



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: _____

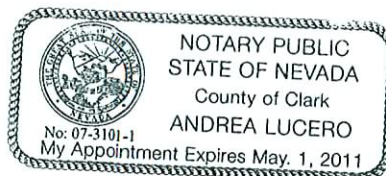
Signature of Property Owner: [Signature]

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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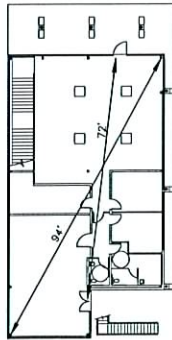
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ABBREVIATIONS

[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: = 8,000 S.F. (TABLE - 202)
SCAFFOLDING: ALLOWABLE AREA - 8,000 S.F. (TABLE - 202)
TOTAL AREA: = 3,028+1716 + 4746 S.F.

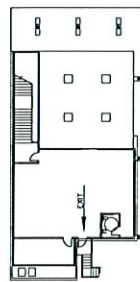
LOCATION	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
DISPLAY AREA	1313	30	44
BOO	828	100	8
PHASE	192	300	1
POE	315	100	3
STYWOOD/ HALLWAY WSC	560	-	
TAL	3628	-	56



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	1820	-	-

DOT ANALYSIS		DATE
NUMBER OF EXITS REQUIRED =	1	OCCUPANT LOAD 17 < 49 (Table 1012.1)
NUMBER OF EXITS PROVIDED =	1	
NUMBER OF EXITS REQUIRED -	0	

PLANNING FUTURE	LAV	W/C
PLANNING FUTURE REQUIRED	1	1
PLANNING FUTURE PROVIDED	1	1

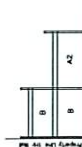
SITE PARKING ANALYSIS CITY OF LAS VEGAS (1-30-00-1)

PARKING SPACES REQUIRED = 1313 / 1000 = 4 (ART DISPLAY/GALLERY)

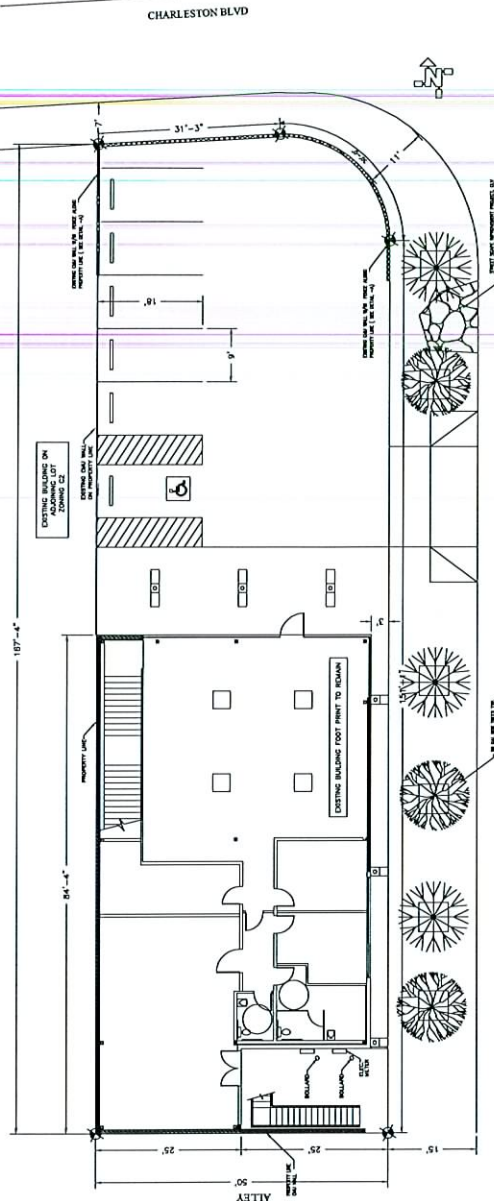
PRIVATE OFFICE = 1

TOTAL PARKING SPACES REQUIRED = 5

TOTAL PARKING SPACES PROVIDED = 6 (+ 1 HC)



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



VICINITY MAP



SHEET INDEX

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	WALL SECTION DETAILS
A10	PENETRATION DETAILS
A11	STAIR CASE DETAIL
A12	REDUCED CEILING PLAN
A13	MECHANICAL DETAILS
A14	MECHANICAL DETAILS

PROJECT/PROPERTY INFORMATION:

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.

