PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-37327** APN: 139-34-410-178/179

Name of Property Owner: HARRISON PROPERTIES, LTD.

Name of Applicant: _____

Name of Representative: KEVIN THISTLE

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: Richard K. Harrison

Subscribed and sworn before me

This 15th day of January, 2010

Angela Whitney

Notary Public in and for said County and State

ANGELA WHITNEY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-06-2010
Certificate No: 06-104282-1

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 709/713 LAS VEGAS BLVD. S.

Project Name GOLD & SILVER PAWN SHOP **Proposed Use** PAWN SHOP

Assessor's Parcel #(s) 139-34-410-178/179 **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HARRISON PROPERTIES LTD **Contact** RICK HARRISON

Address 713 LAS VEGAS BLVD. S. **Phone:** 385-7912 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address _____

APPLICANT ~~PK. THISTLE ARCHITECT~~ **Contact** ~~KEVIN THISTLE~~

Address ~~7383 ATACAMA AVE.~~ **Phone:** ~~435-1814~~ **Fax:** ~~914-1970~~

City ~~LAS VEGAS~~ **State** ~~NV~~ **Zip** ~~89179~~

E-mail Address ~~PKTHISTLEARCHITECT@COX.NET~~ SAME AS ABOVE

REPRESENTATIVE PK. THISTLE ARCHITECT **Contact** KEVIN THISTLE

Address 7383 ATACAMA AVE. **Phone:** 435-1814 **Fax:** 914-1970

City LAS VEGAS **State** NV **Zip** 89179

E-mail Address PKTHISTLEARCHITECT@COX.NET

Property Owner Signature* _____

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

Print Name Richard K. Harrison

Subscribed and sworn before me

This 15th day of January, 20 10.

Angela Whitney

Notary Public in and for said County and State

ANGELA WHITNEY
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-06-2010
Certificate No: 06-104282-1

FOR DEPARTMENT USE ONLY

Case #	SUP-37327
Meeting Date:	3/25/10
Total Fee:	$1,030
Date Received:*	2/3/10
Received By:	BLT.

*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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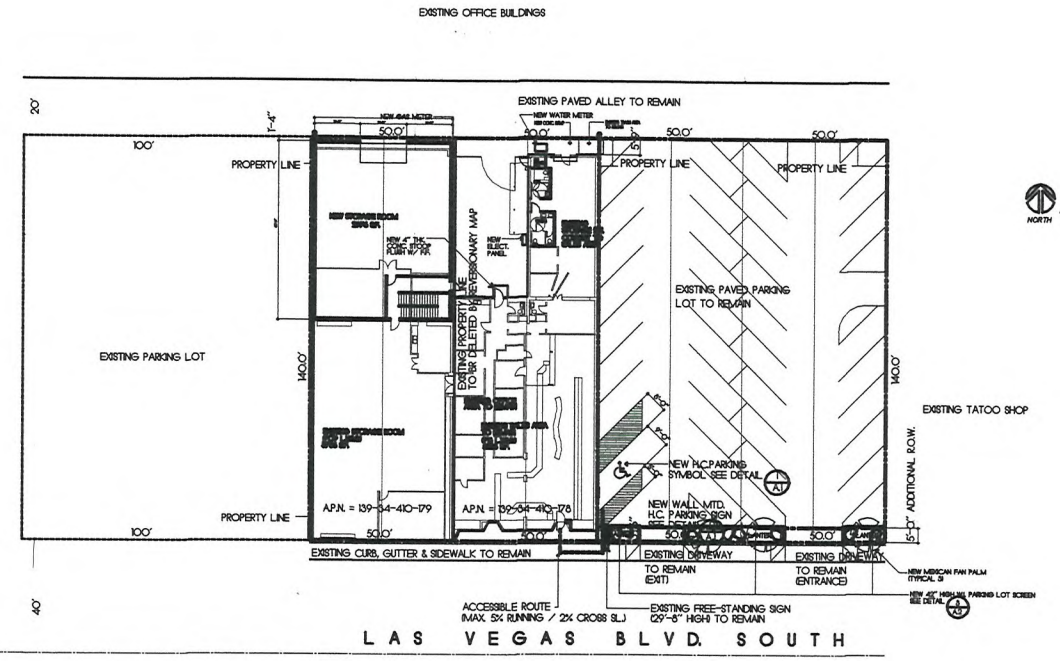
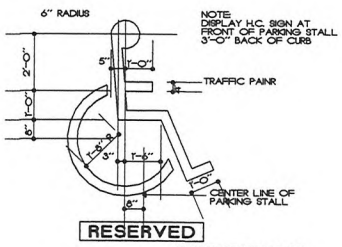




