



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): _____

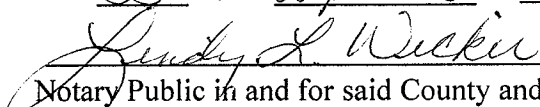
APN: _____

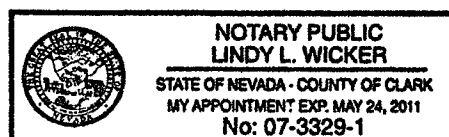
Signature of Property Owner: 

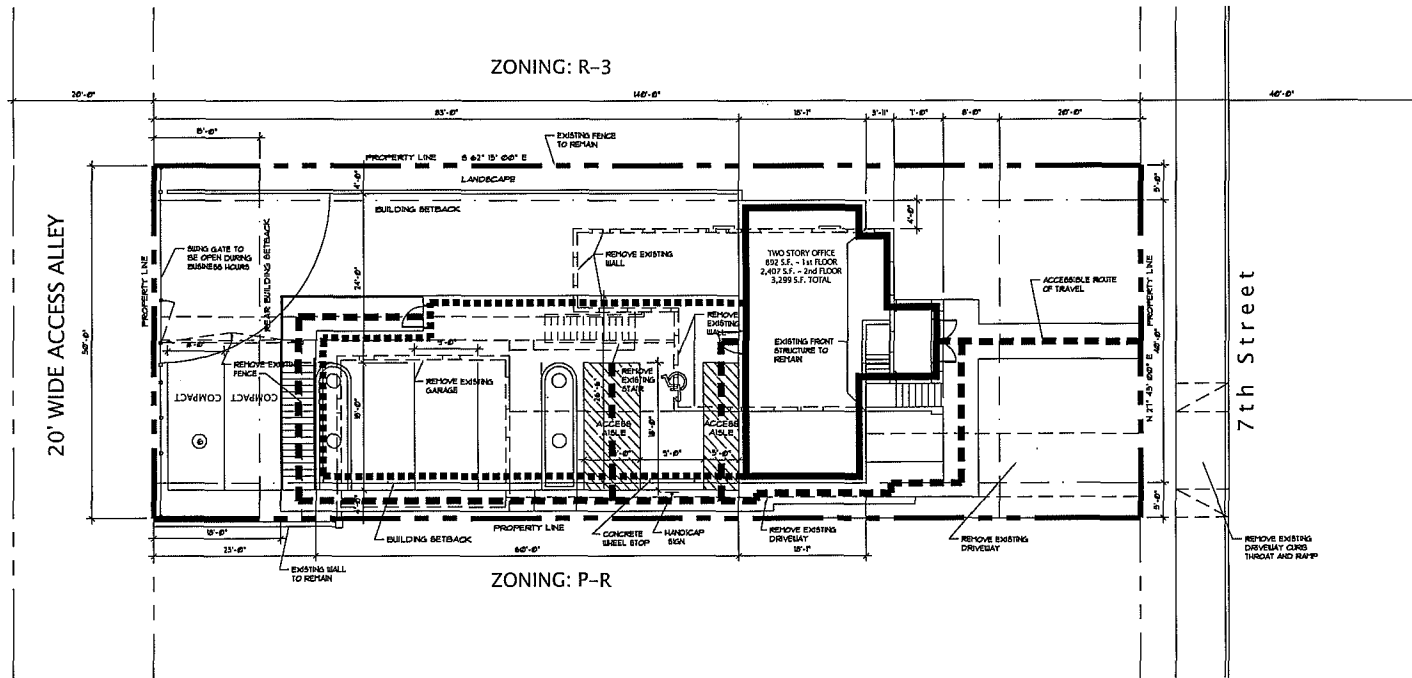
Print Name: Bradley Hobbs, President

Subscribed and sworn before me

This 25 day of September, 2009


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)	
BLDG. SETBACKS		MIN. DIST. REQ'D. / PROVIDED
FRONT		36'-0" / 36'-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
BUILDING HEIGHT:	35'-0"	35'-0"
AREA SUMMARY		
NEW CONSTRUCTION:		BLDG. SF.
1st floor + 2nd floor		3,295 SF.
		TOTAL 3,295 SF.
ON SITE PARKING		
REQUIRED PARKING:		
U 340 SF.		3,295 SF / 340 SF. = 11
HANDICAP PARKING		
PARKING REQUIRED: 11		
PARKING PROVIDED: 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 Medium-Density
C-3	Residential High-Density
C-4	Residential Medium-Density (Single-Family)
C-5	Residential Medium-Density (Single-Family)
C-6	Residential Medium-Density (Single-Family)
C-7	Residential Medium-Density (Single-Family)
C-8	Residential Medium-Density (Single-Family)
