



# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-27449 APN: 138-01-701-027-003  
 Name of Property Owner: KURT Mychajlonka  
 Name of Applicant: KURT Mychajlonka  
 Name of Representative: DAVE TRUMEN

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): \_\_\_\_\_

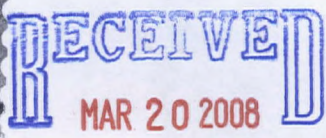
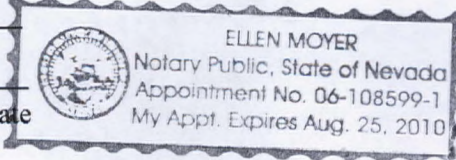
APN: \_\_\_\_\_

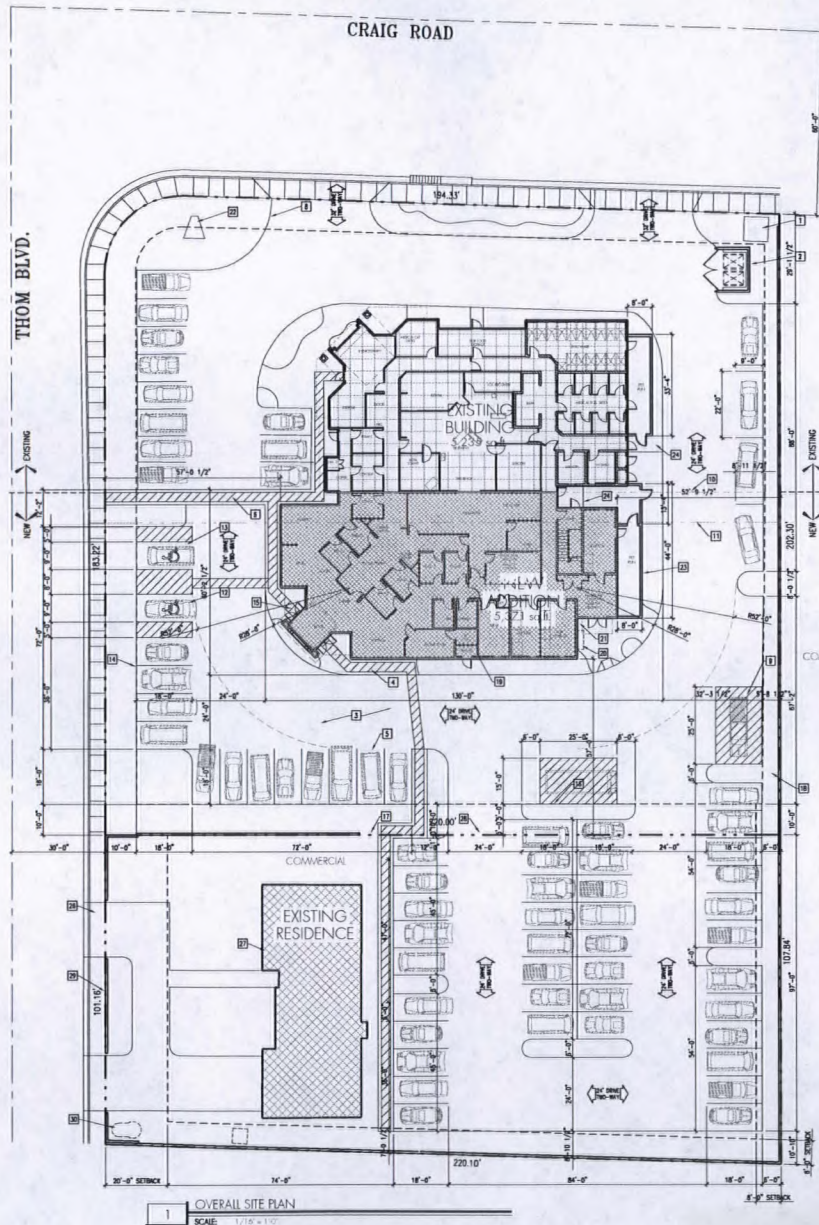
Signature of Property Owner: [Handwritten Signature]  
 Print Name: KURT Mychajlonka

Subscribed and sworn before me

This 18<sup>th</sup> day of March, 2008

[Handwritten Signature: Ellen Moyer]  
 Notary Public in and for said County and State





