



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33017** APN: 162.03.110.072

Name of Property Owner: Necal Associates, LLC

Name of Applicant: Necal Associates, LLC

Name of Representative: Stephen Rubyor

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: _____

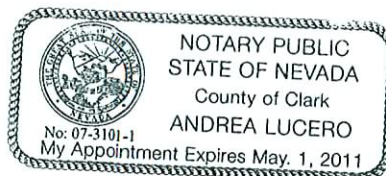
Signature of Property Owner: [Signature]

Print Name: Stephen Rubyor - Managing Member

Subscribed and sworn before me

This 30th day of December, 20 08

[Signature]
Notary Public in and for said County and State



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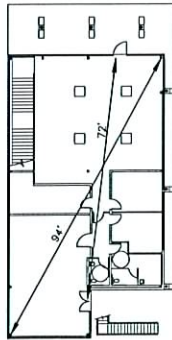
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ABBREVIATIONS

[illegible]

JURISDICTION: CITY OF LAS VEGAS
OWNER: CZ
DESIGNER: 182-03-110-072
ARCHITECT: 7640 SOUT
ENGINEER: D.K.
CONTRACTOR: UNITED USE, A2/P
DATE: V-B
REVISIONS: NO P-B September
PROJECT DESCRIPTION: TYPE OF CONSTRUCTION: = 3,028+1716 = 4746 S.F.
FIRE PROTECTION: = 9,000 S.F. (TABLE - 202)
SCAFFOLDING: ALLOWABLE AREA - 9,000 S.F. (TABLE - 202)
ADDITIONAL INFORMATION: TOTAL AREA

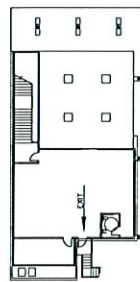
LOCATION	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
DISPLAY AREA	1313	30	44
BOO	828	100	8
PHASE	192	300	1
POE	315	100	3
STYWOOD/ HALLWAY WSC	560	-	
TAL	3628	-	56



EXIT ANALYSES

NUMBER OF EXITS REQUIRED = 2	OCCUPANT LOAD $73 > 49$ (1000 = 1015.1)
NUMBER OF EXITS PROVIDED = 2	
DIAGONAL DISTANCE OF THE SPACE = 84'	
DISTANCE BETWEEN EXITS = 72' $> 1/2(84) = 42'$	

NO. FLOOR EXIT ANALYSES

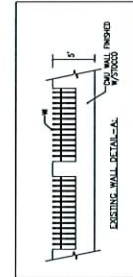


LOCATION	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD FACTOR
PRIVATE OFFICE	1716	100	17
LOW ROOF	1620	-	-

EXIT ANALYSIS

PLUMBING FIXTURE (T-2902.1)	LAV	W/C
PLUMBING FIXTURE REQUIRED	1	1
PLUMBING FIXTURE PROVIDED	1	1

PLUMBING FIXTURES	LAV	W/C
PLUMBING FIXTURES REQUIRED	1	1
PLUMBING FIXTURES PROVIDED	1	1

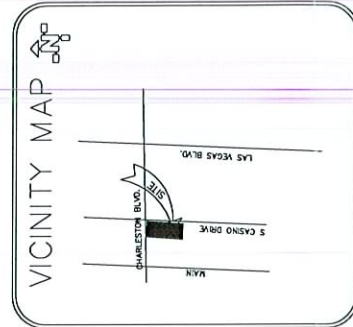


A0	COVER SHEET / SITE PLAN
ARCHITECTURAL	
A1	BUILDING ELEVATIONS
A2	1ST FLOOR PLAN
A3	2ND FLOOR PLAN
A4	NOT USED
A5	BUILDING SECTIONS
A6	BUILDING SECTIONS
A7	SCHEDULES & INTERIOR ELEVATIONS
A8	ROOF PLAN
A9	PANEL SECTION DETAILS
ABA	PENETRATION DETAILS
A10	STAIR CASE DETAIL
A11	REFLECTED CEILING PLAN
A01	ARCHITECTURAL DETAILS
A02	ARCHITECTURAL DETAILS

