



# 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) At Constantinople, near Buffalo; Wayne Bunker Park: 7351 W. Alexander Rd., Las Vegas, NV 89129

**Project Name** Pickleball Complex at Wayne Bunker Park **Proposed Use** C-V, PR-OS

**Assessor's Parcel #(s)** 3810101006, 13810101019 **Ward #** 4

**General Plan:** Existing C-V, (U(R)) Proposed \_\_\_\_\_ **Zoning:** Existing C-V, (U(R)) Proposed C-V, PR-OS

**Additional Information** The City of Las Vegas (owner) is leasing Parcel 13810101019.

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

**Address** 495 S. Main Street **City** Las Vegas **State** NV **Zip** 89101

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

**Applicant** SLA Land Architects **Contact** Cassandra Dawes

**Address** 1700 W. Horizon Ridge Pkwy, Suite 203 **City** Henderson **State** NV **Zip** 89012

**E-mail** cassid@slaLandArchitects.com **Phone** 702-597-3108 ext. 13

**Representative** \_\_\_\_\_ **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

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** [Signature]

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

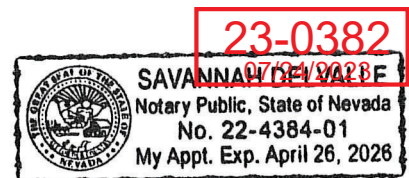
**Print Name** Terese M. Boyce

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

This 24th day of July, 2023

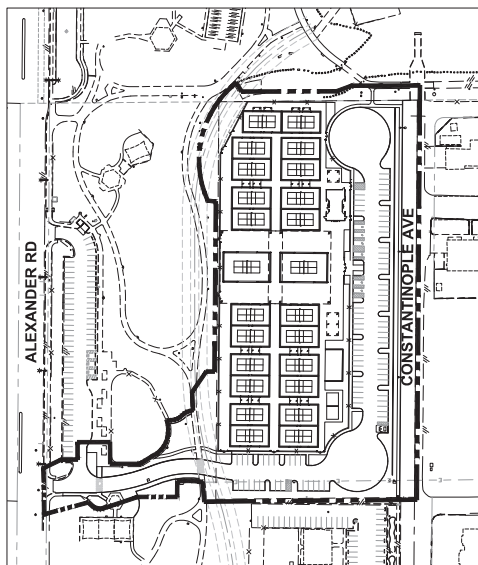
[Signature]

Notary Public in and for said County and State

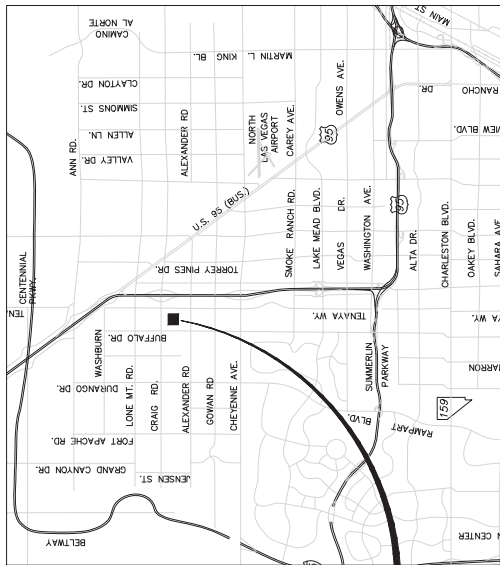




## SITE MAP



VICINITY MAP



## PROJECT SITE

23-0382  
11/01/2023







**ALEXANDER ROAD**

[illegible]

LANDSCAPE ELEMENTS SCHEDULE	
SYMBOL	DESCRIPTION
	DECORATIVE ROCK. INSTALL DECORATIVE ROCK IN ALL PLANTING AREAS. SIZE: 3/8" TO 1/2".
	DECORATIVE GRAVEL. INSTALL DECORATIVE GRAVEL IN ALL PLANTING AREAS. SIZE: 3/8" TO 1/2".
	DECORATIVE RUBBLE. 4" ROCK AT EXISTING SHALE. 4" MINIMUM DEPTH. COLOR TO MATCH DECORATIVE ROCK.
	SYNTHETIC TURF. COLOR: GREEN.
	EXISTING GRASS. PROTECT IN PLACE. REPAIR AND REPLACE AS NECESSARY WITH EXISTING GRASS.
	EXISTING LANDSCAPE. PROTECT IN PLACE. REPAIR DAMAGED PLANTS AND ROCK AS NECESSARY.

