



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41038** APN: 162-03-210-090, 162-03-202-005

Name of Property Owner: Aristotle Holding, LP

Name of Applicant: Pete Eliades

Name of Representative: _____

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: _____

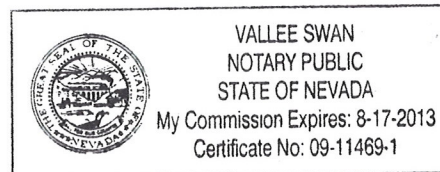
Signature of Property Owner: *Pete Eliades*

Print Name: PETE ELIADES

Subscribed and sworn before me

This 23rd day of February, 2011

Vallee Swan
Notary Public in and for said County and State



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Print Form

Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 1531 Las Vegas Boulevard South
Project Name Olympic Gardens Proposed Use Sexually oriented
Assessor's Parcel #(s) 162-03-210-090, 162-03-202-005 Ward # 3
General Plan: existing TC proposed TC Zoning: existing C-2 proposed C-2
Commercial Square Footage 69,290 Floor Area Ratio 0.62
Gross Acres 2.57 Lots/Units - Density -
Additional Information _____

PROPERTY OWNER Aristotle Holding LP Contact Pete Eliades
Address 1531 Las Vegas Boulevard South Phone: 504-0977 Fax: _____
City Las Vegas State NV Zip 89104
E-mail Address _____

APPLICANT Same as property owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Brown, Brown, & Primsrirut Contact Lora Dreja
Address 520 S. 4-th Street Phone: 598-1408 Fax: 385-1023
City Las Vegas State NV Zip 89101
E-mail Address lora@brownlawlv.com

Property Owner Signature* Peter Eliades

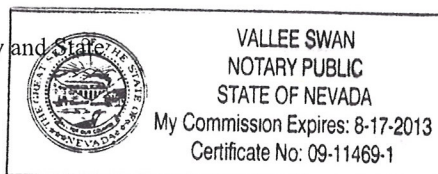
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name PETER ELIADES

Subscribed and sworn before me

This 23rd day of February, 20 11.
Vallee Swan

Notary Public in and for said County and State:



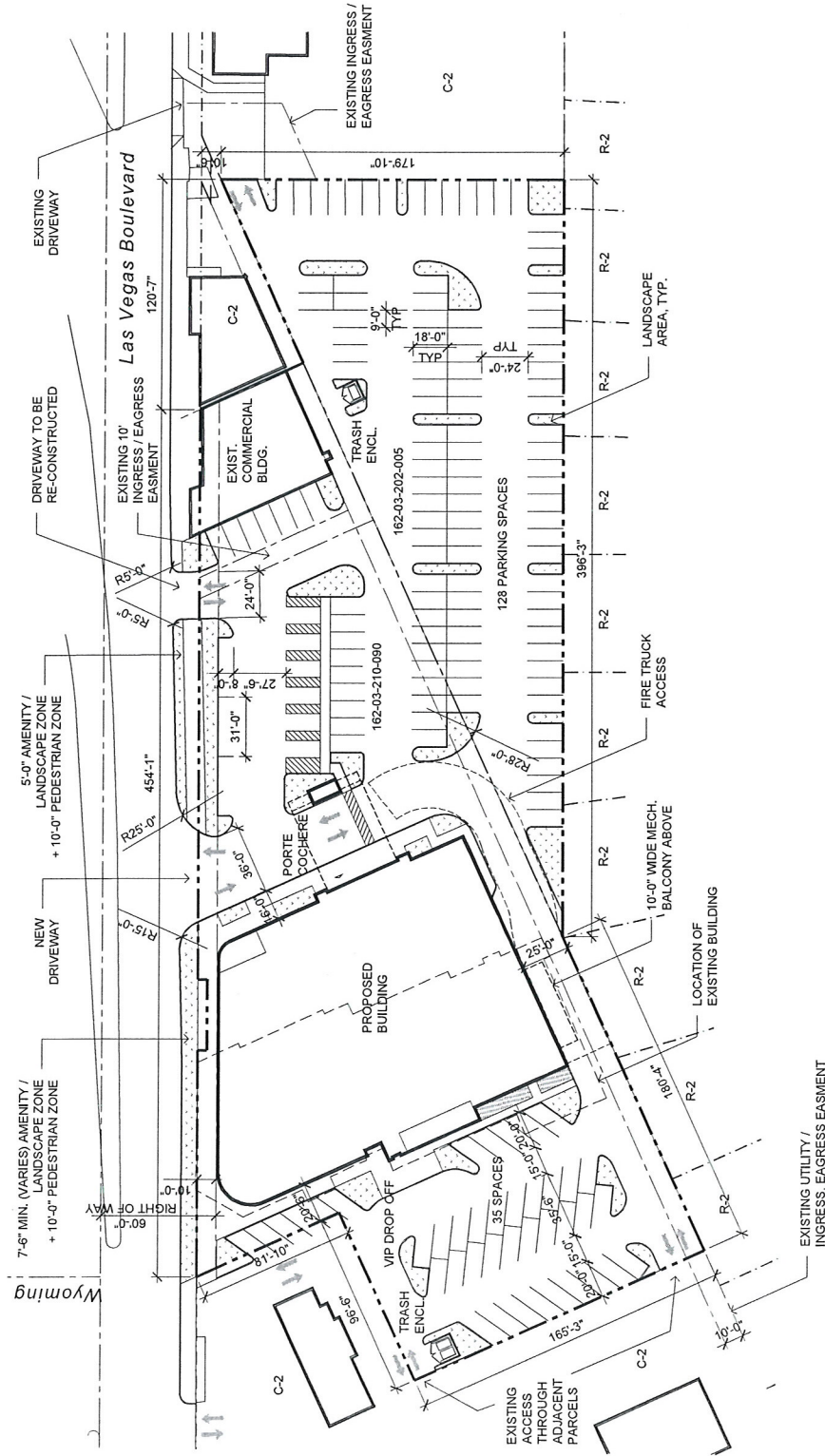
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-41038</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2-24-11</u>
Received By:	<u>JFm</u>