PAINTED H.C. PARKING SYMBOL 1
NO SCALE

SITE & LANDSCAPE PLAN

SCALE 1" = 20'-0"

SITE NOTES:

1- EXISTING FLOOR AREA 709 LAS VEGAS BLVD. S. = 3756 S.F.
NEW ADDITIONAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 2976 S.F. (FIRST FLOOR)
NEW ADDITIONAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 2628 S.F. (SECOND FLOOR)
TOTAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 9360 S.F.

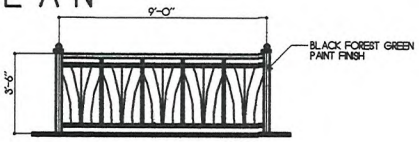
EXISTING FLOOR AREA 713 LAS VEGAS BLVD. S. = 5263 S.F.

TOTAL FLOOR AREA FOR BOTH SITES = 14,623 S.F.

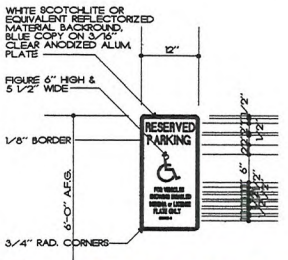
2- TOTAL PARKING PROVIDED = 35 SPACES (9' X 19')

3- SITE AREA = 28,000 S.F.

