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: MAI XA

Subscribed and sworn before me

This 28th day of January, 20 10

_____

Notary Public in and for said County and State Clark Nevada

Notary Public - State of Nevada
County of Clark
MARIA DE JESUS DIAZ
My Appointment Expires
No: 07-1425-1 January 15, 2011

PLANNING & DEVELOPMENT

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 starbritedental@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** _____

E-mail Address _____

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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

Notary Public - State of Nevada
County of Clark
ANGELICA V. LOPEZ
My Appointment Expires
July 6, 2013
No: 09-10765-1

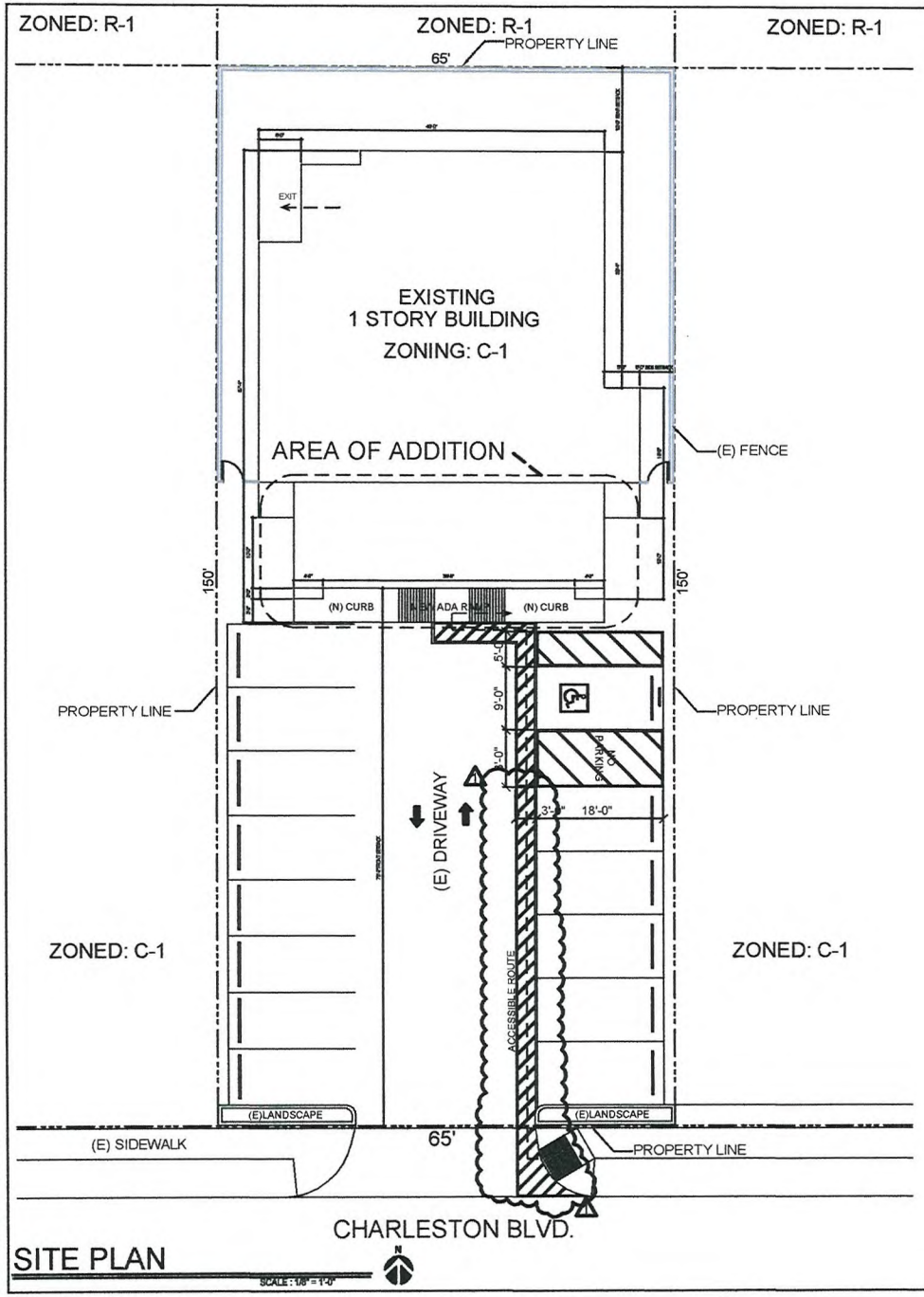
Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

