITECT STATE OF NEVADA

September 12, 2012

PLAN 2
'A' FLOOR PLANS

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

SDR-47294

A2-1A

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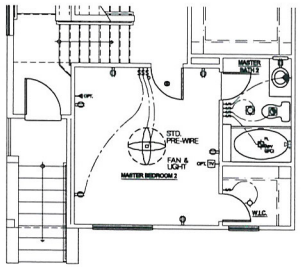
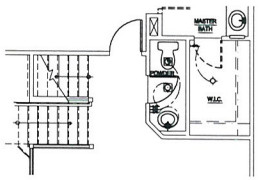


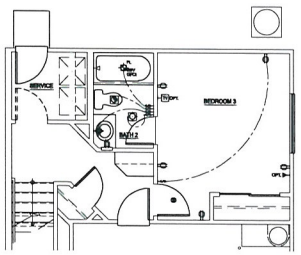
SECOND FLOOR
SECOND MASTER
BEDROOM OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



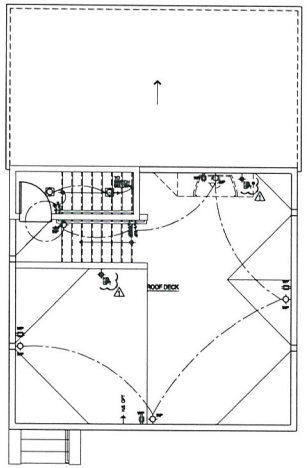
SECOND FLOOR
POWDER OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE

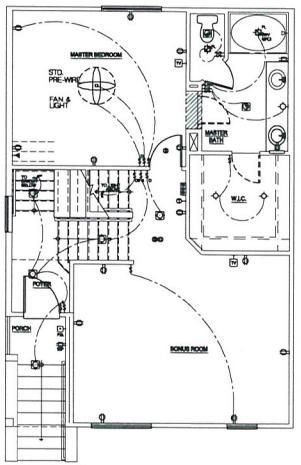


FIRST FLOOR
BEDROOM 3 OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



ROOF DECK



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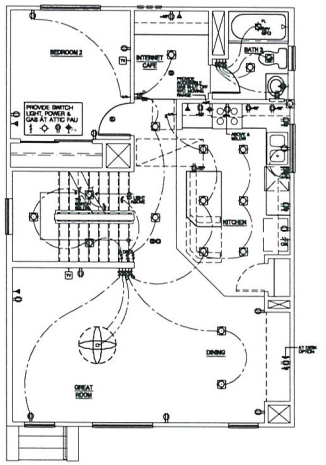
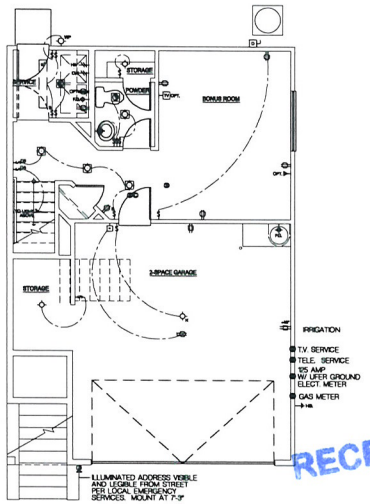


THIRD FLOOR



FIRST FLOOR

SYMBOLS

- AFCI PROTECTED OUTLET
- DOUBLE DUPLEX OUTLET
- 1/2 HOT OUTLET
- 220 OUTLET
- GFCI OUTLET
- GFCI OUTLET-WEATHERPROOF
- JUNCTION BOX
- 220 DISCONNECT - WEATHERPROOF
- CEILING MOUNTED LIGHT
- PENDANT LIGHT
- WALL MOUNTED LIGHT
- KEYLESS CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- EXHAUST FAN
- COMBINATION OF EXHAUST FAN & CEILING MOUNTED
- FLUORESCENT C.I.G. MOUNTED LIGHT
- FLUORESCENT CAN LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT CEILING MOUNTED
- FLUORESCENT FIXTURE (UNDER CABINET)
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR SWITCH
- SMOKE DETECTOR - SEE NOTE BELOW
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PUSHBUTTON
- CHIMES
- TELEPHONE OUTLET
- TV OUTLET
- FUEL GAS
- FIRE PLACE KEY (LOOSE)
- HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- RECESSED STUB-OUT FOR ICE-MAKER
- LIGHT / CEILING FAN COMBINATION
- CEILING MOUNTED FLOURESCENT FIXTURE
- RETURN-AIR GRILL

NOTES

1. FUEL PIPINING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE PER THE UMC.
2. GAS PIPING EXTENDING THROUGH THE FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON THE OUTSIDE PER THE UPC.
3. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS. MINIMUM 20-AMP CIRCUIT PER THE NEC
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER THROUGH A BATTERY. WIRING SHALL BE PERMANENT WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED.
5. WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED PER THE IRC.
6. VERIFY LOCATION OF ELECTRICAL METER/PANEL AND GAS METER W/UTILITY COMPANY. REFER TO ELECTRICAL LOAD CALCULATION FOR METER SIZE.

BLDG. DEPT. NOTES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, NURSROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM, OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES. SPACING NEC 210.52(A)(1), WALL SPACE NEC 210.52(A)(2) AS AMENDED & FLOOR RECEPTICLES NEC 210.52 (A)(3) AS AMENDED
2. THE FOLLOWING FASTENED IN PLACE APPLIANCES ARE REQUIRED TO HAVE A MINIMUM 20-AMP CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOD, CLOTHES WASHER AND HYDRO-MASSAGE BATHTUB. THE CLOTHES WASHER CIRCUIT MAY SERVE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA (NEC 210.23(C)&(A) AS AMENDED).
3. COUNTERTOPS IN KITCHEN & DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES: WALL COUNTER SPACE NEC 210.52 (C)(1), ISLAND COUNTER SPACE NEC 210.52 (C)(2) AS AMENDED, PENINSULAR COUNTER SPACE NEC 210.52 (C)(3) AS AMENDED, SEPERATE SPACES NEC 210.52 (C)(4) & RECEPTACLE OUTLET LOCATIONS NEC 210.52 (C)(5).
4. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11 (C)(1), SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52 (A), ALL COUNTERTOP OUTLETS COVERED BY 210.52 (C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT (NEC 210.52 (B)(1)).
5. ALL 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
6. NO MORE THAN (5) DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT (NEC 210.21(B)(3) AS AMENDED).
7. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12 (NEC EXCEPTIONS) (NEC 210.21(B)(2) AS AMENDED).
8. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. (NEC 314.27 (D)).
9. BUILDING(S) OR STRUCTURE(S) SUPPLIED BY FEEDER(S) OR BRANCH CIRCUIT(S) SHALL HAVE A GROUNDING ELECTRODE OR GROUNDING ELECTRODE SYSTEM INSTALLED IN ACCORDANCE WITH ARTICLE 250.50. (NEC 250.30(A)).

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Project Designer: Jim Tsai

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HILLSIDE

CITY OF LAS VEGAS
NEVADA

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	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

It is the client's responsibility prior to or during construction to notify this architect in writing of any planned changes to the plans that may affect the building's fire and life safety features. Thoroughly review plans with the building codes and make sure all construction details comply with applicable codes. Written instructions addressing such plan changes are to be received from this architect prior to the start of work. Subcontractors proceeding with work affected by such changes are responsible for any defects or code violations that may arise.

CHRISTOPHER S. TESTER
REGISTERED
No. 9705
ARCHITECT
STATE OF NEVADA

September 12, 2012

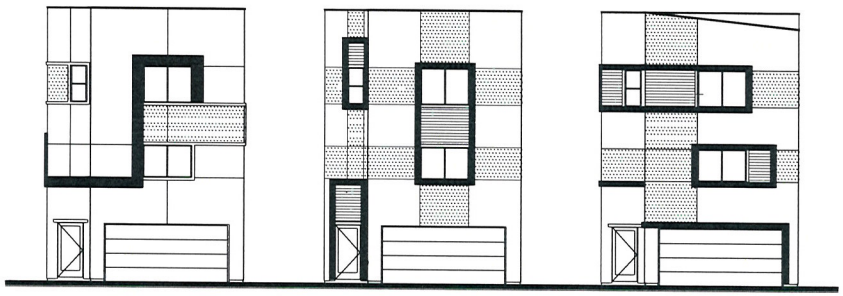
PLAN 2
UTILITY PLANS

RECEIVED
OCT 2 4 2012

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

SDR-47294

A2-2



HILLSIDE - PLAN 3

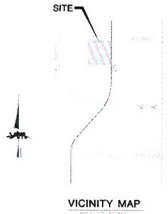
CITY OF LAS VEGAS, NEVADA

RYLAND HOMES 8925 WEST RUSSEL ROAD - SUITE 200 LAS VEGAS, NV 89148 PH. (702) 360-7500 FAX (702) 360-7505

ABBREAVIATIONS:

&	AND	GA.	GAUGE	S.	SOUTH
∠	ANGLE	GALV.	GALVANIZED	S.C.	SOLID CORE
@	AT	G.B.	GRAB BAR	S.C.D.	SEAT COVER DISPENSER
℄	CENTERLINE	GL.	GLASS	SCHED.	SCHEDULE
#	DIAMETER OR ROUND	GND.	GROUND	S.D.	SOAP DISPENSER
#	POUND OR NUMBER	GR.	GRADE	SECT.	SECTION
(E)	EXISTING	GYP.	GYPSUM	S.F.	SQUARE FEET
		GYP. BD.	GYPSUM BOARD	SH.	SHELF
A.B.	ANCHOR BOLT			SHR.	SHOWER
ABV.	ABOVE	H.B.	HOSE BIBB	SHT.	SHEET
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE	SIM.	SIMILAR
A.D.	AREA DRAIN	HDWD.	HARDWOOD	SKYLT.	SKYLIGHT
ADJ.	ADJUSTABLE	HDWE.	HARDWARE	SL.	SLOPE
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL	S.N.D.	SANITARY NAPKIN DISPENSER
AGGR.	AGGREGATE	HORIZ.	HORIZONTAL	SP.	SPACE
AL.	ALUMINUM	HR.	HOUR	SPEC.	SPECIFICATIONS
ALUM.	ALUMINUM	HT.	HEIGHT	SQ.	SQUARE
∠	ANGLE	H.V.A.C	HEATING VENTILATING AIR CONDITIONING	S.SK.	SERVICE SINK
APPROX.	APPROXIMATE			S.ST.	STAINLESS STEEL
ARCH.	ARCHITECT	HORZ	HORIZONTAL	STA.	STATION
ARCH'L.	ARCHITECTURAL			STD.	STANDARD
ASPH.	ASPHALT	I.D.	INSIDE DIAMETER	STL.	STEEL
		INSUL.	INSULATION	STOR.	STORAGE
BD.	BOARD	INT.	INTERIOR	STRL.	STRUCTURAL
BITUM.	BITUMINOUS			STRUCTL.	STRUCTURAL
BLDG.	BUILDING	JAN.	JANITOR	STRUCT.	STRUCTURE
BLK.	BLOCK	JT.	JOINT	SUSP.	SUSPENDED
BLKG.	BLOCKING			SYM.	SYMMETRICAL
BLT.	BOLT	LAB.	LABORATORY		
BM.	BEAM	LAM.	LAMINATE		
BOT.	BOTTOM	LAV.	LAVATORY	T.B.	TOWEL BAR
		LKR.	LOCKER	TEL.	TELEPHONE
CAB.	CABINET	LT.	LIGHT	TER.	TERRAZZO
C.B.	CATCH BASIN			T&G	TONGUE AND GROOVE
CEM.	CEMENT	MAX.	MAXIMUM	THK.	THICK
CER.	CERAMIC	M.C.	MEDICINE CABINET	T.O.C.	TOP OF CURB
C.I.	CAST IRON	M.B.	MACHINE BOLT	T.O.P.	TOP OF PARAPET
C.G.	CORNER GUARD	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
CLG.	CEILING	MEMB.	MEMBRANE	T.P.D.	TOILET PAPER DISPENSER
CLKG.	CAULKING	MET.	METAL	TRD.	TREAD
CLO.	CLOSET	MFR.	MANUFACTURING	T.V.	TELEVISION
CLR.	CLEAR	MFR.	MANUFACTURER	T.W.	TOP OF WALL
C.O.	CASED OPENING	M.H.	MANHOLE	TYP.	TYPICAL
COL.	COLUMN	MIN.	MINIMUM		
CONC.	CONCRETE	MIR.	MIRROR	UNF.	UNFINISHED
CONN.	CONNECTION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
CONSTR.	CONSTRUCTION	M.O.	MASONRY OPENING	UR.	URINAL
CONT.	CONTINUOUS	MTD.	MOUNTED		
C.O.F.	CORNER OF FINISH	MUL.	MULLION	VERT	VERTICAL
CORR.	CORRIDOR			VEST.	VESTIBULE
CTSK.	COUNTERSUNK	N.	NORTH		
CNTR.	COUNTER	N.I.C.	NOT IN CONTRACT	W.	WEST
CTR.	CENTER	NO.	NUMBER	W/	WITH
		NOM.	NOMINAL	W.C.	WATER CLOSET
DBL.	DOUBLE	N.T.S.	NOT TO SCALE	WD.	WOOD
DEPT.	DEPARTMENT			WDW.	WINDOW
D.F.	DRINKING FOUNTAIN	O/	OVER	W.H.	WATER HEATER
DET.	DETAIL	O.A.	OVERALL	W/O	WITHOUT
DIA.	DIAMETER	OBS.	OBSCURE	WP.	WATERPROOF
DIM.	DIMENSION	O.C.	ON CENTER	WRCT.	WAINSCOT
DN.	DOWN	O.D.	OUTSIDE DIAMETER (DIM.)	WT.	WEIGHT
D.O.	DOOR OPENING	OFF.	OFFICE		
DR.	DOOR	O.H.C.	OVERHEAD CABINET		
DS.	DOWNSPOUT	OPNG.	OPENING		
D.S.P.	DRY STANDPIPE	OPP.	OPPOSITE		
DW	DISHWASHER				
DWGS	DRAWINGS	PRCST.	PRECAST		
DWR.	DRAWER	PL.	PLATE		
		P.LAM	PLASTIC LAMINATE		
E.	EAST	PLAS.	PLASTER		
EA.	EACH	PLYWD.	PLYWOOD		
E.J.	EXPANSION JOINT	PNL.	PANEL		
EL.	ELEVATION	PTN.	PARTED		
ELEC.	ELECTRICAL	PLUMB.	PLUMBING		
ELEV.	ELEVATOR	PLYWD.	PLYWOOD		
EMER.	EMERGENCY	P.L.	PROPERTY LINE		
ENCL.	ENCLOSED	PR.	PAIR		
E.P.	ELECTRICAL PANELBOARD	PT.	POINT		
EQ.	EQUAL	PREFAB.	PREFABRICATED		
EQPT.	EQUIPMENT	P.T.D.	PAPER TOWEL DISPENSER		
E.W.C.	ELECTRIC WATER COOLER	P.T.D/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE		
EXIST.	EXISTING	PTN.	PARTITION		
EXP.	EXPANSION	P.T.R.	PAPER TOWEL RECEPTACLE		
EXPO.	EXPOSED				
EXT.	EXTERIOR	Q.T.	QUARRY TILE		
F.A.	FIRE ALARM	R.	RISER		
F.B.	FLAT BAR	RAD.	RADIUS		
F.D.	FLOOR DRAIN	R.D.	ROOF DRAIN		
FDN.	FOUNDATION	REF.	REFERENCE		
F.E.	FIRE EXTINGUISHER	REFR.	REFRIGERATOR		
F.E.C.	FIRE EXTINGUISHER CABINET	REV.	REVERSE		
F.F.	FINISH FLOOR	REINF.	REINFORCE, REINFORCED		
F.G.	FINISH GRADE	REPTN.	REPARTITION		
F.H.C.	FIRE HOSE CABINET	REQ.	REQUIRED		
FIN.	FINISH	RESIL.	RESILIENT		
FL.	FLOOR	RM.	ROOM		
FLASH.	FLASHING	R.O.	ROUGH OPENING		
FLUOR.	FLUORESCENT	RWD.	REDWOOD		
F.O.C.	FACE OF CONCRETE	R.W.L.	RAIN WATER LEADER		
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MULLION				
F.O.S.	FACE OF STUDS				
FPRF.	FIREPROOF				
FRAM'D	FRAMING				
F.S.	FULL SIZE				
FT.	FOOT OR FEET				
FTG.	FOOTING				
FURR.	FURRING				
FUT.	FUTURE				

VICINITY MAP:



CODE TABULATION:

JURISDICTION: CITY OF LAS VEGAS, NEVADA

CODE: 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM PLUMBING CODE (UPC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B

FIRE SPRINKLER SYSTEM: NONE

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

PROJECT TEAM:

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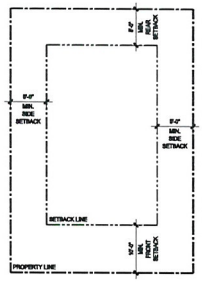
MINIMUM TYPICAL LOT:

MINIMUM SETBACKS REQUIRED FOR CODE ANALYSIS ONLY. REFER TO LOT SPECIFIC PLOT PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION.



SQUARE FOOTAGE CALCULATIONS:

SQUARE FOOTAGES INDICATED BELOW ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, SALES DOCUMENTS, ETC.

PLAN 3	(2009 IRC)
FIRST FLOOR	396 SF
SECOND FLOOR	677 SF
THIRD FLOOR	675 SF
TOTAL LIVABLE	1738 SF
2-SPACE GARAGE	357 SF
ROOF DECK	341 SF

RECEIVED
OCT 2 4 2012

SDR-47294

ktgy

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

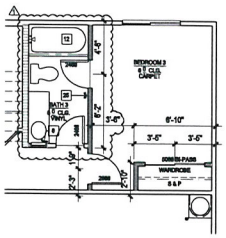
No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

CHRISTOPHER S. TESTER
REGISTERED
No. 9259
ARCHITECT
STATE OF NEVADA

September 12, 2012

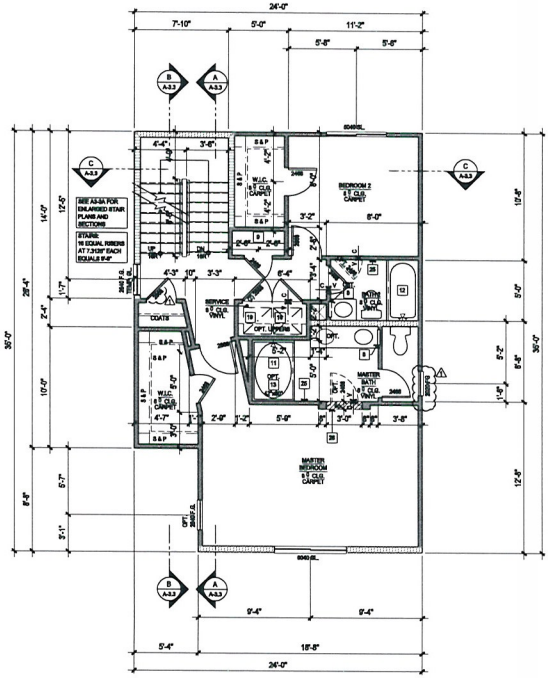
PLAN 3
TITLE SHEET

1 A0-1.3

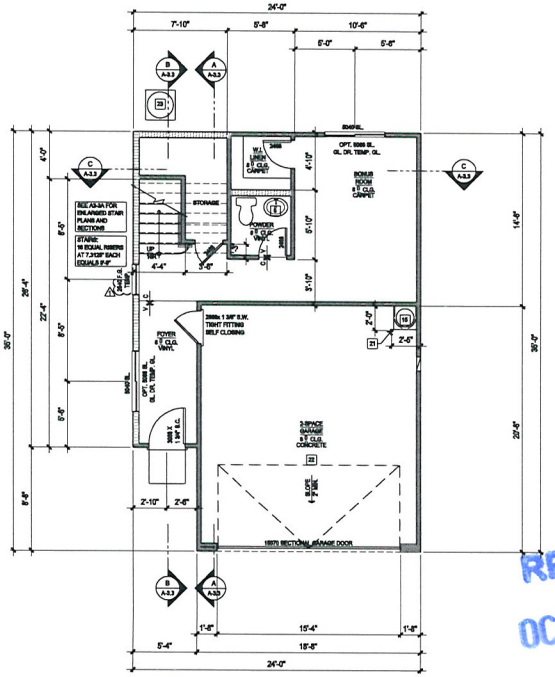


FIRST FLOOR
BEDROOM 3 ROOM OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



SECOND FLOOR



FIRST FLOOR

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

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 36" (U.N.O.) CLEAR) REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER)
4. 36" GAS SLIDE-IN RANGE W/ MICROWAVE, HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET (BOTTOM @ 44" (48" @ MISTER BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 32" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. **1-PIECE SHOWER (+70") AND SURROUND BY LASCO OR APPROVED EQ. OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **36" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ (2) SMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR PER UMC/IMC/APPLC. / SEE DETAIL 15/D-5.0
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER IRC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AT NECESSARY (OR WITH DRAIN (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL)
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX. ORS' DUCT WITH MECH. CALCULATIONS
20. OPT. LAUNDRY SINK
21. 3" DIA. PIPE COLUMN. CONCRETE FILLED. EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE 16/S-5.0
22. **SEPARATION REQUIRED** - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'DD' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD.
23. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
24. 1/2" GYP. BD. AT WALLS & CEILING AT USABLE SPACE UNDER STAIRS
25. 2x8 FLAT BLOCKING AT +48" A.F.F. FOR 24" TOWEL BAR.
26. PROVIDE HIGH/LOW VENTS (14" X 18") FOR MAKE-UP AIR AT GARAGE PER UMC
27. 36" X 36" CONC. STOOP. SLOPE AWAY FROM DWELLING AT 1/4"-1-0"
28. INTERIOR SOFFIT - +7'-0" AT 8' PLATE, +8'-0" AT 9' PLATE, U.N.O.
29. OPTIONAL ICBO APPROVED FIREPLACE BY MONTEGO, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS

NOTES

2x4 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE ICCC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISH IS OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: WINDOW(S) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN. PER THE INTERNATIONAL RESIDENTIAL CODE
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR EPA REQ. OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECT. APPLIANCES
9a. WHEN GAS IS PIPED TO THE FIRE PLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES, "CAUTION - DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTER ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DRIP STOPS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 S.F.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE, AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO WATER MAIN ON DRAINAGE SYSTEM
13. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM SHEATHING IN COMPLIANCE WITH ASTM C 1288, C 1325, OR C1177-AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT R702.4.2)
13a. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC# AS AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MINIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTME 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2"INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER RAISED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE MOISTURE RESISTANT CEILING BOARD OR 5/8" IN DRYWALL
17. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

AREA SUMMARY

PLAN 3	(2009 IRC)
FIRST FLOOR	386 SF
SECOND FLOOR	677 SF
THIRD FLOOR	675 SF
TOTAL LIVABLE	1738 SF
2-SPACE GARAGE	367 SF
ROOF DECK	341 SF

