

DS #: 4352

APN: 125-20-201-0168-025

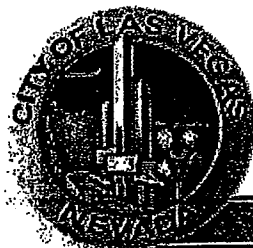
The Village at Centennial Hills

PROJECT: (Building C) - update #4

SUBMITTAL: 6<sup>th</sup>

SCANNED BY/DATE: \_\_\_\_\_

CHECKED BY/DATE: \_\_\_\_\_





|                                                                                                        |  |     |                                                                                                   |  |    |          |
|--------------------------------------------------------------------------------------------------------|--|-----|---------------------------------------------------------------------------------------------------|--|----|----------|
| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                                                   |  |     | <b>DATE:</b><br>September 27, 2012                                                                |  |    |          |
| <b>TO:</b><br>Land Development Services<br>Department of Public Works                                  |  |     | <b>FROM:</b><br>Albert Sung, P.E.<br>Flood Control Project Engineer<br>Department of Public Works |  |    |          |
| <b>SUBJECT:</b> Drainage Study for:<br><b>The Village at Centennial Hills (Building C) – Update #4</b> |  |     | <b>COPIES TO:</b><br>JHR Associates                                                               |  |    |          |
| <b>Cross Streets:</b> NWC of Deer Springs Way & Durango Drive                                          |  |     | Ten 15 Centennial, LLC                                                                            |  |    |          |
| <b>File Number:</b> F:\Depot\DSMemos\DS4352G.doc                                                       |  |     | Bart Anderson, P.E., DevCo                                                                        |  |    |          |
| <b>Parcel Number:</b> 125-20-201-016 & -025                                                            |  |     |                                                                                                   |  |    |          |
| <b>Zoning Action:</b> SUP-44865; SUP-44866; SDR-44867 & SDR-46777                                      |  |     |                                                                                                   |  |    |          |
| <b>FEMA Flood Zone</b>                                                                                 |  | YES |                                                                                                   |  | NO | <b>X</b> |
| <b>Proposed Storm Drain</b>                                                                            |  | YES |                                                                                                   |  | NO | <b>X</b> |

| HISTORY                                | DATE RECEIVED        | DATE REVIEWED | COMMENTS                   | REVIEW FEES       | FEES PAID Transaction # |
|----------------------------------------|----------------------|---------------|----------------------------|-------------------|-------------------------|
| 1 <sup>st</sup> Submittal              | 2/4/2009             | 2/18/2009     | Not Approved               | \$400.00          | 114561: \$400           |
| 2 <sup>nd</sup> Submittal & Supplement | 3/4/2009 & 3/24/2009 | 4/6/2009      | Conditionally Approved     | \$400.00          | 116433: \$400           |
| 3 <sup>rd</sup> Submittal              | 6/12/2009            | 6/24/2009     | Conditional Approval       | \$100.00          | 124127: \$400           |
| Notarized Letter of Permission         | 7/8/2009             | 7/9/2009      | Notarized Letter Recv'd    | N/C               | N/C                     |
| 4 <sup>th</sup> Submittal              | 7/22/2009            | 8/5/2009      | Approved                   | \$100.00          | 125835: \$100           |
| 5 <sup>th</sup> Submittal              | 2/2/2010             | 2/9/2010      | Approved                   | \$100.00          | 137975: \$100           |
| 6 <sup>th</sup> Submittal              | 9/17/2012            | 9/26/2012     | See Comments Below         | \$100.00          | 296102: \$100           |
|                                        |                      |               | <b>TOTAL FEES (LDDRS):</b> | <b>\$1,200.00</b> | <b>----</b>             |

**REMARKS:**

**6<sup>th</sup> Submittal: Update #4 for Building C**

5<sup>th</sup> Submittal: Update #3 to re-route an onsite storm drain to tie into an inlet in Durango Drive

4<sup>th</sup> Submittal: Update #2 to replace material of a proposed storm drain lateral between SDMH #4 and SDMH #5 in *Deer Springs Way* from RCP to C905 PVC

3<sup>rd</sup> Submittal: Update #1 to move storm drain on *Hitt Center Court* to the north of the street centerline

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

|          |                                                                                                                                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>X</b> | 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.                                          |
|          | is conditionally approved subject to obtaining a notarized letter of permission for grading from the adjacent parcel owner to the west. |

1. Identify an existing 18" storm drain in *Hitt Family Court* and label with recorded *City of Las Vegas* drawing number on the grading plan. Show all pertinent existing laterals, drop inlets and the connection to the *Durango Drive* storm drain system.
2. Correct the name of street from "Hitt Center Court" to "**Hitt Family Court**".

**NOTE:** Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

**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/osk

T/R/S: T19S/R60E/20  
AREA G-20

\*\*\*\*\*  
 \*\*\* FAX TX REPORT \*\*\*  
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TRANSMISSION OK

JOB NO. 4835  
 DESTINATION ADDRESS 8768395  
 PSWD/SUBADDRESS  
 DESTINATION ID  
 ST. TIME 09/27 14:36  
 USAGE T 01' 15  
 PGS. 2  
 RESULT OK

|                                                                       |                                                                 |                                                                                                   |
|-----------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>CITY OF LAS VEGAS</b>                                              |                                                                 | <b>DATE:</b>                                                                                      |
| <b>INTER-OFFICE MEMORANDUM</b>                                        |                                                                 | September 27, 2012                                                                                |
| <b>TO:</b><br>Land Development Services<br>Department of Public Works |                                                                 | <b>FROM:</b><br>Albert Sung, P.E.<br>Flood Control Project Engineer<br>Department of Public Works |
| <b>SUBJECT:</b>                                                       | Drainage Study for:                                             | <b>COPIES TO:</b>                                                                                 |
|                                                                       | <b>The Village at Centennial Hills (Building C) – Update #4</b> | JHR Associates                                                                                    |
| <b>Cross Streets:</b>                                                 | NWC of Deer Springs Way & Durango Drive                         | Ten 15 Centennial, LLC                                                                            |
| <b>File Number:</b>                                                   | F:\Depot\DSMemos\DS4352G.doc                                    | Bart Anderson, P.E., DevCo                                                                        |
| <b>Parcel Number:</b>                                                 | 125-20-201-016 & -025                                           |                                                                                                   |
| <b>Zoning Action:</b>                                                 | SUP-44865; SUP-44866; SDR-44867 & SDR-46777                     |                                                                                                   |
| <b>FEMA Flood Zone</b>                                                | YES NO <b>X</b>                                                 |                                                                                                   |
| <b>Proposed Storm Drain</b>                                           | YES NO <b>X</b>                                                 |                                                                                                   |

| HISTORY                                | DATE RECEIVED        | DATE REVIEWED | COMMENTS                | REVIEW FEES       | FEES PAID Transaction # |
|----------------------------------------|----------------------|---------------|-------------------------|-------------------|-------------------------|
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| <b>TOTAL FEES (LDDRS):</b>             |                      |               |                         | <b>\$1,200.00</b> | <b>----</b>             |

**REMARKS:****6<sup>th</sup> Submittal: Update #4 for Building C**

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3<sup>rd</sup> Submittal: Update #1 to move storm drain on Hitt Center Court to the north of the street centerline

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

Rec'd: 9/17/12

DS 4352-4

G-20

\$100-

**UPDATE to the  
TECHNICAL DRAINAGE STUDY  
for  
The Village at Centennial Hills  
(CLV DS 4352)**

**APN 125-20-216-011**

**Prepared For:**  
Rietz Consulting Inc.  
5740 S Arville St #206  
Las Vegas NV 89118  
Phone: 702-521-3355  
Fax: 702-212-3963

**September 2012**

Project No. 124-12-711

*JHR Associates, Ltd.*  
**Civil Engineers & Land Surveyors**

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4880 West University Ave., Suite B2  
Las Vegas, Nevada 89103

Ph: (702) 876-2341  
Fax: (702) 876-8395

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Village at Centennial Hills - Building C Date: SEP 17, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Durango Dr

East/West: Deer Springs Wy

b) Section: 20 Township: 19S Range: 60E

c) APN: 125-20-216-011

Name of Owner: Ten15 Centennial LLC

Telephone No.: 702-733-3362 Fax No.: 702-733-8653 E-Mail Address: j@jdapper.com

Address: 985 White Dr Ste 100 Las Vegas NV 89119

Contact Person-Name: Reese P. Jarrell, P.E. Telephone No.: 702-876-2341

\* E-Mail Address: rjarrell@jhrassociates.com Fax No.: 702-876-8395

Firm: JHR Associates, Ltd.

Address: 4880 W University Ave Ste B2 Las Vegas NV 89103

Type of Land Development/Land Disturbance Process:

|                          |                  |                                     |                          |                          |                              |
|--------------------------|------------------|-------------------------------------|--------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | Rezoning         | <input type="checkbox"/>            | Subdivision Map          | <input type="checkbox"/> | Clearing and Grading Only    |
| <input type="checkbox"/> | Parcel Map       | <input type="checkbox"/>            | Planned Unit Development | <input type="checkbox"/> | Other (Please specify below) |
| <input type="checkbox"/> | Large Parcel Map | <input checked="" type="checkbox"/> | Building Permit          |                          |                              |

1. Total Owned Land Area: At Site: 0.68 Being Developed/Disturbed: 0.4

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

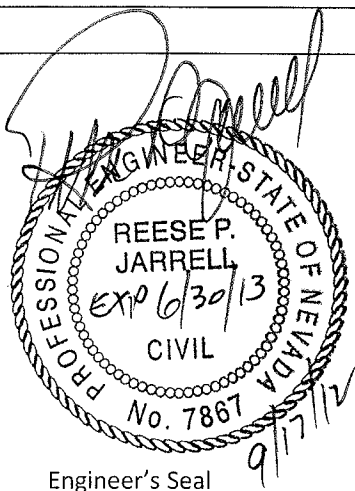
4. Proposed type of development (Residential, Commercial, Etc.): commercial

5. Approximate upstream land area which drains to the subject site: see report

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for The Village at Centennial Hills (CLV DS 4352)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: existing commercial driveway into Durango Dr

8. Briefly describe your proposed schedule for the subject project: ASAP



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.**

| Local Entity File No. | Revision | Date |
|-----------------------|----------|------|
|                       |          |      |
|                       |          |      |
|                       |          |      |

REFERENCE:

STANDARD FORM 1

September 17, 2012

City of Las Vegas  
Flood Control Division  
333 North Rancho Drive  
Las Vegas, Nevada 89107  
Phone: 702-633-1200

Attn: Mr. Albert Sung, P.E.

**Re: Village at Centennial Hills – Building C  
APN 125-20-216-011**

Dear Mr. Sung,

Please consider this report an update to the approved Technical Drainage Study (TDS) for The Village at Centennial Hills (CLV DS 4352).

## **BACKGROUND**

JHR Associates prepared the original TDS for The Village at Centennial Hills, located on the northwest corner of Durango Dr and Deer Springs Wy, of which the development proposed herein, is a part. Worst case off-site flows in the adjacent streets - Hitt Family Ct to the north, Durango Dr to the east and Deer Springs Wy to the south – impacting the site were determined, and finish floor elevations for the then proposed Walgreens store at the south end and Carl's Jr on the north end were established.

Rietz Consulting Inc. is preparing the improvement plans for the proposed development, which consists of a tavern and drive-thru restaurant on the last undeveloped pad within The Village at Centennial Hills, and has contracted with JHR Associates, Ltd. to prepare the required DS Update. The FF elevations of the proposed building provided herein were established based on the previously approved study and existing improvements.

## **SUBJECT PROPERTY**

The project site is the last undeveloped pad within The Village at Centennial Hills commercial subdivision. It is further identified as APN 125-20-216-011 and highlighted on the attached annotated assessor's parcels map. The project site consists of graded natural cover surrounded by asphalt pavement. Existing improvements include developed commercial

*JHR Associates, Ltd.*

buildings to the north and south, fully-improved Durango Dr to the east, and commercial development currently under construction to the west.

Proposed improvements include an approximately 5,500 sf building, comprising a 3,500 sf tavern and 2,000 sf drive-thru restaurant, asphalt pavement, concrete curb, gutter and sidewalk, and landscaping. All proposed improvements are on-site. The proposed FF elevation for the tavern is 2584.50 feet on the west end, and 2583.50 for the drive-thru restaurant on the east end. Refer to sheets *G1 (Grading Plan)* and *D1 (Details and Sections Sheet)* contained in the Appendix.

The project site lies within a FEMA Zone X, which are defined as areas determined to be outside 0.2% the annual chance floodplain. This flood designation is based on FIRM Map No. 32003C1745E, with an effective date of September 27, 2002. Refer to *Figure 1 (FEMA Map)* contained in the Appendix.

## HYDROLOGY

Worst case off-site flow in the west half of Durango Dr adjacent to the project site was determined to be 80 cfs during the 100-year storm event in the interim condition.

The project site is located in portions of on-site drainage basins OND6 and OND4. On-site runoff impacting the project site from the west and north originates in on-site basins OND9 (2 cfs) and OND6 (3 cfs). By tributary area, approximately one-third of the combined flow (2 cfs) impacts the proposed development. As all on-site basins were analyzed as fully-developed in the original study, these flow rates are appropriate to use here as the proposed development is the last within the commercial subdivision. Refer to the *Drainage Plan* from the original study contained in the Reference Appendix.

## HYDRAULICS

The calculated depth in Durango Dr adjacent to the east at the upstream end of the proposed development is 0.94 feet during the worst-case 100-year storm event. Water surface elevation (WSE) in the street at the the proposed building is 2580.30 feet. The proposed FF of the building on the street-side is 2583.50 (+3.2 feet). Refer to the normal depth calculation (FlowMaster Worksheet Section C-C) reprinted from the original study contained in the Reference Appendix.

