



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37021** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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: _____

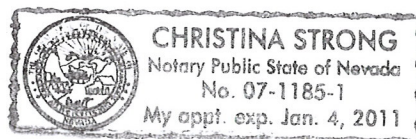
Signature of Property Owner: Robin Yaakum

Print Name: Robin Yaakum

Subscribed and sworn before me: Robin Yaakum

This 14th day of April, 2010

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum
 Project Address (Location) 770 Las Vegas Boulevard North
 Project Name La Concha Rehabilitation Proposed Use Museum
 Assessor's Parcel #(s) 139-27-812-045 and 139-27-805-005 Ward # 5
 General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V
 Commercial Square Footage 3547 Floor Area Ratio .07%
 Gross Acres 1.19 Lots/Units lot 12 Density _____
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact _____
 Address 400 E Stewart Ave Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address _____

APPLICANT Neon Museum Contact Dorothy Wright
 Address 400 E Stewart Ave Phone: 332-7366 Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address dorothy0205@cox.net

REPRESENTATIVE WESTAR Architects Contact Pat Klenk
 Address 701 Bridger Ave Suite 400 Phone: 878-0000 Fax: 878-8430
 City Las Vegas State Nevada Zip 89101
 E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Robin Yoakum

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

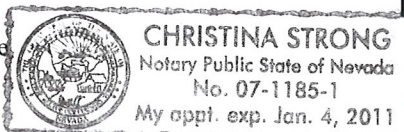
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 14th day of April, 20 10

Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR- 37021</u>
Meeting Date:	<u>05/27/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>05/13/10</u>
Received By:	<u>[Signature]</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.



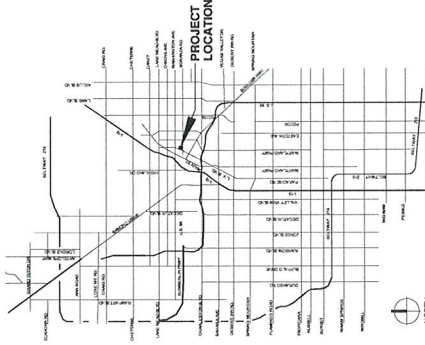
NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	138-27-812-045, 138-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	+/- 1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%
LANDSCAPE AREA	8,066 S.F.
LANDSCAPE AROUND BUILDING	30,544 S.F.
LANDSCAPE IN BONEYARD (SIGN AREA)	38,610 S.F.
TOTAL LANDSCAPE S.F.	
BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,451 S.F.
TOTAL BUILDING S.F.	3,547 S.F.
PARKING REQUIRED	
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA	12 SPACES
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	
SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES

VICINITY MAP



SCHEMATIC DESIGN



WESTSTAR ARCHITECTS



ARCHITECTURAL SITE PLAN

SCALE: 1"=20'

