



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36229** 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

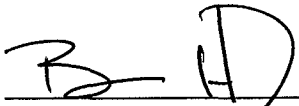
☒ No

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): _____

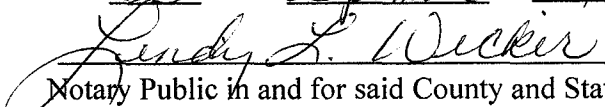
APN: _____

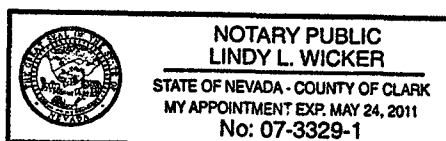
Signature of Property Owner: 

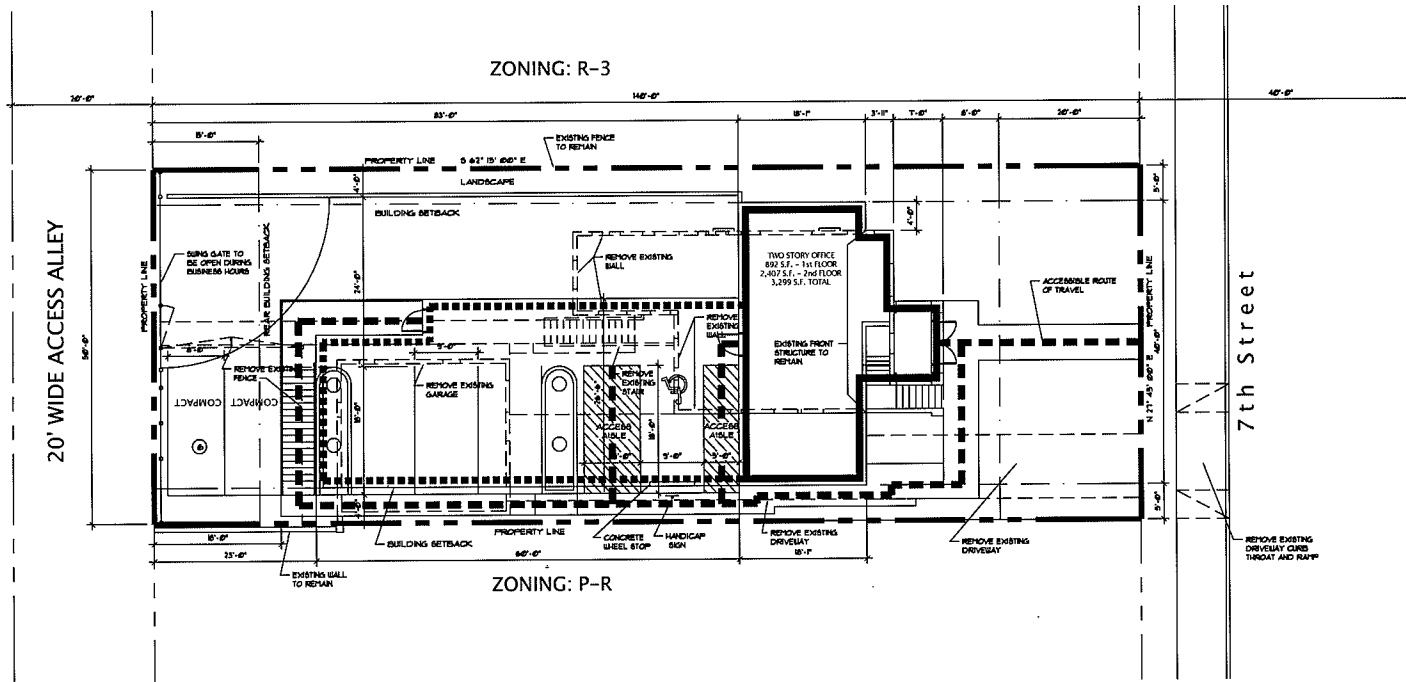
Print Name: Bradley T. H. Paul

Subscribed and sworn before me

This 25 day of September, 2009

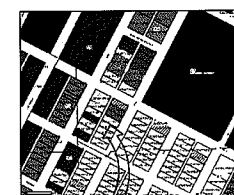

Notary Public in and for said County and State





971-428 (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)	
DESIRED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)	
BLOCK, SETBACKS	MIN. DIST. REQ'D.	PROVIDED
FRONT	20'-0"	20'-0"
REAR	5'-0"	5'-0"
STREET CORNER	5'-0"	5'-0"
SIDE	5'-0"	5'-0"
ASSESSOR'S PARCEL NO.:	159-34-110-024	
LEGAL DESCRIPTION:	WARD 06 ADD LOT 25 AND 36, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA	
GROSS SITE AREA:	6,369.6 SF (0.146 ACRES)	
NET SITE AREA:	6,369.6 SF (0.146 ACRES)	
LOT COVERAGE:	ALL-GARAGE	PROVIDED
