



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-22579** APN: 162-04-504-011

Name of Property Owner: LAPOUR GRAND CENTRAL

Name of Applicant: SABBIADORO ENTERPRISES LLC dba LV GRILL

Name of Representative: Andrew Artusa

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): _____

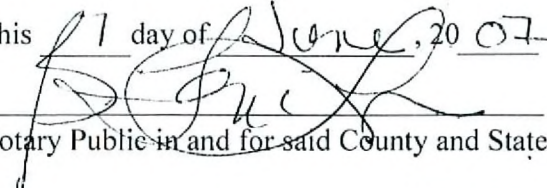
APN: _____

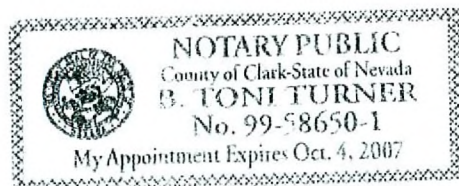
Signature of Property Owner: 

Print Name: Jeffrey S. LaPoe

Subscribed and sworn before me

This 17 day of June, 2007

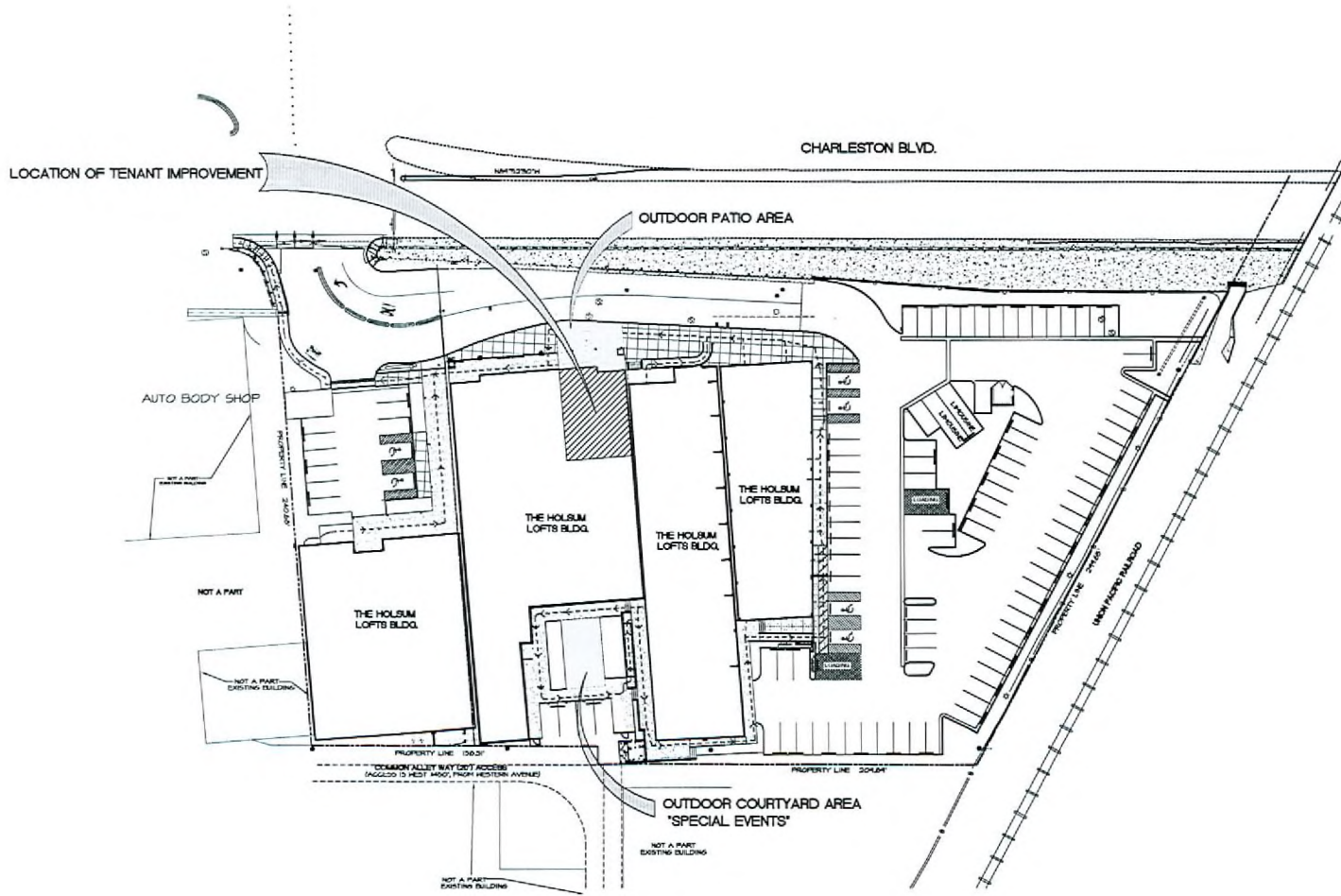

Notary Public in and for said County and State



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JUN 19 2007

LV GRILL - HOLSUM LOFTS
 241 W. CHARLESTON, STE #101
 LAS VEGAS, NEVADA 89102



PARKING

| | |
|----------|------------|
| REQ. | 3 SPACES |
| PROVIDED | 3 SPACES |
| STANDARD | 40 SPACES |
| COMPACT | 28 SPACES |
| LOADING | 2 SPACES |
| ALTY. | 4 SPACES |
| TOTAL | 74 SPACES |
| LOADING | 3 SPACES |
| TOTAL | 103 SPACES |

* INCLUDES 3 RELOCATED SPACES FOR THE LOADING STORE FROM THE NORTH SIDE OF BLDG. TO THE EAST PARKING LOT.
