



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: _____

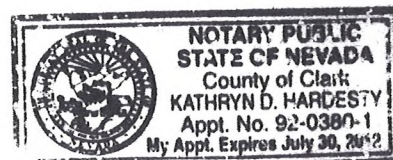
Signature of Property Owner: _____

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*

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

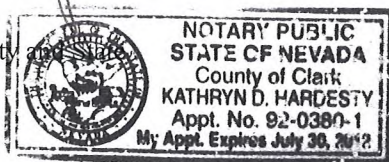
Print Name Robert T. Eglet

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

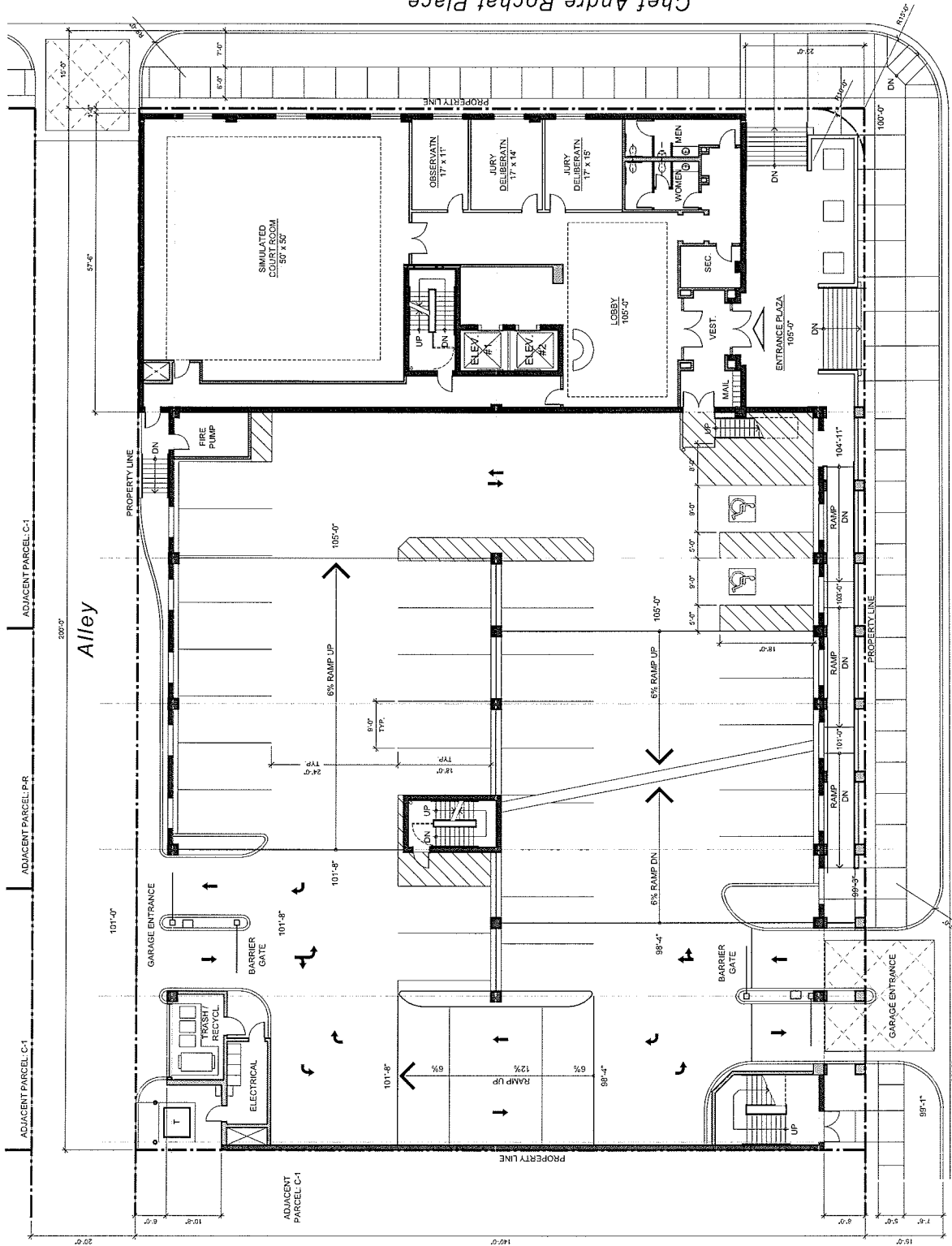
Case #	<u>VAR 39122</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>8/9/10</u>
Received By:	<u>Lhm</u>

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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.

