



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-18925 APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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: _____

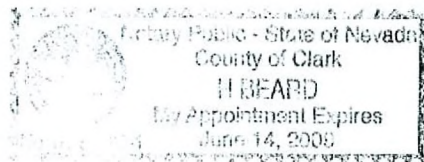
Signature of Property Owner: 

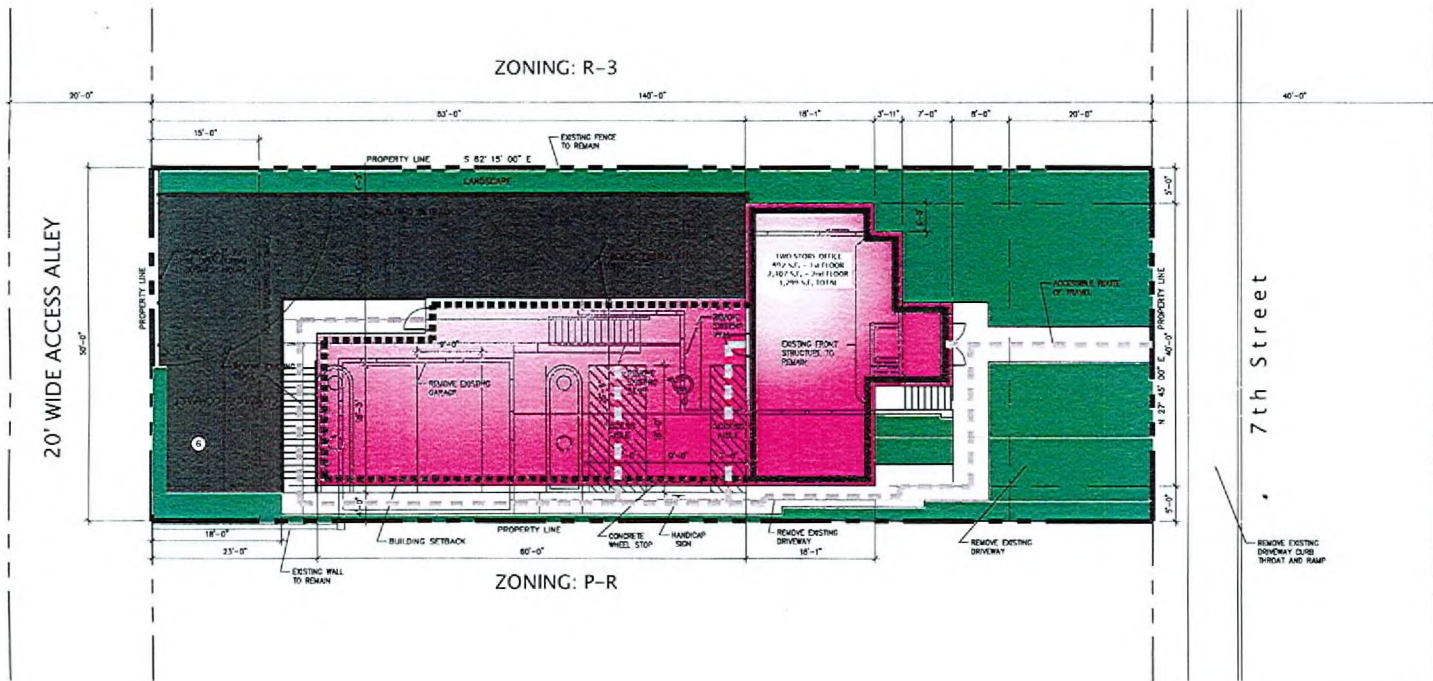
Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 26th day of December, 2006


Notary Public in and for said County and State





07-428 (CITY OF LAS VEGAS)

PROPERTY ADDRESS: 514 SOUTH 7TH STREET
LAS VEGAS, NV 89101

JURISDICTIONAL AGENCY: LAS VEGAS (TITLE 18)

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

DESIRED ZONING: P-R (PROFESSIONAL OFFICE AND PARKING)

BLDG SETBACKS	MIN. DIST. REQ'D.	PROVIDED
FRONT	25'-0"	30'-0"
REAR	15'-0"	18'-0"
STREET CORNER	15'-0"	15'-0"
SOC	5'-0"	5'-0"

