



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39122** APN: 139-34-710-030, -031, -032, -033

Name of Property Owner: EVAPS, LLC

Name of Applicant: Robert T. Eglet

Name of Representative: Scott Brown, Architect

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: _____

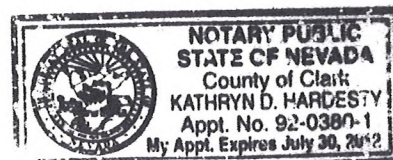
Signature of Property Owner: _____

Robert T. Eglet
Print Name: Robert T. Eglet

Subscribed and sworn before me

This 9th day of July, 2010

Kathryn D. Hardesty
Notary Public in and for said County and State



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance: 19.08.050 no setbacks (all sides) and 86% lot coverage
 Project Address (Location) 400 South 7th Street
 Project Name Law Offices Proposed Use Office
 Assessor's Parcel #(s) 139-34-710-030, -031, -032, -033 Ward # 3 - Gary Reese
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 55,132 SF gross Floor Area Ratio _____
 Gross Acres 0.65 net Lots/Units 1 Density _____
 Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC Contact Robert T. Eglet
 Address 400 South 4th Street #600 Phone: (702) 450-5400 Fax: (702) 450-5451
 City Las Vegas State NV Zip 89101
 E-mail Address n/a

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

REPRESENTATIVE DesignCell Architecture Contact Scott Brown, Architect
 Address 10777 West Twain Ave. #125 Phone: (702) 403-1575 Fax: (877) 403-1575
 City Las Vegas State NV Zip 89135
 E-mail Address scott@designcell.cc

Property Owner Signature* [Signature]

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

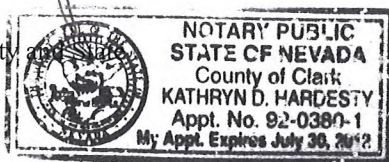
Print Name Robert T. Eglet

Subscribed and sworn before me

This 9th day of August, 20 10.

Kathryn D. Hardesty

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

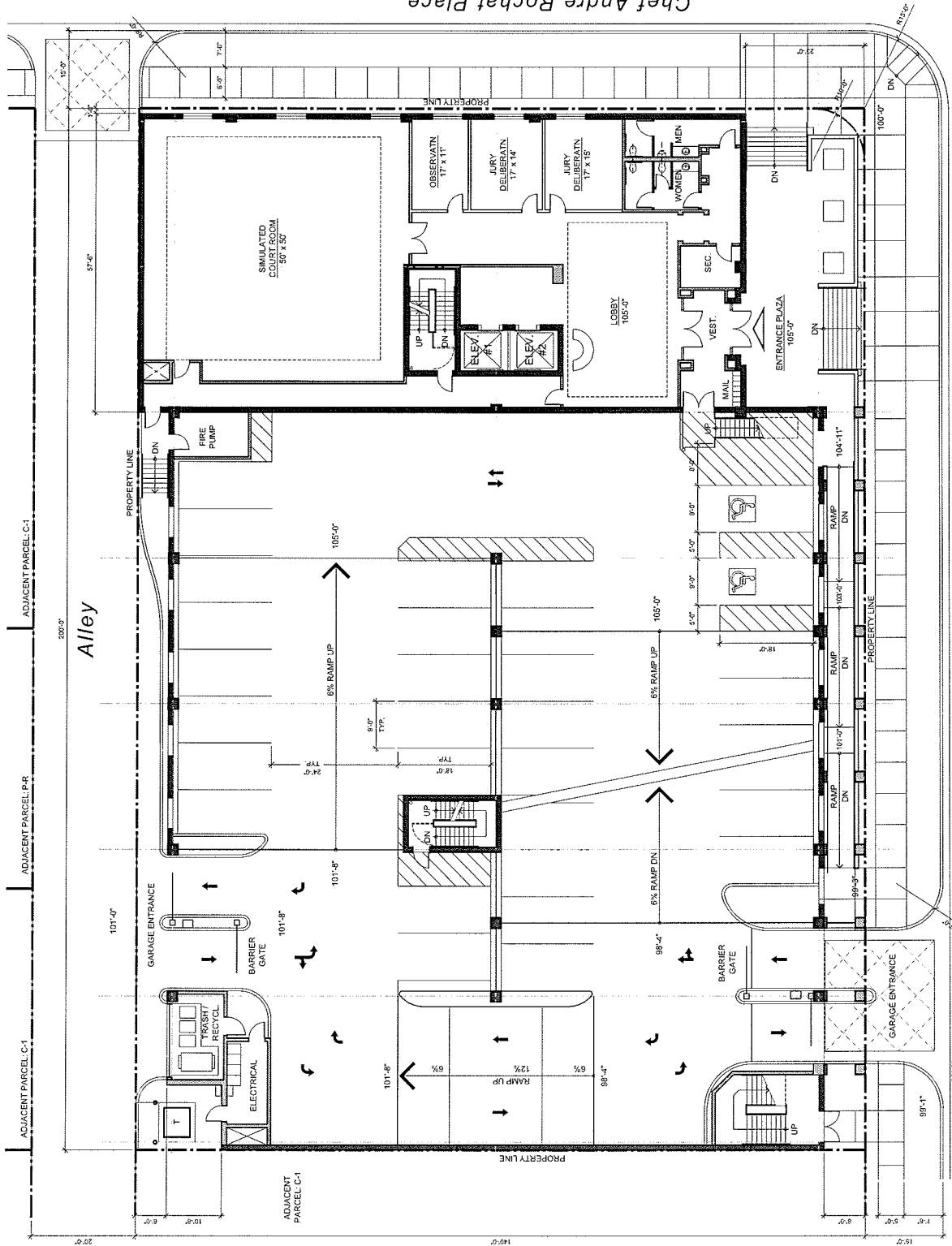
Case #	<u>VAR 39122</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>8/9/10</u>
Received By:	<u>LHM</u>

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*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

