



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36227** 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: _____

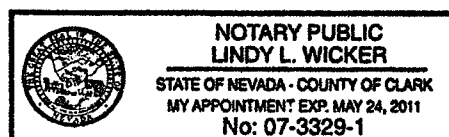
Signature of Property Owner: Bradley Hobbs

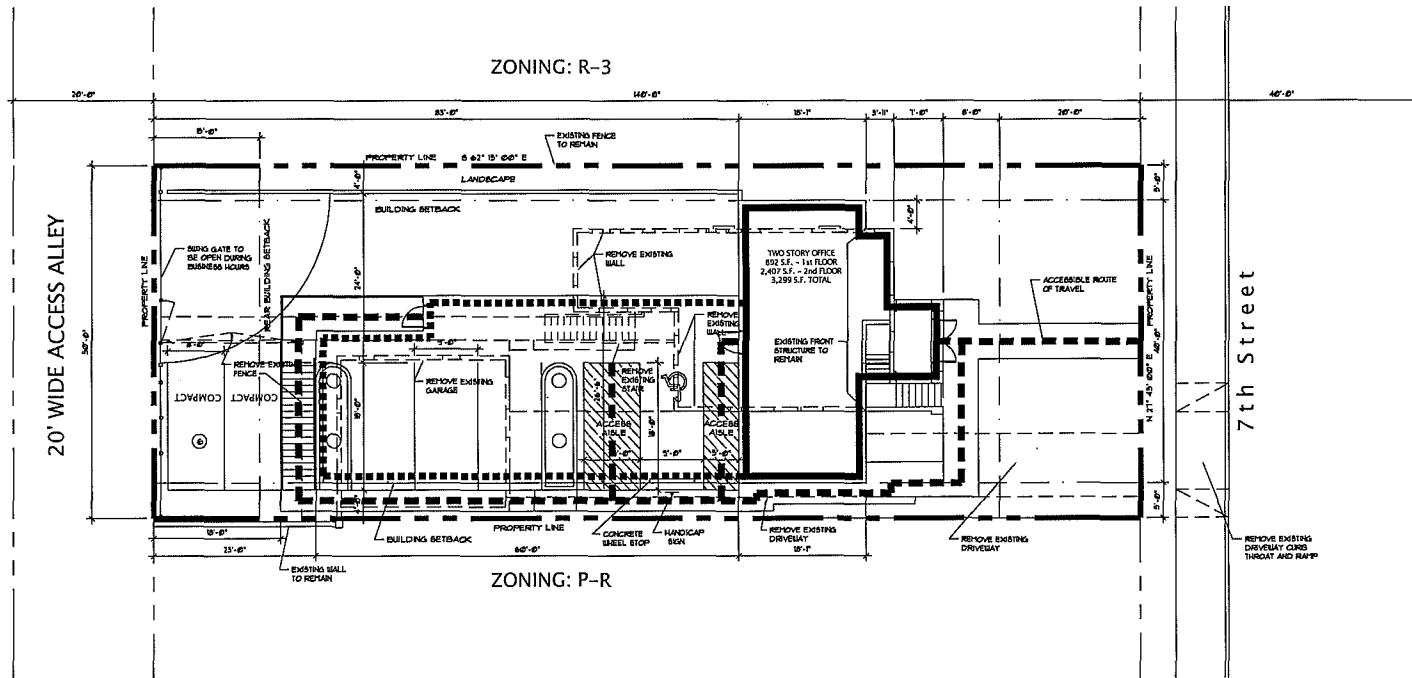
Print Name: Bradley Hobbs, President

Subscribed and sworn before me

This 25 day of September, 2009

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





871-428

(CITY OF LAS VEGAS)

PROPERTY ADDRESS: 514 SOUTH 7TH STREET
LAS VEGAS, NV 89101

JURISDICTIONAL AGENCY: LAS VEGAS (TITLE 13)