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

f:\depot\Application Packet\Application Form.pdf

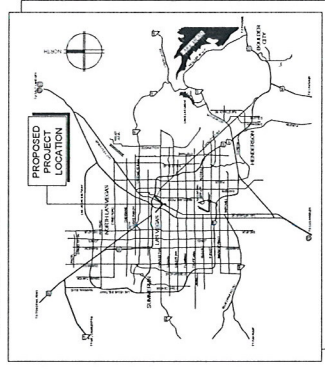


SITE PLAN

SITE DATA

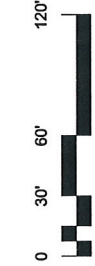
APN #	162-03-210-090 162-03-202-005	1.75 ACRES 0.82 ACRES
CURRENT ZONING	C-2	
TOTAL SITE AREA (NET)		2.57 ACRES
BUILDING AREAS:		
OG - GENTLEMEN'S CLUB EXPANSION (4 LEVELS):		
SEXUALLY ORIENTED BUSINESS (GROSS):		
LEVEL 1	22,028 SF	
LEVEL 2	15,848 SF	
LEVEL 3	15,848 SF	
LEVEL 4	15,848 SF	
BEAUTY SALON:	6,148 SF	
SPA (GROSS)	5,750 SF	
TOTAL BUILDING AREA:	69,622 SF	
EXTERIOR ROOF DECK	8,770 SF	
EXISTING COMMERCIAL BLDG. (GROSS):		
(SEPARATE BUILDING ON SITE):		
PARKING PROVIDED:		
REGULAR:	152 SPACES	
ACCESSIBLE:	3 SPACES	
TOTAL:	155 SPACES (INCL. 1 VAN)	
	163 SPACES	

VICINITY MAP



OG GENTLEMEN'S CLUB
1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN
SCALE: 1"=60'-0"
APRIL 4, 2011