ASSESSOR'S PARCEL NO.: 130-34-710-024

LEGAL DESCRIPTION: WARDLE ADD LOT: 25 AND 26, BLOCK 4, PLAT BOOK 5, PAGE 13 IN CLARK COUNTY, NEVADA

GROSS SITE AREA: 6,969 S.F. (0.16 ACRES)

NET SITE AREA: 6,969 S.F. (0.16 ACRES)

LOF COVERAGE: ALLOWABLE PROVIDED

SOE MAX: 34.5%

BUILDING HEIGHT: 35'-0"

35'-0"

AREA SUMMARY

NEW CONSTRUCTION	BLDG. S.F.
1st Floor = 892 S.F.	3,299 S.F.
2nd Floor = 2,437 S.F.	
	TOTAL: 3,299 S.F.

ON SITE PARKING

REQUIRED PARKING: 1/1,300 S.F.

3,299 S.F. / 1,300 S.F. = 11

HANDICAP PARKING: 11

PARKING PROVIDED: 6

44% PARKING REDUCTION REQUIRED

PARKING/S.F. RATIO: 1.83 SPACES/1,000 S.F.

REGULAR SPACE: 9'-0" x 18'-0"

COMPACT SPACE (30%) 8'-0" x 18'-0"

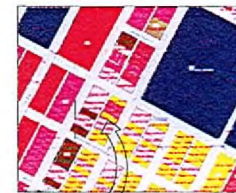
ACCESSIBLE SPACE (VAN) 22'-0" x 18'-0" (8'-0" W / 2'-0" x 18'-0")

