

City Council Action Letter



Separator Sheet



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112/0011/06/05



054748

July 26, 2005

Mr. Alan Floyd
RF Holdings, LLC
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

RE: ZON-6700 - REZONING
CITY COUNCIL MEETING OF JULY 20, 2005
RELATED TO SDR-6699

Dear Mr. Floyd:

The City Council at a regular meeting held July 20, 2005 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223). The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-6699) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

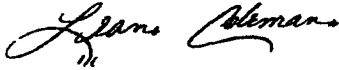
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.
5. *For app. Call Albert Jung @ 229 2001*
This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

RECEIVED
JUN 26 2007

EOT-22832
08-15-07 CC

Mr. Alan Floyd
ZON-6700 - Page Two
July 26, 2005

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Tom Kilmer
Pro West Construction
55 South Valle Verde Street, Suite #235-124
Henderson, Nevada 89012

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EOT-22832
08-15-07 CC



August 17, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Alan Floyd
RF Holdings, LLC
55 South Valley Verde Drive, #235-124
Henderson, Nevada 89012

RE: EOT-22832 – EXTENSION OF TIME
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Floyd:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for an Extension of Time of an approved Rezoning (ZON-6700) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-6700), and all other site related actions.
2. This Rezoning (ZON-6700) shall expire on July 20, 2008 unless another Extension of Time is approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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

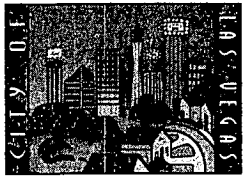
VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

August 9, 2007

Mr. Alan Floyd
RF Holdings, LLC
55 South Valley Verde Drive, #235-124
Henderson, Nevada 89012

RE: EOT-22832 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **August 15, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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. Riekkki, Survey (FM, PM, & A's only)
Date: July 25, 2007
Re: **EOT-22832** RF Holdings, LLC 620 South 7th Street
Request for an Extension of Time of an approved Zoning Reclassification

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Zoning Reclassification From: R-1 (Single Family Residential) To: P-R (Professional Office and Parking) for property located at 620 South 7th Street, as long as all original conditions of approval for ZON-6700 and all applicable subsequent site-related actions are ultimately complied with.

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

EOT-22832 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an approved Rezoning (ZON-6700) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: AUGUST 15, 2007
PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: JULY 26, 2007*

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 CAROLE COMBS (ccombs@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:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-22832

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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US 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
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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>**

Final DRT



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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

EOT-22832 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an approved Rezoning (ZON-6700) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: AUGUST 15, 2007

PUBLIC HEARING: NO

CASE PLANNER: NATHAN GOLDBERG

Comments Due: JULY 26, 2007*

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 CAROLE COMBS (ccombs@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:

Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 06/27/2007 01:25 PM

Submitted By

Page 1

A/P # 22832 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/26/2007 08:09	984062	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-22832 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: RF HOLDINGS, LLC - Request for an Extension of Time of an approved Rezoning (ZON-6700) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

Parent A/P # 6700
Project # 22832 Project/Phase Name SEVENTH STREET REMODEL Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410223

Location

Owner/Tenant

Contact ID AC1001104 Name R F HOLDINGS L L C
Mailing Address 55 S VALLE VERDE DR #235-124 Organization
City HENDERSON State/Province NV
ZIP/PC 89012-3433 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

620 S 7TH ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410223

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Supervisor Required		Comments				

No Conditions

Planning Condition Description

Effective Expire Comments

There is no planning condition for this project.

Report Date 06/27/2007 01:25 PM

Submitted By

Page 2

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type ZON

Hearing Type

Parent Project # 6700

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/15/2007	CC	SCHEDULED		0	0	0
RLEVRANT	06/26/2007					

Template Type AP #	AP 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	CK NAME, # WHO PICKED UP PERMIT	984053	06/26/2007 08:15		0.00
	TOM KILMER, R.F. HOLDINGS LLC, CK#3020, 880-0821				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Approved Zone change ZON-6700
 Project Address (Location) 620 S. 7TH ST
 Project Name RF Holdings LLC Proposed Use P-R
 Assessor's Parcel #(s) 139-34-410-223 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 1648 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RF Holdings LLC Contact Alan Floyd
 Address 55 S. Valle Verde Dr #235-124 Phone: 702-880-0821 Fax: 702-880-0945
 City Henderson State NV Zip 89012

