



# 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) SiteDevelopmentReview

**Project Address** (Location) NW Corner of Alta Drive and Falcon Lane

**Project Name** Fire Station 103 **Proposed Use** Civic - Fire Station

**Assessor's Parcel #(s)** 138362011014 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing R-1 Proposed CV

**Additional Information** New Fire Station to replace the existing fire station located at Jones and Alta.

**Property Owner** City of Las Vegas **Contact** Elizabeth Duncan

**Address** 495 Sout Main Street **City** LV **State** NV **Zip** 89101

**E-mail** eduncan@LasVegasNevada.GOV **Phone** 702-229-5220

**Applicant** City of Las Vegas **Contact** Elizabeth Duncan

**Address** 495 South Main Street **City** LV **State** NV **Zip** 89101

**E-mail** eduncan@LasVegasNevada.GOV **Phone** 702-229-5220

**Representative** PGAL **Contact** Benjamin Girardin

**Address** 7373 Peak Drive **City** LV **State** NV **Zip** 89128

**E-mail** bgirardin@pgal.com **Phone** 702-435-4448

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** Teresa M Boyce

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

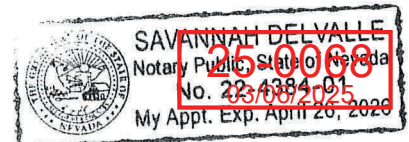
**Print Name** Teresa M Boyce

**Subscribed and sworn before me** State of Nevada County of Clark

This 27<sup>th</sup> day of February, 20 25

S Delvalle

Notary Public in and for said County and State





# 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

Project Address (Location) 5500 Alta Drive, Las Vegas, NV 89107

Project Name Fire Station 103 - Cross Access Modifications Proposed Use Unchanged

Assessor's Parcel #(s) 13836201013 Ward # 1

General Plan: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Zoning: Existing R-1 Proposed R-1

Additional Information This site is being submitted for work that needs to take place on site to accommodate the proposed Fire Station 103, which will be utilizing a portion of the existing site to access the newly created Fire Station site.

Property Owner Church Baptist Southern Red Rock Contact \_\_\_\_\_  
Address 5500 Alta Drive City Las Vegas State NV Zip 89107  
E-mail \_\_\_\_\_ Phone \_\_\_\_\_

Applicant City of Las Vegas Contact Elizabeth Duncan  
Address 495 South Main Street City Las Vegas State NV Zip 89101  
E-mail eduncan@LasVegasNevada.GOV Phone (702) 229-5220

Representative PGAL Contact Benjamin Girardin  
Address 7373 Peak Drive, Suite 170 City Las Vegas State NV Zip 89128  
E-mail bgirardin@pgal.com Phone (702) 435-4448

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 Nancy Morony

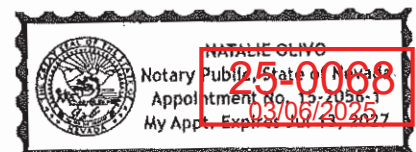
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Nancy Morony - Red Rock Southern Baptist Church

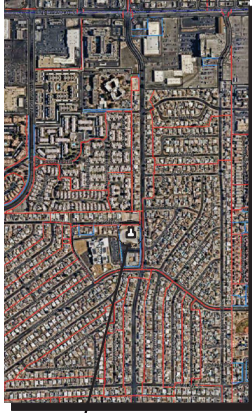
Subscribed and sworn before me

This 6th day of February, 20 25

Notary Public in and for said County and State







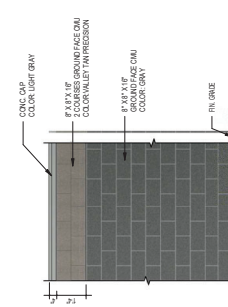
THIS SITE

LOCATION MAP | 1" = 1/2" (2)

MATERIAL LEGEND

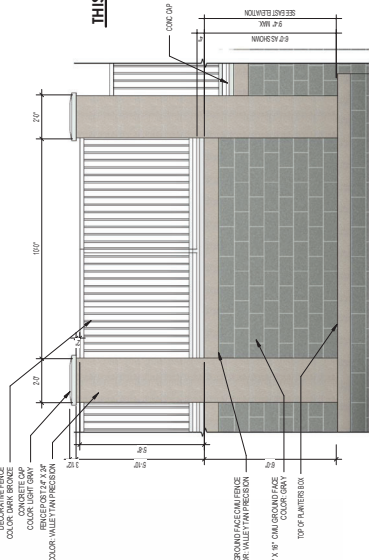


SITE INFORMATION	
PROJECT NAME	1007821.00
PROJECT LOCATION	CLV, NV
PROJECT STATUS	SCHEMATIC DESIGN
DATE OF ISSUE	03/05/2025
PROJECT NUMBER	1007821.00
SHEET TITLE	OVERALL SITE PLAN

