



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40994** APN: 162.02.115.134
Name of Property Owner: OFA PROPERTIES, LLC
Name of Applicant: SAME AS ABOVE
Name of Representative: DAVID ELLERTSEN, JAWA STUDIO

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: _____

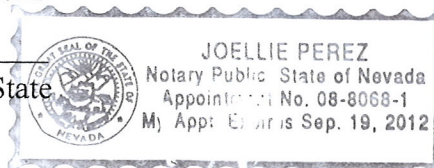
Signature of Property Owner: _____

Print Name: OFA Properties, LLC

Subscribed and sworn before me

This 18th day of FEB, 20 11

Joelle Perez
Notary Public in and for said County and State



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FEB 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME
 Project Address (Location) 1141 S. MARYLAND PKWY.
 Project Name DE CASTROVERDE LAW OFFICE Proposed Use _____
 Assessor's Parcel #(s) 162-02-115-134 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER O/A PROPERTIES, LLC Contact ALEX DE CASTROVERDE
 Address 2212 PLAZA DEL MUERTO Phone: 383.0606 Fax: _____
 City LAS VEGAS State NV Zip 89102
 E-mail Address _____

APPLICANT SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE JANA STUDIO Contact DAVID ELLETTSEN
 Address 107 E. CHARLESTON BLVD. STE 150 Phone: 595.1723 Fax: 595.1724
 City LAS VEGAS State NV Zip 89104
 E-mail Address DAVID@JANASTUDIO.COM

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

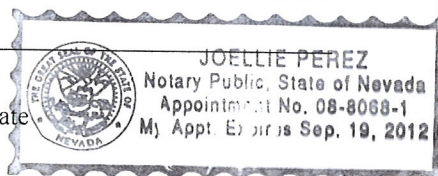
Print Name Alex De Castroverde

Subscribed and sworn before me

This 17th day of FEB., 20 11.

[Signature]

Notary Public in and for said County and State

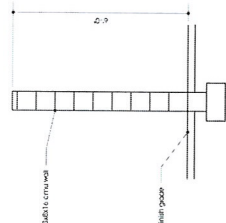


FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40994</u>
Meeting Date:	<u>4-6-11 CC</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>2-22-11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

jawa
studio
architecture
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Las Vegas NV 89104
Tel. 702.598.1723
Fax. 702.598.1724
mail@jawastudio.com
STRUCTURE

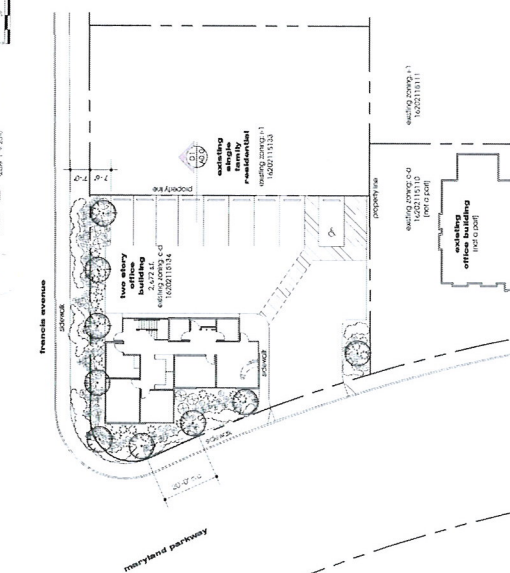


D1 existing wall

site information

area	7,991 s.t. (313.8 m ²)	9
for		
building (two floor part: 1,574 sq	2,472 s.t. (1,000.1 m ²)	
coverage	19.7%	
landscape area	1,444 s.t.	
landscape coverage	20.8%	
parking required		
2,472 s.t. @ 1500/s.f.		
(471.1 automobile spaces)		
parking provided		
first 1 automobile space		11

B3 site plan



A3 landscape plan

landscape legend

[illegible]

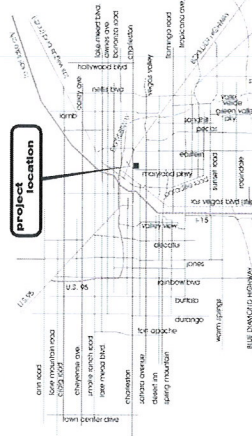
shrubs

- ### general notes
1. QUANTITIES SHOWN ARE FOR MEASUREMENTS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN EXACT QUANTITIES FROM THE PLAN.
 2. 5% CONCRETE VOLUME CHANGE REQUIRED IN ALL CONCRETE ELEMENTS.
 3. ALL WORK IS TO BE COMPLETED WITHIN THE CONTRACTED TIME FRAME. A 10% INCREASE IN PRICE WILL BE APPLIED FOR DELAYS.

general notes

1. SCALES AND RATES OF INFLATION: ONLY IF THE INFLATION RATE IS POSITIVE, DOES A COUNTRY HAVE AN INFLATION RATE.
2. 50% INFLATION RATE AND 0% INFLATION RATE IN THE SAME COUNTRY ARE NOT THE SAME.
3. INFLATION RATE OF 0% DOES NOT MEAN THE COUNTRY IS NOT INFLATING.

vicinity map



and

A3 landscape plan

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EOT-40994

de castroverde
law office
stand parkway & francis avenue
vegas, nevada

**site plan/
landscape plan**

7/26/2011 11:24 AM

date _____
MC/JW

12.29.08

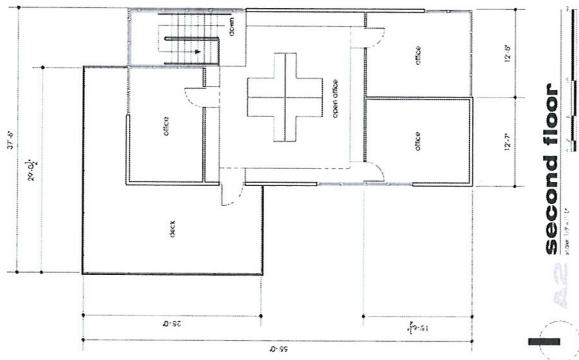
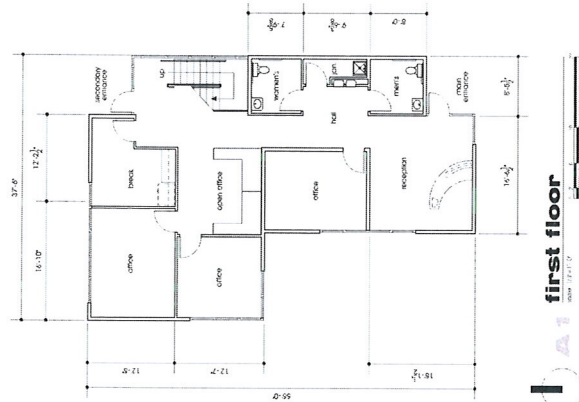
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sheet no.

A.C.

Play

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floor information

IBC 1994 table 1004.1.1 occupancy load	
use	1,5 ft floor
reception	299 sq ft/occ
corridor	299 sq ft/occ
storage	136 sq ft/occ
office	679 sq ft/100 sq ft
stair	129 sq ft/100 sq ft
total	40

IBC 1994 table 1004.1.1 occupancy load	820 sq ft/100 sq ft
reception	9
corridor	9
storage	
office	
stair	
total	

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