



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36228** APN: 139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: George M. Rogers, Architect

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: _____

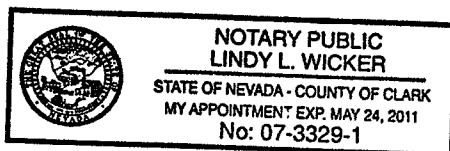
Signature of Property Owner: _____

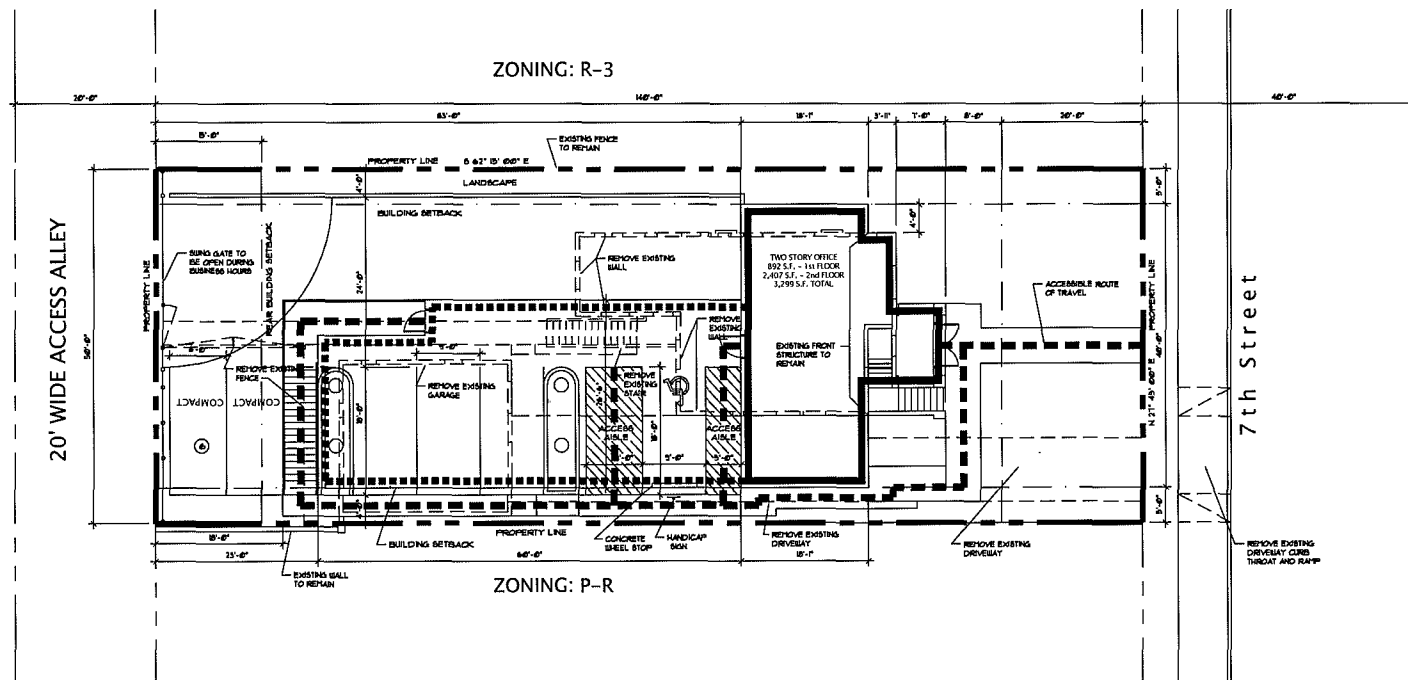
Print Name: _____

Subscribed and sworn before me

This 25 day of September, 2009

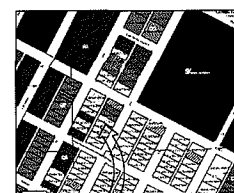
Lindy L. Wicker
Notary Public in and for said County and State





