

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 7989 N HUALAPAI DRIVE, LAS VEGAS NEVADA 89166

Project Name GREEN VALLEY GROCERY #95 **Proposed Use** C-STORE, GAS STATION, WASH

Assessor's Parcel #(s) 126-13-501-021 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner SILVER MEADOW PROPERTIES, LLC **Contact** Tim Robinson

Address 160 N STEPHANIE STREET **City** Henderson **State** NV **Zip** 89074

E-mail trobinson@gvgrocery.com **Phone** 702-367-0056 ext 123

Applicant Same **Contact** _____

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

E-mail _____ **Phone** _____

Representative Sign Centers **Contact** MARK WHITEHOUSE

Address 3700 PEROS-MCCOY INTERCONNECT #100 **City** LAS VEGAS **State** NV **Zip** 89121

E-mail mark @ sign centers. com **Phone** 702-336-3336

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Richard T. Crawford

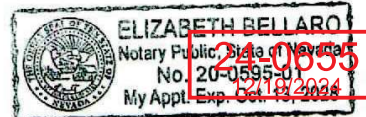
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Richard T. Crawford

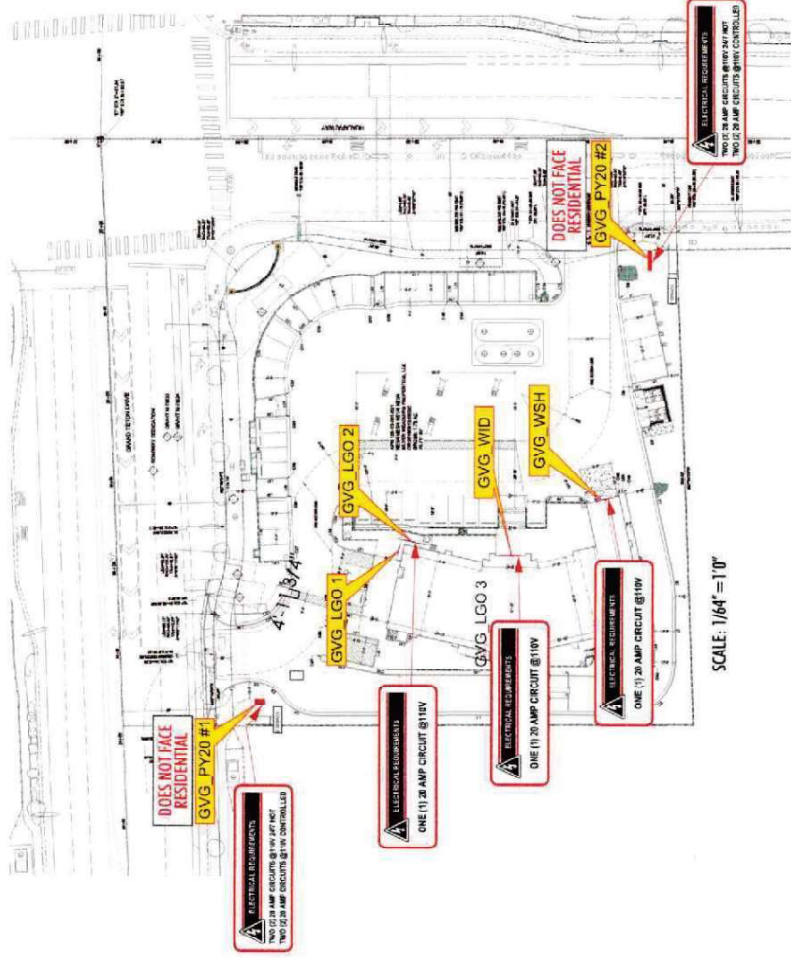
Subscribed and sworn before me

This 18th day of December, 2024

Elizabeth Bellaro
Notary Public in and for said County and State



EXTERIOR SIGNS PLAN SITE



PLAN SITE / EXTERIOR SIGNS
SCALE: 1/64\" = 1'-0"

3D Centers

LICENSE NUMBERS:
• AZ LIC# 800340143 • CA LIC# 1044093
• NV LIC# 88911 • TX LIC# 19115

CUSTOMER	GREEN VALLEY GROCERY #35	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 19
ADDRESS	NWC HUAPAI & GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER:	© SPECIFICATIONS	
CITY/ STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD:		
DATE	04/25/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS			