1 SITE PLAN

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



PROJECT ANALYSIS



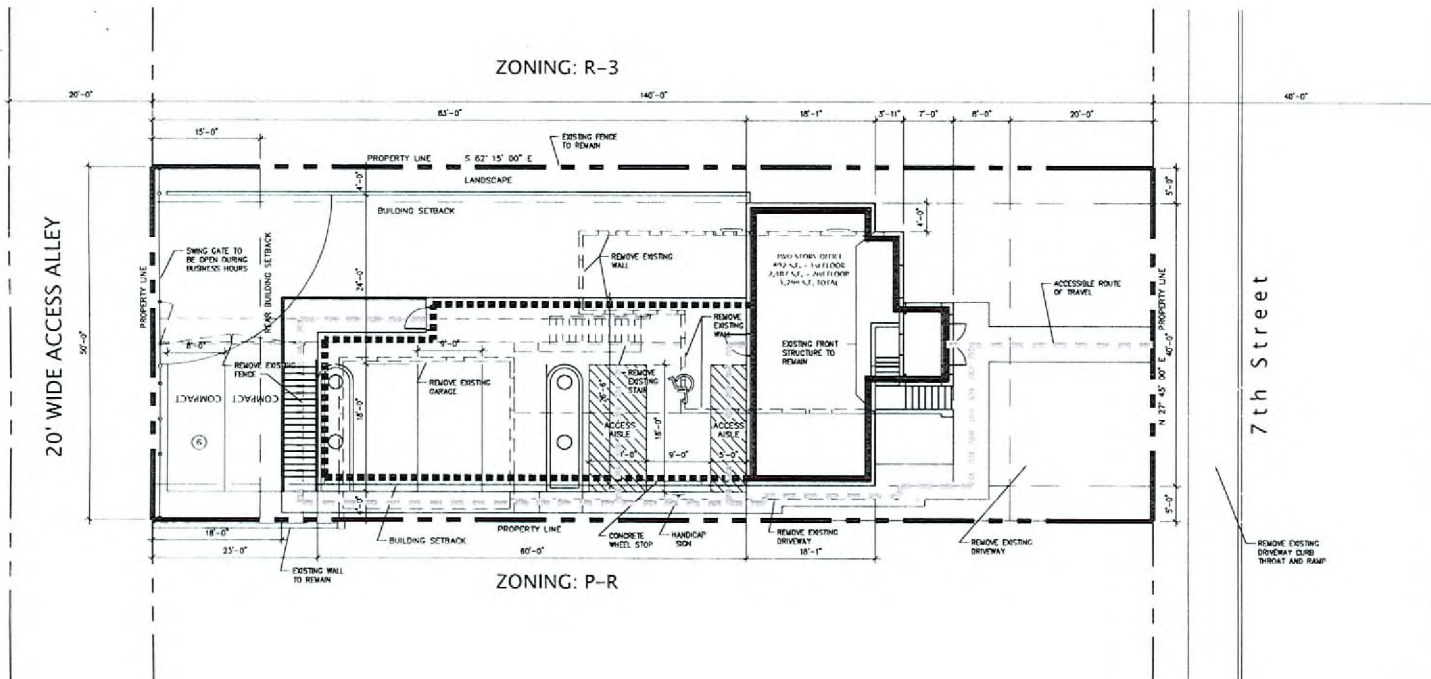
SITE

ZONING MAP

SCALE: N.T.S.

