



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

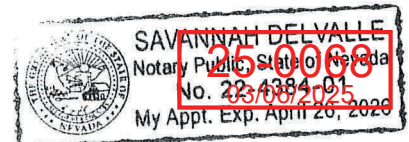
Print Name Teresa M Boyce

Subscribed and sworn before me State of Nevada County of Clark

This 27th day of February, 20 25

S Delvalle

Notary Public in and for said County and State





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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

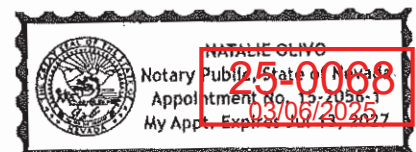
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

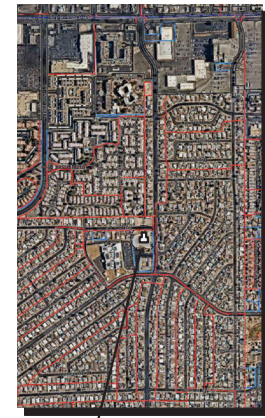
Print Name Nancy Morony - Red Rock Southern Baptist Church

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



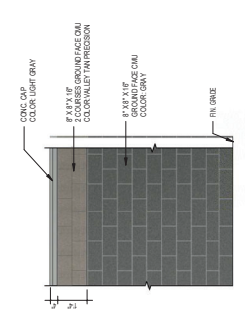
SITE INFORMATION

PROJECT NAME: 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: OVERALL SITE PLAN
SHEET NUMBER: EA101

REGISTRATION
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Professional Engineer
No. 8378
12.31.2021

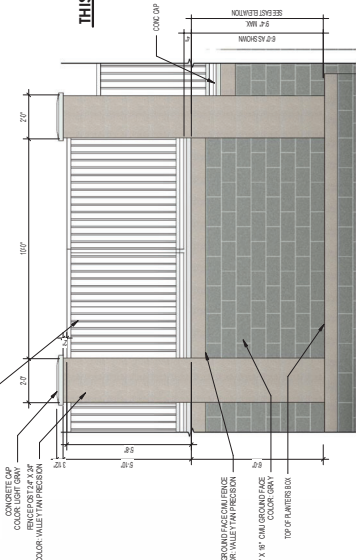
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	03/05/2025	SCHEMATIC DESIGN

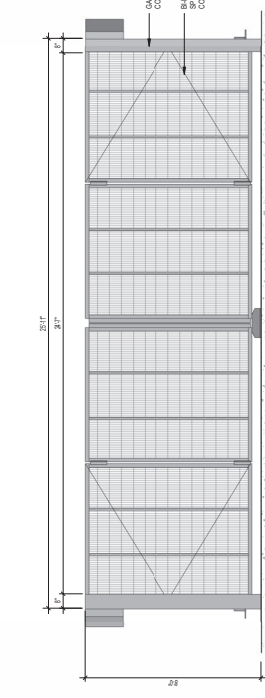


TYPICAL PERIMETER FENCE ELEVATION | 1/8" = 1'-0" (B)

