



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-22867** APN: 162-08-410-001

Name of Property Owner: World Wellness Group, LLC

Name of Applicant: RYAN GRAUBERGER

Name of Representative: MELVIN GREEN

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]*

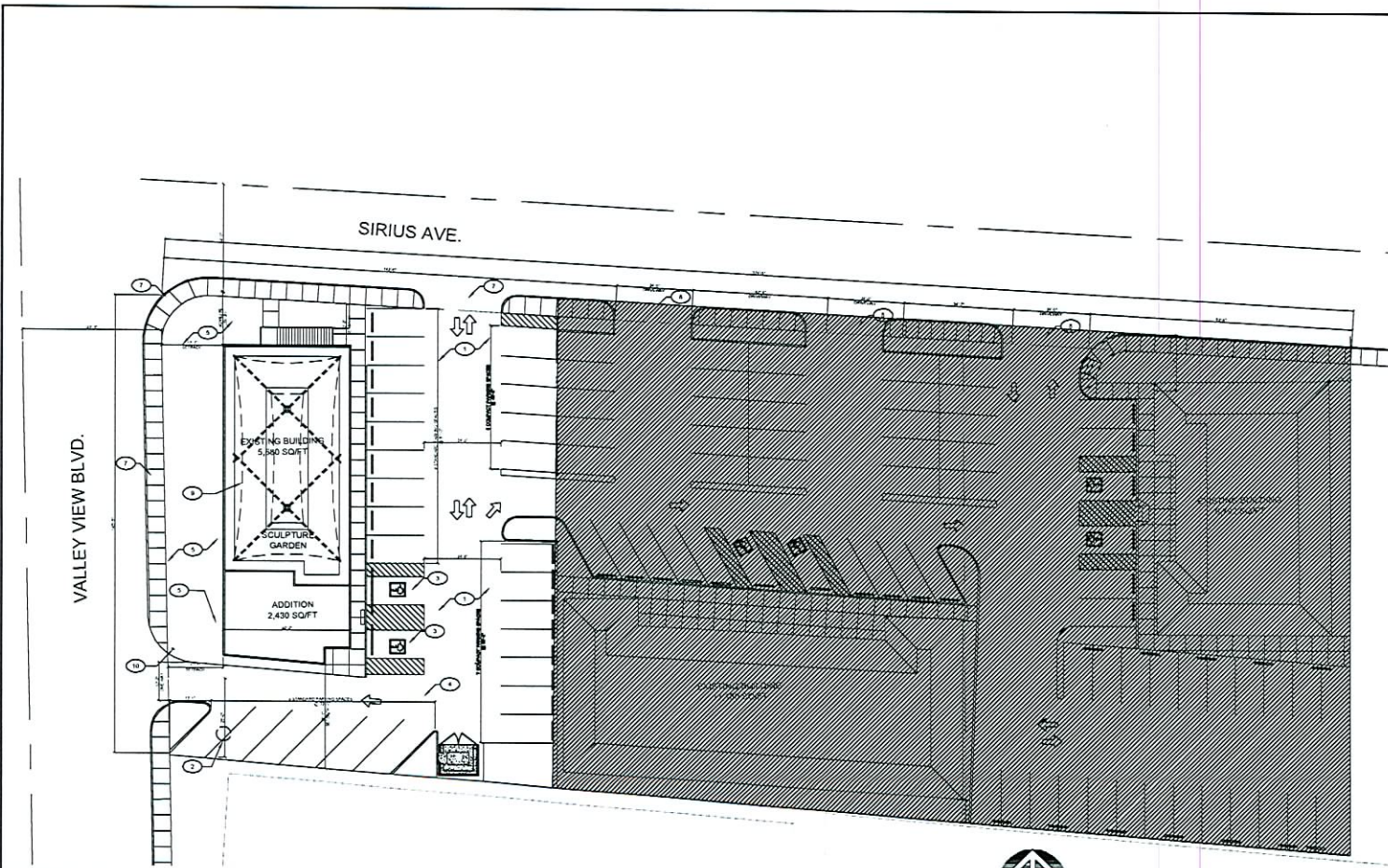
Print Name: Ryan Grauberger

Subscribed and sworn before me

This 16 day of February, 2007

*[Handwritten Signature]*  
Notary Public in and for said County and State  
County of Clark  
State of Nevada





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

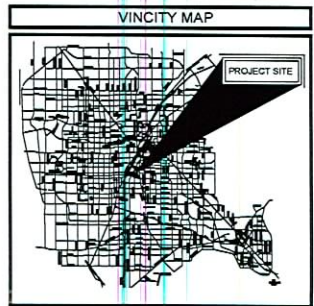
KEYNOTE	
(1)	ASPHALT PAVING - SEE CIVIL DWGS
(2)	COURTYARD/SCULPTURE GARDEN
(3)	HANDICAP PARKING
(4)	HANDICAP ACCESSIBLE @ CURB
(5)	LANDSCAPE-SEE LANDSCAPE PLAN
(6)	STANDARD PARKING SPACE 17'X17'
(7)	CONCRETE SIDEWALK
(8)	EXISTING DRIVEWAY
(9)	SHADING DEVICE
(10)	ONE WAY TRAFFIC SIGN