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

DESIRED ZONING: P-R (PROFESSIONAL OFFICE AND PARKING)

BUILD. SETBACKS	MIN. DIST. REQ'D.	PROVIDED
FRONT	20'-0"	20'-0"
REAR	5'-0"	18'-0"
STREET CORNER SIDE	5'-0"	5'-0"

ASSESSOR'S PARCEL NO.: 15-34-116-014

LEGAL DESCRIPTION: WARD 06 ADD LOT 15 AND 26, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA

GRAND SITE AREA: 6.5636 AC (0.16 ACRES)

NET SITE AREA: 6.5636 AC (0.16 ACRES)

LOT COVERAGE: ALLOWABLE PROVIDED

56% MAX. 343%

BUILDING HEIGHT: 35'-0" 35'-0"

AREA SUMMARY

NEW CONSTRUCTION:	BLDG. SF.
1st floor + 2nd floor	3,295 SF.
2nd floor + 2nd SF.	

TOTAL 3,295 SF.

ON SITE PARKING

REQUIRED PARKING:	
U 340 SF.	3,295 SF / 340 SF = 11
HANDICAP PARKING:	
PARKING PROVIDED:	11
PARKING REQUIRED:	11
PARKING REDUCTION REQUIRED	
PARKING RATIO:	
PARKING/SF. RATIO:	182 SPACES/1,000 SF.

REGULAR SPACE 5'-0" x 10'-0"

COMPACT SPACE (30%) 8'-0" x 10'-0"

ACCESSIBLE SPACE (VAN) 31'-0" x 10'-0" (18'-0" x 10'-0" x 10'-0")

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



SITE

ZONING MAP
SCALE: N.T.S.

LEGEND	
CLV Zoning	
C-1	Residential Single-Family
C-2	Residential Single-Family
C-3	Residential Single-Family
C-4	Residential Single-Family
C-5	Residential Single-Family
C-6	Residential Single-Family
C-7	Residential Single-Family
C-8	Residential Single-Family
C-9	Residential Single-Family
C-10	Residential Single-Family
C-11	Residential Single-Family
C-12	Residential Single-Family
C-13	Residential Single-Family
C-14	Residential Single-Family
C-15	Residential Single-Family
C-16	Residential Single-Family
C-17	Residential Single-Family
C-18	Residential Single-Family
C-19	Residential Single-Family
C-20	Residential Single-Family
C-21	Residential Single-Family
C-22	Residential Single-Family
C-23	Residential Single-Family
C-24	Residential Single-Family
C-25	Residential Single-Family
C-26	Residential Single-Family
C-27	Residential Single-Family
C-28	Residential Single-Family
C-29	Residential Single-Family
C-30	Residential Single-Family
C-31	Residential Single-Family
C-32	Residential Single-Family
C-33	Residential Single-Family
C-34	Residential Single-Family
C-35	Residential Single-Family
C-36	Residential Single-Family
C-37	Residential Single-Family
C-38	Residential Single-Family
C-39	Residential Single-Family
C-40	Residential Single-Family
C-41	Residential Single-Family
C-42	Residential Single-Family
C-43	Residential Single-Family
C-44	Residential Single-Family
C-45	Residential Single-Family
C-46	Residential Single-Family
C-47	Residential Single-Family
C-48	Residential Single-Family
C-49	Residential Single-Family
C-50	Residential Single-Family
C-51	Residential Single-Family
C-52	Residential Single-Family
C-53	Residential Single-Family
C-54	Residential Single-Family
C-55	Residential Single-Family
C-56	Residential Single-Family
C-57	Residential Single-Family
C-58	Residential Single-Family
C-59	Residential Single-Family
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C-61	Residential Single-Family
C-62	Residential Single-Family
C-63	Residential Single-Family
C-64	Residential Single-Family
C-65	Residential Single-Family
C-66	Residential Single-Family
C-67	Residential Single-Family
C-68	Residential Single-Family
C-69	Residential Single-Family
C-70	Residential Single-Family
C-71	Residential Single-Family
C-72	Residential Single-Family
C-73	Residential Single-Family
C-74	Residential Single-Family
C-75	Residential Single-Family
C-76	Residential Single-Family
C-77	Residential Single-Family
C-78	Residential Single-Family
C-79	Residential Single-Family
C-80	Residential Single-Family
C-81	Residential Single-Family
C-82	Residential Single-Family
C-83	Residential Single-Family
C-84	Residential Single-Family
C-85	Residential Single-Family
C-86	Residential Single-Family
C-87	Residential Single-Family
C-88	Residential Single-Family
C-89	Residential Single-Family
C-90	Residential Single-Family
C-91	Residential Single-Family
C-92	Residential Single-Family
C-93	Residential Single-Family
C-94	Residential Single-Family
C-95	Residential Single-Family
C-96	Residential Single-Family
C-97	Residential Single-Family
C-98	Residential Single-Family
C-99	Residential Single-Family
C-100	Residential Single-Family