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C-14	Residential Medium-Density (Single-Family)
C-15	Residential Medium-Density (Single-Family)
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C-98	Residential Medium-Density (Single-Family)
C-99	Residential Medium-Density (Single-Family)
C-100	Residential Medium-Density (Single-Family)



SITE

VICINITY MAP
SCALE: N.T.S.



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George M. Rogers, Architect Architecture Interiors www.gmrarchitect.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

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MONREL PINE



PINUS ELDARICA



MEXICAN FAN PALM



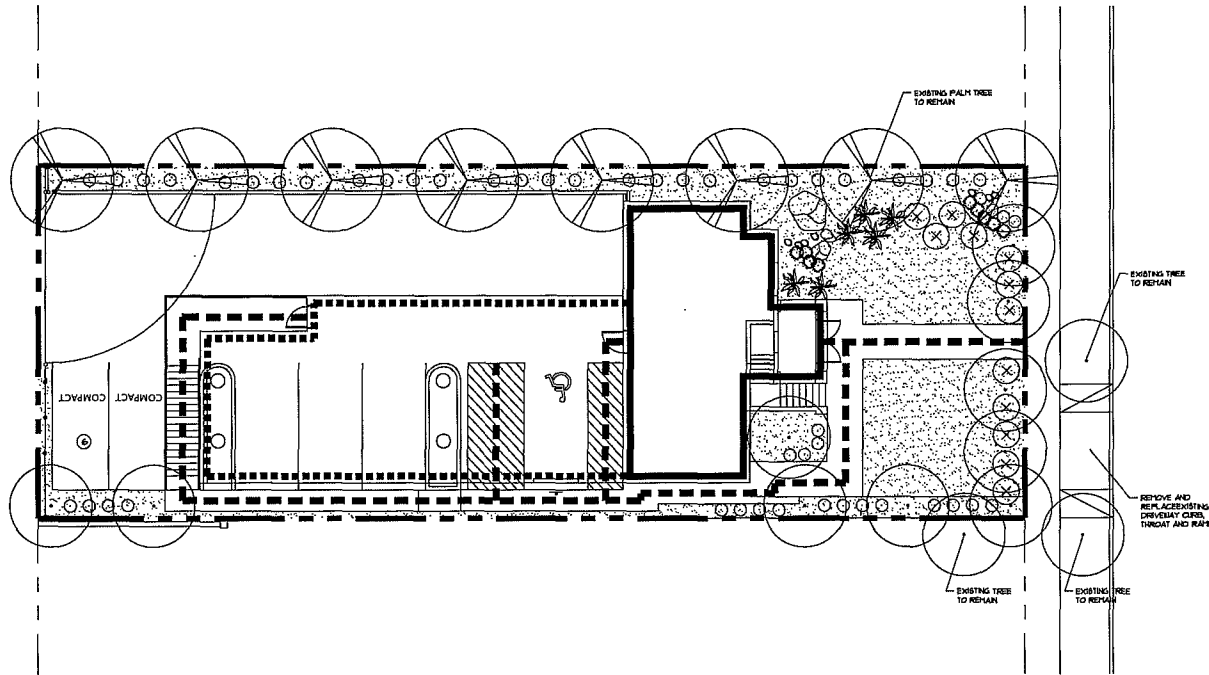
WASHINGTONIA ROBUSTA



GRAVEL MULCH



LARGE ROCK/BOULDERS



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



PLANT MATERIALS SCHEDULE

TREES/PALMS

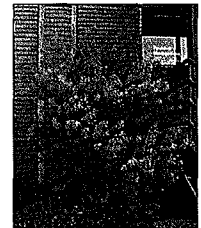
COMMON NAME	BOTANICAL NAME	SIZE	SPACING
MONREL PINE	PINUS ELDARICA	24" BOX	AS SHOWN
MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	15" BTH	AS SHOWN

