

DS #: 4556

APN: 163-03-806-012 & -013

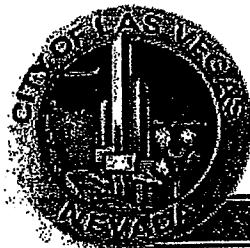
Falconis Acura, west Sahara -

PROJECT: Planet Mazda

SUBMITTAL: CCRFCD

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

September 11, 2012

TO:

Land Development Services
Department of Public Works

FROM:

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT:

Drainage Study for:

Falconi's Acura, West Sahara – Planet Mazda

COPIES TO:

The LanDesign Consultant

Cross Streets:

NWQ of Sahara Avenue & Rainbow Blvd.

Centennial – Azure LLC

File Number:

F:\Depot\DSMemos\DS4556C.doc

Bart Anderson, P.E., DevCo

Parcel Number:

163-03-806-012 & -013

CCRFC

Zoning Action:

PMP-45008 & SDR-43961

CCPW

FEMA Flood Zone

YES

NO

X

Proposed Storm Drain

YES

NO

X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/29/2012	5/31/2012	Not Approved	\$400.00	284704: \$400
2 nd Submittal	7/3/2012	7/17/2012	Conditional Approval	\$400.00	288392: \$400
CCRFC	8/28/2012	9/11/2012	Conc. Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

- The site is adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the *Sahara Avenue* border. CCPW concurrence is required prior to final acceptance of the study.

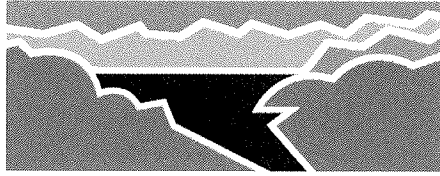
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T21S/R60E/03
AREA Q03

REGIONAL FLOOD
CONTROL DISTRICT



Rec'd: 8/28/12
DS 4556
Q-03
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

BOARD OF DIRECTORS

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City of Las Vegas

Mayor Roger Tobler
City of Boulder City

August 7, 2012

Oh Sang Kwon, P.E.
City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: UPDATE NO. 2 FALCONI ACURA WEST SAHARA
/PLANET MAZDA
(DS 4556B) (RFCD No. 12-8073)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated May 17, 2012, Addendum No. 1 dated July 3, 2012 for above-mentioned project as submitted by THE LANDESIGN CONSULTANT. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas dated July 17, 2012.

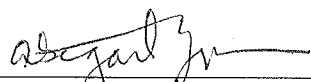
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by THE LANDESIGN CONSULTANT may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY:


Abigail Mayrena, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:cmf

c: Brian D Ridinger P.E., The Landesign Consultant

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Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Concurrence Letter

Date: August 16, 2012
Firm: Landesign
Engineer: Brian Ridinger, P.E.
Address: 1134 Castle Point Avenue, Henderson, NV 89074
Phone: (702) 547-0047
Fax: (702) 547-0049
E-mail: brianr@landesignconsult.com

Subject: Technical Drainage Study Update for Falconi's Acura
Location: NWC of Sahara Avenue and Rainbow Boulevard
APN: 163-03-806-010
Sec, Township, Range: S03, T21S, R60E
Flood Zone & Panel: Zone X, 2165D, Revised September 27, 2002
Application Tracking #: 12-29091



Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Update	07/26/2012	08/16/2012	WG	
Addendum	07/26/2012	08/16/2012	WG	

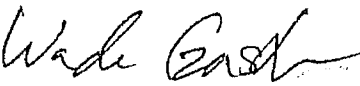
The above-referenced project is located within the **City of Las Vegas** adjacent to Clark County unincorporated areas. The drainage study was submitted to the County for concurrence on July 26, 2012. In addition, the County has received the City of Las Vegas acceptance letter dated July 17, 2012 for the Technical Drainage Study (DS4556B).

The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas.

Update for Falconi's Acura
August 16, 2012
Page 2 of 2

12-29091

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The County assumes no liability for information data, designs or conclusions of the Engineer of Record.

By  for:
W. Layne Weber, P.E., CFM
Principal Engineer
Clark County Public Works
Development Review

cc: JRJ Investments
Albert Sung, P.E., City of Las Vegas

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

July 17, 2012

TO:
Land Development Services
Department of Public Works

FROM:
Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT: Drainage Study for:
Falconi's Acura, West Sahara – Planet Mazda

COPIES TO:
The LanDesign Consultant

Cross Streets: NWQ of Sahara Avenue & Rainbow Blvd.

