

PROJECT INFORMATION

A.P.N.: 139-34-810-050
 EXISTING ZONING: R-1
 GROSS LAND AREA: 7,000 S.F. (160 AC.)
 TOTAL BUILDING AREA: 4,268 S.F.
 LOT COVERAGE: 60%

BUILDING INFORMATION

1st FLOOR	
LOBBY / ATRIUM:	426 S.F.
ELEV. / STAIR #1:	120 S.F.
STAIRWAY #2:	72 S.F.
STORAGE #A:	72 S.F.
STORAGE #B:	72 S.F.
STORAGE #C:	265 S.F.
STORAGE #D:	42 S.F.
TOTAL:	937 S.F.

2nd FLOOR	
OFFICE:	4,439 S.F.
TOTAL:	4,379 S.F.

TOTAL BUILDING: 5,376 S.F.

PARKING: 3,331 S.F.

PARKING ANALYSIS

REQUIRED PARKING	
1st FLOOR:	937 S.F.
2nd FLOOR:	4,439 S.F.
TOTAL:	5,376 S.F.
5,376 S.F. / 300 SF = 17.92 OR 18 SPACES	

PROVIDED PARKING

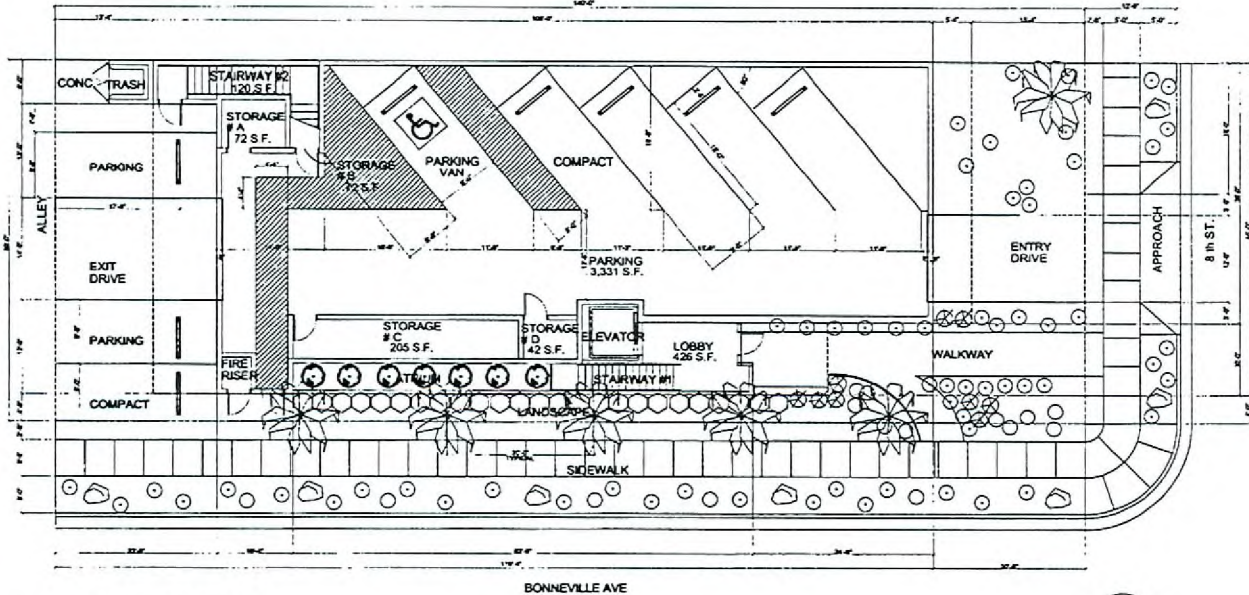
COVERED PARKING:	
3 FULL SIZE	
1 H.C. VAN	
1 COMPACT	
ALLEY PARKING:	
2 FULL SIZE	
1 COMPACT	
TOTAL:	8 SPACES

PLANTING LEGEND

	PHOENIX DACTYLIFERA	DATE PALM - FRUITLESS	25'
	SILK TREES	INDOOR - ORNAMENTAL	24" BOX
	PHOTINIA FRASERI	FRASERS PHOTINIA	5 GAL.
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL.
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	5 GAL.

HARD SCAPE MATERIAL

RECOMPOSED COLORED GRAVEL
 1/2" MINUS SIEVED DESERT GOLD
 IN ALL PLANTING AREAS
 SHOULDER - 10" MIN.



