



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: _____

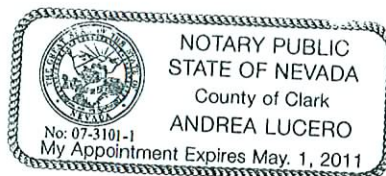
Signature of Property Owner: [Signature]

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



RECEIVED

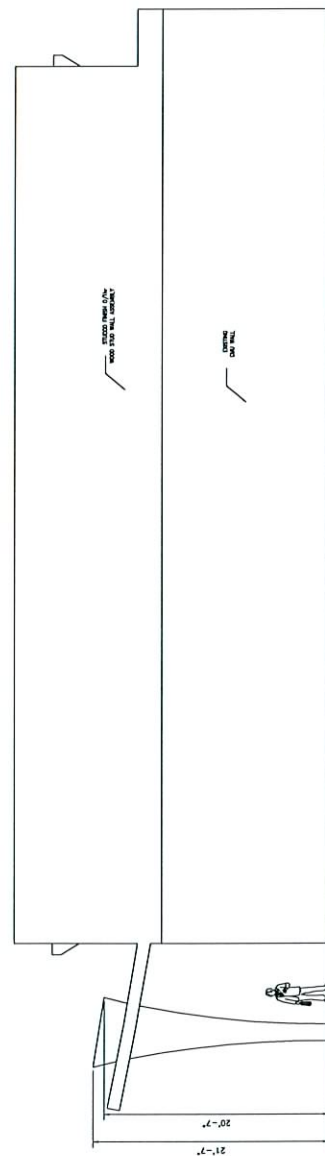
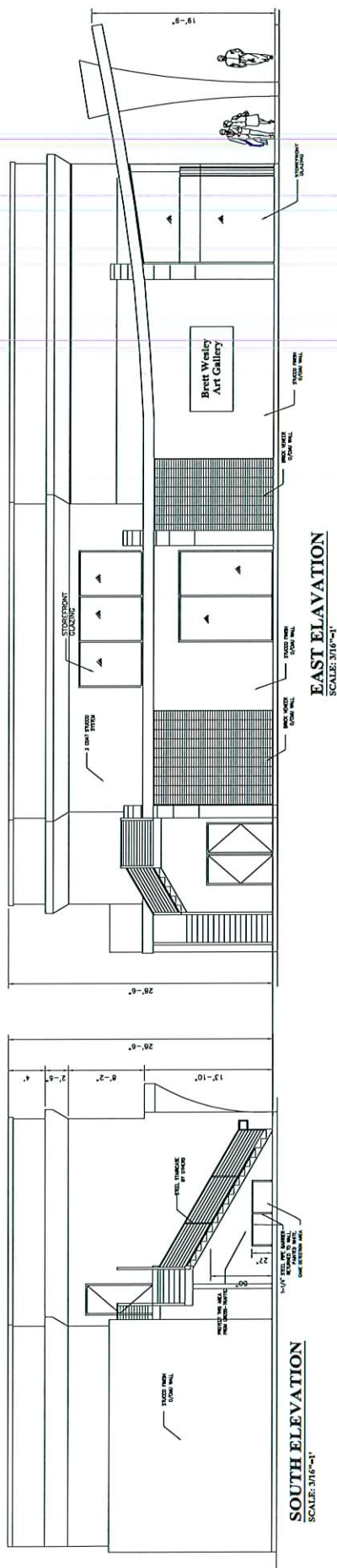
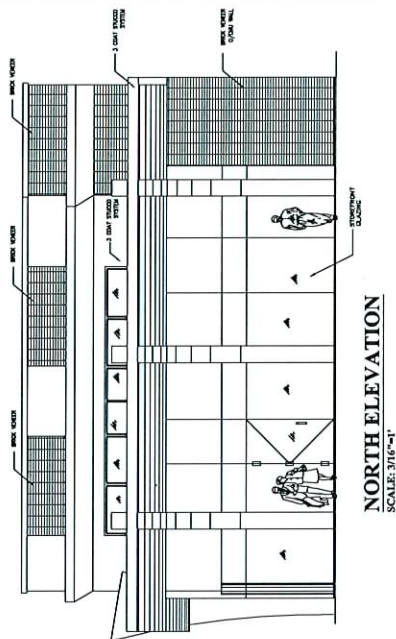
JAN 13 2009