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

SITE PLAN KEYNOTES

- 1 EXISTING TRANSFORMER AND PAD, TO REMAIN
- 2 EXISTING TRASH ENCLOSURE, TO REMAIN
- 3 NEW A.C. PAVING - REFER TO CIVIL
- 4 NEW CONCRETE PAVING - REFER TO CIVIL
- 5 NEW CONCRETE CURB - REFER TO CIVIL
- 6 ACCESSIBLE PATH OF TRAVEL - CHANGES IN ELEVATION ALONG ACCESSIBLE ROUTE SHALL COMPLY WITH ADA 301. CHANGES IN LEVEL OF 1/4" HIGH WHEELCHAIR ARE PERMITTED TO BE VERTICAL, UNLESS EDGE TREATMENT CHANGES BETWEEN 1/4" AND 1/2" HIGH WHEELCHAIR ARE TO BE INSTALLED WITH SLOPE NOT EXCEEDING 1:50. CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED WITH CURB RAMP, RAMP OR ELEVATOR. RAMP 3003 CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL BE 36" MINIMUM EXCEPT FOR GREATER WIDTHS REQUIRED AT DOORS, CORRIDORS, AND PASSING SPACES FOR 60" PORTIONS OF AN ACCESSIBLE ROUTE WITH RAMPING SLOPES STEEPER THAN 1:50 AND RAMP SHALL COVER WITH AREA 4:8. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48, PER ADA 303.3.
- 7 EXISTING MONUMENT SIGN, TO REMAIN
- 8 NEW LOADING SPACES, PER TITLE 18.10.020
- 9 EXISTING 10' SETBACK, TO BE REMOVED
- 10 EXISTING INTERMEDIATE PROPERTY LINE, TO BE REMOVED
- 11 VAN ACCESSIBLE PARKING SPACE - RESTRIPE AS REQUIRED
- 12 ACCESSIBLE PARKING SPACE
- 13 ACCESSIBLE PARKING SPACE SHOWN AT EACH ACCESSIBLE SPACE
- 14 ALL EXTERIOR DOORS SHALL HAVE A 4" THICK CONCRETE LANDING, 60" DEEP WITH 18" SIDEWALK CLEARANCE AT FULL SIDE OF DOOR. TOP OF THRESHOLD SHALL NOT BE MORE THAN 1/2" ABOVE TOP OF LANDING. LANDING SLOPE SHALL BE A MAXIMUM OF 2% PER SEE 503.3.1.3.1.
- 15 10' SETBACK
- 16 PROPERTY LINE
- 17 REQUEST WAIVER OF 5' LANDSCAPE BUFFER, TO MATCH EXISTING
- 18 SPRINKLER RISER ROOM
- 19 ELECTRICAL PANELS
- 20 GAS METER
- 21 EXISTING SIGN TO REMAIN
- 22 7'-4" CHAIN LINK FENCE CHAIN FENCE TO MATCH EXISTING
- 23 4" THICK CONCRETE LANDING AT EXTERIOR DOORS
- 24 DIMENSIONAL IRON GATE, PAINTED TO MATCH BUILDING WINDOW FRAMES
- 25 EXISTING DRIVE TO REMAIN
- 26 EXISTING RESIDENCE TO REMAIN
- 27 REMOVE CHAIN WALL TO ALLOW NEW DRIVES
- 28 NEW 5' HIGH DECORATIVE SCREEN WALL, TOP 30" TO BE OPEN
- 29 NEW LEFT STATION

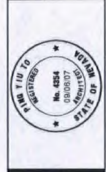
PROJECT TYPE:	TWO-STORY ANIMAL HOSPITAL
PROJECT LOCATION:	S.E. CORNER OF CRAIG ROAD AND THOM STREET
JURISDICTION:	LAS VEGAS, NEVADA
APN #:	138-91-791-003, 027
ZONING CLASSIFICATION:	C-1
LOT SIZE:	0.51 + 0.52 + 0.53 = 1.56 ACRES
BUILDING AREA:	5,320 + 5,371 + 1,388 = 11,874 COMMERCIAL + 2,300 RESIDENTIAL = 14,274 SQ. FT. TOTAL
BUILDING COVERAGE:	238 COMMERCIAL, 21% TOTAL
PARKING ANALYSIS (PER 30.50-1)	
REQUIRED PARKING:	
1 SPACE PER 200 SQ. FT.	75
1 SPACE PER 2 EMPLOYEES (2%)	10
1 SPACE PER 1000 SQ. FT. (1%)	14
TOTAL:	99
PROVIDED PARKING:	
ACCESSIBLE PARKING: 1 FOR 25 SPACES, 1 REST, 2 PROVD	10
1 EMPLOYEE AND 1 VAN SPACE	1
TOTAL:	11
PARKING RATIO:	11/99 = 11.1%
MINIMUM RATIO:	15/100 = 15%
PROVIDED LOADING SPACE:	15/11 = 1.36



