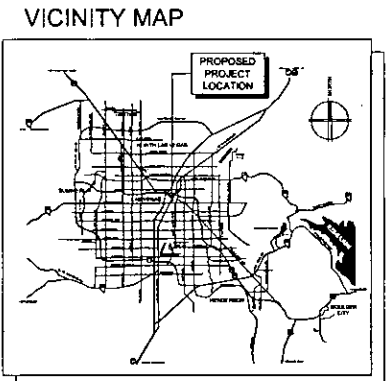


1 LEVEL

**SITE DATA**

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	C-1
SITE AREA (NET)	28,000 SF
<b>BUILDING AREAS:</b>	
OFFICE (GROSS):	LEVEL 1 6,587 SF LEVEL 2 N/A LEVEL 3 16,553 SF LEVEL 4 15,996 SF LEVEL 5 15,996 SF
TOTAL OFFICE:	55,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF LEVEL 1 17,800 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
<b>PARKING REQUIRED:</b>	
OFFICE (GROSS) (1/300 SF)	184 SPACES
OF WHICH ACCESSIBLE:	5 SPACES (1 VAN)
<b>PARKING PROVIDED:</b>	
REGULAR:	170 SPACES
COMPACT:	5 SPACES (1.25%)
ACCESSIBLE:	6 SPACES (INCL 1 VAN)
TOTAL:	184 SPACES
<b>FAR</b>	
(OFFICE+PKG GARAGE)/SITE:	4.9

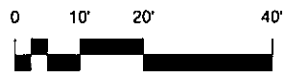


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**SITE PLAN / FIRST FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR01

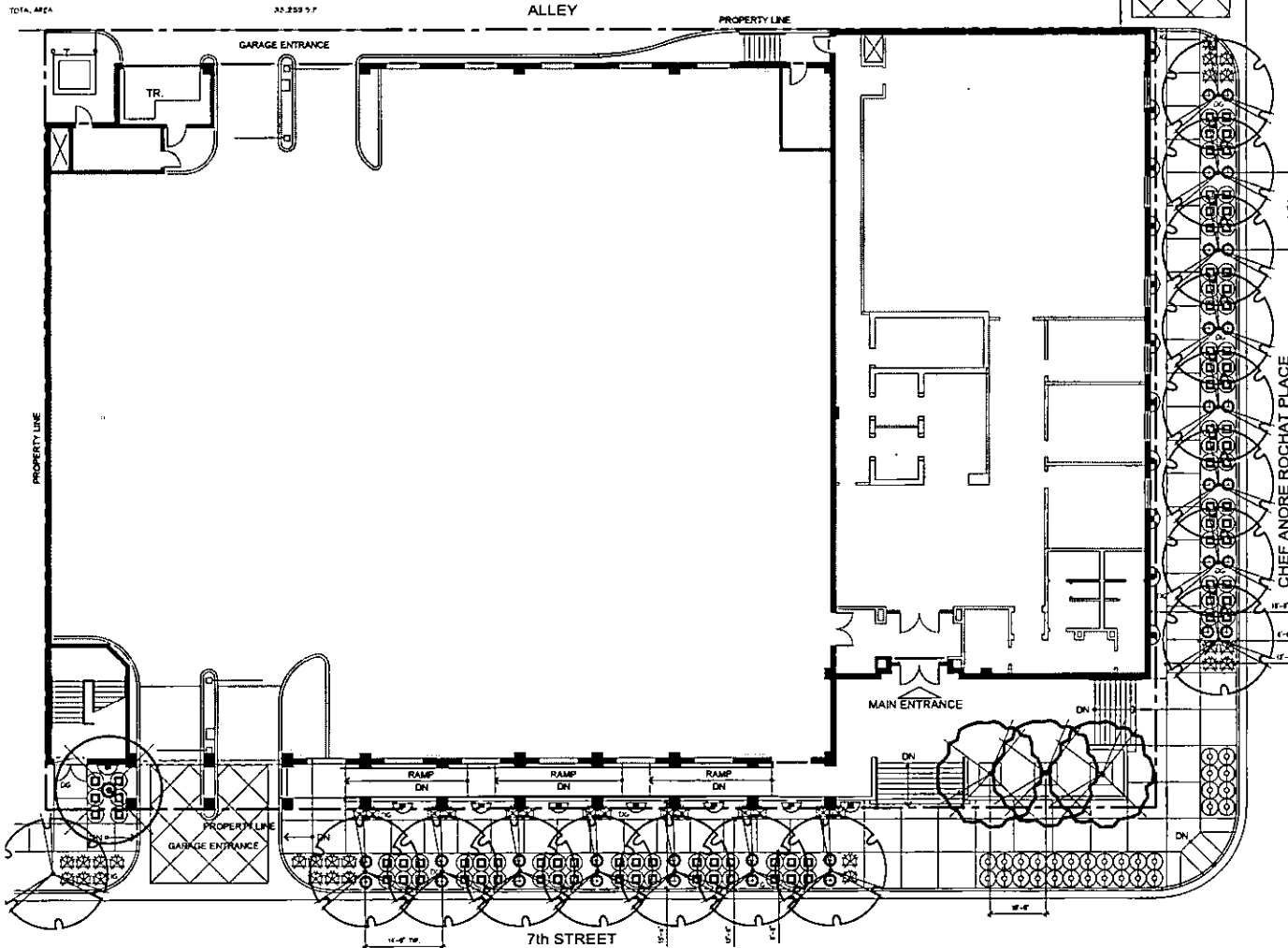
10777 W. TWIN AVE, STE 225 LAS VEGAS, NV 89135 T 702-403-1972 WWW.DESIGNCELL.COM

**VAR-39122**  
**SDR-39121**

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**SITE NOTES:**




TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	4,720 S.F.
TOTAL AREA	32,259 S.F.








**southwick**   
**LANDSCAPE ARCHITECTS**  
 12 Commerce Center Drive  
 Henderson NV 89014  
 www.southwick.com  
 702.887.3106

**1 LEVEL**

**PLANTING LEGEND**

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY	GAUGE MINIMUM SIZE
	ARBUZIA LUTEA SPINY CHURCH YUCCA SILVER CHURCH	1	1 GAL 2" DBH
	FRAXINUS AMERICANA FRAXINUS FRAXINUS	14	1 1/2" 2" DBH
	FRAXINUS CLAVATA FRAXINUS FRAXINUS	2	1 1/2" 2" DBH

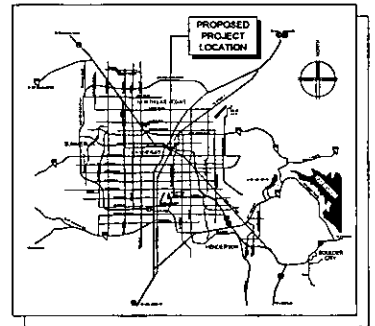
SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	BURNING BUSH AFRICAN BURNING BUSH	84	5 GALLON
	SHRUB GORTONIA SILVER GORTONIA	30	5 GALLON
	PLEREA LONGLEAF PLEREA	19	5 GALLON
	ANTHEMIS BLUE CHEF ANTHEMIS	39	5 GALLON
	YUCCA SILVER CHURCH	30	5 GALLON

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
DC	TRIMMED SLATE CARBONADOES SIZE 1/2" x 1 1/2" x 1 1/2" (MINIMUM DEPTH 12" MIN)	2,880 S.F.	7, 11, 12

**PLANTING NOTES**

- SEE SHEET 14 FOR PLANTING DETAILS.
- CRUSHED SLATE GROUND COVER (EGG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITH LANDSCAPE. LIST OF NOTES EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE FOR APPROVAL. BEFORE PLACING GRANITE, CONTACT SURFACE TO POLE AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH. SET TO ENTIRE DEPTH. ALLOW TO DRY. THEN LIGHTLY RECOMPACT SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- ANY TREE PLANTED WITHIN 5 FEET OF A BROWLINE OR WALL SHALL BE PLANTED WITH A ROOT GUARD (CROWNED) TO PREVENT ROOT GROWTH DOWNWARD. SEE DETAIL 7, SHEET.

**VICINITY MAP**



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SWC OF 7th & CHEF ANDRE ROCHAT  
 LAS VEGAS, NEVADA 89101

**PRELIMINARY PLANTING PLAN**

SCALE: 1" = 10'-0"  
 AUGUST 9, 2010



**designcell DR12**

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
 LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

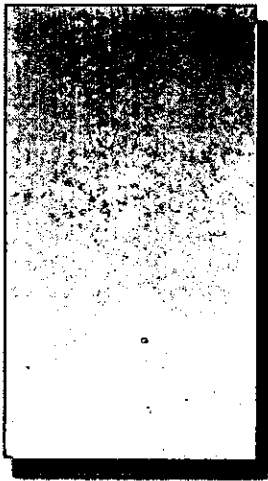
**VAR-39122**  
**SDR-39121**

RECEIVED

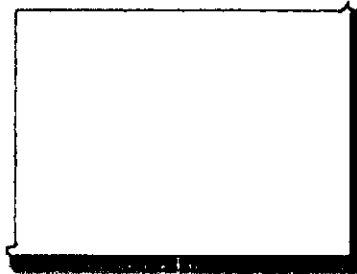
AUG 09 2010



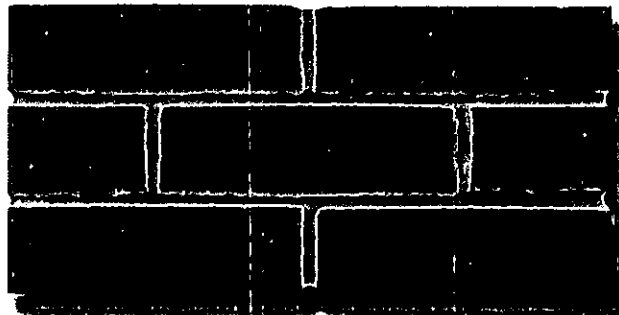
**MATERIAL FINISHES**



**BUILDING BASE:  
STONE VENEER**

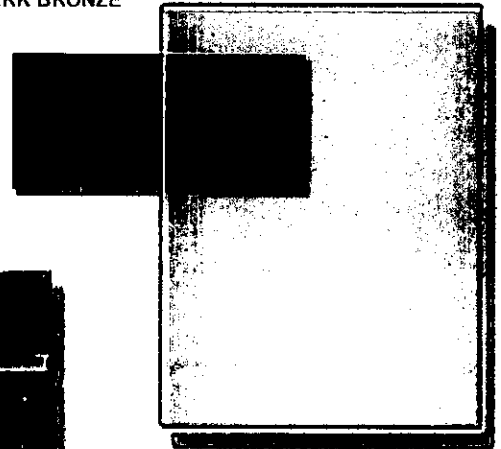


**TRIM, ACCENT:  
COMPOSITE STONE VENEER**



**BRICK VENEER**

**FRAMES:  
DARK BRONZE**



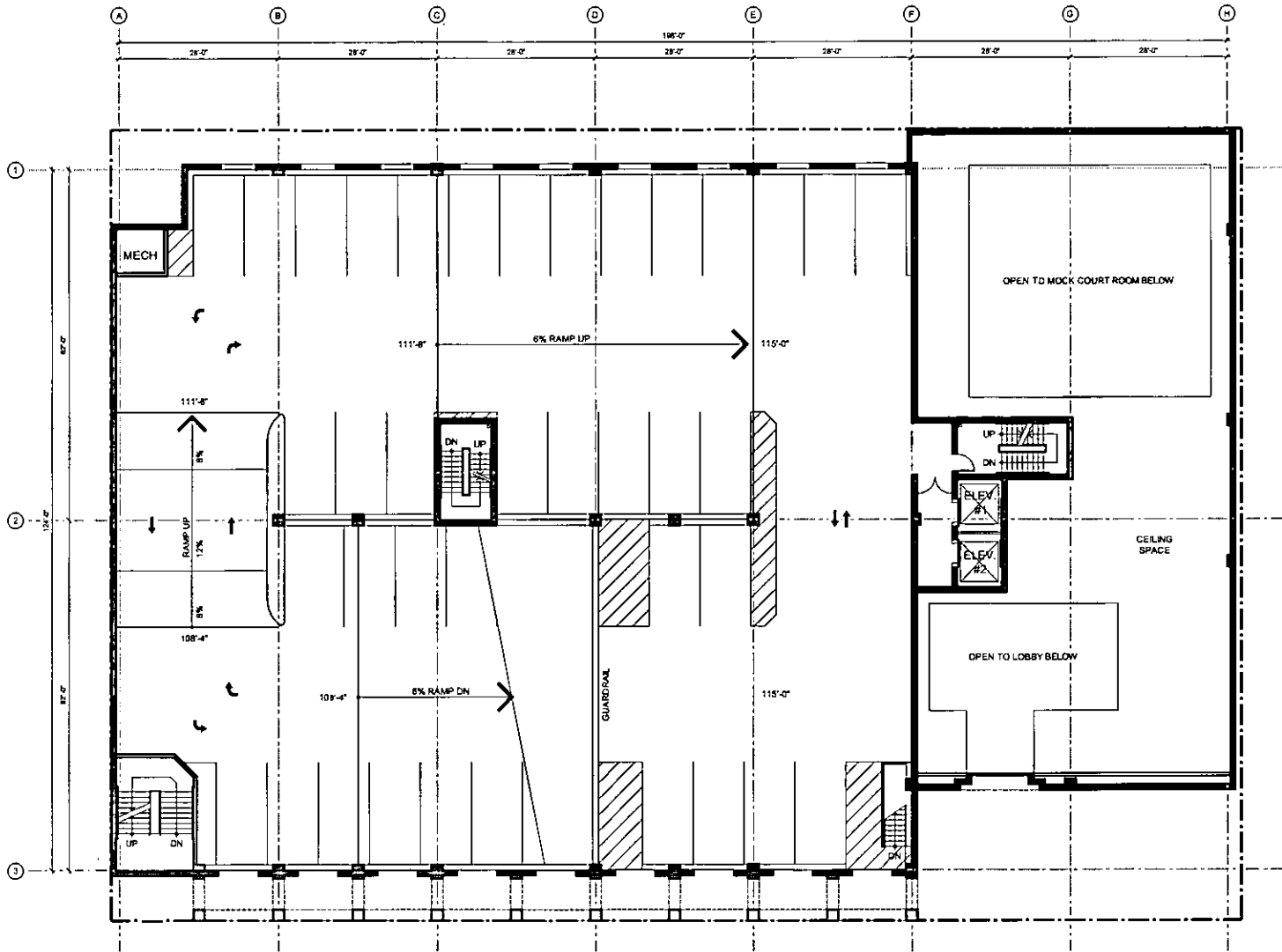
**GLAZING:  
SOLARCOOL GRAY, LOW-E**

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LAS VEGAS, NEVADA  
AUGUST 9, 2010

**VAR-39122**  
**SDR-39121**

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2  
LEVEL

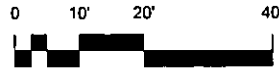


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**SECOND FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010

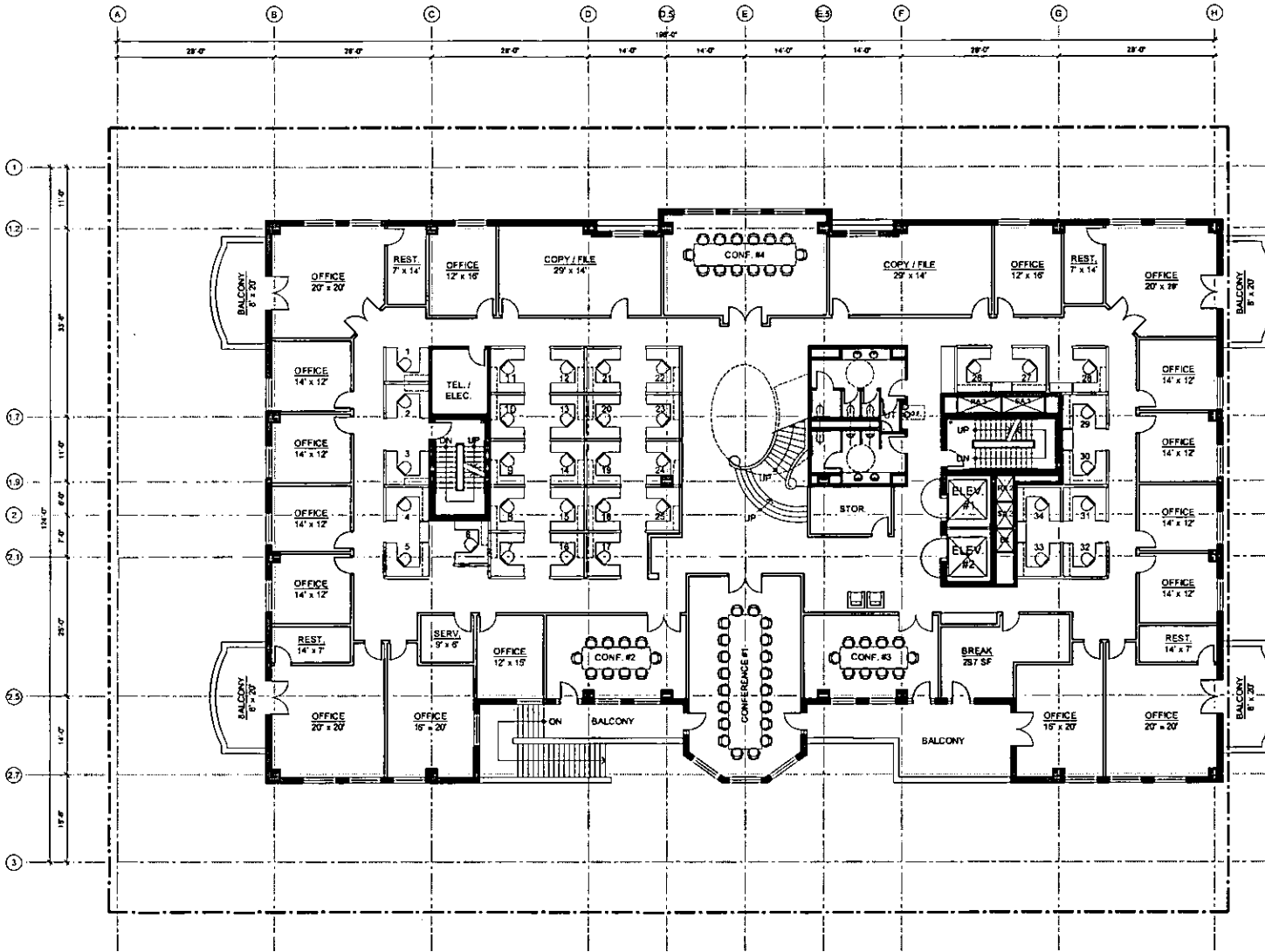


designcell DR02

10777 W. TWAIN AVE, STE 125 T 702-403-2575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-39122** RECEIVED  
**SDR-39121** AUG 09 2010

4 LEVEL

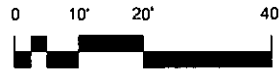


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**FOURTH FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR04

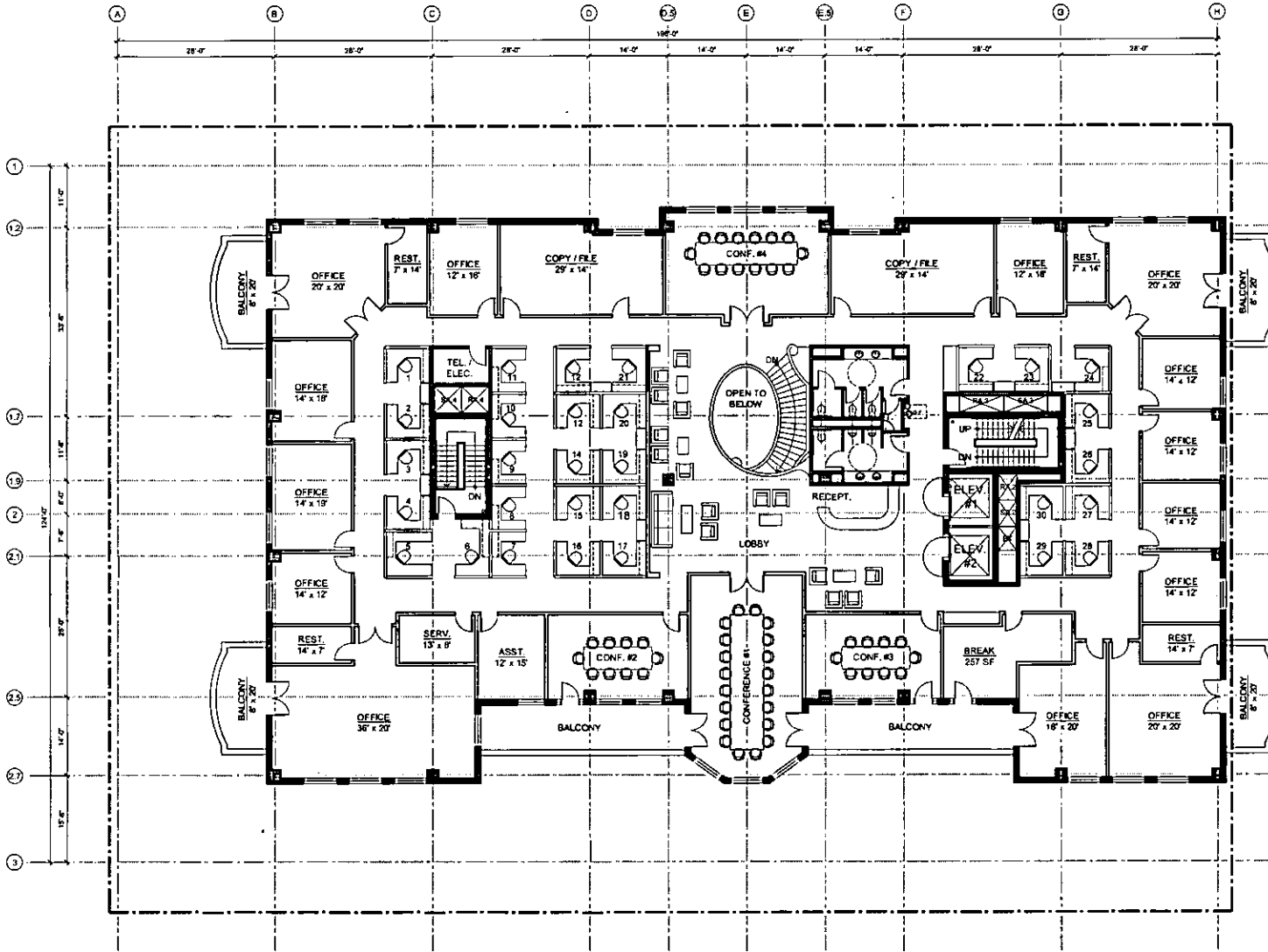
10777 W. TWAIN AVE, STE 125 T 702-493-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**VAR-39122**  
**SDR-39121**