*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"

DATE PLOTTED: 01.11.10

SITE PLAN IFORMATION

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

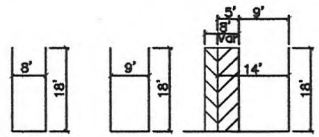
PARKING CALCULATION

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.

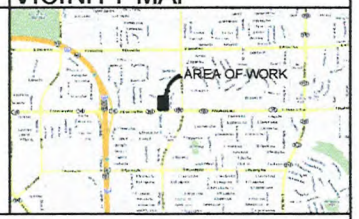
TOTAL PROVIDED PARKING SPACES: 10 (STANDARD) + 4 (COMPACT)= 14 SPACES

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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JAN 28 2010

WG CONSTRUCTORS LLC.
1601 S. RAINBOW BLVD #240
LAS VEGAS, NV 89146
NV LIC. #0072212

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION & TENANT IMPROVEMENT

4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

REVISIONS	NO.
01.19.2010	1

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DK/DK

ISSUE DATE
01.11.10

JOB NO.
2010

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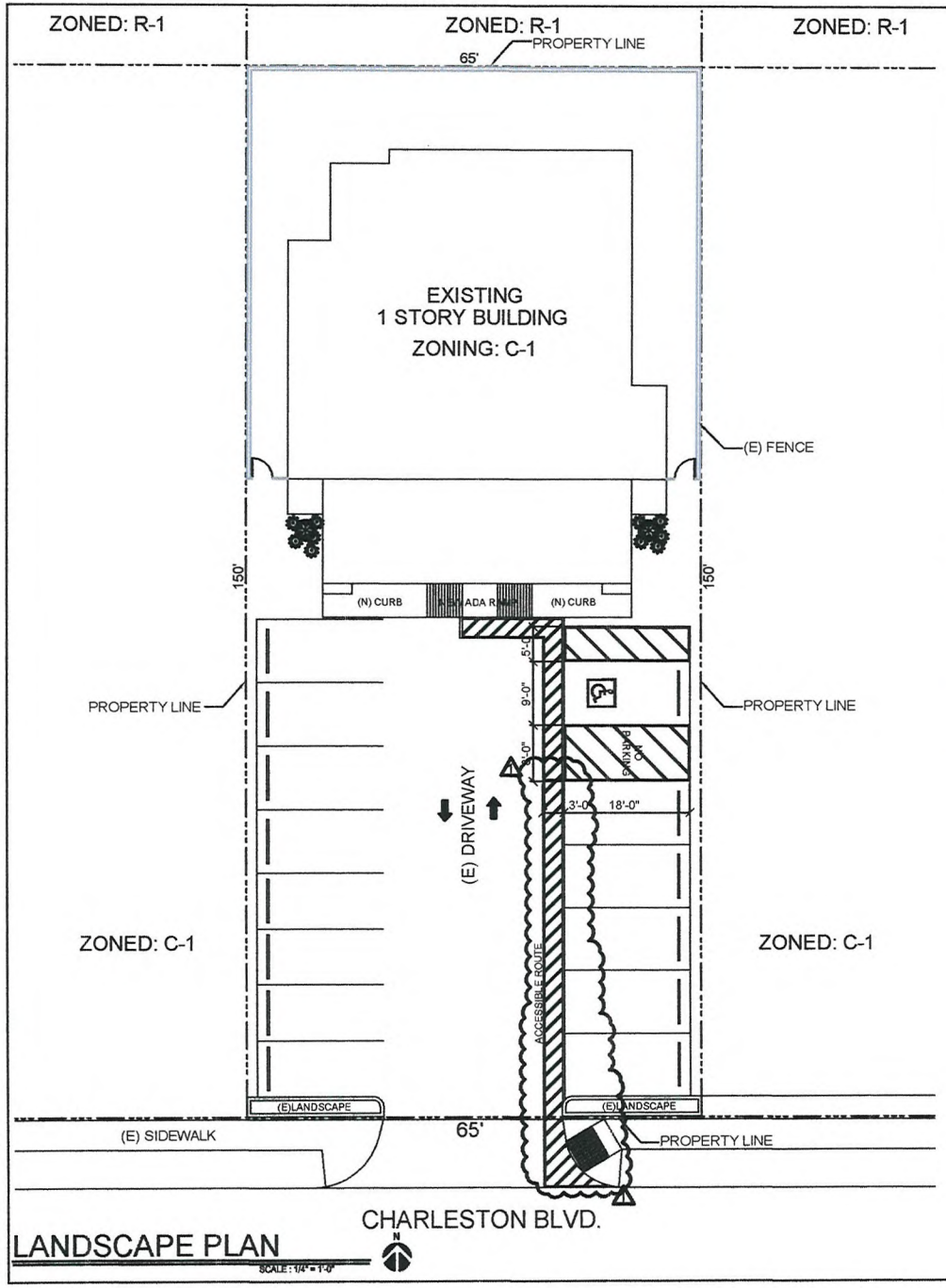