Vicinity Map

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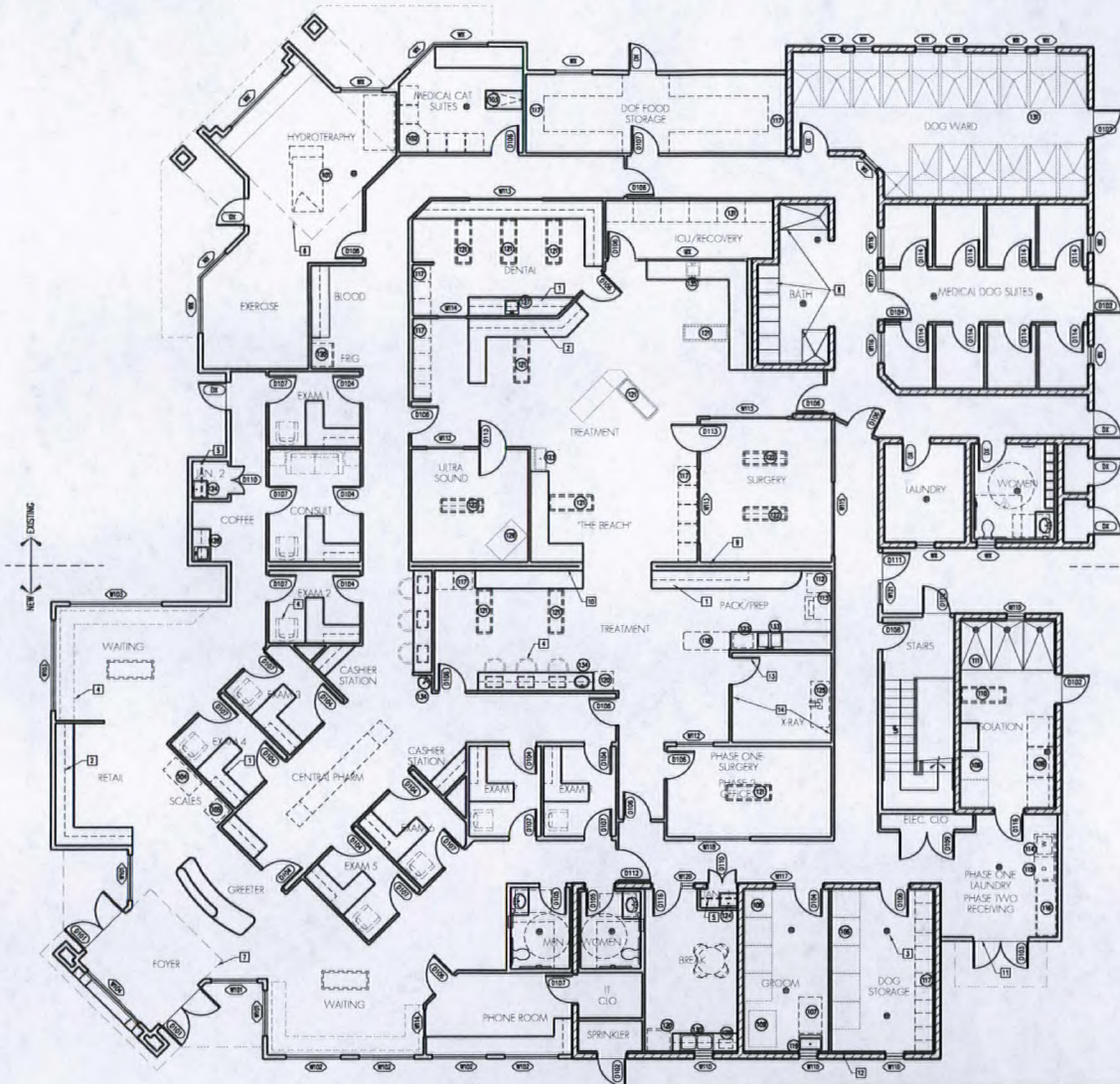
PINNACLE ARCHITECTURAL STUDIO, INC.  
Architect  
1000 S. RAY BLVD., SUITE 100  
LAS VEGAS, NV 89102  
TEL: 702.735.1111  
WWW.PINNACLEARCHITECTURALSTUDIO.COM

CRAIG ROAD ANIMAL HOSPITAL EXPANSION  
FOR DR. KURT MYCHAJONKA  
501 WEST CRAIG ROAD, LAS VEGAS, NEVADA  
SITE PLAN

SECRET/PERMANENCE NOTE  
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Drawn By: GDF  
Checked By:  
R-14-08-08: 0515  
Date: June 13, 2007

A1.1



**KEYNOTES**

- NOTES: ALL EXTERIOR DOORS & OPERABLE WINDOWS SHALL BE FULLY WEATHER-STRIPPED
- ALL EXTERIOR DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR FORCE
- FLOORS OR LANDINGS ON EACH SIDE OF DOORS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE ADJACENT HORIZONTALS OF THE DOORWAY. WINDOW HEADS SHALL BE AS HIGH AS THE DOOR SIZED BY THE LANDING AT AT LEAST 3" IN THE DIRECTION OF TRAVEL, PER IBC.
- 1 CUSTOM BRICE CABINETS - PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
  - 2 CUSTOM OVERHEAD CABINETS - PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
  - 3 FLOOR FINISH - REFER TO PLUMBING
  - 4 FURNITURE BY OWNER - NOT A FINI
  - 5 HOOD SHELT
  - 6 EXISTING SOFFIT OPENING
  - 7 HATCHED LINE INDICATES EDGE OF NEW HIGH CEILING
  - 8 DROPPING EQUIPMENT TO REMAIN
  - 9 EXISTING EXTERIOR BEARING WALL TO REMAIN - REMOVE CEMENT PLASTER FINISH
  - 10 NEW BEARING WALL ADJACENT TO EXISTING - REFER TO STRUCTURAL
  - 11 ALUMINUM THRESHOLD TYP. AT ALL EXTERIOR DOORS
  - 12 WOOD FLOORING ON NEW CORE WALLS - 5/8" DYP. BOARD ON JOIS APPLIED OVER 1/4" GROSS BOARD CHASTY MOLLATION
  - 13 USE EXISTING 2-RAY ROOM DOOR
  - 14 PROVIDE LEAD-LINED DYP BOARD AT ALL WALLS AROUND 2-RAY ROOM