Normal depth calculations are provided for the on-site asphalt swale north of the proposed building. The calculation uses 2 cfs as previously mentioned for on-site flow impacting the proposed development. Calculated depth is 0.13 and 0.12 feet; WSE is 2583.65 at the west end and 2582.86 at the east end, respectively. The proposed FF of the building at these locations (2584.50 and 2583.50) is more than twice-the-depth-of-flow in the adjacent drainage conveyance. Refer to FlowMaster Worksheets *Section A-A* and *Section B-B*, and *Figure 2*

(*Hydraulic Sections*) for locations of sections used in the normal depth calculations contained in the Appendix.

| FINISHED FLOOR ELEVATION SUMMARY |                      |             |               |
|----------------------------------|----------------------|-------------|---------------|
| Proposed FF<br>(ft)              | Hydraulic<br>Section | WSE<br>(ft) | Depth<br>(ft) |
| 2584.50                          | A-A                  | 2583.65     | 0.12          |
| 2583.50                          | B-B                  | 2582.86     | 0.13          |
| 2584.50                          | C-C <sup>1</sup>     | 2580.30     | 0.94          |
| 2583.50                          | C-C <sup>1</sup>     | 2580.30     | 0.94          |

<sup>1</sup> Section C-C for Durango Dr from original study (see Reference Appendix)

## CONCLUSIONS

The site as designed is in compliance with the Design Manual and Title 20 (Flood Control) of the Las Vegas Municipal Code.

Respectfully submitted,



James Reynolds  
Hydrologist



Reese P. Jarrell, P.E.  
Principal



# Building C - West End Worksheet for Irregular Channel

| Project Description |                                                                                              |
|---------------------|----------------------------------------------------------------------------------------------|
| Project File        | z:\jhr-2005\projects\durango-deer springs\drainage\ds update for rietz\ds update\rietzds.fm2 |
| Worksheet           | Section A-A                                                                                  |
| Flow Element        | Irregular Channel                                                                            |
| Method              | Manning's Formula                                                                            |
| Solve For           | Water Elevation                                                                              |

| Input Data                             |                |                |             |           |
|----------------------------------------|----------------|----------------|-------------|-----------|
| Channel Slope                          |                | 0.012400 ft/ft |             |           |
| Elevation range: 83.52 ft to 85.77 ft. |                |                |             |           |
| Station (ft)                           | Elevation (ft) | Start Station  | End Station | Roughness |
| 0.00                                   | 85.77          | 0.00           | 42.00       | 0.017     |
| 0.00                                   | 83.77          | 42.00          | 60.00       | 0.013     |
| 24.00                                  | 83.52          |                |             |           |
| 42.00                                  | 83.83          |                |             |           |
| 42.00                                  | 84.33          |                |             |           |
| 42.50                                  | 84.33          |                |             |           |
| 50.00                                  | 84.48          |                |             |           |
| 50.00                                  | 84.50          |                |             |           |
| 60.00                                  | 84.50          |                |             |           |
| Discharge                              | 2.00           | cfs            |             |           |

| Results                   |          |                 |
|---------------------------|----------|-----------------|
| Wtd. Mannings Coefficient | 0.017    |                 |
| Water Surface Elevation   | 83.65    | ft              |
| Flow Area                 | 1.28     | ft <sup>2</sup> |
| Wetted Perimeter          | 19.85    | ft              |
| Top Width                 | 19.85    | ft              |
| Height                    | 0.13     | ft              |
| Critical Depth            | 83.65    | ft              |
| Critical Slope            | 0.010389 | ft/ft           |
| Velocity                  | 1.56     | ft/s            |
| Velocity Head             | 0.04     | ft              |
| Specific Energy           | 83.69    | ft              |
| Froude Number             | 1.09     |                 |
| Flow is supercritical.    |          |                 |

Building C - West End  
Cross Section for Irregular Channel

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Project Description

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|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Project File | z:\jhr-2005\projects\durango-deer springs\drainage\ds update for rietz\ds update\rietzds.fm2 |
| Worksheet    | Section A-A                                                                                  |
| Flow Element | Irregular Channel                                                                            |
| Method       | Manning's Formula                                                                            |
| Solve For    | Water Elevation                                                                              |

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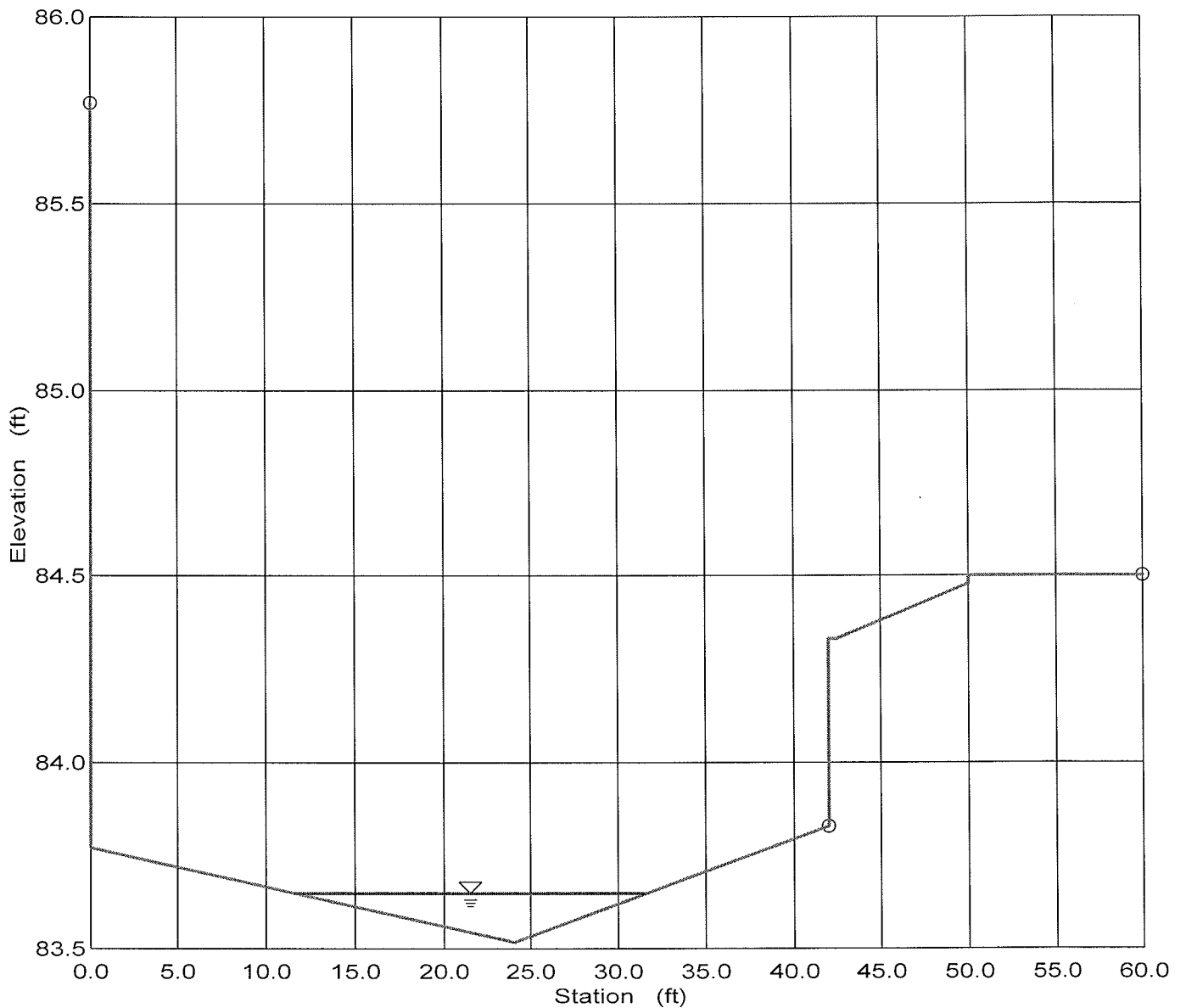
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Section Data

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|                           |                |
|---------------------------|----------------|
| Wtd. Mannings Coefficient | 0.017          |
| Channel Slope             | 0.012400 ft/ft |
| Water Surface Elevation   | 83.65 ft       |
| Discharge                 | 2.00 cfs       |

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# Building C - East End Worksheet for Irregular Channel

## Project Description

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Project File | z:\jhr-2005\projects\durango-deer springs\drainage\ds update for rietz\ds update\rietzds.fm2 |
| Worksheet    | Section B-B                                                                                  |
| Flow Element | Irregular Channel                                                                            |
| Method       | Manning's Formula                                                                            |
| Solve For    | Water Elevation                                                                              |

## Input Data

Channel Slope 0.012700 ft/ft

Elevation range: 82.74 ft to 85.00 ft.

| Station (ft) | Elevation (ft) | Start Station | End Station | Roughness |
|--------------|----------------|---------------|-------------|-----------|
| 0.00         | 85.00          | 0.00          | 42.00       | 0.017     |
| 0.00         | 83.00          | 42.00         | 58.50       | 0.013     |
| 24.00        | 82.74          |               |             |           |
| 42.00        | 82.94          |               |             |           |
| 42.00        | 83.44          |               |             |           |
| 42.50        | 83.44          |               |             |           |
| 48.50        | 83.50          |               |             |           |
| 58.50        | 83.50          |               |             |           |

Discharge 2.00 cfs

## Results

|                           |                      |
|---------------------------|----------------------|
| Wtd. Mannings Coefficient | 0.017                |
| Water Surface Elevation   | 82.86 ft             |
| Flow Area                 | 1.32 ft <sup>2</sup> |
| Wetted Perimeter          | 21.95 ft             |
| Top Width                 | 21.95 ft             |
| Height                    | 0.12 ft              |
| Critical Depth            | 82.86 ft             |
| Critical Slope            | 0.010624 ft/ft       |
| Velocity                  | 1.51 ft/s            |
| Velocity Head             | 0.04 ft              |
| Specific Energy           | 82.90 ft             |
| Froude Number             | 1.09                 |
| Flow is supercritical.    |                      |

Building C - East End  
Cross Section for Irregular Channel

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Project Description

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|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Project File | z:\jhr-2005\projects\durango-deer springs\drainage\ds update for rietz\ds update\rietzds.fm2 |
| Worksheet    | Section B-B                                                                                  |
| Flow Element | Irregular Channel                                                                            |
| Method       | Manning's Formula                                                                            |
| Solve For    | Water Elevation                                                                              |

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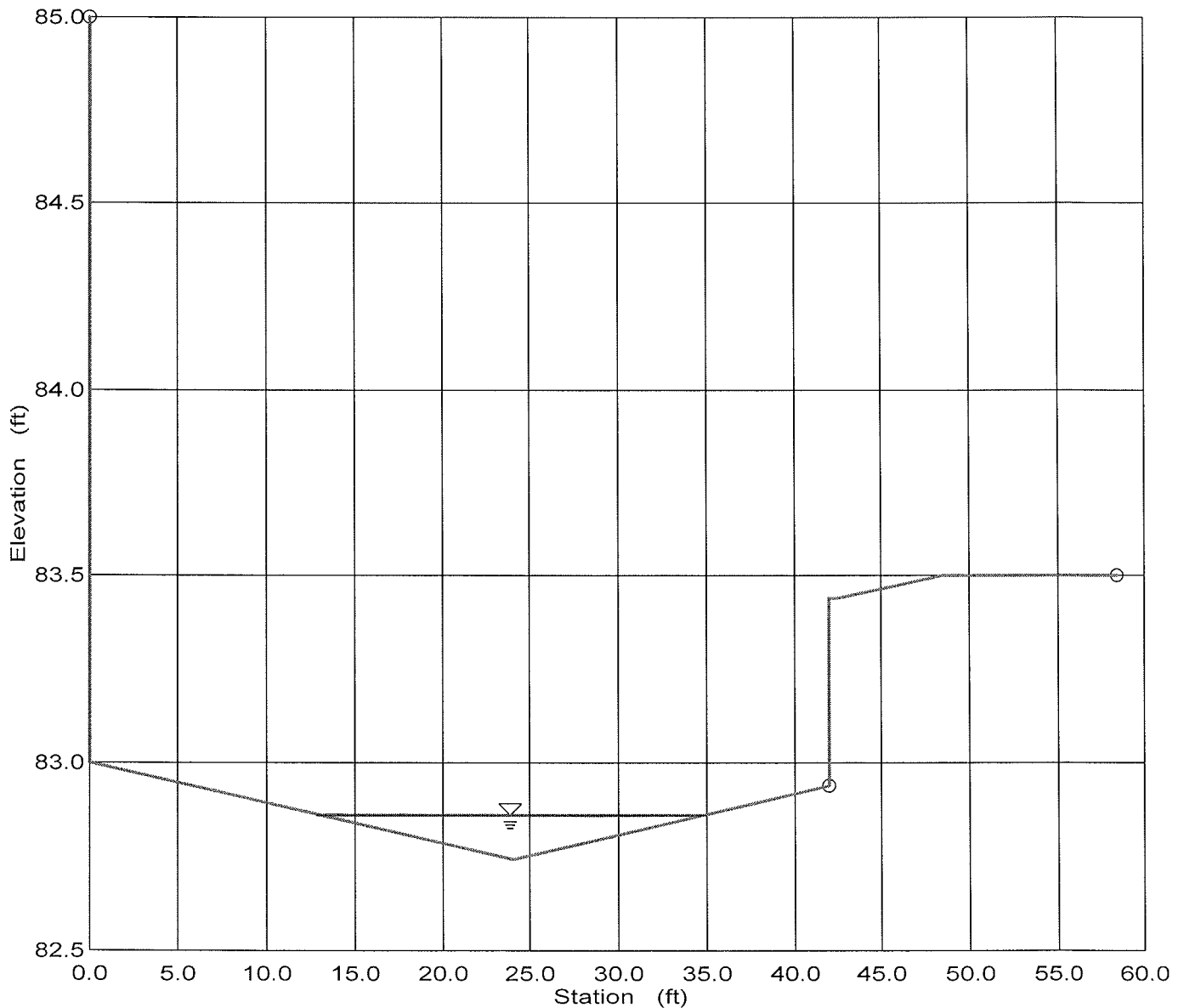
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Section Data

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|                           |                |
|---------------------------|----------------|
| Wtd. Mannings Coefficient | 0.017          |
| Channel Slope             | 0.012700 ft/ft |
| Water Surface Elevation   | 82.86 ft       |
| Discharge                 | 2.00 cfs       |

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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

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](http://www.lasvegasnevada.gov)

2011-78 NOFA

September 18, 2012

Mr. John David Burke  
Ten15 Centennial, LLC  
985 White Drive  
Las Vegas, Nevada 89119-4411

**RE: SDR-46777 – MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - SEPTEMBER 2012**

Dear Mr. Burke:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-27051) FOR PROPOSED MATERIAL AND ELEVATION CHANGES TO AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) AND RESTAURANT (WITH DRIVE-THROUGH) on 0.68 acres at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

**Planning**

1. Conformance to the conditions of approval for Site Development Plan Reviews (SDR-27051 and SDR-44867) as previously amended, except as amended herein.
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, landscape plan, and building elevations, date stamped 09/06/12, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.