RECEIVED
OCT 24 2012

SDR-47294

ktgy

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Project Designer: Jim Tsai

Developer

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

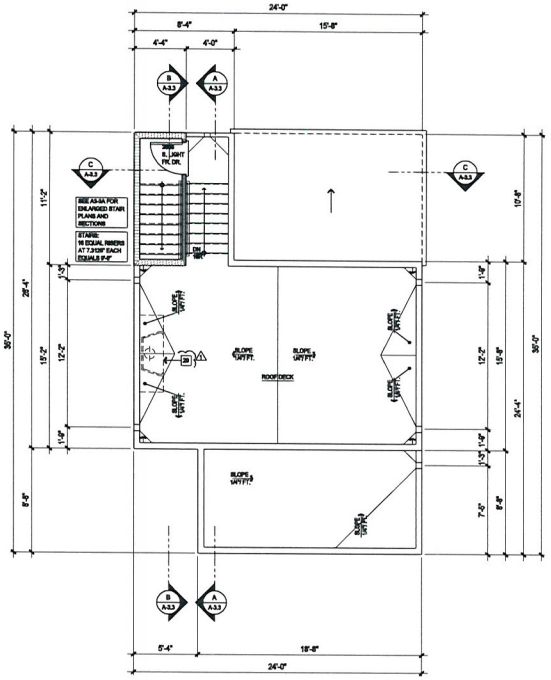
No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

CHRISTOPHER S. TEXTER — REGISTERED — No. 9739 — ARCHITECT — STATE OF NEVADA

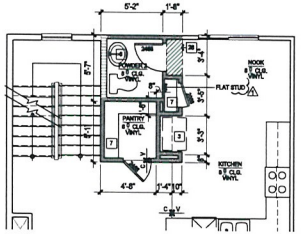
September 12, 2012

PLAN 3
'A' FLOOR PLANS

A3-1

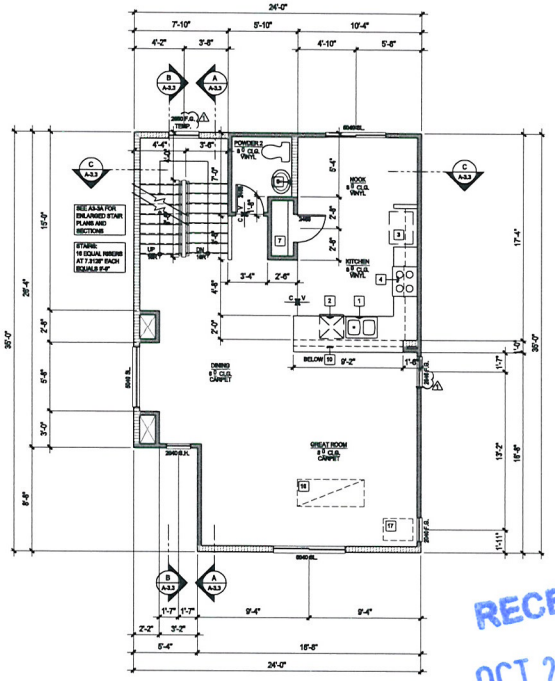


ROOF DECK



THIRD FLOOR
W.I. PANTRY OPTION

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



THIRD FLOOR

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (+ 24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" (U.N.O.) CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER R/B AND SHUT-OFF FOR ICE-MAKER)
4. 30" GAS SLIDE-IN RANGE W/ MICROWAVE, HOOD, LIGHT AND FAN ABOVE (VENT TO OUTSIDE)
5. KITCHEN ISLAND. REFER TO PLAN FOR SIZE
6. PEDESTAL SINK
7. PANTRY W/ 5 SHELVES. SEE PLAN FOR SIZE
8. RECESSED MEDICINE CABINET. BOTTOM @ 44" (48" @ MSTR BATH)
9. LINEN W/ 5 SHELVES. SEE PLAN FOR SIZE
10. LOW WALL. REFER TO PLAN FOR HEIGHT
11. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
12. 32" X 60" 1-PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. **1-PIECE SHOWER (+70") AND SURROUND BY LASCO OR APPROVED EQ. OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. REFER TO PLAN FOR SIZE.**
14. **36" X 60" OVAL ONE PIECE FIBERGLASS TUB/SHOWER (+70") AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES**
15. 50 GAL. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR PER UMC CHAPT. 7. SEE DETAIL 15/D-5.0
16. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER UMC & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 4'-0" MIN CLEAR HEADROOM. PROVIDED FAU MAY PASS THROUGH (1) ELEC. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AT RECESSED LOCATIONS WITH DRAIN. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL)
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER UMC - 14' MAX. LENGTH WITH 2 ELBOWS MAX. ON 5" DUCT WITH MECH. CALCULATIONS
20. OPT. LAUNDRY SINK
21. 3" DIA. PIPE COLUMN. CONCRETE FILLED. EXTENDING 48" ABOVE SLAB AND 24" INTO FOOTING. SEE MD-6.0
22. **SEPARATION REQUIRED -** THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD
23. AC CONDENSER ON FIBERGLASS PAD (VERIFY SIZE AND LOCATION). PROVIDE 20'A WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
24. 1/2" GYP. BD. AT WALLS & CEILING AT USABLE SPACE UNDER STAIRS
25. 2x6 FLAT BLOCKING AT +48" A.F.F. FOR 24" TOWEL BAR
26. PROVIDE HIGH/LOW VENTS (14" X 16") FOR MAKE-UP AIR AT GARAGE PER UMC
27. 36" X 36" CONC. STOOP. SLOPE AWAY FROM DWELLING AT 1/4"-1'-0"
28. INTERIOR SOFFIT - +7'-0" AT 9' PLATE, +8'-0" AT 9' PLATE, U.N.O.
29. OPTIONAL ICBO APPROVED FIREPLACE BY MONTEGO OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS

NOTES

2x4 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
2x6 STUDS AT 16" o.c. U.O.N. VERIFY W/ STRUCTURAL
SOFFIT - SEE DET 01/LV OR ELEVATION FOR HEIGHTS

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE IECC FOR THE REQUIRED U VALUE OF ALL GLAZING
3. REFER TO THE GENERAL NOTES SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" MIN. HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN., AND WIDTH SHALL BE 20 IN. PER THE INTERNATIONAL RESIDENTIAL CODE
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO U.S.E.P.A. STD. LISTING OF DTH REQ. OR THEIR EQUIVALENT, OR TO BE DECORATIVE/ELECT. APPLIANCES
9a. WHEN GAS IS PIPED TO THE FIRE PLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES, "CAUTION, DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE". THE LETTER ON THE SIGN MUST BE A MINIMUM OF 3/8 INCHES IN HEIGHT
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IS UNABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1,000 SQ.F.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. CEMENT FIBER PANEL OR GLASS MAT GYPSUM BACKER IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (IRC SECT 702/P.4.2)
14a. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (TODAY AS AMENDED)
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84
15. NO VENTING SYSTEMS SHALL TERMINATE WITHIN 4'-0" OF THE P.L.
16. WHERE 1/2"INCH DRYWALL IS USED ON CEILINGS SUPPORTING INSULATION AND WHERE WATER RAISED TEXTURED FINISH IS TO BE USED, THE 1/2 INCH DRYWALL SHALL BE SAG RESISTANT CEILING BOARD OR 5/8" IN DRYWALL
17. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

AREA SUMMARY

PLAN 3	(2009 IRC)
FIRST FLOOR	386 SF
SECOND FLOOR	677 SF
THIRD FLOOR	675 SF
TOTAL LIVABLE	1738 SF
2-SPACE GARAGE	387 SF
ROOF DECK	341 SF

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KTGY Project No: 2011-0606

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Principal: John Tully
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HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

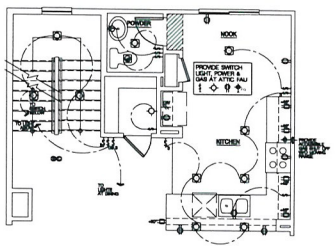
CHRISTOPHER S. TEXTER — REGISTERED — No. 9735 — ARCHITECT — STATE OF NEVADA

September 12, 2012

PLAN 3
'A' FLOOR PLANS

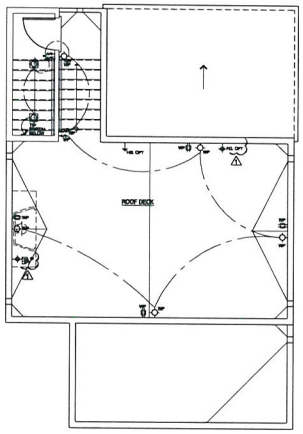
FLOOR PLANS | SCALE : 1/4" = 1'-0" | 1

SDR-47294 A3-1A



THIRD FLOOR
W.I. PANTRY

REFER TO BASIC PLAN FOR ALL INFORMATION NOT SHOWN HERE



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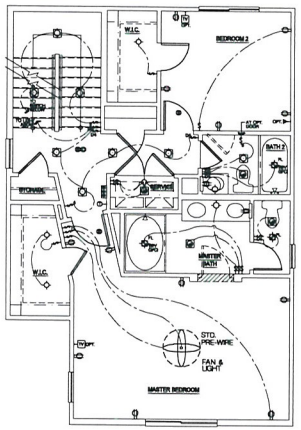
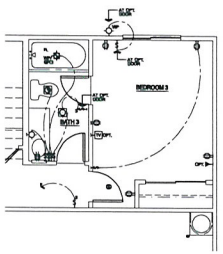


SECOND FLOOR



FIRST FLOOR
BONUS ROOM OPTION

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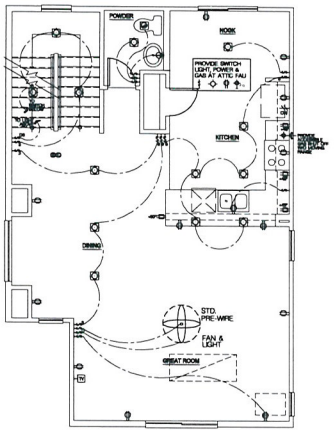

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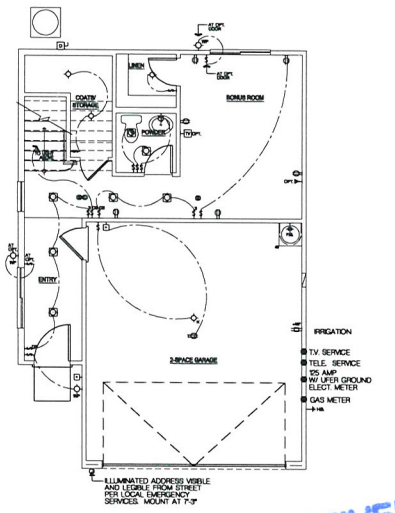

FIRST FLOOR

SYMBOLS

- AFCI PROTECTED OUTLET
- DOUBLE DUPLEX OUTLET
- 1/2 HOT OUTLET
- 220 OUTLET
- GFCI OUTLET
- GFCI OUTLET-WEATHERPROOF
- JUNCTION BOX
- 220 DISCONNECT - WEATHERPROOF
- CEILING MOUNTED LIGHT
- PENDANT LIGHT
- WALL MOUNTED LIGHT
- KEYLESS CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- EXHAUST FAN
- COMBINATION OF EXHAUST FAN & CEILING MOUNTED
- FLUORESCENT CLG. MOUNTED LIGHT
- FLUORESCENT CAN LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT CEILING MOUNTED
- FLUORESCENT FIXTURE (UNDER CABINET)
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR SWITCH
- SMOKE DETECTOR - SEE NOTE BELOW
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- PUSH BUTTON
- CHIMES
- TELEPHONE OUTLET
- TV OUTLET
- FUEL GAS
- FIREPLACE KEY (LOOSE)
- HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- RECESSED STUB-OUT FOR ICE-MAKER
- LIGHT / CEILING FAN COMBINATION
- CEILING MOUNTED FLOURESCENT FIXTURE
- RETURN-AIR GRILL

NOTES

1. FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE PER THE UMC
2. GAS PIPING EXTENDING THROUGH THE FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON THE OUTSIDE PER THE UPC
3. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS. MINIMUM 20-AMP CIRCUIT PER THE NEC
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER THROUGH A BATTERY. WIRING SHALL BE PERMANENT WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED
5. WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED PER THE IRC
6. VERIFY LOCATION OF ELECTRICAL METER/PANEL AND GAS METER W/UTILITY COMPANY. REFER TO ELECTRICAL LOAD CALCULATION FOR METER SIZE

BLDG. DEPT. NOTES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM, OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES. SPACING NEC 210.52(A)(1). WALL SPACE NEC 210.52(A)(2) AS AMENDED & FLOOR RECEPTICLES NEC 210.52 (A)(3) AS AMENDED
2. THE FOLLOWING FASTENED IN PLACE APPLIANCES ARE REQUIRED TO HAVE A MINIMUM 20-AMP CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOD, CLOTHES WASHER AND HYDRO-MASSAGE BATHTUB. THE CLOTHES WASHER CIRCUIT MAY SERVE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA (NEC 210.23(E)(4) AS AMENDED)
3. COUNTERTOPS IN KITCHEN & DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES. WALL COUNTER SPACE NEC 210.52 (C)(1). ISLAND COUNTER SPACE NEC 210.52 (C)(2) AS AMENDED. PENINSULAR COUNTER SPACE NEC 210.52 (C)(2) AS AMENDED, SEPERATE SPACES NEC 210.52 (C)(4) & RECEPTACLE OUTLET LOCATIONS NEC 210.52 (C)(5).
4. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11 (C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52 (A), ALL COUNTERTOP OUTLETS COVERED BY 210.52 (C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT (NEC 210.52 (B)(1)).
5. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
6. NO MORE THAN (6) DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT (NEC 210.23 (E)(3) AS AMENDED)
7. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12 (SEE EXCEPTIONS) (NEC 210.23 (E)(2) AS AMENDED)
8. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURERS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. (NEC 314.27 (D))
9. BUILDING(S) OR STRUCTURE(S) SUPPLIED BY FEEDER(S) OR BRANCH CIRCUIT(S) SHALL HAVE A GROUNDING ELECTRODE OR GROUNDING ELECTRODE SYSTEM INSTALLED IN EACH BUILDING OR STRUCTURE (NEC 250.32 (A))

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HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL
1	09/12/12	FIELD COORD.

CHRISTOPHER S. TEXTER
REGISTERED
No. 9750
ARCHITECT
STATE OF NEVADA

September 12, 2012

PLAN 3
UTILITY PLANS

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Roof Tile - Mission Profile

Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*

Primary Stucco *Stucco Trim* *Stone Masonry*

Cobble Buff

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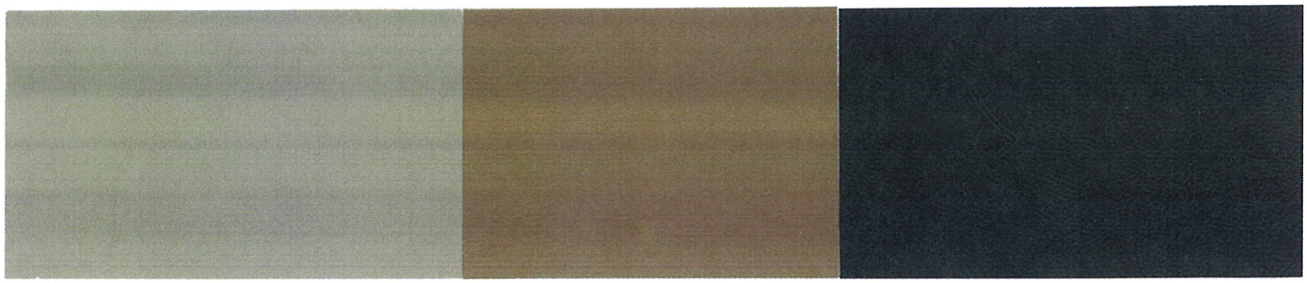
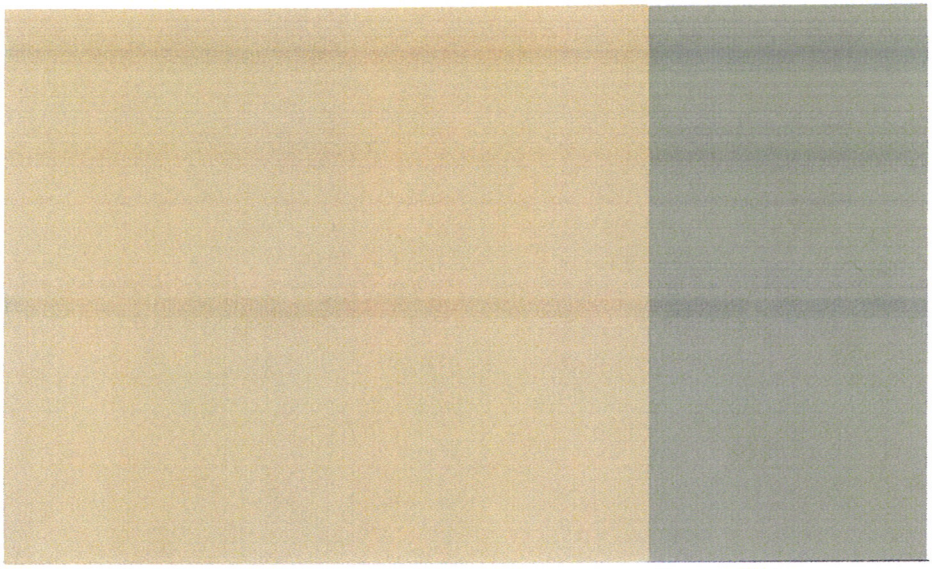
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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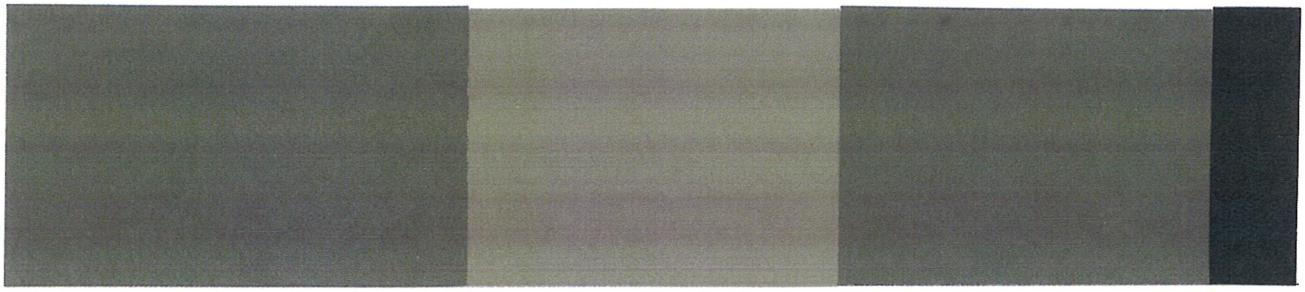
Roof Tile – Mission Profile



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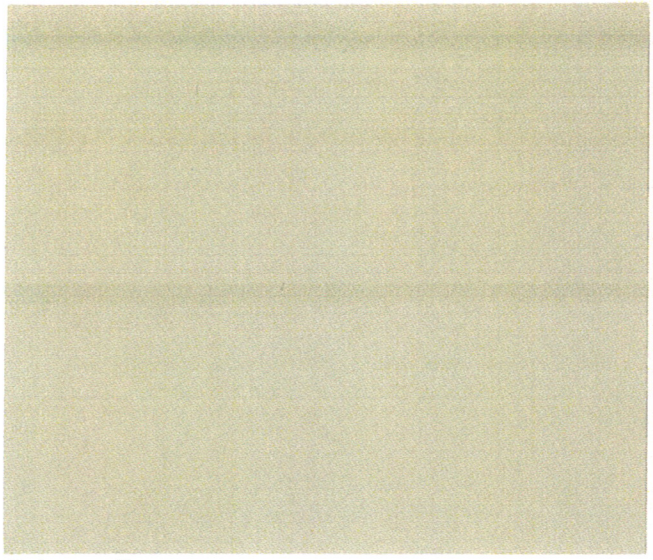

Primary Stucco *Stucco Trim*

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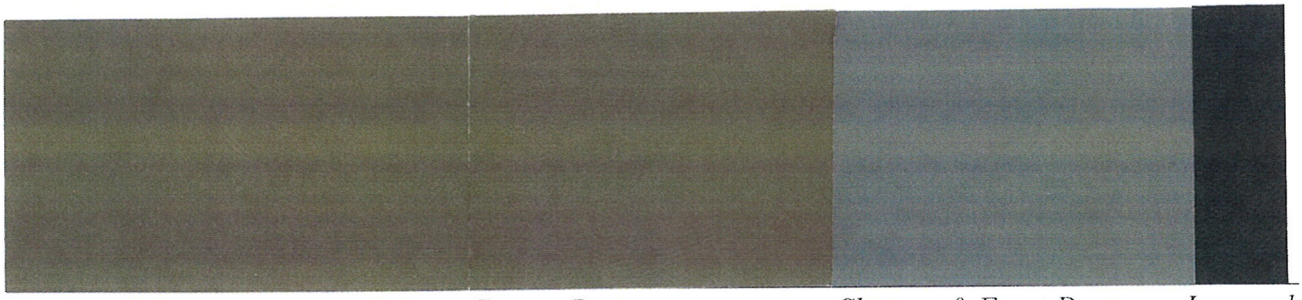
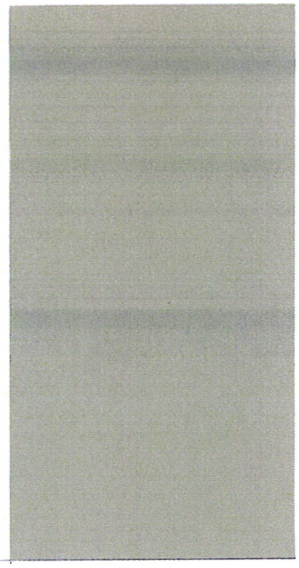
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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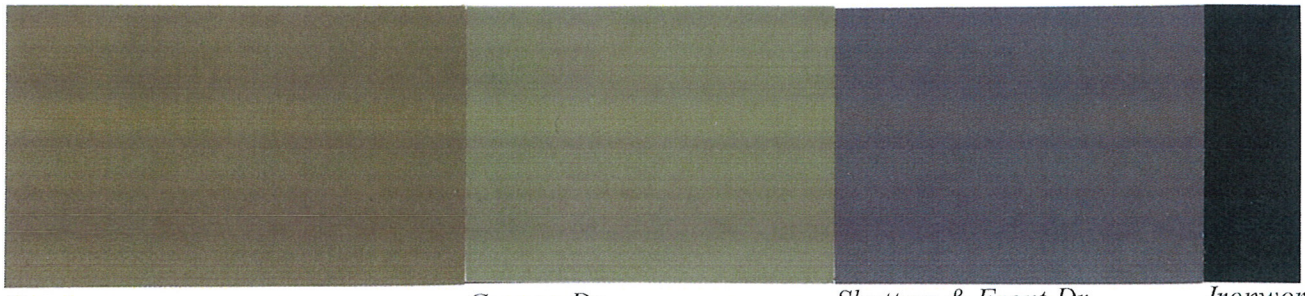
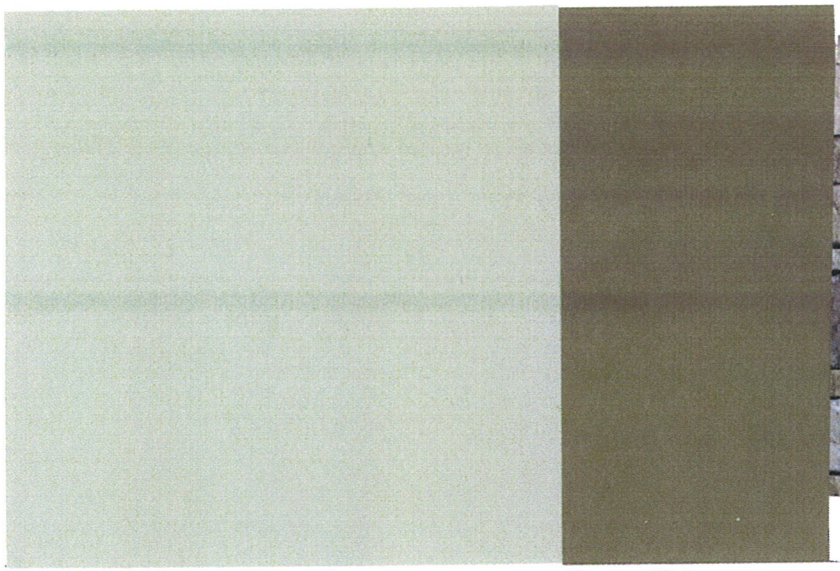
Roof Tile - Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*



Mountain Ledge
Buffalo Gold

Stone Masonry

RYLAND HOMES®

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DOUGLAS A. SELBY
CITY MANAGER

November 30, 2005

Mr. Eddie Duenas
Astoria Alexander, LLC
10655 Park Run Drive, Suite #200
Las Vegas, Nevada 89144

RE: SDR-8635 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 2, 2005
RELATED TO WVR-8638, MOD-8637, VAR-8636, AND VAR-8962

Dear Mr. Duenas:

The City Council at a regular meeting held November 2, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APNs 137-12-101-004, 005, 006, 010, 012, 013 and 015); U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation)] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

Planning and Development

1. A Modification (MOD-8637) of the Lone Mountain West Master Plan from Multi-Family Medium Density Residential to Medium-Low Density Residential approved by the City Council.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

3. All development shall be in conformance with the site plan, date stamped 9/20/05, and building elevations and landscape plan, date stamped 8/09/05, except as amended by conditions herein.