LANDSCAPE PLAN

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

DATE PLOTTED: 01.11.10

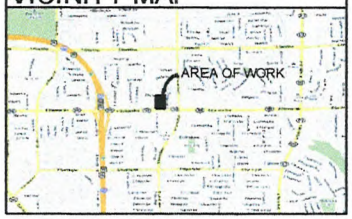
PLANT LEGEND

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 'HARBOR DWARF'	HEAVANLY BAMBOO	270	5 GAL.

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



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01.11.10

JOB NO.
2010

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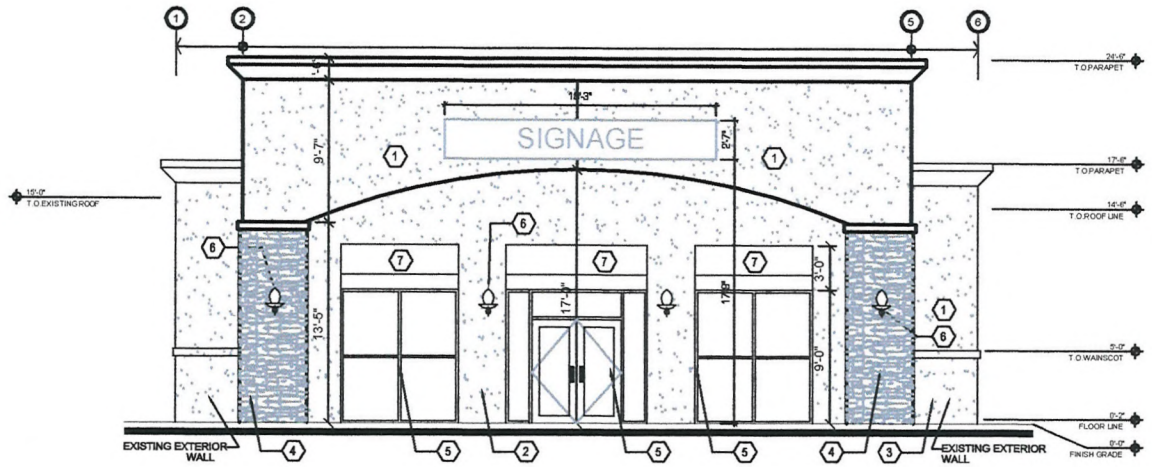
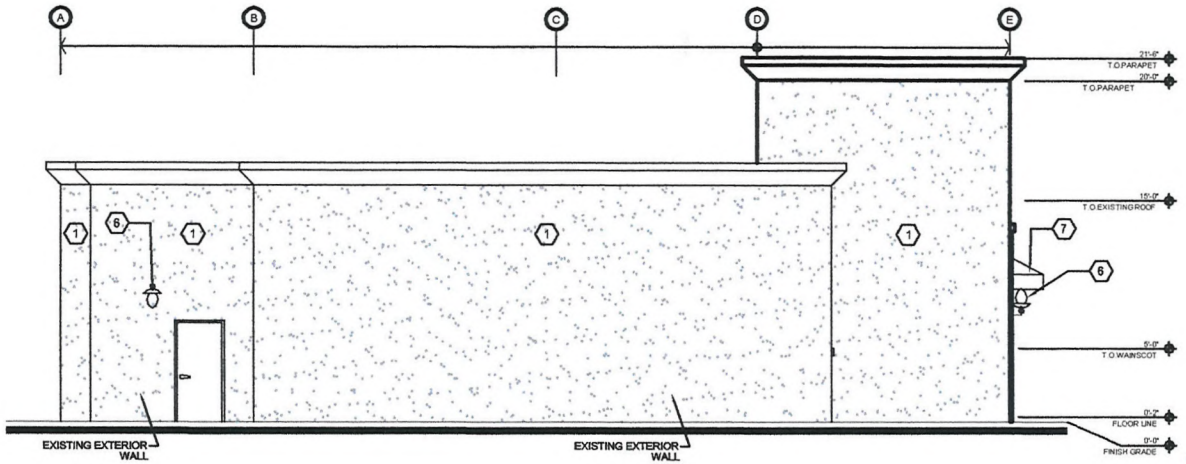