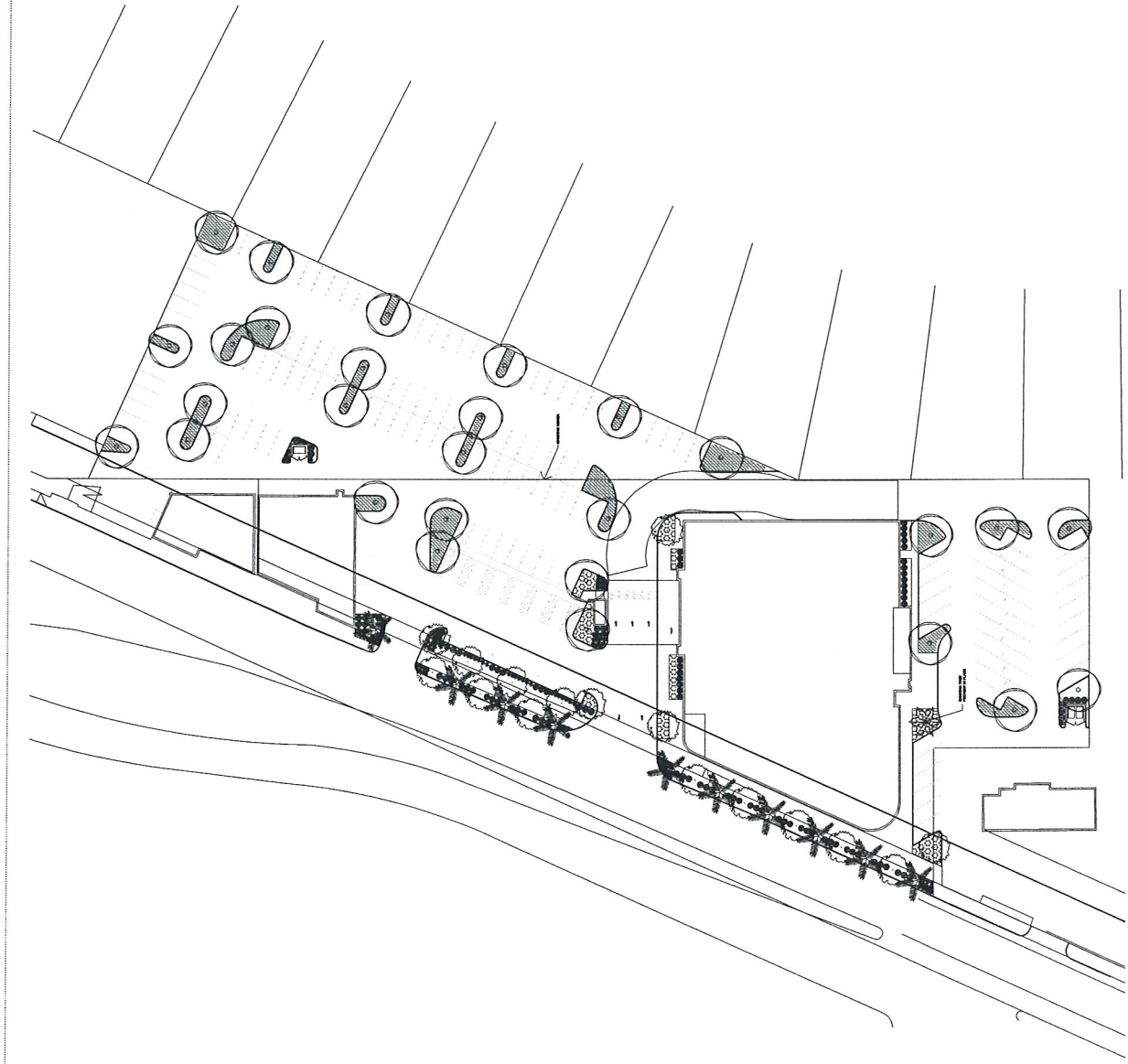
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SDR-41038

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PLANT LEGEND			
TREES			
KEY	BOTANICAL / COMMON NAME	SIZE	QUANTITY
○	California Redwood	24" Box	17
○	Western Redcedar	24" Box	28
○	Firewood & "Redwood"	24" Box	28
○	Prunus domestica	24" Box	10
○	Other trees	24" Box	10
SHRUBS			
KEY	BOTANICAL / COMMON NAME	SIZE	QUANTITY
●	Neurospora "Tyrannus"	5 GAL	26
●	Neurospora "Tyrannus"	5 GAL	101
●	Neurospora "Tyrannus"	5 GAL	45
GROUND COVER			
KEY	BOTANICAL / COMMON NAME	SIZE	QUANTITY
○	Blue "Tyrannus"	5 GAL	97
○	Blue "Tyrannus"	5 GAL	501
○	Blue "Tyrannus"	5 GAL	501

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 3/4" GOLD CHALKED ROCK.