671-428 (CITY OF LAS VEGAS)		
PROPERTY ADDRESS:	514 SOUTH 7TH STREET LAS VEGAS, NV 89101	
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE 15)	
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)	
DESIGNED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)	
BUILD. SETBACKS	MIN. DIST. REQ'D.	PROVIDED
FRONT	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SIDE	5'-0"	5'-0"
ADJACENT PARCEL NO. 125-34-110-004		
LEGAL DESCRIPTION: SHARDER ADD LOT 25 AND 26, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA		
GROSS SITE AREA:	6.5456 SF (0.14 ACRES)	
NET SITE AREA:	6.5456 SF (0.14 ACRES)	
LOT COVERAGE:	ALLOWABLE	PROVIDED
BUILDING HEIGHT:	35'-0"	35'-0"
AREA SUMMARY		
NEW CONSTRUCTION:		BUILD. SF.
1st floor + 853 SF.		3,295 SF.
2nd floor + 2,467 SF.		
	TOTAL	3,295 SF.
ON SITE PARKING		
REQUIRED PARKING:		
1,500 SF.	3,295 SF / 500 SF =	II
HANDICAP PARKING:		
PARKING REQUIRED:	II	
PARKING PROVIDED:	II	
PARKING REDUCTION REQUIRED:	0	
PARKING/ST. RATIO:	182 SPACES/ 1,000 SF.	
REGULAR SPACE:	5'-0" x 10'-0"	
COMPACT SPACE (50%):	8'-0" x 10'-0"	
ACCESSIBLE SPACE (VAN):	12'-0" x 10'-0" (8'-0" x 10'-0" x 10'-0")	

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



SITE

LEGEND	
CLV Zoning	
C-1	TC
C-2	U
C-3	Other
C-4	Other
C-5	Other
C-6	Other
C-7	Other
C-8	Other
C-9	Other
C-10	Other
C-11	Other
C-12	Other
C-13	Other
C-14	Other
C-15	Other
C-16	Other
C-17	Other
C-18	Other
C-19	Other
C-20	Other
C-21	Other
C-22	Other
C-23	Other
C-24	Other
C-25	Other
C-26	Other
C-27	Other
C-28	Other
C-29	Other
C-30	Other
C-31	Other
C-32	Other
C-33	Other
C-34	Other
C-35	Other
C-36	Other
C-37	Other
C-38	Other
C-39	Other
C-40	Other
C-41	Other
C-42	Other
C-43	Other
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C-83	Other
C-84	Other
C-85	Other
C-86	Other
C-87	Other
C-88	Other
C-89	Other
C-90	Other
C-91	Other
C-92	Other
C-93	Other
C-94	Other
C-95	Other
C-96	Other
C-97	Other
C-98	Other
C-99	Other
C-100	Other



ZONING MAP
SCALE: N.T.S.



SITE



VICINITY MAP
SCALE: N.T.S.

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George M. Rogers, Architect
Architecture • Interiors
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Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028

514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

SITE PLAN
SHEET A1.0

JOB NO.: 07-428

OWNER/DEVELOPER: Wawward Properties

EOT-36228
12-02-09 CC

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SITE IMAGE

SCALE: N.T.S.