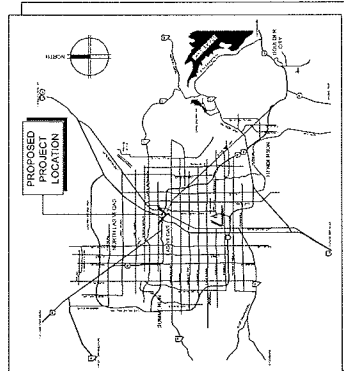
f:\depot\Application Packet\Application Form.pdf



SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033
CURRENT ZONING	26,000 SF
SITE AREA (NET)	
BUILDING AREAS:	
OFFICE (GROSS):	LEVEL 1 6,587 SF LEVEL 2 N/A LEVEL 3 16,553 SF LEVEL 4 15,996 SF LEVEL 5 13,996 SF
TOTAL OFFICE:	\$5,132 SF GROSS
PARKING GARAGE:	LEVEL 2 14,100 SF LEVEL 3 17,500 SF LEVEL P1 24,500 SF LEVEL P2 24,500 SF
TOTAL PARKING GARAGE:	80,700 SF GROSS
PARKING REQUIRED:	
OFFICE (GROSS) / 7000 SF: OF WHICH ACCESSIBLE:	184 SPACES 8 SPACES (1 VAN)
PARKING PROVIDED:	
REGULAR:	170 SPACES
ACCESSIBLE:	6 SPACES (5%)
TOTAL:	184 SPACES (INCL. 1 VAN) 184 SPACES
E.A.B.	4.9
(OFFICE+PKG GARAGE)/SITE:	

VICINITY MAP



Chef Andre Rochat Place

7th Street

SITE PLAN / FIRST FLOOR PLAN

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

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LAS VEGAS, NEVADA 89101

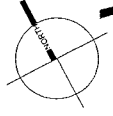
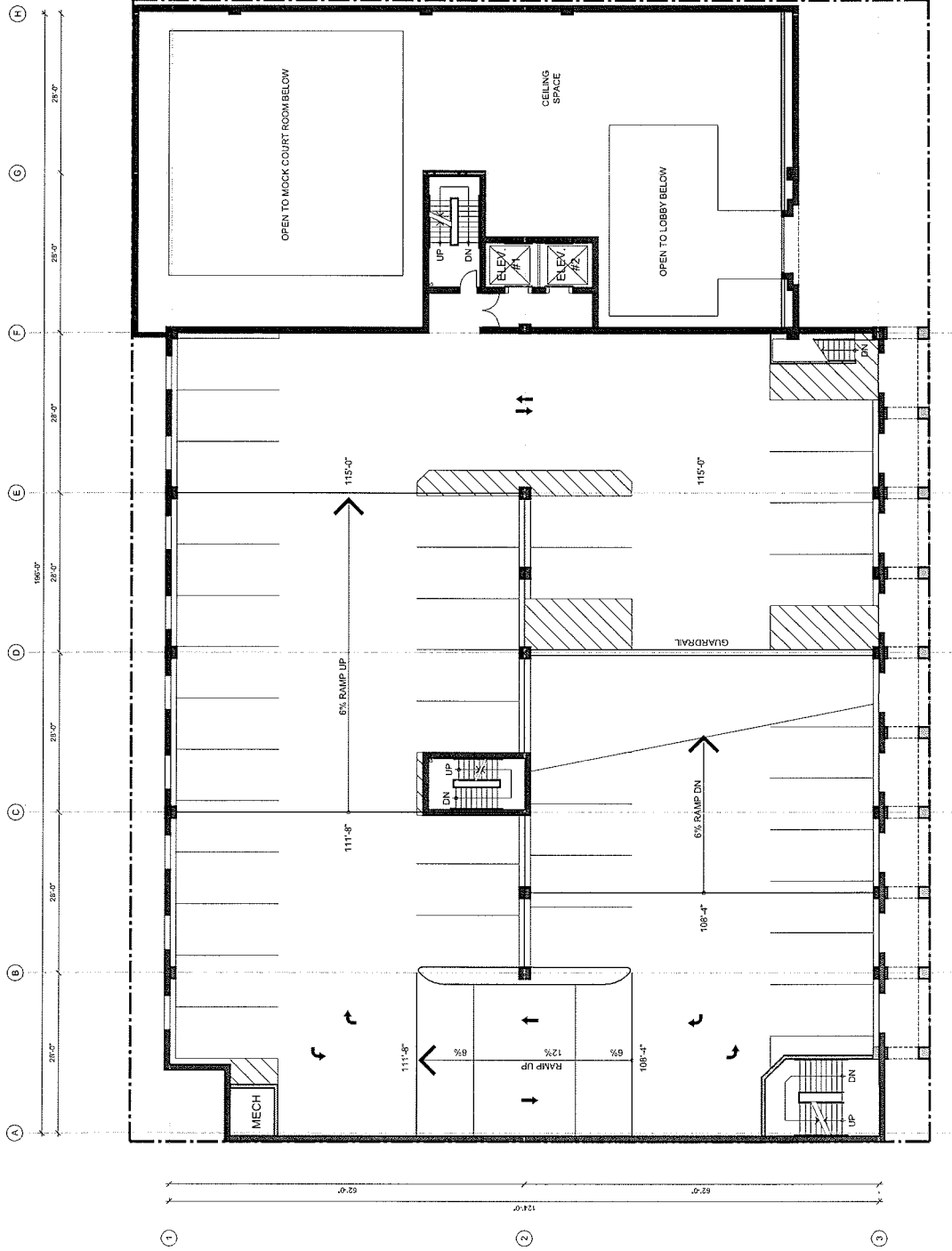
designer's PRO