SITE

VICINITY MAP
SCALE: N.T.S.



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514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007

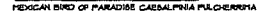
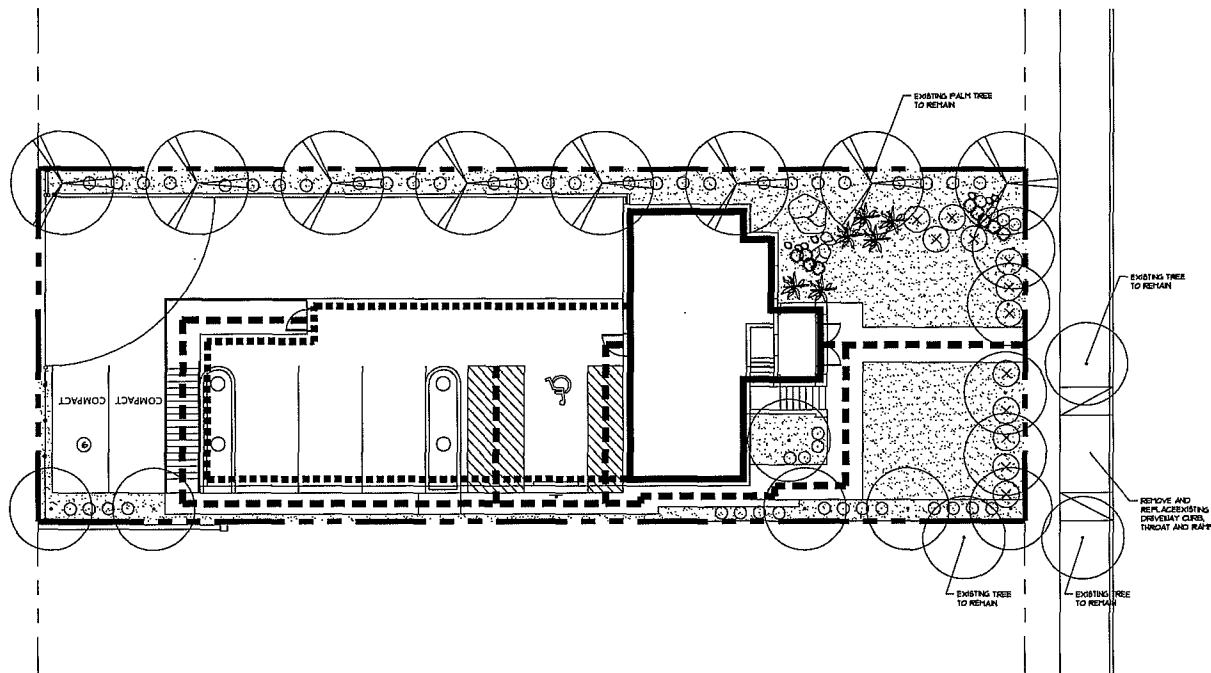
JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