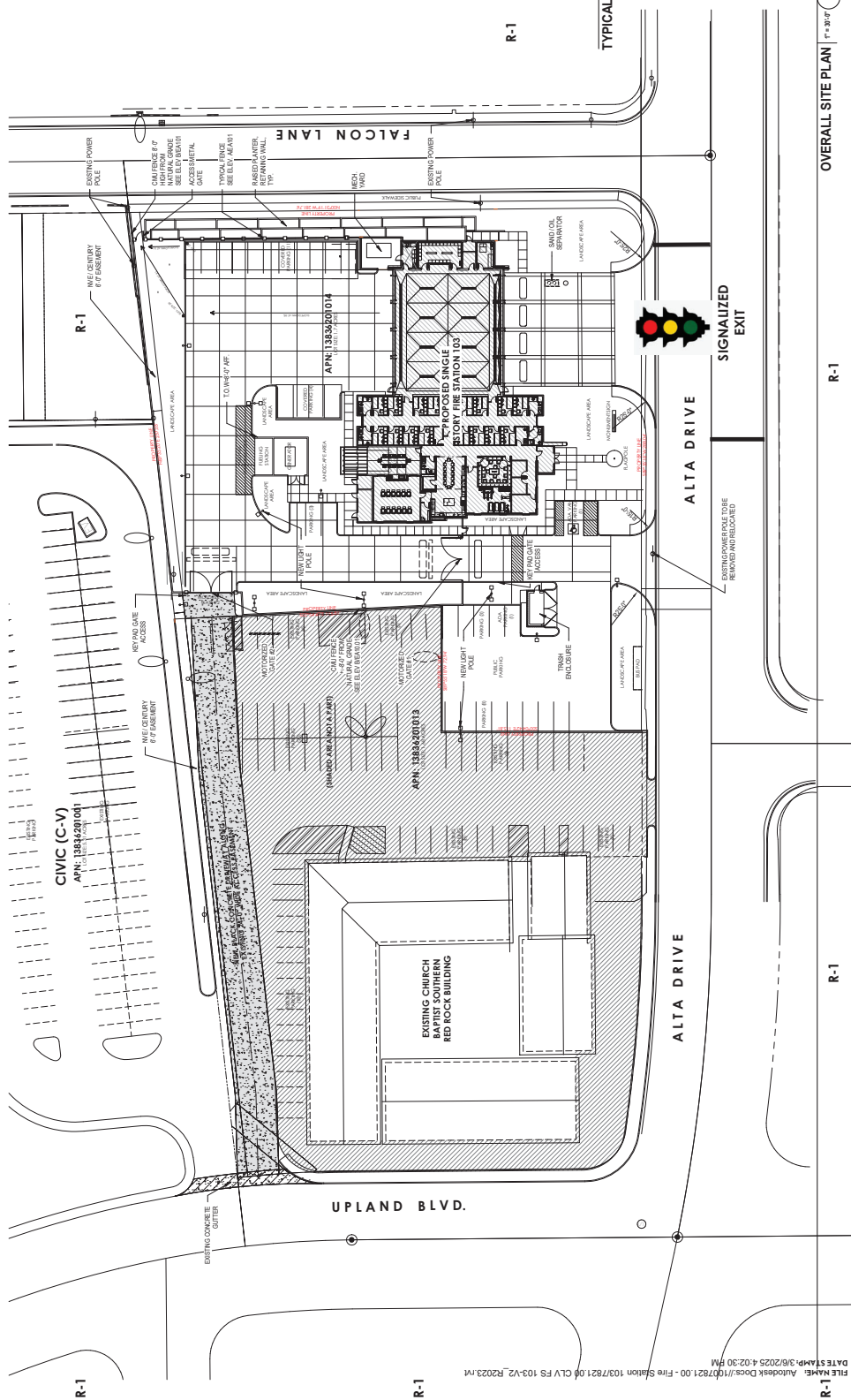
25-0068
03/11/2025



TYPICAL FENCE ELEVATION ALONG FALCON LANE | 3/8" = 1'-0" (A)



MOTORIZED VEHICULAR SECURITY GATE WITH ACCESS CONTROL



OVERALL SITE PLAN | 1" = 30'-0" (1)