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OCT 24 2012

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

SDR-47294

4. A Waiver from Section 3.5.3 of the Lone Mountain West Master Plan is hereby approved, to allow setbacks of 3.5 feet where setback of less than two feet or greater than ten feet are required and a Waiver of Title 18.12.130 to allow 820-foot, 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed.

5. The standards for this development shall include the following: Minimum lot size of 1,855 square feet, minimum distance between buildings of seven feet, and building height shall not exceed two stories or 35 feet, whichever is less. Three story buildings in this development may be permitted with the approval of a modification to Lone Mountain West Master Plan standard 2.3.4 to allow three story buildings.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 5 feet in the rear.

7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.

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13. Air conditioning units shall not be mounted on rooftops.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050 and not be located within a required front yard.

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. All City Code requirements and design standards of all City departments must be satisfied. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $77,400.00 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

18. The applicant shall contribute $102,196 toward the City of Las Vegas Parks CIP Fund or provide the additional 25,549 square feet of open space necessary for this development.

19. One 24-inch box tree per single-family front yard is required.

20. The front yard shall be designed so that a minimum of 60% coverage is achieved within two years under normal growing conditions. This includes shrubs and vegetative ground covers. Plantings shall be a minimum of five-gallon size, adequately spaced to provide full screen after two years growth.

21. Appropriate rock mulch, such as decomposed granite, shale, etc., shall be used in shrub beds, and shall be of earth tone (non-white).

22. Landscaping shall be provided in front and side yards of corner lots.

Public Works

23. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and the full cul-de-sac termination for Gilmore Avenue.

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24. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site and the full cul-de-sac termination for Gilmore Avenue.

25. Submit a Petition of Vacation all existing rights-of-way in conflict with the proposed site plan. The Order of Vacation must be recorded prior to recordation of a Final Map for this site.

26. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

27. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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29. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

30. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

31. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

33. Landscape and maintain all unimproved rights-of-way, if any, on Alexander Road adjacent to this site.

34. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.

35. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the Lone Mountain West Master Development Plan, MOD-8637 and all other applicable site-related actions.

36. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site has been designed without knuckles in several locations.

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37. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern and northeastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation to the City of Las Vegas Land Development Section of the Department of Public Works from Clark County that this condition has been satisfied prior to the submittal of any construction Drawings.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Angela Baca
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

September 24, 2010

Mr. Jeff Bracy
RB Hillside, LLC
97 Round Hill Road
Tiburon, California 94920

RE: SDR-39117 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Bracy:

Your request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony), was considered by the Planning Commission on September 23, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 08/19/10, and building elevations, date stamped 08/19/10 and 08/26/10, except as amended by conditions herein.

4. Prior to occupancy, 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 Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

SDR-47294

6. The standards for this development shall include a Minimum lot size of 1,855 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

8. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

9. The developer shall disclose to potential buyers and shall post notice within each garage of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway shall not be allowed.

10. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-8635, the Alexander/215 Final Map and all other site-related actions.

This action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 4, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin
Las Vegas, Nevada 89139

Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

SDR-47294

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

October 10, 2012

RB Hillside, LLC
97 Hill Road
Tiburon, California 94920

RE: SDR-46514 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF OCTOBER 9, 2012

Dear Applicant:

Your request for a Major Amendment of an approved Site Development Plan Review (SDR-8635) TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED FOR 58 LOTS ON 3.05 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-183 through 190, 218 through 223, 230 through 236, 256 through 262, 282 through 299, and 330 through 341), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony), was considered by the Planning Commission on October 9, 2012.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.

2. This approval shall be void two years from the date of final approval. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 08/20/12, except as amended by conditions herein.

4. Prior to occupancy, 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 Building and Safety Department.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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Public Works

7. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281
FAX 702.382.6642
TTY 702.386.9108
www.lasvegasnevada.gov

SDR-47294

8. The developer shall disclose to potential buyers and shall post notice within each garage of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway shall not be allowed.

9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "I-215 Beltway Trail Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

10. If finish floor elevations of the building envelope (i.e. typical lot drainage) differ from those on file with the previously approved Drainage Study (DS3894), a Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

11. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-39117, the Alexander/215 Final Map and all other site-related actions.

This action by the Planning Commission on **October 9, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 22, 2012***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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cc: Ms. Robyn Hogan
Ryland Homes Nevada, LLC
8925 West Russell Road
Las Vegas, Nevada 89148

Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

SDR-47294

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SERVICES SINCE 1960

October 19, 2012

W.O. # 7422-A-3

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

RE: A request to expand an existing Site Development Plan (SDR-39117 & SDR-8635) to increase the front setback from 6' to 8' and add (3) additional model home plans on 57 lots within an existing subdivision known as Hillside. APN: 137-12-114-191 – 217, 137-12-114-224 – 229, 137-12-114-263 – 281 and 137-12-114-300 - 304

On behalf of Ryland homes, VTN Nevada respectfully submits this letter to request a major amendment to SDR-8635 and SDR-39117 to increase the front setback from 6' to 8' on a portion of the 57 lots and to add (3) additional model home plans. The proposed site is located at the southwest corner of Alexander Road and I-215.

The applicant has recently went under contract with RB Hillside, LLC to purchase 57 additional lots within the Hillside Development and would like to modify a portion of lots (30 lots) front setback from 6' to 8' to allow their floor plan 2 front steps to fit within the required setback. The applicant is proposing 3 different floor plans ranging in size from 1,810 sq. ft. to 1,909 sq. ft. Floor plan 2 provides a split level floor plan and the house is accessed by stairs in front of the house. With the current setbacks the front steps abuts the back of the sidewalk. The applicant is requesting to increase the front setback from 6' to 8' to allow for the stairway to remain 1 foot back from the sidewalk. An 8' setback already exists within the community. SDR-46514 has been submitted and approved for the same request on additional lots within the subdivision. The applicant would like to keep consistency throughout the development with previous approvals. The applicant would like to request this increase in setback on lots that will only have a plan 2 plotted on them, not all of the lots will need this increase. With the current setback the steps abutting the back of curb creates a safety concern seeing that homeowners would walk out into the street with the current setback. The applicant believes with the existing 8' setback within the development and previous approval of SDR-46514 there will be no adversely impacts on the community.

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The applicant would also like to offer different architectural house plans along with those originally approved with SDR-39117 and would like to revert back to the option of providing 3 story home products that were originally approved with SDR-8635. The applicant is proposing 3 different floor plans and believes that in today's economy the more housing options that are

SDR-47294

provided to home buyers will increase home sales. The proposed additional floor plans will range in size from 1,810 sq. ft. to 1,909 sq. ft. and are all 35 feet and under. The proposed homes will be providing sprinkler systems to adhere to fire code. The applicant believes with the previous approved 2 story products and the proposed 3 story products will enhance the subdivision by giving it varying roof lines. In March of this year SDR-44434 was approved to allow the same request for additional 90 lots within Hillside. The applicant believes these changes will not adversely affect the surrounding neighbors.

Should you have any questions or comments please feel free to contact me directly at 702-525-6166.

Sincerely,

VTN Nevada

Jason Kepple

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SDR-47294

City of Las Vegas Agenda Item No.: **44.**

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

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

SUBJECT:
SDR-47308 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: CANYON RIDGE CHRISTIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF FOUR PROPOSED BUILDINGS, ADDITIONAL PARKING LOTS AND THE MODIFICATION OF AN EXISTING BUILD WITH WAIVERS OF THE LANDSCAPE PARKING ISLANDS AND STREET LANDSCAPE STANDARDS on 33.62 acres at the 6200 West Lone Mountain (APN 125-35-803-004), C-V (Civic), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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: **SDR-47308** APN: 125-35-803-003, 4 ~~125-35-802 thru 005~~ SW

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Steve Wilson

Name of Representative: Matt Molsberry

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: Steven Wilson

Print Name: STEVEN WILSON

Subscribed and sworn before me

This 4 day of October, 2012

Victoria S. O'Sullivan

Notary Public in and for said County and State

RECEIVED OCT 25 2012

VICTORIA S. O'SULLIVAN
Notary Public, State of Nevada
Appointment No. 07-5291-1
My Appt. Expires Oct. 24, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) 6200 West Lone Mountain Road, Las Vegas, NV 89130

Project Name Canyon Ridge Christian Church **Proposed Use** Church

Assessor's Parcel #(s) 125-35-803-003, ~~125-35-802 thru 005~~ **Ward #** 6

General Plan: existing PF proposed PF **Zoning:** existing CV proposed CV

Commercial Square Footage 184,120 **Floor Area Ratio** 12.3%

Gross Acres 33.62 (est.) **Lots/Units** n/a **Density** 8.5%

Additional Information

PROPERTY OWNER Canyon Ridge Christian Church **Contact** Steven Wilson

Address 6200 West Lone Mountain Road **Phone:** 658-2722 x286 **Fax:** n/a

City Las Vegas **State** NV **Zip** 89130

E-mail Address swilson@canyonridge.org

APPLICANT Canyon Ridge Christian Church **Contact** Steven Wilson

Address 6200 West Lone Mountain Road **Phone:** 658-2722 x286 **Fax:** n/a

City Las Vegas **State** NV **Zip** 89130

E-mail Address swilson@canyonridge.org

REPRESENTATIVE Visioneering Studios Architecture **Contact** Matt Molsberry

Address 2050 Main Street, ste. 400 **Phone:** 949-417-5867 **Fax:** n/a

City Irvine **State** CA **Zip** 92869

E-mail Address mmolsberry@visioneeringstudios.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* Steven Wilson

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

Print Name Steven Wilson

Subscribed and sworn before me

This 4 day of October, 20 12.

Victoria S. O'Sullivan

Notary Public in and for said County and State

VICTORIA S. O'S...
Notary Public, State ...
Appointment No. 07-325...
My Appt. Expires Oct. 24, 2015

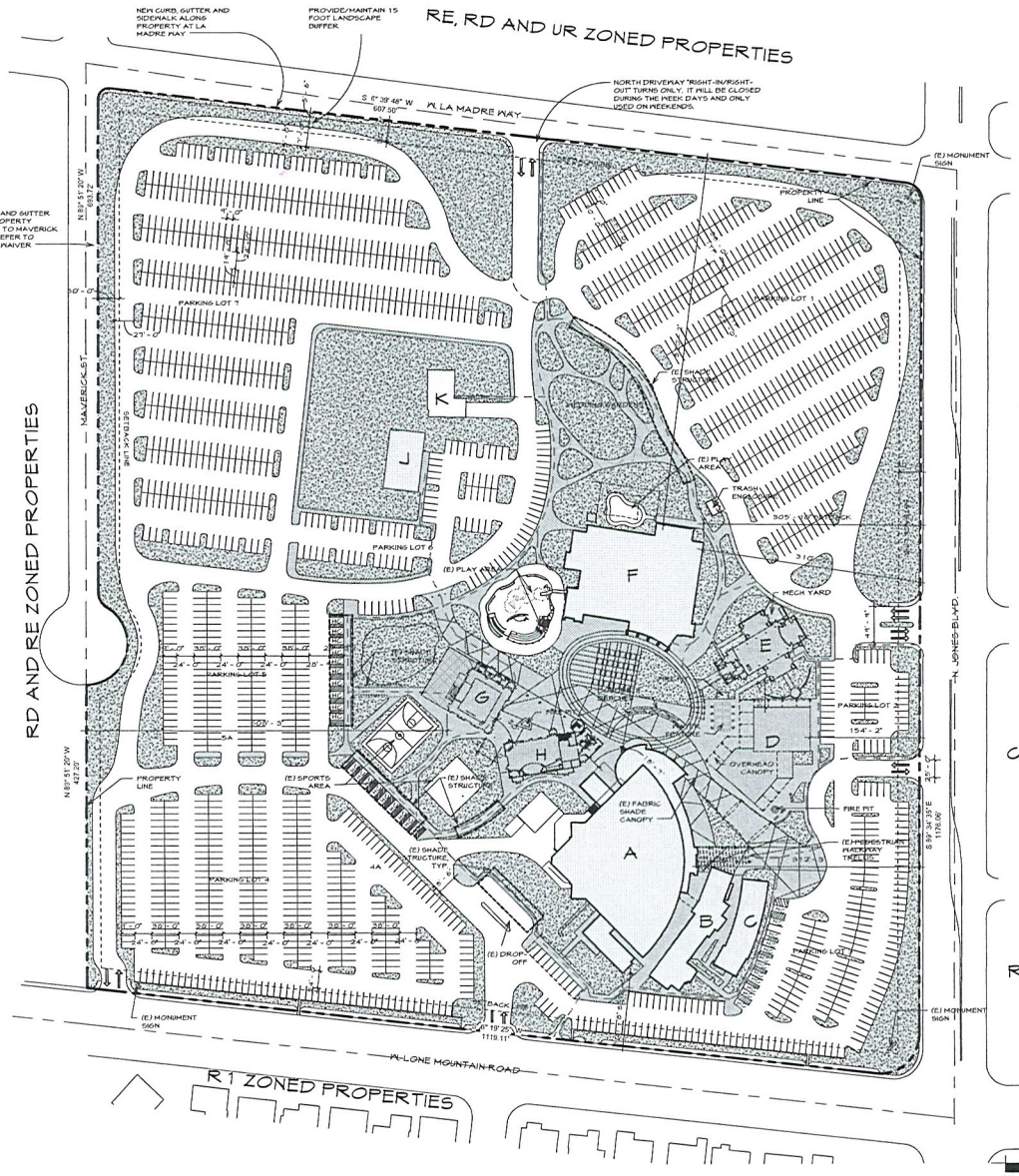
FOR DEPARTMENT USE ONLY

Case #	SDR-47308
Meeting Date:	12/11/12
Total Fee:	1030.-
Date Received:*	10/25/12
Received By:	

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

Revised 10/27/08

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



FULL BUILD-OUT SITE PLAN | SCALE 1" = 80'-0" | 1

APPLICATION INFORMATION

PARCEL NUMBER(S):
125-35-803-004

LOCATION/ADDRESS OF PROJECT:
6200 W. LONE MOUNTAIN RD.
LAS VEGAS, NV 89130

APN:
125-35-803-004

USE: (EXISTING) CHURCH
(PROPOSED) CHURCH

GENERAL PLAN DESIGNATION:
(EXISTING) P.F. PUBLIC FACILITY
(PROPOSED) P.F. PUBLIC FACILITY

ZONING DISTRICT:
(EXISTING) CIVIC DISTRICT (C-V)
(PROPOSED) CIVIC DISTRICT (C-V)

PREVIOUS CASES:
SDR 3213, Z-0026-90, Z-0100-90, ZON-39703, SUP 32174 3437

LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACK
- UTILITY EASEMENT
- ADA PATH OF TRAVEL
- HC HANDICAP PARKING STALL
- SIDEWALK PAVEMENT
- EXISTING COMMERCIAL BUILDINGS
- NEW COMMERCIAL BUILDINGS
- RESIDENTIAL
- LANDSCAPE

BUILDING ANALYSIS

SITE AREA: 1,465,063 S.F. (33.62 ACRES)
BUILDING FOOTPRINT AREA: 111,578 S.F.
DENSITY: 7.6%
FLOOR AREA RATIO: 11.4%

BUILDING AREA CALCULATIONS:

EXISTING	FOOTPRINTS	TOTAL AREA
A - NORSHIP CENTER	38,493 S.F.	49,681 S.F.
B - ADMINISTRATION	5,020 S.F.	13,040 S.F.
C - MINISTRY CLASSROOM	5,027 S.F.	5,027 S.F.
F - CHILDRENS BUILDING	25,814 S.F.	51,628 S.F.
J - STORAGE	4,175 S.F.	4,175 S.F.
K - PARSONAGE	2,970 S.F.	2,970 S.F.
TOTAL AREA FOR PHASE	82,299 S.F.	126,721 S.F.

DEMO	FOOTPRINTS	TOTAL AREA
MODULAR BLDG	3,756 S.F.	3,756 S.F.

PROPOSED BUILDOUT	FOOTPRINTS	TOTAL AREA
D - CAFE/FELLOWSHIP	10,174 S.F.	20,349 S.F.
E - CHAPEL	7,535 S.F.	7,535 S.F.
G - YOUTH/GYM	5,377 S.F.	5,377 S.F.
H - YOUTH AUDITORIUM	6,193 S.F.	6,767 S.F.
TOTAL AREA FOR PHASE	29,279 S.F.	40,027 S.F.

TOTAL AREA FOR COMPLETE BUILD OUT	111,578 S.F.	166,748 S.F.

PARKING TABULATION

PARKING PROVIDED:

PARKING LOT 1 - 474 SPACES
PARKING LOT 2 - 42 SPACES
PARKING LOT 3 - 205 SPACES
PARKING LOT 4 - 354 SPACES
(4A. 25 SPACES)
PARKING LOT 5 - 123 SPACES
TOTAL PARKING- 1,229 SPACES

FUTURE PARKING PROVIDED:

PARKING LOT 1 - 474 SPACES
PARKING LOT 2 - 42 SPACES
PARKING LOT 3 - 205 SPACES
PARKING LOT 4 - 354 SPACES
4A - 21 SPACES
PARKING LOT 5 - 123 SPACES
5A - 54 SPACES
PARKING LOT 6 - 100 SPACES
PARKING LOT 7 - 473 SPACES
TOTAL PARKING- 1,849 SPACES
W/31 HC STALLS

PARKING REQUIREMENTS:

EXISTING
A - NORSHIP CENTER
BUILDING AREA: 35,190 S.F.
(1 STALL PER 4 FIXED SEATS)
2,784 SEATS/4 = 698 STALLS

B - MINISTRY CLASSROOMS
(1 STALL PER 100 S.F.)
5,027 S.F./100 = 51 STALLS

NON-CONCURRENT WEEKDAY USE
J - STORAGE
(GARAGE AND DRIVEWAY.)

K - PARSONAGE
(GARAGE AND DRIVEWAY.)

NEW
C - MINISTRY OFFICES
(1 STALL PER 100 S.F.)
6,820 S.F./100 = 69 STALLS

E - CHAPEL
(1 STALL PER 100 S.F.)
7,535 S.F./100 = 76 STALLS

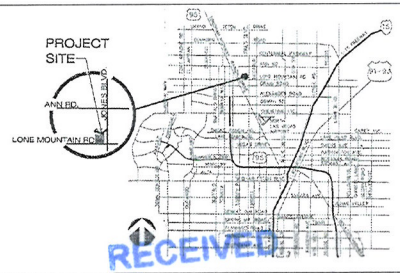
F - CAFE/FELLOWSHIP
(1 STALL PER 100 S.F.)
10,204 S.F./100 = 102 STALLS

G - YOUTH GYM
(1 STALL PER 100 S.F.)
5,377 S.F./100 = 54 STALLS

H - YOUTH ASSEMBLY
(1 STALL PER 100 S.F.)
6,193 S.F./100 = 62 STALLS

TOTAL PARKING REQUIRED:
EXISTING + NEW -1,090
HC: (20 PER 1000 + 1 PER 100) = +22
Total 1,112

VICINITY MAP



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DATE 10.25.2012

PROJECT CODE 000-633

SITE PLAN - FULL BUILD-OUT

Sheet No. A-1.0

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PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	134	1 1/2" 24" BOX
	BRACHYCHITON POPULNEUS BOTTLE TREE	13	2 1/2" 24" BOX
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	38	1 1/4" 24" BOX
	QUERCUS ILEX HOLLY OAK	36	1 1/2" 24" BOX
	RHUS LANCEA AFRICAN SUMAC	27	1 1/4" 24" BOX
	EXISTING TREE TO REMAIN PROTECT IN PLACE		
	EXISTING PALM TO REMAIN PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	214	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	57	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	410	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	46	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	101	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	170	5 GALLON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLEY	245	5 GALLON
	PANICUM VIRGATUM SWITCH GRASS	90	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	323	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	111	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	226	5 GALLON
	EXISTING SHRUB TO REMAIN PROTECT IN PLACE		

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
DG	DECOMPOSED GRANITE, COLOR: GOLD, 2" MINIMUM DEPTH, SIZE TO MATCH EXISTING. SEE NOTE #2.	179,134 S.F.	-
	SODDED TURF , HYBRID BERMUDA.	2,563 S.F.	-

PLANTING NOTES

1. SEE SHEET L1.03 FOR PLANTING DETAILS.
2. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE. RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
4. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES IDENTIFIED ON PLAN BY AN EXITING TREE SYMBOL. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF LANDSCAPE WORK.
5. PRIOR TO BEGINNING WORK, CONTRACTOR TO INVENTORY EXISTING PLANTS AND MARK THOSE TO REMAIN FOR APPROVAL BY OWNER. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF EXISTING TREES AND/OR LANDSCAPE TO REMAIN IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, TREE(S)/SHRUB(S) TO BE REPLACED AT CONTRACTORS EXPENSE WITH PLANT (S) OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

SITE ANALYSIS: (WITHIN LANDSCAPE LIMIT ONLY)

TOTAL LANDSCAPE AREA:	181,697 SF
TOTAL OPEN SPACE AREA:	579,442 SF
TOTAL AREA:	616,885 SF

SCALE: 1" = 80'

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REVISIONS:

SHEET CONTENTS:
LANDSCAPE PLAN

DRAWN BY: MED
REVIEWED BY: JDV
DATE: OCTOBER, 2012
PROJECT NO: 12-031

SHEET:
L1.01



PLANTING NOTES

1. SEE SHEET L1.01 FOR PLANTING LEGEND AND NOTES.
2. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
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5. PRIOR TO BEGINNING WORK, CONTRACTOR TO INVENTORY EXISTING PLANTS AND MARK THOSE TO REMAIN FOR APPROVAL BY OWNER. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF EXISTING TREES AND/OR LANDSCAPE TO REMAIN IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, TREE(S)/SHRUB(S) TO BE REPLACED AT CONTRACTORS EXPENSE WITH PLANT(S) OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

0 30' 60' 90'
SCALE: 1" = 30'

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PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY *	CALIPER / MINIMUM SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	28	1.1/2" 24" BOX
	BRACHYCHITON POPULNEUS BOTTLE TREE	4	2.1/2" 24" BOX
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	7	1.1/4" 24" BOX
	QUERCUS ILEX HOLLY OAK	3	1.1/2" 24" BOX
	RHUS LANCEA AFRICAN SUMAC	4	1.1/4" 24" BOX
	EXISTING TREE TO REMAIN PROTECT IN PLACE		
	EXISTING PALM TO REMAIN PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY *	MINIMUM SIZE
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	42	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	57	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	109	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	14	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	22	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	24	5 GALLON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLEY	75	5 GALLON
	PANICUM VIRGATUM SWITCH GRASS	49	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	36	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	40	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	87	5 GALLON
	EXISTING SHRUB TO REMAIN PROTECT IN PLACE		

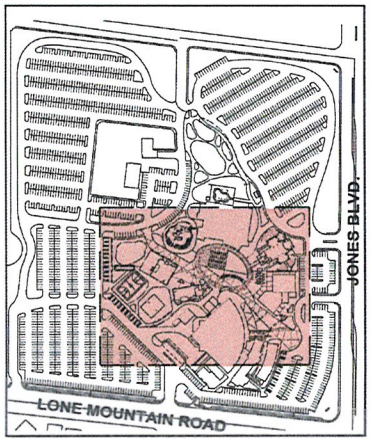
LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY *	DETAIL
DG	DECOMPOSED GRANITE, COLOR GOLD, 2" MINIMUM DEPTH, SIZE TO MATCH EXISTING. SEE NOTE #2.	23,827 S.F.	-
	SODDED TURF - HYBRID BERMUDA.	2,563 S.F.	-

* NOTE: QUANTITIES ARE FOR PLANTS SHOWN WITHIN THE LIMITS ON THIS SHEET ONLY.

