



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 5249 Ricky Rd.

Project Name Ricky & Bonn **Proposed Use** Commercial Building

Assessor's Parcel #(s) 138-12-810-012 **Ward #** 5

General Plan: Existing GC Proposed GC **Zoning:** Existing C-2 Proposed C-2

Additional Information _____

Property Owner PIERRO'S LANDSCAPE & MAINTENANCE, LLC. **Contact** Aaron Pierro

Address 5852 Thai Coast Street **City** Las Vegas **State** NV **Zip** 89130

E-mail aaron@pierroslandscape.com **Phone** (702)205-9458

Applicant PIERRO'S LANDSCAPE & MAINTENANCE LLC **Contact** Dustin Manning

Address 4538 West Craig Rd. Ste 250 **City** N. Las Vegas **State** NV **Zip** 89032

E-mail dmanning446@gmail.com **Phone** 702-493-0031

Representative Taney Engineering **Contact** Emily Sidebottom

Address 6030 S. Jones Blvd. **City** Las Vegas **State** NV **Zip** 89118

E-mail emilys@taneycorp.com **Phone** 702-362-8844

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) _____

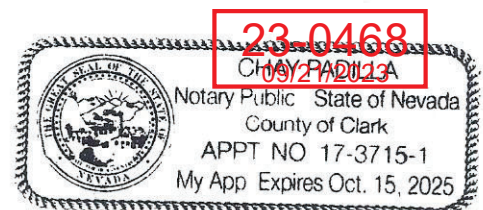
- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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.

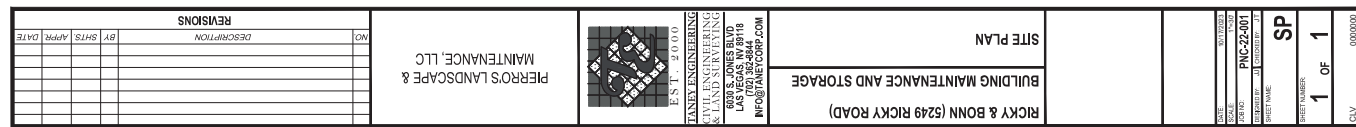
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Aaron Pierro
State of Nevada County of Clark
Subscribed and sworn before me

This 17 day of August, 20 23

Notary Public in and for said County and State





BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT:	10 FT	52 FT
INTERIOR SIDE (EAST):	10 FT	11 FT
CORNER SIDE (WEST):	10 FT	92 FT
REAR:	20 FT	33.1 FT

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

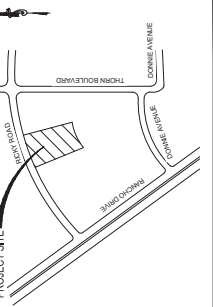
A PORTION OF LOTS THIRTY (10) AND FORTY (10) IN BLOCK ONE (1) OF BLUNSTER ESTATES SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 30 OF PLATS, PAGE 666 OF THE PUBLIC RECORDS OF THE COUNTY OF CLARK, COUNTY, NEVADA, WHOSE PARTICULARS ARE DESCRIBED AS FOLLOWS:

PARTS ONE (1) AS SHOWN BY THE MAP THEREOF ON FILE #6 OF PARCEL MAPS, PAGE 77 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

23-0468
10/17/2023

FENCE	
POWER POLE	
STORM DRAIN MANHOLE	
SEWER/LA	
EDGE OF PAVEMENT	
FREE INCIDENT	
SEWER LINE MANHOLE	
WATER LINE	
STREETLIGHT	

KEY MAP NOT TO SCALE

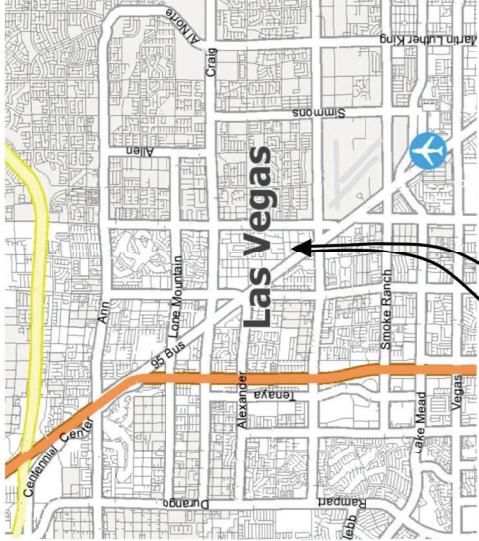


ABBREVIATIONS

[illegible]

PIERRO'S LANDSCAPE

5249 RICKY ROAD
LAS VEGAS, NV 89130



VICINITY MAP



COVER SHEET

5249 RICKY RD.
LAS VEGAS, NV 89130

Design by:

PIERRO'S LANDSCAPE
DESIGN, IMPROVE, MAINTAIN

4538 W Craig Rd Suite #250
North Las Vegas, NV 89032
Phone Number: 702-494-8479
E-mail: PIerro'sLandscape.com
Lic # 0080739 Bid Limit \$650,000



23-0468
10/17/2023

PIERRO'S LANDSCAPE
DESIGN, IMPROVE, MAINTAIN
Date 10/16/2023

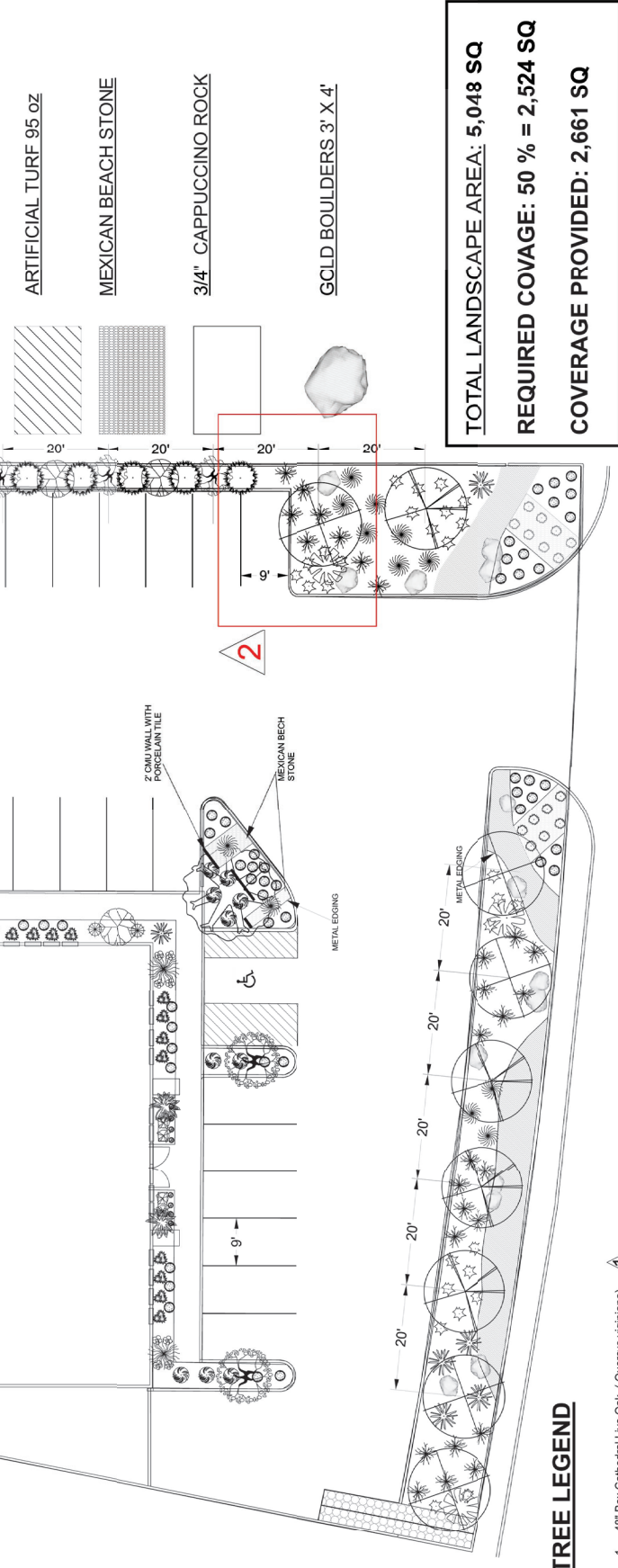
CONTRACTOR'S SIGNATURE:
The contractor is an independent contractor and is not responsible for the design or construction of the project. The contractor is not a member of the National Association of Landscape Professionals (NALP) and is not a member of the International Association of Professional Landscapers (IAPL).

REV 1 10/16/2023

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LP-0

10-16-2023

LANDSCAPE NOTES:
1. PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN SIZE ZONES.
2. ANY TREE WITHIN 5 FEET OF REQUIRED PERIMETER WALL, SIDEWALK, STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A PROPERTY LINE SHALL BE PROTECTED WITH A 2'x4'x4' SHIELD (CONCRETE OR METAL) AND SHALL BE MAINTAINED AT A DEEP ROOT IRRIGATION SYSTEM.
3. DECORATIVE GRANITE GROUND COVER 3/4" SCREENED, COLOR CAPPUCCINO, 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
4. ALL PLANT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ALL APPROVED ELEVATIONS, GRADING, AND DRAINAGE.
5. THE DATA INDICATED ON THE DRAWING AND IN THESE SPECIFICATIONS ARE EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. DATA LOCATIONS, DISTANCE, LEVELS, AND OTHER WILL BE COVERED BY THE CONTRACTOR'S OBLIGATION TO OBTAIN ALL NECESSARY DATA AND TO SECURE THE CORRECT MATERIALS OF ALL PLANTING BEDS.
6. ALL WORK MATERIAL, METHODS, etc. SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
7. CONTRACTOR OR SUB-CONTRACTOR CONVEYANCE OR ALL TRADES SHALL NOTIFY BUILDING OWNERS OR GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN DRAWING AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.



