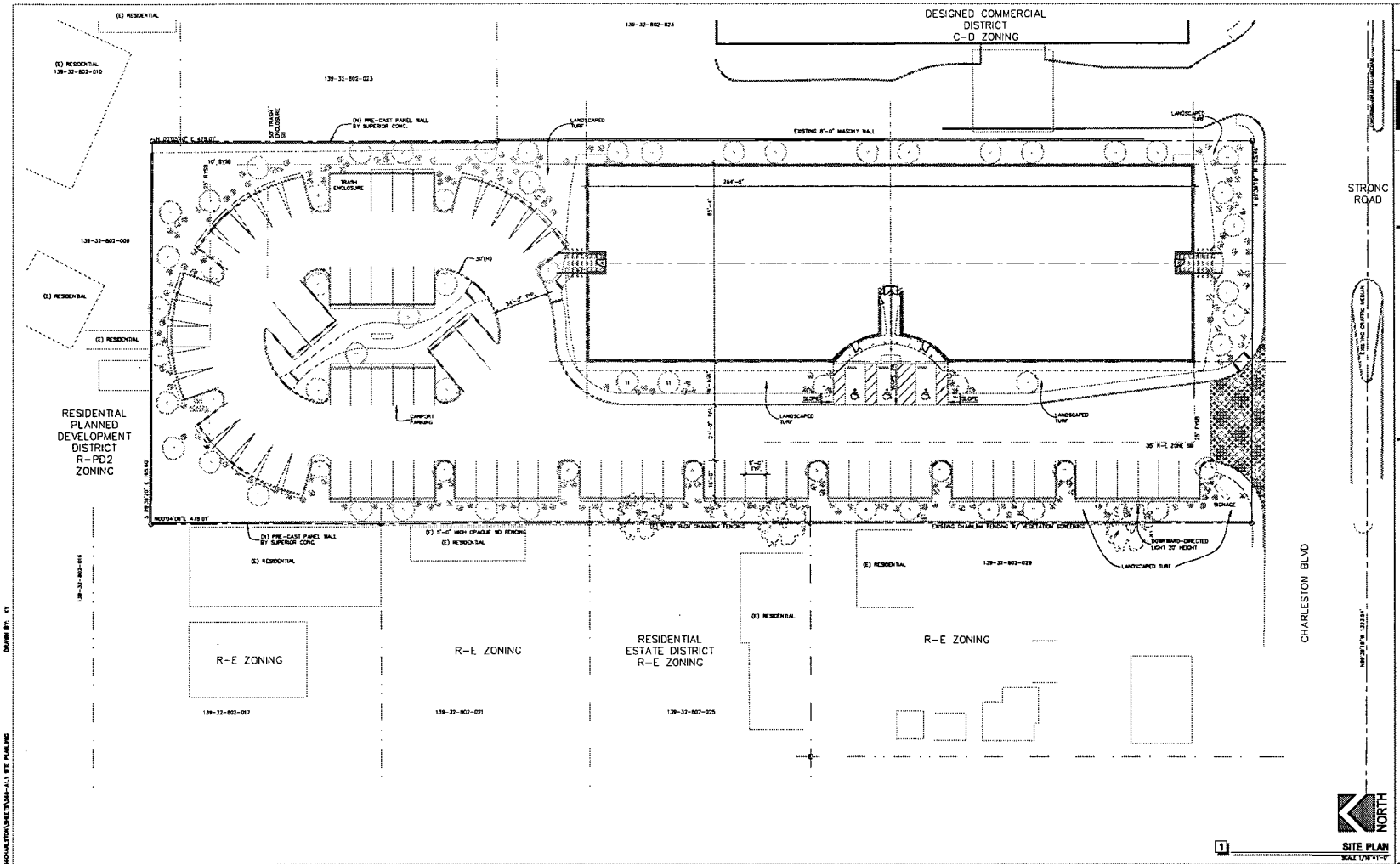
Plans (PMT)

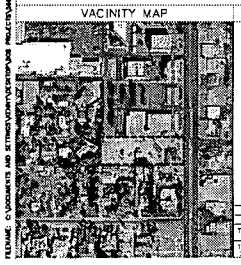
PLANS - PMT

Separator Sheet

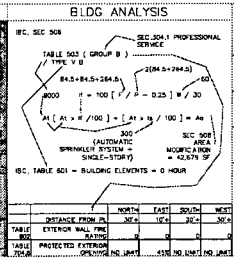


1 SITE PLAN
SCALE 1/16"=1'-0"

VACINITY MAP



BLDG ANALYSIS



	DISTANCE FROM PL	NORTH 30'+	EAST 10'+	SOUTH 30'+	WEST 30'+
TABLE 602	EXTERIOR WALL FIRE RATING	0	0	0	0
TABLE 704.8	PROTECTED EXTERIOR OPENING	NO LIMIT	45%	NO LIMIT	NO LIMIT

LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
	FICUS MICROCARPA VAR. NITIDA	INDIAN LAUREL FIG	24" BOX	20'-0"	67
	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5 CAL.	4'-0"	200

DECOMPOSED GRANITE ROCK MULCH:- INSTALL A 3" LAYER OF 1/4" MINUS HIAPAPI GOLD DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. SHAPE/CUT/FILL/ARTY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TEN TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE ANALYSIS

		(FT)	(ACRES)	(SF)	(%)	(PARKING)	TREE REQ.	PROVIDE
BUILDING FOOT PRINT				21,893				
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)				27.67%			
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF			300		73		74
ADA PARKING REQ.	1- 100 = 3					3		3
LOADING PARKING REQ.	2							2
REQ TREE	1 TREE PER 6 SPACE						13	13
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5					9	9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5					6	6
R-E (WEST)	1 TREE PER 20 LINEAR FT	478					24	24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478					16	16
LAND USE ANALYSIS								
BUILDING				21,893	27.67%			
PAVING + HARDSCAPE				33,879	42.81%			
LANDSCAPE				23,355	29.52%			
ENTIRE SITE				79,127	100.00%			

SITE ANALYSIS

		(FT)	(ACRES)	(SF)
APN #	139-32-802-030		0.3261	14,205
	139-32-802-022		1.4904	64,922
GROSS OR NET SITE AREA			1.8165	79,127
CURRENT ZONE	C-D DESIGNED COMMERCIAL			
MIN. LOT WIDTH		100		
FRONT YARD SET BACK		25		
SIDE YARD SET BACK		10		
REAR YARD SET BACK		25		
MAX. BLDG HEIGHT ONE STORY		20		
TRASH ENCLOSURE AWAY FROM RES. P/L		50		
RESIDENTIAL ADJACENCY STANDARD REQ		102		
APPROVED VARIANCE (VAR-0692)		70		
R-E (RESIDENCE ESTATE) ZONED RESIDENCE		35		

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2489 W Charleston Blvd, Las Vegas, NV 89102

SITE PLAN
DATE LAST EDITED: January 4, 2007
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SET DATE:

SHEET NUMBER
A1.1

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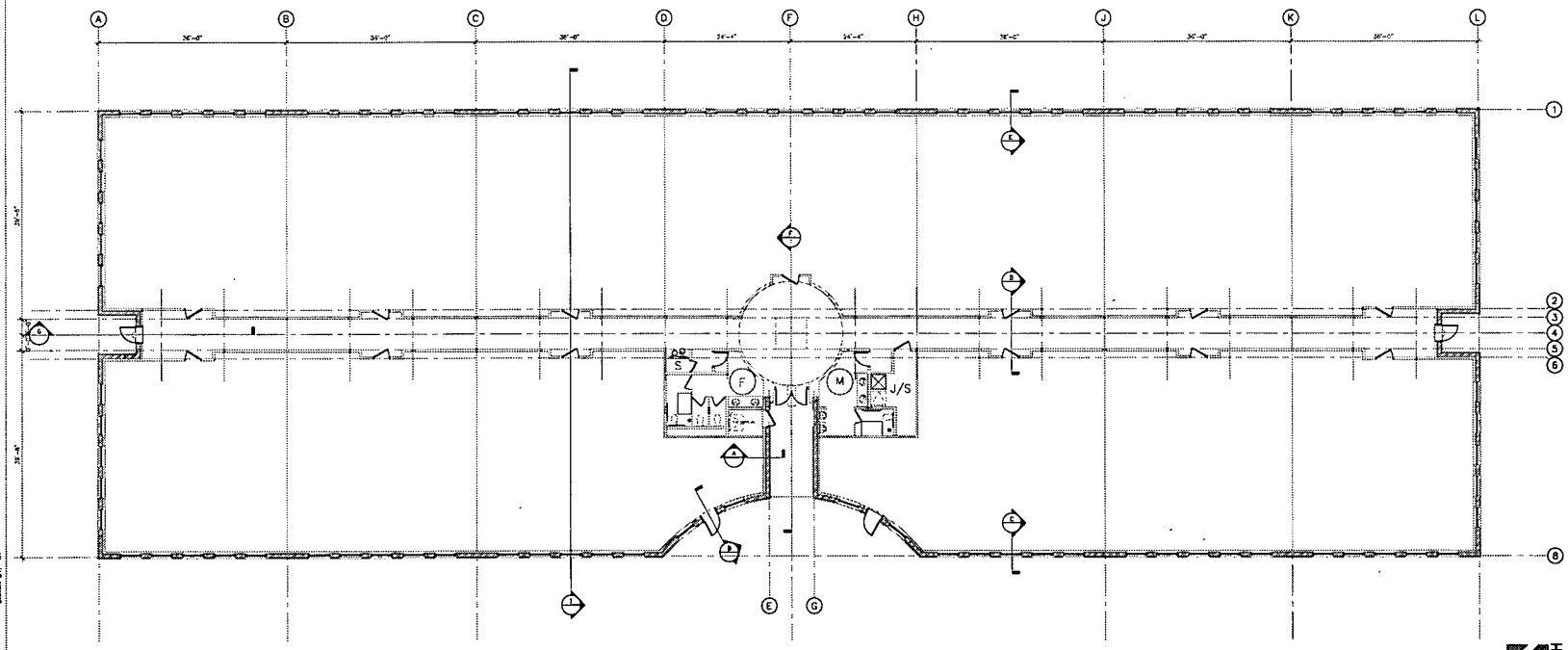
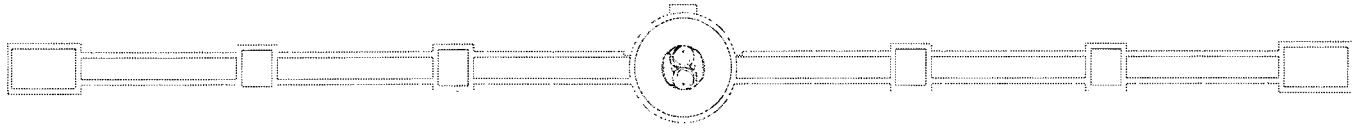


FLOOR PLAN
SCALE 1/8"=1'-0"



FLOOR PATTERN PLAN
SCALE 1/8"=1'-0"

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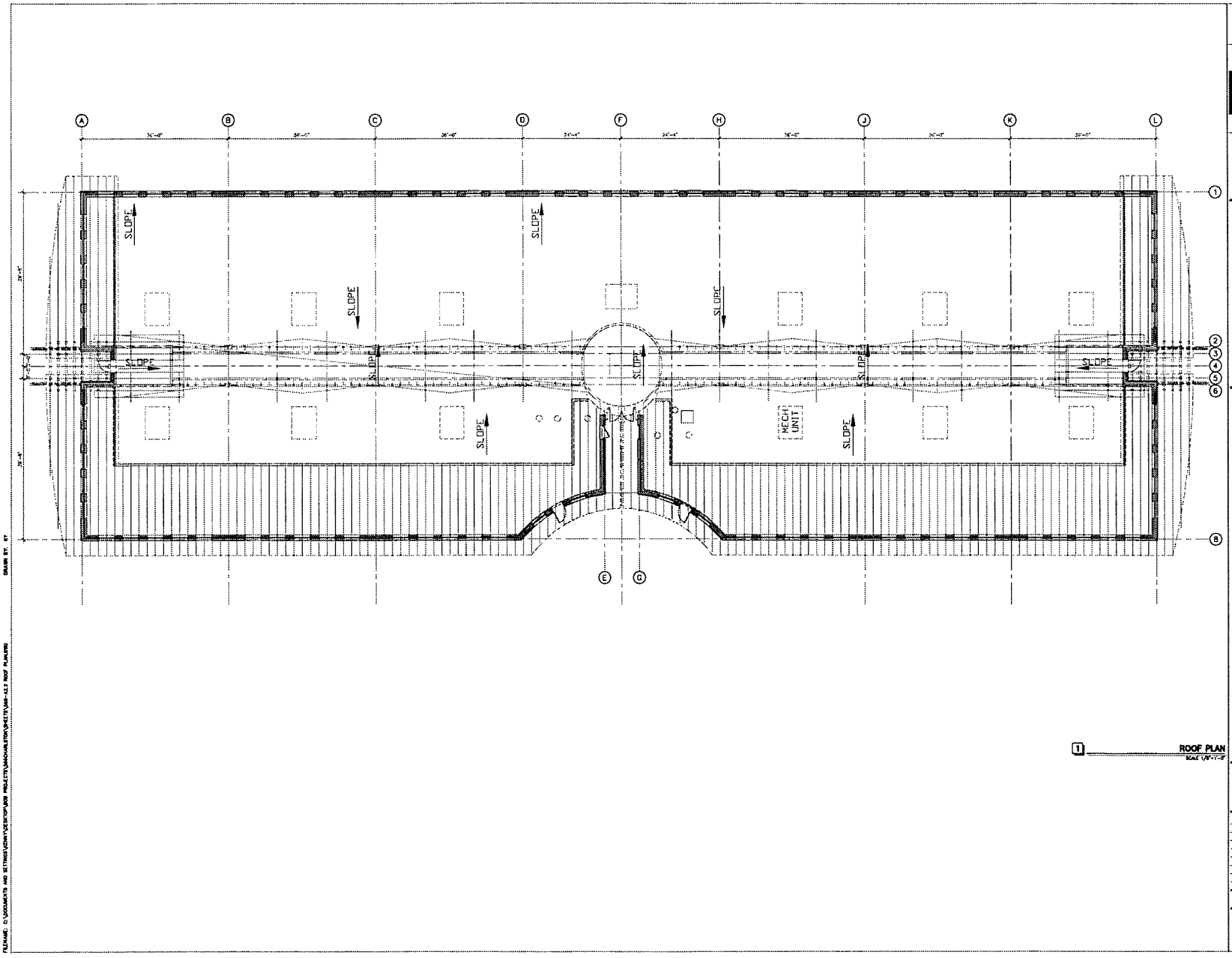

1 ROOF PLAN
SCALE: 1/8"=1'-0"

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ROOF PLAN

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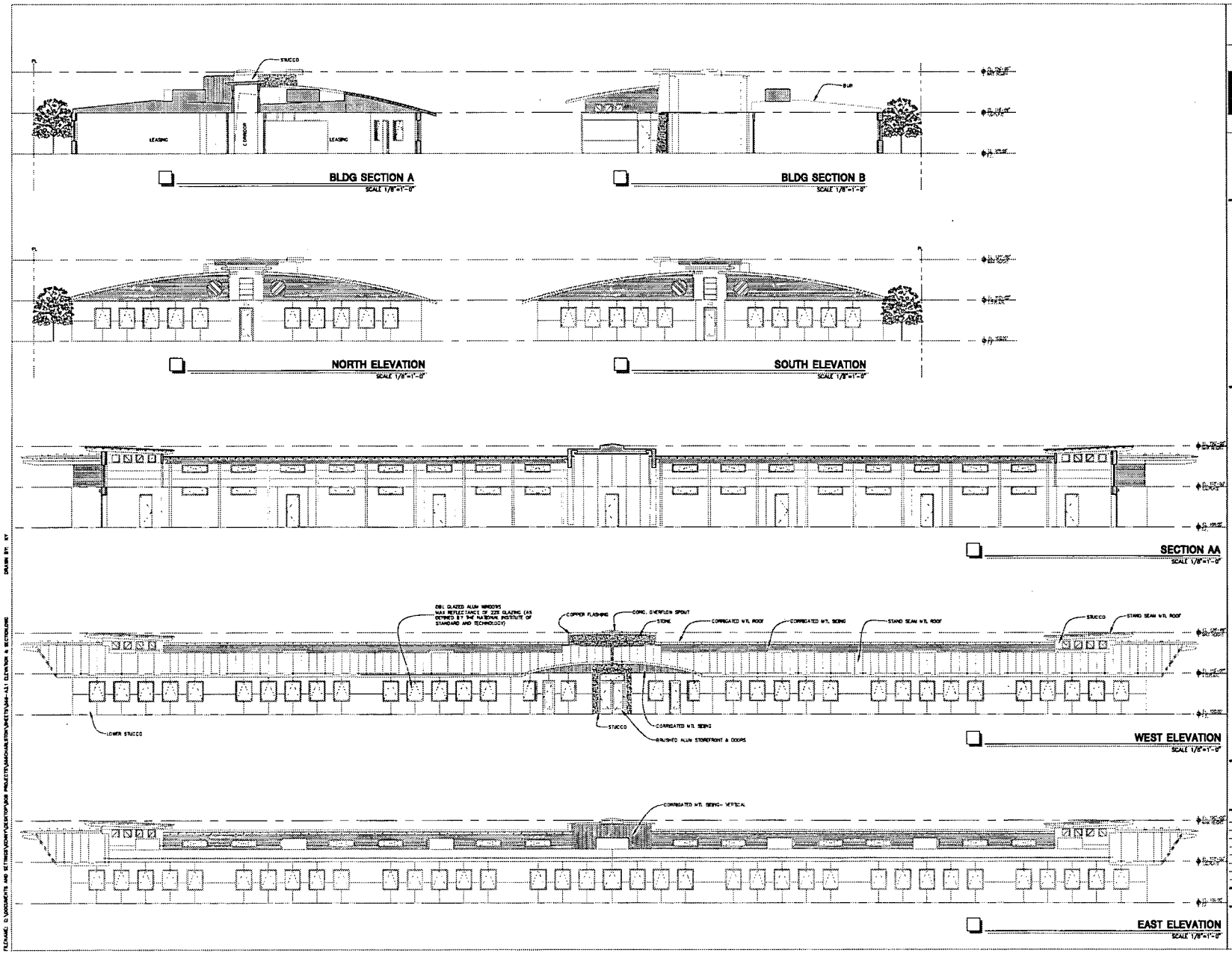

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ELEVATION & SECTION

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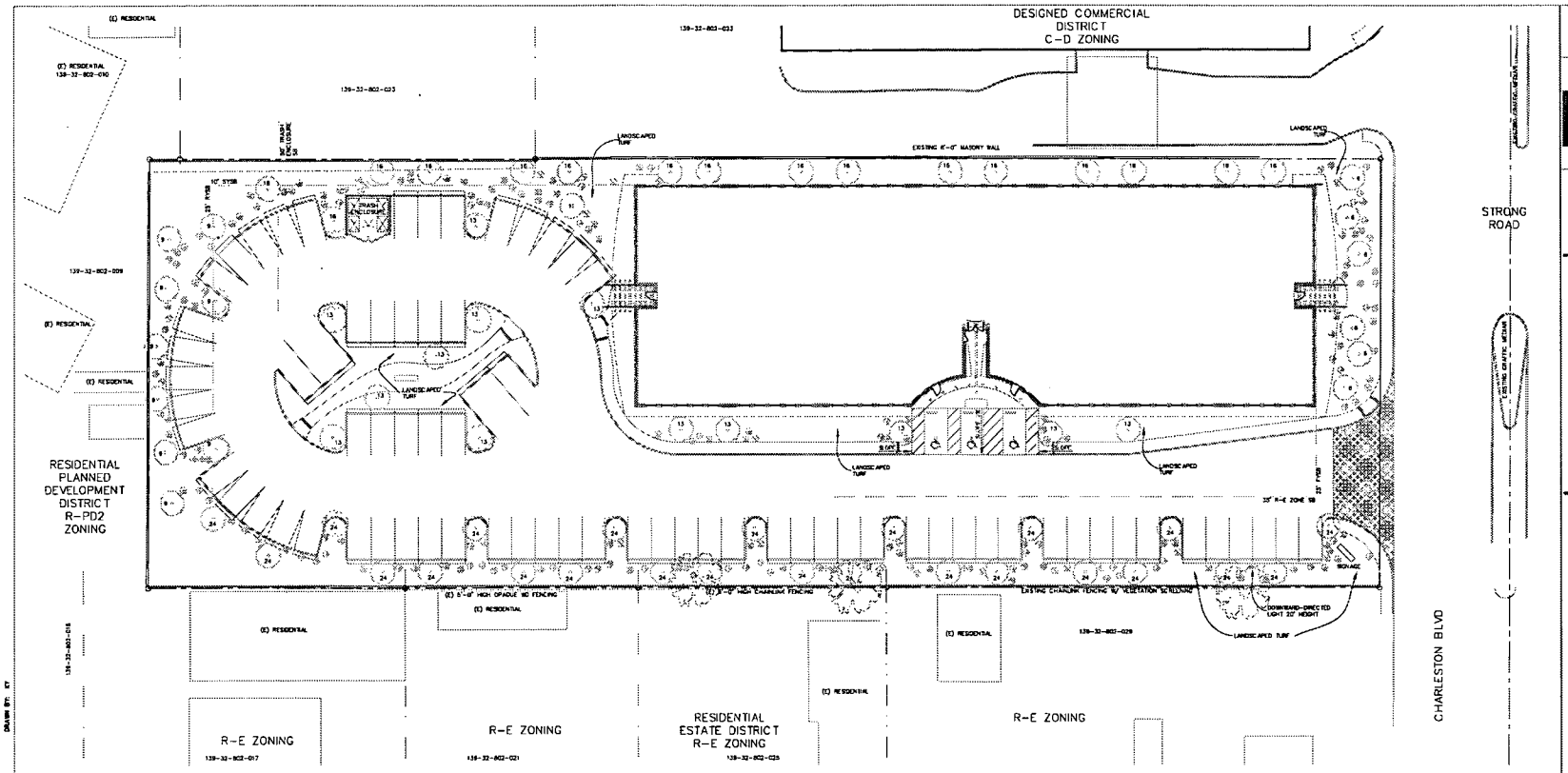

