



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-18923** 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: \_\_\_\_\_

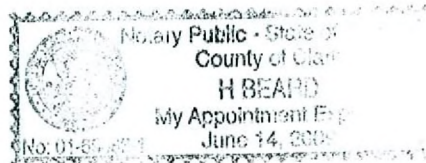
Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

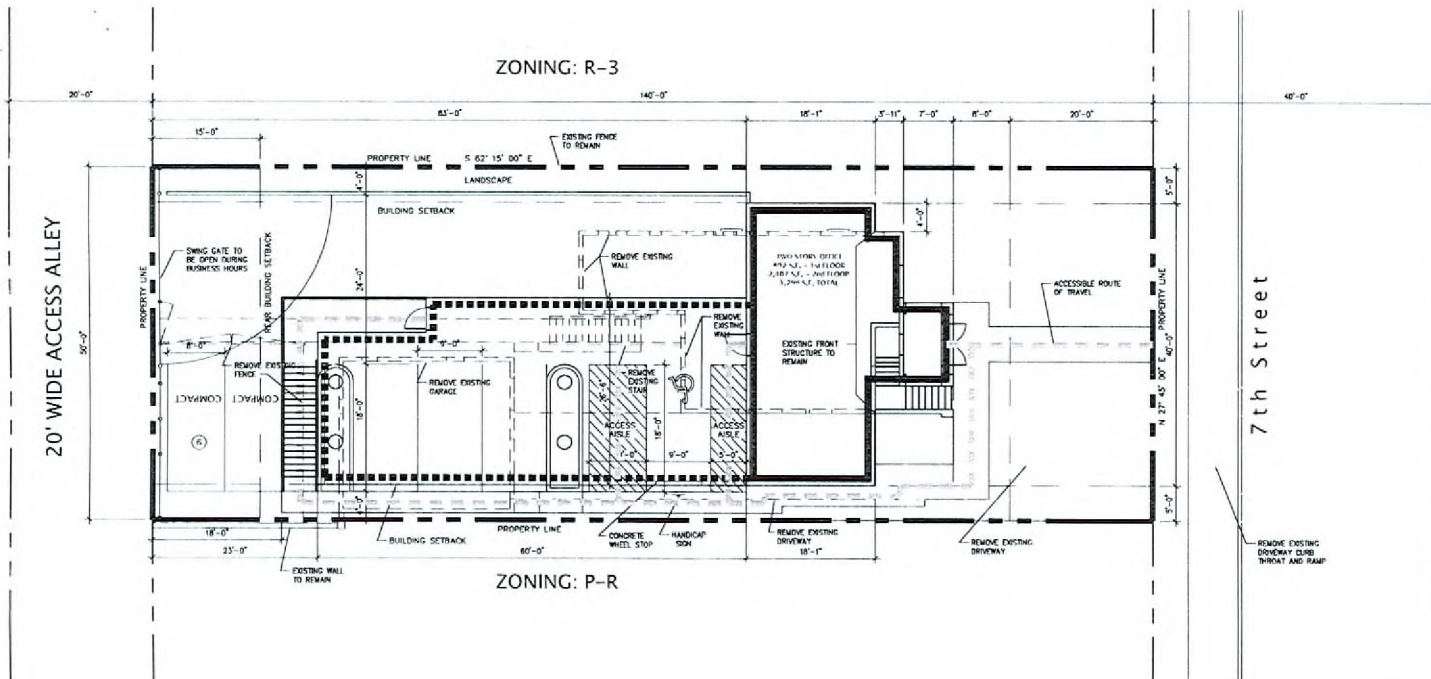
This 26th day of December, 2006

  
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 19)	
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)	
DESIRED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)	
<b>BLOCK SETBACKS</b>		
	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 36, 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"
<b>AREA SUMMARY</b>		
NEW CONSTRUCTION:		BLDG. S.F.
1st Floor = 892 S.F.		3,298 S.F.
2nd Floor = 2,407 S.F.		
		TOTAL 3,298 S.F.
<b>ON SITE PARKING</b>		
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 (NOI): 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-30
C-2	H
C-3	M
C-3B	N-1
C-4	N-2
C-4B	Other
C-5	D
C-6	DLV WOOD
C-7	PLANNED RESID
C-8	P-R
C-9	Local Streets
C-10	PD
C-11	Parcels
C-12	RD
C-13	Condos
C-14	R-1
C-15	R-2
C-16	R-3
C-17	R-4
C-18	R-5
C-19	R-6
C-20	R-7
C-21	R-8
C-22	R-9
C-23	R-10
C-24	R-11
C-25	R-12
C-26	R-13
C-27	R-14
C-28	R-15
C-29	R-16
C-30	R-17
C-31	R-18
C-32	R-19
C-33	R-20
C-34	R-21
C-35	R-22
C-36	R-23
C-37	R-24
C-38	R-25
C-39	R-26
C-40	R-27
C-41	R-28
C-42	R-29
C-43	R-30
C-44	R-31
C-45	R-32
C-46	R-33
C-47	R-34
C-48	R-35
C-49	R-36
C-50	R-37
C-51	R-38
C-52	R-39
C-53	R-40
C-54	R-41
C-55	R-42
C-56	R-43
C-57	R-44
C-58	R-45
C-59	R-46
C-60	R-47
C-61	R-48
C-62	R-49
C-63	R-50
C-64	R-51
C-65	R-52
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C-67	R-54
C-68	R-55
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C-72	R-59
C-73	R-60
C-74	R-61
C-75	R-62
C-76	R-63
C-77	R-64
C-78	R-65
C-79	R-66
C-80	R-67
C-81	R-68
C-82	R-69
C-83	R-70
C-84	R-71
C-85	R-72
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C-87	R-74
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C-94	R-81
C-95	R-82
C-96	R-83
C-97	R-84
C-98	R-85
C-99	R-86
C-100	R-87
C-101	R-88
C-102	R-89
C-103	R-90
C-104	R-91
C-105	R-92
C-106	R-93
C-107	R-94
C-108	R-95
C-109	R-96
C-110	R-97
C-111	R-98
C-112	R-99
C-113	R-100



SITE

VICINITY MAP

SCALE: N.T.S.