TOTAL LANDSCAPE AREA: 5,048 SQ
REQUIRED COVERAGE: 50 % = 2,524 SQ
COVERAGE PROVIDED: 2,661 SQ

TREE LEGEND

- 1. 48" Box Cathedral Live Oak (Quercus virginiana)
- 2. 36" Box STD Fruitless Olive (Olea europaea 'Wilsonii')
- 5. 36" Box Red Push Pistache (Pistacia x 'Red Push')
- 4. 36" Box Multi Fruitless Olive (Olea europaea 'Wilsonii')
- 3. 36" Box Mastic Tree (Pistacia lentiscus)
- 3. 30 Gal Sago Palm (Cycas revoluta)
- 4. 24" Grape Myrtle (Lagerstroemia indica)
- 2. 24" Box Spanish Bayonet (Yucca aloifolia)
- 2. 24" Box Beaked Yucca (Yucca rostrata)
- 6. 24" Box Japanese Blueberry (Elaeagnus sylvestris)
- 7. 15 Gal Variegated Agave (Agave angustifolia)
- 12. 15 Gal Weber Agave (Agave weberi)
- 4. 15 Gal Staked Pyracantha (Pyracantha sp.)

PLANT LEGEND

- 4. 20 Gal Agave (Agave Blue Flame)
- 15. 20 Gal Artichoke Agave (A.n. var. truncata)
- 48. 5 Gal Germander (Teucrium chamaedrys)
- 28. 5 Gal Regal Mist Muhly Grass (Muhlenbergia capillaris)
- 20. 5 Gal Red Carpet Rose (Rose sp.)
- 4. 5 Gal New Gold Lantana (Lantana Bush)
- 29. 5 Gal Dwarf Pampas Grass (C.s. Pumila)
- 8. 5 Gal Coral Fountain (Russelia equisetiformis)

- 12. 5 Gal Lady Slipper (Euphorbia ionnelli)
- 8. 3 Gal Blue Fescue (Festuca ovina)

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CONTRACTOR'S SIGNATURE:

PIERRO'S LANDSCAPE
Date 10/17/2023

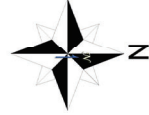


Scale: 1" = 10'

1000 JOURNAL OF POST KEYNESIAN ECONOMICS

100

100



Scale: 1" = 10'

