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: LANDON 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

ROCKY LYON
Notary Public, State of Nevada
Appointment No. 06-105685-1
My Appt. Expires Mar. 24, 2010

PLANNING & DEVELOPMENT

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@hcconllc.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.

Notary Public in and for said County and State

ELIZABETH RODRIGUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 08-8697-1
MY APPT. EXPIRES AUGUST 13, 2012

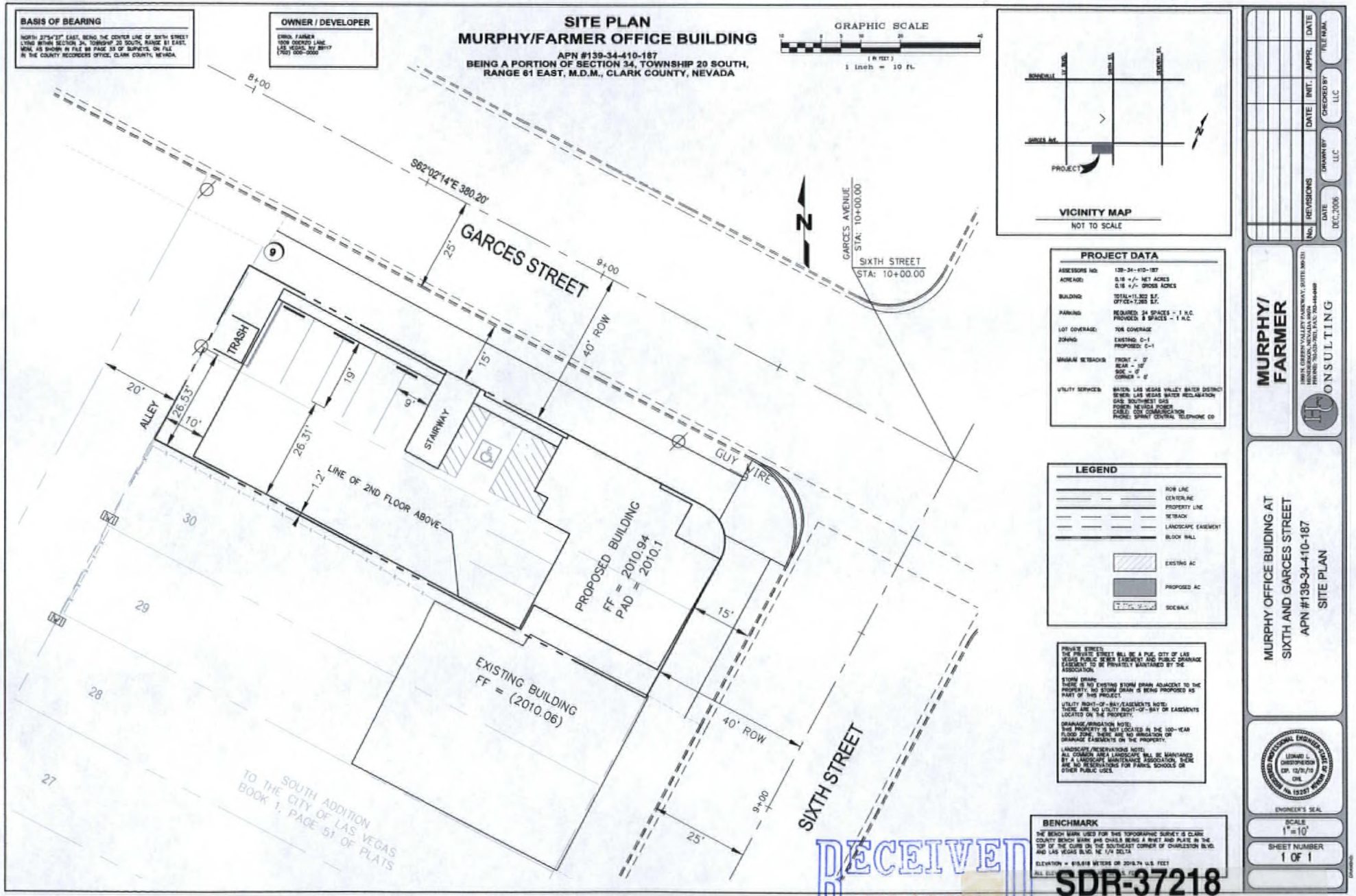
FOR DEPARTMENT USE ONLY

Case #	SDR-37218
Meeting Date:	3-25-10
Total Fee:	1030
Date Received:*	1-19-10
Received By:	T-S