**GMRA**  
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Fax 702.894.5028

514 South 7th Street  
Las Vegas, Nevada

DATE: 11 July, 2007

SITE PLAN  
SHEET A1.0

JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

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

**RECORDED**  
JUL 12 2007



MONDEI PINE PRUNUS ELIADARICA



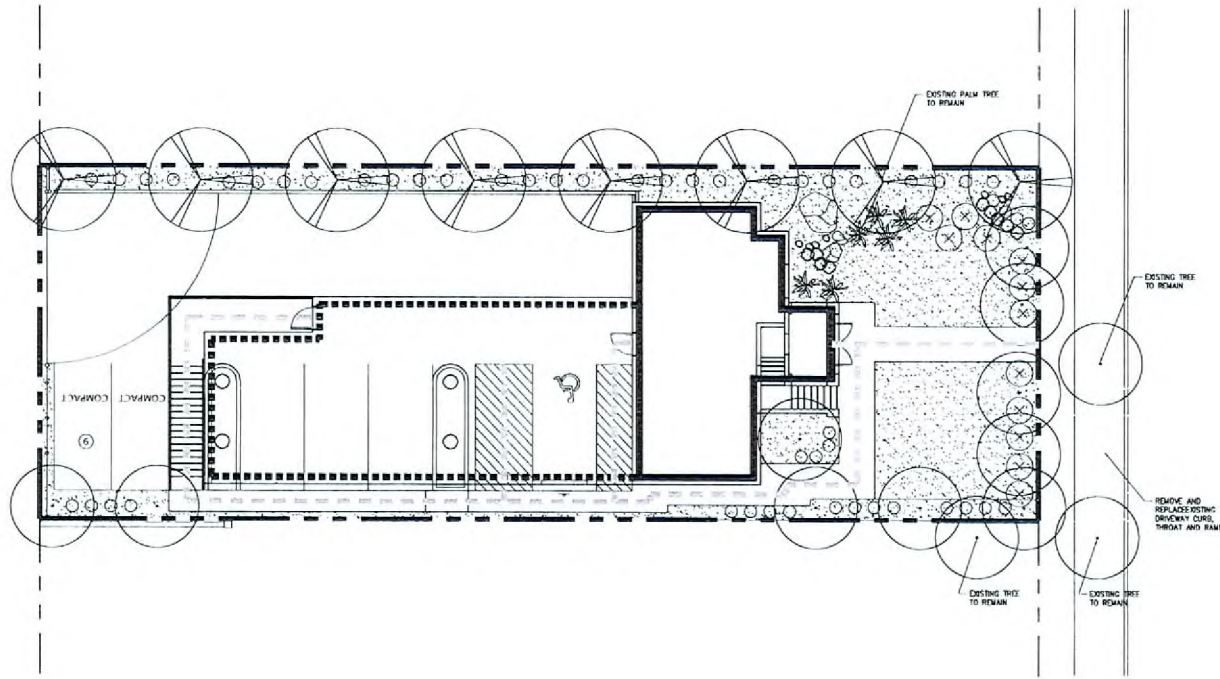
MEXICAN FAN PALM WASHINGTONIA ROBURATA