KEY MAP

SCALE: NTS



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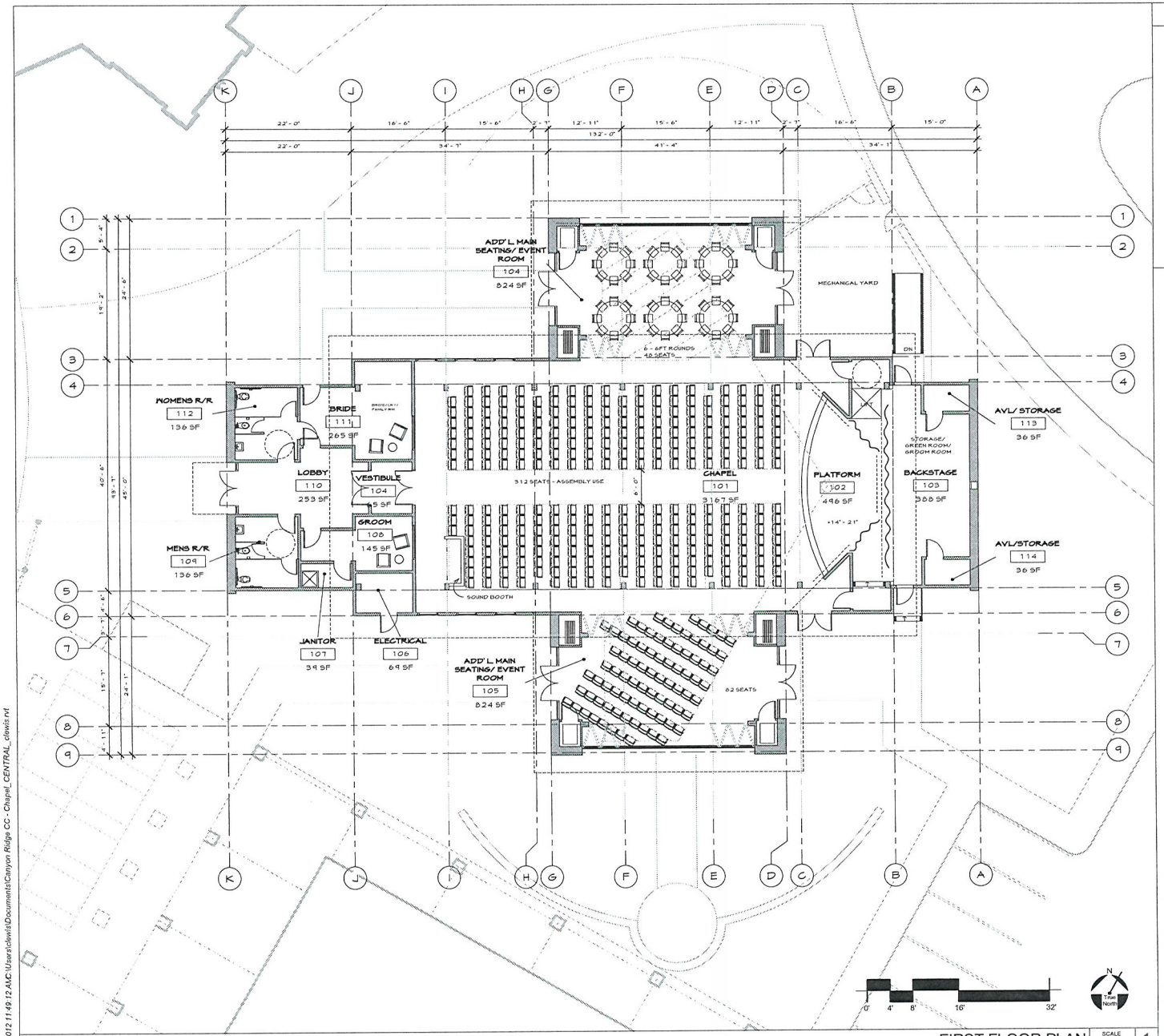
REVISIONS:

SHEET CONTENTS:
LANDSCAPE PLAN ENLARGEMENT

DRAWN BY: MED
REVIEWED BY: JDV
DATE: OCTOBER, 2012
PROJECT NO: 12-031

SHEET:
L1.02



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

LEGEND

REFERENCE TAG LEGEND

1 — GRIDLINES FOR ARCHITECTURAL REFERENCE

A101 / A101 — BUILDING SECTION AND VIEW DIRECTION

1 / A101 — WALL SECTION AND VIEW DIRECTION

Room Name 101 150 SF — ROOM TAG

1 / A101 — ELEVATION MARKER - SHEET NUMBER IN BOX AND DETAIL NUMBER IN TRIANGLE

ROOM OCCUPANCY SCHEDULE

Room Number	Room Name	Area	OCC. LOAD
104	VESTIBULE	65 SF	N/A
106	ELECTRICAL	69 SF	N/A
108	GROOM	145 SF	10
110	LOBBY	253 SF	17
111	BRIDE	265 SF	15
103	BACKSTAGE	388 SF	28
102	PLATFORM	496 SF	33
104	ADD'L MAIN SEATING/ EVENT ROOM	824 SF	116
105	ADD'L MAIN SEATING/ EVENT ROOM	824 SF	116
101	CHAPEL	3167 SF	452
A-3. 10		6496 SF	
112	WOMENS R/R	136 SF	N/A
109	MENS R/R	136 SF	N/A
N/A. 2		273 SF	
113	AVL/ STORAGE	36 SF	N/A
114	AVL/STORAGE	36 SF	N/A
107	JANITOR	39 SF	N/A
S. 3		111 SF	
Grand Total: 15		6880 SF	

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CANYON RIDGE CHRISTIAN CHURCH — BLDG E - CHAPEL

SITE DEVELOPMENT PLAN CHECK

DATE 10.25.2012

PROJECT CODE 000-633

FIRST FLOOR PLAN

Sheet No. E-1

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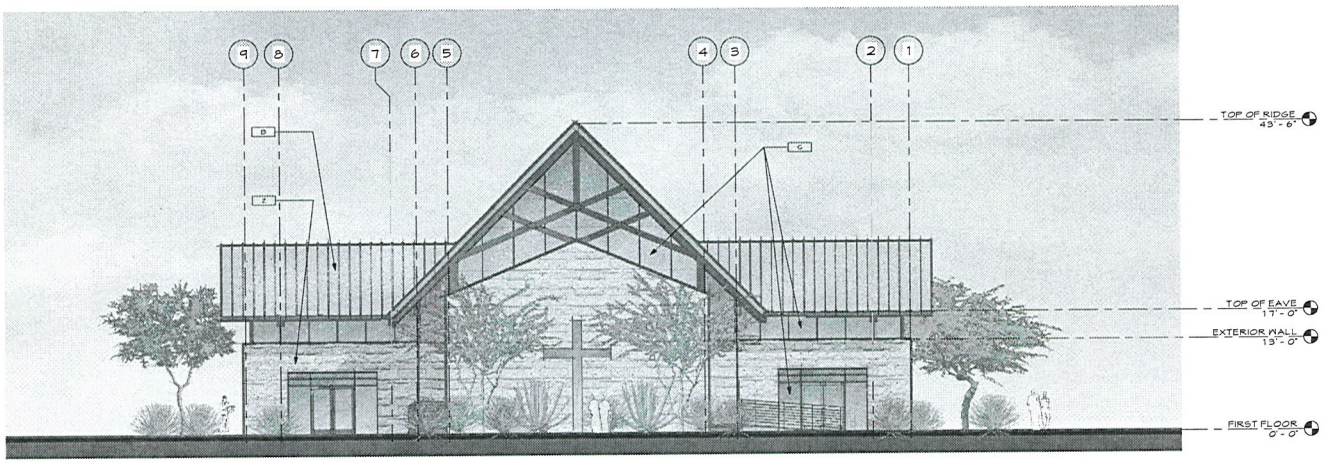
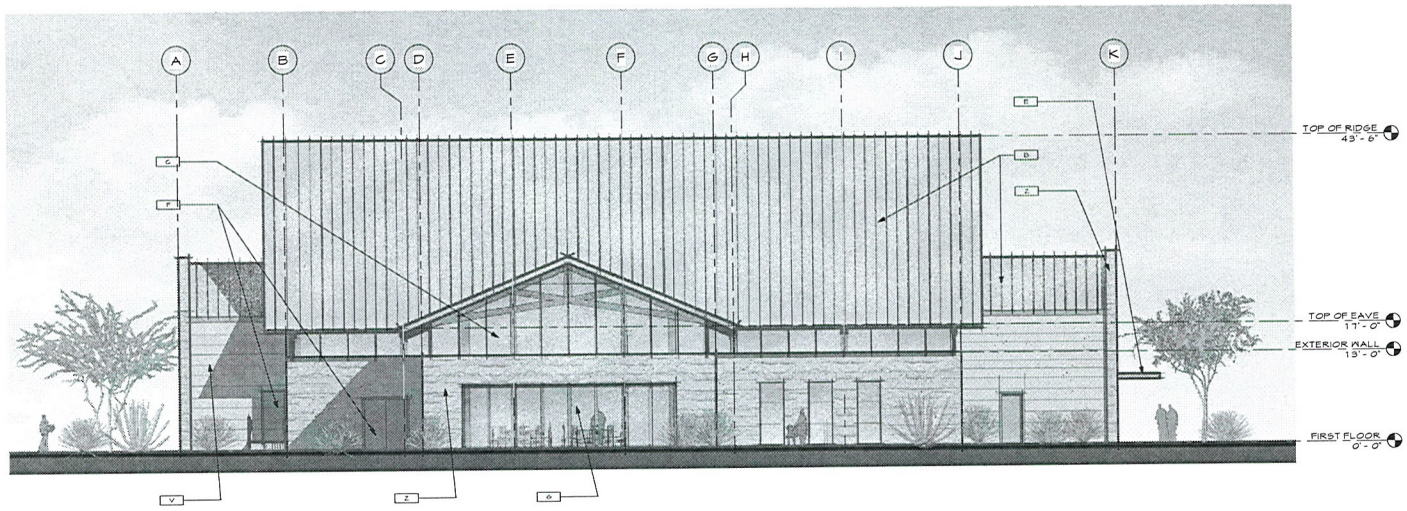


EAST ELEVATION SCALE 1/8" = 1'-0" 2



NORTH ELEVATION SCALE 1/8" = 1'-0" 1

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
C	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
D	TYP. ALUMINUM FRAMED WINDOWS
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
G	NANA WALL FOLDING DOOR SYSTEM
H	DUAL GLAZING GREEN TINT ASSEMBLY SYSTEM
K	ALUMINUM STOREFRONT DOOR TINTED DUAL GLAZING DOOR SYSTEM
O	CMU - PRECISION BLOCK
V	HARDIE HORIZONTAL PANEL CEMENT BOARD
Z	MANUFACTURED STONE VENEER

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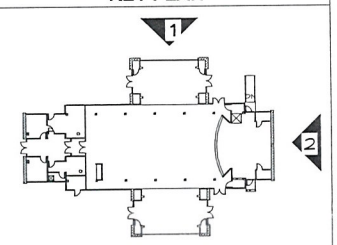
KEY PLAN



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BLDG E - CHAPEL

CANYON RIDGE CHRISTIAN CHURCH

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NORTH AND EAST ELEVATION

Sheet No.
E-2

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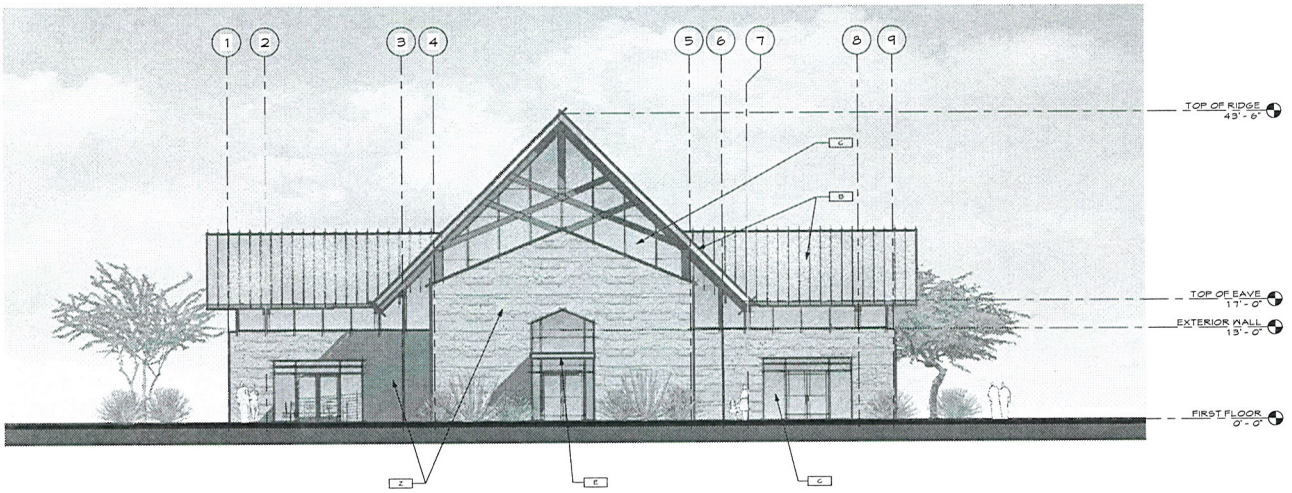
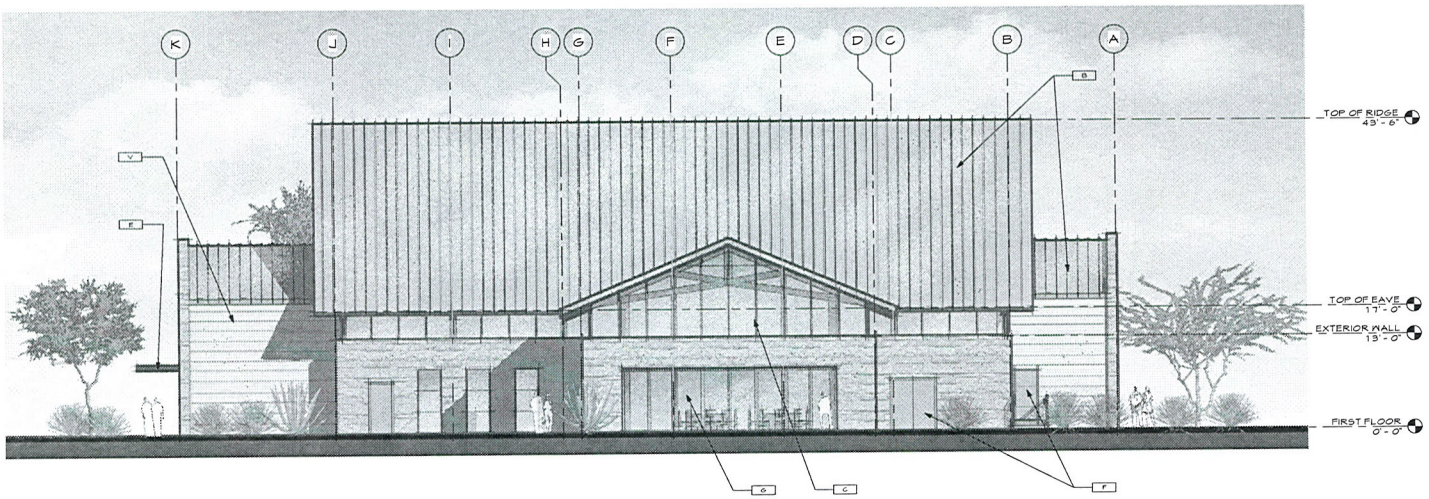


WEST ELEVATION SCALE 1/8" = 1'-0" 4



SOUTH ELEVATION SCALE 1/8" = 1'-0" 3

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
C	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
D	TYP. ALUMINUM FRAMED WINDOWS
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
G	NANA WALL FOLDING DOOR SYSTEM
H	DUAL GLAZING GREEN TINT ASSEMBLY SYSTEM
K	ALUMINUM STOREFRONT DOOR TINTED DUAL GLAZING DOOR SYSTEM
O	CMU - PRECISION BLOCK
V	HARDIE HORIZONTAL PANEL CEMENT BOARD
Z	MANUFACTURED STONE VENEER

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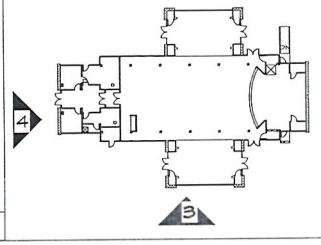
KEY PLAN



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CANYON RIDGE CHRISTIAN CHURCH
BLDG E - CHAPEL

SITE DEVELOPMENT PLAN CHECK

DATE
10.25.2012

PROJECT CODE
000-033

SOUTH AND WEST ELEVATION

Sheet No.
E-3

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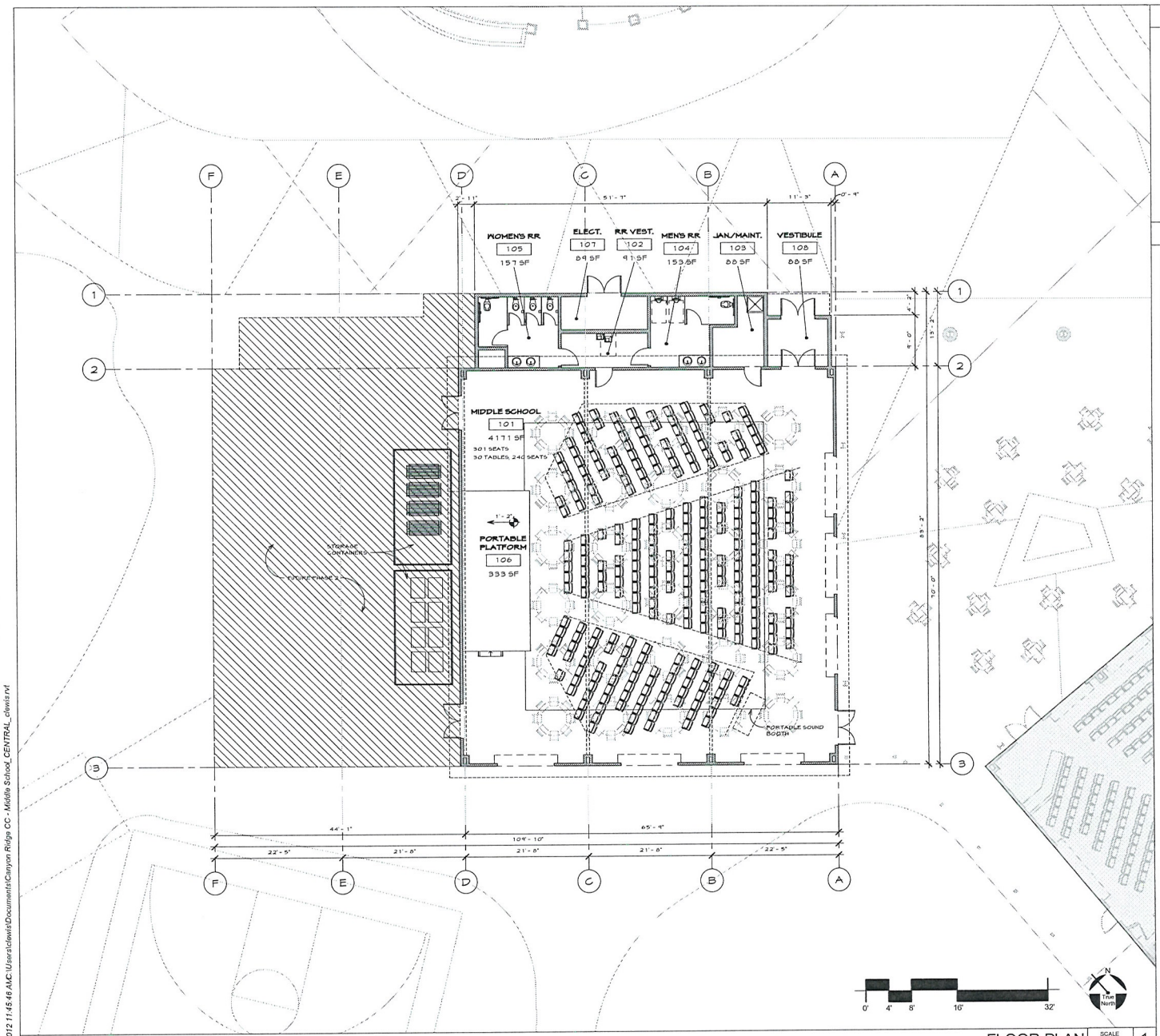

FLOOR PLAN | SCALE 1/8" = 1'-0" | 1

LEGEND

WALL LEGEND

- INDICATES NEW CONST.
- INDICATES NEW CONST. LOW WALLS
- INDICATES NEW CONST. WALLS ABOVE

PROGRAM

ROOM OCCUPANCY SCHEDULE

Room Number	Room Name	Area	OLF	OCC. LOAD
106	VESTIBULE	88 SF		N/A
106	PORTABLE PLATFORM	333 SF	15	23
101	MIDDLE SCHOOL	4171 SF	7	577
A-3: 3		4593 SF		
102	RR VEST.	91 SF		
104	MEN'S RR	153 SF		N/A
105	WOMEN'S RR	157 SF		N/A
NA: 3		401 SF		
103	JAN./MAINT.	88 SF	300	N/A
107	ELECT.	89 SF		1
S: 2		177 SF		
Grand Total: 5		5171 SF		