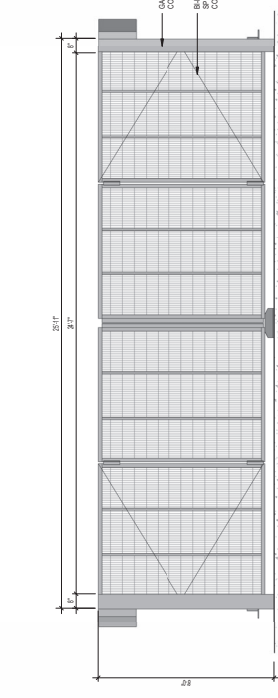


TYPICAL PERIMETER FENCE ELEVATION | 1/8" = 1' (B)

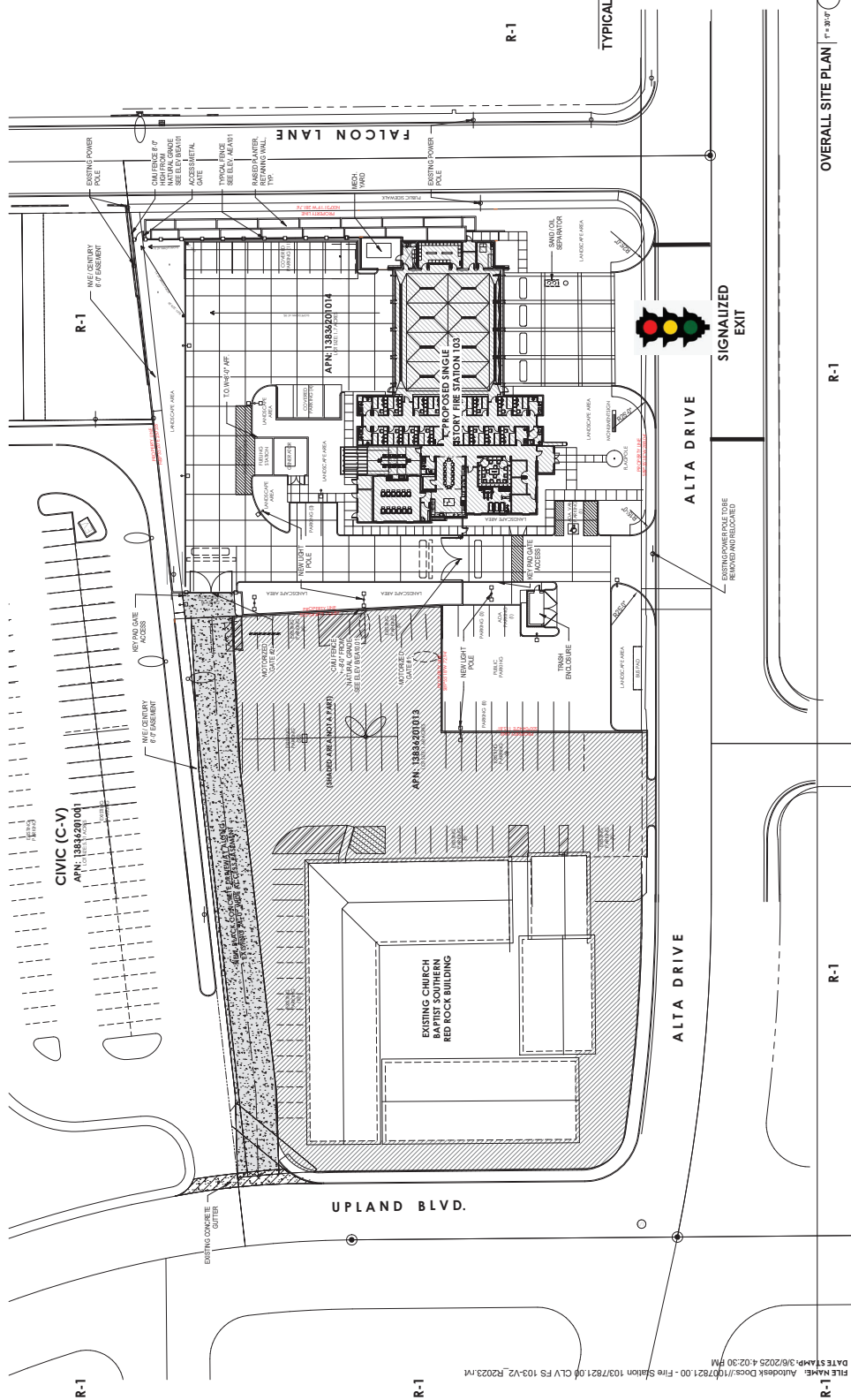
25-0068  
03/11/2025



TYPICAL FENCE ELEVATION ALONG FALCON LANE | 3/8" = 1' (A)



