PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37326** 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

_____

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

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SITE PLAN REVIEW

**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** SAME **Contact** _____

**Address** _____ **Phone:** _____ **Fax:** _____

**City** _____ **State** _____ **Zip** _____

**E-mail Address** _____

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

**Address** 7283 ATACAMA AVE. **Phone:** 435-7814 **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 # | SDR-37326 |
| Meeting Date: | 3/25/10 |
| Total Fee: | $1,030 |
| Date Received:* | 2/3/10 |
| 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.

Revised 10/27/08

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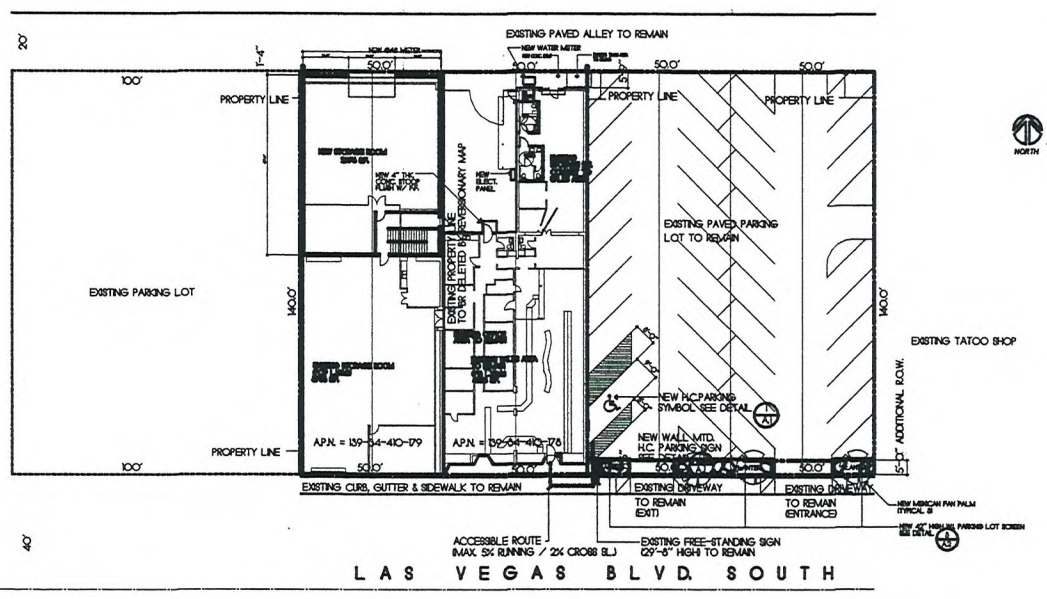
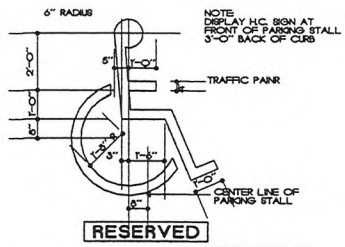


VICINITY MAP
Not to scale




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.

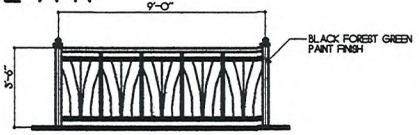
EXISTING FLOOR AREA 713 LAS VEGAS BLVD. S. = 5263 S.F.

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
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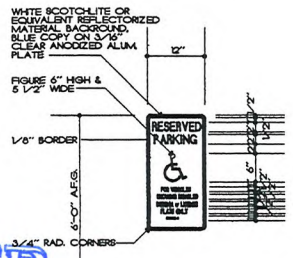