R-1

R-1

R-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

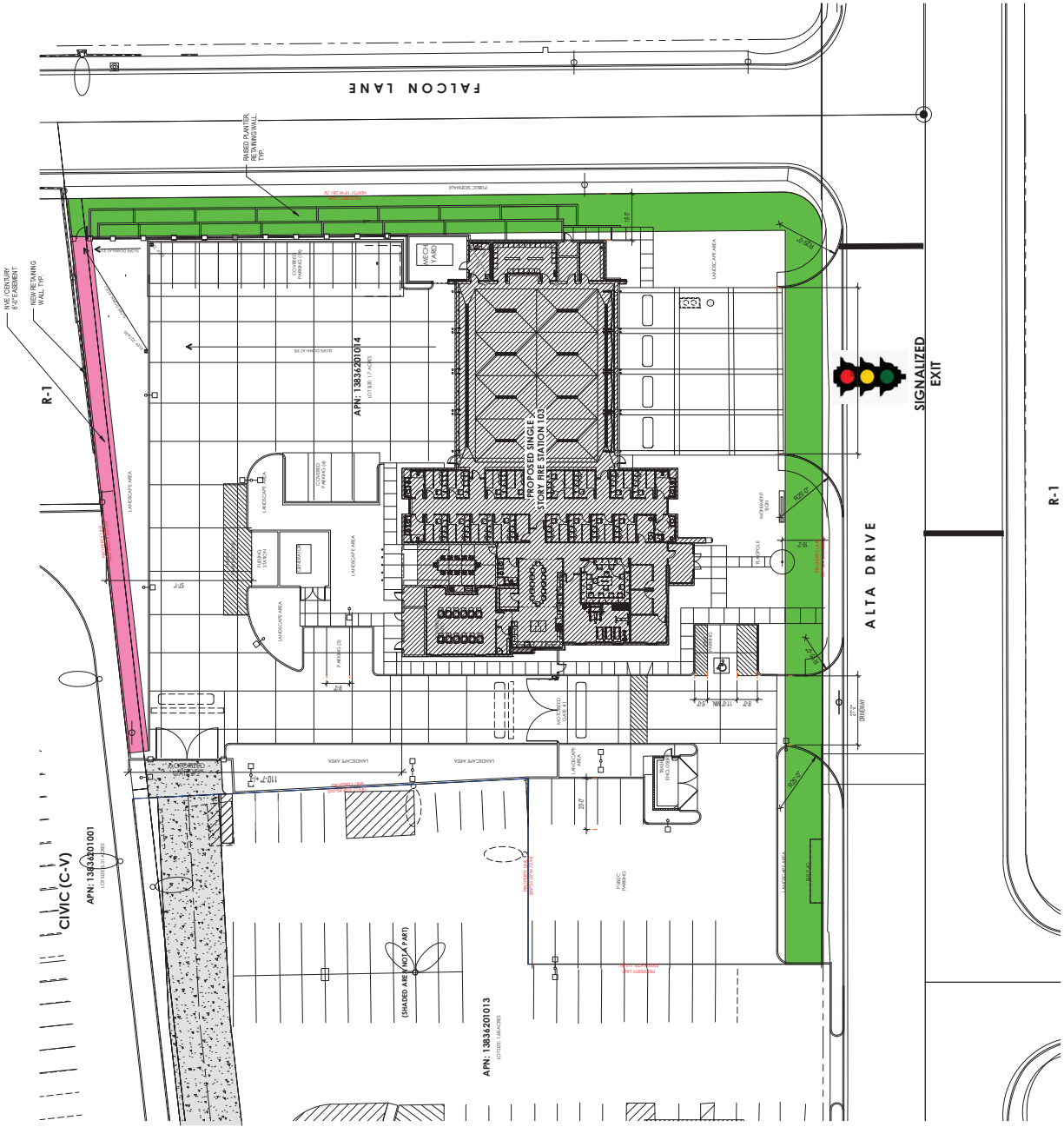
EA102

LEGEND:

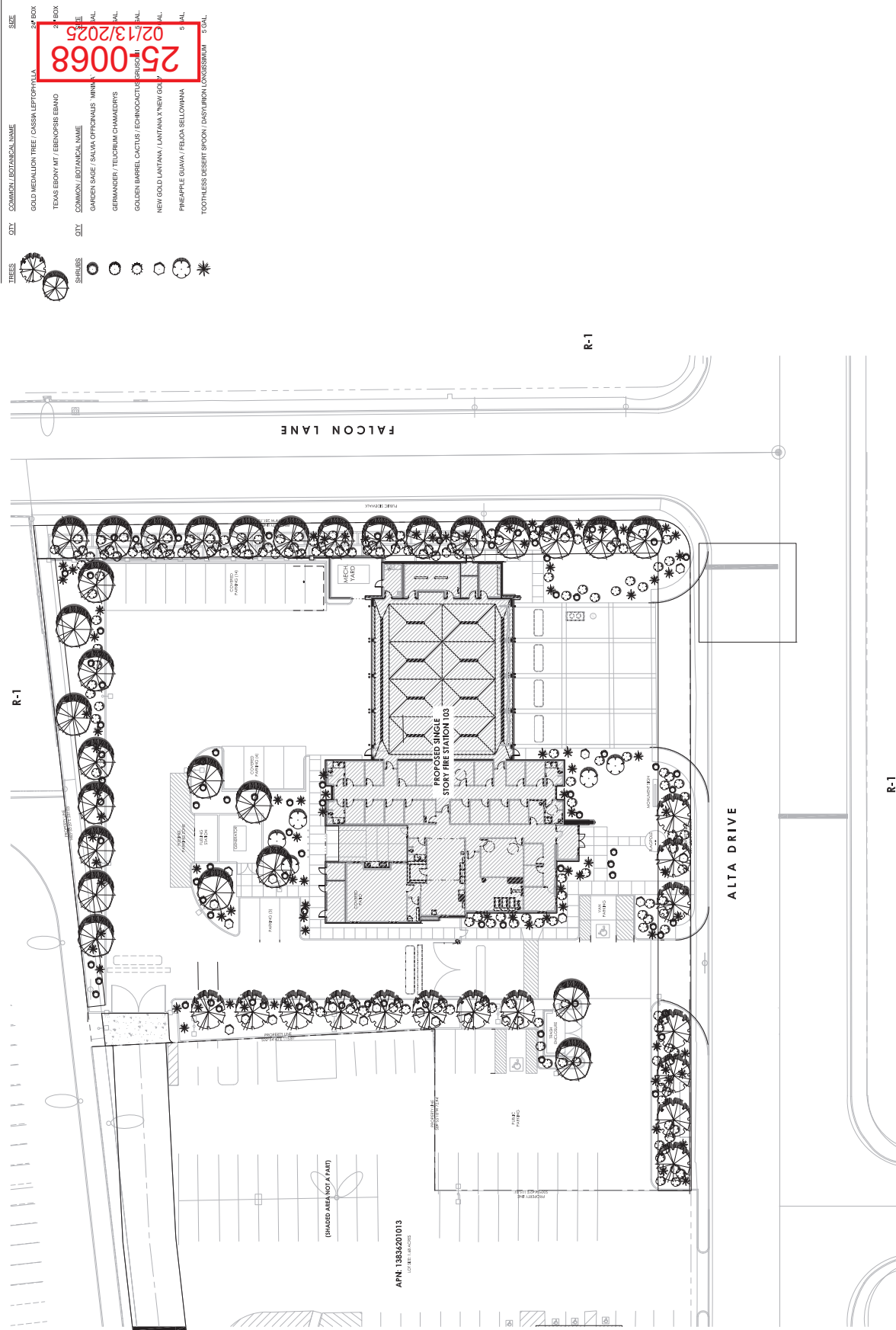


1/3" MIN. LANDSCAPE ZONE TO MEET THE 1917 STANDARDS
- MINIMUM 24" BOX TREES @ 20' INTERVAL ON CENTER WITH 4"
- MINIMUM 12" BOX TREES @ 20' INTERVAL ON CENTER WITH 4"
- WALL FINAL LANDSCAPE DESIGN TO MEET SOUTHERN
NEVADA REGIONAL PLANT LIST.

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



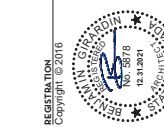
ENLARGED SITE PLAN | 1/8" = 1' - 20' x 1'





