



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37218** APN: 139-34-410-187

Name of Property Owner: 702 S. 6TH STREET LLC

Name of Applicant: ERROL FARMER

Name of Representative: LONDON CHRISTOPHERSON

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

_____ X 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: _____

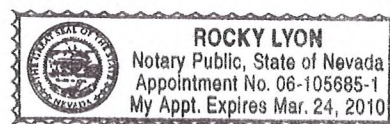
Signature of Property Owner: ERROL FARMER

Print Name: ERROL FARMER

Subscribed and sworn before me

This 19 day of JANUARY, 2010

Rocky Lyon
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Update to Design Review
 Project Address (Location) 702 S. Sixth Street
 Project Name Murphy / Farmer Office Building Proposed Use Office
 Assessor's Parcel #(s) 139-34-410-187 Ward # 3
 General Plan: existing C-1 proposed C-1 Zoning: existing C-1 proposed C-1
 Commercial Square Footage 11,302 Floor Area Ratio 2 floors
 Gross Acres 0.16 Lots/Units 1 Density 82%
 Additional Information _____

PROPERTY OWNER 702 S. Sixth Street LLC Contact Errol Farmer
 Address 9345 Helena Ave. Phone: 496-2983 Fax: 254-6905
 City Las Vegas State NV Zip 89129
 E-mail Address farmerconsulting@cox.net

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

REPRESENTATIVE Landon Christopherson Contact _____
 Address 1000 N Green Valley Pky. Suite 300-231 Phone: 521-7021 Fax: _____
 City Henderson State NV Zip 89074
 E-mail Address landon@hconllc.com

Property Owner Signature* _____

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

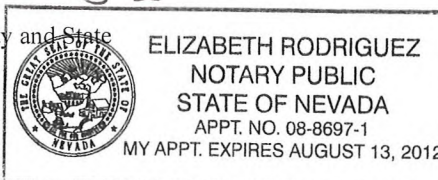
Print Name ERROL FARMER

Subscribed and sworn before me

This 9th day of May, 20 09.

Elizabeth Rodriguez

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-37218</u>
Meeting Date:	<u>3-25-10</u>
Total Fee:	<u>1030</u>
Date Received:	<u>1-19-10</u>
Received By:	<u>F.S.</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

BASIS OF BEARING

NORTH 27°54'31" EAST, BEING THE CENTER LINE OF SIXTH STREET
 LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
 NEAR AS SHOWN IN FILE 88 PAGE 35 OF SURVEYS, ON FILE
 IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

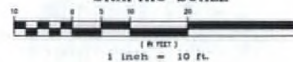
OWNER / DEVELOPER

EMMA FARMER
 1000 DOWNEY LANE
 LAS VEGAS, NV 89107
 (702) 500-0000

SITE PLAN MURPHY/FARMER OFFICE BUILDING

APN #139-34-410-187
 BEING A PORTION OF SECTION 34, TOWNSHIP 20 SOUTH,
 RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

GRAPHIC SCALE



VICINITY MAP
 NOT TO SCALE

PROJECT DATA

ADDITIONS NO. 128-24-410-187
 ACREAGE: 0.18 +/- NET ACRES
 0.18 +/- GROSS ACRES
 BUILDING: TOTAL=15,302 S.F.
 OFFICE=7,265 S.F.
 PARKING: REQUIRED: 24 SPACES - 1 H.C.
 PROVIDED: 9 SPACES - 1 H.C.
 LOT COVERAGE: 10% COVERAGE
 EXISTING: C-1
 PROPOSED: C-1
 MINIMUM SETBACKS: FRONT - 0'
 REAR - 10'
 CORNER - 0'
 UTILITY SERVICES: WATER: LAS VEGAS VALLEY WATER DISTRICT
 SEWER: LAS VEGAS WATER RECLAMATION
 GAS: SOUTHWEST GAS
 POWER: NEVADA POWER
 CABLE: CRYSTAL CREEK
 PHONE: SPRINT CENTRAL TELEPHONE CO.