LEGEND

C-1	R-10
C-2	R-4
C-3	R-30
C-4	R-30M
C-5	R-30D
C-6	R-30P
C-7	R-30S
C-8	R-30T
C-9	R-30U
C-10	R-30V
C-11	R-30W
C-12	R-30X
C-13	R-30Y
C-14	R-30Z
C-15	R-30AA
C-16	R-30AB
C-17	R-30AC
C-18	R-30AD
C-19	R-30AE
C-20	R-30AF
C-21	R-30AG
C-22	R-30AH
C-23	R-30AI
C-24	R-30AJ
C-25	R-30AK
C-26	R-30AL
C-27	R-30AM
C-28	R-30AN
C-29	R-30AO
C-30	R-30AP
C-31	R-30AQ
C-32	R-30AR
C-33	R-30AS
C-34	R-30AT
C-35	R-30AU
C-36	R-30AV
C-37	R-30AW
C-38	R-30AX
C-39	R-30AY
C-40	R-30AZ
C-41	R-30BA
C-42	R-30BB
C-43	R-30BC
C-44	R-30BD
C-45	R-30BE
C-46	R-30BF
C-47	R-30BG
C-48	R-30BH
C-49	R-30BI
C-50	R-30BJ
C-51	R-30BK
C-52	R-30BL
C-53	R-30BM
C-54	R-30BN
C-55	R-30BO
C-56	R-30BP
C-57	R-30BQ
C-58	R-30BR
C-59	R-30BS
C-60	R-30BT
C-61	R-30BU
C-62	R-30BV
C-63	R-30BW
C-64	R-30BX
C-65	R-30BY
C-66	R-30BZ
C-67	R-30CA
C-68	R-30CB
C-69	R-30CC
C-70	R-30CD
C-71	R-30CE
C-72	R-30CF
C-73	R-30CG
C-74	R-30CH
C-75	R-30CI
C-76	R-30CJ
C-77	R-30CK
C-78	R-30CL
C-79	R-30CM
C-80	R-30CN
C-81	R-30CO
C-82	R-30CP
C-83	R-30CQ
C-84	R-30CR
C-85	R-30CS
C-86	R-30CT
C-87	R-30CU
C-88	R-30CV
C-89	R-30CW
C-90	R-30CX
C-91	R-30CY
C-92	R-30CZ
C-93	R-30DA
C-94	R-30DB
C-95	R-30DC
C-96	R-30DD
C-97	R-30DE
C-98	R-30DF
C-99	R-30DG
C-100	R-30DH
C-101	R-30DI
C-102	R-30DJ
C-103	R-30DK
C-104	R-30DL
C-105	R-30DM
C-106	R-30DN
C-107	R-30DO
C-108	R-30DP
C-109	R-30DQ
C-110	R-30DR
C-111	R-30DS
C-112	R-30DT
C-113	R-30DU
C-114	R-30DV
C-115	R-30DW
C-116	R-30DX
C-117	R-30DY
C-118	R-30DZ
C-119	R-30EA
C-120	R-30EB
C-121	R-30EC
C-122	R-30ED
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C-128	R-30EJ
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C-131	R-30EM
C-132	R-30EN
C-133	R-30EO
C-134	R-30EP
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C-136	R-30ER
C-137	R-30ES
C-138	R-30ET
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C-140	R-30EV
C-141	R-30EW
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C-144	R-30EZ
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C-146	R-30FB
C-147	R-30FC
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C-153	R-30FI
C-154	R-30FJ
C-155	R-30FK
C-156	R-30FL
C-157	R-30FM
C-158	R-30FN
C-159	R-30FO
C-160	R-30FP
C-161	R-30FQ
C-162	R-30FR
C-163	R-30FS
C-164	R-30FT
C-165	R-30FU
C-166	R-30FV
C-167	R-30FW
C-168	R-30FX
C-169	R-30FY
C-170	R-30FZ
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C-173	R-30GC
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C-182	R-30GL
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C-211	R-30HO
C-212	R-30HP
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C-214	R-30HR
C-215	R-30HS
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C-217	R-30HU
C-218	R-30HV
C-219	R-30HW
C-220	R-30HX
C-221	R-30HY
C-222	R-30HZ
C-223	R-30IA
C-224	R-30IB
C-225	R-30IC
C-226	R-30ID
C-227	R-30IE
C-228	R-30IF
C-229	R-30IG
C-230	R-30IH
C-231	R-30II
C-232	R-30IJ
C-233	R-30IK
C-234	R-30IL
C-235	R-30IM
C-236	R-30IN
C-237	R-30IO
C-238	R-30IP
C-239	R-30IQ
C-240	R-30IR
C-241	R-30IS
C-242	R-30IT
C-243	R-30IU
C-244	R-30IV
C-245	R-30IW
C-246	R-30IX
C-247	R-30IY
C-248	R-30IZ
C-249	R-30JA
C-250	R-30JB
C-251	R-30JC
C-252	R-30JD
C-253	R-30JE
C-254	R-30JF
C-255	R-30JG
C-256	R-30JH
C-257	R-30JI
C-258	R-30JJ
C-259	R-30JK
C-260	R-30JL
C-261	R-30JM
C-262	R-30JN
C-263	R-30JO
C-264	R-30JP
C-265	R-30JQ
C-266	R-30JR
C-267	R-30JS
C-268	R-30JT
C-269	R-30JU
C-270	R-30JV
C-271	R-30JW
C-272	R-30JX
C-273	R-30JY
C-274	R-30JZ
C-275	R-30KA
C-276	R-30KB
C-277	R-30KC
C-278	R-30KD
C-279	R-30KE
C-280	R-30KF
C-281	R-30KG
C-282	R-30KH
C-283	R-30KI
C-284	R-30KJ
C-285	R-30KK
C-286	R-30KL
C-287	R-30KM
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C-291	R-30KQ
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C-295	R-30KU
C-296	R-30KV
C-297	R-30KW
C-298	R-30KX
C-299	R-30KY
C-300	R-30KZ
C-301	R-30LA
C-302	R-30LB
C-303	R-30LC
C-304	R-30LD
C-305	R-30LE
C-306	R-30LF
C-307	R-30LG
C-308	R-30LH
C-309	R-30LI
C-310	R-30LJ
C-311	R-30LK
C-312	R-30LL
C-313	R-30LM
C-314	R-30LN
C-315	R-30LO
C-316	R-30LP
C-317	R-30LQ
C-318	R-30LR
C-319	R-30LS
C-320	R-30LT
C-321	R-30LU
C-322	R-30LV
C-323	R-30LW
C-324	R-30LX
C-325	R-30LY
C-326	R-30LZ
C-327	R-30MA
C-328	R-30MB
C-329	R-30MC
C-330	R-30MD
C-331	R-30ME
C-332	R-30MF
C-333	R-30MG
C-334	R-30MH
C-335	R-30MI
C-336	R-30MJ
C-337	R-30MK
C-338	R-30ML
C-339	R-30MM
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C-344	R-30MR
C-345	R-30MS
C-346	R-30MT
C-347	R-30MU
C-348	R-30MV
C-349	R-30MW
C-350	R-30MX
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C-352	R-30MZ
C-353	R-30NA
C-354	R-30NB
C-355	R-30NC
C-356	R-30ND
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C-377	R-30NY
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C-379	R-30OA
C-380	R-30OB
C-381	R-30OC
C-382	R-30OD
C-383	R-30OE
C-384	R-30OF
C-385	R-30OG
C-386	R-30OH
C-387	R-30OI
C-388	R-30OJ
C-389	R-30OK
C-390	R-30OL
C-391	R-30OM
C-392	R-30ON
C-393	R-30OO
C-394	R-30OP
C-395	R-30OQ
C-396	R-30OR
C-397	R-30OS
C-398	R-30OT
C-399	R-30OU
C-400	R-30OV
C-401	R-30OW
C-402	R-30OX
C-403	R-30OY
C-404	R-30OZ
C-405	R-30PA
C-406	R-30PB
C-407	R-30PC
C-4	



