PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-38195 APN: 162-05-801-011

Name of Property Owner: La Jolla Plaza II LLC

Name of Applicant: Steven Kozmary

Name of Representative: _____

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: Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 2010

_____

Notary Public in and for said County and State

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 2851 El Camino Avenue #200, Las Vegas NV 89102

Project Name Kozmary Center for Pain Management **Proposed Use** Massage - Medical

Assessor's Parcel #(s) 162-05-801-011 **Ward #** _____

General Plan: existing S-C proposed _____ **Zoning:** existing C-1 proposed N/A

Commercial Square Footage 8,860 **Floor Area Ratio** _____

Gross Acres 0.47 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER La Jolla Plaza II LLC **Contact** Steven Kozmary

Address 2851 El Camino Avenue **Phone:** (702) 567-4810 **Fax:** (702) 380-3212

City Las Vegas **State** NV **Zip** 89102

E-mail Address md@kozmary.com

APPLICANT Steven Kozmary MD **Contact** Steven Kozmary

Address 2851 El Camino Avenue **Phone:** (702) 567-4810 **Fax:** (702) 380-3212

City Las Vegas **State** NV **Zip** 89102

E-mail Address md@kozmary.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Steven Kozmary

Subscribed and sworn before me

This 30th day of April, 20 10.

_____

Notary Public in and for said County and State

T.J. THERIAULT
Notary Public, State of Nevada
Appointment No. 04-90093-1
My Appt. Expires Dec 1, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-38195
Meeting Date:	6/24/010
Total Fee:	$1830.00
Date Received:*	5/5/10
Received By:	M ROX

*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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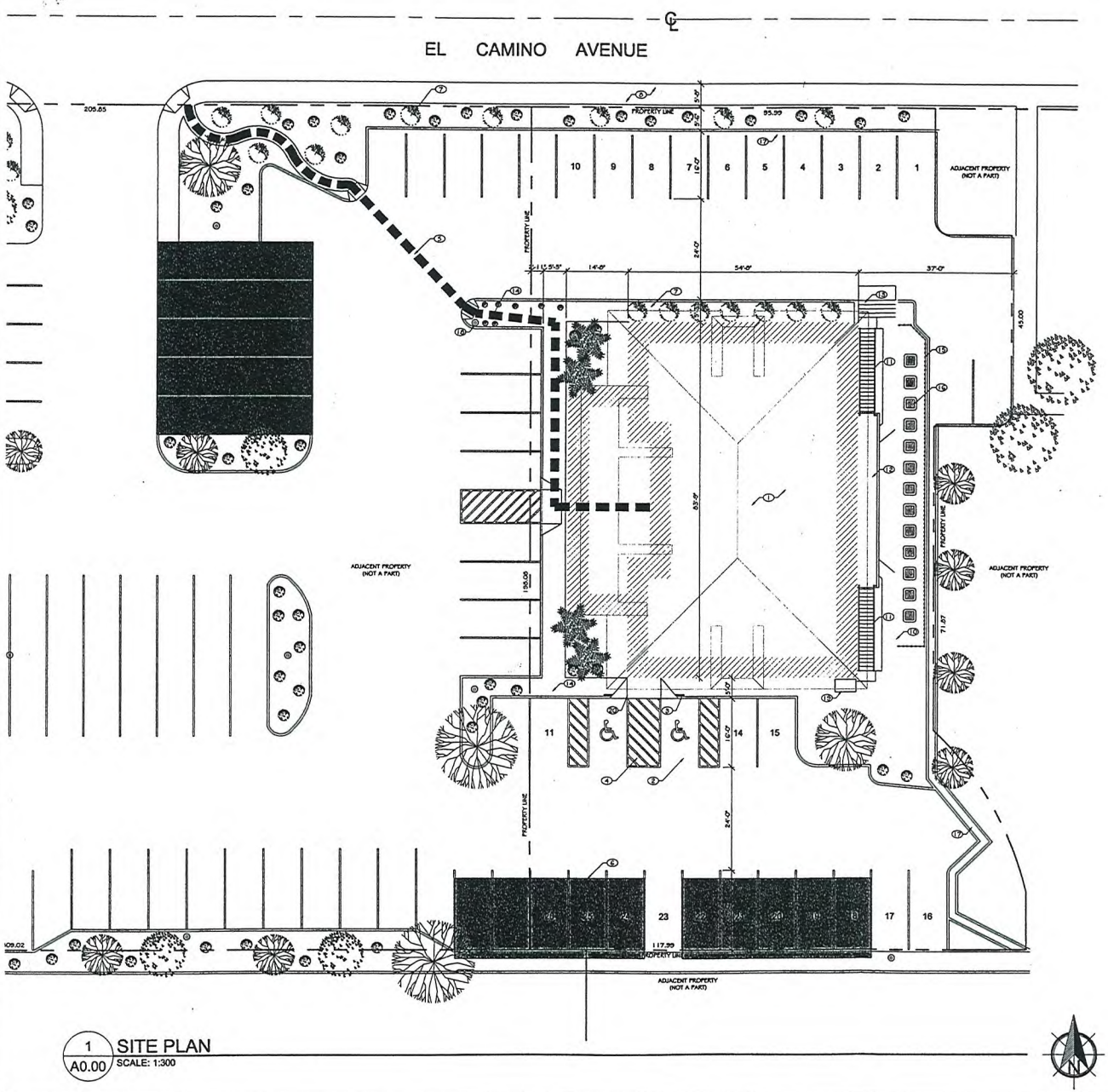
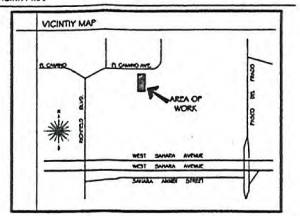