**PLAN SYMBOLS**

(W)	WINDOW - REFER TO SHEET A3.2
(D)	DOOR - REFER TO SHEET A3.2
(E)	EQUIPMENT

**EQUIPMENT SCHEDULE**

NO.	NAME	QUANTITY	NEW/EXIST
1	HYDROTHERAPY TUB		NEW
2	TOT CONDOY CABETS		NEW
3	FOLD-UP TABLE		NEW
4	BATTERY-OPERATED LARGE SCALE	SHOP-LINE CANNIE	NEW
5	BATTERY-OPERATED SMALL SCALE	SHOP-LINE CANNIE	NEW
6	CASES, MOVED FROM RAD SUITES		EXISTING
7	GROOMING TABLE		NEW
8	PARKING CHAIRS	SHOP-LINE	NEW
9	GROOMING TABLE		EXISTING
10	EXAM TABLE		NEW
11	CUSTOM RAD ROOM	SHOP-LINE	NEW
12	ANALOG/ANAL		EXISTING
13	WASHER/DRYER STACK		NEW
14	HEAVY-DUTY RESIDENTIAL WASHER		NEW
15	HEAVY-DUTY RESIDENTIAL DRYER		NEW
16	FREEZER		NEW
17	STAINLESS STEEL STORAGE BUCKETS		NEW
18	MOBILE LEFT TABLE	SHOP-LINE COLONIA	NEW
19	GROOMING TUB		NEW
20	REFRIGERATOR		NEW
21	FLAT SURGERY TABLE	SHOP-LINE	NEW
22	Y SURGERY TABLE	SHOP-LINE	NEW
23	BATTERY-POWERED APRA-HED SHIR		EXISTING
24	SHOWER SINK		NEW
25	2-RAY INCUBATOR	GENERAL	EXISTING
26	MOBILE ULTRASONIC		EXISTING
27	WASHING MACHINE	BY OTHERS	NEW
28	1-COMPARTMENT SINK		NEW
29	MICROWAVE OVEN		NEW
30	2-COMPARTMENT KITCHEN SINK		NEW
31	EXISTING DOG RAG TO REMAIN		EXISTING
32	ULTRASONIC CLEANER		EXISTING
33	STAINLESS STEEL SINK		NEW
34	HAND SINK		NEW
35	HAND SINK		EXISTING

**1** FIRST FLOOR NOTED PLAN  
SCALE: 3/16" = 1'-0"

**SDR-27449**  
**05/08/08 PC**



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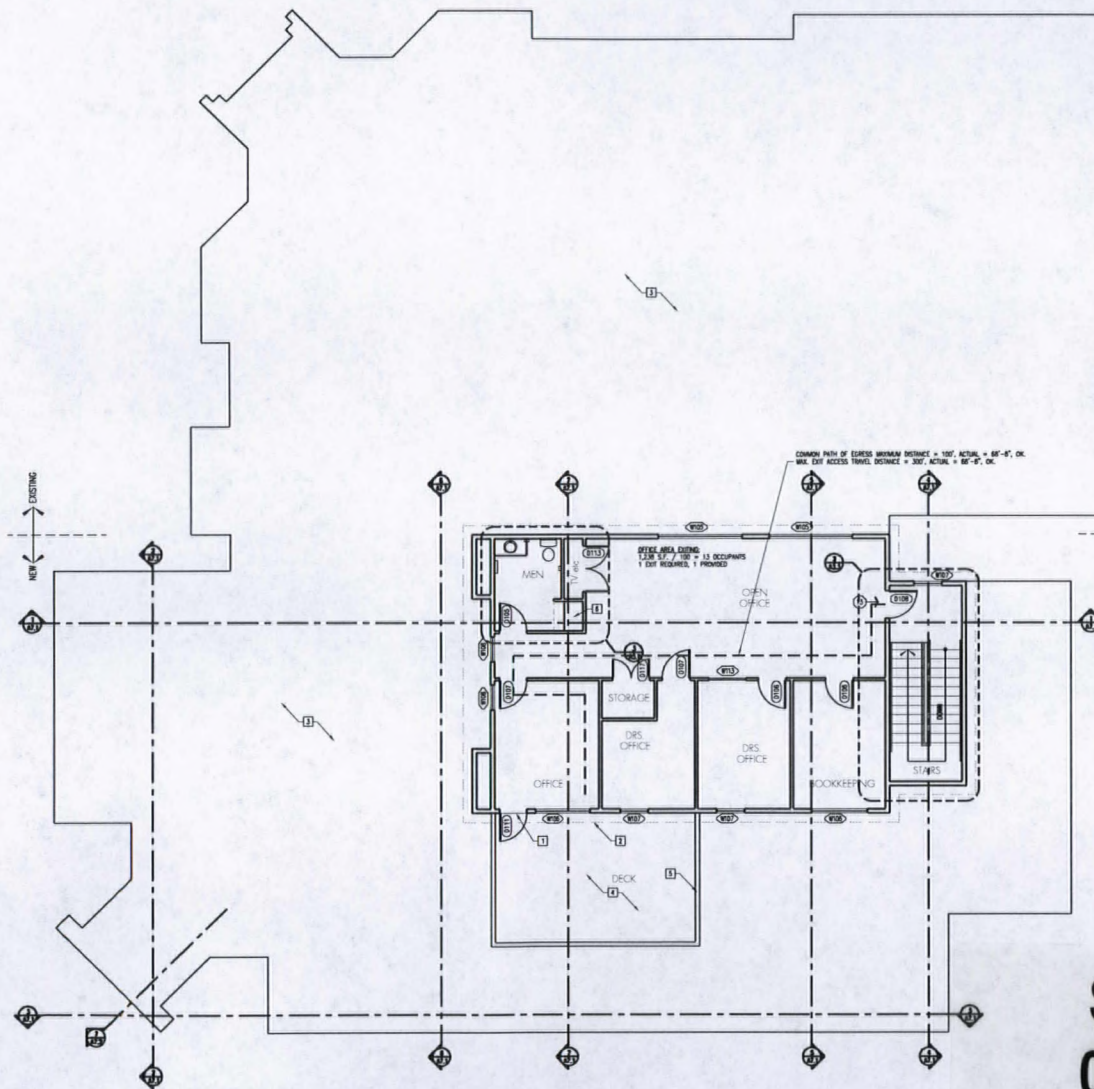
**CRAIG ROAD ANIMAL HOSPITAL EXPANSION**  
FOR DR. KURT MYCHALONIA  
3001 WESTCREEK ROAD, LAN YVES, MI 48150  
FIRST FLOOR, NOTED PLAN