SUGGESTIVE SHRUBS/GROUNDCOVERS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
FEATHERY CASSIA	SENNA ARTEMISIODES	1 GAL	AS SHOWN
MEXICAN BIRD OF PARADISE	CASUALPIA PULCHERRIMA	3 GAL	AS SHOWN
RED YUCCA	HEPERALOE PARVIFOLIA	1 GAL	AS SHOWN
GREEN CLOUD TEXAS RANGER	LEICOPHYLLUM F. GREEN CLOUD	3 GAL	AS SHOWN

MISC.

LARGE ROCK/BOULDERS	NOUVEAU GOLD 2' X 4' MIN (600 LBS MAX)
GRAVEL RIVER BED	
GRAVEL MULCH	NOUVEAU GOLD 3/4" MIN-NO FINES



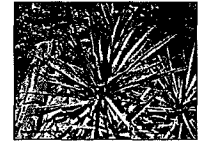
FEATHERY CASSIA

SENNA ARTEMISIODES



MEXICAN BIRD OF PARADISE

CASUALPIA PULCHERRIMA



RED YUCCA

HEPERALOE PARVIFOLIA



GREEN CLOUD TEXAS RANGER

LEICOPHYLLUM F. GREEN CLOUD



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514 South 7th Street
Las Vegas, Nevada

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

JOB NO.: 07-428

OWNER/DEVELOPER: Wayward Properties

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SITE IMAGE

SCALE: N.T.S.