SITE FURNITURE SCHEDULE	
SYMBOL	DESCRIPTION
	BENCH, 6' LENGTH.
	COMBINED TABLE AND CHAIRS.
	DRINKING FOUNTAIN.
	FLAG POLE.
	BLEACHERS, 3 ROWS, 27' LONG.

## LANDSCAPE NOTES

- DECORATIVE ROCK SHALL BE INSTALLED IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE OTHERWISE NOTED. ROCK INSTALLATION SHALL INCLUDE PRE-EMERGENT HERBICIDE INSTALLED PRIOR TO AND AFTER THE ROCK INSTALLATION.
- ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- ALL PLANTS SHOWN ON THIS PLAN AND/OR IN THE PLANT SCHEDULE ABOVE ARE ON THE SOUTHERN NEVADA PLANNING COALITION REGIONAL PLANT LIST.

### SITE ANALYSIS:

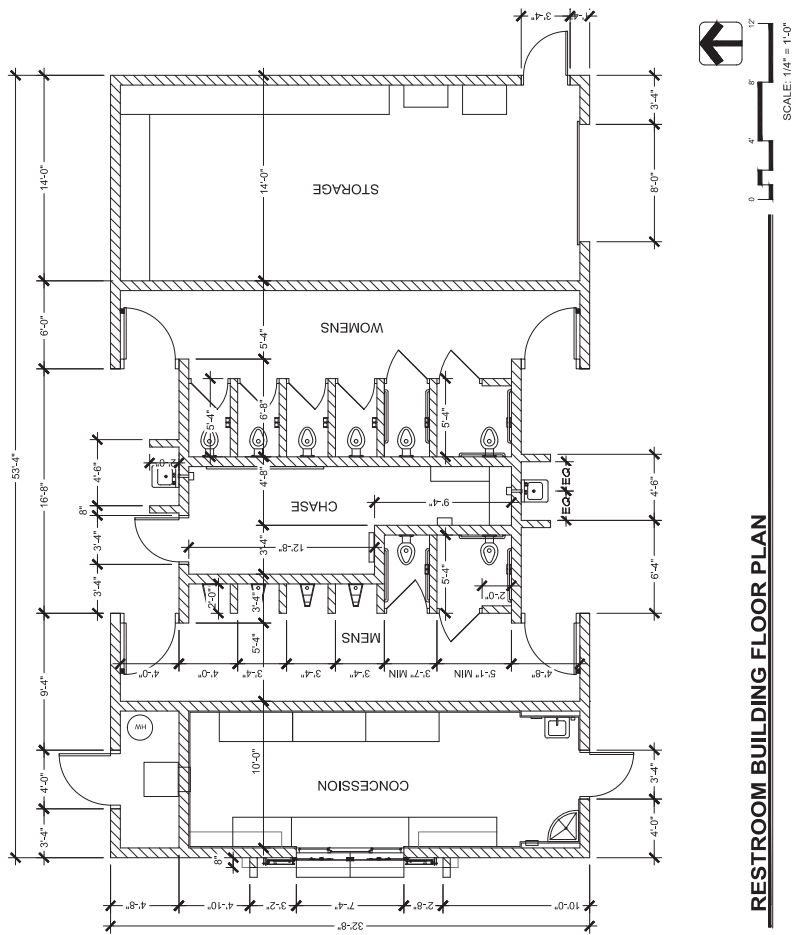
TOTAL LANDSCAPE AREA:	49,666 SQ
TOTAL SITE AREA (LIMIT OF WORK):	266,798 SQ



SCALE: 1" = 30'

### **OCCUPANCY INFORMATION**

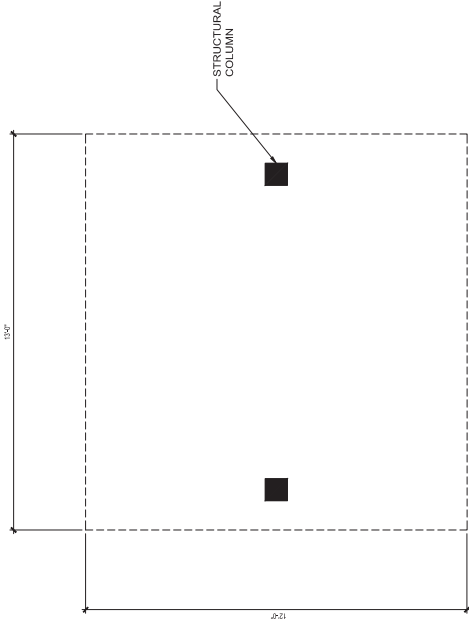
CONCESSION:	2 OCCUPANTS
STORAGE:	2 OCCUPANTS
WOMEN'S RESTROOM:	6 OCCUPANTS EACH
UTILITY CHASE:	1 OCCUPANT
MECHANICAL:	1 OCCUPANT
TOTAL OCCUPANCY:	18 OCCUPANTS