Merreda Licensed Contractor, Lic. # 0059783

7

Technical drawings have been signed and licensed Nevada Contractor as per NRS 3623.330 paragraph 1 paragraph d) and under the provisions article 424 of NRS who provides his signature for his own construction activities.

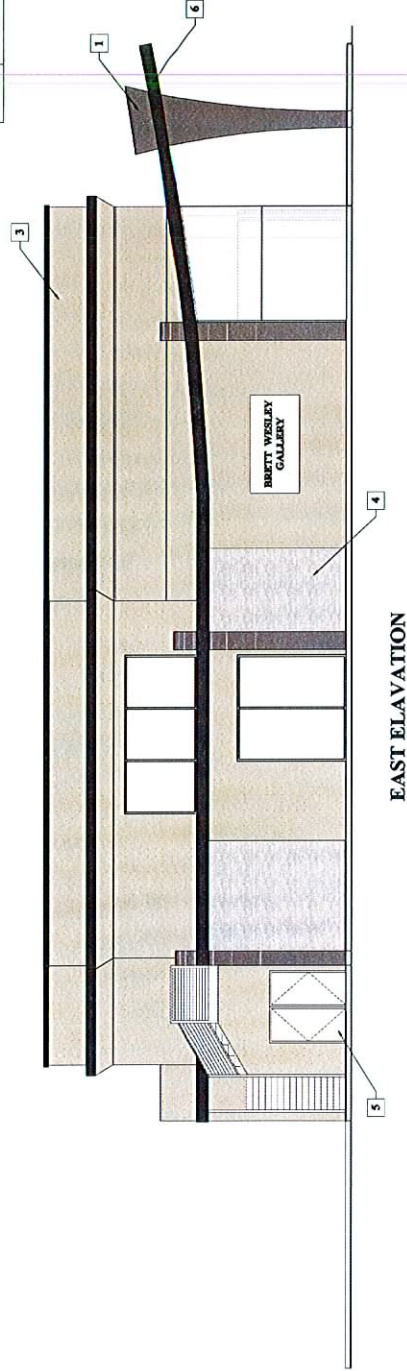
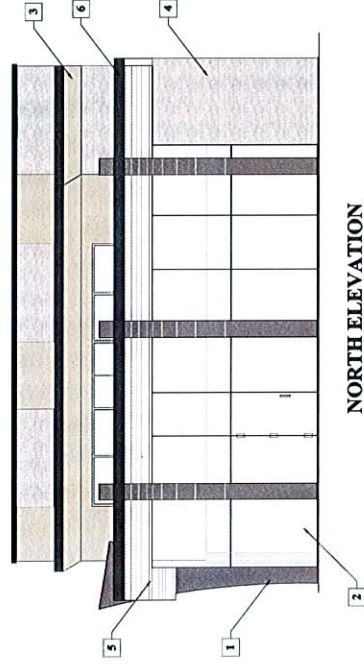
PROPOSED TENANT IMPROVEMENT FOR
BRETT WESLEY ART GALLERY
DEFINITIVE CONSTRUCTION