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Walnut Creek, CA 94596

CANYON RIDGE CHRISTIAN CHURCH
G - MIDDLE SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE 10.25.2012

PROJECT CODE 000-633

FIRST FLOOR PLAN

Sheet No. G-1

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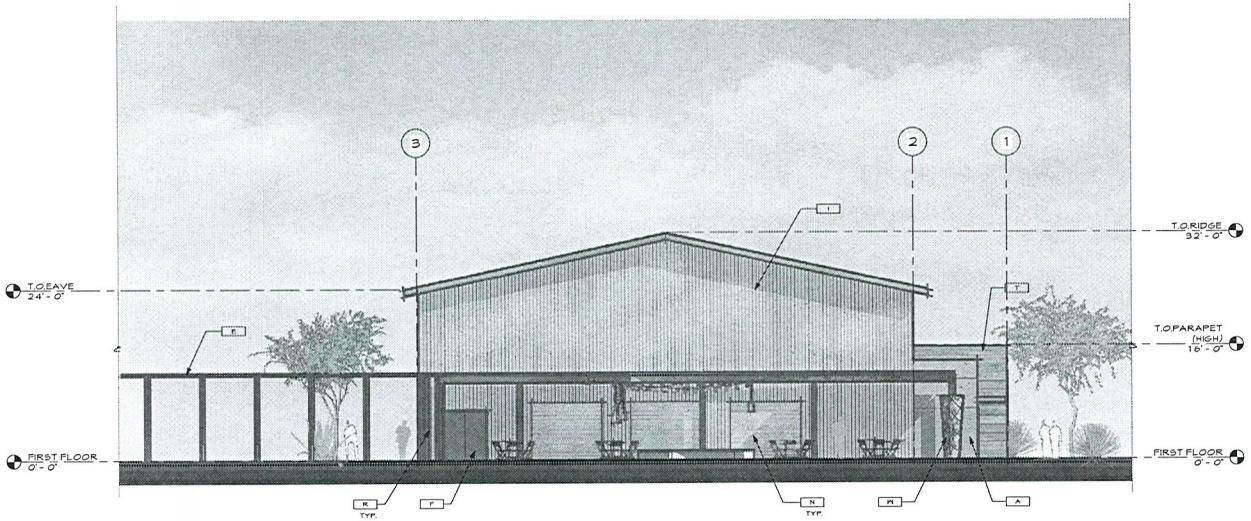
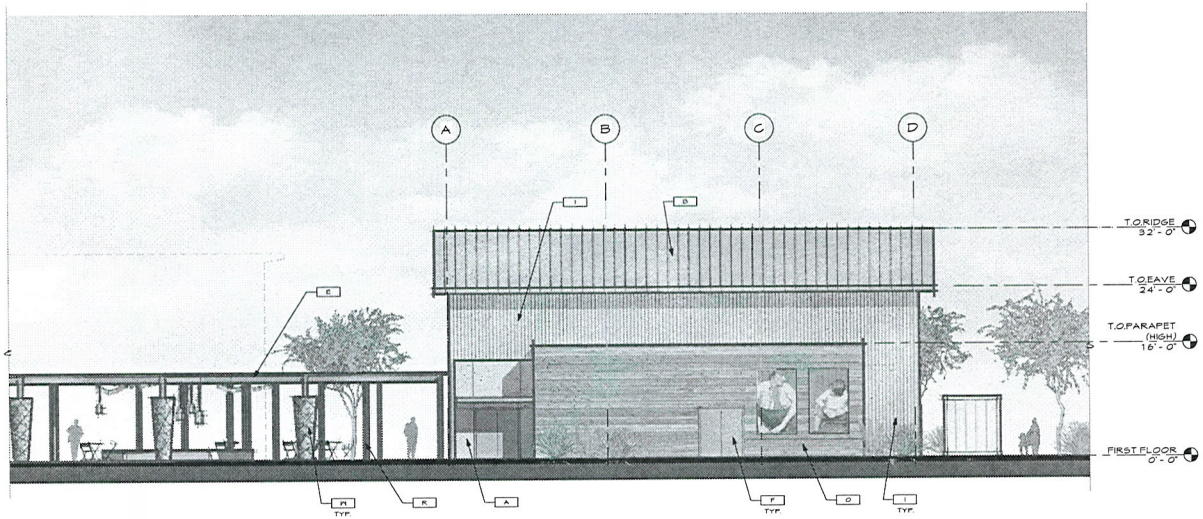


EAST ELEVATION SCALE 1/8" = 1'-0" 2



NORTH ELEVATION SCALE 1/8" = 1'-0" 1

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
A	STUCCO FINISH, STAMPED OR TEXTURED, MULTIPLE COLORS
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
I	CORRUGATED VERTICAL METAL SIDING
N	COILING ROLL UP DOOR
O	CMU - PRECISION BLOCK
R	STEEL COLUMN
T	WOOD SIDING
W	GABION COLUMNS

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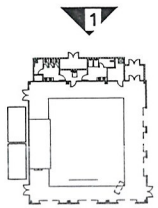
KEY PLAN



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G - MIDDLE SCHOOL

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PROJECT CODE 000-633

EAST AND NORTH ELEVATION

Sheet No. G-2

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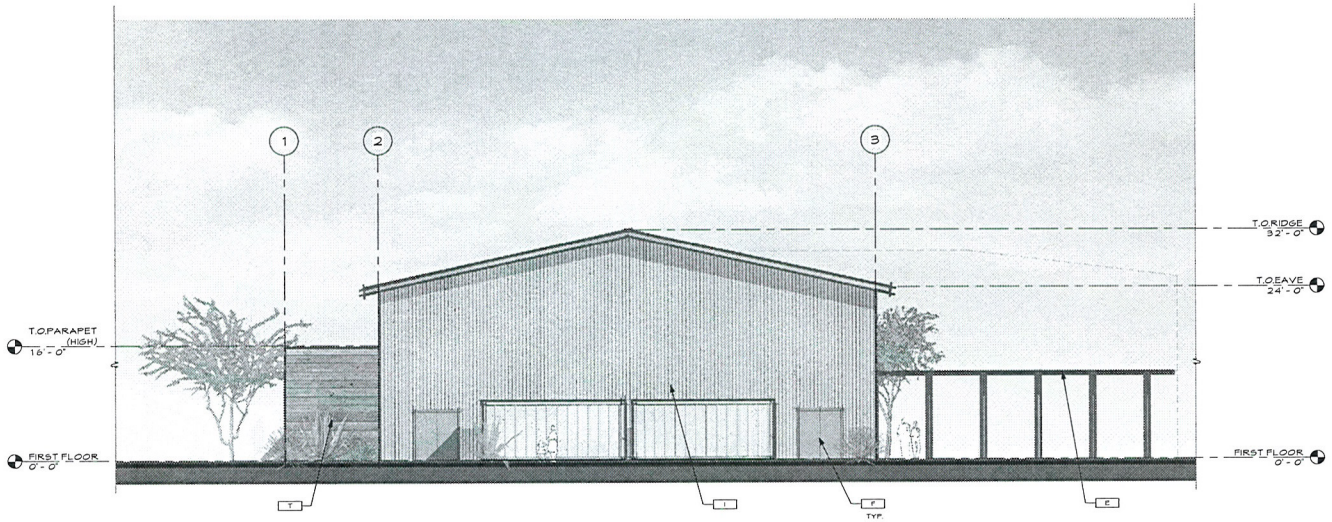
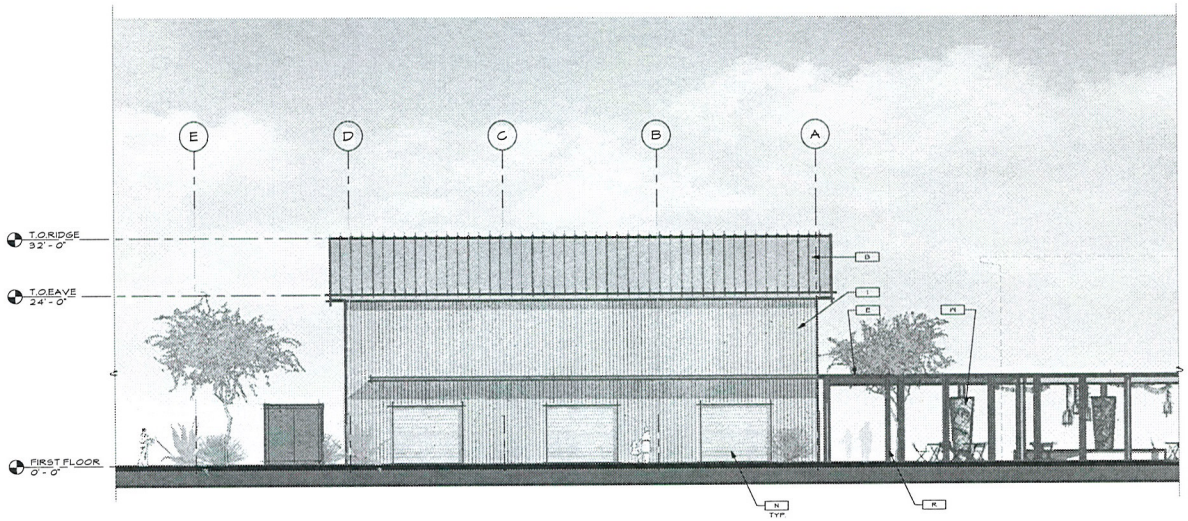


WEST ELEVATION SCALE 1/8" = 1'-0" 4

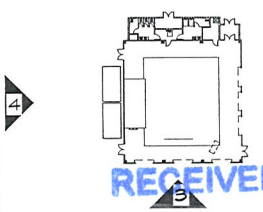


SOUTH ELEVATION SCALE 1/8" = 1'-0" 3

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
I	CORRUGATED VERTICAL METAL SIDING
N	COILING ROLL UP DOOR
R	STEEL COLUMN
T	WOOD SIDING
W	GABION COLUMNS

KEY PLAN



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VISIONEERING STUDIOS ARCHITECTURE

CANYON RIDGE CHRISTIAN CHURCH
G - MIDDLE SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE 10.25.2012

PROJECT CODE 000-633

SOUTH AND WEST ELEVATION

Sheet No. G-3

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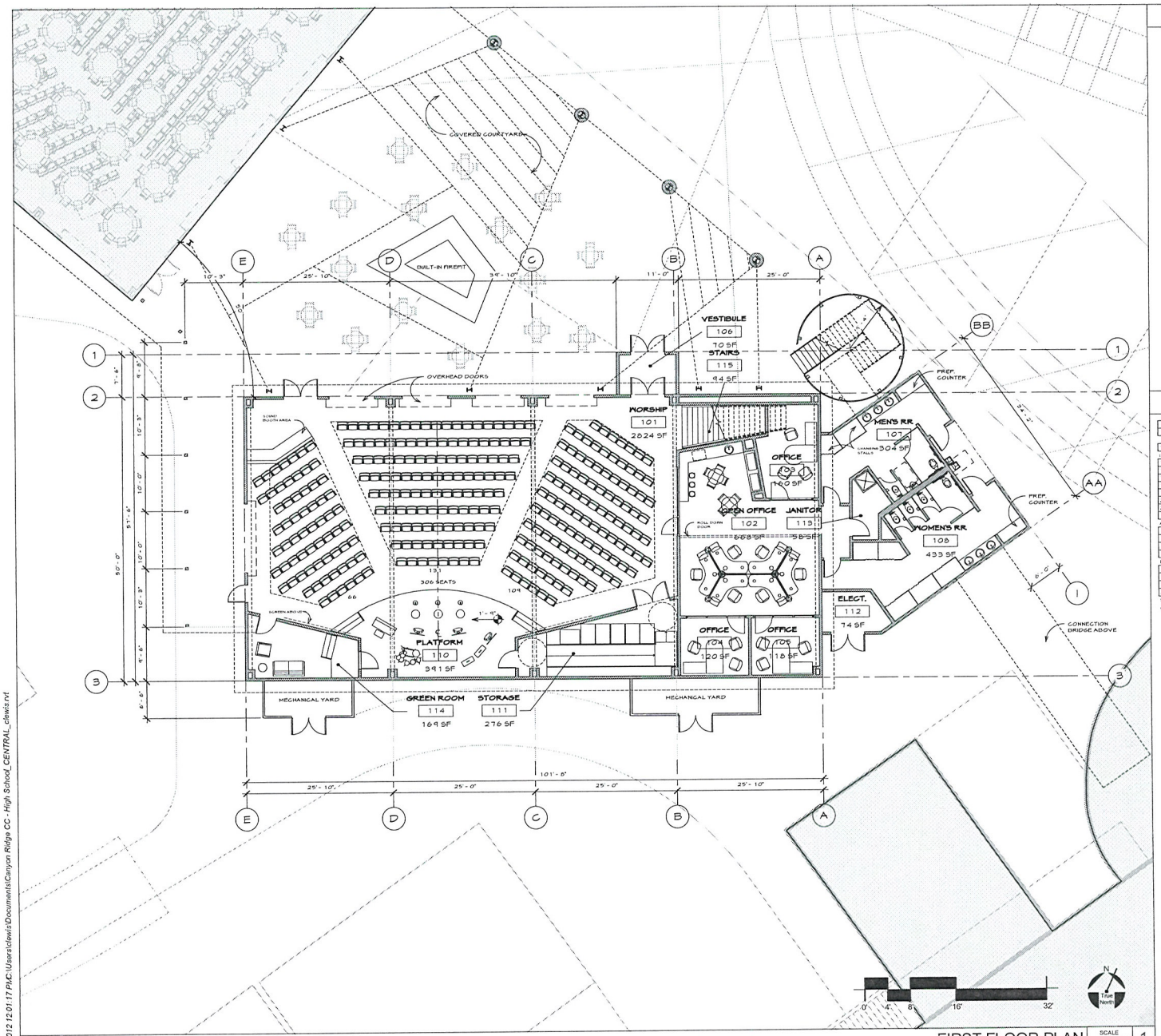

FIRST FLOOR PLAN SCALE 1/8" = 1'-0" 1

LEGEND

REFERENCE TAG LEGEND

- 1 — GRIDLINES FOR ARCHITECTURAL REFERENCE
- A / A101 — BUILDING SECTION AND VIEW DIRECTION
- A / A101 — WALL SECTION AND VIEW DIRECTION
- Room Name / 101 / 150 SF — ROOM TAG
- 1 / A101 — ELEVATION MARKER - SHEET NUMBER IN BOX AND DETAIL NUMBER IN TRIANGLE

WALL LEGEND

- INDICATES NEW CONST.
- INDICATES NEW CONST. LOW WALLS
- INDICATES NEW CONST. WALLS ABOVE

PROGRAM

ROOM OCCUPANCY SCHEDULE

Room Number	Room Name	Area	OCC. LOAD
115	STAIRS	94 SF	N/A
1		94 SF	
106	VESTIBULE	70 SF	N/A
114	GREEN ROOM	169 SF	12
107	MEN'S RR	304 SF	N/A
110	PLATFORM	391 SF	26
108	WOMEN'S RR	433 SF	N/A
201	MEZZANINE	1036 SF	32
202	UPPER DECK	1100 SF	74
101	WORSHIP	2824 SF	394
A-3.8		6329 SF	
105	OFFICE	118 SF	2
104	OFFICE	120 SF	2
103	OFFICE	160 SF	2
102	OPEN OFFICE	668 SF	7
B-4		1066 SF	
113	JANITOR	58 SF	N/A
112	ELECT.	74 SF	N/A
111	STORAGE	276 SF	1
203	STORAGE	276 SF	1
5-4		684 SF	
Grand total: 17		8172 SF	

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VISIONEERING STUDIOS ARCHITECTURE

CANYON RIDGE CHRISTIAN CHURCH — BLDG H - HIGH SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE 10.25.2012

PROJECT CODE 000-633

FIRST FLOOR PLAN

Sheet No. H-1

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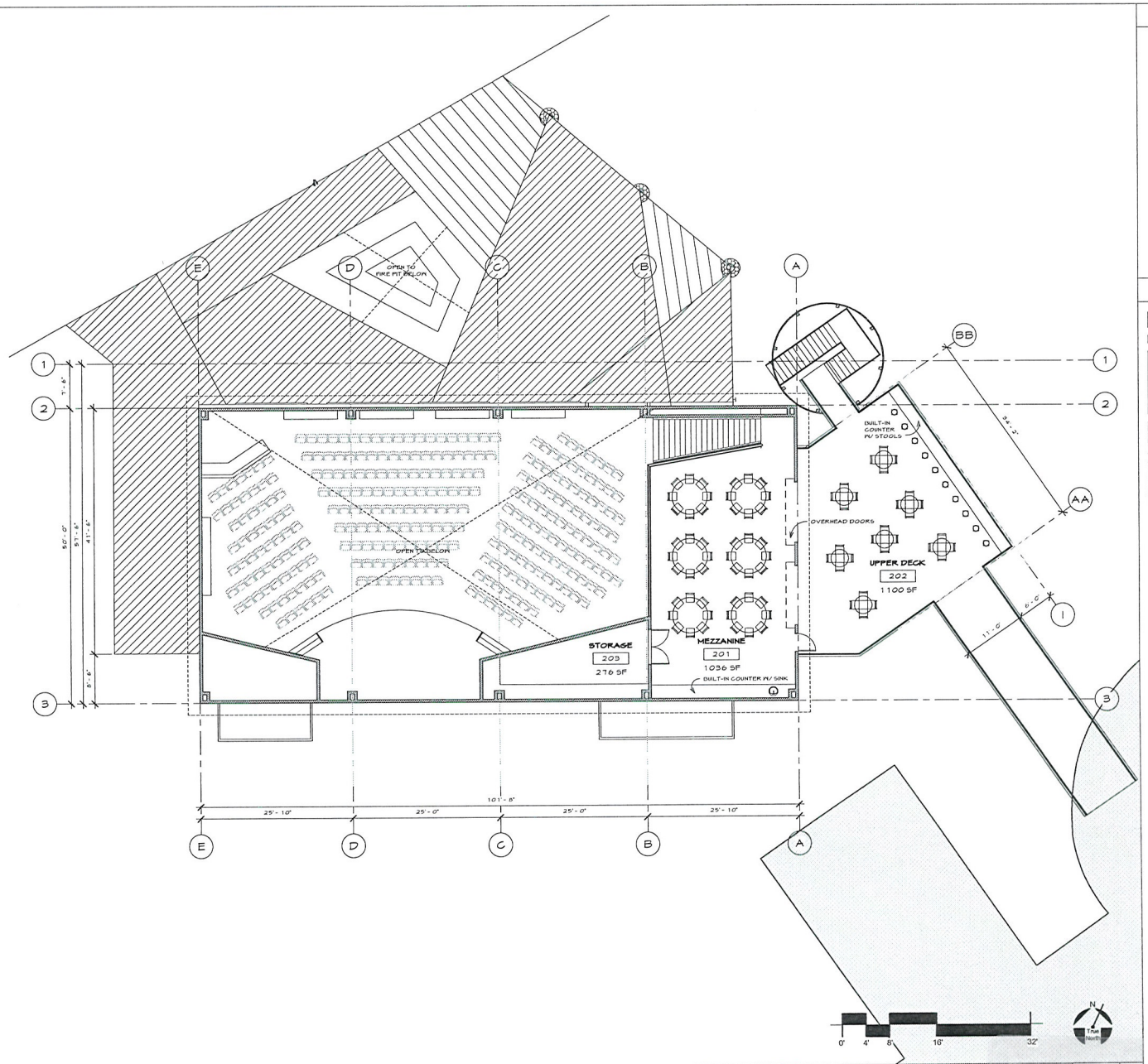

MEZZANINE FLOOR PLAN | SCALE 1/8" = 1'-0" | 1

LEGEND

REFERENCE TAG LEGEND

- 1 — GRIDLINES FOR ARCHITECTURAL REFERENCE
- A / A101 — BUILDING SECTION AND VIEW DIRECTION
- 1 / A101 — WALL SECTION AND VIEW DIRECTION
- Room Name 101 150 SF — ROOM TAG
- 1 / A101 — ELEVATION MARKER - SHEET NUMBER IN BOX AND DETAIL NUMBER IN TRIANGLE

PROGRAM

ROOM OCCUPANCY SCHEDULE

Room Number	Room Name	Area	OCC. LOAD
115	STAIRS	94 SF	N/A
1		94 SF	
106	VESTIBULE	70 SF	N/A
114	GREEN ROOM	169 SF	12
107	MEN'S RR	304 SF	N/A
110	PLATFORM	391 SF	26
108	WOMEN'S RR	433 SF	N/A
201	MEZZANINE	1036 SF	72
202	UPPER DECK	1100 SF	74
101	WORSHIP	2824 SF	394
A-3: 8		6328 SF	
105	OFFICE	118 SF	2
104	OFFICE	120 SF	2
103	OFFICE	160 SF	2
102	OPEN OFFICE	668 SF	7
B: 4		1066 SF	
113	JANITOR	58 SF	N/A
112	ELECT.	74 SF	N/A
111	STORAGE	276 SF	1
203	STORAGE	276 SF	1
S: 4		684 SF	
Grand total: 17		8172 SF	

VISIONEERING
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www.VisioneeringStudios.com
2050 Main St., Suite 400
Irvine, CA 92614

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CANYON RIDGE CHRISTIAN CHURCH

BLDG H - HIGH SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE
10.25.2012

PROJECT CODE
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MEZZANINE FLOOR PLAN