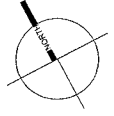
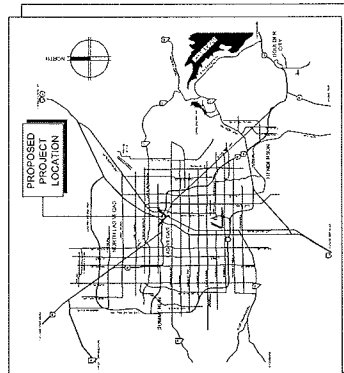


Chef Andre Rochat Place

SITE DATA

APN #	138-34-710-030
	138-34-710-031
	138-34-710-032
	138-34-710-033
CURRENT ZONING	C-1
SITE AREA (NET)	28,000 SF
BUILDING AREAS:	
OFFICE (GROSS)	LEVEL 1 6,587 SF
	LEVEL 2 N/A
	LEVEL 3 15,996 SF
	LEVEL 4 15,996 SF
	LEVEL 5 15,996 SF
TOTAL OFFICE:	55,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF
	LEVEL P1 24,500 SF
	LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	184 SPACES
OFFICE (GROSS) 17,000 SF:	6 SPACES (1 VAN)
PARKING PROVIDED:	
REGULAR:	170 SPACES
ACCESSIBLE:	6 SPACES (4.0%)
TOTAL:	176 SPACES
F.A.R.	4.9
(OFFICE+PKG GARAGE)/SITE	

VICINITY MAP



7th Street

SITE PLAN / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

designcell DR01

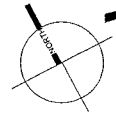
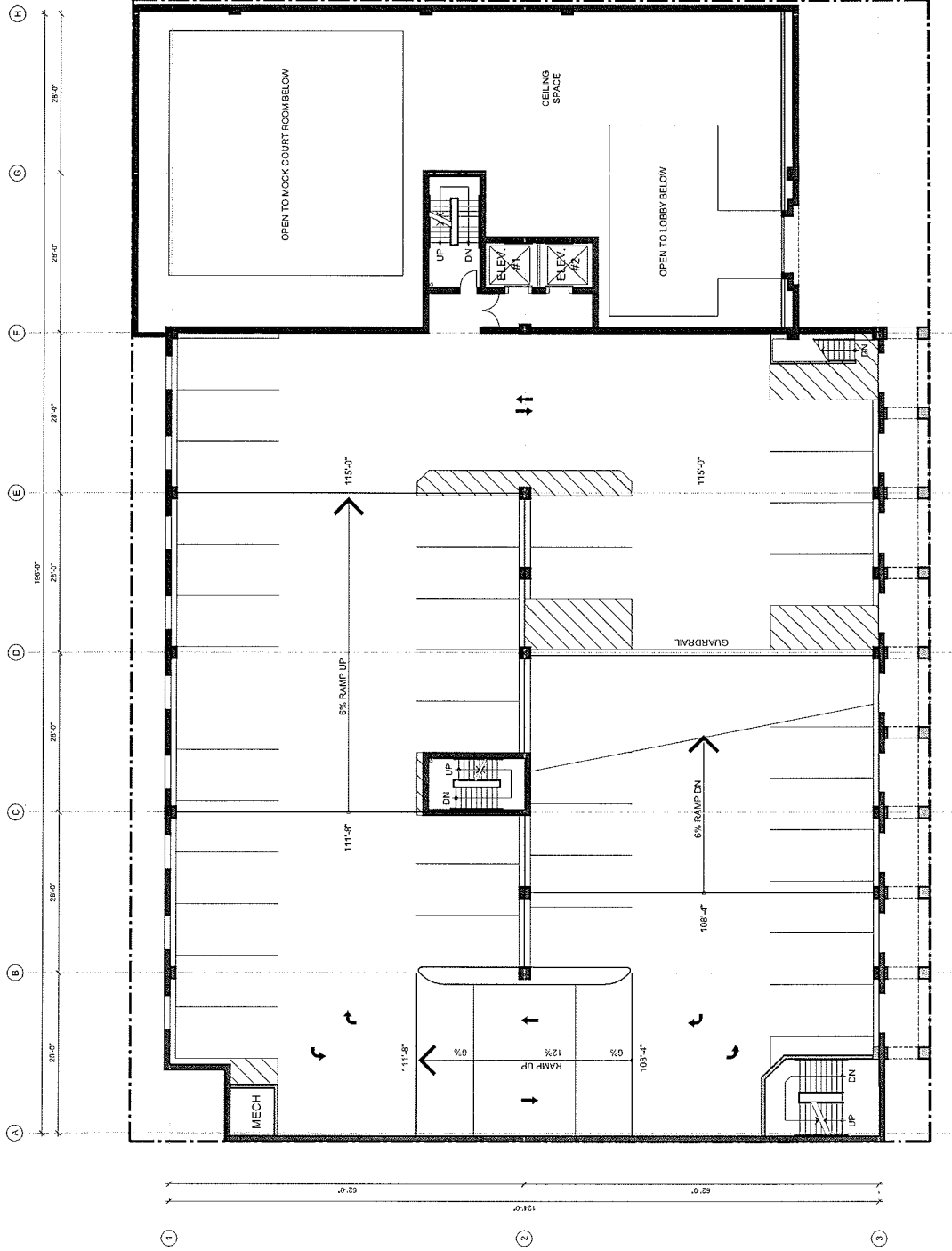
10777 W. TWIN AVE. STE 125 T. 702-403-4575
LAS VEGAS, NV 89135 WWW.DESIGNCELLCEIVED