LEGEND

ROB LINE
 CENTERLINE
 PROPERTY LINE
 SETBACK
 LANDSCAPE EASEMENT
 BLOCK WALL
 EXISTING AC
 PROPOSED AC
 SIDEWALK

PRIVATE STREETS:
 THE PRIVATE STREET SHALL BE A PUE, CITY OF LAS
 VEGAS, PUBLIC STREET EASEMENT AND PUBLIC DRAINAGE
 EASEMENT TO BE MAINTAINED BY THE
 ASSOCIATION.
STORM DRAIN:
 THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE
 PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS
 PART OF THIS PROJECT.
UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
 THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS
 LOCATED ON THE PROPERTY.
DRAINAGE EASEMENTS NOTE:
 THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR
 FLOOD ZONE. THERE ARE NO IRRIGATION OR
 DRAINAGE EASEMENTS ON THE PROPERTY.
LANDSCAPE/RESERVATIONS NOTE:
 ALL COURTESY AND LANDSCAPE SHALL BE MAINTAINED
 BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE
 ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR
 OTHER PUBLIC USES.

BENCHMARK

THE BENCHMARK USED FOR THE TOPOGRAPHIC SURVEY IS CLARK
 COUNTY BENCHMARK 448 CHAINS BEING A NINETEEN AND FIVE
 TOP OF THE CURB ON THE SOUTHEAST CORNER OF CHARLESTON BLVD.
 AND LAS VEGAS BLVD. NE 1/4 DELTA.
 ELEVATION = 3648.8 METERS OR 11974.7 U.S. FEET
 ALL SURVEYS SHALL BE TO THIS BENCHMARK.

**MURPHY/
 FARMER**

MURPHY OFFICE BUILDING AT
 SIXTH AND GARCES STREET
 APN #139-34-410-187
 SITE PLAN



ENGINEER'S SEAL
 SCALE
 1"=10'
 SHEET NUMBER
 1 OF 1

RECEIVED
 MAR 10 2010

**SDR-37218
 REVISED
 03/25/10 PC**

PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
7		RHUS LANCEA - African Sumac	36" BOX
17		QUERCUS JAPONICUS - Korean Oak	1 GALLON
6		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON
8		VITEXA CONGESTUM - Shiny Vitex	5 GALLON
9		FICUS BELLMORA - Pinnate Guava	5 GALLON

NOTE

ALL PLANTERS TO RECEIVE 2" LAYER OF 1/2" SCREENED RED GRANITE. GRANITE COLOR TO BE CHOSEN BY THE OWNER.

NOTE

ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITION. DEAD VEGETATION SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH STANDARD SEASONAL PLANTING PRACTICES WITH HEALTHY LIVING PLANTS.

GRAPHIC SCALE



1 inch = 10 ft.



VICINITY MAP

NOT TO SCALE

BENCHMARK

THE BENCHMARK USED FOR THIS TOPOGRAPHIC SURVEY IS CITY OF LAS VEGAS BENCH MARK CHASS. 34, BEING A NINET AND PLATE IN THE TOP OF THE CORNER ON THE NORTHEAST CORNER OF CHARLESTON BLVD. AND LAS VEGAS BLVD.

ELEVATION = 815.055 METERS OR 2675.74 U.S. FEET
ALL ELEVATIONS SHOWN ARE IN U.S. FEET

BASIS OF BEARING

NORTH 27°47'27" EAST, BEING THE CENTER LINE OF SIXTH STREET LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 31 EAST, MON. AS SHOWN IN FILE NO. PAGE 33 OF SURVEY, ON FILE IN THE COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

OWNER / DEVELOPER

EMIG, FARMER
1508 ROCKWOOD LANE
LAS VEGAS, NV 89117
(702) 692-0550

NOTE

NO FOLLAGE WITHIN RIGHT-OF-WAY FOR LANDSCAPE WORKS IS 15' - 8' FT FROM TOP OF CURB

**MURPHY/
FARMER**

WORKS CONSULTANT
1508 ROCKWOOD LANE
LAS VEGAS, NV 89117
(702) 692-0550
FAC 70-446488

CONSULTING

MURPHY/FARMER OFFICE BUILDING AT
SIXTH AND GARCES STREET
APN #139-34-410-187
LANDSCAPE PLAN



ENGINEER'S SEAL

SCALE
1"=10'