Centennial – Azure LLC

File Number: F:\Depot\DSMemos\DS4556B.doc

Bart Anderson, P.E., DevCo

Parcel Number: 163-03-806-012 & -013

CCRFCFCD

Zoning Action: PMP-45008 & SDR-43961

CCPW

FEMA Flood Zone YES NO **X**

Proposed Storm Drain YES NO **X**

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/29/2012	5/31/2012	Not Approved	\$400.00	284704: \$400
2 nd Submittal	7/3/2012	7/17/2012	See Comments Below	\$400.00	288392: \$400
TOTAL FEES (LDDRS):					----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCFCD)* has issued a letter of concurrence. The Engineer should contact the CCRFCFCD to confirm that they have begun their review.
2. The site is also adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Department of Public Works (CCPW)* and incorporate any concerns for boundary conditions along the *Sahara Avenue* border. CCPW concurrence is required prior to final acceptance of the study.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T21S/R60E/03

AREA Q03

The LanDesign Consultant

I N C O R P O R A T E D

LAND DEVELOPMENT CIVIL ENGINEERS

providing insightful solutions for land development

July 3, 2012

Mr Albert Sung, PE
City of Las Vegas Department of Public Works Flood Control
333 N. Rancho Drive
Las Vegas, NV 89106

SUBJECT: ADDENDUM NO. 1 to the
Technical Drainage Study for Falconi's Acura, West Sahara – Planet Nissan
CLV_DS 4556

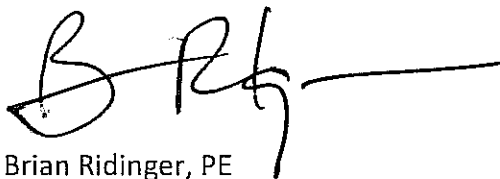
Dear Mr. Sung:

We are in receipt of Technical Hydrology Review Comments, dated June 4, 2012.

The intent of this addendum is to respond to your concerns and if necessary supplement the original Technical Drainage Study. We believe the responses we have provided adequately address your review comments. If you have any questions or comments, please contact us at your earliest opportunity.

Sincerely

The LanDesign Consultant
I N C O R P O R A T E D



Brian Ridinger, PE

Telephone
(702) 547-0047

1134
Castle Point
Avenue
Henderson,
NV 89074

Development Planning and Feasibility

Civil Engineering

Entitlements

The
LanDesign
Consultant

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Update No 2 Falconi Acura, West Sahara / Planet Mazda Date: Jul 3, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Rainbow
East/West: Sahara

b) Section: 3 Township: 21S Range: 60E

c) APN : 163-03-806-012 & 013

Name of Owner: Centennial - azure llc

Telephone No.: 702-5016392 Fax No.: 702-243-7788 E-Mail Address: elysium

Address: 1408 Saintsbury Drive, Las Vegas, NV 89144

Contact Person-Name: Brian Ridinger Telephone No.: (702) 547-0047

* E-Mail Address: brianr@landesignconsult.com Fax No.: (702) 547-0049

Firm: The LanDesign Consultant

Address: 1134 Castle Point Ave Henderson, NV 89074

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit		

1. Total Owned Land Area: At Site: 8.84 Ac Being Developed/Disturbed: 3 +- AC

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No

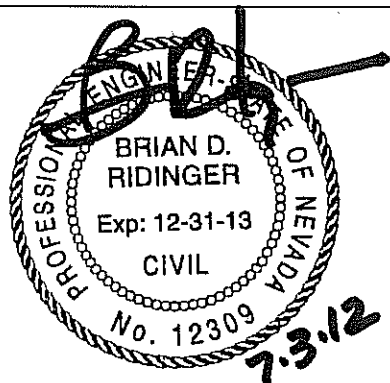
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: n/a

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Falconi's Acura West Sahara

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Sahara Ave

8. Briefly describe your proposed schedule for the subject project: As Soon As Possible



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

	Revision	Date
Local Entity File No. _____		

REFERENCE:

STANDARD FORM 1

COMMENT 1): Provide a copy of the zoning/planning conditions associated with this site (PMP-45008) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

RESPONSE: A copy of the Conditions are provided

COMMENT 2): A review of the grading plan shows an elevation difference of five feet (5') maximum of cut along the west boundary of the proposed improvements. Sites with a grade difference of two feet (2') above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheets with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.

RESPONSE: An Approved Copy is provided

COMMENT 3): Provide a copy of the approved Reversionary Map for verification that a lot line through the middle of the proposed building no longer exists.