VAR-39122

SDR-39121

AUG 09 2010

LEVEL
1



SECOND FLOOR PLAN
SCALE: 1" = 20'-0"
AUGUST 9, 2010

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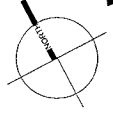
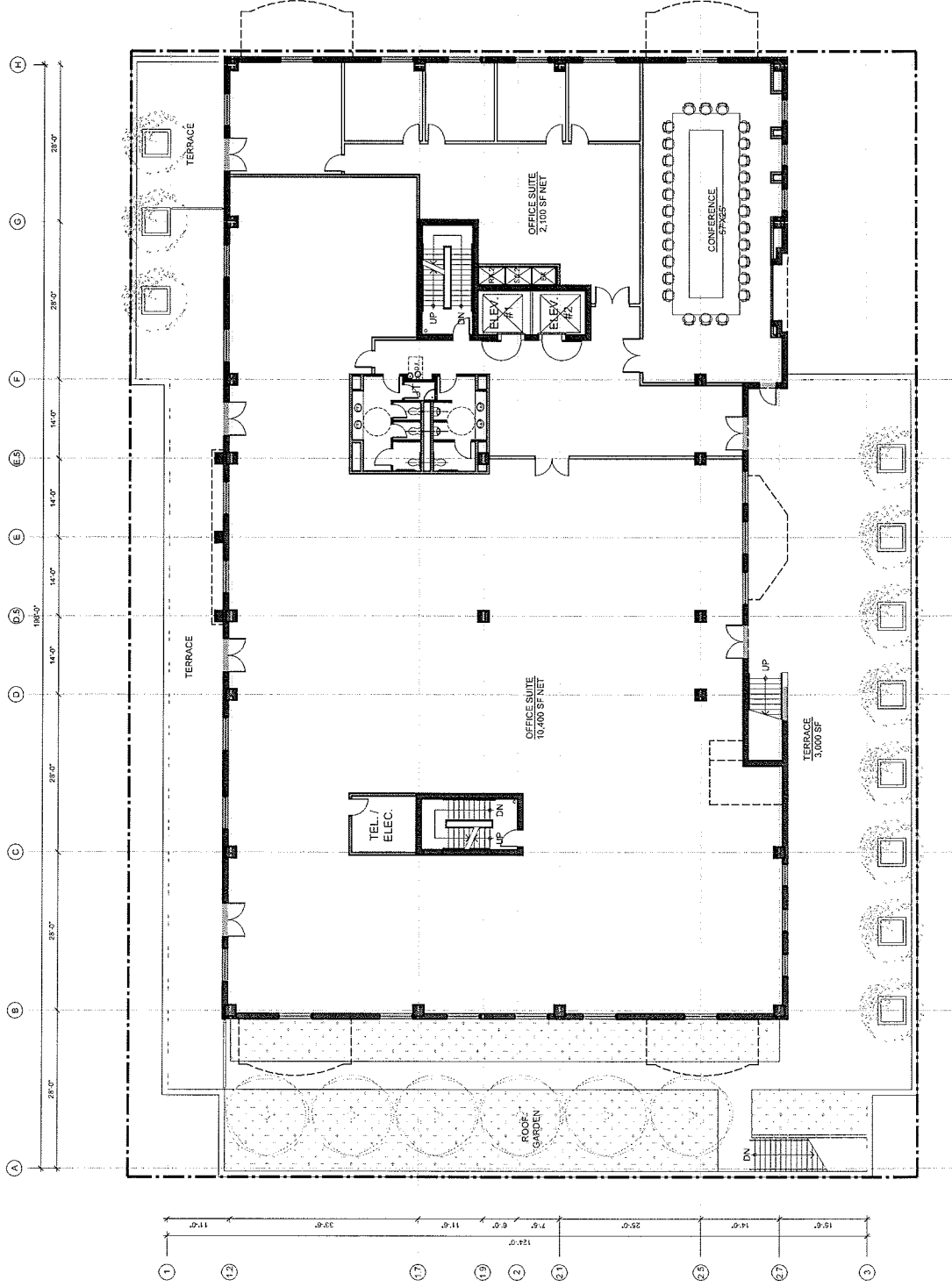
designcell DR02

