



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-24261** APN: 13815810051

Name of Property Owner: Box Canyon-Wellish LLC

Name of Applicant: Box Canyon-Wellish LLC

Name of Representative: Robin Caulfield, HMC Architects

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: *Kent L Wellish*

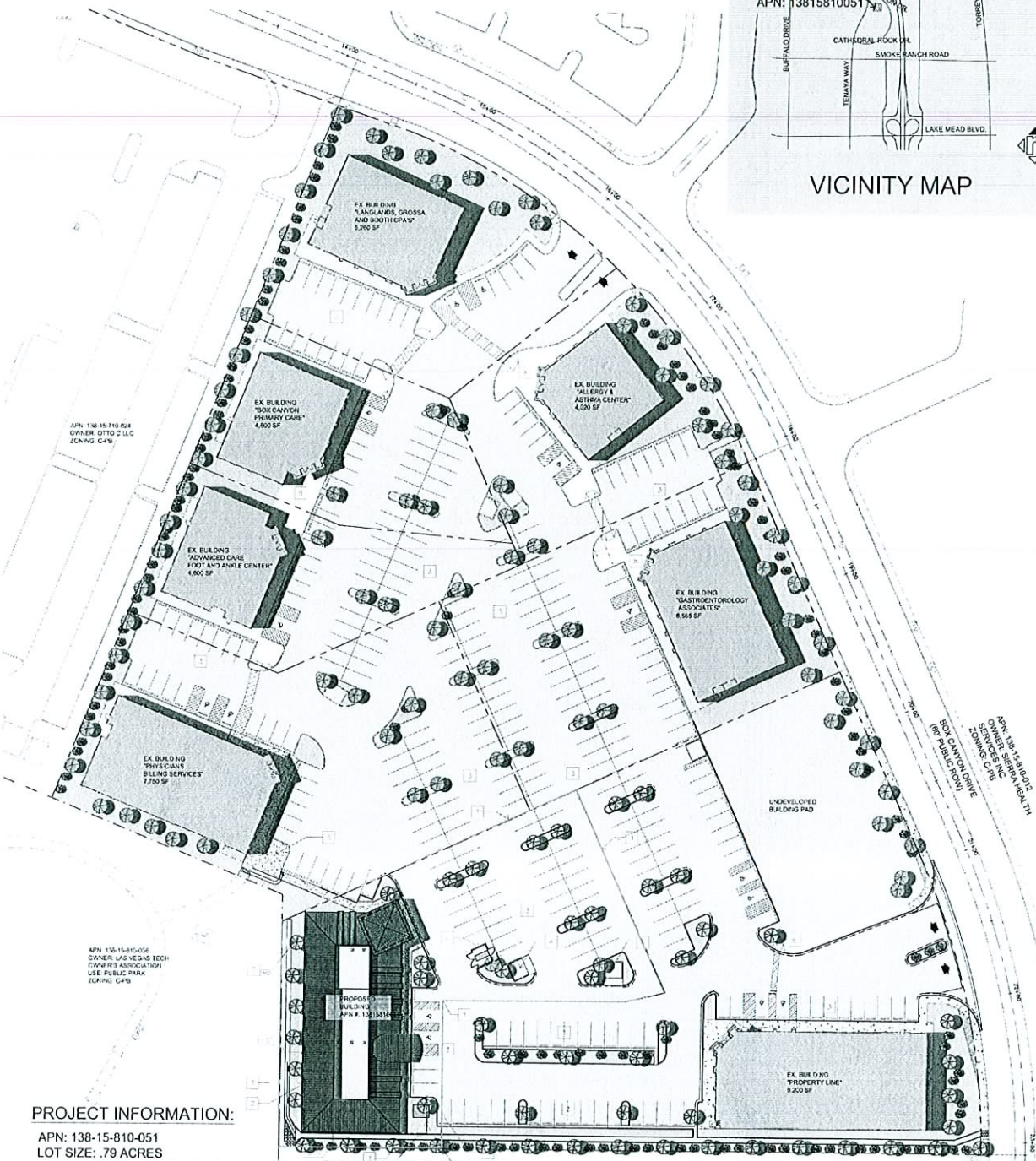
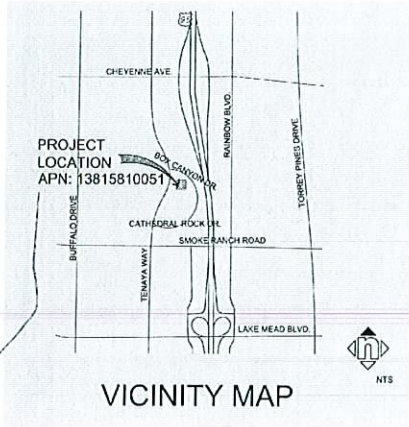
Print Name: Kent L Wellish

