



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42682** APN: 139-32-802-026

Name of Property Owner: Emerald RE, LLC

Name of Applicant: Same as Owner

Name of Representative: Affordable Concepts, Inc.

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: _____

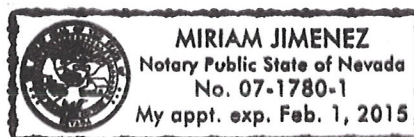
Signature of Property Owner: Carlos R. Anaya MD

Print Name: Carlos R. Anaya MD

Subscribed and sworn before me

This 27 day of July, 20 11

Miriam Jimenez
Notary Public in and for said County and State



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JUL 28 2011

City of Las Vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 2400 West Charleston Blvd.
 Project Name San Carlos Medical Office Proposed Use Medical Office
 Assessor's Parcel #(s) 139-32-802-026 Ward # 1
 General Plan: existing O proposed O Zoning: existing C-D proposed C-D
 Commercial Square Footage 4,939 Floor Area Ratio 9.4 %
 Gross Acres 1.17 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Emerald RE, LLC Contact Carlos Anaya MD.
 Address 7370 Bachelors Button Dr. Phone: 524-0705 Fax: 320-7932
 City Las Vegas State Nevada Zip 89131
 E-mail Address canaya73@yahoo.com

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

REPRESENTATIVE Affordable Concepts, Inc. Contact Jim Ash
 Address 2975 West Lake Mead Blvd. Phone: (702) 399-3330 Fax: (702) 399-1930
 City North Las Vegas State Nevada Zip 89032
 E-mail Address jash@acilv.com

Property Owner Signature* Carlos E. Anaya MD.

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

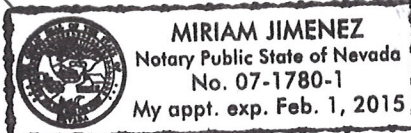
Print Name Carlos E. Anaya MD.

Subscribed and sworn before me

This 27 day of July 2011

Miriam Jimenez

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-42682</u>
Meeting Date:	<u>9/13/11</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>7/28/11</u>
Received By:	<u>Bu S.</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.



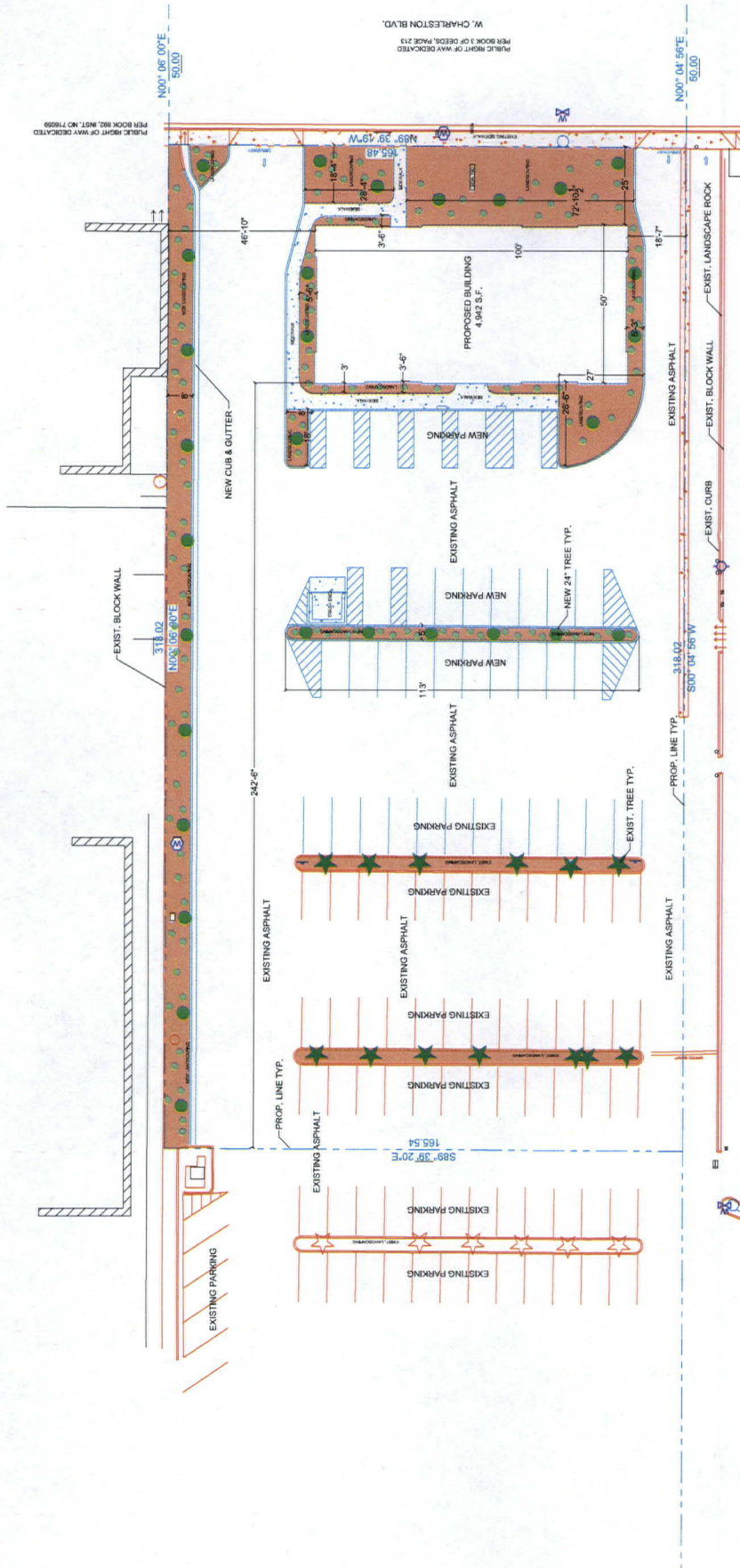
LAND USE:

PROPERTY AREA:	52,629 S.F.
BUILDING AREA:	4,939 S.F.
RATIO OF BUILDING TO PROPERTY S.F.	9.4%

Department of

SDR-42682
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Department of Planning



LANDSCAPE PLAN

SCALE: 1/16" = 10'

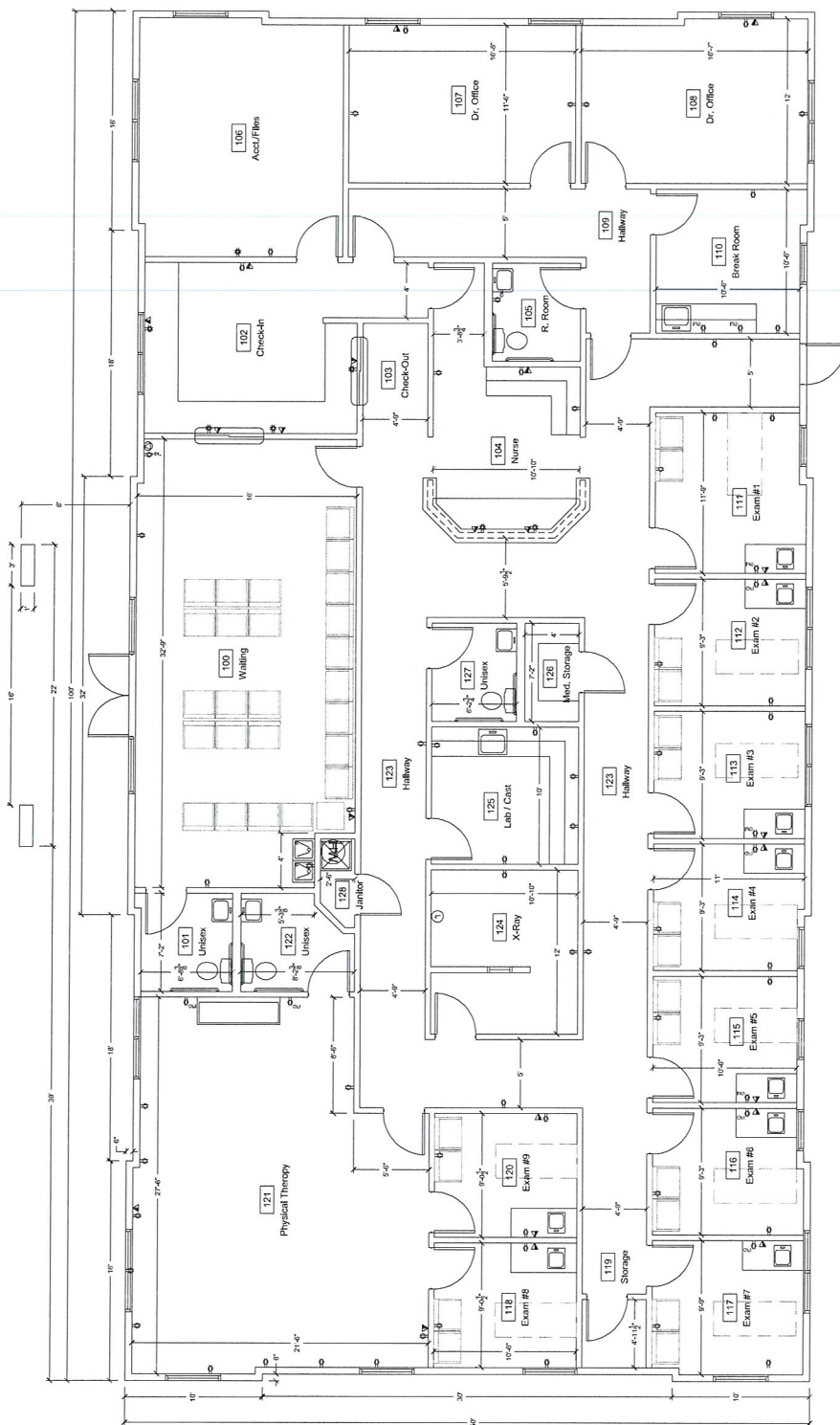
- EXIST, TREE = 13
NEW 24" BOX TREE - MESQUITE OR SIMILAR ALLOWED SPECIES = 29
NEW 5 gal SHRUB - BOTTLE BRUSH OR SIMILAR ALLOWED SPECIES = 13
ALL NEW LANDSCAPE AREAS TO INCLUDE 12" TO 34"
LANDSCAPE ROCK GROUND COVER

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OCT 03 2011

OCT 03 2011

SDR-42682

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OCCUPANCY GROUP: B

BUILDING TYPE: V-B

AREA ALLOWED-TABLE 503.(BASED B):

4.939 S.F.

4,300 CF

4,792 S.F.