APPLICANT Same Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE Same Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* [Signature]

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

Print Name Alan Floyd Manager RF Holdings LLC

Subscribed and sworn before me

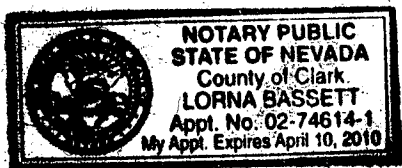
This 25 day of June, 2007

Lorna Bassett Clark County
 Notary Public in and for said County and State State of Nevada

FOR DEPARTMENT USE ONLY

Case #	<u>50T-22832</u>
Meeting Date:	<u>8/15/07</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>6/26/07</u>
Received By:	<u>Rob Levrant</u>

*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.



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SOFI



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RF Holdings LLC
55 S. Valle Verde Street # 235-124
Henderson, NV 89012

400-4122 Phone
880-0945 Fax

6-25-07

To Whom It May Concern:

I respectfully request an extension on the existing approved application (ZON-6700) to allow my contractor to finish the permitting process and obtain the certificate of Occupancy. The property has been sold and this is necessary to complete the sale. Please refer to attached copies if further information is needed.

Thank you

Alan Floyd
Manager

EOT-22832
08-15-07 CC

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Deed



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A.P.N.: 139-34-410-223
File No: 101-2205007 (dk)

When Recorded Return To:
Irene Champo Machado 2000 Trust
2821 Gilmary Avenue
Las Vegas, NV 89102

DEED OF TRUST WITH ASSIGNMENTS OF RENTS

THIS DEED OF TRUST, made June 7, 2005, between **RF Holdings, LLC, TRUSTOR**, whose address is **55 South Valle Verde Drive #235-124, Henderson, NV 89012, First American Title Company of Nevada, a Nevada Corporation, TRUSTEE**, and **Irene Champo Machado, Trustee of the Irene Champo Machado 2000 Family Trust, Dated April 4, 2000, BENEFICIARY**, whose address is **2821 Gilmary Avenue, Las Vegas, NV 89102**.

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the County of **Clark**, State of **Nevada**, described as:

PARCEL I:

LOTS TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK TWENTY-NINE (29) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS THREE (3) AND FOUR (4) IN BLOCK THREE (3) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

The note secured by this deed of trust contains provision for a late fee.

Together with the rents, issues and profits, thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, and profits.

For the purposes of securing (1) payment of the sum of **Two hundred seventy five thousand and 00/100ths dollars (\$275,000.00)** with interest thereon according to the terms of the promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewal thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

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JUN 26 2007

when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the Security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the Office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

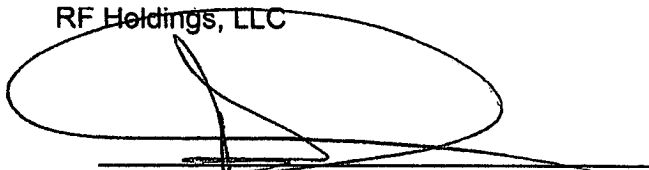
<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>		<u>County</u>	<u>Book</u>	<u>Page</u>	<u>Doc. No.</u>
Churchill	39 Mortgages	363	115384		Lincoln			45902
Clark	850 Off. Rec.		682747		Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050		Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747		Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922		Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	138	45941		Pershing	11 Off. Rec.	249	66107
Humboldt	28 Off. Rec.	124	131075		Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782		Washoe	300 Off. Rec.	517	107192
					White Pine	295 R.E. Records	258	

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed below) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

Dated: **June 10, 2005**

RF Holdings, LLC



By: Alan Floyd, Manager

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JUN 26 2007



RF HOLDINGS, LLC

Business Entity Information			
Status:	Active	File Date:	8/21/2003
Type:	Domestic Limited-Liability Company	Corp Number:	LLC12683-2003
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:	Managers	Expiration Date:	8/21/2503

