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ELIZABETH N. FRETWELL  
CITY MANAGER

Date: July 9, 2012

Daniel Holden  
United Realty, LLC  
10655 Park Run Drive Suite 110  
Las Vegas, NV 89144

RE: ADC-45961

Parcel Number: 137-36-412-007

Dear Mr. Holden:

The city of Las Vegas has determined that the proposed address change is consistent with the current addressing standards and therefore approves your request.

Old

New

10655 Park Run Drive Suite 110

10655 Park Run Drive Suite 100

The address change is effective the date of this letter and should be post no later than 60 days from the date of this letter. The Department of Planning will inform the various City departments of this action, as well as the utility companies, the U. S. Postal Service, and the Assessor's Office. Please keep a copy of this letter in your files.

Please call me at 229-6894 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Rex".

Mark, Rex, Planner I  
Department of Planning  
City of Las Vegas

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 702.388.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



HOWARD F. THOMPSON ASSOCIATES, INC.

ARCHITECTURE/LAND PLANNING/INTERIORS  
9 EXECUTIVE CIRCLE, SUITE 225  
IRVINE, CALIFORNIA 92614  
(949) 222-1233, FAX (949) 222-0771

**FAX COVER PAGE**

**FAXED**  
5/20/04

ATTENTION: THOMAS BURKART

DATE:

COMPANY: CITY OF L.V.

PROJECT No:

23067

FAX NUMBER: (702) 474-0352 - BUSY  
385-7268

PROJECT NAME:

PARK RUN

# C-282-03

ATTACHED: 4 pages transmitted including cover sheet

- RESPONSE TO 4/8/04 REVIEW
- SUMMERLIN APPROVAL LETTER

REMARKS:

PLEASE FIND THE ATTACHED  
FOR MY VOICE MAIL (5/20/04)

THANKS

COPY TO:

If you have difficulty receiving this transmission, please contact the sender at (949) 222-1233. Thank You.

SIGNED:

JOHN TICKENOFF

H.F.T.A.  
9 Executive Circle, Suite 225  
Irvine, CA 92614  
Tel: (949) 222-1233  
Fax: (949) 222-0771

H.F.T.A.  
400 N. Stephanie, Suite 245  
Henderson, NV 89014  
Tel: (702) 269-6615  
Fax: (702) 269-6625

# RESPONSE

JAWN  
DANIELA

PLANNING &  
DEVELOPMENT



CITY OF LAS VEGAS

Planning & Development Department - Current Planning Division

731 South Fourth Street

Las Vegas, NV 89101

Thomas Burkart

Voice - (702) 229-6708

Fax - (702) 474-0352

42

Today's Date: 08/08/04

To: Howard F. Thompson

Fax Number: 702-269-6625

Voice Number: 702-269-6615

CLV Project Number: C-282-03

Description: Office Building at 10655 Park Run Dr

I reviewed the above referenced project for *Planning only*. The following comments and/or corrections must be addressed to complete the plans review. Please submit a written response to each of the items listed below and *three sets of revised drawings*. Please be advised that there may be additional comments from other plans examiners or agencies that could affect the project. Additionally, your response may trigger more comments from me or other plans examiners. Should you have any questions, please feel free to contact me.

D The proposed modifications were not approved under the Summerlin Site Development Plan Review, City Referral Group, case CRG-2910; therefore, prior to the Planning and Development Department approval of modifications, a 'Summerlin Non-Residential Design Review Committee' approval letter must be submitted noting the approval of the listed modifications. Specifically, the letter must address the reduction in the amount of on-site landscaping and the modification to the roof-mounted screening device from an EFIS material to metal, as these modifications do not meet Title 19 codes and were not approved under the above listed site plan review.