Sheet No.
H-2

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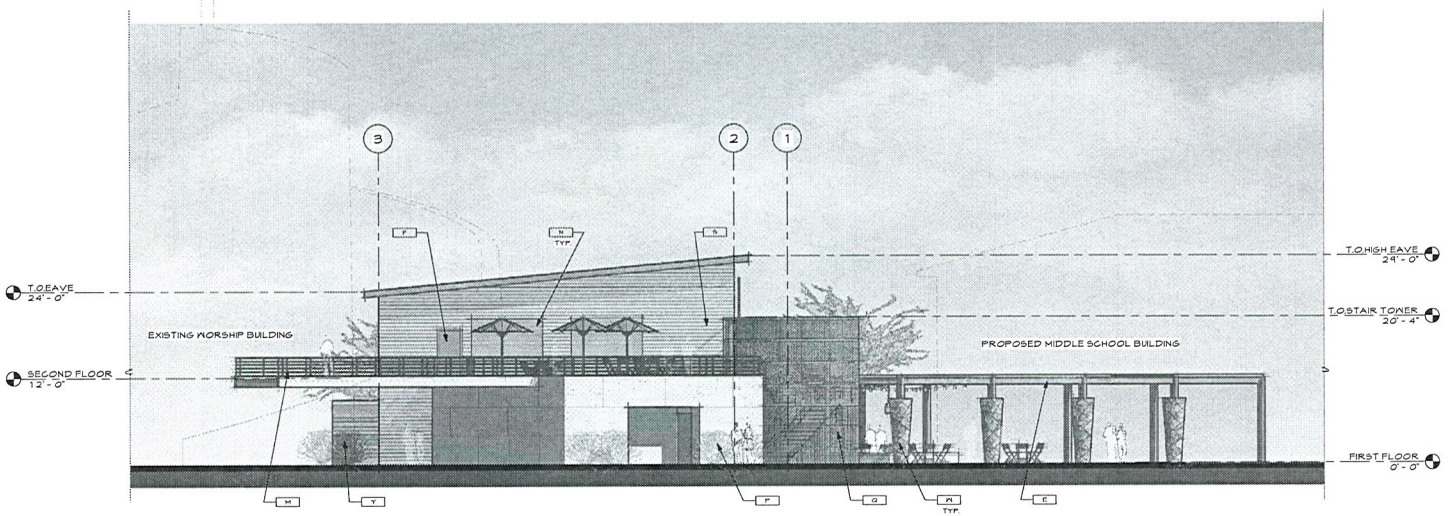
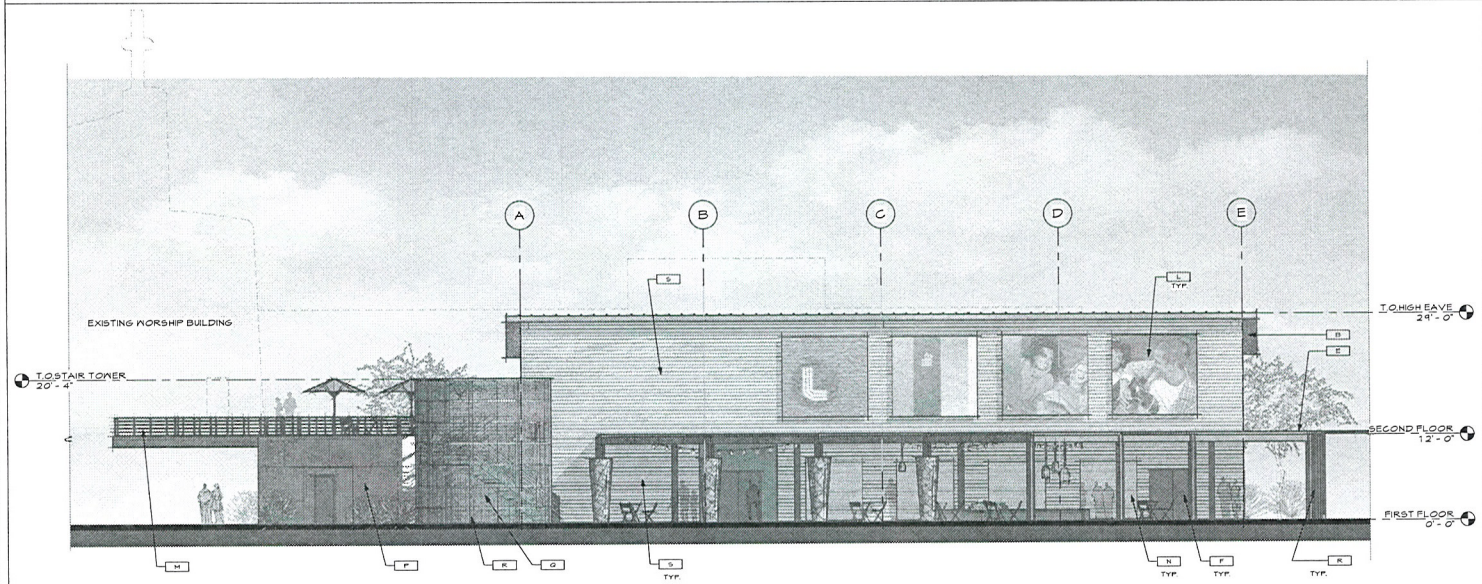


EAST ELEVATION SCALE 1/8" = 1'-0" 2

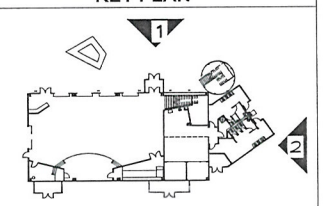


NORTH ELEVATION SCALE 1/8" = 1'-0" 1

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
A	STUCCO FINISH, STAMPED OR TEXTURED, MULTIPLE COLORS
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
L	GRAPHIC SIGNAGE
M	HORIZONTAL STEEL RAILING
N	COILING ROLL UP DOOR
P	HARDIE REVEAL PANELS
Q	PERFORATED STEEL MESH
R	STEEL COLUMN
S	CORRUGATED HORIZONTAL METAL SIDING
V	HARDIE HORIZONTAL PANEL CEMENT BOARD
W	GABIEN COLUMNS
Y	HORIZONTAL WOOD PANEL SCREEN FENCE

KEY PLAN



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STUDIOS ARCHITECTURE

CANYON RIDGE CHRISTIAN CHURCH

BLDG H - HIGH SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE
10.25.2012

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NORTH AND EAST ELEVATION

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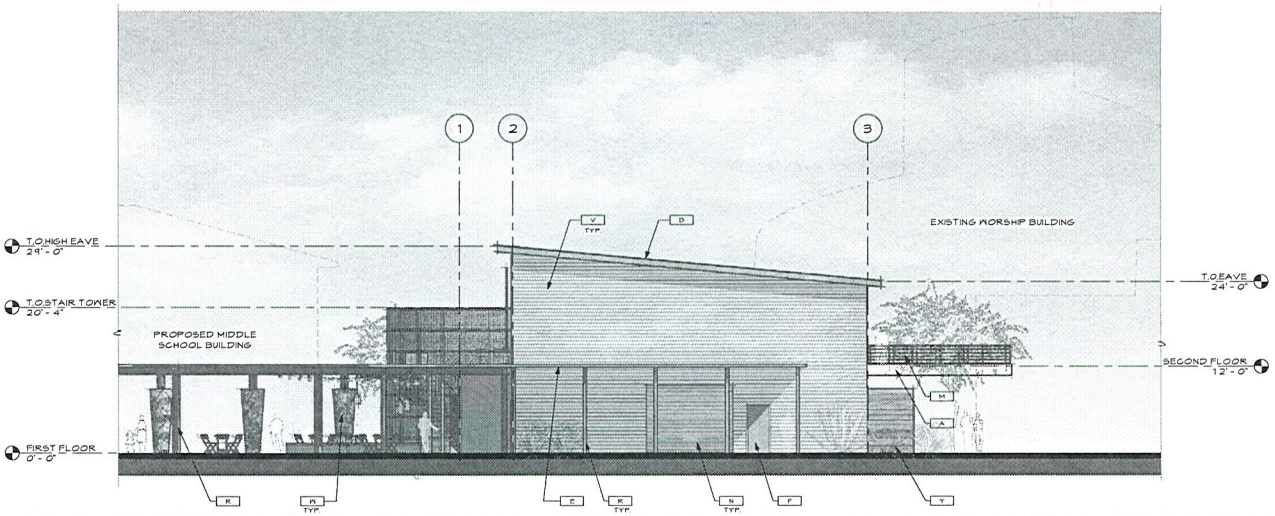
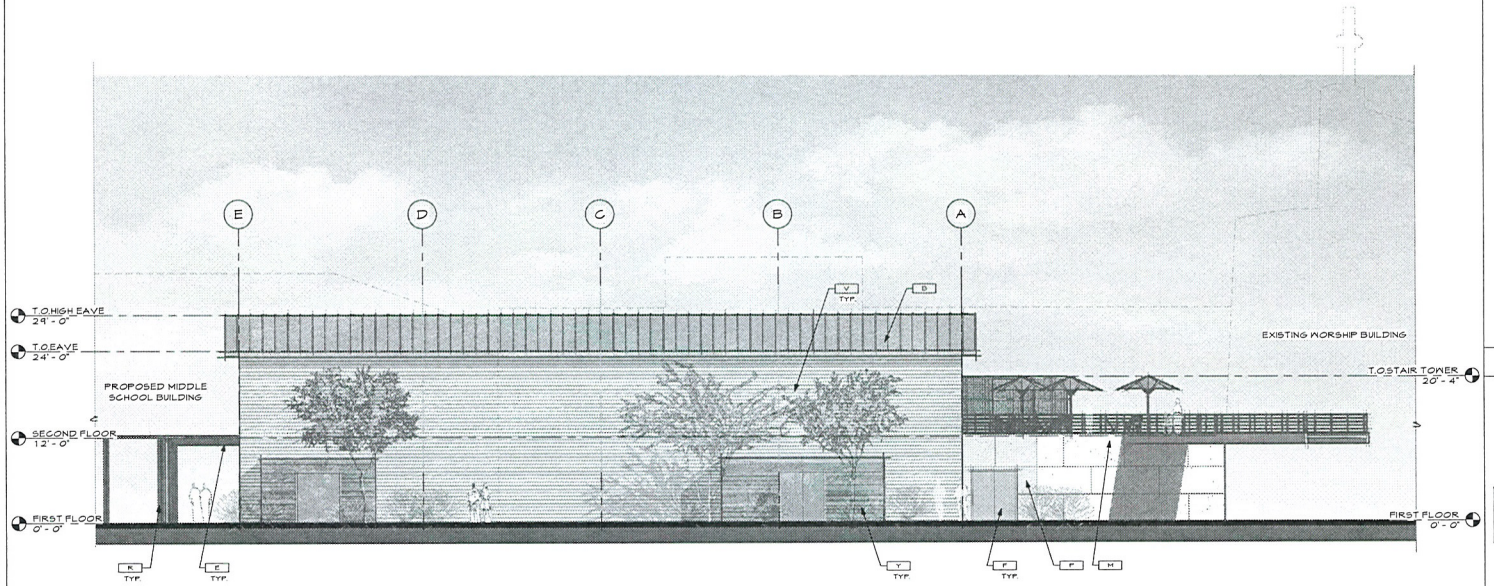


WEST ELEVATION SCALE 1/8" = 1'-0" 4

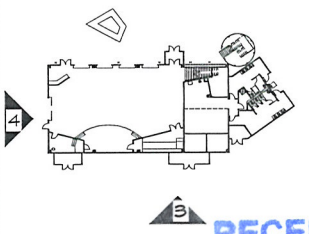


SOUTH ELEVATION SCALE 1/8" = 1'-0" 3

KEY NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
A	STUCCO FINISH, STAMPED OR TEXTURED, MULTIPLE COLORS
B	PAINTED METAL STANDING SEAM ROOF SYSTEM
E	PAINTED STRUCTURAL STEEL CANOPY
F	TYP. METAL DOOR AND FRAME
M	HORIZONTAL STEEL RAILING
N	COILING ROLL UP DOOR
P	HARDIE REVEAL PANELS
R	STEEL COLUMN
V	HARDIE HORIZONTAL PANEL CEMENT BOARD
W	GABIEN COLUMNS
Y	HORIZONTAL WOOD PANEL SCREEN FENCE

KEY PLAN



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www.VisioneeringStudios.com
2031 Howe Ave. Suite 110
Sacramento, CA 95825

CANYON RIDGE CHRISTIAN CHURCH
BLDG H - HIGH SCHOOL

SITE DEVELOPMENT PLAN CHECK

DATE 10.25.2012

PROJECT CODE 000-633

SOUTH AND WEST ELEVATION

Sheet No. H-4

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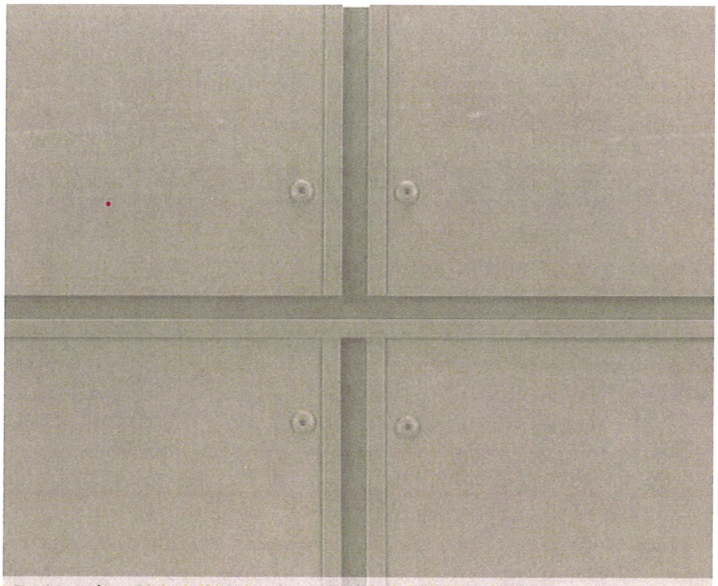
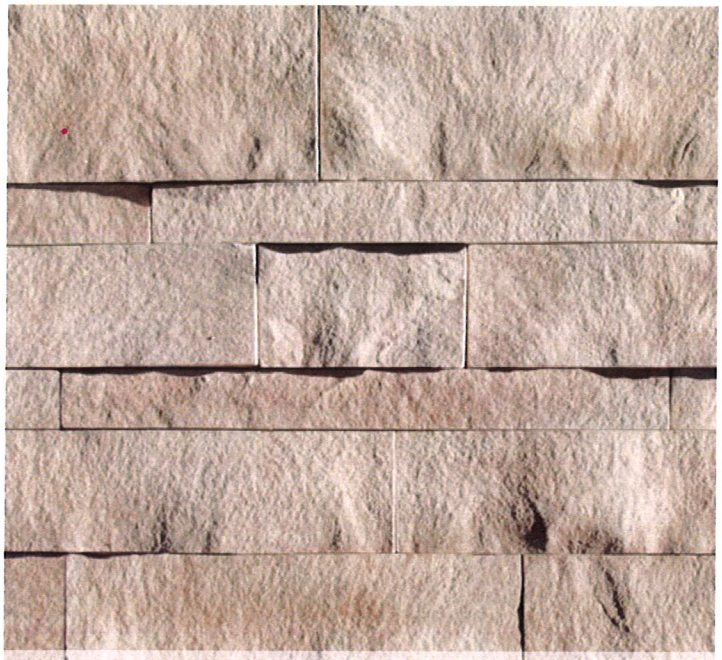


P: Hardie Reveal Panels - Cobble Stone JH40



Z: Manufactured Stone Veneer - Coronado Limestone



C: Clear Anodized Aluminum Storefront System



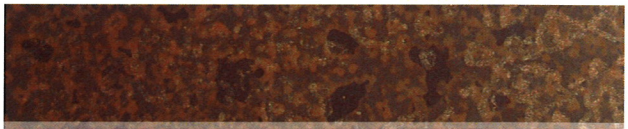
B: Painted Metal Standing Seam Roof System



Q: Perforated Metal with Corten Patina Finish



Y: Horizontal Wood Panel Screen Fence - TimberTech Pacific Walnut



S: Corrugated Horizontal Metal Siding



I: Corrugated Vertical Metal Siding

VISIONEERING STUDIOS ARCHITECTURE

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Justification Letter

October 25, 2012

To: City of Las Vegas
Department of Planning
333 N. Rancho Drive

Re: Canyon Ridge Christian Church
6200 West Lone Mountain Road, Las Vegas, NV 89130

Via: Over-the-counter

Attachments:

Please find the attached documents for Site Development Review. All the items required in the submittal are included:

- Application Form and Financial Interest
- Pre-Application Conference Notes
- Deed, Legal Description, Assessor's Map
- Site Plan (including site, parking and building analysis)
- Building Floor Plans
- Building Elevations (with colors and materials)
- Landscape

Issues:

Canyon Ridge Christian Church is proposing to expand its facilities on the currently developed site. Previous development plans have indicated future plans for expansion. The proposed site plan is similar to the previously approved plan in that they both provide for a new youth facility, a chapel and a fellowship/café building. Since that last approved site plan, additional adjacent properties have been purchased by the church. These properties have two residences that the church plans to reuse. The church proposes the residence labeled "J" be converted for church storage. Finally, additional parking is laid out on the recently acquired land.

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Information:

Number of Employees: 55

Hours of operation: Offices=5 days between 8a-5p; Campus activities= 7 days 8a-9p; Services= Saturday 4p-7:30p and Sunday 9a-12:30p

There are no other locations the church currently operates

Sustainability

Will this project participate in the City of Las Vegas Green Building Program?		No
Will this project be constructed to LEED or other equivalent standards?		No
Will this project utilize energy sources or water savings measures? *The facility currently utilizes solar power provided from recently installed panels throughout the site. Where feasible, the church would like all new plumbing fixtures to be low flow/efficient where financially feasible.*	Yes	
Is there connectivity to adjacent parcels?		No
Is the project using any means of sustainable construction? *Some ADA parking stalls have been provided a covering. All roofs will be provided with light colors. Where financially feasible, construction will be design and planned for long lasting and local material that utilize recycled materials.*	Yes	
Will this project meet the intent of the Urban Forestry Initiative? *The net amount of trees will increase.*	Yes	
Will the project provide any bicycle parking? *The church is considering providing each building relatively close access to bicycle parking.*	Yes	
Will the project provide any electric vehicle recharging stations?		No

Below is a list of previous Case Numbers associate to the property. The plan complies with the requirements contained in the documents and Canyon Ridge Christian Church is aware of the requirement stated.

- ZON-39703
- Z-0100-90
- Z-0026-90
- SUP-3217
- SDR-3213
- SUP-3437

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Findings:

The proposed development, landscape and buildings, will be designed to match the character and architectural aesthetics currently established on the site. The design and locations for the proposed buildings generally match the previously approved site development plans, which comply with the General Plan, Design Standards and policies designated for this area.

Most of the development for the parking areas will relatively be the same. However, the parking lots designated as Lot 1 and 7 are proposed to access La Madre Way via the north driveway that was once Bronco Lane. The church will close off the driveway and only allow traffic on La Madre Way during the weekends. The street will be modified to only allow right turn in and right turn out access only. A new traffic analysis will be generated.

There are some minor modifications to the existing parking at lots 4a and 5a to improve the traffic flow and queuing. The largest change to the parking is the addition of lots 6 and 7. The church would like to vary from the parking standard "finger" shaped landscape islands spread equally throughout the parking and allow for "event-style" parking. Events, such as worship services, are when most people arrive and depart at the same time. Therefore, very efficient parking configurations are required, so queuing times are lessened. We will be installing the same number of trees as required, but they will be installed at the perimeter. Generally, the parking count exceeds the minimums and the lighting will be designed to cut off any light from spilling onto the neighboring properties. No compact parking is being utilized for this site.

At the perimeter of the site we have maintained the minimum landscape buffer that will meet the minimum amounts and match the material types. Per previous permits, the church is required to develop curbs, gutters and sidewalks along Maverick Street and La Madre (between Maverick Street and the north driveway). The church would like a waiver from the street scape standard along Maverick Street. We propose that Maverick Street match the existing rural standard and omit constructing a sidewalk. Therefore, we would only construct a curb and gutter at Maverick Street.

Building "K" is proposed to be used as a parsonage to a church pastor. Building "J" will be changed from a residence to a storage facility for the church. The building will be modified to meet the ADA and commercial electrical requirements. All the new

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buildings are planned to be fully sprinkled buildings. Any mechanical systems on roof and ground will be fully screened from the streets, through the building architecture or landscaping. Finally, for all work, the Architect, Engineers and Owner will continue to provide an environment of security, health, safety and general welfare that are consistent with the standards accepted by Las Vegas.

No new signage is being proposed at this time. Any signage on the buildings will be submitted for approval under as separate application.

Even though the phasing may change as the site is developed, the current phasing plan is to be as follows:

1. The Chapel (Building E) and the adjacent landscaping will be constructed first. The parking currently provided is sufficient for the additional load. Also, the north driveway will be constructed to provide access from Lot 1 to La Madre Way.
2. The Youth Auditorium (Building H) will be constructed with the covered patio.
3. The Youth Gym (Building G) is planned to have the ability of being constructed in two phases. The remaining adjacent site work will be constructed at the same time.
4. Modifications to parking lots 4a and 5a, and the addition of Lots 6 and 7 will be constructed with the appropriate landscaping and signage.
5. The Café/Fellowship facility will be finished with the perimeter canopy and water feature.

We look forward to the expansion of the Canyon Ridge Christian Church and strongly feel it will be a positive addition to the area providing additional opportunities for the growing community. Please contact me at 949-417-5867 if any questions should arise upon your review of the attached documents.

Sincerely,

Matt Molsberry, NCARB, AIA, LEED AP
Project Architect
VISIONEERING STUDIOS, INC.

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City of Las Vegas Agenda Item No.: **45.**

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

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

SUBJECT:
SDR-47317 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Major Modification of an approved Site Development Plan Review (SDR-6929) TO ADD A MODEL HOME WITH A DETACHED ACCESSORY STRUCTURE (CLASS I)IN THE FRONT YARD on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 01/09/2013
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: SDR-47317 APN: _____

Name of Property Owner: William Lyon Homes, Inc.

Name of Applicant: William Lyon Homes, Inc.

Name of Representative: Taney 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: Terry Connelly

Subscribed and sworn before me

This 23 day of October, 2012

_____

Notary Public in and for said County and State

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 08-109216-14
My Appt. Expires June 26, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification to SDR 6929

Project Address (Location) Tropical Parkway and Jones Blvd.

Project Name Tropical & Jones (Mesa Canyon) **Proposed Use** Single Family

Assessor's Parcel #(s) _____ **Ward #** 6 - Ross

General Plan: existing R proposed NC **Zoning:** existing U(R) proposed NC

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

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

Additional Information To allow a detached casita in the front yard.

PROPERTY OWNER William Lyon Homes, Inc. **Contact** Scott Swapp

Address 4490 Von Karmen Avenue **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Newport Beach **State** CA **Zip** 92660-2008

E-mail Address _____

APPLICANT William Lyon Homes, Inc **Contact** Scott Swapp

Address 500 Pilot Road, Ste. G **Phone:** (702) 263-8200 **Fax:** (702) 407-7401

City Las Vegas **State** NV **Zip** 89119

E-mail Address scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering **Contact** Jody M. Mudano

Address 6030 S. Jones Blvd, Ste. 100 **Phone:** (702) 263-8844 **Fax:** (702) 263-5233

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

E-mail Address jodym@taneycorp.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 Tessy Cornelius

Subscribed and sworn before me

This 23 day of October, 20 12.