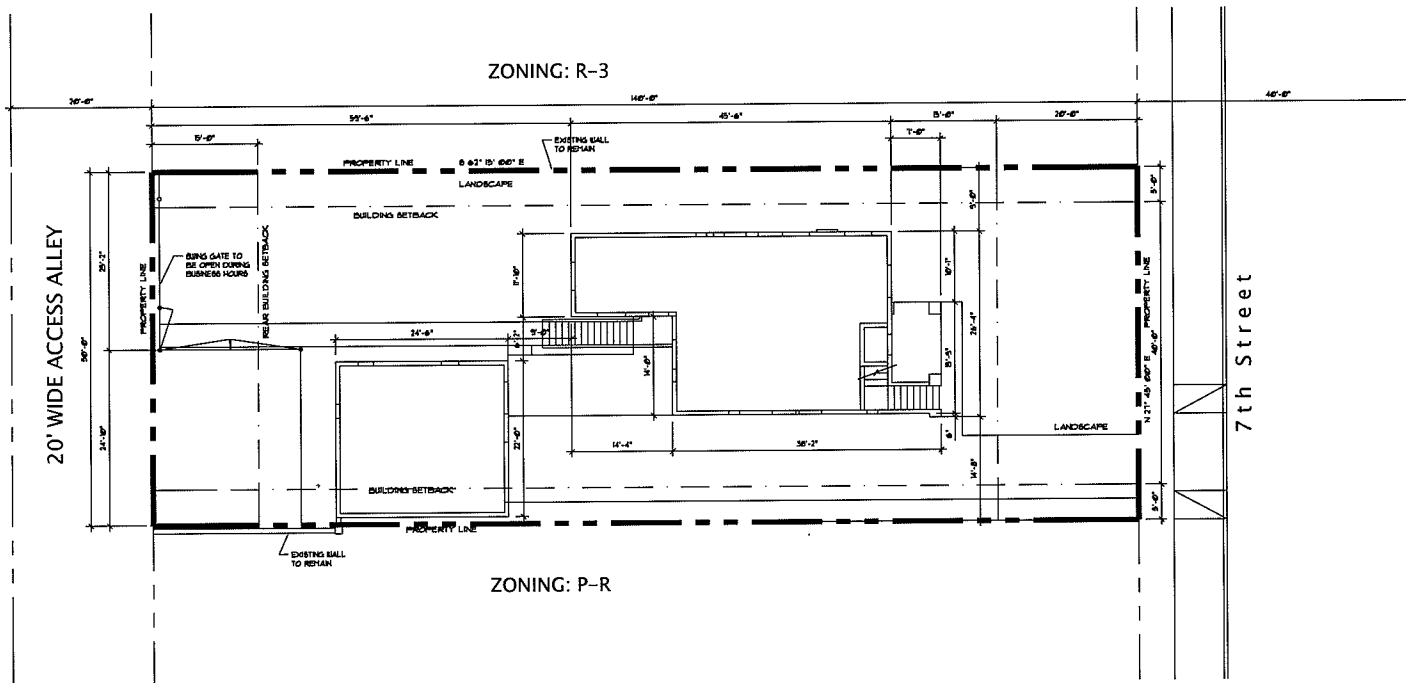
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SCALE: N.T.S.



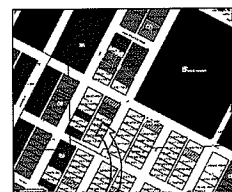
SITE IMAGE

SCALE: N.T.S.



EXISTING SITE PLAN

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



SITE

ZONING MAP

SCALE: N.T.S.

LEGEND	
CLV Zoning	
C-1	R-2
C-2	R-3
C-3	R-4
C-4	R-5
C-5	R-6
C-6	R-7
C-7	R-8
C-8	R-9
C-9	R-10
C-10	R-11
C-11	R-12
C-12	R-13
C-13	R-14
C-14	R-15
C-15	R-16
C-16	R-17
C-17	R-18
C-18	R-19
C-19	R-20
C-20	R-21
C-21	R-22
C-22	R-23
C-23	R-24
C-24	R-25
C-25	R-26
C-26	R-27
C-27	R-28
C-28	R-29
C-29	R-30
C-30	R-31
C-31	R-32
C-32	R-33
C-33	R-34
C-34	R-35
C-35	R-36
C-36	R-37
C-37	R-38
C-38	R-39
C-39	R-40
C-40	R-41
C-41	R-42
C-42	R-43
C-43	R-44
C-44	R-45
C-45	R-46
C-46	R-47
C-47	R-48
C-48	R-49
C-49	R-50
C-50	R-51
C-51	R-52
C-52	R-53
C-53	R-54
C-54	R-55
C-55	R-56
C-56	R-57
C-57	R-58
C-58	R-59
C-59	R-60
C-60	R-61
C-61	R-62
C-62	R-63
C-63	R-64
C-64	R-65
C-65	R-66
C-66	R-67
C-67	R-68
C-68	R-69
C-69	R-70
C-70	R-71
C-71	R-72
C-72	R-73
C-73	R-74
C-74	R-75
C-75	R-76
C-76	R-77
C-77	R-78
C-78	R-79
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C-82	R-83
C-83	R-84
C-84	R-85
C-85	R-86
C-86	R-87
C-87	R-88
C-88	R-89
C-89	R-90
C-90	R-91
C-91	R-92
C-92	R-93
C-93	R-94
C-94	R-95
C-95	R-96
C-96	R-97
C-97	R-98
C-98	R-99
C-99	R-100