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 LEUCONPELLUM 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 ELIADARICA	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	LEUCONPELLUM 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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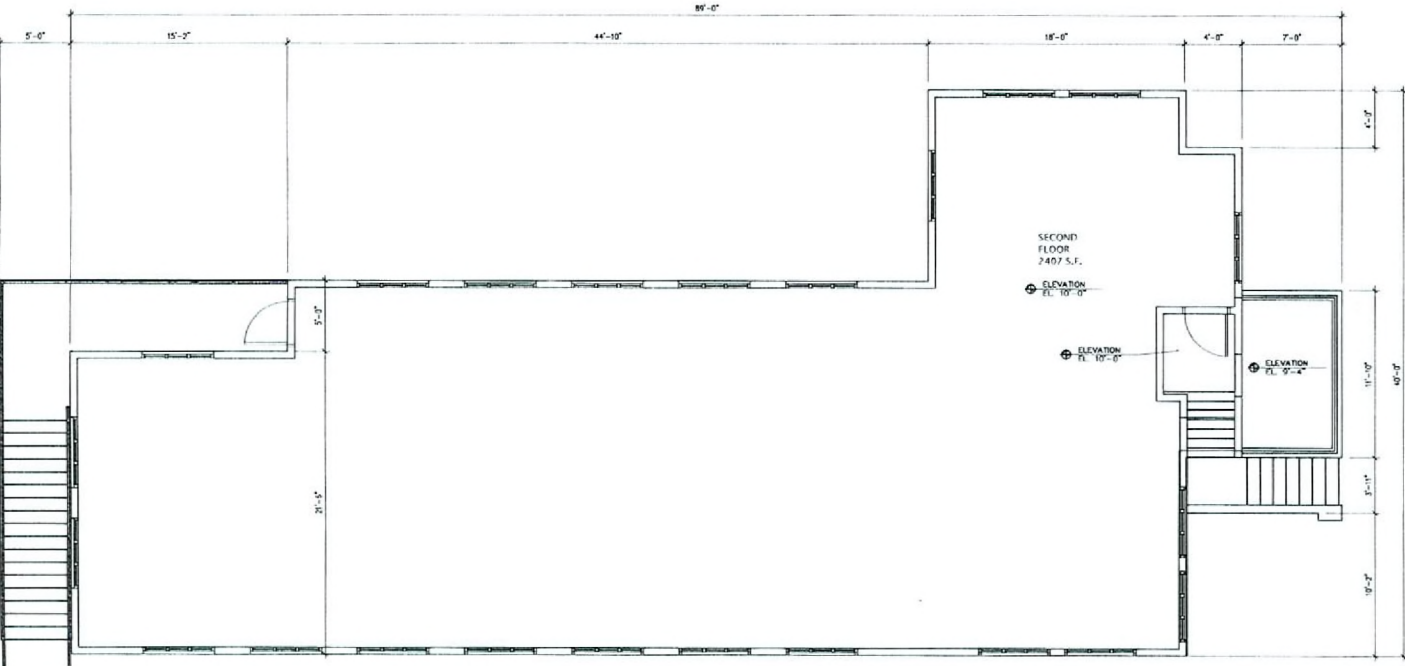
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Las Vegas, Nevada