Resident Agent Information			
Name:	MARQUIS & AURBACH	Address 1:	10001 PARK RUN DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89145
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 - ALAN RICHARD FLOYD				
Address 1:	55 S VALLE VERDE #235-124	Address 2:		
City:	HENDERSON	State:	NV	
Zip Code:	89012	Country:		
Status:	Active	Email:		
Manager - ALAN RICHARD FLOYD				
Address 1:	55 S VALLE VERDE #235-124	Address 2:		
City:	HENDERSON	State:	NV	
Zip Code:	89012	Country:		
Status:	Historical	Email:		
Manager - DEADRE ANNE FLOYD				
Address 1:	55 S VALLE VERDE #235-124	Address 2:		
City:	HENDERSON	State:	NV	
Zip Code:	89012	Country:		
Status:	Active	Email:		
Manager - DEADRE ANNE FLOYD				
Address 1:	55 S VALLE VERDE #235-124	Address 2:		
City:	HENDERSON	State:	NV	
Zip Code:	89012	Country:		
Status:	Historical	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC12683-2003-001	# of Pages:	2
File Date:	08/21/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		

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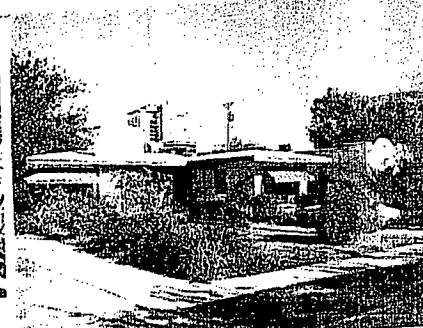
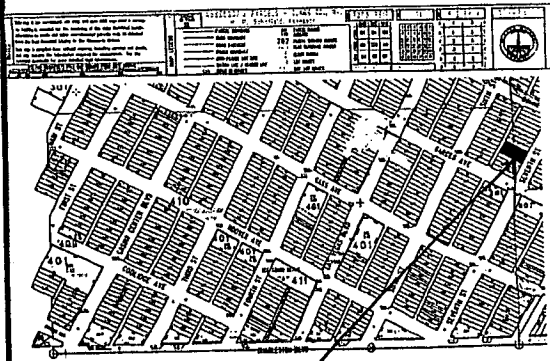
JUN 26 2007

Plans (PMT)



Separator Sheet

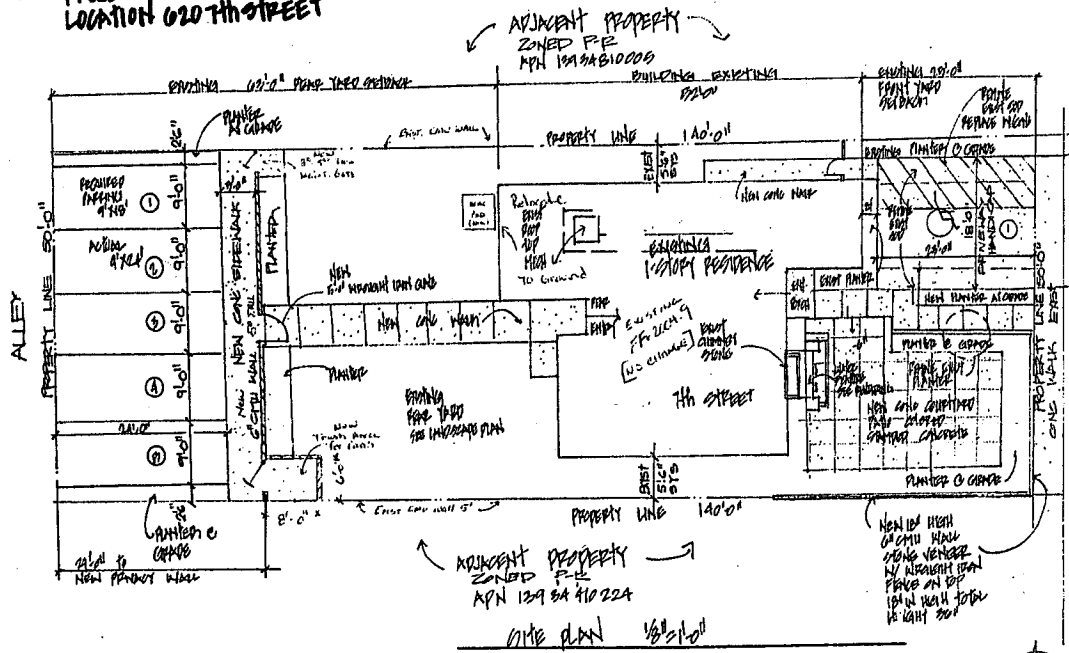
7th STREET REMODEL



EXISTING BUILDING
PHOTO TAKEN FROM
SOUTH EAST CORNER

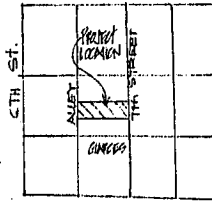
To display a Clark County Assessor's Parcel Map for the selected parcel:
32934418232
To make a blank of selected parcel: 32934418232. Click Here or Copy / Paste
the following text:
32934418232
32934418232

