



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-18953 APN: 162-03-501-003

Name of Property Owner: SVS Properties, Ltd.

Name of Applicant: Sam Ventura

Name of Representative: _____

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: _____

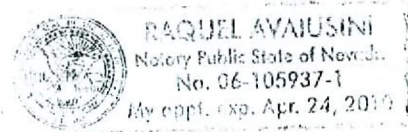
Signature of Property Owner: [Handwritten Signature]

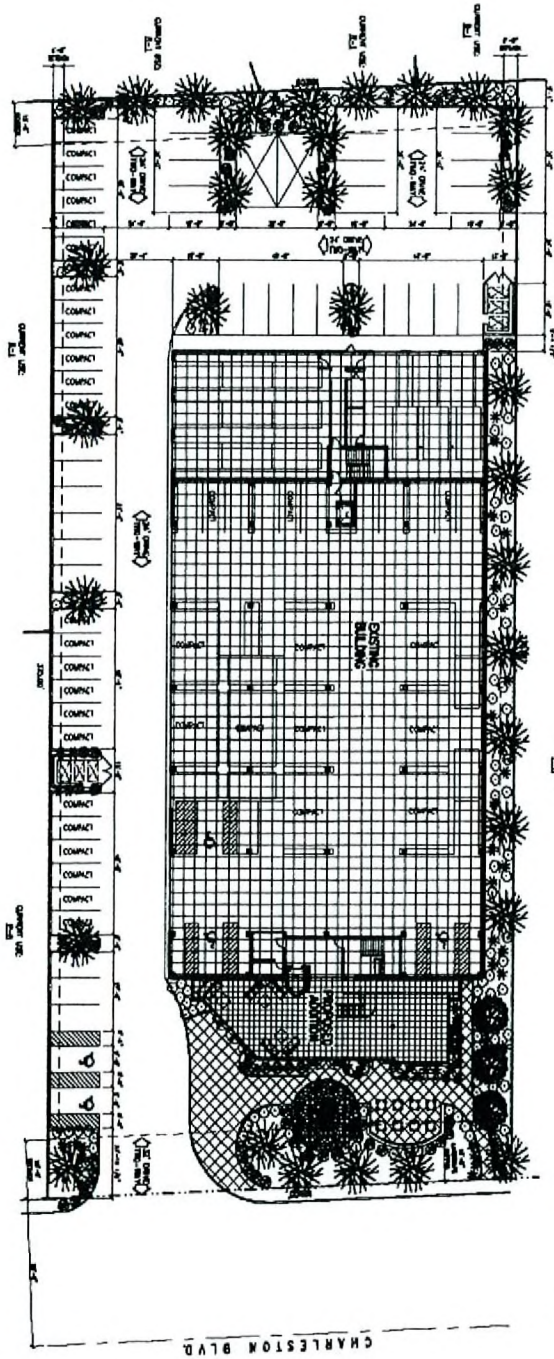
Print Name: Sam Ventura

Subscribed and sworn before me

This 29 day of December, 2006

Raquel Avaiusini
Notary Public in and for said County and State
CLARK COUNTY, NEVADA





1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

LANDSCAPE PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|----------|----------------|--------------|---------|---------|
| [Symbol] | PALE PALM | AFRICAN PALM | 30' DIA | |
| [Symbol] | ROSEMARY | ROSEMARY | 5' DIA | |
| [Symbol] | ROSEMARY | ROSEMARY | 5' DIA | |
| [Symbol] | ROSEMARY | ROSEMARY | 5' DIA | |
| [Symbol] | ROSEMARY | ROSEMARY | 5' DIA | |