RESPONSE: A copy of the recorded Reversionary map is provided

COMMENT 4): The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

RESPONSE: We understand. Please conditionally approve the Drainage Study to obtain Regional Concurrence.

COMMENT 5): The site is also adjacent to the jurisdiction of Clark County to the south. The engineer must coordinate with Clark County Department of Public Works (CCPW) and incorporate any concerns for boundary conditions along the Sahara Avenue border. CCPW concurrence is required prior to final acceptance of the study.

RESPONSE: We understand. Please conditionally approve the Drainage Study to obtain Clark County Concurrence.

COMMENT 6): Revise Detail B2/7 and Detail C/7 to provide either a concrete valley gutter or a "U" channel adjacent to the proposed retaining wall to flood proof the wall from inundation. Show the "V" or "U" on the grading plan in the pertinent locations with flow line elevations at regular intervals accordingly.

RESPONSE: Detail B2 is amended to show a graded swale. The wall in any case should not be inundated as suggested by the reviewer. The only runoff in this specific small area is the precipitation falling in the specific small area. Flow line elevations are not necessary as the flow line is tied to the adjacent curb and gutter. Detail C is not revised and requires the reviewer to also consider the grading plan. In general, the asphalt is graded to represent a sheet flow condition. The cross fall of the asphalt, while toward the wall, is at approximately a 2% grade. The grading in line or parallel along the wall is approximately 3.5%. The resultant grade is falling faster along or parallel with the wall and a valley gutter will not change this condition. The architect is aware and the wall shall be water proofed. We have added a note to Detail C to clarify this condition.

COMMENT 7): A "North Arrow" has been shown on the grading plan, however, a "Scale Bar" is missing. Provide as such in the grading plan in the next submittal.

RESPONSE: The reviewer missed the bar scale adjacent to the north arrow. We have confirmed on the electronic file, the bar scale is included and located adjacent to the North Arrow.

COMMENT 8): It appears that Via Olivero Avenue is not within the scope of the project. It is not necessary to include the street cross section. Review and remove in the next submittal.

RESPONSE: The section for Via Olivero Avenue was included to support the reiteration of the street flow characteristics. We will remove the section from the detail plan as requested.



February 16, 2012

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Michael Bellon
Danielle Realty/Centennial Azure
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

RE: SDR-43961 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Mr. Bellon:

The City Council at a regular meeting held February 15, 2012, APPROVED the request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), C-2 (General Commercial) Zone . The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2012. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0057-98) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/22/11 and landscape plans date stamped 12/05/11, 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements adjacent to this site and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. 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.
12. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on site. Vehicles shall neither be displayed nor stored within the public right-of-way adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.

Mr. Michael Bellon
SDR-43961 – Page Three
February 16, 2012

15. 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 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.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. John Staluppi, Jr.
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

Mr. Michael Bellon
Elysium Enterprises, Inc.
1408 Saintsbury Drive
Las Vegas, Nevada 89144



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

January 11, 2012

Mr. Michael Bellon
Danielle Realty/Centennial Azure
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

**RE: SDR-43961 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Mr. Bellon:

Your request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on January 10, 2012.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0057-98) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/22/11 and landscape plans date stamped 12/05/11, 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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



Mr. Michael Bellon
Danielle Realty/Centennial Azure
SDR-43961 - Page Two
January 11, 2012

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. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements adjacent to this site and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. 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.
12. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on site. Vehicles shall neither be displayed nor stored within the public right-of-way adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.

Mr. Michael Bellon
Danielle Realty/Centennial Azure
SDR-43961 - Page Three
January 11, 2012

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.
15. 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 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.

This item will be considered by the City Council on February 15, 2012, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John Staluppi, Jr.
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

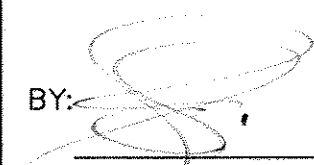
Mr. Michael Bellon
Elysium Enterprises, Inc.
1408 Saintsbury Drive
Las Vegas, Nevada 89144

REVERSIONARY PARCEL MAP

BEING PARCELS ONE (1) AND TWO (2) OF PARCEL MAP FILE 113, PAGE 25, OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

WE, DANIELLE REALTY L.L.C., A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN UPON THE ATTACHED MAP. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS REVERSIONARY MAP FOR THE PURPOSE OF REVERTING THE ACREAGE SHOWN ON THE PARCELS DELINEATED HEREON.