07-428 (CITY OF LAS VEGAS)		
PROPERTY ADDRESS:	514 SOUTH 7TH STREET LAS VEGAS, NV 89101	
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE 19)	
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)	
DESIRED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)	
BLOCK SETBACKS		
	MIN. DIST. REQD.	PROVIDED
FRONT	20'-0"	20'-0"
REAR	15'-0"	15'-0"
STREET CORNER	15'-0"	15'-0"
SIDE	5'-0"	5'-0"
ASSESSOR'S PARCEL NO: 130-34-710-024		
LEGAL DESCRIPTION: WHOLE ADD LOT 25 AND 26, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA		
GROSS SITE AREA: 6,549.8 SF (0.18 ACRES)		
NET SITE AREA: 6,549.8 SF (0.18 ACRES)		
LOT COVERAGE:	ALLOWABLE	PROVIDED
	50% MAX	34.5%
BUILDING HEIGHT:	25'-0"	25'-0"
AREA SUMMARY		
		BLDG. S.F.
1st Floor = 892 S.F.		3,298 S.F.
2nd Floor = 2,407 S.F.		
		TOTAL 3,298 S.F.
ON SITE PARKING		
REQUIRED PARKING:		
1/300 S.F.	3,298 S.F. / 300 S.F. =	11
HANDICAP PARKING		
PARKING REQUIRED:		11
PARKING PROVIDED:		6
40% PARKING REDUCTION REQUIRED		
PARKING/S.F. RATIO:		1.82 SPACES/1,000 S.F.
REGULAR SPACE 9'-0" x 18'-0"		
COMPACT SPACE (30%) 8'-0" x 18'-0"		
ACCESSIBLE SPACE (VAN) 22'-0" x 18'-0" (8'-0"/9'-0"/11'-0" x 15'-0")		

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



SITE

ZONING MAP

SCALE: N.T.S.

LEGEND	
City Zoning	
C-1	R-10
C-2	R-11
C-3	R-12
C-4	R-13
C-5	R-14
C-6	R-15
C-7	R-16
C-8	R-17
C-9	R-18
C-10	R-19
C-11	R-20
C-12	R-21
C-13	R-22
C-14	R-23
C-15	R-24
C-16	R-25
C-17	R-26
C-18	R-27
C-19	R-28
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C-221	R-230
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C-223	R-232
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C-225	R-234
C-226	R-235
C-227	R-236
C-228	R-237
C-229	R-238
C-230	R-239
C-231	R-240
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C-233	R-242
C-234	R-243
C-235	R-244
C-236	R-245
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MONDEI PINE PRUNUS ELIABARICA