Subscribed and sworn before me

This 23 day of August, 2007
Cathryn L. Govereau
Notary Public in and for said County and State



WELLSH VISION INSTITUTE AMBULATORY SURGERY CENTER & CLINIC



PROJECT INFORMATION:

APN: 138-15-810-051
 LOT SIZE: .79 ACRES
 PROPOSED BUILDING SIZE: 9,290 SF
 FLOOR AREA RATIO: 27%
 ZONING: C-PB

KEYNOTE LEGEND:

- 1 PROPERTY LINE
- 2 SETBACK LINE (19.08. 050-C)
- 3 EXISTING PARKING
- 4 EXISTING TRASH ENCLOSURE
- 5 EXISTING TRANSFORMER
- 6 PROPOSED GENERATOR/ ENCLOSURE
- 7 EXISTING LANDSCAPING
- 8 ACCESSIBLE PEDESTRIAN INGRESS/ EGRESS PATH

PROPERTY	USE	Bldg. S.F.	Required Parking Spaces
Physician's Billing Service	Office	7,700 s.f.	26 (43 Spaces Required if Medical/Dental)
Advanced Care Foot and Ankle	Medical/Dental	4,700 s.f.	26
Box Canyon Primary Care	Medical/Dental	4,700 s.f.	26
Langlands, Grossa, and Booth, CPA	Office	5,500 s.f.	19 (31 Spaces Required if Medical/Dental)
Allergy/Asthma	Medical/Dental	4,500 s.f.	25
Gastroenterology	Medical/Dental	6,365 s.f.	37
Vacant Medical Office Pad	Medical/Dental	9,200 s.f. (assumed)	52
Property Line Commercial Real Estate	Medical/Dental	9,200 s.f.	52
Wells Vision Institute	Medical/Dental	9,290 s.f.	52
Total Parking Spaces Required			315 (344 Total Spaces Required if all Medical/Dental)

347 Parking Spaces Provided
 8 Handicapped Parking Spaces Required
 14 Handicapped Parking Spaces Provided

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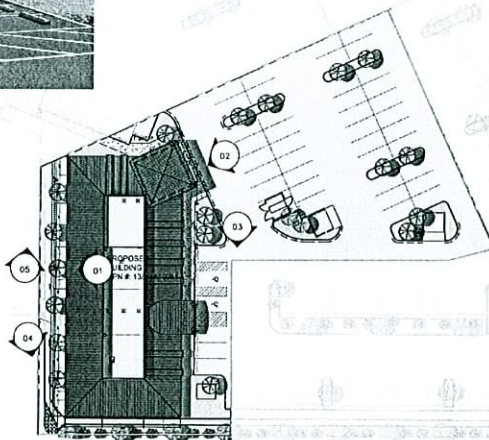
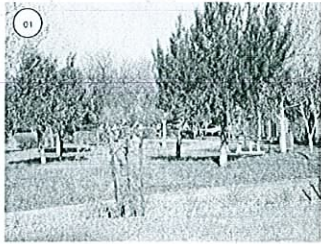
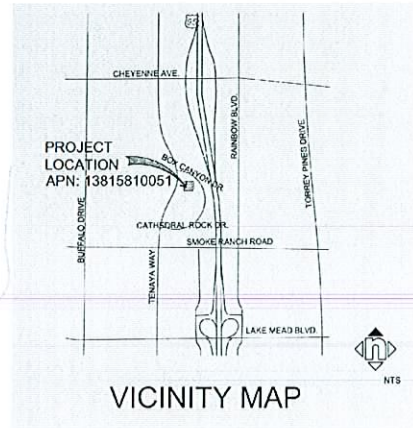
SITE PLAN

SCALE 1/32" = 1'-0"

HMC
 ARCHITECTS OF NEVADA
 770 W. GRAND AVENUE, SUITE 150
 LAS VEGAS, NEVADA 89101
 Telephone: 702.319.4028
 Fax: 702.319.4028