10777 W. TWIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCENTRE.COM

VAR-39122

SDR-39121

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SECOND FLOOR PLAN
SCALE: 1" = 20'-0"
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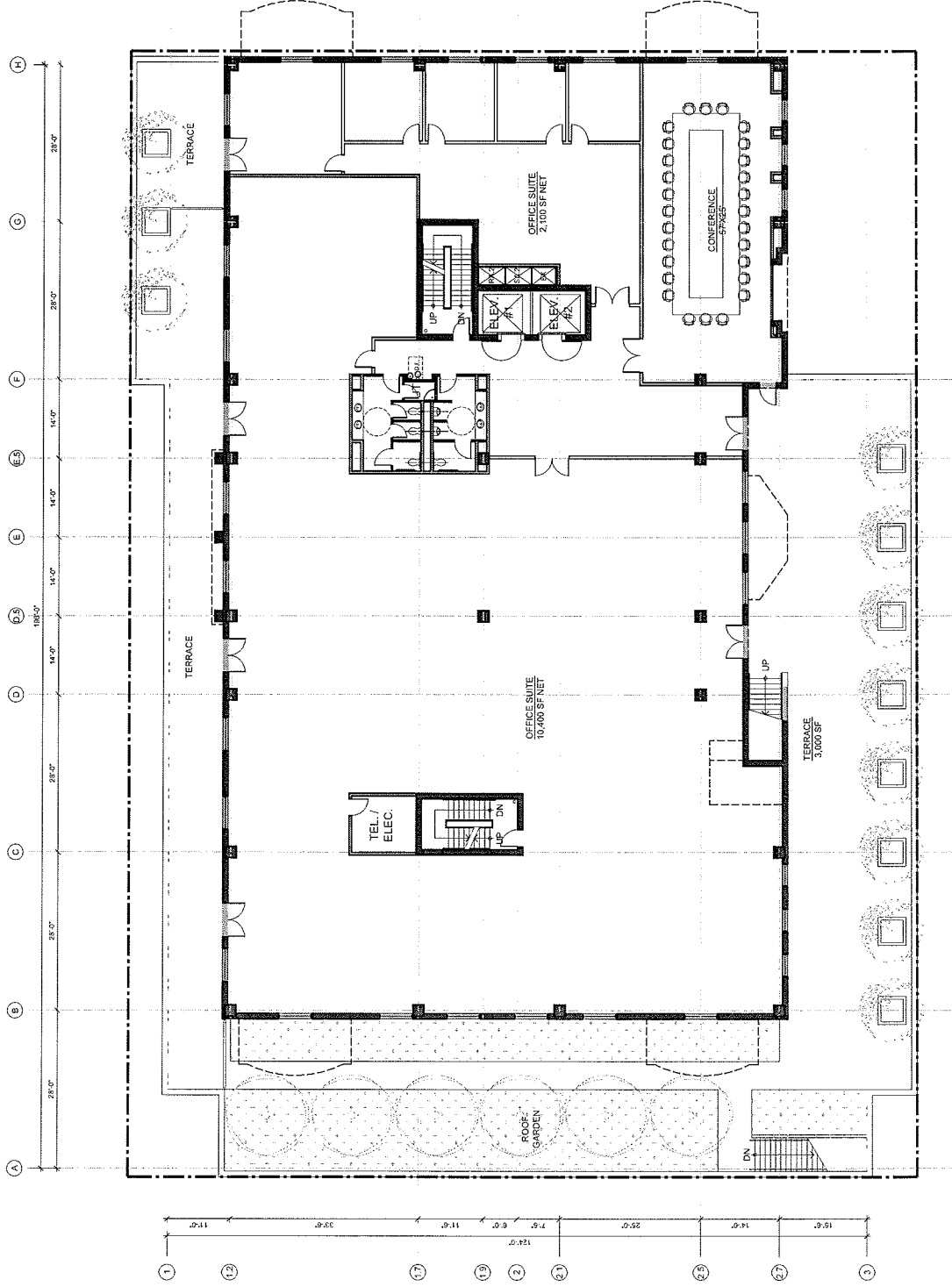
designcell DR02