ABBREVIATIONS

A/C AIR CONDITIONER
 A/E ARCHITECT/ENGINEER
 A/F AIR FLOW
 A/G AIR GATE
 A/H AIR HANDLING
 A/I AIR INLET
 A/O AIR OUTLET
 A/P AIR PUMP
 A/R AIR RETURN
 A/S AIR SUPPLY
 A/T AIR TREATMENT
 A/W AIR WASH
 A/X AIR EXHAUST
 A/Y AIR YARD
 A/Z AIR ZONE
 B/B BATH/BATHROOM
 B/C BICYCLE
 B/D BICYCLE DRIVE
 B/E BICYCLE ENTRY
 B/F BICYCLE FLOW
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 B/H BICYCLE HANDLING
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 B/S BICYCLE SUPPLY
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 C/X CLOSET EXHAUST
 C/Y CLOSET YARD
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CODE ANALYSIS

CODE USED - 2003 IBC
 CITY OF LAS VEGAS
 ZONING - 10000
 AREA - 10000
 TYPE OF CONSTRUCTION - 10000
 TYPE OF OCCUPANCY - 10000
 TYPE OF USE - 10000
 TYPE OF STRUCTURE - 10000
 TYPE OF MATERIAL - 10000
 TYPE OF FINISH - 10000
 TYPE OF EQUIPMENT - 10000
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 TYPE OF FIXTURES - 10000
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 TYPE OF PLANTS - 10000
 TYPE OF ANIMALS - 10000
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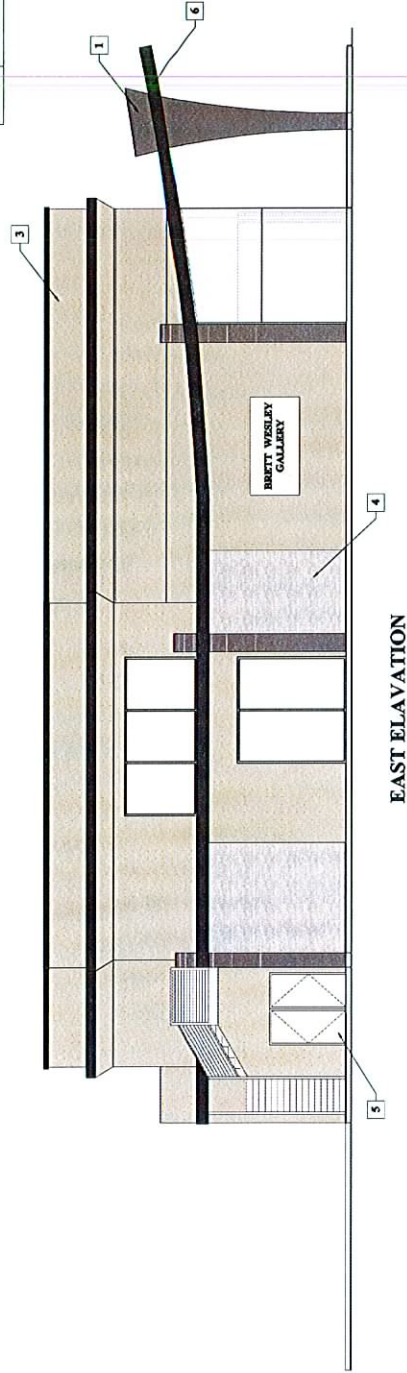
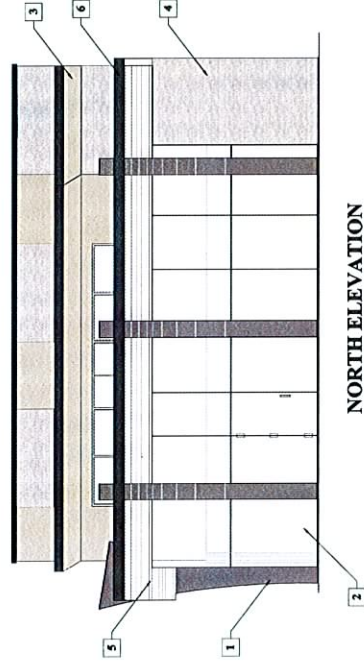
Hendco Licensed Contractor, Inc. / 0029763	
Authorized Signature:	
	
Artificially drawnings have been signed by a General Woods Contractor as required by paragraph (c) and under the provisions of paragraph (d) and under the provisions of paragraph (e) of the contract documents.	
I certify that I am a duly qualified architect.	