SITE

VICINITY MAP

SCALE: N.T.S.



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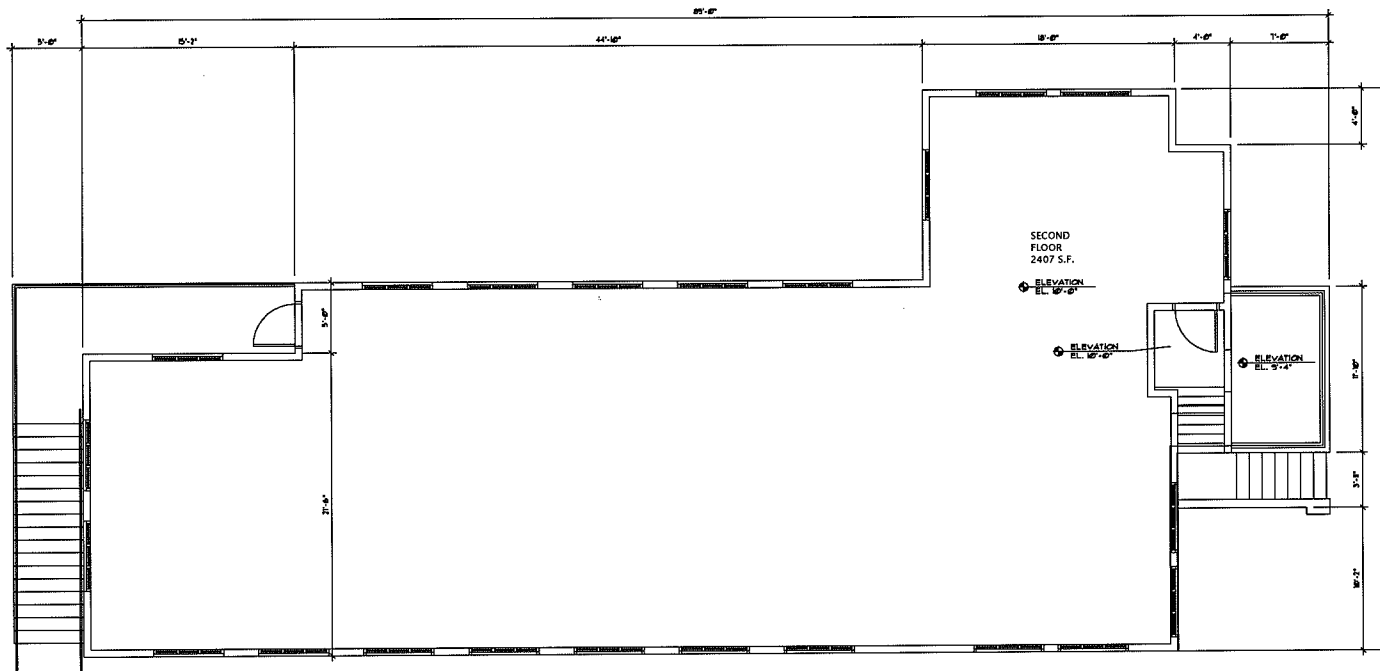
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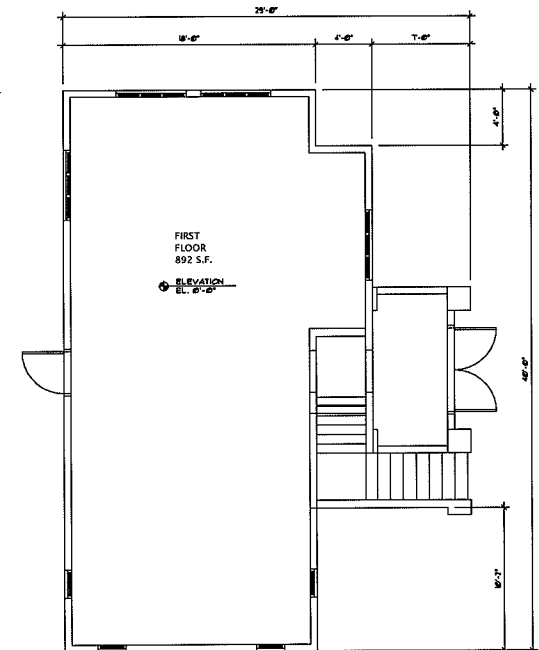