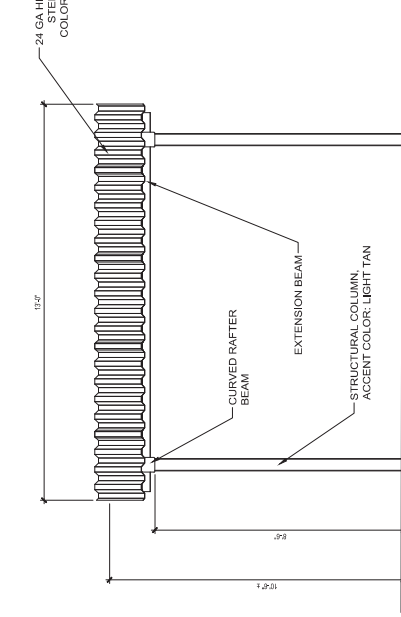
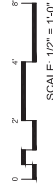
## **RESTROOM BUILDING FLOOR PLAN**

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

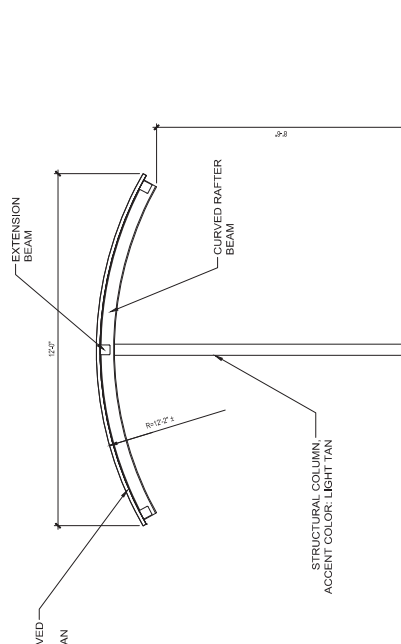
23-0382  
11/01/2023



13' x 12' SHADE STRUCTURE PLAN VIEW



13' x 12' SHADE STRUCTURE - EAST/ WEST ELEVATION



13' x 12' SHADE STRUCTURE - NORTH/ SOUTH ELEVATION



CITY OF LAS VEGAS	
PREPARED FOR	CLIENT
PROJECT	PROJECT
SUBMITTAL STAGE	CHECKED BY: CGD
DESIGNED BY: CD	DRAWN BY: CD
DATE: 10/18/2023	NO. DATE SHEET

A3.02

DRAWING NO.

PICKLEBALL COMPLEX  
AT WAYNE BUNKER PARK  
13' x 12' SHADE STRUCTURE

NOT FOR CONSTRUCTION

sla  
ARCHITECTS  
1700 W. HAWKINS RIDGE PKWY, SUITE 203, 702.297.2108  
HENDERSON NV 89012 www.slaarchitects.com