MOTORIZED VEHICULAR SECURITY GATE WITH ACCESS CONTROL



OVERALL SITE PLAN | 1" = 30' (1)

CLIENT

Client Name

Address 1

Address 2

T Phone

F Fax

ARCHITECT



PGAL, LLC

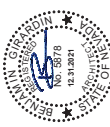
7373 PEAK DR, SUITE 170

LAS VEGAS, NV 89128

T 702.435.4448

F 702.435.4470

REGISTRATION  
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DRAWING HISTORY

PROJECT NAME  
CITY OF LAS VEGAS  
FIRE STATION 103

PROJECT LOCATION  
Alta Drive and  
Falcon Lane  
CLV, NV

PROJECT STATUS  
SCHEMATIC  
DESIGN

DATE OF ISSUE

03/05/2025

PROJECT NUMBER

1007821.00

SHEET TITLE

ENLARGED SITE  
PLAN

SHEET NUMBER

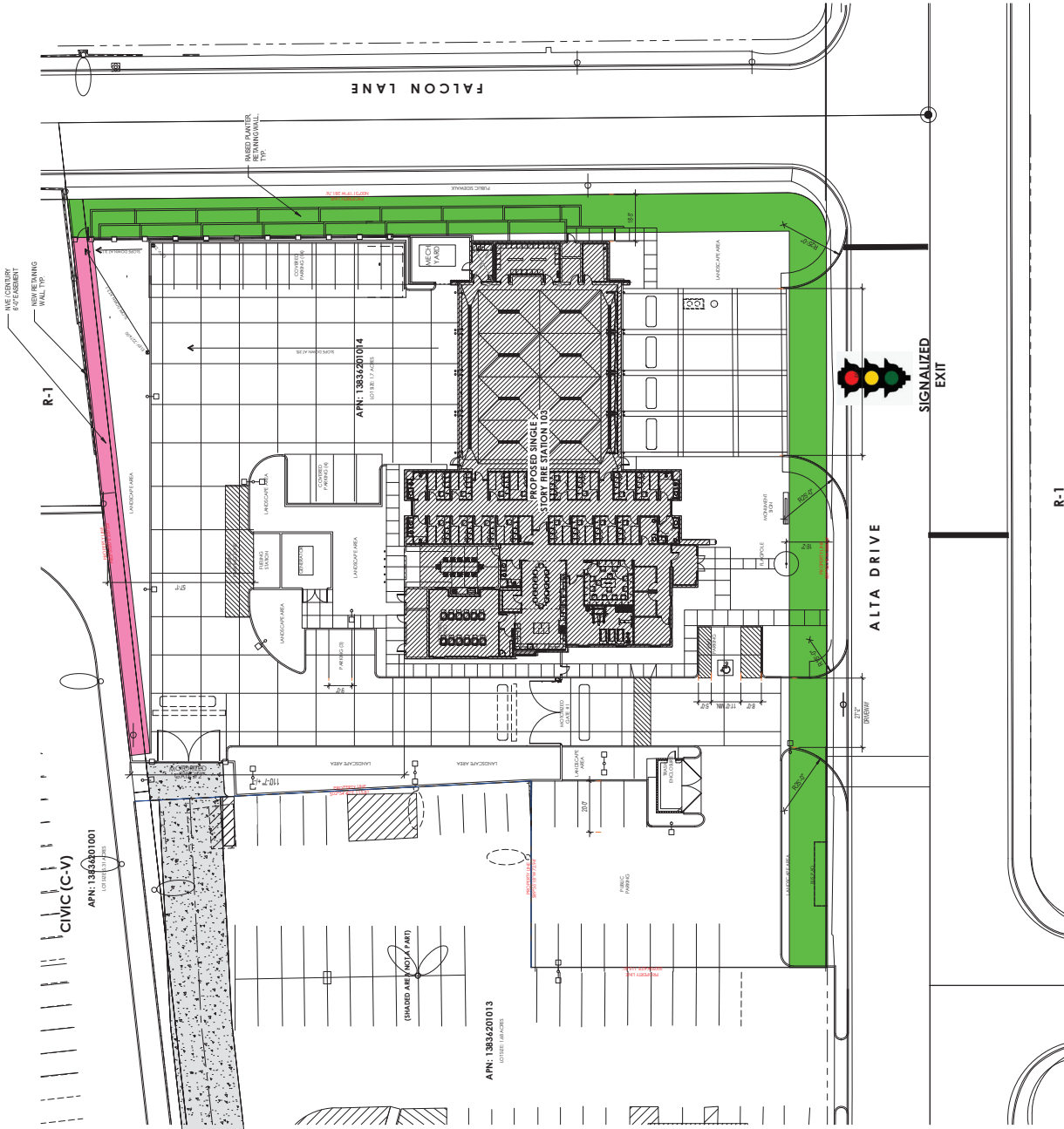
EA102

LEGEND:



1/3" MIN. LANDSCAPE ZONE TO MEET THE 1917 STANDARDS  
- MINIMUM 24" BOX TREES @ 20' INTERVAL ON CENTER WITH 4"  
- MINIMUM 12" BOX TREES @ 20' INTERVAL ON CENTER WITH 4"  
- WALL FINAL LANDSCAPE DESIGN TO MEET SOUTHERN  
NEVADA REGIONAL PLANT LIST.

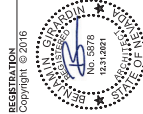
6'-0" MIN. LANDSCAPE BUFFERS TO BE PROVIDED



ENLARGED SITE PLAN | 1/8" = 1' - 0"



**PGAL, LLC**  
7373 PEAK DR. SUITE 170  
LAS VEGAS, NV 89128  
T 702 435 4448  
F 702 435 4470

[illegible]

**PROJECT NAME**  
**CITY OF LAS**  
**VEGAS**  
**FIRE STATION 103**

**PROJECT LOCATION**  
Alta Drive and  
Falcon Lane  
CLV, NV

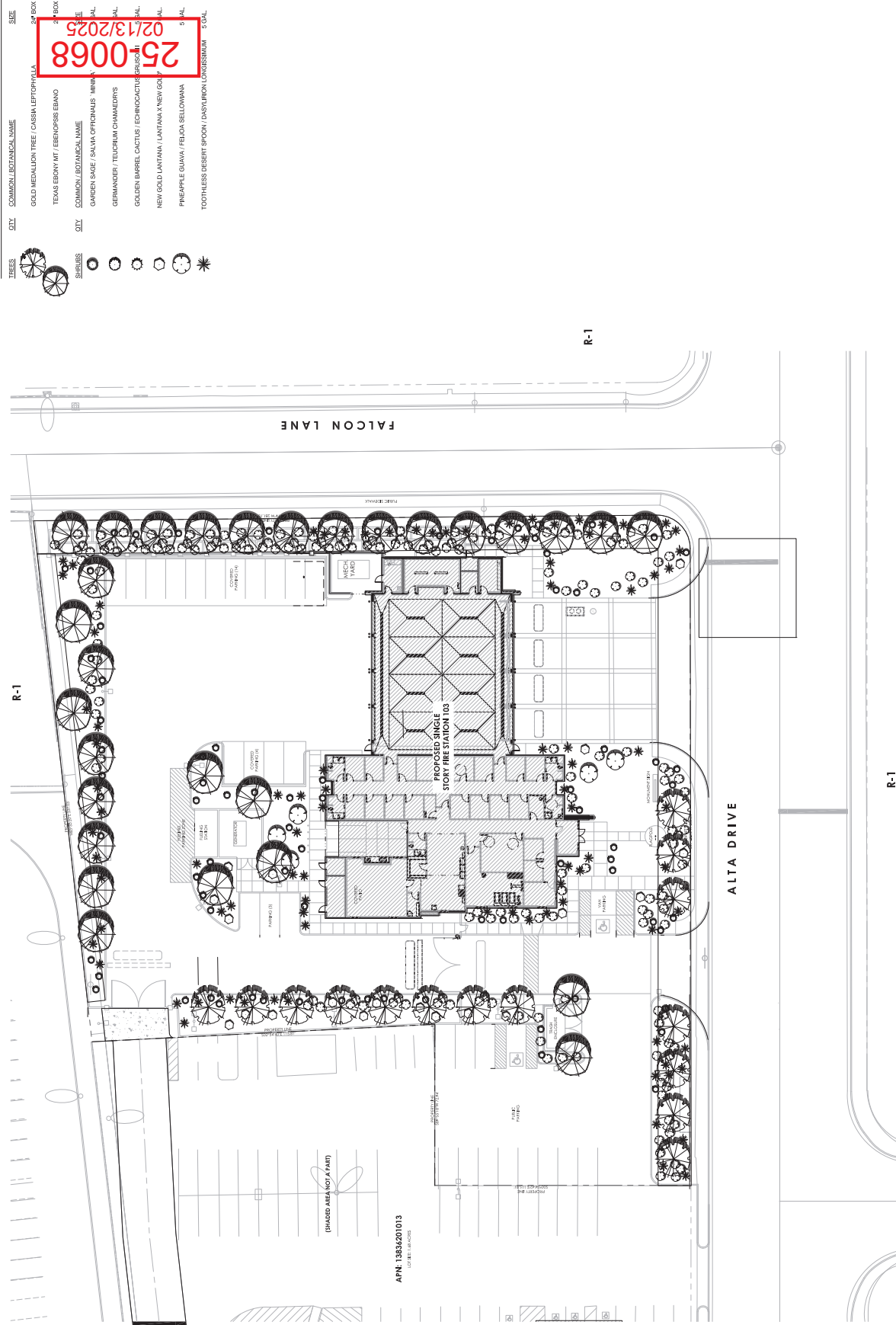
PROJECT STATUS  
SCHEMATIC  
DESIGN

DATE OF ISSUE  
02/13/2025  
PROJECT NUMBER

1007621.00  
SHEET TITLE  
LANDSCAPING  
PLAN

SHEET NUMBER

EAL01





**PGAL, LLC**  
7373 PEAK DR, SUITE 170  
LAS VEGAS, NV 89128  
T 702.435.4448  
F 702.435.4470

**PROJECT NAME**  
CITY OF LAS VEGAS  
FIRE STATION 103

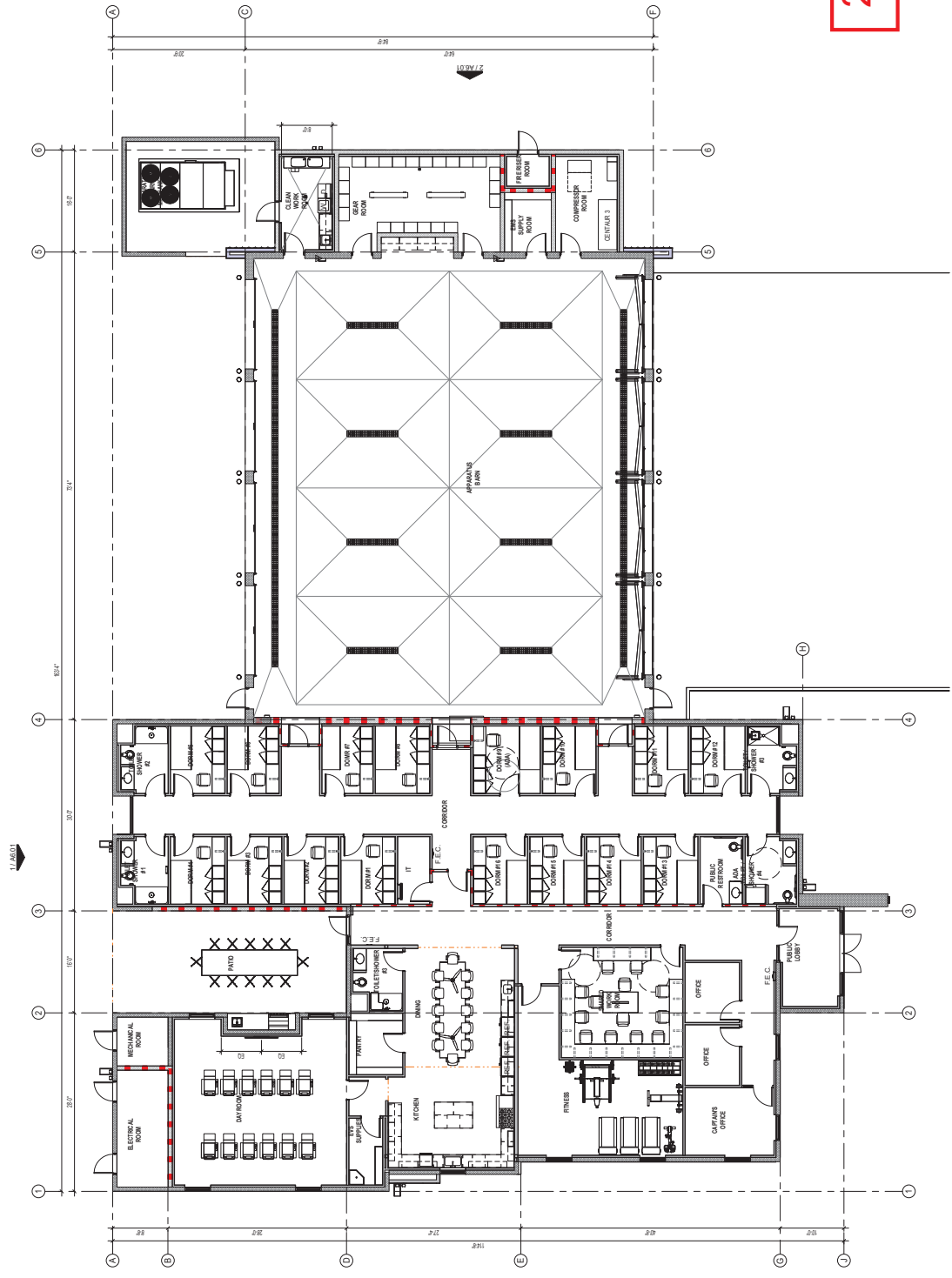
**PROJECT LOCATION**  
Alta Drive and  
Hawthorne Lane  
CLV, NV