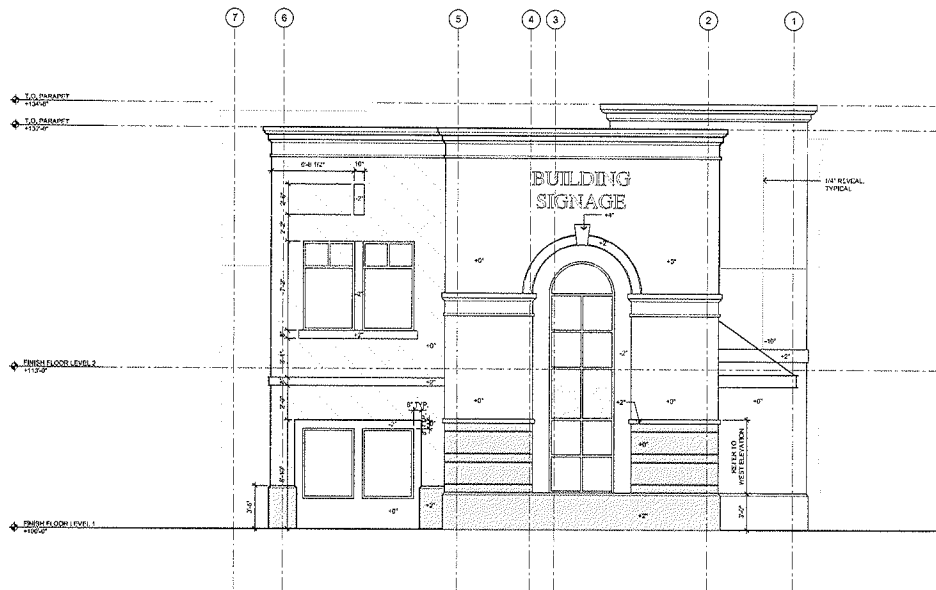
SHEET NUMBER
5 OF 5

CLV DWG #

HN 25896

SDR-37218
REVISED
03/25/10 PC

RECEIVED
MAR 10 2010



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR FINISH AND MATERIAL LEGEND

	EIFS COLOR: PT-1 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8459 TRAVERTINE TRAIL LIGHT SAND FINISH		GLAZING TYPE 1: GL-2 VIRICON - SPANDREL
	EIFS COLOR: PT-2 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8457 BAMBOO BEACH LIGHT SAND FINISH		GLAZING TYPE 2: GL-2 VIRICON - SPANDREL
	EIFS COLOR: PT-3 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8454 CREME DE CARMEL LIGHT SAND FINISH		
	PRECAST CONCRETE PANEL: PC-1 INTEGRAL COLOR CONCRETE TO MATCH VISTA PAINT - 8453 MOCHA MOUSSE		

NOTES:

1. ALL ALUMINUM WINDOW FRAMES TO BE CLEAR ANODIZED
2. ALL EXTERIOR ARCHITECTURAL METAL TO BE PAINTED TO MATCH PC-1
3. REFER TO WINDOW SCHEDULE FOR ADDITIONAL GLAZING INFORMATION