24-0655

12/19/2024

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SIGNS PLAN SITE CONCEPTUAL 3D RENDERING



PLAN SITE

3 YEARS WARRANTY

LICENSE NUMBERS:

- AZ LCP ROC-30113 • CALIF 1044883
- NV LCP 88811 • TX LCP 19115

CUSTOMER	GREEN VALLEY GROCERY #55
ADDRESS	NWC HUAPAI & GRAN TETON
CITY/ STATE	LAS VEGAS, NV 89166
DATE	04/25/24

QUOTE NUMBER	QT 001
CONTACT	JUSTIN MILLER
DESIGNER	JUSTIN MILLER
SALES REP	JUSTIN MILLER

REVISIONS	
R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	
R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	
R6 10.10.24 ADD ELECTRIC DETAILS	

APPROVALS	
CUSTOMER :	
LANDLORD :	

NEW CONSTRUCTION PAGE 20

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12/19/2024

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GVG_LGO 1-2

SCOPE OF WORK

QTY: 02

MANUFACTURE & INSTALL (2) TWO NEW CHANNEL LETTERS FACE LIT & BACK LIT

CHANNEL LETTERS LOGO

- FACES: 3/16" WHITE POLYCARBONATE GRAPHICS V5,V6,V7
- TRIMCAP: 1" JEWELITE, FINISH P4
- RETURNS: 5" DEEP x .080" ALUM. FINISH P4
- BACKS: 150" CLEAR POLYCARBONATE
- ILLUMINATION: 6500 K WHITE LEDS FRONT LIT
- POWER SUPPLY: 12V 60W REMOTE IN A CAN
- MOUNTING: TO EXISTING TOWER WALL WITH 1 1/2" STAND-OFF FINISH P2 & WITH 3/8" X 5" FASTENERS

GVG_LGO 1-3

COLOR SCHEDULE

PAINT

P4: PANTONE 349 C

VINYL

V5: 3M 3630-76 HOLLY GREEN

V6: 3M 3630-106 BRILLIANT GREEN

V7: 3M 3630-74 KUNQUAT ORANGE

GVG_LGO 1-3

CHANNEL LETTERS DETAILS

5'-0"

HALO EFFECT COLOR WHITE

GVG_LGO 1-2

1 1/2" STAND OFF

WALL

P4

V5

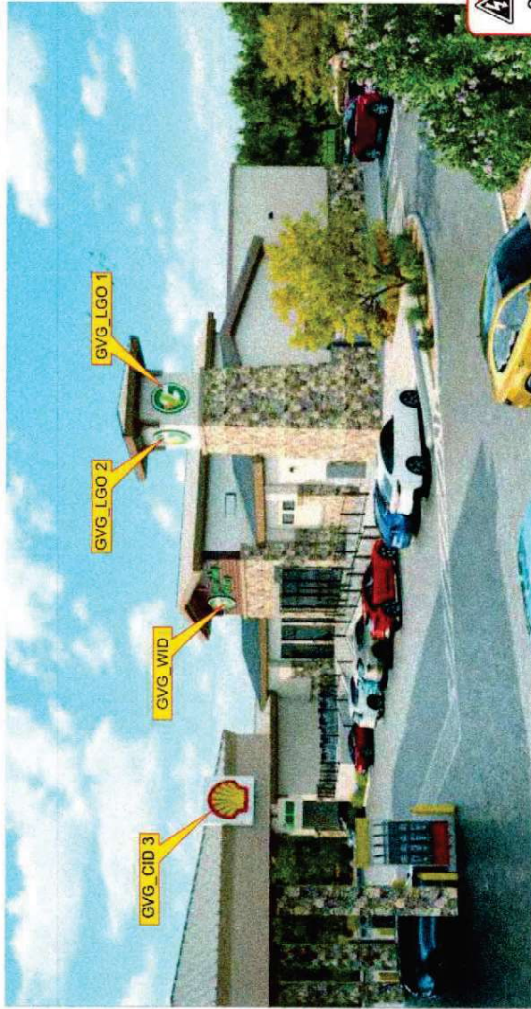
V6

V7

SIDE VIEW

SIGN LAYOUT CHANNEL LETTERS QTY (2)

SCALE: 1/2" = 1'-0"



ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

CONCEPTUAL 3D RENDERING

CUSTOMER	GREEN VALLEY GROCERY #55	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 6
ADDRESS	NWC HUALAPAI & GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER :	SPECIFICATIONS	
CITY/ STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD :	24-06555	
DATE	04/25/24	SALIS REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS		12/19/2024	

