

JAN 11 2008



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-26385** APN: 162-06-502-001

Name of Property Owner: Brent & Gary Leavitt

Name of Applicant: _____

Name of Representative: _____

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

X 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: Brent E. Leavitt

Subscribed and sworn before me

This 3rd day of January, 2008

Cheryl E. H.
Notary Public in and for said County and State

Individually, AND AS ATTORNEY IN FACT FOR GARY Leavitt



ASSESSORS PARCEL NUMBER (APN) 102-00-502-001
CURRENT ZONING C-1
PARCEL AREA
SITE GROSS 1.52 ACRES GROSS 22.651 S.F.

BUILDING - 1ST LEVEL - PAWN SHOP	13,000 S.F.
BUILDING - 1ST LEVEL - RETAIL	12,000 S.F.
BUILDING - 2ND LEVEL - OFFICE/STORAGE	15,000 S.F.
TOTAL BUILDING	40,000 S.F.
BUILDING SITE COVERAGE	44 PERCENT

<u>PARKING REQUIRED</u>		
PAWN SHOP - 1ST LEVEL - 3,000 S.F.	1/250 S.F.	12 SPACES
GENERAL RETAIL - 1ST LEVEL - 2,000 S.F.	1/175 S.F.	12 SPACES
OFFICE/STORAGE - 2ND LEVEL - 5,000 S.F.	1/300 S.F.	17 SPACES
TOTAL PARKING REQUIRED		41 SPACES

PROVIDED 4/1000 S.F. 37 SPACES
14 COMPACT STALLS 23 REGULAR STALLS = 37 STALLS

Scope Development LLC
5451 S. Durango Dr.
LAS VEGAS, NEVADA 89113
(702) 897-9200 x 402
CONTACT: John English

PROJECT LOCATION

VALLEY VIEW

RANCHO

CANYON BLVD

SAHARA

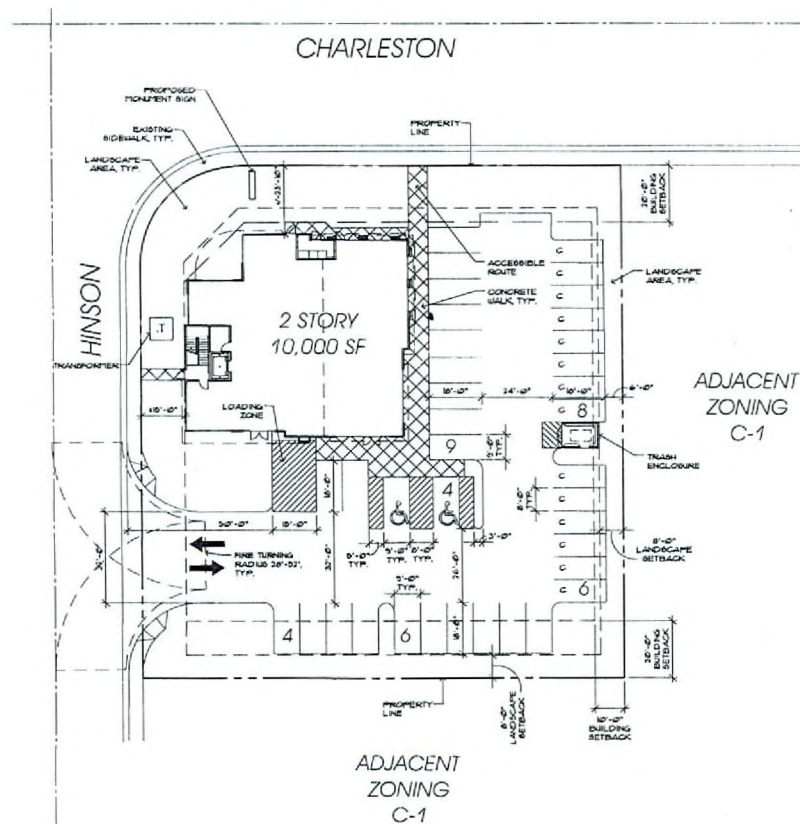
ARVILLE

HANSON

1/15

North

Scale: 1" = 20'-0"



North

Charleston & Hinson Retail Center

Schematic Design

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

February 8, 2008
 Jan Young Nigam

VAR-26385
REVISED
02/28/08 PC

RECEIVED
FEB 11 2008

ASSESSORS PARCEL NUMBER (APN) 162-06-502-001
CURRENT ZONING C-1
PARCEL AREA
SITE GROSS 17.52 ACRES GROSS 22,651 S.F.



Indigo Architecture, Inc.