*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

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



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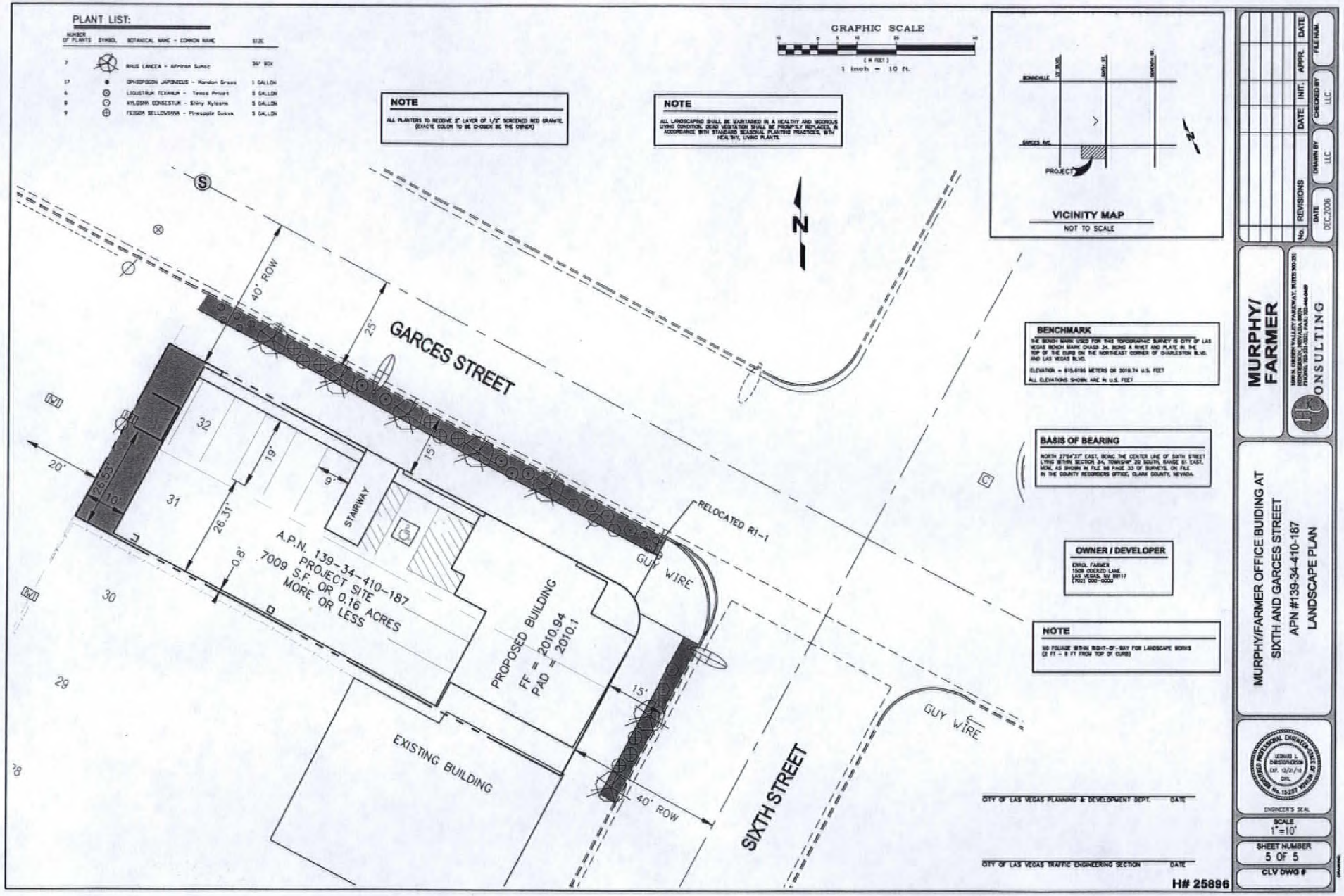
MAR 10 2010

