



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37195** APN: 14031808005

Name of Property Owner: THOTES PROPERTIES L L C

Name of Applicant: THOTES PROPERTIES L L C

Name of Representative: DANIEL KIM

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: _____

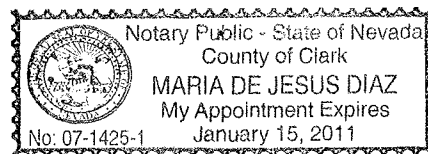
Print Name: MARIA DE JESUS DIAZ

Subscribed and sworn before me

This 28th day of January, 20 10

Maria de Jesus Diaz
Notary Public in and for said County and State

Clerk Nevada



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: CORONA DENTAL, EXT/INT REMODEL
 Project Address (Location) 4236 E. CHARLESTON
 Project Name CORONA DENTAL Proposed Use _____
 Assessor's Parcel #(s) 14031802005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 2700 Floor Area Ratio _____
 Gross Acres 0.25 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER THOTES PROP. LLC./HAI XA Contact AITIEN
 Address 2178 ORCHARD MIST Phone: 606-2227 Fax: (702) 434-8401
 City LAS VEGAS State NV Zip 89135
 E-mail Address starbriterdental@yahoo.com

APPLICANT THOTES PROP. LLC Contact DANIEL, KIM
 Address 2178 ORCHARD MIST Phone: 635-2208 Fax: (888) 635-3309
 City LAS VEGAS State NV Zip 89135
 E-mail Address dkim@wgconstructors.com

REPRESENTATIVE SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip 89135
 E-mail Address _____

RECEIVED
 JAN 27 2010

Property Owner Signature* _____

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

Print Name HAI XA

Subscribed and sworn before me

This 28 day of January, 20 10.

Notary Public in and for said County and State



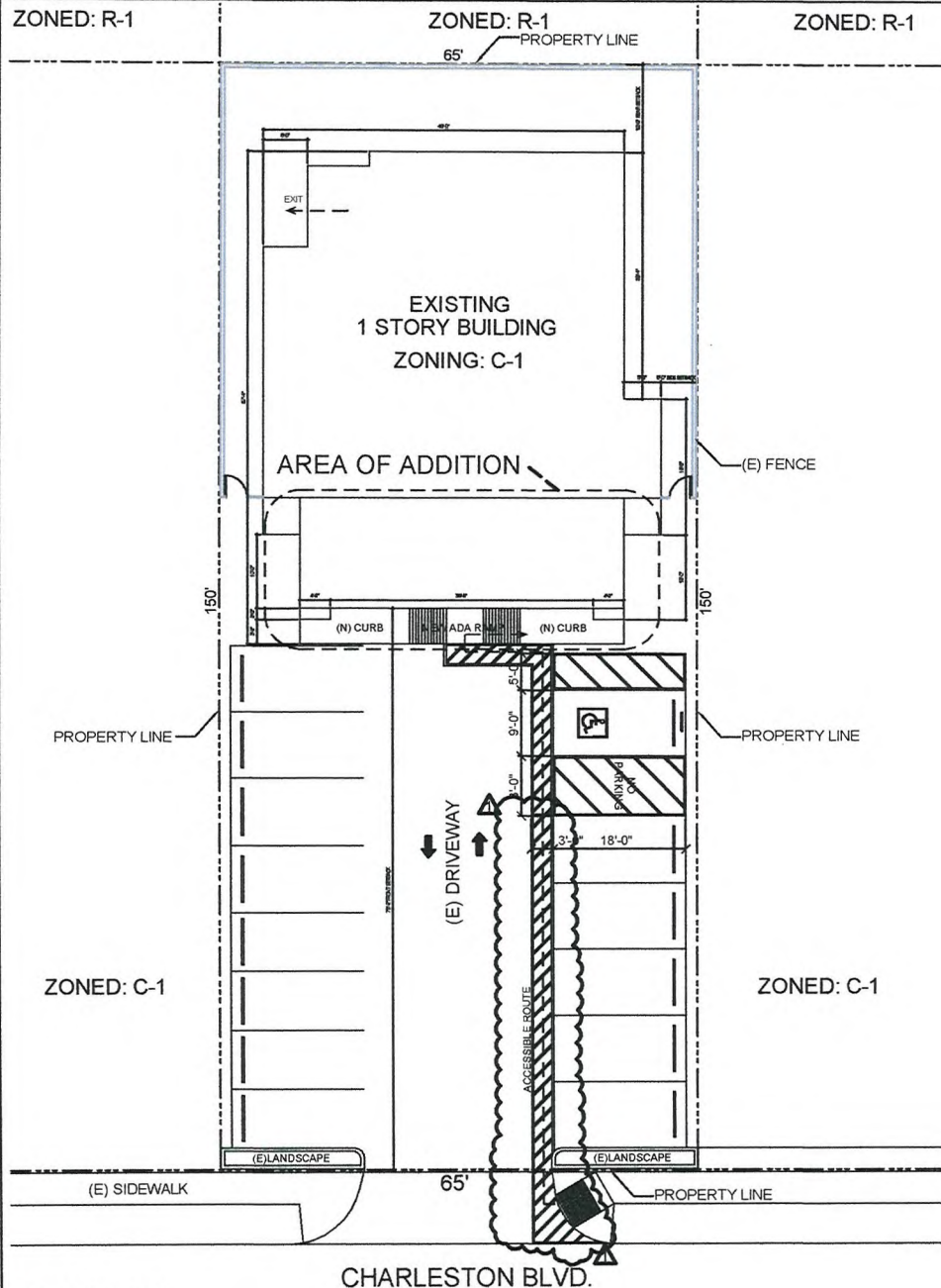
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-37195</u>
Meeting Date:	<u>2/25/10</u>
Total Fee:	<u>1,030.00</u>
Date Received:*	<u>1/28/10</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.