SITE PLAN
SHEET A1.0

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



PLANT MATERIALS SCHEDULE

TREES/PALMS				SUGGESTIVE SHRUBS/GROUND COVERS			
COUNTRY NAME	BOTANICAL NAME	SIZE	SPACING	COUNTRY NAME	BOTANICAL NAME	SIZE	SPACING
_____MONDEL POKE	FINIS ELDARICA	24" BOX	AS SHOWN	_____FEATHERY CASSIA	SENA ARTEMISIDES	1 GAL	AS SHOWN
_____HEXAGON FAN PALM	WASHINGTONIA ROBERTA	15" DTH	AS SHOWN	_____MEXICAN BIRD OF PARADISE	CASALALPINA PULCHERRIMA	3 GAL	AS SHOWN
				_____RED TUCCA	HEMPERALOE PARVIFOLIA	1 GAL	AS SHOWN
				_____GREEN CLOUD TEXAS RANGER	LEUCOPHYLLUM T. WASH CLOUD	3 GAL	AS SHOWN

MISC.



HOIANG GOLD 2' X 4' MIN (800 LBS MAX)

NEAVEL RIVER BED

2014-02-27 15:58:58



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DATE: 11 July, 2007 PROPOSED LANDSCAPE PLAN
SHEET A4.0

IOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

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SITE IMAGE

SCALE: N.T.S.