BY: 
JOHN STALUPPI

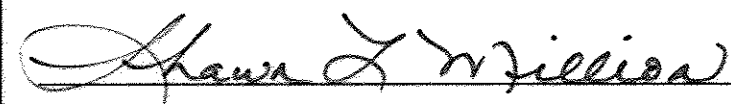
DANIELLE REALTY LLC, A NEVADA LIMITED LIABILITY COMPANY
5-25-12

ACKNOWLEDGMENT

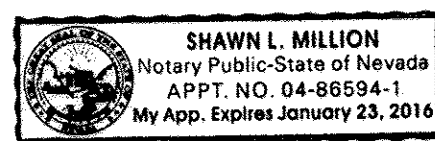
STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5-25-12
BY, JOHN STALUPPI

AS: MANAGER, DANIELLE REALTY LLC



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES:



LEGAL DESCRIPTION

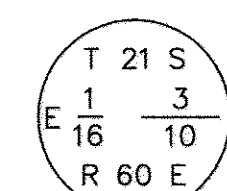
PARCELS ONE (1) AND TWO (2) OF PARCEL MAP FILE 113, PAGE 25, OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EASEMENT NOTE

THIS REVERSIONARY MAP DOES NOT REVERT, RELINQUISH, OR VACATE ANY EXISTING EASEMENTS.

LEGEND

- EASEMENT LINE
- PARCEL BOUNDARY LINE
- SECTION LINE/CENTERLINE
- TIE LINES
- △ FOUND MONUMENT AS NOTED



SECTION CORNER LOCATION INDICATOR
DOES NOT REPRESENT ACTUAL
MARKINGS

Line Table		
Line #	Direction	Length
L1	N89° 45' 10"W	10.00'
L2	N87° 57' 45"E	20.35'

Curve Table			
Curve #	Length	Radius	Delta
C1	14.46'	30.00'	27° 36' 54"

BASIS OF BEARINGS

NORTH 87° 51' 38" EAST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY FILE 113, PAGE 25 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY RECORDER,

COUNTY RECORDER'S NOTE

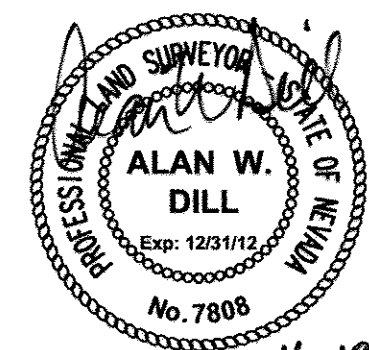
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

SURVEYOR'S CERTIFICATE

I, ALAN W. DILL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR STANLEY CONSULTANTS INC., CERTIFY THAT:

- THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ELYSIUM ENTERPRISES INC.
- THE LANDS SHOWN HEREON LIE WITHIN SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 15, 2011.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 135, PAGE 25, OF PARCEL MAPS. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR THE CORRECTNESS OF THE OTHER INFORMATION SHOWN ON OR COPIED FROM SAID MAPS.

ALAN W. DILL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 7808



4-19-12

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF LAS VEGAS, DO HEREBY CERTIFY THAT ON THIS 28TH DAY OF June, 2012
I DID EXAMINE THIS REVERSIONARY PARCEL MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

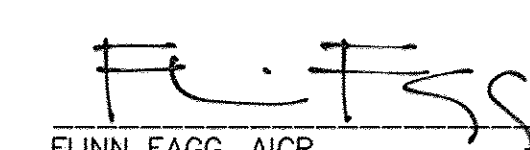
H. Sahapour Burke PLS 13929
ALAN R. RIEKKI, P.L.S. No. 12469
CITY SURVEYOR,
H. Sahapour Burke

6/28/2012
DATE



CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I, CERTIFY THAT AS THE DIRECTOR OF PLANNING, ON THE 5TH DAY OF JUNE, 2012, DID APPROVE THIS MAP IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.