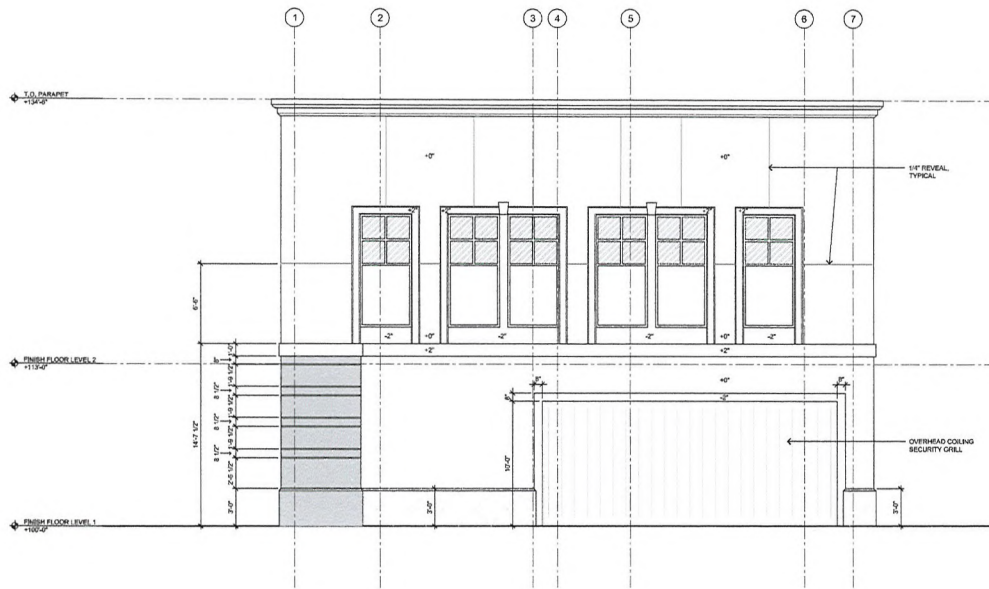
MURPHY / FARMER
OFFICE BUILDING
702 SOUTH 6TH STREET
LAS VEGAS, NEVADA

RECEIVED

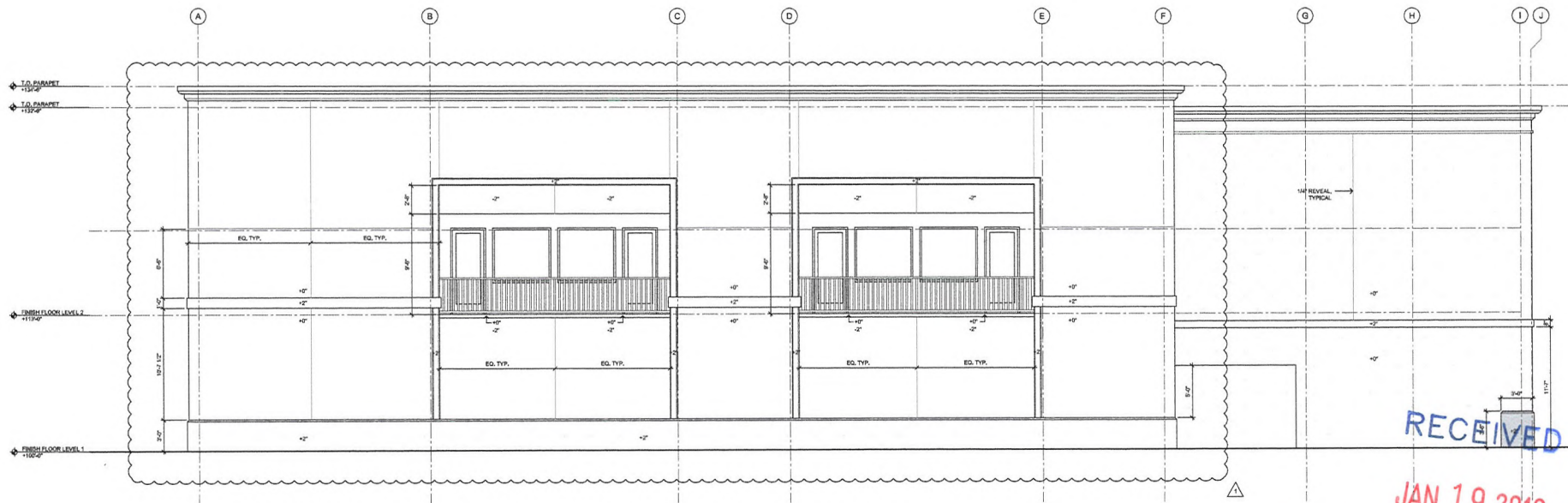
2008113
JULY 21, 2008
EXTERIOR
ELEVATIONS

A5.01

SDR-37218
03/25/10 PC



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR FINISH AND MATERIAL LEGEND

	EIFS COLOR: PT-1 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8456 TRAVERTINE TRAIL LIGHT SAND FINISH
	EIFS COLOR: PT-2 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8457 BAMBOO BEACH LIGHT SAND FINISH
	EIFS COLOR: PT-3 INTEGRAL COLOR EIFS TO MATCH VISTA PAINT - 8454 CREME DE CARMEL LIGHT SAND FINISH
	PRECAST CONCRETE PANEL: PC-1 INTEGRAL COLOR CONCRETE TO MATCH VISTA PAINT - 8453 MOCHA MOUSSE

	GLAZING TYPE 1: GL-2 VIRICON - SPANDREL
	GLAZING TYPE 2: GL-2 VIRICON - SPANDREL

NOTES:

1. ALL ALUMINUM WINDOW FRAMES TO BE CLEAR ANODIZED
2. ALL EXTERIOR ARCHITECTURAL METAL TO BE PAINTED TO MATCH PC-1
3. REFER TO WINDOW SCHEDULE FOR ADDITIONAL GLAZING INFORMATION