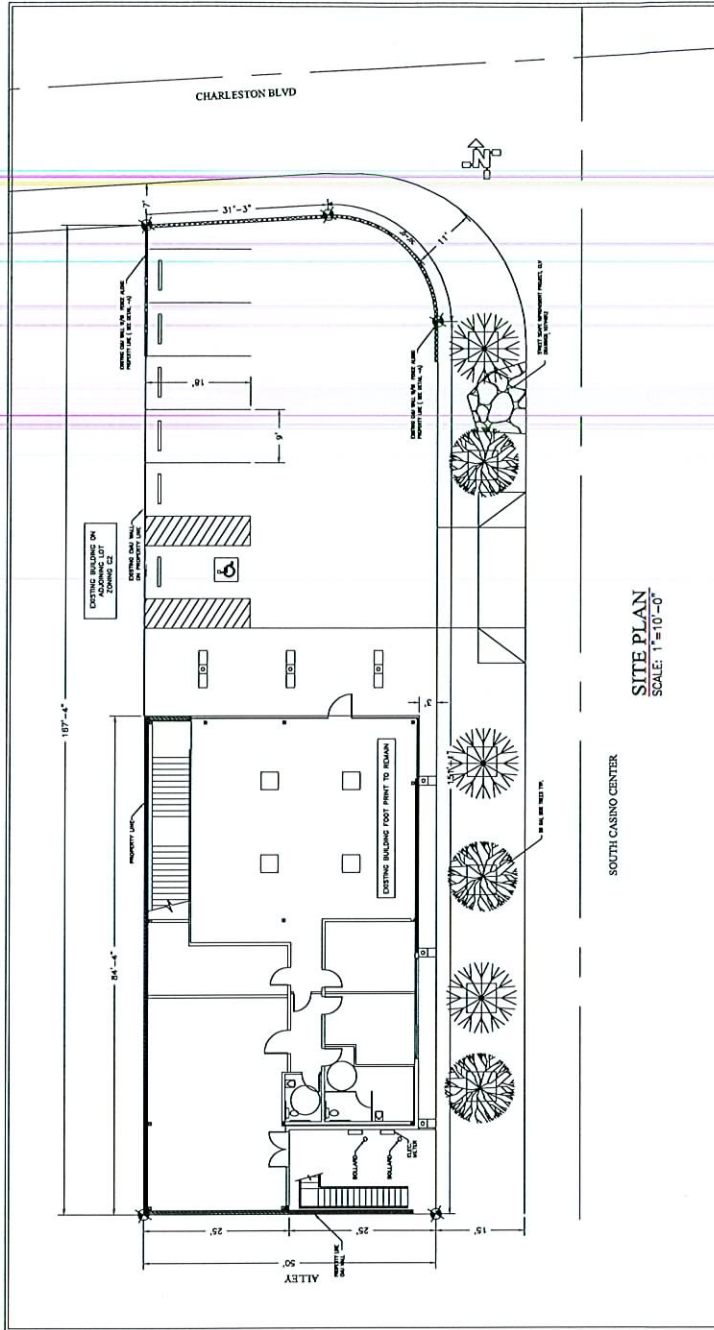
PROPERTY ADDRESS:

1112 S CASINO CENTER
LAS VEGAS NV

AREA OF IMPROVEMENT 1ST FLOOR - 3,028 S.F.
AREA OF IMPROVEMENT 2ND FLOOR - 1,718 S.F.



SITE PLAN
SCALE: 1"=10'-0"



