

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@signcenters.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

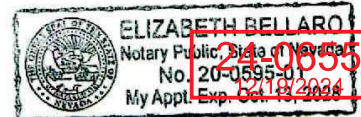
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Richard T. Crawford

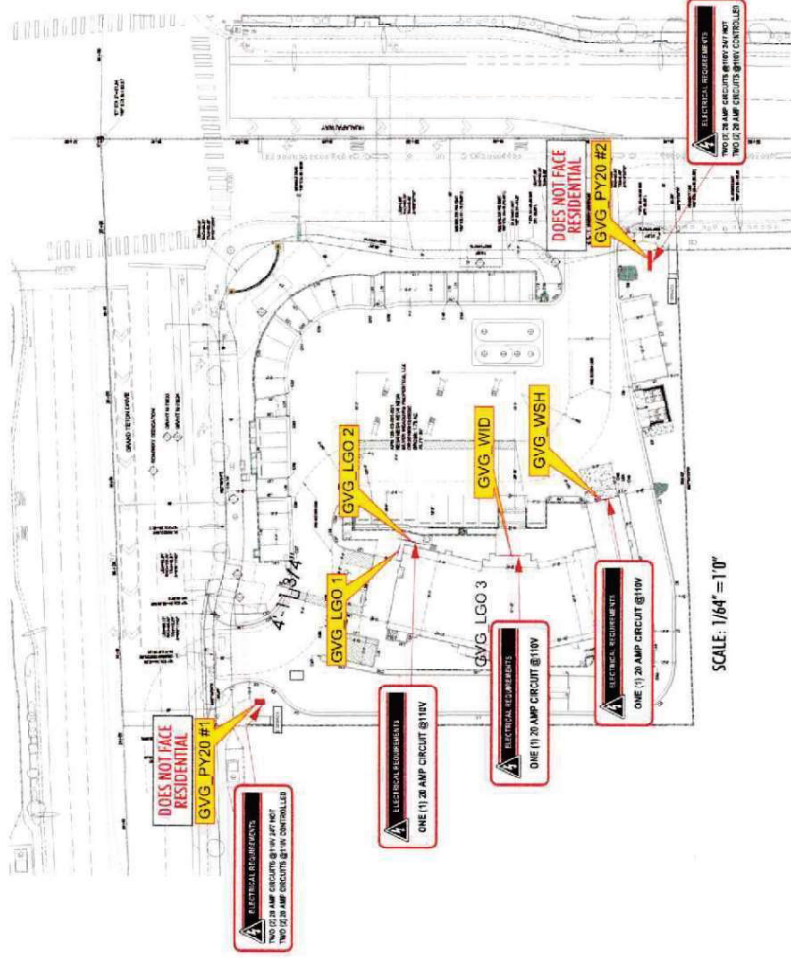
Subscribed and sworn before me

This 18th day of December, 2024

Notary Public in and for said County and State



EXTERIOR SIGNS PLAN SITE



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



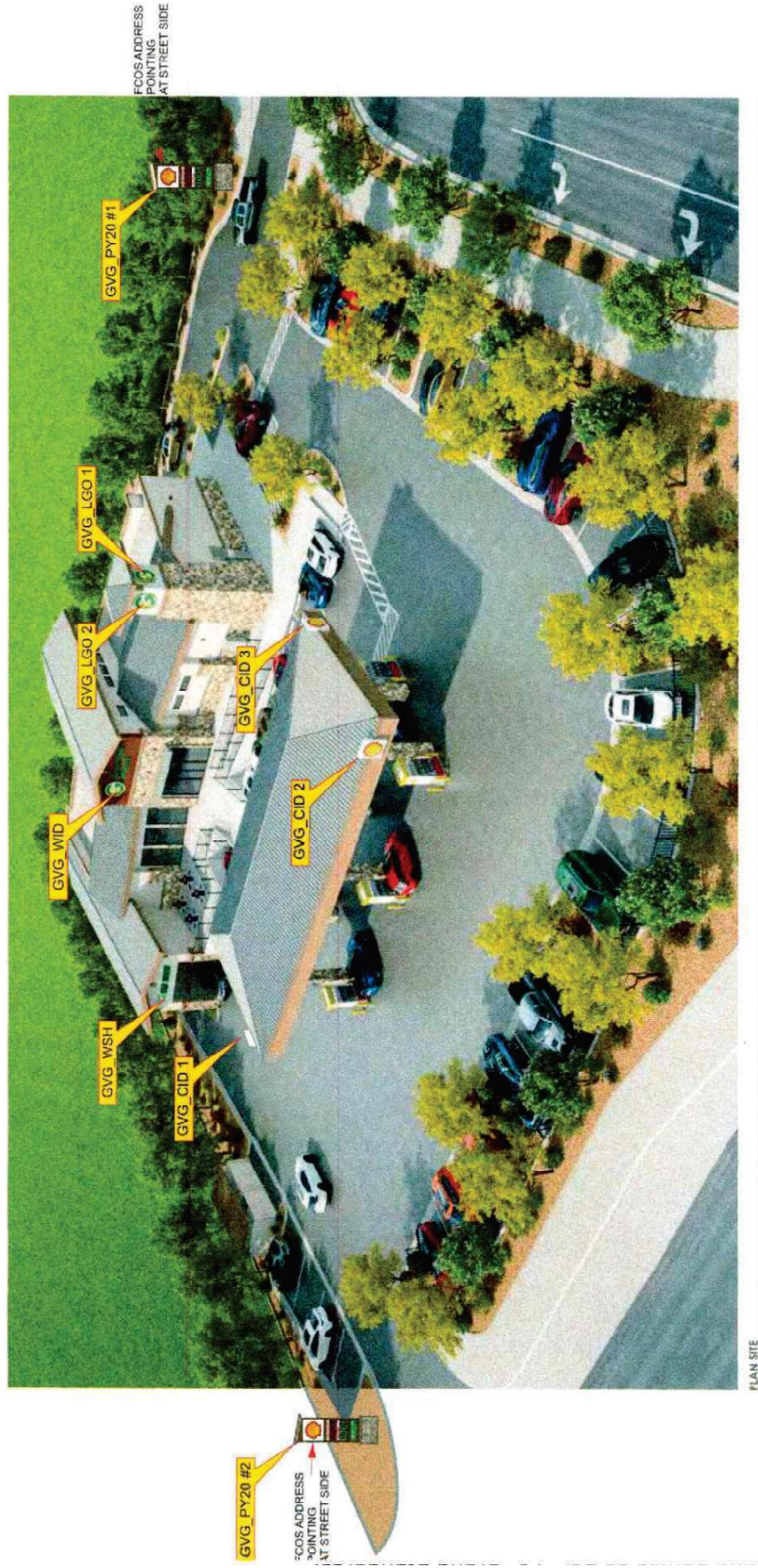
3D Centers

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:	<div>24-0655</div> <div>12/19/2024</div>	
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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SIGNS PLAN SITE CONCEPTUAL 3D RENDERING



3 YEARS WARRANTY

LICENSE NUMBERS:

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

CUSTOMER	GREEN VALLEY GROCERY #55	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 20
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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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

5'-0"