10777 W. TWAIN AVE. STE 125 T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELLCC

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SDR-39121 AUG 09 2010

LEVEL
2



THIRD FLOOR PLAN
SCALE: 1" = 20'-0"
AUGUST 9, 2010

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LAS VEGAS, NEVADA 89101

designcell DR03

10777 W. TWAIN AVE. STE 125 T. 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122 RECEIVED

SDR-39121 AUG 09 2010

LEVEL
3



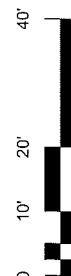
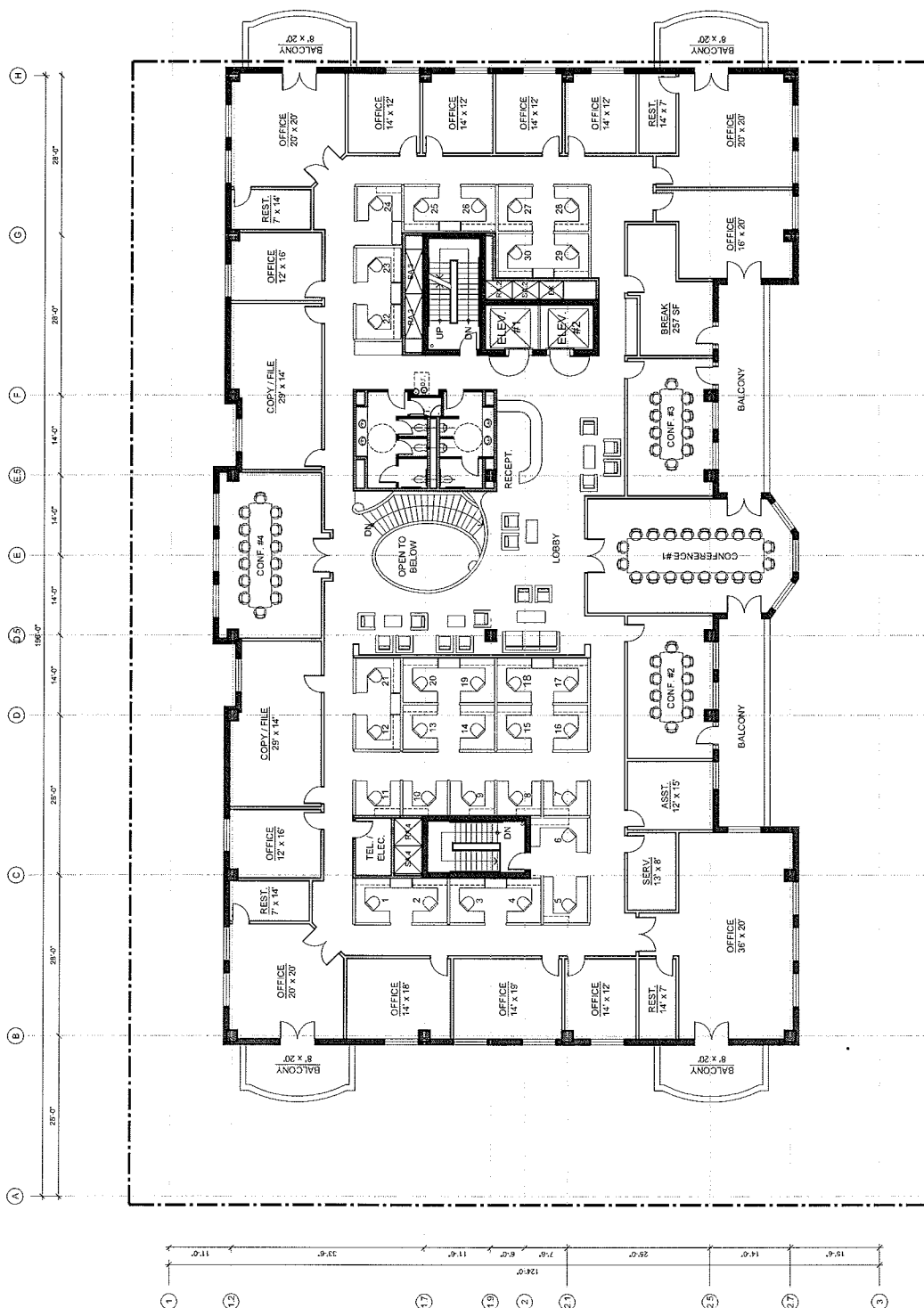
FOURTH FLOOR PLAN

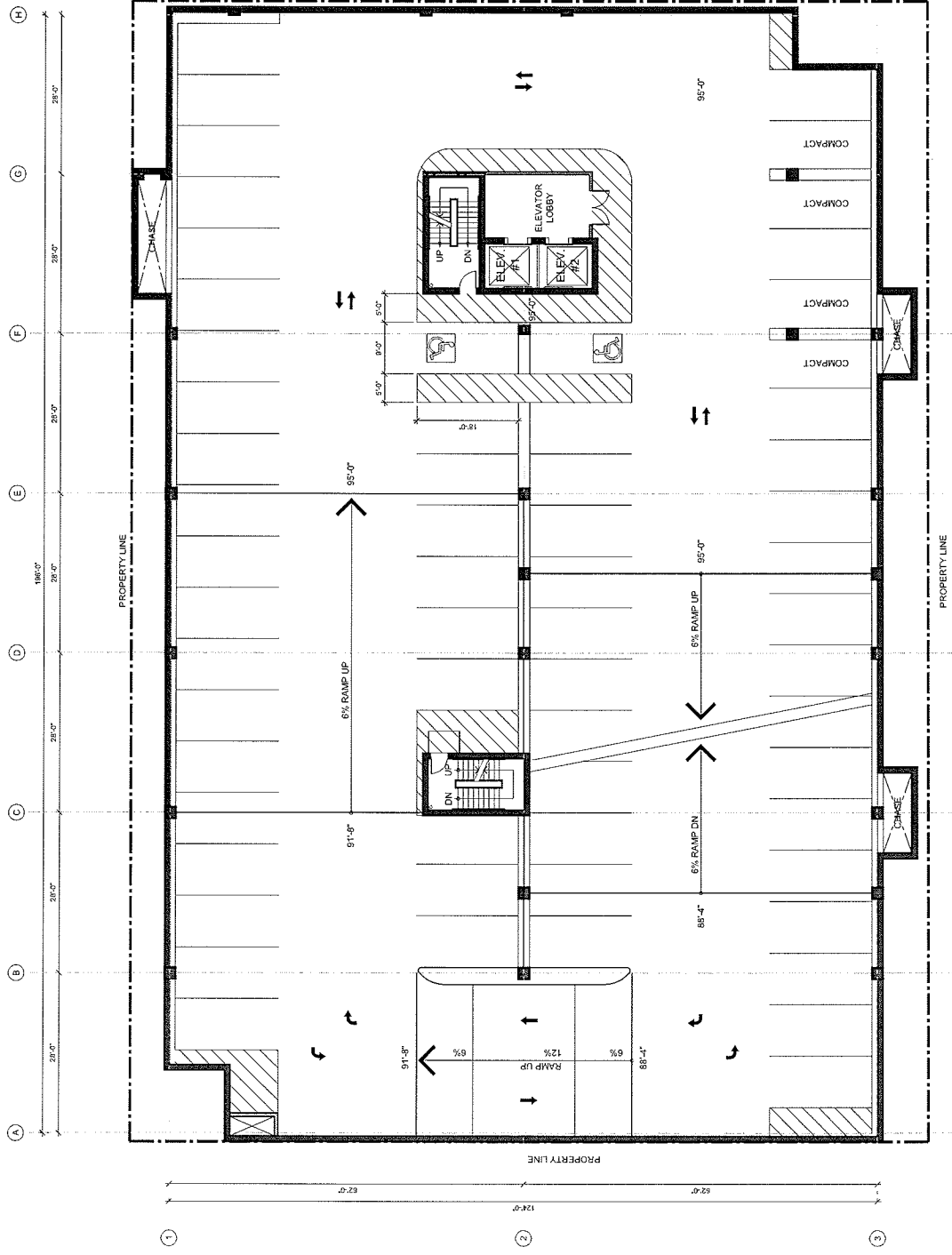
SCALE: 1" = 20'-0"
AUGUST 9, 2010

AUGUST 9, 2010

EVAPS Law Offices

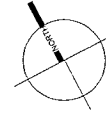
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BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"
AUGUST 9, 2010