_____

Notary Public in and for said County and State

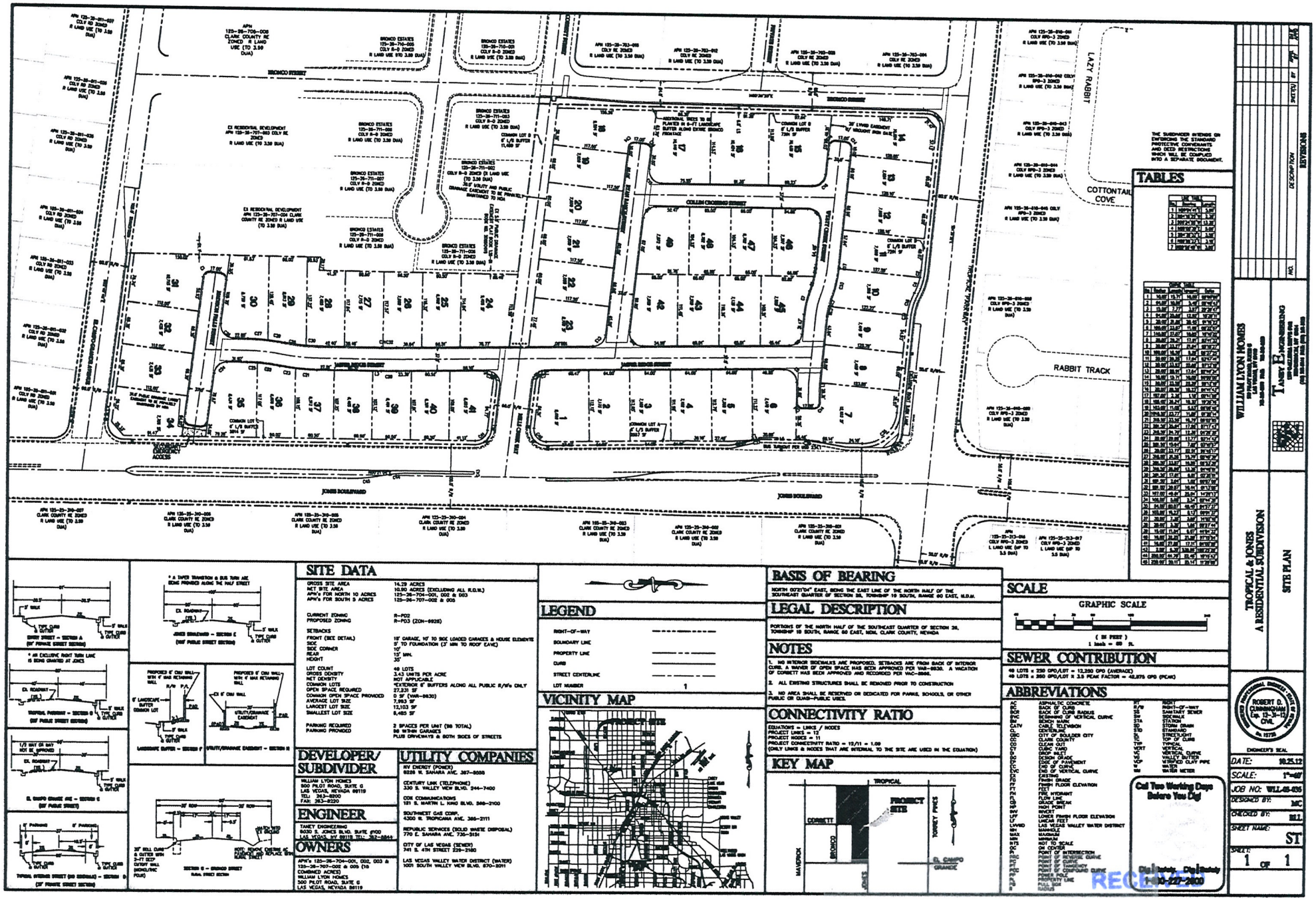
ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109216-14
My Appt. Expires June 26, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-47317
Meeting Date:	12/11/12
Total Fee:	1030-
Date Received:*	10/25/12
Received By:	

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

Revised 10/27/08



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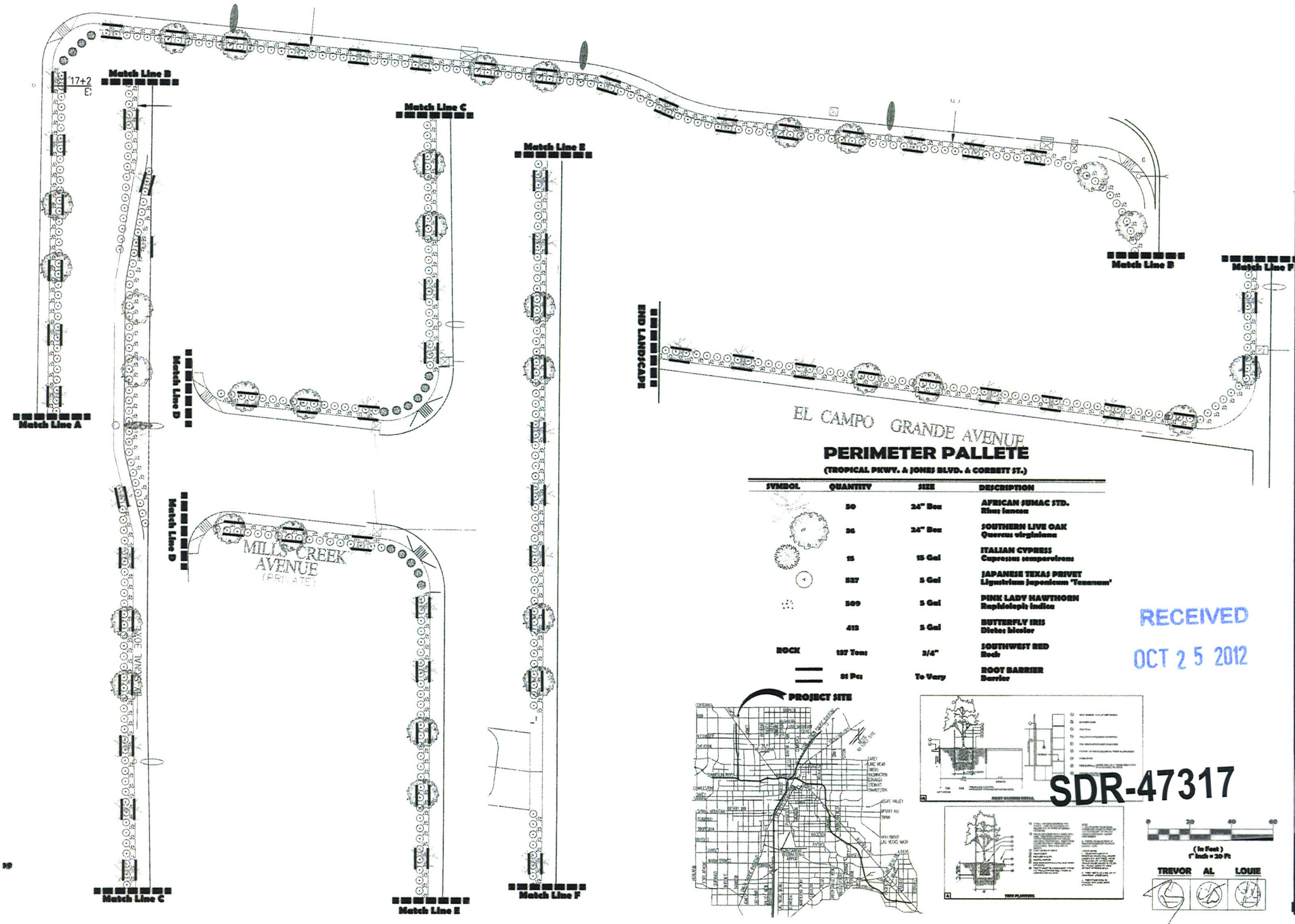

PERIMETER PALLETE

(TROPICAL PKWY. & JONES BLVD. & CORBETT ST.)

SYMBOL	QUANTITY	SIZE	DESCRIPTION
	50	24" Box	AFRICAN SUMAC STD. Rhus lancea
	26	24" Box	SOUTHERN LIVE OAK Quercus virginiana
	15	15 Gal	ITALIAN CYPRESS Cupressus sempervirens
A	527	5 Gal	JAPANESE TEXAS PRIVET Ligustrum japonicum "Texanum"
	509	5 Gal	PINK LADY HAWTHORN Raphiolepis indica
	413	5 Gal	BUTTERFLY IRIS Dietes bicolor
ROCK	127 Tons	3/4"	SOUTHWEST RED Rock
	91 Pcs	To Vary	ROOT BARRIER Barrier

PROJECT SITE

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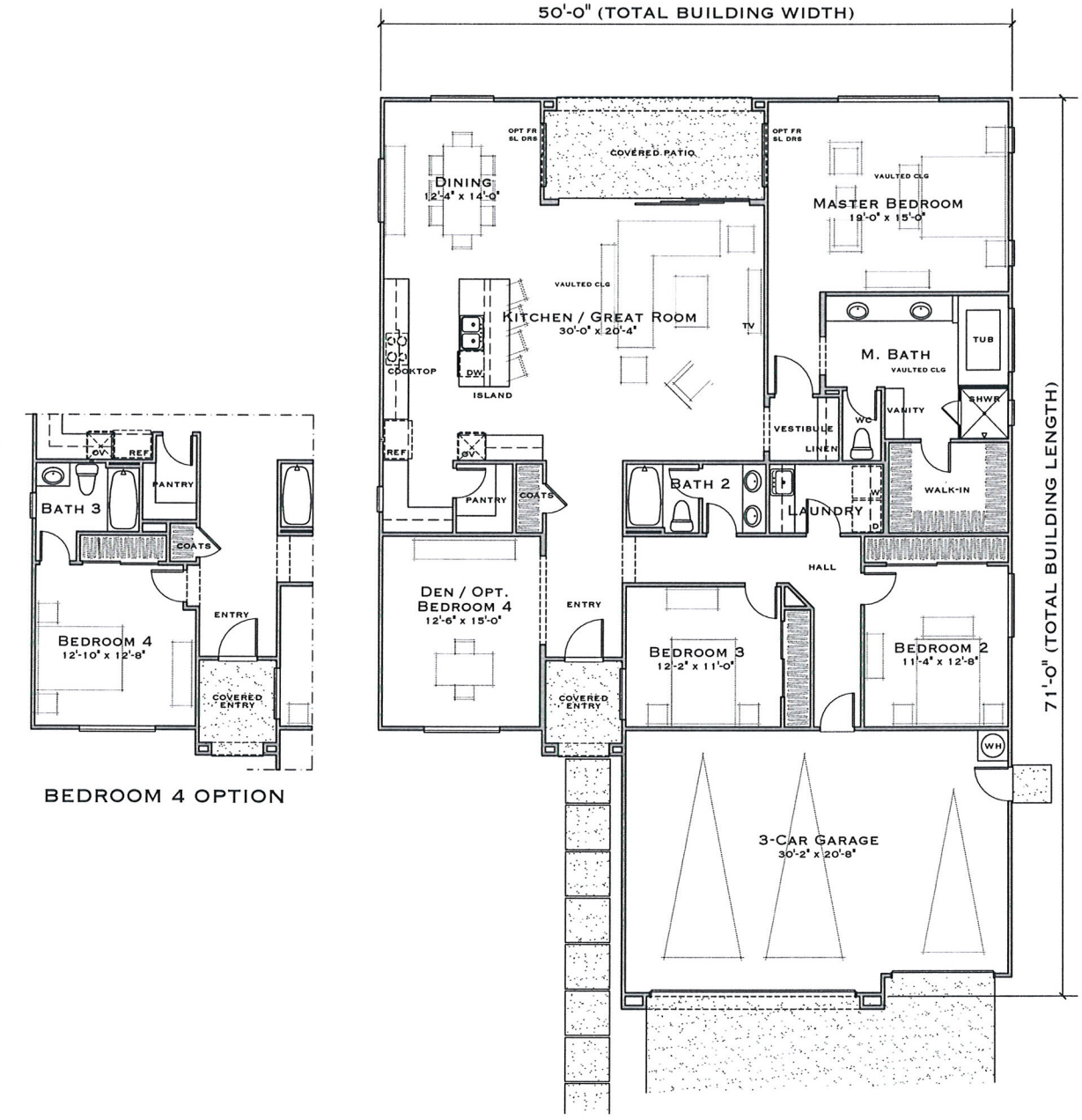
SDR-47317

(In Feet)
1" Inch = 20 Ft

TREVOR AL LOUIE



BEDROOM 4 OPTION

RESIDENCE ONE - 2,328 SF

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

MESA CANYON

WILLIAM LYON HOMES, INC.

edingerArchitects

10/22/12

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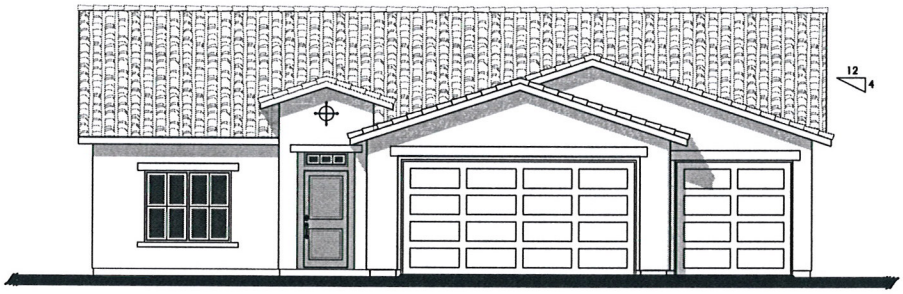
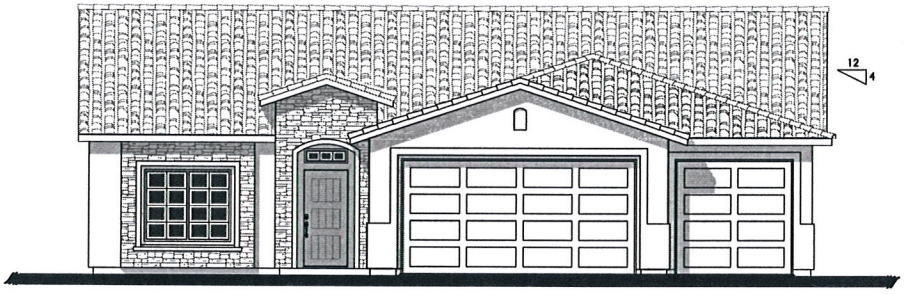
eA12007

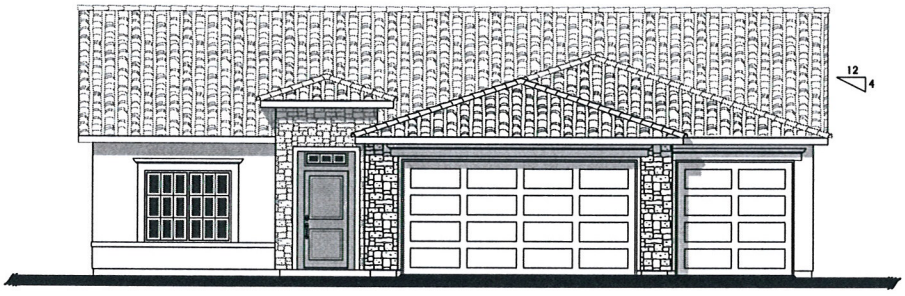
PLAN1 / PRELIM LAYOUT(V) / 10/22/12



FRONT ELEVATION — SPANISH COLONIAL (1A)



FRONT ELEVATION — SOUTHWEST CONTEMPORARY (1B)



FRONT ELEVATION — ITALIANATE (1C)

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RESIDENCE ONE - EXTERIOR ELEVATIONS

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

MESA CANYON

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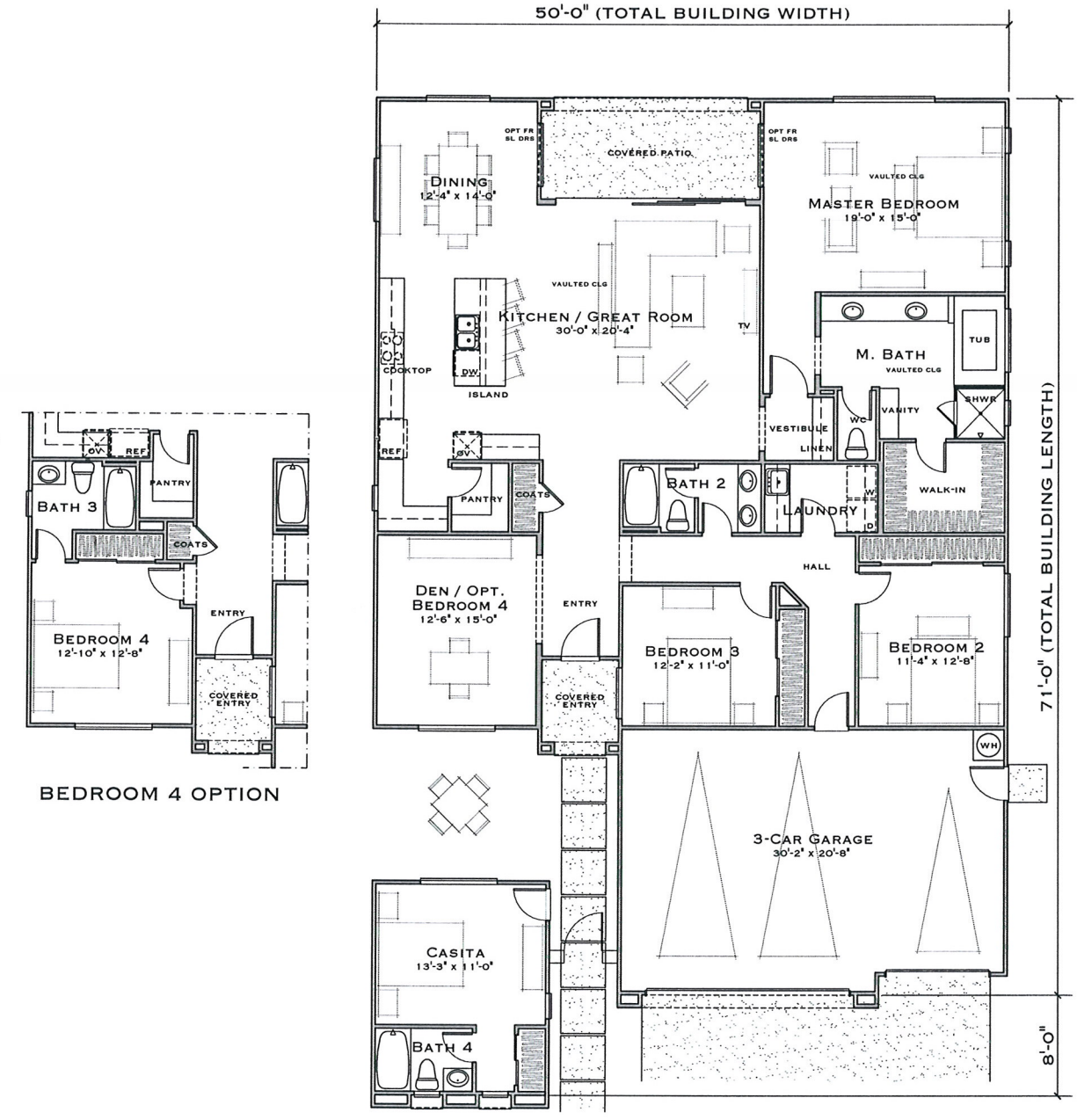
10/22/12

SDR-47317

eA12007
PLAN1 / PRELIM FRONTS (V) 10/22/12



BEDROOM 4 OPTION

(+237 SF W/ CASITA OPTION)

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RESIDENCE ONE - 2,328 SF

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

MESA CANYON

WILLIAM LYON HOMES, INC.

eA

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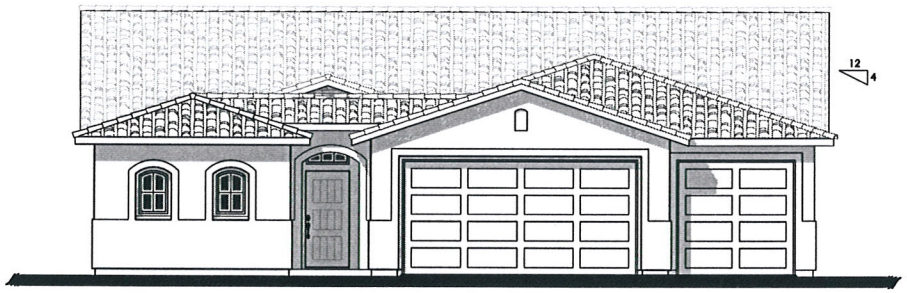
10/22/12

SDR-47317

eA12007
PLAN1 / PRELIM LAYOUT (V) - CASITA /



FRONT ELEVATION (W/ OPTIONAL CASITA) SOUTHWEST CONTEMPORARY (1B)

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

MESA CANYON

WILLIAM LYON HOMES, INC.

eA

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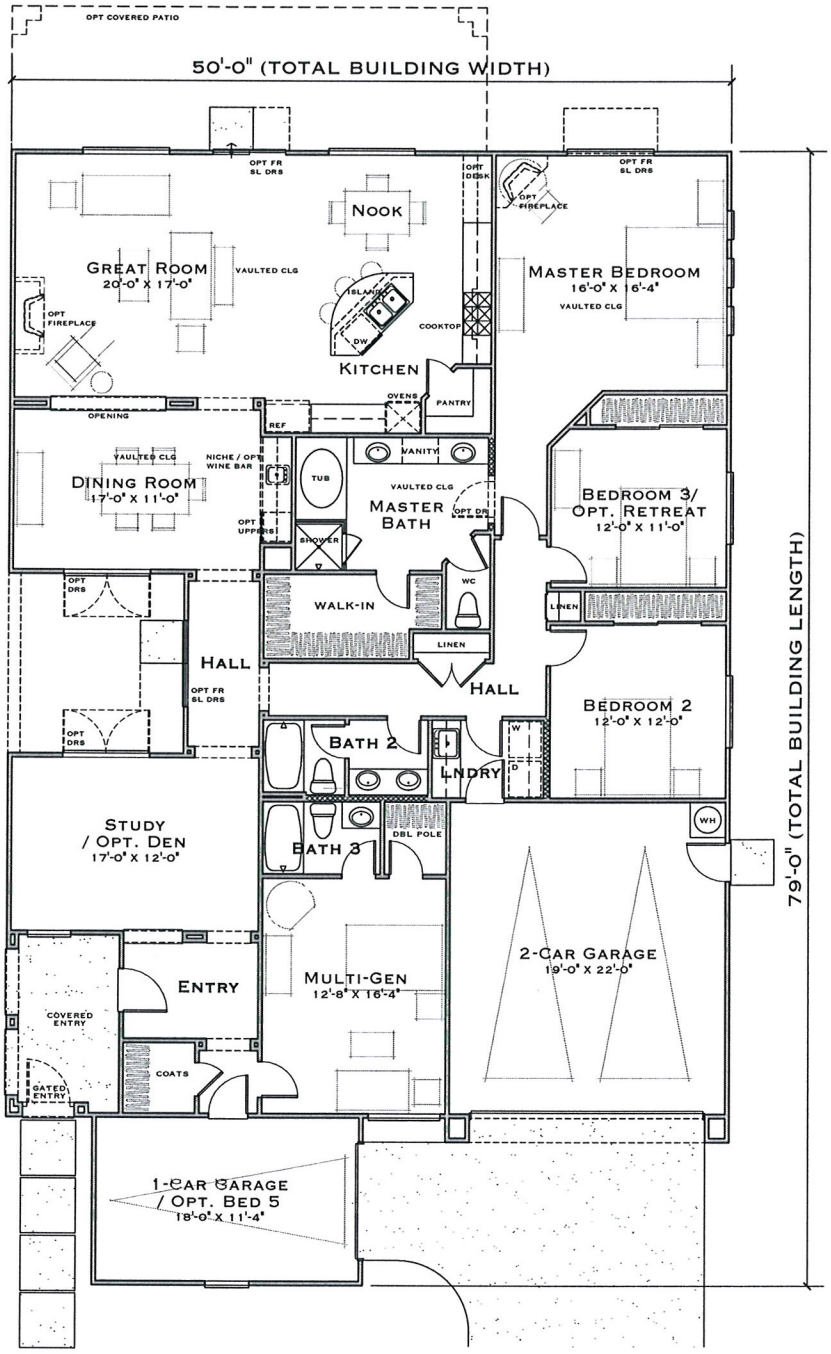
10/22/12

SDR-47317

e-A12007
PLAN1 / PRELIM FRONT (V) -CASITA / 10/



RESIDENCE TWO - 2,690 S.F.