PROJECT
LOCATION 620 7th STREET



- SHEET INDEX**
- A1 SITE PLAN
 - A1 FLOOR PLAN
 - A2 EXTERIOR ELEVATIONS
 - L1 LANDSCAPE PLAN
 - R1 EXTERIOR PERSPECTIVE RENDERING

ZONING PK



VICINITY MAP
ADDRESS
620 7th STREET
LAS VEGAS, NEVADA
APN: 32934418232
LOT ONE 1.01 ACRE
100' DEEP
100' WIDE
100' DEPT
LOT

- PARKING**
- 1. PARKING SPACE PER DEPT 300 SQ FT OF OFFICE 1.01 ACRE
 - PARKING PROVIDED
 - 1. 7'x24' REQUIRED 4'x8'
 - 1. 12'x25' REQUIRED 10'x14'
 - HANDICAP
 - 1. 10'x24' + 300 = 2.568 PARKING SPACES PROVIDED
- RELOCATION OF UTILITY**
- RELOCATE EXISTING UTILITY
 - RELOCATE TO OFFICE 10'x14' DEPT
- TYPE I CONSTRUCTION**
- 1. FIVE LIFT & FRONT OF EXISTING STRUCTURE
 - 2. OPERATE CONSTRUCTION
 - 3. NEW BUILD, RELOCATE FROM SITE TO GROUND

- 4. ADD ONE VENEER
- 5. REPAIR
- 6. PROVIDE NEW (2) PARKING SPACES AT REAR MIET ENTRANCE
- 7. CONVERT EXISTING FRONT DRIVEWAY ENTRANCE TO HANDICAP PARKING SPACE 10'x14' MIN.

REVISIONS	BY

PROJECT
CONSTRUCTION
LAS VEGAS
NEVADA

CUSTOMER
R.F. HOLDINGS LLC.