23-0382  
11/01/2023



PICKLEBALL COMPLEX  
AT WAYNE BUNKER PARK

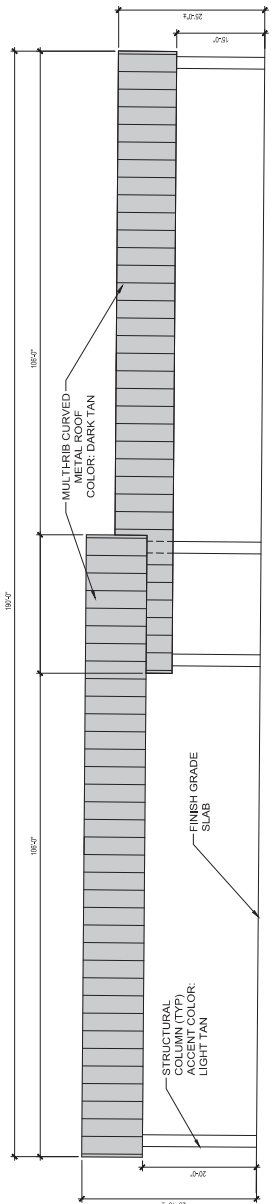
NOT FOR CONSTRUCTION

**SLAND ARCHITECTS**  
7700 W Horizon Ridge Pkwy, Suite 203  
Henderson NV 89012  
www.slandarchitects.com

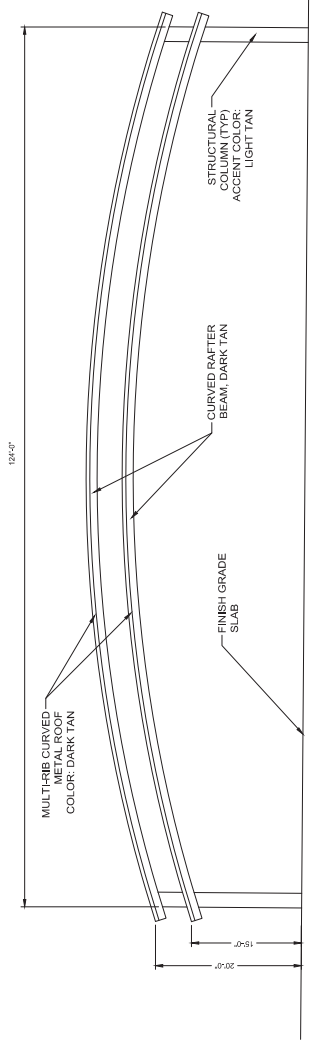
NO.	DATE	SHEET

REVISIONS

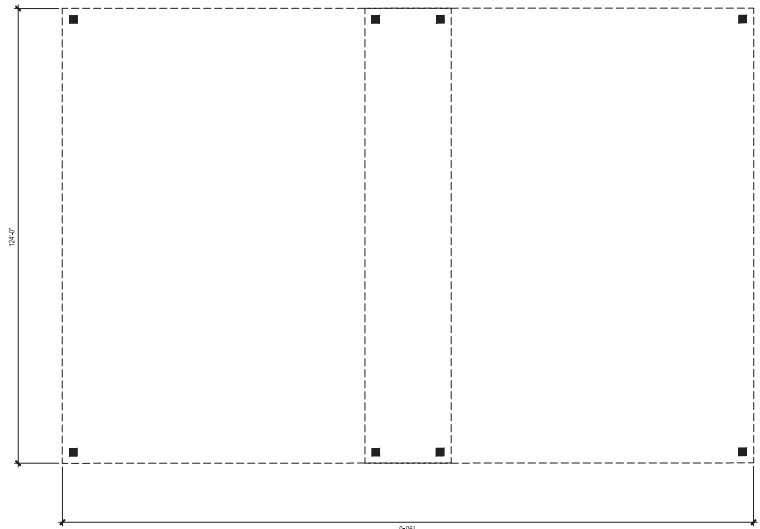
### LARGE SHADE STRUCTURE - WEST ELEVATION