FLINN FAGG, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

- EASEMENT AGREEMENT FOR BOUNDARY WALL AND RECIPROCAL DRIVE ACCESS AND DRIVEWAY EASEMENT BOOK 20010507 INST. NO. 00176
- LAS VEGAS VALLEY WATER DISTRICT EASEMENT, RECORDED APRIL 12TH, 2000, BOOK 20010507 INST. NO. 00844, OFFICIAL RECORDS
- LAS VEGAS VALLEY WATER DISTRICT EASEMENT, RECORDED JANUARY 17, 2001, BOOK 20020117 INST. NO. 01527, OFFICIAL RECORDS
- DECLARATION OF COMMON DRIVEWAY EASEMENT BOOK 20061005 AS INST. NO. 0003348, OFFICIAL RECORDS
- 5' UTILITY EASEMENT PER PARCEL MAP FILE 113, PAGE 25

SHEET 1 OF 1

PMP-45008

REVERSIONARY PARCEL MAP

BEING PARCELS ONE (1) AND TWO (2) OF PARCEL MAP FILE 113, PAGE 25, OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

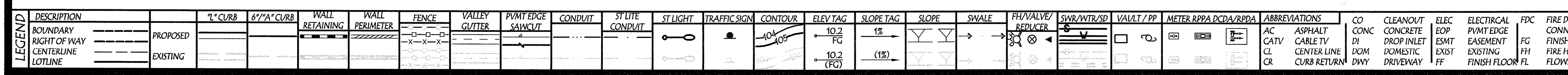


Stanley Consultants INC.

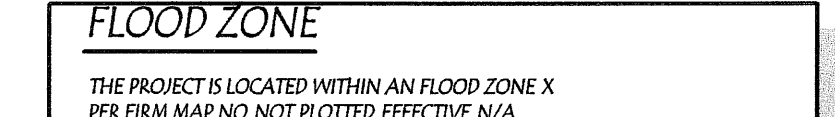
5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-9396 Fax (702) 369-9793
www.stanleygroup.com

NO. 009916
Filed at the request of
STANLEY CONSULTANTS, INC.
Date 6/29/2012 At 10:51
File 118 Page 0052
of Parcel Maps
Official Records Book 20120629
Clark County, Nevada Records
Debbie Conway, Recorder
Fee: 24.00 Deputy cxy

APR 1983-03-306-012



NOTE:
The LanDesign Consultant
 ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES, IMMEDIATELY.



WALL NOTE:
ALL RETAINING AND FENCE WALLS SHOWN ON THESE PLANS ARE SHOWN FOR THE BENEFIT OF THE STRUCTURAL ENGINEER'S DESIGN. THE STRUCTURAL DESIGN AND DETAILS ARE NOT A PART OF THESE PLANS. ALL WALLS ARE REQUIRED TO BE REVIEWED SEPARATELY AND PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT

CONTRACTOR
IS RESPONSIBLE TO VERIFY THESE QUANTITIES FOR THE PURPOSES OF BIDDING.
QUANTITIES SHOWN ARE AN OPINION AND ARE FOR BONDING PURPOSES
ONLY.

BASIS OF BEARING

NORTH 87° 51' 38" EAST - BEING THE SOUTH LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE
1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M. CLARK COUNTY, NEVADA AS SHOWN BY FILE 15, PAGE
25 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY
RECORDER.

ENGINEERS SEAL
FOR REVIEW ONLY

[Handwritten Signature]