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

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PROJECT NAME
CITY OF LAS VEGAS
FIRE STATION 103

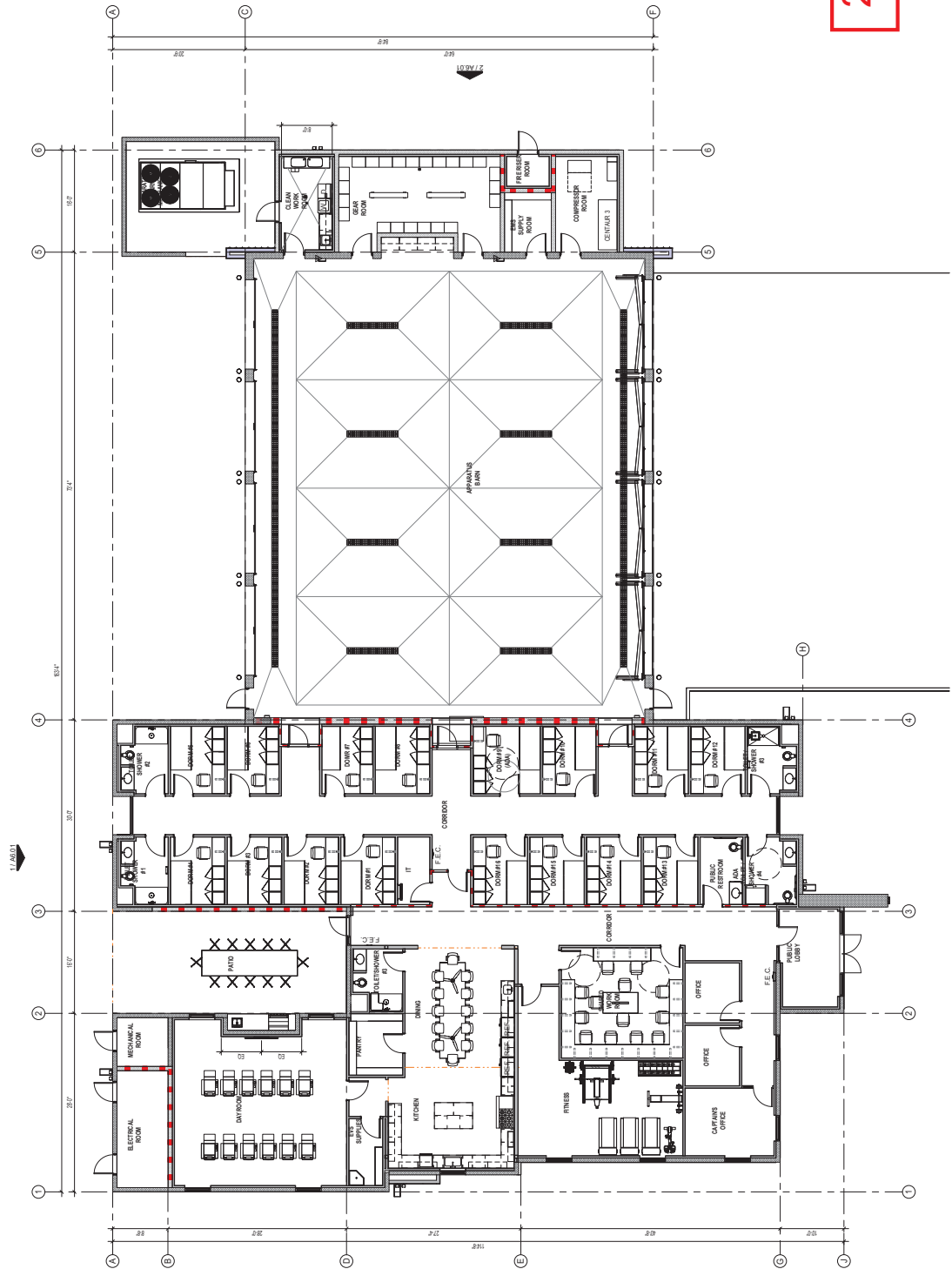
PROJECT LOCATION
Alta Drive and
Hawthorne Lane
CLV, NV

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



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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