**PROJECT STATUS**  
SCHEMATIC  
DESIGN

**DATE OF ISSUE**  
03/05/2025  
**PROJECT NUMBER**  
1007821.00  
**SHEET TITLE**  
OVERALL FLOOR  
PLAN

**SHEET NUMBER**  
EA201

**25-0068**  
03/11/2025



OVERALL FLOOR PLAN | 1/8" = 1'-0" | 1





VIEW AT ALTA DRIVE - SOUTHEAST

25-0068

03/11/2025



VIEW AT FALCON LANE - NORTHEAST

25-0068

03/11/2025





VIEW AT ALTA DRIVE - SOUTHWEST

25-0068

03/11/2025



PGAL, LLC  
7373 PEAK DR, SUITE 170  
LAS VEGAS, NV 89128  
T 702.435.4448  
F 702.435.4470

REGISTRATION  
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Professional Engineer  
No. 63778  
12-31-2021

PROJECT NAME  
CITY OF LAS VEGAS  
FIRE STATION 103

PROJECT LOCATION  
Alta Drive and  
Falcon Lane  
CLV, NV

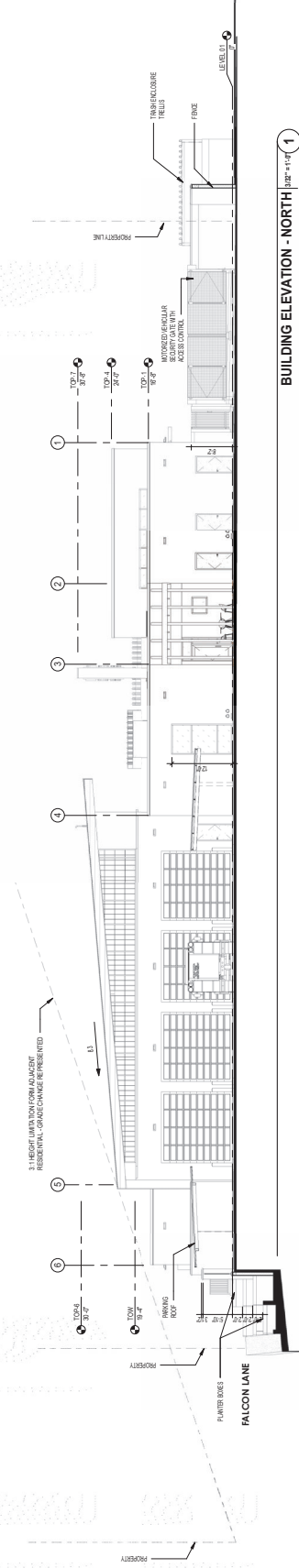
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SCHEMATIC  
DESIGN