Merrida Licensed Contractor, Lic. # 0059783

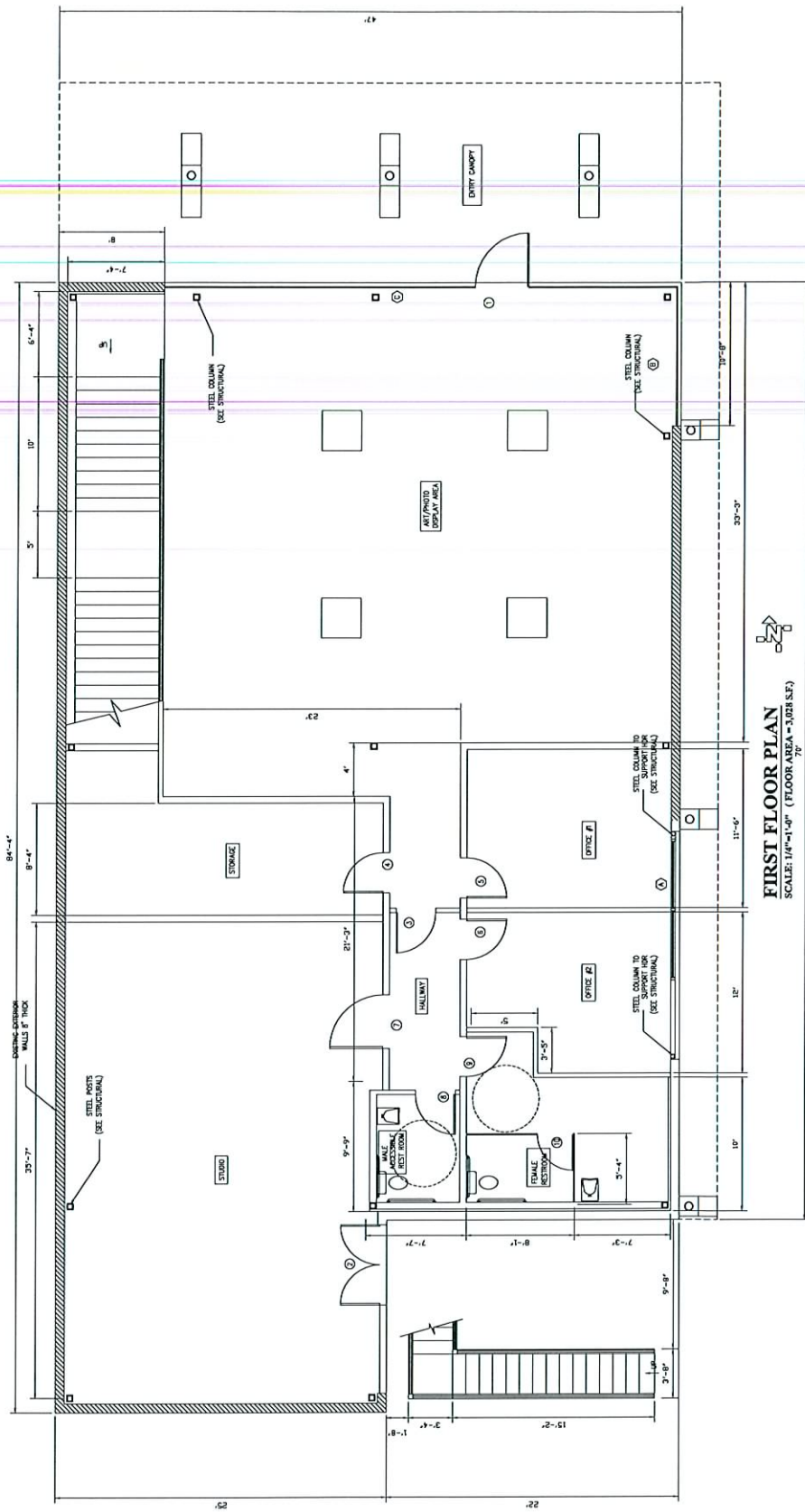
Signature

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of amended 921 of NRS who provides his own services and his own construction activities.

PROPOSED TENANT IMPROVEMENT FOR
BRET WESLEY ART GALLERY
DEFINITIVE CONSTRUCTION

SDR-33017

02/26/09 PC



02/26/09 PC



PROPOSED TENANT IMPROVEMENT FOR BRETT WESLEY ART GALLERY			
DEFINITIVE CONSTRUCTION			
CERTIFICATE NO.	000775	YEAR	(782) 284-5786
DEVELOPER'S NAME	SECOND FLOOR PLAN		
DEVELOPER	RYAN	YEAR	(782) 284-8486
			A3

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WALL LEGEND	
	NEW 1/4" RATED WALL
	EXISTING WALL TO BE REMOVED
	EXISTING CMU WALL
	2"X8 STUDS @ 16" o/c w/ 1/2" DRYWALL ON BOTH

Repose Gray

Eider White

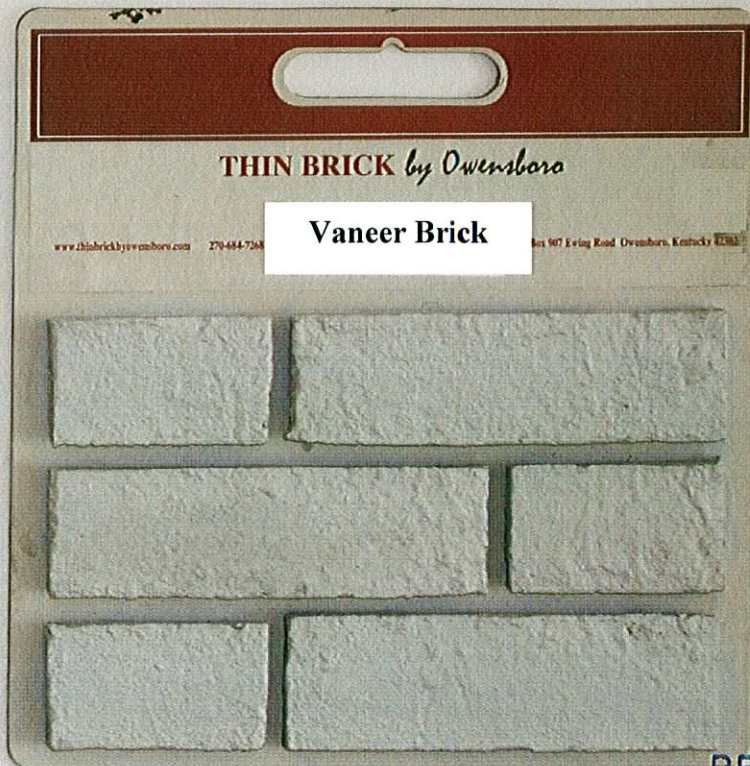
Black Fox

Dovetail

Black Magic

Stucco Sample

Glass Sample



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SDR 33017				
NECAL Associates, LLC				
1112 S. Casino Center Blvd.				
Proposed 1.7-thousand square foot office and gallery addition.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.7	11.01	41
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.7	11.01	19
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
New Total Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.4		60
AM Peak Hour				9
PM Peak Hour				9
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	41,490			
PM Peak Hour	3,319			
(heaviest 60 minutes)				
Casino Center Blvd.				
Average Daily Traffic (ADT)	5,312			
PM Peak Hour	425			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Charleston Blvd.	45220			
Casino Center Blvd.	16300			

This project will add approximately 19 trips per day on Charleston Blvd. and Casino Center Blvd. This will increase expected volumes by less than 1 percent on both of these streets. Currently Charleston is at about 92 percent of capacity and Casino Center is at about 33 percent of capacity.				
Based on Peak Hour use, this development will add roughly 3 additional cars into the area; which works out to about 1 every 20 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				