BUILDING HEIGHT:	35'-0"	35'-0"
AREA SUMMARY		
NEW CONSTRUCTION:	BLOC. SF.	
1st Floor + 852 SF.	3,299 SF.	
2nd Floor + 2,401 SF.		
	TOTAL	3,299 SF.
ON SITE PARKING		
REQUIRED PARKING:		
1/500 SF.	3,299 SF / 500 SF = 7	
HANDICAP PARKING		
PARKING PROVIDED:	1	
PARKING REQUIRED:	8	
46% PARKING REDUCTION REQUIRED		
PARKING/SP. RATIO:		
PARKING/SP. RATIO:	181 SPACES/1,000 SF.	
REGULAR SPACE	9'-0" x 18'-0"	
COMPACT SPACE (MIN.)	9'-0" x 18'-0"	
ACCESSIBLE SPACE (MIN.)	21'-0" x 18'-0" (8'-0" x 18'-0" x 18'-0")	

① SITE PLAN
SCALE: 1/8" = 1'-0"



SITE

ZONING MAP
SCALE: N.T.S.

LEGEND	
C-1	CLU Zoning
C-2	
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C-100	



SITE

VICINITY MAP
SCALE: N.T.S.



George M. Rogers, Architect

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(702) 894-5027
Fax (702) 894-5028

www.gmraarchitect.com

514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

SITE PLAN
SHEET A1.0

EOT-36229

12-02-09 CC

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SITE IMAGE

SCALE: N.T.S.



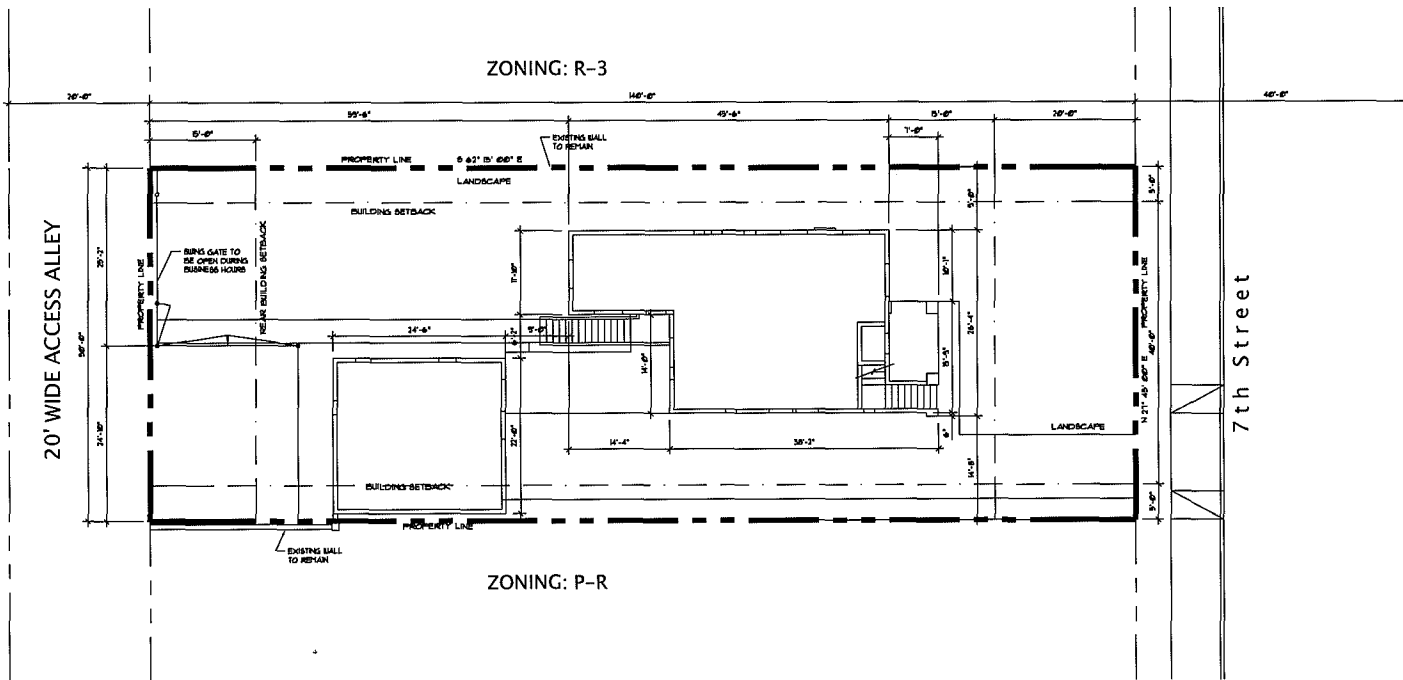
SITE IMAGE

SCALE: N.T.S.