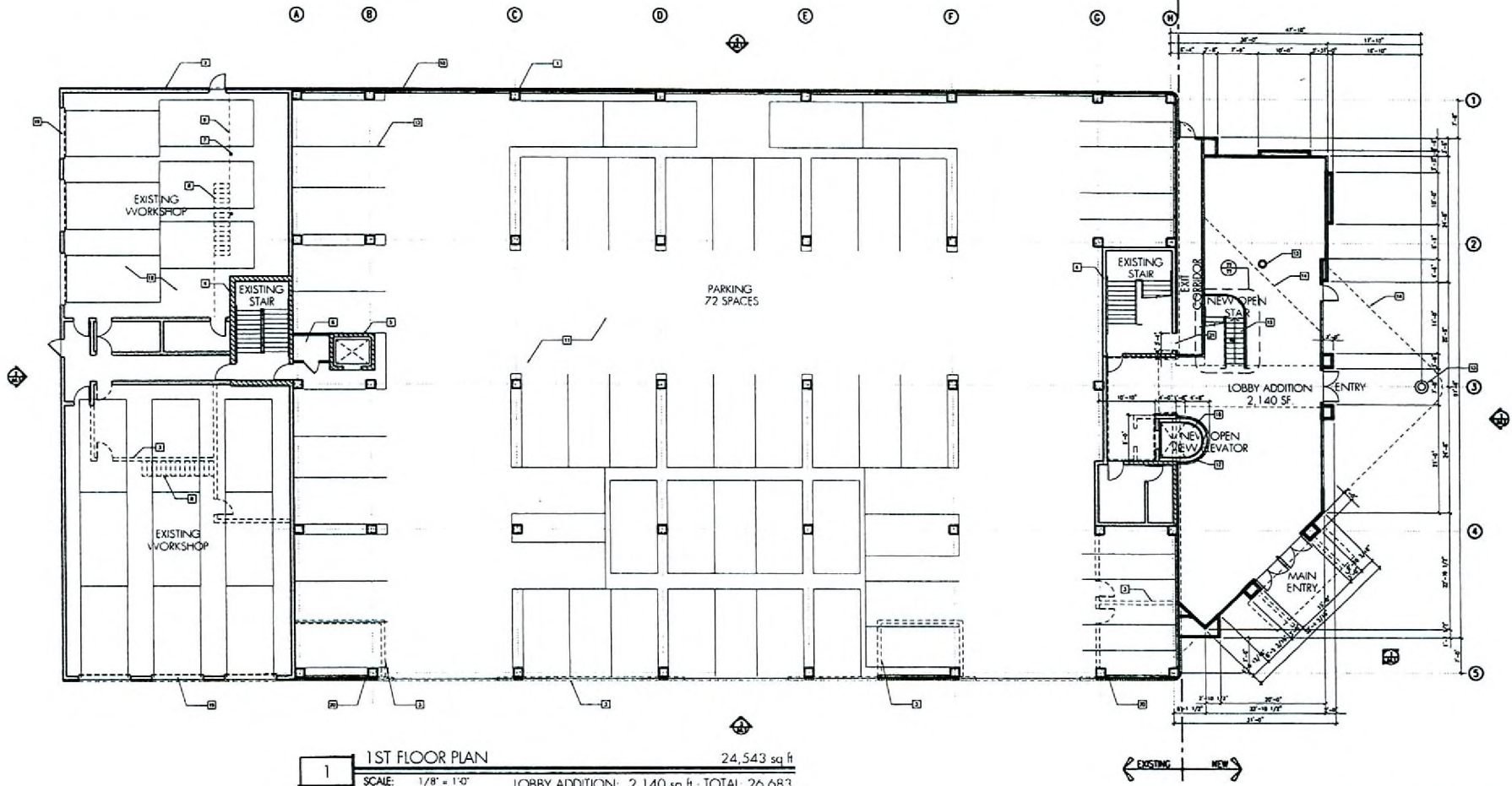
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| | | | |
|-------------|---|---|---|
| <p>11.1</p> | <p>DATE: 10/17/06 BY: [Signature]</p> | <p>LV CORPORATE CENTER FOR S V S PROPERTIES LTD LLC DESIGN REVIEW</p> | <p>PINNACLE ARCHITECTURAL STUDIO, INC. ARCHITECTS</p> |
|-------------|---|---|---|