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

MESA CANYON

WILLIAM LYON HOMES

edingerArchitects

10/22/12

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OCT 25 2012

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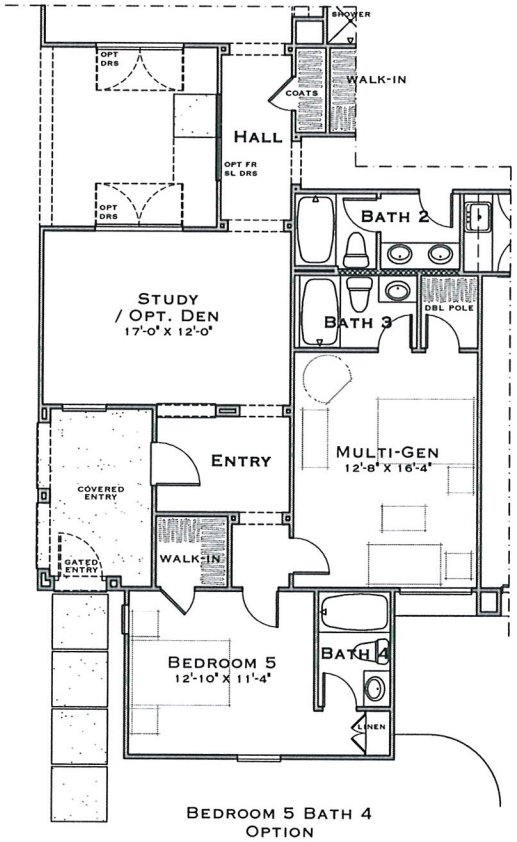
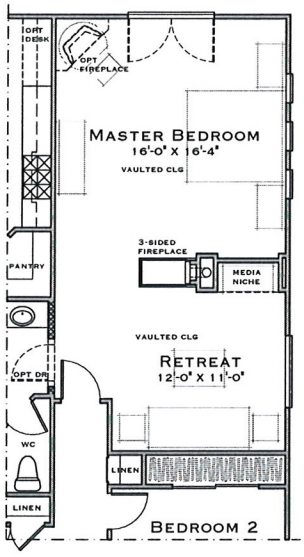
PLAN2 / PRELIM LAYOUT (V) / 10/22/12



BEDROOM 5 BATH 4
OPTION



MASTER RETREAT
OPTION

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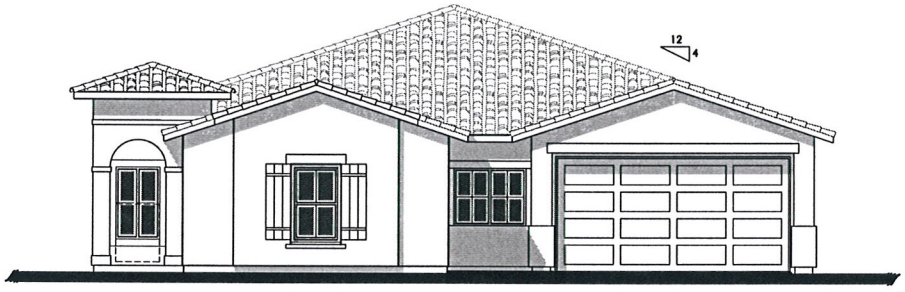
RESIDENCE TWO - OPTIONS
SCALE: 1/4" = 1'-0"

MESA CANYON
WILLIAM LYON HOMES

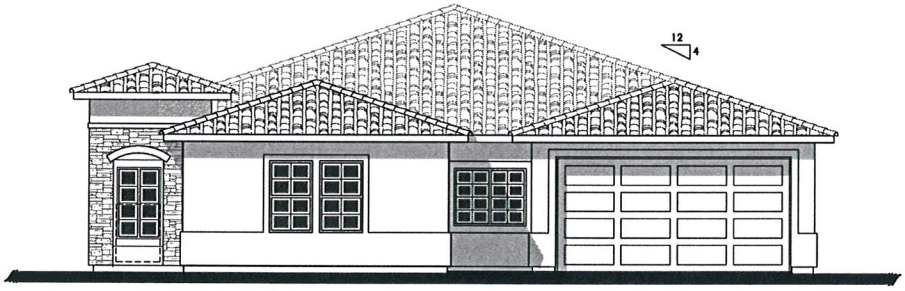
eA
edingerArchitects
10/22/12

SDR-47317

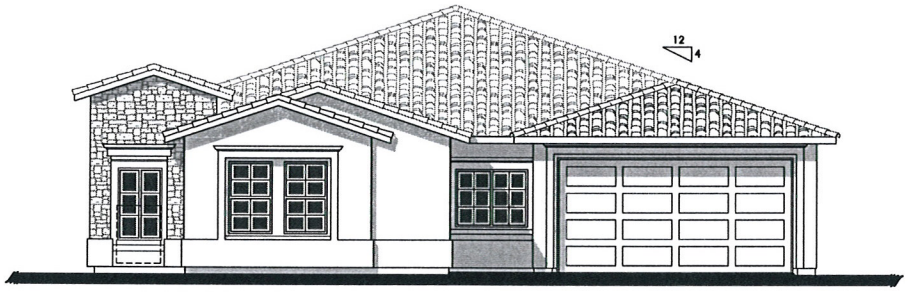
eA12007
PLAN2 / PRELIM OPTION (V) / 10.22.12



FRONT ELEVATION — SPANISH COLONIAL (2A)



FRONT ELEVATION — SOUTHWEST CONTEMPORARY (2B)



FRONT ELEVATION — ITALIANATE (2C)

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OCT 2 5 2012

RESIDENCE TWO - EXTERIOR ELEVATIONS

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

MESA CANYON

WILLIAM LYON HOMES

eA

edingerArchitects

10/22/12

SDR-47317

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 25, 2012

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Request for Major Modification to SDR-6929 for Tropical & Jones

To Whom It May Concern:

On behalf of our client, William Lyon Homes, we are requesting to file a Major Modification to the previously approved Site Development Plan Review. The request is to revise the floor plans and elevations for the project to allow a detached casita. The casita would be located at the front portion of the lot within the required front and side setbacks. The original application was approved in 2005, over seven years ago. The new floor plans and elevations showing the casita are similar to what was previously approved in 2005; the homes are all single story and a Tuscan architectural theme.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert D. Cunningham, PE
Taney Engineering

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OCT 25 2012

SDR-47317

City of Las Vegas Agenda Item No.: **46.**

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

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

SUBJECT:
SDR-47324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CULINARY WORKERS UNION - For possible action on a request for a Site Development Plan Review FOR AN EXISTING 2,160 SQUARE-FOOT MODULAR OFFICE BUILDING AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 2.66 acres at 1630 South Commerce Street (APN 162-04-609-015), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 01/09/2013
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

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OCT 25 2012

Case Number: SDR-47324 APN: 162 04 609 95

Name of Property Owner: Culinary Workers Union, Local 226

Name of Applicant: _____

Name of Representative: Geoconda Arguello-Kline

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: Geoconda Arguello Kline

Print Name: Geoconda Arguello-Kline

Subscribed and sworn before me

This 25th day of October, 2012

Notary Public in and for said County and State

DEBORAH D. TRUJILLO
Notary Public, State of Nevada
Appointment No. 05-101104-1
My Appt. Expires Oct 31, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CULINARY STRUCTURE ADMIN/ MINOR SDR

Project Address (Location) 1630 South Commerce Street

Project Name CULINARY WORKERS UNION TEMP STRUCTURE **Proposed Use** TEMP STRUCTURE

Assessor's Parcel #(s) 162 04 609 015 **Ward #** 3

General Plan: existing C proposed — **Zoning:** existing C-2 proposed —

Commercial Square Footage — **Floor Area Ratio** —

Gross Acres 2.66 **Lots/Units** — **Density** —

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OCT 25 2012

Additional Information —

PROPERTY OWNER Culinary Workers Union **Contact** R Hughes

Address 1630 South Commerce St **Phone:** 386-5140 **Fax:** 386-5284

City Las Vegas **State** NV **Zip** 89102

E-mail Address rhughes@culinaryunion226.org

APPLICANT SAME AS ABOVE **Contact** —

Address — **Phone:** — **Fax:** —

City — **State** — **Zip** —

E-mail Address —

REPRESENTATIVE ALPHA OMEGA STRUCTURES Contact Michael McDonald

Address 840 S. Rancho Dr 4-334 LV, NV 89106 **Phone:** (702) 810-9001 **Fax:** (702) 870-4567

City LV **State** NV **Zip** 89106

E-mail Address AoS LV@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* Geaconda Arguello Kline

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

Print Name Geaconda Arguello-Kline

Subscribed and sworn before me

This 25th day of October, 20 12.

Notary Public in and for said County and State

DEBORAH D. TRUJILLO
Notary Public, State of Nevada
Appointment No. 05-101104-1
My Appt. Expires Oct 31, 2013

FOR DEPARTMENT USE ONLY

Case #	SDR-47324
Meeting Date:	11/15/2012
Total Fee:	500.00
Date Received:*	10/25/2012
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

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

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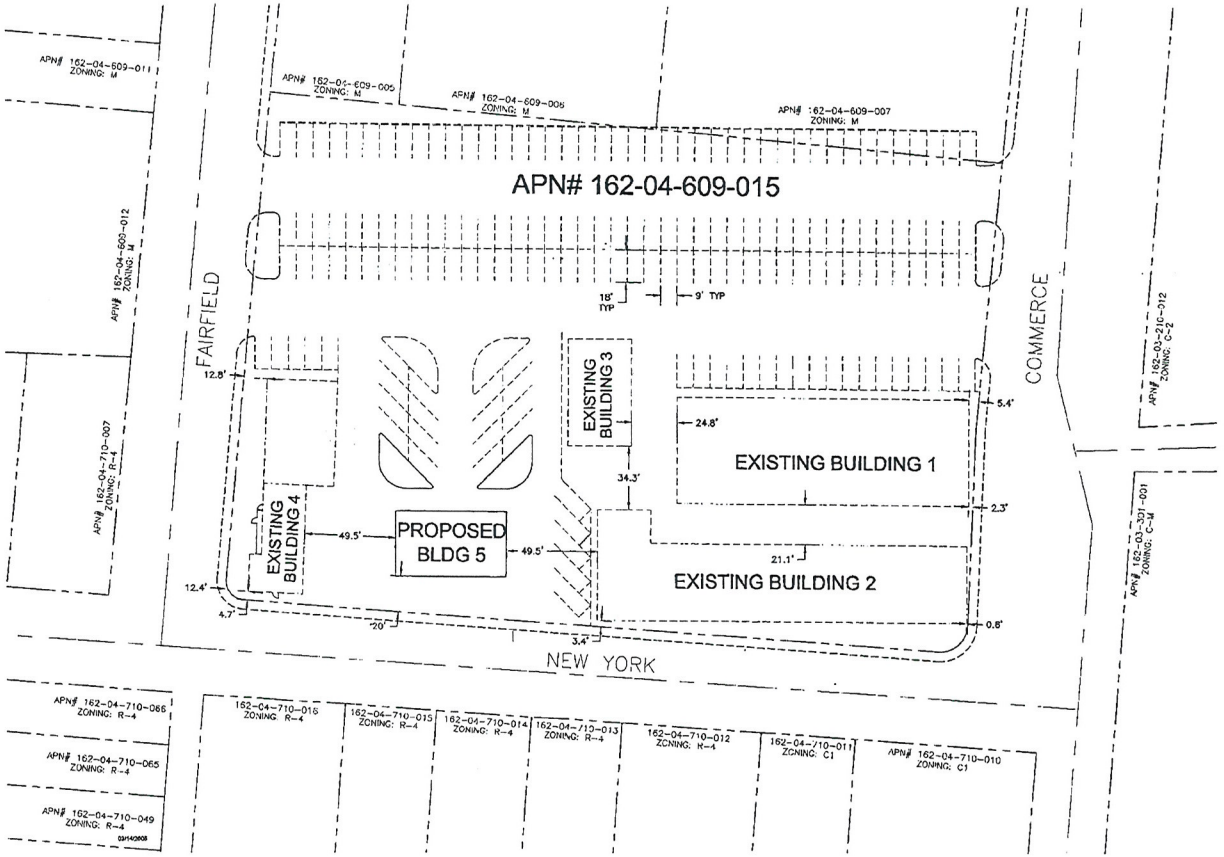
OCT 25 2012

CULINARY UNION #226
REVISED PARKING PLAN

GRAPHIC SCALE
30 0 15 30 60 180
(IN FEET)
1 inch = 30 ft.



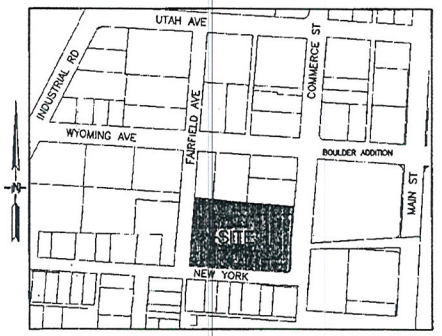
PARKING SUMMARY

EXISTING OFFICE SPACE
BUILDING 1,2,3,&4 ..... 25,000 SF
NEW OFFICE SPACE
BUILDING 5 ..... 2,000 SF
TOTAL AREA 27,000 SF

EXISTING CONFERENCE ROOM
UPSTAIRS BUILDING 1 ..... 8,000 SF

PARKING REQUIREMENTS

REQUIRED PARKING PER SF	1 SPACE PER 300 SF
TOTAL REQUIRED PARKING (OFFICE)	27,000 SF/1 SPACE/300 SF =90 SPACES
TOTAL REQUIRED PARKING (MEETING ROOM)	8,000 SF X 1 SPACE/100 SF = 50 SPACES
TOTAL REQUIRED PARKING	90 + 50 = 140 SPACES
PARKING PROVIDED	181 SPACES ONSITE
EXCESS PARKING PROVIDED	41 SPACES



VICINITY MAP
N.T.S.

DEVELOPMENT CONSULTING SERVICES, LLC
4175 S. Cameron St., Suite A
Las Vegas, NV 89103
Tel: 702-807-1554
Fax: 702-925-9599
email: dbrown@dcs-nv.com

SDR-47324

EXISTING LANDSCAPE WILL REMAIN IN PLACE

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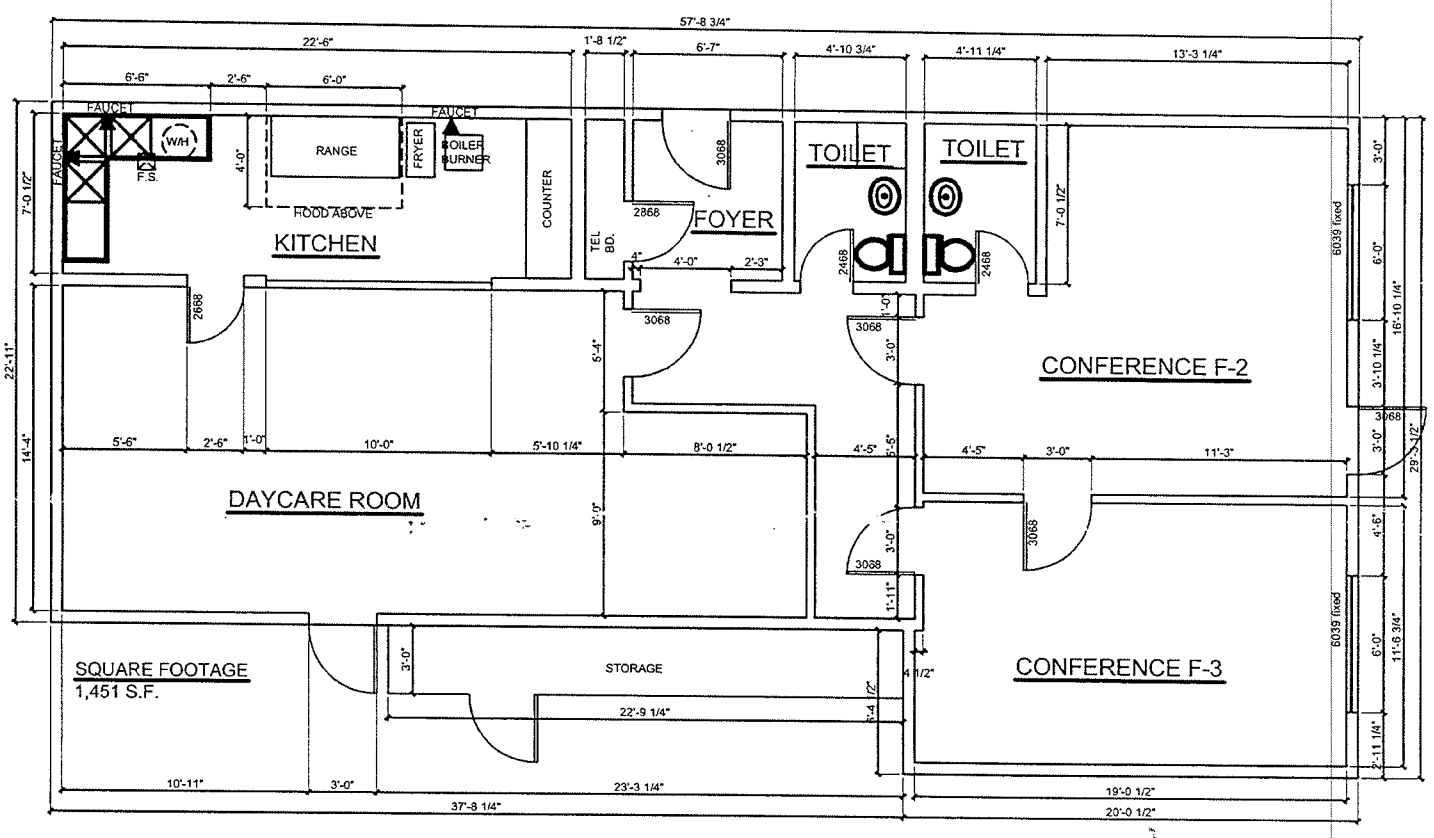
OCT 25 2012

F-1, 2, e3



TRC

Customer- Focused Solutions

BV Engineering Nevada

8395 W. SUNSET ROAD
Suite 190
Las Vegas, NV 89113
Tel: 702-650-0572
Fax: 702-307-4222
Web: trcsolutions.com

SDR-47324

Project: **CULINARY UNION #226**
DAYCARE FACILITY FLOOR PLAN

Project No: **DCS—001** Date: **08/04/04** Fig. No: **1**

EXISTING LANDSCAPE WILL REMAIN IN PLACE

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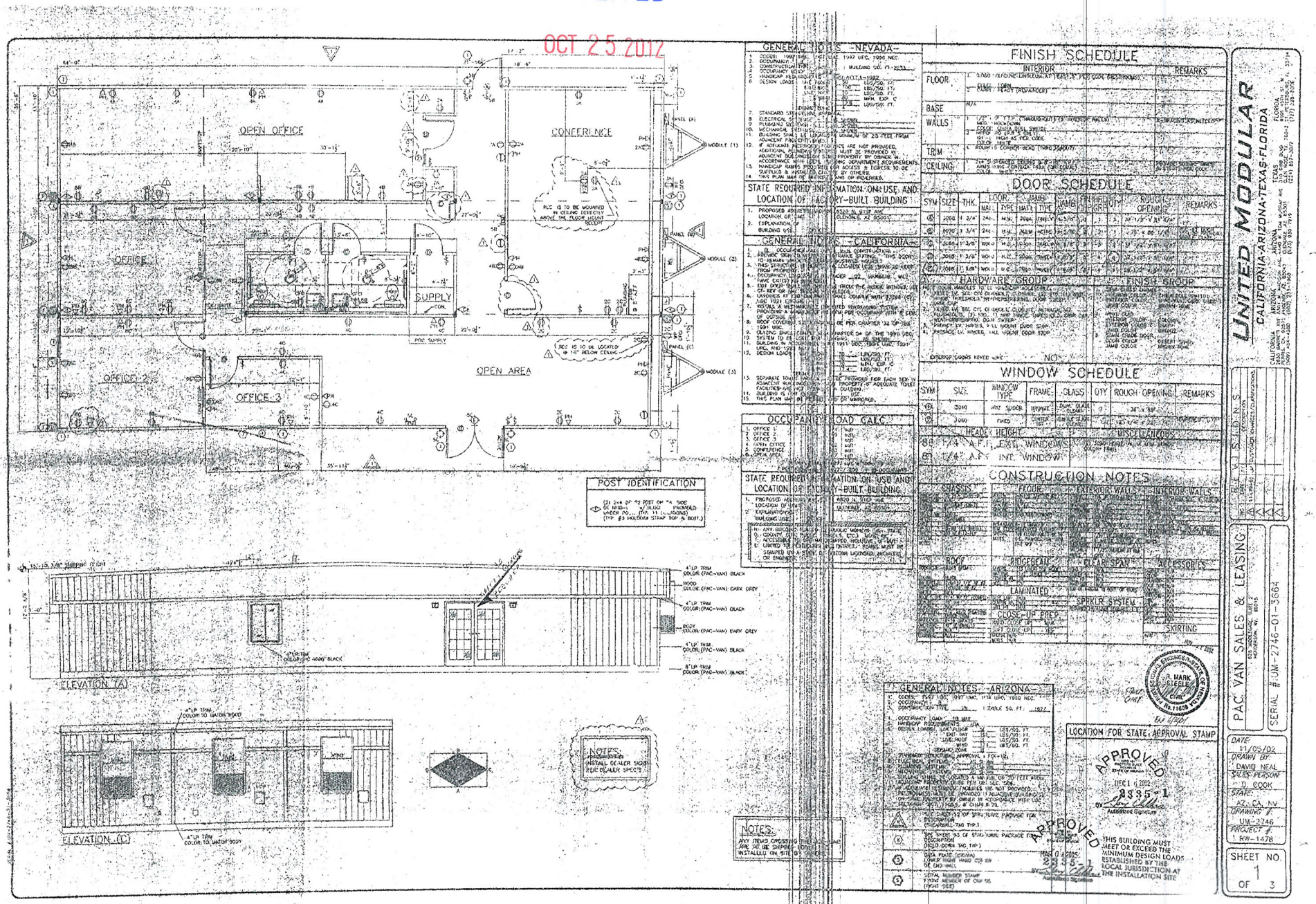
OCT 25 2012

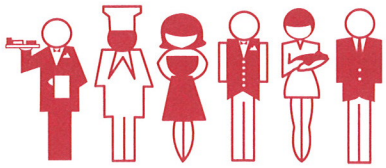


SDR-47324

EXISTING LANDSCAPE WILL REMAIN IN PLACE

CULINARY WORKERS UNION, LOCAL 226

Affiliated with UNITE HERE INTERNATIONAL UNION



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OCT 25 2012

October 25, 2012

City of Las Vegas
Department of Building and Safety
Code Enforcement Division
333 N Rancho Drive – 2nd Floor
Las Vegas, NV 89106

Case # 118176 – Justification Letter

In 2005 we increased our staff and needed a temporary building to provide additional meeting space and office space for new staff.

We began exploring building a new facility on our property in 2007-2008. When the banking and housing crisis happened, we experienced a drastic loss of income that forced us to put off our new construction options.

We are requesting that the department of planning make this modular structure a permanent part of our facility until such time as the market improves enough for us to revive our plans to construct a permanent building.

Sincerely,

Geoconda Arguello Kline

Geoconda Arguello-Kline
President

SDR-47324

TIME PRINTING, INC
LABEL PRINTING TRADES LABOR COUNCIL NEVADA LAS VEGAS 24

1630 SOUTH COMMERCE STREET • LAS VEGAS, NEVADA 89102-2705 • (702) 385-2131

City of Las Vegas Agenda Item No.: **47.**

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

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

SUBJECT:
TXT-47390 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.12 regarding Wireless Communication Facilities to conform to the Federal Telecommunications Act of 1996.

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:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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