SDR-19675

04/12/07 PC

REVISION	BY

BRYAN CONSTRUCTION INC.
 STATE LICENSE # 23874A
 (702) 362-7127
 308 S. 11th
 LAS VEGAS, NEVADA
 Fax: (702) 362-7079

CONCEPT PLANS
LUIS ROJAS LAW OFFICES
 802 E. BONNEVILLE AVE.
 LAS VEGAS, NEVADA

DATE: 12 / 26 / 2006
 DRAWN BY: LRS
 CHECKED BY: LRS
 SHOWN: 111-293

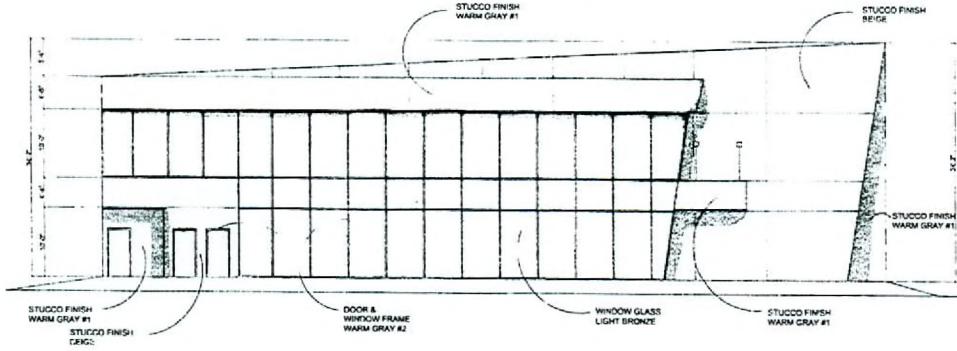
C1

FEB 28 2007

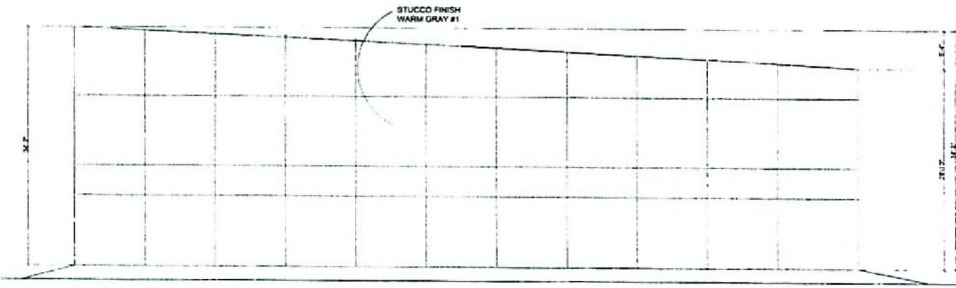
04/12/07 PC

SDR-19675

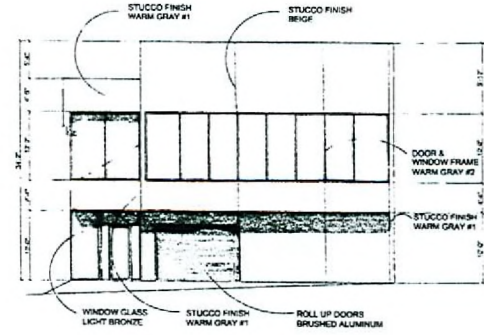
RECEIVED
FEB 06 2007



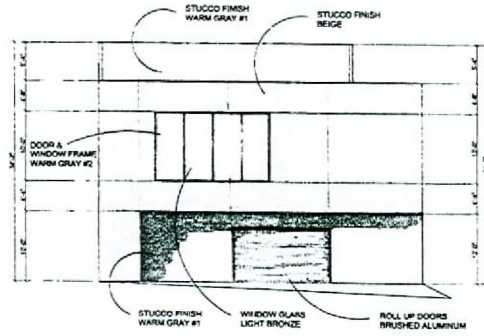
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS	BY

BRYAN CONSTRUCTION INC.
 STATE LICENSE # 21914
 308 S. 11th
 LAS VEGAS, NEVADA
 (702) 362-7127
 Fax: (702) 362-7019

CONCEPT ELEVATIONS
LUIS ROJAS LAW OFFICES
 802 E. BONNEVILLE AVE.
 LAS VEGAS, NEVADA

12 / 26 / 2006
SHOWN
111-2KS

C3



ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
APRIL 12, 2007 PLANNING COMMISSION

02/20/07



ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
DEMOLISHED HOUSE FORMERLY AT 802 BONNEVILLE
APRIL 12, 2007 PLANNING COMMISSION



ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
APRIL 12, 2007 PLANNING COMMISSION

02/20/07