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



SITE PLAN

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

SITE PLAN INFORMATION

JURISDICTION: CITY OF LAS VEGAS
 PROJECT ADDRESS: 4236 E CHARLESTON BLVD., LAS VEGAS, NV. 89110
 PARCEL #: 14031802005
 NET SITE AREA: 9,750 S.F. = 0.22 AC.
 ZONING DISTRICT: C-1
 TOTAL BUILDING AREA: 2,700 S.F.
 AREA of EXTENSION: 700 S.F.
 AREA of EXISTING OFFICE: 2,000 S.F.
 F.A.R.: 0.28

CONSTRUCTION TYPE: V-B
 OCCUPANCY CLASSIFICATION: B OFFICE
 BUILDING USE: SEPERATED USE, 2006 IBC 508
 FLOOR AREA: 2700 S.F.
 JOB AREA: 2700 S.F.
 FIRE SPRINKLER: NO
 ACTUAL STORIES: 1
 ALLOWABLE STORIES: 1
 USE OF STRUCTURE: DENTAL OFFICE
 HANDICAPPED VAN PARKING: YES
 TO THE PUBLIC SIDEWALK: YES
 DISTANCE FROM FACILITY TO VAN PARKING: +/- 50 FEET

PARKING CALCULATION

TOTAL REQUIRED PARKING SPACES:

One space for each 200 square feet of gross floor area
 2,700 S.F. X 1 SPACE PER 200 S.F. = 13.5 SPACES

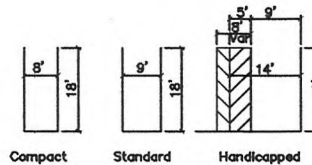
Compact Spaces Permitted: A minimum of 70 percent of the parking spaces shall be standard size and up to 30 percent of the required on-site parking spaces may be designated as compact parking spaces.