Revised: SCALE: DRAWING NOTE

Drawn By: EDDT  
Check By:  
Job Number: 05155  
Date: June 12, 2007

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A2.11



**KEYNOTES**

- NOTES:** ALL EXTERIOR DOORS & OPERABLE WINDOWS SHALL BE FULLY WEATHER-STRIPPED (SEE SPECIFICATION SECTIONS 01100)
- ALL EXTERIOR DOORS SHALL BE READILY OPENABLE FROM THE EXTERIOR SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EFFORT.
- FLOORS OR LANDINGS ON EACH SIDE OF DOORS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE HIGHEST FINISHES OF THE ROOMS. MINIMUM WIDTH SHALL BE AS WIDE AS THE DOOR SERVED BY THE LANDING OR AT LEAST 6" IN THE DIRECTION OF TRAVEL. PER ICC-408.1.6.
- 1 ALUMINUM THRESHOLD TOP AT ALL EXTERIOR DOORS
  - 2 SHOWN LINE INDICATES LINE OF SINK ABOVE
  - 3 ROOF BELOW
  - 4 TYPICAL DECK CONSTRUCTION FLOOR TIE BY LIGHT-WEIGHT REINFORCED LAYER CEMENT BENEATH OF WATERPROOF MEMBRANE & POLY WOOD SHEATHING & FLOOR STRUCTURE
  - 5 DECK ENCLOSURE SHALL - CONCRETE PLASTER ON SHEATHING ON 2x4 WOOD STUD FRAMING
  - 6 ADJUSTABLE WOOD SHELVES

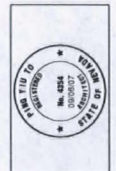
PLAN SYMBOLS	
(1)	NUMBER OF OCCUPANTS AT EACH DESK
(2)	WINDOW - REFER TO SHEET A-1.1
(3)	DOOR - REFER TO SHEET A-1.1

1 SECOND FLOOR NOTED PLAN  
SCALE: 3/16" = 1'-0"

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**05/08/08 PC**



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 DANIEL S. BELMONT  
 ARCHITECT  
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 DANIEL S. BELMONT  
 ARCHITECT

**CRAIG ROAD ANIMAL HOSPITAL EXPANSION**  
**FOR DR. KURT MYCHAJLONKA**  
 3051 WEST CRAIG ROAD, ANIMAL HOSPITAL  
 SECOND FLOOR NOTED PLAN

Revision:	
Drawn By:	021
Check By:	
Job Number:	03155
Date:	June 13, 2007

SCALE DRAWING NOT TO BE USED FOR CONSTRUCTION

A2.12



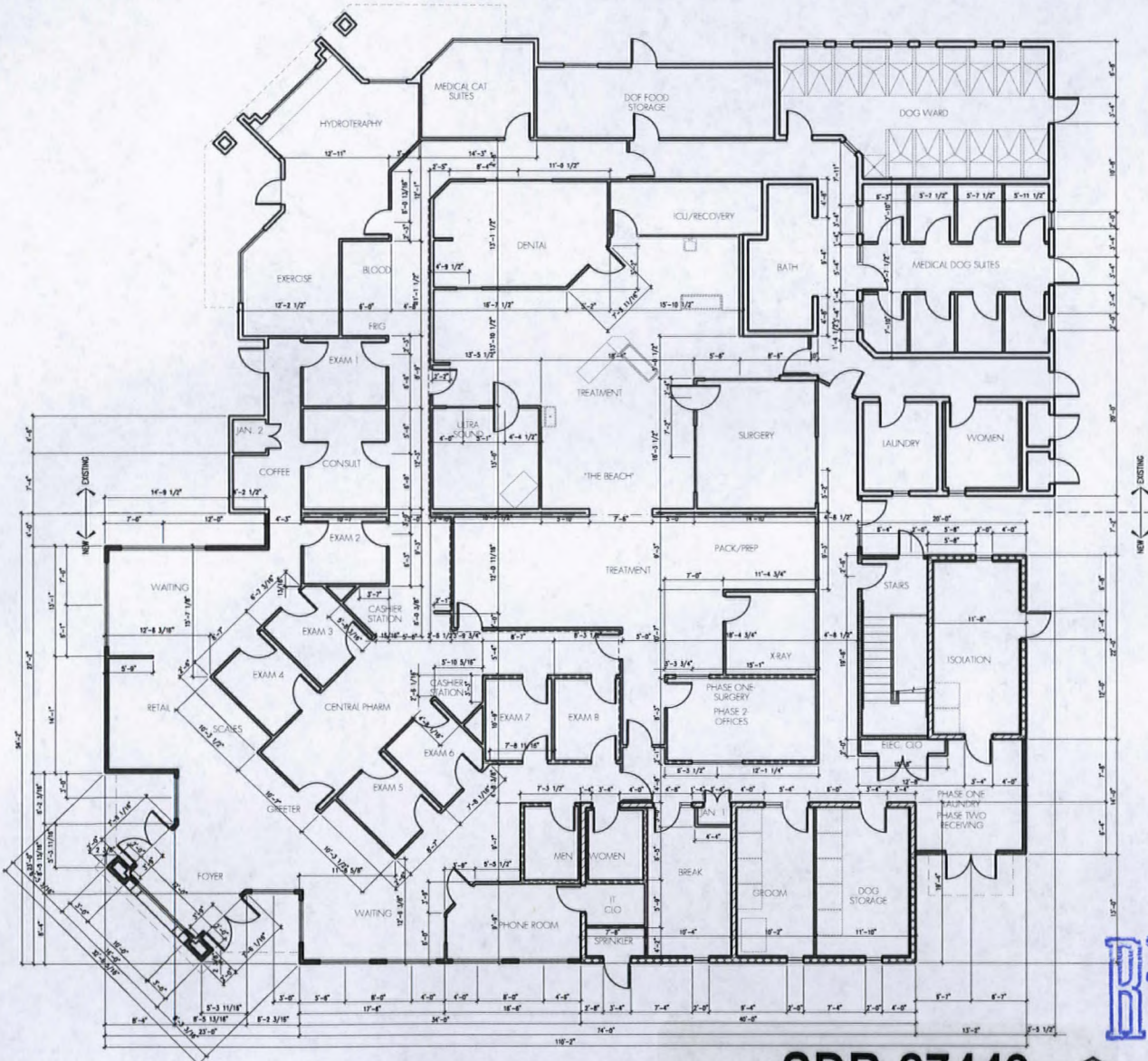
**PINNACLE ARCHITECTURAL STUDIO, INC.**  
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**CRAIG ROAD ANIMAL HOSPITAL EXPANSION**  
 FOR DR. KURT MYCHAJONKA  
 8833 WEST COUNTRYSIDE, WISCONSIN 53014