ALL AREAS WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS INSTALLED.

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[illegible]

HATCHED AREA
INDICATES PROPOSED
TAVERN USE

PROPOSED TAVERN USE AREAS:

LEVEL 1	14,161 SF
LEVEL 2	13,746 SF
LEVEL 3	10,968 SF
LEVEL 4	8,632 SF
AREA	47,507 SF

TOTAL TAVERN USE AREA: 47,507 SF

DRO2

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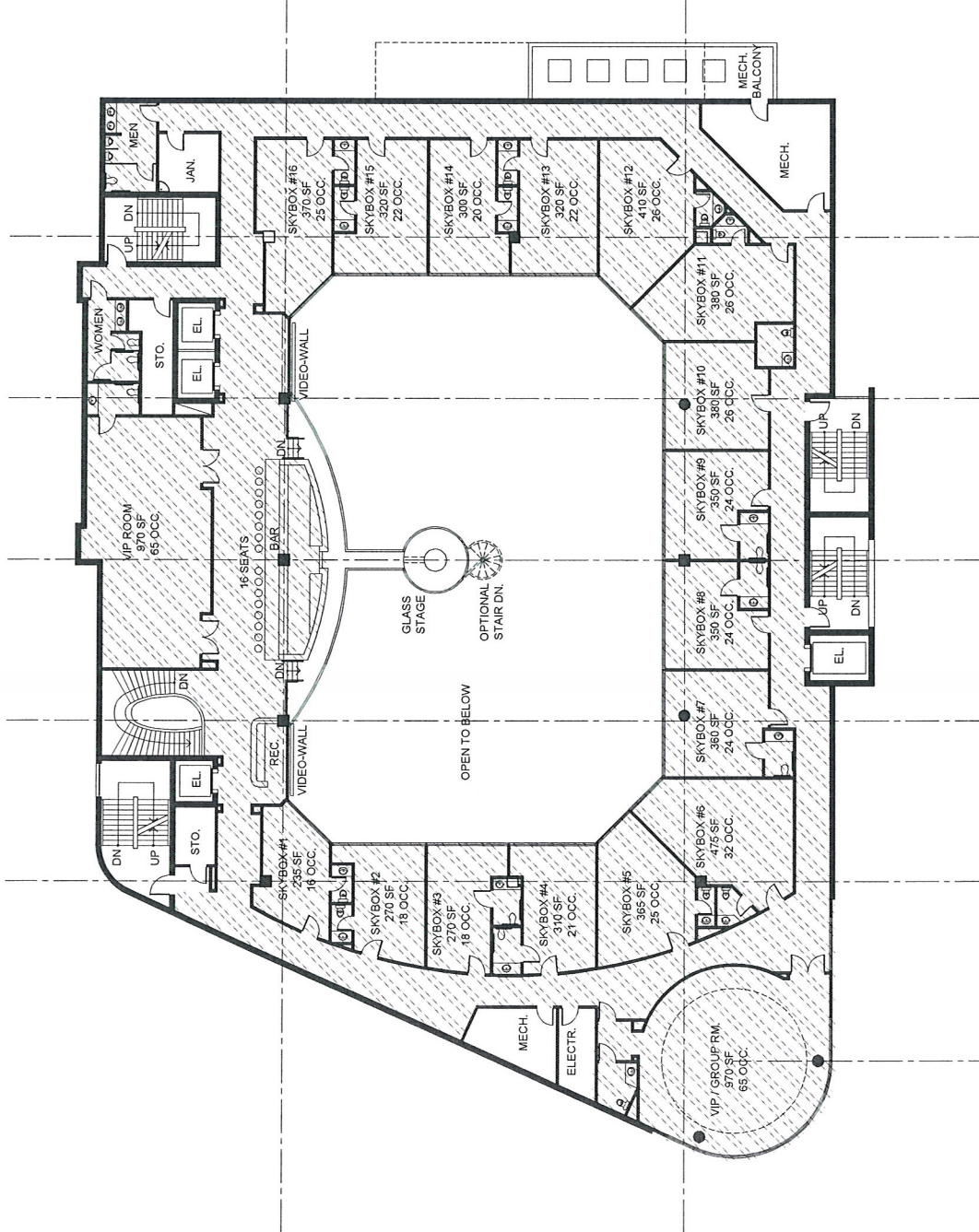
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LAS VEGAS, NEVADA

PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
APRIL 4, 2011

LEVEL
2



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PRELIMINARY FLOOR PLAN

SCALE: 1"=20'-0"
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DR03

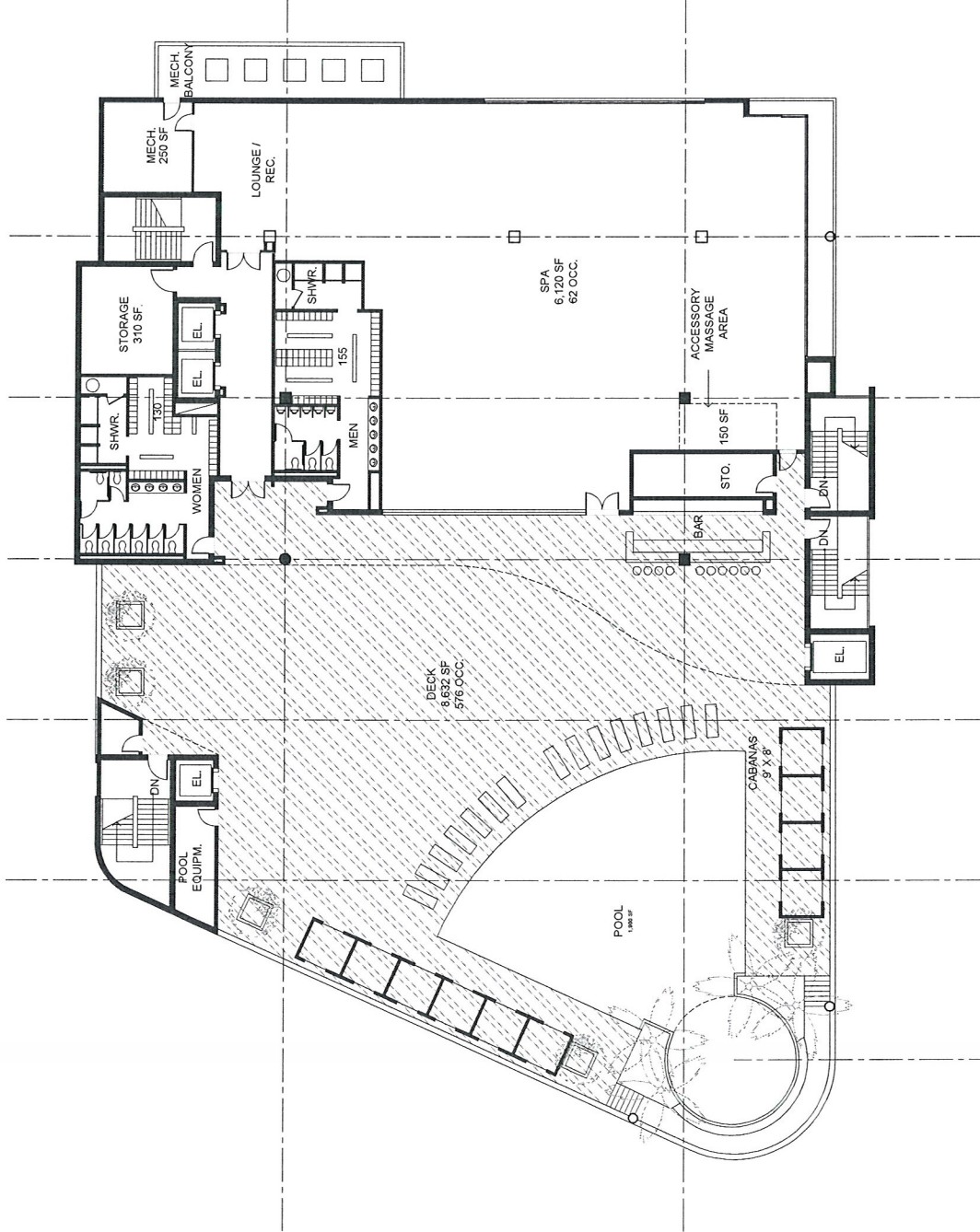
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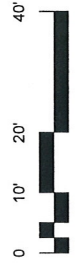
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LEVEL
4