TOTAL PROVIDED PARKING SPACES: 10 (STANDARD) + 4 (COMPACT) = 14 SPACES

TOTAL REQUIRED HANDICAP PARKING SPACES: 1 SPACE

TOTAL PROVIDED HANDICAP PARKING SPACES: 1 SPACE

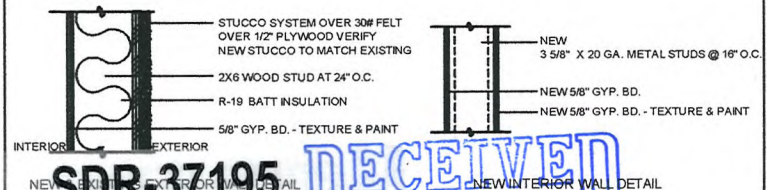
TYPICAL PARKING SPACES



VICINITY MAP



WALL DETAIL



SDR-37195

REVISED

02/25/10 PC

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WG CONSTRUCTORS LLC
 1901 S. HARBOR BLVD. #100
 LAS VEGAS, NV 89102

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION
 & TENANT IMPROVEMENT
 4236 E. CHARLESTON BLVD.
 LAS VEGAS, NV 89110

REVISIONS
 01.19.2010

DRAWN/CHECKED

DATE

01.11.10

JOB NO.

2000

SHEET

A-0

ZONED: R-1

ZONED: R-1
65' PROPERTY LINE

ZONED: R-1

EXISTING
1 STORY BUILDING
ZONING: C-1

(E) FENCE

150'

(N) CURB

ADA R

(N) CURB

150'

PROPERTY LINE

PROPERTY LINE

(E) DRIVEWAY

ZONED: C-1

ZONED: C-1

ACCESSIBLE ROUTE

5'-0"

9'-0"

3'-0"

18'-0"

5'-0"

3'-0"

18'-0"

5'-0"

3'-0"

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18'-0"

5'-0"

3'-0"

18'-0"

5'-0"

3'-0"

18'-0"

(E) SIDEWALK

65'

PROPERTY LINE

CHARLESTON BLVD.



LANDSCAPE PLAN

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

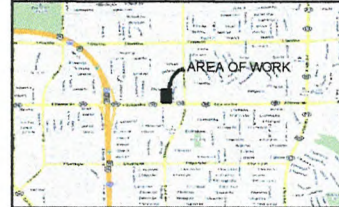
PLANT LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	PINUS ELDARICA	MONDEL PINE	2	24" BOX
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SHRUBS/ACCENTS				
	NANDINA DOMESTICA	HEAVENLY BAMBOO	270	5 GAL.
	'HARBOR DWARF'			

NOTES

1. ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CITY OF LAS VEGAS LANDSCAPE GUIDELINES AND STANDARDS FOR COMMERCIAL DEVELOPMENT.
2. ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.
3. 2" DEEP LAYER OF DECOMPOSED GRANITE ROCK MULCH TO BE APPLIED ON ALL LANDSCAPE AREAS
4. SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE
5. 1-24 INCH BOX TREE FOR EVERY 20 LINEAR FEET FOR ALL PROPERTY LINES
6. MINIMUM ZONE DEPTH-ADJACENT TO RIGHT-OF-WAY IS 15 FEET.

VICINITY MAP

WG CONSTRUCTORS LLC
1101 S. HARRISON BLVD. #100
LAS VEGAS, NV 89106
PHONE: 702.737.1212

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION
& TENANT IMPROVEMENT
4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110REVISIONS
01.19.2010

NO.

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SDR-37195
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JAN 28 2010