## **LARGE SHADE STRUCTURE - SOUTH ELEVATION**



## SHADE STRUCTURE PLAN VIEW

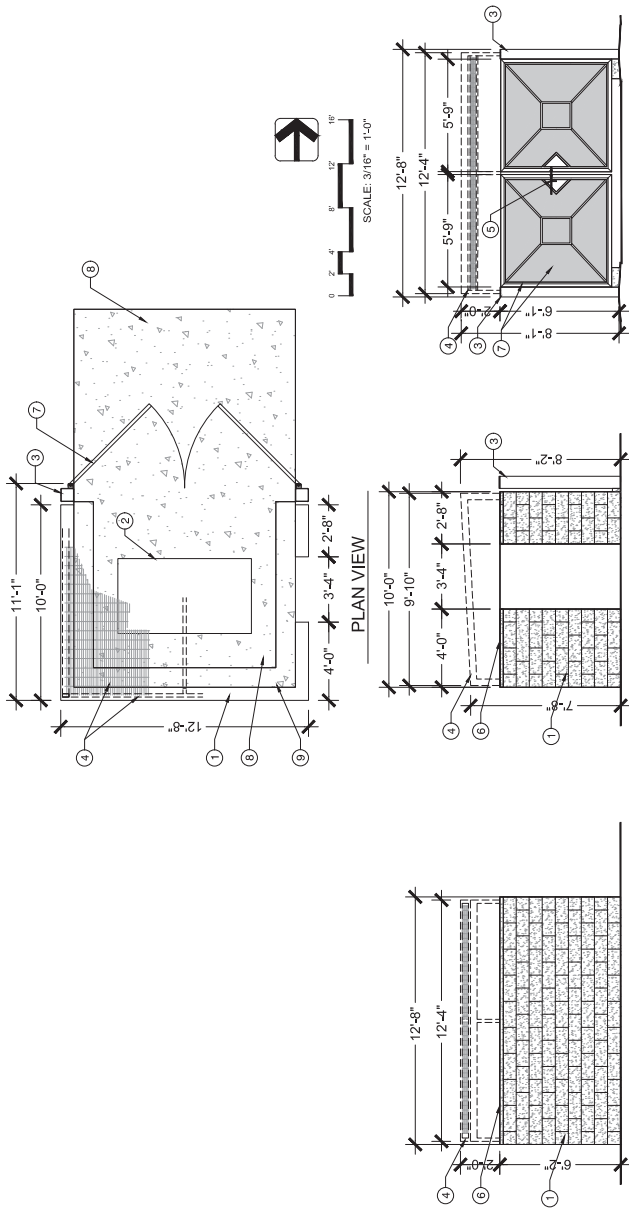


23-0382  
11/01/2023

- TRASH ENCLOSURE LEGEND:
- 1 8"x18" CMU WALL, SPLIT FACE, COLOR TAN
  - 2 STANDARD 3 YARD CONTAINER
  - 3 PIPE COLUMN ASSEMBLY GATE JAMB  
COLOR: TAN TO MATCH SHADE STRU-TANES
  - 4 TRELLIS WITH TUBE STEEL FRAME AND PERFORATED, SLOTTED (SQUARE END PATTERN) STEEL SCREEN MATERIAL  
COLOR: DARK TAN TO MATCH SHADE STRU-TANES
  - 5 GATE LATCH
  - 6 2" CMU CAP BLOCK TO MATCH CMU WALL
  - 7 TUBE STEEL GATE FRAME WITH 16 G LUGS  
SOLID STEEL INFILL PANEL, COLOR: PARK TAN  
TO MATCH SHADE STRUCTURES
  - 8 CONCRETE SURFACE AND APRON
  - 9 10" TALL X 12" DEEP CONCRETE CURB

23-0382  
11/01/2023

- MATERIALS LEGEND:
- INDICATES 8" BLOCK  
TAN COLOR
  - INDICATES 8" BLOCK  
TAN COLOR



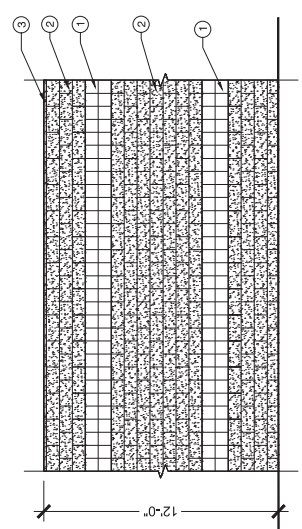
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



SOUTHERN PERIMETER WALL ELEVATION

SCALE: 3/16" = 1'-0"

- LEGEND:
- 1 GROUND FACE CMU BLOCK, 8"x8"x16"  
COLOR: BROWN
  - 2 SPLIT FACE CMU BLOCK, 8"x18"x16"  
COLOR: TAN
  - 3 2" CMU CAP, COLOR: TAN
- BLOCK LEGEND:
- INDICATES 8" BLOCK  
TAN COLOR
  - INDICATES 8" BLOCK  
BROWN COLOR