SDR-37021

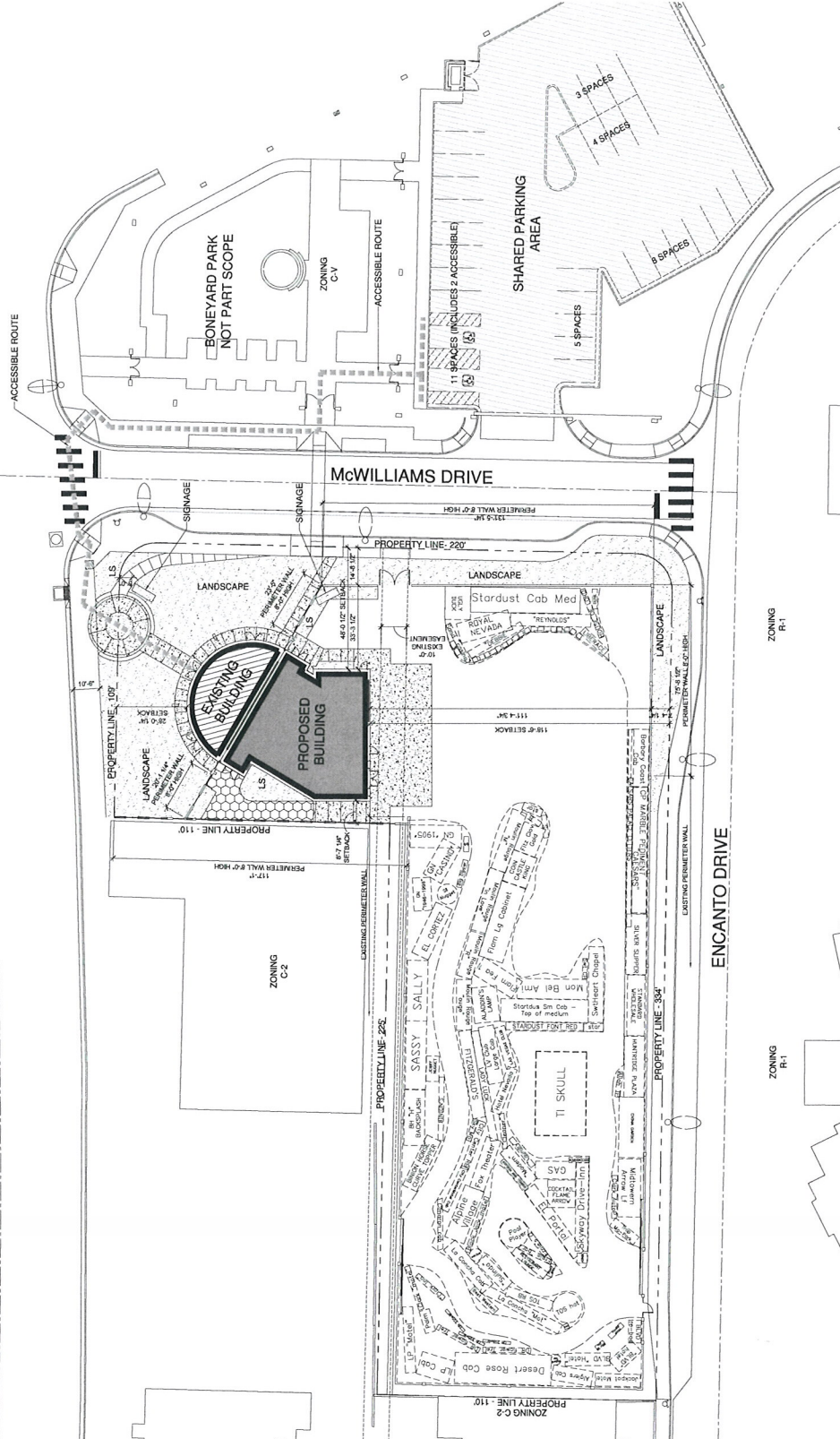
REVISED

APR 30 2010

ZONING
C-2

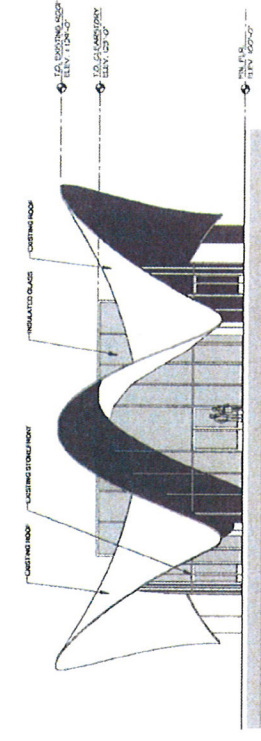
LAS VEGAS BLVD.

ZONING
C-V



ZONING
R-1

ZONING
R-1

[illegible]

RECEIVED
APR 13 2010

SCHEMATIC DESIGN

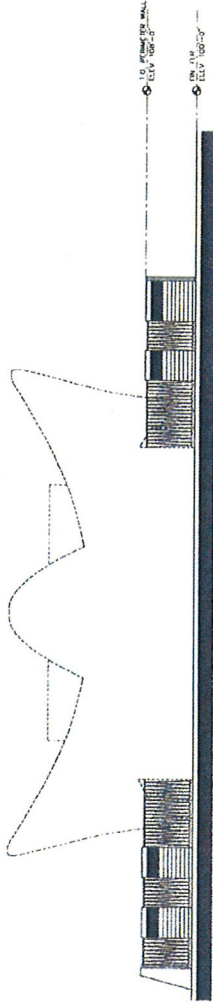


WESTER ARCHITECTS
WESTER ARCHITECTS CONSULTANTS, INC.
ARCHITECTS/ENGINEERS/PLANNING-INTERIORS SPECIALISTS
990 MILLER AVENUE SUITE 500 LAS VEGAS, NEVADA 89101
TEL: 702-462-7000 FAX: 702-462-7001 WWW.WESTERARCH.COM