DATE OF ISSUE  
03/05/2025

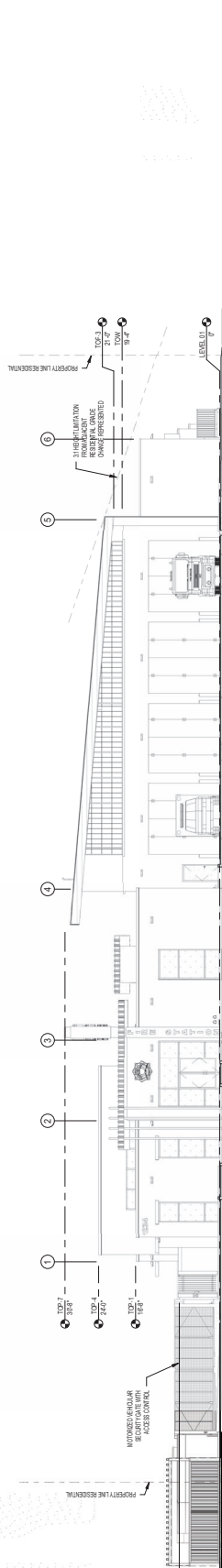
PROJECT NUMBER  
1007821.00

SHEET TITLE  
BUILDING  
ELEVATIONS

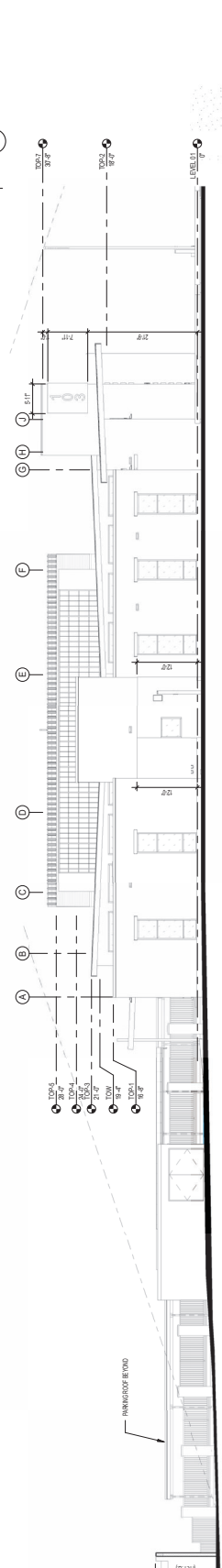
SHEET NUMBER  
EA501



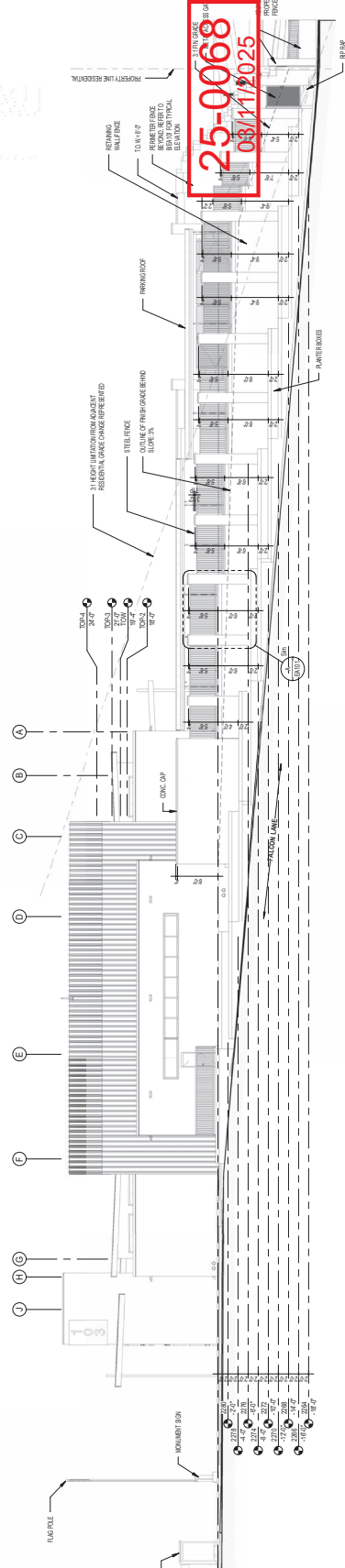
BUILDING ELEVATION - NORTH 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 1/8" = 1'-0"

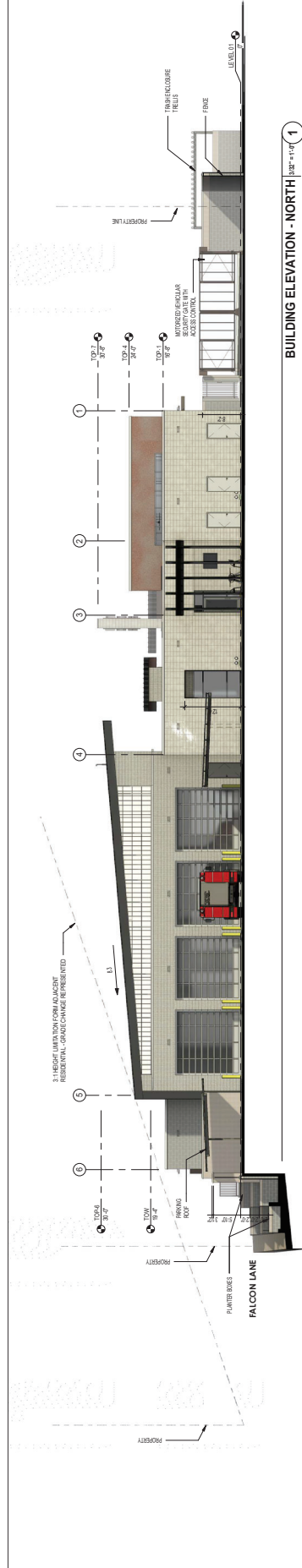


BUILDING ELEVATION - WEST 1/8" = 1'-0"