23-0468
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DOOR SCHEDULE

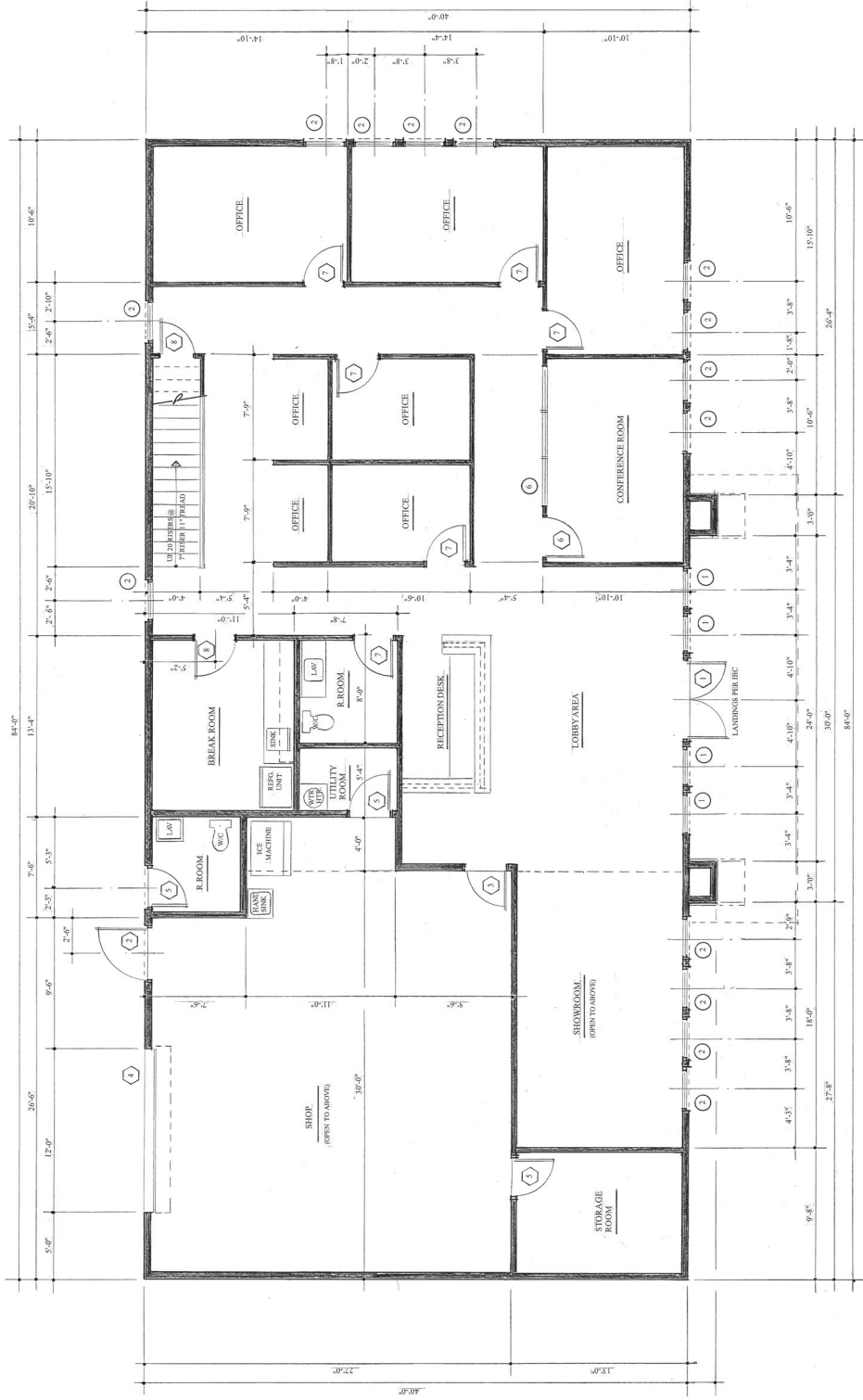
- 1 PAIR 30 X 80 STOREFRONT PRE-HUNG HOLLOW METAL DOORS WITH TEMPERED GLASS
- 2 PAIR 30 X 80 STOREFRONT PRE-HUNG HOLLOW METAL DOORS WITH TEMPERED GLASS
- 3 40 X 80 PRE-HUNG HOLLOW METAL DOOR, DEADBOLT LOCK, WEATHERSTRIPPING
- 4 30 X 80 PRE-HUNG HOLLOW METAL DOOR W/ LOCKSET, WEATHERSTRIPPING, THRESHOLD AND GLASS
- 5 12 X 12 STEEL BOOM-UP DOOR (MANUAL CHAIN OPERATOR)
- 6 30 X 80 PRE-HUNG HOLLOW METAL DOOR W/ KEYED LOCKSET
- 7 30 X 80 PRE-HUNG HOLLOW METAL DOOR WITH TEMPERED GLASS
- 8 30 X 80 PRE-HUNG HOLLOW METAL DOOR

WINDOW SCHEDULE

- 1 30 X 60 STOREFRONT FIXED WINDOW, HOLLOW METAL FRAME, TEMPERED GLASS
- 2 30 X 60 FIXED WINDOW, HOLLOW METAL FRAME
- 3 60 X 40 FIXED WINDOW, HOLLOW METAL FRAME
- 4 30 X 30 FIXED WINDOW, HOLLOW METAL FRAME
- 5 24 X 36 FIXED WINDOW, HOLLOW METAL FRAME
- 6 80 X 100 FIXED WINDOW (PANEL), TEMPERED GLASS

ALL WINDOWS SHALL HAVE BLACK ANODIZED FRAMES.
HEADER HEIGHTS ARE 96" A.F.F.

NOTE: ALL LANDING AND CLOSET DOORS SHALL BE LEVER
TYPE IN CONFORMANCE TO ANSI STANDARDS.
ALL EXIST DOORS SHALL HAVE PINE HARDWARE PER BIC.
ALL DOORS SHALL HAVE BLACK ANODIZED FRAMES.
HEADER HEIGHTS ARE 96" A.F.F.