02/25/10 PC

SHEET
A-2

DATE PLOTTED: 01.11.10



DATE: _____

**CORONA DENTAL OFFICE EXTENSION
& TENANT IMPROVEMENT**

REVISIONS	NO

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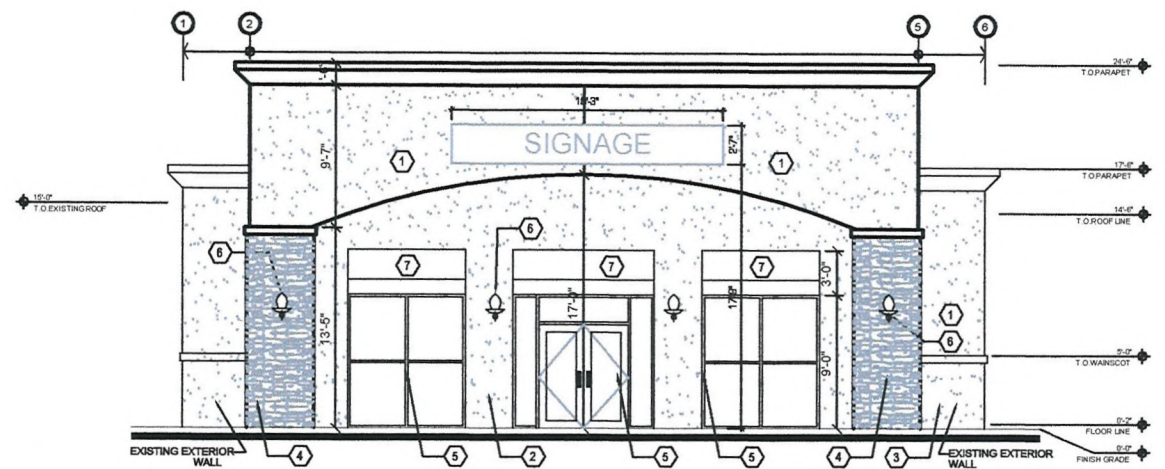
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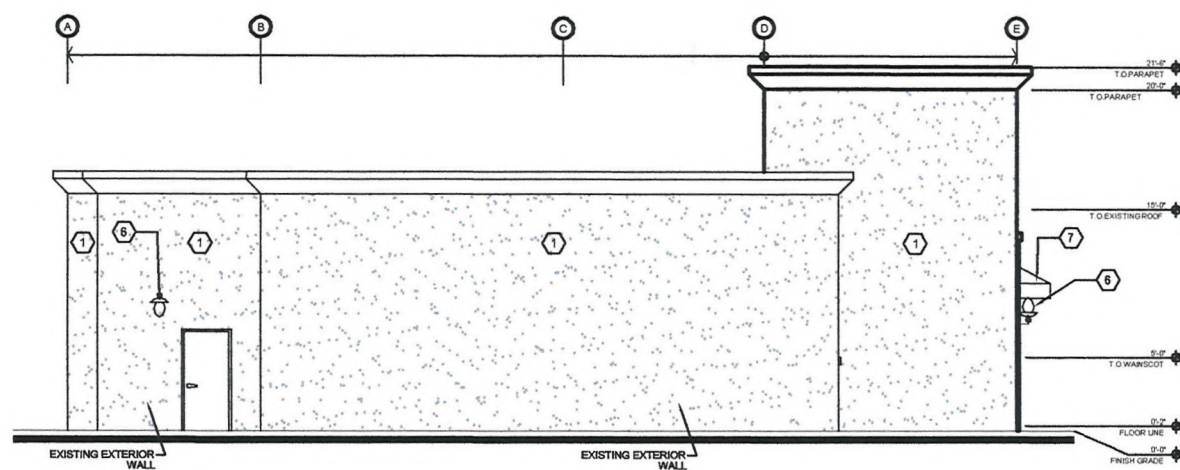
19

110



FRONT ELEVATION

SPAIN 84/UT/20



WEST ELEVATION

2013年12月10日

MATERIALS		COLOR
①	EIFS - OVER WOOD FRAME	SEE MATERIAL BOARD
②	PAINT OVER EXISTING EXTERIOR WALL	SEE MATERIAL BOARD
③	EIFS - WAINSCOTT	SEE MATERIAL BOARD
④	CULTURED STONE VENEER	SEE MATERIAL BOARD
⑤	ANODIZED ALUMINUM STOREFRONT	-
⑥	LIGHTING FIXTURE	SELECTED BY TENANT
⑦	AWNING	-
⑧		