Mr. John Burke  
SDR-46777 - Page Two  
September 18, 2012

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.

This action by the Department of Planning staff on September 18, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. John David Burke  
3471 West Oquendo Road, Suite #301  
Las Vegas, Nevada 89118

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

**ADMINISTRATIVE REVIEW DATE: SEPTEMBER 2012**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 CENTENNIAL, LLC**

**\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE<br/>NUMBER</b> | <b>RECOMMENDATION</b>                  | <b>REQUIRED FOR<br/>APPROVAL</b> |
|------------------------|----------------------------------------|----------------------------------|
| <b>SDR-46777</b>       | Staff APPROVES, subject to conditions: |                                  |

**\*\* CONLTIONS \*\***

**SDR-46777 CONDITIONS**

**Planning**

1. Conformance to the conditions of approval for Site Development Plan Reviews (SDR-27051 and SDR-44867) as previously amended, except as amended herein.
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, landscape plan, and building elevations, date stamped 09/06/12, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Staff Report Page One**  
**September 2012 - Administrative Review Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site located at the northwest corner of Durango Drive and Deer Springs Way contains an existing commercial center. The site contains approved entitlements for a 3,512 square-foot Liquor Establishment (Tavern) and 2,016 square-foot Restaurant (with Drive Through) within a single building on an undeveloped pad. The applicant is requesting to alter the approved elevations in both architectural style and materials to reflect the recognized visual theme of the proposed tenants. The elevations will differ in appearance from the other approved buildings within the commercial center but will retain the same color scheme. No changes in floor area, parking or landscaping are proposed. As the modifications will maintain compatibility with the surrounding development and no waivers are required, staff is approving this Site Development Plan Review with conditions.

**ISSUES**

- A Minor Amendment of the previously approved Site Development Plan Review (SDR-27051) is required for changes in building materials and elevations for an approved Restaurant (with Drive Through) and Liquor Establishment (Tavern). No other site changes are requested as part of this application.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/19/03                                                          | The City Council approved a Rezoning (ZON-1620) from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use – Town Center) General Plan designation] to T-C (Town Center) on 6.14 acres adjacent to the northwest corner of Durango Drive and Deer Springs Way, subject to submittal of a development agreement for the development of the UC-TC area. The Planning Commission recommended approval and staff recommended denial. |
| 06/04/08                                                          | The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to GC TC (General Commercial – Town Center) Special Land Use designation on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.                                       |
| 06/04/08                                                          | The City Council approved a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                               |

**Staff Report Page Two**  
**September 2012 - Administrative Review Meeting**

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/04/08 | The City Council approved a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant (with Drive Through) at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.                                                                                                                                                                                                                                                                       |
|          | The City Council approved a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial. |
| 10/24/08 | Department of Planning staff administratively approved a Major Amendment (SDR-30027) of a previously approved Site Development Plan Review (SDR-27051) for a 45,895 square-foot retail and office development where 41,741 square feet was previously approved on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way.                                                                                                                                                                                               |
| 08/05/09 | A Final Map (FMP-34480) for a one-lot commercial subdivision (The Village at Centennial Hills) was recorded in the Office of the County Recorder.                                                                                                                                                                                                                                                                                                                                                                                        |
| 09/01/10 | The City Council approved an Extension of Time (EOT-38453) of a previously approved Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant (with Drive Through) at the northwest corner of Durango Drive and Deer Springs Way.                                                                                                                                                                                                                                                                                       |
|          | The City Council approved an Extension of Time (EOT-38454) of a previously approved Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at the northwest corner of Durango Drive and Deer Springs Way. Staff recommended approval.                                                                                                                                                                                                                                                             |
| 04/26/12 | Department of Planning staff administratively approved a Minor Amendment (SUP-44866) of an approved Special Use Permit (SUP-27046) for a reduction of floor area of an approved Liquor Establishment (Tavern) to 3,512 square feet at the northwest corner of Durango Drive and Deer Springs Way.                                                                                                                                                                                                                                        |
|          | Department of Planning staff administratively approved a Minor Amendment (SDR-44867) of an approved Site Development Plan Review (SDR-27051) for a proposed 5,528 square-foot building for an approved Liquor Establishment (Tavern) and Restaurant (with Drive Through) on 0.68 acres at the northwest corner of Durango Drive and Deer Springs Way.                                                                                                                                                                                    |
| 05/08/12 | The Planning Commission approved a Special Use Permit (SUP-44865) for a Gaming, Restricted Establishment within a previously approved Tavern with a waiver to allow the use to be located 165 feet from an existing single family detached dwelling where 330 feet is required at the northwest corner of Durango Drive and Deer Springs Way. Staff recommended approval.                                                                                                                                                                |

Staff Report Page Three  
September 2012 - Administrative Review Meeting

| <b><i>Most Recent Change of Ownership</i></b> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 07/28/11                                      | A deed was recorded for a change in ownership. |

| <b><i>Related Building Permits/Business Licenses</i></b>                         |
|----------------------------------------------------------------------------------|
| There are no building permits or business licenses relevant to the subject site. |

| <b><i>Pre-Application Meeting</i></b> |                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/29/12                              | A pre-application meeting was held with the applicant to discuss submittal requirements for a Minor Site Development Plan Review application. No changes were proposed that would affect the approved Special Use Permit for a tavern on this site. This review could only be administrative if no waivers or variances were requested. |

| <b><i>Neighborhood Meeting</i></b>                        |
|-----------------------------------------------------------|
| A neighborhood meeting is not required, nor was one held. |

| <b><i>Field Check</i></b>                       |
|-------------------------------------------------|
| A field check is not required for this request. |

| <b><i>Details of Application Request</i></b> |      |
|----------------------------------------------|------|
| <b><i>Site Area</i></b>                      |      |
| Net Acres                                    | 0.68 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Town Center</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Undeveloped                                     | GC-TC (General Commercial)                            | T-C (Town Center)                      |
| North                              | Restaurant (with Drive Through)                 | GC-TC (General Commercial)                            | T-C (Town Center)                      |
| South                              | Auto Repair Garage (Minor)                      | GC-TC (General Commercial)                            | T-C (Town Center)                      |
| East                               | Hospital                                        | UC-TC (Urban Center Mixed Use)                        | T-C (Town Center)                      |
| West                               | Office, Medical                                 | GC-TC (General Commercial)                            | T-C (Town Center)                      |

**Staff Report Page Four**  
**September 2012 - Administrative Review Meeting**

| <b>Master Plan Areas</b>                     | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
|----------------------------------------------|------------|-----------|-------------------|
| Town Center Master Plan                      | X          |           | Y                 |
| <b>Special Purpose and Overlay Districts</b> | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
| <b>Special Purpose and Overlay Districts</b> |            |           |                   |
| T-C (Town Center) District                   | X          |           | Y                 |
| Trails (Town Center Parkway Trail)           | X          |           | Y                 |
| Rural Preservation Overlay District          |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area            |            | X         | N/A               |
| Development Impact Notification Assessment   |            | X         | N/A               |
| Project of Regional Significance             |            | X         | N/A               |

## DEVELOPMENT STANDARDS

*Pursuant to the previously approved Site Development Plan Review (SDR-27051) and approved amendments, the following standards apply:*

| <b>Standard</b>      | <b>Approved SDR-27051 (as amended by SDR-44867)</b> | <b>Provided</b> | <b>Change</b> |
|----------------------|-----------------------------------------------------|-----------------|---------------|
| Min. Setbacks:       |                                                     |                 |               |
| • Front              | 94 Feet                                             | 92 Feet         | -2.1%         |
| • Corner Side        | 149 Feet                                            | 146 Feet        | 2.0%          |
| Max. Building Height | 27.5 Feet                                           | 27 Feet         | -1.8%         |
| Building Floor Area  | 5,528 SF                                            | 5,528 Sf        | None          |
| Tavern Floor Area    | 3,512 SF                                            | 3,512 SF        | None          |

## ANALYSIS

The position of the building on the pad site will largely be unchanged, with only slight shifts to the east and north; the approved floor area, however, will remain completely unchanged, as well as the parking configuration, drive-through and landscaping. The low decorative wrought iron fence at the approved 250 square-foot outdoor seating area and windows on the east elevation will be removed and replaced by a decorative split-faced CMU and cement siding façade corresponding to the two distinct tenants of the building. The stone veneer and stucco accent trim approved around all sides of the building will be replaced by stucco only with metal coping for accents. The roofline, especially along the portion of the building containing the tavern, is proposed to be flattened out and will not contain concrete tiles. Overall, the changes are toward less architectural embellishment and more typical storefronts, while keeping with the same color scheme as other buildings within the commercial center.

**Staff Report Page Five**  
**September 2012 - Administrative Review Meeting**

Non-commercial wall art is proposed to break up what otherwise would be large blank wall areas on the north and east elevations. Any proposed signage is subject to the requirements of the Town Center Development Standards Manual for the GC-TC (General Commercial – Town Center) Special Land Use Designation and will be reviewed as part of the building permit process.

With the proposed changes, the building will remain compatible with the other existing buildings in the commercial center. In addition, no waivers of the Town Center Development Standards or variances from Title 19 are needed; therefore, staff is approving this Site Development Plan Review with conditions.

**FINDINGS (SDR-46777)**

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed material and façade changes will remain visually compatible with other existing buildings within the commercial center and with adjacent residential and commercial development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed changes will remain in conformance with the Town Center Development Standards and Title 19. No waivers or variances are necessary.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site and circulation will remain unchanged from the previous site approval.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed painted stucco and cement siding exteriors with metal trim are appropriate for the Town Center area. Landscaping materials will remain unchanged from the previous site approval.

**Staff Report Page Six**  
**September 2012 - Administrative Review Meeting**

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

While the changes to the approved architectural features of the building will not match those of surrounding existing buildings, they are minor and will not alter the overall appearance of the commercial center.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Changes to the building are subject to conformance with code requirements and inspection following construction, thereby protecting the public's health, safety and general welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**NOTICES MAILED**

N/A

**APPROVALS**

0

**PROTESTS**

0



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

April 26, 2012

Mr. Danny Brady  
Ten 15 Centennial, LLC  
985 White Drive  
Las Vegas, Nevada 89119

**RE: SDR-44867 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - APRIL 2012**

Dear Mr. Brady:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-27051) FOR A 5,528 SQUARE-FOOT BUILDING FOR A PROPOSED TAVERN AND RESTAURANT WITH DRIVE-THROUGH on 0.68 acres at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-27051) and as previously amended, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44866) shall be required.
3. Conformance to applicable approved conditions for Rezoning (ZON-1620).
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/15/12, except as amended by conditions herein.

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

FM-0073-07-11



Mr. Danny Brady  
Ten 15 Centennial, LLC  
SDR-44867 - Page Two  
April 26, 2012

6. 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 03/15/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

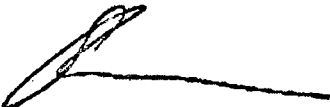
**Public Works**

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.
12. 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.
13. Site development to comply with all applicable conditions of approval SDR-27051, TMP-32529 and all other applicable site-related actions.

Mr. Danny Brady  
Ten 15 Centennial, LLC  
SDR-44867 - Page Three  
April 26, 2012

This action by the Department of Planning staff on April 26, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Bob Gronauer  
Kaempfer Crowell  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113



LAS VEGAS CITY COUNCIL

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BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

April 26, 2012

Mr. Danny Brady  
Ten 15 Centennial, LLC  
985 White Drive  
Las Vegas, Nevada 89119

**RE: SUP-44866 - MINOR SPECIAL USE PERMIT  
ADMINISTRATIVE CYCLE - APRIL 2012**

Dear Mr. Brady:

Your request for a Minor Amendment of a previously approved Special Use Permit (SUP-27046) FOR A REDUCTION OF FLOOR AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) TO 3,512 SQUARE FEET at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the conditions of approval for Special Use Permit (SUP-27046), except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-44867) shall be required.
3. Conformance to applicable approved conditions for Rezoning (ZON-1620) and Site Development Plan Review (SDR-27051) and as subsequently amended.
4. 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.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
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Mr. Danny Brady  
Ten 15 Centennial, LLC  
SUP-44866 - Page Two  
April 26, 2012

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on April 26, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Bob Gronauer  
Kaempfer Crowell  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: APRIL 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 CENTENNIAL, LLC

**\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE<br/>NUMBER</b> | <b>RECOMMENDATION</b>                  | <b>REQUIRED FOR<br/>APPROVAL</b> |
|------------------------|----------------------------------------|----------------------------------|
| <b>SUP-44866</b>       | Staff APPROVES, subject to conditions: |                                  |
| <b>SDR-44867</b>       | Staff APPROVES, subject to conditions: | SUP-44866                        |

**\*\* CONDITIONS \*\***

**SUP-44866 CONDITIONS**

**Planning**

1. Conformance to the conditions of approval for Special Use Permit (SUP-27046), except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-44867) shall be required.
3. Conformance to applicable approved conditions for Rezoning (ZON-1620) and Site Development Plan Review (SDR-27051) and as subsequently amended.
4. 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.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two  
April 2012 - Administrative Review Meeting

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

---

## SDR-44867 CONDITIONS

---

### Planning

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-27051) and as previously amended, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44866) shall be required.
3. Conformance to applicable approved conditions for Rezoning (ZON-1620).
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/15/12, except as amended by conditions herein.
6. 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 03/15/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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.

Conditions Page Three  
April 2012 - Administrative Review Meeting

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

**Public Works**

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.
12. 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.
13. Site development to comply with all applicable conditions of approval SDR-27051, TMP-32529 and all other applicable site-related actions.