4- F.A.R. = 42% COVERAGE



PARKING LOT SCREEN DETAIL
NO SCALE



HANDICAP PARKING SIGN 2
NO SCALE

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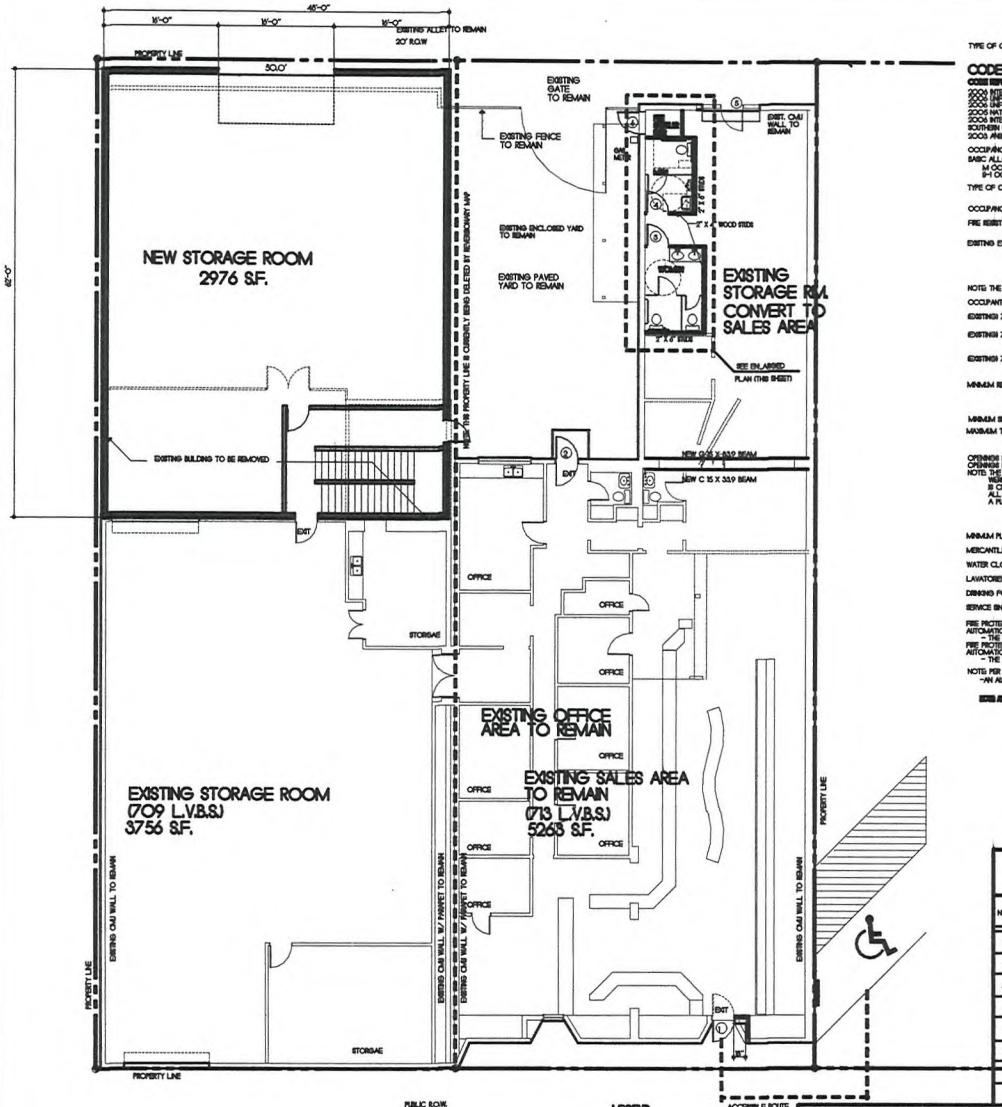


FLOOR PLAN

SCALE 1/8"=1'-0"

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED SEE DEMOLITION PLAN

NEW 3" X 4" DP. WOOD STUD AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD BOTH SIDES WATER RESISTANT AT WET WALLS & R-13 FIBERGLASS BATT INSULATION UNLESS OTHERWISE NOTED

ACCESSIBLE ROUTE
MAXIMUM 5% RUNNING SLOPE & 2% CROSS SLOPE W/ 1/2" MAXIMUM THRESHOLD

TYPE OF CONSTRUCTION _____ TYPE V-A (ONE HOUR CONSTRUCTION

CODE ANALYSIS

CODE REFERENCES
2006 INTERNATIONAL BUILDING CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
SOUTHERN NEVADA AMENDMENTS
2006 IFMB

OCCUPANCY GROUP _____ M / B-1
BASIC ALLOWABLE FLOOR AREA (TABLE 503)
M OCCUPANCY IV-B CONSTRUCTION _____ 9,000SF/ 6 STORY
B-1 OCCUPANCY IV-B CONSTRUCTION _____ 9,000 SF/ 6 STORY

TYPE OF CONSTRUCTION _____ TYPE V-B

OCCUPANCY SEPERATION _____ M TO B-1 (NONE REQUIRED) (TABLE 508.3.3)

FIRE RESISTANCE OF EXTERIOR WALLS (TABLE 602)... WALLS LOCATED LESS THAN 5 FT. TO A PROPERTY LINE = 2 HOUR (BOTH M & B-1 OCCUPANCIES)
WALLS LOCATED MORE THAN 5 FT. TO A PROPERTY LINE = 1 HOUR (BOTH M & B-1 OCCUPANCIES)

EXISTING EXTERIOR WALLS ARE 12" CMU (2 HOUR FIRE RATED)

NOTE: THE PROPERTY LINE CURRENTLY SEPERATING 709 & 713 L.V.B.S. BUILDINGS IS CURRENTLY BEING DELETED BY REVERSIONARY MAP.

