



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-27696** APN: 162-08-410-010

Name of Property Owner: 3140 Valley View, LLC

Name of Applicant: Nada Haddad

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  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: \_\_\_\_\_

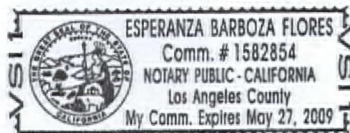
Signature of Property Owner: [Handwritten Signature]

Print Name: David Mahbobian-Fard

Subscribed and sworn before me

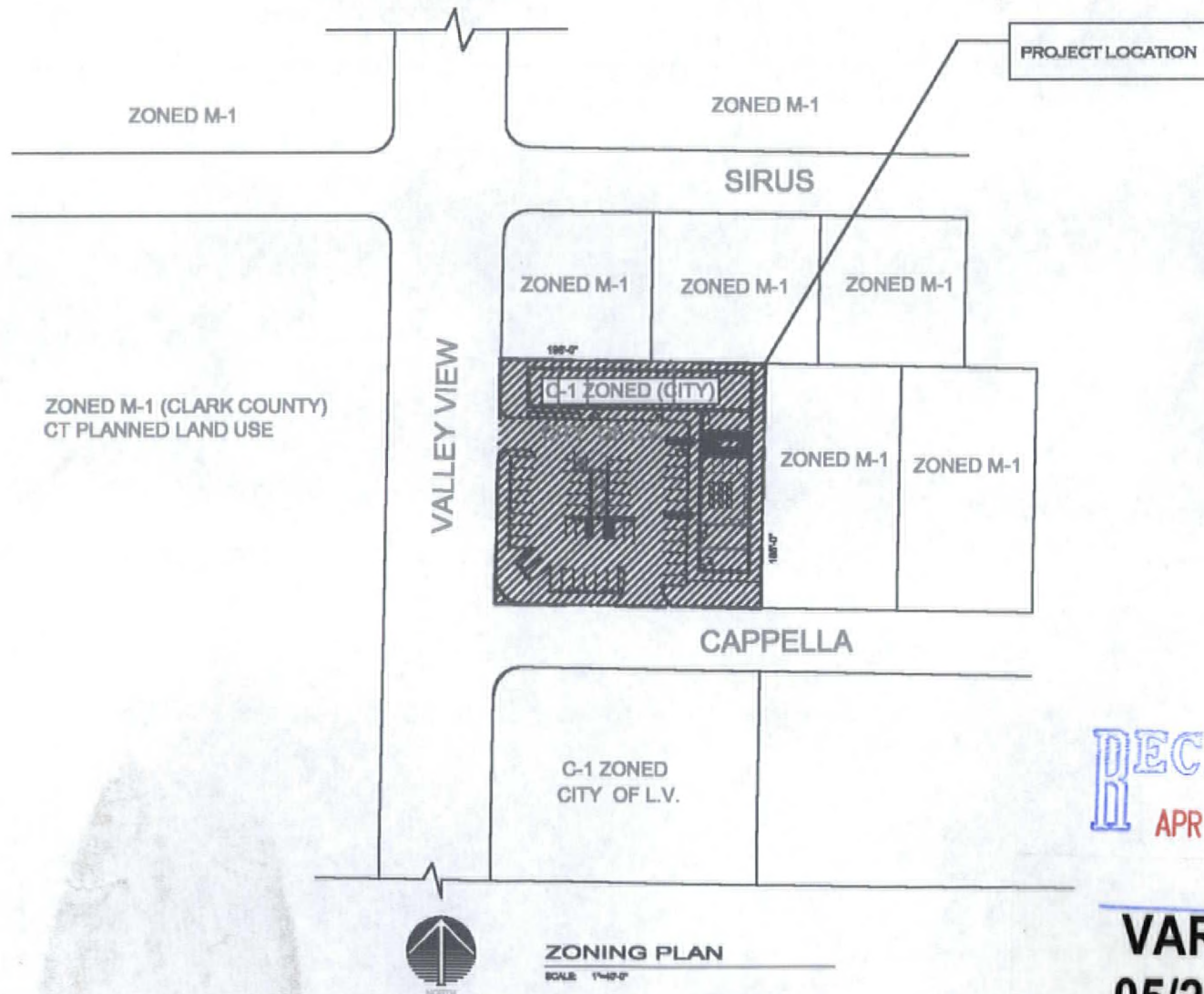
This 23rd day of April, 2008

Esperanza Barboza Flores  
Notary Public in and for said County and State



# SHISH KABOB PALACE

## TENANANT IMPROVEMENT



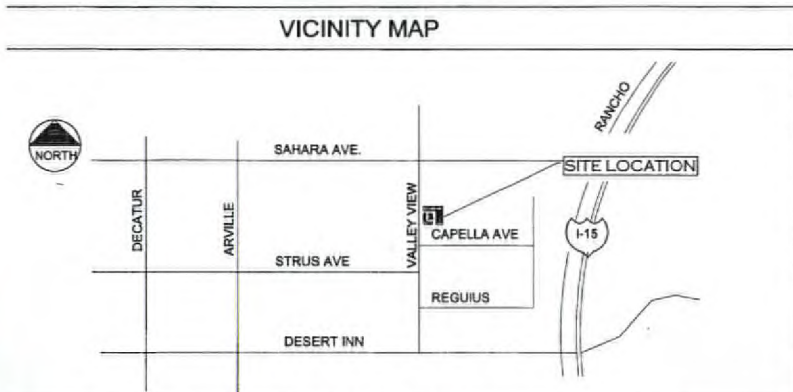
GENERAL CONTRACTOR: <b>QUANTUM SERVICES INC.</b> 4892 TRISTRUNK AVE. LAS VEGAS, NEVADA 89147 PH: (702) 257-2328 NV LIC. # 86115	
SHISH KABOB PALACE FORA (NADA HADDAD) 3140 S. VALLEY VIEW BLVD UNIT #9 LAS VEGAS, NEVADA, 89102	
ZONING MAP	
C1.	