SCALE DRAWING NOTE  
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Drawn By: GSD  
 Check By: JMS  
 Date: June 13, 2007

A2.21



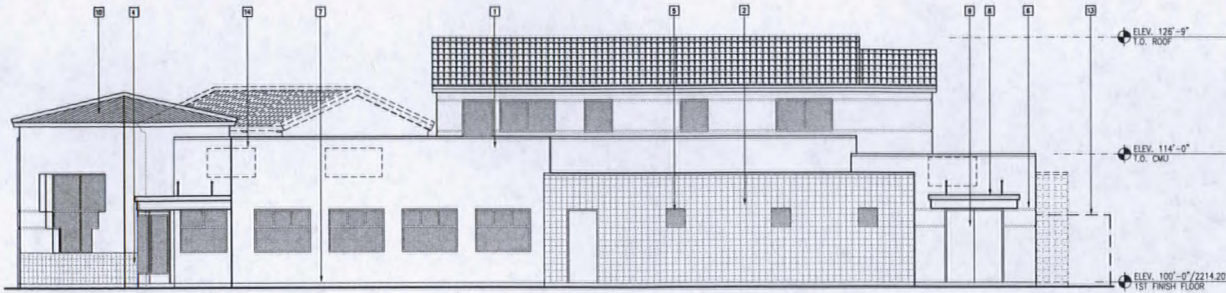
**1** FIRST FLOOR DIMENSIONED PLAN  
 SCALE: 3/16" = 1'-0"

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**05/08/08 PC**

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WALL LEGEND	
	TYPICAL INTERIOR WALL: 2x4 WOOD STUDS @ 16\"/>
	TYPICAL INTERIOR WALL: 2x4 WOOD STUDS @ 16\"/>
	TYPICAL EXTERIOR WALL: 2x4 WOOD STUDS @ 16\"/>
	1-HOUR EXTERIOR WALL: 2x4 WOOD STUDS @ 16\"/>
	TYPICAL INTERIOR CHASE WALL: SMOOTH FINISH TO MATCH EXISTING. ALSO FUNCTIONS AS A 1-HOUR WALL IN LOCATIONS INDICATED ON PLANS PER RC TABLE 702.1(2)
	TYPICAL EXTERIOR CHASE WALL: SPLIT FACE, SINGLE SCREW TO MATCH EXISTING
	1-HOUR EXTERIOR WALL: 2x4 WOOD STUDS @ 16\"/>
	TYPICAL INTERIOR HEARING WALL: 2x4 WOOD STUDS @ 16\"/>