MAIN FLOOR FLOOR PLAN

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

REVISIONS

CARKEEK LLC
2600 VIEWPOINT DRIVE HENDERSON, NEVADA 89014
PHONE: 702-279-8020

PROJECT
PIERRO OFFICE BUILDING
SHEET
MAIN FLOOR FLOOR PLAN
A.P.N. 1812181012
5200 RICKY ROAD LAS VEGAS, NEVADA 89130

DATE: AUG. 2023
SCALE: 1/8" = 1'-0"
908 # RC-10-2023
SHEET
A.2

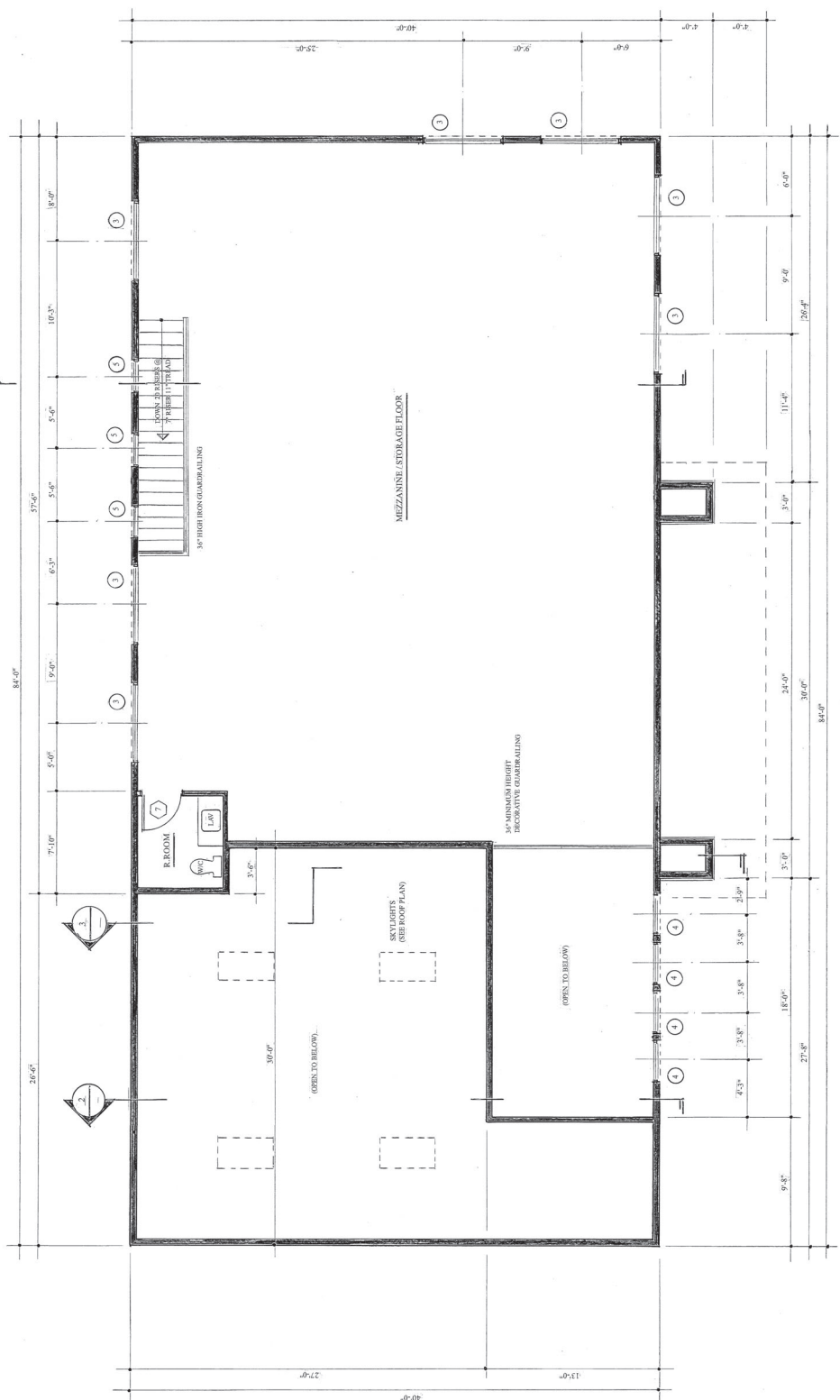
23-0468
09/21/2023

3.3
A-C(1)
11/21

PROJECT
PIERRO OFFICE BUILDING
5399 KICKY ROAD LAS VEGAS, NEVADA 89130
SHEET
SECOND FLOOR FLOOR PLAN
DATE AUG 2021
SCALE 1/4" = 1'-0"
JOB # RC-01-2023
SHEET