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LEVEL
2

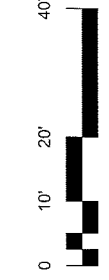


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THIRD FLOOR PLAN

SCALE: 1" = 20'-0"
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LEVEL
3



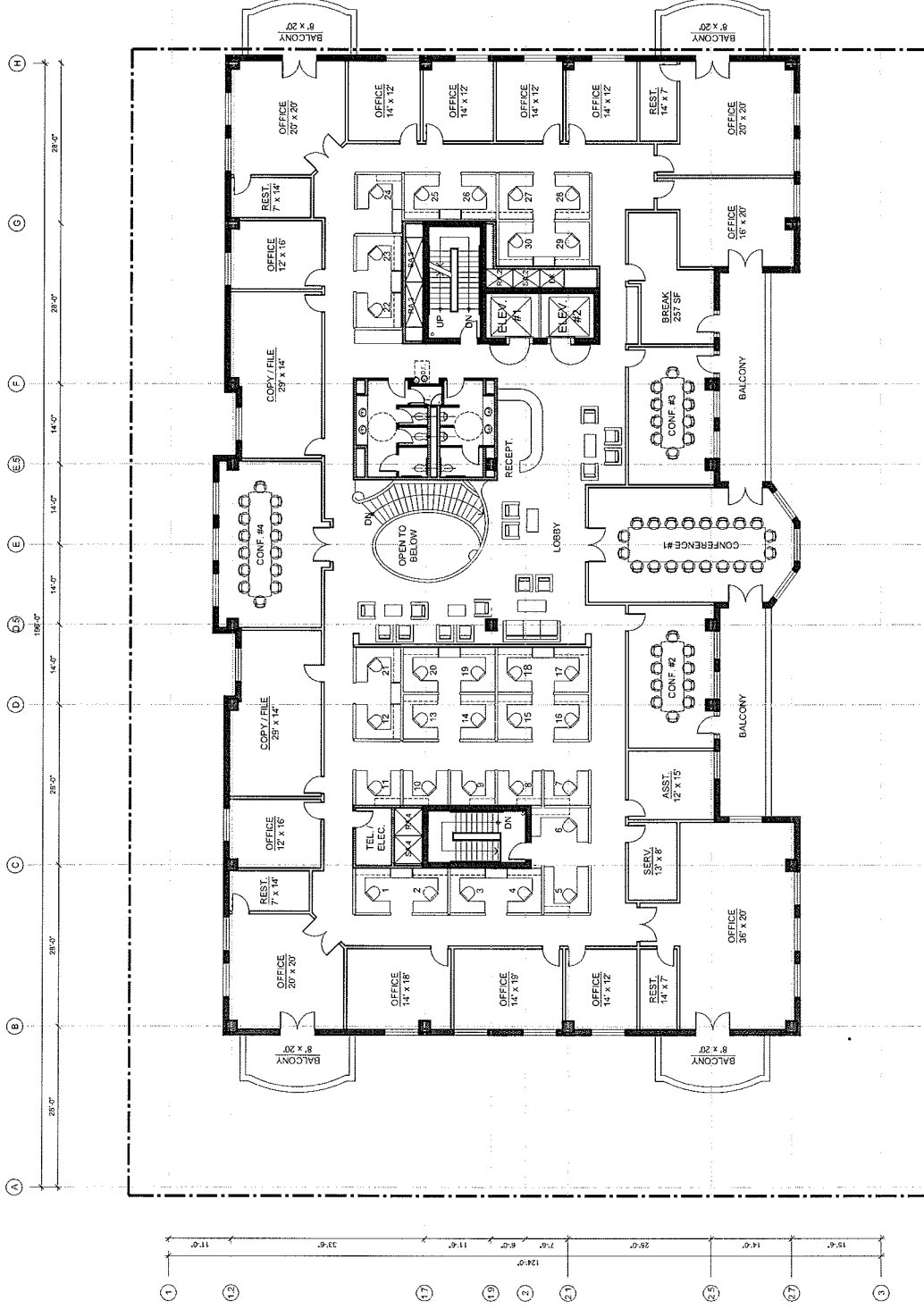
FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"