FLOOR PLAN KEYNOTES

- | | | |
|--|---|---|
| 1 EXISTING CONCRETE COLUMN TO REMAIN | 10 EXISTING EXTERIOR WALL TO REMAIN | 19 REMOVE EXISTING HULL-UP DOORS |
| 2 EXISTING CASHI WALL TO REMAIN | 11 REMOVE ALL EXISTING PARKING STOPPS | 20 RELOCATE EXISTING ROOF DRAIN LINE |
| 3 IMPROVE LAND MODEL CONSTRUCTION TO BE HEAVIER | 12 NEW 4" PAVED PARKING STRIPS | 21 NEW 4" HIGH INDOOR ENCLOSURE |
| 4 EXISTING STAIR AND ENCLOSURE TO REMAIN | 13 NEW COLUMN - REFER TO STRUCTURAL | 22 EXISTING LINE INDICATES CONSTRUCTION AREA |
| 5 EXISTING ELEVATOR AND ENCLOSURE TO REMAIN | 14 NEW SIGNAGE CLAR | 23 NEW NEW ELEVATOR |
| 6 EXISTING ELEVATOR EQUIPMENT AND ROOM TO REMAIN | 15 NEW NEW ELEVATOR | 24 NEW 4" HIGH INDOOR ENCLOSURE |
| 7 EXISTING STEEL COLUMN TO REMAIN | 16 NEW 4" HIGH INDOOR ENCLOSURE | 25 REMOVE EXISTING FLOOR-MOUNTED EQUIPMENT AND MOUNTING, PATCH AND RETAIL |
| 8 CORNER STAIR TO BE REMOVED | 17 REMOVE EXISTING FLOOR-MOUNTED EQUIPMENT AND MOUNTING, PATCH AND RETAIL | |
| 9 EXISTING MEZZANINE TO REMAIN | | |



1 1ST FLOOR PLAN 24,543 sq ft
 SCALE: 1/8" = 1'-0" LOBBY ADDITION: 2,140 sq ft · TOTAL: 26,683

| WALL LEGEND | |
|-------------|--|
| | EXTERIOR WALL, DPs ADHERED TO EXISTING BRICK OR CONCRETE FRAME |
| | EXTERIOR WALL, DPs ADHERED TO EXISTING CMU |
| | EXTERIOR WALL, DPs ADHERED TO EXISTING CMU |
| | EXTERIOR WALL, 6" STEEL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. 2-1/2" STEEL STUDS, 2" X 4" JOIST @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. 1" X 4" JOIST @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. |
| | INTERIOR WALL, 1-HOUR FIRE BARRIER, 1 LAYER 5/8" STEEL STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. 2-1/2" STEEL STUDS, 2" X 4" JOIST @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. 1" X 4" JOIST @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL. |
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PINNACLE ARCHITECTURAL STUDIO, INC.
 1000 N. GARDEN AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.PINNACLEARCHITECT.COM