1 SITE PLAN
A0.00 SCALE: 1:300

VICINITY MAP



BUILDING CODE DATA

BUILDING OCCUPANCY:	B - OFFICE / OTHER THAN LISTED	
ASSESSORS PARCEL #:	162-05-801-011	
JURISDICTION:	CITY OF LAS VEGAS	
ZONING:	C-1	
LOT ACREAGE:	0.47 ACRES	
BUILDING SQUARE FOOTAGE:	1ST FLOOR:	4,004 SF
	2ND FLOOR:	4,430 SF
TOTAL:		8,001 SF
LOT COVERAGE:	39%	

PARKING CALCULATIONS (PER TITLE 19.04-TABLE 19.10)

OCCUPANCY BREAKDOWN:		
MEDICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
CLINICAL OFFICE:	1:200 = 2,000 SF / 1:175 THERE AFTER	
MASSAGE ROOM:	2 SPACES PER MASSAGE ROOM	
TOTAL LIVABLE SQUARE FOOTAGE PER ROOM:		
MEDICAL OFFICE (1ST FLR):	4,004 SF =	21 SPACES
CLINICAL OFFICE (2ND FLR):	3,524 SF =	16 SPACES
MASSAGE ROOM (2ND FLR):	3 ROOMS (473 SF)=	6 SPACES
TOTAL PARKING REQUIRED:	STANDARD:	41 SPACES
	HANDICAP:	02 SPACES
	TOTAL:	43 SPACES
TOTAL PARKING PROVIDED:	STANDARD:	24 SPACES
	HANDICAP:	02 SPACES
	TOTAL:	26 SPACES

#	KEYNOTES
1	EXISTING TWO-STORY OFFICE
2	PROPOSED HANDICAP PARKING STALL
3	PROPOSED HANDICAP PARKING SIGN
4	PROPOSED HANDICAP STRIPPING
5	EXISTING ACCESS PATH OF TRAVEL TO PUBLIC WAY
6	EXISTING OVERHEAD PARKING CANOPY
7	EXISTING LANDSCAPE
8	EXISTING SIDEWALK
9	EXISTING STANDARD PARKING
10	EXISTING CMU WALL
11	EXISTING EXTERIOR STAIR CASE
12	EXISTING WALKWAY ON SECOND FLOOR
13	EXISTING CONCRETE STEPS
14	EXISTING WALKWAY
15	EXISTING WROGHT IRON FENCE
16	EXISTING AIR CONDITION UNIT
17	EXISTING GUTTER
18	EXISTING LIGHT POLE
19	EXISTING ELECTRICAL PANEL
20	PROPOSED ADA ACCESSIBLE RAMP

DESIGNER:
STREAMLINE CONCEPT
Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0715
FAX: 702-522-0652
EMAIL: info@slcdod.com

PREPRARED FOR:
Kozmary Center for Pain Management
Experience • Compassion • Results