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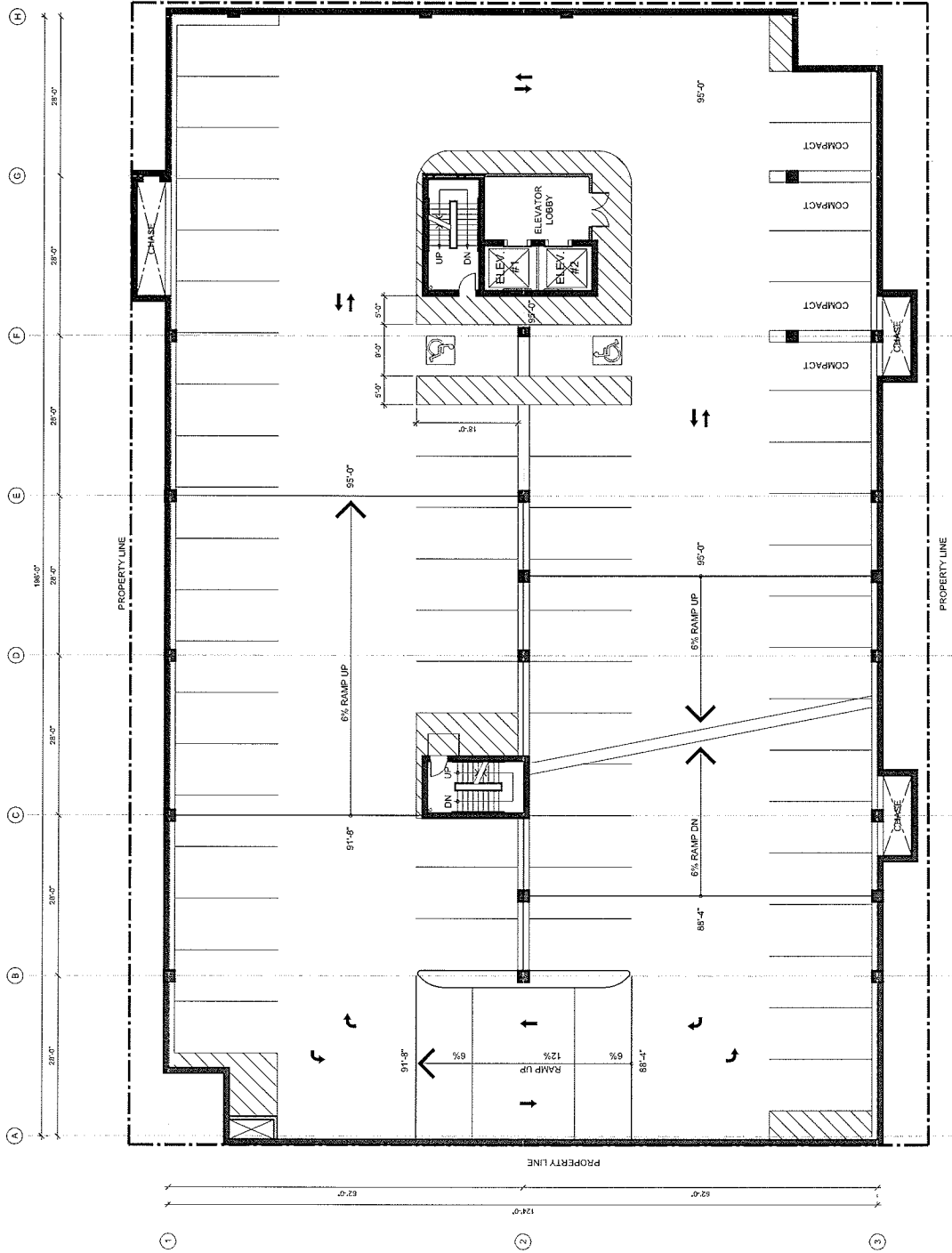
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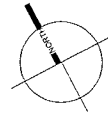
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FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"
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P1
LEVEL