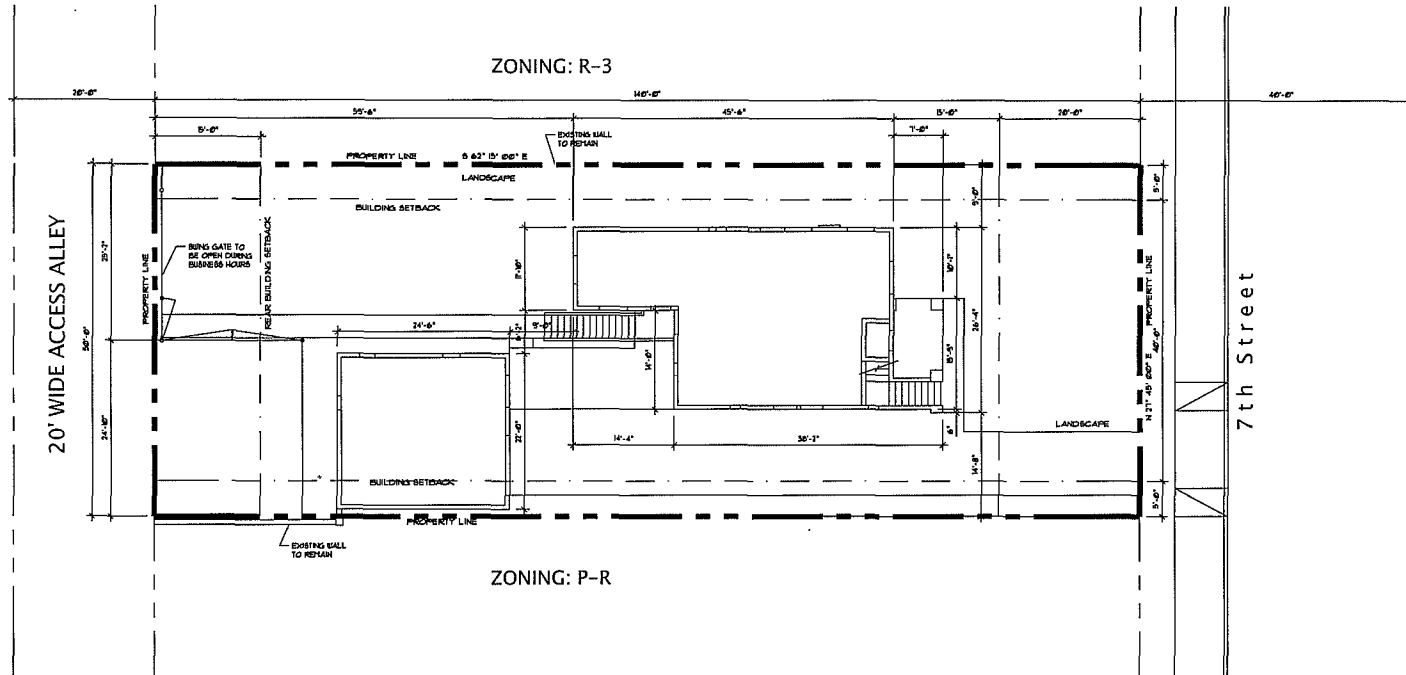
SITE IMAGE

SCALE: N.T.S.



SITE IMAGE

SCALE: N.T.S.



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

ZONING MAP

SCALE: N.T.S.

LEGEND	
CL	CL
C-1	R-1
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
C-13	R-13
C-14	R-14
C-15	R-15
C-16	R-16
C-17	R-17
C-18	R-18
C-19	R-19
C-20	R-20
C-21	R-21
C-22	R-22
C-23	R-23
C-24	R-24
C-25	R-25
C-26	R-26
C-27	R-27
C-28	R-28
C-29	R-29
C-30	R-30
C-31	R-31
C-32	R-32
C-33	R-33
C-34	R-34
C-35	R-35
C-36	R-36
C-37	R-37
C-38	R-38
C-39	R-39
C-40	R-40
C-41	R-41
C-42	R-42
C-43	R-43
C-44	R-44
C-45	R-45
C-46	R-46
C-47	R-47
C-48	R-48
C-49	R-49
C-50	R-50
C-51	R-51
C-52	R-52