 (VARIANCE APPROVED FOR 101 SPACES)
 SITE AREA: 60,000 SQ. FT. (2.25 ACRES)
 H (INDUSTRIAL ZONE, WARD 5 (NEEDS))
 ZONING DISTRICT: H INDUSTRIAL DISTRICT
 SURROUNDING ZONING DISTRICTS:
 NORTH: H
 EAST: H
 SOUTH: M
 WEST: H
 DISTRICTS: FRONT: 10'-0" BUILDING: 30'-0" PARKING: 30'-0" LANDSCAPE: 0'-0"
 REAR: 0'-0"
 SIDE: 10'-0"
 EXISTING STRUCTURES ARE AT OR NEAR NEBY PROPERTY LINE
 PARKING ANALYSIS:
 REQUIRED OFFICE: 1 SPACE PER 500 S.F.
 RESTAURANT: 1 SPACE PER 50 S.F. OF SEATING PLUS 1 SPACE PER 300 S.F. OF KITCHEN
 RETAIL: 1 SPACE PER 75 S.F.
 FURNITURE: 1 SPACE PER 500 S.F.
 REQUIRED ACCESSIBLE SPACES = 3 SPACES
 REQUIRED VAN ACCESSIBLE SPACES = 1 SPACE OF THE 3 SPACES



REFERENCE SITE PLAN
 SCALE: 1" = 50'-0"



**A NEW RESTAURANT IMPROVEMENT FOR:
 LV GRILL - HOLSUM LOFTS**

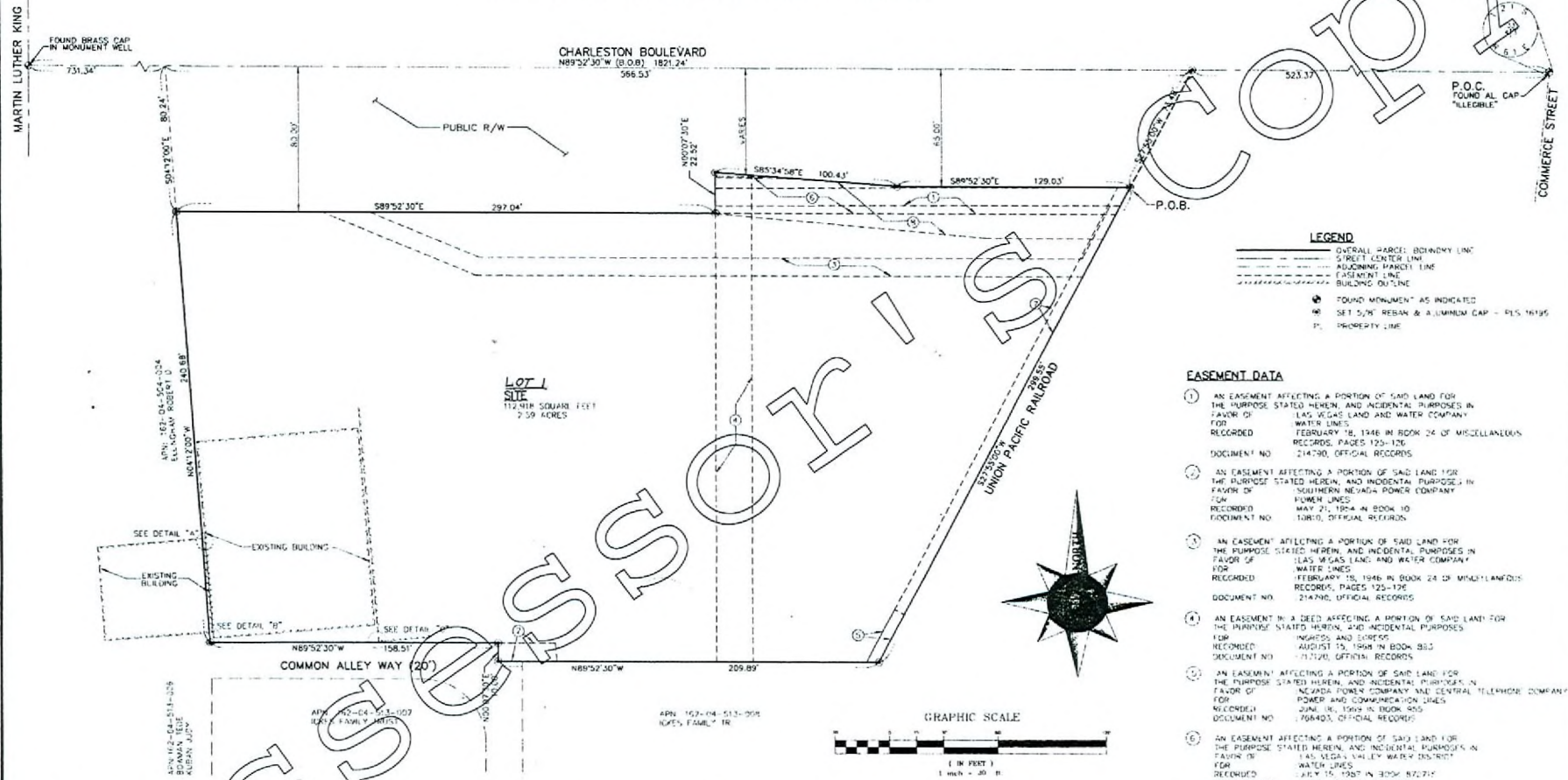
WAGNER ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 701 BRIDGE AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
 TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
 www.wagnerarchitects.com