1 LANDSCAPE & HARDSCAPE PLAN
SCALE 1/16"=1'-0"

LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
	FICUS MICROCARPA VAR. NITIDA	INDIAN LAUREL FIG	24" BOX	20'-0"	67
	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5 GAL.	4'-0"	200

DECOMPOSED GRANITE ROCK MULCH - INSTALL A 3" LAYER OF 1/4" MINUS HUNAPI GOLD DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE; RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY. THOROUGHLY SEAL ANY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TEN TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE ANALYSIS

		(FT)	(ACRES)	(SF)	(%)	(PARKING)	TREE REQ.	PROVIDE
BUILDING FOOT PRINT				21,893				
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)				27.67%			
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF			300		73		74
ADA PARKING REQ	1- 100 = 3					3		3
LOADING PARKING REQ	2							2
REQ TREE	1 TREE PER 6 SPACE						13	13
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5					9	9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5					6	6
R-E (WEST)	1 TREE PER 20 LINEAR FT	475					24	24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	475					16	16
LAND USE ANALYSIS								
BUILDING				21,893	27.67%			
PAVING + HARDSCAPE				33,879	42.81%			
LANDSCAPE				23,355	29.52%			
ENTIRE SITE				79,127	100.00%			

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LANDSCAPE

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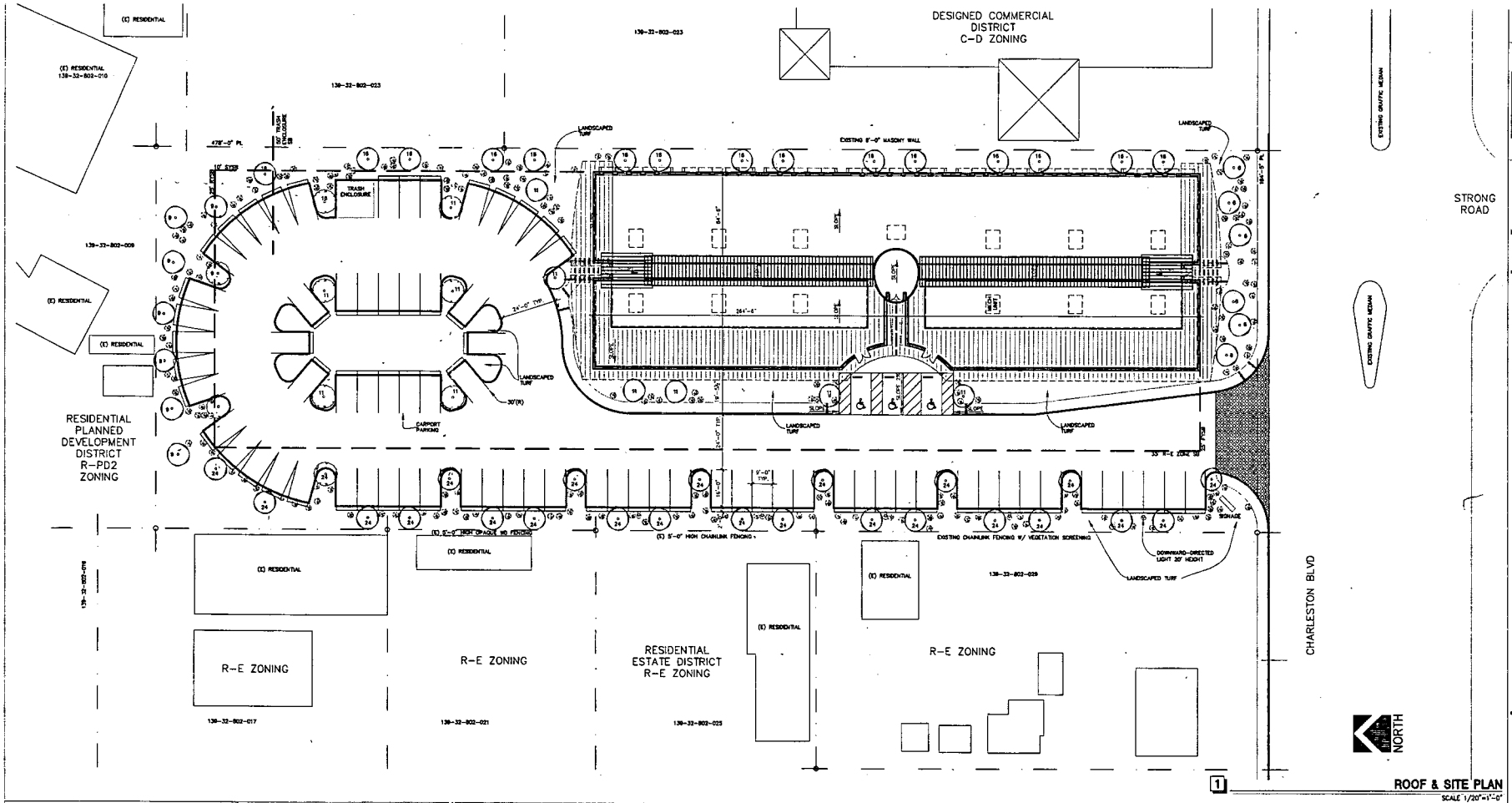
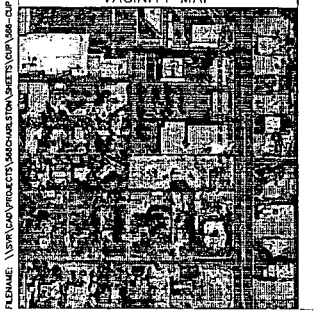
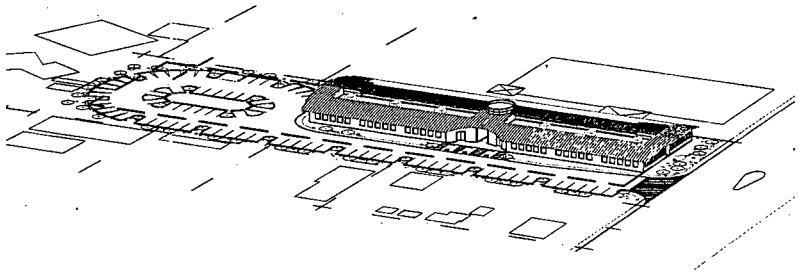


1 ROOF & SITE PLAN
SCALE 1/20"=1'-0"

VACINITY MAP





SITE ANALYSIS

		(FT)	(ACRES)	(SF)
APN #	139-32-802-030		0.3261	14,205
	139-32-802-022		1.4904	64,922
	GROSS OR NET SITE AREA	-	1.8165	79,127
CURRENT ZONE	C-D DESIGNED COMMERCIAL			
	MIN. LOT WIDTH	100		
	FRONT YARD SET BACK	25		
	SIDE YARD SET BACK	10		
	REAR YARD SET BACK	25		
	MAX. BLDG HEIGHT ONE STORY	20		
TRASH ENCLOSURE AWAY FROM RES. P/L		50		
RESIDENTIAL ADJACENCY STANDARD REQ		102		
APPROVED VARIANCE	(VAR-10622)	70		
R-E (RESIDENCE ESTATE) ZONED SETBACK		35		

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SITE PLAN

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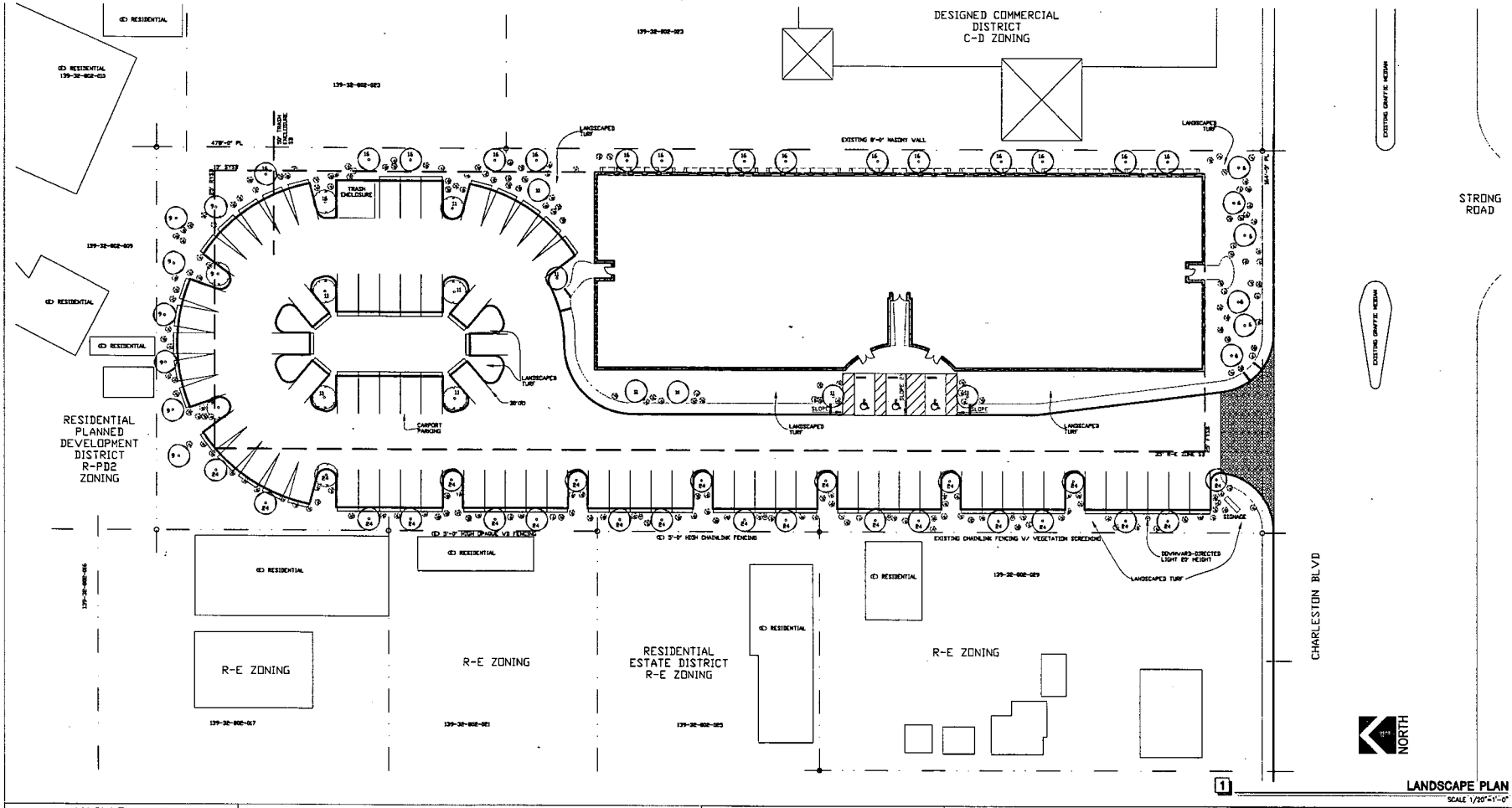
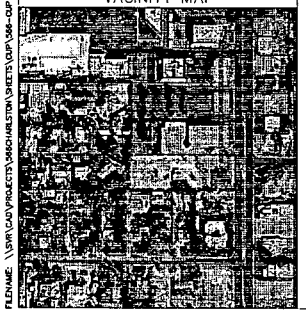


1 LANDSCAPE PLAN

SCALE 1/20"=1'-0"

VACINITY MAP



LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
	GLEDITSIA TRACANTHOS	HONEY LOCUST	24" BOX	20'-0"	58
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	20'-0"	9
	LIGUSTRUM JAPANICUM	JAPANESE PRIVET	5 GAL.	4'-0"	200

DECOMPOSED GRANITE ROCK MULCH- INSTALL A 3" LAYER OF 1/4" MINUS HUALAPI GOLD DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY THANLIGHTLYSCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TEH TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE ANALYSIS

		(FT)	(ACRES)	(SF)	(%)	(PARKING)	TREE REQ.
BUILDING FOOT PRINT				21,726			
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)				27.46%		
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF			300		72	
ADA PARKING REQ.	1- 100 = 3					3	
REQ TREE	1 TREE PER 6 SPACE						12
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5					9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5					6
R-E (WEST)	1 TREE PER 20 LINEAR FT	478					24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478					16
LAND USE ANALYSIS							
BUILDING				21,726	27.46%		
PAVING + HARDSCAPE				31,248	39.49%		
LANDSCAPE				26,153	33.05%		
ENTIRE SITE				79,127	100.00%		

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LANDSCAPE

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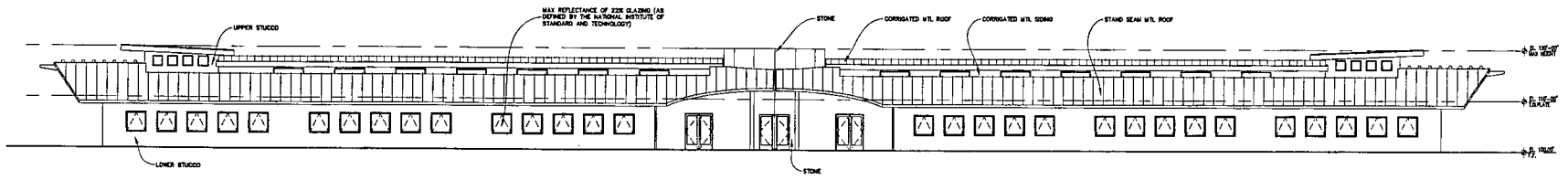
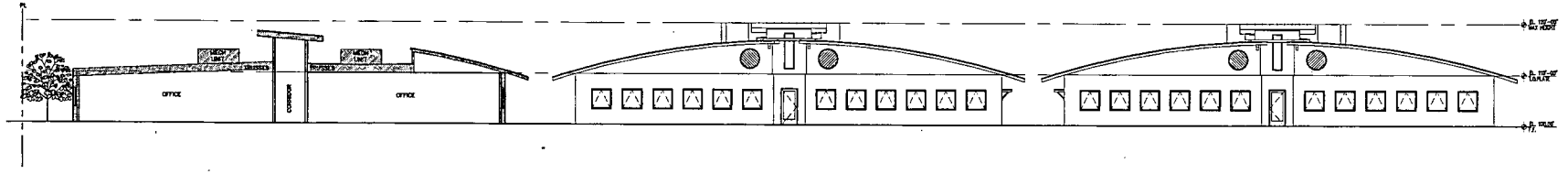


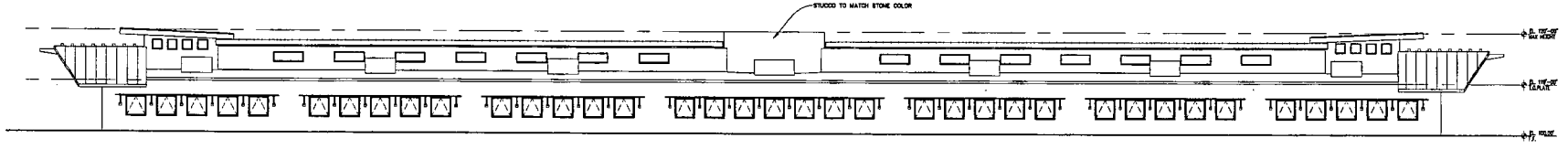
WEST ELEVATION
SCALE 1/8"=1'-0"



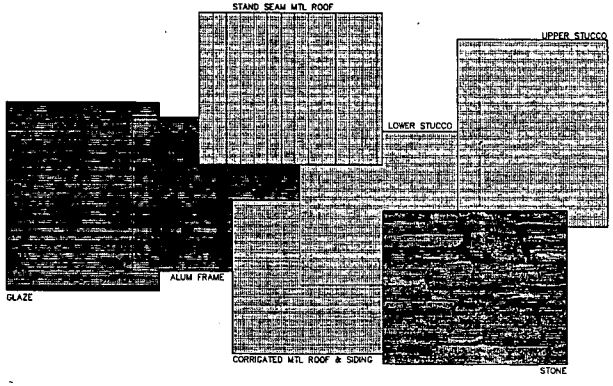
SECTION AA
SCALE 1/8"=1'-0"

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

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



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



COLOR AND MATERIAL
SCALE 1/8"=1'-0"

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Architect

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BLDG ELEV

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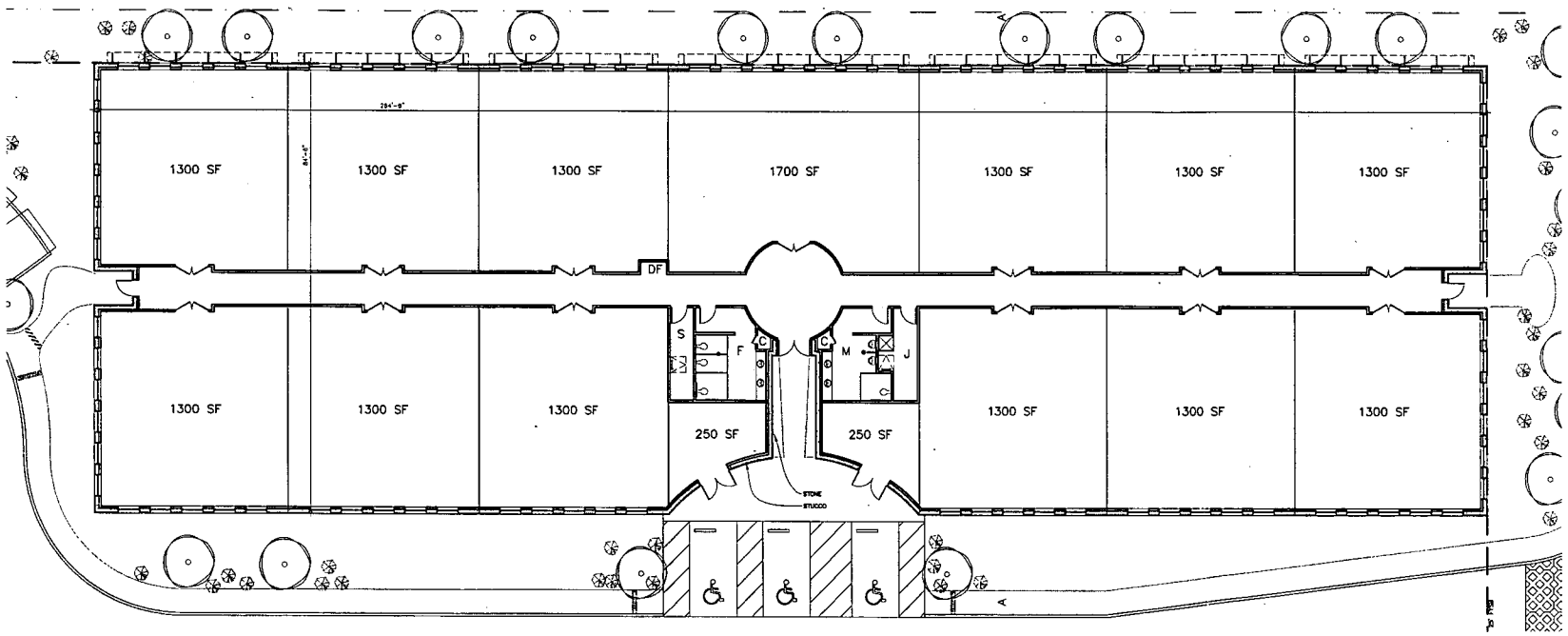
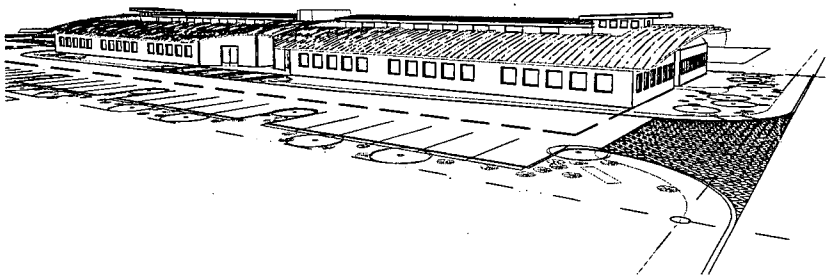