DATE: 12/1/2016	TEL: (732) 245-4700	PROJECT NAME: A0
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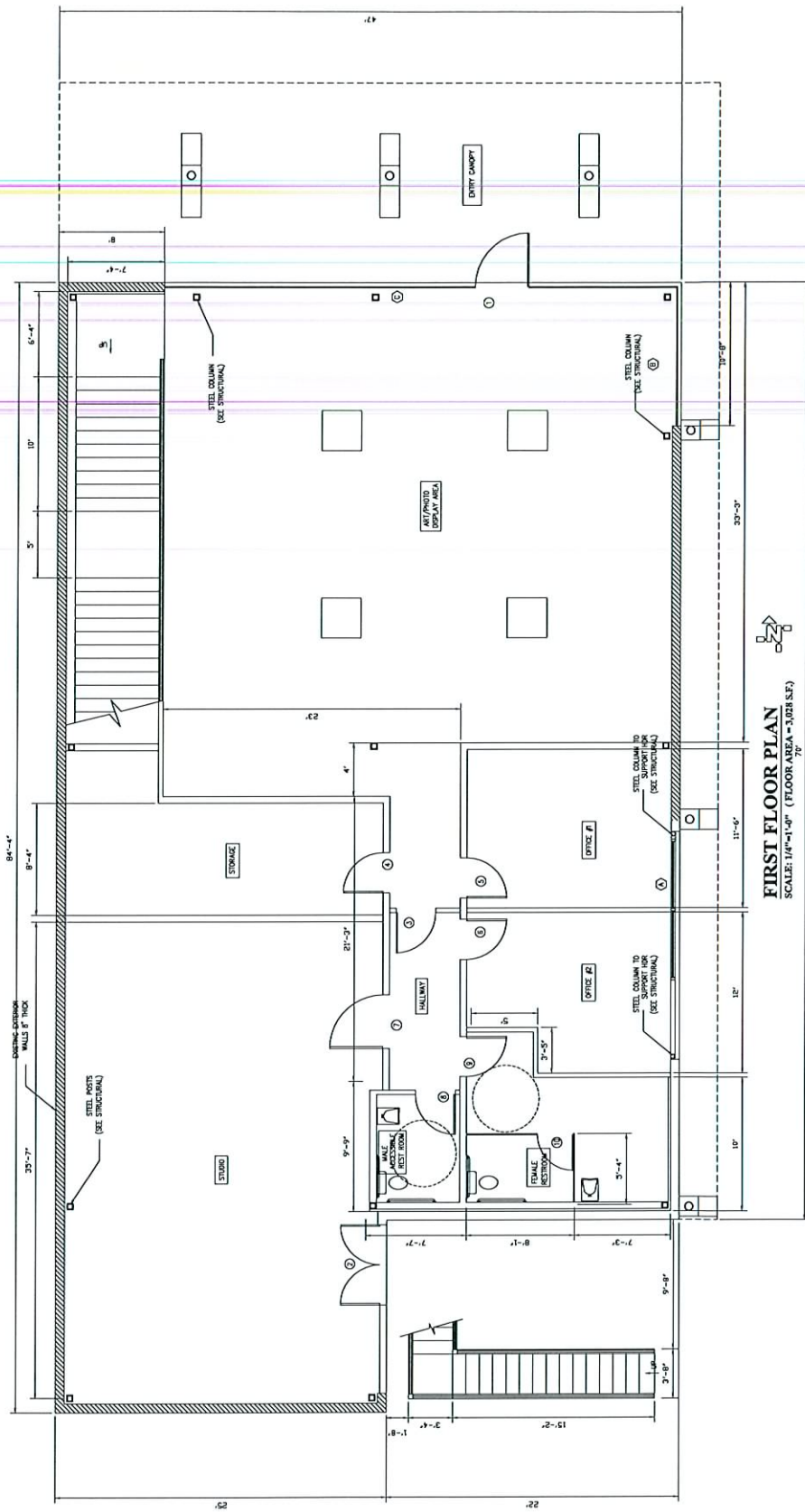
LEGEND	
1	BLACK FOX SHERWIN WILLIAMS PAINT- SW7020
2	GLAZING
3	DOVETAIL SHERWIN WILLIAMS PAINT- SW7018
4	BRICK VENEER REPOSE GRAY SHERWIN WILLIAMS PAINT- SW7015
5	ELDER WHITE SHERWIN WILLIAMS PAINT- SW7014
6	BLACK MAGIC SHERWIN WILLIAMS PAINT- SW6991



Needs Licensed Contractor, LLC # 0025762
Architect Signature <i>G.R.</i>
Architectural drawing has been signed by a Licensed Architect or Licensed Professional Engineer (PE) in the State of California. It is the responsibility of the architect or engineer to ensure that the drawing is used only for the purposes intended and that it complies with all applicable laws and regulations.

PROJECT: BRETT WESLEY GALLERY		
SHEET: 1 OF 1		
DATE: 02/26/09	BY: [Signature]	
REVISIONS		
NO.	DATE	DESCRIPTION
1	02/26/09	ISSUED FOR PERMIT

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WALL LEGEND	
	NEW 1/4" RATED EXTERIOR WALL
	EXISTING WALL TO BE REMOVED
	EXISTING CMU WALL TO REMAIN
	NEW WALL 2x6 STUDS @16"O/C W/1/2" DRYWALL ON BOTH SIDES.