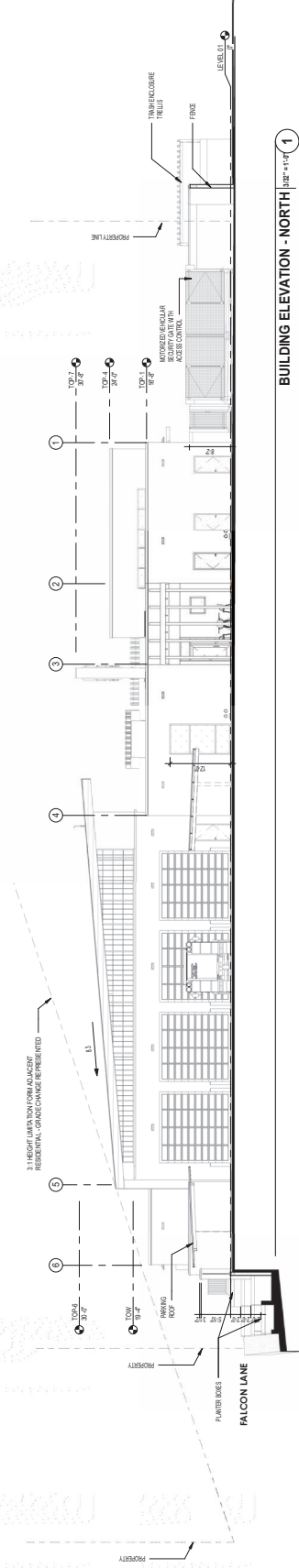
PROJECT STATUS
SCHEMATIC
DESIGN

DATE OF ISSUE
03/05/2025

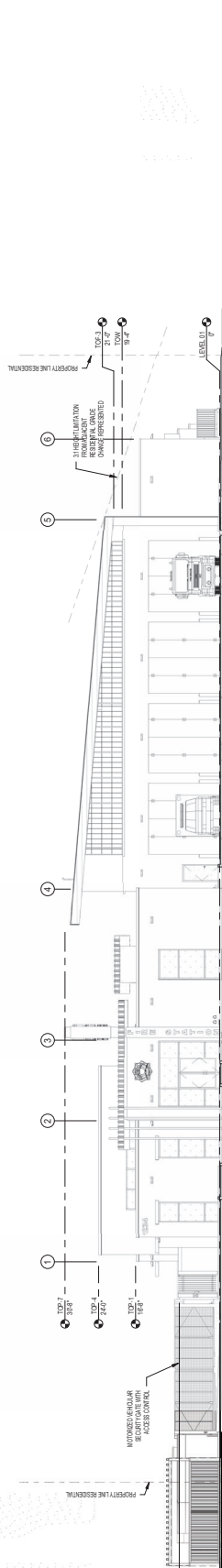
PROJECT NUMBER
1007821.00

SHEET TITLE
BUILDING
ELEVATIONS

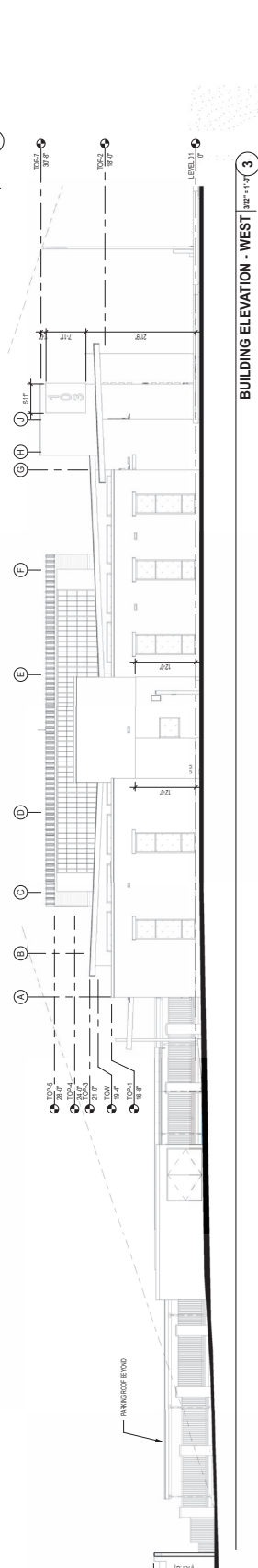
SHEET NUMBER