SDR-37218
REVISED
03/25/10 PC



SDR-37218
REVISED
03/25/10 PC

RECEIVED
MAR 10 2010

EXTERIOR FINISH AND MATERIAL LEGEND

EIFS COLOR: PT-1
INTEGRAL COLOR EIFS TO MATCH
VISTA PAINT - 8459 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

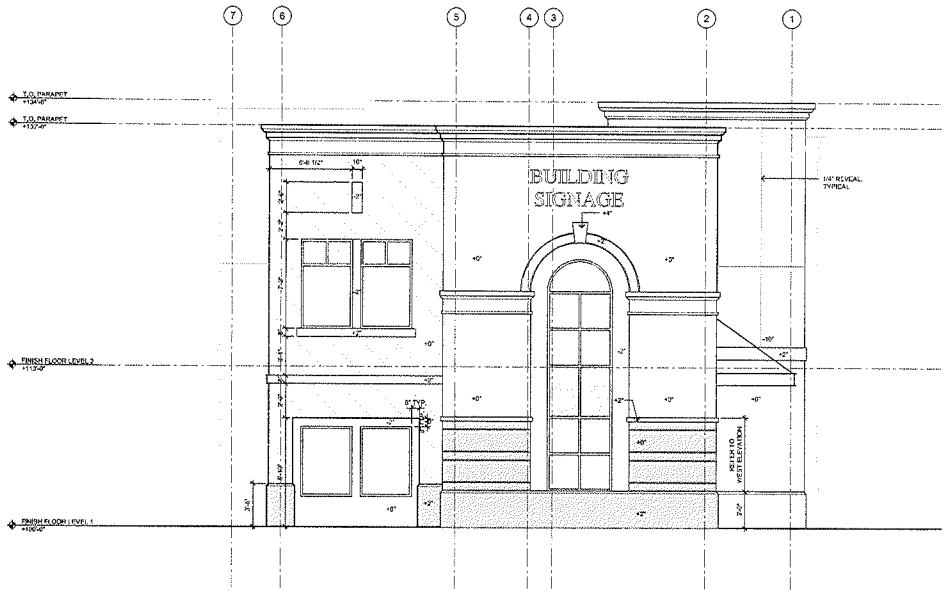
PRECAST CONCRETE PANEL: PC-1
INTEGRAL COLOR CONCRETE TO MATCH
VISTA PAINT - 8453 MOCHA MOUSSE