PROPERTY INFORMATION		
LOT SIZE:	1.30 ACRES (36,498 SQ. FT.)	
PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT:		
BUILDING 1	SQ. FT.	PERCENTAGE
	3,930	7%
TOTAL SQ. FT.:	3,930 SQ. FT.	
TOTAL FOOTPRINT PERCENTAGE:	3,930 (BLDG. SQ. FT.) / 58,428 (SITE SQ. FT.) = 7%	

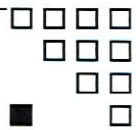
PARKING INFORMATION	
BASED ON CITY OF LAS VEGAS ZONING CODE TITLE 16, THE PARKING IS BASED ON ONE PARKING SPACE FOR EACH 200 S.F. OF G.F.A. UP TO 2,000 S.F. FOR EACH BUILDING.	
REQUIRED PARKING:	HANDICAP REQUIRED PARKING:
BUILDING ONE 8,110 (SQ. FT.) (MEDICAL CLINIC) ONE PARKING SPACE FOR EACH ADDITIONAL 200 @ LEVEL 1 & 175 SQ. FT. FOR LEVEL 2&3	STANDARD HANDICAPPED SPACE = 1 SPACES
LEVEL ONE 5,000 (SQ. FT.) - 2500 SQ. FT. = 1,250	VAN ACCESSIBLE SPACES = 1 SPACES
1,850/200 = 7 SPACES	TOTAL REQUIRED = 2 SPACES
LEVEL TWO & THREE 4,800/175 = 27 SPACES	TOTAL HANDICAP PROVIDED = 2 SPACES
FIRST 2,000 SQ. FT. = 10	
TOTAL = 27	
TOTAL PARKING	TOTAL PARKING PROVIDED = 23 SPACES
TOTAL PARKING REQUIRED = 42 SPACES	



LEGEND	
	PAINTED TRAFFIC ARROW, COLOR TO BE TRAFFIC WHITE
	PROPERTY LINE.
	PAINTED STRIPS 3" WIDE @ 38" O.C. COLOR TO BE TRAFFIC WHITE.
	NAP



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NO.	DESCRIPTION	BY



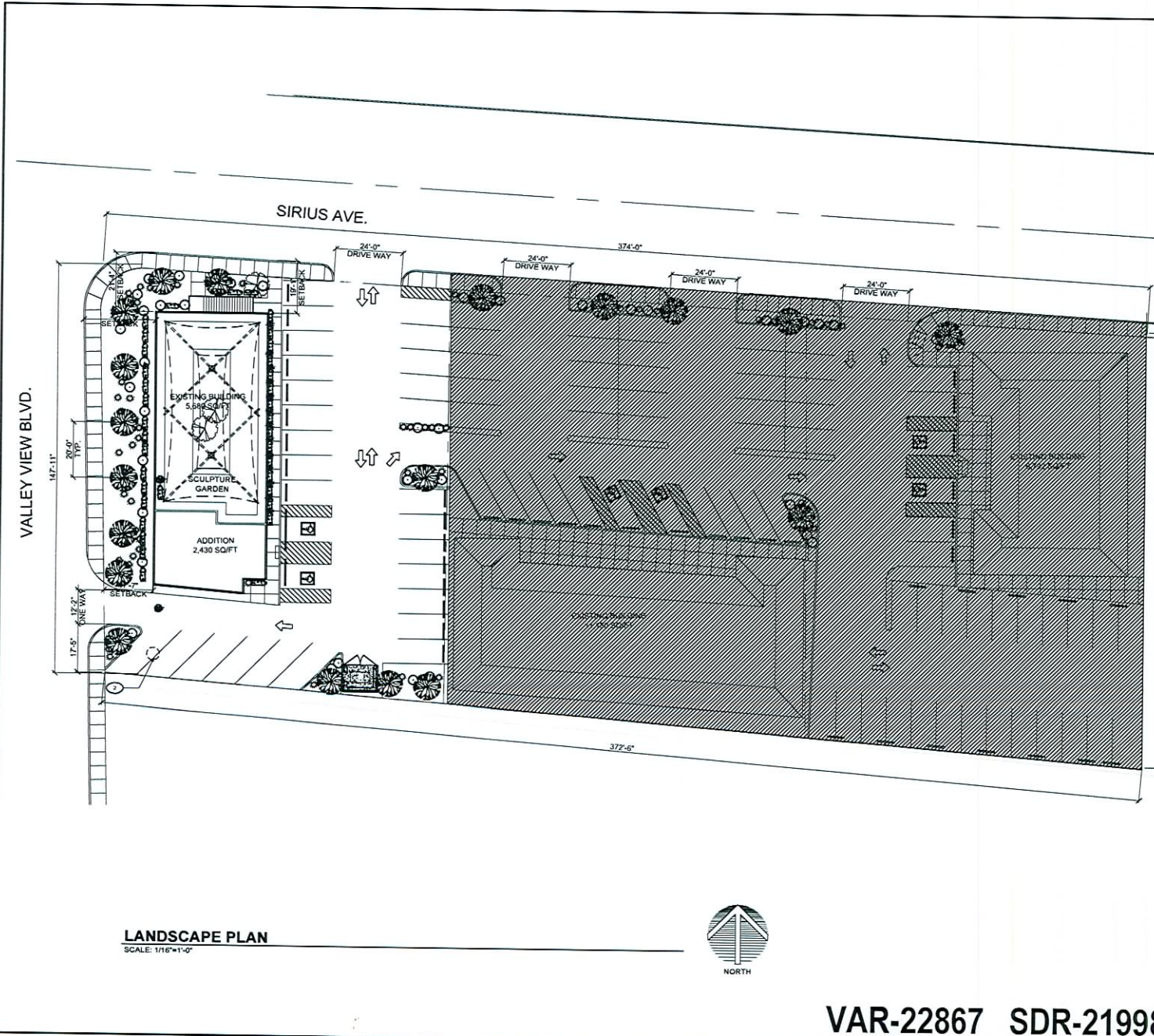
**MG&A** Melvin Green Architect, Ltd.  
3100 S. VALLEY VIEW BLVD., LAS VEGAS, NEVADA 89102  
TEL: 702.735.8888 FAX: 702.735.8889  
WWW.MGA-ARCHITECTS.COM

PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD., LAS VEGAS, NEVADA 89102

DATE: 06-28-07  
SCALE: AS INDICATED  
DRAWN: UNRECORDED  
CHK: JH

PROJECT TITLE: **SITE PLAN**  
SHEET: **AS1.01**  
OF: 04/07

VAR-22867 SDR-21998  
REVISED 11/08/07 PC



**LANDSCAPE PLAN**  
SCALE: 1/16"=1'-0"



PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZES
	CHLOPIASIS LINEARIS 'AZT' DESERT ANEMIST DESERT WILLOW	3	24" BOX
	MESQUITE TREE	7	24" BOX
SHRUB SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZES
	RED HESPERALOE	33	5 GALLONS
	GREEN DESERT SPOON	58	5 GALLONS

KEYNOTES	
	EXISTING BUILDING
	BILLBOARD TO BE REMOVED

- GENERAL NOTES**
- LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY REQUIRED TREE.
  - GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND SAND, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.
  - THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  - THIS SHOP DRAWING DESIGN WILL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
  - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
  - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.
  - ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE BACK WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
  - ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.
  - ALL UTILITY BODIES AND ABOVE GROUND UTILITY INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY-EVEN CUBIC FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLLAR) SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHT-OF-WAY OR SIDEWALK, WHICHEVER IS NEARER TO THE STRUCTURES. THE LANDSCAPING MUST INCLUDE TALL GRASSES AND SHRUBBERY WHICH A MATURITY WILL PROVIDE ADEQUATE SCREENING OF THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BODIES SHALL BE CONFORM AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCREENING.

PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102

DATE: 08-28-07  
SCALE: AS INDICATED  
DRAWN: MCF/RYW  
JOB NO:

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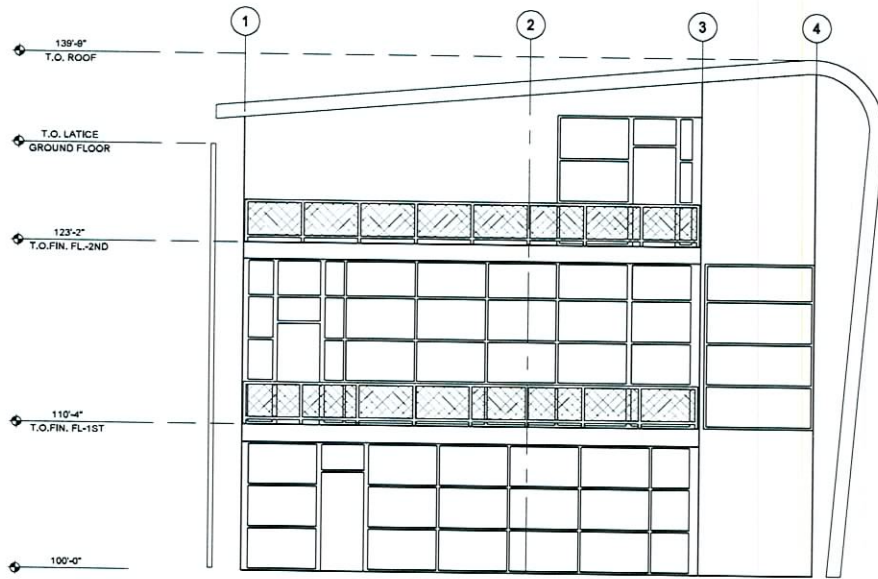
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DATE: 08-28-07  
SCALE: AS INDICATED  
DRAWN: MCF/RYW  
JOB NO:

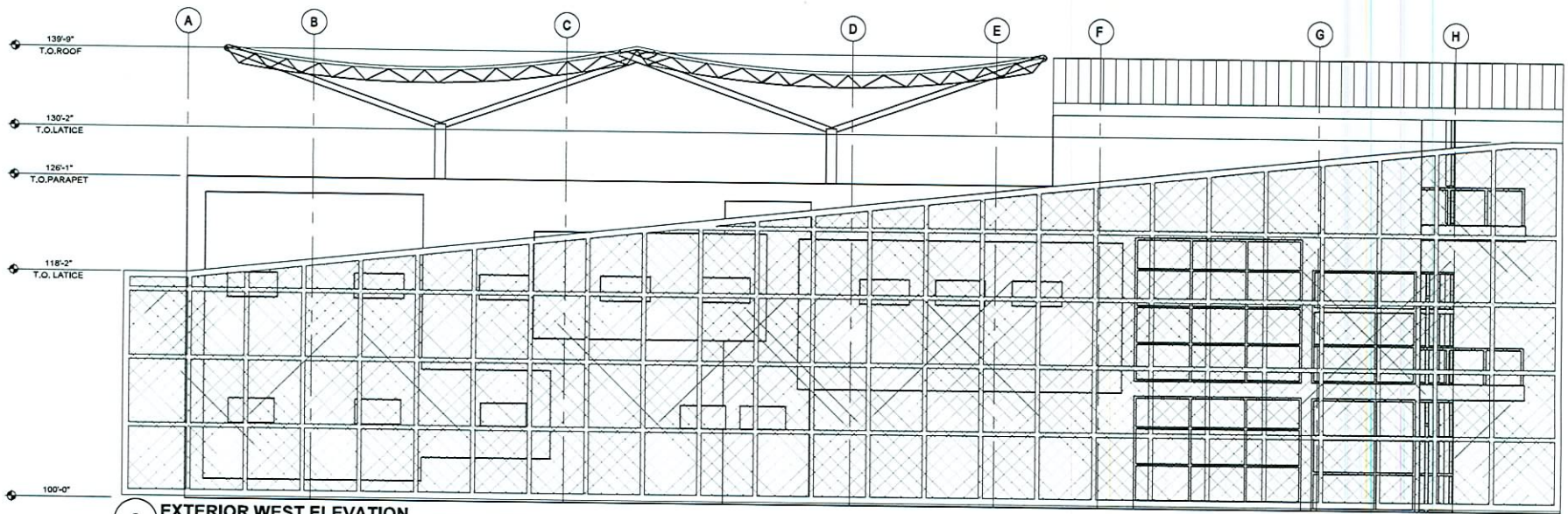
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OF SHEETS

VAR-22867 SDR-21998  
REVISED 11/08/07 PC



**1 EXTERIOR SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EXTERIOR WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102  
SHEET TITLE  
**EXTERIOR ELEVATIONS**

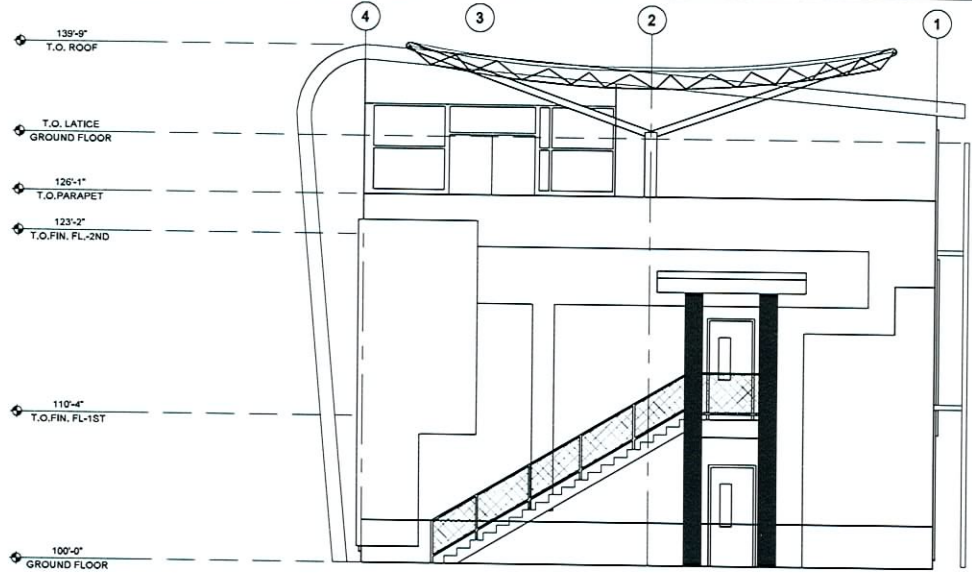
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JOB NO:

SHEET

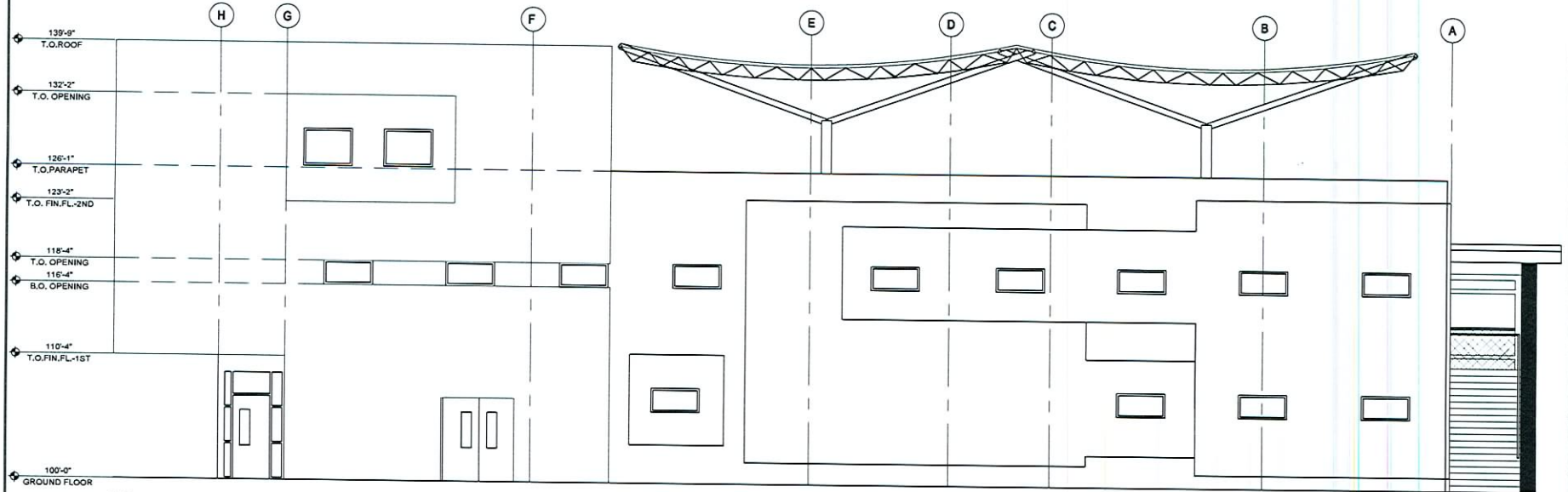
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OF SHEETS

**VAR-22867 SDR-21998**  
**REVISED 11/08/07 PC**

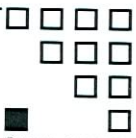
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**3 EXTERIOR NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 EXTERIOR EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102  
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

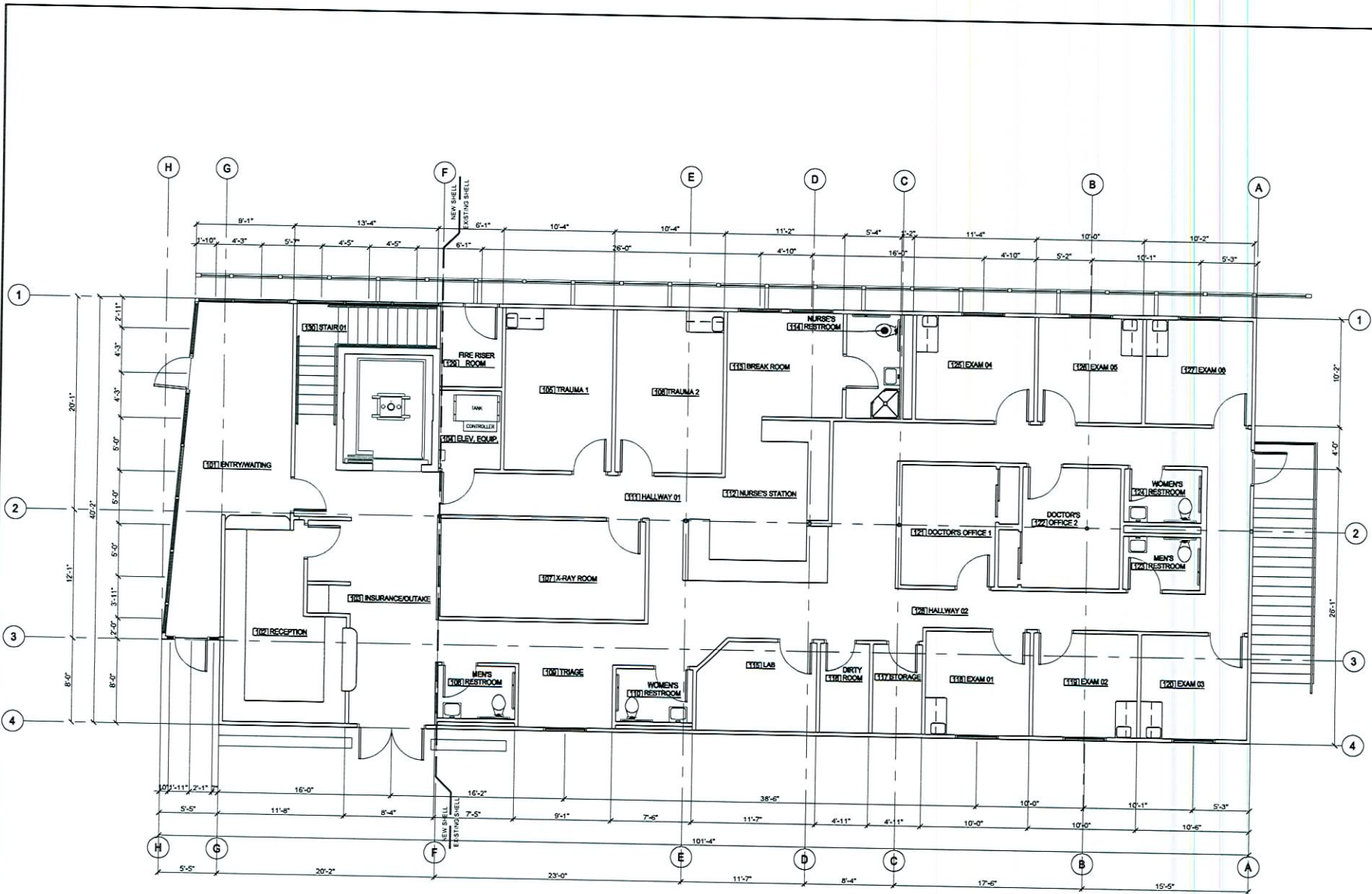
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JOB NO:

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OF SHEETS

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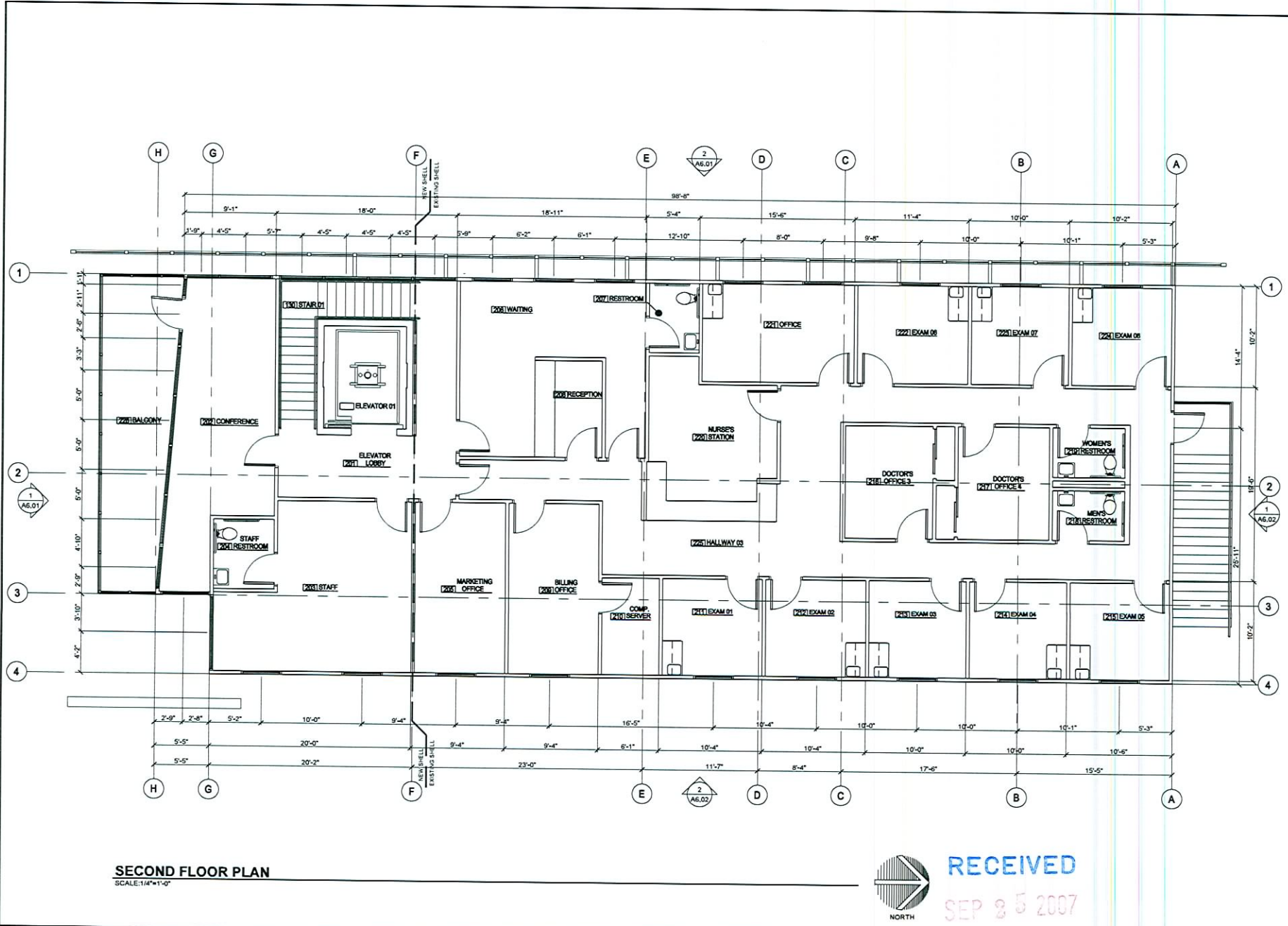
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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<p><b>MGA</b> Melvin Green Architects, Ltd. 3800 W. North Las Vegas Blvd., Suite 201 - Las Vegas, NV 89102 - (702) 251-2822</p>	
<p>PROJECT: WORLD WELLNESS 3100 S. VALLEY VIEW BLVD. LAS VEGAS, NEVADA 89102</p>	
<p>SHEET: <b>FIRST FLOOR PLAN</b></p>	
<p>DATE: 08-28-07 SCALE: AS INDICATED DRAWING: MGR/SJW/TD JOB NO.:</p>	<p>SHEET: <b>A1.01</b> OF SHEETS</p>