WALL

P4

V5

V6

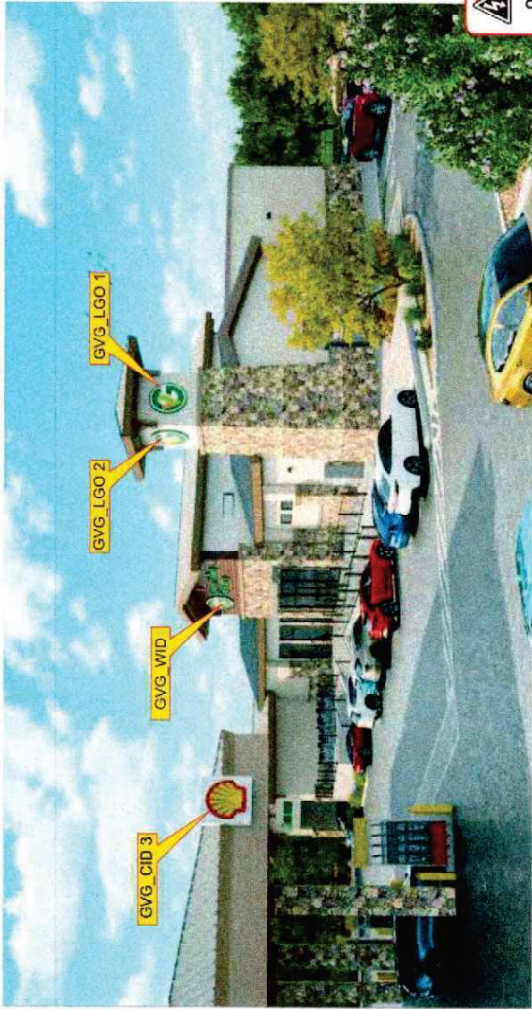
V7

1 1/2" STAND OFF

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"

5"

WALL

P4

V5

V6

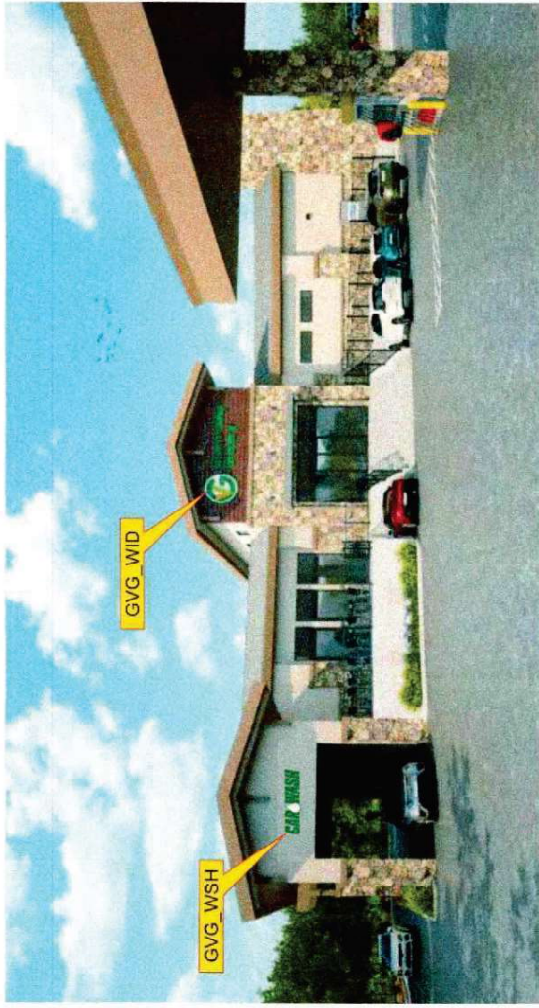
V7

GVG_WID

Green Valley Grocery

SIDE VIEW

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



CONCEPTUAL 3D RENDERING

LICENSE NUMBERS:

- AZ LCP# F00C340743
- CA LCP# 1044688
- NY 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			

24-0655

12/19/2024

ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

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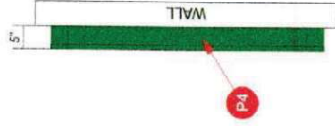
OPTION #2