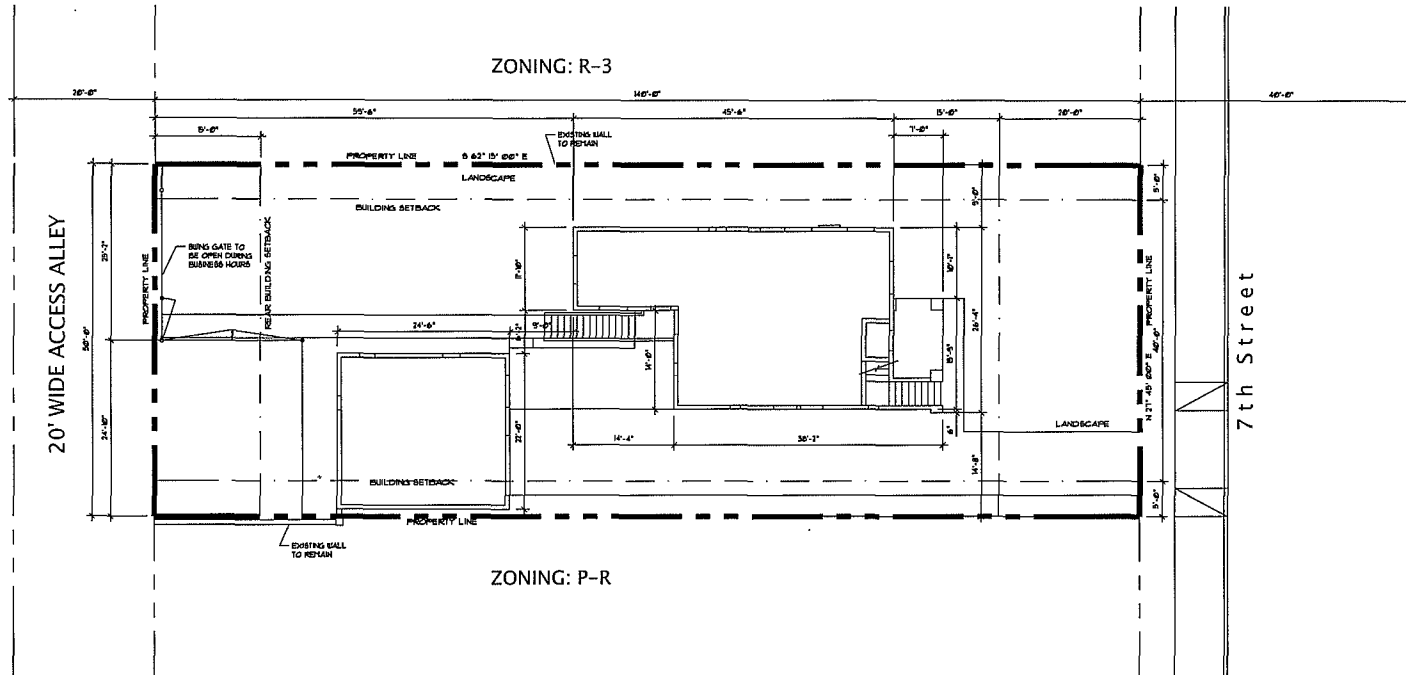
SITE IMAGE

SCALE: N.T.S.



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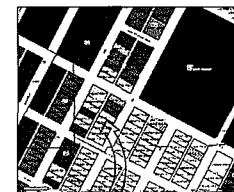


SITE IMAGE

SCALE: N.T.S.

EXISTING SITE PLAN

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



SITE

ZONING MAP

SCALE: N.T.S.

LEGEND	
Zoning	Symbol
C-1	Single-Family Detached
C-2	Single-Family Attached
C-3	Single-Family Attached (Duplex)
C-4	Single-Family Attached (Triplex)
C-5	Single-Family Attached (Fourplex)
C-6	Single-Family Attached (Fiveplex)
C-7	Single-Family Attached (Sixplex)
C-8	Single-Family Attached (Sevenplex)
C-9	Single-Family Attached (Eightplex)
C-10	Single-Family Attached (Nineplex)
C-11	Single-Family Attached (Tenplex)
C-12	Single-Family Attached (Elevenplex)
C-13	Single-Family Attached (Twelveplex)
C-14	Single-Family Attached (Thirteenplex)
C-15	Single-Family Attached (Fourteenplex)
C-16	Single-Family Attached (Fifteenplex)
C-17	Single-Family Attached (Sixteenplex)
C-18	Single-Family Attached (Seventenplex)
C-19	Single-Family Attached (Eighteenplex)
C-20	Single-Family Attached (Nineteenplex)
C-21	Single-Family Attached (Twentyplex)
C-22	Single-Family Attached (Twentyoneplex)
C-23	Single-Family Attached (Twentytwoplex)
C-24	Single-Family Attached (Twentythreeplex)
C-25	Single-Family Attached (Twentyfourplex)
C-26	Single-Family Attached (Twentyfiveplex)
C-27	Single-Family Attached (Twentysixplex)
C-28	Single-Family Attached (Twentysevenplex)
C-29	Single-Family Attached (Twentyeightplex)
C-30	Single-Family Attached (Twentynineplex)
C-31	Single-Family Attached (Thirtyplex)
C-32	Single-Family Attached (Thirtyoneplex)
C-33	Single-Family Attached (Thirtytwoplex)
C-34	Single-Family Attached (Thirtythreeplex)
C-35	Single-Family Attached (Thirtyfourplex)
C-36	Single-Family Attached (Thirtyfiveplex)
C-37	Single-Family Attached (Thirtysixplex)
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C-98	Single-Family Attached (Thirtysixplex)
C-99	Single-Family Attached (Thirtysixplex)
C-100	Single-Family Attached (Thirtysixplex)



SITE

VICINITY MAP

SCALE: N.T.S.