Staff Report Page One  
 April 2012 - Administrative Review Meeting

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site located at the northwest corner of Durango Drive and Deer Springs Way contains an existing 42,118 square-foot Shopping Center. The shopping center contains an undeveloped pad site with an approved 4,700 square-foot Liquor Establishment (Tavern) and a 3,390 square-foot Restaurant (with Drive-Through). The applicant is requesting to reduce the size of the tavern to 3,512 square feet and the restaurant to 2,016 square feet, for a total building size of 5,528 square feet. Additionally, the landscaping around the pad site is proposed to be updated to complement the changes to the development, which include the drive-through on the south side of the building. As the proposed amendments are compatible with the existing shopping center and in conformance with Town Center and Title 19 requirements, staff is approving these minor requests, subject to conditions.

**ISSUES**

- A Minor Amendment of the previously approved Special Use Permit (SUP-27046) for a Liquor Establishment (Tavern) on the subject site is required for reduction in the size of the use. The use is proposed to be reduced by approximately 25 percent from the original approval.
- A Minor Amendment of the previously approved Site Development Plan Review (SDR-27051) is required for the reduction in building size and changes to the site. The building is proposed to be reduced by 32 percent from the original approval and the overall floor area of the shopping center is proposed to be reduced by about eight percent.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/19/03                                                          | The City Council approved a Rezoning (ZON-1620) from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use – Town Center) General Plan designation] to T-C (Town Center) on 6.14 acres adjacent to the northwest corner of Durango Drive and Deer Springs Way, subject to submittal of a development agreement for the development of the UC-TC area. The Planning Commission recommended approval and staff recommended denial. |
|                                                                   | The City Council approved a Special Use Permit (SUP-1569) for a 6,622 square-foot Tavern on a portion of the subject property. The Planning Commission recommended approval and staff recommended denial.                                                                                                                                                                                                                      |

Staff Report Page Two  
 April 2012 - Administrative Review Meeting

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/19/03 | The City Council approved a Site Development Plan Review (SDR-1741) for a proposed 6,622 square-foot Tavern on a portion of the subject site. The Planning Commission recommended approval and staff recommended denial.                                                                                                                                                                                                                                                                        |
| 06/15/05 | The City Council approved a request for a Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space, of which 102,744 square feet is office space on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval.                                                               |
|          | The City Council approved a Special Use Permit (SUP-6323) for a proposed 5,200 square-foot Tavern at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                                        |
|          | The City Council approved a Special Use Permit (SUP-6326) for a proposed 7,256 square-foot Supper Club at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                                   |
|          | The City Council approved a Special Use Permit (SUP-6330) for a proposed Mixed Use Development in excess of 12 stories at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                   |
| 07/11/07 | The City Council denied a request for an Extension of Time (EOT-22312) for a previously approved Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space, of which 102,744 square feet is office space on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. Staff recommended approval. The approval had expired 06/15/07. |
|          | The City Council denied requests for Extensions of Time (EOT-22313, EOT-22314, EOT-22315) for previously approved Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot Tavern, a proposed 7,256 square-foot Supper Club, and a proposed Mixed Use Development in excess of 12 stories, respectively, located at the northwest corner of Deer Springs Way and Durango Drive. Staff recommended approval of each request. The approvals had expired 06/15/07.  |
| 06/04/08 | The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) Special Land Use designation on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.                                                                                                        |

Staff Report Page Three  
 April 2012 - Administrative Review Meeting

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/04/08 | The City Council approved a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                                                         |
|          | The City Council approved a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.                                                                                                                                                                                                                                                                         |
|          | The City Council approved a Special Use Permit (SUP-27049) for a proposed Beer/Wine/Cooler Off-Sale Establishment in conjunction with a Convenience Store at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                         |
|          | The City Council approved a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial. |
| 10/24/08 | Department of Planning staff administratively approved a Major Amendment (SDR-30027) of a previously approved Site Development Plan Review (SDR-27051) for a 45,895 square-foot retail and office development where 41,741 square feet was previously approved on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way.                                                                                                                                                                                               |
| 07/30/09 | The Department of Public Works approved civil improvement plans (34133) for a 45,895 square-foot retail and office development at the northwest corner of Durango Drive and Deer Springs Way. The plans included landscaping improvements for the overall site. Improvements were completed 08/19/10.                                                                                                                                                                                                                                    |
| 08/05/09 | A Final Map (FMP-34480) for a one-lot commercial subdivision (The Village at Centennial Hills) was recorded in the Office of the County Recorder.                                                                                                                                                                                                                                                                                                                                                                                        |
| 09/01/10 | The City Council approved an Extension of Time (EOT-38453) of a previously approved Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through at 6803 North Durango Drive. Staff recommended approval. The approval expires 06/04/12 unless a business license is issued for the use.                                                                                                                                                                                                                |
|          | The City Council approved an Extension of Time (EOT-38454) of a previously approved Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at 6803 North Durango Drive. Staff recommended approval. The approval expires 06/04/12 unless a business license is issued for the use.                                                                                                                                                                                                                |

Staff Report Page Four  
April 2012 - Administrative Review Meeting

|          |                                                                                                                                                                                                                                                                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/08/12 | The Planning Commission will consider a request for a Special Use Permit (SUP-44865) for a Gaming, Restricted Establishment within a previously approved Tavern with a waiver to allow the use to be located 165 feet from an existing single family detached dwelling where 330 feet is required at the northwest corner of Durango Drive and Deer Springs Way. Staff recommends approval. |
| 06/06/12 | The City Council will consider a Review of Condition (ROC-44863) of a previously approved Rezoning (ZON-1620) to delete Condition #6, which requires a traffic impact analysis for the southwest corner of Durango Drive and Hitt Family Court.                                                                                                                                             |

***Most Recent Change of Ownership***

|          |                                                |
|----------|------------------------------------------------|
| 07/28/11 | A deed was recorded for a change in ownership. |
|----------|------------------------------------------------|

***Related Building Permits/Business Licenses***

There are no building permits or business licenses relevant to the subject site.

***Pre-Application Meeting***

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/05/12 | A pre-application meeting was held to discuss submittal requirements for a Special Use Permit for a Gaming Establishment, Restricted License in Town Center. The site is already entitled for a Tavern use. The site is mapped as part of a one-lot commercial subdivision, and single-family dwellings are located within 330 feet of the lot boundary. The Town Center Development Standards require a neighborhood meeting where a waiver of the distance separation is requested, as in this case. A minor Site Development Plan Review and Special Use Permit are also necessary to reduce the size of the building and the tavern use. |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***Neighborhood Meeting***

A neighborhood meeting is not required, nor was one held. However, a neighborhood meeting was held April 26, 2012 in relation to Special Use Permit (SUP-44865) to discuss the addition of a Gaming Establishment, Restricted use proposed for the site.

***Field Check***

|          |                                                                                                                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/29/12 | A field check was conducted of the subject site, which is undeveloped and free of trash and debris. The site is part of a larger commercial complex. Mounds of dirt are located on the undeveloped properties to the west of the subject site. |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Staff Report Page Five  
 April 2012 - Administrative Review Meeting

| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.68 |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Town Center</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|-----------------------------|------------------------------------------|------------------------------------------------|---------------------------------|
| Subject Property            | Undeveloped                              | GC-TC (General Commercial)                     | T-C (Town Center)               |
| North                       | Restaurant (with Drive Through)          | GC-TC (General Commercial)                     | T-C (Town Center)               |
| South                       | Auto Repair Garage (Minor)               | GC-TC (General Commercial)                     | T-C (Town Center)               |
| East                        | Hospital                                 | UC-TC (Urban Center Mixed Use)                 | T-C (Town Center)               |
| West                        | Office, Medical                          | GC-TC (General Commercial)                     | T-C (Town Center)               |

| <i>Master Plan Areas</i>                     | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|----------------------------------------------|------------|-----------|-------------------|
| Master Plan Area                             |            |           |                   |
| Town Center Master Plan                      | X          |           | Y                 |
| <i>Special Purpose and Overlay Districts</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts        |            | X         | N/A               |
| Trails (TC Parkway Trail)                    | X          |           | Y                 |
| Rural Preservation Overlay District          |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area            |            | X         | N/A               |
| Development Impact Notification Assessment   |            | X         | N/A               |
| Project of Regional Significance             |            | X         | N/A               |

## DEVELOPMENT STANDARDS

| <i>Standard</i>      | <i>Approved SDR-27051 (as amended by SDR-30027)</i> | <i>Proposed</i>                   | <i>Change</i> |
|----------------------|-----------------------------------------------------|-----------------------------------|---------------|
| Min. Setbacks:       |                                                     |                                   |               |
| • Front              | 94 Feet                                             | 94 Feet                           | none          |
| • Rear               | 230 Feet                                            | 243 Feet                          | 5.6%          |
| Max. Building Height | 40 Feet<br>(32 Feet for Tavern)                     | 40 Feet<br>(27.5 Feet for Tavern) | none          |
| Max. Lot Coverage    | 22%                                                 | 21%                               | -1%           |
| Building Floor Area  | 8,090 SF                                            | 5,528                             | -31.6%        |

Staff Report Page Six  
April 2012 - Administrative Review Meeting

|                         |           |           |        |
|-------------------------|-----------|-----------|--------|
| Tavern Floor Area       | 4,700 SF  | 3,512 SF  | -25.3% |
| Overall Floor Area      | 45,895 SF | 42,118 SF | -8.2%  |
| Parking Area Trees      | 48        | 57        | 18.7%  |
| Parking Spaces Provided | 236       | 223       | -5.5%  |

*Pursuant to the Town Center Development Standards Manual, the following standards apply:*

| <b>Standard</b> | <b>Required/Allowed</b>               | <b>Provided</b>            | <b>Compliance</b> |
|-----------------|---------------------------------------|----------------------------|-------------------|
| Trash Enclosure | Screened, Gated, w/ a Roof or Trellis | Screened, Gated, with Roof | Y                 |
| Mech. Equipment | Screened                              | Screened                   | Y                 |

| <b>Street Name</b> | <b>Functional Classification of Street(s)</b> | <b>Governing Document</b>                | <b>Actual Street Width (Feet)</b> | <b>Compliance with Street Section</b> |
|--------------------|-----------------------------------------------|------------------------------------------|-----------------------------------|---------------------------------------|
| Durango Drive      | Town Center Parkway Arterial                  | Town Center Development Standards Manual | 128                               | Y                                     |
| Hitt Family Court  | Town Center Tertiary                          | Town Center Development Standards Manual | 60                                | Y                                     |
| Deer Springs Way   | Town Center Secondary Collector               | Town Center Development Standards Manual | 45                                | N                                     |

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

| <b>Parking Requirement</b>                  |                                                 |                      |                 |              |                 |              |
|---------------------------------------------|-------------------------------------------------|----------------------|-----------------|--------------|-----------------|--------------|
| <b>Use</b>                                  | <b>Gross Floor Area or Number of Units</b>      | <b>Parking Ratio</b> | <b>Required</b> |              | <b>Provided</b> |              |
|                                             |                                                 |                      | <b>Parking</b>  |              | <b>Parking</b>  |              |
|                                             |                                                 |                      | Regular         | Handi-capped | Regular         | Handi-capped |
| Shopping Center                             | 42,368 SF (includes 250 SF outdoor dining area) | 1 space/250 SF GFA   | 170             |              |                 |              |
| <b>TOTAL SPACES REQUIRED</b>                |                                                 |                      | <b>170</b>      |              | <b>223</b>      |              |
| <b>Regular and Handicap Spaces Required</b> |                                                 |                      | <b>164</b>      | <b>6</b>     | <b>215</b>      | <b>8</b>     |
| Loading Spaces                              | 22,943 SF                                       | 10,000-29,999 SF     | 2               |              | 2               |              |

**Staff Report Page Seven**  
**April 2012 - Administrative Review Meeting**

## **ANALYSIS**

A Minor Amendment of the previously approved Site Development Plan Review (SDR-27051) is allowed for a decrease in floor area or an increase in floor area up to 10 percent of the original approval. The floor area of the building is proposed to be decreased by approximately 32 percent. Overall, the floor area of the shopping center would be decreased by approximately eight percent. Access to the pad site from Durango Drive and Hitt Family Court will remain unchanged from the previous approval. The reduction in size of the building will allow for a drive-through lane with stacking for at least six vehicles to be located on the south side of the building. The drive-through area will be landscaped with alternating Mexican Palo Verde and Shoestring Acacia trees and shrubs. A new trash enclosure will be located within the landscaped area, to be accessed from the drive aisle to the west. The drive-through area and trash enclosure design are in conformance with Town Center and Title 19 standards. Parking will be reduced by 13 spaces from the previously approved plan; however, the overall floor area is also decreasing and more than enough spaces are still available to meet the minimum parking requirements for the Shopping Center use.

A Minor Amendment of a previously approved Special Use Permit (SUP-27046) is allowed for a reduction in floor area of up to 50 percent (not inclusive) of the floor area of the original approval. The floor area of the approved Liquor Establishment (Tavern) use is proposed to be decreased by approximately 25 percent. The reduction in size does not affect any of the minimum requirements for a Tavern use, as distance separation measurements are taken from the property line, which is at the edge of a commercial subdivision.

Perimeter landscaping improvements for the shopping center were completed August 2010 based on the approval for SDR-27051 and are not affected by the proposed pad improvements. New parking lot trees and shrubs are proposed in the appropriate locations in conformance with Town Center requirements.

The submitted elevations indicate that the building entrance to the restaurant will be relocated farther to the north on the east elevation to allow for a 250 square-foot outdoor seating area enclosed by a low decorative wrought iron fence. A secondary restaurant entrance and the entrance to the tavern will be located along the north elevation. The basic building materials approved through the previous review will be retained for consistency with the overall shopping center; however, the building will be more articulated, contain fewer windows and will feature only the drive-through window on the south elevation.

As the proposed amendments are compatible with the existing shopping center and in conformance with Town Center and Title 19 requirements, staff is approving these minor requests, subject to conditions.

**Staff Report Page Eight**  
**April 2012 - Administrative Review Meeting**

**FINDINGS (SUP-44866)**

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 reduction in size of the approved Liquor Establishment (Tavern) will not affect other uses within the existing shopping center, and no other protected uses have moved to within 400 feet of the subject site since the original approval.

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

The existing shopping center can accommodate the approved Liquor Establishment (Tavern) use, as adequate parking, access and circulation is provided.

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.**

Durango Drive, Deer Springs Way and Hitt Family Court all provide existing access to the site and are adequate in size to meet the requirements of the approved Liquor Establishment (Tavern) use. Deer Springs Way has not been fully improved but is not the primary access to the site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The approved Liquor Establishment (Tavern) use is subject to regular City and County inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

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

The approved Liquor Establishment (Tavern) use continues to conform to the 400-foot distance separation requirement from protected uses.