HANDICAP PARKING SIGN DETAIL
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P.K. THISTLE AIA
ARCHITECTURE
PLANNING

934 SUNSET WAY SUITE 34
HENDERSON, NEVADA 89014
PHONE (702) 458-9494 FAX 458-7301



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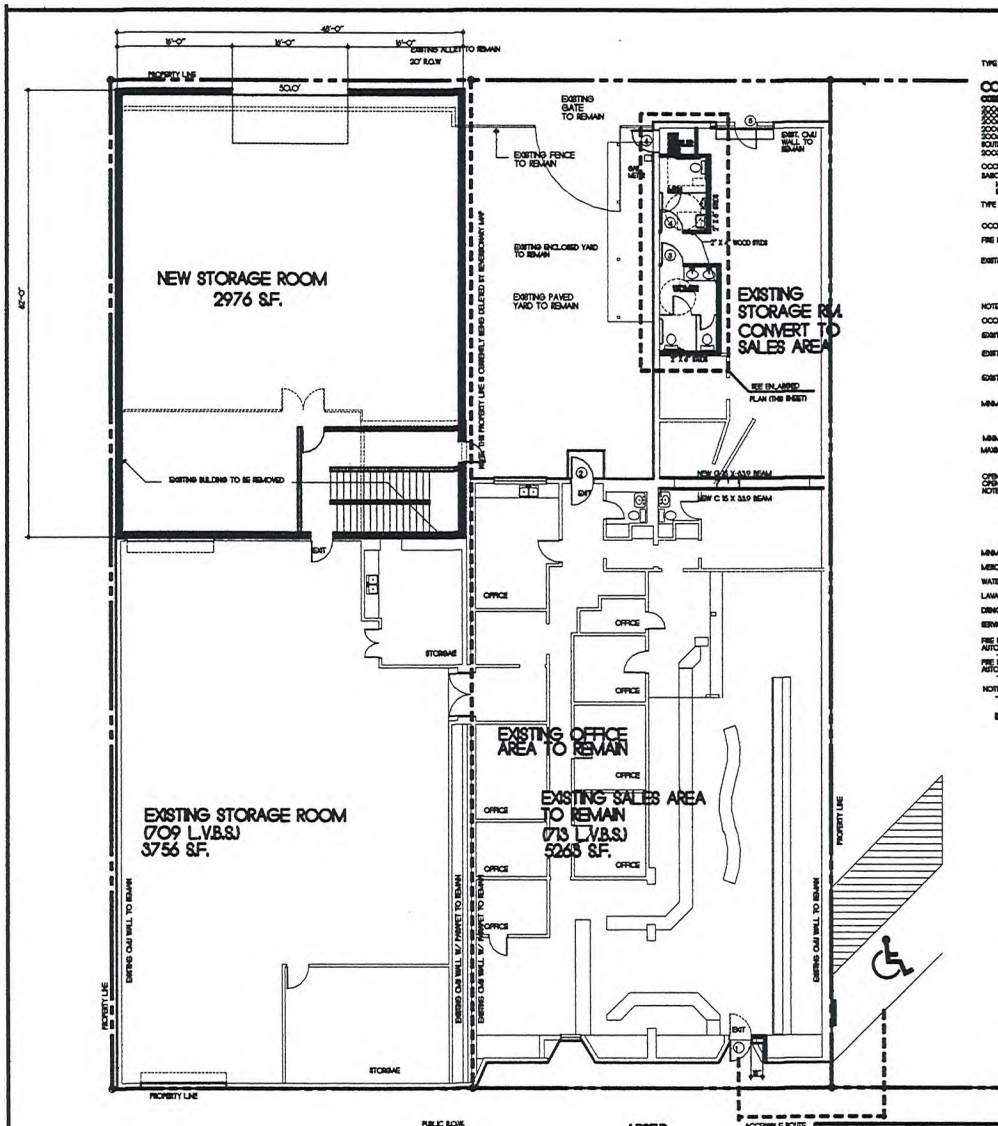
GOLD & SILVER PAWN SHOP
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

JOB NO.
DATE: 3/1/10
SCALE:
A.2
CHECKED BY: PKT




FLOOR PLAN

SCALE 1/4"=1'-0"

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED SEE DEMOLITION PLAN

NEW 3" X 6" DFL WOOD STUD AT 16"O.C. W/ 1/4" THK "X" GYP. BOARD BOTH SIDES (RATED PARTITIONS AT WEST WALLS & P-5 FREEZER) ALL BATT INSULATION (SEE CEILING FINISH NOTES)

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

## CODE ANALYSIS

CODE REFERENCES
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL PLUMBING CODE
2003 UNIFORM MECHANICAL CODE
2003 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL ENERGY CONSERVATION CODE
SOUTHERN NEVADA AMENDMENTS
2003 AMB