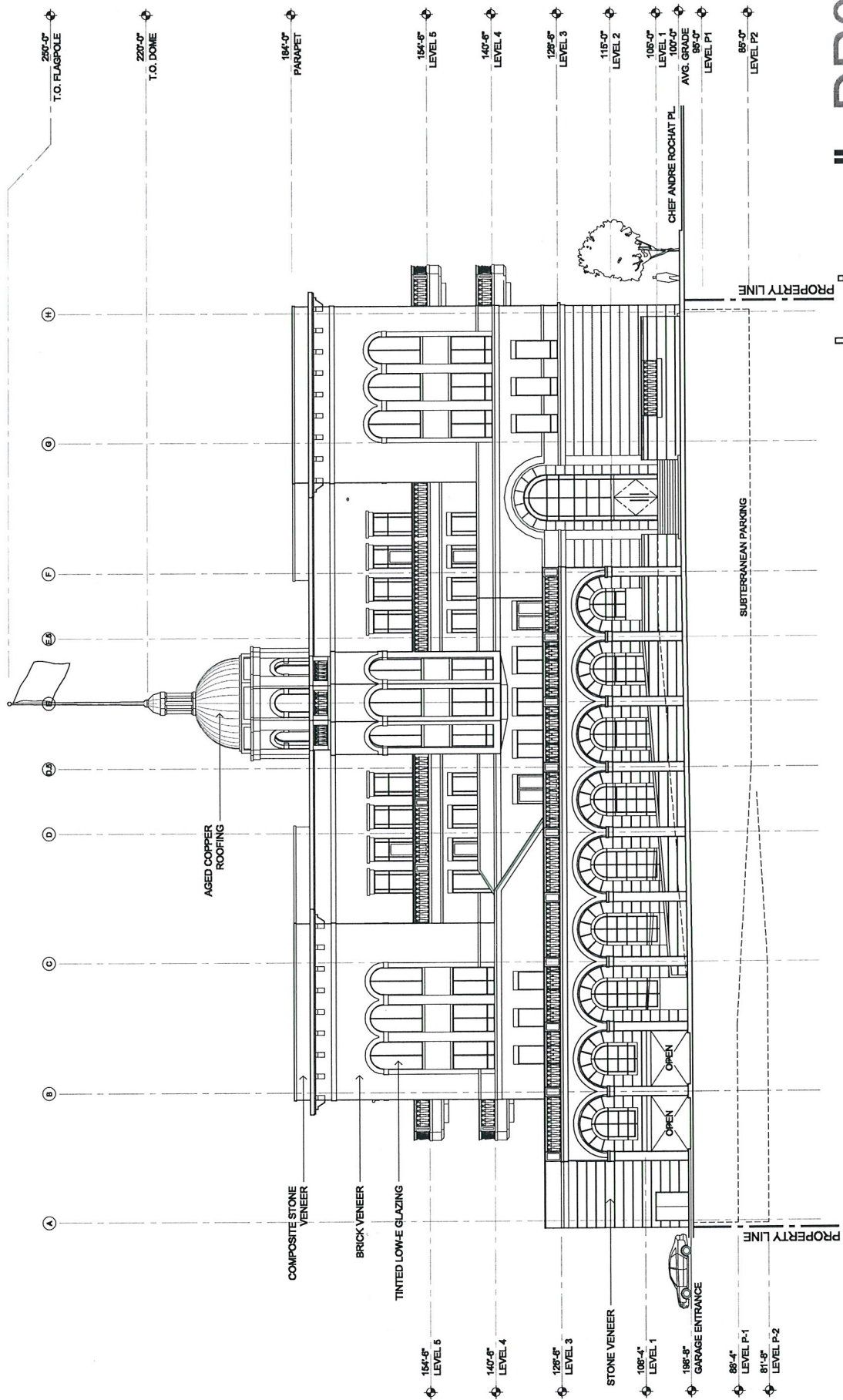


This architectural floor plan depicts a building layout with a central ramp and an elevator lobby. The plan is oriented with a north arrow pointing towards the top right. The building's footprint is irregular, with a central corridor and several rooms. Key features include:

- Central Ramp:** A ramp labeled "6% RAMP UP" runs horizontally across the center of the plan. It is flanked by two large open areas, each measuring 85'-0" in width. The ramp itself is 6'-0" wide.
- Elevator Lobby:** Located in the upper right quadrant, this area contains two elevators labeled "ELEV. #1" and "ELEV. #2". It is adjacent to a "LOBBY" area and a "STAIRS" area.
- Rooms and Spaces:**
 - On the left side, there are several rooms, including a "MEETING ROOM" and a "CONFERENCE ROOM".
 - On the right side, there are rooms labeled "COMPACT" and "STAIRS".
 - A "CHASE" area is located in the upper right corner.
- Dimensions and Layout:**
 - The overall width of the building is 124'-0".
 - The overall depth is 198'-0".
 - Room dimensions include 85'-0" for the main open areas, 6'-0" for the ramp, and 8'-0" for the compact rooms.
- Other Features:**
 - A "PROPERTY LINE" is indicated on the left and right sides of the building.
 - Various symbols for doors, windows, and furniture are used throughout the plan.