GVG WSH

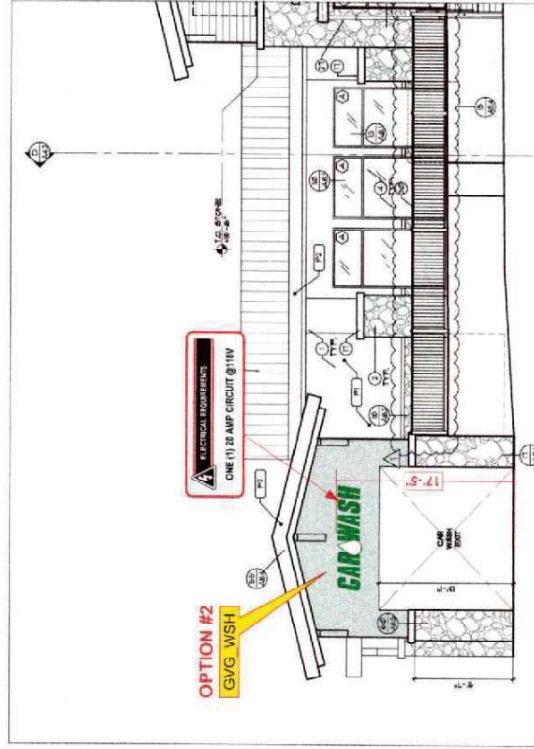


SIGN LAYOUT CHANNEL LETTERS QTY (1) / SCALE: 1" = 1'-0"

SIDE VIEW



CONCEPTUAL 3D RENDERING



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

License Numbers:
 AZ LIC# ROC340143 • CA LIC# 1044883
 NV LIC# 88911 • TX LIC# 19115

CUSTOMER	GREEN VALLEY GROCERY #25
ADDRESS	NWC HUALAPAI & GRAN TETON
CITY/STATE	LAS VEGAS, NV 89165
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