BASEMENT LEVEL 1 FLOOR PLAN

SCALE: 1" = 20'-0"
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09/23/10 PC

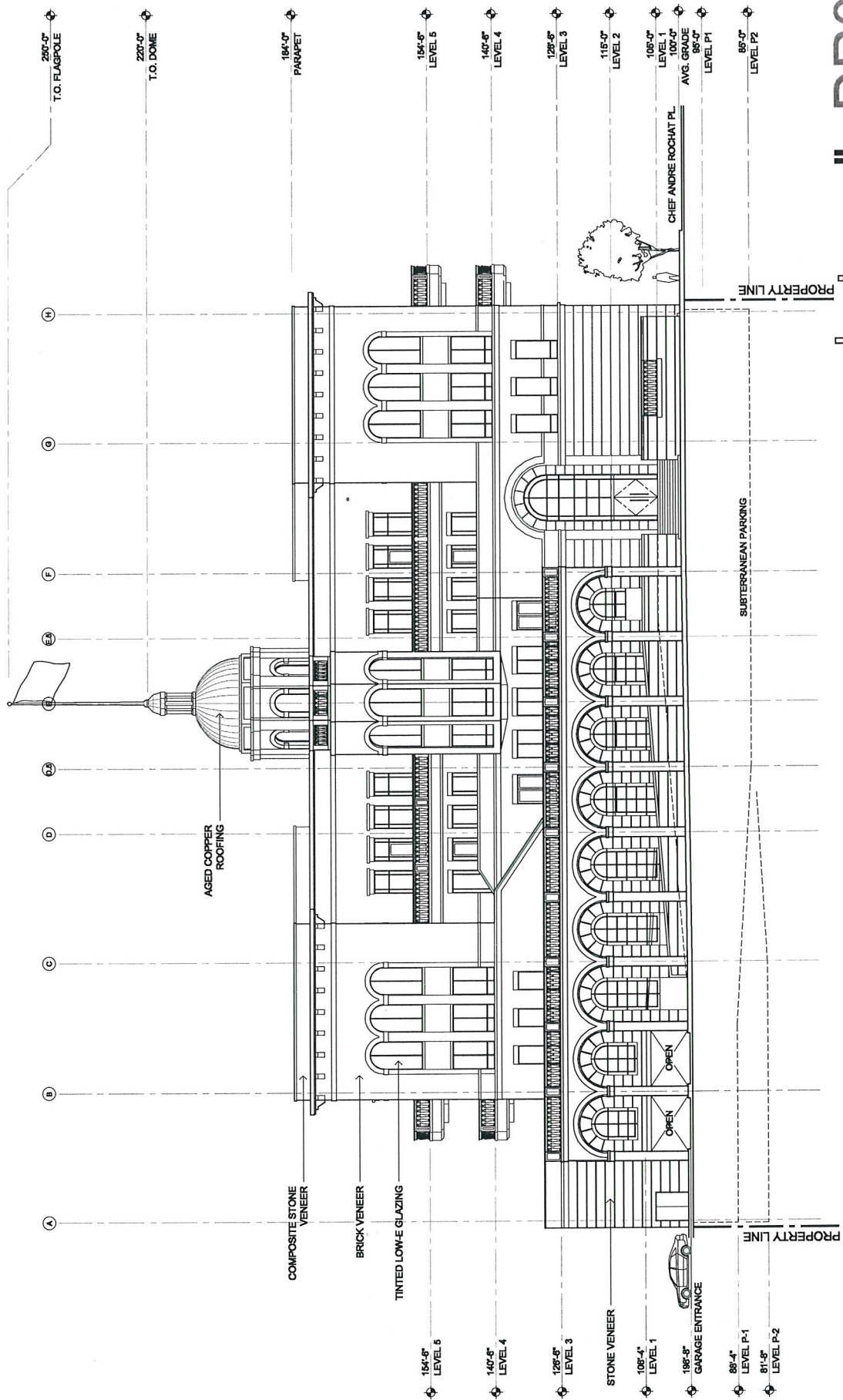
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This architectural floor plan depicts a building layout with a central ramp and an elevator lobby. The plan is oriented with a north arrow pointing towards the top right. The building's footprint is irregular, with a central corridor and several rooms. 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 Grids:**
 - The plan is divided into a grid system with letters A through H along the top and bottom edges, and numbers 1 through 12 along the left and right edges.
 - Overall dimensions are provided: 126'-0" by 62'-0" for the main building footprint, and 198'-0" by 28'-0" for the total area including the ramp and surrounding spaces.
- Other Features:**
 - A "PROPERTY LINE" is indicated on the left and right sides of the plan.
 - A "STAIRS" area is located in the lower right corner.
 - A "LOBBY" area is located in the upper right corner.