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

VAR-39122
SDR-39121



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

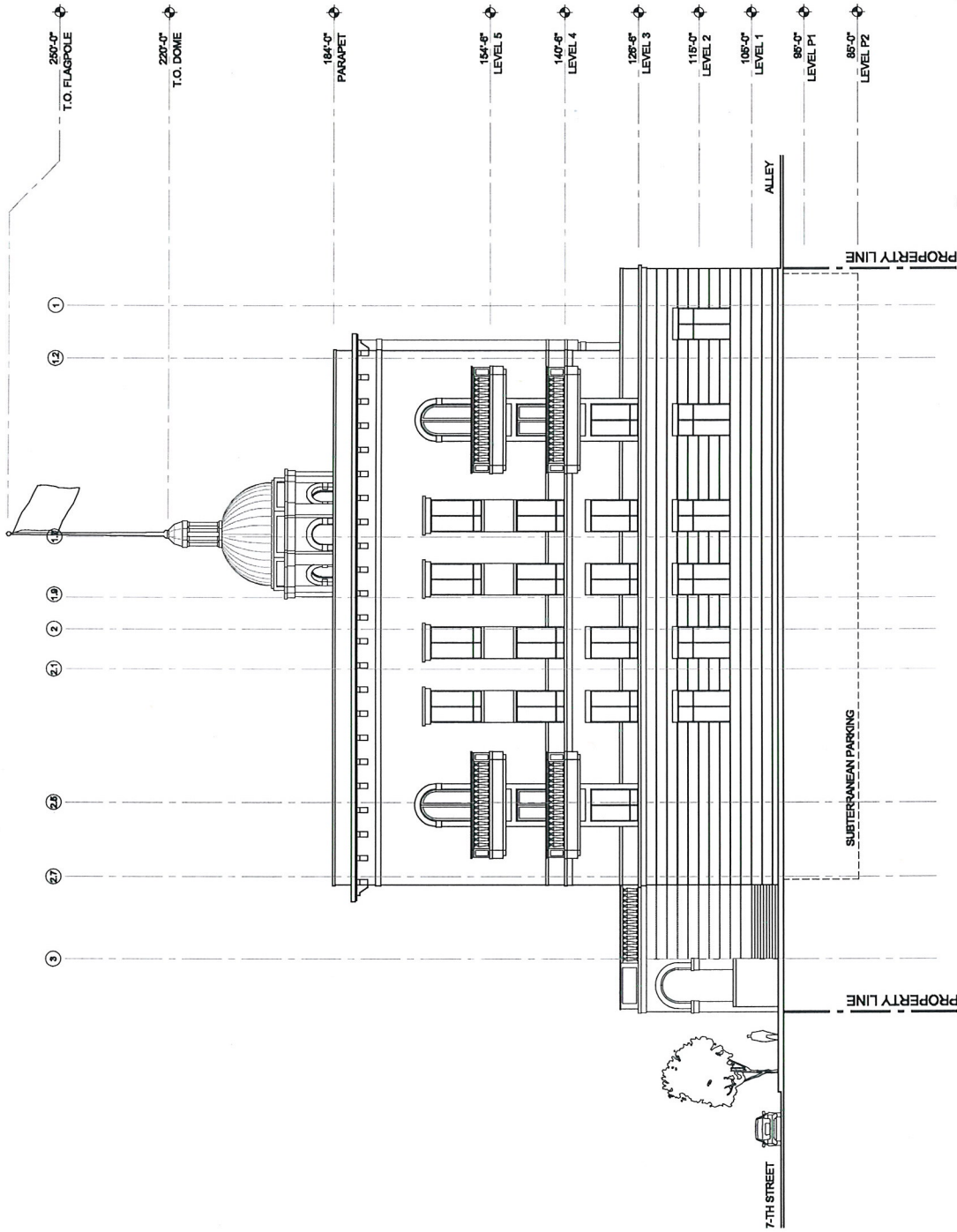
EAST ELEVATION
SCALE: 1" = 20'-0" BRICK
AUGUST 31, 2010



designcell DR08
10777 W TWIN AVE, STE 125 T 702-403-1376
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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SDR-39121
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NORTH ELEVATION

SCALE: 1" = 20'-0"
AUGUST 31, 2010

designcell DR09

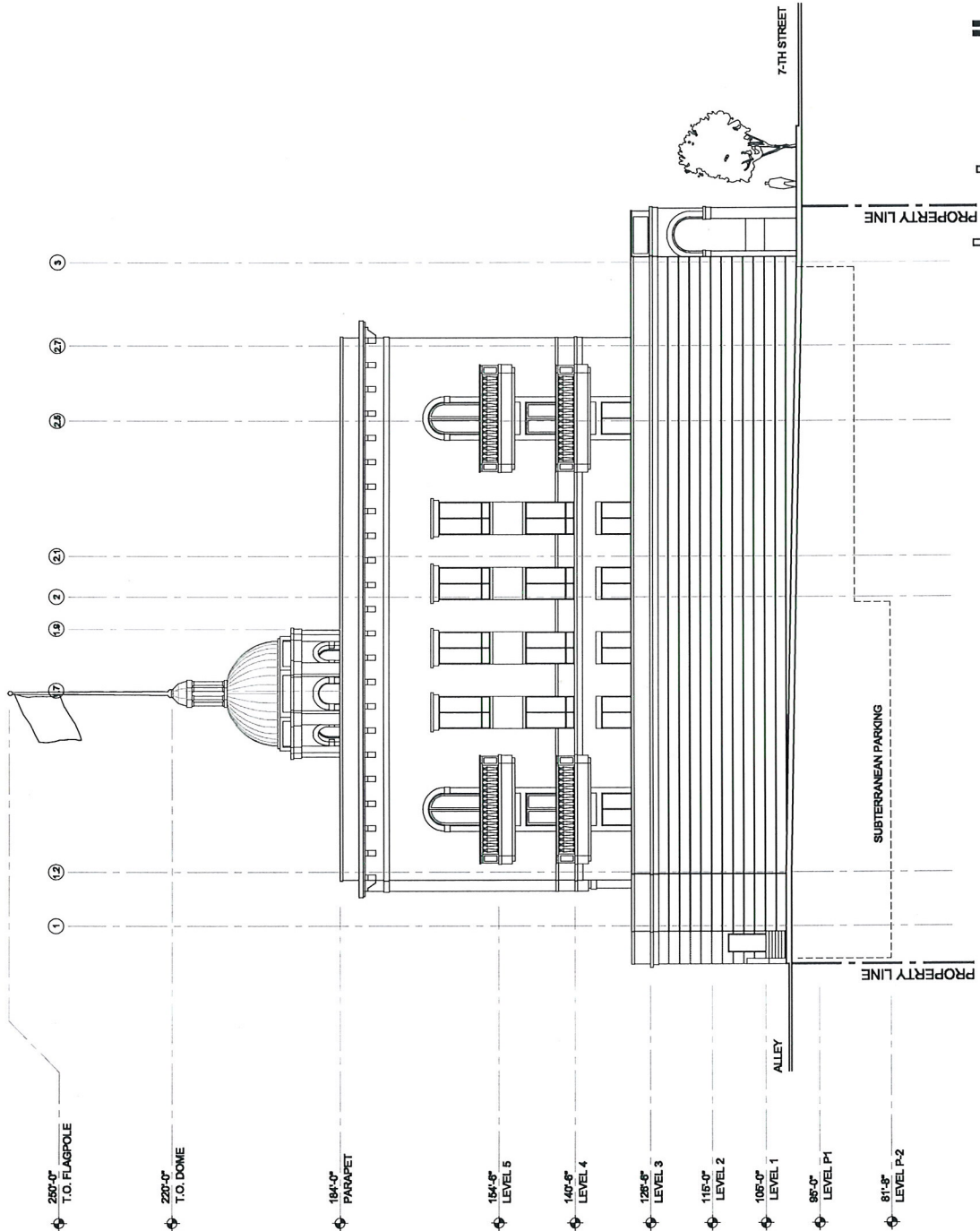
10777 W. TWIN AVE. STE 125 T. 702-438-1325
LAS VEGAS, NV 89135 WWW.DESIGNCELL.COM