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



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

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

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JAN 19 2010

SDR-37218
03/25/10 PC

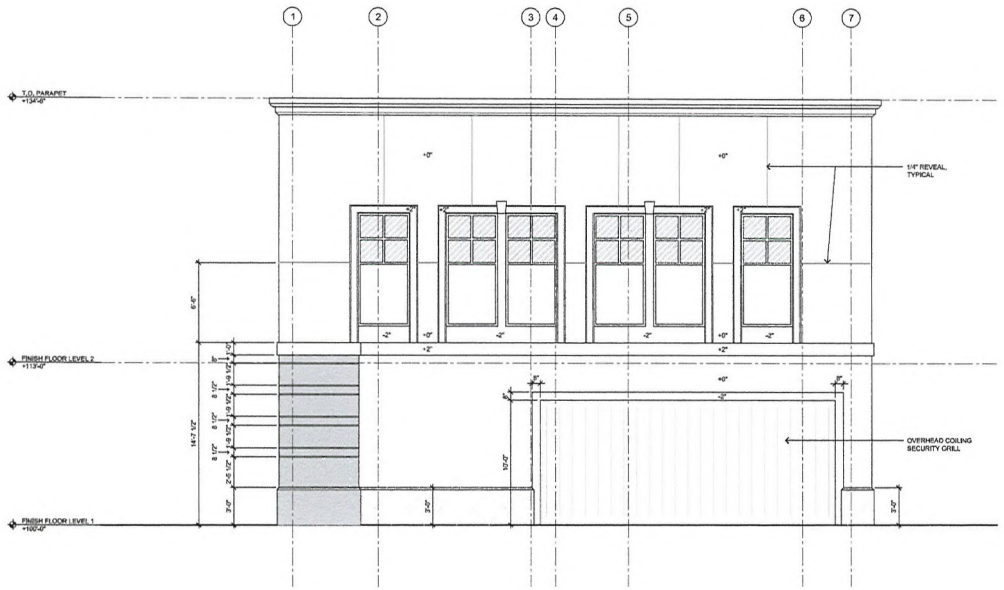
MURPHY / FARMER
OFFICE BUILDING
702 SOUTH 6TH STREET
LAS VEGAS, NEVADA

NUMBER	DATE	DESCRIPTION

2008113
PROJECT NUMBER
JULY 21, 2008
DATE

EXTERIOR ELEVATIONS

A5.01



2 SOUTH 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

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

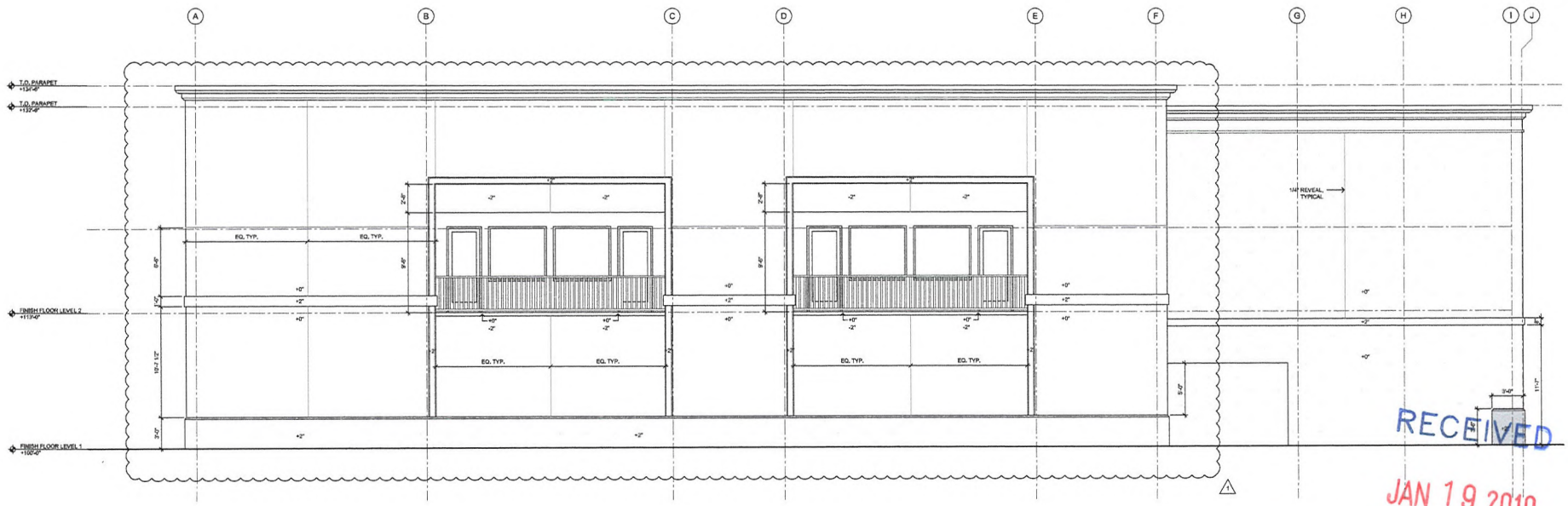
PRECAST CONCRETE PANEL: PC-1
INTEGRAL COLOR CONCRETE TO MATCH VISTA PAINT - 8453 MOCHA MOUSSE