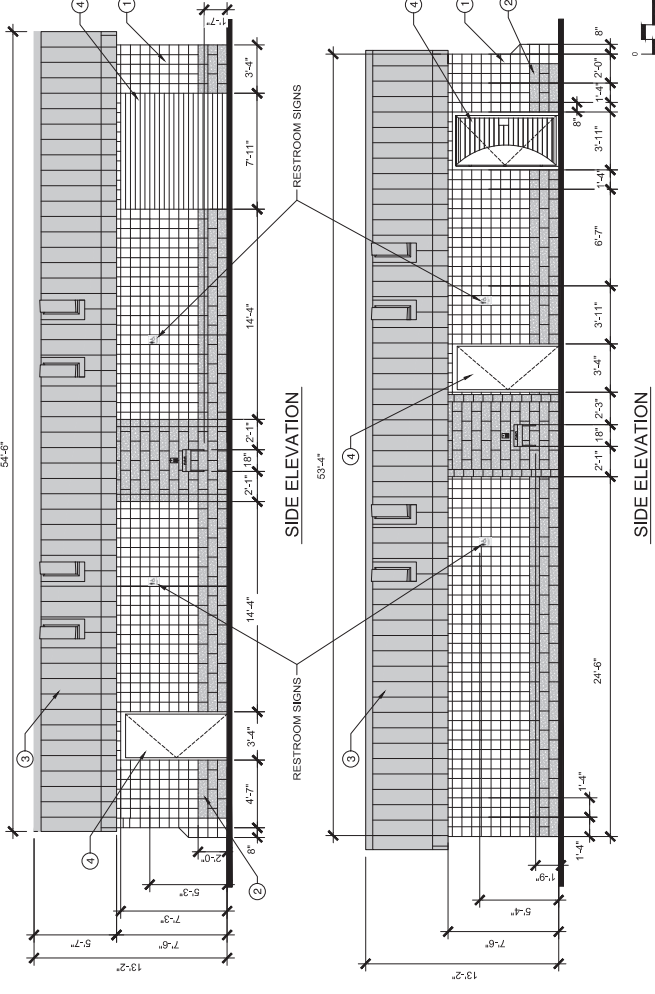
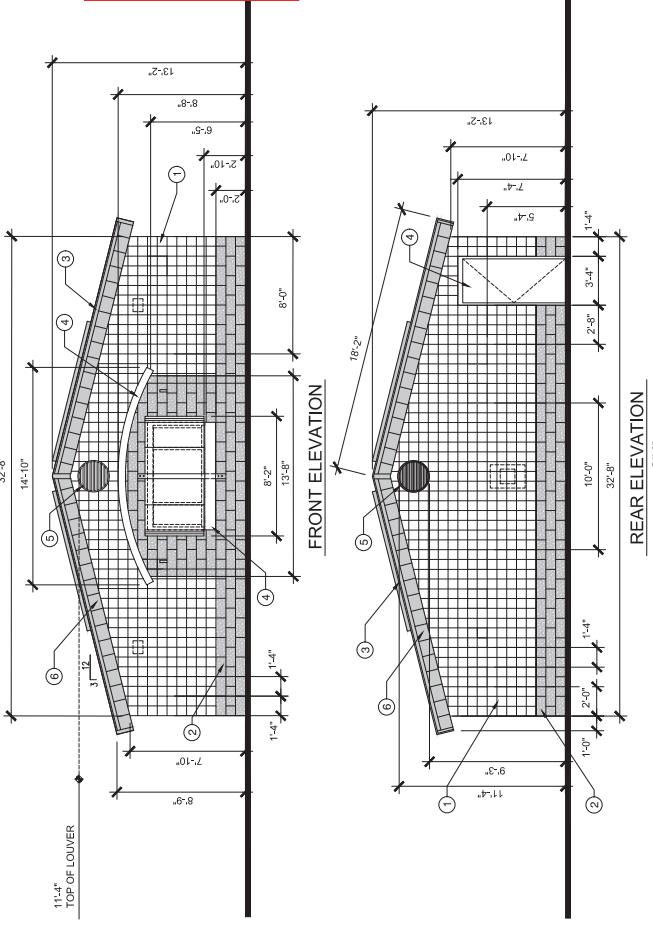
23-0382  
11/01/2023



RESTROOM SIGNS



- LEGEND:
- 1 GROUND FACE BLOCK, COLOR: TAN
  - 2 SPLIT FACE BLOCK, COLOR: BROWN
  - 3 STANDING SEAM METAL ROOF, COLOR: DARK TAN
  - 4 ACCENT COLOR: LIGHT TAN
  - 5 VENT, COLOR TO MATCH ROOF
  - 6 STANDING SEAM FASCIA, COLOR TO MATCH ROOF
- BLOCK LEGEND:
- INDICATES F" BLOCK - TULE BROWN COLOR
  - INDICATES F" BLOCK - TAN COLOR



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











PARKING	
REGULAR SPACES	98
MAINTENANCE SPACES	7
TOTAL	105

LANDSCAPE	
LANDSCAPE	98
MAINTENANCE	7
TOTAL	105

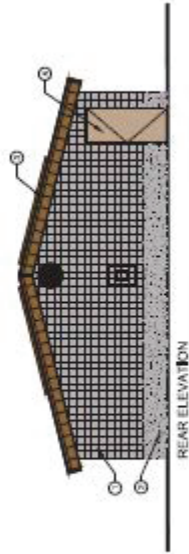
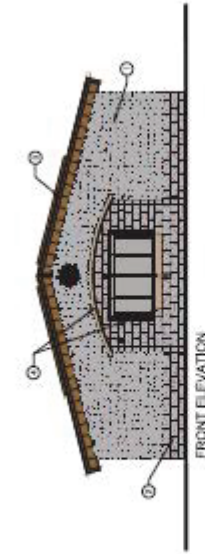
2023-03-24