FLOOR PLAN
SCALE 1/10"=1'-0"



BLDG ANALYSIS

IBC, SEC 508

SEC.304.1 PROFESSIONAL SERVICE

TABLE 503 (GROUP B) / TYPE V B

84.5+84.5+264.5 — 2(84.5+264.5) — 60

9000 — If = 100 [F / P − 0.25] W / 30

At [At x If /100] + [At x Is / 100] = Ao

300 (AUTOMATIC SPRINKLER SYSTEM + SINGLE-STORY)

SEC 508 AREA MODIFICATION = 42,679 SF

IBC, TABLE 601 = BUILDING ELEMENTS = 0 HOUR

		NORTH	EAST	SOUTH	WEST
	DISTANCE FROM PL	30'+	10'+	30'+	30'+
TABLE 602	EXTERIOR WALL FIRE RATING	0	0	0	0
TABLE 704.8	PROTECTED EXTERIOR OPENING	NO LIMIT	45%	NO LIMIT	NO LIMIT

ROBERT E. TUTTLE
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OF DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

CHARLSTON OFFICE BUILDING

FLOOR PLAN

DATE LAST EDITED: September 5, 2006

REVISIONS:

SET DATE:

SHEET NUMBER
CUP 4
OF SHEETS IN SERIES

DRAWN BY:

FILENAME: \\SVR\CAD\PROJECTS\5460HARLSTON\SHEETS\CUP\5460-CUP 4 FLOOR PLAN.DWG

RECEIVED
SEP 05 2006

SDR-16542
10/19/06 PC

BLDG ANALYSIS

IBC, SEC 506

SEC.304.1 PROFESSIONAL SERVICE

TABLE 503 (GROUP B) / TYPE V B

2(84.5+264.5)

84.5+84.5+264.5

60

9000 If = 100 [F / P − 0.25] W / 30

At [At x If /100] + [At x Is / 100] = Aa

300 (AUTOMATIC SPRINKLER SYSTEM + SINGLE-STORY)

SEC 506 AREA MODIFICATION = 42,679 SF

IBC, TABLE 601 = BUILDING ELEMENTS = 0 HOUR

		NORTH	EAST	SOUTH	WEST
	DISTANCE FROM PL	30'+	10'+	30'+	30'+
TABLE 602	EXTERIOR WALL FIRE RATING	0	0	0	0
TABLE 704.8	PROTECTED EXTERIOR OPENING	NO LIMIT	45%	NO LIMIT	NO LIMIT

SDR-16542
10/19/06 PC

Extraction List

EXTRACTION LIST

Separator Sheet

9/3

PARCELS 204
LABELS 149

Report of All Selected Parcels

Case Number: SDR-16542

Printed On: Fri: September 8, 2006

Owner	Address	Parcel Numbe
		13932897001
		13932497001
		13932497002
2628 W CHARLESTON L L C	9108 LAS TUNAS DR TEMPLE CITY CA	13932802028
2628 W CHARLESTON L L C	9108 LAS TUNAS DR TEMPLE CITY CA	13932802027
ABDO CHARLES J JR & EVELYN RUTH	2812 ASHBY AVE LAS VEGAS NV	16205510010
ALBISER BRIAN & JUDY	805 S SHETLAND RD LAS VEGAS NV	13932802010
ALLEN CHRISTOPHER S	1125 CAHLAN DR LAS VEGAS NV	16205512019
AMARAL KIM HOUSER	6130 W FLAMINGO RD #252 LAS VEGAS NV	13932702020
ANDERSON THOMAS F	812 TROTTER CIR LAS VEGAS NV	13932810007
ARMSTRONG JOHN E & BETTY L	1138 WESTLUND DR LAS VEGAS NV	16205513029
ARMSTRONG LESTER A & BINA M D	1110 STRONG DR LAS VEGAS NV	16205512009
B M K ENTERPRISES L L C	%T KERESTESI %CRAGIN & PIKE 2603 W CHARLESTON BLVD LAS VEGAS NV	16205512007
B N M DEVELOPMENT L L C	%TUAZON BENIGNO 520 S 4TH ST 2ND FLR LAS VEGAS NV	16205512020
BABER DANIELLE E	1207 BUEHLER DR LAS VEGAS NV	16205513018
BAILEY DANI LINDSAY	1137 WESTLUND DR LAS VEGAS NV	16205513034
BALDASSARRE JOSHUA J	2500 SHERMAN PL LAS VEGAS NV	16205511024
BALDWIN DAVID & JOAN	819 SHETLAND RD LAS VEGAS NV	13932802017
BALLE CENTER L L C	2801 W CHARLESTON BLVD #100 LAS VEGAS NV	16205510006
BALLE FAMILY L P	6670 PALMYRA AVE LAS VEGAS NV	16205512005
BARTZ JAMES J	2407 SHERMAN PL LAS VEGAS NV	16205513031
BAUGHN CORNELIUS A & PATRICIA A	2406 SHERMAN PL LAS VEGAS NV	16205511021
BENEFIEL RANDALL M & SHIRLEY	1204 BUEHLER DR LAS VEGAS NV	16205513009
BERMAN ANDREW G	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412011
BOUCHARD TRUST 1996	849 TROTTER CIR LAS VEGAS NV	13932810017
BREWER PEGGY A LIVING TRUST	1201 WESTLUND DR LAS VEGAS NV	16205513035
BRIARE WILLIAM H FAMILY TRUST	%PREMIER TRUST INC 2700 W SAHARA AVE #300 LAS VEGAS NV	13932801005
BRIARE WILLIAM H FAMILY TRUST	%PREMIER TRUST INC 2700 W SAHARA AVE #300 LAS VEGAS NV	13932801006
BRUNO RICHARD ALLEN TRUST	2426 PALOMINO LN LAS VEGAS NV	13932702021
CARRILLO RAYMOND J & DEBRA L	825 SHETLAND RD LAS VEGAS NV	13932802021
CASON JACK E & MAXINE FAMILY TR	2200 S HIGHLAND DR LAS VEGAS NV	13932801012

Report of All Selected Parcels

Case Number: SDR-16542

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Owner	Address	Parcel Numbe
CASON PATRICK J TRUST	700 SHETLAND RD LAS VEGAS NV	13932801011
CHARLESTON RANCHO L L C	%P SCHWARTZ 2877 PARADISE RD LAS VEGAS NV	13932802032
CHARNETSKY VICTOR C & L L FAM TR	15905 CALUMET CT RIVERSIDE CA	13932801008
CLAUSEN CLINTON H	1208 BUEHLER DR LAS VEGAS NV	16205513008
COOK ALVY F	1117 STRONG DR LAS VEGAS NV	16205511005
CURRAN WILLIAM F & MARY 1997 TR	2310 SHERMAN PL LAS VEGAS NV	16205511017
CURTAS JOHN A	813 TROTTER CIR LAS VEGAS NV	13932810019
DAUPHINAIS PATRICK G & SUZANNE E	P O BOX 1515 VAIL CO	16205512017
DELPHI FAMILY L P	2160 W CHARLESTON BLVD #334 LAS VEGAS NV	16205510004
DELPHI L P	2160 W CHARLESTON BLVD #334 LAS VEGAS NV	16205510005
DICKERSON FAMILY TRUST	807 SHETLAND RD LAS VEGAS NV	13932802011
DRAGO ANTHONY R FAM TR	2612 ASHBY AVE LAS VEGAS NV	16205512013
EGTEDAR ROBAB	2601 W CHARLESTON BLVD LAS VEGAS NV	16205512008
ERICKSON RICHARD H & CAROL L	2727 ASHBY AVE LAS VEGAS NV	16205510023
EVANS EARL & JOANNE TRUST	845 TROTTER CIR LAS VEGAS NV	13932810018
F H S LAS VEGAS L P	%GOLDFARB & SIMENS %M SIMENS 111 PINE ST 18TH FLOOR SAN FRANCISCO CA	13932802023
F H S LAS VEGAS L P	%GOLDFARB & SIMENS 111 PINE ST 18TH FLOOR SAN FRANCISCO CA	13932802018
FAYLONA INVESTMENTS L L C	1827 INDIAN BEND DR HENDERSON NV	13932801010
FOGEL BONNIE L & HUGH A	2425 PALOMINO LN LAS VEGAS NV	13932810001
GARCIA MARIO A & ELSA F	824 TROTTER CIR LAS VEGAS NV	13932810010
GIBSON GARY D & JUANETA G	2520 PALOMINO LN LAS VEGAS NV	13932702019
GILES DAVID M TRUST	2608 ASHBY AVE LAS VEGAS NV	16205512012
GILLETT FAMILY TRUST	1207 STRONG DR LAS VEGAS NV	16205513001
GORDON HENRY & MARTHA FAMILY TR	800 TROTTER CIR LAS VEGAS NV	13932810021
GRAY ELIZABETH ANN	25772 CARROLL CREEK RD CUSTER SD	16205511003
GREEN BEUFORD LEON & PATRICIA A	848 TROTTER CIR LAS VEGAS NV	13932810016
GRONBACH C W & A REV LIV FAM TR	642 SHETLAND RD LAS VEGAS NV	13932703006
GUTHRIE ROBERT & PATRICIA FAM TR	701 SHETLAND RD LAS VEGAS NV	13932802001
GUZMAN ARNULFO V & JUANA	721 SHETLAND RD LAS VEGAS NV	13932802009
HADDAD PATRICK V	2408 PALOMINO LN LAS VEGAS NV	13932702027
HALL JAN L	1208 WESTLUND DR LAS VEGAS NV	16205513026
HARTMAN WILLIAM M	1200 WESTLUND DR LAS VEGAS NV	16205513028

Report of All Selected Parcels

Case Number: SDR-16542

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Owner	Address	Parcel Numbe
HARWARD NATHAN	1219 STRONG DR LAS VEGAS NV	16205513003
HASTING JEFFREY P & KRISTIN E	832 TROTTER CIR LAS VEGAS NV	13932810012
HEANEY GERARD	1204 WESTLUND DR LAS VEGAS NV	16205513027
HEMINGTON RALPH W JR	2711 ASHBY AVE LAS VEGAS NV	16205510024
HIGGINS BRIGID M	2700 ASHBY AVE LAS VEGAS NV	16205512014
HINDELANG PAUL E JR	296 LAS ENTRADAS DR SANTA BARBARA CA	13932703008
HOWARD PRESTON B & ALEXIS	1124 STRONG DR LAS VEGAS NV	16205512010
HUSSEY DANIEL S & KATHRYN	2273 TRAFALGAR CT HENDERSON NV	16205513015
IGLESIAS ANER TRUST 1997	166 CIRCLE DR BRADBURY CA	13932703013
JHAWAR SATWANT S	%R CZERLANIS 7829 BERMUDA DUNES AVE LAS VEGAS NV	16205511002
JIANU FAMILY TRUST	816 TOTTER CIR LAS VEGAS NV	13932810008
KASS JOHN G & VIRGINIA A LIV TR	818 SHETLAND RD LAS VEGAS NV	13932801007
KLOCHKO VITALI	820 TROTTER CIR LAS VEGAS NV	13932810009
KOPLOW 1988 TRUST	1137 BUEHLER DR LAS VEGAS NV	16205513016
KOTCHKA-SMITH FAMILY TRUST	317 S 6TH ST LAS VEGAS NV	13932801003
LACAYO ENRIQUE J & CAROLINE S	2400 PALOMINO LN LAS VEGAS NV	13932702024
LAS VEGAS MTGE CO INC	7160 AZURE DR LAS VEGAS NV	16205511011
LAS VEGAS SURGICARE INC	%TAX DEPT 52801 P O BOX 1504 NASHVILLE TN	13932802024
LASH JAMES B	1127 STRONG DR LAS VEGAS NV	16205511004
LUCK J P	%J DAGOSTINO P M B 377 840 S RANCHO DR #4 LAS VEGAS NV	13932802003
LUNDBLADE FRED H	%SIERRA HEALTH SERV %CORP TAX P O BOX 14189 LAS VEGAS NV	13932802020
M G T ENTERPRISES L L C	%M MCKINLEY %CRAGIN & PIKE 2603 W CHARLESTON BLVD LAS VEGAS NV	16205512006
MAKABENTA PAUL & EDNA	4148 MELODY LN LAS VEGAS NV	16205511008
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	16205513046
MASON THOMAS J & YOLANDA C	8108 SUNSET COVE DR LAS VEGAS NV	13932802005
MCDONALD RANDALL L & TONI	808 SHETLAND RD LAS VEGAS NV	13932801004
MCINTIRE GREG & NADINE LIVING TR	840 TROTTER CIR LAS VEGAS NV	13932810014
MCMAHAN ROBERT L & JUDITH A	1201 BUEHLER DR LAS VEGAS NV	16205513017
MOLASKY ANDREW REVOCABLE FAM TR	805 SHETLAND RD LAS VEGAS NV	13932802013
MONTAGUE-CASALAN FAMILY TRUST	1213 BUEHLER DR LAS VEGAS NV	16205513019
MORI NOBUKO MARIA	2577 PLAZA DEL AMO #702 TORRENCE CA	13932802002
MOSLEY DONALD M	1127 WESTLUND DR LAS VEGAS NV	16205513032

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Owner	Address	Parcel Numbe
NAMBOT LIVING TRUST	801 S MAIN ST LAS VEGAS NV	13932810002
NAMBOT LIVING TRUST	2429 PALOMINO LN LAS VEGAS NV	13932810003
NARAN JAIVADAN & HANSA	2747 PARADISE RD #2701 LAS VEGAS NV	13932802030
NARAN JAIVADAN & HANSA	2747 PARADISE RD #2701 LAS VEGAS NV	13932802022
NELSON ALEDA C TRUST	3611 S LINDELL #201 LAS VEGAS NV	13932802014
NEWBERRY DENNIS W	1124 CAHLAN DR LAS VEGAS NV	16205510008
NEWTON THOMAS JERALD	1122 BUEHLER DR LAS VEGAS NV	16205511025
NGUYEN ANGIE	14482 BEACH BLVD #Y WESTMINSTER CA	13932801009
ORSOSITO L L C	2720 S BRONCO ST LAS VEGAS NV	16205511013
ORSOSITO L L C	2401 W CHARLESTON BLVD LAS VEGAS NV	16205511014
PAINTER 1983 TRUST	P O BOX 28356 LAS VEGAS NV	16205510007
PALOMINO GARDENS HOMEOWNERS ASSN	824 TROTTER CIR LAS VEGAS NV	13932810013
PALOMINO PONY L L C	P O BOX 56294 SHERMAN OAKS CA	13932703009
PALOMINO PONY L L C	P O BOX 56294 SHERMAN OAKS CA	13932703011
PALOMINO PONY L L C	P O BOX 56294 SHERMAN OAKS CA	13932703010
PARIS CLARKE A & TRACIE A	844 TROTTER CIR LAS VEGAS NV	13932810015
PARK SUNG	11960 CENTRALIA BLVD #101 HAWAIIAN GARDENS CA	16205511006
PECK DANIEL E	1131 WESTLUND DR LAS VEGAS NV	16205513033
PETERSON MARIE	2420 SHERMAN PL LAS VEGAS NV	16205511023
PETERSON TRAVIS K	2324 SHERMAN PL LAS VEGAS NV	16205511019
PETTIS JAMES E & PEGGY M LIV TR	1216 STRONG DR LAS VEGAS NV	16205510027
PHOENIX FAMILY TRUST	2421 SHERMAN PL LAS VEGAS NV	16205513014
PINJUV F MIKE & BEVERLY A CO-TRS	1132 WESTLUND DR LAS VEGAS NV	16205513030
PIPPIN MARSHA L REVOCABLE TRUST	1130 BUEHLER DR LAS VEGAS NV	16205513012
PORTER TAD & MARY ANNE TRUST	2601 ASHBY AVE LAS VEGAS NV	16205510028
POTTER GORDON TRUST	2619 ASHBY AVE LAS VEGAS NV	16205510026
PREMIER DENTAL ASSOCIATES L L C	2421 W CHARLESTON BLVD LAS VEGAS NV	16205511010
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412034
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412028
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412021

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Owner	Address	Parcel Numbe
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412035
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412022
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412016
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412024
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412033
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412017
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412032
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412018
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412030
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412031
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412029
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412027
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412019
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412020
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412026
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412025
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412023
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412008
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412009
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412041

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Owner	Address	Parcel Numbe
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412040
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412042
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412039
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412012
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412038
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412013
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412010
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412037
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412001
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412002
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412003
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412014
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412036
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412004
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412005
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412006
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412007
QUAIL PARK IV L L C	%ORIX REAL EST CAPITAL MARKETS %ESCROW ADMIN 1717 MAIN ST 12TH FLOOR TX1-2495 DALLAS TX	13932412015
REILLY STEPHEN & GLENDA M	1213 STRONG DR LAS VEGAS NV	16205513002
REZA JAMES P & STACI D	1201 STRONG DR LAS VEGAS NV	16205511001
ROHAC WILLIAM & SONDRA FAMILY TR	1908 CALANDA CT LAS VEGAS NV	16205513007

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Owner	Address	Parcel Numbe
ROYAL CHARLESTON L L C	%B ANONUEVO 66 BIG CREEK CT LAS VEGAS NV	16205511012
SALING JOHN E JR & GREGORY S	2318 SHERMAN PL LAS VEGAS NV	16205511018
SANTELMAN C W & J L REV LIV TR	2550 PALOMINO LN LAS VEGAS NV	13932702018
SANWAL VIRENDER & PREETHA	100 S MARTIN LUTHER KING BLVD #89106 LAS VEGAS NV	13932810020
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13932405006
SHAPIRO LEONARD	4955 S DECATUR BLVD LAS VEGAS NV	13932802031
SHETLAND MUTUAL WATER ASSN	701 SHETLAND DR LAS VEGAS NV	13932801002
SILVA CARLOS	2400 SHERMAN LAS VEGAS NV	16205511020
SILVA EDWARD C	2500 W CHARLESTON BLVD LAS VEGAS NV	13932802029
STELLAR LIMITED L L C	1200 SAINTS BURY DR LAS VEGAS NV	16205511009
STOVALL LESLIE M & SARAH S	2705 ASHBY AVE LAS VEGAS NV	16205510025
STRANSKI RICHARD	11886 PARTENIO CT LAS VEGAS NV	13932802016
T M S PPTYS	2701 W CHARLESTON BLVD LAS VEGAS NV	16205512004
TABOR FAMILY TRUST	2600 ASHBY AVE LAS VEGAS NV	16205512011
TAN & RICA L L C	%M GAERLAN 10404 ORKINEY DR LAS VEGAS NV	16205511007
TAXPAYER	LAS VEGAS NV	13932810006
THOMPSON MARK B	2416 SHERMAN PL LAS VEGAS NV	16205511022
VAUSE FAMILY TRUST	3020 PLAZA DE MONTE LAS VEGAS NV	16205511016
VAUSE FAMILY TRUST	3020 PLAZA DE MONTE LAS VEGAS NV	16205511015
VER-LEN CORP	10660 S RANCHO DESTINO LAS VEGAS NV	13932802026
WASHINGTON MICHELLE	9330 BASELINE RD #201 RANCHO CUCAMONGA CA	13932802004
WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR #600 HOUSTON TX	13932802012
WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR #600 HOUSTON TX	13932802015
WEINSTEIN SUSAN & E LIV TR	%H & L REALTY & MGT CO P O BOX 7440 LAS VEGAS NV	16205512002
WHEATLEY RONALD W & BARBARA	1126 BUEHLER DR LAS VEGAS NV	16205513013
WHIPPLE DENNIS C	1138 S RANCHO DR LAS VEGAS NV	16205513045
WINCKLER GARTH R & KAREN C	835 SHETLAND RD LAS VEGAS NV	13932802025
WINDROSE MEDICAL PROPERTIES L P	%G RUNNERSTRUM 3502 WOODVIEW TRACE #200 INDIANAPOLIS IN	13932802033
WINDROSE MEDICAL PROPERTIES L P	%G RUNNERSTRUM 3502 WOODVIEW TRACE #200 INDIANAPOLIS IN	13932802035
WINDROSE MEDICAL PROPERTIES L P	%G RUNNERSTRUM 3502 WOODVIEW TRACE #200 INDIANAPOLIS IN	13932802019
WINDROSE MEDICAL PROPERTIES L P	%G RUNNERSTRUM 3502 WOODVIEW TRACE #200 INDIANAPOLIS IN	13932802034
WINGERD S HUBERT & ZELPHA M	2471 BENCH REEF PL HENDERSON NV	16205513011