EA501



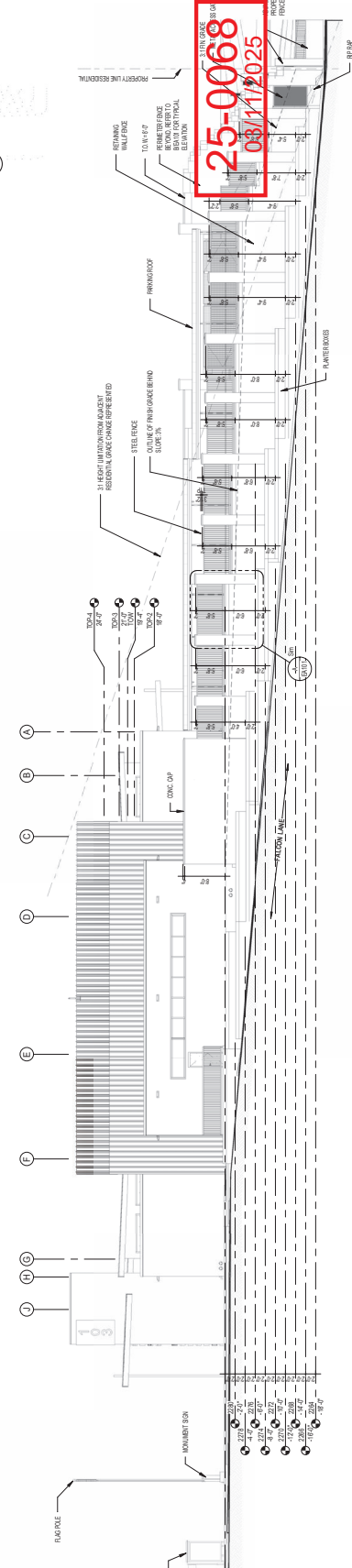
BUILDING ELEVATION - NORTH 1/8" = 1'-0"



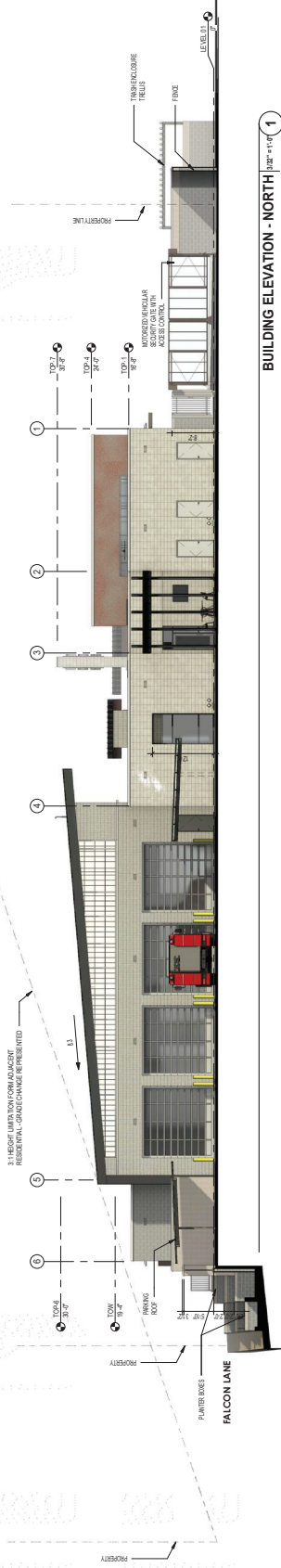
BUILDING ELEVATION - SOUTH 1/8" = 1'-0"



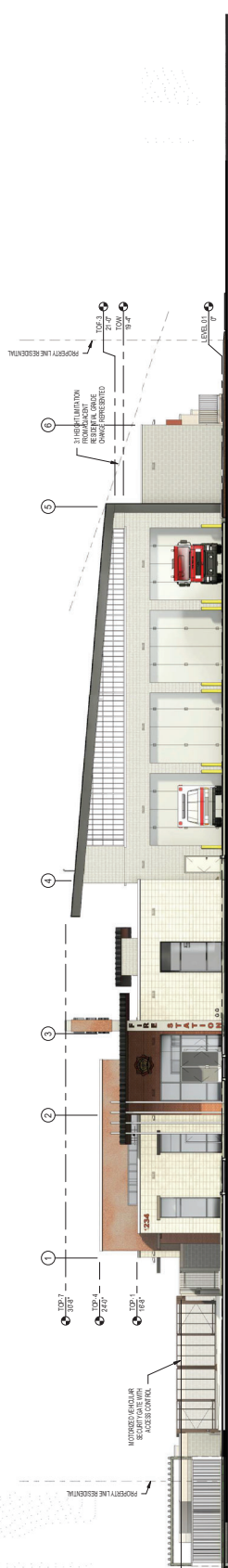
BUILDING ELEVATION - WEST 1/8" = 1'-0"