L.V. CORPORATE CENTER
 FOR S.V.S. PROPERTIES LTD. LLC
 PROJECT: 01-17-07
 SHEET: 10/13/06

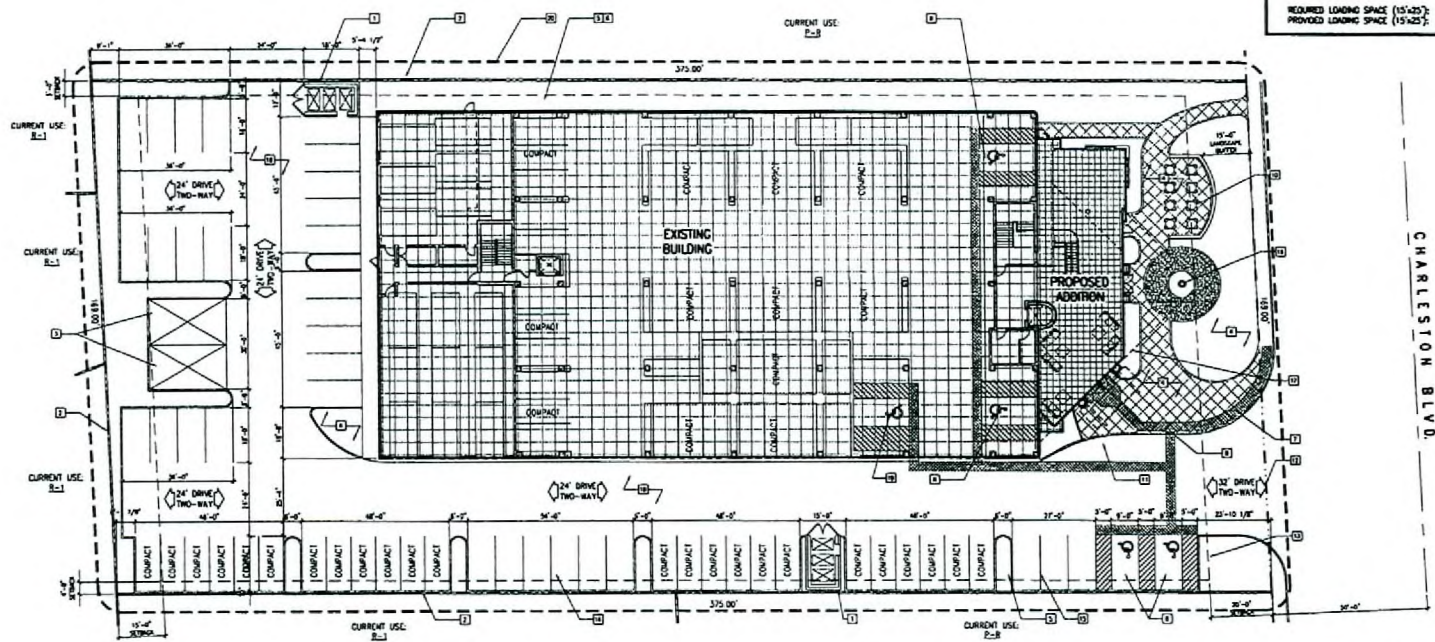
DESIGN REVIEW

A2.1

SITE PLAN KEYNOTES

- 1 NEW TRASH ENCLOSURE - SEE PLAN PERMIT
- 2 DRIVING PLACE TO SIGN
- 3 LOADING SPACE, PER CHAPTER 18
- 4 RECORDING PLATES
- 5 LANDSCAPE AREA
- 6 REMOVE EXISTING PAVEMENT, REPLACE WITH LANDSCAPE
- 7 ACCESSIBILITY LEVEL - REFER TO CIVIL
- 8 ACCESSIBLE PARKING SPACE WITH PARKING SIGN
- 9 WADING SWAP - REFER TO CIVIL
- 10 POSSIBLE OUTDOOR SEATING
- 11 BIPO-OFF AREA
- 12 PROPERTY LINE
- 13 SETBACK LINE
- 14 TYPICAL PARKING STALL WITH 4" PAVED STORM
- 15 TYP. CONCRETE CURB - REFER TO CIVIL
- 16 ELEVATION - REFER TO FLOOR PLAN
- 17 SETBACK LINE INDICATED FROM DRIVE
- 18 EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN
- 19 ACCESSIBLE VAN PARKING SPACE
- 20 SCOPES OF WORK

| | |
|---|--|
| PROJECT TYPE: | THREE-STORY OFFICE, GROUND FLOOR IS PARKING GARAGE |
| PROJECT LOCATION: | 700 EAST CHARLESTON BLVD. |
| JURISDICTION: | CITY OF LAS VEGAS, NEVADA |
| APN #: | 162-03-561-003 |
| ZONING CLASSIFICATION: | P-R |
| LOT SIZE: | 1.46 ACRES |
| BUILDING AREA: | 66,789 SF. |
| BUILDING COVERED AREA: | 26,883 SF. |
| BUILDING COVERAGE: | 66,789 / (1,556 x 1.46) = 105% |
| BUILDING HEIGHT: | 41.5' (50' MAX) |
| PARKING ANALYSIS, PER CHAPTER 18.10: | |
| REQUIRED PARKING: | |
| EXISTING, PARKING IMPAIRED | 109 |
| NEW OFFICE: | 3,540/300 = 12 |
| TOTAL: | 121 |
| PROVIDED PARKING: | |
| STANDARD SPACES: | 118 |
| ACCESSIBLE SPACES: | 3 |
| TOTAL: | 121 |
| PARKING SIZE: | |
| STANDARD SPACE (AT LEAST 700): | 9' x 18' |
| SPACES PROVIDED: | 87 = 71% |
| COMPACT PARKING (UP TO 300): | 8' x 18' |
| SPACES PROVIDED: | 36 = 25% |
| PARKING ASILES: | |
| REQUIRED LOADING SPACE (15'x25): | 3 |
| PROVIDED LOADING SPACE (15'x25): | 2 |