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Owner	Address	Parcel Numbe
WOLFSBERGER D & M 2003 LIV TR	3185 S HIGHLAND DR #3 LAS VEGAS NV	13932802007
WOLFSBERGER D E & M 2003 LIV TR	3185 S HIGHLAND DR #3 LAS VEGAS NV	13932802006
WYMARK TRUST	2800 ASHBY AVE LAS VEGAS NV	16205510009
YAKOUBOFF BIJAN TRUST	1200 BUEHLER DR LAS VEGAS NV	16205513010
YAKOUBOFF BIJAN TRUST	1200 BUEHLER DR LAS VEGAS NV	16205512015
ZIPF DAVID	713 HARVEST RUN #103 LAS VEGAS NV	13932810011

APN Map

APN MAP

Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

AVERAGE QA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

	PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
	SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
	ROAD EASEMENT	PB 25-45	PLAT RECORDING NUMBER
	PM/LD BOUNDARY	5	BLOCK NUMBER
	NON-PARCEL LOT LINE	5	LOT NUMBER
	MATCH LINE / LEADER LINE	GL5	GOV. LOT NUMBER
001	ROAD ID NUMBER		

BOOK T20S R61E

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	163	162	161

Scale:1"=200'

SEC. 32

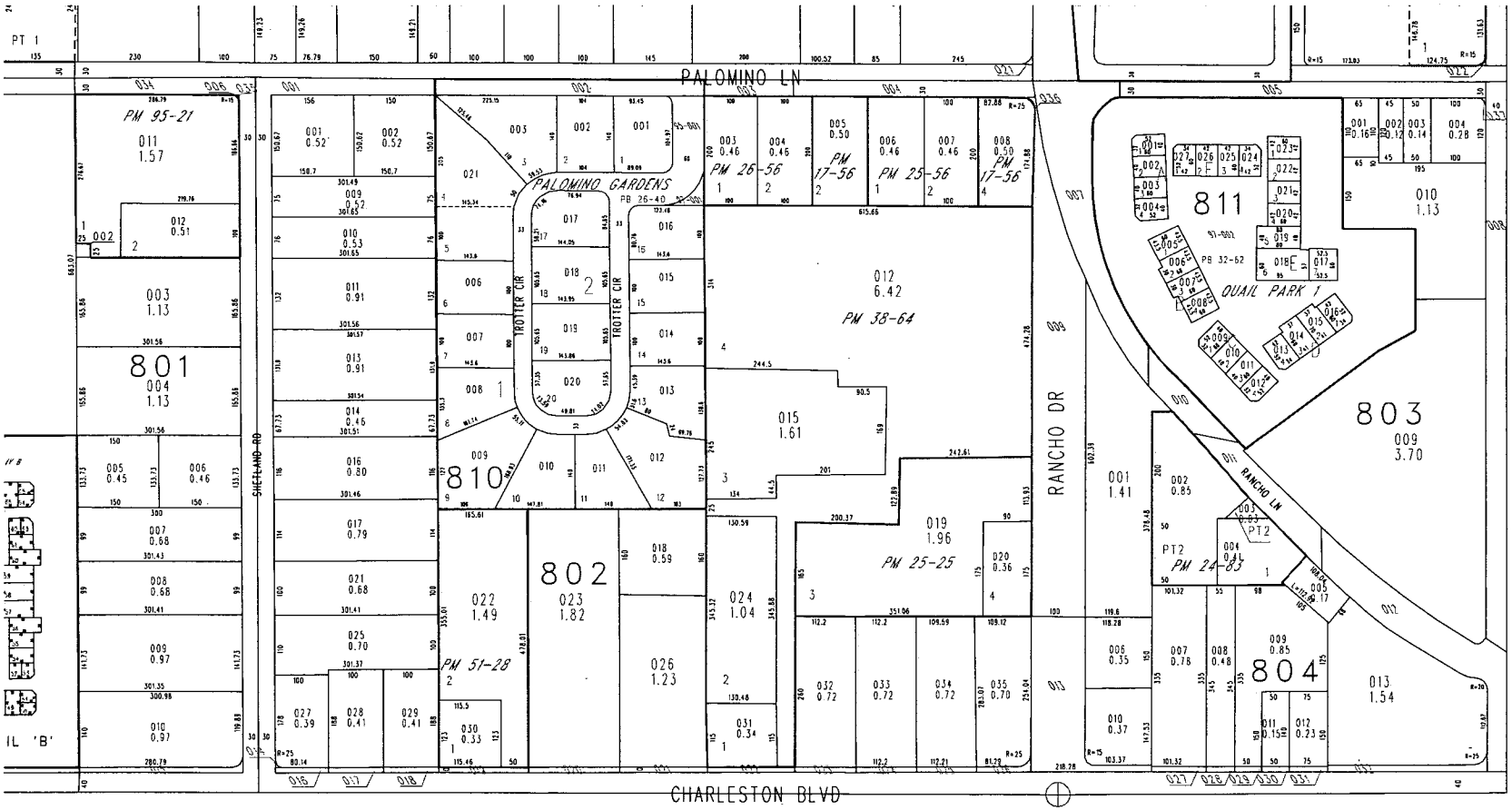
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev:05/25/06

MAP S 2 SE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-32-8



TAX DIST 200

SDR-16542

10/19/06 PC

Comments

COMMENTS

Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: September 28, 2006
Re: **SDR-16542** Jaivadan and Hansa Naran 2496 W. Charleston Blvd.
Request for a Site Development Plan Review for a proposed professional office building

CONDITIONS OF APPROVAL:

1. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth length.

3. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.

4. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

5. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

City of Las Vegas

ADMINISTRATIVE ACTIONS

☒ Action: REVISED PLANS/ELEVATIONS TO MEET COND # 3

Date: 01/30/07 Staff: STEVE GEBEKE

Notes: APPROVED BLDG & SITE REVISIONS W/EXCEPTION OF PERIMETER WALL ELEVATIONS (DO NOT MEET 20% CONTRASTING MATERIAL REQ)
LANDSCAPE PLAN REVISION NOT APPROVED – SHRUBS REQUIRED IN CENTER L.S. ISLAND IN LOT; ALL L.S. AREAS CALLED OUT AS "LANDSCAPED TURF" (LIMITED TO 25% MAX IN COMM DISTRICTS)

☒ Action: REVISED SITE, LANDSCAPE PLANS, ELEVATIONS

Date: 06/05/07 Staff: STEVE GEBEKE

Notes: REVISIONS OK PER JOHN KOKOSZ

☐ Action:

Date: Staff:

Notes:

☐ Action:

Date: Staff:

Notes:

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	Land Development		STATUS:
From:	Steve Gebeke		☒ Cond. Appr.
Phone:	(702) 229-5410	Fax: (702) 385-7268	☐ Denied
CC:	Land Development Civil Plan Ref. # 24764		
Date:	09/26/07 1st Review		
Re:	Charleston Office Building		

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. **Revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk or ROW, whichever is nearer to the structures, to provide for required landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."**
2. **Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide (see sheet GP for additional required locations).**
3. **On sheet GP, include a construction note stating: "Trash enclosure, per Architectural Plans."**
4. **On sheet DT, revise section C to depict the interior lot line landscape buffer along the north property line as a minimum 8'-0" in width, as required by LVMC Title 19.12.**
5. **On sheet DT, provide existing and proposed wall details, including the maximum height of retaining walls and screen walls. Label all proposed perimeter screen or retaining wall details as: "Decorative block wall with 20% contrasting material and cap" (sections A-H and J).**
6. **Along the west property line, a solid screen wall of at least 6'-0" in height is required. If the existing fence does not meet this requirement, then revise the Grading Plan and applicable sections to depict the required screen wall. Label any proposed perimeter screen or retaining wall details as: "Decorative block wall with 20% contrasting material and cap."**
7. ***Civil plan redlines must be returned with mylars for planning signature.***

NOTE:
A Reversionary Parcel Map (PMP-23018) has been submitted, approved and released for recordation. No building permits may be issued until the map has been recorded, and documentation of recordation has been provided to the City of Las Vegas.

<u>NOTE</u>: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

Deed

DEED

Separator Sheet

Receipt/Conformed Copy

Requestor:
NEVADA TITLE COMPANY
08/31/2005 14:03:51 T20050159780
Book/Instr: 20050831-0004780
Deed Page Count: 7
Fees: $20.00 N/C Fee: $25.00
RPTT: EX#003

Frances Deane
Clark County Recorder

A.P.N#: 139-32-802-022, 139-22-802-030
Escrow #: 05-05-0106-CLB

Return to:
Jaivadan & Hansa Naran
2747 Paradise Road, Suite 2701
Las Vegas, NV 89109

Re-recorded Grant Bargain Sale Deed 20050602-3952
To attach corrected legal description

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

(4C)

20050602-0003952

Fee: $17.00 RPTT: $9,307.50
N/C Fee: $25.00

06/02/2005 14:14:55
T20050101652
Requestor:
NEVADA TITLE COMPANY

Frances Deane LEX
Clark County Recorder Pgs: 4

A.P. N.: 139-32-802-022 and 139-32-802-030
R.P.T.T.: $9,307.50

Escrow #05-05-0106-CLB

Mail tax bill to and
When recorded mail to:
Jaivadan & Hansa Naran
2747 Paradise Road, Suite 2701
Las Vegas, NV 89109

5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Daniel W. Halby and Colleen M. Halby, as Trustees of the Halby Family Trust dated November 21,** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Jaivadan Naran and Hansa Naran, husband and wife as community property,** all that real property situated in the County of **Clark,** State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of May, 2005.

Halby Family Trust dated November 21

Daniel W. Halby
By: Daniel W. Halby, Trustee

Colleen M. Halby
By: Colleen M. Halby, Trustee

State of NEVADA }
} ss:
County of Clark }

This instrument was acknowledged before me on May 17th, 2005
by Daniel W. Halby as Trustee
of Halby Family Trust dated November 21

Wanda A. Tollison
NOTARY PUBLIC
My Commission Expires: 12/8/07

WANDA A. TOLLISON
Notary Public State of Nevada
No. 04-85890-1
My appt. exp. Dec. 8, 2007

State of NEVADA }
} ss:
County of Clark }

This instrument was acknowledged before me on May 17th, 2005
by Colleen M. Halby as Trustee
of Halby Family Trust dated November 21

Wanda A. Tollison
NOTARY PUBLIC
My Commission Expires: 12/8/07

WANDA A. TOLLISON
Notary Public State of Nevada
No. 04-85890-1
My appt. exp. Dec. 8, 2007

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
   a) 139-32-802-022 and 139-32-802-030
   b)
   c)
   d)

5

2. Type of Property:
   - ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
   - ☐ c) Condo/Twnhse ☐ d) 2-4 Plex
   - ☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
   - ☐ g) Agricultural ☐ h) Mobile Home
   - ☐ i) Other

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $1,825,000.00

   Deed in Lieu of Foreclosure Only (value of property)

   Transfer Tax Value: $1,825,000.00

   Real Property Transfer Tax Due $9,307.50

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section:

   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owned.**

Signature: Carla L. Burchard, Escrow Agent Capacity: GRANTOR/SELLER

Signature: Carla L. Burchard, Escrow Agent Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Halby Family Trust dated November 21	Print Name:	Jaivadan Naran
Address:	3104 Sonia	Address:	2747 Paradise Road, Suite 2701
City/State/Zip:	Las Vegas, NV 89107	City/State/Zip:	Las Vegas, NV 89109

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 05-05-0106-CLB
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

52

DANVILLE LAND INVESTMENTS, LLC

Business Entity Information

Status:	Active	File Date:	11/29/2001
Type:	Domestic Limited-Liability Company	Corp Number:	LLC12881-2001
Qualifying State:	NV	List of Officers Due:	11/30/2006
Managed By:	Managers	Expiration Date:	11/29/2501

Resident Agent Information

Name:	PARACORP INCORPORATED	Address 1:	318 NO. CARSON ST. STE.#208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - LEONARD K ARAVE			
Address 1:	39 E EAGLERIDGE DR STE 102	Address 2:	
City:	N SALT LAKE	State:	UT
Zip Code:	84054	Country:	
Status:	Active	Email:	
Managing Member - WAYNE FARNSWORTH			
Address 1:	39 E EAGLERIDGE DR STE 102	Address 2:	
City:	N SALT LAKE	State:	UT
Zip Code:	84054	Country:	
Status:	Active	Email:	
Manager - SCOTT JONES			
Address 1:	39 E EAGLERIDGE DR STE 102	Address 2:	
City:	N SALT LAKE	State:	UT
Zip Code:	84054	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC12881-2001-001	# of Pages:	2
File Date:	11/29/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC12881-2001-004	# of Pages:	1
File Date:	11/07/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	LLC12881-2001-003	# of Pages:	1

File Date:	12/31/2003	Effective Date:	
RICHARD MACHACEK #102			
3855 S. JONES BLVD LAS VEGAS NV 89103 MTF			
Action Type:	Annual List		
Document Number:	LLC12881-2001-002	# of Pages:	1
File Date:	12/02/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050554825-26	# of Pages:	1
File Date:	11/15/2005	Effective Date:	
(No Notes for this action)			

Legal Description

LEGAL DESCRIPTION

Separator Sheet

Escrow No.: 05-05-0106-CLB

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32, TOWNSHIP 20, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 51 OF PARCEL MAPS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

Justification Letter

JUSTIFICATION LETTER

Separator Sheet

ROBERT F. TUTTLE
ARCHITECTURE * PLANNING * DESIGN
Architect

New Profesional Office Building
2496 West Charleston Boulevard

The proposed project, located along Charleston Boulevard will provide additional professional office space for the growing market along the already established professional corridor in this area.

The project is located on two parcels of property zoned C-D (designed commercial), which is currently occupied by small, ill maintained structures and vegetation, with a majority of the property being vacated land. The creation of a new professional commercial business will provide a clean, contemporary look, similar in fashion to the existing developments along Charleston Boulevard and in keeping with the future path the area is moving toward. This new professional office building and surrounding landscape will be well maintained and increase the beautification of the surrounding area.

The revised proposed project consists of one story 21,726 sq.ft. professional office space. Parking facilities will consist of 78 surface spaces (72 parking space is required). No loading duck is necessary. All major delivery will be with car or van only.

The building exterior wall is construct of high energy efficient Styro-Form insulated concrete forming system. With combination of stone, smooth stucco and corrugated veneer and arch stand seam metal roof with large overhang. The building is keep within required 20'-0" height limit, while still provide nature lighting and nature ventilation through corridor high window. The main idea of architecture design is to provide a well fit with surround Charleston Boulevard office building style while keeping with the requirement of the local regulations and ordinances; The intelligent in architecture design and creative use of materials are made to respect neighboring properties, the community and the natural environment of southern Nevada.

The proposed new sidewalk and new driveway also increase safety ingress/ egress from Charleston Boulevard, meeting necessary requirements of the Nevada Department of Transportation, and provide the required traffic width and flow for fire department to access the property.

The proposed project are in good faith and sensitivity toward the community, governmental bodies, and overall development of existing and new businesses. The continuing effort of this project is to create a well-designed structure and environment for professional development, and to provide and maintain the growing market of accessible and contemporary services.

92677

* 5 REDROCK LANE * LAGUNA NIGUEL, CALIFORNIA * TEL (949) 249 5532 FAX (949) 249 5538
* EMAIL rftarch@earthlink.net *

SDR-16542
10/19/06 PC

SOFI

S O F I

Separator Sheet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-16542 APN: 139-32-802-022 & 139-32-802-030

Name of Property Owner: JAIVADAN & HANSA NARAN

Name of Applicant: (JAY) JAIVADAN NARAN

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): _____ _____

APN: _____

Signature of Property Owner: Jay Naran

Print Name: JAIVADAN & HANSA NARAN

Subscribed and sworn before me

This 5th day of September, 2006

Cari K. McClish

Notary Public in and for said County and State

CARI K. McCLISH
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 05-93694-1
MY APPT. EXPIRES DEC. 30, 2008

Application

APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: JAIVADAN & HANSA NARAN

Project Address (Location) 2496 W. CHARLESTON BLVD. LAS VEGAS NV 89102

Project Name WEST CHARLESTON PROFESIONAL PLAZA **Proposed Use** OFFICE BUILDING

Assessor's Parcel #(s) 139-32-802-022 & 139-32-802-030 **Ward #** 1

General Plan: existing OFFICE proposed _____ **Zoning:** existing CD proposed _____

Commercial Square Footage 21,726 **Floor Area Ratio** 27.46 %

Gross Acres 1.82 **Lots/~~Units~~** 2 **Density** _____

Additional Information SDR - 10519

PROPERTY OWNER JAIVADAN & HANSA NARAN **Contact** JAIVADAN (JAY) NARAN

Address 2747 PARADISE ROAD # 2701 **Phone:** 650 9695 **Fax:** 732 4466

City LAS VEGAS **State** NV **Zip** 89109

APPLICANT — SAME AS ABOVE — **Contact** _____

Address do **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

Property Owner Signature* Jaivadan & Hansa Naran

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

Print Name JAIVADAN & HANSA NARAN

Subscribed and sworn before me

This 5th day of September, 20 06.

Cari K. McClish

Notary Public in and for said County and State

CARI K. McCLISH
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 05-93694-1
MY APPT. EXPIRES DEC. 30, 2008

FOR DEPARTMENT USE ONLY

Case #	SDR 16542
Meeting Date:	10/19/06
Total Fee:	$800
Date Received:*	9-5-06
Received By:	KM

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet

HANSEN SHEET

Separator Sheet

A/P # 16542 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/05/2006 16:38	984224	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-16542 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN - Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 139-32-802-030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #
Project # 16542 **Project/Phase Name** WEST CHARLESTON PROFESSIONAL P **Phase #**
Size/Area 1.82 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13932802030

Location

Owner/Tenant

Contact ID AC1270036 **Name** JAIVADAN & HANSA NARAN
Mailing Address 2747 PARADISE ROAD #2701 **Organization**
City LAS VEGAS **State/Province** NV
ZIP/PC 89109 **Country** ☐ **Foreign**
Day Phone **Evening Phone**
Fax **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2496 W CHARLESTON BLVD
LAS VEGAS, 89102-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13932802022
13932802030

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

SITE PLAN REVIEW

N **DINA Required?** N **Project of Regional Significance?** **Final City Council letter received**

N **Parent Project link required?** **Annotated minutes recieved**

Y **Will this go to the City Council?** **Is there a condition of approval for a Required Review?**

Hearing Type

Public, Non-Public, Admin? PUBLIC **If yes, when does it need to be reviewed?**

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/19/2006	PC	SCHEDULED		0	0	0
GKAPOVICH	09/05/2006	GKAPOVICH	09/05/2006			

Template Type	A/P #	A/P Type	Status	Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT dropped off after closing 9-5, Jaivadan Naran ck #777	CK NAME,# WHO PICKED UP PERMIT	984018	09/06/2006 08:05		0.00

Project Checklist

PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference Item Required YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
		APPLICATION	
☒	☐	Signed and notarized by ***all*** property owners or authorized agent(s)	
☒	☐	Grant deed and legal description	
☒	☐	***Detailed*** justification letter	
☒	☐	Reduced 8.5" x 11" copy of ***all*** plans and elevations	
☒	☐	Full size, rolled, color copy of ***all*** plans and elevations	
☒	☐	Correct fee(s): $ 500 $ 300 $ ____ Total = $ 800	
☒	☐	Statement of Financial Interest	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
		SITE PLAN Folded Plans: 19 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	***All*** property lines and present dimensions labeled	
☒	☐	***All*** building setbacks labeled	
☒	☐	***All*** adjacent existing land uses and street names labeled	
☒	☐	***All*** points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: Office Other Listed	1 per 300
☒	☐	Parking space count and typical dimensions labeled #regular ____ #compact ____ #handicap ____ Total ____	
☒	☐	***All*** free-standing sign locations shown and heights and sizes noted	
		LANDSCAPE PLAN Folded Plans: 3 Rolled/Colored Plans: 1	
☒	☐	11" x 17"min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	***All*** property lines and present dimensions labeled	
☒	☐	***All*** required perimeter landscape planters shown	
☒	☐	***All*** required parking lot fingers/islands shown	
☒	☐	Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover	
		BUILDING ELEVATIONS Folded Plans: 2 Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of ***all*** buildings	
☒	☐	***All*** building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	***All*** wall sign locations shown and sizes noted	
		FLOOR PLANS Folded Plans: 1 Rolled Plans:	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	***All*** building entrances/exits shown	
☒	☐	Use of ***all*** rooms noted/labeled	

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Jafivadon Naran Application Type: Site Development Review

APN: 139-32-802-030 / 022 Location: Southeast corner of Charleston & Las Vegas

Planner: [illegible] Pre-App Meeting Date: 8-24-06 Earliest PC Date: 10-19-06

Revised 02/02/04

City of Las Vegas

☒ Meeting ☐ Telephone **Conversation Record**

Page 1 of 1
Date 8/24/06
Time 9:00 am pm

Project Name Charleston Office Building

Conversation between CLV Representative(s): Jim Marshall
and,

Name	Company/Department	Phone	FAX
Jarivadan Naran	Naran Contractors	650-9695	

☐ see Meeting Attendance Sheet

Comments:

GP - O Zoning C-O Zone
Office Other than Listed one space per 300 ft ✓ 21,726 office building
setbacks - front 25ft ✓, side 10 feet ✓, and rear 25. ✓
residential adjacency - 3 to 1 slope Height is 20 ft (60 ft setback) ✓
Landscaping - exterior 15 feet Charleston. interior - 8 feet. ✓
SDR-10519 approved 1 tree per 30 linear feet - (east and south)
VAR-10622 removed with prejudice. 1 tree per 20 linear feet - (north and west)

✓ Max lot coverage - 30%
✓ trash enclosure 50 ft from residential protected property

Parking one space per 300 sq ft 72 spaces ✓
Handicap 3 spaces - one needs to be van accessible ✓
30% can be compact size ✓

conditional Loading - On site 2 required spaces - 15 ft in width, 25 feet in length.
space - specify with a 15 ft Clearance.