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PRELIMINARY FLOOR PLAN
SCALE: 1"=20'-0"
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DR05

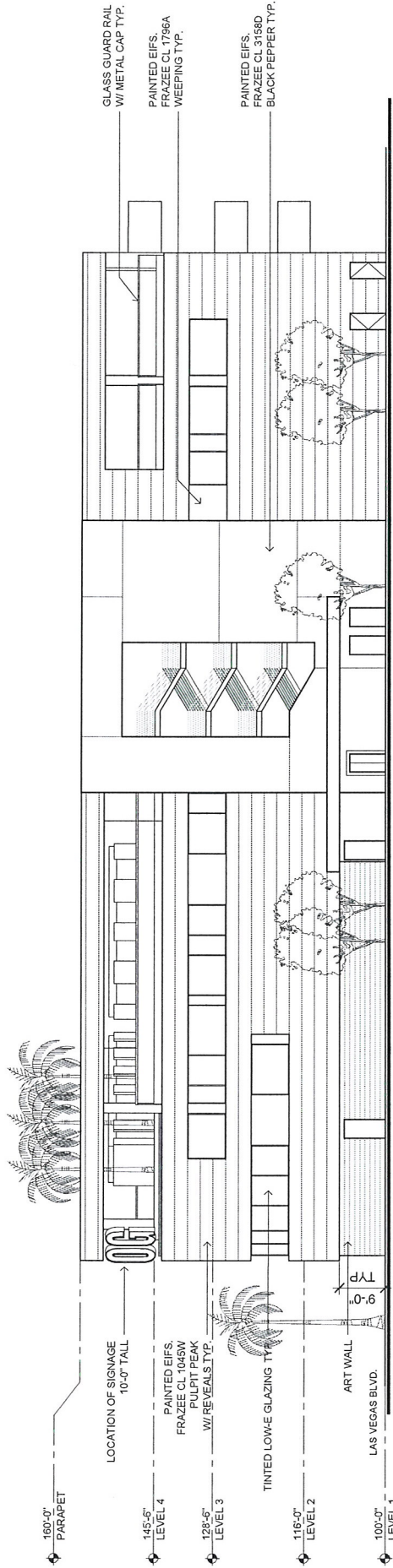
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SOUTH ELEVATION

SCALE: 1" = 20'-0"
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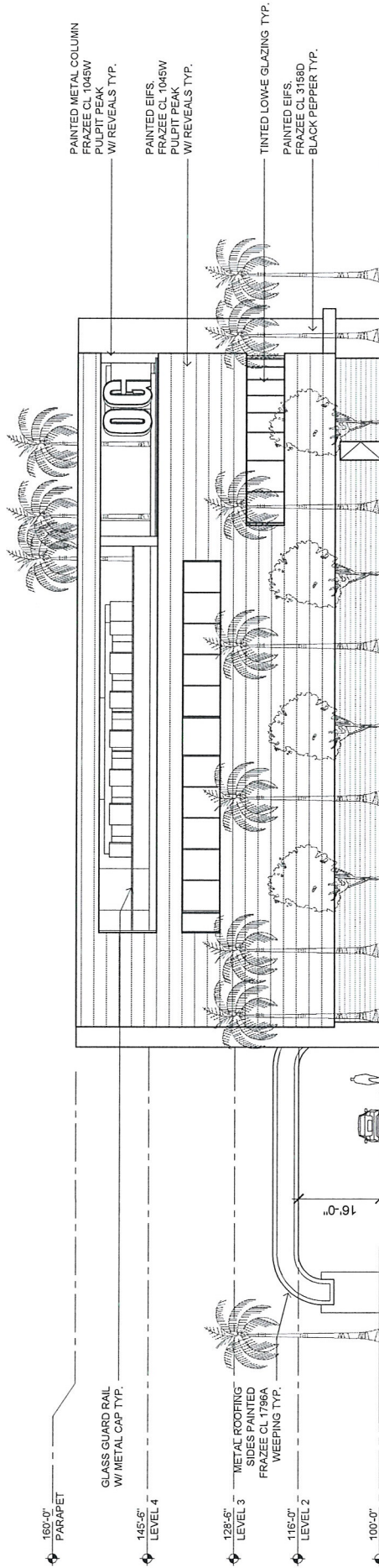
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PAINTED METAL COLUMN
FRAZEE CL 1045W
PULPIT PEAK
W/ REVEALS TYP.