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

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Pinnacle ARCHITECTURAL STUDIO, INC.
ARCHITECTS

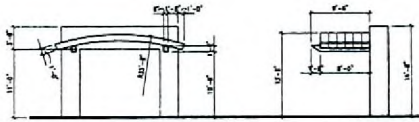
LV CORPORATE CENTER
FOR S V S PROPERTIES LTD LLC

DESIGN REVIEW

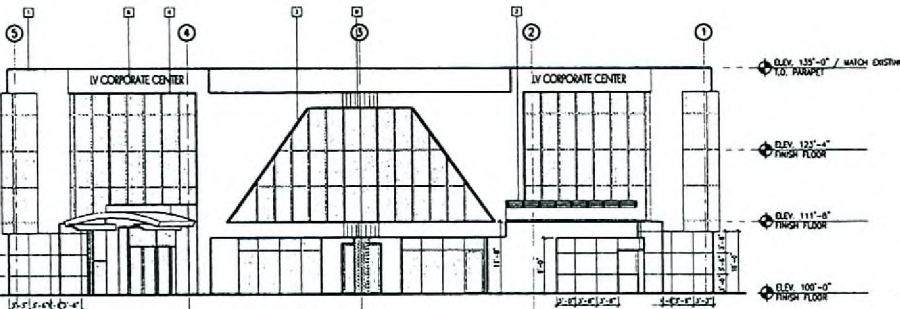
SCALE DRAWING NOTE

DATE: 10/13/06

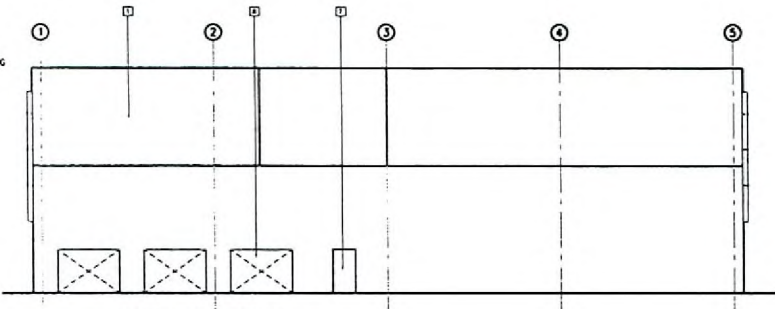
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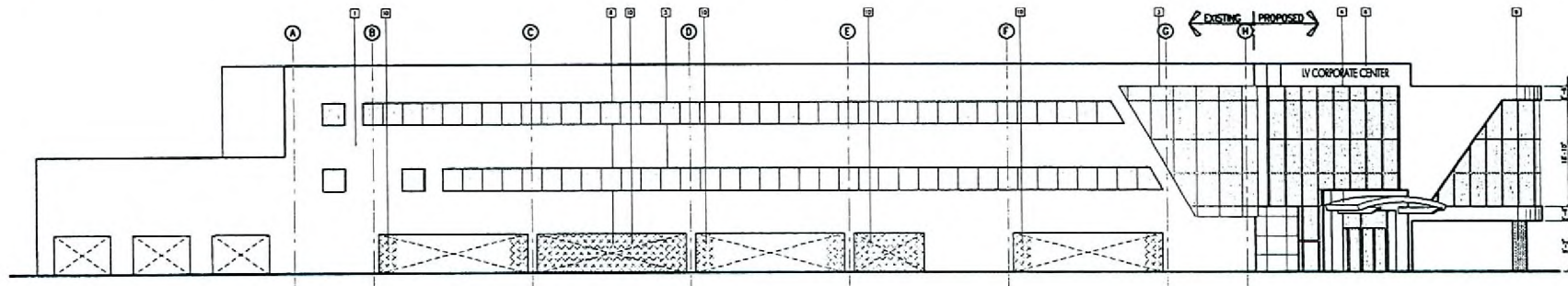
5 MAIN ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