SEE ATTACHED APPROVAL LETTER  
W/ COMMENTS BY SUMMERLIN DATED 8/13/04

May 20, 2004 1:00PM

HUGHES CID @ CBC (1101)

No. 7408 P. 1/2

An Affiliate of THE ROUSE COMPANY

May 20, 2004



Joshua Tickenoff  
Howard F. Thompson Associates, Inc.  
9 Executive Circle, Suite 225  
Irvine, CA 92614

Re: Post Final Approval of Bulletin #3 February 20, 2004 (received April 9, 2004)

Dear Joshua:

The SNRDRC grants its approval to the modifications made to the approved final submittals indicated in the above referenced bulletin and on the documents as delta 4 with the following clarifications:

**Sheet Q-4**

1. The sandstone veneer for the low retaining wall is approved as matching the existing stone color at Nevada Care.

**Sheet A-4**

1. The metal equipment screen substituted for the EIFS screen is approved painted the same color previously approved (ICI 429).
2. The metal screen shall overlap the cantilevered walls at the main entrance to prevent a gap where the parapet profile projects inward.
3. The colors, though not identified on the elevations, are approved for field brush out as previously indicated on the preliminary color elevations and verified verbally by you.
4. Replacement of the cast stone base at the south entry with EIFS does not meet the SNRDRC durability standard. This substitution is not approved.

**Sheet L.6.01**

1. Please add back eight of the trees removed in bulletin 4 at the locations indicated.

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200  
Las Vegas, Nevada 89135-1004  
Tel 702/791-4000 Fax 702/791-4476

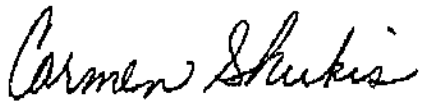
SNRDRC Astoria JI.TW Bulletin 3 Approval Letter May 3

**Sprint Service Drawing (separate submittal reviewed February 24, 2004)**

1. Verification that the telecom service run is under the future sidewalk where it occurs in the common area is required to avoid conflicts with proposed street trees.
2. The on site service run shall also avoid trees.

We look forward to Astoria Homes joining the Summerlin Community.

Sincerely,



Carmen Shukis  
Design Review Administrator

TRANSMISSION VERIFICATION REPORT

TIME : 05/28/2004 14:32
NAME : HFTA
FAX : 949-222-0771
TEL : 949-222-1233
SER.# : BR0D3J388631

DATE, TIME 05/20 14:32
FAX NO./NAME 117024740352
DURATION 00:00:00
PAGE(S) 00
RESULT BUSY
MODE STANDARD

BUSY: BUSY/NO RESPONSE



HOWARD F. THOMPSON ASSOCIATES, INC.

ARCHITECTURE/LAND PLANNING/INTERIORS
9 EXECUTIVE CIRCLE, SUITE 225
IRVINE, CALIFORNIA 92614
(949) 222-1233, FAX (949) 222-0771

FAX COVER PAGE

ATTENTION: THOMAS BURKART

DATE: 5/20/04

COMPANY: CITY OF LIV.

PROJECT No: 23067

FAX NUMBER: (702)474-0352

PROJECT NAME: PARK RUN

# 0-202-03

ATTACHED: 4 pages transmitted including cover sheet

- RESPONSE TO 4/8/04 REVIEW
• SUMNERLIN APPROVAL LETTER

REMARKS:

PLEASE FIND THE ATTACHED
FOR MY VOICE MAIL. (5/20/04)

THANKS



TKC Design PC  
1221 W. Flamingo Road  
Suite 100  
Las Vegas, Nevada 89147  
Tel: (702) 229-0701

10 February 2011

Mike Teemant  
Building Plans Examiner  
Development Services Center  
333 N. Rancho Drive  
Las Vegas, NV 89106  
(702) 229-6603

Re: 10655 Park Run Drive  
Astoria Homes Remodel #711  
CLV Project Number: 180331

Mr. Teemant

Regarding your comments in your letter/fax dated 2/14/2011, please see the following Review Responses. Please note all revisions have been clouded and marked with a revision mark Delta-1.

Additionally, please note the following...

- \* First, in my dealings with Fred Soils at CLV Planning Department, on sheet A001 I have included overall key plans indicating which suites work is proceeding in, with a brief matrix explain the scope in each suite.
- \* Second, since our submittal, the Owner has received a tenant who wants the western portion of the second floor (Suite 275) "as-is" including the open hallway. We have therefore omitted the new hallway walls and ceiling work in this area. The existing as-built conditions have been indicated. We have clouded the omitted notes from the previously planned work for your ease of review.