MURPHY / FARMER
OFFICE BUILDING
702 SOUTH 6TH STREET
LAS VEGAS, NEVADA

NUMBER	DATE	DESCRIPTION
11-2-08	Rev. Desc.	Comments

2008113
JULY 21, 2008

EXTERIOR
ELEVATIONS

A5.02

SDR-37218
03/25/10 PC

RECEIVED

JAN 19 2010

LEGEND

PARTITIONS

 EXTERIOR WALL - F. METAL STUD WALL W/ EIFS FINISH R/ R-10 BATT INSULATION TYPICAL - UNGO.

 INTERIOR PARTITION - SEE PARTITION TYPES ON SHEET A2.20

 INTERIOR PARTITION WITH SOUND ATTENUATION PROVIDED - SEE PARTITION TYPES ON SHEET A2.20

 RATED WALL - REFER TO PARTITION TYPES ON SHEET A2.20

X-RAY

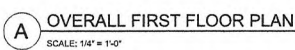
 DIRECTION AND NUMBER OF OCCUPANTS AT INDICATED EXIT

F.E. Q

FIRE EXTINGUISHER (LARSEN'S MP SERIES)

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO RECEIVE 8" BATT INSULATION. PROVIDE EPS FIBER OVER OUTSIDE BREATHING UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE PARTITION TYPE 1.6.5 UNLESS OTHERWISE NOTED TO SHEET A2-20 FOR PARTITION TYPES.
3. ALL WALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. ALL STRUCTURAL COLUMN DIMENSIONS ARE FROM CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
5. PROVIDE WATERPROOF EPDMUM BOARD ON ALL WALLS IN ALL WET AREAS, UNLKD.
6. CONTRACTOR TO VERIFY ALL INTERIOR FINISHES AND TEXTURES WITH OWNER PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS, ACCESS PANELS, ALARM & A/V DEVICES, ETC. WITH OWNER / OR APPROVAL PRIOR TO INSTALLATION.
8. REFER TO TYPICAL, LID DETAILS ON SHEET A2-20



NUMBER	DATE	DESCRIPTION
2008113		
RECORD NUMBER		
JULY 21, 2008		
PLAN		
FIRST FLOOR		
PLAN		
A2.01		

RECEIVED
JAN 19 2010
SDR-37218
03/25/10 PC

LEGEND

PARTITIONS

EXTERIOR WALL - 4" METAL STUD WALL WITH 2" FIBERGLASS BATT INSULATION TYPICAL - U.N.D.