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5 LEVEL

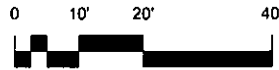


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SWC OF 7th & CHEF ANORE ROCHAT  
LAS VEGAS, NEVADA 89101

## FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



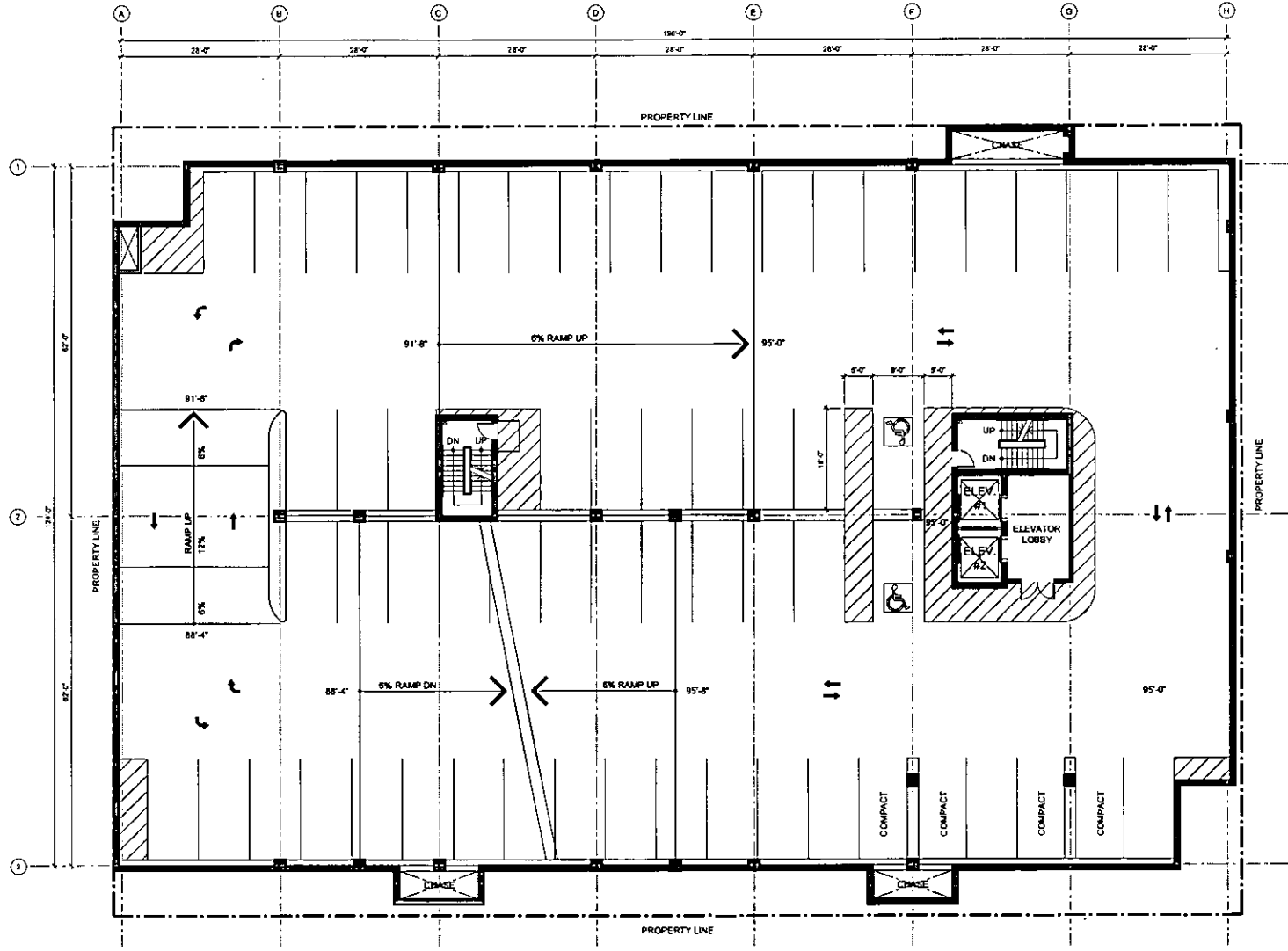
# designcell DR05

10777 W. TWAIN AVE, STE 125 T 702-493-1976  
LAS VEGAS, NV 89235 WWW.DESIGNCELL.COM

# VAR-39122 SDR-39121

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AUG 09 2010

P1 LEVEL

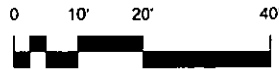


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR06

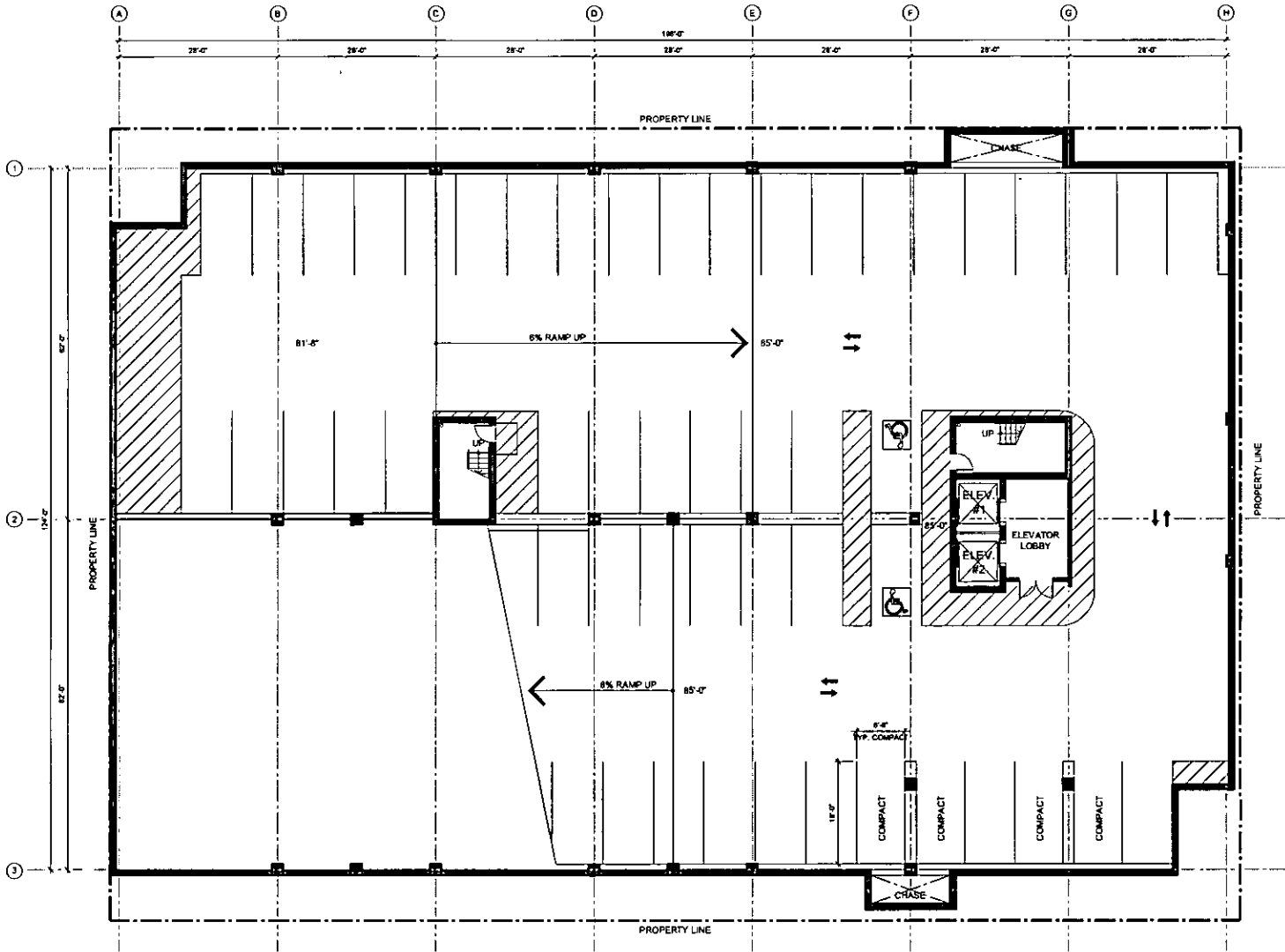
10777 W. TWAIN AVE, STE 125 T 702-403-1197  
LAS VEGAS, NV 89135 WWW.OESIGNED.COM

SDR-39121  
09/23/10 PC

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P2 LEVEL



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LAS VEGAS, NEVADA 88101

BASEMENT LEVEL 2 FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR07

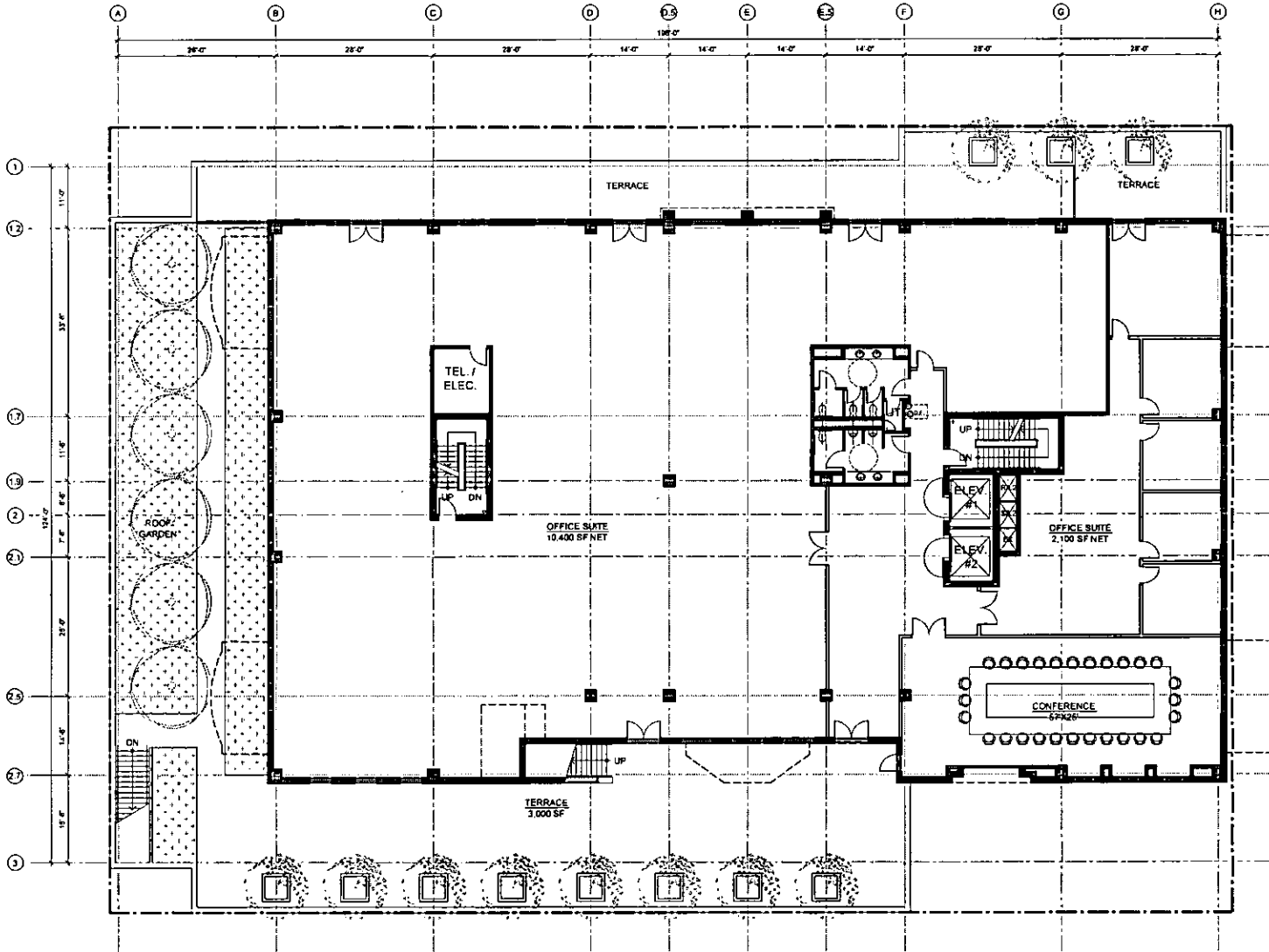
10777 W. TWAIN AVE, STE 125 T 782-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122  
SDR-39121

RECEIVED

AUG 09 2010

3  
LEVEL

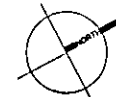
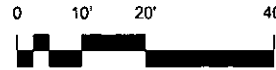


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SWC of 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**THIRD FLOOR PLAN**

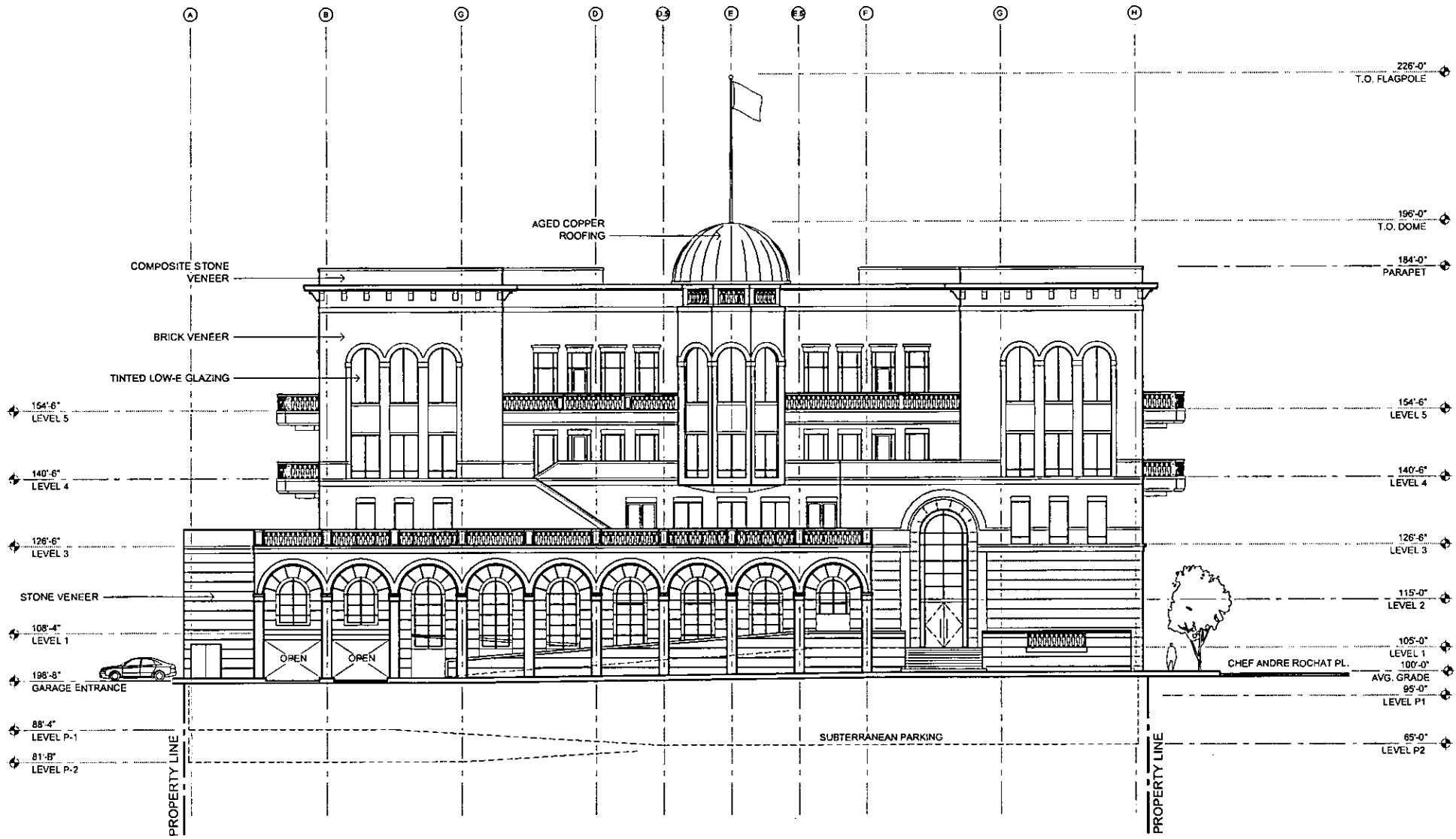
SCALE: 1" = 20'-0"  
AUGUST 9, 2010



designcell DR03

10777 W. TWAIN AVE, STE 125 7.702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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**SDR-39121** AUG 09 2010



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LAS VEGAS, NEVAOA 89101

**EAST ELEVATION**

SCALE: 1" = 20'-0" BRICK  
AUGUST 9, 2010

0 10' 20' 40'



**designcell DR08**

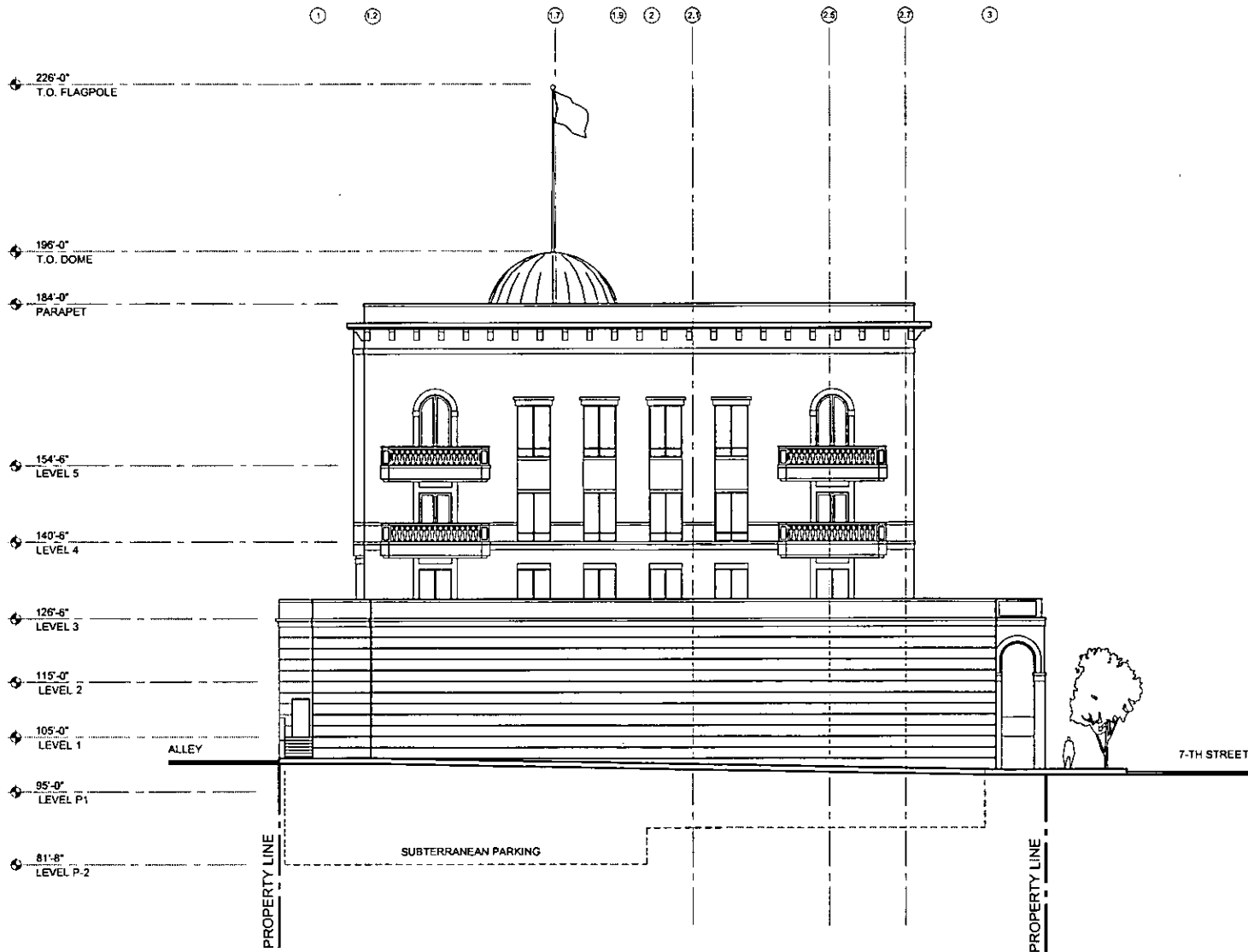
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