PAINTED EIFS.
FRAZEE CL 1045W
PULPIT PEAK
W/ REVEALS TYP.

TINTED LOWE GLAZING TYP.
PAINTED EIFS.
FRAZEE CL 3158D
BLACK PEPPER TYP.

GLASS GUARD RAIL
W/ METAL CAP TYP.

"METAL ROOFING"
SIDES PAINTED
FRAZEE CL 1756A
WEEPING TYP.

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1531 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

WEST ELEVATION
SCALE: 1" = 20'-0"
APRIL 4, 2011

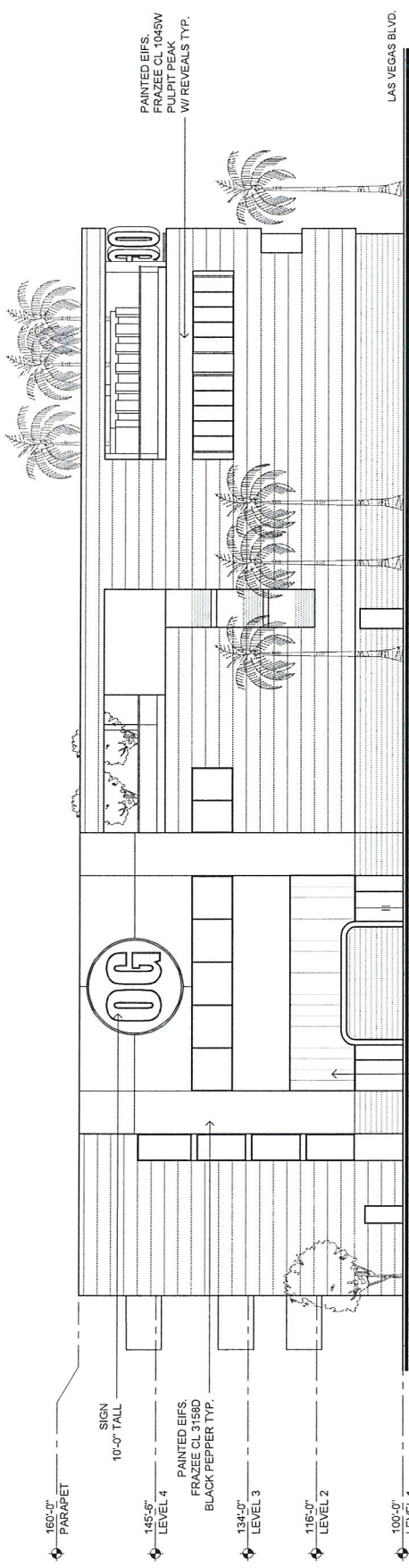


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NORTH ELEVATION
 SCALE: 1" = 20'-0"
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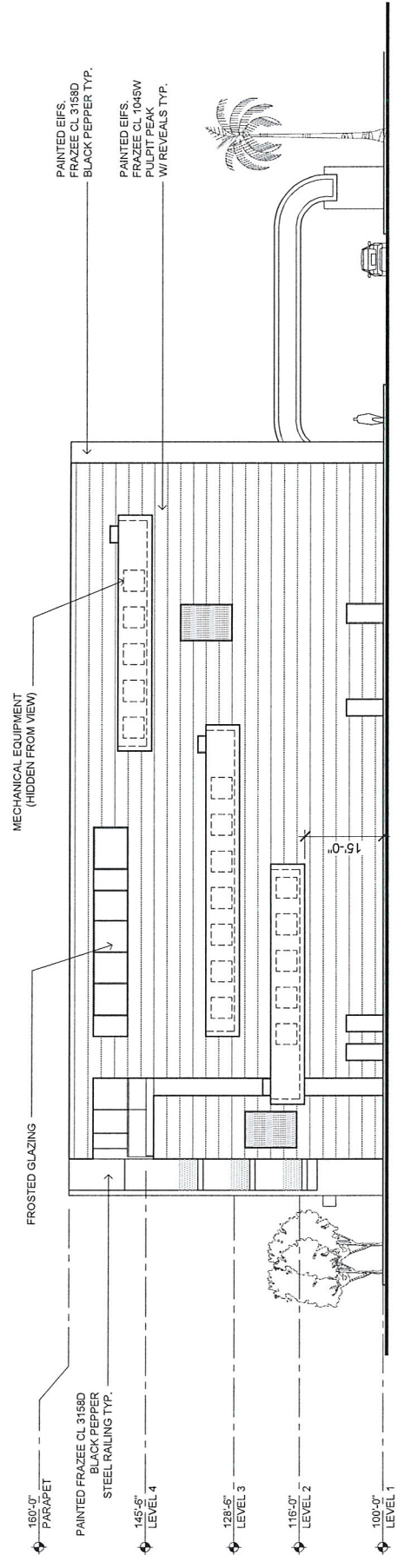