Staff Report Page Nine  
April 2012 - Administrative Review Meeting

**FINDINGS (SDR-44867)**

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed reduction in size of the approved building will not affect other buildings or uses within the existing shopping center or adjacent residential and commercial developments.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed changes to the site are in conformance with applicable Town Center and Title 19 standards. No waivers are requested.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site remains unchanged from the previous approval. Circulation around the site will not be negatively affected by the addition of the proposed drive-through lane on the south side of the building.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building will retain the painted stucco and stone veneer exterior with concrete tile roof (where pitched) that was previously approved and deemed appropriate for the Town Center area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations will retain the basic design that was previously approved, thereby maintaining compatibility with the other approved and existing buildings on the site and with commercial development to the east of the site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

**Staff Report Page Ten**  
**April 2012 - Administrative Review Meeting**

Changes to the development are subject to conformance with code requirements and inspection following construction, thereby protecting the public's health, safety and general welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**NOTICES MAILED**      N/A

**APPROVALS**      0

**PROTESTS**      0



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

May 9, 2012

Mr. Danny Brady  
Ten 15 Centennial, LLC  
985 White Drive  
Las Vegas, Nevada 89119

**RE: SUP-44865 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Mr. Brady:

Your request for a Special Use Permit FOR A GAMING, RESTRICTED ESTABLISHMENT WITHIN A PREVIOUSLY APPROVED TAVERN WITH A WAIVER TO ALLOW THE USE TO BE LOCATED 165 FEET FROM AN EXISTING SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on May 8, 2012.

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

**Planning**

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Gaming Establishment, Restricted License use.
2. Conformance to the applicable approved conditions for Rezoning (ZON-1620), Special Use Permits (SUP-27046 and SUP-27047) and Site Development Plan Reviews (SDR-27051 and SDR-30027).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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. Danny Brady  
Ten 15 Centennial, LLC  
SUP-44865 - Page Two  
May 9, 2012

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.

This action by the Planning Commission on **May 8, 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 **May 21, 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

cc: Mr. Bob Gronauer  
Kaempfer Crowell  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113



# CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

February 10, 2010

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:  
The Village at Centennial Hills – Update #3

COPIES TO:  
JHR Associates

Cross Streets: NWC of Deer Springs Way & Durango Drive

Breslin Builders

File Number: F:\Depot\DSMemos\DS4352F.doc

Bart Anderson, P.E., DevCo

Parcel Number: 125-20-201-016 & -025

Zoning Action: SUP-27046 to SUP-27050; SDR-27051;  
SDR-30027; TMP-32529 & VAC-32645

FEMA Flood Zone YES NO **X**

Proposed Storm Drain YES **X** NO

| HISTORY                                | DATE RECEIVED        | DATE REVIEWED | COMMENTS                | REVIEW FEES       | FEES PAID Transaction # |
|----------------------------------------|----------------------|---------------|-------------------------|-------------------|-------------------------|
| 1 <sup>st</sup> Submittal              | 2/4/2009             | 2/18/2009     | Not Approved            | \$400.00          | 114561: \$400           |
| 2 <sup>nd</sup> Submittal & Supplement | 3/4/2009 & 3/24/2009 | 4/6/2009      | Conditionally Approved  | \$400.00          | 116433: \$400           |
| 3 <sup>rd</sup> Submittal              | 6/12/2009            | 6/24/2009     | Conditional Approval    | \$100.00          | 124127: \$400           |
| Notarized Letter of Permission         | 7/8/2009             | 7/9/2009      | Notarized Letter Recv'd | N/C               | N/C                     |
| 4 <sup>th</sup> Submittal              | 7/22/2009            | 8/5/2009      | Approved                | \$100.00          | 125835: \$100           |
| 5 <sup>th</sup> Submittal              | 2/2/2010             | 2/9/2010      | See Comments Below      | \$100.00          | 137975: \$100           |
| TOTAL FEES (LDDRS):                    |                      |               |                         | <b>\$1,100.00</b> | ----                    |

## REMARKS:

**5<sup>th</sup> Submittal: Update #3 to re-route an onsite storm drain to tie into an inlet in Durango Drive**

**4<sup>th</sup> Submittal: Update #2 to replace material of a proposed storm drain lateral between SDMH #4 and SDMH #5 in *Deer Springs Way* from RCP to C905 PVC**

**3<sup>rd</sup> Submittal: Update #1 to move storm drain on *Hitt Center Court* to the north of the street centerline**

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

|          |                                                                                                                                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>X</b> | 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.                                          |
|          | is conditionally approved subject to obtaining a notarized letter of permission for grading from the adjacent parcel owner to the west. |

1. Provide a standard storm drain manhole at the property line between SDMH #5 and the drop inlet in *Durango Drive*. This manhole will provide a clear distinction between private and public storm drains for future maintenance responsibilities. Revise all pertinent plans accordingly.

All onsite storm drains and the associated facilities are privately owned and to be privately maintained. Provide a note to indicate as such on the grading plans and all pertinent plans.

INTERIM Durango Dr (100-Year) \*Half-St\*  
Worksheet for Irregular Channel

| Project Description |                                                                   |
|---------------------|-------------------------------------------------------------------|
| Project File        | i:\jhr-2005\projects\durango-deer springs\drainage\tds\durdsp.fm2 |
| Worksheet           | Section C-C                                                       |
| Flow Element        | Irregular Channel                                                 |
| Method              | Manning's Formula                                                 |
| Solve For           | Water Elevation                                                   |

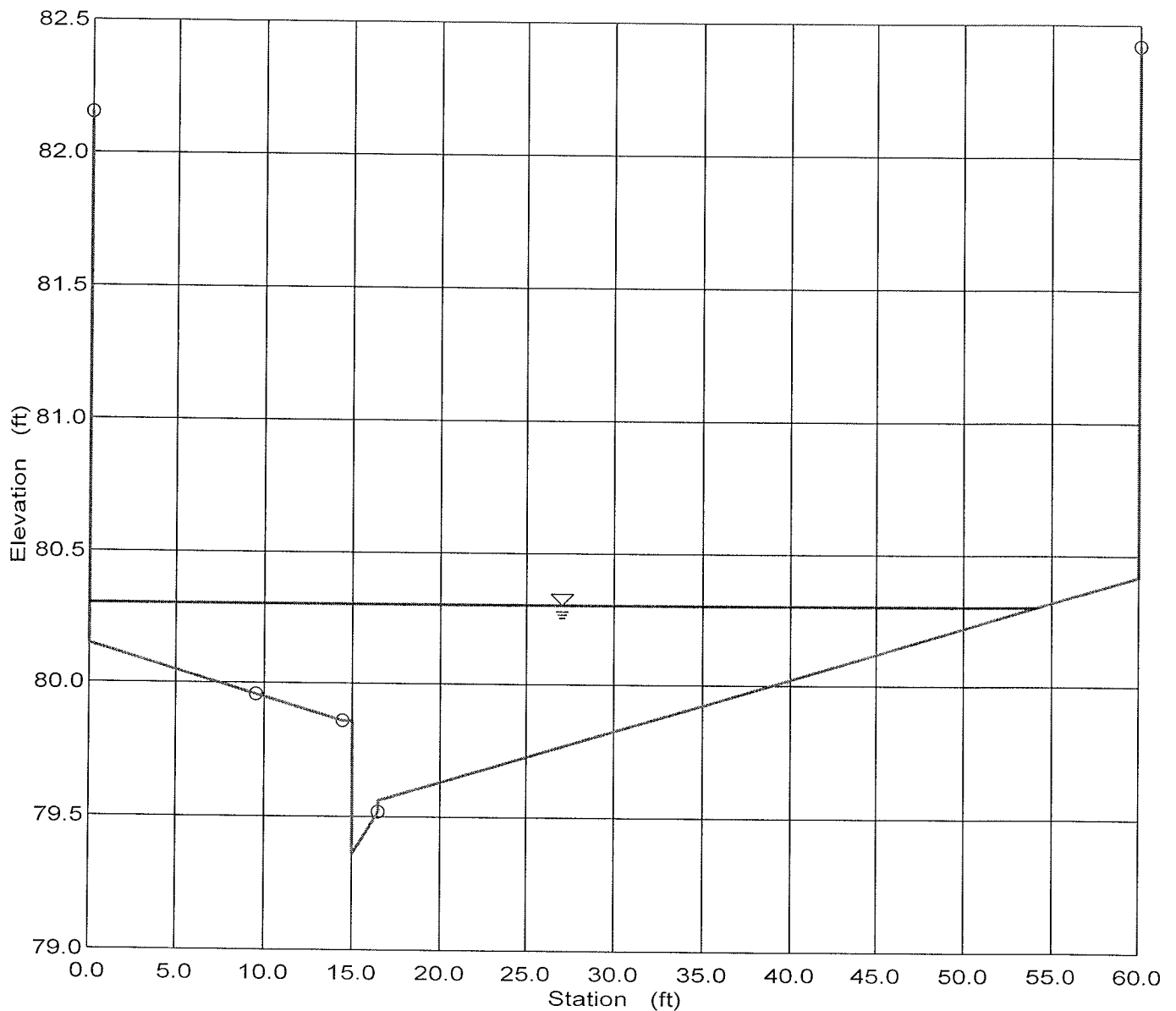
| Input Data                             |                |                |             |           |
|----------------------------------------|----------------|----------------|-------------|-----------|
| Channel Slope                          |                | 0.007700 ft/ft |             |           |
| Elevation range: 79.36 ft to 82.42 ft. |                |                |             |           |
| Station (ft)                           | Elevation (ft) | Start Station  | End Station | Roughness |
| 0.00                                   | 82.15          | 0.00           | 9.50        | 0.013     |
| 0.00                                   | 80.15          | 9.50           | 14.50       | 0.030     |
| 9.50                                   | 79.96          | 14.50          | 16.50       | 0.013     |
| 14.50                                  | 79.86          | 16.50          | 60.00       | 0.017     |
| 15.00                                  | 79.86          |                |             |           |
| 15.00                                  | 79.36          |                |             |           |
| 16.50                                  | 79.52          |                |             |           |
| 16.50                                  | 79.56          |                |             |           |
| 60.00                                  | 80.42          |                |             |           |
| 60.00                                  | 82.42          |                |             |           |
| Discharge                              | 80.00          | cfs            |             |           |

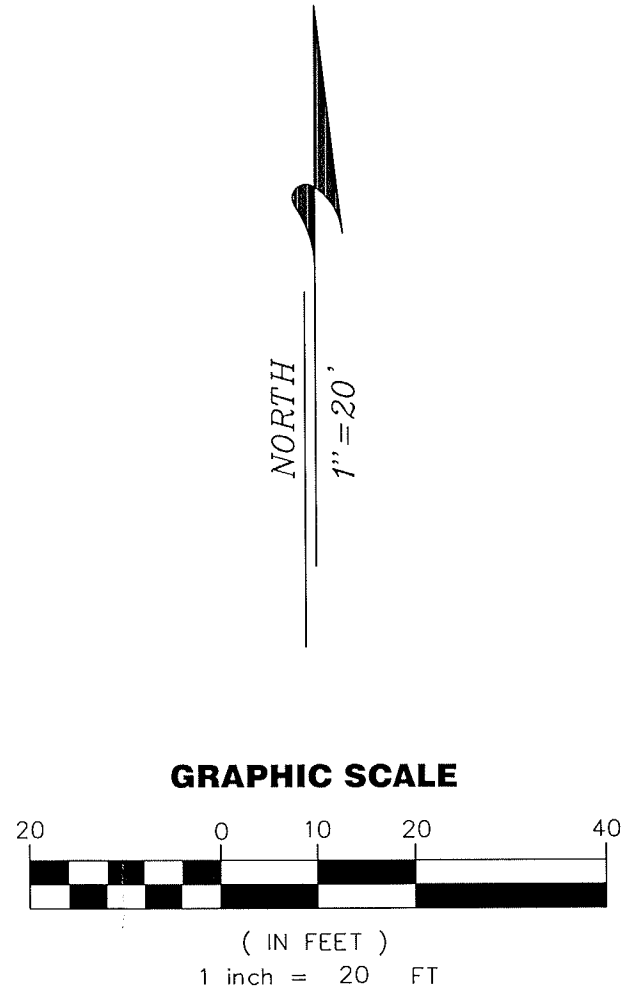
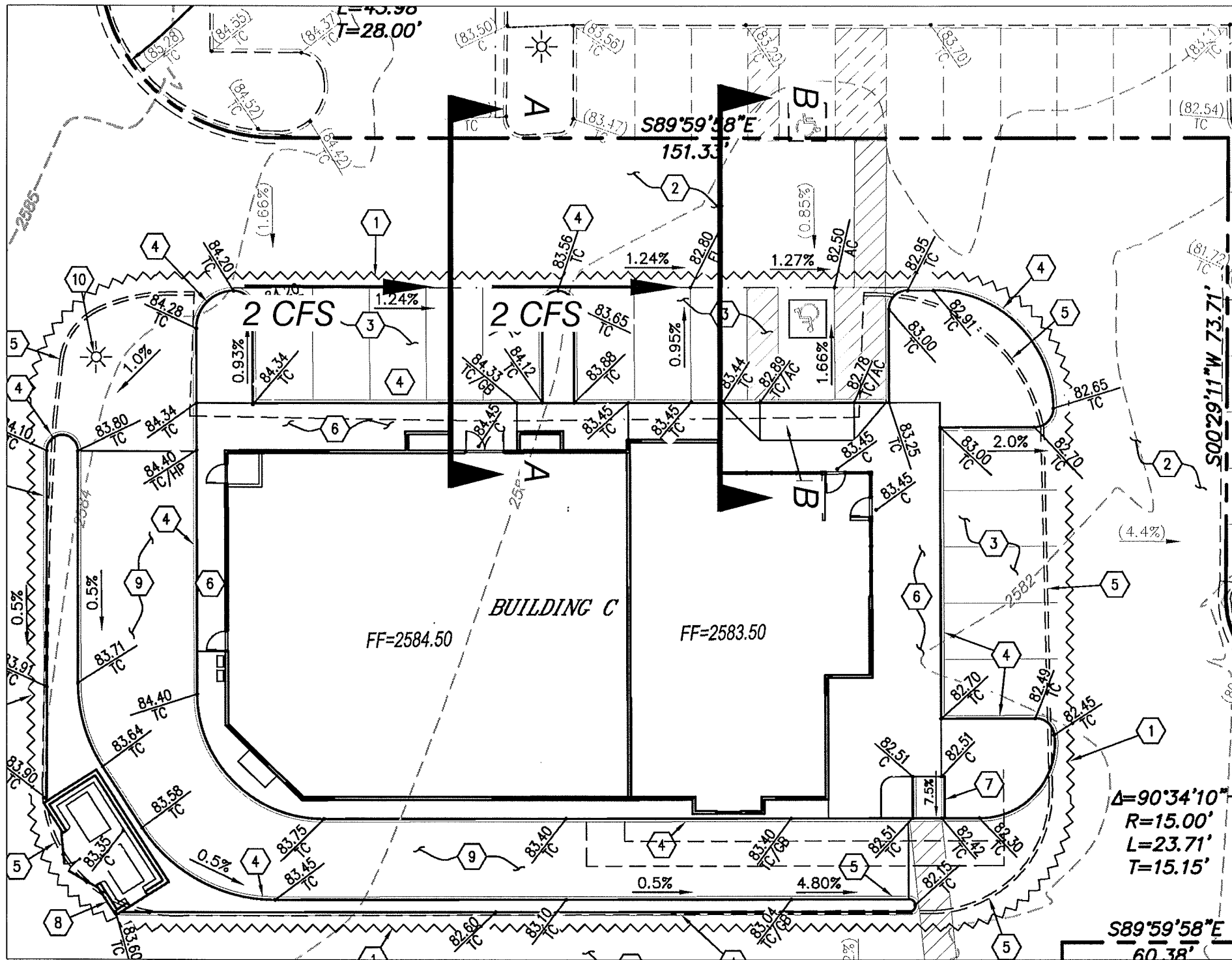
| Results                   |          |                 |
|---------------------------|----------|-----------------|
| Wtd. Mannings Coefficient | 0.016    |                 |
| Water Surface Elevation   | 80.30    | ft              |
| Flow Area                 | 19.80    | ft <sup>2</sup> |
| Wetted Perimeter          | 54.80    | ft              |
| Top Width                 | 54.09    | ft              |
| Height                    | 0.94     | ft              |
| Critical Depth            | 80.35    | ft              |
| Critical Slope            | 0.005468 | ft/ft           |
| Velocity                  | 4.04     | ft/s            |
| Velocity Head             | 0.25     | ft              |
| Specific Energy           | 80.56    | ft              |
| Froude Number             | 1.18     |                 |
| Flow is supercritical.    |          |                 |