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GVG_WID

SCOPE OF WORK

QTY: 01

MANUFACTURE & INSTALL (1) ONE NEW CHANNEL LETTERS FACE LIT

CHANNEL LETTERS FACE LIT

LOGO & COPY "GREEN VALLEY GROCERY"

- FACES: 3/16" WHITE POLYCARBONATE, GRAPHICS V5,V6,V7
- TRIMCAP: 1" JEWELITE, FINISH P4
- RETURNS: 5" DEEP X .080" ALUM. FINISH P4
- BACKS: .063" ALUM. PRE-FINISH WHITE
- ILLUMINATION: 6500 K WHITE LEDS
- POWER SUPPLY: 12V 60W INSIDE WALL CABINET
- MOUNTING: FLUSH TO WOOD PLANK WALL OVER TH ENTRANCE WITH 3/8" X 5" FASTENERS

GVG_WID

COLOR SCHEDULE

PAINT

P4: PANTONE 349 C

VINYL

V5: 3M 3630-76 HOLLY GREEN

V6: 3M 3630-106 BRILLIANT GREEN

V7: 3M 3630-74 KUNQUAT ORANGE

GVG_WID

CHANNEL LETTERS DETAILS

WALL CABINET
RETURN
LED MODULE
WIRING
CONNECTOR
WHITE ACRYLIC LETTER FACE
3/8" X 5" FASTENER
WHITE ALUMINUM BACK
ROVET
POWER SUPPLY INSIDE CABINET

GVG_WID

15'-8 3/4"

10'-3 1/4"

1'-5 3/4"

5'-0"

WALL

P4

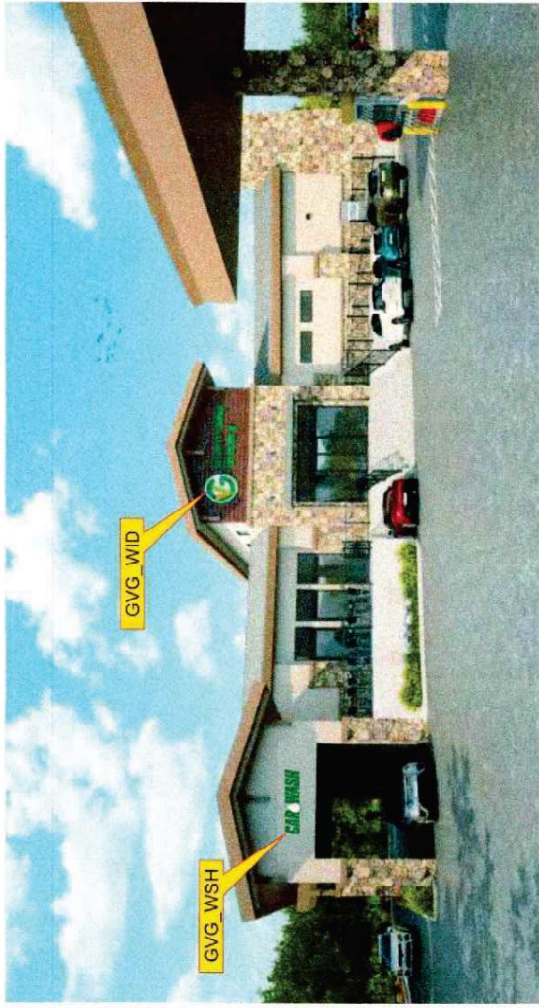
V5

V6

V7

SIDE VIEW

SIGN LAYOUT CHANNEL LETTERS QTY (1)
SCALE: 1/2" = 1'-0"



CONCEPTUAL 3D RENDERING

LICENSE NUMBERS:
• AZ LCP# F00C340743 • CA LCP# 1044688
• NV LCP# 85811 • TX LCP# 19115

CUSTOMER	GREEN VALLEY GROCERY #95	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 7
ADDRESS	NWC HUAPALIS GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER:		
CITY / STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD:		
DATE	04/23/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS			

ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

24-0655

12/19/2024

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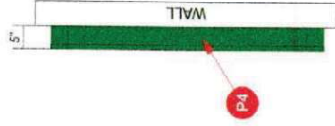
OPTION #2