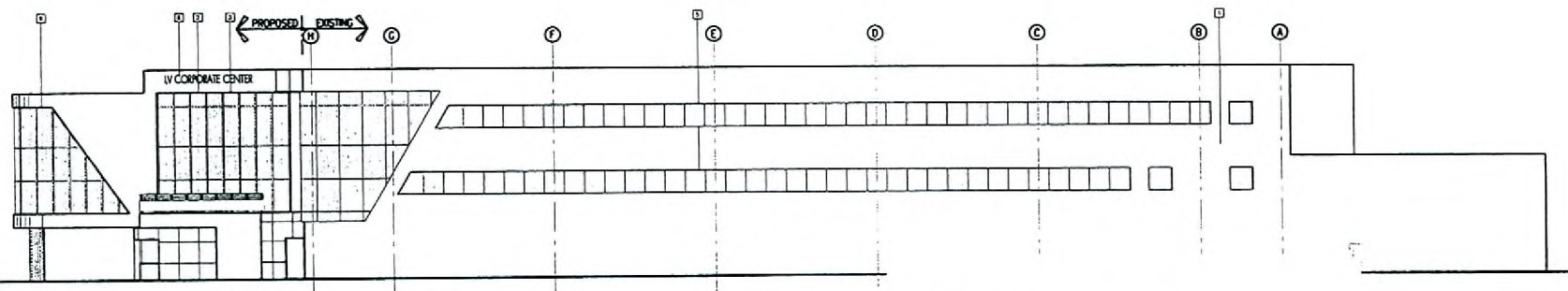
1 NORTH ELEVATION (FACING CHARLESTON)
SCALE: 1/8" = 1'-0"



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



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



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

ELEVATION KEYNOTES

- 1 NEW EXTERIOR INSULATION PANEL SYSTEM - SMALL OPEN EXISTING BRICK WORK BY NEW FRAMING
- 2 ORIGINAL BRICK CLADDING - 4" ABOVE ALUMINUM WALLING SURFACE
- 3 CURTAIN WALL/ALUMINUM STOREFRONT SYSTEM
- 4 METAL ROOF ON FELT PAPER ON SHEATHING ON ROOF FRAMING
- 5 NEW CONCRETE ALUMINUM STOREFRONT - ROOFY EXISTING BRICK AND METAL PANELS
- 6 SOURCE - COORDINATE WITH ELECTRICAL AND SIGN CONTRACTOR
- 7 FINISHING INSIDE LEVEL ROOF
- 8 FINISHING CURTAIN WALL SYSTEM - REMOVE EXISTING BRICK AND FRAMING BRICK TO CONCRETE COLUMN
- 9 NEW COLUMN TO SUPPORT NEW SECOND FLOOR AND ROOF
- 10 REMOVE EXISTING CONSTRUCTION, IF APPLICABLE

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www.pinnaclearchitectural.com

I.V. CORPORATE CENTER
FOR S.V.S. PROPERTIES LTD LLC
700140 CHARLESTON, S.C. 29405-1400
DESIGN REVIEW
BUILDING 1 - EXTERIOR ELEVATIONS

| | |
|------------|------------------------------------|
| Project: | ROC-18953 |
| Client: | S.V.S. PROPERTIES LTD LLC |
| Architect: | PINACLE ARCHITECTURAL STUDIO, INC. |
| Scale: | 1/8" = 1'-0" |
| Date: | 10/11/06 |

| | |
|--------------|----------|
| Drawn By: | BJC |
| Checked By: | BJC |
| Approved By: | BJC |
| Date: | 10/11/06 |

A4.1