Drainage - Flood Control - Gary Reid.
- Emergency
- Approved by NDOT

Covered parking - LVMC 19.08 050(C)
synthetic turf

Final DRT

FINAL DRT

Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16542 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN *- Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: ***OCTOBER 19, 2006*** *CITY COUNCIL:* ***NOVEMBER 15, 2006***

PLANNING SUPERVISOR: ***JOHN KORKOSZ*** ☒ ***PUBLIC HEARING***

Comments Due: ***SEPTEMBER 18, 2006***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney ***(cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Route Form

ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT	**SDR-16542**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL **(DPW)**	RAUL CRUZ	DSC
*LAND DEVELOPMENT **(DPW)**	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY **(DPW)**	CAROLYN CAVINESS	DSC
*SANITARY SEWERS **(DPW)**	TIM PARKS	DSC
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION **(DPW)**	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	2900 RONEMUS
*SID **(DPW)**	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY **(DPW)**	ALAN RIEKKI	WEST YARD
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

**** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>***

SDPR
09/06/2006

(19)

Neighborhood Services List

NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 19, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-16542

Artesian Heights NA

Charleston McNeil NA

Ellis Estates NA

Glen Heather Estates NA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho Sereno NA

Rancho South NA

Scotch 80's HOA

Spanish Oaks HOA

West Mesquite NA

Westleigh NA

Public Hearing Notice

PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING:	PLANNING COMMISSION
DATE:	OCTOBER 19, 2006
TIME:	6:00 P.M.
LOCATION:	CITY COUNCIL CHAMBERS 400 STEWART AVENUE LAS VEGAS, NEVADA

SDR-16542

APPLICANT/OWNER: JAIVADAN AND HANSA NARAN - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING ON 1.82 ACRES AT 2496 WEST CHARLESTON BOULEVARD (APNS 139-32-802-022 AND 030), C-D (DESIGNED COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

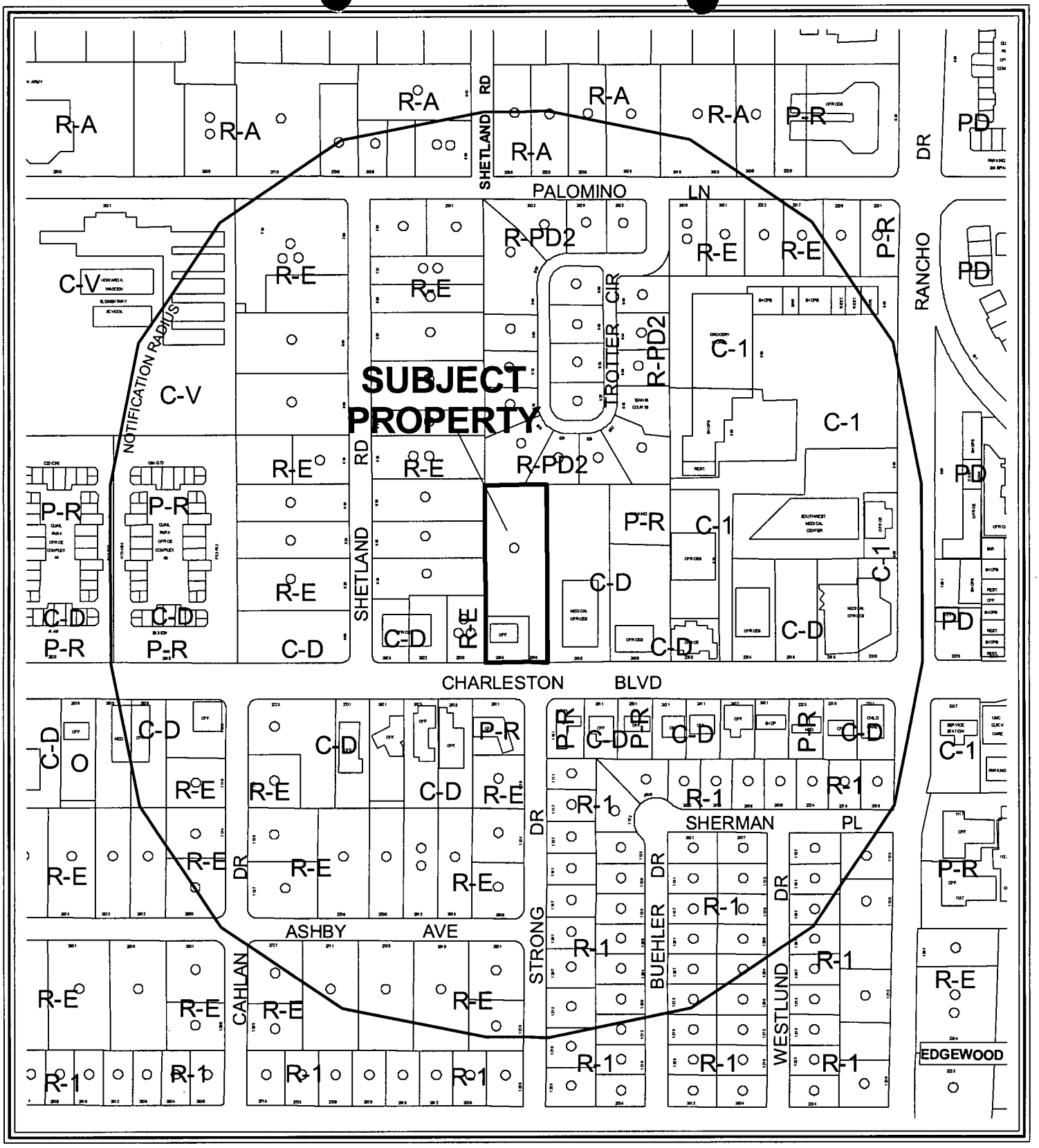
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 500 1000 Feet

CASE: **SDR-16542**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City Council Action Letter

CITY COUNCIL ACTION LETTER

Separator Sheet

064883

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

November 16, 2006

Mr. and Mrs. Jaivarian Naran
2747 Paradise Road, Suite #2701
Las Vegas, Nevada 89109

RE: SDR-16542 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006

Dear Mr. and Mrs. Naran:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/05/06, except as amended by conditions herein.

3. A revised site plan and landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.

4. A technical landscape plan signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Revise the landscaping plan to add one 24-inch box tree for placement within the

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05

parking landscape area islands to meet the required 12 total parking area trees. (2) The landscaping plan shall be modified to include the height(s) of existing or proposed wall/fence height(s) along all property lines bordering residential uses. Wall/fence shall comply with City Council Bill No. 2006-43 and the Commercial Development District standards of Section 19.08.050 of Title 19.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: (1) cross sections of the trash enclosure to meet LVMC 19.08.060., and Title 19 Commercial Development Standards – Section 19.08.050.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth length.

16. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.

17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Action Letter

ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

October 20, 2006

Mr. and Mrs. Jaivarian Naran
2747 Paradise Road, Suite #2701
Las Vegas, Nevada 89109

RE: SDR-16542 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Naran:

Your request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 19, 2006.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/05/06, except as amended by conditions herein.

3. A revised site plan and landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.

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Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

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This item will be considered by the City Council on ***November 15, 2006***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

CITY OF LAS VEGAS

ONE MOTION/ONE VOTE

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: *SDR-16542 - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN*

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***October 19, 2006*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Signature

17th Oct. 06
Date

JAIVADAN NARAN
Please print name

NARAN CONTRACTORS Inc.
Company Name

Sincerely,

John Korkosz, Planning Supervisor
Current Planning Division

Applicant Letter

APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
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Administration 229-6353
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Current Planning 229-6301
www.lasvegasnevada.gov

October 6, 2006

Mr. and Mrs. Jaivarian Naran
2747 Paradise Road, Suite #2701
Las Vegas, Nevada 89109

RE: SDR-16542 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Naran:

Please be advised the City Planning Commission at its regular meeting on ***October 19, 2006*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

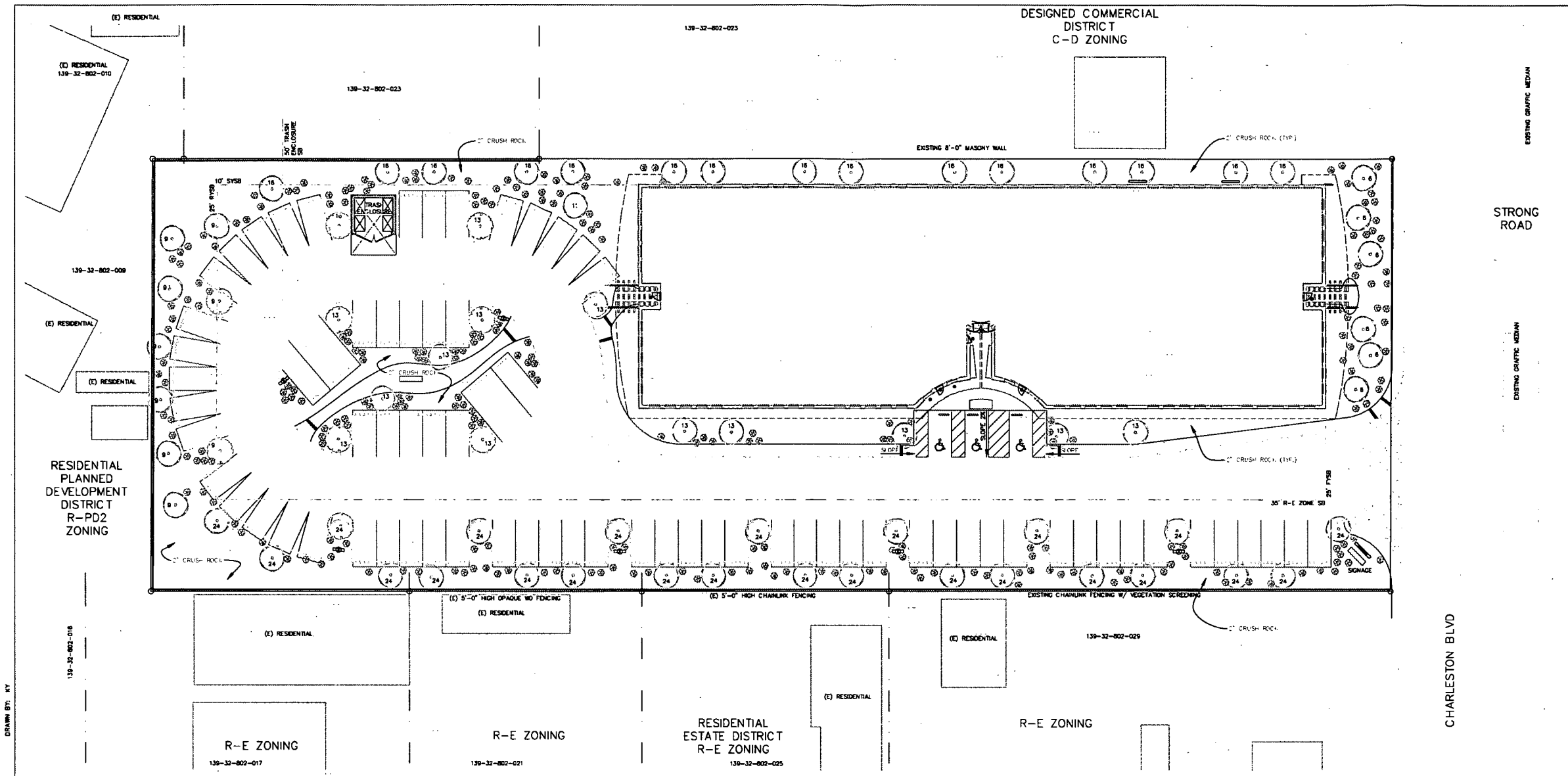
City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

Plans (Landscape Plans)

PLANS - LANDSCAPE PLANS

Separator Sheet



1 LANDSCAPE & HARDSCAPE PLAN

SCALE 1/16"=1'-0"

LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
	FICUS MICROCARPA VAR. NITIDA	INDIAN LAUREL FIG	24" BOX	20'-0"	67
	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5 GAL.	4'-0"	200

DECOMPOSED GRANITE ROCK MULCH:- INSTALL A 3" LAYER OF 1/4" MINUS HUALAPI GOLD DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY THAMLIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TOH TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE ANALYSIS

		(FT)	(ACRES)	(SF)	(%)	(PARKING)	TREE REQ.	PROVIDE
BUILDING FOOT PRINT				21,893				
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)				27.67%			
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF			300		73		74
ADA PARKING REQ.	1- 100 = 3					3		3
LOADING PARKING REQ.	2							2
REQ TREE	1 TREE PER 6 SPACE						13	13
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5					9	9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5					6	6
R-E (WEST)	1 TREE PER 20 LINEAR FT	478					24	24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478					16	16
LAND USE ANALYSIS								
BUILDING				21,893	27.67%			
PAVING + HARDSCAPE				33,879	42.81%			
LANDSCAPE				23,355	29.52%			
ENTIRE SITE				79,127	100.00%			

ROBERT E. TUTTLE
ARCHITECTURE PLANNING • DESIGN
Architect
[redacted]
A RED ROCK LANE
LAGUNA NIGUEL, CA
92677
949 249 5532 • FAX 949 249 5538
EMAIL * RET@WWW.NET

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT

CHARLSTON OFFICE BUILDING

2489 W Charleston Blvd, Las Vegas, NV 89102

APPROVED
Revised Site Plans & Elevations
02/08/07
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

LANDSCAPE

DATE LAST EDITED: January 11, 2007

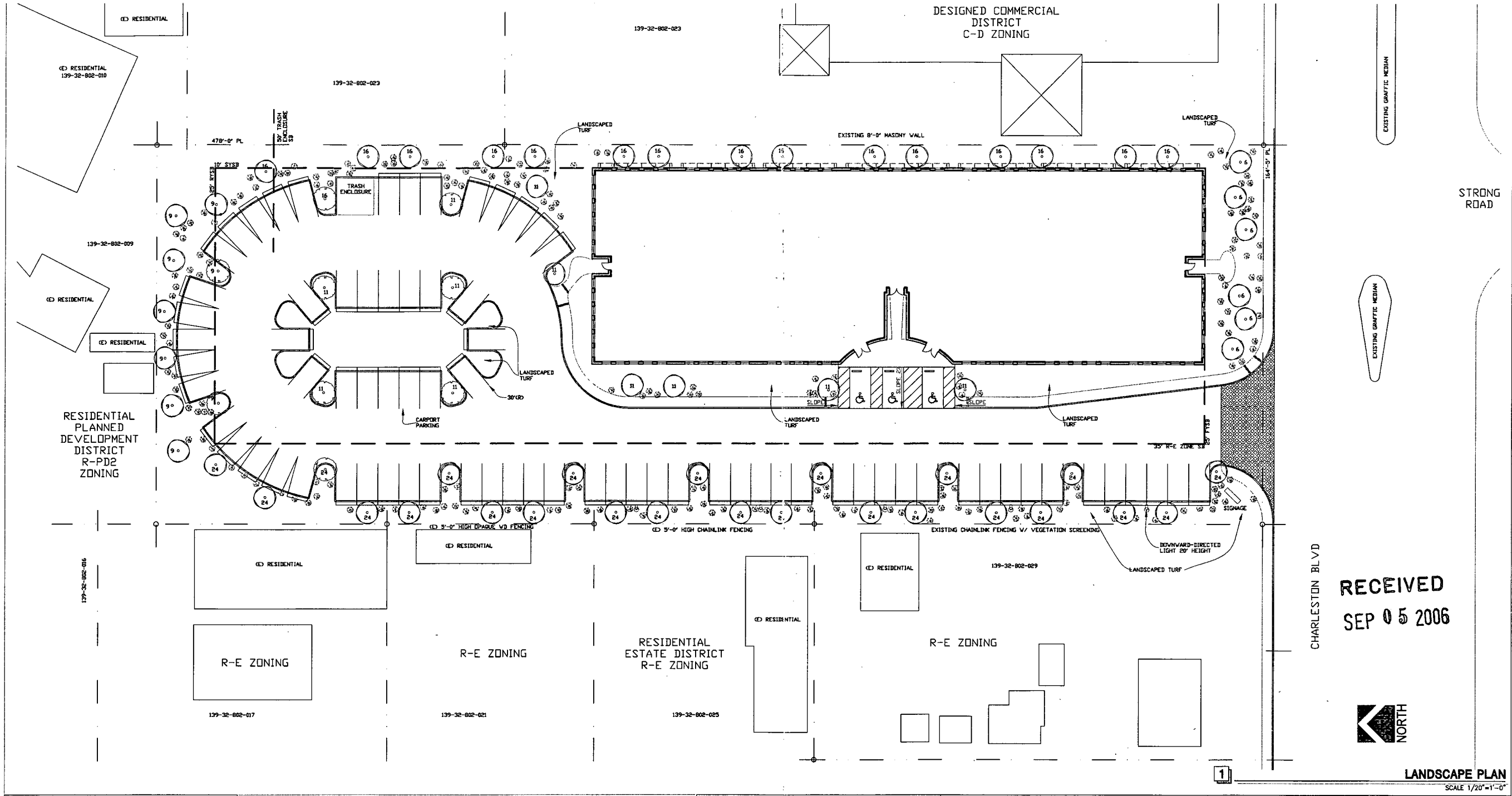
REVISIONS:

SET DATE:

SHEET NUMBER
L1.1
OF SHEETS IN SERIES

DRAWN BY: KY

FILENAME: C:\DOCUMENTS AND SETTINGS\KEVIN\DESKTOP\JOB PROJECTS\BROCHARLSTON\SHEETS\L1.1 LANDSCAPE.DWG



1 LANDSCAPE PLAN

SCALE 1/20"=1'-0"

RECEIVED
SEP 05 2006

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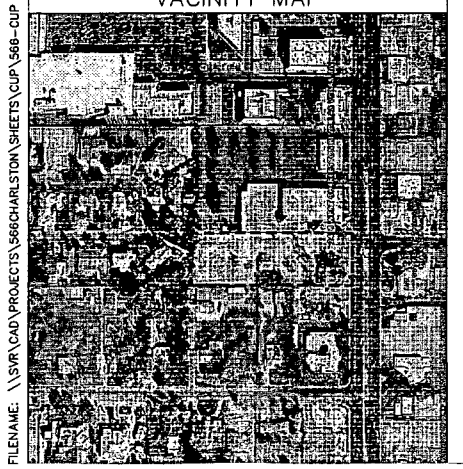
FILENAME: \\SVR\CAD\PROJECTS\568CHARLSTON\SHEETS\CUP\568-CUP 2 LANDSCAPE.DWG

VACINITY MAP



APPROVED
CITY COUNCIL DATE: 11/15/06
PLANNING COMMISSION DATE: 10/19/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
	GLEDITSIA TRACANTHOS	HONEY LOCUST	24" BOX	20'-0"	58
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	20'-0"	9
	LIGUSTRUM JAPANICUM	JAPANESE PRIVET	5 GAL.	4'-0"	200

DECOMPOSED GRANITE ROCK MULCH– INSTALL A 3" LAYER OF 1/4" MINUS HUALAPI GOLD DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY THANLIGHTLYSCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TEH TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE ANALYSIS