GVG WSH

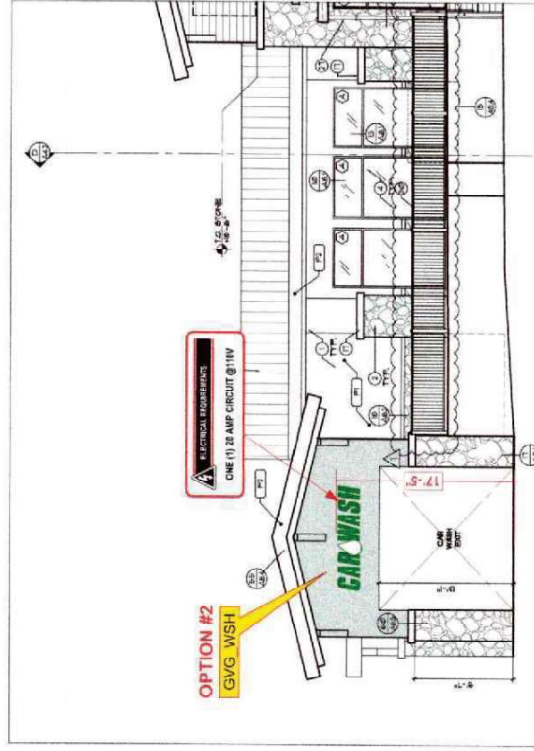


SIGN LAYOUT CHANNEL LETTERS QTY (11) / SCALE: 1" = 1'-0"

SIDE VIEW



CONCEPTUAL 3D RENDERING

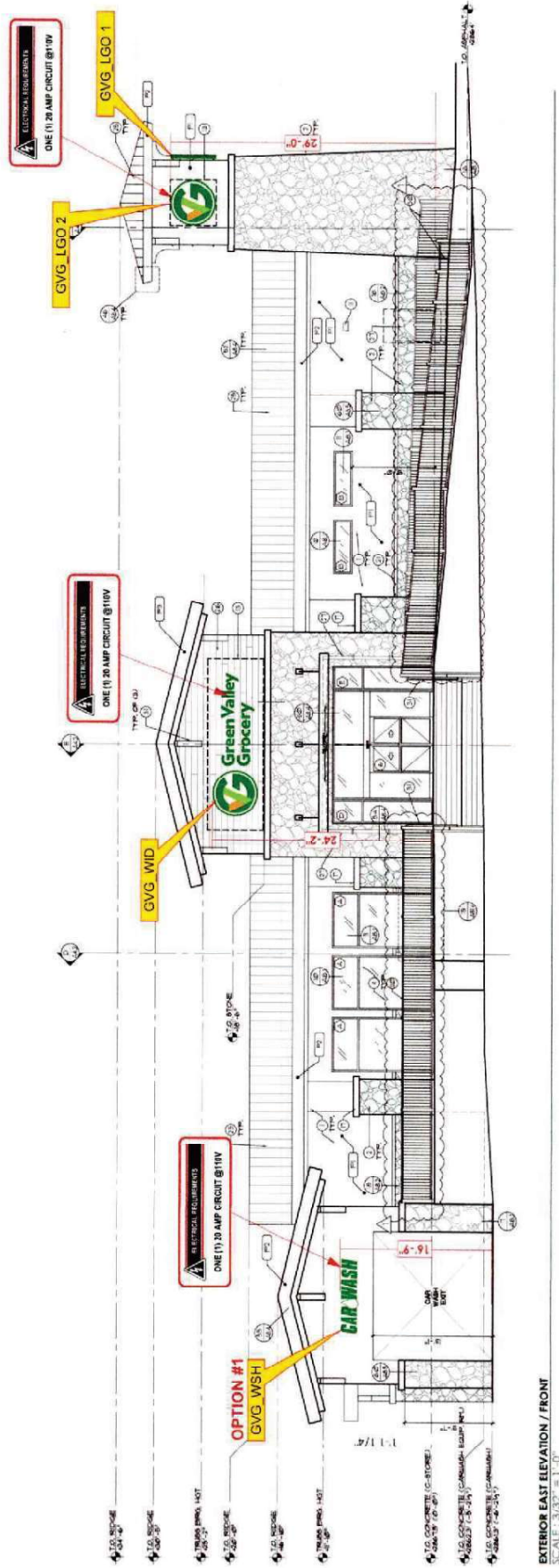


EXTERIOR EAST ELEVATION / FRONT / SCALE: 3/32" = 1'-0"