GMRA
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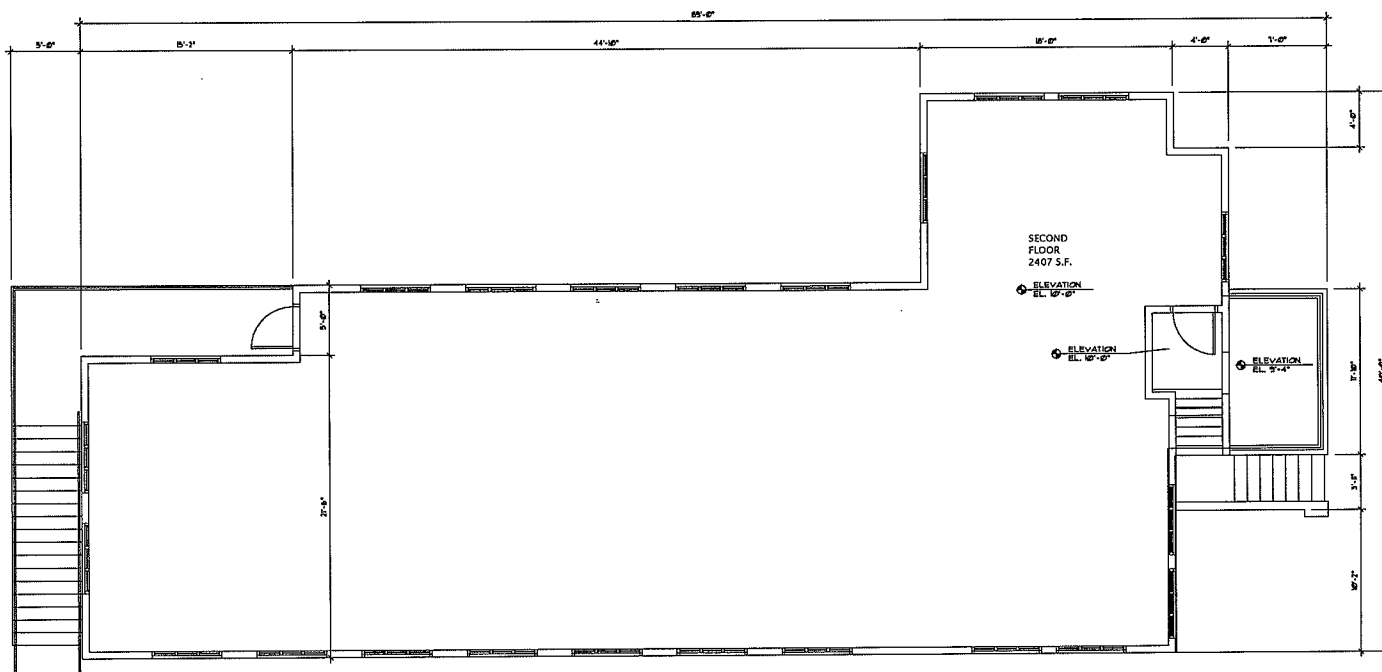
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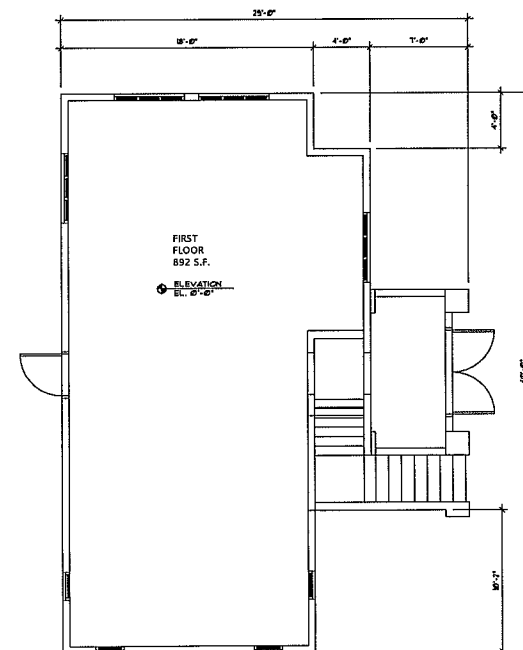


SECOND FLOOR PLAN

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



071-428		(CITY OF LAS VEGAS)	
PROPERTY ADDRESS:	814 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	892 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"