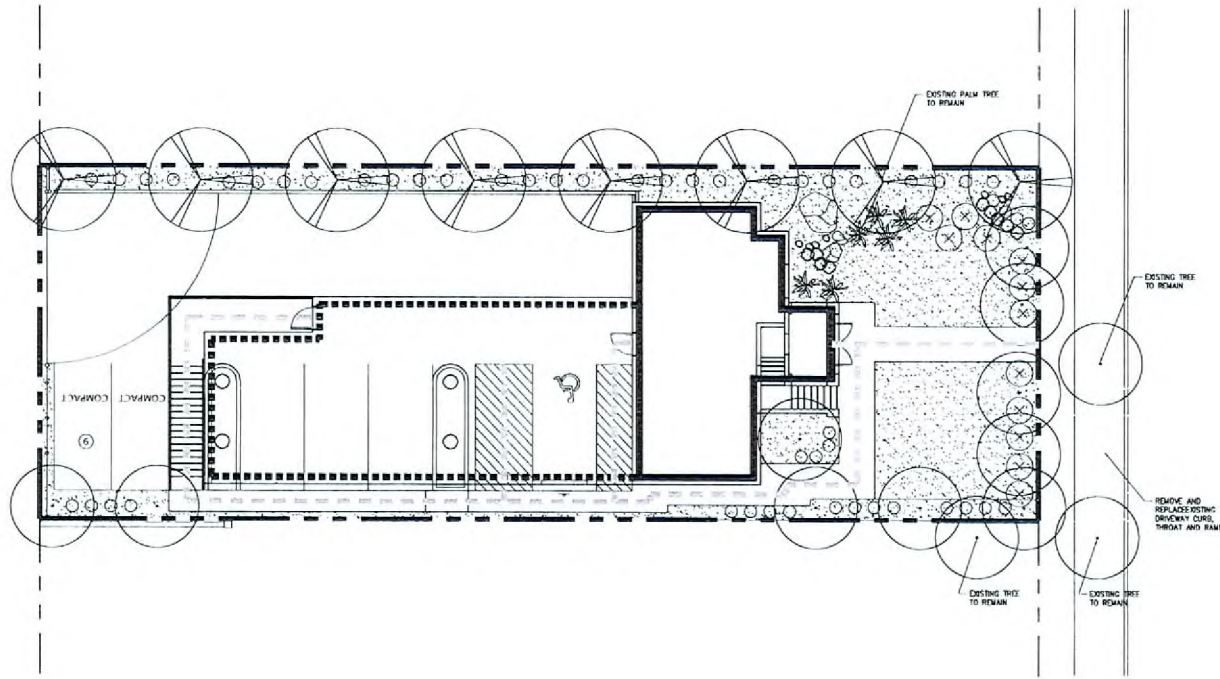
MEXICAN FAN PALM WASHINGTONIA ROBURATA



GRAVEL MULCH MOJAVE GOLD 3/4" MIN. NO FINE'S



LARGE ROCKS/BOULDERS MOJAVE GOLD 2' x 4' MIN. (NO IBC MAX)



FEATHERY CASSIA SENNA ARTEMISIOIDES



GREEN CLOUD TEXAS RANGER LEUCONHELM F. GREEN CLOUD



RED YUCCA HESPERALOE PARVIFOLIA



MEXICAN BIRD OF PARADISE CAESALPINIA PULCHERRIMA

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



PLANT MATERIALS SCHEDULE

TREES/PALMS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
MONDEI PINE	PRUNUS ELIABARICA	74" DBH	AS SHOWN
MEXICAN FAN PALM	WASHINGTONIA ROBURATA	15' DBH	AS SHOWN

SUGGESTIVE SHRUBS/GROUNDCOVERS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
FEATHERY CASSIA	SENNA ARTEMISIOIDES	1 GAL	AS SHOWN
MEXICAN BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	AS SHOWN
RED YUCCA	HESPERALOE PARVIFOLIA	1 GAL	AS SHOWN
GREEN CLOUD TEXAS RANGER	LEUCONHELM F. GREEN CLOUD	5 GAL	AS SHOWN

MISC.

- LARGE ROCKS/BOULDERS MOJAVE GOLD 2' x 4' MIN. (NO IBC MAX)
- GRAVEL DIVER BED
- GRAVEL MULCH MOJAVE GOLD 3/4" MIN. NO FINE'S



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Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028

514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007 PROPOSED LANDSCAPE PLAN SHEET A4.0

JOB NO.: 07-428
OWNER/DEVELOPER: Wayward Properties

ZON-18923 VAR-19609
SUP-18924 SDR-18925
REVISED 07/26/07 PC

JUL 12 2007



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

GMRA

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(702) 894-5027
Fax (702) 894-5028