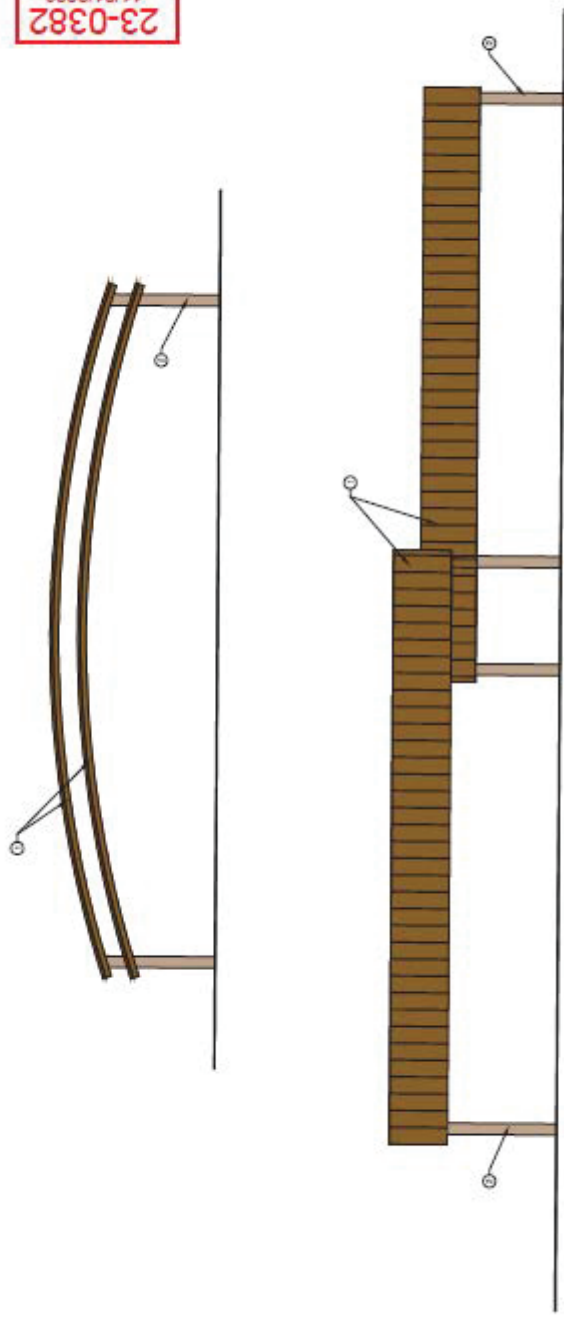
MATERIALS	
PAVING	ASPHALT
CONCRETE	CONCRETE
LANDSCAPE	LANDSCAPE
MAINTENANCE	MAINTENANCE
TOTAL	TOTAL









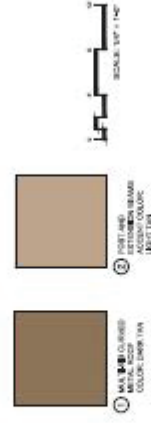
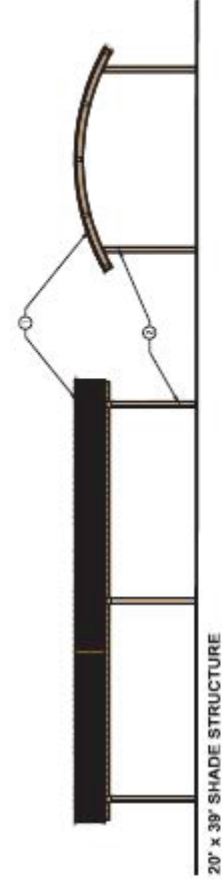
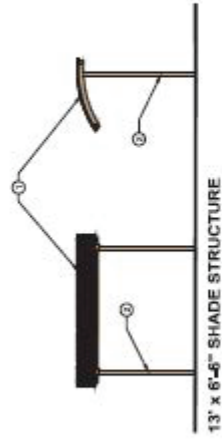
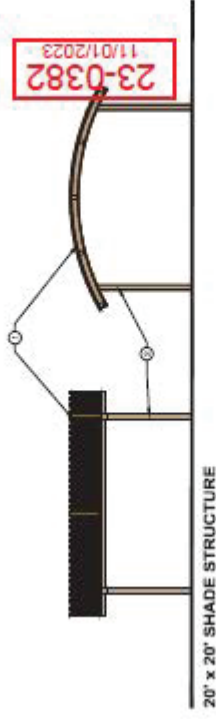
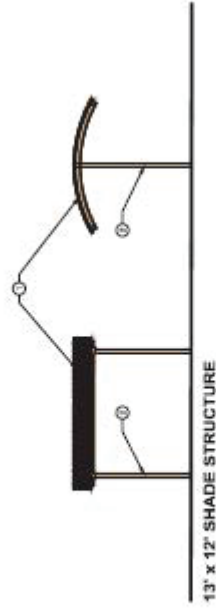