INTERIOR PARTITION - SEE PARTITION TYPES ON SHEET A2.02

INTERIOR PARTITION WITH SOUND ATTENUATION PROVIDED - SEE PARTITION TYPES ON SHEET A2.02

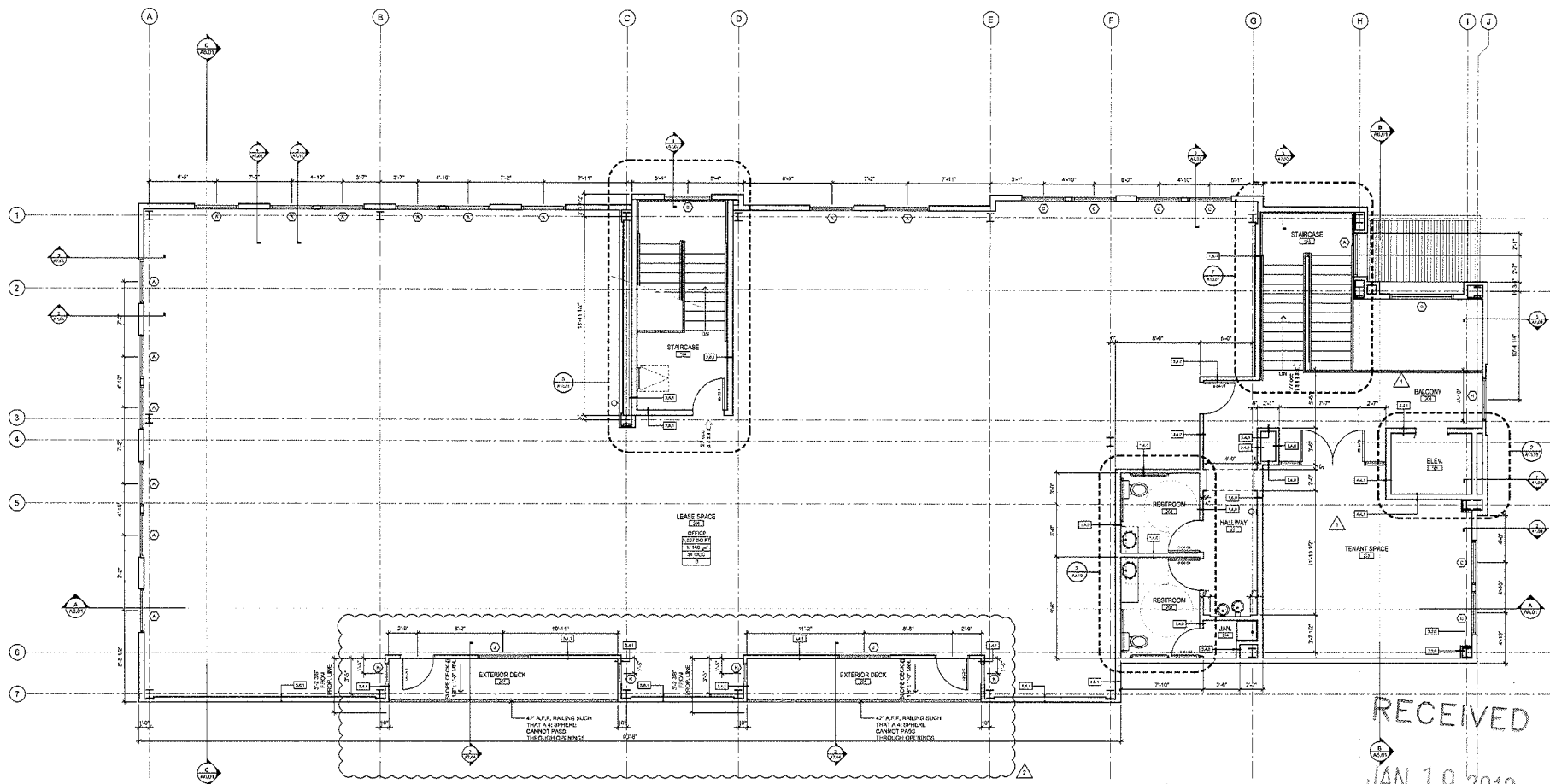
RATED WALL - REFER TO PARTITION TYPES ON SHEET A2.02

DIRECTION AND NUMBER OF OCCUPANTS AT INDICATED EXIT

FIRE EXTINGUISHER (LAWSON'S WP SERIES)

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION. PROVIDE EPS FIBER OVER EXTERIOR BUILDING UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE PARTITION TYPE 1,4,0 UNLESS OTHERWISE NOTED. REFER TO SHEET A2.02 FOR PARTITION TYPES.
3. ALL WALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. ALL STRUCTURAL COLUMN DIMENSIONS ARE FROM CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
5. PROVIDE WATERPROOF GYPSUM BOARD ON ALL WALLS IN ALL WET AREAS UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO VERIFY ALL INTERIOR FINISHES AND FIXTURES WITH OWNER PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS, ACCESS PANELS, ALARM & AV SERVICE C.I.C. WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.
8. REFER TO TYPICAL UL OFFALS ON SHEET A2.02.
9. REFER TO SHEET A2.10 FOR DOOR SCHEDULE.



A OVERALL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

**MURPHY / FARMER
OFFICE BUILDING**
702 SOUTH 6TH STREET
LAS VEGAS, NEVADA

DATE: 11-2-09
1-20-09
BY: [Signature]
CHK: [Signature]
APP: [Signature]

2008113
JULY 21, 2008

SECOND FLOOR
PLAN

A2.02

SDR-37218
03/25/10 PC

SDR 37218				
702 S. 6th Street, LLC				
702 S. 6th St.				
Proposed 11.3 square foot office development.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	11.3	11.01	124
AM Peak Hour			1.55	18
PM Peak Hour			1.49	17
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 124 trips per day on Bonneville Ave., Gass Ave., and Las Vegas Blvd. This will increase expected volumes by about 2 percent on Bonneville, by about 3 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 18 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.				