RECEIVED

**VAR-39122**  
**SDR-39121**

AUG 09 2010



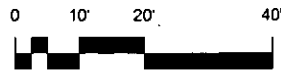


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**SOUTH ELEVATION**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



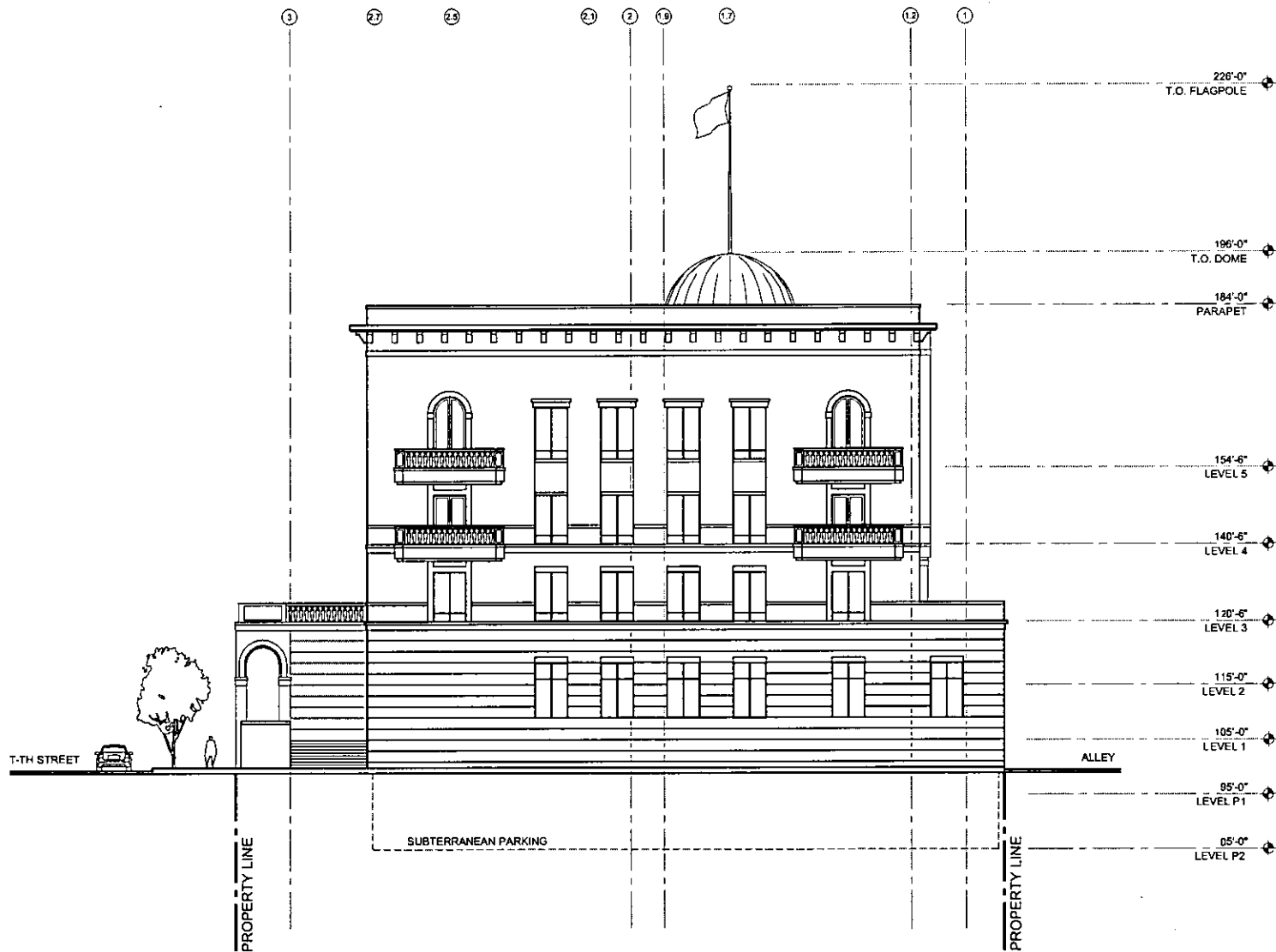
**designcell DR10**

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**SDR-39121**  
**09/23/10 PC**

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LAS VEGAS, NEVADA 89101

**NORTH ELEVATION**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



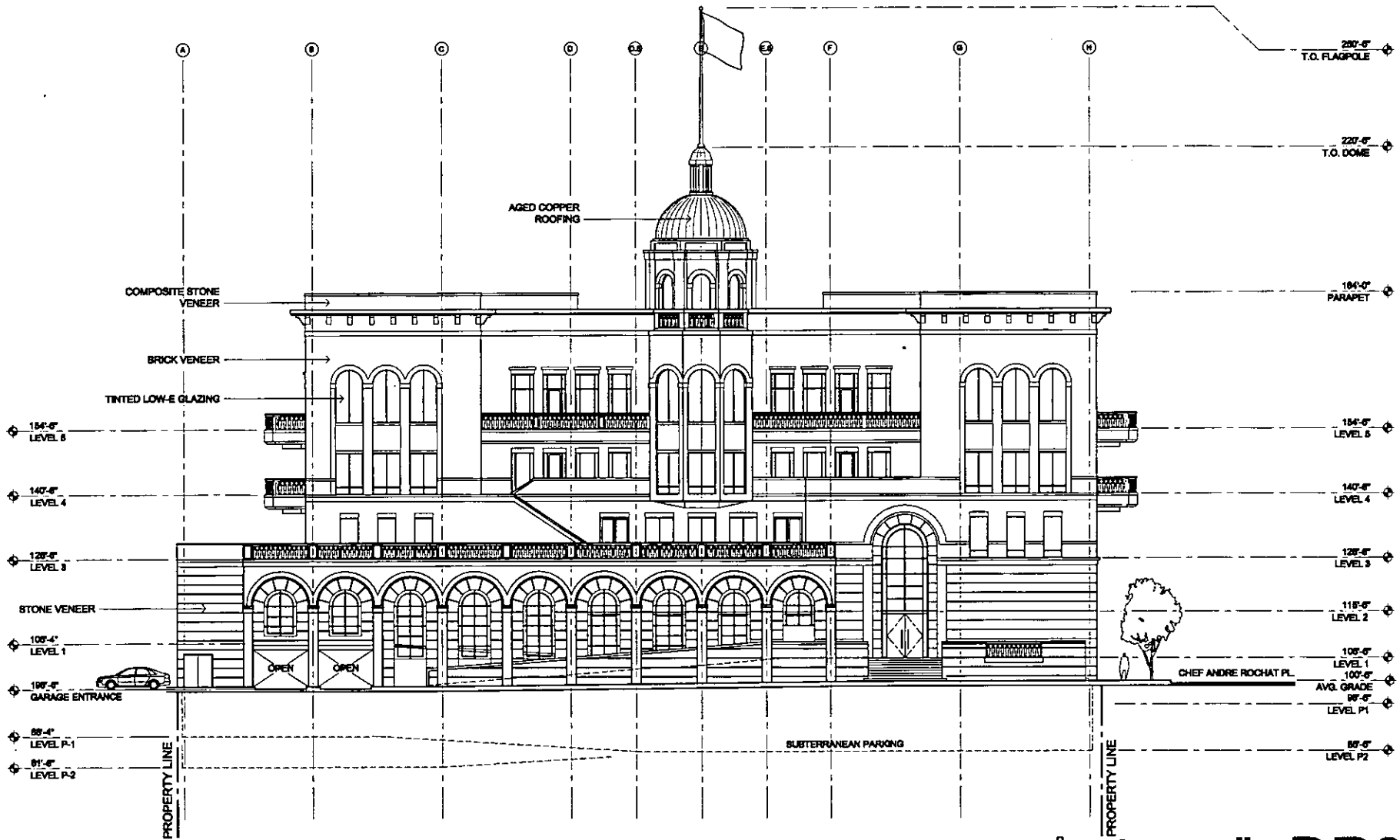
**designcell DR09**

10777 W.TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-39122**  
**SDR-39121**

RECEIVED

AUG 09 2010

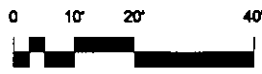


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8WG OF 7th & CHEF ANDRE ROCHAT  
 LAS VEGAS, NEVADA 89101

**EAST ELEVATION**

SCALE: 1" = 20'-0" BRICK  
 AUGUST 31, 2010

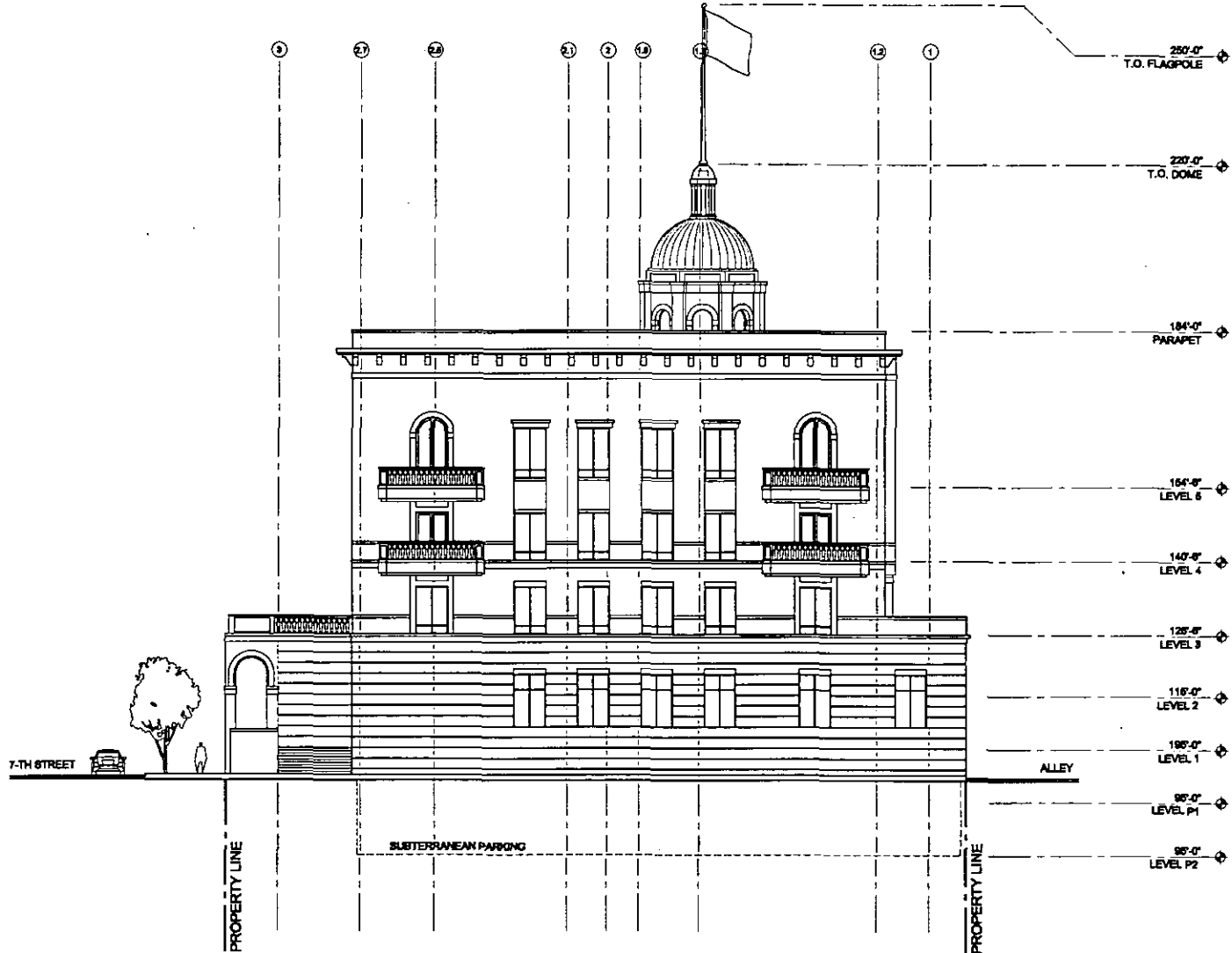


designcell DR08

10777 W. TWAIN AVE, STE 125 T 702-401-1271  
 LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**RECEIVED**  
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**VAR-39122**  
**SDR-39121**  
**REVISED**

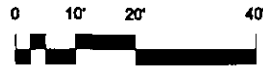


**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
 LAS VEGAS, NEVADA 89101

**NORTH ELEVATION**

SCALE: 1" = 20'-0"  
 AUGUST 31, 2010

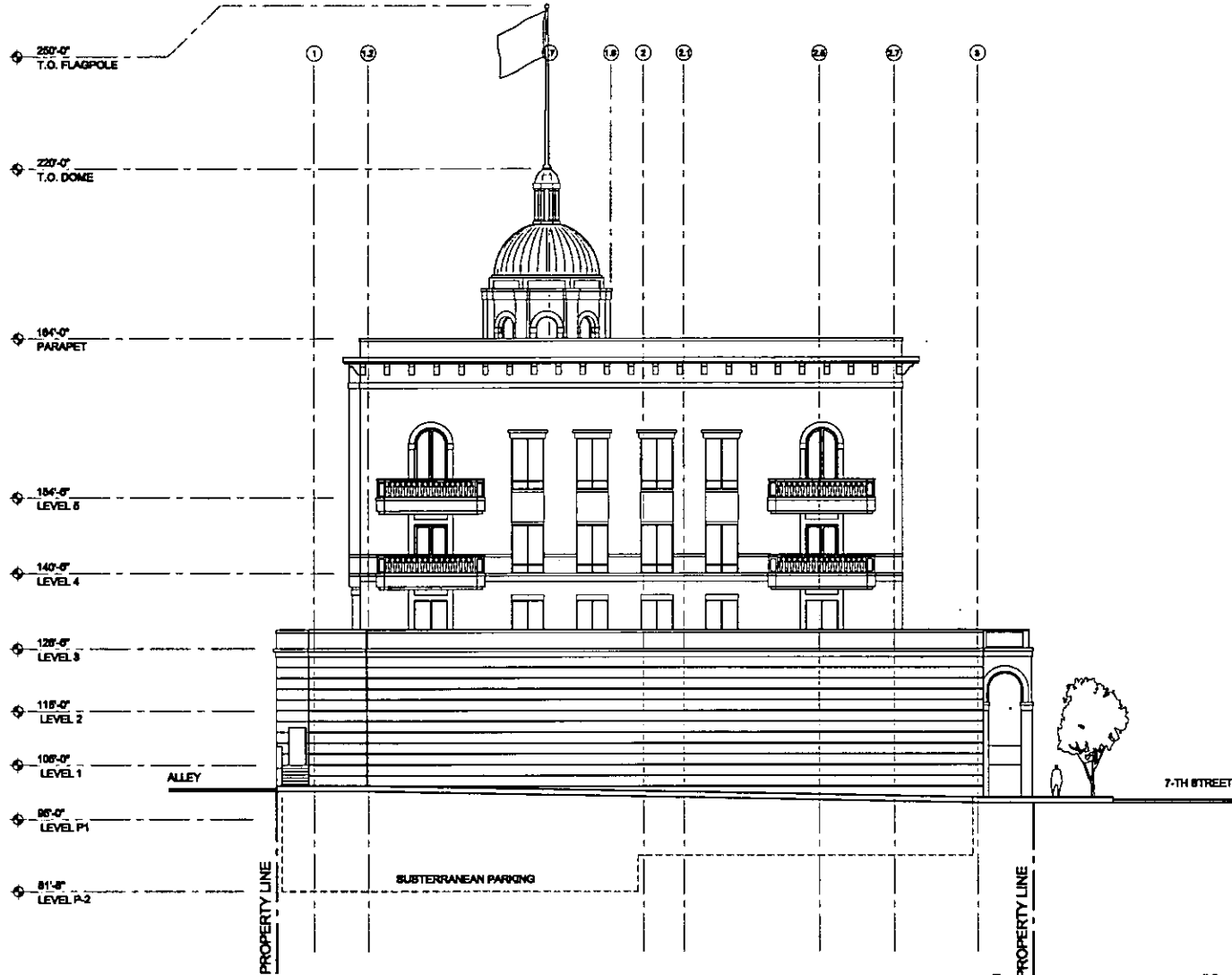


designcell DR09

10777 W. TWAIN AVE, STE. 125 T. 702-340-1111  
 LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

**RECEIVED**  
 SEP 01 2010

**VAR-39122**  
**SDR-39121**  
**REVISED**

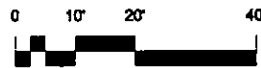


**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
 LAS VEGAS, NEVADA 89101

**SOUTH ELEVATION**

SCALE: 1" = 20'-0"  
 AUGUST 31, 2010

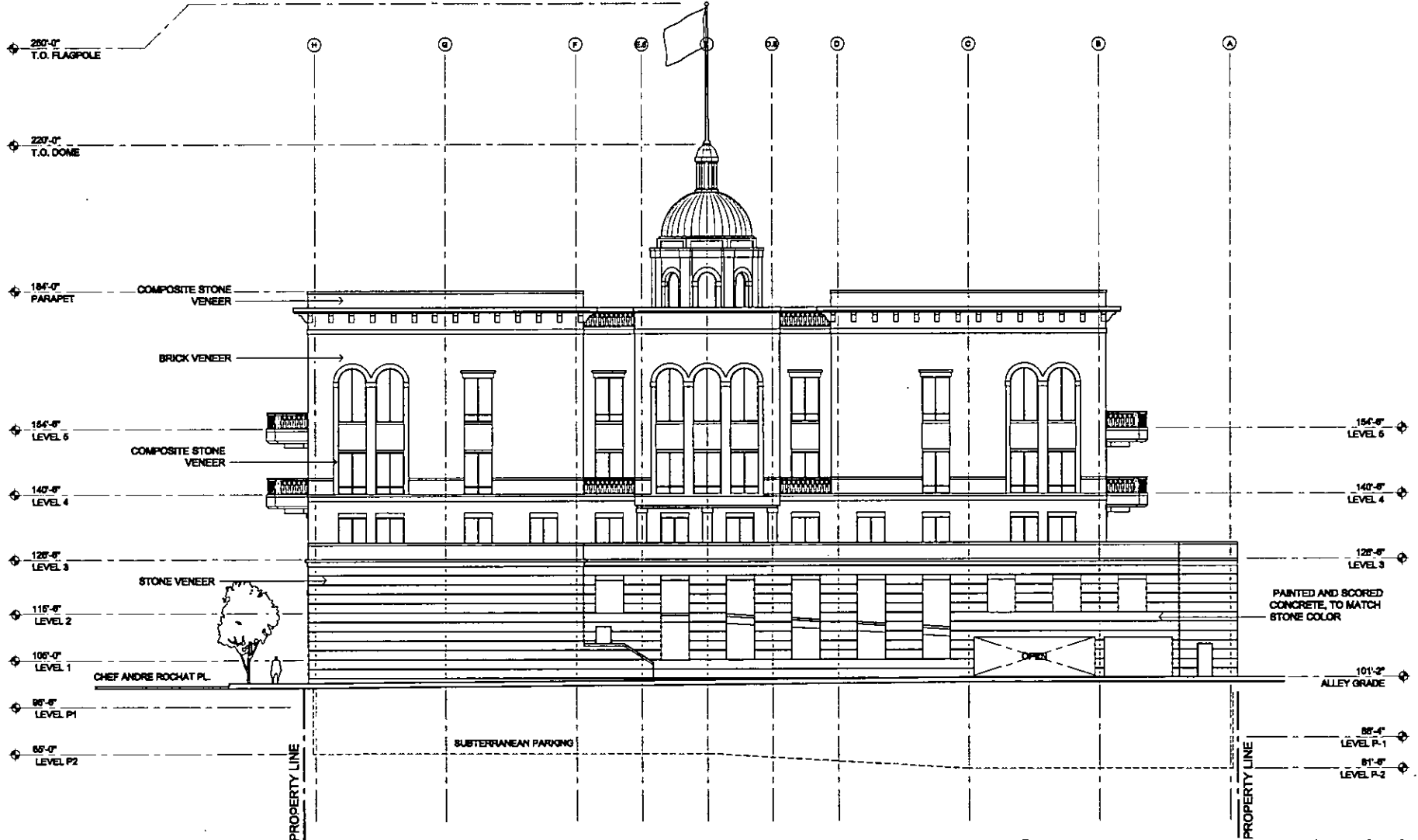


designcell DR10

10777 W. TWAIN AVE, STE 123  
 LAS VEGAS, NV 89133 WWW.DESIGNCELL.COM

RECEIVED  
 SEP 01 2010

**VAR-39122**  
**SDR-39121**  
**REVISED**

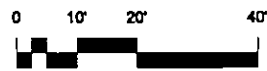


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 LAS VEGAS, NEVADA 89101

**WEST ELEVATION**

SCALE: 1" = 20'-0"  
 AUGUST 31, 2010



**designcell DR11**

10777 W. TWAIN AVE, STE 125 T 702-493-1674  
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**VAR-39122  
 SDR-39121  
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**RECEIVED**  
 SEP 01 2010



LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL  
CITY MANAGER

December 16, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Furth Street, Suite #600  
Las Vegas, Nevada 89101

RE: SDR-39121 – SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-39122  
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Eglet:

The City Council at a regular meeting held December 1, 2010, APPROVED the request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010. This approval is subject to:

Added Condition

- A. The owner shall fund the digitizing of the historic Las Vegas Age newspaper for online accessibility. The Historic Preservation Commission shall provide assistance and/or guidance to facilitate the completion of this task. The owner shall fund an interpretive bronze plaque and other interpretive elements to be placed at the exterior and within the interior of the new building. The Historic Preservation Commission will approve the language and images for interpretive elements. The owner and the Historic Preservation Commission shall work with interested parties to salvage significant architectural elements from both buildings to be demolished, 408 and 400 South 7th. The Historic Preservation Commission will approve a salvage plan. The total cost of all actions is not to exceed \$25,000.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39122) shall be required, if approved.
2. 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.