C-53	R-53
C-54	R-54
C-55	R-55
C-56	R-56
C-57	R-57
C-58	R-58
C-59	R-59
C-60	R-60
C-61	R-61
C-62	R-62
C-63	R-63
C-64	R-64
C-65	R-65
C-66	R-66
C-67	R-67
C-68	R-68
C-69	R-69
C-70	R-70
C-71	R-71
C-72	R-72
C-73	R-73
C-74	R-74
C-75	R-75
C-76	R-76
C-77	R-77
C-78	R-78
C-79	R-79
C-80	R-80
C-81	R-81
C-82	R-82
C-83	R-83
C-84	R-84
C-85	R-85
C-86	R-86
C-87	R-87
C-88	R-88
C-89	R-89
C-90	R-90
C-91	R-91
C-92	R-92
C-93	R-93
C-94	R-94
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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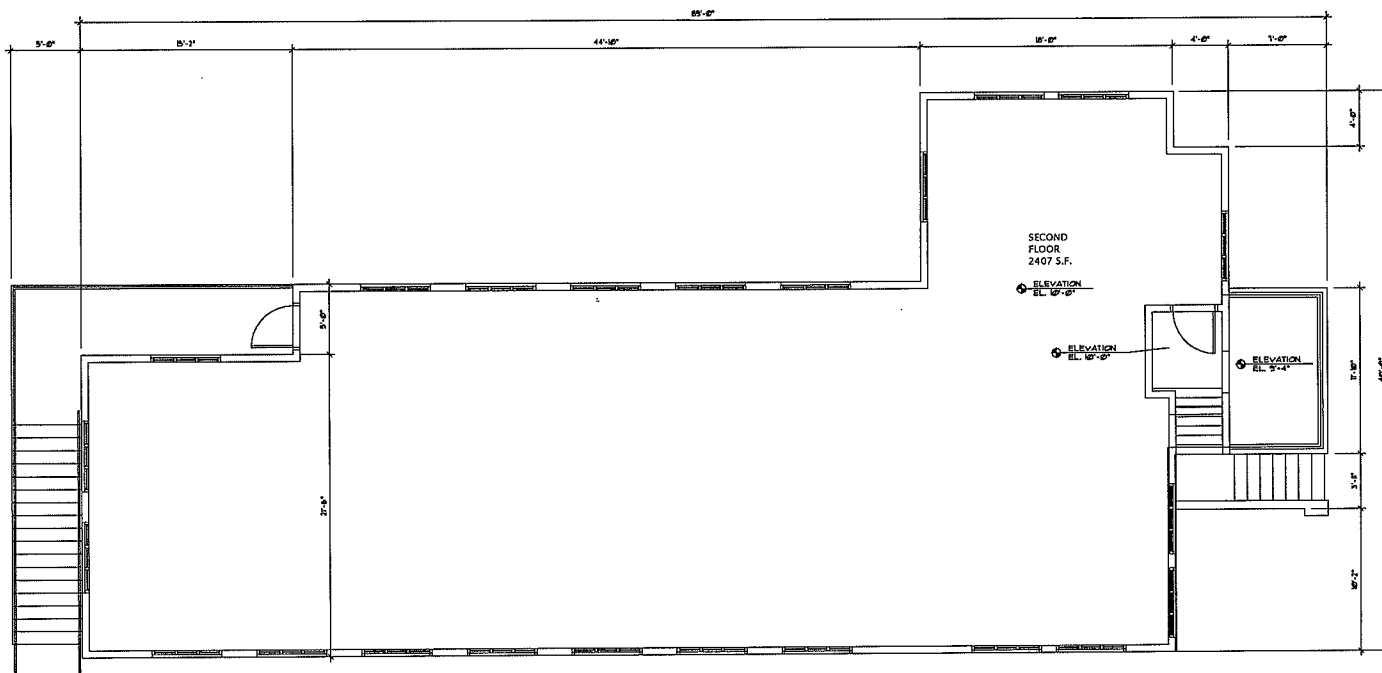
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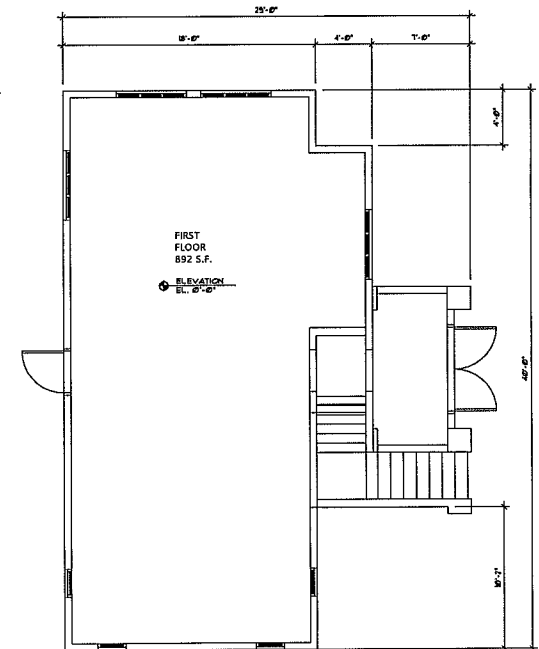