- 1. CURVED SECTION  
SLOPE 1:10
- 2. STRAIGHT SECTION  
SLOPE 1:10
- 3. HORIZONTAL BEAM  
SLOPE 1:10

23-0382  
11/01/2023



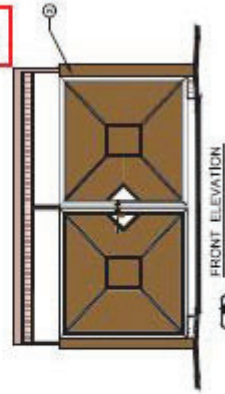
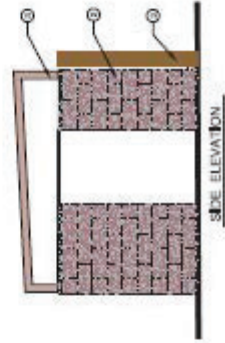
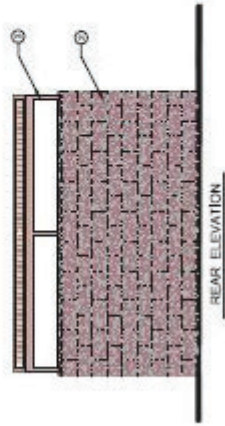
REGIONAL PICKLEBALL COMPLEX AT WAYNE BUNKER PARK  
LARGE SHADE STRUCTURE COLOR PALETTE  
OCTOBER 2023



REGIONAL PICKLEBALL COMPLEX AT WAYNE BUNKER PARK  
SHADE STRUCTURE COLOR PALETTE  
OCTOBER 2023

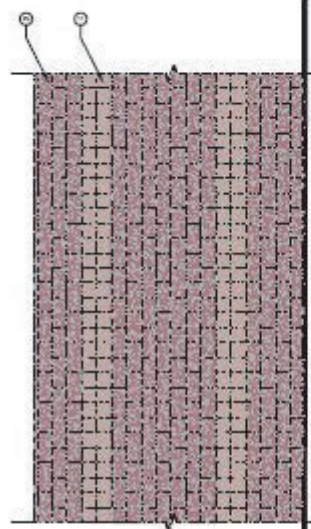
sla LAND ARCHITECTS  
11101 E. 15th Ave. Suite 100, Detroit, MI 48202  
313.963.1111  
www.sla-land.com

23-0382  
11/01/2023



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

TRASH ENCLOSURE

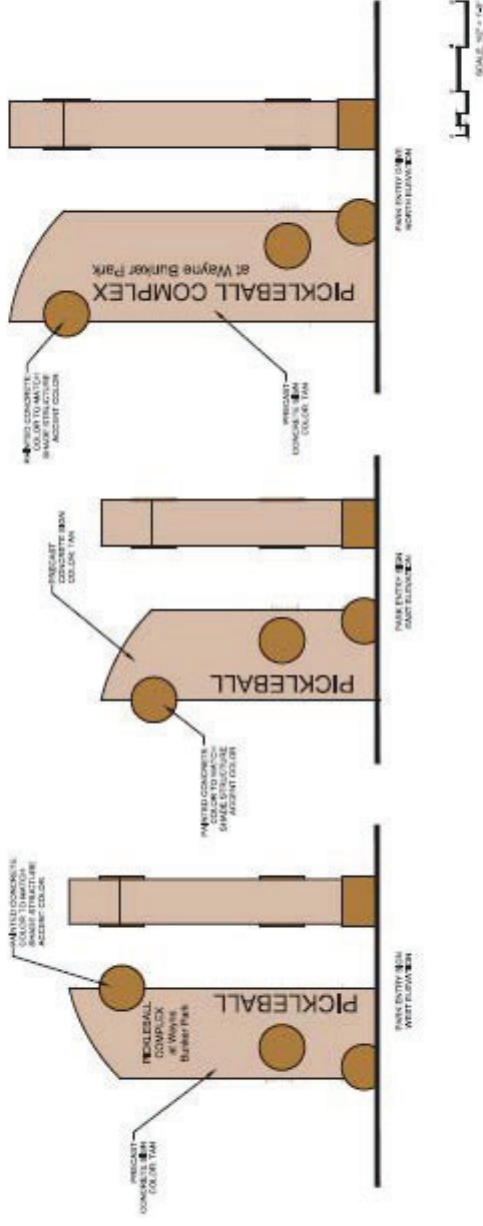


SCALE: 1/8" = 1'-0"

- 1. BRICK (SEE BLOCK, COLOR: TAN)
- 2. PAINT (SEE PAINT, COLOR: BROWN)
- 3. TRUSS (SEE TRUSS, COLOR: BROWN)



23-0382  
11/01/2023



REGIONAL PICKLEBALL COMPLEX AT WAYNE BUNKER PARK  
PARK ENTRY SIGNAGE COLOR CONCEPTS  
NOVEMBER 2023