514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

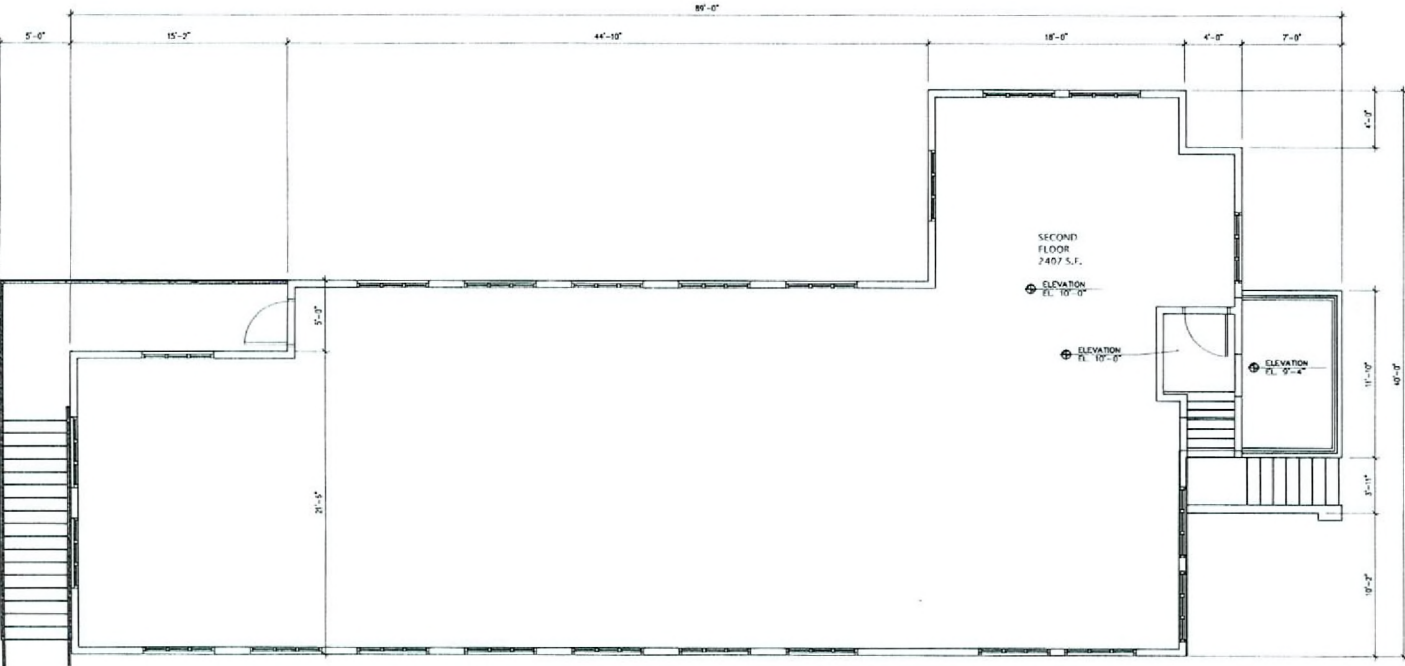
PROPOSED ELEVATIONS
SHEET A3.0

JOB NO.: 07-428

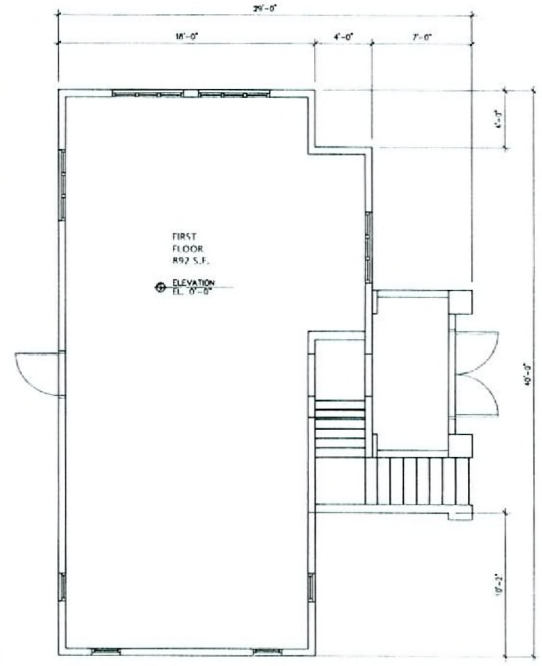
OWNER/DEVELOPER: Wayward Properties

ZON-18923 VAR-19609
SUP-18924 SDR-18925
REVISED 07/26/07 PC

JUL 12 2007



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



07-428		(CITY OF LAS VEGAS)			
PROPERTY ADDRESS:	514 SOUTH 7TH STREET LAS VEGAS, NV 89101				
JURISDICTIONAL AGENCY:	LAS VEGAS (TRIF 19)				
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)				
DESIRED ZONING:	P-8 (PROFESSIONAL OFFICE AND PARKING)				
OCCUPANCY GROUP:	AREA	OCC. LOAD	NUMBER OF OCC.	NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
FIRST FLOOR:	892 S.F.	100 (BUSINESS)	10	2	2
SECOND FLOOR:	2407 S.F.	100 (BUSINESS)	25	1	2

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Architecture • Interiors
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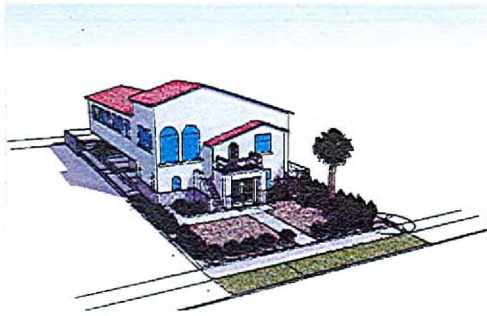