OCCUPANT LOAD:

EXISTING 709 L.V.B.S. BUILDING STORAGE = 3756 SF. / 300 SF. / OCC. = 12.52 OCCUPANTS (OCCUPANT LOAD < 49 THEREFORE ONE EXIT REQUIRED; (ONE EXIT PROVIDED)

EXISTING 713 L.V.B.S. BUILDING MERCANTILE = 9604 SF. / 30 SF. / OCC. = 227 OCCUPANTS (OCCUPANT LOAD > 49 THEREFORE TWO EXITS REQUIRED) (TWO EXITS PROVIDED)

EXISTING 713 L.V.B.S. BUILDING (OFFICE AREA) = 1480 SF. / 100 SF. / OCC. = 15 OCCUPANTS (OCCUPANT LOAD < 49 THEREFORE ONE EXIT REQUIRED) (TWO EXITS PROVIDED)

MINIMUM REQUIRED EXIT WIDTH (TABLE 1005.1) = OCCUPANT LOAD X 0.15 (INCHES)
709 L.V.B.S. = 12.52 OCCUPANTS X 0.15 = 1.88" REQUIRED (36" PROVIDED)
713 L.V.B.S. = 242 OCCUPANTS X 0.15 = 36.3" REQUIRED (72" PROVIDED)

MINIMUM SEPARATION BETWEEN EXITS REQUIRED (SEC. 1015.2.1 EXCEPT, 2/ 1/3 OF OVERALL DIAGONAL MEASUREMENT) = 139'-10" X .33 = 46'-2" MINIMUM SEPARATION REQUIRED
MAXIMUM TRAVEL DISTANCE TO EXIST (M & B-1 OCCUPANCIES (TABLE 1016.1) = 200 FT. MAXIMUM ALLOWED
60 FT. MAXIMUM PROVIDED
0'9"-0" SEPARATION PROVIDED

OPENINGS IN EXTERIOR WALLS (TABLE 704.8)
OPENINGS NOT PERMITTED < 3 FT. FROM PROPERTY LINE
NOTE: THE EXISTING PAIR OF DOORS SEPARATING THE 709 L.V.B.S. BUILDING FROM THE 713 L.V.B.S. BUILDING WERE LOCATED < 3 FT. FROM THE PROPERTY LINE. THE PROPERTY LINE SEPARATING THESE TWO PARCELS IS CURRENTLY BEING DELETED BY REVERSIONARY MAP. COMBINED BOTH PARCELS INTO ONE. ALL OTHER DOOR & WINDOW OPENINGS ARE LOCATED > 10 FT. TO THE PROPERTY LINE OR ADJACENT TO A PUBLIC WAY (STREET OR ALLEY)

MINIMUM PLUMBING FIXTURES REQUIRED: (TABLE 2902.1)

MERCANTILE CLASSIFICATION

WATER CLOSETS 1 PER 500 OCCUPANTS REQUIRED (857.52 ACTUAL) 1 WATER CLOSET REQUIRED = 3 PROVIDED

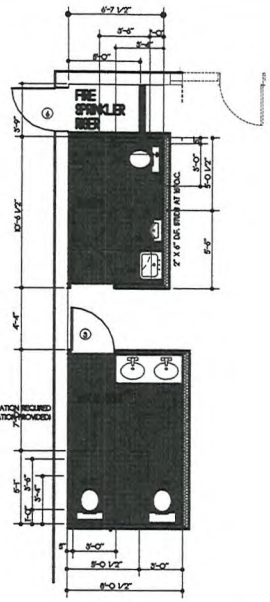
LAVATORIES = 1 PER 750 OCCUPANTS REQUIRED (857.52 ACTUAL) 1 LAVATORY REQUIRED = 4 PROVIDED

DRINKING FOUNTAINS = 1 PER 1000 REQUIRED (857.52 ACTUAL) 1 KITCHEN SINK FAUCET PROVIDED (BREAK ROOM)