CARREEK LLC
2400 VERNON DRIVE HENDERSON, NEVADA 89014
PHONE: 702-279-4020
LICENSE # B-0085392

REVISIONS
NO. DESCRIPTION
DATE

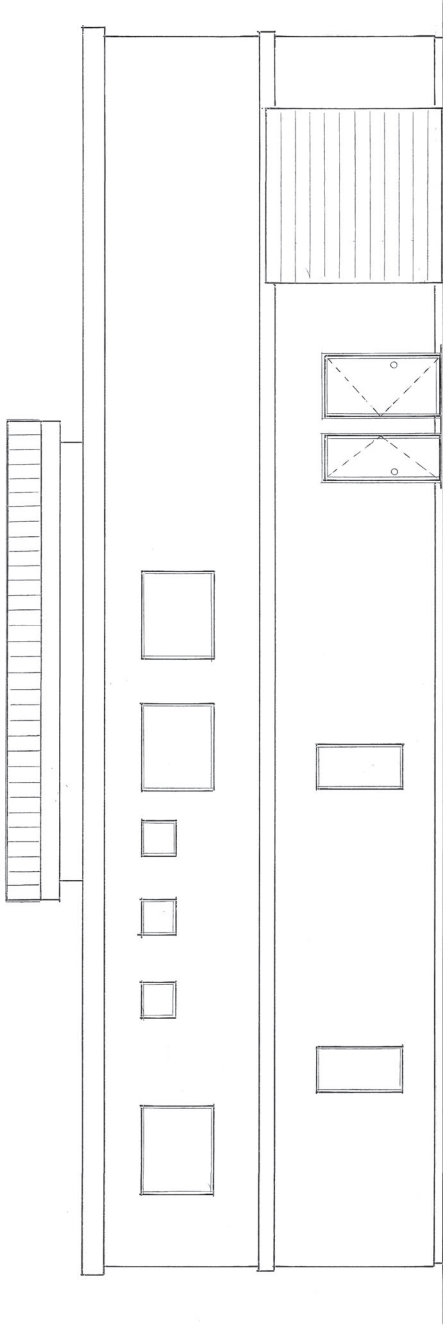


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EXTERIOR FINISHES

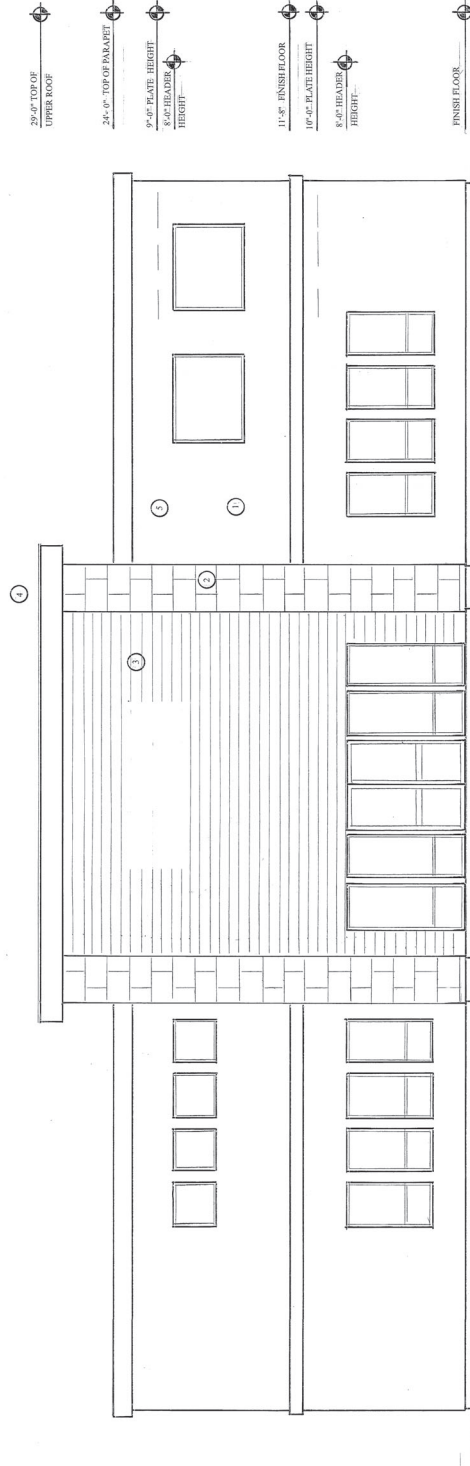
1. 7/8" THICK ACRYLIC COLOR COATED STEEL TO FINISH - SMOOTH - COLOR BY BUILDER
2. EXTERIOR WALLS FINISH
3. EXTERIOR FACADE FRAMING FINISH - COLOR BY BUILDER
4. STOREFRONT FACADE AND EAVES FINISH - COLOR BY BUILDER
5. RAISED ROOF FINISH - SHINGLES - STANDING SEAM METAL ROOF - COLOR BY BUILDER
6. EXTERIOR TRIM FINISH - SIZE - COLOR BY BUILDER



REAR ELEVATION

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

(SOUTH)



FRONT ELEVATION

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

(NORTH)