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

3. All development shall be in conformance with the site plan and landscape plan date stamped 08/09/2010, and building elevations date stamped 09/01/2010, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer where an eight-foot buffer is required along the west and south property lines and to allow a zero-foot landscape buffer where a 15-foot buffer is required along the east and north property lines.
5. The Reversionary Parcel Map (PMP-38638) shall be completed and recorded prior to the issuance of any building permits.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/09/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.

Mr. Robert T. Eglet  
SDR-39121 – Page Three  
December 16, 2010

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

Public Works

15. Dedicate a ten-foot radius at the southwest corner of 7th Street and Chef Andre Rochat Place.
16. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Landscape and maintain all unimproved rights-of-way on 7th Street and Chef Andre Rochat Place adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Submit an Encroachment Agreement for all landscaping and private improvements, including the proposed balconies, located in the 7th Street and Chef Andre Rochat Place public rights-of-way adjacent to this site prior to issuance of permits for this site.
19. Site development to comply with all applicable conditions of approval for ZON-15045 and all other site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135



LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL  
CITY MANAGER

November 18, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Furth Street, Suite #600  
Las Vegas, Nevada 89101

RE: SDR-39121 -- SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-39122  
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Eglet:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 1, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Vicky Skilbred  
Chief Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

FM-0044-08-09

# 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](http://www.lasvegasnevada.gov)

October 22, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Fourth Street, Suite #600  
Las Vegas, Nevada 89101

**RE: SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED  
VAR-39122  
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Eglet:

Your request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

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

### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39122) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan date stamped 08/09/2010, and building elevations date stamped 09/01/2010, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer where an eight-foot buffer is required along the west and south property lines and to allow a zero-foot landscape buffer where a 15-foot buffer is required along the east and north property lines.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Rass  
Ricki Y. Barlaw  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



5. The Reversionary Parcel Map (PMP-38638) shall be completed and recorded prior to the issuance of any building permits.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/09/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Dedicate a ten-foot radius at the southwest corner of 7th Street and Chef Andre Rochat Place.

Mr. Robert T. Eglet  
SDR-39121 - Page Three  
October 22, 2010

16. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Landscape and maintain all unimproved rights-of-way on 7th Street and Chef Andre Rochat Place adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Submit an Encroachment Agreement for all landscaping and private improvements, including the proposed balconies, located in the 7th Street and Chef Andre Rochat Place public rights-of-way adjacent to this site prior to issuance of permits for this site.
19. Site development to comply with all applicable conditions of approval for ZON-15045 and all other site-related actions.

This item will be considered by the City Council on **November 17, 2010**, 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,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135

# 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](http://www.lasvegasnevada.gov)

October 8, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Fourth Street, Suite #600  
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-39121 - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-39122  
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Eglet:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** 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 available on-line on **Friday, October 15, 2010** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135

Mayor  
Oscar B. Goodman

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

City Manager  
Elizabeth N. Fretwell



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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Fax: 702-474-0352  
TTY: 702-386-9108

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September 24, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Fourth Street, Suite #600  
Las Vegas, Nevada 89101

**RE: SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-39122  
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Eglet:

Your request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **October 21, 2010** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wallsan  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell



designcell ARCHITECTURE

**Downtown Law Office Building  
Project # 10 016  
Page 1 of 1**

September 22, 2010

**Steve Gebeke**  
Planning Supervisor  
CLV Case Planning Division  
731 S. Fourth St.  
Las Vegas, NV 89101  
O (702) 229-6301  
F (702) 474-0352

**Re: Site Development Plan Review SDR-39121 & Variance VAR-39122  
APN: 139-34-710-030, -031, -032, -033**

Dear Mr. Gebeke,

The purpose of this letter is to continue the above referenced item scheduled to be heard on September 23rd, 2010. We request that the item be held for 30 days until the PC meeting on October 21st, 2010.

Please call me if you have any questions.

Sincerely,



\_\_\_\_\_  
Scott L. Brown, Architect                      date  
Principal  
DesignCell, LLC

CC:

**EVAPS, LLC**  
Care of Robert Eglet  
400 South 4th Street, 6th Floor  
Las Vegas, NV 89101-6201  
(702) 450-5400  
[reglet@mainorlawyers.com](mailto:reglet@mainorlawyers.com)

**Jay Brown**  
Attorney at Law  
520 South Fourth Street  
Las Vegas, NV 89101-6520  
(702) 384-5563  
[jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

**RECEIVED**  
SEP 23 2010

# 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](http://www.lasvegasnevada.gov)

September 10, 2010

Mr. Robert T. Eglet  
EVAPS, LLC  
400 South Fourth Street, Suite #600  
Las Vegas, Nevada 89101

**RE: SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
VAR-39122  
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Eglet:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** 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 available on-line on **Friday, September 17, 2010** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Brown  
DesignCell Architecture  
10777 West Twain Avenue, Suite #125  
Las Vegas, Nevada 89135

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
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Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



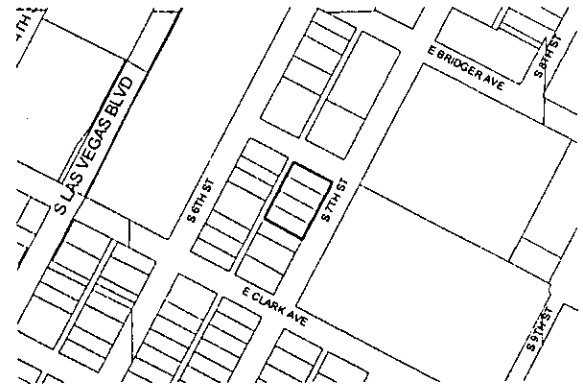
## Application Information

**VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

## Application Location



The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *September 23, 2010*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

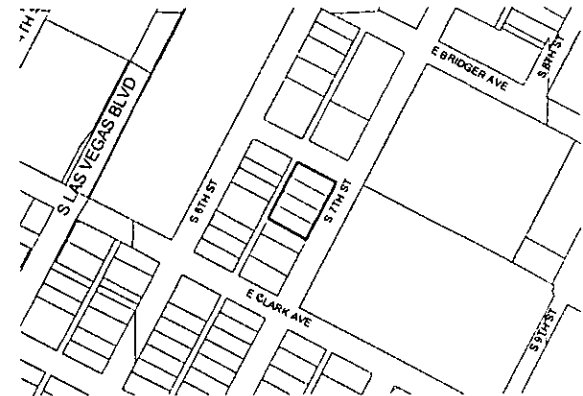
## Application Information

**VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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## Application Location



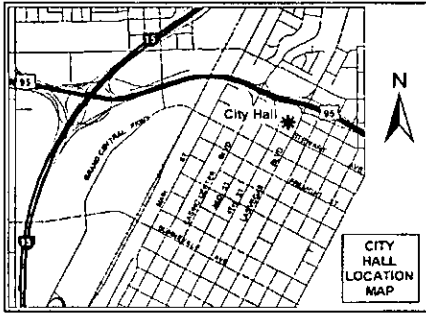
The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *September 23, 2010*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

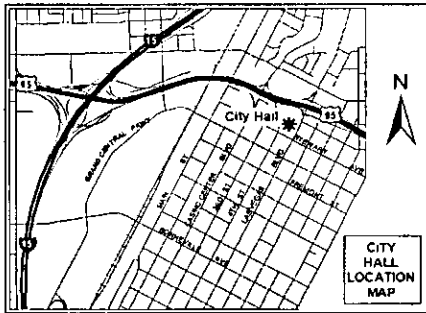
Please use available blank space on card for your comments.

**VAR-39122 & SDR-39121**

Planning Commission Meeting of 9/23/2010

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-39122 & SDR-39121**

Planning Commission Meeting of 9/23/2010

## Development Notification

PC Meeting: September 23, 2010

---

**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:**

---

<b>SDR-39121</b>	Towne Terrace Apartments	
18b The Las Vegas Arts District	West Huntridge NA	
Beverly Green NA	WLV-NAA1	
Boulder Dam Homesites		26
Church-Noblitt NA		
Crestwood NA		
Cultural Corridor Coalition NCG		
Downtown Business Operators Council		
Fremont Street Experience Business Association		
Gateway Neighborhood Association		
Hillside Heights NA		
Horizoo Studio Apartments		
Huntridge Park NA		
John S. Park NA		
L'Octaine Apartments Resident Council		
Maverick - Hidden Village Apartments		
Mayfair NA		
Newport Lofts		
Oaktrec Apartments		
Orleans Square NA		
Robert Gordon Plaza Resident Council		
South Cove Apartments		
Southridge NA		
Stewart Town HOA		

# 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: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)  
Date: August 26, 2010  
Re: **SDR-39121** EVAPS, LLC 400 S. 7<sup>th</sup> St.  
Request for a Site Development Plan Review for a proposed office building

---

## **CONDITIONS OF APPROVAL:**

1. Dedicate a ten-foot radius at the southwest corner of 7<sup>th</sup> Street and Andre Rochat Place.
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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Landscape and maintain all unimproved rights-of-way on 7<sup>th</sup> Street and Andre Rochat Place adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Submit an Encroachment Agreement for all landscaping and private improvements, including the proposed balconies, located in the 7<sup>th</sup> Street and Andre Rochat Place public rights-of-way adjacent to this site prior to issuance of permits for this site.
5. Site development to comply with all applicable conditions of approval for ZON-15045 and all other site-related actions.

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-39121**

#### HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

#### SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 <sup>nd</sup> Floor
METRO	BRIAN O'CALLAGHAN	7 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup> Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR  
08/09/2010

**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-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET WHERE 15 FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH PERIMETER on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).**

PLANNING COMMISSION: **SEPTEMBER 23, 2010**  
CITY COUNCIL: **OCTOBER 20, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **AUGUST 24, 2010**

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](mailto: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:**

---

YKO

Report Date 08/10/2010 08:54 AM Submitted By Page 1

A/P # 39121 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/09/2010 12:37	970634	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority <input checked="" type="checkbox"/> Auto Reviews	0	Calculated Valuation 0.00
	Bill Group	Actual Valuation 0.00

Description of Work

SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO-FEET WHERE 15-FEET IS REQUIRED ON THE EAST, WEST AND NORTH PERIMETER AND EIGHT-FEET IS REQUIRED ON THE SOUTH PERIMETER AT 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #	Project # 39121	Project/Phase Name LAW OFFICES	Phase #
Size/Area 0.65 ACRE	Size Description	Subdivision Code	% Completed 0.00
Proposed Start	Proposed Stop		
% Complete Formula			

Property/Site Information

Parcel 13934710030

Location

Owner/Tenant

Contact ID AC1790306	Name EVAPS L L C	Organization	
Mailing Address 400 S FOURTH ST #600		State/Province NV	
City LAS VEGAS		Country	<input type="checkbox"/> Foreign
ZIP/PC 89101-6205		Evening Phone	
Day Phone		Mobile #	
Fax			

AP Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13934710030  
13934710031  
13934710032

Report Date 08/10/2010 08:54 AM

Submitted By

Page 2

**A/P Linked Parcels**

13934710033

**Applicants/Contacts**

Primary N Capacity APPL Contact ID AC1808567  Foreign  
 Effective Expire  
 Name ROBERT EGLET  
 Day Phone Eve Phone Organization EVAPS LLC  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 400 S 4TH ST  
 LAS VEGAS, NV 89101  
 Seasonal Addr

Valid From To  
 Comments No Comments

Primary N Capacity OTHER Contact ID AC1808568  Foreign  
 Effective Expire  
 Name SCOTT BROWN  
 Day Phone Eve Phone Organization DESIGNCELL ARCHITECTURE  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 10777 W TWAIN AVE #125  
 LAS VEGAS, NV 89135  
 Seasonal Addr

Valid From To  
 Comments No Comments

Primary Y Capacity OWNER Contact ID AC1790306  Foreign  
 Effective Expire  
 Name EVAPS L L C  
 Day Phone Eve Phone Organization  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 400 S FOURTH ST #600  
 LAS VEGAS, NV 89101-6205  
 Seasonal Addr

Valid From To  
 Comments No Comments

**Contractors**

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/09/2010 13:19	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/09/2010 13:19	30.00
PROCESSING FEE	P	08/09/2010 13:19	500.00
<b>Total Unpaid</b>		<b>0.00</b>	<b>Total Paid 1030.00</b>

Report Date 08/10/2010 08:54 AM

Submitted By

Page 3

**Inspections**

There are no inspections for this Report

**Review Activities**

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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**Activity Review Details**

Detail SUBMITTAL CHECKLIST (SDR) Modified By LMAYNARD Modified Date/Time 08/09/2010 12:37

**Comments**

As per pre app submittal checklist: 6 folded site plans; 1 LS, 1 building elevations, and 1 floor plan.

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

- |  |   |
|--|---|
| Y Pre-Application Conference Checklist | N Site Plans (19 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | Y Landscape Plan                                    |
| Y Deed and Legal Description           | N Building Elevations (2 Folded, 1 Rolled Color)    |
| Y Justification Letter                 | Y Floor Plan (1 Folded, 1 Rolled)                   |
| Y Color and Material Board             | Y Laser Print Site Plan                             |
| N DINA (Not Always Required)           | Y Laser Print Floor Plan                            |
| Y Statement of Financial Interest      | Y Laser Print Elevation                             |
|  |   |
| Y Business Licensing Requirements Met  |   |
| Y Business License Exempt              |   |

**Check Conditions**

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

Z-LEGAL				970634	08/09/2010 12:37	
N						

Project #	AP Type	Status	Stage	Relation
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No children exist for this project

Planning Condition	Description	Effective	Expre	Comments
--------------------	-------------	-----------	-------	----------

There is no planning condition for this project.

Report Date 08/10/2010 08:54 AM

Submitted By

Page 4

**SITE PLAN REVIEW**

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

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?

Staff Recommendation

Meeting information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/23/2010	PC	SCHEDULED		0	0	0
L MAYNARD	08/09/2010					

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	CO NAME WHO PICKED UP CONTACT# KASTYTIS CECHAVICIUS/ ID OK /EVAPS LLC CK #1015 / 450-5400	983673	08/09/2010 13:21		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED As per pre app submittal checklist: 6 folded site plans; 1 LS, 1 building elevations, and 1 floor plan.	970634	08/09/2010 12:34		0.00

No Model Home Details

**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Site Development Plan Review  
 Project Address (Location) 400 South 7th Street  
 Project Name Law Offices Proposed Use Office  
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese  
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 55,132 SF gross Floor Area Ratio \_\_\_\_\_  
 Gross Acres 0.65 net Lots/Units 1 Density \_\_\_\_\_  
 Additional Information Multi-story office building with parking garage

**PROPERTY OWNER** EVAPS, LLC Contact Robert T. Eglet  
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451  
 City Las Vegas State NV Zip 89101  
 E-mail Address n/a

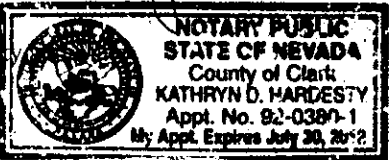
**APPLICANT** -Same as Property Owner- Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

**REPRESENTATIVE** DesignCell Architecture Contact Scott Brown, Architect  
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575  
 City Las Vegas State NV Zip 89135  
 E-mail Address scott@designcell.cc

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 Robert T. Eglet

Subscribed and sworn before me  
 This 9th day of August, 2010  
Kathryn D. Hardesty

Notary Public in and for said County



**FOR DEPARTMENT USE ONLY**

Case #	<u>SDR-39121</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>8/9/10</u>
Received By:	<u>LTH</u>

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AUG 09 2010  
 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.



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-39121** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect, DesignCell, LLC.

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

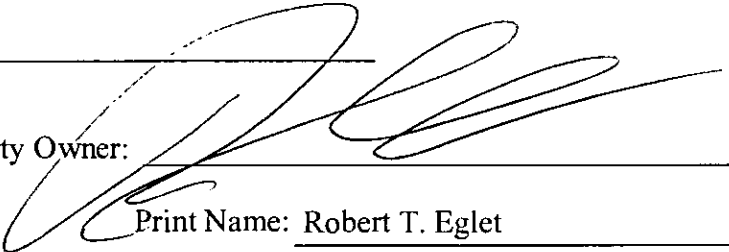
No

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: \_\_\_\_\_

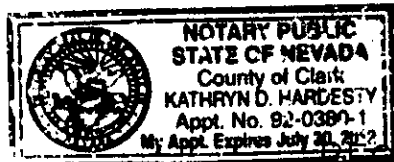
Signature of Property Owner: 

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 2010

Kathryn D. Hardesty  
Notary Public in and for said County and State



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# BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q09-00135-6-148283

DATE ISSUED: 12/09/09

TYPE OF LICENSE: ARCHITECTURAL FIRM

1 PROS

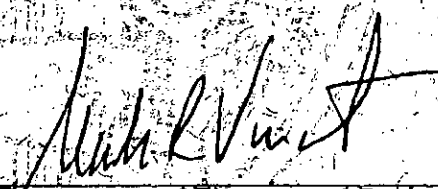
BUSINESS LOCATION: 10777 W. TWAIN AV 125

ISSUE TO: DESIGNCELL LLC

DBA:  
DESIGNCELL  
10777 W TWAIN AV 125  
LAS VEGAS NV 89135

PRINCIPAL(S)

CECHAVICHUS, KASTYTIS, MGR 50%  
BROWN, SCOTT, MGR 50%


  
Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

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Pre-Application Conference	<b>CITY OF LAS VEGAS</b> Planning & Development Department <b>SUBMITTAL CHECKLIST</b>	
Item Required		
YES	NO	

**APPLICATION PACKET**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <b>all</b> property owners or authorized agent(s)	<b>NOTES:</b> Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To ..." -> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Detailed</b> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Original</b> meeting notes and checklist(s) signed by planner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ <b>1030.00 Total</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input type="checkbox"/> )	

**ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)**

**SITE PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building setbacks labeled	<b>NOTES:</b> Justification letter to include landscape waiver request to allow no landscape buffers where 15' and 8' buffers are required.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: Office 1:300		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> free-standing sign locations shown and heights and sizes noted		

**LANDSCAPE PLAN**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> required perimeter landscape planters shown	<b>NOTES:</b> Landscape plans to show proposed exception to 19.12.040 requirements.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> required parking lot fingers/islands shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover		

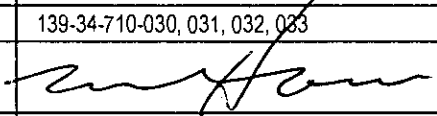
**BUILDING ELEVATIONS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <b>all</b> buildings	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building materials and colors noted	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> wall sign locations shown and sizes noted		

**FLOOR PLANS**

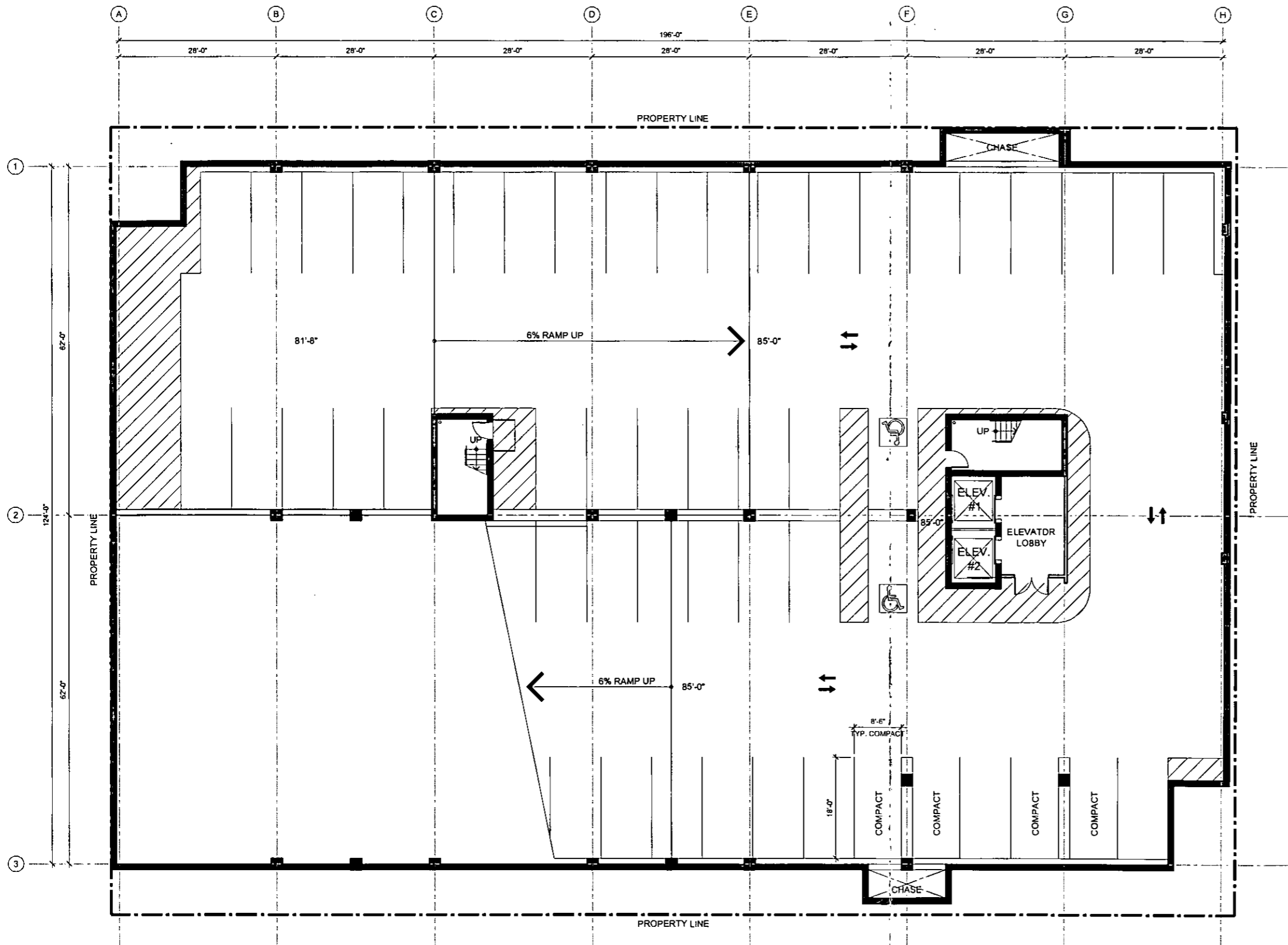
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>All</b> building entrances/exits shown	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of <b>all</b> rooms noted/labeled	<b>NOTES:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating Capacity (where applicable)		