Sign Centers LICENSE NUMBERS: A7 LIC# ROC340143 • CA LIC# 1044883 NV LIC# 88911 • TX LIC# 19115		3 YEARS WARRANTY		24-0655 12/19/2024		NEW CONSTRUCTION <input checked="" type="checkbox"/> PAGE 9
CUSTOMER	GREEN VALLEY GROCERY #25	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	
ADDRESS	NWC HUALAPAI & GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER:	
CITY/STATE	LAS VEGAS, NV 89165	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD:	
DATE	04/25/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS		

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EXTERIOR SIGNS CONCEPTUAL RENDERING



EXTERIOR EAST ELEVATION / FRONT
SCALE: 3/32" = 1'-0"

SignCenters

LICENSE NUMBERS:
 • AZ LIC# BOC001143 • CA LIC# 1044093
 • NV LIC# 88011 • TX LIC# 19115

CUSTOMER	GREEN VALLEY GROCERY #35	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 11
ADDRESS	NWC HUALAPAI & GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER:	③ SPECIFICATIONS	
CITY/ STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD:		
DATE	04/25/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS			

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RECEIVE AND INSTALL - QTY. = THREE (3)

SHELL BY EVOLUTION DESIGN STANDARDS POLICY N/A

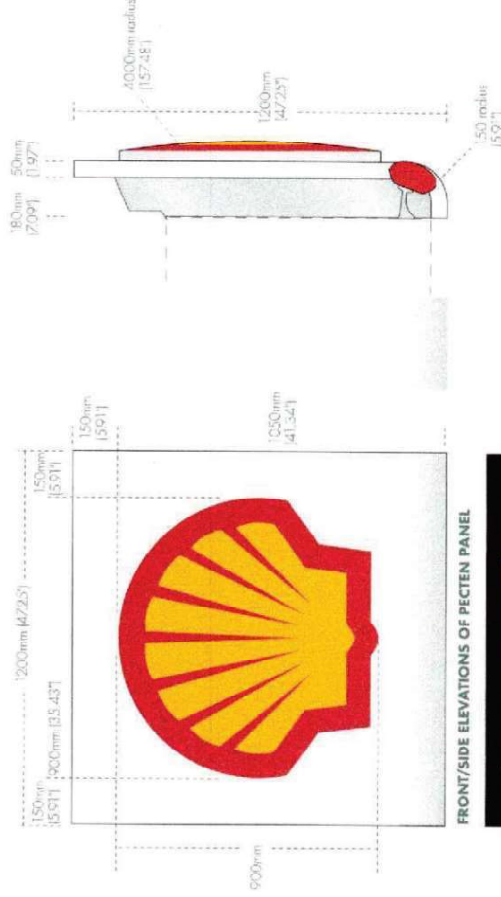
2.2.2 PECTEN PANEL

THE SHELL PECTEN PANEL

Iconic recognition

The internally illuminated canopy edge Pecten panel provides iconic brand recognition. Constructed from a one-piece moulding with a gentle curve to its face the Pecten projects slightly from the white backing panel so that at night a gentle halo glow is achieved. Note that the white panel itself is not illuminated.

As with other forecourt elements, the Pecten panel has a curved edge that links with the adjacent canopy fascia. Finished in Shell White the slim profile panel fixes back to the canopy's edge.



FRONT/SIDE ELEVATIONS OF PECTEN PANEL



NIGHT TIME ILLUMINATION

GVG PY20 QTY: 02

SCOPE OF WORK

MANUFACTURE & INSTALL (2) TWO NEW DOUBLE FACE PYLONS 20' X 6'-6" WITH 2 CABINETS ILLUMINATED LOGO SHELL 2 CABINETS GAS PRICE

- PYLON**
- CABINET: CLAD W/ 1/8" ALUM & TEXTURED W1
 - FRAME: 2" X 1/4" ANGLE STEEL STRUCTURAL
 - CORNICE: FACES 1/8" ALUM FINISH P1, P2
 - BASE: CLAD WITH STONE S1
 - (1) SUPPORT POST: 8" STD STEEL PIPE, DIRECT BURIAL INCASED IN CONCRETE (TBD)