SITE IMAGE

SCALE: N.T.S.



EXISTING SITE PLAN

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



SITE IMAGE

SCALE: N.T.S.



SITE IMAGE

SCALE: N.T.S.



SITE IMAGE

SCALE: N.T.S.



SITE

ZONING MAP

SCALE: N.T.S.

Legend	CLV Codes
C-1	R-O
C-2	R-2
C-3	R-3
C-4	R-4
C-5	R-5
C-6	R-6
C-7	R-7
C-8	R-8
C-9	R-9
C-10	R-10
C-11	R-11
C-12	R-12
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C-35	R-35
C-36	R-36
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C-95	R-95
C-96	R-96
C-97	R-97
C-98	R-98
C-99	R-99
C-100	R-100



SITE

VICINITY MAP

SCALE: N.T.S.



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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"

GMRA

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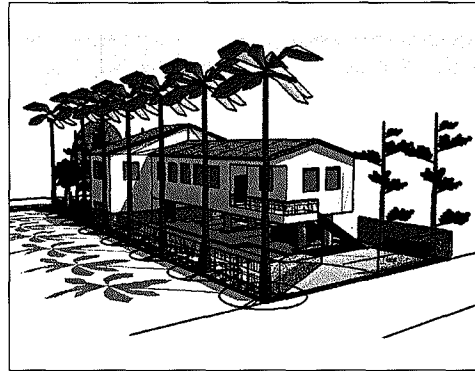
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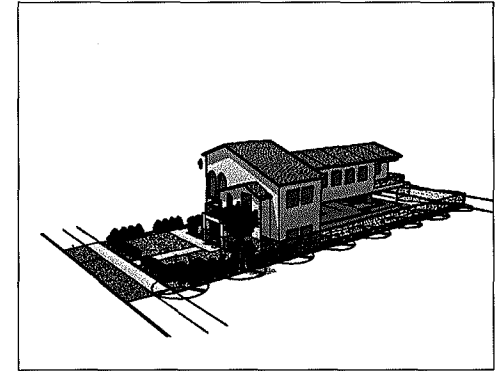
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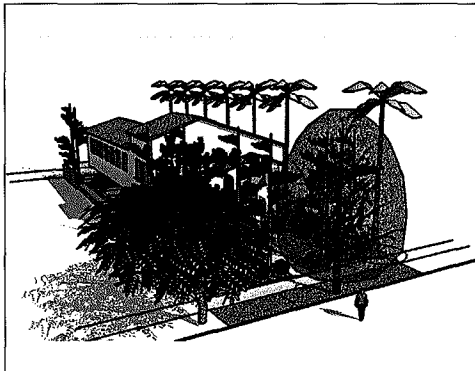
② SOUTHEAST VIEW W/O TREES
SCALE: N.T.S.



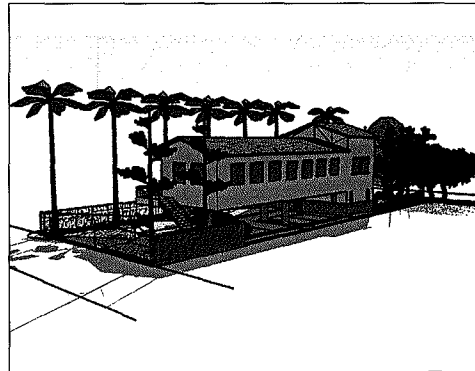
④ NORTHWEST VIEW W/ TREES
SCALE: N.T.S.



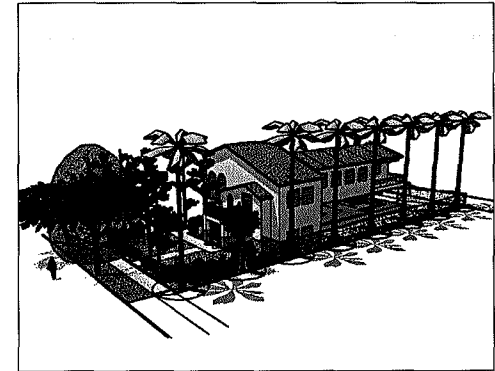
⑥ NORTHEAST VIEW W/O TREES
SCALE: N.T.S.



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



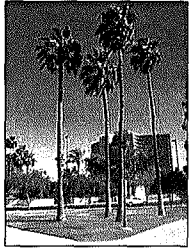
③ SOUTHWEST VIEW W/ TREES
SCALE: N.T.S.