47.9

48.0

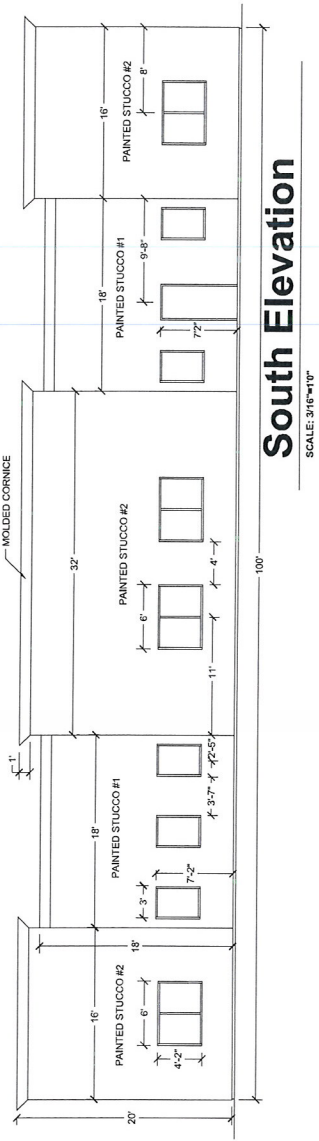
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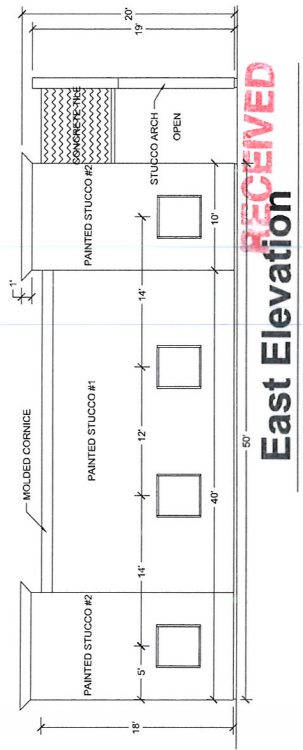
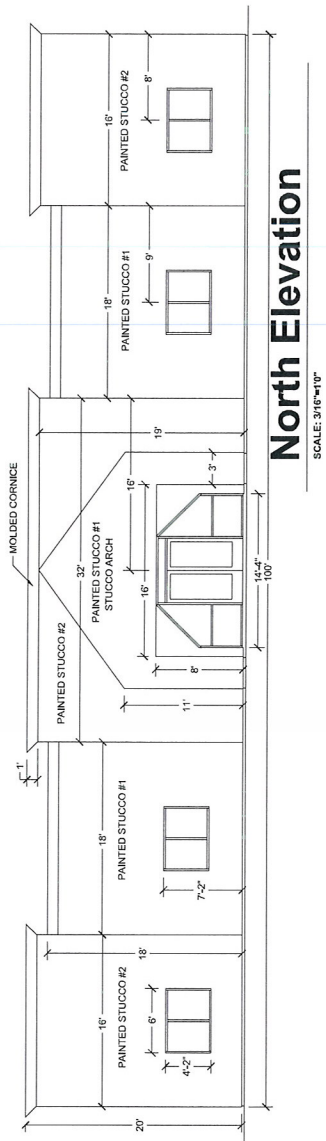
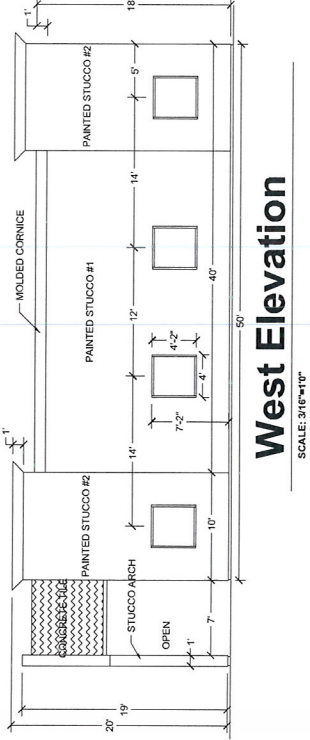
City of Las Vegas
SDR-42682

FLOOR PLAN

SCALE: 1/4"=1'0"



PAINTED STUCCO #1 = DARKER EARTH TONE COLOR
PAINTED STUCCO #2 = MED. EARTH TONE COLOR
MOLDED CORNICE = LIGHT EARTH TONE COLOR



50' —————

East Elevation

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

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