



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) 3800 LEON AVE

Project Name Cacti Landscape Building Maintenance Service and Sales **Proposed Use** GC (GENERAL COMMERCIAL C2)

Assessor's Parcel #(s) 13812110051 **Ward #** 5

General Plan: Existing _____ Proposed XXX **Zoning:** Existing C2 Proposed C2

Additional Information _____

Property Owner JUAN'S LLC **Contact** BRET J UTTER
Address 5412 PAINTED LAKES WAY **City** LAS VEGAS **State** NV **Zip** 89149
E-mail CACTILANDSCAPE@GMAIL.COM **Phone** 702-370-5350

Applicant CACTI LANDSCAPES INC **Contact** BRET J UTTER
Address 5412 PAINTED LAKES WAY **City** LAS VEGAS **State** NV **Zip** 89149
E-mail CACTILANDSCAPE@GMAIL.COM **Phone** 702-370-5350

Representative BRET J UTTER **Contact** BRET J UTTER
Address 5412 PAINTED LAKES WAY **City** LAS VEGAS **State** NV **Zip** 89149
E-mail CACTILANDSCAPE@GMAIL.COM **Phone** 702-370-5350

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 Bret Utter

Subscribed and sworn before me

This 11th day of August, 20 20

Notary Public in and for said County and State

20-0132
08/11/2020

PLANTING LEGEND

- TREES
- 1. PANDANUS X DESERT MUSEUM (DESERT MUSEUM PALO VERDE)
 - 2. 24" BOX LIME BRANCHING
 - 3. 24" BOX CHINESE PISTACHE
 - 4. 24" BOX CHINESE PISTACHE
 - 5. 24" BOX CHINESE PISTACHE
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- SHRUBS, GROUNDCOVERS AND GRASSES
- 1. RED OLEANDER (MINIMUM 1800)
 - 2. QUANTITY (21) 5 GALLON SHRUB COVERAGE 240 SF
 - 3. DESERT SPURGE (DASYLIRION WHITELAND)
 - 4. QUANTITY (1) 5 GALLON SHRUB COVERAGE 150 SF
 - 5. HEAVENLY PALMER (LEUCOPHYLLUM NEVADENSE)
 - 6. QUANTITY (21) 5 GALLON SHRUB COVERAGE 130 SF
 - 7. PLACE 2" DEPTH OF 3/4" #67, GRAY FINE STAR NURSERY
 - 8. 100% MULCH
 - 9. THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING
 - 10. SHRUBS

- NOTES
1. DECORATIVE ROCK GROUNDCOVER
 2. SHRUBS TO COVER SIZE OF THE LANDSCAPED AREA
 3. 100% MULCH TO BE PROVIDED WITH A ROOT SHIELD
 4. AS PART OF THE DEEP ROOT IRRIGATION SYSTEM EACH MEDIUM CANOPY TREE WILL BE PROVIDED WITH (1) 2.5" PIPE AND EACH LARGE CANOPY TREE WILL BE PROVIDED WITH (2) 2.5" PIPES
 5. MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTHY CONDITION. A BACK-FLOW PREVENTION DEVICE SHALL BE PROVIDED FOR EACH BACK-FLOW PREVENTION DEVICE AND SHALL BE MAINTAINED WITH REGULAR MAINTENANCE AND REPAIRS
 6. NO TREE WHOSE MATURE HEIGHT EXCEEDS FIFTEEN (15) FEET WILL BE PLANTED UNDER AN ELECTRIC UTILITY LINE
 7. LANDSCAPE DESIGN SHALL BE MAINTAINED TO DRAINAGE A HEIGHT NOT TALLER THAN TWENTY-FOUR (24) INCHES ABOVE THE ADJACENT STREET CENTERLINE WHEN FULLY MATURE

PARKING & LOADING ANALYSIS

USE	CONVERTER'S PLANT SPACE	1 SPACE / 500 GSF	SPACES REQUIRED
CONVERTER'S PLANT SPACE	1 SPACE / 500 GSF		5
ACCESSORY OFFICE USE			
TOTAL PARKING PROVIDED:			5 SPACES
TOTAL PARKING REQUIRED:			7 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED:			1 SPACE (1 VAN)
TOTAL ACCESSIBLE PARKING REQUIRED:			1 SPACE (1 VAN)

KEYED NOTES

- (1) 6'-0" HIGH CMU PROPERTY-LINE WALL W/ 2' CMU TOP
- (2) 1/2" JANGLE
- (3) 1/2" JANGLE
- (4) 1/2" JANGLE
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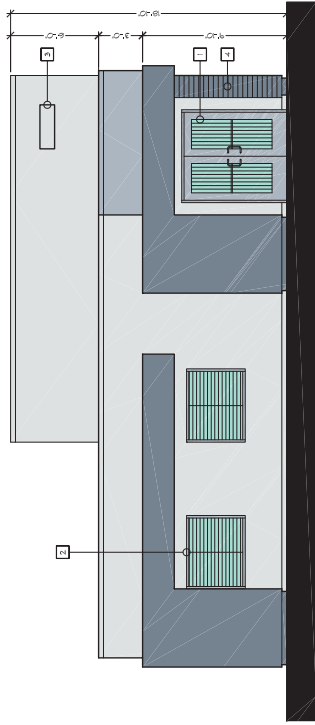
20-0132
09/29/2020