_____ PROJECT NUMBER _____ FILE NAME _____
DATE: April 10, 2010 at 7:10am _____
LAST MODIFIED BY: _____

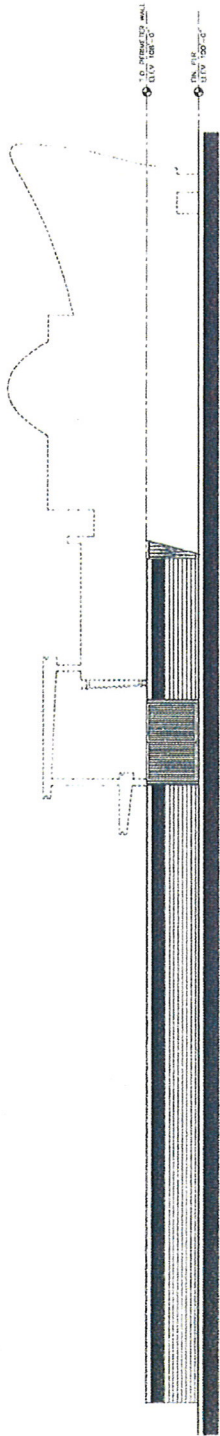


NEON MUSEUM VISITOR CENTER



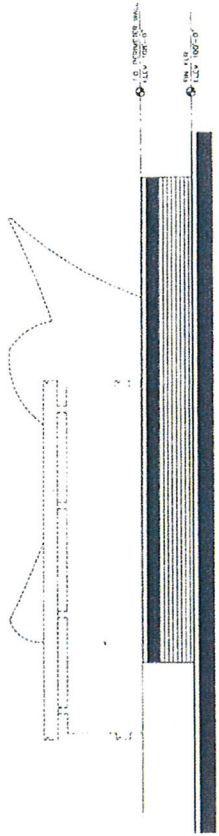
ELEVATION NO. 1

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



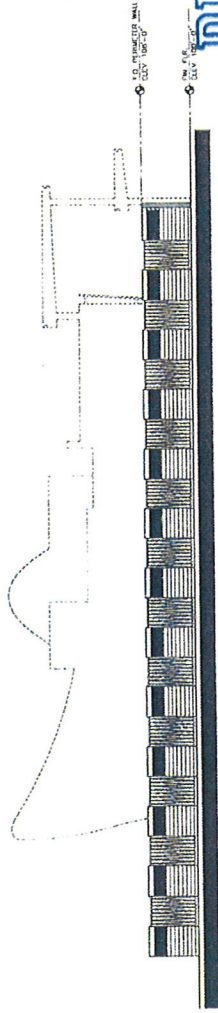
ELEVATION NO. 3

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



ELEVATION NO. 4

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

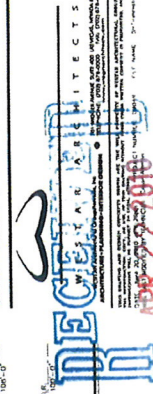


ELEVATION NO. 5

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

NOTE: ELEVATION NUMBERS SAME AS BUILDING ELEVATION CALLOUTS

SCHEMATIC DESIGN



SDR-37021



3

WEISER Automotive Design/Research, Inc.
 4400 STEELES AVE. - LANSING - MI 48202-3000
 TEL: 313-487-1000 FAX: 313-487-1001
 E-MAIL: info@weiserad.com WWW: www.weiserad.com

NOTICE: THIS INFORMATION IS UNCLASSIFIED
 DATE 08-14-2008 BY 60322 UCBAW/STP

PROJECT NUMBER: 000000 FILE NAME: 581 - debarking.dwg
 DATE: April 14, 2008 at 7:23am
 THIS LAST MODIFIED BY: TCORRAN: ccorran