RECEIVED

/ED

JAN 15 2010

JAN 15 2010

SDR-37195
02/25/10 PC

DATE PLOTTED: 01.11.10



WG CONSTRUCTORS LLC
1001 E. MANHATTAN BLVD. SUITE 100
LAS VEGAS, NV 89101
PHONE: 702.735.1111

SIGNATURE _____

DATE _____

CORONA DENTAL OFFICE EXTENSION
& TENANT IMPROVEMENT
4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

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DATE

100% DATE

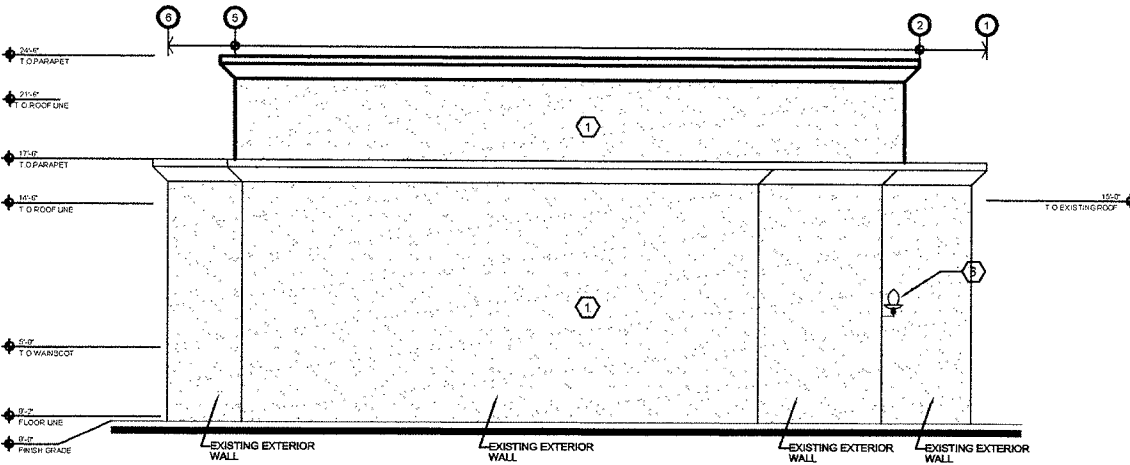
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JOB NO.

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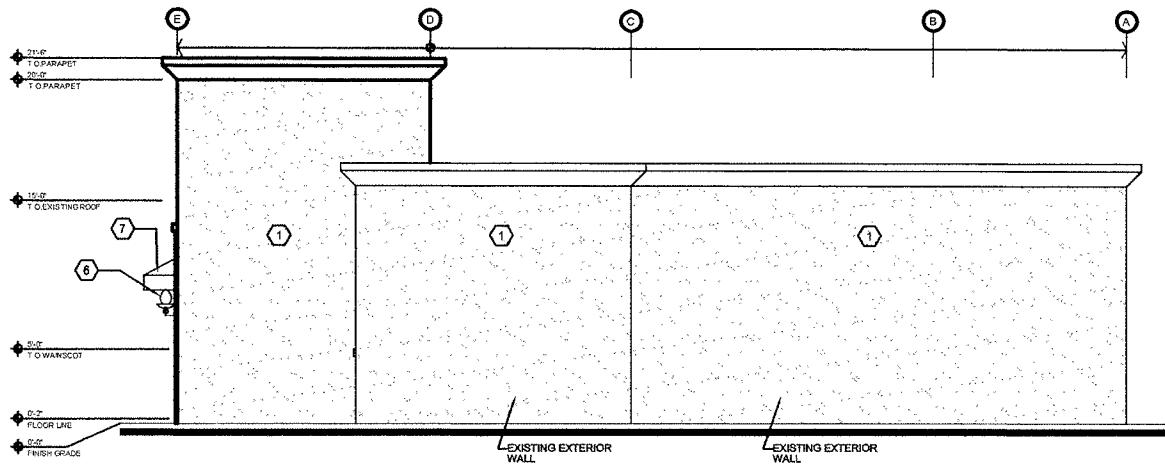
SHEET