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WELLISH VISION INSTITUTE AMBULATORY SURGERY CENTER & CLINIC



PROJECT INFORMATION:

APN: 138-15-810-051
 LOT SIZE: .79 ACRES
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 ZONING: C-PB

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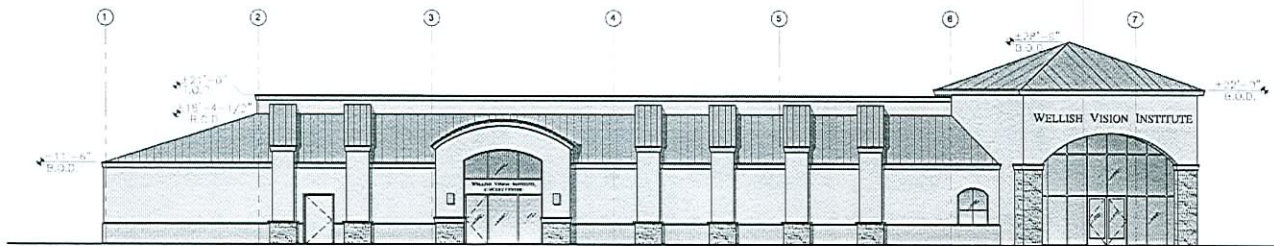
EXISTING LANDSCAPE PLAN

SCALE 1/32" = 1'-0"

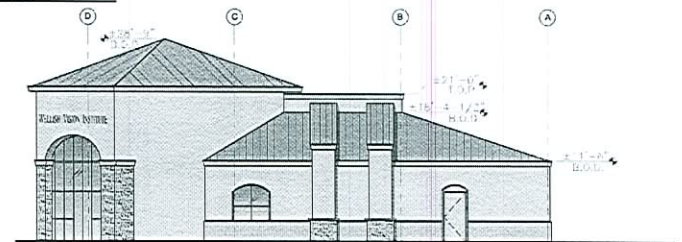
HMC

ALFONSO TRINIDAD FERRAZ
 HMC ARCHITECTS OF NEVADA
 710 W. WASH. ST. SUITE 120
 LAS VEGAS, NEVADA 89101
 TELEPHONE 702-818-4209
 FAX 702-818-4229

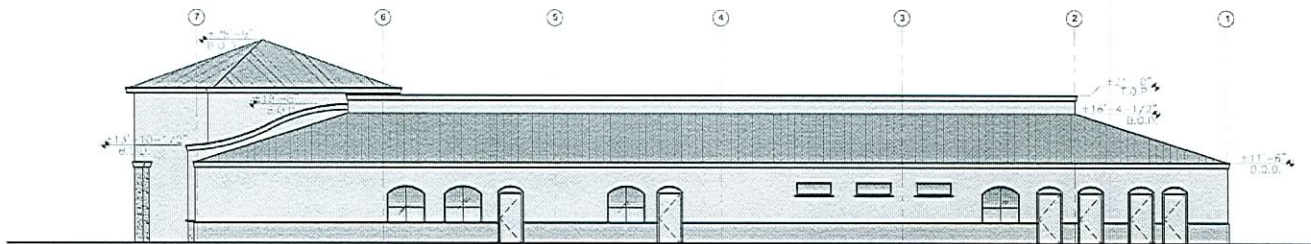
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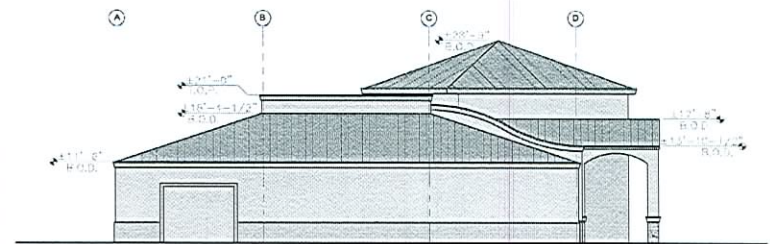
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