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APR 13 2010

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NEON MUSEUM VISITOR CENTER

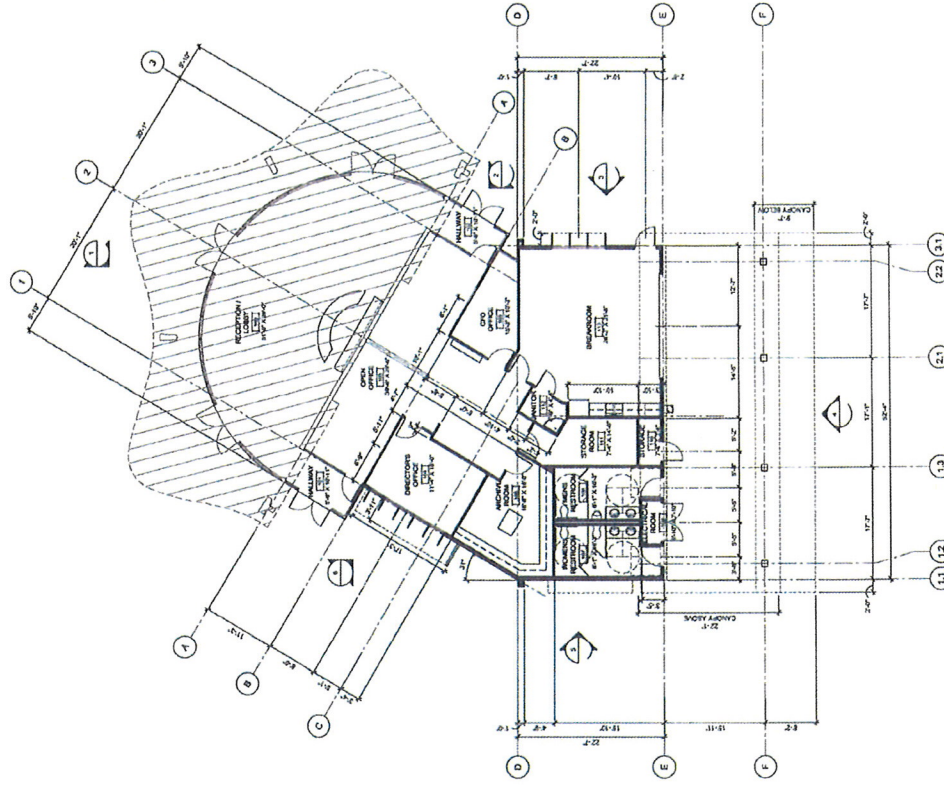


INFORMATION

MUNICIPALITY: CITY OF LAS VEGAS
ASSASSIN'S PARCEL NUMBER: 136-27-823-000
CURRENT ZONING: CIVIC DISTRICT (C-1)
SITE AREA: 48,741 S.F.
SITE COVERAGE - BUILDING: 0.07%
F.A.R.: 0.07%

EXISTING BUILDING

BUILDING AREA (SINGLE STORY): 1,006 S.F.
EXISTING BUILDING (FOOTPRINT): 2,450 S.F.
NEW BUILDING ADDITION (FOOTPRINT): 3,547 S.F.
TOTAL BUILDING S.F.: 6,000 S.F.
OCCUPANT LOAD PER BLDG. (OFFICE 1 PER 100 S.F.)
100 - LOBBY 1,006 S.F. 11 OCC.
101 - HALLWAY 70 S.F. 1 OCC.
102 - OPEN OFFICE 751 S.F. 7 OCC.
103 - OPEN OFFICE 751 S.F. 7 OCC.
104 - OPEN OFFICE 751 S.F. 7 OCC.
105 - OPEN OFFICE 751 S.F. 7 OCC.
106 - ARCHIVE ROOM 221 S.F. 2 OCC.
107 - WOMEN'S RESTROOM 141 S.F. 2 OCC.
108 - MEN'S RESTROOM 136 S.F. 2 OCC.
109 - ELECTRICAL ROOM 20 S.F. 1 OCC.
110 - STORAGE ROOM 20 S.F. 1 OCC.
111 - STORAGE ROOM 122 S.F. 1 OCC.
112 - STORAGE ROOM 122 S.F. 1 OCC.
113 - BREAKROOM 54 S.F. 6 OCC.
TOTAL OCCUPANT LOAD: 38 OCC.



SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR ARCHITECTS, P.C.
13600 W. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NV 89135
TEL: 702.735.1234
FAX: 702.735.1235
WWW.WESTARCHITECTS.COM
DATE: APR 13, 2010
PROJECT NUMBER: 00000
FILE NAME: 00000.dwg
NOT FOR CONSTRUCTION



ARCHITECTURAL FLOOR PLAN

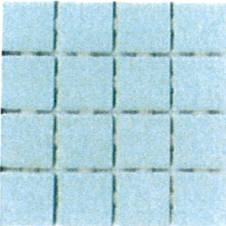
SCALE 1/8"=1'-0"

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APR 13 2010

SDR-37021



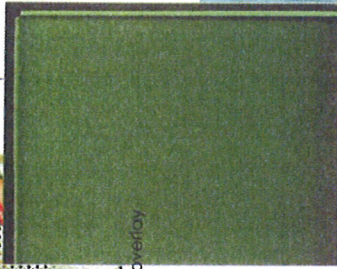
NEON MUSEUM VISITOR CENTER
MATERIALS



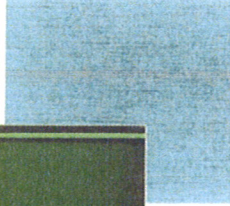
1 x 1 decorative
porcelain tile



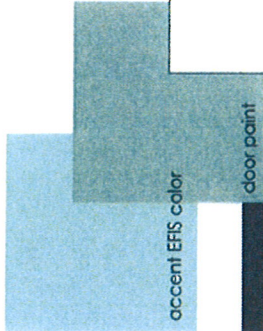
window screen overlay



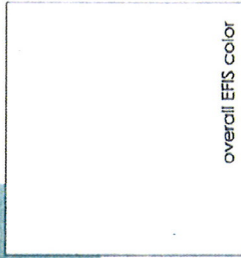
bronze window tint



window mullion finish



accent EFIS color



overall EFIS color

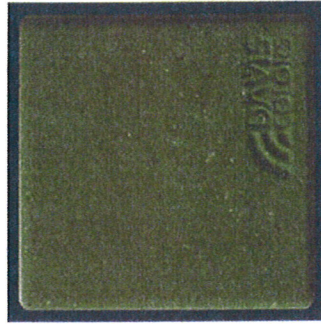


door paint

exposed structural metal paint



EFIS texture only



integral concrete color

SCHEMATIC DESIGN



WESTSTAR ARCHITECTS

1000 W. FLORISSANT AVE. SUITE 200
LAS VEGAS, NV 89102
TEL: 702.735.1100 FAX: 702.735.1101
WWW.WESTSTARARCHITECTS.COM
A L.L. BENTLEY ARCHITECTS AFFILIATE

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SDR-37021

770 N. Las Vegas Blvd.

Proposed 0.779 thousand square foot increase of an approved museum.

Traffic produced by proposed development:

Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	2.768	22.88	63
AM Peak Hour			1.62	4
PM Peak Hour			1.45	4

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	0.779	22.88	18
AM Peak Hour			1.62	2
PM Peak Hour			1.45	1

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	3.547	22.88	81
AM Peak Hour			1.62	6
PM Peak Hour			1.45	5

Existing traffic on all nearby streets:

Bonanza Rd.

Average Daily Traffic (ADT)	14,688
PM Peak Hour (heaviest 60 minutes)	1,175

Las Vegas Blvd.

Average Daily Traffic (ADT)	28,400
PM Peak Hour (heaviest 60 minutes)	2,272

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonanza Rd.	34,500
Las Vegas Blvd.	34,500

This project is expected to add 81 trips per day on McWilliams Ave., Bonanza Rd. and Las Vegas Blvd. This is expected to increase volumes by about 1% on Bonanza Rd. and less than 1% on Las Vegas Blvd. Currently, Bonanza is at about 43 percent of capacity and Las Vegas is at about 82 percent of capacity. Count data was unavailable for McWilliams Ave., but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 1 additional car into the area every 10 minutes.

Note that this report assumes all traffic from this development uses all named streets.