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



MONREL PINE PINUS ELDORICA



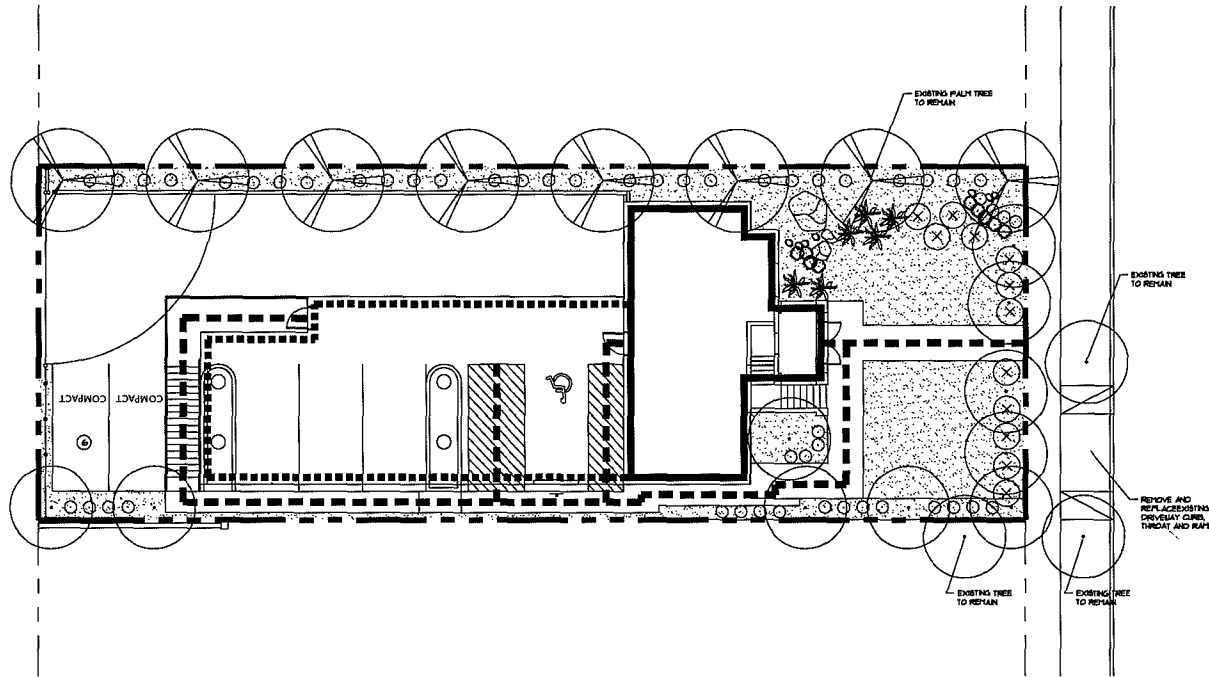
MEXICAN FAN PALM SAMBOSTOMA ROBUSTA



GRAVEL MULCH HOJAVE GOLD 3/4" PIN-NO PINE



LARGE ROCKS/BOULDERS HOJAVE GOLD 2" X 4" PIN (800-100 MAX)



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



PLANT MATERIALS SCHEDULE

TREES/PALMS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
MONREL PINE	PINUS ELDORICA	24" BOX	AS SHOWN
MEXICAN FAN PALM	SAMBOSTOMA ROBUSTA	15" BTH	AS SHOWN

SUGGESTIVE SHRUBS/GROUNDCOVERS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
FEATHERY CASSIA	BONNA ARTERISIODES	1 GAL.	AS SHOWN
MEXICAN BIRD OF PARADISE	CAESALPINA PULCHERRIMA	5 GAL.	AS SHOWN
RED YUCCA	HESPERALOE PARVIFOLIA	1 GAL.	AS SHOWN
GREEN CLOUD TEXAS RANGER	LEUCOPHYLLUM GREEN CLOUD	5 GAL.	AS SHOWN

MISC.

LARGE ROCKS/BOULDERS	HOJAVE GOLD 2" X 4" PIN (800-100 MAX)
GRAVEL RIVER BED	
GRAVEL MULCH	HOJAVE GOLD 3/4" PIN-NO PINE



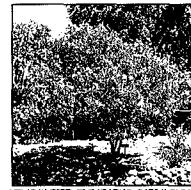
FEATHERY CASSIA BONNA ARTERISIODES



GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM GREEN CLOUD



RED YUCCA HESPERALOE PARVIFOLIA



MEXICAN BIRD OF PARADISE CAESALPINA PULCHERRIMA



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