



New Profesional Office Building  
2496 West Charleston Boulevard

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

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

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

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

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

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

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