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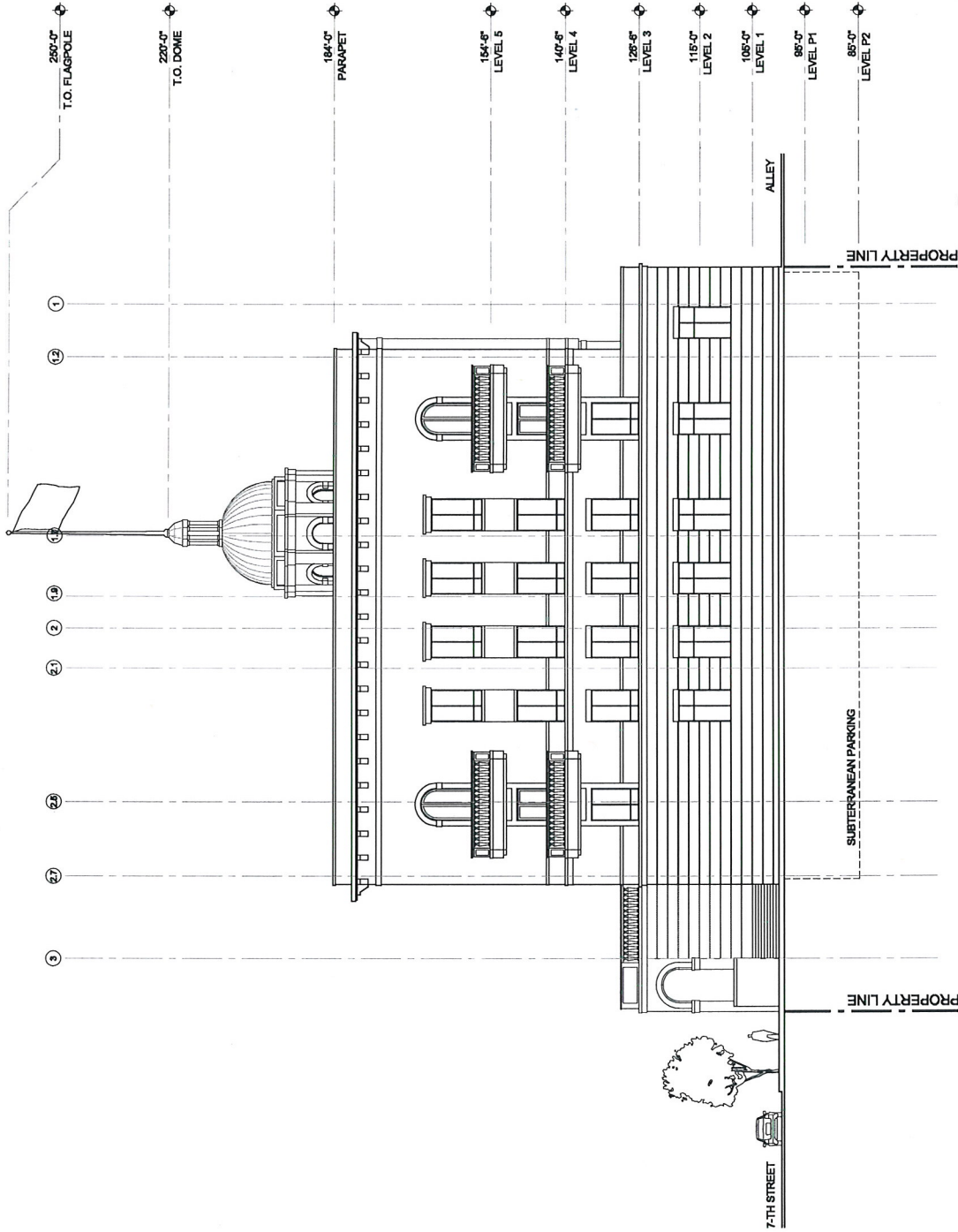
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EAST ELEVATION
SCALE: 1" = 20'-0" BRICK
AUGUST 31, 2010



