



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19609** 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): _____

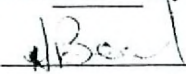
APN: _____

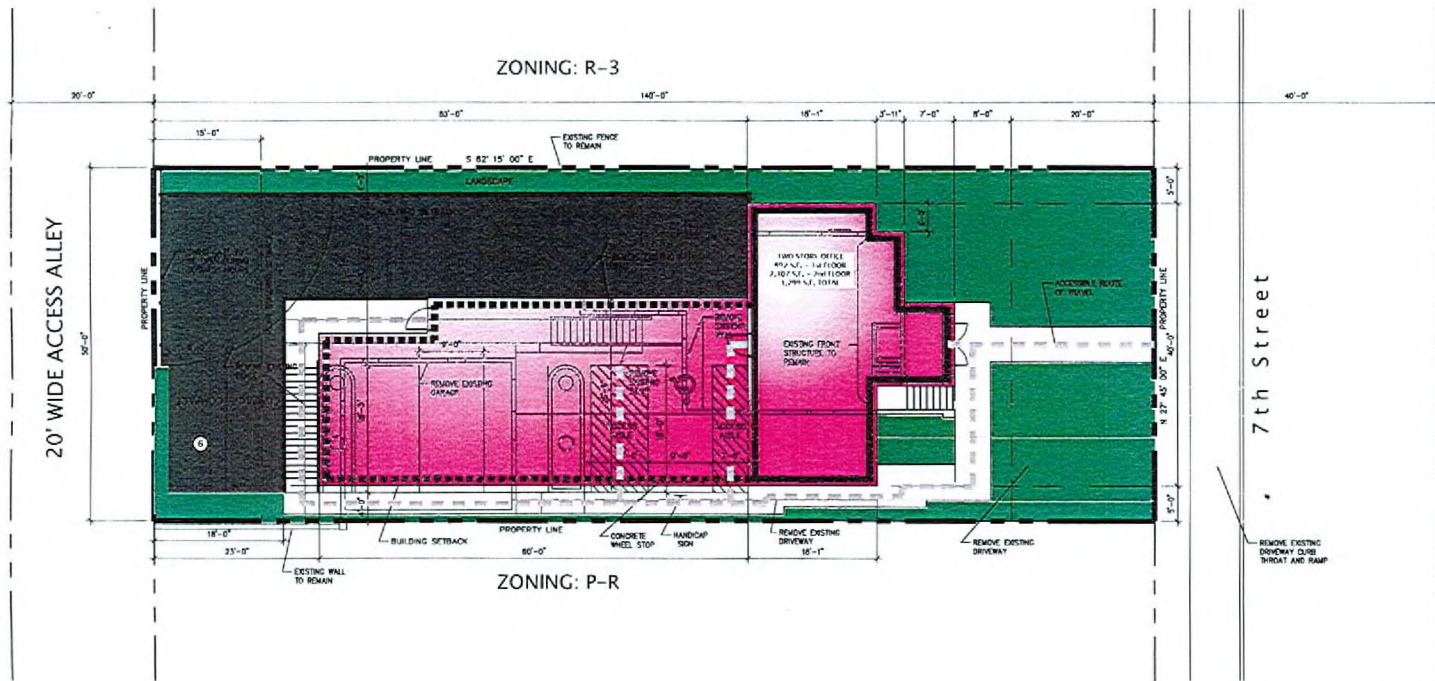
Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

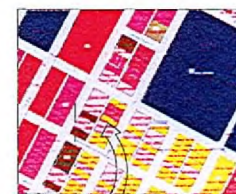
This 2nd day of February, 2007


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-8 (PROFESSIONAL OFFICE AND PARKING)	
BUILD. SETBACKS	MIN. DIST. REQD.	PROVIDED
FRONT	25'-0"	30'-0"
REAR	15'-0"	18'-0"
STREET CORNER	15'-0"	18'-0"
SIDE	5'-0"	5'-0"
ASSESSOR'S PARCEL NO.:	130-34-710-024	
LEGAL DESCRIPTION:	WARDEN ADD LOT 25 AND 26, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA	
GROSS SITE AREA:	6,969.6 SF (0.16 ACRES)	
NET SITE AREA:	6,969.6 SF (0.16 ACRES)	
LOT COVERAGE:	ALLOWABLE	PROVIDED
	SIDE 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:		
1/300 S.F.	3,299 S.F. / 300 S.F. = 11	
HANDICAP PARKING:		
PARKING REQUIRED:	11	
PARKING PROVIDED:	8	
ARE PARKING REDUCTION REQUIRED		
PARKING/S.F. RATIO:		
PARKING/S.F. RATIO:	1.83 SPACES/1,000 S.F.	
REGULAR SPACE:	9'-0" x 18'-0"	
COMPACT SPACE (300)	8'-0" x 18'-0"	
ACCESSIBLE SPACE (VAN)	22'-0" x 18'-0" (8'-0" WIDE) x 18'-0"	

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



SITE

ZONING MAP

SCALE: N.T.S.



SITE

VICINITY MAP

SCALE: N.T.S.