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



071-428 (CITY OF LAS VEGAS)					
PROPERTY ADDRESS:	514 SOUTH 7TH STREET LAS VEGAS, NV 89101				
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE IV)				
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)				
DESIGNED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)				
OCCUPANCY GROUP 1:	AREA	OCC. LOAD FACTOR	NUMBER OF OCC.	NUMBER OF NUMBER OF	ENTR. REGISTRATION PROVIDED
FIRST FLOOR	892 S.F.	100 (BUSINESS)	1	2	
SECOND FLOOR	2407 S.F.	100 (BUSINESS)	2	2	



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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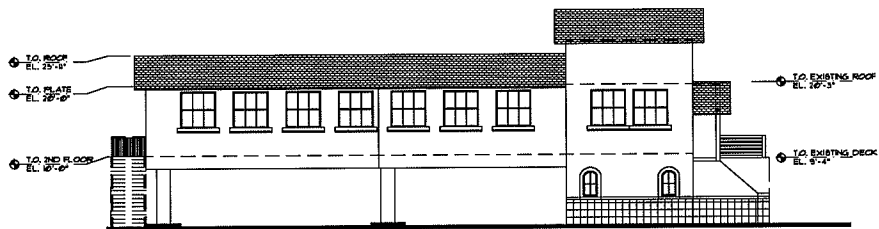
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SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

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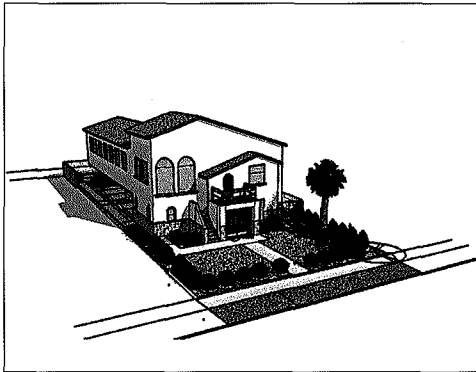
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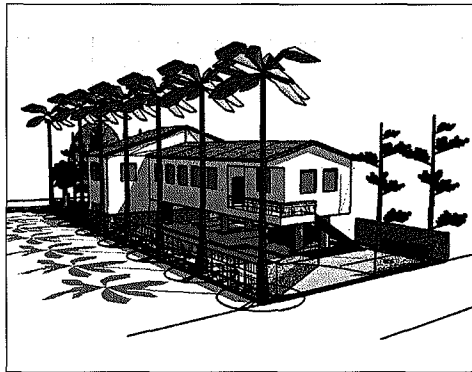
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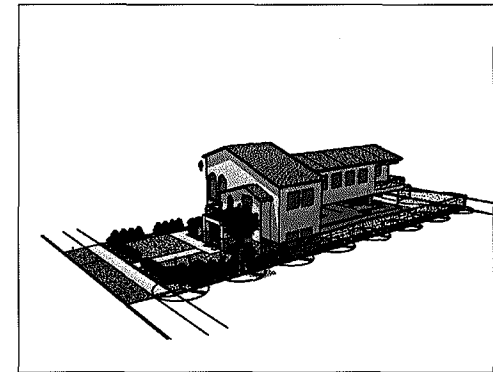
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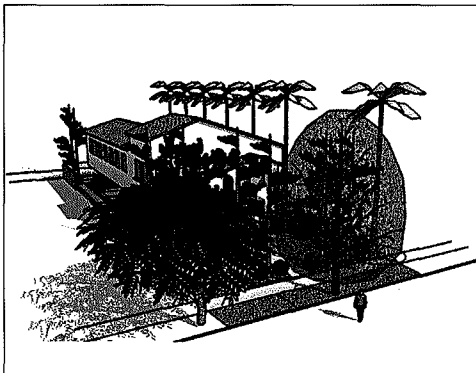
② SOUTHEAST VIEW W/O TREES
SCALE: N.T.S.