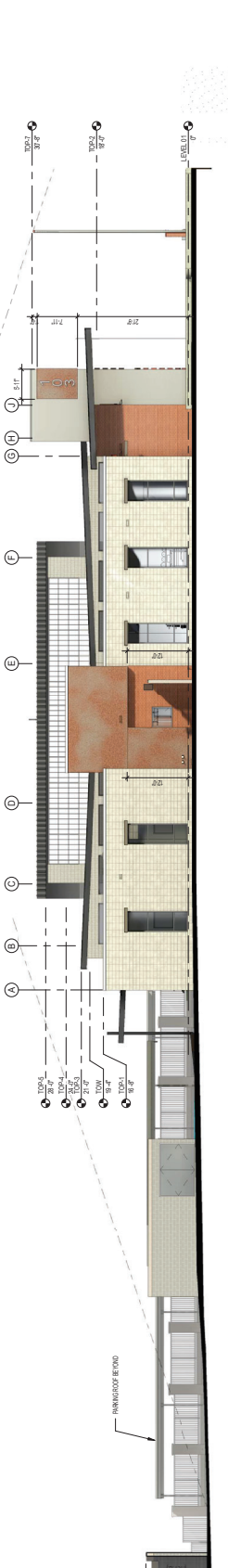
BUILDING ELEVATION - EAST 1/8" = 1'-0"



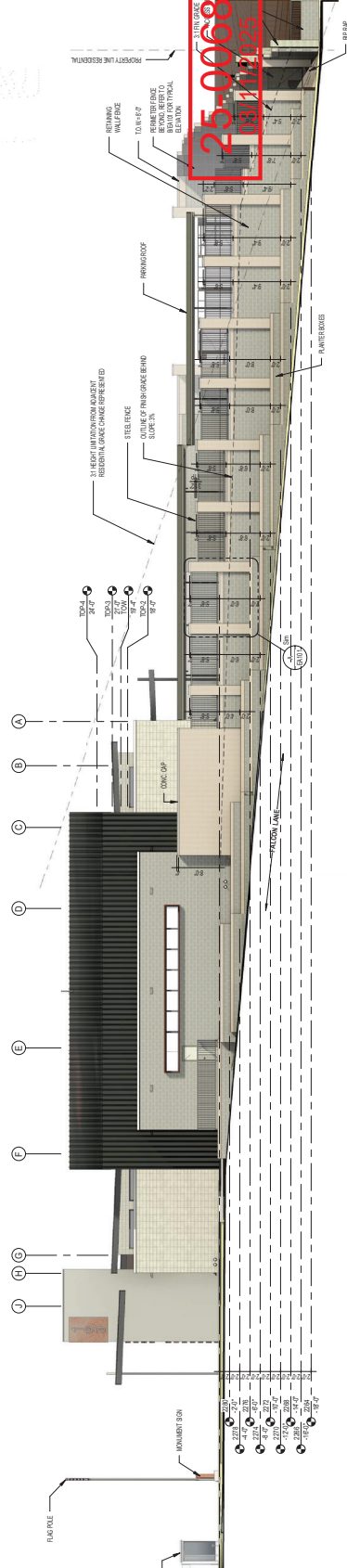
BUILDING ELEVATION - NORTH 3/25" = 1'-0"



BUILDING ELEVATION - SOUTH 3/25" = 1'-0"



BUILDING ELEVATION - WEST 3/25" = 1'-0"



BUILDING ELEVATION - EAST 3/25" = 1'-0"