OCCUPANCY GROUP _____ M / S-1

BASIC ALLOWABLE FLOOR AREA (TABLE 503)
M OCCUPANCY (V-B CONSTRUCTION) _____ 9,000SF, 1 STORY
S-1 OCCUPANCY (V-B CONSTRUCTION) _____ 9,000 SF, 1 STORY

TYPE OF CONSTRUCTION _____ TYPE V-B

OCCUPANCY SEPARATION _____ M TO S-1 (ONE HOUR 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 & S-1 OCCUPANCIES
WALLS LOCATED MORE THAN 5 FT. TO A PROPERTY LINE = 1 HOUR BOTH M & S-1 OCCUPANCIES

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

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

OCCUPANT LOAD

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

EXISTING 713 L.V.B.S. BUILDING MERCANTILE = 5624 S.F.
30 S.F. / OCC. = 187 OCCUPANTS (OCCUPANT LOAD > 49 THEREFORE TWO EXITS REQUIRED (TWO EXITS PROVIDED)

EXISTING 713 L.V.B.S. BUILDING (OFFICE AREA) = 1482 S.F.
100 S.F. / OCC. = 15 OCCUPANTS (OCCUPANT LOAD < 49 THEREFORE ONE EXIT REQUIRED (TWO EXITS PROVIDED)

MINIMUM REQUIRED EXIT WIDTH (TABLE 1005) = OCCUPANT LOAD X 0.15 INCHES
DOOR 1 (V.B.S.) = 12.52 OCCUPANTS X 0.15 = 1.88" REQUIRED (36" PROVIDED)
P10 (V.B.S.) = 187 OCCUPANTS X 0.15 = 28.1" REQUIRED (72" PROVIDED)

MINIMUM SEPARATION BETWEEN EXITS REQUIRED (SEC. 1014.3.1 EXCEPT. 2) 1/3 OF OVERALL DIAGONAL MEASUREMENT) = 139'-10" X .33 = 46'-2" MINIMUM SEPARATION REQUIRED
MAXIMUM TRAVEL DISTANCE TO EXIST (M & S-1 OCCUPANCIES (TABLE 1016)) = 200 FT. MAXIMUM ALLOWED
80 FT. MAXIMUM PROVIDED
09'-10" SEPARATION PROVIDED

OPENINGS IN EXTERIOR WALLS (TABLE 704.8)
OPENINGS NOT PERMITTED < 5 FT. FROM PROPERTY LINE
NOTE: THE EXISTING TWO (2) DOORS SERVING THE 709 L.V.B.S. BUILDING FROM THE 713 L.V.B.S. BUILDING WERE LOCATED < 2 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 > 20 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 (187.52 ACTUAL) 1 WATER CLOSET REQUIRED = 5 PROVIDED

LAVATORIES = 1 PER 750 OCCUPANTS REQUIRED (187.52 ACTUAL) 1 LAVATORY REQUIRED = 4 PROVIDED

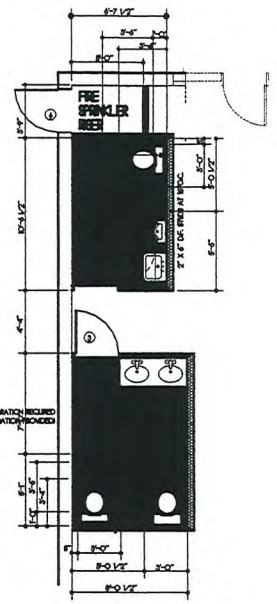
DRINKING FOUNTAINS = 1 PER 1000 REQUIRED (187.52 ACTUAL) 1 KITCHEN SINK FAUCET PROVIDED (BREAK ROOM)

SERVICE SINK = 1 REQUIRED = ONE PROVIDED

FIRE PROTECTION SYSTEMS (SECTION 903.2.4)
AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR M OCCUPANCIES EXCEEDING 12,000 S.F.
= THE TOTAL FLOOR AREA FOR M OCCUPANCY IS ≤ 12,000 S.F. NO SPRINKLER SYSTEM REQUIRED PER IBC

FIRE PROTECTION SYSTEM (SECTION 903.2.9)
AUTOMATIC SPRINKLER SYSTEM REQUIRED FOR S-1 OCCUPANCIES EXCEEDING 12,000 S.F.
= THE TOTAL FLOOR AREA FOR S-1 OCCUPANCY IS < 12,000 S.F. 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 SQ.FT.