(2) SHELL ID CABINET & PUSH THRU
• DETAIL PAGE 3

(2) GAS PRICE CABINET
• DETAIL PAGE 4

(2) TENNAT CABINET
• DETAIL PAGE 5

FCOS ADDRESS COPY "7089"
FACING STREET SIDE
• FACES: 1/2" ACRYLIC, FINISH P1
• MOUNTING: FLUSH STUD MOUNTED

GVG PY20 COLOR SCHEDULE

- PAINT**
- P1: (TBD) (MATCH BUILDING SPECS)
 - P2: (TBD) (MATCH BUILDING SPECS)
 - P3: WHITE
- WOOD**
- W1: PRE-TREATED FAUX PLANK WOOD (MATCH BUILDING SPECS)
- STONE**
- S1: RIVER ROCK VENEER (MATCH BUILDING SPEC)

ELECTRICAL REQUIREMENTS

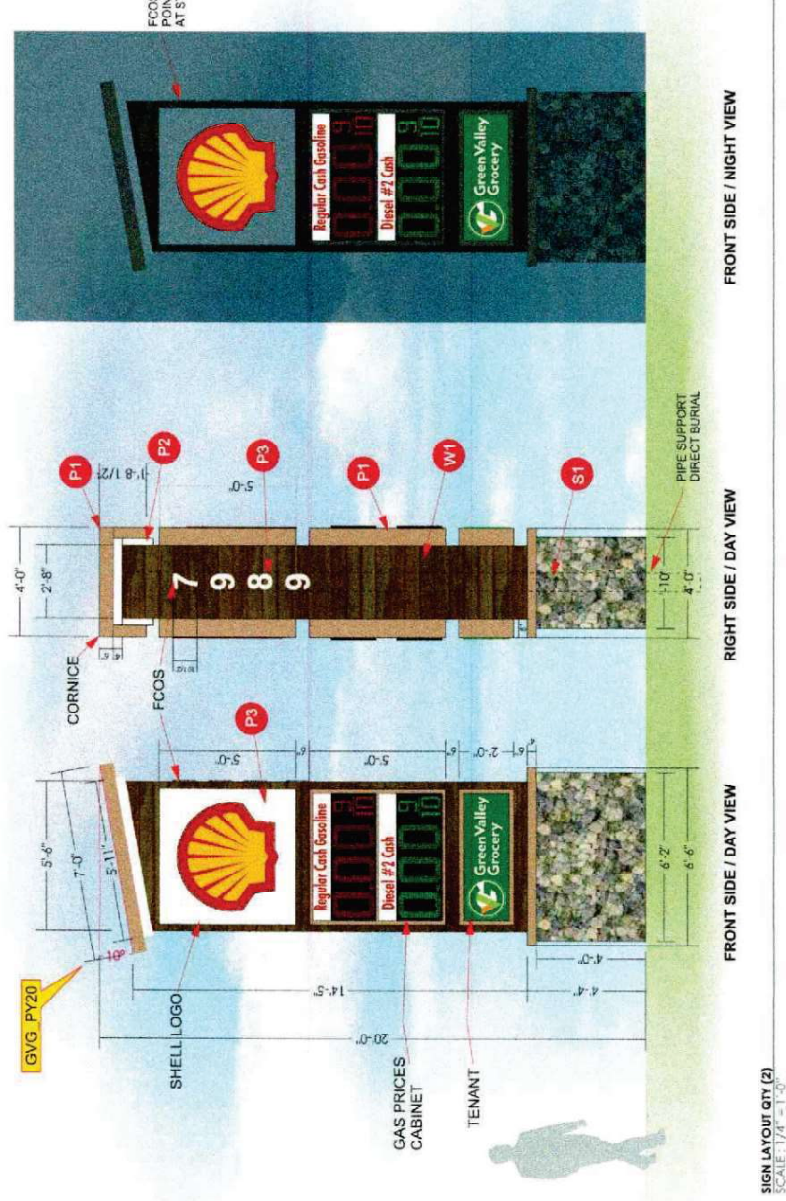
TWO (2) 20 AMP CIRCUITS @110V 240V HOT
TWO (2) 20 AMP CIRCUITS @110V CONTROLLED

3

Centers

LICENSE NUMBERS:

- AZ LIC# ROC340143 • CA LIC# 104-4953
- NV LIC# 89911 • TX LIC# 19115



SIGN LAYOUT QTY (2)
SCALE: 1/4" = 1'-0"