# INTERIM Durango Dr (100-Year) \*Half-St\* Cross Section for Irregular Channel

| Project Description |                                                                   |
|---------------------|-------------------------------------------------------------------|
| Project File        | i:\jhr-2005\projects\durango-deer springs\drainage\tds\durdsp.fm2 |
| Worksheet           | Section C-C                                                       |
| Flow Element        | Irregular Channel                                                 |
| Method              | Manning's Formula                                                 |
| Solve For           | Water Elevation                                                   |

| Section Data              |                |
|---------------------------|----------------|
| Wtd. Mannings Coefficient | 0.016          |
| Channel Slope             | 0.007700 ft/ft |
| Water Surface Elevation   | 80.30 ft       |
| Discharge                 | 80.00 cfs      |





| ON-SITE SECTION FLOW DATA |            |            |                |
|---------------------------|------------|------------|----------------|
| SECTION ID                | Q100 (CFS) | DEPTH (FT) | VELOCITY (FPS) |
| A-A                       | 2          | 0.12       | 1.56           |
| B-B                       | 2          | 0.13       | 1.51           |

**JHR Associates, Ltd.**

4880 WEST UNIVERSITY AVENUE, SUITE B2  
LAS VEGAS, NEVADA 89103  
PH: (702) 876-2341 FAX: (702) 876-8395

DATE: 09/12 BY: JGR  
PROJECT #: 124-12-711 SCALE: 1"=20'

DESCRIPTION:

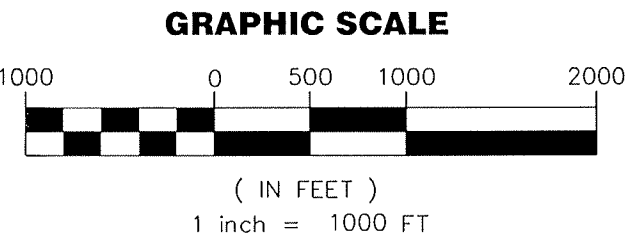
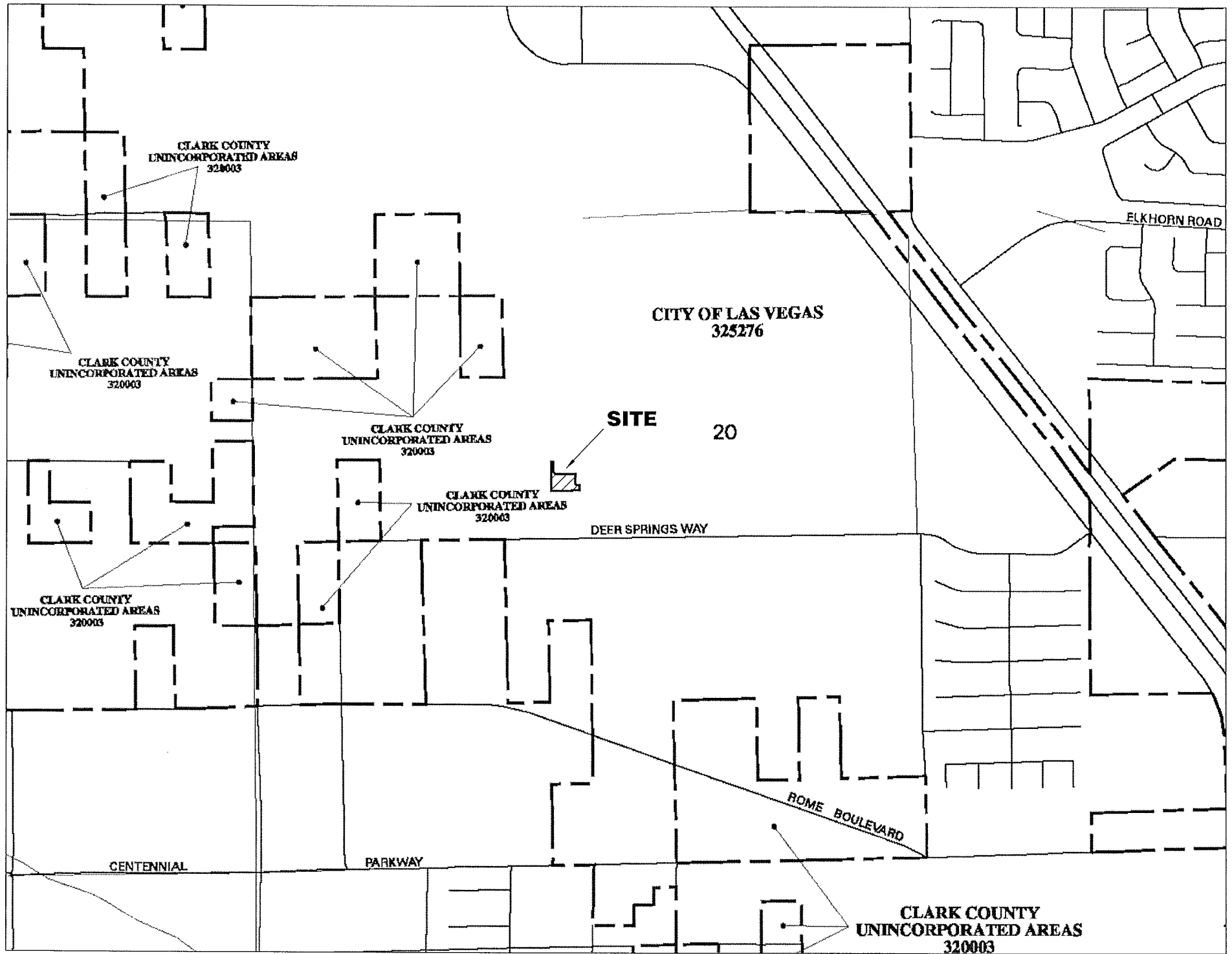
**HYDRAULIC SECTIONS**  
VILLAGE AT CENTENNIAL HILLS  
BUILDING C

CITY OF LAS VEGAS, NEVADA

FIGURE:

**2**

1 OF 1



**PANEL 1745 E**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
CLARK COUNTY,  
NEVADA AND  
INCORPORATED AREAS

**PANEL 1745 OF 4090**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY                             | NUMBER | PANEL | SUFFIX |
|---------------------------------------|--------|-------|--------|
| LAS VEGAS, CITY OF                    | 325276 | 1745  | E      |
| CLARK COUNTY,<br>UNINCORPORATED AREAS | 320003 | 1745  | E      |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**32003C1745 E**

**MAP REVISED:**  
**SEPTEMBER 27, 2002**

  
Federal Emergency Management Agency

THE PROJECT SITE LIES WITHIN A FEMA DESIGNATED  
ZONE X, WHICH ARE DEFINED AS AREAS DETERMINED  
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

*JHR Associates, Ltd.*

4880 WEST UNIVERSITY AVENUE, SUITE B2  
LAS VEGAS, NEVADA 89103  
PH: (702) 876-2341 FAX: (702) 876-8395

**DATE:** 07/12  
**BY:** JGR  
**PROJECT #:** 124-12-711  
**SCALE:** 1"=1000'

**DESCRIPTION:**

**FEMA MAP**  
**VILLAGE AT CENTENNIAL HILLS**  
**BUILDING C**

**CITY OF LAS VEGAS, NEVADA**

**FIGURE:**

**1**

**1 OF 1**

NOTES

This map is for assessment use only and does NOT represent a survey.  
  
No liability is assumed for the accuracy of the data delineated herein.  
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
  
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

BOOK

T19S R60E

SEG

20

MAP

S 2 NW 4

125-20-2

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

Scale: 1" = 200'

Rev: 08/18/2011

CLARK COUNTY

ASSESSOR

NEVADA

TAX DIST 200

**BASIS OF BEARING**

NORTH 89°54'17" EAST BEING THE CENTERLINE OF DEER SPRINGS WAY AS SHOWN ON FILE 118, PAGE 89 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**BENCHMARK**

CITY OF LAS VEGAS BENCHMARK 5LV 0020 C4  
RIVET & PLATE IN TOP OF CURB NEAR THE SW PC OF DURANGO DRIVE

784.5668 METERS  
2574.03 FEET  
(NAVD 88)

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:  
PARCEL L: THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY GRANT DEEDS TO THE CITY OF LAS VEGAS RECORDED JANUARY 29, 2003 IN BOOK 20030129 AS INSTRUMENT NO. 00470 AND ALSO RECORDED MAY 1, 2003 IN BOOK 20030501 AS INSTRUMENT NO. 02763, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

A.P.N. 125-20-201-016

PARCEL M: THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH THIRTY (30) FEET FOR ROAD AND INCIDENTAL PURPOSES (AS CONVEYED TO CLARK COUNTY BY DEED RECORDED OCTOBER 07, 1976, IN BOOK 667 AS DOCUMENT NO. 626130).

A.P.N. 125-20-201-025

**ON-SITE BASIN DATA**

| BASIN ID | AREA (ACRES) | SOIL GROUP | RCH | COMMENTS   |
|----------|--------------|------------|-----|------------|
| OND1     | 0.22         | B          | 98  | IMPERVIOUS |
| OND2     | 0.42         | B          | 98  | IMPERVIOUS |
| OND3     | 0.42         | B          | 98  | IMPERVIOUS |
| OND4     | 0.72         | B          | 98  | IMPERVIOUS |
| OND5     | 0.50         | B          | 98  | IMPERVIOUS |
| OND6     | 0.83         | B          | 98  | IMPERVIOUS |
| OND7     | 0.26         | B          | 98  | IMPERVIOUS |
| OND8     | 1.00         | B          | 98  | IMPERVIOUS |
| OND9     | 0.31         | B          | 98  | IMPERVIOUS |

**PEAK FLOW SUMMARY**

| BASIN ID | Q100 (CFS) | Q100 (CFS) |
|----------|------------|------------|
| OND1     | <1         | 1          |
| OND2     | 1          | 2          |
| OND3     | 1          | 2          |
| OND4     | 1          | 3          |
| OND5     | 1          | 2          |
| OND6     | 2          | 3          |
| OND7     | 1          | 1          |
| OND8     | 2          | 4          |
| OND9     | 1          | 1          |

**ON-SITE SECTION FLOW DATA**

| SECTION ID | Q100 (CFS) | DEPTH (FT) | VELOCITY (FPS) |
|------------|------------|------------|----------------|
| G-G        | 1          | 0.17       | 1.41           |
| H-H        | 0.50       | 0.23       | 1.69           |
| I-I        | 1          | 0.25       | 2.85           |
| J-J        | 1          | 0.15       | 1.46           |
| K-K        | 4          | 0.19       | 1.83           |
| L-L        | 0.33       | 0.20       | 1.88           |
| M-M        | 1          | 0.33       | 2.99           |