SERVICE SINK = 1 REQUIRED = ONE PROVIDED

FIRE PROTECTION SYSTEM (SECTION 903.2.8)
AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR M OCCUPANCIES EXCEEDING 12,000 SF.
= THE TOTAL FLOOR AREA FOR M OCCUPANCY IS < 12,000 SF. NO SPRINKLER SYSTEM REQUIRED PER IBC)
FIRE PROTECTION SYSTEM (SECTION 903.3.5)
AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR B-1 OCCUPANCIES EXCEEDING 12,000 SF.
= THE TOTAL FLOOR AREA FOR B-1 OCCUPANCY IS < 12,000 SF. NO SPRINKLER SYSTEM REQUIRED PER IBC)

NOTE: PER MEETING WITH LAS VEGAS FIRE DEPT.
=AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED (PER ORDINANCE FOR ANY BUILDING > 10,000 S.F.)



PARTIAL ENLARGED FLOOR PLAN

SCALE 1/4" = 1'-0"

TOILET ACCESSORY LEGEND:

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR FINISH	BASE	CEILING HEIGHT	CEILING MATERIAL	NORTH WALL	WEST WALL	SOUTH WALL	EAST WALL	REMARKS
1	NEW SALES AREA	CARPET	4" RUBBER	10'-0"	SUSP. ACOUSTIC TILE	GWB/PAINTED	GWB/PAINTED	GWB/PAINTED	GWB/PAINTED	CEILING TO BE 2'X4' TO MATCH EXISTING
2	MEN	2'X 2" CERAMIC TILE NON-SLIP FINISH	CERAMIC TILE	8'-0"	GYP. BOARD (PAINTED)	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	48" HIGH 4 1/4" X 4 1/4" CERAMIC TILE WAINSCOTE
3	WOMEN	2'X 2" CERAMIC TILE NON-SLIP FINISH	CERAMIC TILE	8'-0"	GYP. BOARD (PAINTED)	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	48" HIGH 4 1/4" X 4 1/4" CERAMIC TILE WAINSCOTE
4	FIRE SPRINKLER RISER ROOM	CONCRETE	4" RUBBER	8'-0"	GYP. BOARD (PAINTED)	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	PAINTED LAYTEX SEMI-GLOSS	FIRE SPRINKLER SYSTEM TO BE INSTALLED IN PHASE 1
5										
6										

DOOR SCHEDULE

SYM.	FROM	TO	DOOR WIDTH	DOOR HEIGHT	DOOR THK.	FRAME	HARDWARE	FIRE RATING	REMARKS
1	EXTERIOR	SALES AREA	3'-0"	6'-8"	1 3/4"	ALUM. (EXIST.)	(EXISTING)	NONE	REWORK EXISTING DOOR, FRAME & HARDWARE AS REQUIRED TO CHANGE THE SWING AS INDICATED ON PLAN. PROVIDE NEW MATERIALS AS REQUIRED.
2	EXTERIOR	HALL	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	LOCKSET, DEADBOLT, THRESHOLD WEATHERSTRIP & HINGES	NONE	REMOVE EXISTING DOOR, FRAME & HARDWARE. INSTALL NEW FLUSH PANEL HOLLOW METAL DOOR, FRAME & HARDWARE WITH SWING AS INDICATED ON PLAN.
3	WOMEN	HALL	3'-0"	6'-8"	1 3/4"	TIMLEY	HINGES, PASSAGE SET, KICK PLATE	NONE	PAINT GRADE SOLID CORE DOOR
4	MEN	HALL	3'-0"	6'-8"	1 3/4"	TIMLEY	HINGES (1 1/2 PR) PASSAGE SET & KICK PLATE	NONE	PAINT GRADE SOLID CORE DOOR
5	EXTERIOR	SALES AREA	6'-0"	5'-0"		MASONRY OPENING	W/ LOCKSET HINGES	NONE	DEMOLISH & REMOVE EXISTING MASONRY AS REQUIRED FOR INSTALLATION OF NEW OVERHEAD ROLL-UP DOOR
6	EXTERIOR	FIRE SPRINKLER RISER	3'-0"	6'-8"	1 3/4"	HOLLOW METAL	DOOR	NONE	FLUSH PANEL HOLLOW METAL DOOR & FRAME. REWORK & REMOVE EXISTING CMU WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR & FRAME