OCCUPANT_LOAD;
 Int_FLOOR;

LOCATION	AREA (sq ft)	DGC LOAD FACTOR	DGC LOAD
ART DISPLAY AREA	1,313	30	44
STUDIO	828	100	8
STORAGE	192	300	1
OFFICE	315	100	3
RESTROOM/ HALLWAY WSC	560	-	-
TOTAL	3,028	-	56

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Newco Licensed Contractor, Inc. # 00257653	Authorized Signature: 	Technical drawings have been signed by a Licensed Newco Contractor as required per IRC 3023.330 paragraph 1 (see paragraph d) and under the provisions of chapter 524 of IRC who provides his own drawings for his own construction activities.
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PROPOSED TENANT IMPROVEMENT FOR BRETT WESLEY ART GALLERY		DEFINITIVE CONSTRUCTION		FIRST FLOOR PLAN		A2	
CARPENTRY	06057K2	YES	(702) 234-6700	NO	(702) 234-6700	NO	(702) 234-6700
PAID FOR THIS PLAN		PAID FOR THIS PLAN		PAID FOR THIS PLAN		PAID FOR THIS PLAN	
DRAWN BY: BUN		TITLE:		DATE:		REVISION:	

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

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

Nevada Licensed Contractor, U.C. # 0056793	Authorized Signature: 	Architectural drawings have been signed and sealed by the architect as required by law, as allowed per NRS 362A.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities
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PROPOSED TENANT IMPROVEMENT FOR BRETT WESLEY ART GALLERY			
DEFINITIVE CONSTRUCTION			
CONTRACTOR:			
FILE#	00077ES	TRAC	(782) 284-5796
DEVELOPER NAME			DATE: 12/24/2016 DATE IN ISSUE
SECOND FLOOR PLAN			
SCALE: 1/8" = 1'-0"	TRAC		
SCALE: 1/8" = 1'-0"			
DATE: 12/24/2016			
DATE IN ISSUE			
A3			REVISIONS: 0/01

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LOCATION	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD FACTOR
PRIVATE OFFICE	1718	100	17
LOW MOOD	1.834		

WALL LEGEND	
	NEW 1/4" RATED WALL
	EXISTING WALL TO BE REMOVED
	EXISTING CMU WALL TO REMAIN
	2X6 STUDS @ 16" o/c w/ 1/2" DRYWALL ON BOTH SIDES

Repose Gray

Eider White

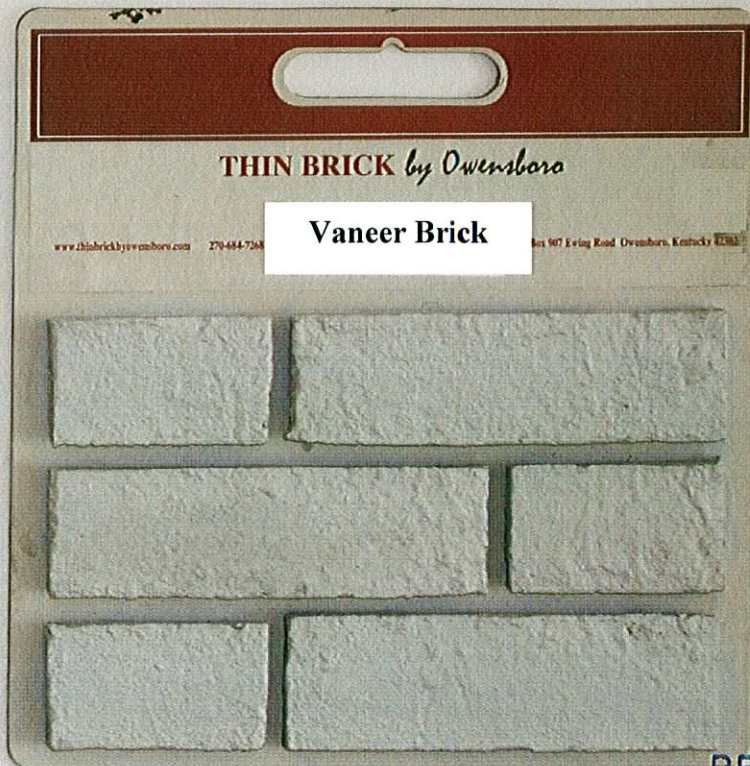
Black Fox

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.				