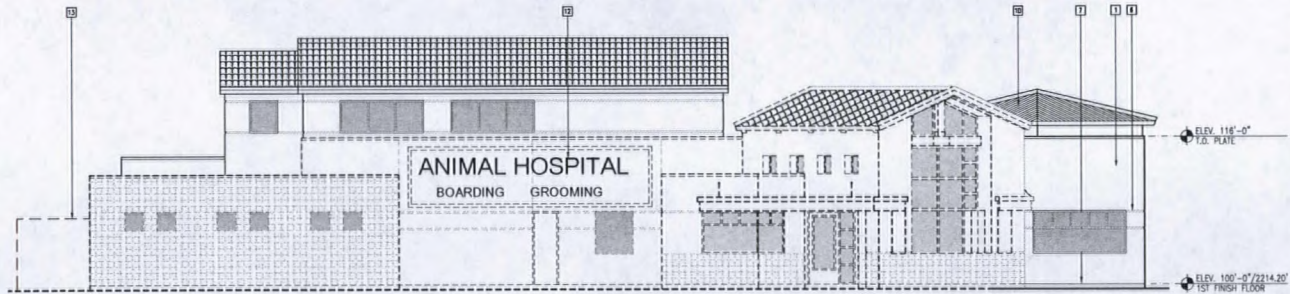




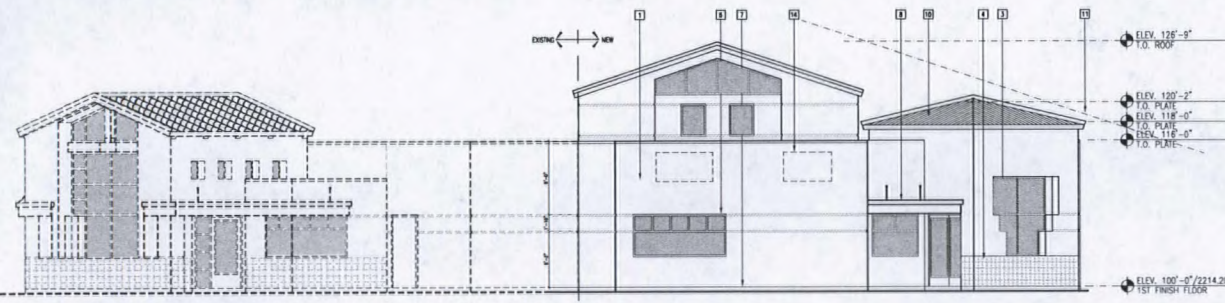
**1** SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

**ELEVATION KEYNOTES**

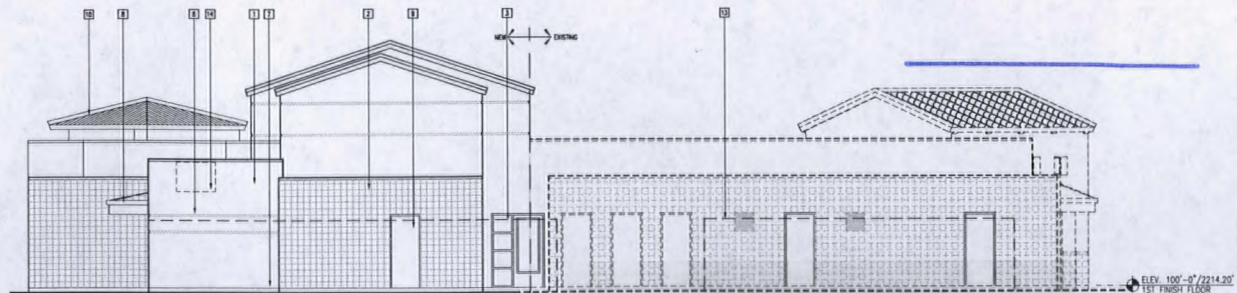
- 1 THREE-COAT EXISTING PLASTER SYSTEM ON WOOD FRAMING PER IRC CHAPTER 25 - PAINT TO MATCH EXISTING
- 2 SPILL-FACE C&G TO MATCH EXISTING
- 3 STEEL WINDOW SYSTEM TO MATCH EXISTING
- 4 EXISTING TILE TO MATCH EXISTING
- 5 GLASS BLOCK TO MATCH EXISTING
- 6 TYPICAL ROOFING IN STORED
- 7 GALVANIZED WEEP SCREED
- 8 METAL CANOPY - PAINT TO MATCH EXISTING
- 9 HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH EXISTING
- 10 CONCRETE ROOF TILE TO MATCH EXISTING
- 11 3:1 SLOPE LINE STARTING AT PROPERTY LINE, 5' AWAY
- 12 EXISTING SHRUBS TO REMAIN
- 13 NEW 2X6 RAIL CHAIN FENCE NOT SHOWN FOR CLARITY
- 14 NEW ROOF-TOP HANG LANTS SCREENED BEHIND PANTRY



**2** NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



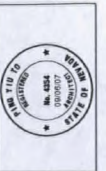
**3** WEST ELEVATION  
SCALE: 3/16" = 1'-0"