Tree Legend				
SYMBOL	BOTANICAL COMMON NAME	SIZE	QUANTITY	SPACING
	PROPOSED CHALLENGER THORNLEAF ORCHARD TREBUKITE	24" DIA.	10	AS SHOWN ON PLAN
	PROPOSED SPICER DATE PALM	16" DB	4	AS SHOWN ON PLAN
	PINUS EL DORADO PINE	24" DIA.	2	AS SHOWN ON PLAN
PROPOSED 24" DIA. TREES IN PARKING LOT ISLANDS				
	COITIA PALM TASMANIAN COITIA PALM	24" DIA.	3	AS SHOWN ON PLAN
PROPOSED 24" DIA. TREES IN PARKING LOT ISLANDS				

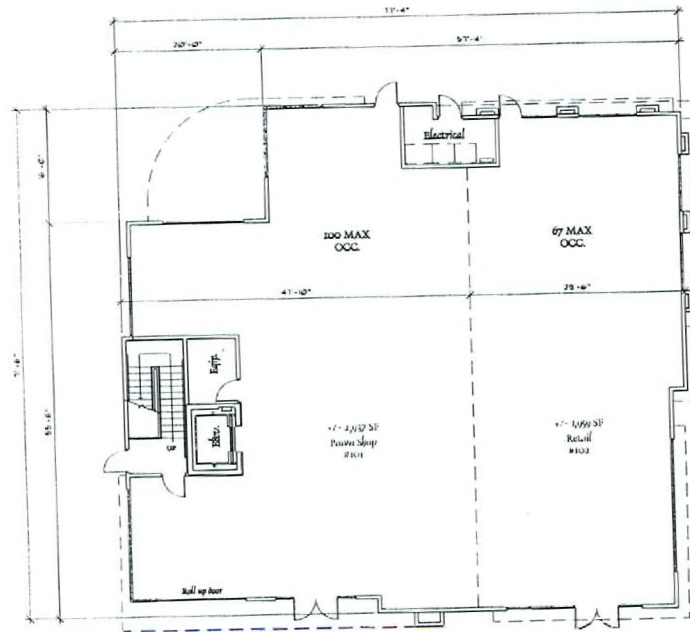
SCIENTIFIC COMMON NAME	HT.	USDA ZONE
VERBENA PULCHELLA	6 GALLON	
PURPLE VERBENA	6 GALLON	
DALEA CRISTATA	6 GALLON	
SWEEP DALEIA	6 GALLON	
LAVANDA TENDRIFORMIS	6 GALLON	
TRIANGLE YELLOW CANTARY	6 GALLON	
DACHYSAEDE CONFERTIS	6 GALLON	
CHAMP CYCOTHE CUBA	6 GALLON	
LEUCOPHYLLUM TIGRINUM	6 GALLON	10 PER INCH
TRIALOENOPSIS CAPITATA	6 GALLON	LENGTH OF PLANT
WEDGEL PIST DESER GRASS	6 GALLON	
MONARDELLA SPECIOSA	6 GALLON	
MONARDILLA	6 GALLON	
SALVIA LUTEA	6 GALLON	
SALEMBURGH GARDEN NEW	6 GALLON	
AUTHOR BAGE	6 GALLON	
GAMBIA PINK CORONA	6 GALLON	
SILVER GAMBIA	6 GALLON	

DECORATED GRANITE, (1/2" THICK), NOVAE GOLD
UNDER ALL TILES AND SLABS.

EVAL OF LANDSCAPE AREA PROVIDED

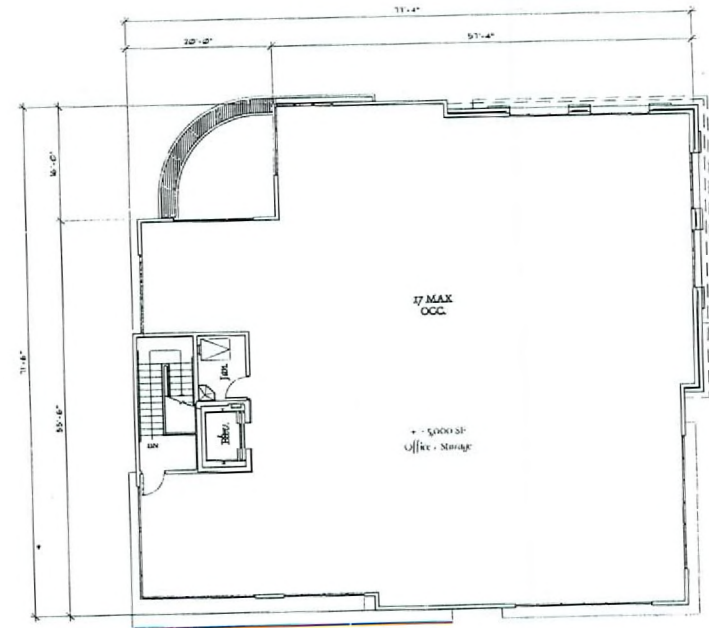
TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF LAS VEGAS STANDARDS AND TITLE 18, SECTION 18.1.
MAINTENANCE AND IRRIGATION OF LANDSCAPING SHALL CONFORM TO CITY OF LAS VEGAS STANDARDS, TITLE 18.
TREE GRATES SHALL BE UTILIZED PER CITY OF LAS VEGAS TOWN CENTER STANDARDS.
SIDEWALK TREATMENT SHALL CONFORM TO CITY OF LAS VEGAS TOWN CENTER STANDARDS.