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



1 SOUTH ELEVATION

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

SDR-37218

03/25/10 PC

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

NUMBER	DATE	DESCRIPTION
1	11-2-08	Bldg. Dept. Comments

2008113
PROJECT NUMBER

JULY 21, 2008
DATE

EXTERIOR ELEVATIONS

A5.02

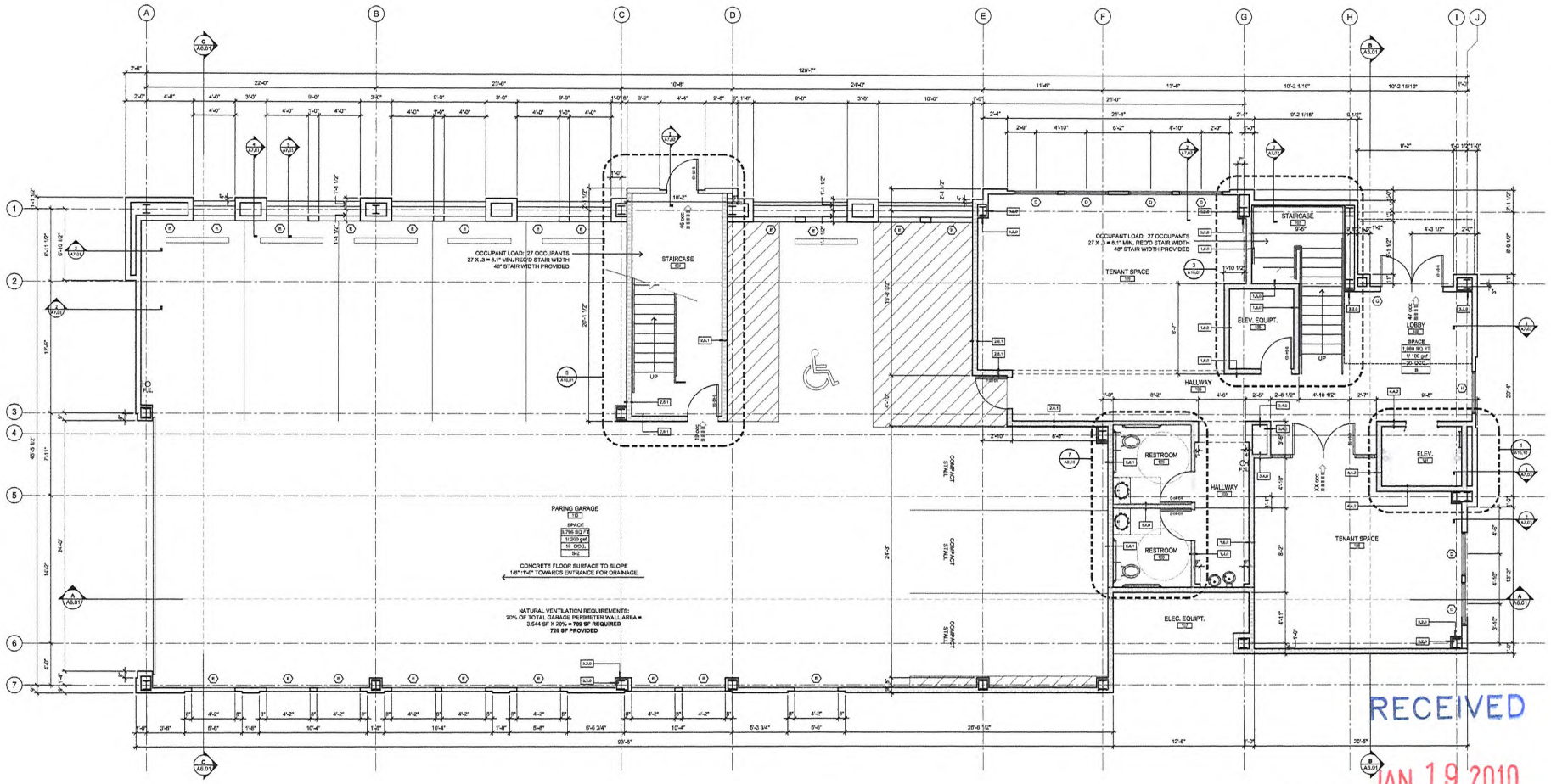
LEGEND

PARTITIONS

- EXTERIOR WALL - 9" METAL STUD WALL W/ EIFS FINISH W/ R-19 BATT INSULATION TYPICAL - U.N.O.
- INTERIOR PARTITION - SEE PARTITION TYPES ON SHEET A2.20
- INTERIOR PARTITION WITH SOUND ATTENTUATION PROVIDED - SEE PARTITION TYPES ON SHEET A2.20
- RATED WALL - REFER TO PARTITION TYPES ON SHEET A2.20
- XXX DOC — DIRECTION AND NUMBER OF OCCUPANTS AT INDICATED EXIT
- F.E. — FIRE EXTINGUISHER (LARSEN'S 'MP' SERIES)

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION. PROVIDE EIFS FINISH OVER EXTERIOR SHEATHING UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE PARTITION TYPE 1.4.0 UNLESS OTHERWISE NOTED. REFER 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 GYPSUM BOARD ON ALL WALLS IN ALL WET AREAS, U.N.O.
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 & A/V DEVICES, ETC WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.
8. REFER TO TYPICAL UL DETAILS ON SHEET A2.20