CUSTOMER	GREEN VALLEY GROCERY #85	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 2
ADDRESS	NWC HUALAPAI & GRAN TITON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN GVG-WSH	CUSTOMER :	SPECIFICATIONS	
CITY / STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD :		
DATE	04/25/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS			

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GVG_PY20

DETAILS SHELL LOGO CABINET QTY: 02

SHELL LOGO CABINET & PUSH THRU

- FACES: 1/8" ALUM. FINISH P3 GRAPHICS ROUTED IN TO FACE AND BACKED W/ 3/4" CLEAR ACRYLIC 3/8" TO EXTEND PAST FACE
- 1 ST SURFACE VINYL V1 V2
- 2 SD SURFACE VINYL V3
- RETURNS: 8" DEEP FINISH P3
- BACKS: .063" ALUM PRE-FINISH WHITE
- ILLUMINATION: WHITE LEDS
- POWER SUPPLY: 12V 60W INSIDE CABINET
- MOUNTING: FLUSH TO MAIN CABINET WITH 3/8" X 2" FASTENERS

GVG_PY20

CABINET PUSH THRU

Labels in diagram: MAIN CABINET, 48 SCREW .063" ALUM. RETURNS, 3/8" FASTENER, LED MODULE, UL APPROVED WIRING CONNECTOR, WHITE ALUM. BACK, 3/4" ACRYLIC PUSH THRU LETTERS, 1/8" ALUM. FACE, ALUM. ANGLE, POWER SUPPLY

GVG_PY20

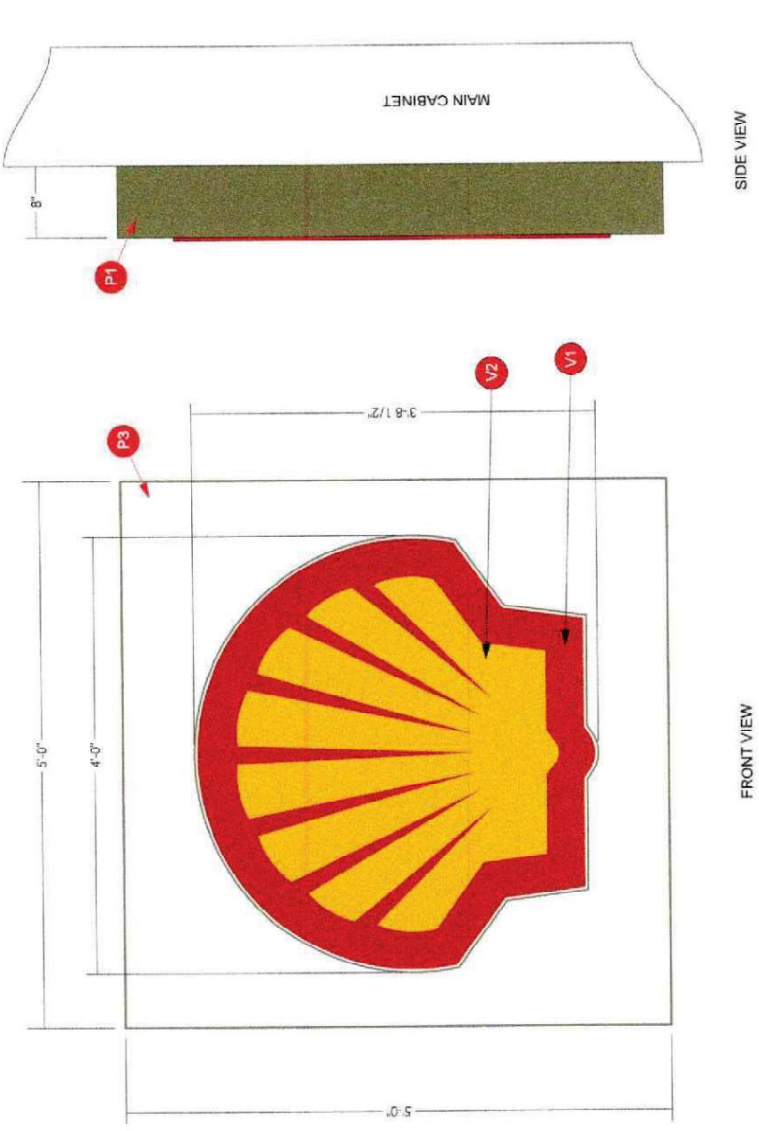
COLOR SCHEDULE

PAINT

- P1: (TBD) (MATCH BUILDING SPECS)
- P2: (TBD) (MATCH BUILDING SPECS)
- P3: WHITE

VINYL

- V1: 3M 3630-143 POPPY RED (PMS 485C)
- V2: 3M 3630-015 YELLOW (PMS 116C)
- V3: 3M WHITE DIFUSER



SIGN LAYOUT QTY (2)
SCALE: 1" = 1'-0"