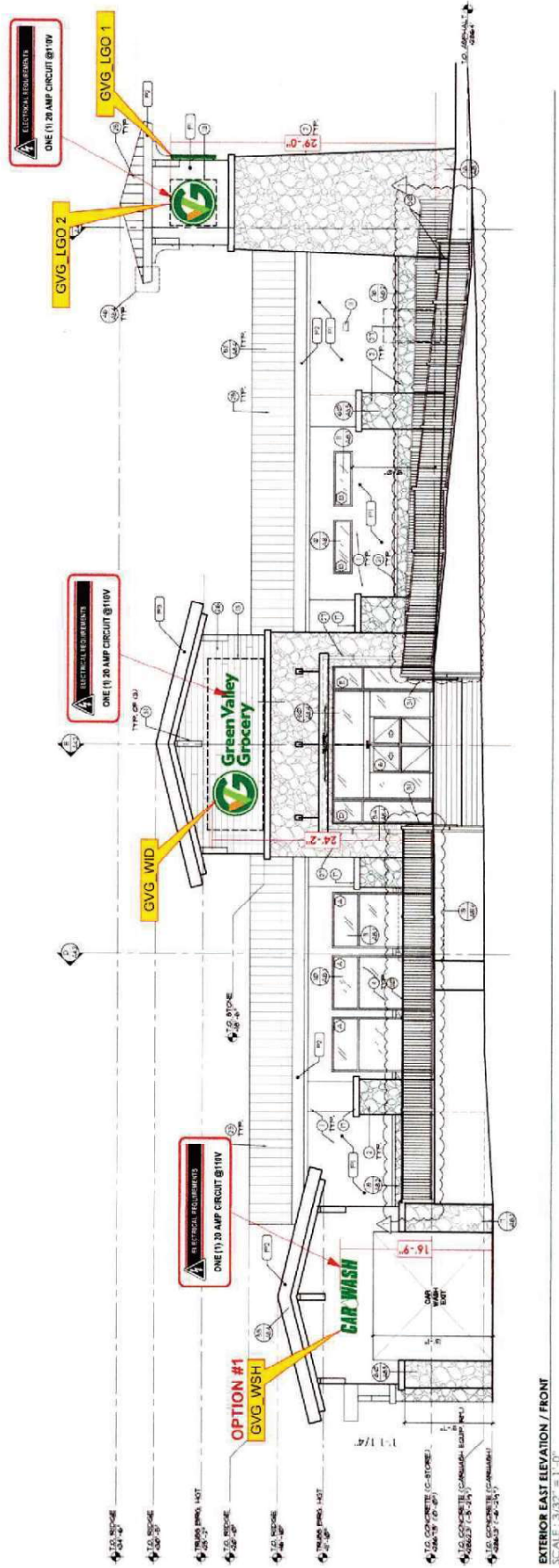
APPROVALS	
CUSTOMER	
LANDLORD	

NEW CONSTRUCTION PAGE 9

SPECIFICATIONS
 1. ALL SIGNAGE SHALL BE FABRICATED WITH
 2. ALL SIGNAGE SHALL BE FABRICATED WITH
 3. ALL SIGNAGE SHALL BE FABRICATED WITH
 4. ALL SIGNAGE SHALL BE FABRICATED WITH
 5. ALL SIGNAGE SHALL BE FABRICATED WITH