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 27'x4' TO MATCH EXISTING |
| 2 | MEN | 12"x 12" CERAMIC TILE NON-SLIP FINISH | CERAMIC TILE | 8'-0" | GYP. BOARD (PAINTED) | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | 48" HIGH 4 1/4" X 4 1/4" CERAMIC TILE WAINSCOTE |
| 3 | WOMEN | 12"x 12" CERAMIC TILE NON-SLIP FINISH | CERAMIC TILE | 8'-0" | GYP. BOARD (PAINTED) | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX 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 LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | PAINTED LATTEX SEMI-GLOSS | FIRE SPRINKLER SYSTEM TO BE INSTALLED IN PHASE II |
| 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 | REMOVE EXISTING DOOR, FRAME & HARDWARE AS REQUIRED TO CHANGE THE SWING AS INDICATED ON THE PLAN. PROVIDE NEW MATERIALS AS REQUIRED. |
| 5 | 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. |
| 6 | WOMEN | HALL | 3'-0" | 6'-8" | 1 3/4" | TIMELY | HINGES, PASSAGE SET, JOCK PLATE | NONE | PAINT GRADE SOLID CORE DOOR |
| 4 | MEN | HALL | 3'-0" | 6'-8" | 1 3/4" | TIMELY | HINGES & 1 1/2 PR) PASSAGE SET & JOCK PLATE | NONE | PAINT GRADE SOLID CORE DOOR |
| 5 | EXTERIOR | SALES AREA | 6'-0" | 8'-0" | | MANUFACTURER | DOOR, FRAME & HARDWARE | NONE | REMOVE & 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 | LOCKSET | NONE | FLUSH PANEL HOLLOW METAL DOOR & FRAME. REMOVE & 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: 2/15/10
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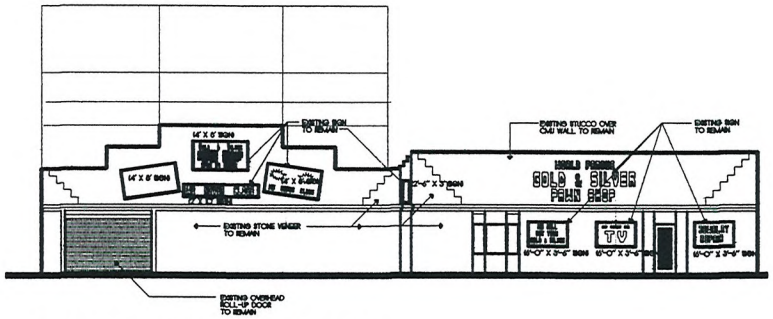
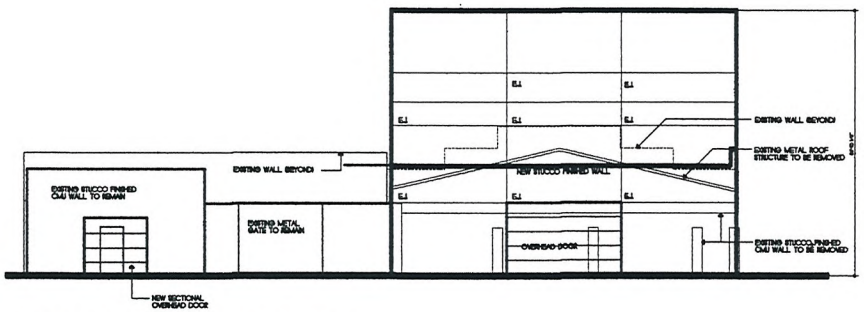
A.3
CHECKED BY: PKT