PROJECT: KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE:702-380-3210

SHEET TITLE: SITE PLAN

DELTA	REVISION	DATE

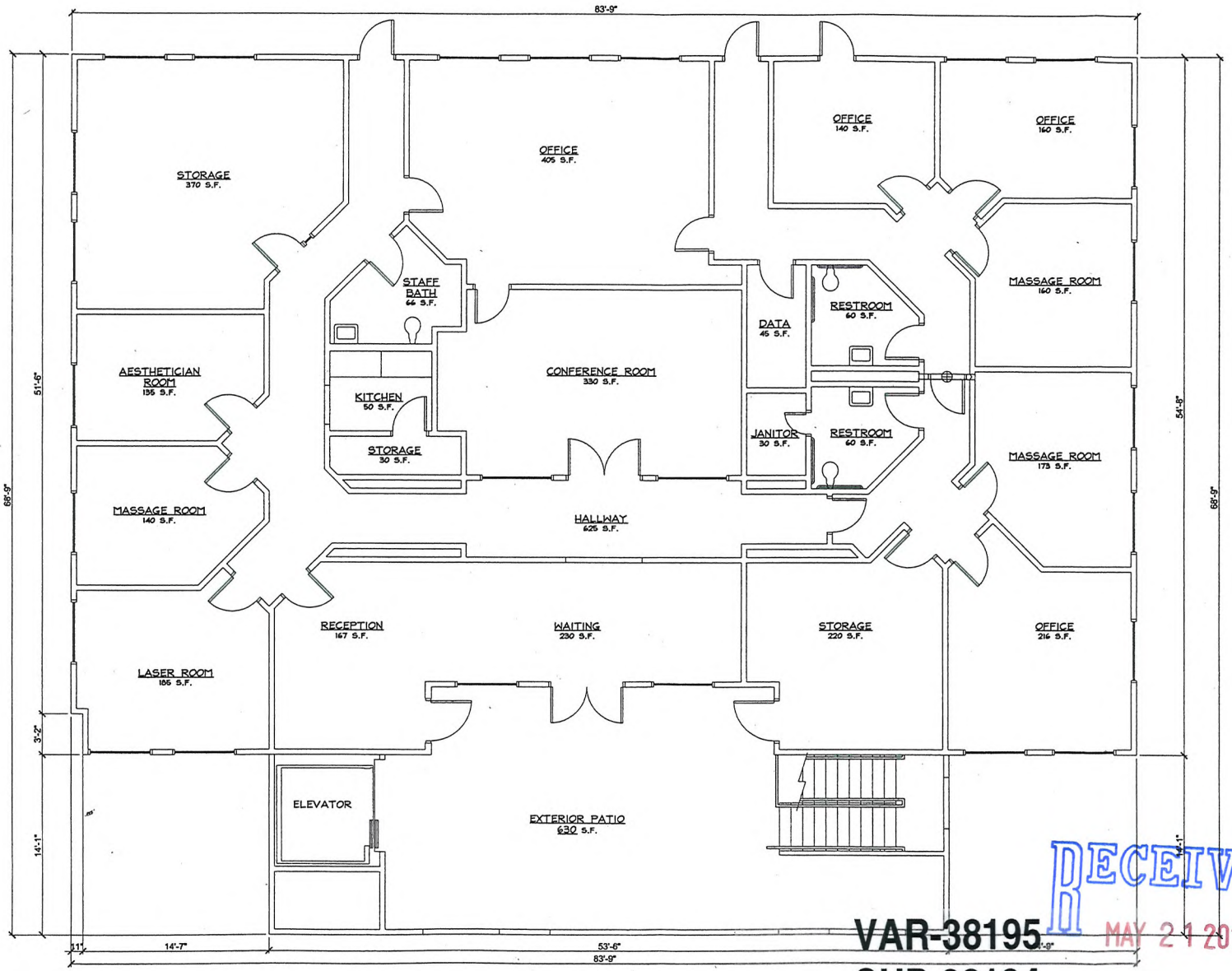
SHEET INFORMATION:

PROJECT NUMBER:	10-004
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MARCH 16, 2010
SCALE:	1:300

SHEET NUMBER: A0.00

VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 21 2010



1 A1.01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

VAR-38195
SUP-38194
REVISED

RECEIVED
MAY 21 2010

DESIGNER:

STREAMLINE CONCEPT
Streamline Concepts
Design Solutions
8011 Maple Park Street
Las Vegas, NV 89131
PHN: 702-416-0795
FAX: 702-522-0652
EMAIL: info@slcdod.com

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PROJECT:
KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE:702-380-3210