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

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

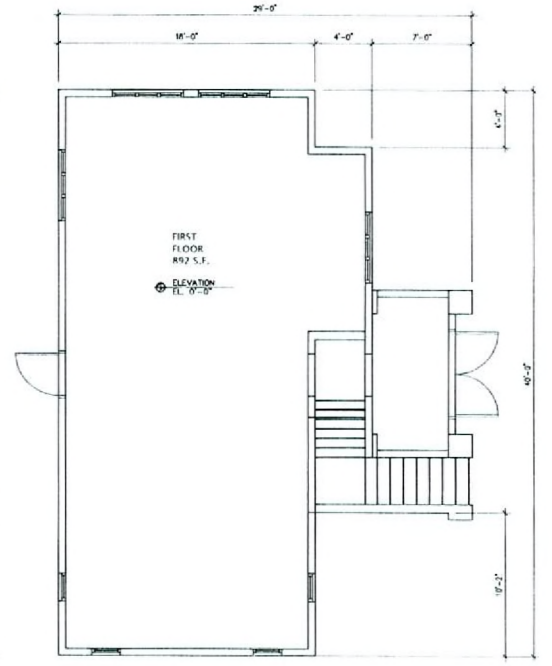
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SUP-18924 SDR-18925  
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JUL 12 2007



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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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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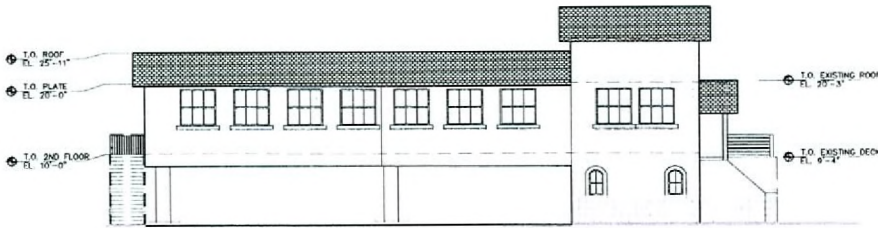
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Las Vegas, Nevada

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**  
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**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"

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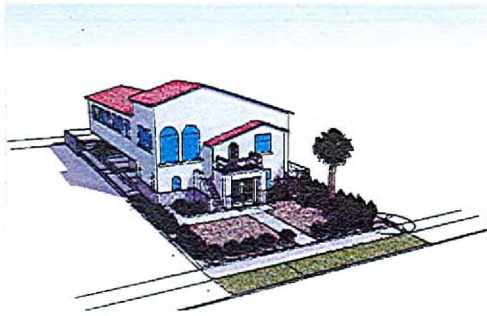
PROPOSED ELEVATIONS  
SHEET A3.0

JOB NO.: 07-428

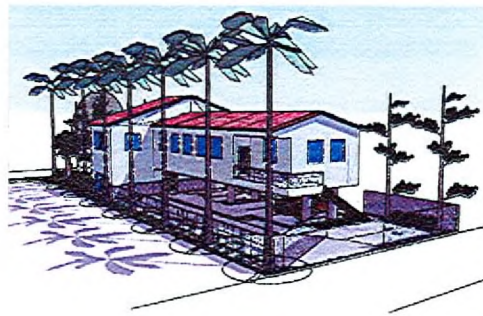
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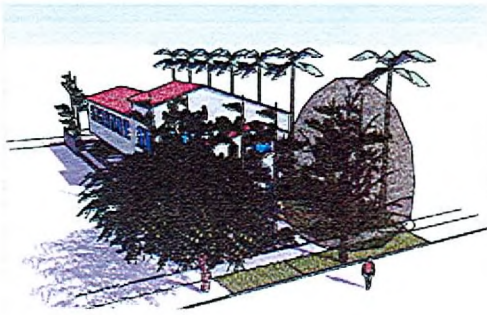
② SOUTHEAST VIEW W/O TREES  
SCALE: N.T.S.



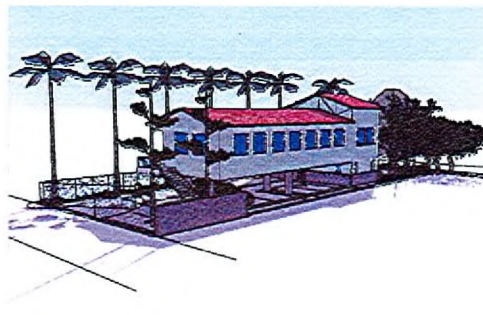
④ NORTHWEST VIEW W/ TREES  
SCALE: N.T.S.



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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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