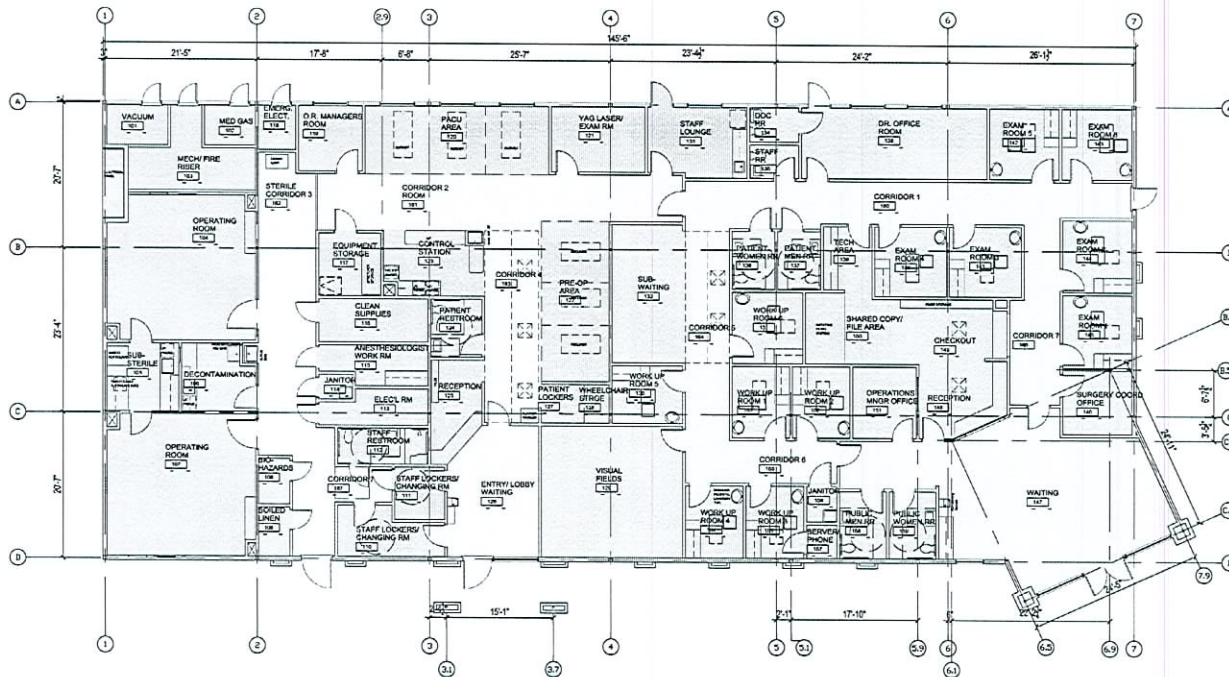
EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"

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HMC
HMC ARCHITECTURE INC. 1000 UNIVERSITY AVENUE, SUITE 1000
 HOUSTON, TEXAS 77002
 PHONE: 713.426.1000
 FAX: 713.426.1001
 WWW: WWW.HMCARCHITECTURE.COM



PROJECT INFORMATION:

PROJECT CONTACT: HMC ARCHITECTS
 770 EAST WARM SPRINGS RD. #120
 LAS VEGAS, NEVADA 89119
 PH: 702-315-4203
 FAX: 702-315-4229

PROJECT OWNER: WELLISH VISION INSTITUTE
 2110 E. FLAMINGO RD. #210
 LAS VEGAS, NEVADA 89119
 PH: 702-733-2020
 FAX: 702-734-8748

APN: 138-15-810-051
 LOCATION: LAS VEGAS TECHNOLOGY CENTER PHASE II- BOX CANYON ROAD
 LOT SIZE: .79 ACRES
 PROPOSED BUILDING SIZE: 9,290 SF
 FLOOR AREA RATIO: 28%
 ZONING: C-PB
 CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED

FLOOR PLAN

SCALE 1/8" = 1'-0"

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 AMBULATORY SURGERY CENTER & CLINIC

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HMC
 Architecture Interiors Planning
 HMC ARCHITECTS OF NEVADA
 770 E. WARM SPRINGS RD. STE. 120
 LAS VEGAS, NEVADA 89119
 Telephone: 702-315-4203
 Fax: 702-315-4229