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

Owner / Applicant:	EVAPS, LLC	Application Type:	Site Development Plan Review
Representative:	Scott L. Brown, NCARB	Application Purpose:	5-story Office Building w/landscape waiver
APN:	139-34-710-030, 031, 032, 033	Site Location:	400 S. 7 <sup>th</sup> Street
Planner's Signature:		Pre-App. Meeting Date:	07/28/10
Planner:	Mike Howe, Planner I - 229-6821	Submittal Deadline:	08/10/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC

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P2 LEVEL

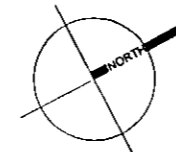
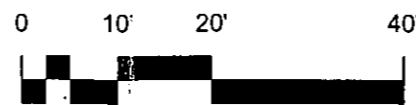


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

BASEMENT LEVEL 2 FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



SDR-39121

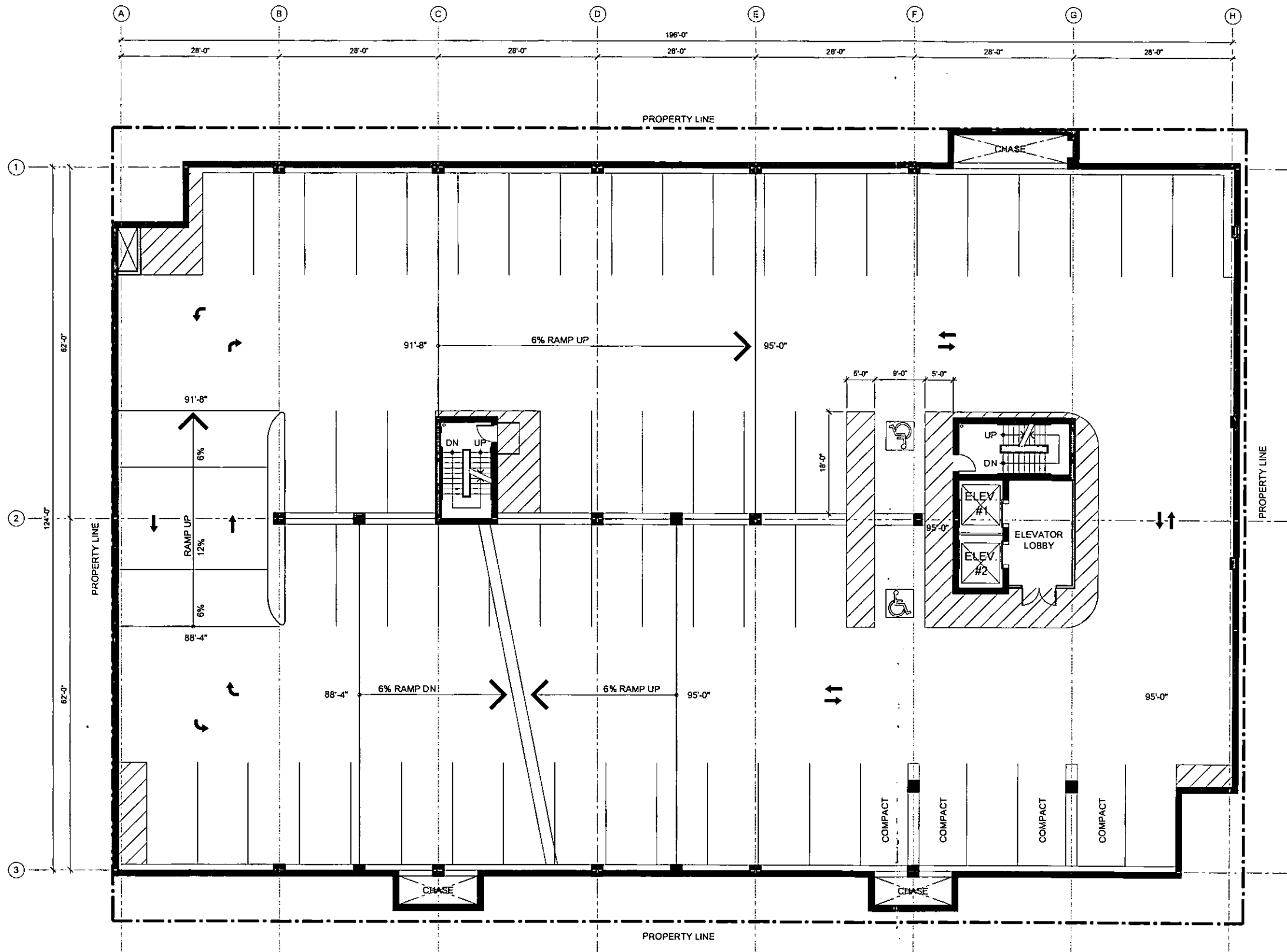
designcell

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR07 RECEIVED

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P1 LEVEL

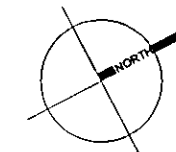
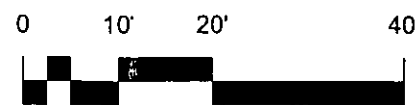


EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



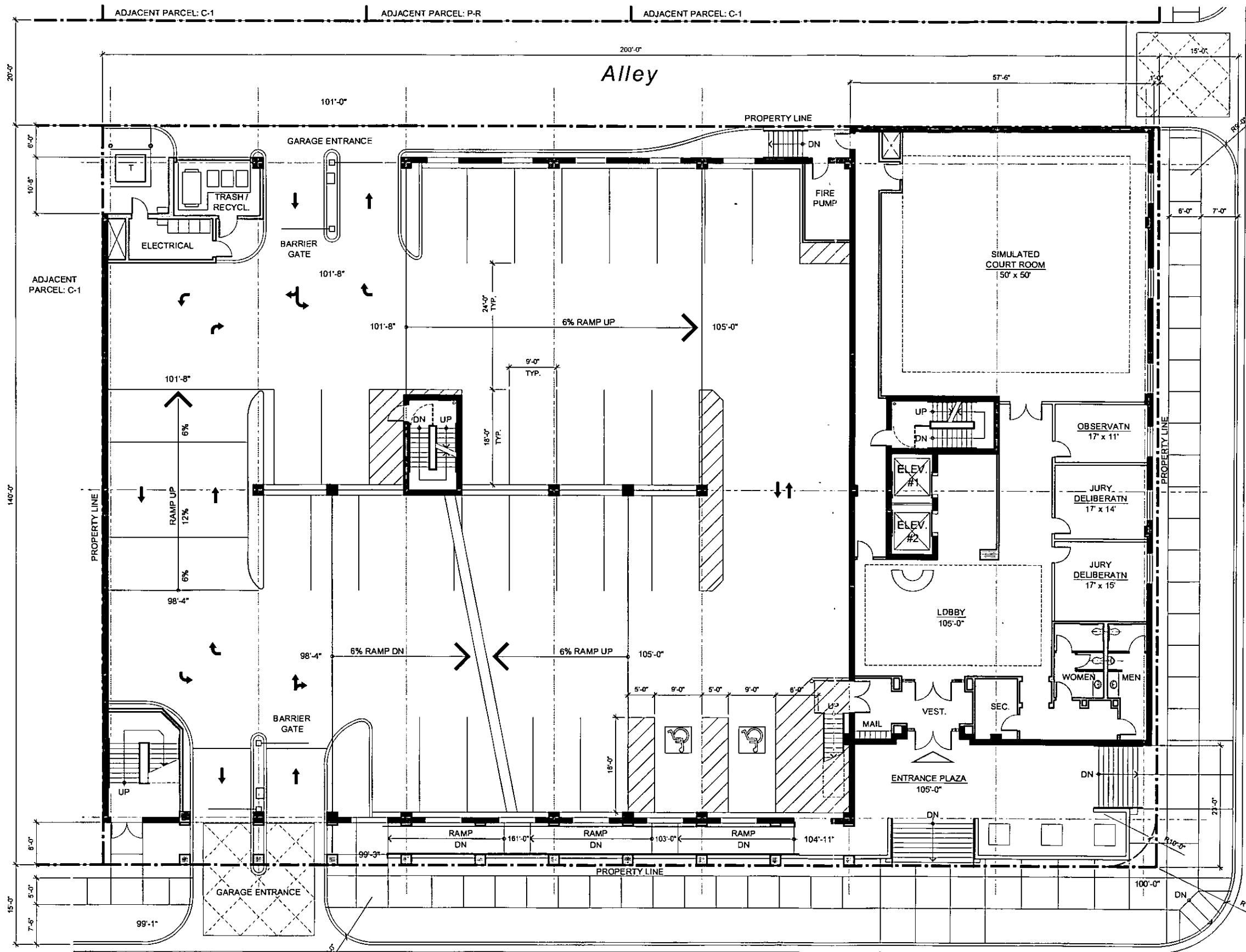
SDR-39121

designcell

DR06  
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10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

AUG 09 2010

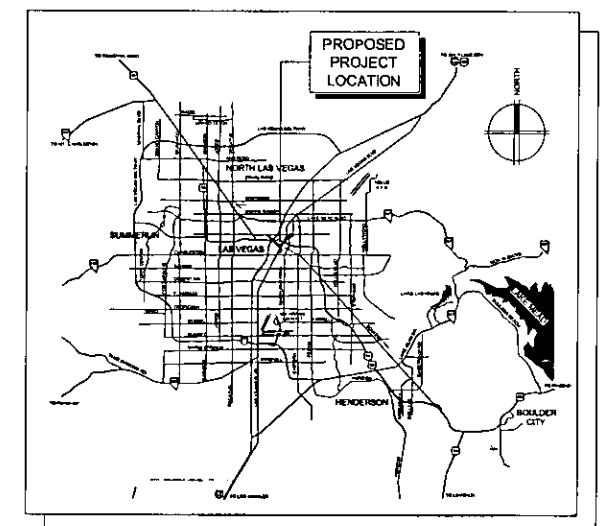


1 LEVEL

**SITE DATA**

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	C-1
SITE AREA (NET)	28,000 SF
<b>BUILDING AREAS:</b>	
OFFICE (GRDSS):	LEVEL 1 6,587 SF LEVEL 2 N/A LEVEL 3 16,553 SF LEVEL 4 15,996 SF LEVEL 5 15,996 SF
<b>TOTAL OFFICE:</b>	<b>55,132 SF GROSS</b>
PARKING GARAGE:	LEVEL 2 14,100 SF LEVEL 1 17,600 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
<b>TOTAL PARKING GARAGE:</b>	<b>80,700 SF GROSS</b>
<b>PARKING REQUIRED:</b>	
OFFICE (GROSS) (1/300 SF):	184 SPACES
OF WHICH ACCESSIBLE:	6 SPACES (1 VAN)
<b>PARKING PROVIDED:</b>	
REGULAR:	170 SPACES
COMPACT:	8 SPACES (4.5%)
ACCESSIBLE:	6 SPACES (INCL. 1 VAN)
<b>TOTAL:</b>	<b>184 SPACES</b>
F.A.R (OFFICE+PKG. GARAGE) / SITE:	4.9

**VICINITY MAP**

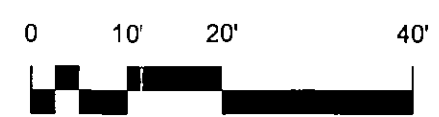


**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**SITE PLAN / FIRST FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010

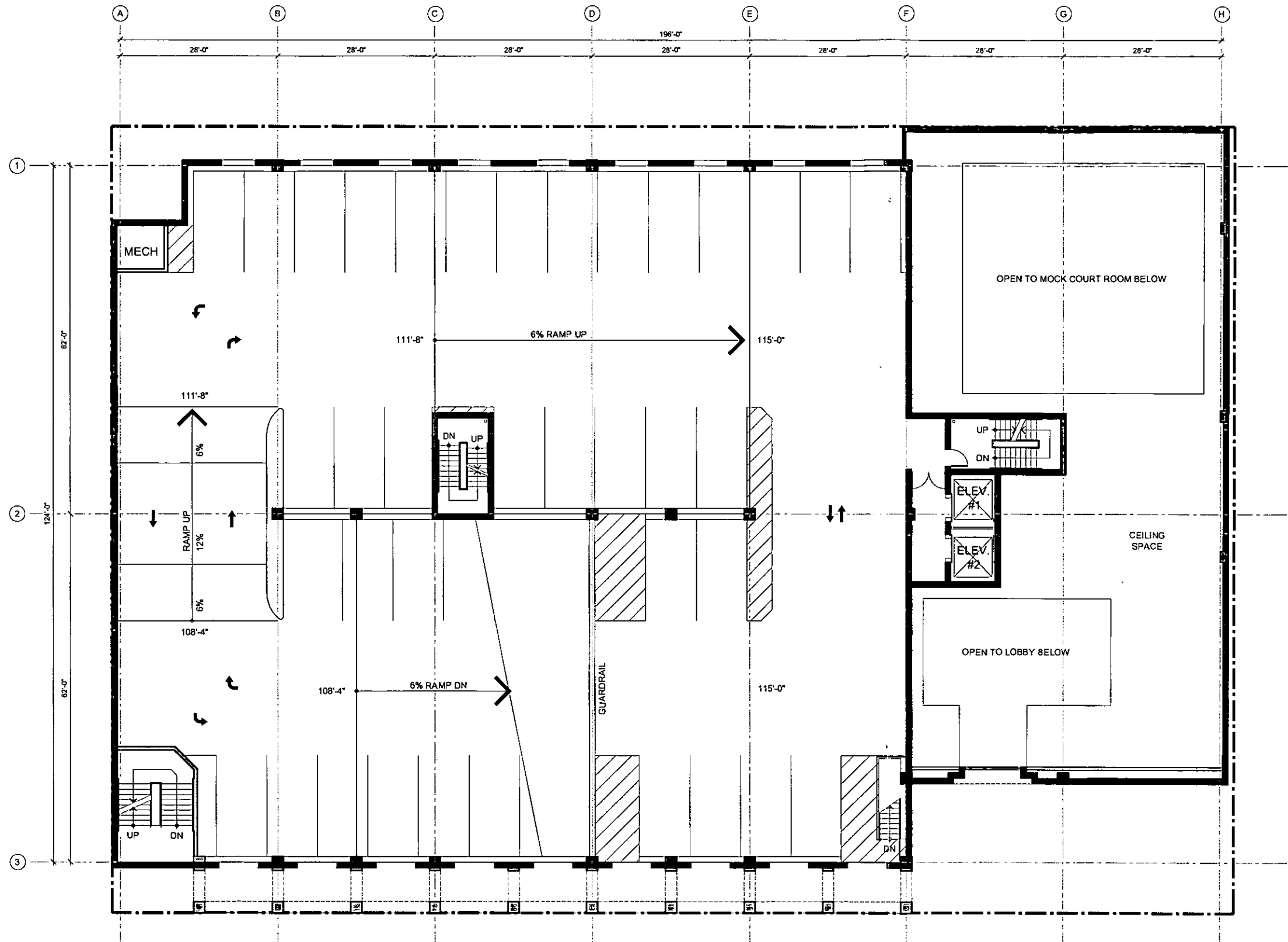


designcell

10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**SDR-39121**  
**REV 1**  
AUG 09 2010

2  
LEVEL

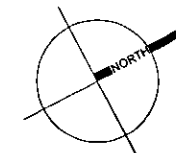


**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**SECOND FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



**designcell**

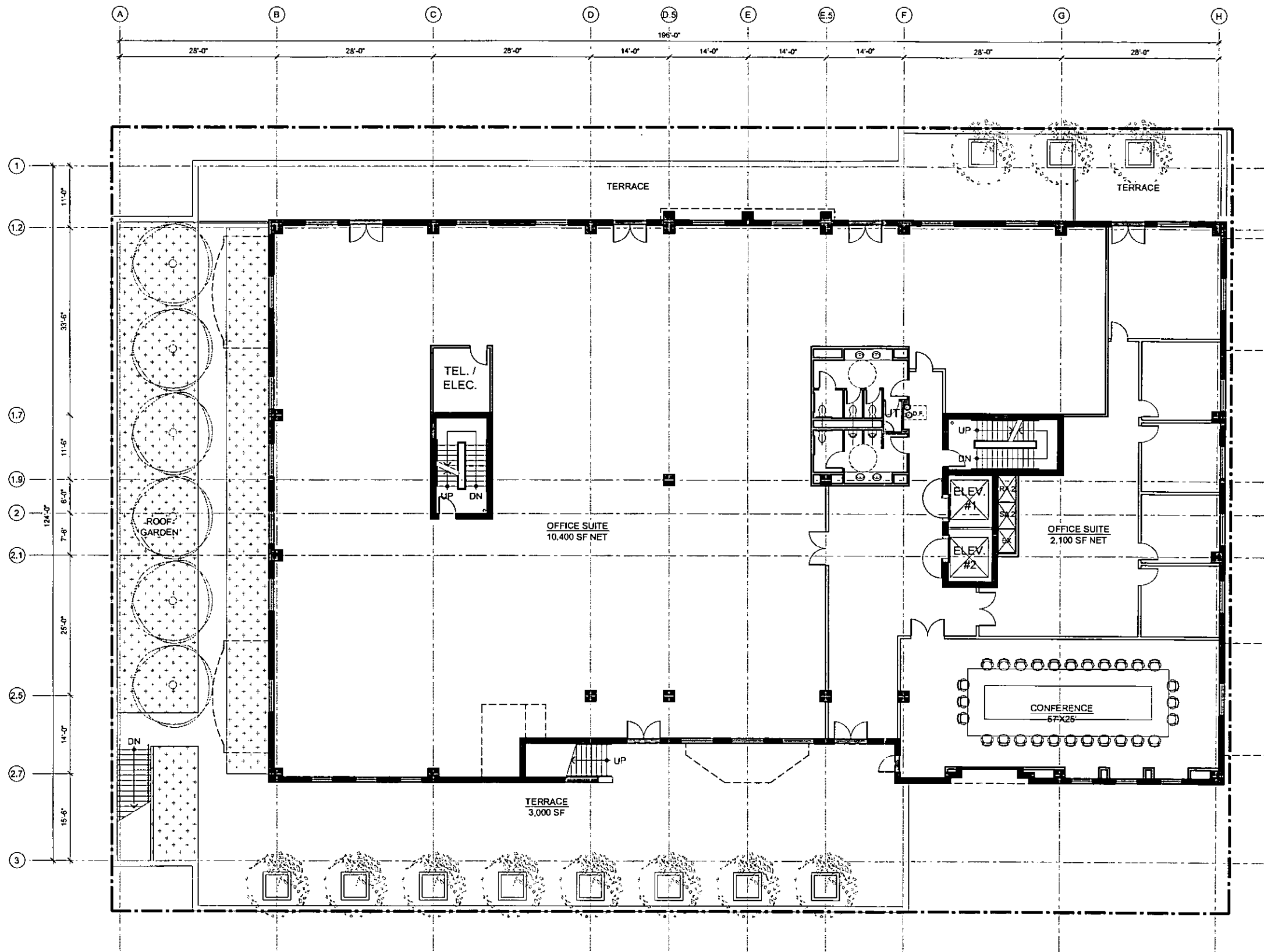
10777 W. TWAIN AVE, STE 125 T 702-403-1575  
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**SDR-39121**

**DRO2**  
RECEIVED

AUG 09 2010

3 LEVEL

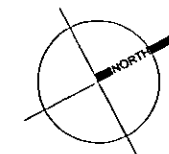
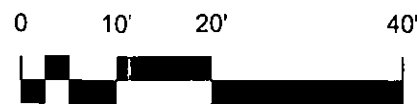


# EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## THIRD FLOOR PLAN

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



SDR-39121  
**designcell** DR03  
 RECEIVED

10777 W.TWAIN AVE, STE 125 T 702-403-1575  
 LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

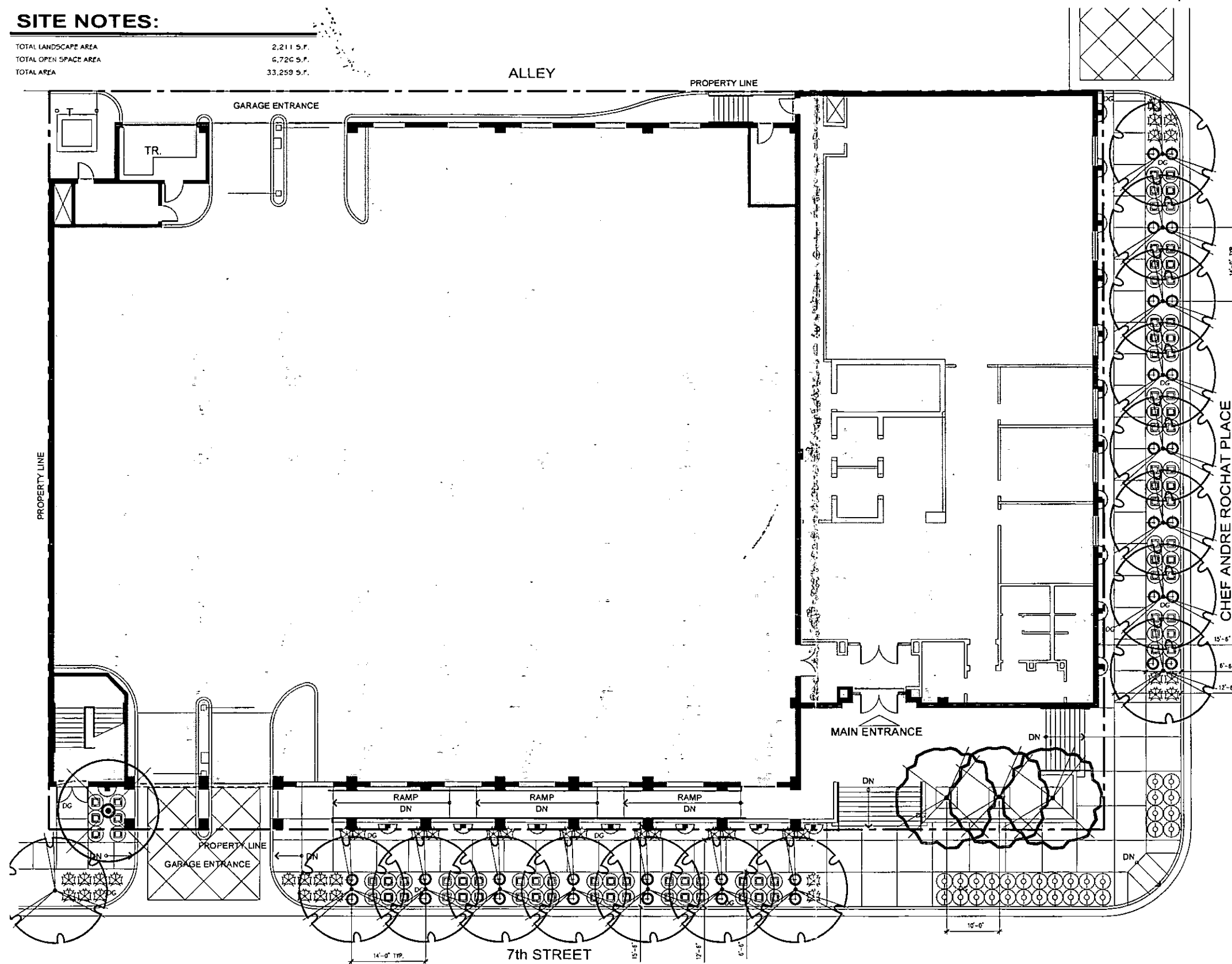
AUG 09 2010





**SITE NOTES:**

TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	6,726 S.F.
TOTAL AREA	33,259 S.F.



**PLANTING LEGEND**

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	ABUTILON LINDERO STRANDBERRY TREE MILK-FELIX	1	1-1/2" 24" BCK
	FRAXINUS ANGUSTIFOLIA RAYWOOD ASH	16	1-1/2" 24" BCK
	PRUNUS CERASIFERA ATROPURPUREA PURPLE-LEAF PLUM	3	1-1/2" 24" BCK

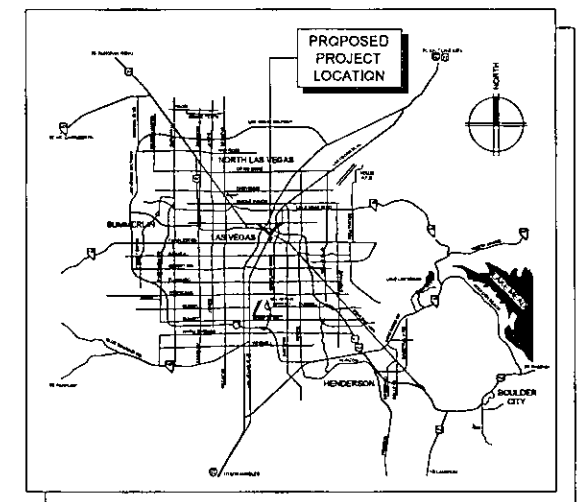
SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	ELAEAGNUS PARVIFLORA JAPANESE BOKWOOD	64	5 GALLON
	DALIA CANTATA SIERRA GOLD TM SIERRA GOLD DALIA	30	5 GALLON
	HEBE ENGLISH IVY VINE	12	5 GALLON
	JUNIPERUS HORIZONTALIS BLUE CHIP BLUE CHIP JUNIPER	35	5 GALLON
	VINCA MAJOR VINCA	30	1 GALLON

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY.	DETAIL
DC	CRUSHED SLATE GROUNDCOVER, SIZE 1/2", 1-1/2" COLOR: BLUEGRAY, 2" MINIMUM DEPTH, SEE NOTE #2.	2,698 S.F.	X' LXXX

**PLANTING NOTES**

- SEE SHEET LX-XX FOR PLANTING DETAILS.
- CRUSHED SLATE GROUNDCOVER (DC) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE ROCK FOR APPROVAL. 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, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL 'X', SHEET.

**VICINITY MAP**



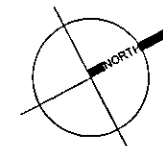
**EVAPS Law Offices**

SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**PRELIMINARY PLANTING PLAN**

SCALE: 1" = 10'-0"  
AUGUST 9, 2010

0 10' 20' 40'

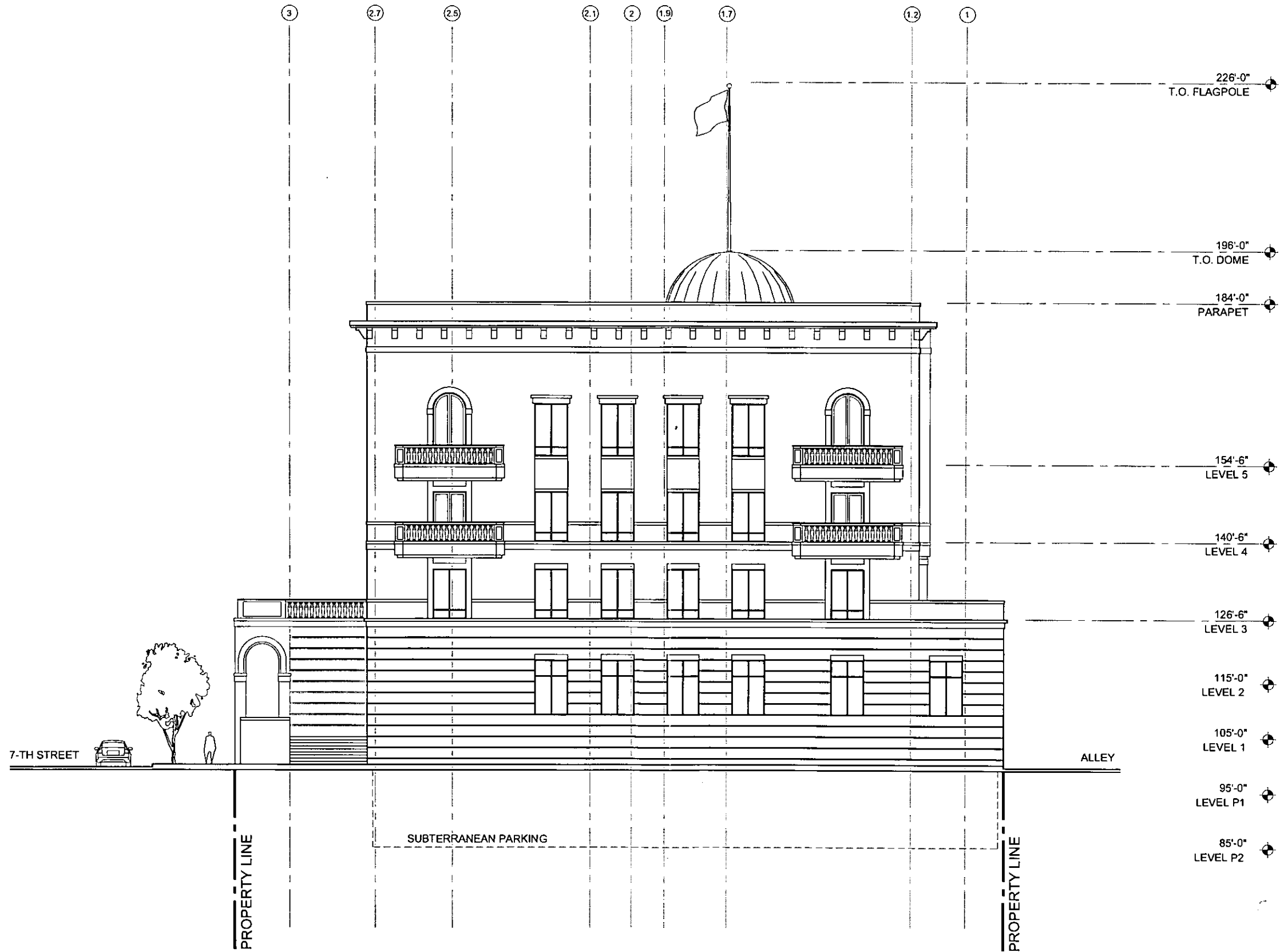


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LAS VEGAS, NEVADA 89101

**NORTH ELEVATION**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



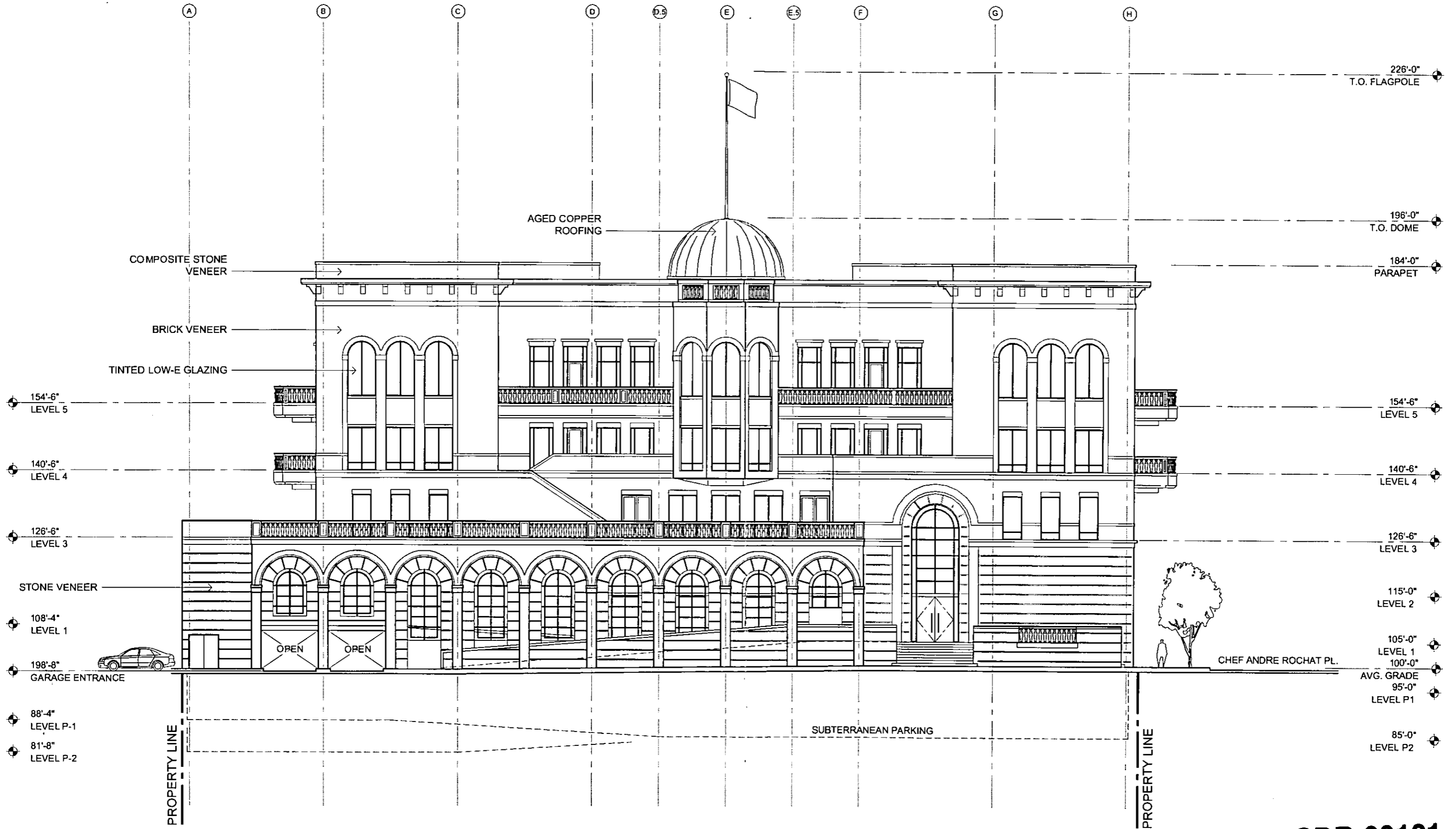
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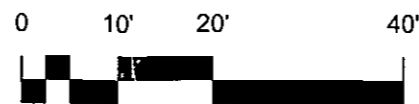


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LAS VEGAS, NEVADA 89101

**EAST ELEVATION**

SCALE: 1" = 20'-0" BRICK  
AUGUST 9, 2010

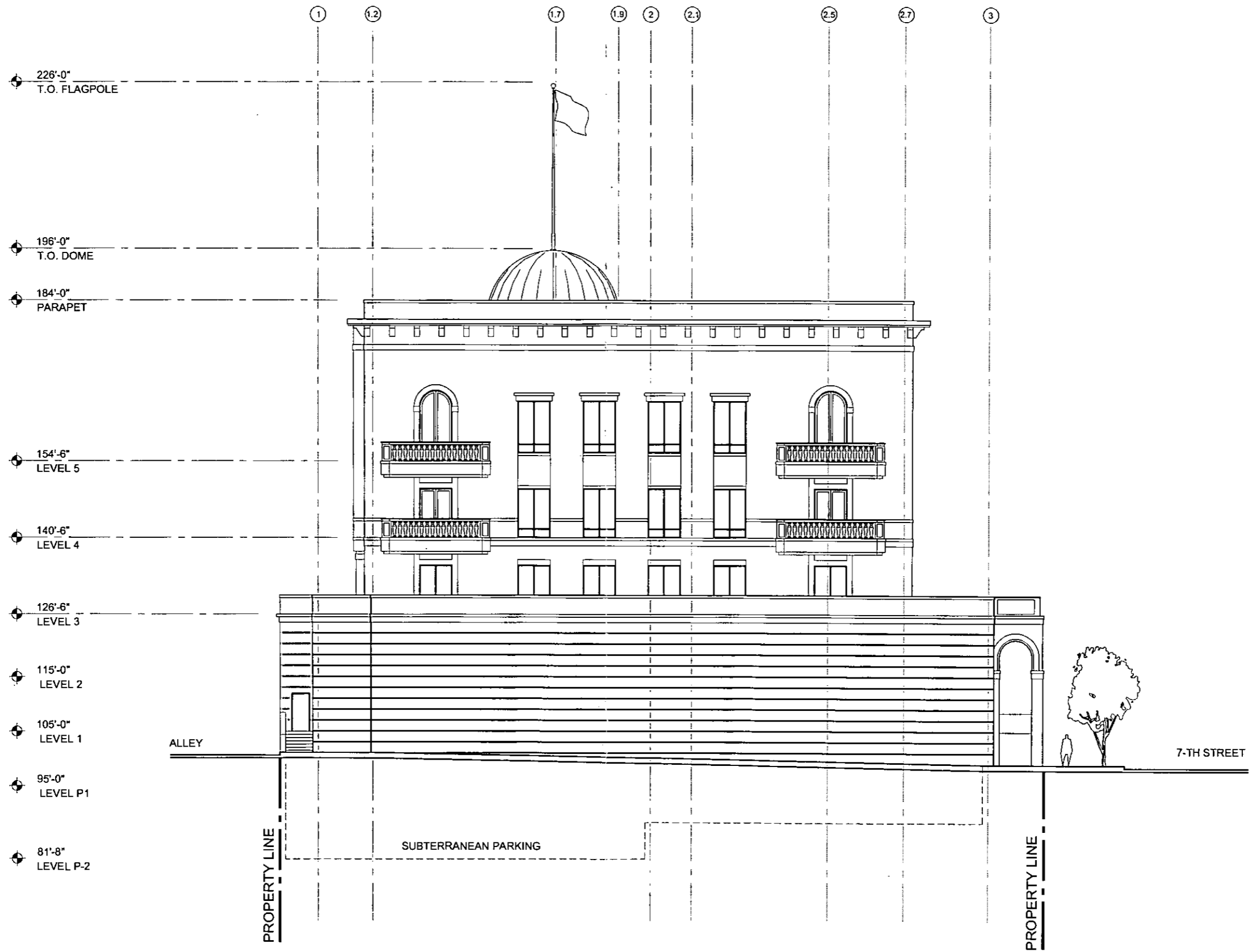


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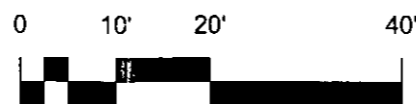


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LAS VEGAS, NEVADA 89101

**SOUTH ELEVATION**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



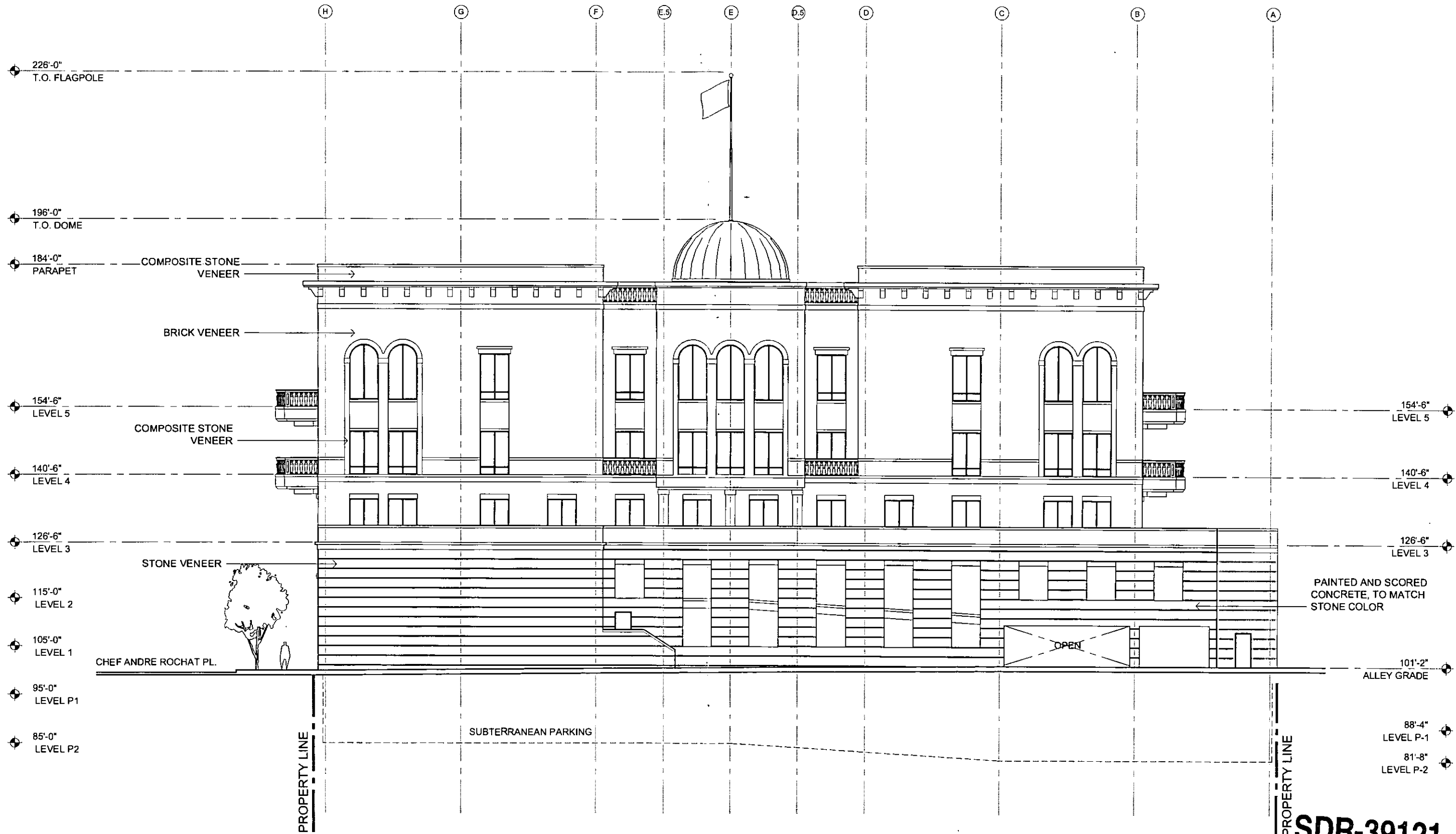
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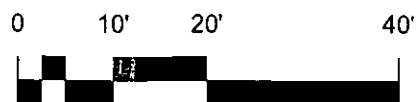