**PROPOSED TENANT IMPROVEMENT FOR
BRETT WESLEY ART GALLERY**

DEFINITIVE CONSTRUCTION

COLORADO	SHEET	DATE	REVISIONS
BUILDING ELEVATIONS	00000103	FEBRUARY 2008	
DRAWN BY	JBYN	DATE	APPROVED BY
			AJ

LEGEND	
1	BLACK FOX SHERWIN WILLIAMS PAINT- SW7020
2	GLAZING
3	DOVETAIL SHERWIN WILLIAMS PAINT- SW7018
4	BRICK VENEER REPOSE GRAY SHERWIN WILLIAMS PAINT- SW7015
5	ELDER WHITE SHERWIN WILLIAMS PAINT- SW7014
6	BLACK MAGIC SHERWIN WILLIAMS PAINT- SW6991



Needs Licensed Contractor, LLC # 0025762

Architect's Signature

Architectural drawing has been signed by the Architect and is not to be used for construction without the Architect's approval. It is the Contractor's responsibility to verify the accuracy of the drawing and to ensure that the construction activities conform to the drawing.

PROPOSED EXISTING IMPROVEMENT FOR
BRETT WESLEY GALLERY

DATE: 02/26/09

PROJECT NO: SDR-33017

CONTRACT NO: 0000000000

CONTRACT DATE: 02/26/09

CONTRACT VALUE: \$0.00

CONTRACT TYPE: BUILDING RELATIONS

CONTRACTOR: Needs Licensed Contractor, LLC

CONTRACTOR NO: 0000000000

CONTRACTOR DATE: 02/26/09

CONTRACTOR VALUE: \$0.00

CONTRACTOR TYPE: BUILDING RELATIONS

CONTRACTOR NO: 0000000000

CONTRACTOR DATE: 02/26/09

CONTRACTOR VALUE: \$0.00

CONTRACTOR TYPE: BUILDING RELATIONS

SDR-33017

02/26/09 PC



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" (FLOOR AREA = 1718 S.F.)

Novels Licensed Contractor, L.C. # 0059783	Authorized Signature: 	Architectural drawings have been signed by a Licensed Professional Architect, as allowed per NCS 3022.330 paragraph 1 (a)(6) paragraph d) and under the provisions of chapter 624 of NCS who provides his own drawings for his own construction activities.
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PROPOSED TENANT IMPROVEMENT FOR BRETT WESLEY ART GALLERY					
DEFINITIVE CONSTRUCTION					
CONTRACT ITEM	FLOOR	SCHEDULED START DATE	ESTIMATED DURATION	DATE WHEN WORK WILL BE COMPLETED	REMARKS
BUILDING PLANS					
SECOND FLOOR PLAN					
DRAWN BY: BWN					A-3

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LOCATION	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD FACTOR
PRIVATE OFFICE	1716	100	17
LOW ROOF	1628	—	—

WALL LEGEND	
	NEW TYPED WALL
	EXISTING WALL TO BE REMOVED
	EXISTING
	270 STUDS @ 16" O.C. W/ ORIGNAL ON BOTH SIDES.

Repose Gray

Eider White

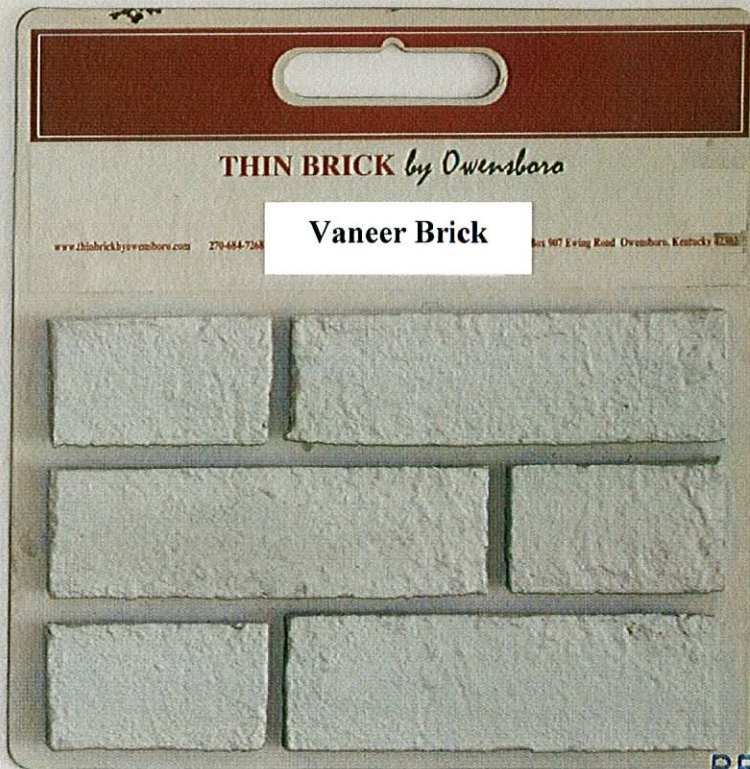
Black Fox

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.				