**RECEIVED**  
APR 08 2008

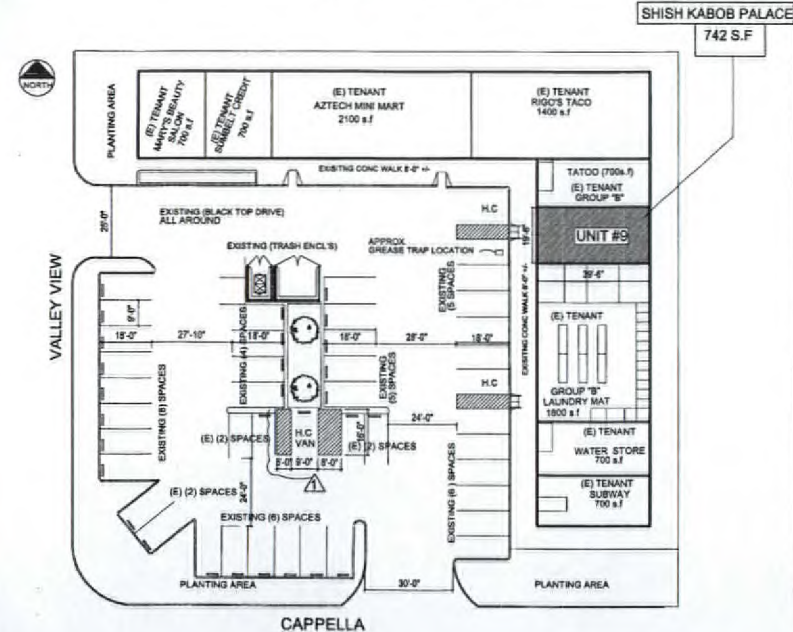
**VAR-27696**  
**05/22/08 PC**

# SHISH KABOB PALACE

## TENANT IMPROVEMENT LOCATED IN LAS VEGAS, NEVADA



**PROJECT SITE** SCALE: 1"=20'



KEY PLAN	
C1	COVER SHEET/ SITE PLAN
A1	FLOOR PLAN / WALL DETAILS
A2	REFLECTED CEILING PLAN & MISC DETAILS
E1	ELECTRICAL PLAN SHEETS PER CONTRACTOR
P1	PLUMBING PLAN SHEETS PER CONTRACTOR
M1	MECHANICAL SHEETS PER CONTRACTOR

### GENERAL NOTES

ALL TRADE CONTRACTORS SHALL EXAMINE & BE FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY OR UNCERTAINTY, AS TO WHAT MATERIALS OR PRODUCT TO BE USED TO BE VERIFIED WITH OWNER OR GENERAL CONTRACTOR.

THE CONTRACTORS TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, INITIATION, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.

THE VARIOUS SUBCONTRACTORS SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES.

REMOVE ALL RUBBISH FROM THE PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY CONTRACTOR OR OWNER.

DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND SPACING.

ALL CONSTRUCTION AND FUNCTION OF SUCH T.J. TO BE AS SPECIFIED IN LATEST VERSION FOR ADA ACCESSIBILITY GUIDELINES.

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DRAWINGS NOT TO BE SCALED- FIELD VERIFY WALL LENGTHS FOR ACCURATE FIT OF KITCHEN EQUIPMENT BASED ON PURCHASED EQUIPMENT BY OWNER. CUSTOM PROVIDE COUNTER TOP SPACE .AREAS AS NEEDED AT KITCHEN.

GREASE TRAP INTERCEPTORS MUST BE PCI CERTIFIED FOLLOW UPVC CODE STANDARDS & BE IAPMO LISTED ASME A112.14.2 - SEE PLUMBING SHEETS FOR HOOK UPS

### PROJECT DATA

**LOCATION:** STARLIGHT PARK SUB 3140 S. VALLEY VIEW UNIT #9 T.I. 16208410010

**PN#**

**APPLICABLE CODE:** 2006 IBC, 2005 NEC, 2006 UPC, 2006 UMC, 2006 IEEC

**LEGAL JURISDICTION:** CITY OF LAS VEGAS

**OCCUPANCY CLASSIFICATION:** 'GROUP B' TAKE OUT RESTURANT

**ASSEMBLY SPACE LESS THAN 50 OCCUPANTS (303.1 2006 CODE)**

**TYPE OF CONSTRUCTION:** V-B (EXISTING)

**SPRINKLERED:** NO

**ACTUAL HEIGHT 18'-0"** ALLOWABLE 36'-0"

**ACTUAL TOTAL BUILDING AREA 12,000 SQ FT (EXISTING)**

**TENANT ALLOWABLE SPACE FOR 1 STORY 18,000 ALLOWABLE**

**TENANT IMPROVEMENT UNIT #9 742 SQ FT PROVIDED**

**MAX. HEIGHT 1 STORY PROVIDED & EXISTING**

**EXITS - (MEANS OF EGRESS)**

75' OF TRAVEL TO AN EXIT FOR NON SPRINKLED AREAS - THEIR IS 40' MAX TRAVEL ONE MEANS OF EGRESS FOR 49 OCCUPANTS AND UNDER THEIR ARE 4 OCCUPANT