24-0655
 12/19/2024

EXTERIOR SIGNS CONCEPTUAL RENDERING



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

Sign Centers

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

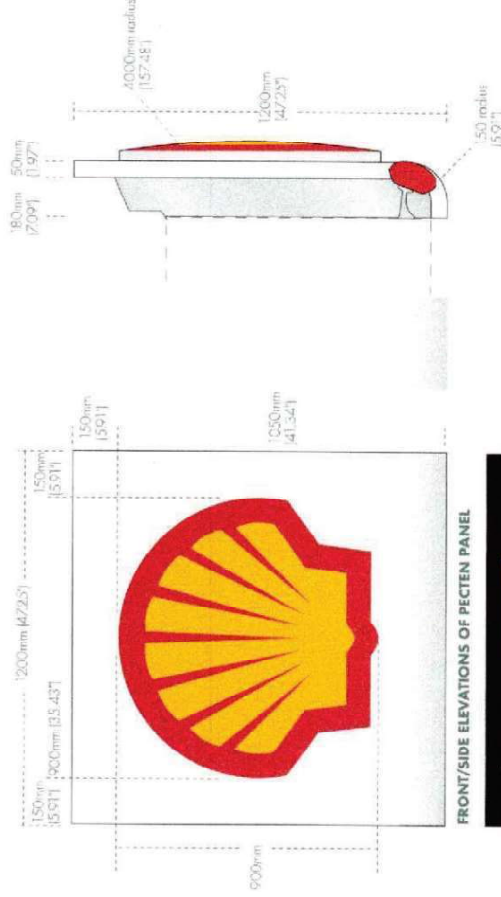
2.2.2 PECTEN PANEL

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

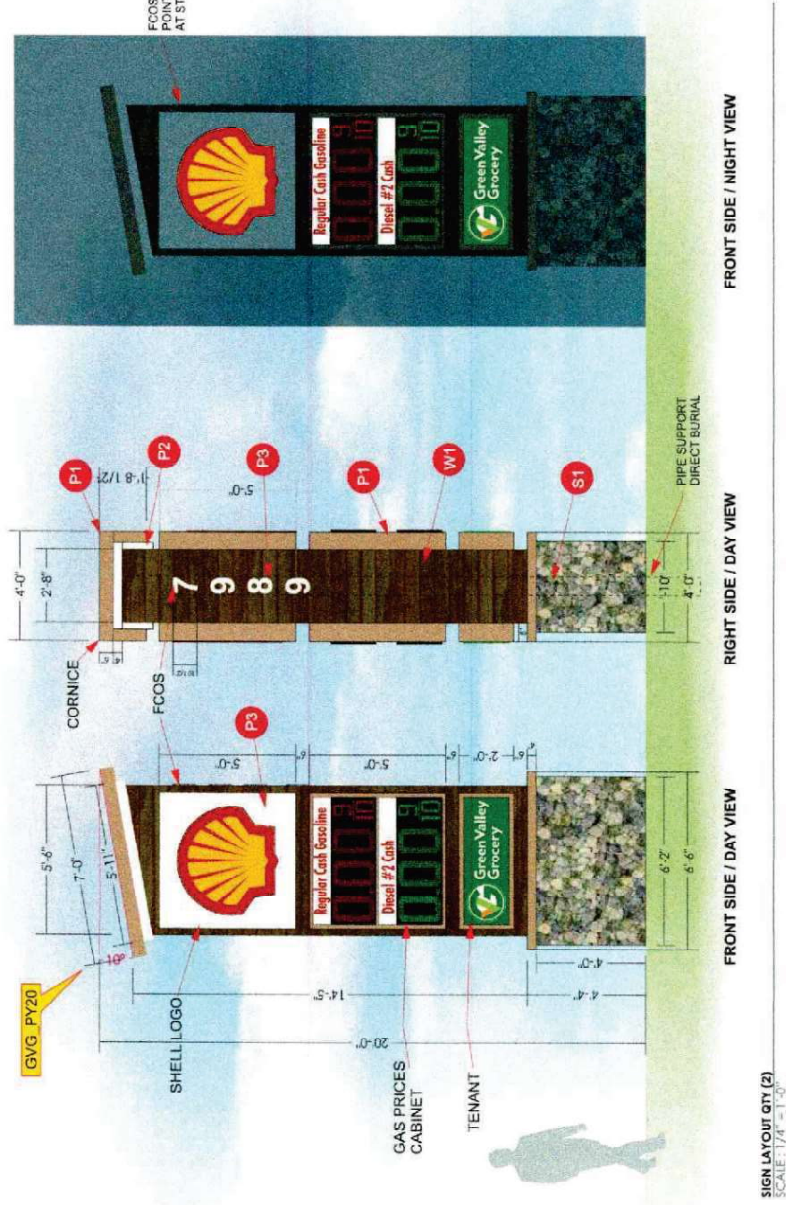
TWO (2) 20 AMP CIRCUITS @110V 240V HOT
TWO (2) 20 AMP CIRCUITS @110V CONTROLLED

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"

FRONT SIDE / NIGHT VIEW

RIGHT SIDE / DAY VIEW

FRONT SIDE / DAY VIEW

FCOS ADDRESS
POINTING
AT STREET SIDE

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 :		③ SPECIFICATIONS	
CITY / STATE	LAS VEGAS, NV 89166	DESIGNER	JUSTIN MILLER	R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH		LANDLORD :		④ MATERIALS	
DATE	04/25/24	SALES REP	JUSTIN MILLER	R6 10.10.24 ADD ELECTRIC DETAILS				⑤ FINISHES	