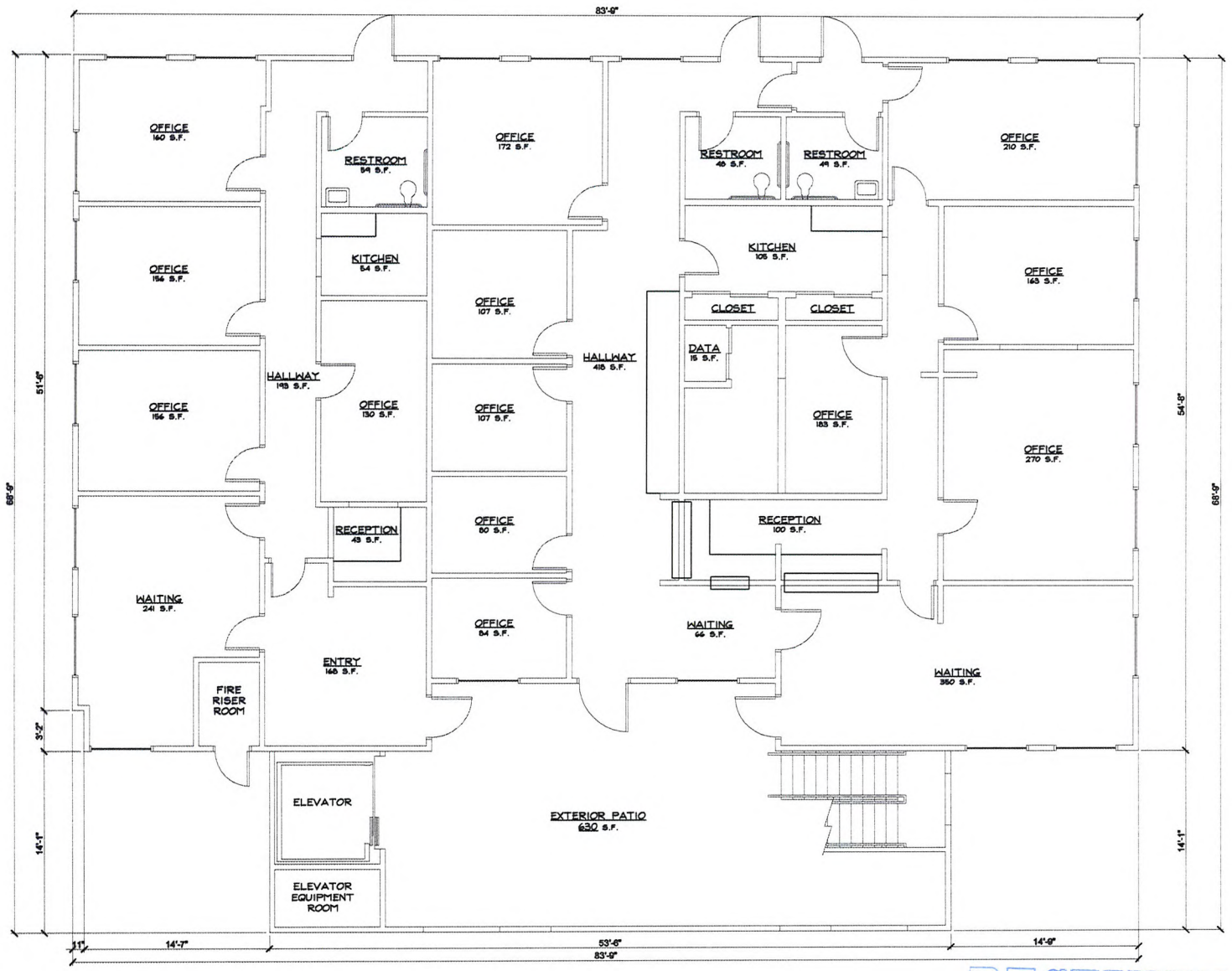
SHEET TITLE:
SECOND FLOOR PLAN

DELTA	REVISION	DATE

SHEET INFORMATION:

PROJECT NUMBER:	10-004
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MARCH 16, 2010
SCALE:	1/8" = 1'-0"

SHEET NUMBER:
A1.01



1 / A1.00 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGNER:

Streamline Concepts
Design Solutions
801 Maple Park Street
Las Vegas, NV 89131
PHN: 702-414-0748
FAX: 702-522-0462
EMAIL: info@slcad.com

PREPRARED FOR:

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Experience • Compassion • Results

PROJECT:
KOZMARY CENTER FOR PAIN MANAGEMENT
2851 EL CAMINO AVENUE SUITE 101
LAS VEGAS, NEVADA 89102
PHONE:702-380-3210

SHEET TITLE:
FIRST FLOOR PLAN

DELTA	REVISION	DATE

SHEET INFORMATION:

PROJECT NUMBER:	10-004
DRAWN BY:	DYLAN YORKE
LAST MODIFIED:	MARCH 16, 2010
SCALE:	1/8" = 1'-0"

SHEET NUMBER:
A1.00

VAR-38195
SUP-38194