VAR-39122

SDR-39121

REVISED

SEP 01 2010

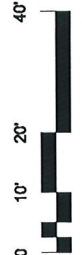


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SOUTH ELEVATION

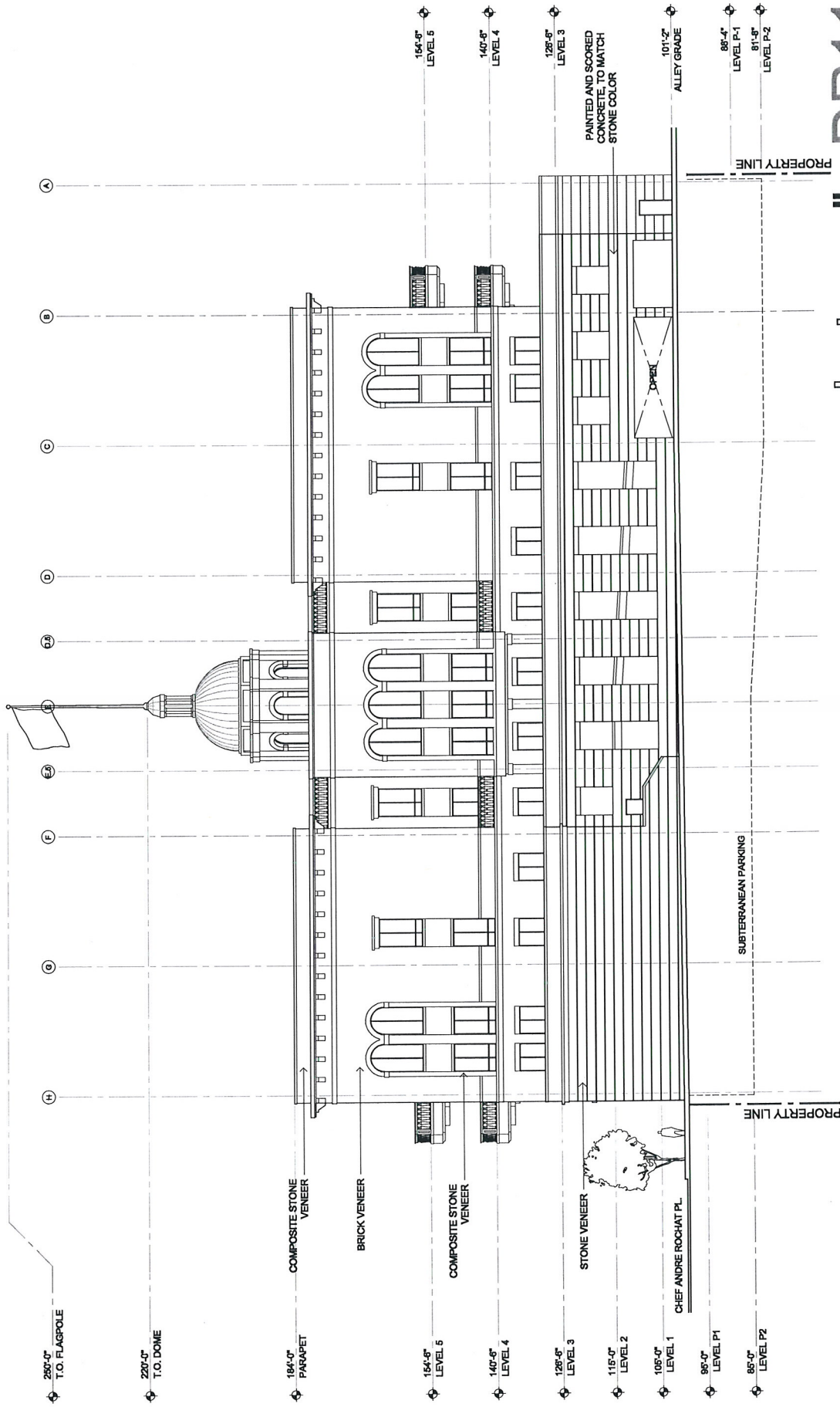
SCALE: 1" = 20'-0"
AUGUST 31, 2010



designcell DR10

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SEP 01 2010
10777 W. TWIN AVE. STE 125
LAS VEGAS, NV 89135
WWW.DESIGNCELL.NV

VAR-39122
SDR-39121
REVISED



EVAPS Law Offices

SWC OF 7th & CHEF ANDRE ROCHAT
LAS VEGAS, NEVADA 89101

WEST ELEVATION

SCALE: 1" = 20'-0"
AUGUST 31, 2010

designcell DR11

10777 W. TWIN AVE. STE 125
LAS VEGAS, NV 89135
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WWW.DESIGNCELL.COM

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SEP 01 2010

VAR-39122
SDR-39121
REVISED

TOTAL LANDSCAPE AREA	2,211.5 A.
TOTAL OPEN SPACE AREA	2,722.5 A.
TOTAL AREA	4,934.0 A.