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LAS VEGAS, NEVADA 89101

**WEST ELEVATION**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



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**DR11**  
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**SDR-39121**

250'-0"  
T.O. FLAGPOLE

220'-0"  
T.O. DOME

184'-0"  
PARAPET

154'-8"  
LEVEL 5

140'-6"  
LEVEL 4

126'-6"  
LEVEL 3

115'-0"  
LEVEL 2

105'-0"  
LEVEL 1

95'-0"  
LEVEL P1

81'-8"  
LEVEL P-2

1

1.2

7

1.8

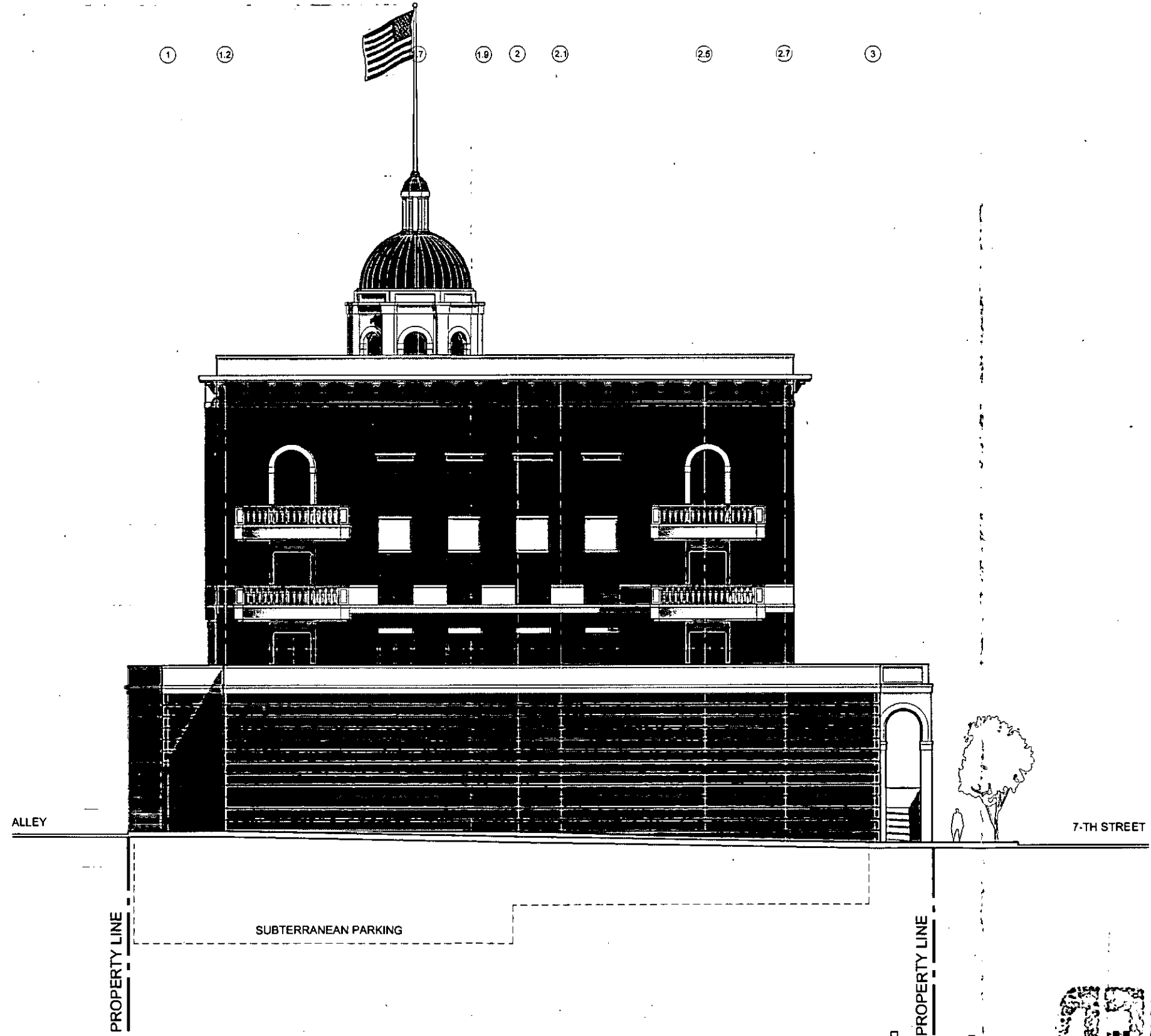
2

2.1

2.6

2.7

3

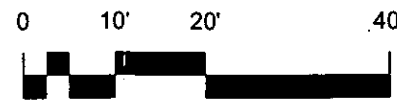


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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## SOUTH ELEVATION

SCALE: 1" = 20'-0"  
AUGUST 31, 2010



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VAR-39122

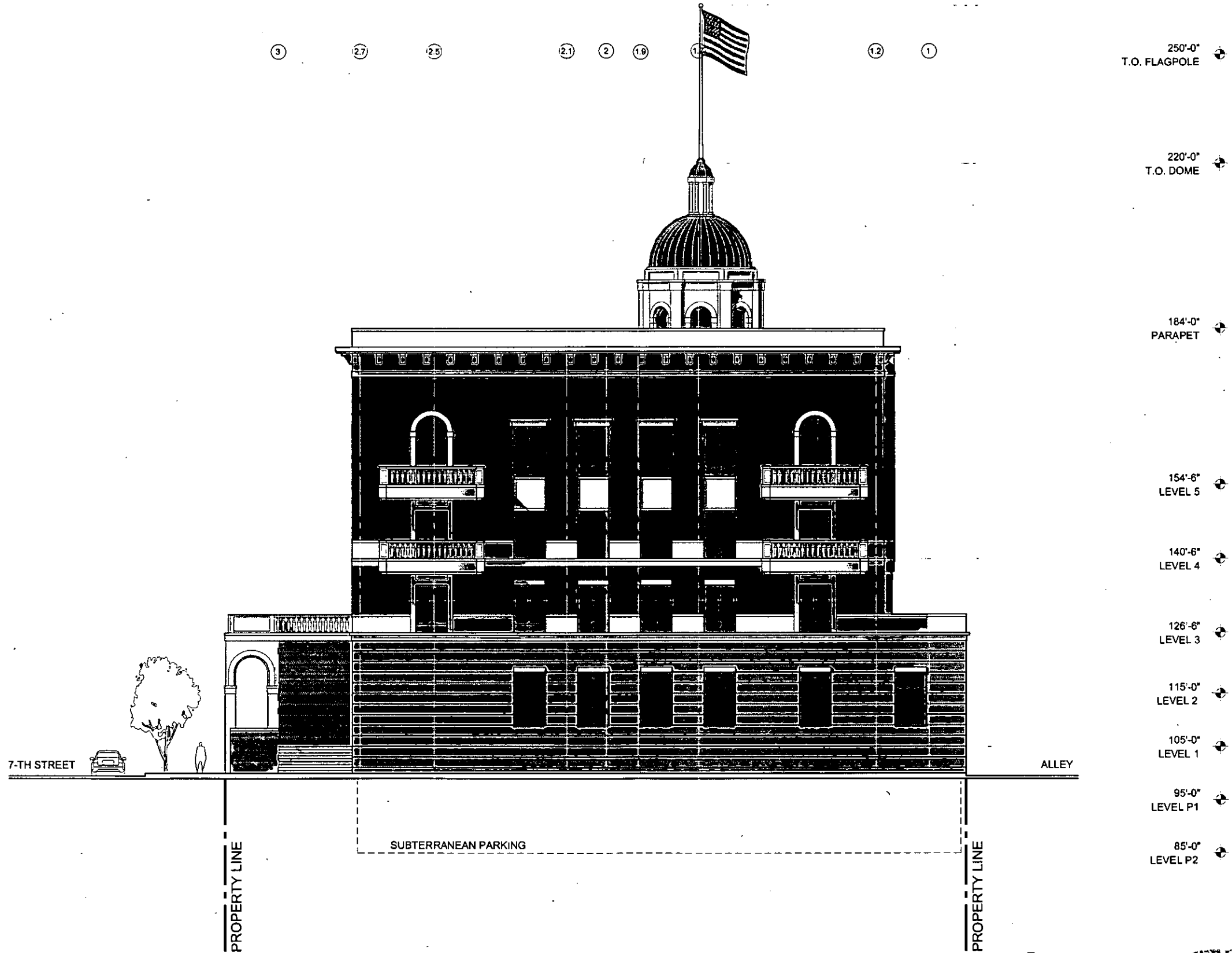
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SEP 01 2010

RECEIVED



VAR-39122  
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 REVISED

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 LAS VEGAS, NEVADA 89101

**NORTH ELEVATION**

SCALE: 1" = 20'-0"  
 AUGUST 31, 2010



250'-0"  
T.O. FLAGPOLE

220'-0"  
T.O. DOME

184'-0"  
PARAPET

154'-6"  
LEVEL 5

140'-6"  
LEVEL 4

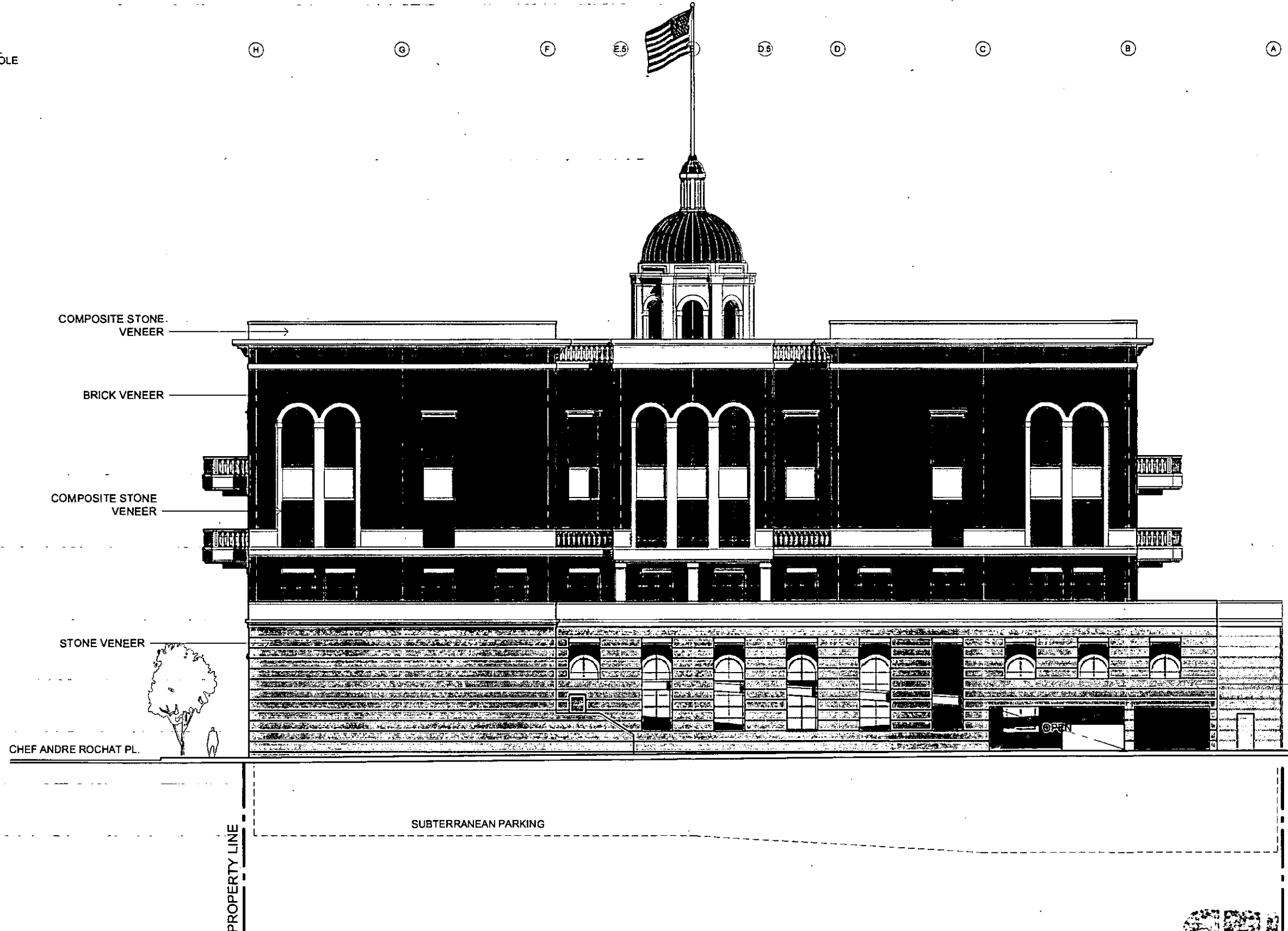
128'-6"  
LEVEL 3

115'-0"  
LEVEL 2

105'-0"  
LEVEL 1

95'-0"  
LEVEL P1

65'-0"  
LEVEL P2



PAINTED AND SCORED  
CONCRETE, TO MATCH  
STONE COLOR

101'-2"  
ALLEY GRADE

68'-4"  
LEVEL P-1

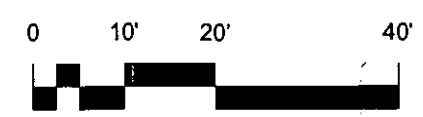
61'-8"  
LEVEL P-2

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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

## WEST ELEVATION

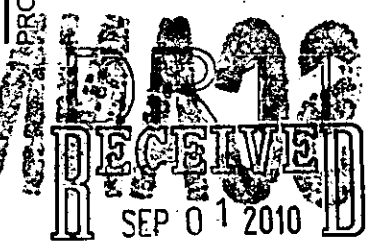
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AUGUST 31, 2010

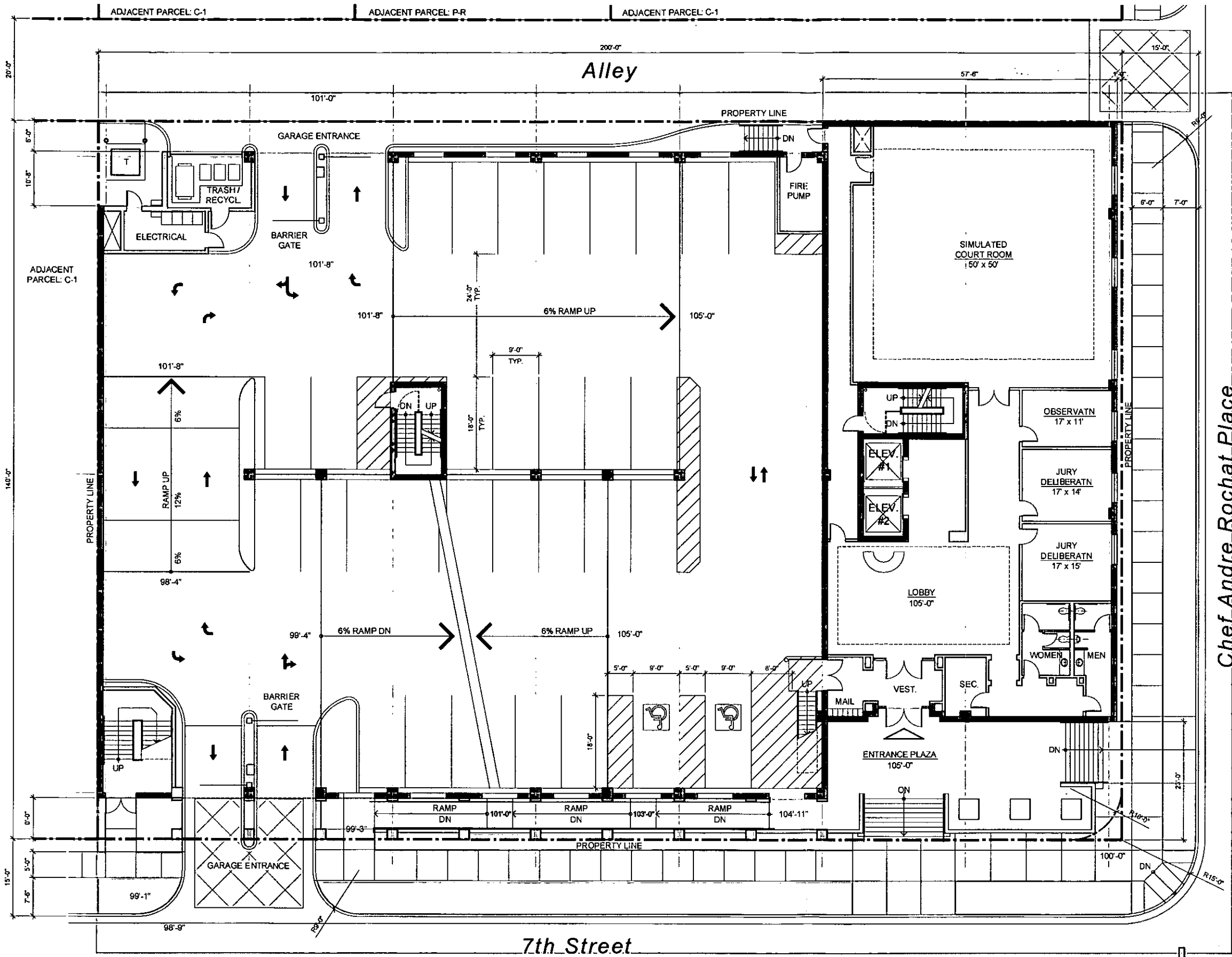


**VAR-39122**  
**SDR-39121**  
**REVISED**

designcell

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T: 702.403.1575 WWW.DESIGNCELL.CC



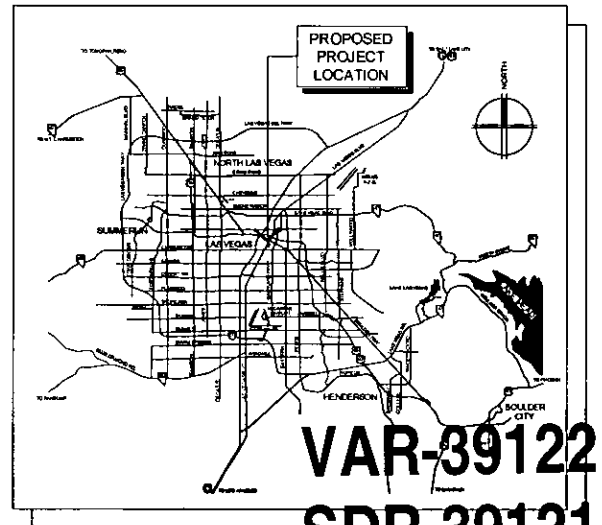


1 LEVEL

**SITE DATA**

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	C-1
SITE AREA (NET)	28,000 SF
<b>BUILDING AREAS:</b>	
OFFICE (GROSS):	LEVEL 1 6,587 SF LEVEL 2 N/A LEVEL 3 16,553 SF LEVEL 4 15,996 SF LEVEL 5 15,996 SF
TOTAL OFFICE:	55,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF LEVEL 1 17,600 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	90,700 SF GROSS
<b>PARKING REQUIRED:</b>	
OFFICE (GROSS) (1/300 SF):	184 SPACES
OF WHICH ACCESSIBLE:	6 SPACES (1 VAN)
<b>PARKING PROVIDED:</b>	
REGULAR:	170 SPACES
COMPACT:	8 SPACES (4.5%)
ACCESSIBLE:	6 SPACES (INCL 1 VAN)
TOTAL:	184 SPACES
F.A.R. (OFFICE+PKG. GARAGE) / SITE:	4.9