PROFESSIONAL ENGINEER
BRIAN D. RIDINGER
Exp. 12-31-13
CIVIL
No. 12309
STATE OF NEVADA

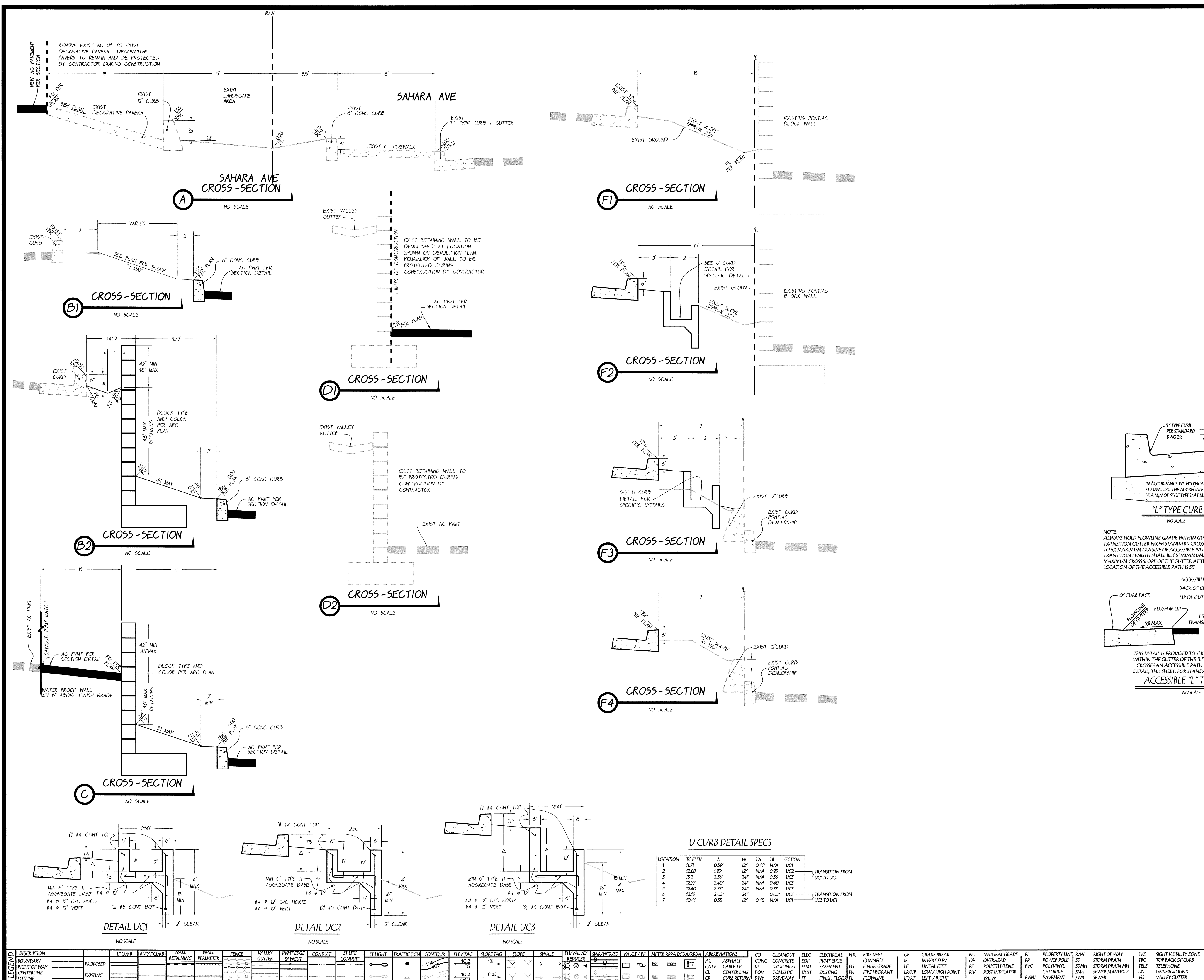
7.3.12

SHEET 6
OF 7
The
Land Design
Consultant

TDS
CLV

GRADING PLAN CERTIFICATION
I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS

BY: _____ DATE: _____
BRIAN RIDINGER, PE 12309



AVOID HITTING UNDERGROUND UTILITY LINES, IT'S COSTLY
CALL BEFORE YOU UNDERGROUND
702-452-5800
LAS VEGAS
COMPUTERIZED TRAFFIC SYSTEM

AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY
CALL BEFORE YOU OVERHEAD
1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITIES, IT'S COSTLY
811 CALL BEFORE YOU DIG
1-800-227-2600 OR 811 UNDERGROUND SERVICE (USA)

NOTE:
The LanDesign Consultant
ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE ONLY INTENDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE DEPTHS AND LOCATIONS OF ANY AND ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES, IMMEDIATELY.

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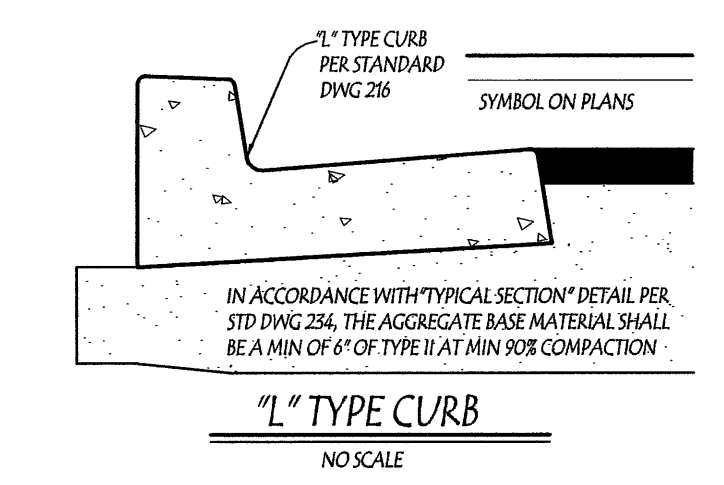
SITE PAVEMENT SECTION