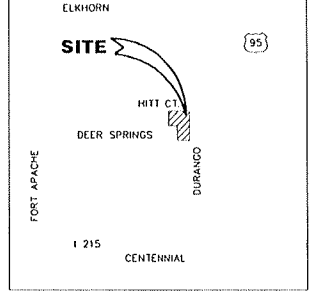
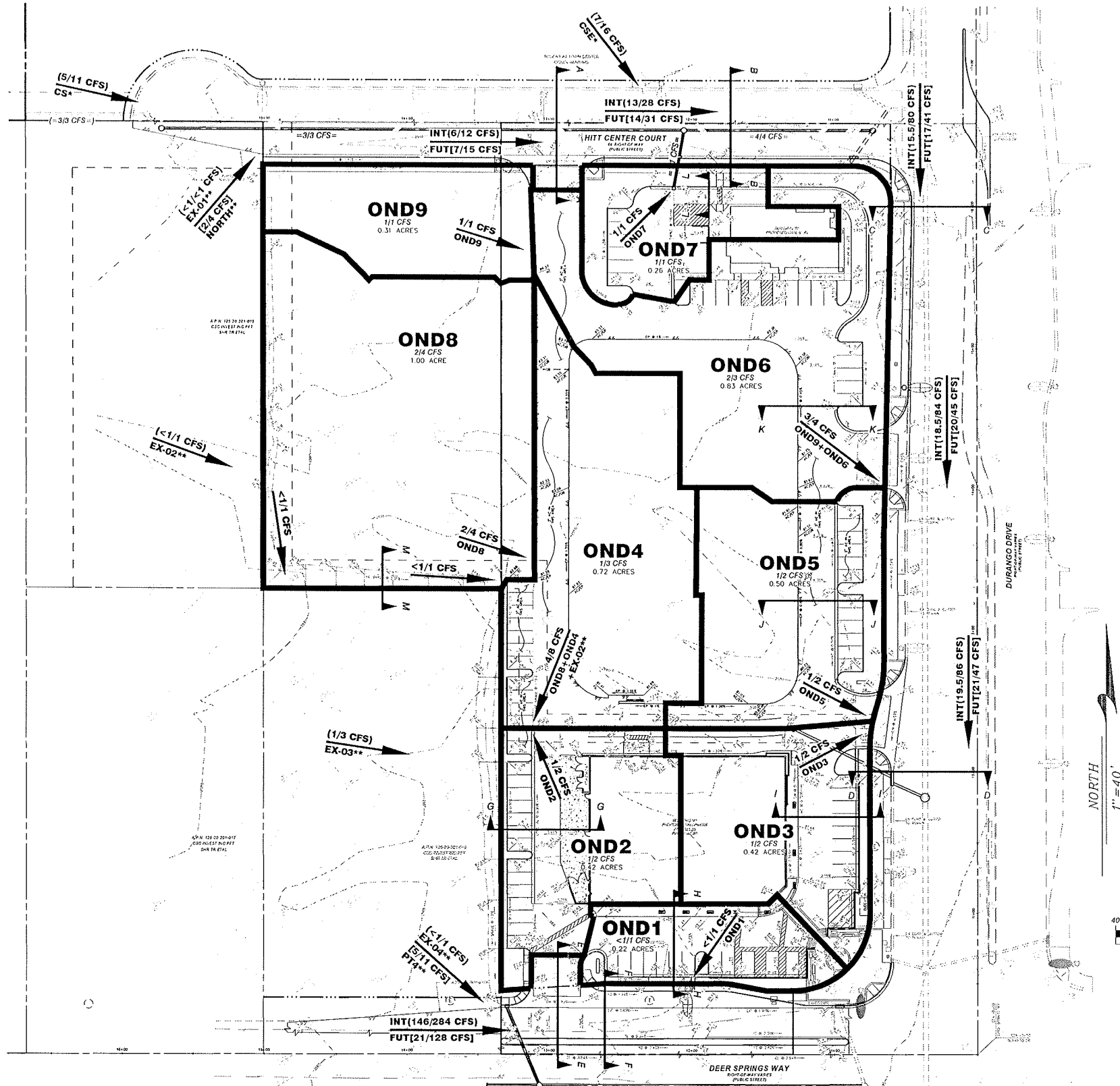
**STREET SECTION FLOW DATA**

| SECTION ID | Q100 (CFS) | DEPTH (FT) | VELOCITY (FPS) | V/D  |
|------------|------------|------------|----------------|------|
| B-B (FUT)* | 31         | 0.50       | 5.56           | 2.78 |
| C-C (INT)* | 80         | 0.94       | 4.04           | 3.80 |
| D-D (INT)* | 86         | 0.85       | 5.34           | 4.54 |
| F-F (INT)  | 284        | 0.63       | 7.20           | 4.54 |

\* HALF-STREET SECTION - SEE REPORT

**DRIVEWAY FREEBOARD DATA**

| SECTION ID | Q100 (CFS) | DEPTH (FT) | HP ELEV (FT) | FREEBOARD (FT) |
|------------|------------|------------|--------------|----------------|
| A-A (FUT)  | 15         | 0.39       | 88.45        | 0.70           |
| E-E (INT)  | 284        | 0.72       | 82.15        | 0.95           |

**AREA MAP**

N.T.S.

**LEGEND**

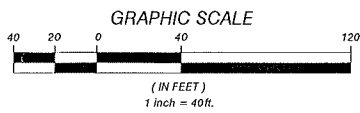
|     |                            |
|-----|----------------------------|
| --- | PROPERTY LINE              |
| --- | RIGHT OF WAY               |
| --- | CENTERLINE                 |
| --- | AC CUTLINE                 |
| --- | EXISTING CURB              |
| --- | PROPOSED CURB              |
| --- | EXISTING EDGE OF PAVEMENT  |
| --- | PROPOSED EDGE OF PAVEMENT  |
| --- | EXISTING BLOCK WALL        |
| --- | PROPOSED BLOCK WALL        |
| --- | CONTOUR LINE               |
| --- | EXISTING OVER HEAD POWER   |
| --- | ASPHALTIC CONCRETE         |
| --- | BACK OF CURB RADIUS        |
| --- | BACK OF WALK               |
| --- | CURB & CUTTER              |
| --- | CENTERLINE                 |
| --- | CONCRETE                   |
| --- | END OF CURB RADIUS         |
| --- | EDGE OF PAVEMENT           |
| --- | EXISTING                   |
| --- | FINISH GRADE               |
| --- | FLOW LINE                  |
| --- | GRADE BREAK                |
| --- | HIGH POINT                 |
| --- | LOW POINT                  |
| --- | NATURAL GROUND             |
| --- | PROPERTY LINE              |
| --- | STATION                    |
| --- | SIDEWALK                   |
| --- | TOP OF CURB                |
| --- | TOP OF FOOTING             |
| --- | TOP OF RETAINING WALL      |
| --- | TOP OF WALL                |
| --- | EXISTING 250W STREET LIGHT |
| --- | EXISTING POWER POLE        |
| --- | AREA OF NEW ASPHALT        |

**FLOOD STATEMENT**

\*\* THIS ENTIRE SITE LIES WITHIN A FEMA ZONE "X" \*\*  
PER FIRM PANEL32003C2506D DATED SEPTEMBER 27, 2002.

**FEMA ZONE "X"**

THE PROJECT SITE IS LOCATED WITHIN A FEMA ZONE "X", WHICH ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



BRESLIN BUILDERS

5525 POLARIS AVE. LAS VEGAS, NEVADA  
PHONE: (702) 798-3977 FAX: (702) 798-3509

DRAINAGE PLAN

THE VILLAGE AT CENTENNIAL HILLS  
DURANGO DRIVE/DEER SPRINGS WAY

CITY OF LAS VEGAS, NEVADA

SHEET

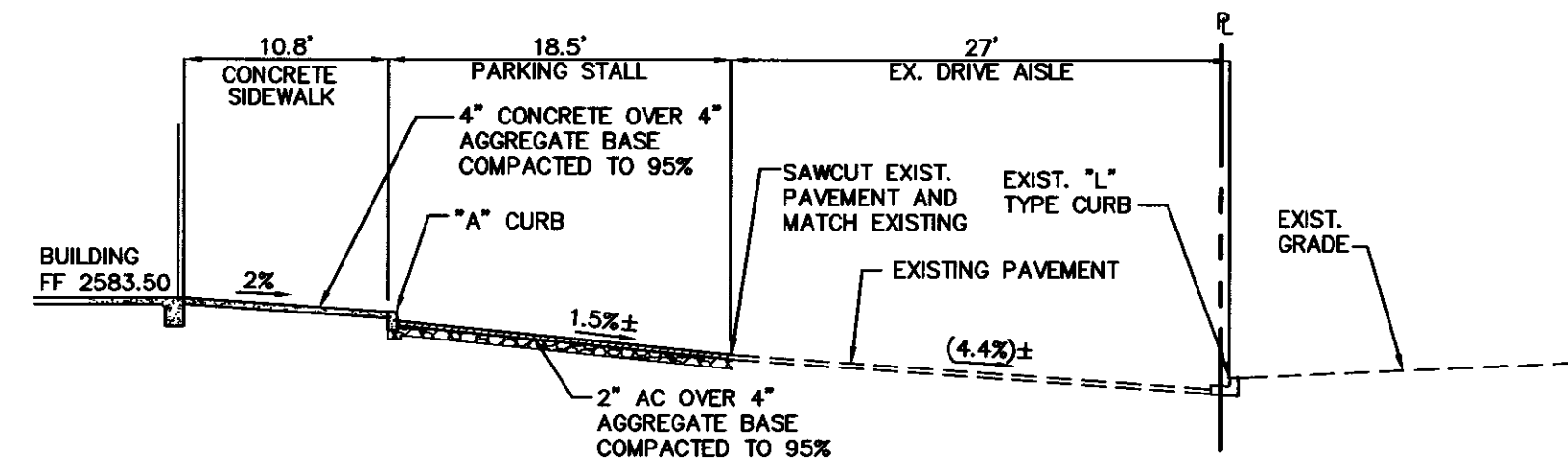
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SEAL



DP1

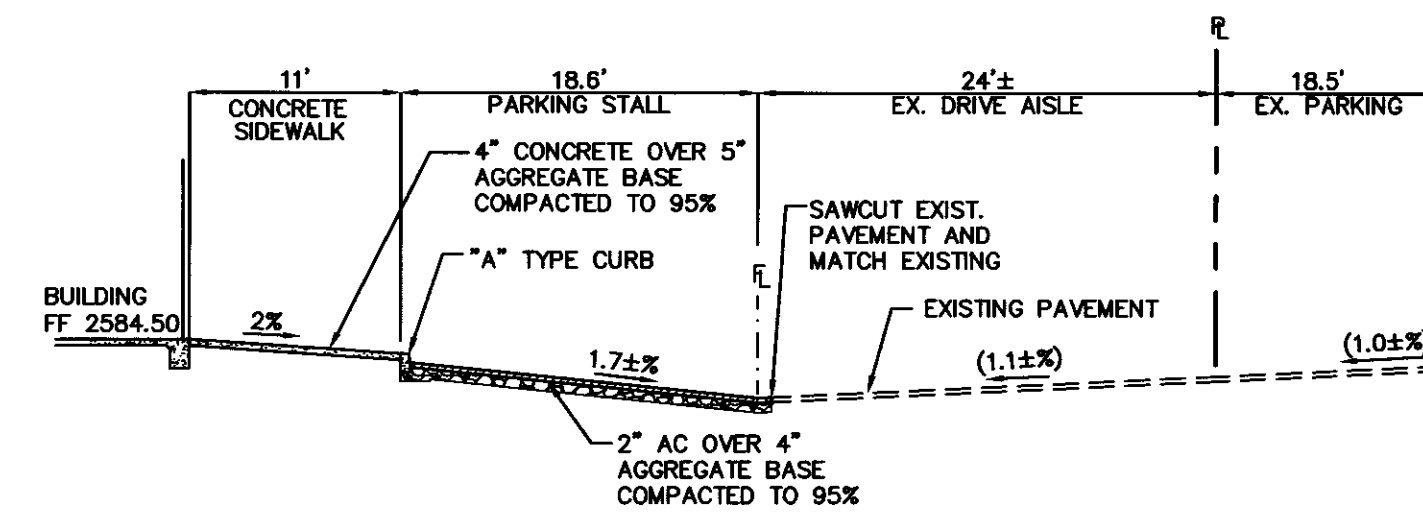
SHEET 1 OF 1 SHEETS



SECTION AT EAST BLDG. FACE

NOT TO SCALE

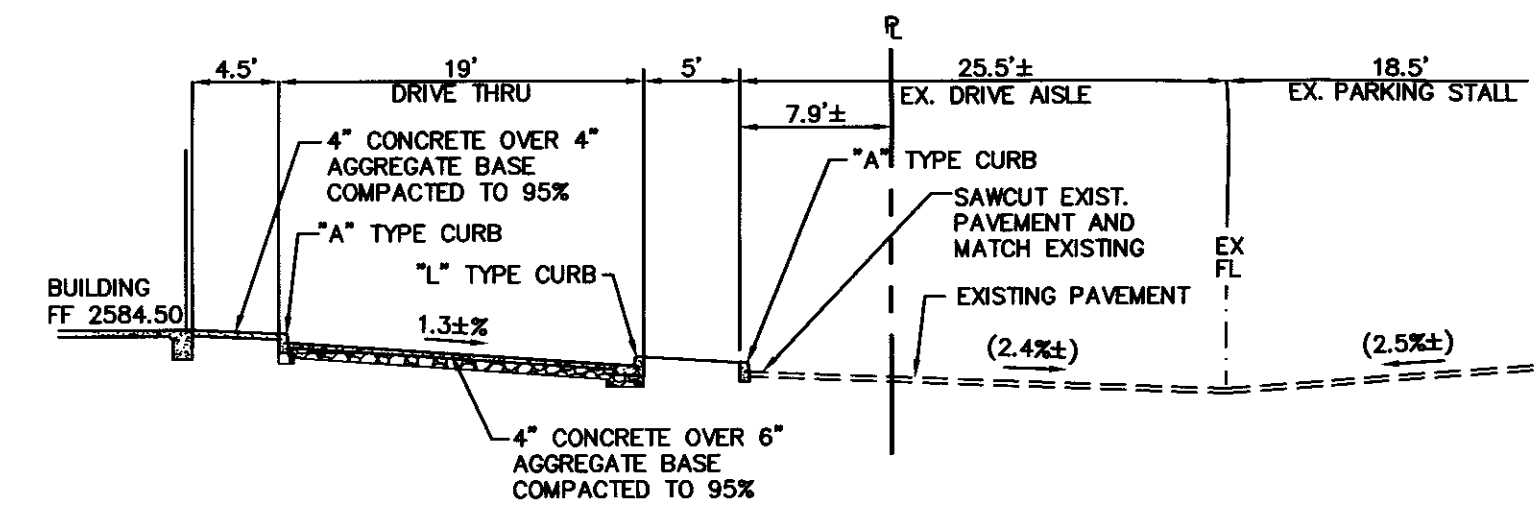
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SECTION AT NORTH BLDG. FACE