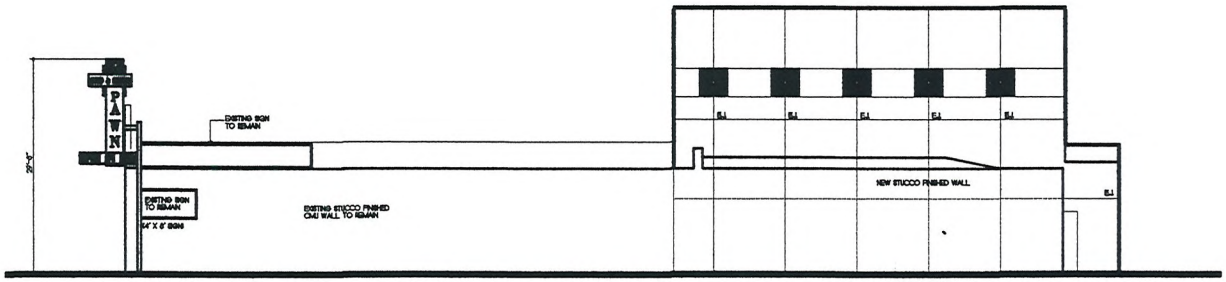

WEST ELEVATION

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



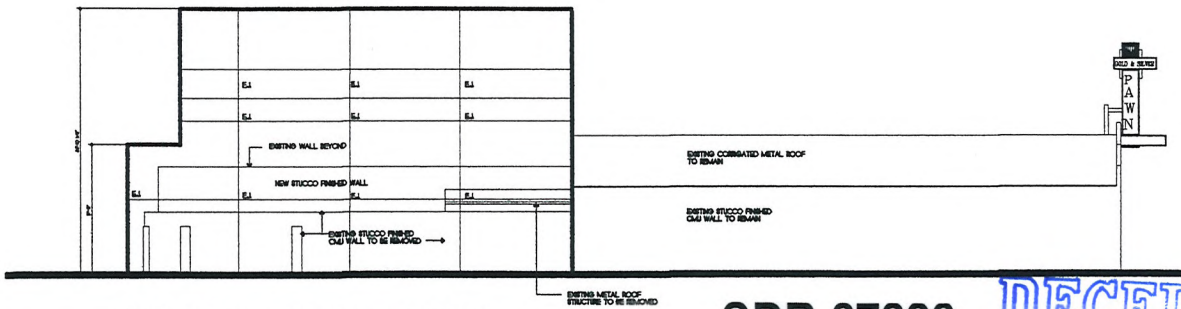

EAST ELEVATION

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




SOUTH ELEVATION

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




NORTH ELEVATION

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

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715 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

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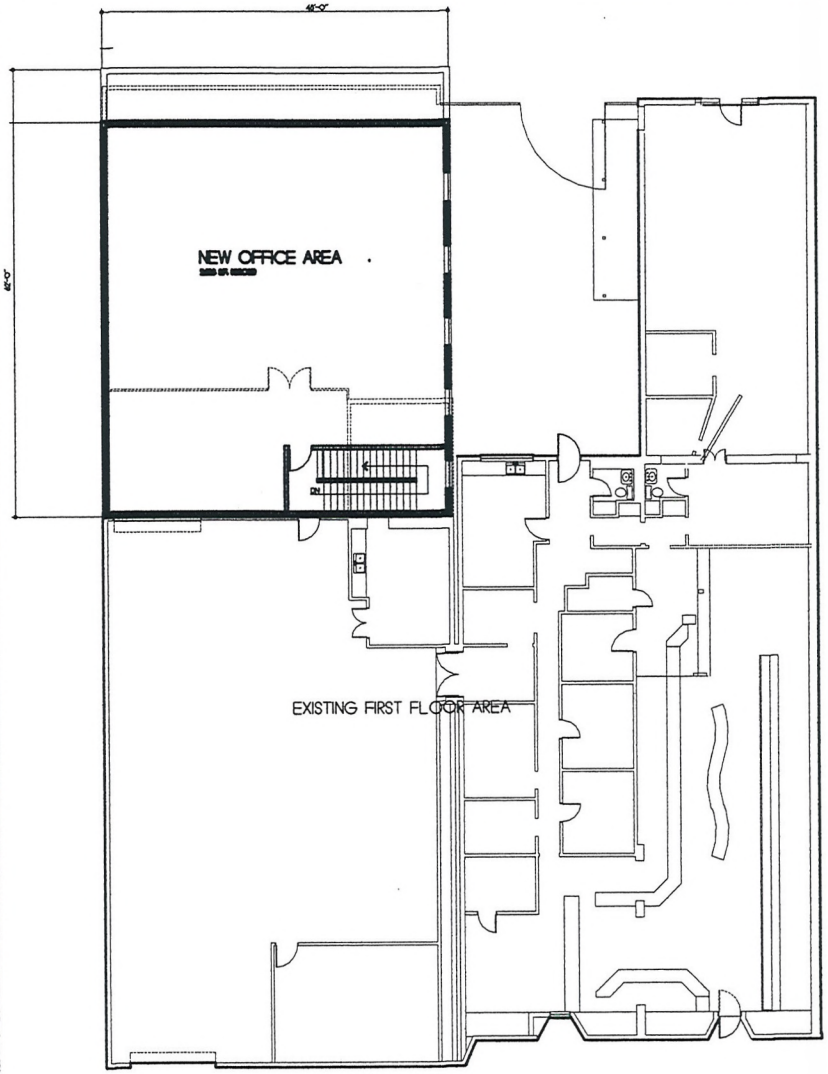


SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

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713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

JOB NO.
DATE 2/25/10
SCALE A.5
CHECKED BY: PKT

**SDR 37326**

**P. K. Thistle Architect**

# 713 S. Las Vegas Blvd.

Proposed 5.95 square foot addition to an existing commercial building.

**Traffic produced by proposed development:**

| **Existing Use** | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|---|---|---|---|---|
| Average Daily Traffic (ADT) | SHOPPING CENTER [1000 SF] | 9.02 | 42.94 | 387 |
| AM Peak Hour | | | 1.00 | 9 |
| PM Peak Hour | | | 3.73 | 34 |

| **Proposed Addition** | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|---|---|---|---|---|
| Average Daily Traffic (ADT) | SHOPPING CENTER [1000 SF] | 5.95 | 42.94 | 255 |
| AM Peak Hour | | | 1.00 | 6 |
| PM Peak Hour | | | 3.73 | 22 |

| **Total Proposed Use** | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|---|---|---|---|---|
| Average Daily Traffic (ADT) | SHOPPING CENTER [1000 SF] | 14.97 | 42.94 | 642 |
| AM Peak Hour | | | 1.00 | 15 |
| PM Peak Hour | | | 3.73 | 56 |

**Existing traffic on all nearby streets:**

| **Bonneville Ave.** | |
|---|---|
| Average Daily Traffic (ADT) | 7,613 |
| PM Peak Hour (heaviest 60 minutes) | 609 |
| **Gass Ave.** | |
| Average Daily Traffic (ADT) | 3,775 |
| PM Peak Hour (heaviest 60 minutes) | 302 |
| **Las Vegas Blvd.** | |
| Average Daily Traffic (ADT) | 19,763 |
| PM Peak Hour (heaviest 60 minutes) | 1581 |

**Traffic Capacity of adjacent streets:**

| | Adjacent Street ADT Capacity |
|---|---|
| Bonneville Ave. | 17745 |
| Gass Ave. | 16900 |
| Las Vegas Blvd. | 31700 |

This project will add approximately 255 trips per day on Bonneville Ave., Gass Ave., and Las Vegas Blvd. This will increase expected volumes by about 3 percent on Bonneville, by about 7 percent on Gass, and by about 1 percent on Las Vegas Blvd. Currently, Bonneville is at about 43 percent of capacity, Gass is at

| | | | | |
|---|---|---|---|---|
| about 22 percent of capacity, and Las Vegas is at about 62 percent of capacity. Count data was unavailable for Garces Ave. and 6th St., but both are believed to be under capacity. | | | | |
| | | | | |
| Based on Peak Hour use, this development will add roughly 22 additional cars into the area, or about 1 every 3 minutes | | | | |
| | | | | |
| Note that this report assumes all traffic from this development uses all named streets. | | | | |