REVISIONS

CARKEE L.L.C.
2400 VIEWPOINT DRIVE HENDERSON, NEVADA 89014
PHONE: 702-239-8020
LICENSE # B-0085192

PROJECT
PIERRO OFFICE BUILDING
5249 ROCKY ROAD LAS VEGAS, NEVADA 89130
A/E/N: 138-12-810-012
SHEET
EXTERIOR ELEVATIONS

DATE: AUG. 2023
SCALE: 1/4" = 1'-0"
JOB # RC-10-2023
SHEET
A.4

REVISIONS

CARKEEK LLC

3400 VINTAGE POINT DRIVE, HENDERSON, NEVADA 89014

PHONE: 702.279.8020

LICENSE # B-0085192

PROJECT

PIERRO OFFICE BUILDING

5309 ROCKY ROAD, LAS VEGAS, NEVADA 89130

APN: 118-12-810-012

EXTERIOR ELEVATIONS

SHEET

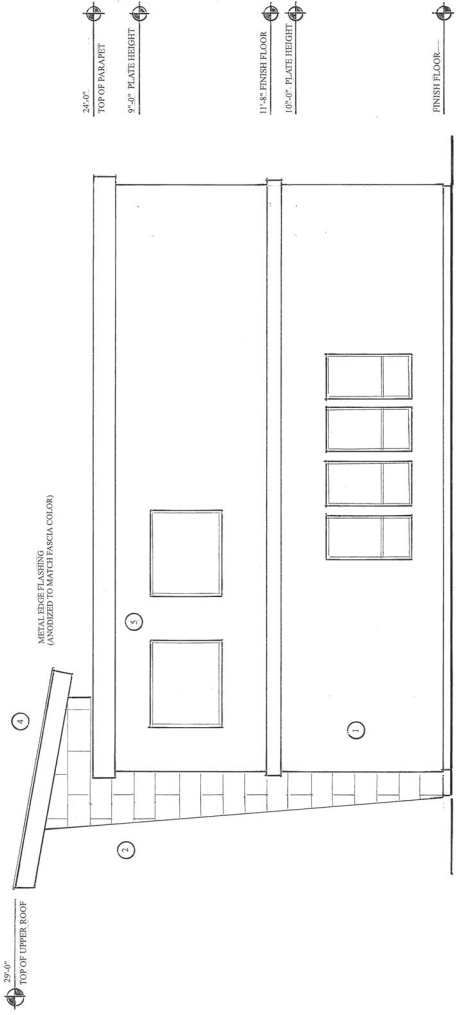
DATE: AUG. 2023

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

JOB #: RC-101-2023

SHEET

A.5



SIDE ELEVATION

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

(WEST)

SIDE ELEVATION

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

(EAST)

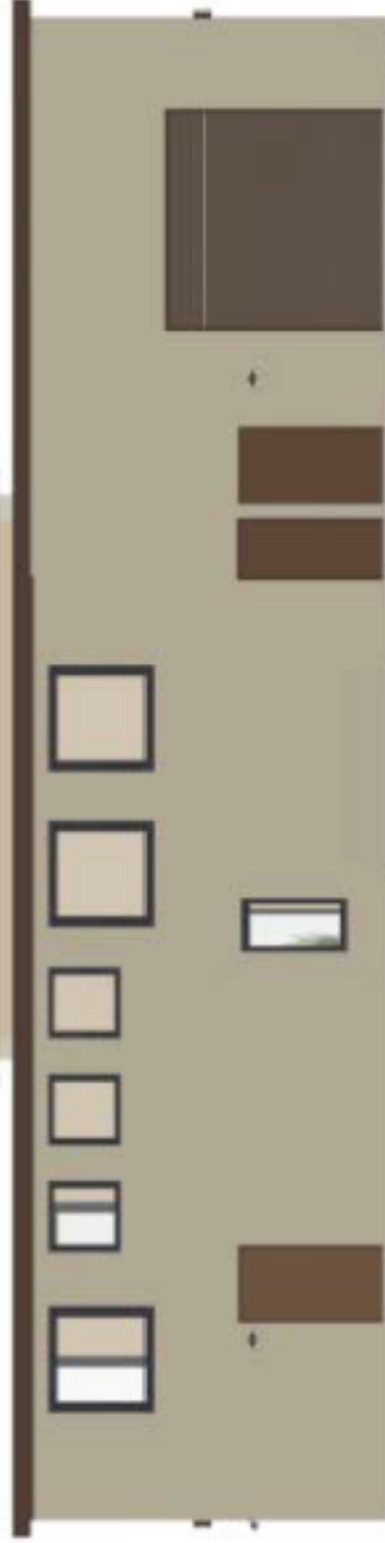
23-0468
09/21/2023



FRONT ELEVATION
NORTH

- EXTERIOR FINISHES**
1. EXTERIOR WALLS FINISH
 2. 7/8" THICK ACRYLIC COLOR COATED STUCCO FINISH-SMOOTH-COLOR BY BUILDER
 3. EXTERIOR FACADE FRAMING FINISH
 4. 1'X2' PORCELIN TILE-MATERIAL AND COLOR BY BUILDER
 5. STOREFRONT FACADE AND EAVES
 6. FIBERON PANELING- MATERIAL AND COLOR BY BUILDER
 7. RAISED ROOF FINISH - STANDING SEAM METAL ROOF-COLOR BY BUILDER
 8. EXTERIOR TRIM - SEE PLANS FOR SIZE-COLOR PER BUILDER