A-3.1



NORTH ELEVATION

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



EAST ELEVATION

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

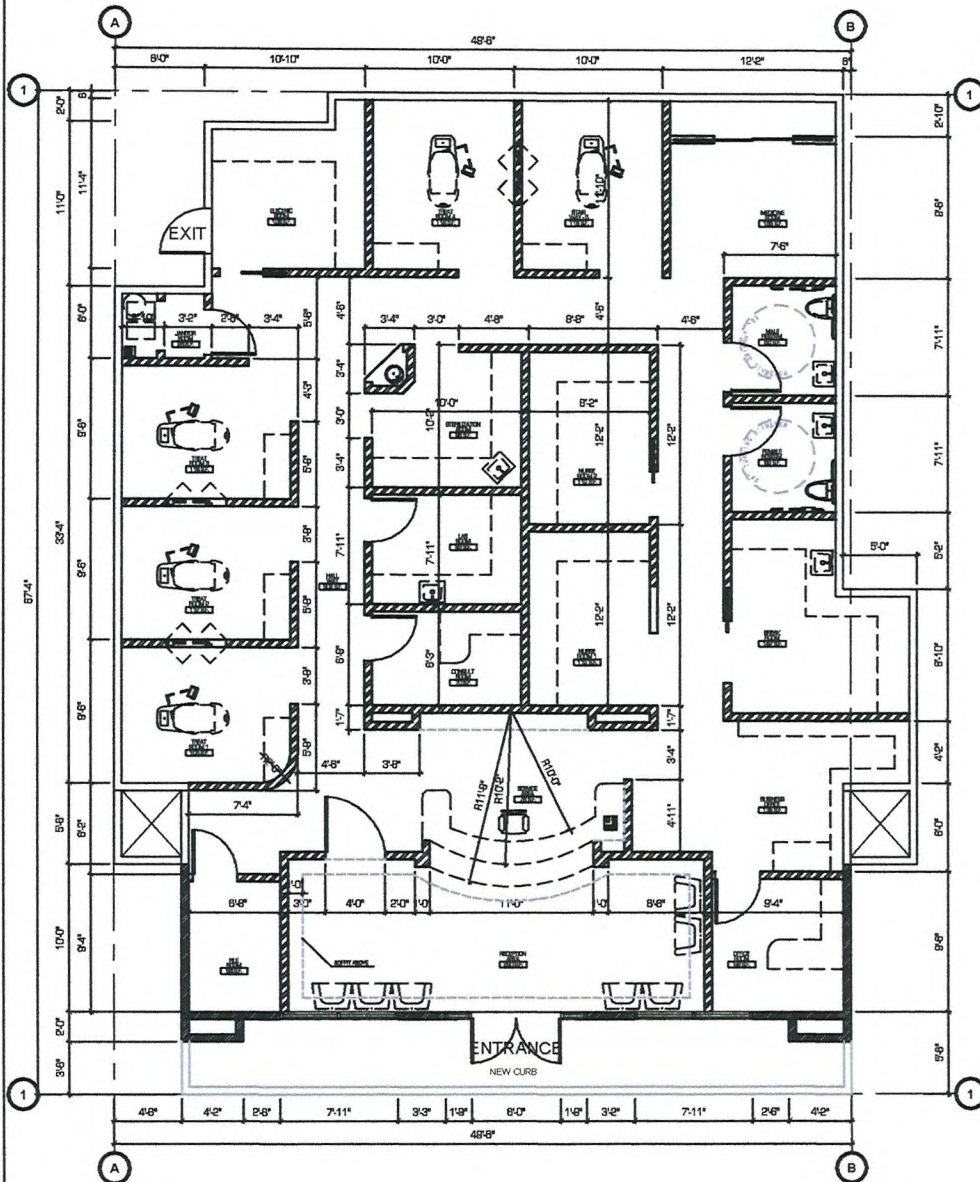
MATERIALS	COLOR
① EIFS - OVER WOOD FRAME	SEE MATERIAL BOARD
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⑤ ANODIZED ALUMINUM STOREFRONT	-
⑥ LIGHTING FIXTURE	SELECTED BY TENANT
⑦ AWNING	-
⑧	