THE FOLLOWING MINIMUM PAVEMENT SECTIONS ARE A PRELIMINARY RECOMMENDATION FROM:
GEOTECH, INC.
Geotechnical Evaluation for Planet Mazda, Located on Sahara Avenue, 640 Feet West of Rainbow Boulevard, Las Vegas, Nevada

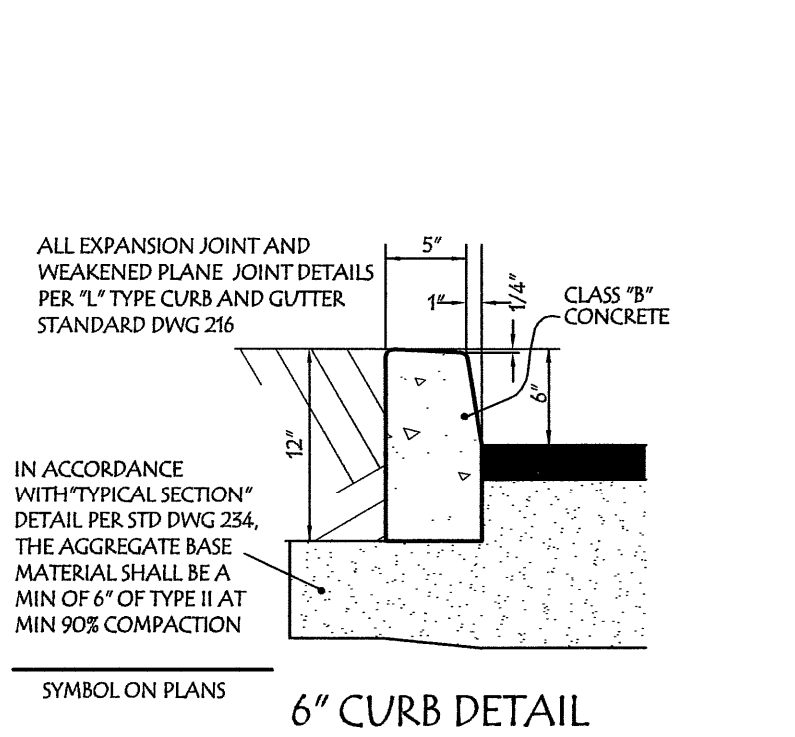
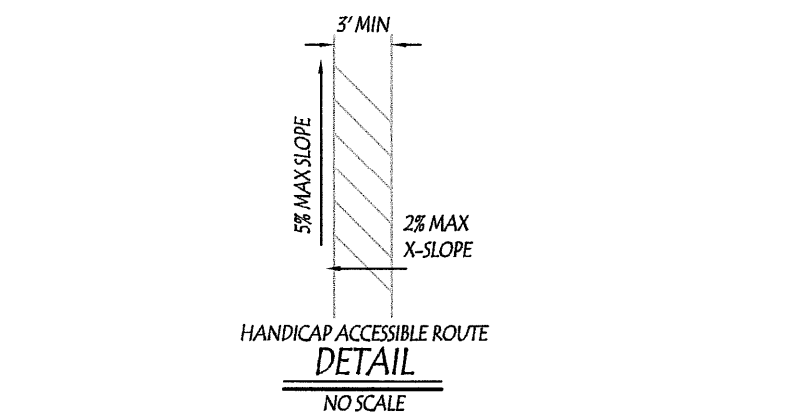
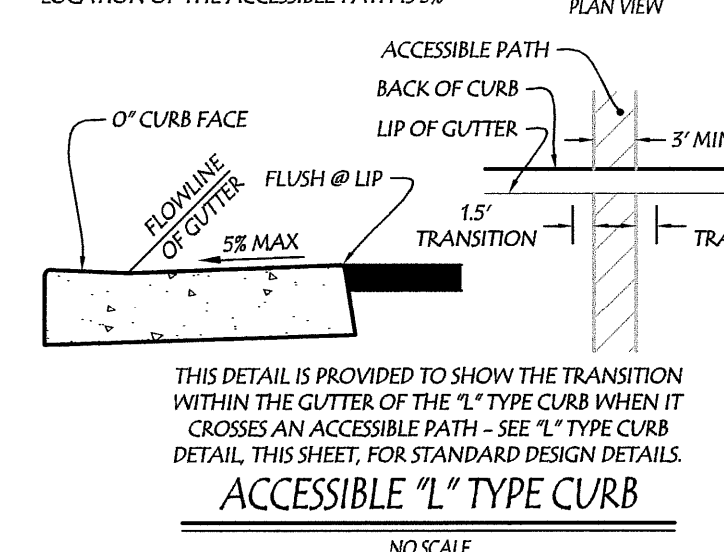
DATED: MAY 16, 2012 PROJECT NO: 10752-LV6

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A FINAL PAVEMENT DESIGN FROM THE GEOTECHNICAL ENGINEER. THE PRELIMINARY SECTIONS PROVIDED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDESIGN CONSULTANT BEARS NO RESPONSIBILITY FOR THE PAVEMENT SECTIONS DESIGN.