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Architecture

Interiors

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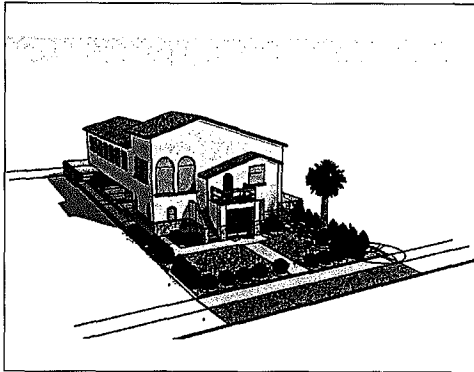
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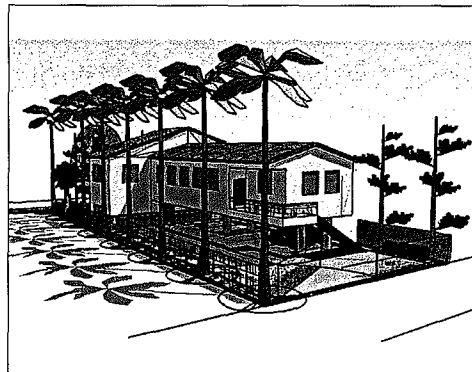
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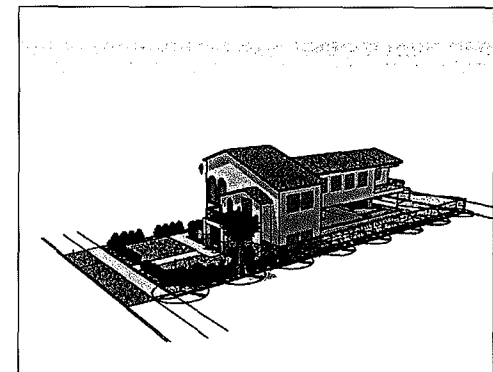
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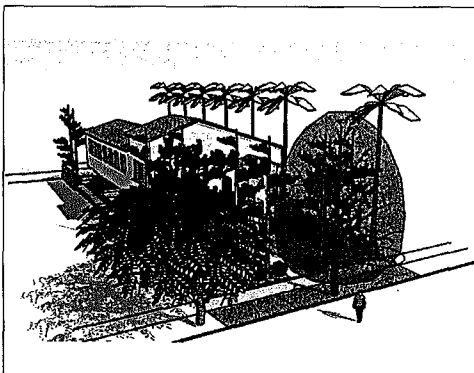
② SOUTHEAST VIEW W/O TREES
SCALE: N.T.S.



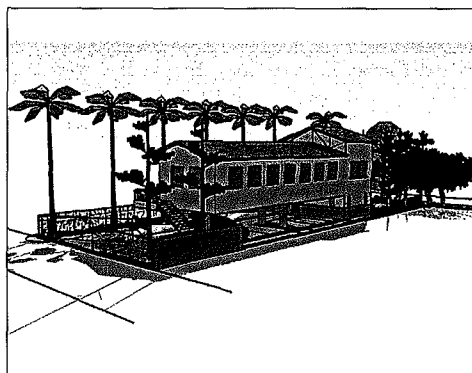
④ NORTHWEST VIEW W/ TREES
SCALE: N.T.S.



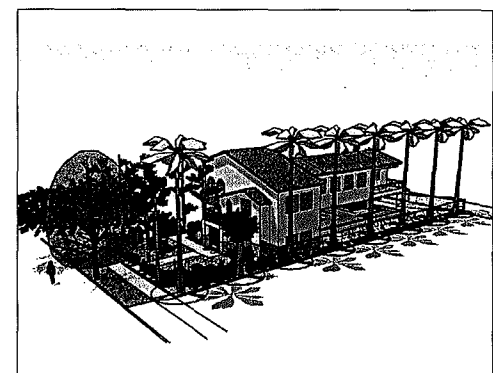
⑥ NORTHEAST VIEW W/O TREES
SCALE: N.T.S.



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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