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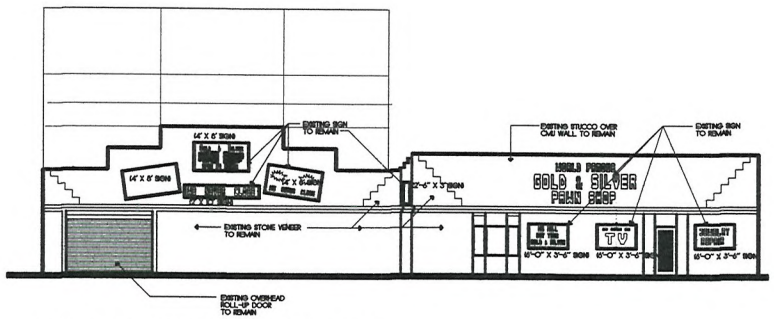
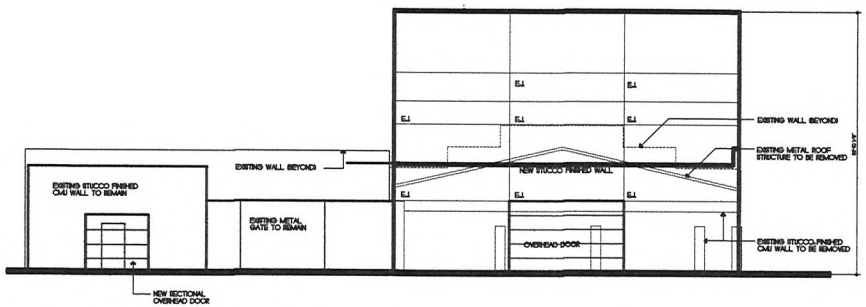
GOLD & SILVER PAWN SHOP
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