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

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

NUMBER	DATE	DESCRIPTION

2008113
PROJECT NUMBER
JULY 21, 2008
DATE

FIRST FLOOR PLAN

A2.01

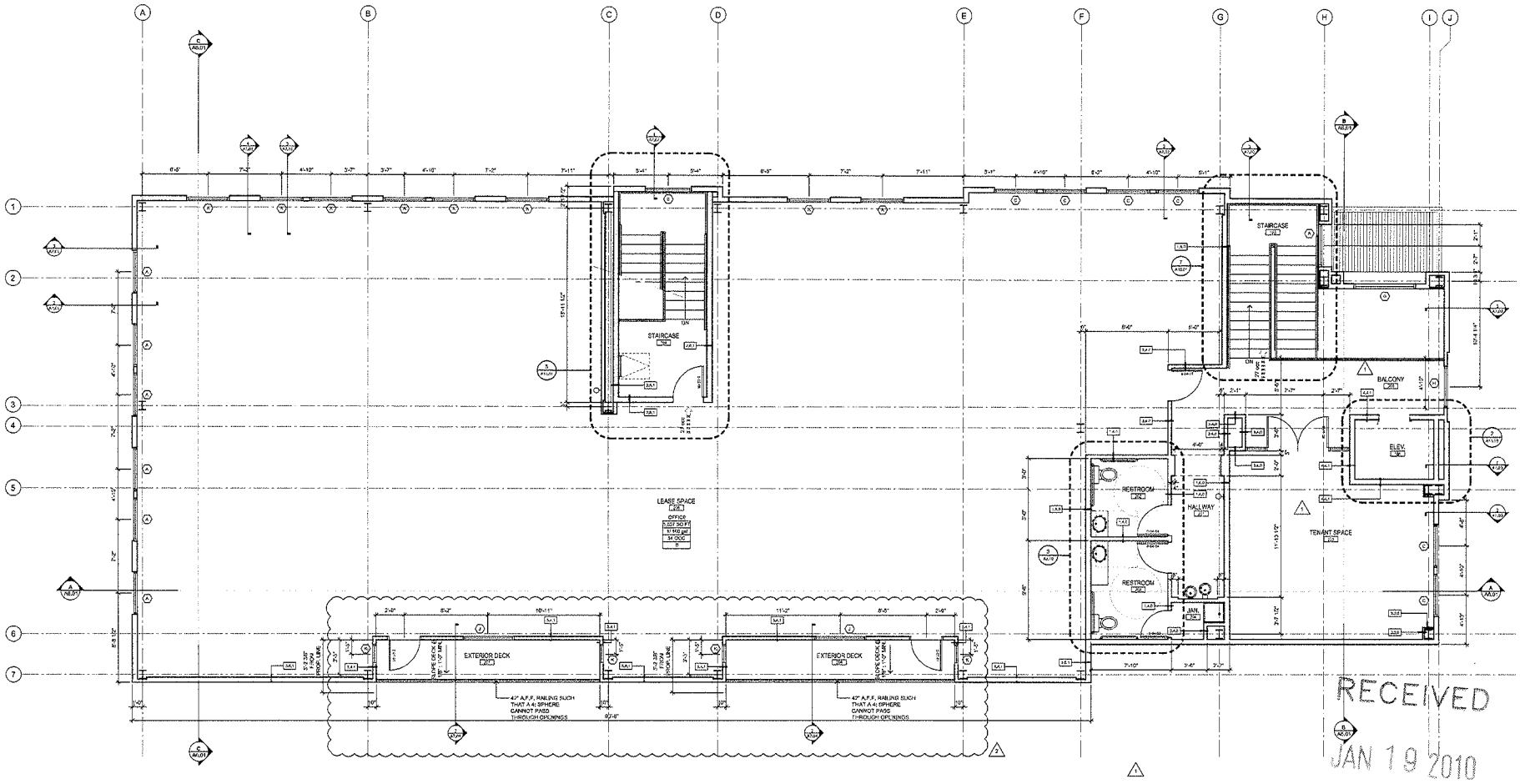
LEGEND

PARTITIONS

- EXTERIOR WALL - 6" METAL STUD WALL W/ EIFS FINISH W/ R-19 BATT INSULATION TYPICAL - U.N.O.
- INTERIOR PARTITION - SEE PARTITION TYPES ON SHEET A2.20
- INTERIOR PARTITION WITH SOUND ATTENTUATION PROVIDED - SEE PARTITION TYPES ON SHEET A2.20
- RATED WALL - REFER TO PARTITION TYPES ON SHEET A2.20
- DIRECTION AND NUMBER OF OCCUPANTS AT INDICATED EXIT
- FIRE EXTINGUISHER (LARSEN'S 'MP' SERIES)

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION. PROVIDE EIFS FINISH OVER EXTERIOR SHEATHING UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE PARTITION TYPE 1A.0 UNLESS OTHERWISE NOTED. REFER 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 GYPSUM BOARD ON ALL WALLS IN ALL WET AREAS, U.N.O.
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 & A/V DEVICES, ETC WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.
8. REFER TO TYPICAL UL DETAILS ON SHEET A2.20.
9. REFER TO SHEET A6.10 FOR DOOR SCHEDULE.



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

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

NUMBER	DATE	DESCRIPTION
1	11-2-09	Mktg. Dept. Comments
2	1-20-09	Dlkg. Dept. Comments

2008113
JULY 21, 2008

SECOND FLOOR PLAN

A2.02

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.