NOT TO SCALE

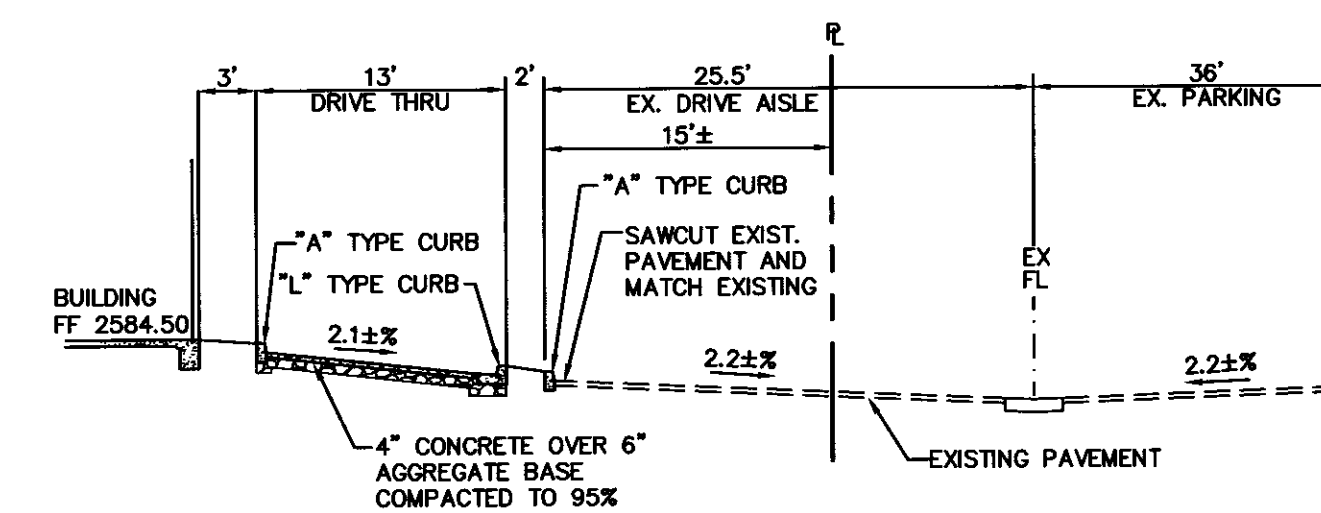
2



SECTION AT WEST BLDG. FACE

NOT TO SCALE

3



SECTION AT SOUTH BLDG. FACE

NOT TO SCALE

4

This grading plan is a  
part of drainage study  
# 4352-4 which was received  
on 9/17/12 and <sup>COND.</sup> APP'D on  
7/27/12. Page 2 of 2.



RIETZ CONSULTING INC.  
5740 SOUTH ARVILLE STREET, #206  
LAS VEGAS, NEVADA 89118  
PH: 702.521.3355 FX: 702.212.3963

DETAILS & SECTIONS SHEET

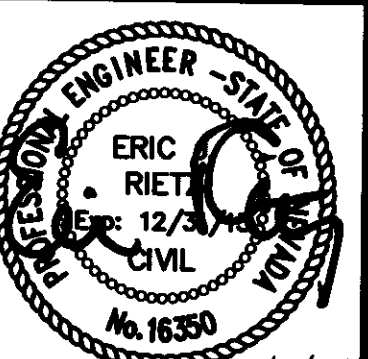
VILLAGE AT CENTENNIAL HILLS  
DAPPER DEVELOPMENT  
985 WHITE DRIVE, SUITE 100  
LAS VEGAS, NEVADA 89119

DATE: 9/14/2012

RES

EJR

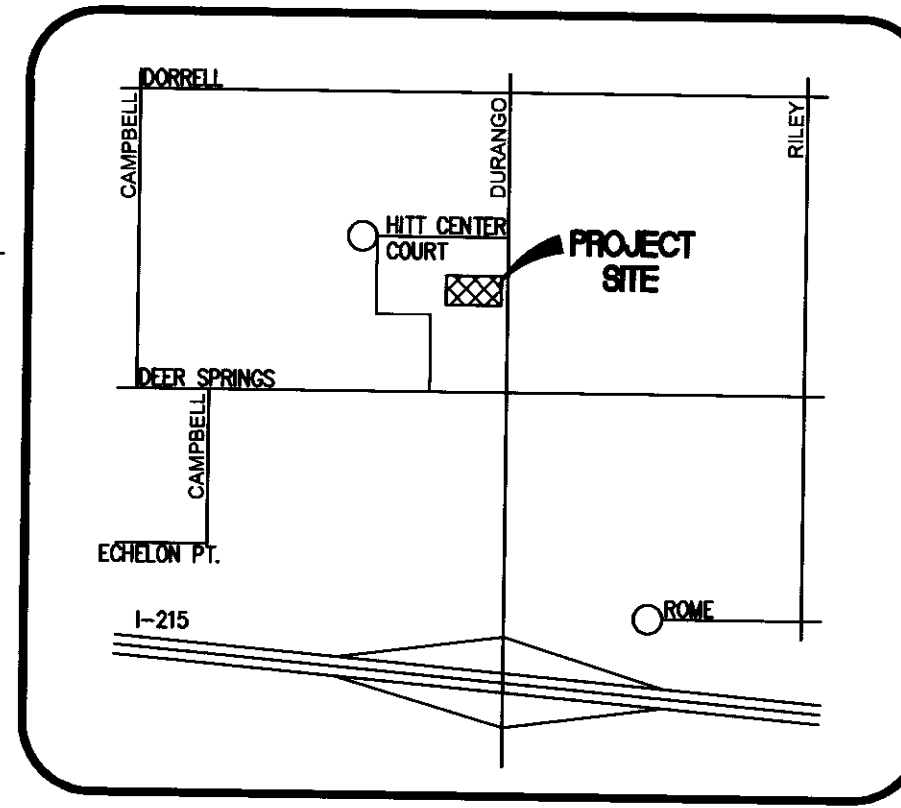
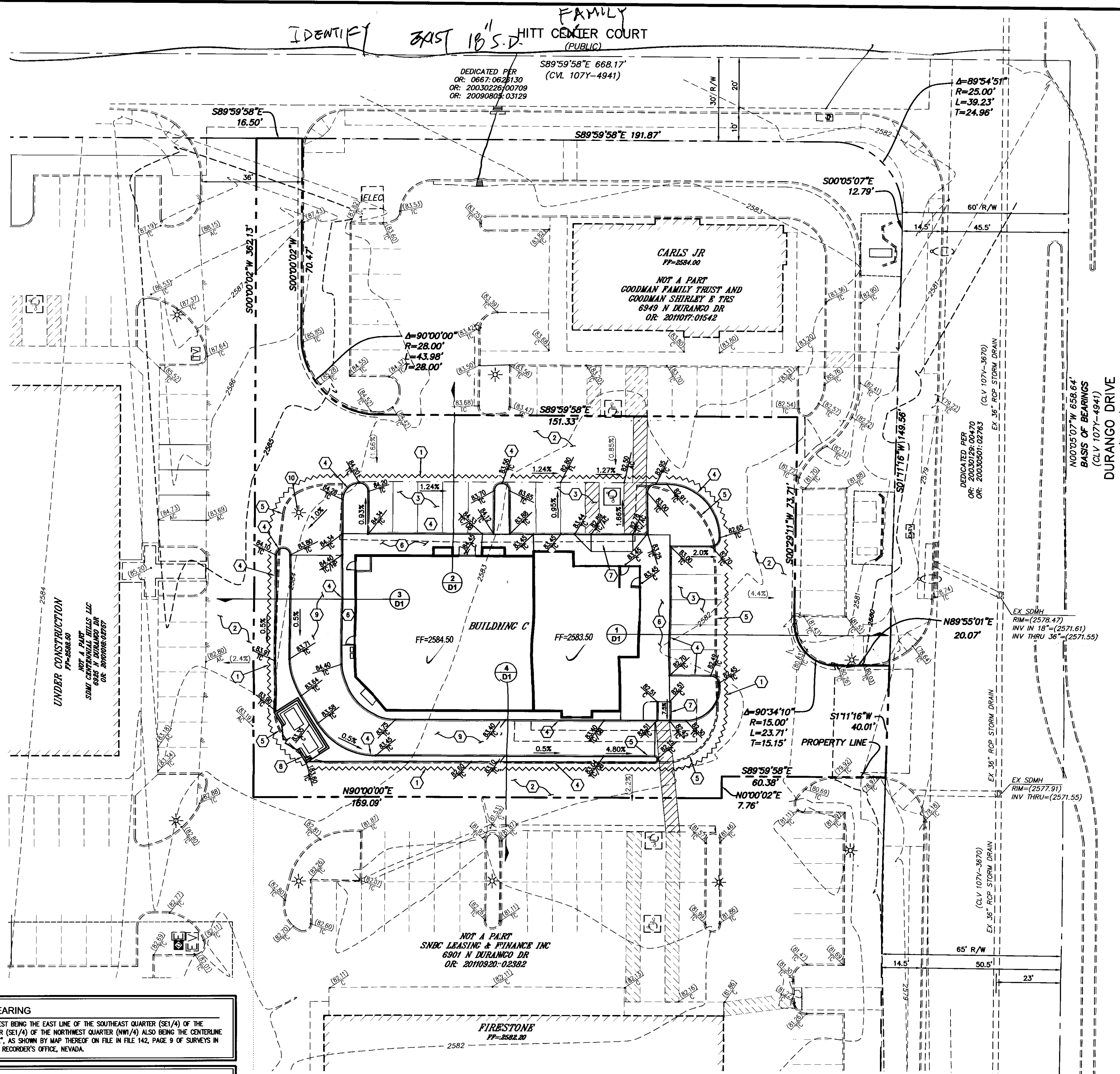
1"=20'



SHEET

D1

SHEET 4 OF 6 SHEETS



### LEGEND

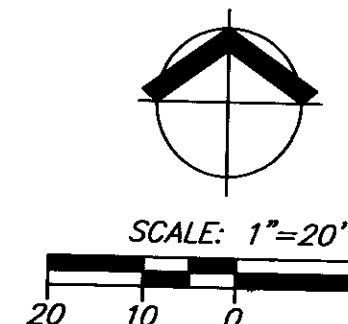
| PROPOSED               | EXISTING               |
|------------------------|------------------------|
| 00.00 TOP BACK CURB    | 00.00 TOP BACK CURB    |
| 00.00 GRADE BREAK      | 00.00 FINISH GRADE     |
| 00.00 CONCRETE         | 00.00 EDGE OF PAVEMENT |
| 00.00 FLOW LINE        | 00.00 FLOW LINE        |
| 00.00 ASPHALT CONCRETE | 00.00 ASPHALT CONCRETE |
| 00.00 TOP OF BERM      | 00.00 CONCRETE         |
| 00.00 HIGH POINT       |                        |

### GRADING CONSTRUCTION NOTES

1. SAWCUT EXISTING ASPHALT AND MATCH ELEVATIONS WITH PROPOSED IMPROVEMENTS.
2. MAIN CORRIDOR (TRUCK ACCESS) EXISTING HEAVY DUTY ASPHALT PAVEMENT TO REMAIN IN PLACE.
3. AUTOMOBILE ROUTE / PARKING: INSTALL 2" AC OVER 4" TYPE II AGGREGATE BASE PER GEOTECH REPORT PREPARED BY NOVA ENGINEERING & ENVIRONMENTAL, DATED, JANUARY 19, 2012.
4. CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219.
5. REMOVE EXISTING CURB.
6. CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN. TYPE II AGGREGATE BASE, WIDTH PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
7. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (PER CCAUSD DWS No. 235, A & B = 8').
8. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR CONSTRUCTION INFORMATION.
9. CONSTRUCT BLACK COLORED CONCRETE IN DRIVE THRU AREA 4" THICK OVER 6" TYPE II AGGREGATE BASE PER SOILS REPORT.
10. EXISTING LIGHT POLE TO BE RELOCATED PER ELECTRICAL PLANS.

### NOTES

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING STRUCTURES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED OR OBSCURED DURING CONSTRUCTION.
4. ALL WALLS ARE SHOWN FOR REFERENCE ONLY. ALL WALLS SHALL BE PERMITTED BY A SEPARATE WALL PERMIT THROUGH THE CITY OF LAS VEGAS BUILDING DEPARTMENT.



This grading plan is a part of drainage study #4352-4 which was received on 9/17/12 and approved on 9/27/12. Page 1 of 2

**BASIS OF BEARING**  
SOUTH 00°00'00" WEST BEING THE EAST LINE OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) ALSO BEING THE CENTERLINE OF "DURANGO DRIVE", AS SHOWN BY MAP THEREOF ON FILE IN FILE 142, PAGE 9 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK SLV 9020 C4  
RIVET & PLATE IN TOP OF CURB @ NEAR THE SW PC OF DURANGO DRIVE  
754.5688 METERS  
2574.03 FEET  
N.A.V.D. 88 DATUM

**FLOOD ZONE**  
THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C1745 E CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002.

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

1-702-227-2929

Call before you dig

1-800-227-2600

AVOID HITTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

1-702-455-7511

do Underground

1-702-455-5900

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY CLV # XXXXX FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT.

Eric J. Retz, P.E.  
ERIC J. RETZ, P.E. No. 16350

9/17/12  
DATE

**DAPPER DEVELOPMENT**

**RIETZ CONSULTING INC.**  
5740 SOUTH ARVILLE STREET, #206  
LAS VEGAS, NEVADA 89118  
PH: 702.521.3355 FX: 702.212.3963

**GRADING PLAN**

VILLAGE AT CENTENNIAL HILLS  
DAPPER DEVELOPMENT  
985 WHITE DRIVE, SUITE 100  
LAS VEGAS, NEVADA 89119

DATE: 9/14/2012  
DRAFTER: RES  
CHECKED: EUR  
SCALE: 1"=20'

APN # 125-20-216-011  
0.88 ACRES

**DATUM**  
ADD 2500.00 TO PLAN GRADES, EXCEPT FOR CONTOURS.  
CONTOUR INTERVAL = 1'

**GEOTECHNICAL REPORT**  
PROJECT No. E-08-108  
DATED: 1/19/2012  
AS PREPARED BY: NOVA ENGINEERING & ENVIRONMENTAL

**ENGINEER - STATE OF NEVADA**  
ERIC J. RETZ  
No. 16350

**SHEET**  
**G1**  
SHEET 3 of 6 SHEETS