1 EXIT PROVIDED  
1 EXIT REQUIRED

**OCCUPANT LOAD**

**B OCCUPANCY = FLOOR AREA S.F. / 100 GROSS =**

**7.1 = 742 S.F. / 100 = 7.12 OR 7 OCCUPANTS**

**HANDICAP PARKING:** 2 REQUIRED

**TOTAL PARKING SPACES PROVIDE @ THIS LOCATION= 40** 3 PROVIDED & EXISTING

**25-50 SPACE PER FACILITY = 2 H.C. SPACE**

**REST ROOMS REQUIRED:**

**B OCCUPANT LOAD = 7 1 PER 25 OCCUPANTS** 1 WATER CLOSET REQUIRED

2 WATER CLOSETS PROVIDED

**NO DRINKING FOUNTAIN - BOTTLED WATER PROVIDED**

**OCCUPANCY SEPERATION:** LAUNDRY FACILITY TO SOUTH SIDE "B" OCCUPANCY

**TATOO RETAIL FACILITY TO SOUTH SIDE "B" OCCUPANCY**

**THIS T.I. SEPERATED BY (2) "B" OCCUPANTS**

**GROUP B OCCUPANT WITH GROUP "B" TO EACH SIDE, REQUIRED NO HR FIRE SEPERATION**

parking allowed per section 19 zoning					
ZONING	TENANT	FLR AREA S.F.	WAITING AREA 1/200 S.F.	REMAINING AREA 1/200 S.F.	TOTAL PARKING
RESTURANT USE 700 S.F.	SUBWAY	700 S.F.	80 S.F. WAITING 1 SPACES	800 S.F. LEFT 3 SPACES	SEE NOTE #1 3 SPACES
RETAIL	WATER STORE	700 S.F.	1/250 S.F. OF FLR 700/250=3		3 SPACES
LAUNDRY SELF SERV	CORN LAUNDRY	1800 S.F.	1/250 S.F. OF FLR		7 SPACES
RESTURANT USE 700 S.F. TAKE OUT	SHISH KABOB TAKE OUT	700 S.F.	WAITING AREA 1/200 S.F. 200 S.F. / 200=1	REMAINING AREA 1/200 S.F. 500 S.F. / 200=2	SEE NOTE #1 EXEMPTION 3 SPACES
TATOO CENTER	TATOO	700 S.F.	1/250 S.F. OF FLR		3 SPACES
RESTURANT USE 1400 S.F.	RIGIOS TACOS	1400 S.F.	1/50 WAITING 100 S.F. WAITING 100/50=2	1300 S.F. LEFT 1300/200=6	8 SPACES
GENERAL RETAIL LIQUOR	ATZTECH STORE	2100 S.F.	2100/57=7		SEE NOTE #1 7 SPACES
FINANCIAL OFFICE	SUNBELT CREDIT	700 S.F.	1/250 S.F. OF FLR		3 SPACES
RETAIL	BEAUTY SHOP	700 S.F.	1/250 S.F. OF FLR		3 SPACES

**NOTE #1:** FOR PARKING: LAND USE CODES (EXEMPTIONS) PER CONSOLIDATED DEVELOPMENT CODE CH 160.660 - RESTURANTS THAT TAKE OUT 1 PARKING PER 200 S.F. OF GROSS AREA S.F. 700 / 250 = 2.8 OR 3 PARKING SPACES

**NOTE #2:** SEE OWNER AND ATZTECH TENANT SIGNED LETTER STATING THE NEED FOR ONLY 6 SPACES 7 ALLOWED AND WILLING TO GIVE UP EXTRA SPACES TO AN OTHER TENANT

98773-C-01

GENERAL CONTRACTOR:  
**QUANTUM SERVICES INC.**  
4832 TREETRUNK AVE.  
LAS VEGAS, NEVADA 89147  
PH: (702) 257-2328  
NV LIC. # 58115

PROJECT: SHISH KABOB PALACE FORA (NADA HADDAD) 3140 S. VALLEY VIEW BLVD UNIT #9 LAS VEGAS, NEVADA 89102

DATE: FEB 19 2008  
SCALE: AS SHOWN  
DRAWN:  
JOB NO.:

C1

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05/22/08 PC

SHEET NO. 1 OF 1  
APR 09 2008