Thirdly, detail 2/A211 has been superseded with the revised City of Las Vegas NON-BEARING INTERIOR WALL DETAIL received from the CLV on 2/11/2011.

Finally, the ceiling detail on sheet A251 has been modified to show the ESR references and, the Suspension System detail was changed to upgrade the Bracing and Hanging wire from 12 GA to 8 GA.

The other revisions are per your itemized comments below...

Item #1  
Owner Fax Number

The Owner can be reached at (702) 989-4784.

Item #2  
Exiting Plan

Exiting for the first floor suite 110 remains as existing, with no area change or use change. Exiting for the second floor western portion remains as existing, with no area change or use change. A partial floor plan for the second floor eastern portion has been added to the set, new sheet A222. This sheet shows the new suite layouts and occupancy loads for each newly created/remodeled suite. The existing overall second floor area, occupancy and occupant loads remain the same, and the existing stairs and exit capacity will remain.

**COPY**  
**FRED SOILS**  
**PLANNING**

Item #3  
Corridor Width

The corridor widths have been indicated on sheet A212 for the remodeled area on the second floor (eastern portion).

Item #4  
Mechanical RTU-5

Per our Mechanical Designer:  
The equipment schedule was miss tagged and has been changed to reflect the unit being added is not replacing RTU-5 but is being located on an existing curb that has been sized for a six-ton unit. This unit will be tagged RTU-21.

Item #5  
Supply & return Ducting

Per our Mechanical Designer:  
The rooms that do not have or only have supply and/or return registers are existing Janitors Closets or Storage Closets.

Item #6  
Outside Air & Air Changes

Per our Mechanical Designer:  
Outside air has been added to the schedule for TU-21 that is also equipped with an economizer. Ventilation and supply air for the restrooms will remain untouched as the occupant loads have not changed, and restroom construction is not a part of the current scope of work.

If you have any question and/or comments, please feel free to contact me at any time.  
Thank you.



JOHN J. DARIN  
The Korte Company

9225 W Flamingo Road, Suite 100  
Las Vegas, NV 89147  
(702) 228-9551 Phone  
(702) 228-5852 Fax

(702) 531-9741 Direct Line  
(702) 279-7094 Cell

PLANNING &  
DEVELOPMENT



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Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
(Mayor Pro-Tem)  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
Janet Mancrief  
  
City Manager  
Douglas A. Selby



07101-001-6/03



039319

September 3, 2003

Mr. Joel Laub  
JLTM, Limited Liability Company  
9555 Del Webb Boulevard  
Las Vegas, Nevada 89134

**Re: CRG-2910 - - CITY REFERRAL GROUP**

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a two-story 52,820 square foot office building, located in Summerlin Village, 12 Business Park Unit 2C Lot 6, (APN:137-36-412-007), P-C (Planned Community) Zone, Ward 2 (McDonald) was considered by the City Referral Group (CRG-2910).

The City Referral Group APPROVED your request subject to the following conditions:

**Planning and Development**

1. Submit a revised site plan depicting dimensions of parking stalls, handicap spaces, access aisles, sidewalks and planter areas.
2. Proposed exterior building mounted signage must be approved by the developer and the Summerlin Architectural Review Committee prior to obtaining sign permits.
3. All City codes requirements and design standards must be satisfied.

**Public Works**

4. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site and the full-width of the proposed driveway accessing Park Run Drive concurrent with development of this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.

Mr. Joel Laub  
CRG-2910 - Page Two  
September 3, 2003

7. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this overall subdivision to the abutting public streets.
8. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with the Summerlin Development and Improvement Standards.
11. Site development to comply with all applicable conditions of approval for the Summerlin Village 12 Business Park (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



Linda Hartman-Maynard, Planner II  
Planning and Development Department  
Current Planning Division

LHM:sd

cc: Yihong Liu  
Howard F. Thompson Associates  
400 North Stephanie Street, Suite 245  
Henderson, Nevada 89014