JOB NO.
DATE: 2/18/10
SCALE:
A.3
CHECKED BY: PKT



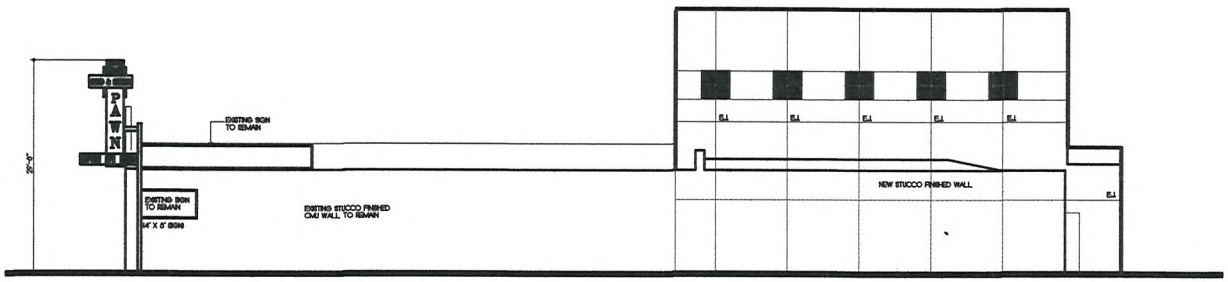
WEST ELEVATION

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



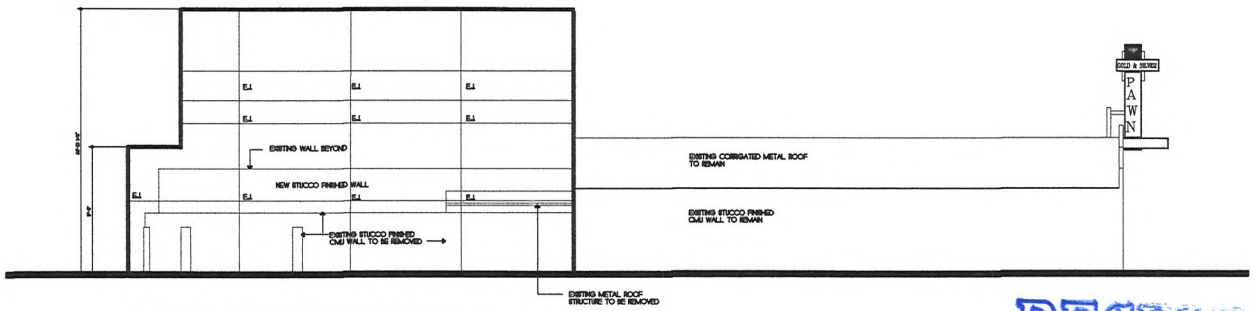
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

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GOLD & SILVER PAWN SHOP
715 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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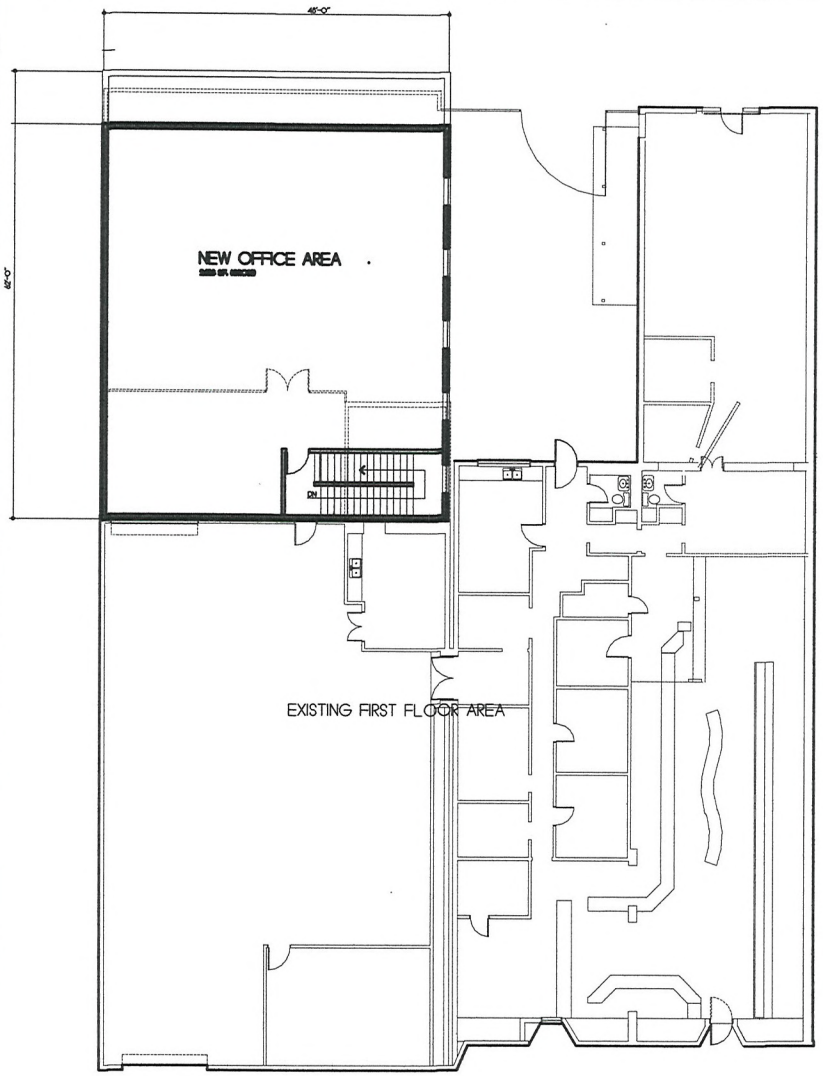

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

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PLAN

GOLD & SILVER PAWN SHOP
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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