4

ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

LICENSE NUMBERS:

- AZ LIC# ROC340143 • CALIC# 1044993
- NV LIC# 89911 • TX LIC# 19115

CUSTOMER		GREEN VALLEY GROCERY #55	QUOTE NUMBER	QT 001	REVISIONS		APPROVALS		NEW CONSTRUCTION		PAGE 3
ADDRESS	NWC HUALAPAI & GRAN TETON	CONTACT			R4	09.09.24	ADD OPTIONS SIGN GVG-WSH	CUSTOMER:			
CITY / STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER		R5	09.12.24	UPDATE SPACE OPTIONS GVG-WSH	LANDLORD:			
DATE	04/25/24	SALES REP	JUSTIN MILLER		R6	10.10.24	ADD ELECTRIC DETAILS				

24-0655
12/19/2024

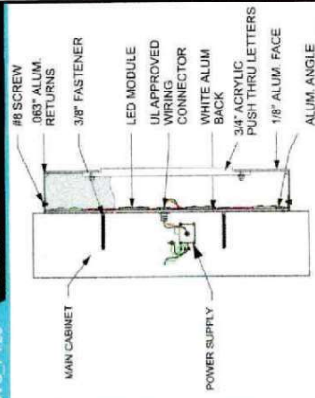
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QTY: 02





TENANT CABINET & PUSH THRU
 • FACES: 1/8" ALUM. FINISH P1, GRAPHICS
 ROUTED IN TO FACE AND BACKED W/ 3/4"
 CLEAR ACRYLIC 3/8" TO EXTEND PAST FACE
 1 ST SURFACE VINYL V5.V6.V7

- **FACES:** 1/8" ALUM. FINISH P1, GRAPHICS ROUNDED IN TO FACE AND BACKED W/ 3/4" CLEAR ACRYLIC 3/8" TO EXTEND PAST FACE
- **1 ST SURFACE VINYL V5,V6,V7**
- **2 SD SURFACE VINYL V3**
- **RETURNS:** 8" DEEP, FINISH P1
- **BACKS:** 0.83" ALUM PRE-FINISH WHITE
- **ILLUMINATION:** WHITE LEDS
- **POWER SUPPLY:** 12V 60W INSIDE CABINET
- **MOUNTING:** FLUSH TO MAIN CABINET WITH 3/8" X 2" FASTENERS



100





1

- VINYL
- | | |
|---|---------------------------------|
|  | V3: 3M WHITE DIFUSER |
|  | V5: 3M 3630-76 HOLLY GREEN |
|  | V6: 3M 3630-106 BRILLIANT GREEN |
|  | V7: 3M 3630-74 KUNQUAT ORANGE |



100

1

- VINYL
- | | |
|---|---------------------------------|
|  | V3: 3M WHITE DIFUSER |
|  | V5: 3M 3630-76 HOLLY GREEN |
|  | V6: 3M 3630-106 BRILLIANT GREEN |
|  | V7: 3M 3630-74 KUNQUAT ORANGE |

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12/19/2024

ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

GVG #95 Sign Calculations							
Freestanding Signage Section							
Sign ID / Location	Type of Sign	Proposed Ht	Ht. Allowed Per 19.08.120	Proposed Sq Ft	Sq. Ft. Allowed Per 19.08.120	Proposed Number of Signs	Number of Signs Allowed Per 19.08.120
GVG_PY20 1, 2.	*Freestanding Sign	20'	40'	176 (both, 88 SF each)	1,120 (Total)	2	4
Wall Signage Section							
GVG_WID	Wall	3'6"	na	80	200	1	Unlimited
GVG_WSH	Wall	2'5"/11"	na	38	200	1	Unlimited
GVG_LGO 1, 2.	Wall	2'5"/11"	na	36	400	2	Unlimited
GVG_CID 1, 2, 3.	Wall	4'	na	48	96	3	Unlimited
Totals	Wall	2'5"/11"	na	202	896	4	Unlimited