SECOND FLOOR PLAN

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



071-428		(CITY OF LAS VEGAS)	
PROPERTY ADDRESS:	314 SOUTH 7TH STREET	LAS VEGAS, NV 89101	
JURISDICTIONAL AGENCY:	LAS VEGAS (TITLE 19)		
CURRENT ZONING:	R-1 (SINGLE FAMILY RESIDENTIAL)		
DESIRED ZONING:	P-R (PROFESSIONAL OFFICE AND PARKING)		
OCCUPANCY GROUP, B	AREA	OCC. LOAD FACTOR	NUMBER OF OCC. EXITS
FIRST FLOOR	233 SF.	150 (BUSINESS) 10	2
SECOND FLOOR	2407 SF.	150 (BUSINESS) 25	2



FIRST FLOOR PLAN

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



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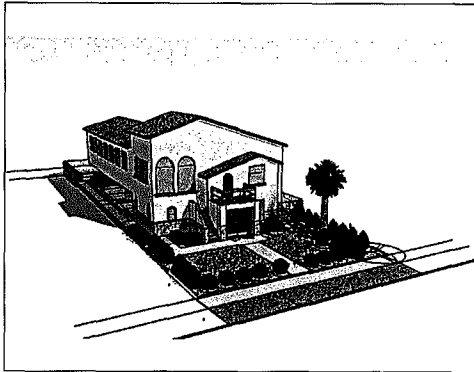
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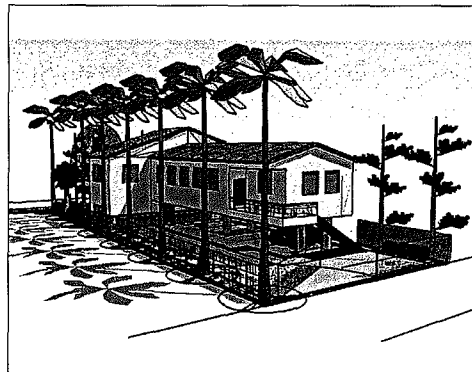
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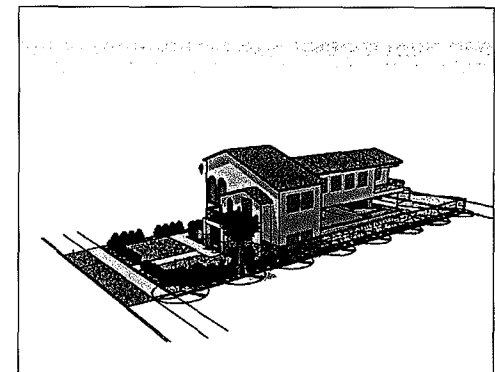
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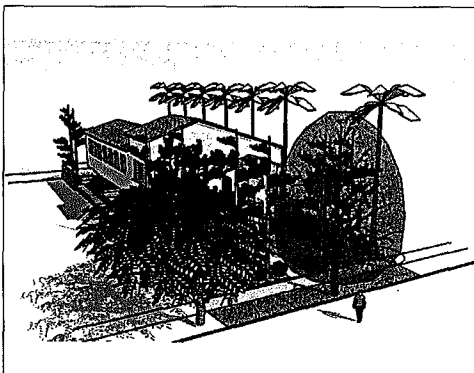
② SOUTHEAST VIEW W/O TREES
SCALE: N.T.S.



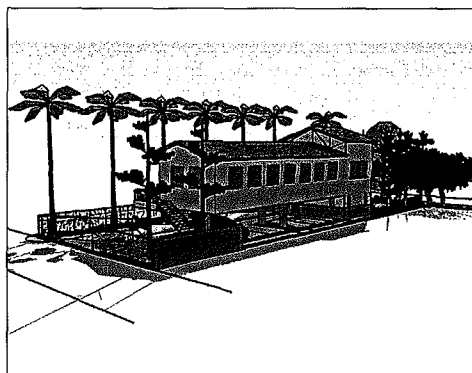
④ NORTHWEST VIEW W/ TREES
SCALE: N.T.S.



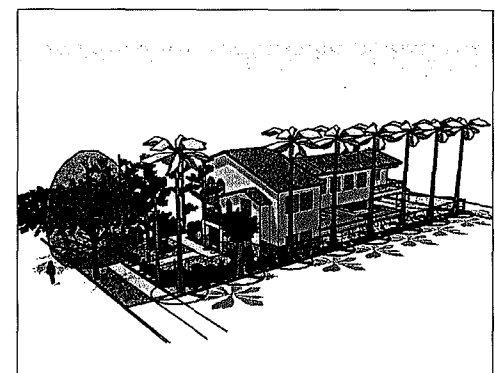
⑥ NORTHEAST VIEW W/O TREES
SCALE: N.T.S.



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.



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