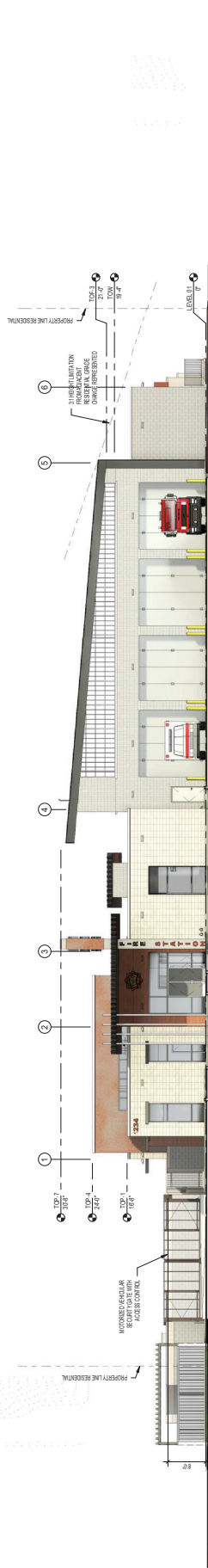


BUILDING ELEVATION - EAST 1/8" = 1'-0"

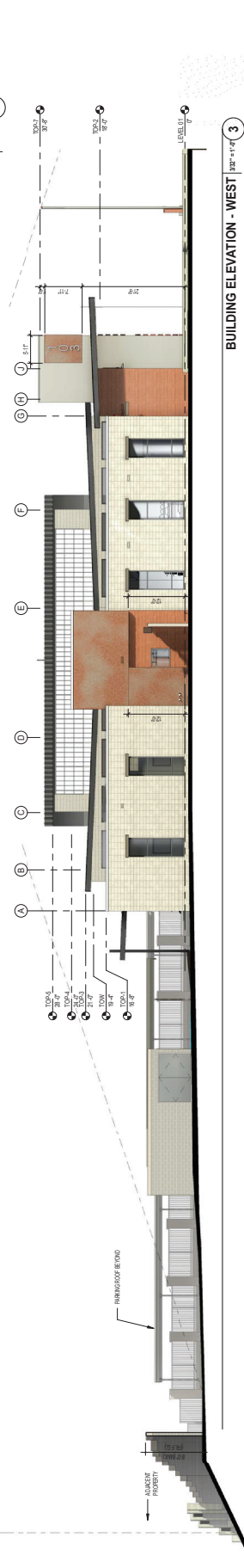
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03/11/2025



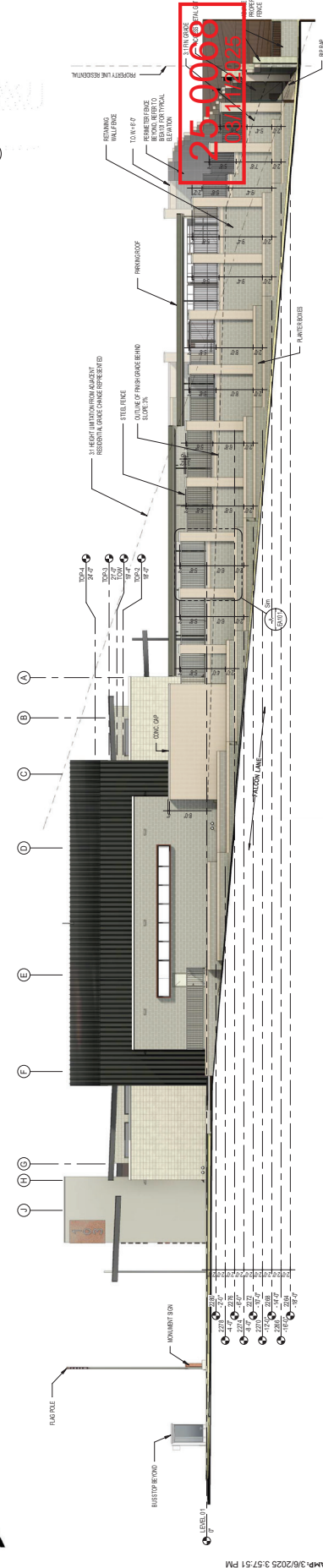
BUILDING ELEVATION - NORTH 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 1/8" = 1'-0"



BUILDING ELEVATION - WEST 1/8" = 1'-0"



BUILDING ELEVATION - EAST 1/8" = 1'-0"