FRONT ELEVATION

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



WEST ELEVATION

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

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		

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JAN 15 2010

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JAN 15 2010

SDR-37195
02/25/10 PC

DATE PLOTTED: 01.11.10

WG CONSTRUCTORS LLC.
1901 S. RAINBOW BLVD. #240
LAS VEGAS, NV 89146
NV LIC. #0072212

SIGNATURE

DATE

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

REVISIONS	NO.

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DE/DE
ISSUE DATE
01.11.10
JOB NO.
2010
SHEET
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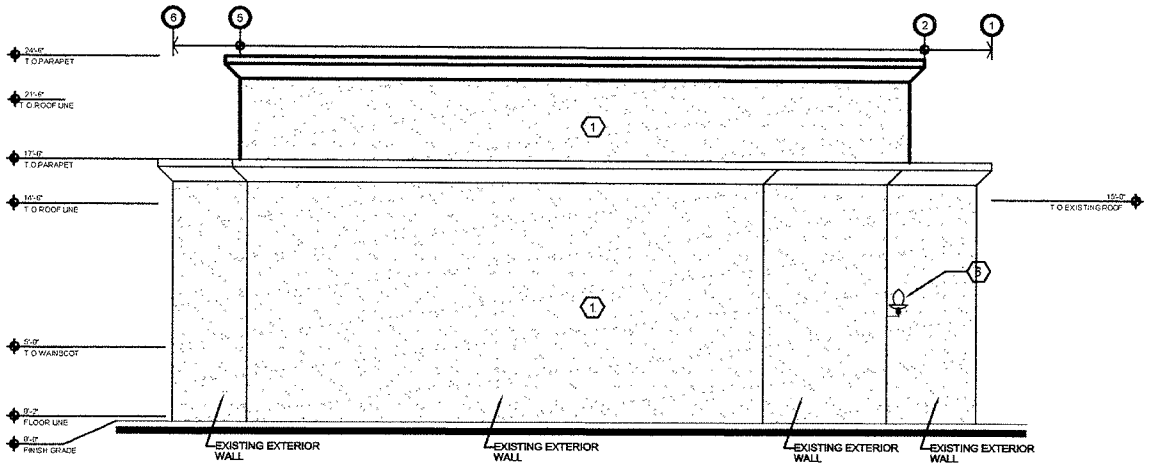
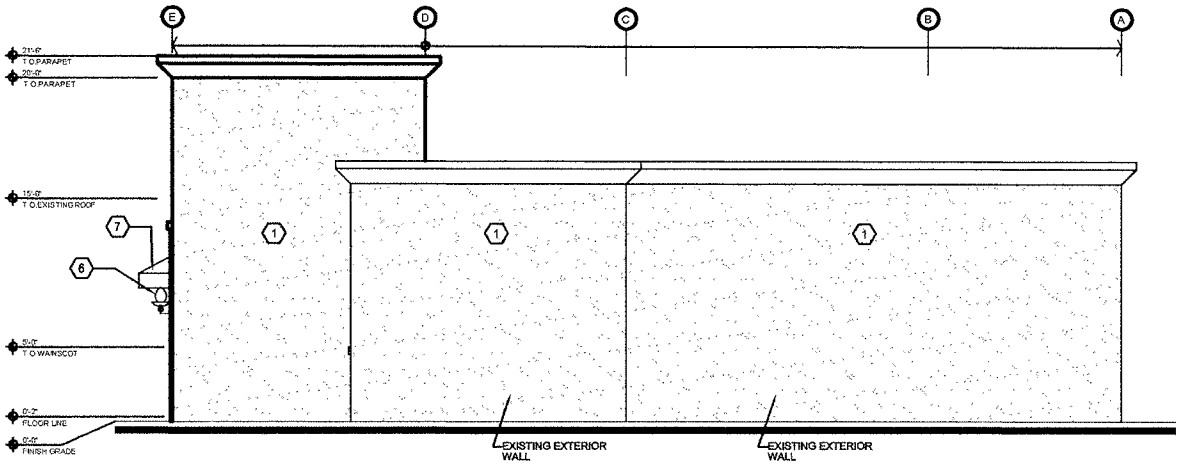