**VICINITY MAP**



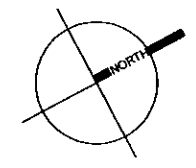
**VAR-39122**  
**SDR-39121**

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LAS VEGAS, NEVADA 89101

**SITE PLAN / FIRST FLOOR PLAN**

SCALE: 1" = 20'-0"  
AUGUST 9, 2010



**designcell**

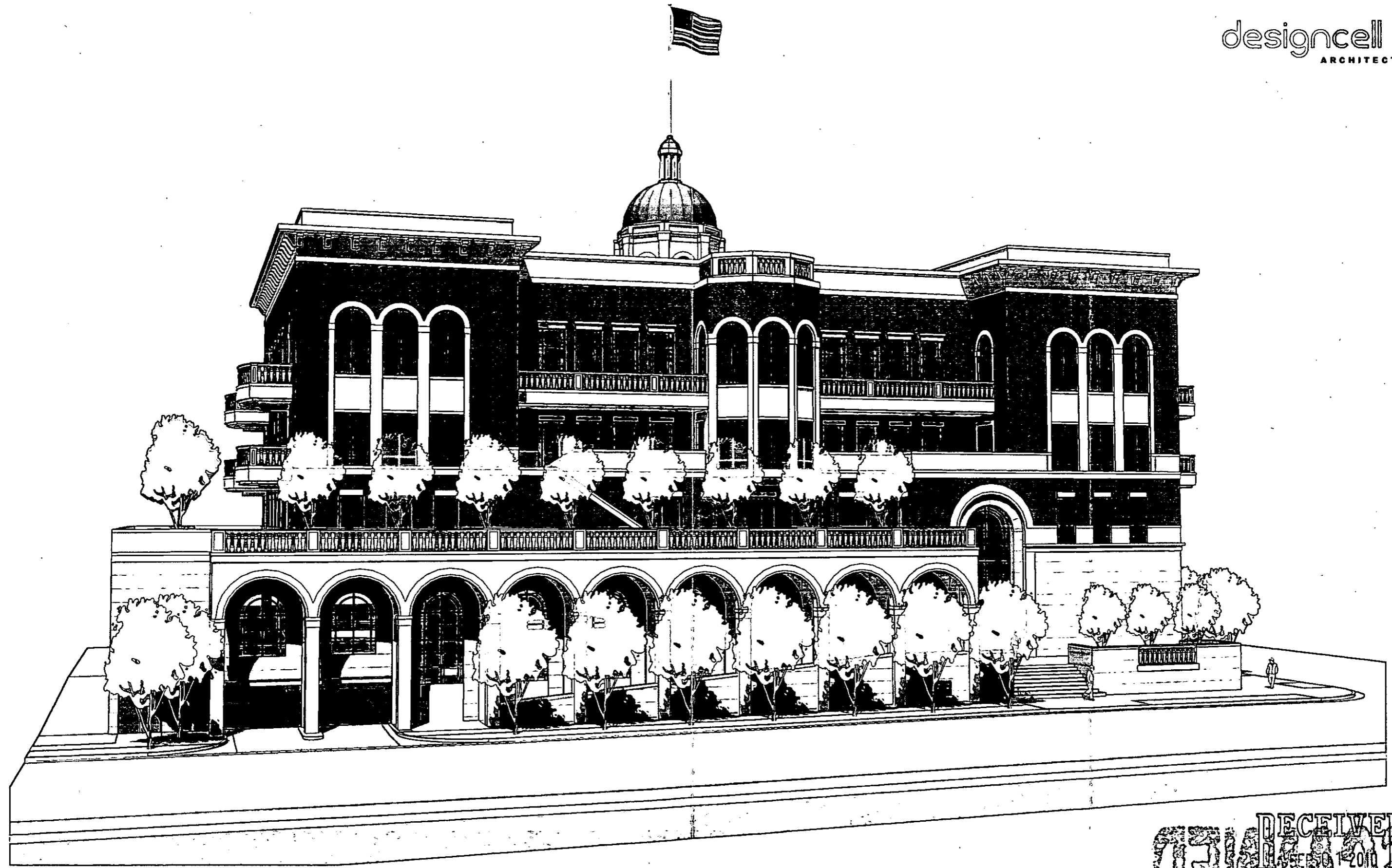
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**DRO1**

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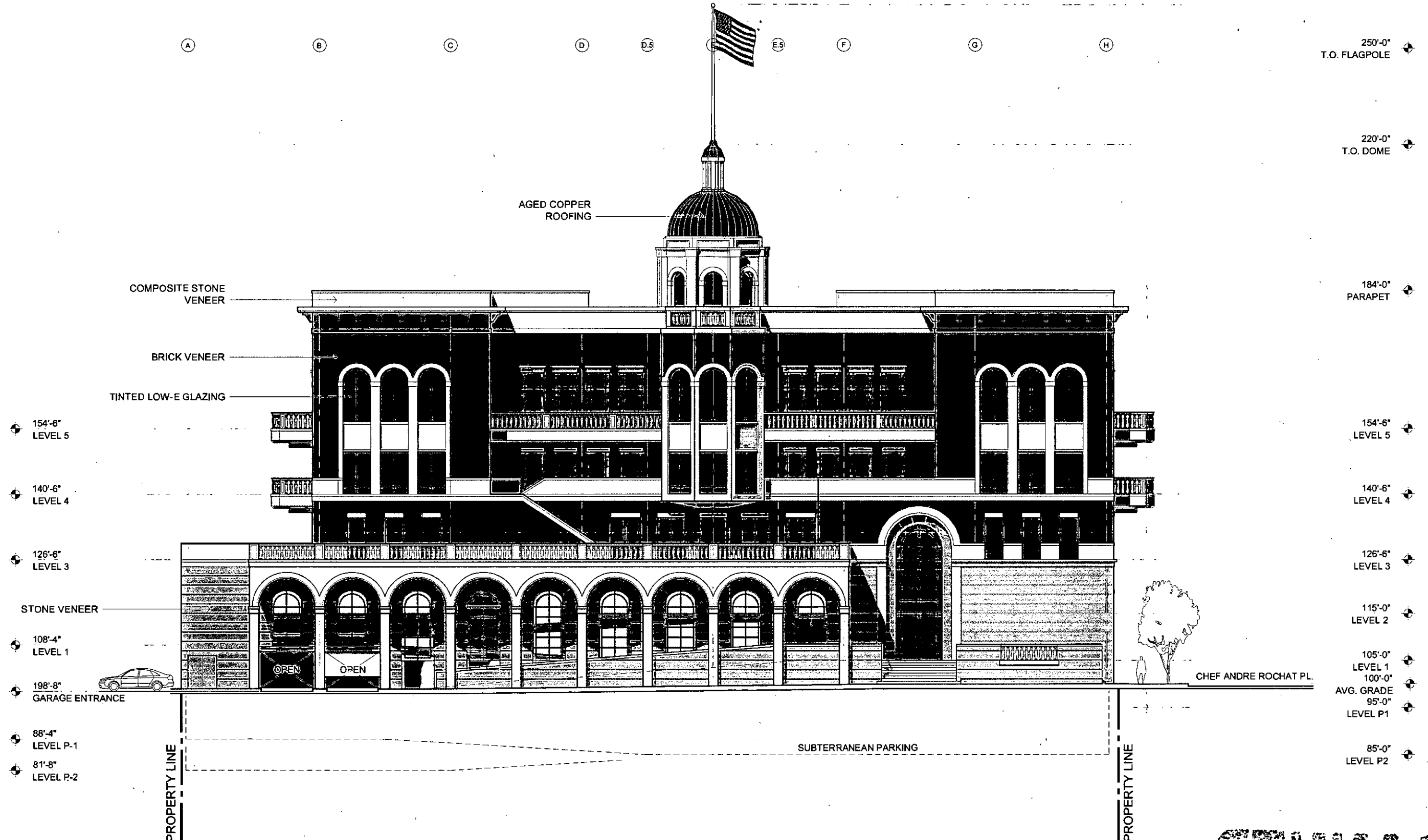
Chef Andre Rochat Place



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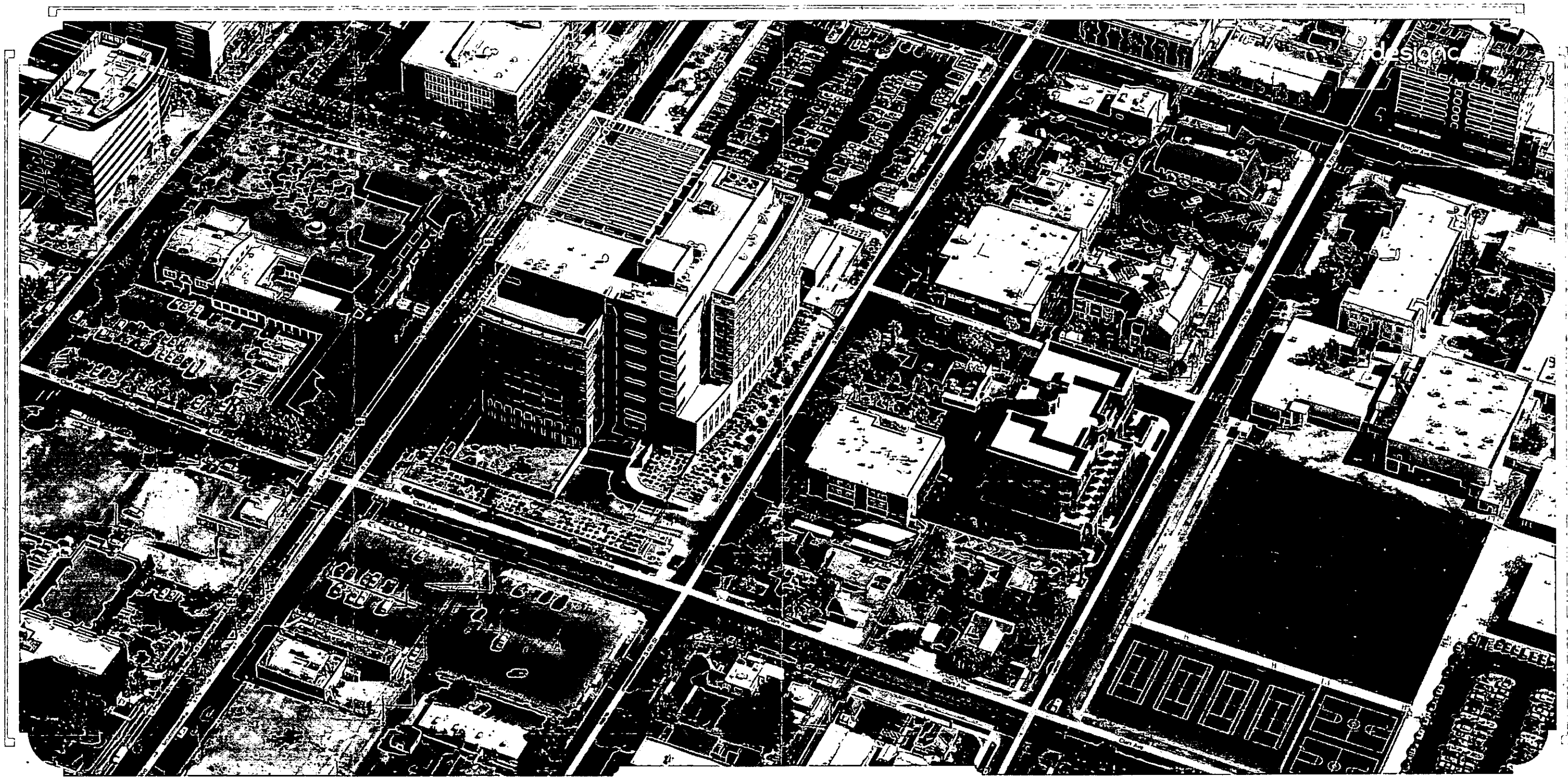
**EAST ELEVATION**

SCALE: 1" = 20'-0" BRICK  
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**SITE NOTES:**

TOTAL LANDSCAPE AREA	2,211 S.F.
TOTAL OPEN SPACE AREA	6,726 S.F.
TOTAL AREA	33,259 S.F.

**southwick**  
LANDSCAPE ARCHITECTS  
12 Commerce Center Drive  
Henderson NV 89014  
www.southwick.com  
702.597.2108

**1 LEVEL**

**PLANTING LEGEND**

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	ABUTILON UNDO STREAMERY TREE MULTI-TRUNK	1	1-1/2" 24" DBH
	FRAXINUS ANGUSTIFOLIA RAYWOOD RAYWOOD ASH	16	1-1/2" 24" DBH
	FRAXINUS CERASIFERA ATROPURPUREA PURPLE-LEAF PLUM	3	1-1/2" 24" DBH

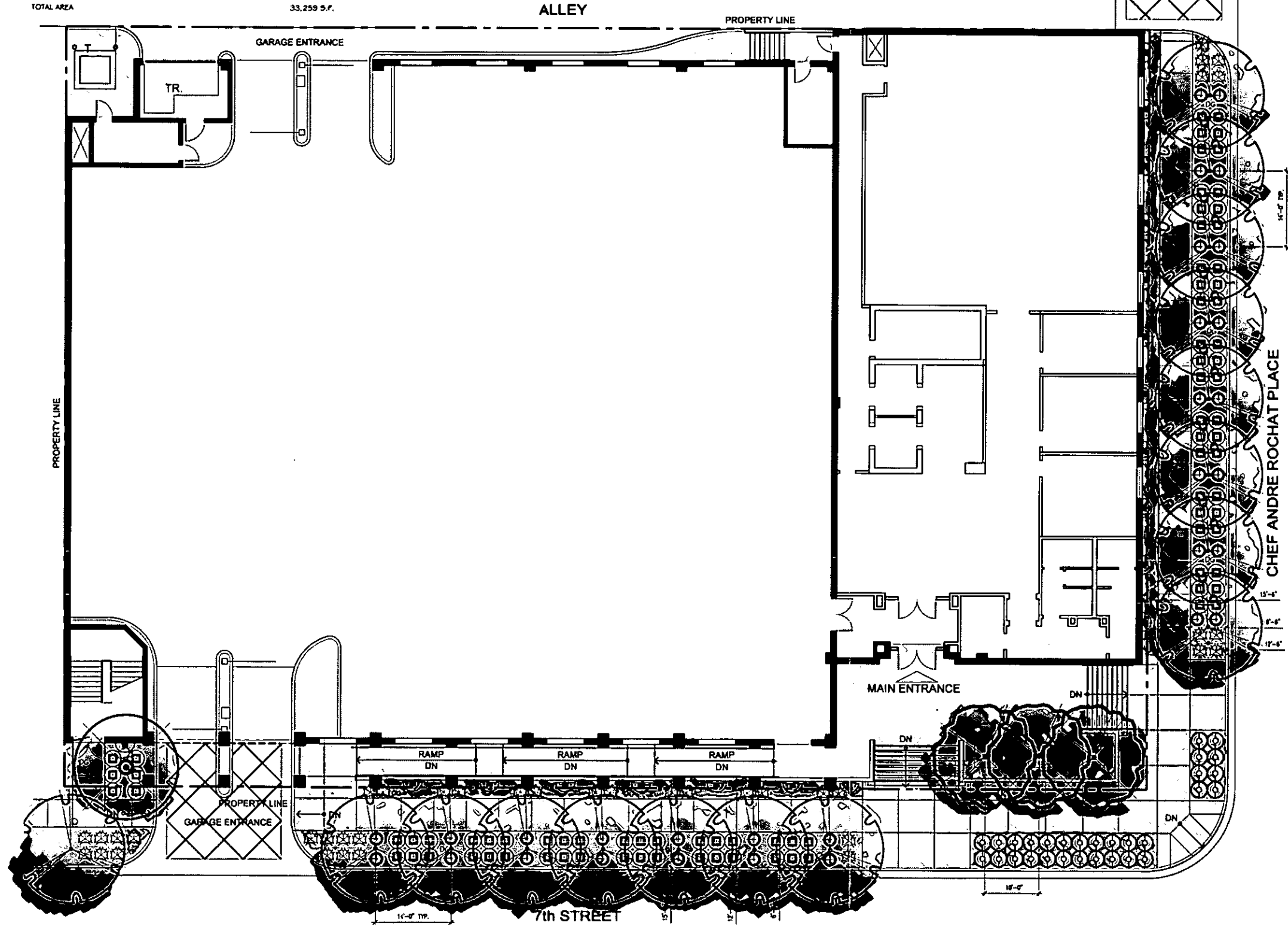
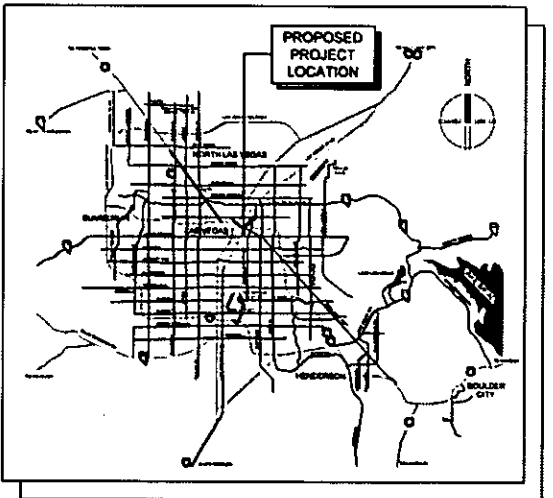
SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	ELIUS MICROPHYLLA JAPONICA JAPANESE DOGWOOD	04	5 GALLON
	DALIA CARATA SIERRA GOLD TM SIERRA GOLD DALIA	30	5 GALLON
	HEDERA HELIX ENGLISH IVY VINE	19	5 GALLON
	IMPATIENS HORIZONTALIS BLUE CHIP BLUE CHIP IMPATIENS	39	5 GALLON
	IMPATIENS VIRGA	30	1 GALLON

LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	CRUSHED SLATE GROUNDCOVER, SIZE 1/8" - 1 1/2" COLOR BLUEGRAY, 2" MINIMUM DEPTH. SEE NOTE #2.	2,000 S.F.	7' Lx30'

**PLANTING NOTES**

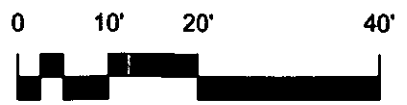
- SEE SHEET LX-XX FOR PLANTING DETAILS.
- CRUSHED SLATE GROUNDCOVER (DG) - INSTALL THE MINIMUM LAYER OF CRUSHED SLATE IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. SEE DETAIL #, SHEET.

**VICINITY MAP**



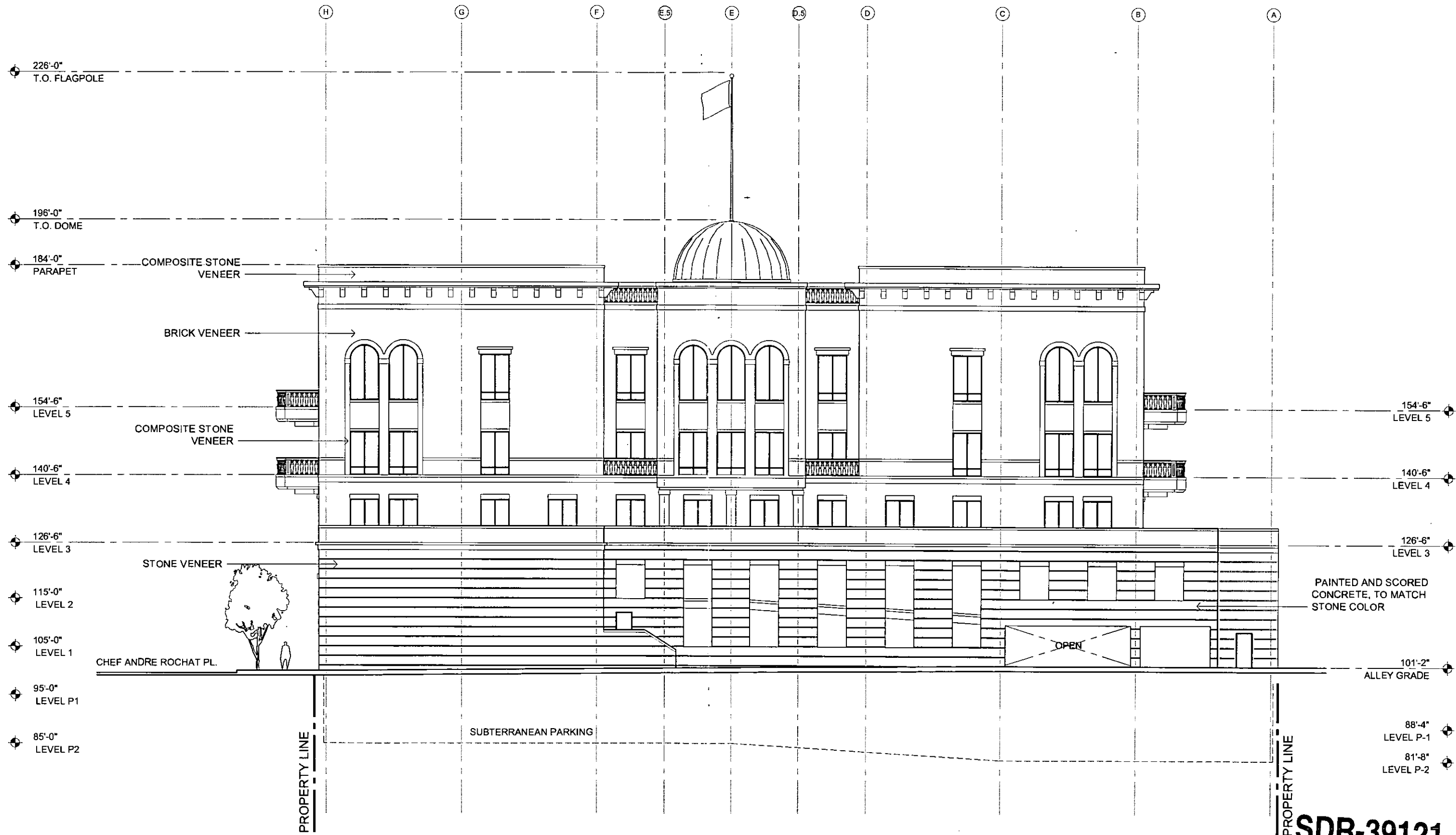
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SWC OF 7th & CHEF ANDRE ROCHAT  
LAS VEGAS, NEVADA 89101

**PRELIMINARY PLANTING PLAN**  
SCALE: 1" = 10'-0"  
AUGUST 9, 2010



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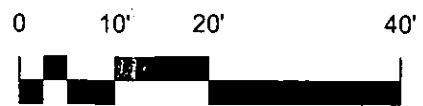
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**WEST ELEVATION**  
 SCALE: 1" = 20'-0"  
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