KEYED NOTES

- (N) 6062 METAL STORERONT DOORS
CLEAR ANODIZED RNSA
- (2) (N) METAL STORERONT WINDOW
CLEAR ANODIZED RNSA
- (3) (N) BUILDING ADDRESS SIGN
- (4) (N) STONE VENEER

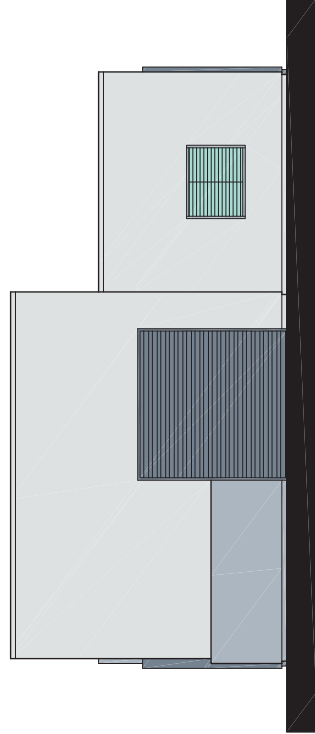
EXTERIOR PAINT SELECTIONS

- (1) MAIN FELD
PAINTED 012220
- (2) AGENT #1
PAINTED 012220
- (3) AGENT #2
PAINTED 012220



4 EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

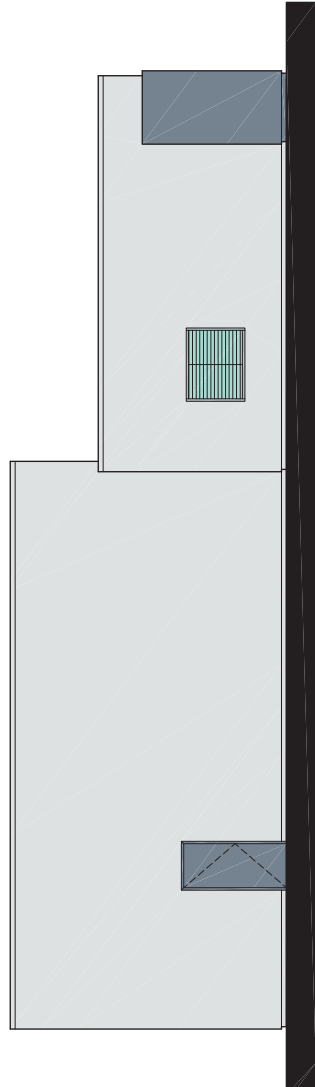


5 WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

3 NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

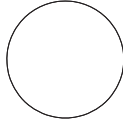
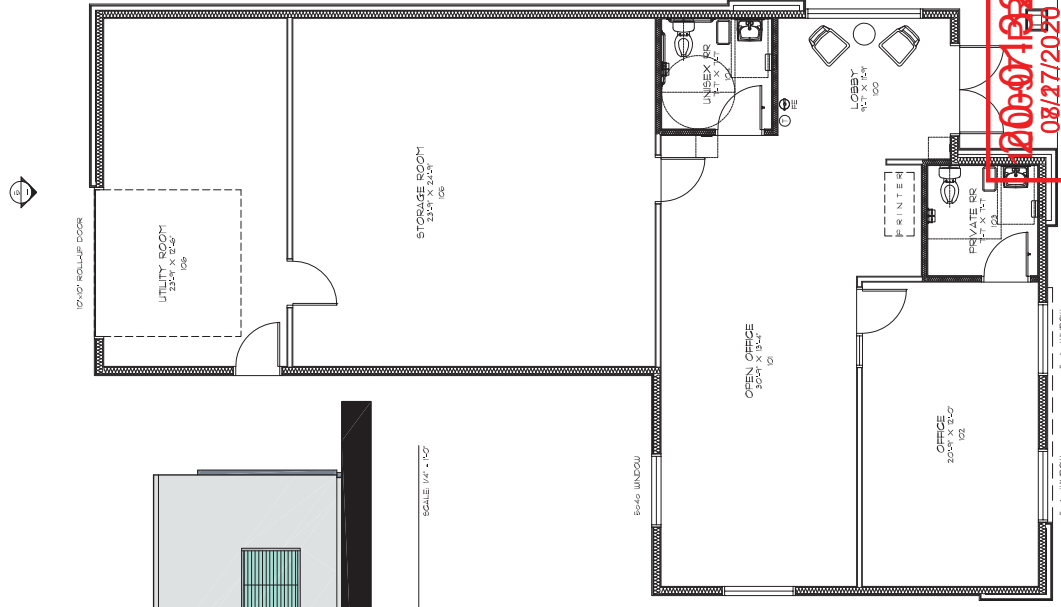


2 SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

1 FLOOR PLAN

SCALE 1/4" = 1'-0"



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REVISIONS
DATE: 03/12/2020
JOB: BUILDING ADDITION

NEVADA
CITY OF LAS VEGAS
APN: 158-2-10-062
LAS VEGAS, NEVADA 89130
NWC LEON AVE & DUNCAN DR

BUILDING ADDITION
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A2

SHEET