NORTH ELEVATION

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



EAST ELEVATION

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

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		

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WG CONSTRUCTORS LLC
1601 S. RAINBOW BLVD #240
LAS VEGAS, NV 89146
NV LIC. #0073218

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION & TENANT IMPROVEMENT

4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

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DK/DE
ISSUE DATE
01.11.10
JOB NO.
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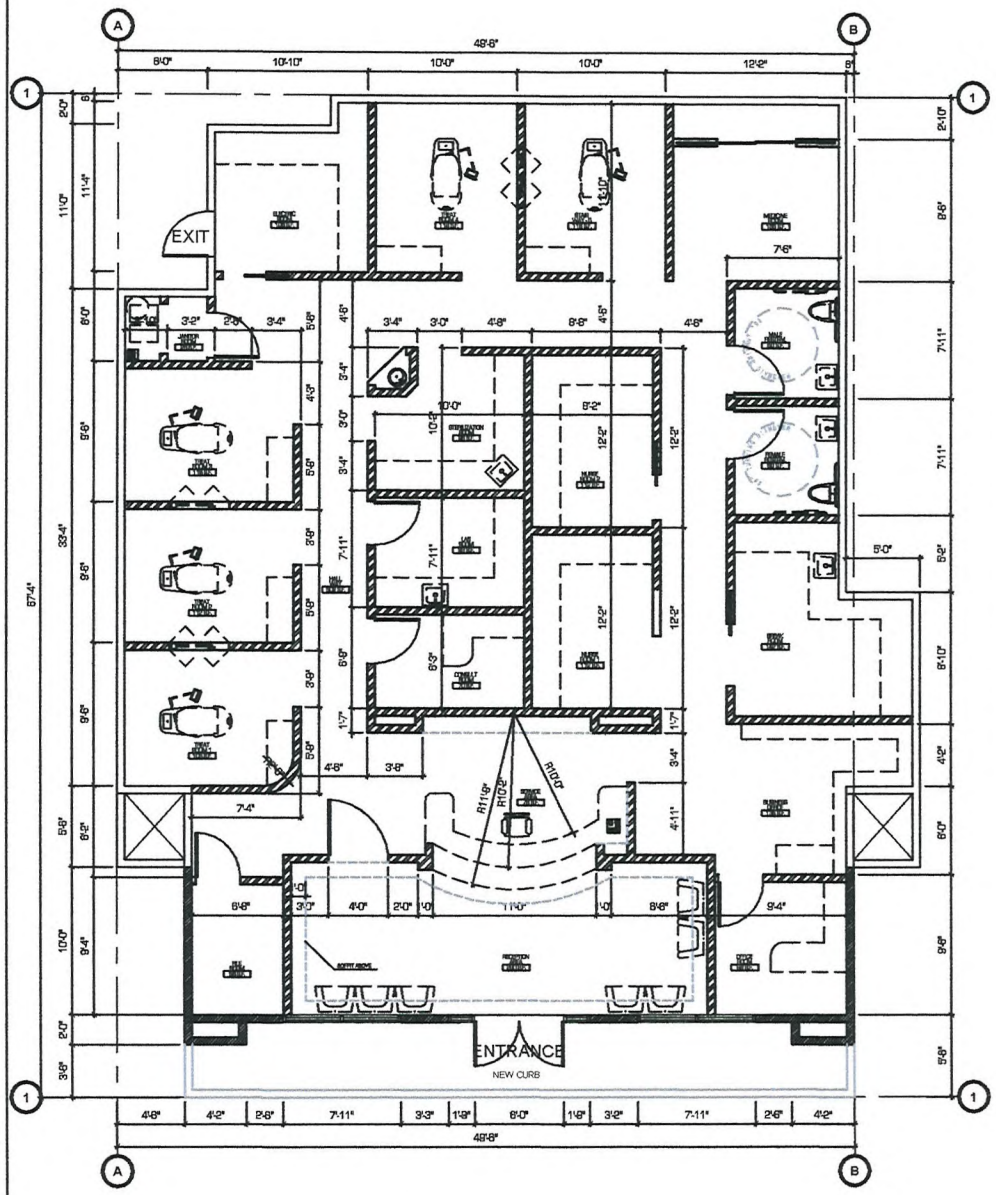