GMRA
George M. Rogers, Architect
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6125 South Jones Blvd., Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

PROPOSED SITE PLAN
SHEET A1.0

JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

ZON-18923 VAR-19609
SUP-18924 SDR-18925
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MONREI PINE

PRINUS ELABRICA



MEXICAN FAN PALM

WASHINGTONIA ROBUSTA



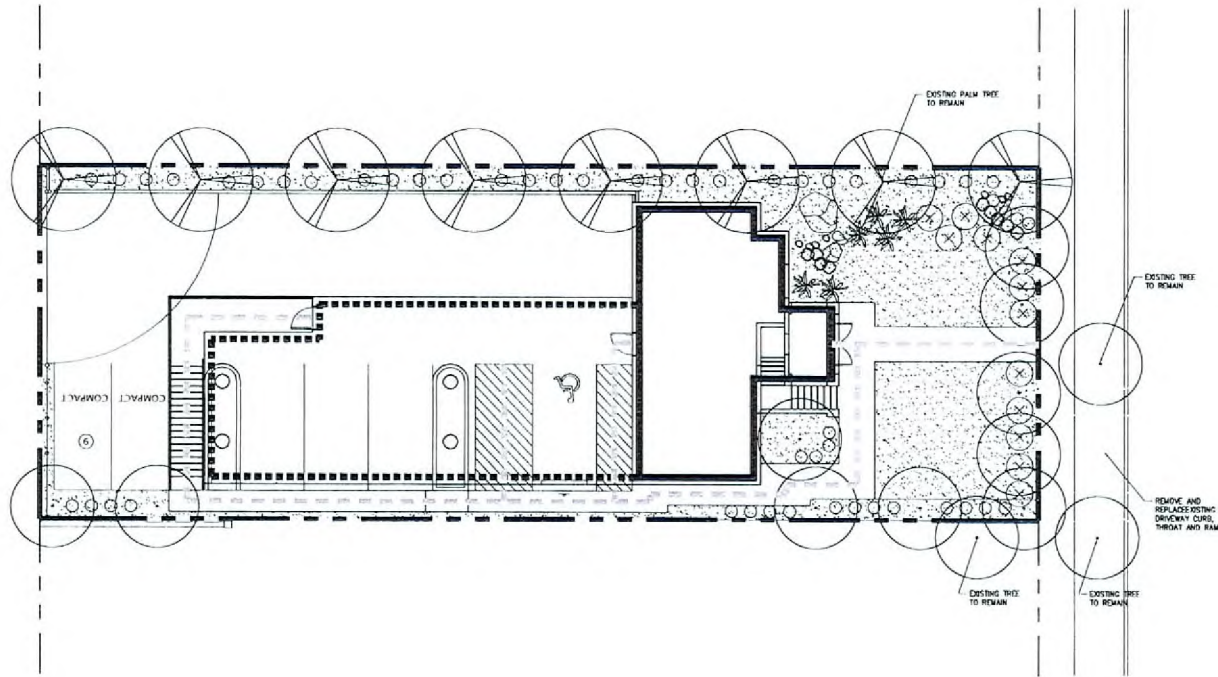
GRAVEL MULCH

MOJAVE GOLD 3/4" MIN. NO FINES



LARGE ROCKS/BOULDERS

MOJAVE GOLD 2' x 4' MIN. (NO DIRT MATT)



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



PLANT MATERIALS SCHEDULE

TREES/PALMS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
MONREI PINE	PRINUS ELABRICA	24" BOX	AS SHOWN
MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	15' BSH	AS SHOWN

SUGGESTIVE SHRUBS/GROUNDCOVERS

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

MISC.

	LARGE ROCKS/BOULDERS	MOJAVE GOLD 2' x 4' MIN. (NO DIRT MATT)
	GRAVEL DRIVER BED	
	GRAVEL MULCH	MOJAVE GOLD 3/4" MIN. NO FINES



FEATHERY CASSIA

SONIA ARTEMISIOIDES



GREEN CLOUD TEXAS RANGER

LEUCOPHYLLUM F. 'GREEN CLOUD'



RED YUCCA

HESTERALOE PARVIFOLIA



MEXICAN BIRD OF PARADISE

CAESALPINIA PULCHERRIMA



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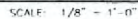
514 South 7th Street
Las Vegas, Nevada