SUP-22579
REVISED
07/26/07 PC

JUN 26 2007

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 DATE: June 26, 2007 at 10:00 AM PROJECT NUMBER: 07076 FILE NAME: 07000041.dwg
 WAS LAST MODIFIED BY: TERRY...

**PARCEL MAP
OF
HOLSUM LOFT
(MERGER AND RESUBDIVISION)
LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA**



LEGEND

- OVERALL PARCEL BOUNDARY LINE
- STREET CENTER LINE
- ADJOINING PARCEL LINE
- EASEMENT LINE
- BUILDING OUTLINE
- ⊙ FOUND MONUMENT AS INDICATED
- ⊙ SET 5/8" REBAR & ALUMINUM CAP - FLS 10165
- P. PROPERTY LINE

- EASEMENT DATA**
- 1 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS LAND AND WATER COMPANY FOR WATER LINES
RECORDED FEBRUARY 18, 1946 IN BOOK 24 OF MISCELLANEOUS RECORDS, PAGES 125-126
DOCUMENT NO. 214730, OFFICIAL RECORDS
 - 2 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN NEVADA POWER COMPANY FOR WATER LINES
RECORDED MAY 27, 1924 IN BOOK 10 RECORDS, OFFICIAL RECORDS
 - 3 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS LAND AND WATER COMPANY FOR WATER LINES
RECORDED FEBRUARY 18, 1946 IN BOOK 24 OF MISCELLANEOUS RECORDS, PAGES 125-126
DOCUMENT NO. 214730, OFFICIAL RECORDS
 - 4 AN EASEMENT IN A DEED AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF WATER LINES
RECORDED AUGUST 15, 1948 IN BOOK 353 RECORDS, OFFICIAL RECORDS
 - 5 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY FOR POWER AND COMMUNICATION LINES
RECORDED JUNE 16, 1926 IN BOOK 485 RECORDS, OFFICIAL RECORDS
 - 6 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR WATER LINES
RECORDED JULY 15, 1937 IN BOOK 87274 RECORDS, OFFICIAL RECORDS
 - 7 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA POWER COMPANY FOR POWER LINES
RECORDED MARCH 12, 1927 IN BOOK 370512 RECORDS, OFFICIAL RECORDS
 - 8 AN EASEMENT AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR WATER LINES
RECORDED JULY 24, 2001 IN BOOK 20010724 RECORDS, OFFICIAL RECORDS

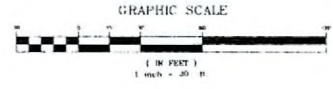
SURVEYORS NOTE

1. ALL BUILDING ENCROACHMENTS HAVE BEEN SHOWN BY AN ALTA SURVEY TO THE CENTERLINE OF THE SIDE AS AN ADMIN. FOR WHICH THE SURVEYORS FOR THE TITLE OF NEVADA, UNDER NUMBER 304553, DATED JUNE 12, 2003.