6325 South Jones Blvd.,
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Las Vegas, Nevada

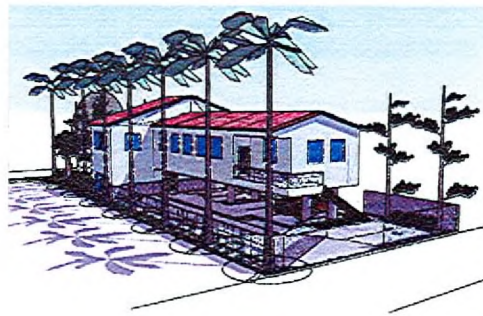
DATE: 11 July, 2007
PROPOSED FLOOR PLANS
SHEET A2.0
JOB NO.: 07-428
OWNER/DEVELOPER: Wayward Properties

ZON-18923 VAR-19609
SUP-18924 SDR-18925
REVISED 07/26/07 PC

REGISTERED
JUL 12 2007



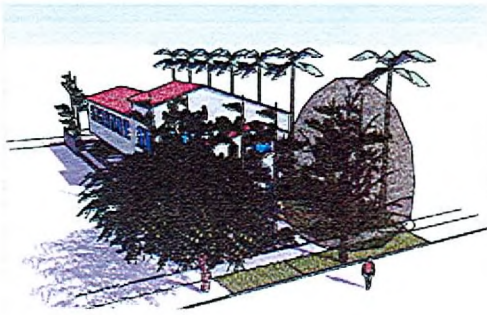
2 SOUTHEAST VIEW W/O TREES
SCALE: N.T.S.



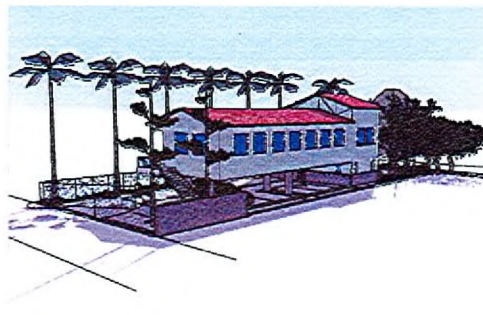
4 NORTHWEST VIEW W/ TREES
SCALE: N.T.S.



6 NORTHEAST VIEW W/O TREES
SCALE: N.T.S.



1 SOUTHEAST VIEW W/ TREES
SCALE: N.T.S.



3 SOUTHWEST VIEW W/ TREES
SCALE: N.T.S.



5 NORTHEAST VIEW W/ TREES
SCALE: N.T.S.

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514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

RENDERING PLAN
SHEET A5.0

JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

ZON-18923 /AR-19609
SUP-18924 SDR-18925
REVISED 07/26/07 PC

JUL 12 2007