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First Level Plan

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



Second Level Plan

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

Charleston & Hinson Retail Center

Schematic Design

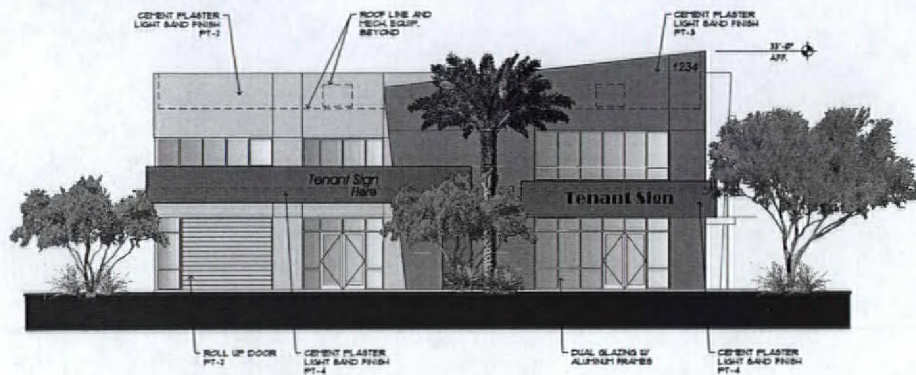
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(702) 450-1



South Elevation

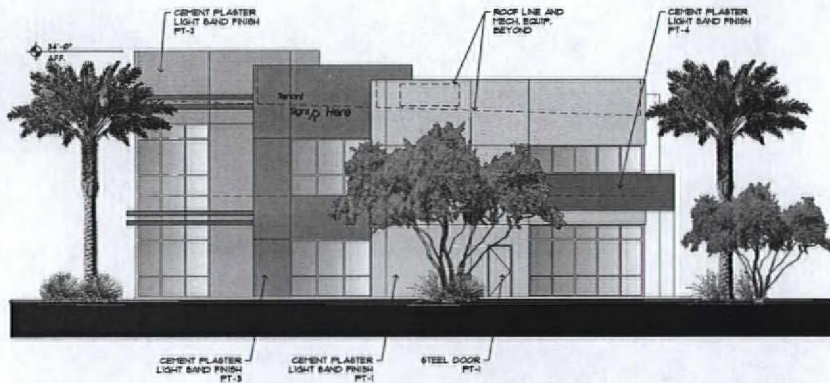
Scale: 1/8" = 1'-0"



North Elevation (Charleston Blvd.)

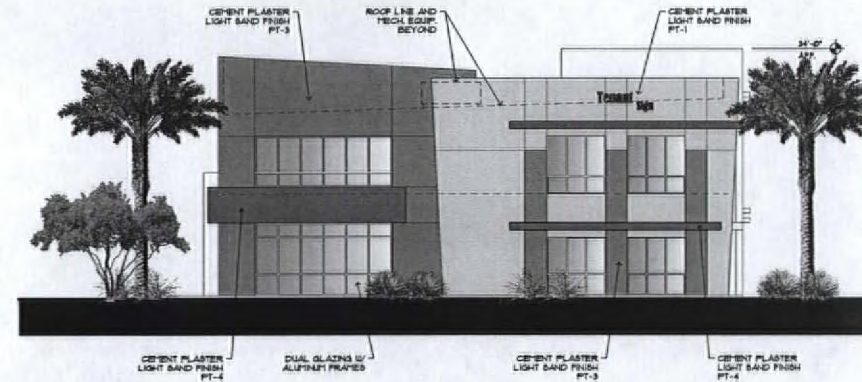
Scale: 1/8" = 1'-0"

- PT - 1 Frazee: CL 2772W Hooper
- PT - 2 Frazee: CL 2714M Chat Up
- PT - 3 Frazee: CL 2806N Unicity
- PT - 4 Frazee: CL 2607N Wallaby



West Elevation (Hinson Rd.)

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



East Elevation

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

Charleston & Hinson Retail Center

Schematic Design

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January 15, 2008
Las Vegas, Nevada

Indigo Architecture, Inc.
7021 456-2772

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