SITE PLAN
620 7th STREET
REMODEL

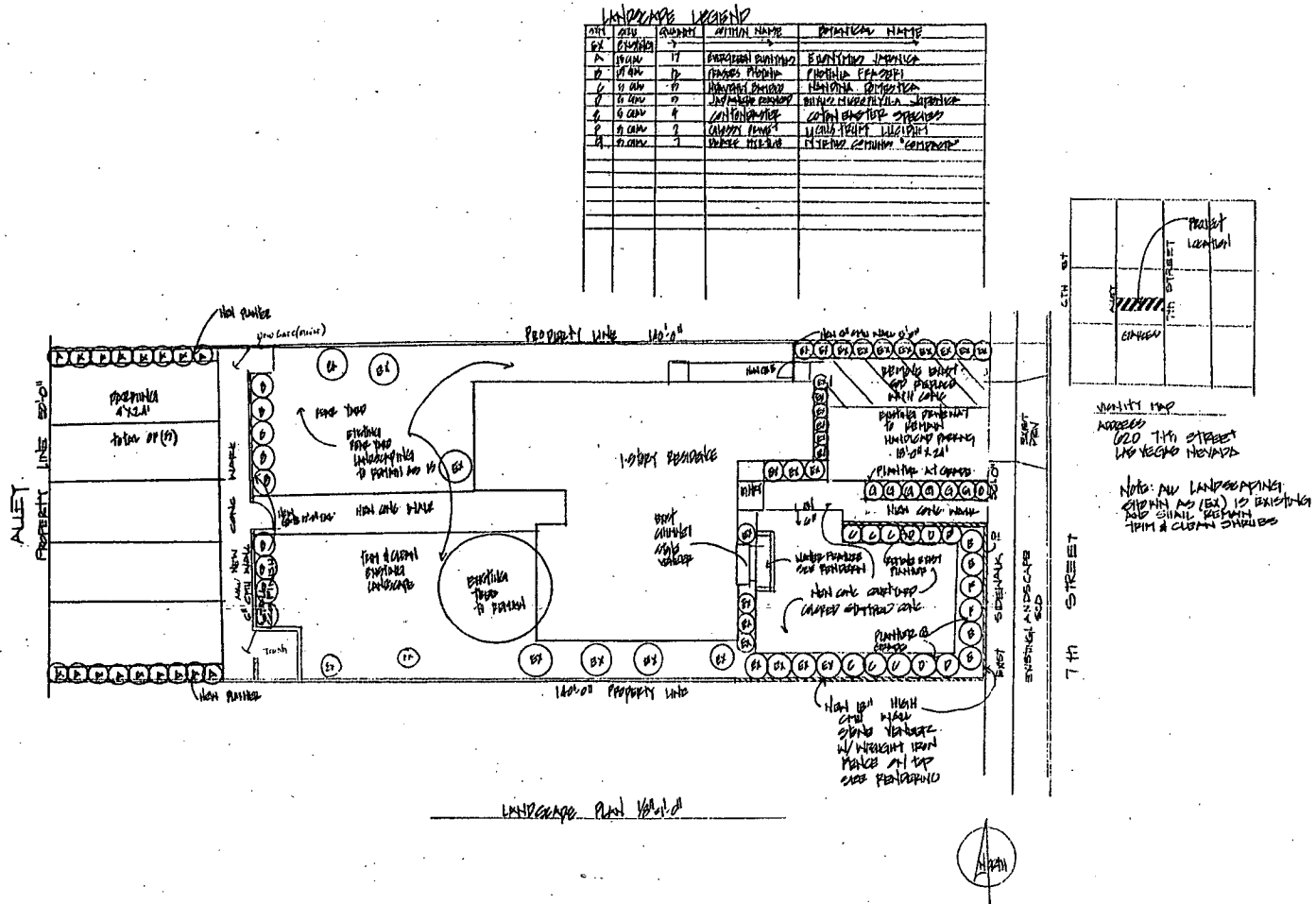
DRAWN	
CHECKED	
DATE	
SCALE	1/8" = 1'-0"
JOB NO.	
SHEET	5-1
OF SHEETS	

EOT 22832

08-15-07 CC

RECEIVED

JUN 26 2007



EOT-22832
08-15-07 CC

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JUN 26 2007

REVISIONS	BY

PROQUEST CONSTRUCTION
LAS VEGAS
NEVADA

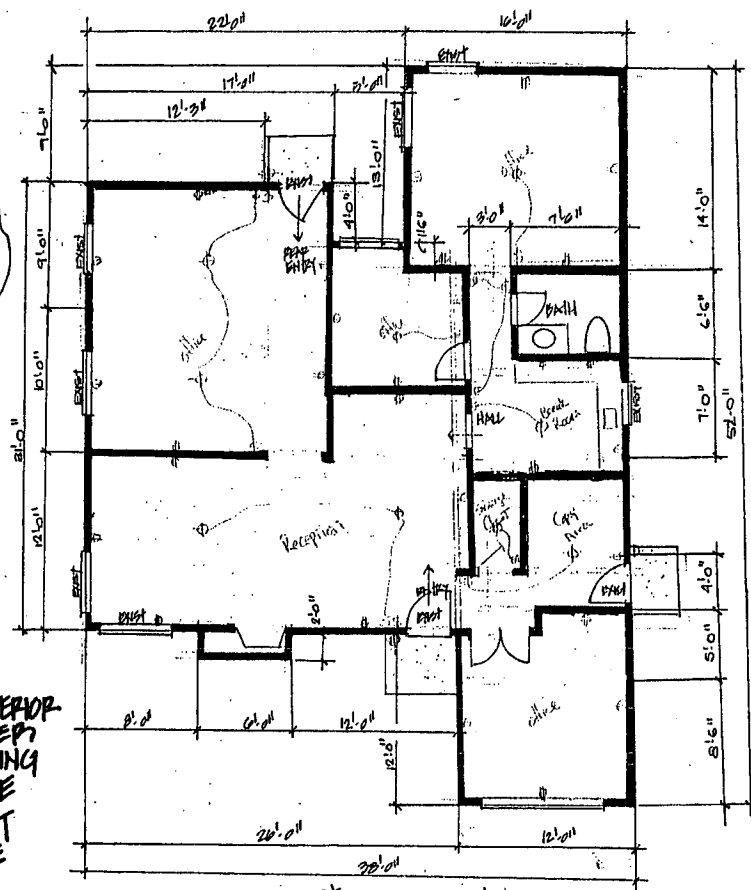
CUSTOMER
R.F. HOLDINGS LLC.