24-0655
12/19/2023

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

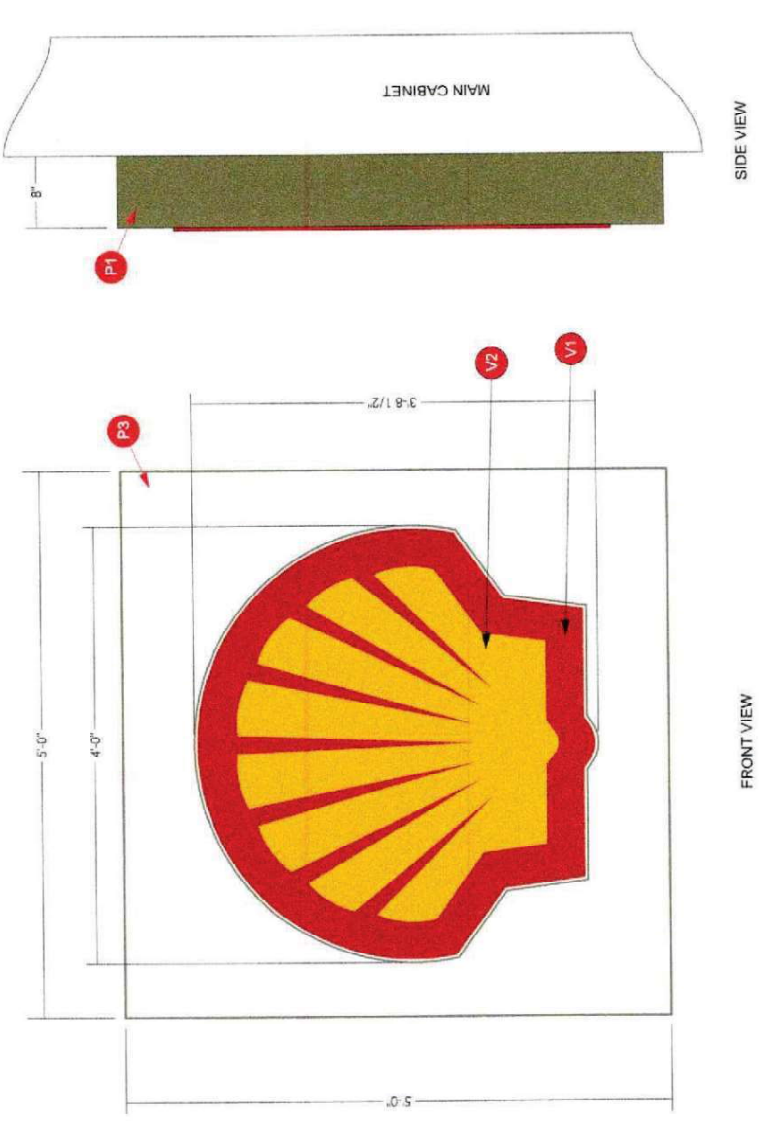
COLOR SCHEDULE

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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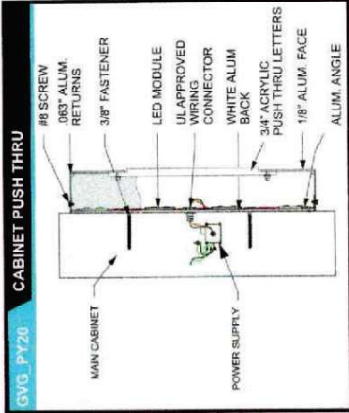
GVG_PY26

DETAILS TENANT CABINET

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
- 2 SD SURFACE VINYL V3
- RETURNS: 8" DEEP, FINISH P1
- 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_PY26

COLOR SCHEDULE

PAINT

P1: (TBD) (MATCH BUILDING SPECS)

VINYL

V3: 3M WHITE DIFUSER

V5: 3M 3630-76 HOLLY GREEN

V6: 3M 3630-106 BRILLIANT GREEN

V7: 3M 3630-74 KUNQUAT ORANGE



ELECTRICAL REQUIREMENTS

ONE (1) 20 AMP CIRCUIT @110V

CUSTOMER		GREEN VALLEY GROCERY #95	QUOTE NUMBER	QT 001	REVISIONS	APPROVALS	NEW CONSTRUCTION	PAGE 5
ADDRESS		NVC HUALAPAI & GRAN TETON	CONTACT		R4 09.09.24 ADD OPTIONS SIGN BYG-WSH	CUSTOMER :		<div><div><div><div>24-0055</div><div>12/19/2024</div></div></div><div><div>SPECIFICATIONS</div><div>THESE SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</div></div></div>
CITY/ STATE		LAS VEGAS, NV 89166	DESIGNER		R5 09.12.24 UPDATE SPACE OPTIONS GVG-WSH	LANDLORD :		
DATE		04/25/24	SALES REP		R6 10.10.24 ADD ELECTRIC DETAILS			
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Sign Centers

3

LICENSE NUMBERS:
AZ LIC# ROC340743 • CA LIC# 1044993
NV LIC# 89911 • TX LIC# 19115

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

24-0655
12/19/2024