		(FT)	(ACRES)	(SF)	(%)	(PARKING)	TREE REQ.
BUILDING FOOT PRINT				21,726			
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)				27.46%		
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF			300		72	
ADA PARKING REQ.	1– 100 = 3					3	
REQ TREE	1 TREE PER 6 SPACE						12
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5					9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5					6
R-E (WEST)	1 TREE PER 20 LINEAR FT	478					24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478					16
LAND USE ANALYSIS							
BUILDING				21,726	27.46%		
PAVING + HARDSCAPE				31,248	39.49%		
LANDSCAPE				26,153	33.05%		
ENTIRE SITE				79,127	100.00%		

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CHARLSTON OFFICE BUILDING

LANDSCAPE

DATE LAST EDITED: September 5, 2006

REVISIONS:

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SHEET NUMBER
CUP 2
OF SHEETS IN SERIES

SDR-16542-L PC 10/19/06 App(7-0) → CC 11/15/06

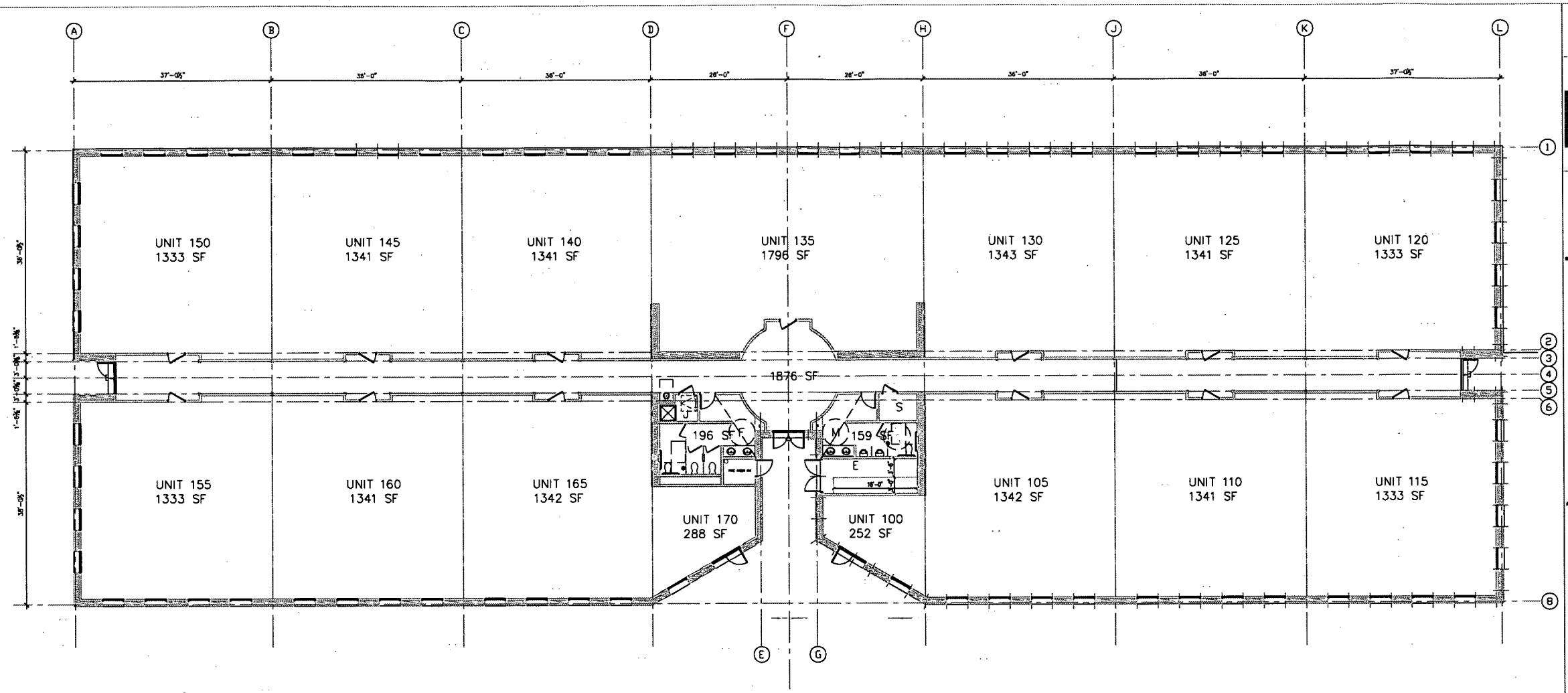
SCANNED
9/13/06

SDR-16542
10/19/06 PC

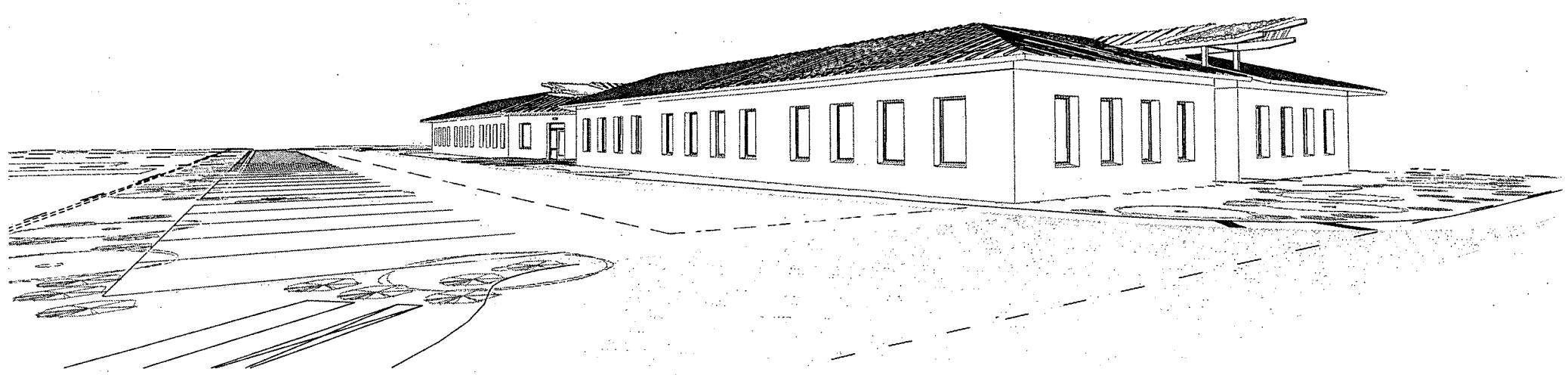
Plans (Floor Plans)

PLANS - FLOOR PLANS

Separator Sheet



FLOOR PLAN
SCALE 1/8"=1'-0"



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Charleston Professional Plaza

2496 W Charleston Blvd, Las Vegas, NV

Jai Narain

FLOOR PLAN

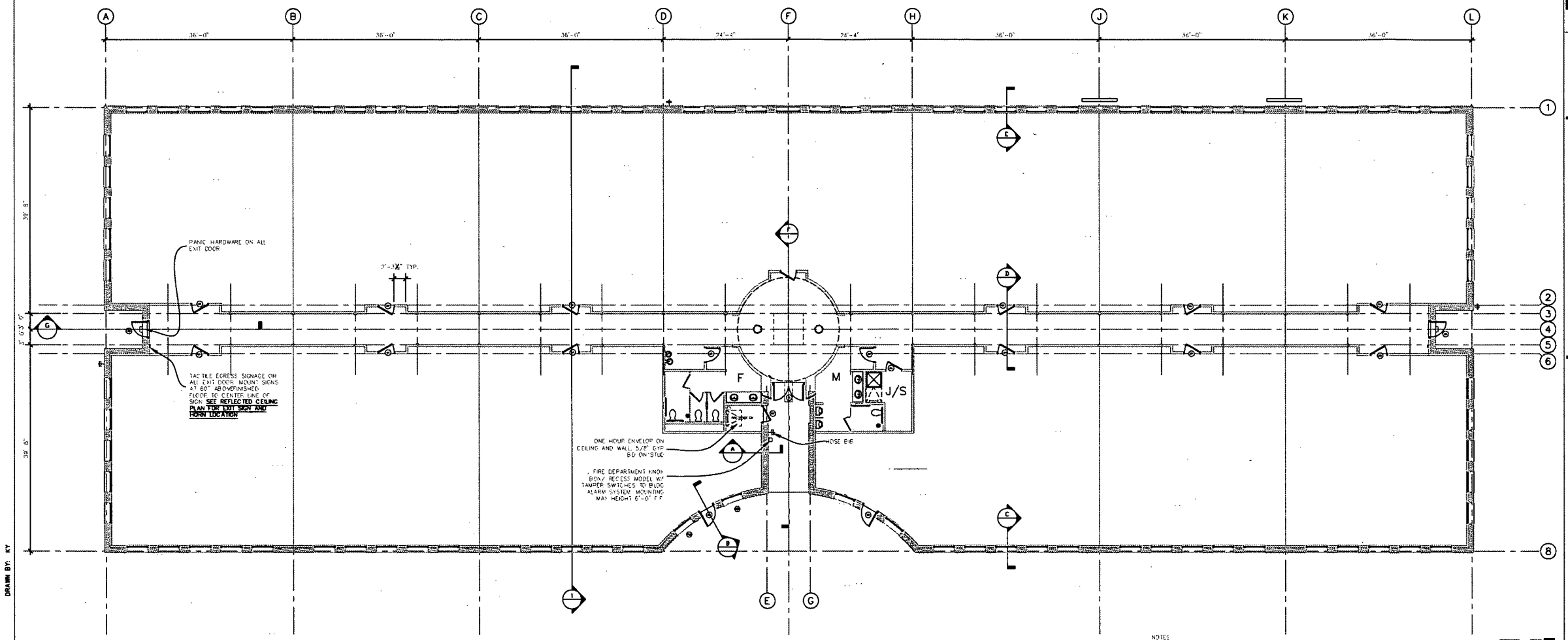
DATE LAST EDITED
May 29, 2007

REVISIONS:

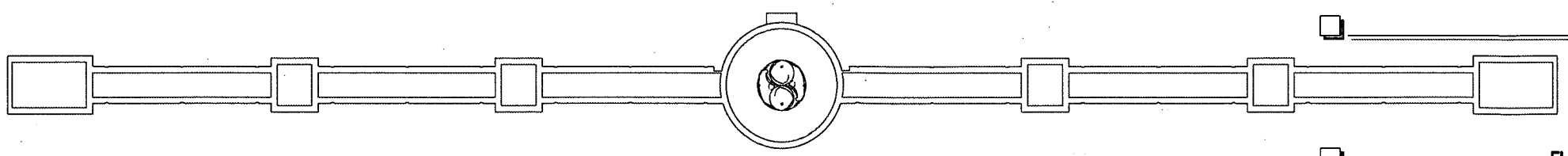
SET DATE:
MAY 25 2007

SHEET NUMBER
A201

OF SHEETS IN SERIES



FLOOR PLAN
SCALE 1/8"=1'-0"



FLOOR PATERN PLAN
SCALE 1/8"=1'-0"

FILENAME: C:\DOCUMENTS AND SETTINGS\VENNY\DESKTOP\JOB PROJECTS\SRDCHARLSTON\SHEETS\SRD-A2.1 FLOOR PLAN.DWG DRAWN BY: KY

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CHARLESTON PROF. PLAZA
2489 W Charleston Blvd, Las Vegas, NV 89102

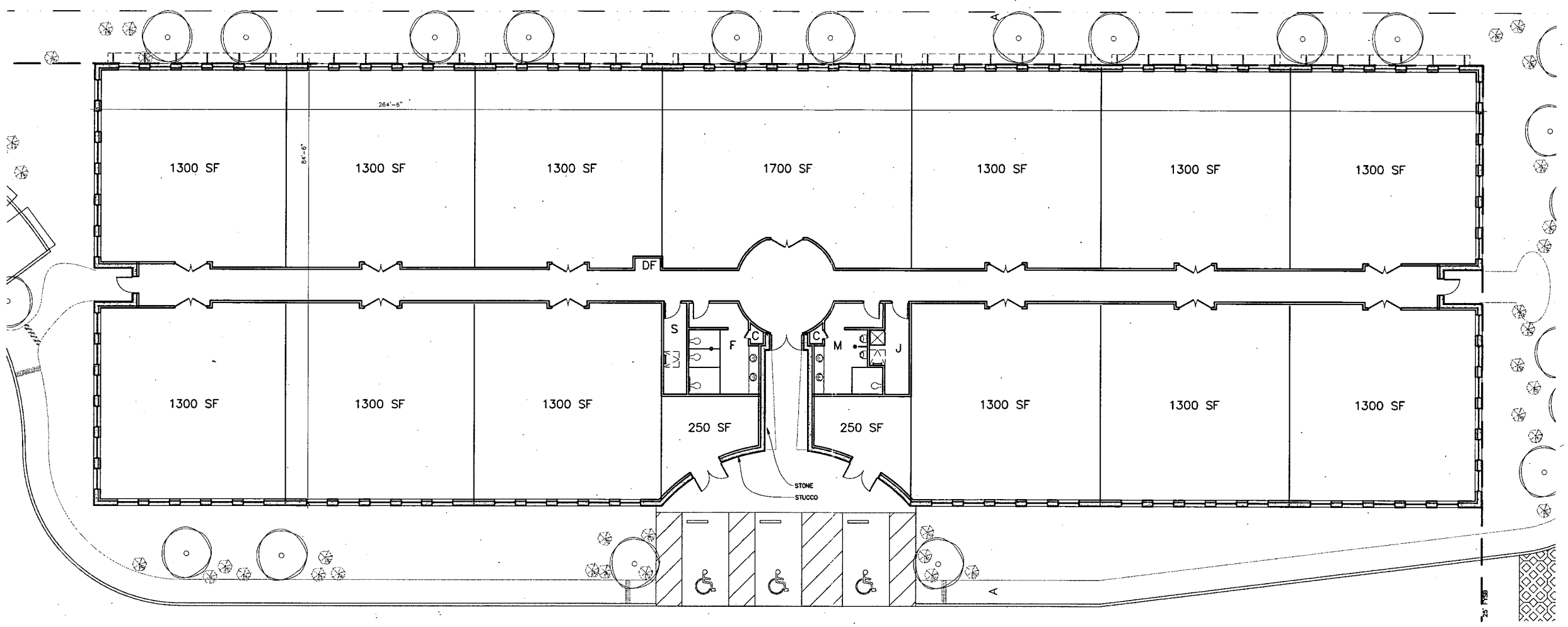
FLOOR PLAN

DATE LAST EDITED:
February 5, 2007

REVISIONS:

SET DATE:

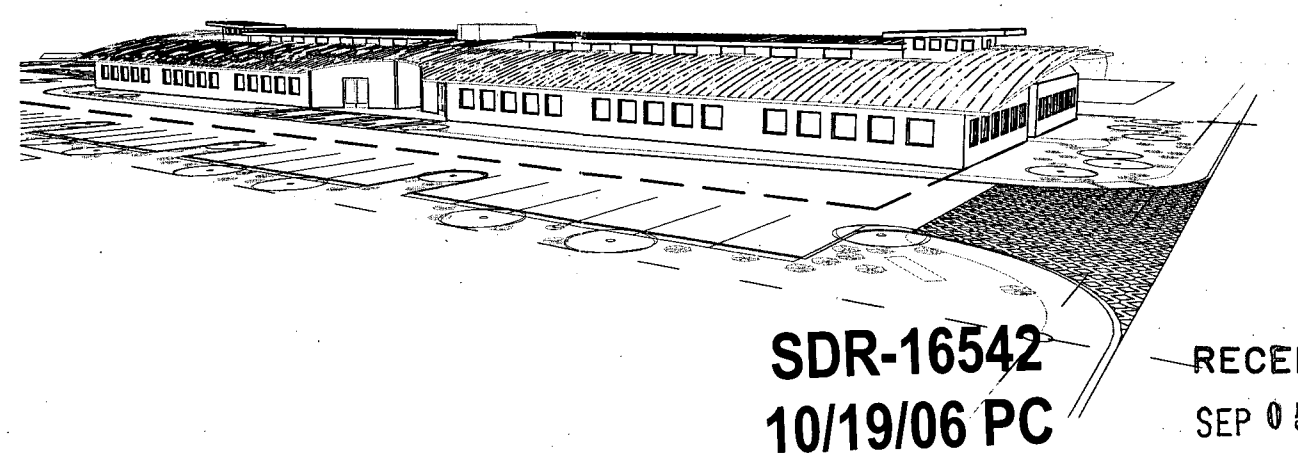
SHEET NUMBER
A2.1
OF SHEETS IN SERIES



NORTH

FLOOR PLAN

SCALE 1/10"=1'-0"



SDR-16542
10/19/06 PC

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SEP 05 2006

BLDG ANALYSIS

IBC, SEC 506

SEC.304.1 PROFESSIONAL SERVICE

TABLE 503 (GROUP B)
TYPE V B

84.5+84.5+264.5

2(84.5+264.5)

60

9000

If = 100 [F / P − 0.25] W / 30

At [At x If /100] + [At x Is / 100] = Aa

300
(AUTOMATIC SPRINKLER SYSTEM + SINGLE-STORY)

SEC 506 AREA MODIFICATION = 42,679 SF

IBC, TABLE 601 = BUILDING ELEMENTS = 0 HOUR

		NORTH	EAST	SOUTH	WEST
	DISTANCE FROM PL	30'+	10'+	30'+	30'+
TABLE 602	EXTERIOR WALL FIRE RATING	0	0	0	0
TABLE 704.8	PROTECTED EXTERIOR OPENING	NO LIMIT	45%	NO LIMIT	NO LIMIT

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CHARLSTON OFFICE BUILDING

FLOOR PLAN

DATE LAST EDITED:
September 5, 2006

REVISIONS:

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OF SHEETS IN SERIES

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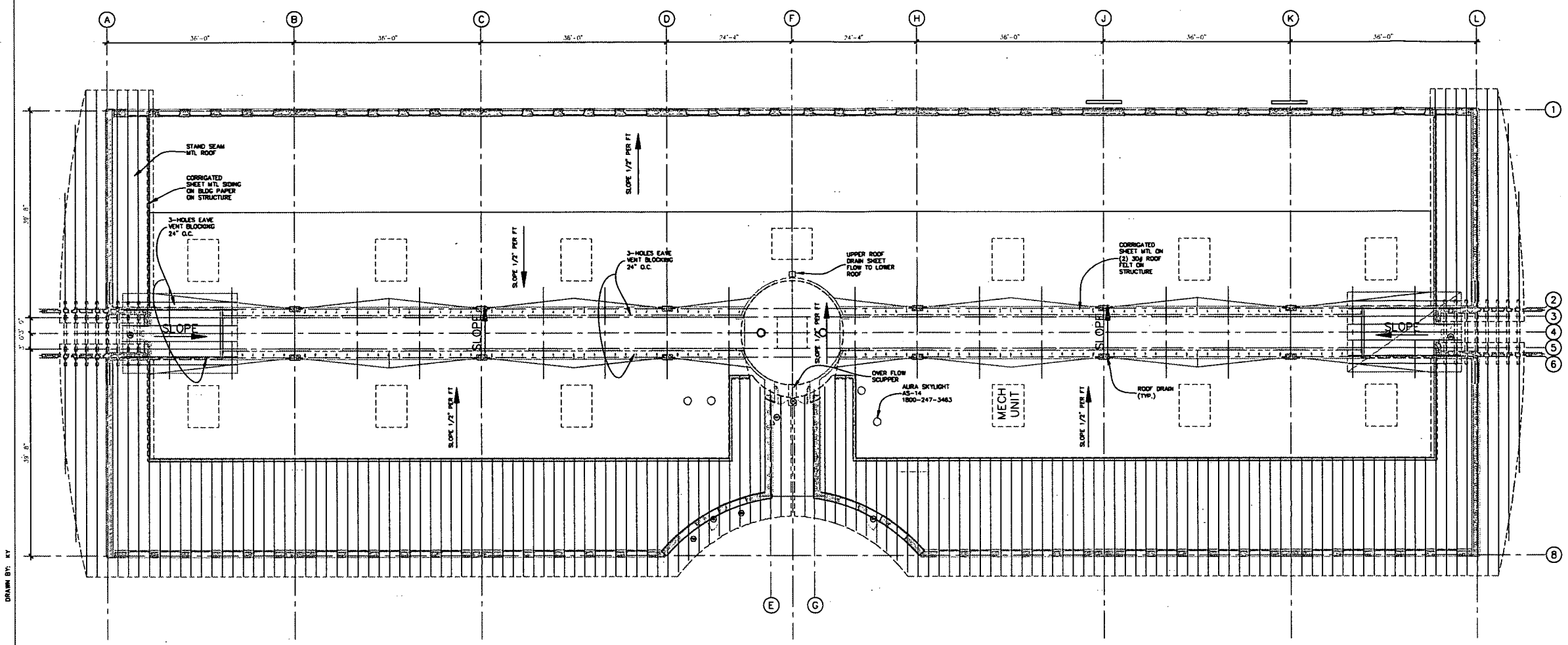
FILENAME: \\SVR\CAD\PROJECTS\566CHARLSTON\SHEETS\CUP\566-CUP 4 FLOOR PLAN.DWG