LANDSCAPE
PLAN
620 7TH STREET
REMODEL

DRAWN
CHECKED
DATE
1/24/10
JOB NO.
6-1
SHEET
OF 1 SHEETS

* Interior T.I. to be
Paint, flooring, new plug & switch.

* NOTE: EXTERIOR
PERIMETER
OF BUILDING
ENVELOPE
DOES NOT
CHANGE



SQUARE FEET = 1048 EXISTING

FLOOR PLAN 1/4" = 1'-0"



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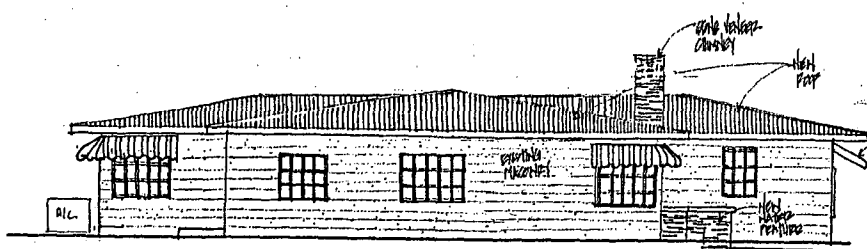
REVISIONS	BY

PROJECT
CONSTRUCTION
LAS VEGAS
NEVADA

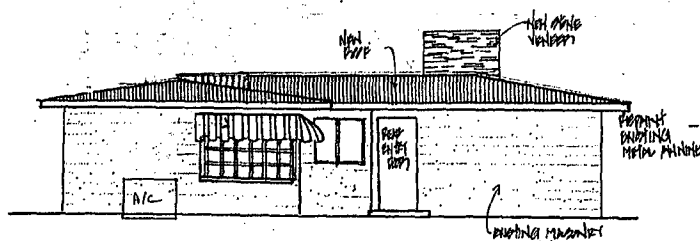
CUSTOMER
R.P. HOLDINGS L.L.C.

FLOOR
PLAN
600 TH STREET
REMODEL

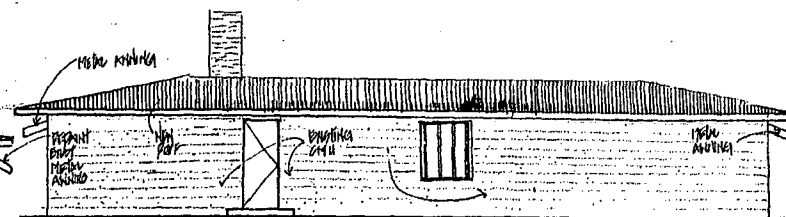
DRAWN
CHECKED
DATE
SCALE
JOINT NO.
SHEET
A-1
OF SHEETS



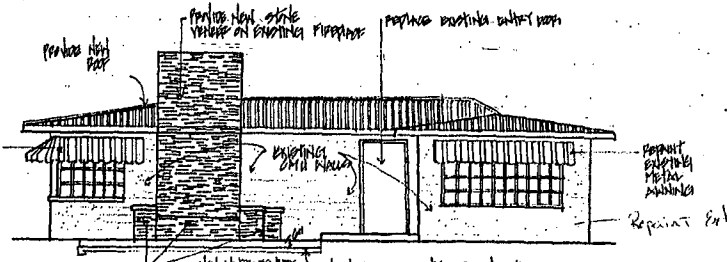
SOUTH SIDE EXTERIOR ELEVATION 1/4" = 1'-0"
(SOUTH)



WEST SIDE EXTERIOR ELEVATION 1/4" = 1'-0"
(WEST)



NORTH SIDE EXTERIOR ELEVATION 1/4" = 1'-0"
(NORTH)



EAST SIDE EXTERIOR ELEVATION 1/4" = 1'-0"
(EAST)

EXTERIOR ELEVATIONS

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LAS VEGAS
NEVADA

CUSTOMER
R.F. HADINGS L.L.C.

EXTERIOR
ELEVATIONS
620 7th STREET
REMODEL

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
A-2	
OF	SHEETS