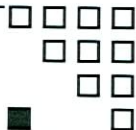
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**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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**MELVIN D. GREEN**  
REGISTERED ARCHITECT  
STATE OF NEVADA  
No. 2249  
JUNE 25, 2007

**MGA** Melvin Green Architect, Ltd.  
3000 W. Sahara Avenue, Suite 211, Las Vegas, NV 89102  
702.735.1234  
www.melvingreen.com

PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102

DATE: 06-28-07  
SCALE: AS INDICATED  
DRAWN: MORGANLWTD  
JOB NO:

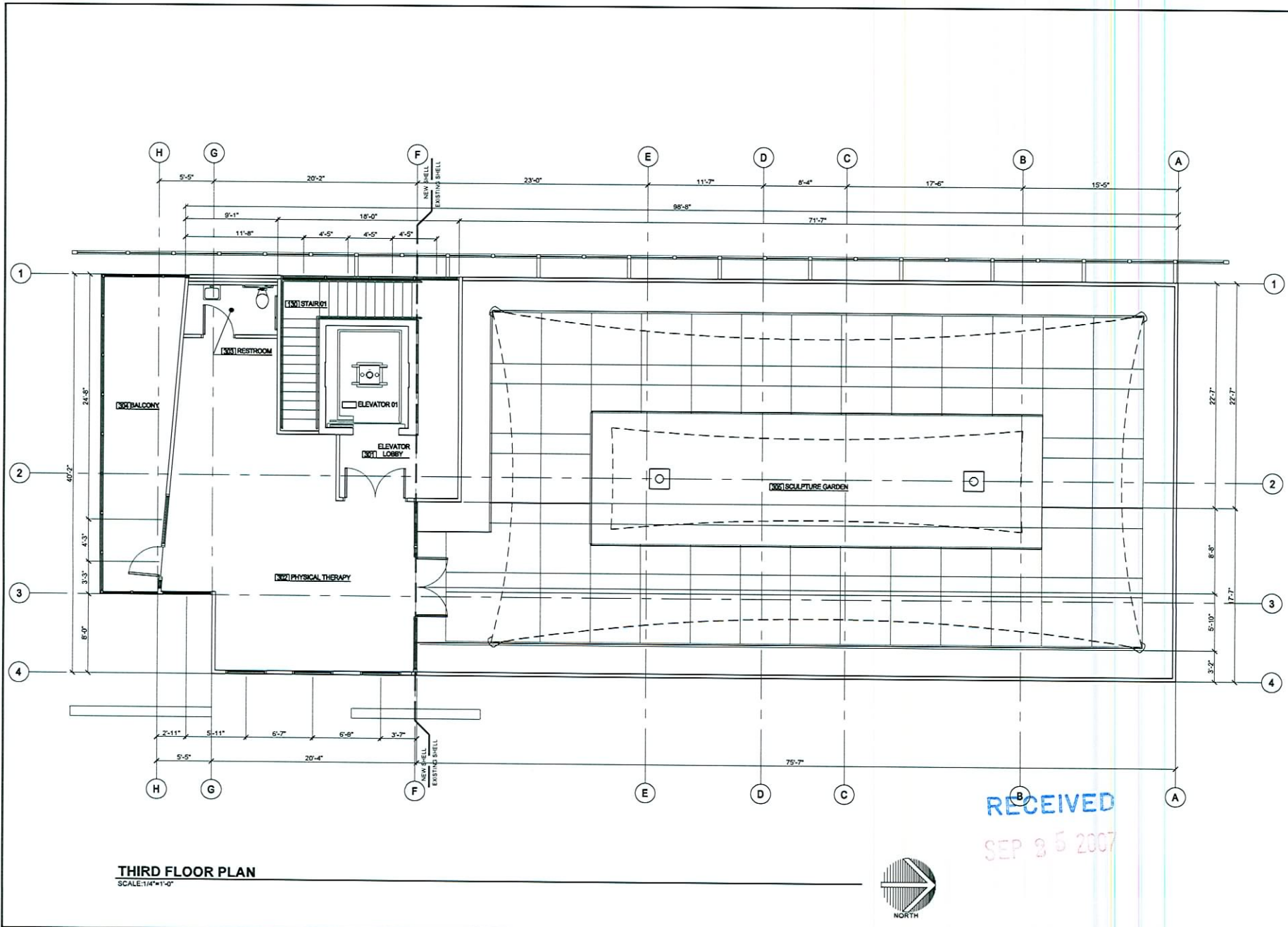
**SECOND FLOOR PLAN**

DATE: 06-28-07  
SCALE: AS INDICATED  
DRAWN: MORGANLWTD  
JOB NO:

**A1.02**

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**VAR-22867 SDR-21998**  
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**THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"

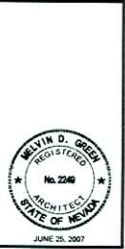


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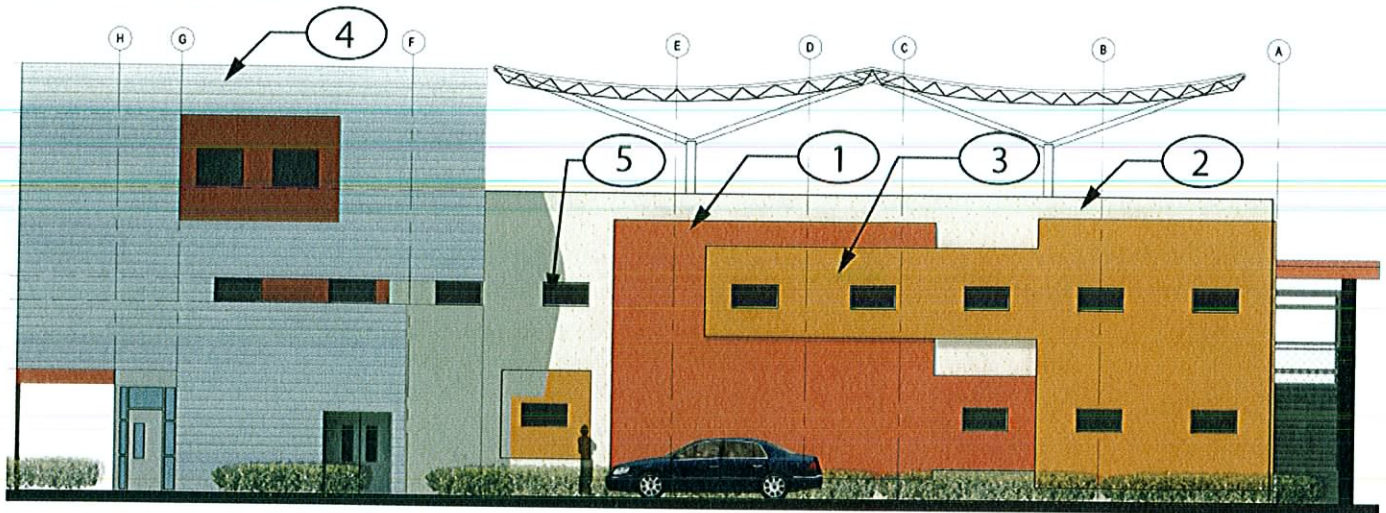
**MGA** Melvin Green Architect, Ltd.  
ARCHITECTS - CONSULTANTS - INTERIORS  
2025 W. BUREAU BLVD. SUITE 200 - LAS VEGAS, NV 89102 - (702) 252-2222  
We warrant that the drawings and specifications prepared by us are in accordance with the provisions of the contract and the laws and regulations of the State of Nevada. We do not warrant that the drawings and specifications are complete or that they will conform to the requirements of any applicable laws or regulations. The contractor shall make all necessary field checks and verifications. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102

DATE: 08-20-07  
SCALE: AS INDICATED  
DRAWN: MGP/RLV/STO  
JOB NO:  
SHEET  
**A1.03**  
OF SHEETS

**VAR-22867 SDR-21998**  
**REVISED 11/08/07 PC**

World Wellness  
 Zoning Submittal  
 Color and Materials Sheet



Keynote	Material	Finish	Color	Manufacturer	Sample
1	PAINT	CL1456A	IRON MOUNTAIN	FRAZZE PAINT	
2	PAINT	CLC1255W	SYNTAX	FRAZZE PAINT	
3	PAINT	CL1625A	WILEY	FRAZZE PAINT	
4	GKD Metal Fabrics	Metal	SLATE GRAY	GKD	
5	Okasolar Glass	Clear	Clear	Okasolar	

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