designcell DR08

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designncell DR09

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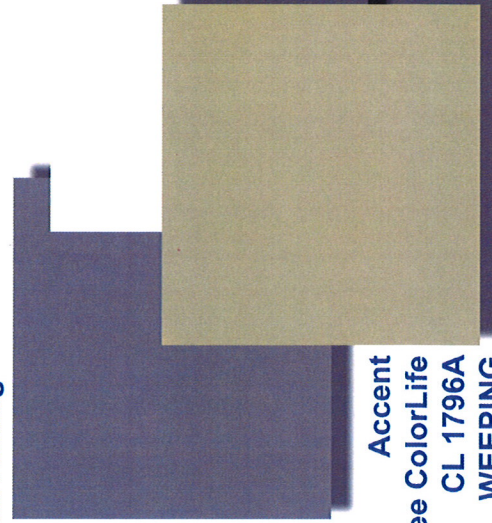
EAST ELEVATION

SCALE: 1" = 20'-0"
APRIL 4, 2011



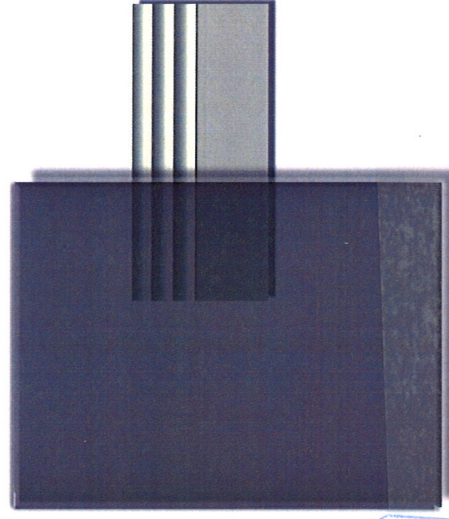
MATERIAL FINISHES

EIFS & Metal Railing
 Frazee
 ColorLife
 CL 3185D
 BLACK
 PEPPER



Accent
 Frazee ColorLife
 CL 1796A
 WEEPING

EIFS & Metal
 Columns
 Frazee ColorLife
 CL 1045W
 PULPIT PEAK



Glazing: Tinted/Solarcool Gray, Low-E
 Frames: Clear Anodized Aluminum

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1531 LAS VEGAS BLVD. SOUTH LAS VEGAS, NEVADA

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ARCHITECTURE

1531 Las Vegas Boulevard South

Proposed 37.611 thousand square foot expansion of an existing SOB use.

Traffic produced by proposed development:

Current Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	31.679	141.75	4,490
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	359

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	37.611	141.75	5,331
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	427

(heaviest 60 minutes)

Total	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	DRINKING PLACE [1000SF]	69.29	141.75	9,822
AM Peak Hour			N/A	N/A
PM Peak Hour			11.34	786

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Las Vegas Blvd.

Average Daily Traffic (ADT)	26,488
PM Peak Hour	2,119

(heaviest 60 minutes)

Oakey Blvd.

Average Daily Traffic (ADT)	5,901
PM Peak Hour	472

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Las Vegas Blvd.	34,500
Oakey Blvd.	27,600

This project will add approximately 5,331 trips per day on Las Vegas Blvd. and Oakey Blvd. Las Vegas is currently at about 77 percent of capacity and Oakey is currently at about 21 percent of capacity. After this expansion, Las Vegas is expected to be at about 92 percent of capacity and Oakey be at about 41 percent of capacity.

Based on Peak Hour use, this development will add roughly 427 additional cars into the area; which works out to about seven every minute.

Note that this report assumes all traffic from this development uses all named streets.