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DATE PLOTTED: 01.11.10



FLOOR PLAN

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



FLOOR PLAN INFORMATION

OCCUPANCY GROUP: B OFFICE
BUILDING USE: DENTAL OFFICE
FLOOR AREA: 2700 S.F.

OCCUPANCY LOAD

RECEPTION AREA: 290 S.F./15 = 20
SERVICE AREA: 76 S.F./100 = 1
FILE ROOM: 58 S.F./100 = 1
TREAT ROOM 1-5: 574 S.F./100 = 6
ELECTRIC ROOM: 105 S.F./200 = 1
MEDICINE ROOM: 135 S.F./200 = 1
CONSULT ROOM: 70 S.F./100 = 1
LAB ROOM: 83 S.F./100 = 1
STERILIZATION: 98 S.F./100 = 1
NURSE ROOM 1-2: 224 S.F./100 = 3
OFFICE ROOM: 223 S.F./100 = 3
BREAK ROOM: 142 S.F./100 = 2
RESTROOM M/F: 120 S.F./100 = 2
HALLWAY: 502 S.F./100 = 6

TOTAL OCCUPANCY = 49

WALL TYPE LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- NEW EXTERIOR WALL
- NEW INTERIOR PARTITION WALL



WVG CONSTRUCTORS LLC
1801 S. HARBOR BLVD. 4TH FLOOR
LAS VEGAS, NV 89102
TEL: 702.737.1111

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION
& TENANT IMPROVEMENT
4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

REVISIONS

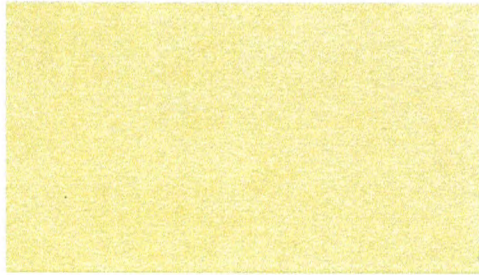
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A-1



DUNN EDWARDS PAINT
"SANFSTORM" DE5295

1



DUNN EDWARDS PAINT
"PALOMA TAN" DE5297

2



DUNN EDWARDS PAINT
"SECLUDED CANYON" DE5186

3



CULTURED STONE
ARIZONA TILE

4

SDR-37195
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WG CONSTRUCTORS LLC.
1801 S. RAINBOW BLVD. #240
LAS VEGAS, NV 89146
NV LIC. #0073212

MATERIAL BOARD

CORONA DENTAL OFFICE EXTENSION
& TENANT IMPROVEMENT

4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

CITY OF LAS VEGAS

SDR 37195				
Thotes Properties, LLC				
4236 E. Charleston Blvd.				
Proposed 700 square foot addition to an existing office.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.0	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.7	11.01	8
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1
New Total Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.7		30
AM Peak Hour				4
PM Peak Hour				4
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	30,150			
PM Peak Hour (heaviest 60 minutes)	2412			
Pecos Rd.				
Average Daily Traffic (ADT)	20,563			
PM Peak Hour (heaviest 60 minutes)	1645			
Traffic Capacity of adjacent streets:				
	Adjacent Street ADT Capacity			
Charleston Blvd.	51800			
Pecos Rd.	49210			
This project will add approximately 8 trips per day on Charleston Blvd. and Pecos Rd. This will increase expected volumes by less than 1 percent on both of these streets. Currently, Charleston is at about 58 percent of capacity and Pecos is at about 47 percent of capacity.				
Based on Peak Hour use, this development will add roughly 1 additional car into the area.				
Note that this report assumes all traffic from this development uses all named streets.				