PLANTING LEGEND

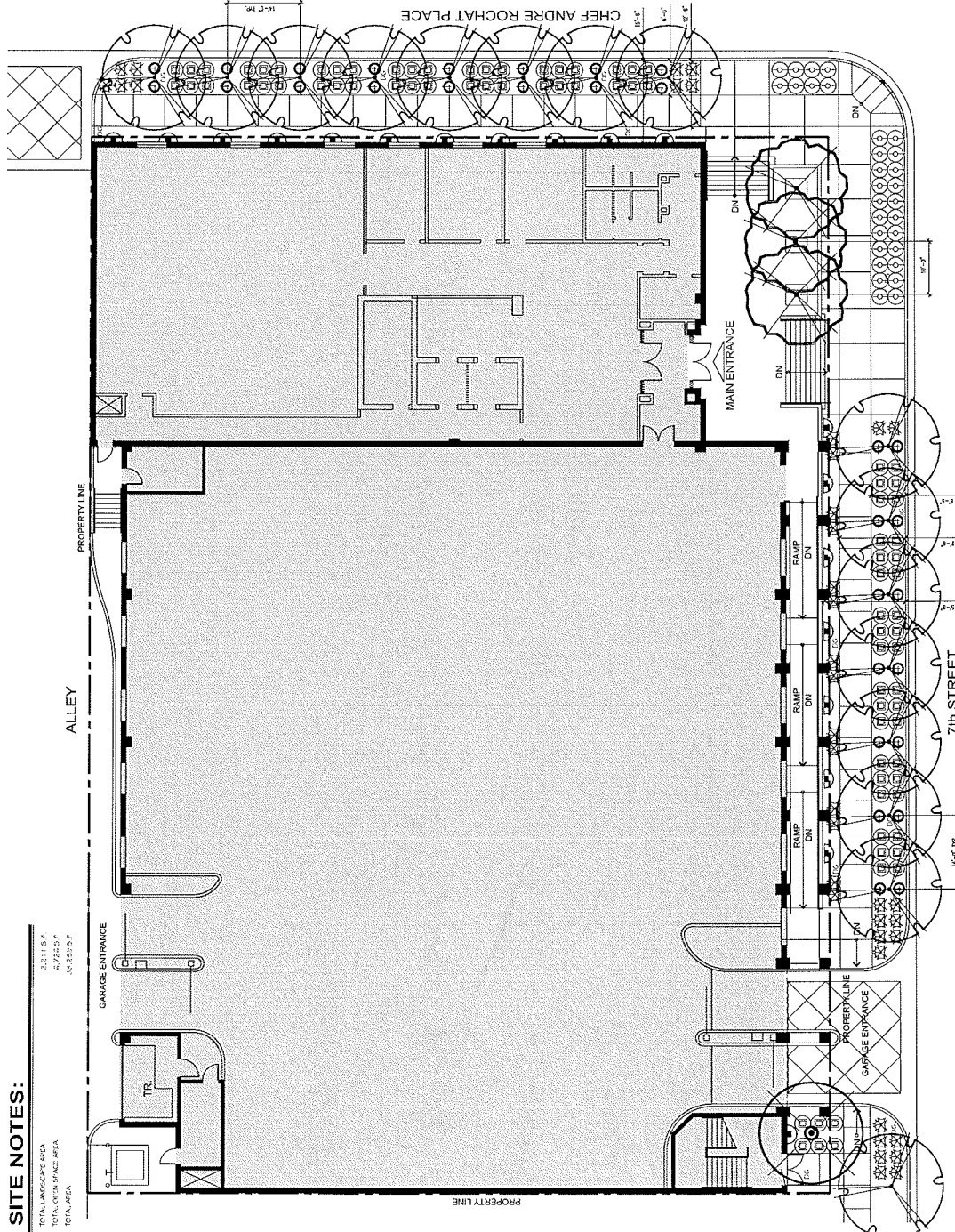
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	FRASERI FRASERI FRASERI		3		
	FRASERI FRASERI FRASERI		4		

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LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
CG	TRIMMED PLANT GARDENS OVER 48" HIG, 1' 1/2" DEEP, 10' WIDE, 1' 1/2" DEEP, 10' WIDE	2,000.00	3' 1/2" DIA.

1. SEE SHEET 100 FOR PLATING DETAILS

[illegible]

SWC OF 7th & CHEF ANDRÉ ROCHAT
LAS VEGAS, NEVADA 89101

SCALE: 1" = 10'-0"
AUGUST 9, 2010

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-39122
SDR-39121

AUG 09 2010



MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

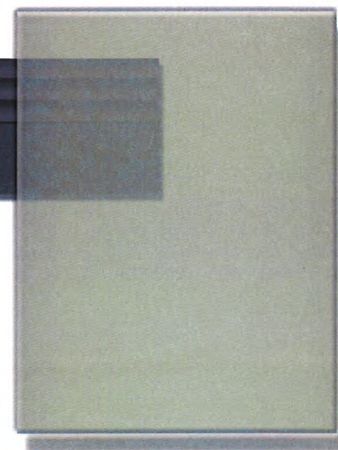


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

RECEIVED
VAR-39122
SDR-39121
AUG 09 2010