



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39492** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric

Name of Representative: Pacific Design Concepts-Richard Gallegos

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: _____

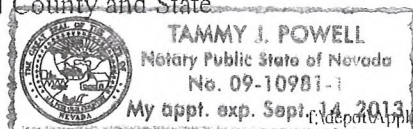
Print Name: BLAKE BARSY

Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell
Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA



Revised 11-14-06

C:\reports\application Packet\Statement of Financial Interest.pdf

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SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE -
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Chap Sequoia Electric Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed U/R Zoning: existing C-1 proposed CM
Commercial Square Footage 8,880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: _____
City LAS VEGAS State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City HENDERSON State NV Zip 89052
E-mail Address _____

Property Owner Signature* [Signature]

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

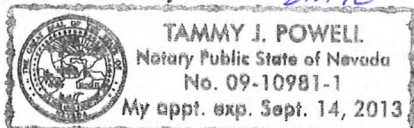
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This 7th day of September, 20 10.

Tammy J. Powell
County CLARK
State NEVADA

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39492</u>
Meeting Date:	<u>10/21/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>9/7/10</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.

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SEP 07 2010

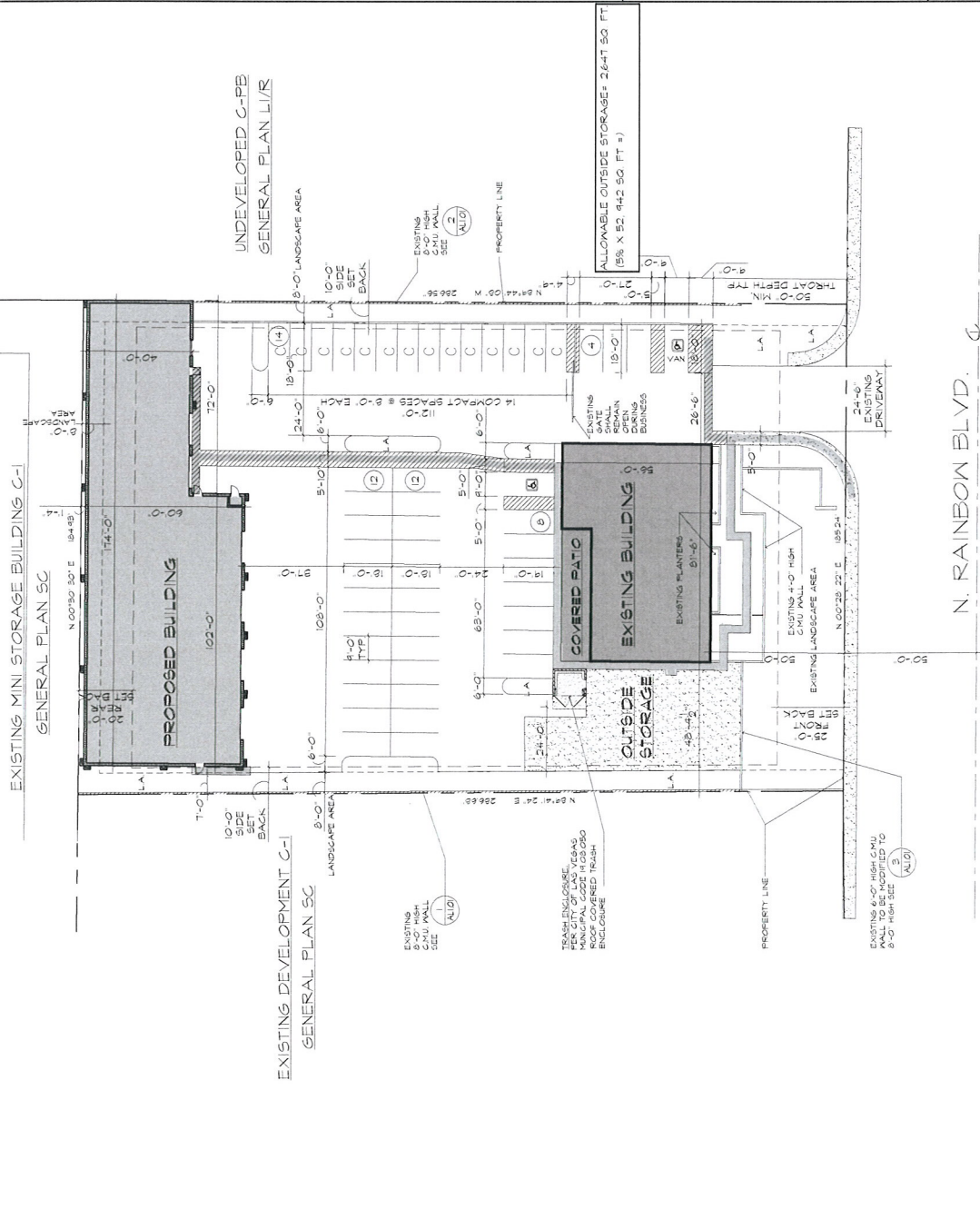
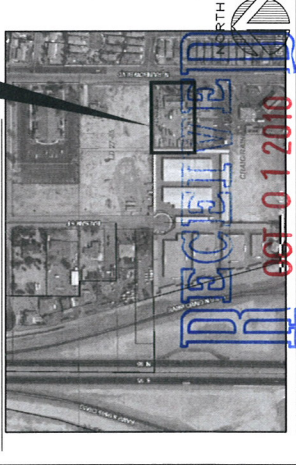
PROJECT DATA:

ASSESSORS' PARCEL NUMBER	13-03-0607-001	XX
ACTION REFERENCE NUMBER		
DEVELOPMENT CODE	TITLE 18 - LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005	
GOVERNING JURISDICTION	CITY OF LAS VEGAS	
SPECIAL OVERLAY DISTRICT(S)	N/A	
GENERAL PLAN	BC	
PROPOSED GENERAL PLAN	L-H	
EXISTING LAND USE ZONE	C-1	
PROPOSED LAND USE ZONE	C-M	
SITE AREA	121 ACRES @ 52,842.4 SF	2434 %
LOT COVERAGE		(BASED ON ROOF DRIP LINE)
BUILDING HEIGHT		N/A
ALLOWABLE ACTUAL	24 FT.	
OCCUPANCY GROUP, EXISTING BUILDING	S-1	B
CONSTRUCTION TYPE, EXISTING BUILDING	X-B	
CONSTRUCTION TYPE, PROPOSED BUILDING	III-B FULLY SPRINKLERED	
BUILDING AREA TABULATIONS		
EXISTING BUILDING AREA	4, 011 SQ. FT.	
PROPOSED BUILDING AREA	9, 000 SQ. FT.	
TOTAL BUILDING AREA	13, 011 SQ. FT.	
PARKING ANALYSIS		
EXISTING BUILDING AREA 4, 011 SQ FT / 300 = 13.37*		14 SPACES
PROPOSED BUILDING AREA 9, 000 / 250 =		36 SPACES
NUMBER OF PARKING SPACES REQUIRED		50 SPACES
NUMBER OF PARKING SPACES PROVIDED		50 SPACES
INCLUDING 4 COMMERCIAL SPACES (50% OF TOTAL)		
(NUMBER OF COMMERCIAL SPACES - ONE VAN SPACE)		

LOCATION MAP/VICINITY:



Q²
A
Σ
J
A
=
V
W
A



ARCHITECTURAL SITE PLAN

$$|^{11} = 20'-0''$$

DNES

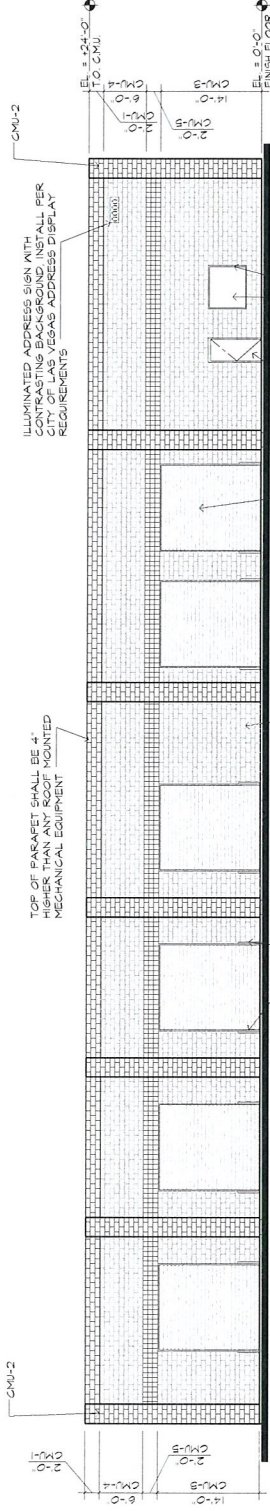
GENERAL PLAN M

ACCESSIBLE ROUTE 5% MAX. RUNNING
SLOPE 2% MAX. CROSS SLOPE W/12"
MAX CHANGE IN ELEVATIONS
LANDSCAPE AREA

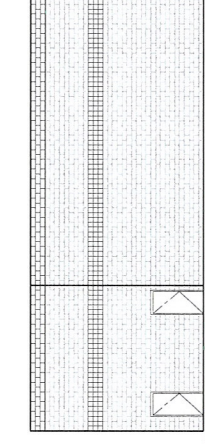
GPA-39489 ZON-39490

VAR-39492 SDR-39491

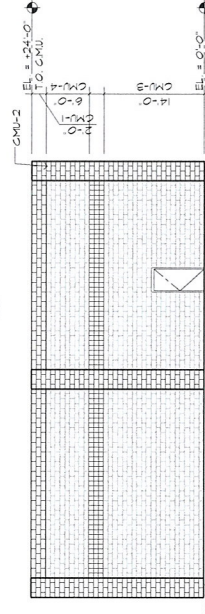
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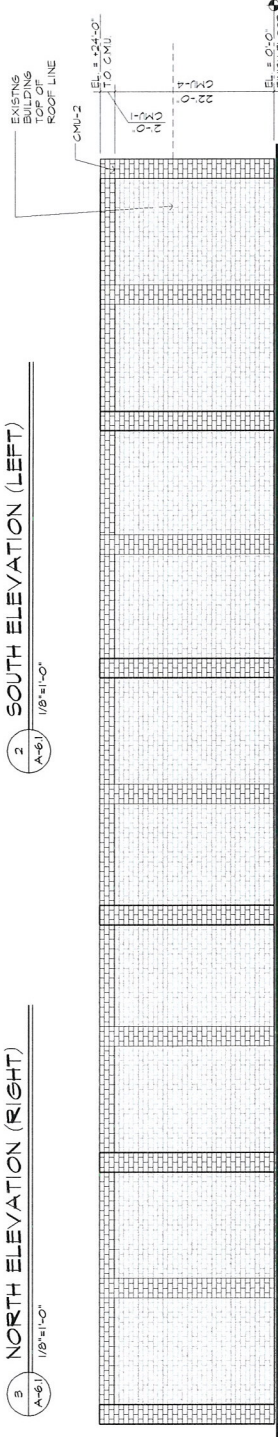
EAST ELEVATION (FRONT)



NORTH ELEVATION (RIGHT)



SOUTH ELEVATION (LEFT)



WEST ELEVATION (REAR)

EXTERIOR FINISH SCHEDULE

NOTE ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250

CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN

CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT

CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: N1-FA

U
C

CMU-3 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1 1 9/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL

GL-1
1" GRAY OR GREEN EFFECTIVE DIAL (S) AZING BY HSB INDUSTRIES OR EQUAL

P-1 COLOR TO BE SELECTED BY OWNER TO MATCH W CMU-4

100

GENERAL NOTES

1. ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

**GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED**

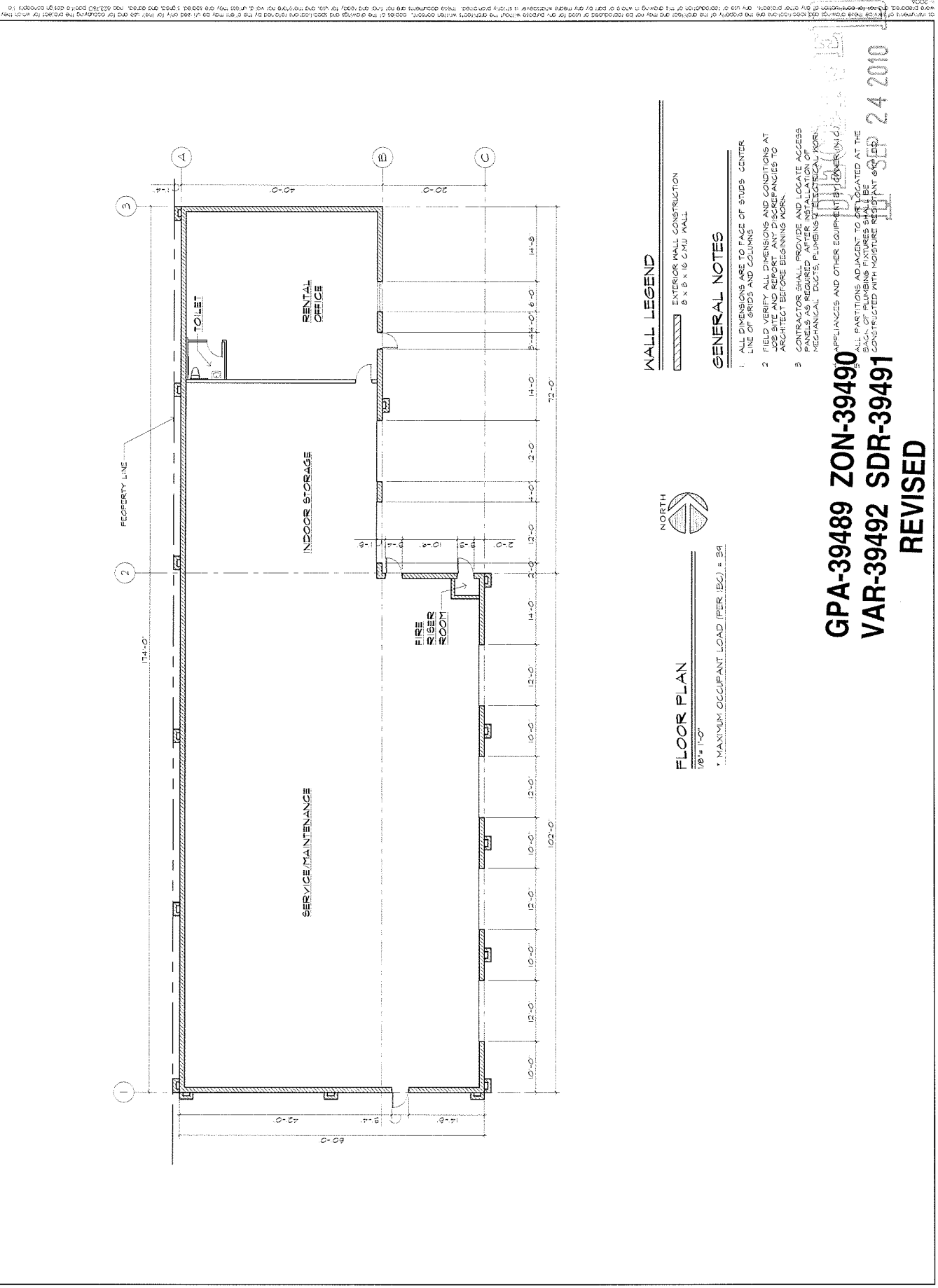
Project title:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC
42455 N. Rainbow Blvd., ELV
LAS VEGAS, NV 89108
3005 W. Horizon Ridge Parkway, suite 200
henderson, nevada 89052
(702) 454-5842 Fax (702) 454-7842
pacific design concepts, llc

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FLOOR PLAN
1/8" = 1'-0"



WALL LEGEND
EXTERIOR WALL CONSTRUCTION
8" X 8" X 16" CMU WALL

GENERAL NOTES
1. ALL PARTITIONS ADJACENT TO THE EXTERIOR WALLS SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYPSUM BOARD.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING ELECTRICAL WORK, APPLIANCES AND OTHER EQUIPMENT TO OWNER (IN C.).

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED
SEP 24 2010
A101



CMU-1
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
BLACK 250



CMU-5
8 x 8 x 16 SCORED
CONCRETE MASONRY UNIT
COLOR: BLACK 250



CMU-2
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
RED BROWN



CMU-3
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
WHEAT



CMU-4
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
NU-FAD

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

P-1

COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

P-2

COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

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SEP 07 2010

VAR-39492
SDR-39491

RAINBOW AND CRAIG SEQUOIA ELECTRIC

pacific design concepts, llc

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