Plans (Approved Site Plan)

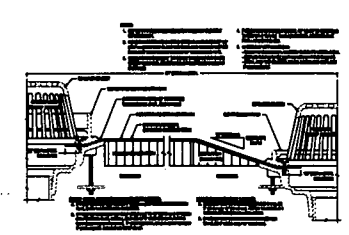
PLANS - APPROVED SITE PLAN

Separator Sheet

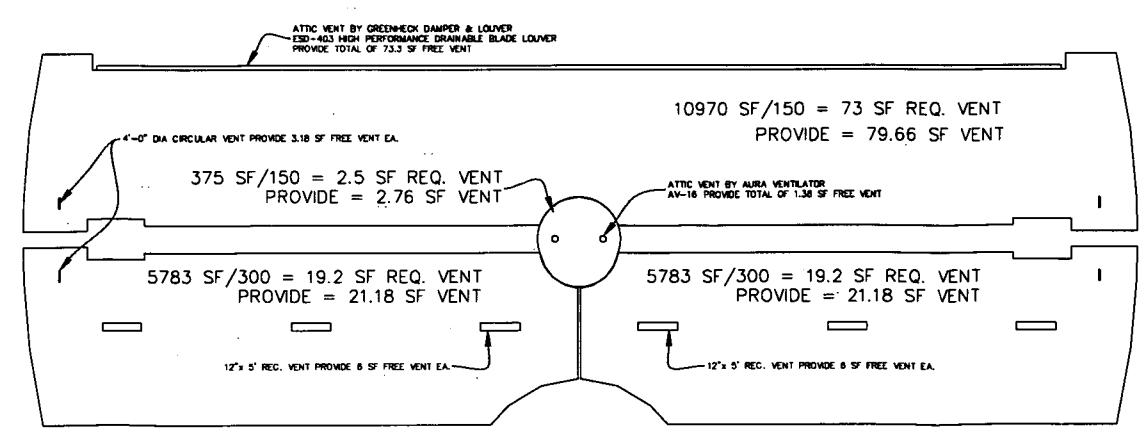


ROOF PLAN
SCALE: 1/8" = 1'-0"

ATTIC VENT DETAIL
NOT TO SCALE



Roof Drain Detail
SCALE 3" = 1'-0"



ROOF VENT CALC
SCALE: 1/16" = 1'-0"

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ROOF PLAN

DATE LAST EDITED:
January 24, 2007

REVISIONS:

SET DATE:

SHEET NUMBER
A2.2
OF SHEETS IN SERIES

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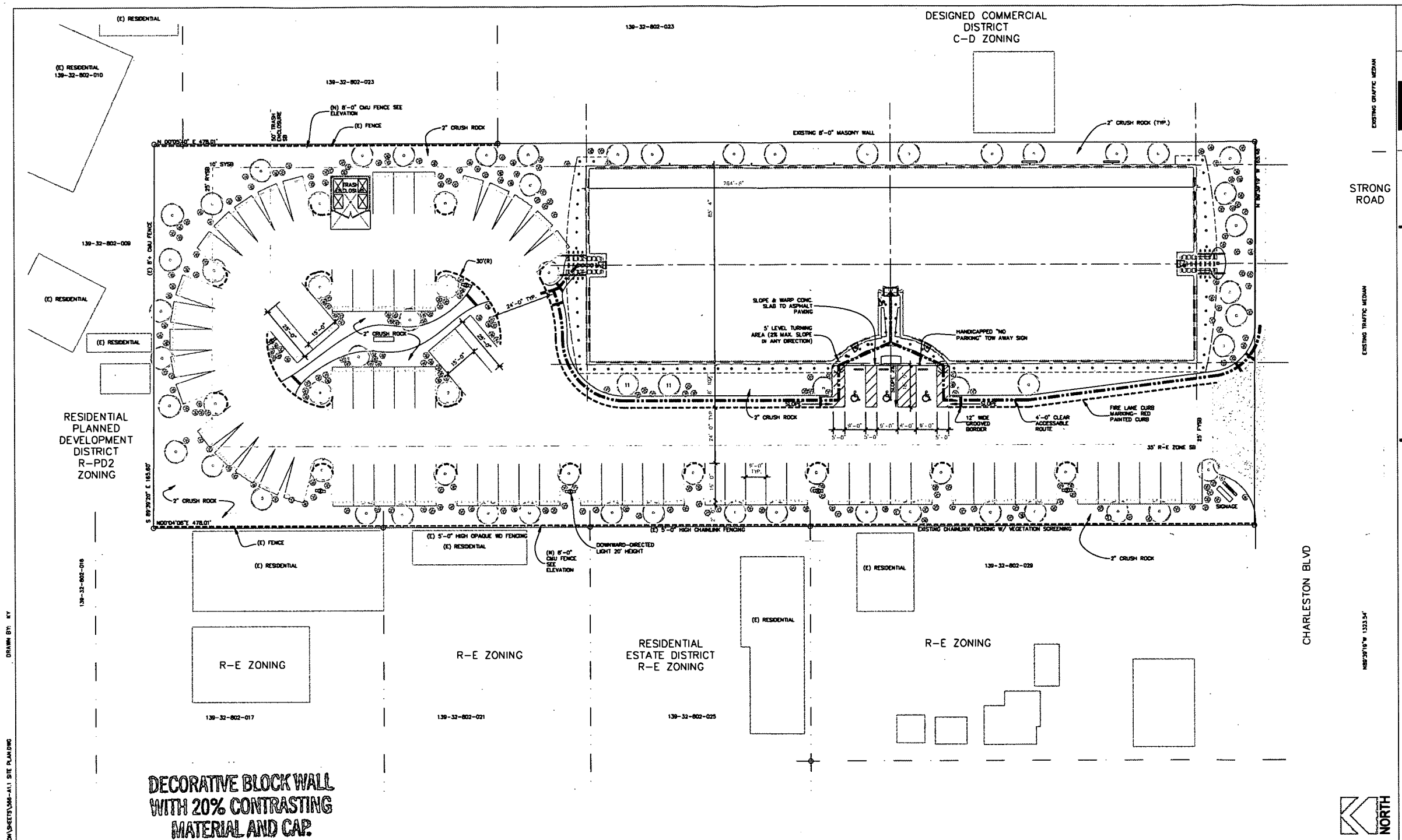
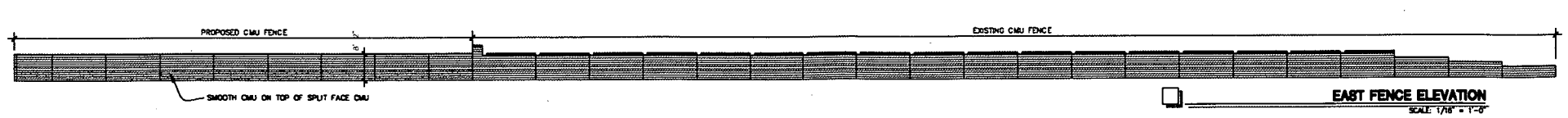
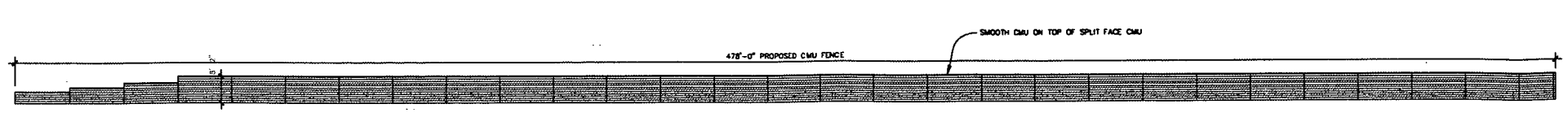


SITE PLAN
SCALE: 1/16" = 1'-0"



EAST FENCE ELEVATION
SCALE: 1/16" = 1'-0"



WEST FENCE ELEVATION
SCALE: 1/16" = 1'-0"

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CHARLESTON PROF. PLAZA
2489 W Charleston Blvd, Las Vegas, NV 89102

APPROVED
Revised Site Plan & Elevations
02/06/07
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SITE PLAN
DATE LAST EDITED: February 6, 2007
REVISIONS:

SET DATE:

SHEET NUMBER
A1.1
OF SHEETS IN SERIES

FILENAME: C:\DOCUMENTS AND SETTINGS\CONY\DESKTOP\PRO PROJECTS\MSCHARLSTON\SHEETS\MS-A1.1 SITE PLAN.DWG
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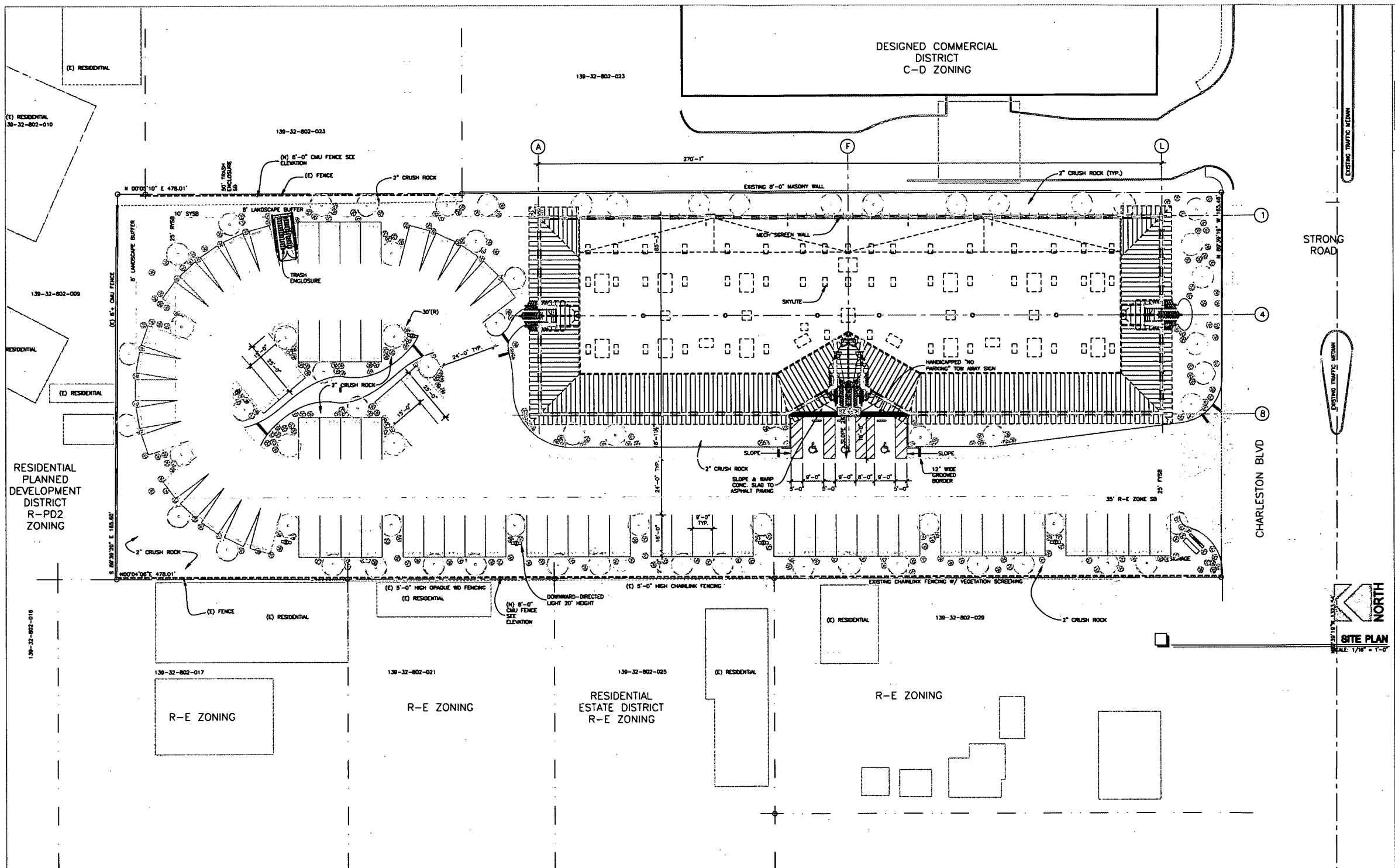
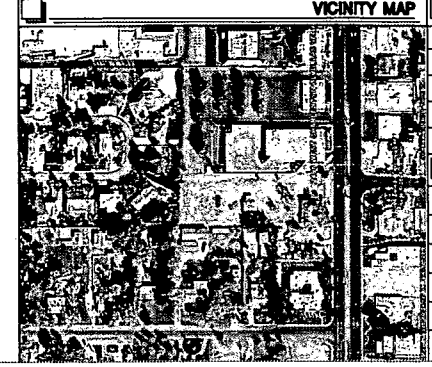


APPROVED
Revised Site Plan, Landscape Plan & Elevations
BY 06/05/07
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

VICINITY MAP



LAND USE ANALYSIS

	(SF)	(%)
HABITABLE SPACE	20,832	26.08%
PAVING + HARDSCAPE	36,350	45.94%
LANDSCAPE	22,145	27.99%
ENTIRE SITE	79,127	100.00%

PARKING LANDSCAPE ANALYSIS

		(FT)	TREE REQ.	PROVIDE
REQ TREE	1 TREE PER 6 PARKING SPACE		13	13
R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5	9	9
C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5	6	6
R-E (WEST)	1 TREE PER 20 LINEAR FT	478	24	24
C-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478	16	18

PARKING ANALYSIS

	REQUIRED	(SF)	(%)	(PARKING)	PROVIDE
HABITABLE SPACE		20,832			
BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)		26.08%		
TOTAL PARKING REQUIRED	1 SPACE/ 300 SF	300		69	72
ADA PARKING REQ.	1- 100 = 3			3	3
LOADING PARKING REQ.	2				2

SITE ANALYSIS

		(FT)	(ACRES)	(SF)
APN #	139-32-802-030		0.3281	14,205
	139-32-802-022		1.4904	64,922
	GROSS OR NET SITE AREA		1.8165	79,127
CURRENT ZONE	C-D DESIGNED COMMERCIAL			
	MIN. LOT WIDTH	100		
	FRONT YARD SET BACK	25		
	SIDE YARD SET BACK	10		
	REAR YARD SET BACK	25		
	MAX. BLDG HEIGHT ONE STORY	20		
TRASH ENCLOSURE AWAY FROM RES. P/L		50		
RESIDENTIAL ADJACENCY STANDARD REQ		102		
APPROVED VARIANCE	(VAR-10822)	70		
R-E (RESIDENCE ESTATE) ZONED SETBACK		35		

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Charleston Professional Plaza

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Jai Narain

SITE PLAN

DATE LAST EDITED
May 29, 2007

REVISIONS:

SET DATE:
MAY 25 2007

SHEET NUMBER
A101

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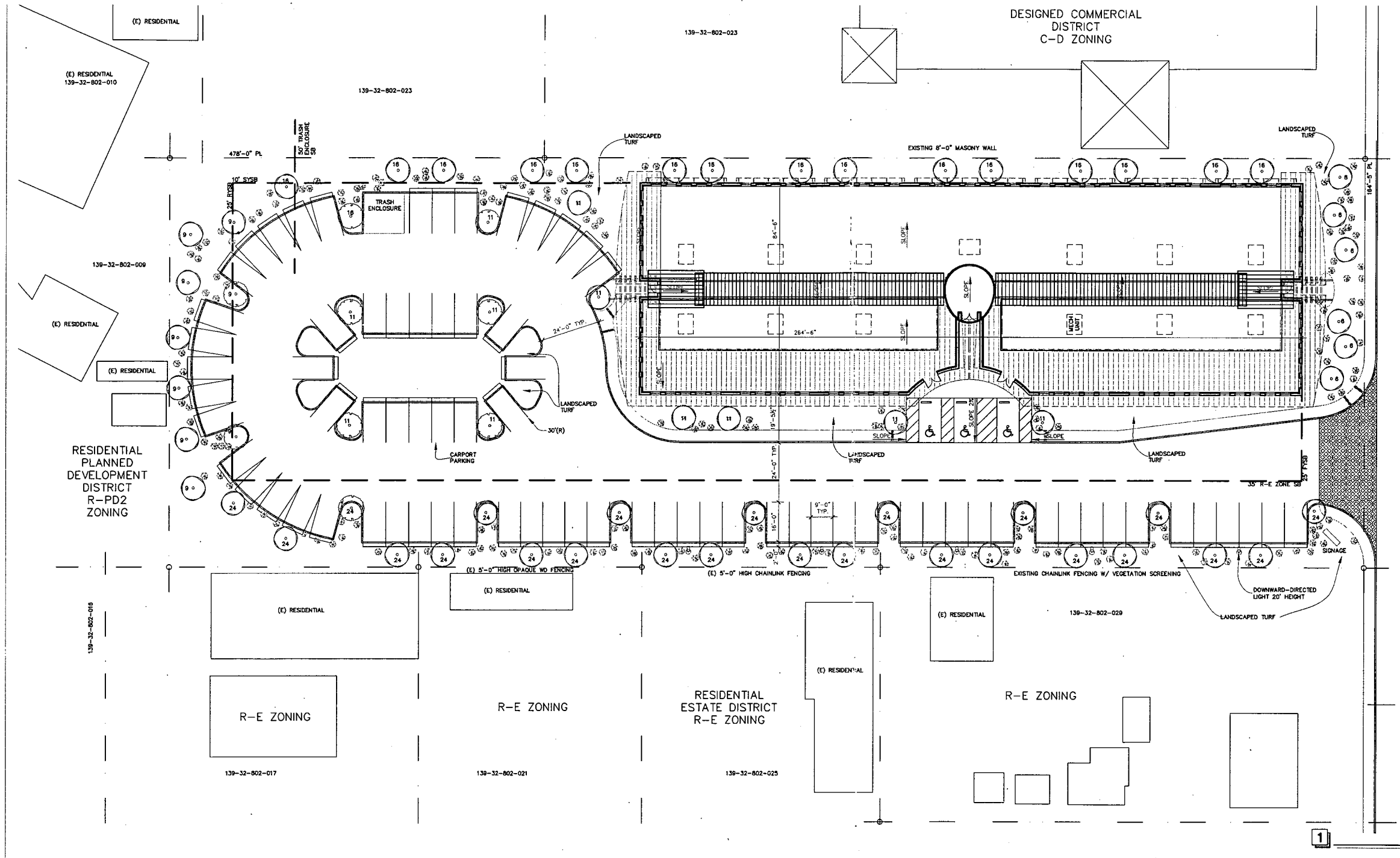

1 ROOF & SITE PLAN

SCALE 1/20"=1'-0"

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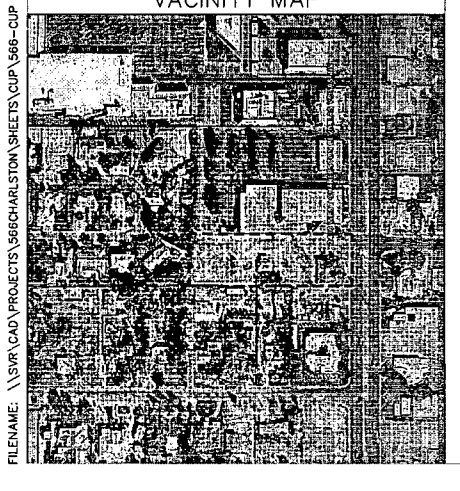
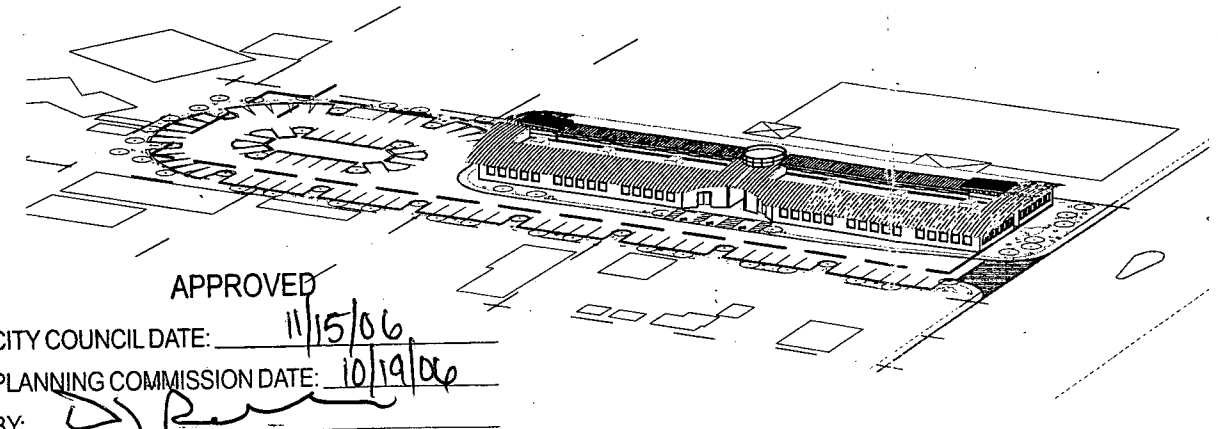
VACINITY MAP