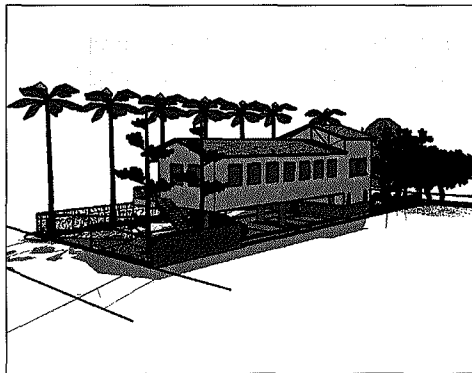
④ NORTHWEST VIEW W/ TREES
SCALE: N.T.S.



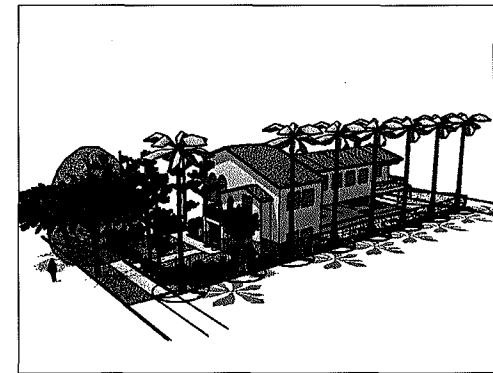
⑥ NORTHEAST VIEW W/O TREES
SCALE: N.T.S.



① SOUTHEAST VIEW W/ TREES
SCALE: N.T.S.



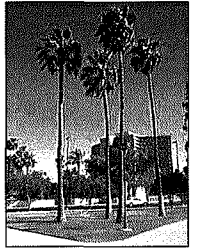
③ SOUTHWEST VIEW W/ TREES
SCALE: N.T.S.



⑤ NORTHEAST VIEW W/ TREES
SCALE: N.T.S.