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

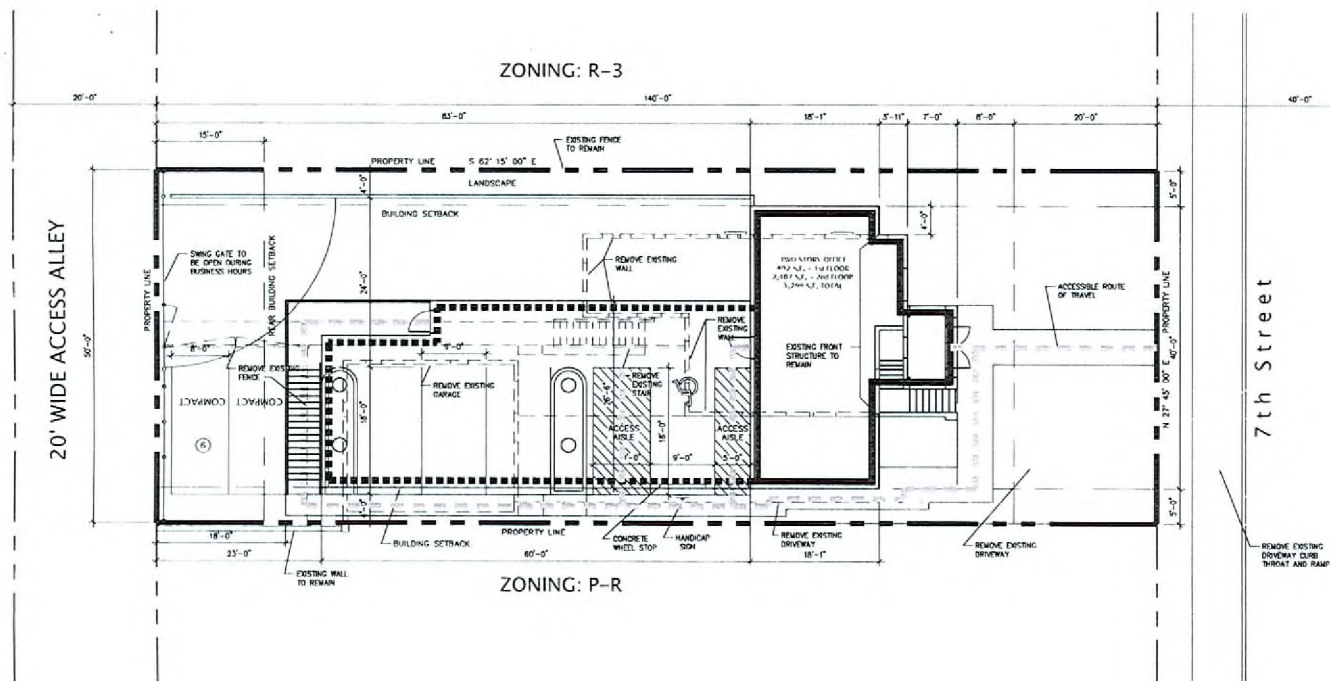


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JUL 12 2007



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: R-8 (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"
APPLICANT'S PARCEL NO: 130-34-710-024		
LEGAL DESCRIPTION: WHOLE ADD LOT 23 AND 24, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA		
GROSS SITE AREA: 6,599.8 SF (0.15 ACRES)		
NET SITE AREA: 6,599.8 SF (0.15 ACRES)		
LOT COVERAGE:	ALLOWABLE	PROVIDED
	50% MAX	34.5%
BUILDING HEIGHT:	35'-0"	25'-0"
AREA SUMMARY		
NEW CONSTRUCTION:		BLDG. S.F.
1st Floor = 800 S.F.		3,799 S.F.
2nd Floor = 2,400 S.F.		
		TOTAL: 3,799 S.F.
ON SITE PARKING		
REQUIRED PARKING:		
1/ 300 S.F.	3,799 S.F. / 300 S.F. =	11
HANDICAP PARKING:		
PARKING REQUIRED:		11
PARKING PROVIDED:		6
ADD PARKING REDUCTION REQUIRED:		
PARKING S.F. RATIO:		1.63 SPACES/ 1,000 S.F.
REGULAR SPACE:	9'-0" x 18'-0"	
COMPACT SPACE (NOV):	8'-0" x 18'-0"	
ACCESSIBLE SPACE (VAN):	22'-0" x 18'-0" (8'-0" x 14'-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	R-1
C-3	R-2
C-4	R-3
C-5	R-4
C-6	R-5
C-7	R-6
C-8	R-7
C-9	R-8
C-10	R-9
C-11	R-10
C-12	R-11
C-13	R-12
C-14	R-13
C-15	R-14
C-16	R-15
C-17	R-16
C-18	R-17
C-19	R-18
C-20	R-19
C-21	R-20
C-22	R-21
C-23	R-22
C-24	R-23
C-25	R-24
C-26	R-25
C-27	R-26
C-28	R-27
C-29	R-28
C-30	R-29
C-31	R-30
C-32	R-31
C-33	R-32
C-34	R-33
C-35	R-34
C-36	R-35
C-37	R-36
C-38	R-37
C-39	R-38
C-40	R-39
C-41	R-40
C-42	R-41
C-43	R-42
C-44	R-43
C-45	R-44
C-46	R-45
C-47	R-46
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C-129	R-128
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C-148	R-147
C-149	R-148
C-150	R-149
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C-153	R-152
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C-155	R-154
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C-158	R-157
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C-188	R-187
C-189	R-188
C-190	R-189
C-191	R-190
C-192	R-191
C-193	R-192
C-194	R-193
C-195	R-194
C-196	R-195
C-197	R-196
C-198	R-197
C-199	R-198
C-200	R-199



SITE

VICINITY MAP

SCALE: N.T.S.



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