APPROVED
CITY COUNCIL DATE: 11/15/06
PLANNING COMMISSION DATE: 10/19/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SITE ANALYSIS

		(FT)	(ACRES)	(SF)
APN #	139-32-802-030		0.3261	14,205
	139-32-802-022		1.4904	64,922
	GROSS OR NET SITE AREA		1.8165	79,127
CURRENT ZONE	C-D DESIGNED COMMERCIAL			
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TRASH ENCLOSURE AWAY FROM RES. P/L		50		
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APPROVED VARIANCE	(VAR-10622)	70		
R-E (RESIDENCE ESTATE) ZONED SETBACK		35		

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CHARLSTON OFFICE BUILDING

2496 WEST CHARLESTON BLVD. LAS VEGAS, NV

SITE PLAN

DATE LAST EDITED: September 5, 2006

REVISIONS:

SET DATE:

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CUP 1
OF SHEETS IN SERIES

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FILENAME: \\SVR\CAD\PROJECTS\566CHARLSTON\SHEETS\CUP\566-CUP 1 SITE PLAN.DWG

SDR-16542-S PC 10/19/06 App(76) → CC 11/15/06

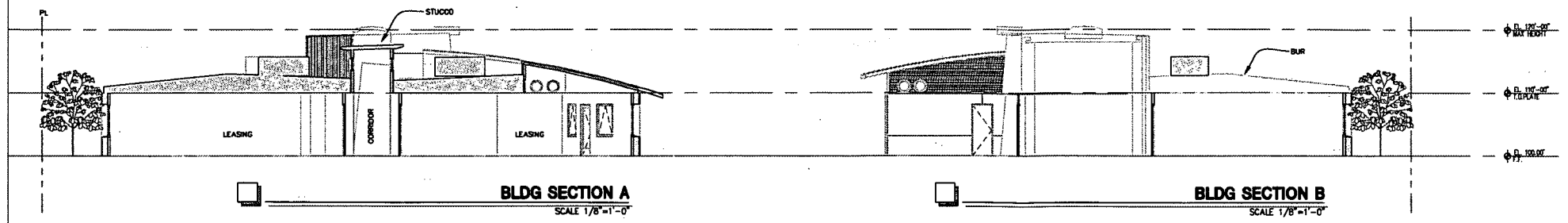
SDR-16542
10/19/06 PC

SCANNED
9/13/06

Plans (Elevations)

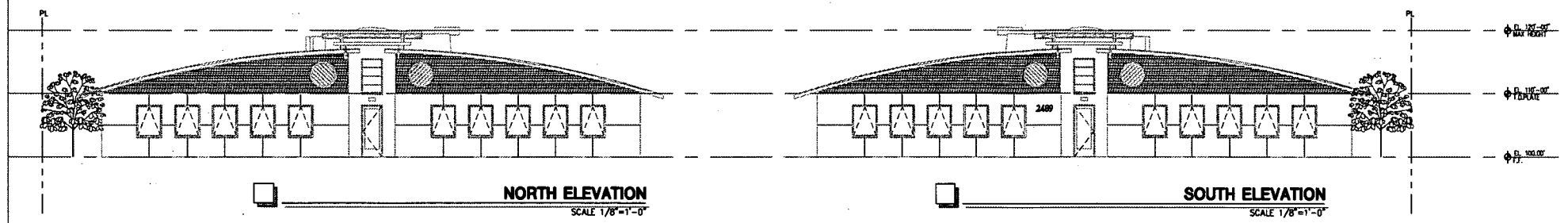
PLANS - ELEVATIONS

Separator Sheet



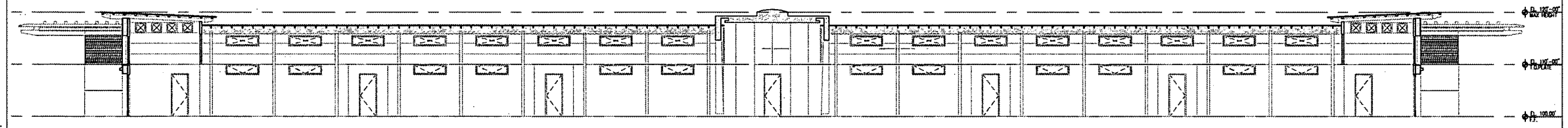
BLDG SECTION A
SCALE 1/8"=1'-0"

BLDG SECTION B
SCALE 1/8"=1'-0"

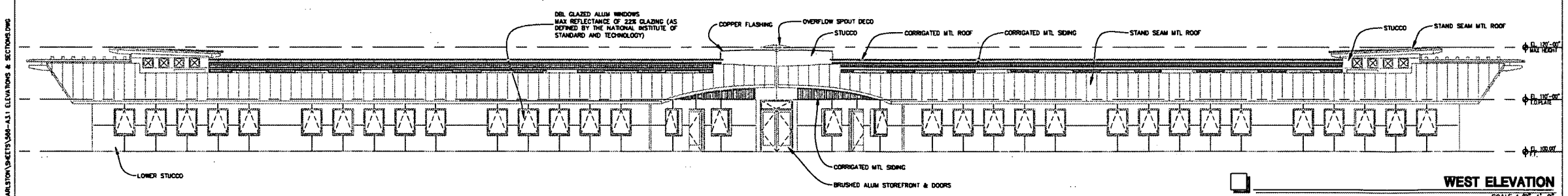


NORTH ELEVATION
SCALE 1/8"=1'-0"

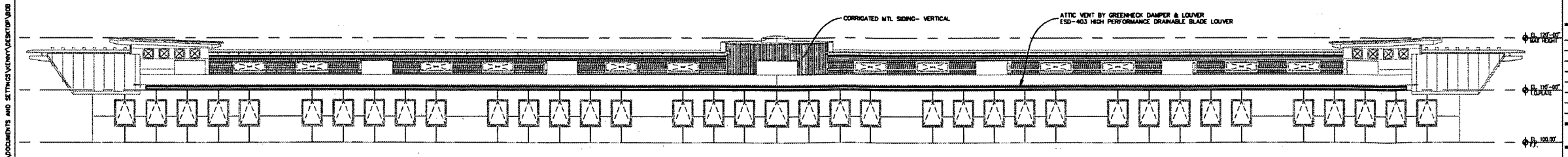
SOUTH ELEVATION
SCALE 1/8"=1'-0"



SECTION AA
SCALE 1/8"=1'-0"



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



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

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CHARLESTON PROF. PLAZA

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APPROVED
Revised site plans & Elevations
02/06/07
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ELEVATIONS & SECTIONS

DATE LAST EDITED:
January 22, 2007

REVISIONS:

SET DATE:

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A3.1
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Charleston Professional Plaza

2496 W Charleston Blvd, Las Vegas, NV

Jai Narain

ELEV SEC

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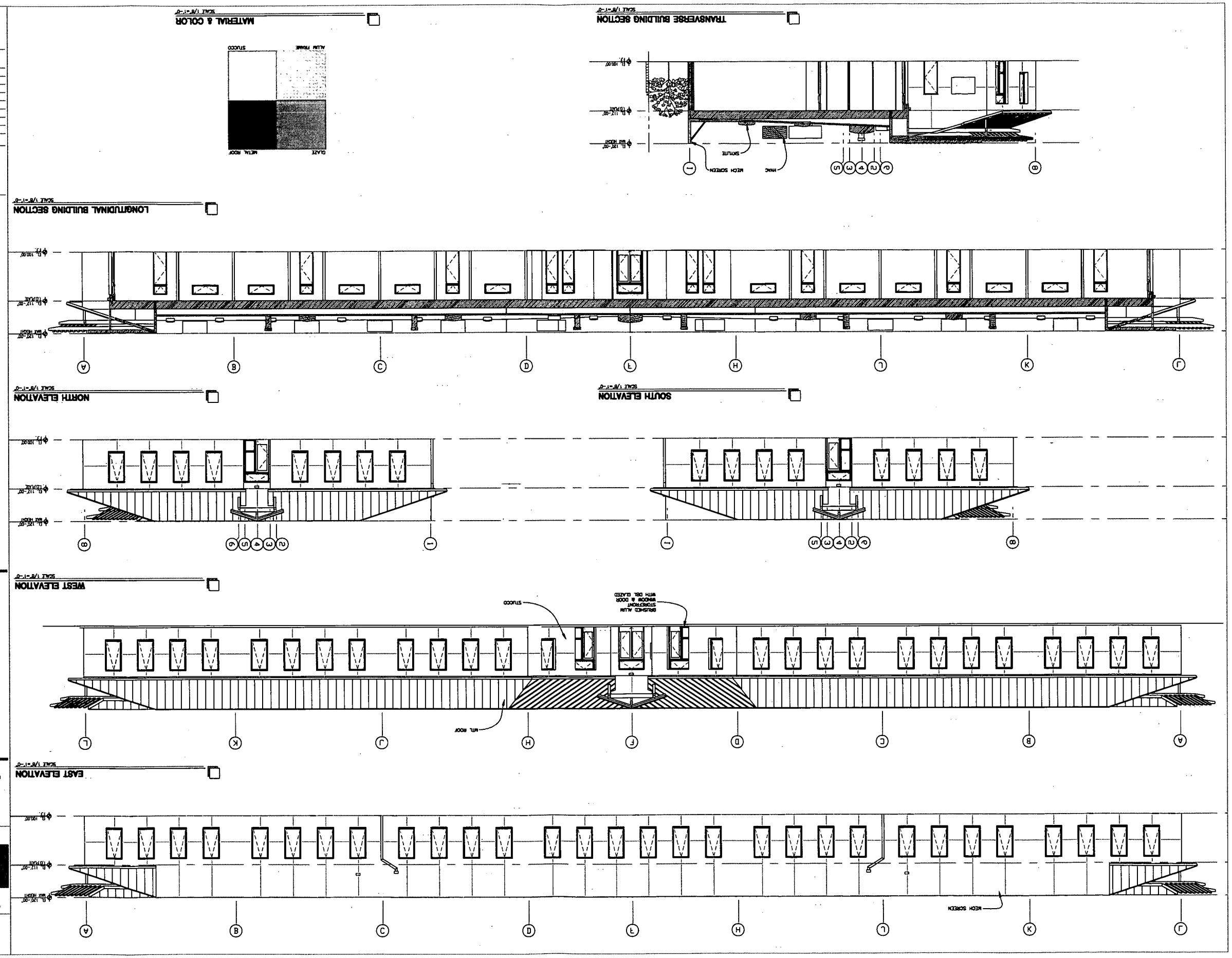

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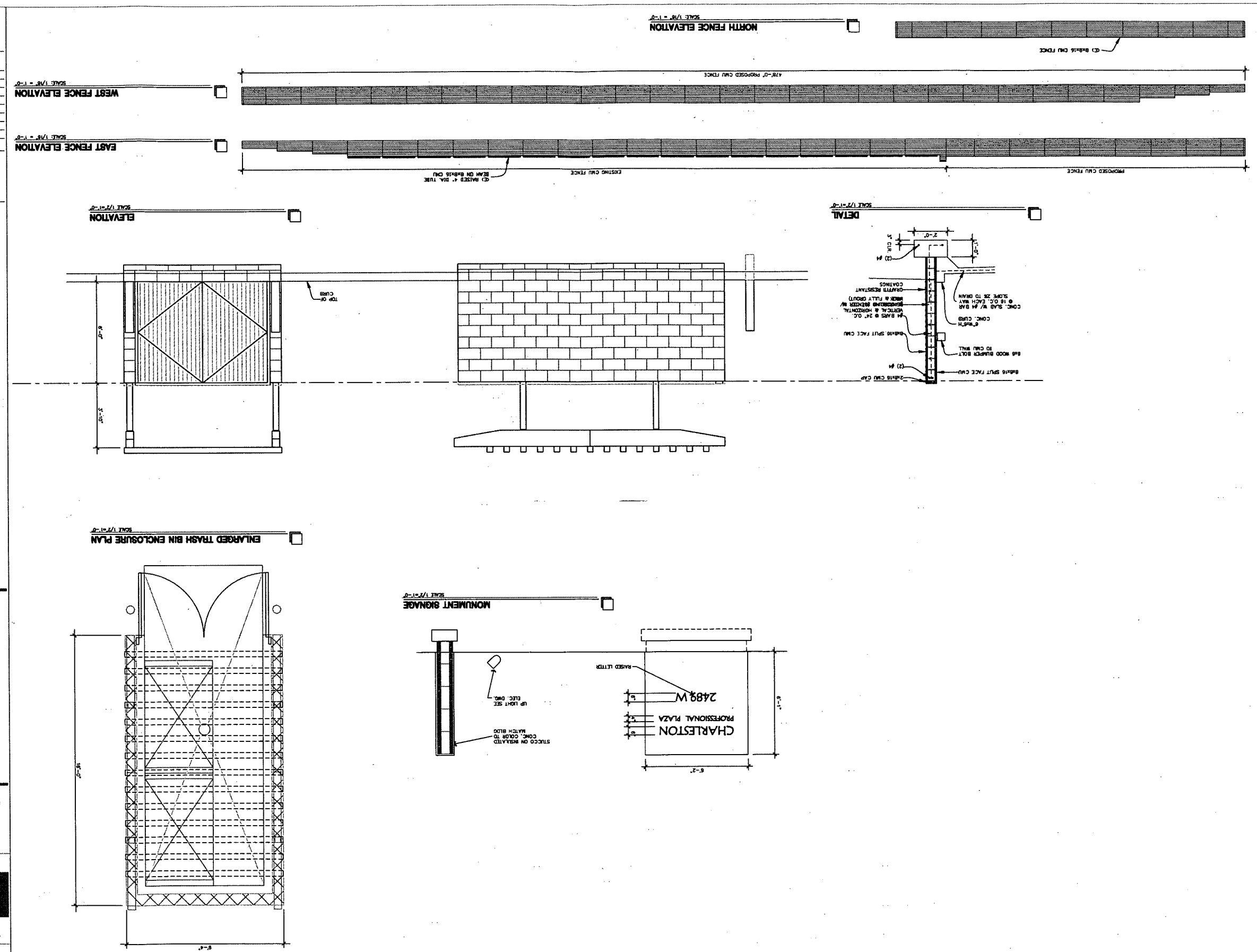

Charleston Professional Plaza

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Jai Narain

SITE DETAIL

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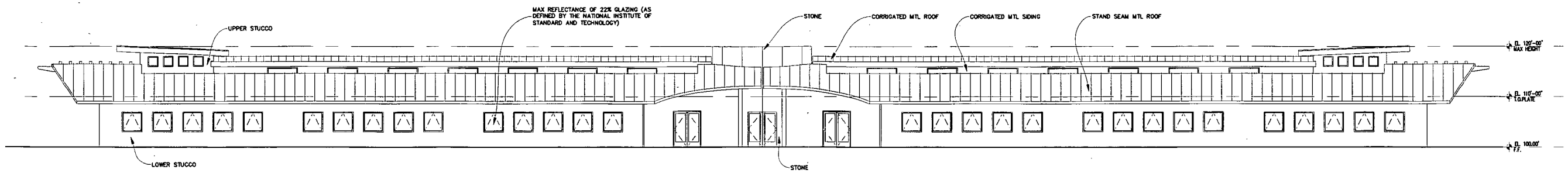

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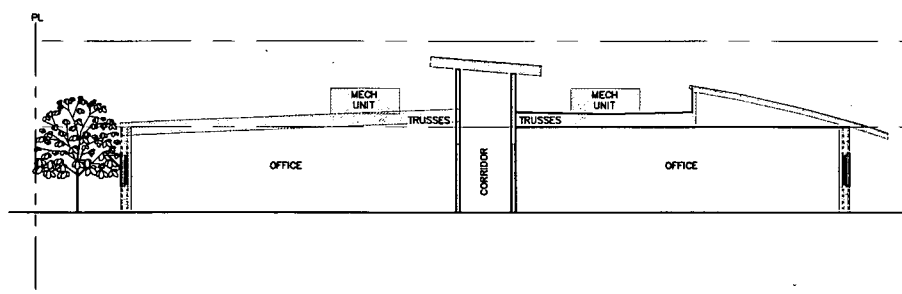

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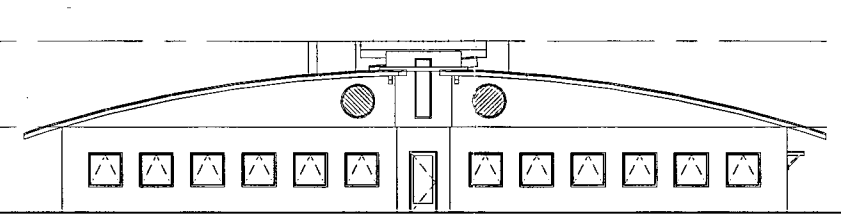

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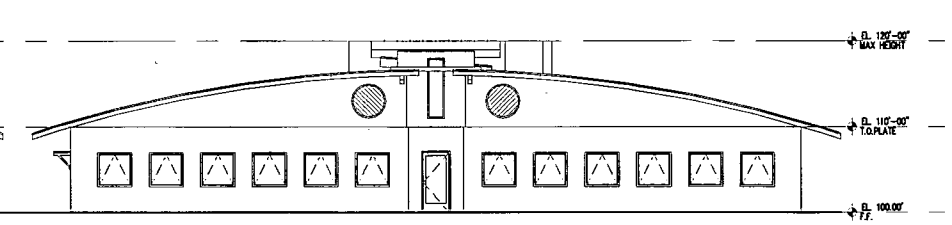

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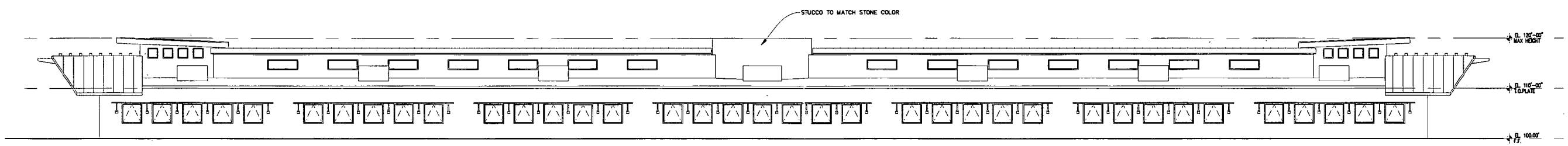
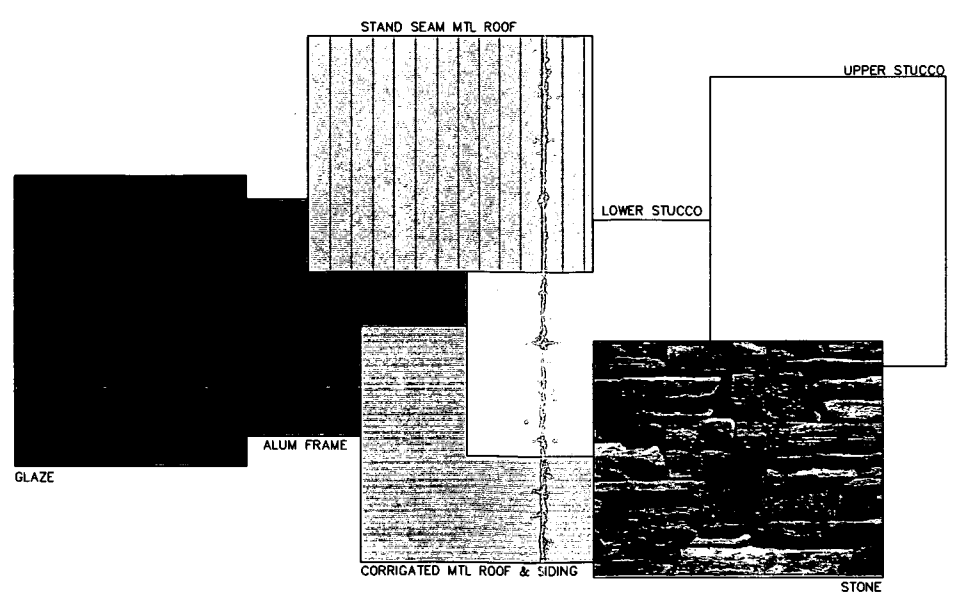


EAST ELEVATION
SCALE 1/8"=1'-0"



COLOR AND MATERIAL
SCALE 1/8"=1'-0"

APPROVED
CITY COUNCIL DATE: 11/15/06
PLANNING COMMISSION DATE: 10/19/06
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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CHARLSTON OFFICE BUILDING

BDR-16547-E PC 10/19/06 APPC 11/15/06

BLDG ELEV

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