TRAFFIC AREA	ASPHALT	TYPE II
AUTOMOBILE PARKING	BASE	4"



NOTE:
ALWAYS HOLD FLOWLINE GRADE WITHIN GUTTER. TRANSITION GUTTER FROM STANDARD CROSS SLOPE TO 5% MAXIMUM OUTSIDE OF ACCESSIBLE PATH. TRANSITION LENGTH SHALL BE 15' MINIMUM. THE MAXIMUM CROSS SLOPE OF THE GUTTER AT THE LOCATION OF THE ACCESSIBLE PATH IS 5%.



DETAILS

ENGINEER'S SEAL
FOR REVIEW ONLY
BRIAN D. RIDINGER
Exp. 12-31-13
PROFESSIONAL CIVIL
No. 12309

PLANET MAZDA
LAS VEGAS
WEST SAHARA AVE

SHEET 7 OF 7
The LanDesign Consultant
insightful solutions for land development
1154 Castle Point Ave
Henderson, NV 89074
TEL: 702-547-0047

JOB NUMBER: 229-00
DATE: JULY 3, 2012
FILENAME: 229-00
XREF FILES:
XREF FILES:

U CURB DETAIL SPECS

LOCATION	TC ELEV	A	W	TA	TS	SECTION
1	10.71	0.39'	12"	0.41'	N/A	UC1
2	12.88	1.98'	12"	N/A	0.95	UC2
3	18.2	2.56'	24"	N/A	0.56	UC3
4	12.77	2.40'	24"	N/A	0.40	UC3
5	12.60	2.38'	24"	N/A	0.38	UC3
6	12.18	2.02'	24"	0.02'	UC3	
7	10.41	0.55	12"	0.45	N/A	UC1

TRANSITION FROM UC1 TO UC2
TRANSITION FROM UC3 TO UC1

LEGEND	DESCRIPTION	7" CURB	6 3/4" CURB	WALL RETAINING	WALL PERIMETER	FENCE	VALLEY GUTTER	PVMT EDGE SAWCUT	CONDUIT	ST LITE CONDUIT	ST LIGHT	TRAFFIC SIGN	CONTOUR	ELEV TAG	SLOPE TAG	SLOPE	SWALE	TH/VALVE/REDUCER	SVR/INT/SD	VALUT/PP	METER BPPA DCDA/RDPA	ABBREVIATIONS		CO	CLEANOUT	ELEC	ELECTRICAL	FDC	FIRE DEPT	GB	GRADE BREAK	NG	NATURAL GRADE	PL	PROPERTY LINE	R/W SD	RIGHT OF WAY	SIZ	SIGHT VISIBILITY ZONE	
	BOUNDARY	PROPOSED												10.2	1%								AC	ASPHALT	CONC	CONCRETE	ELEC	PVMT EDGE	FC	CONNECT	IE	INVERT ELEV	OH	OVERHEAD	PL	POWER POLE	R/W SD	STORM DRAIN	TRC	TOP BACK OF CURB
	RIGHT OF WAY													10.2	FC								CA	CABLE TV	DI	DROP INLET	EMT	EASEMENT	FG	FINISH GRADE	LE	LINEAL FEET	PE	POLYETHYLENE	PVC	POLYVINYL	SDMH	STORM DRAIN MH	TELE	TELEPHONE
	CENTERLINE													10.2	FC	(1%)							CL	CENTER LINE	DOM	DOMESTIC	EXIST	EXISTING	FH	FIRE HYDRANT	L/H	LOW / HIGH POINT	PV	POST INDICATOR	SMH	SEWER MANHOLE	UC	UNDERGROUND		
	LOTLINE	EXISTING												10.2	FC								CR	CURB RETURN	DWY	DRAINAGE	EXIST	EXISTING	FL	FLOWLINE	L/R	LEFT / RIGHT	PVMT	PAVEMENT	SMH	SEWER	VG	VALLEY GUTTER		