MONREL PINE PRUNUS ELDAURICA



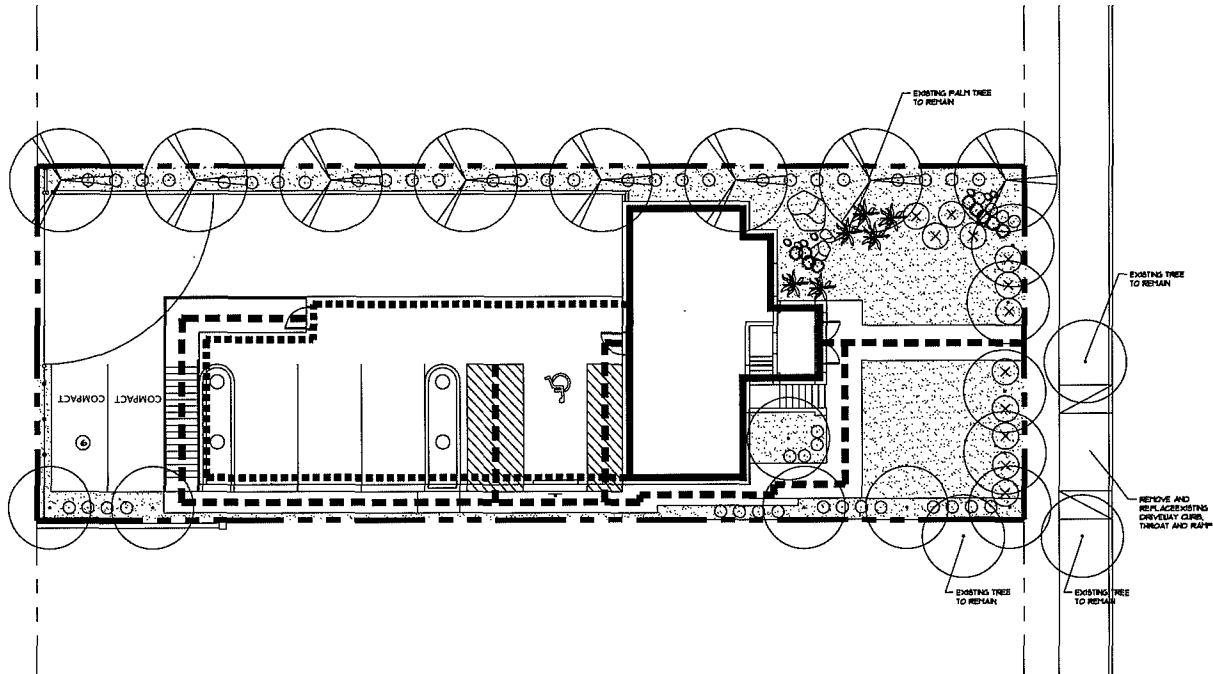
MEXICAN FAN PALM SAGUINASTOMA ROBERTA



GRAVEL MULCH MOJAVE GOLD 3/4" MIN NO PINE



LARGE ROCKS/BOULDERS MOJAVE GOLD 2" X 4" MIN (800 LBS MAX)



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



PLANT MATERIALS SCHEDULE

TREES/PALMS

COMMON NAME

BOTANICAL NAME

SIZE

SPACING

MONREL PINE

PRUNUS ELDAURICA

24" BOX

AS SHOWN

MEXICAN FAN PALM

SAGUINASTOMA ROBERTA

15' BTH

AS SHOWN

SUGGESTIVE SHRUBS/GROUNDCOVERS

COMMON NAME

BOTANICAL NAME

SIZE

SPACING

FEATHERY CABBIA

SEDNA ANTHEMISCOIDES

1 GAL

AS SHOWN

MEXICAN BIRD OF PARADISE

CAESALPYNIA PULCHERRIMA

5 GAL

AS SHOWN

RED YUCCA

HEMPERALOE PARVIFOLIA

1 GAL

AS SHOWN

GREEN CLOUD TEXAS RANGER

LEUCOPHYLLUM F. 'GREEN CLOUD'

5 GAL

AS SHOWN

MISC.

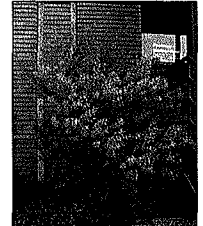
LARGE ROCKS/BOULDERS

MOJAVE GOLD 2" X 4" MIN (800 LBS MAX)

GRAVEL RIVER BED

GRAVEL MULCH

MOJAVE GOLD 3/4" MIN NO PINE



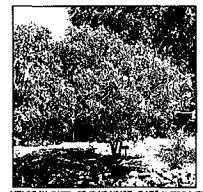
FEATHERY CABBIA SEDNA ANTHEMISCOIDES



GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM F. 'GREEN CLOUD'



RED YUCCA HEMPERALOE PARVIFOLIA



MEXICAN BIRD OF PARADISE CAESALPYNIA PULCHERRIMA



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SHEET A4.0

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