SDR 24261				
Box Canyon-Wellish, LLC				
W. side of Box Canyon Dr., E. of Tenaya Way				
Proposed 9.3 thousand square foot medical office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	9.3	36.13	336
AM Peak Hour			2.48	23
PM Peak Hour			3.72	35
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Box Canyon Dr.				
Average Daily Traffic (ADT)	5,031			
PM Peak Hour	402			
<i>(heaviest 60 minutes)</i>				
Tenaya Way				
Average Daily Traffic (ADT)	18,481			
PM Peak Hour	1,478			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Box Canyon Dr.	16200			
Tenaya Way	32585			
This project will add approximately 336 trips per day on Box Canyon Dr. and Tenaya Way. This will increase expected volumes by about 7 percent on Box Canyon and by about 2 percent on Tenaya. Box Canyon is at about 31 percent of capacity and Tenaya is at about 57 percent of capacity.				
Based on Peak Hour use, this development will add roughly 35 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Las Vegas Technology Center POA
Las Vegas, Nevada

August 24, 2007

Confidential

Robin Caulfield
HMC Architects
770 E. Warm Springs Road, Suite 120
Las Vegas, NV 89119

Via U.S. Mail

Via FAX (702) 315-4229

SUBJECT: ARCHITECTURAL DESIGN REVIEW
Wellish Vision Institute
Box Canyon -- Phase II
Las Vegas Technology Center
Las Vegas, Nevada

Dear Robin:

As part of the Las Vegas Technology Center's (LVTC) architectural design review process, I have reviewed drawings submitted by HMC Architects on behalf of Wellish Vision Institute for the medical office building at Las Vegas Technology Center (APN 138-15-810-051) in the City of Las Vegas, represented by the following documents:

HMC Architects Drawings, no date, but submitted on August 21, 2007

- Site Plan
- Existing Utility Plan
- Existing Landscape Plan
- Floor Plan
- Exterior Elevations
- Roof Plan
- Color and Materials

Located in current C-PB zoning, the project, a single story, 9,290 Square Foot medical office building on a 0.79 acre site with a 27.0% coverage, appears to meet the design requirements of LVTC.

However, the following comments are identified under the headings below:

Site Plan:

- The building meets or exceeds the site setback requirements.
- The parking count of 45 spaces, including two (2) ADA accessible spaces, with a ratio of 5 spaces per 1,000 SF of building area, exceeds the code requirement, and will be

The Equity Group
8367 W. Flamingo Road, Suite 201, Las Vegas, Nevada 89147
Phone 702-796-5500, Fax 702-796-5525

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acceptable.

- No grading plan was submitted, however, the sidewalk in front of the ADA accessible parking spaces should meet the grade of the asphalt pavement.

Existing Utilities Plan:

- Per the existing utilities plan, a concrete drainage swale passes the building on the South and West sides.
- Any pavement cuts to provide for the proposed generator must be repaired to its original condition.

Existing Landscape Plan:

- The existing landscape plan shows completed landscaping except for the building pad.
- Any landscaping damaged during construction must be repaired to its original condition.
- Two damaged mesquite trees along the West property line must be replaced with trees of the same type, height and caliper.

Floor Plan:

- The single story floor plan appears to have acceptable code-required exiting, however, the main entry should have a sidewalk between it and the parking lot.
- Two (2) rear doors, at the Dr. Office Room 22138 and Staff Lounge Room 138, should have a concrete pad or stairs to grade.

Exterior Elevations:

- The building height, at a height of 28'-9", is below the maximum height of 55'-0" and will be acceptable.
- The proposed exterior colors and materials appear to meet the contemporary design intent of Box Canyon Professional Park, and will be acceptable.

Roof Plan:

- No mechanical equipment may exceed the height of the parapet walls.

Exterior Signage:

- The on-building tenant name signage, Wellish Vision Institute, in 1'-0" and 1'-3" height non-illuminated lettering in bronze finish, centered horizontally over the main building entry, will be acceptable.
- While not shown on the drawings, building addressing must be consistent with other buildings in height, location and finish.

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All design must meet the criteria of the City of Las Vegas. Approval by this design review process does not imply approval by the City of Las Vegas, nor supersede planning, zoning, code or other requirements as otherwise may be imposed by the City of Las Vegas.

Should you have any questions, please contact me at (702) 363-1145 or on my cell phone at (702) 521-8820.

Sincerely,



Mark T. Zachman
Design Review Committee Representative

The Zachman Group
8367 W. Flamingo Road, Suite 201
Las Vegas, NV 89147

Attachment

cc: Donna Bishop, The Equity Group
Stephanie Tablante, HMC Architects, Via FAX (702) 315-4229

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