**4** EAST ELEVATION  
SCALE: 3/16" = 1'-0"

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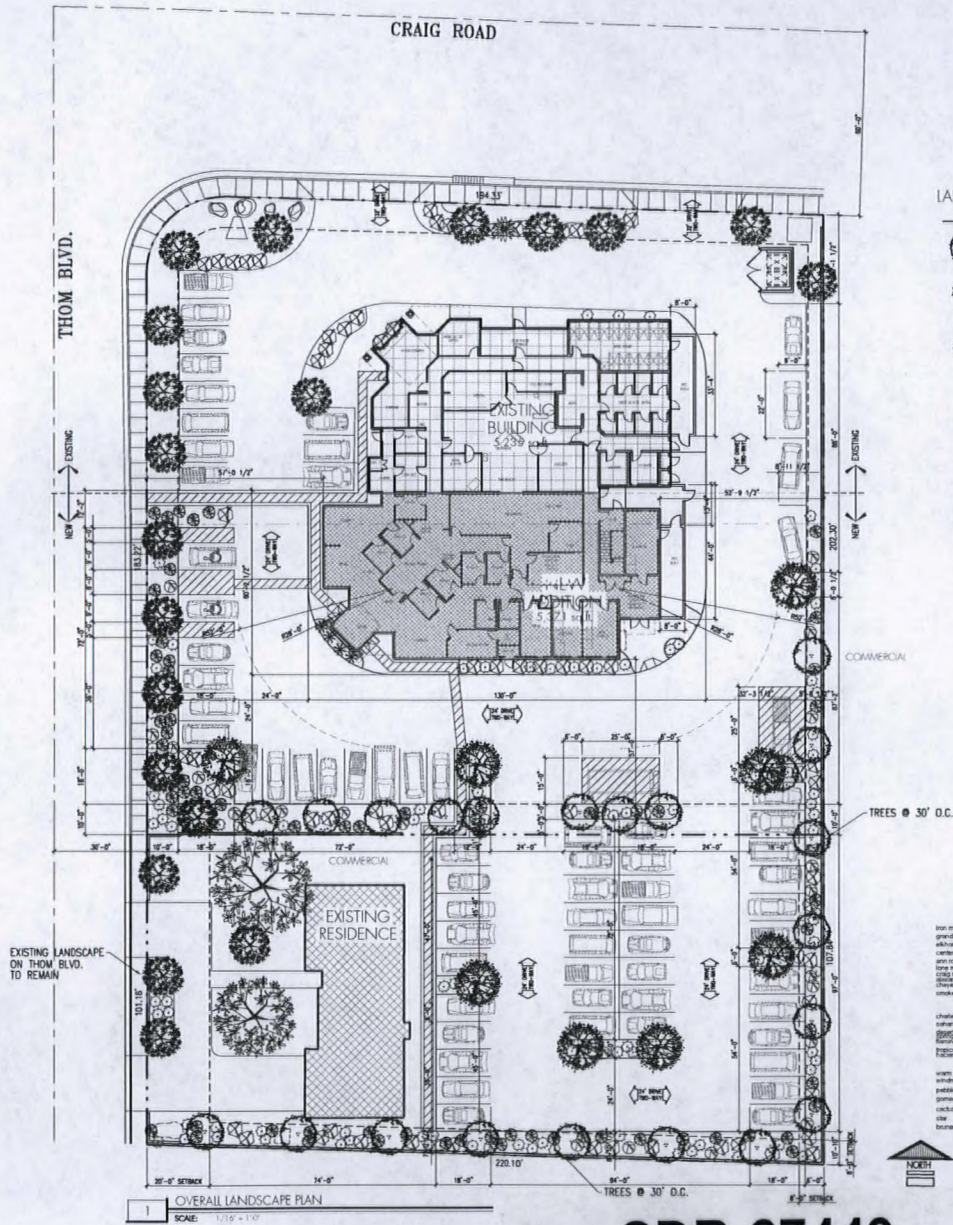
**PINNACLE ARCHITECTURAL STUDIO, INC.**  
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CRAIG ROAD ANIMAL HOSPITAL EXPANSION  
FOR DR. KURT MYCHAJLONKA  
1001 WEST OAK STREET, SUITE 100, CHICAGO, IL 60606  
EXTERIOR ELEVATIONS

DATE: 05/08/08  
SCALE: 3/16" = 1'-0"

Drawn By: DDT  
Check By: JMB  
Job Number: 03135  
Date: June 13, 2008

A6.1



LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES
7	BRACHYCHETA POLYDORUS	BOTTLE TREE	24" BOX	24
8	CRATAEGUS	HAWTHORN	24" BOX	8
9	QUERCUS VIRGINICA	SOUTHERN OAK	36" BOX	6
<b>TOTAL</b>				<b>37</b>
<b>SHRUBS</b>				
10	EUCONYXIA JAPONICA	EUCONYXIA	5 GAL	98
11	LAVATERA	LAVATERA	5 GAL	87
12	TEUCRARIUM	GERMANEER	5 GAL	64
13	LEUCOPHYLLUM TEXAS RANGER	GREEN CLOUT TEXAS RANGER	5 GAL	27
14	BURSERIA PARVIFLORA	DESERT YACHTER HONEY	5 GAL	1
<b>TOTAL</b>				<b>240</b>

NOTE:  
1. PROVIDE 5-8 CALIBER SHRUBS PER TREE - 148 REQUIRED, 240 PROVIDED.  
2. PROVIDE CRANBERRY ENCASED GRANITE ROCK MULCH, 1" SCREENED, TO A DEPTH OF 2" AT ALL PLANTING AREAS.



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CRAIG ROAD ANIMAL HOSPITAL EXPANSION  
FOR DR. KURT MYCHAJONKA  
501 WEST CENTRAL AVENUE, HENDERSON, NV

DATE: 05/08/08  
CHECK BY: [ ]  
JOB NUMBER: 05155  
DATE: JUN 12, 2007

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

1.1

<b>SDR 27449</b>				
<b>Kurt &amp; Deborah Mychajlonka</b>				
<b>4309 &amp; 4313 Thom Boulevard</b>				
Proposed 2.3 thousand square foot residential-to-storage conversion.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	2.30	4.96	11
AM Peak Hour			0.45	1
PM Peak Hour			0.47	1
<i>(heaviest 60 minutes)</i>				
<b>Previous Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
<i>(heaviest 60 minutes)</i>				
<b>Net Change</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	2.30		1
AM Peak Hour				0
PM Peak Hour				0
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Craig Rd.</b>				
Average Daily Traffic (ADT)	43,470			
PM Peak Hour	3,478			
<i>(heaviest 60 minutes)</i>				
<b>Thom Blvd.</b>				
Average Daily Traffic (ADT)	Not Available			
PM Peak Hour	Not Available			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
Adjacent street ADT Capacity				
Craig Rd.	51800			
Thom Blvd.	16900			

This project will add approximately 1 trip per day on Craig Rd. and Thom Blvd. This will increase the existing volumes by less than 1 percent on Craig. Data was not available for Thom at this location. Craig is at about 84 percent capacity and Thom is believed to be under capacity.

Based on Peak Hour use, this development will not add additional vehicles to the area.

Note that this report assumes all traffic from this development uses all named streets.