2. FURTHER BEING SHOWN ON A RECORD OF SURVEY BY DANNY L. FRIEDL, JR. AS AN AGENT FOR CLAY WEST SURVEYING, INC. RECORDED IN THE 79, PAGE 62 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 89°52'30" WEST
BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., ALSO BEING THE CENTRELINE OF CHARLESTON BOULEVARD AS INDICATED IN FILE 79, PAGE 62, OF SURVEYS, CLARK COUNTY OFFICIAL RECORDS



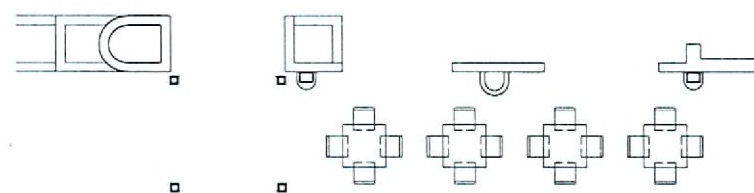
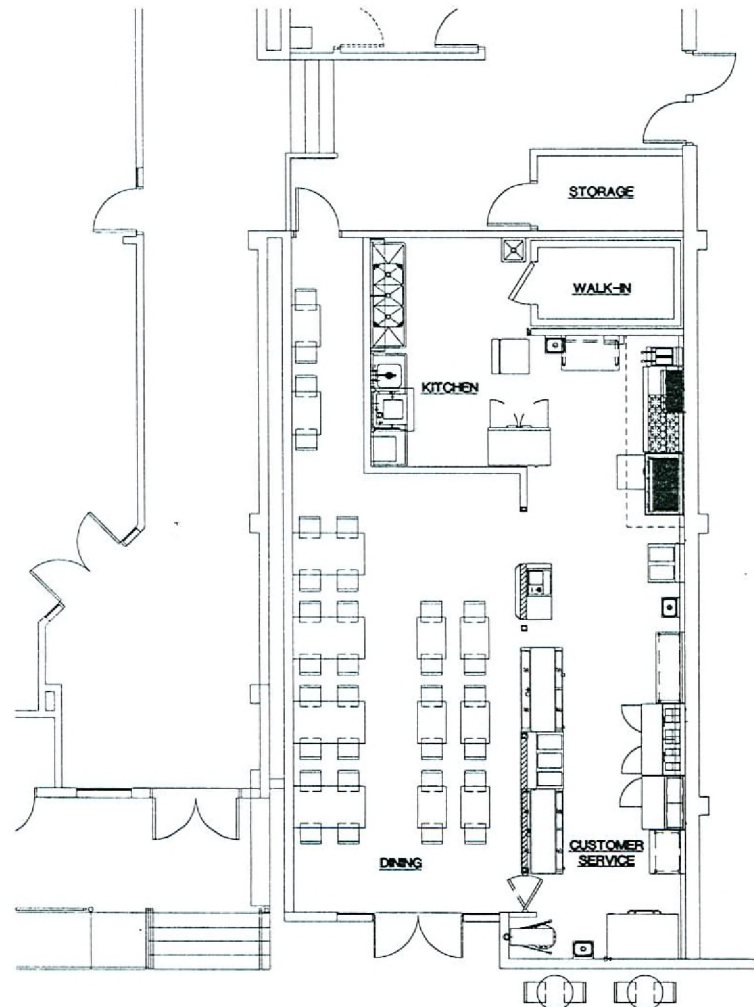
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WRIGHT CIVIL ENGINEERS, INC.
7471 PARK DRIVE
LAS VEGAS, NEVADA 89130
TEL: (702) 933-7400 FAX: (702) 933-7000
STRUCTURAL LAND SURVEYING

10/1/2005

LV GRILL - HOLSUM LOFTS
 241 W. CHARLESTON, STE #101
 LAS VEGAS, NEVADA 89102



CONCEPTUAL FLOOR PLAN

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



NORTH

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JUN 15 2007

A NEW RESTAURANT IMPROVEMENT FOR
 LV GRILL - HOLSUM LOFTS

WESTAR ARCHITECTS
 ARCHITECTURE+PLANNING+INTERIOR DESIGN
 3909 MEADOWS LANE, SUITE 220 LAS VEGAS, NEVADA 89107
 TELEPHONE: (702) 678-0000 FAX: (702) 678-8430
 www.wstararchitects.com

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 DATE: JUN 11, 2007 at 8:26am PROJECT NUMBER: 07088 FILE NAME: 07088a1.dwg
 WALL LIGHT: 07088a1.dwg

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