FLOOR PLAN

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

FLOOR PLAN IFORMATION

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 OCCUPNCY = 49

WALL TYPE LEGEND

EXISTING EXTERIOR WALL TO REMAIN

NEW EXTERIOR WALL

NEW INTERIOR PARTITION WALL

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SDR-37195

02/25/10 PC

WG CONSTRUCTORS LLC.
1901 S. RAINBOW BLVD #240
LAS VEGAS, NV 89146
NV LIC. #0073212

SIGNATURE

DATE

CORONA DENTAL OFFICE EXTENSION & TENANT IMPROVEMENT

4236 E. CHARLESTON BLVD.
LAS VEGAS, NV 89110

REVISIONS	NO.

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DK/DK

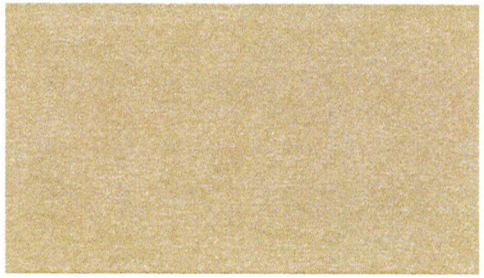
ISSUE DATE
01.11.10

JOB NO.
2010

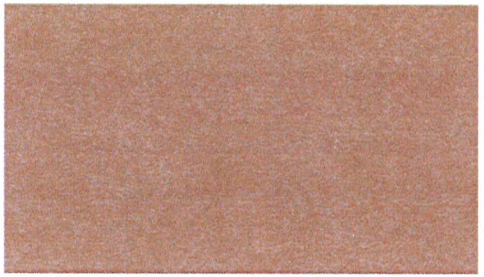
SHEET
A-1

DATE PLOTTED: 01.11.10

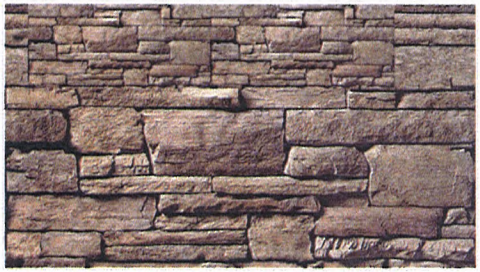
DUNN EDWARDS PAINT
"SANFSTORM" DE5295
1



DUNN EDWARDS PAINT
"PALOMA TAN" DE5297
2



DUNN EDWARDS PAINT
"SECLUDED CANYON" DE5186
3



CULTURED STONE
ARIZONA TILE
4

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JAN 15 2010

SDR-37195
02/25/10 PC

WG CONSTRUCTORS LLC.
1601 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.				