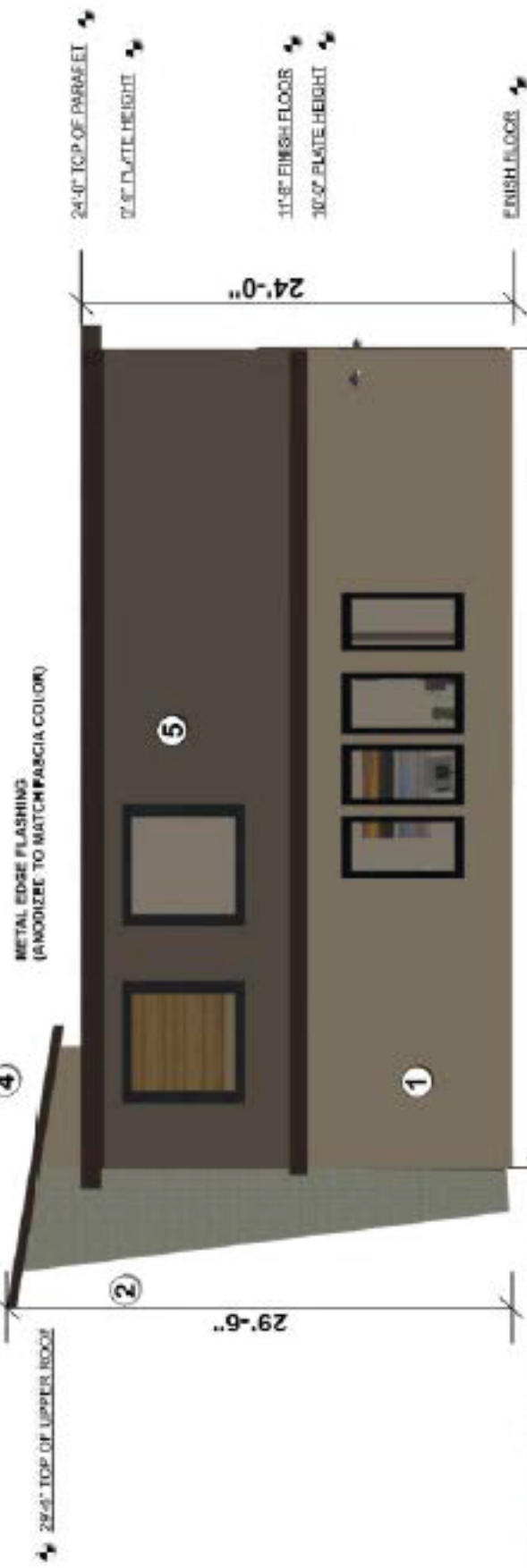
- 20'-0" TOP OF UPPER ROOF
- 20'-0" TOP OF FINISH FLOOR
- 9'-0" PLATE HEIGHT
- 8'-0" HEADERS HEIGHT
- 11'-0" FINISH FLOOR
- 20'-0" TOP OF FINISH FLOOR
- 8'-0" HEADERS HEIGHT
- FINISH FLOOR



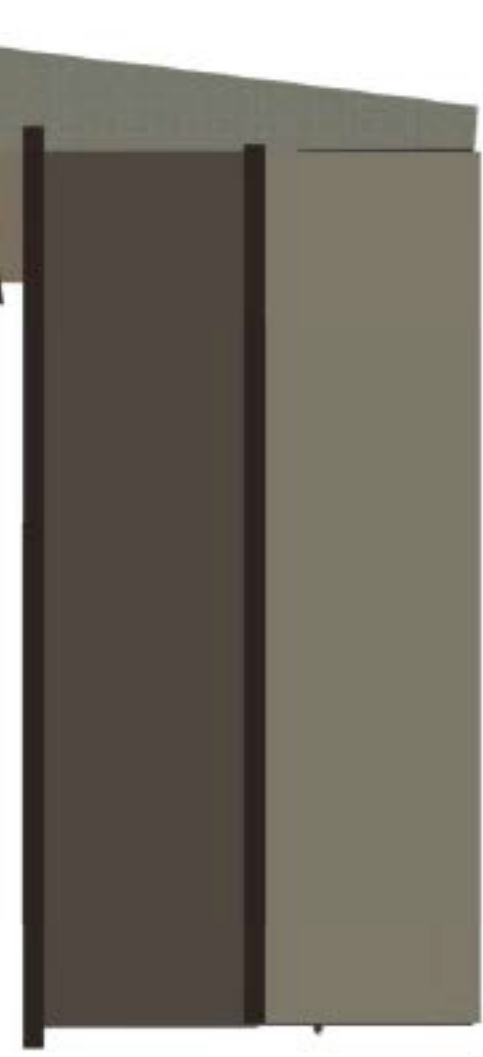
REAR ELEVATION
SOUTH

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23-0468
09/21/2023



RIGHT ELEVATION
WEST



LEFT ELEVATION
EAST