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designcell DR09

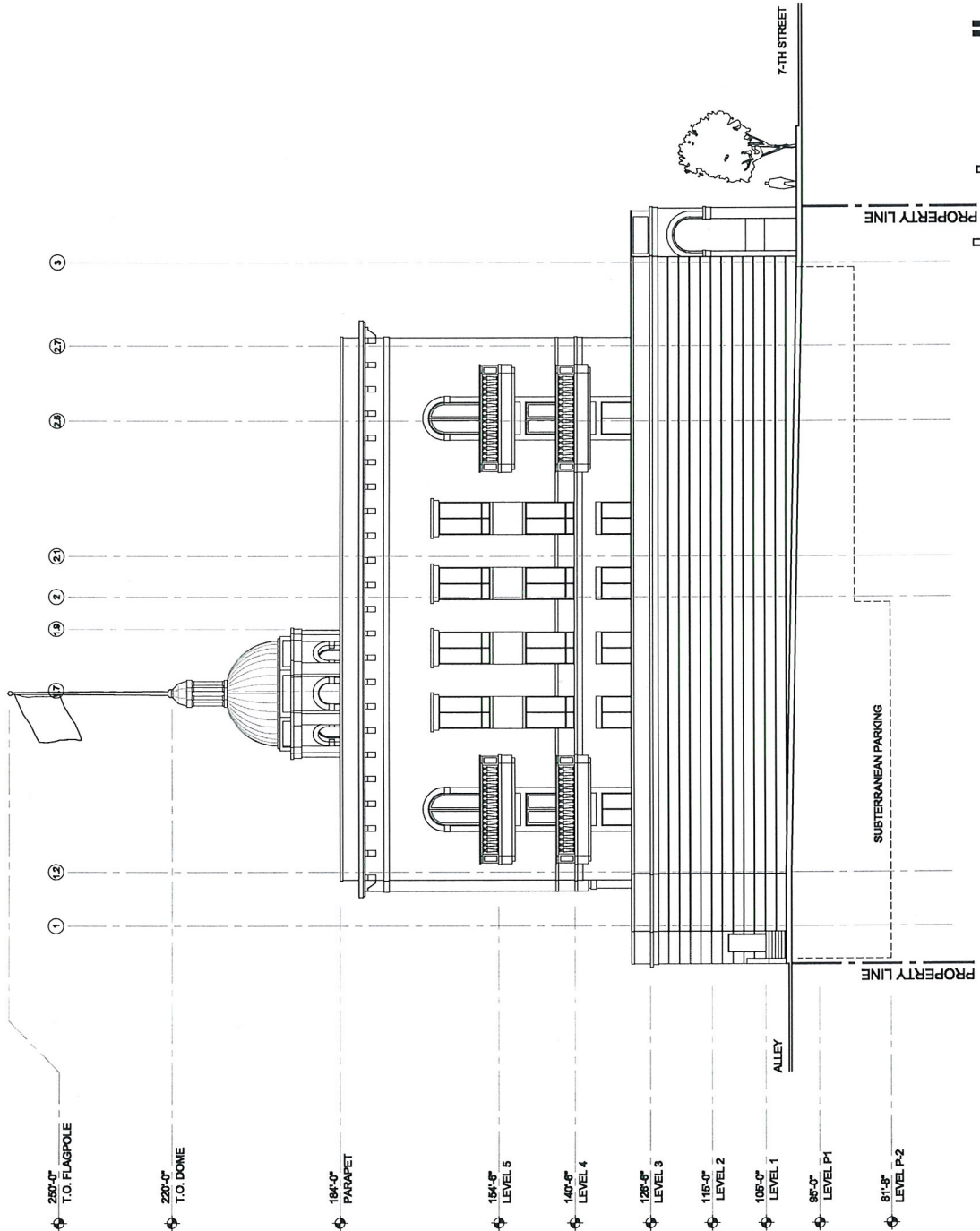
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NORTH ELEVATION
SCALE: 1" = 20'-0"
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250'-0" T.O. FLAGPOLE

220'-0" T.O. DOME

184'-0" PARAPET

164'-0" LEVEL 5

140'-0" LEVEL 4

128'-0" LEVEL 3

115'-0" LEVEL 2

105'-0" LEVEL 1

89'-0" LEVEL P1

81'-0" LEVEL P-2

ALLEY

PROPERTY LINE

SUBTERRANEAN PARKING

7-TH STREET

PROPERTY LINE

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SOUTH ELEVATION

SCALE: 1" = 20'-0"
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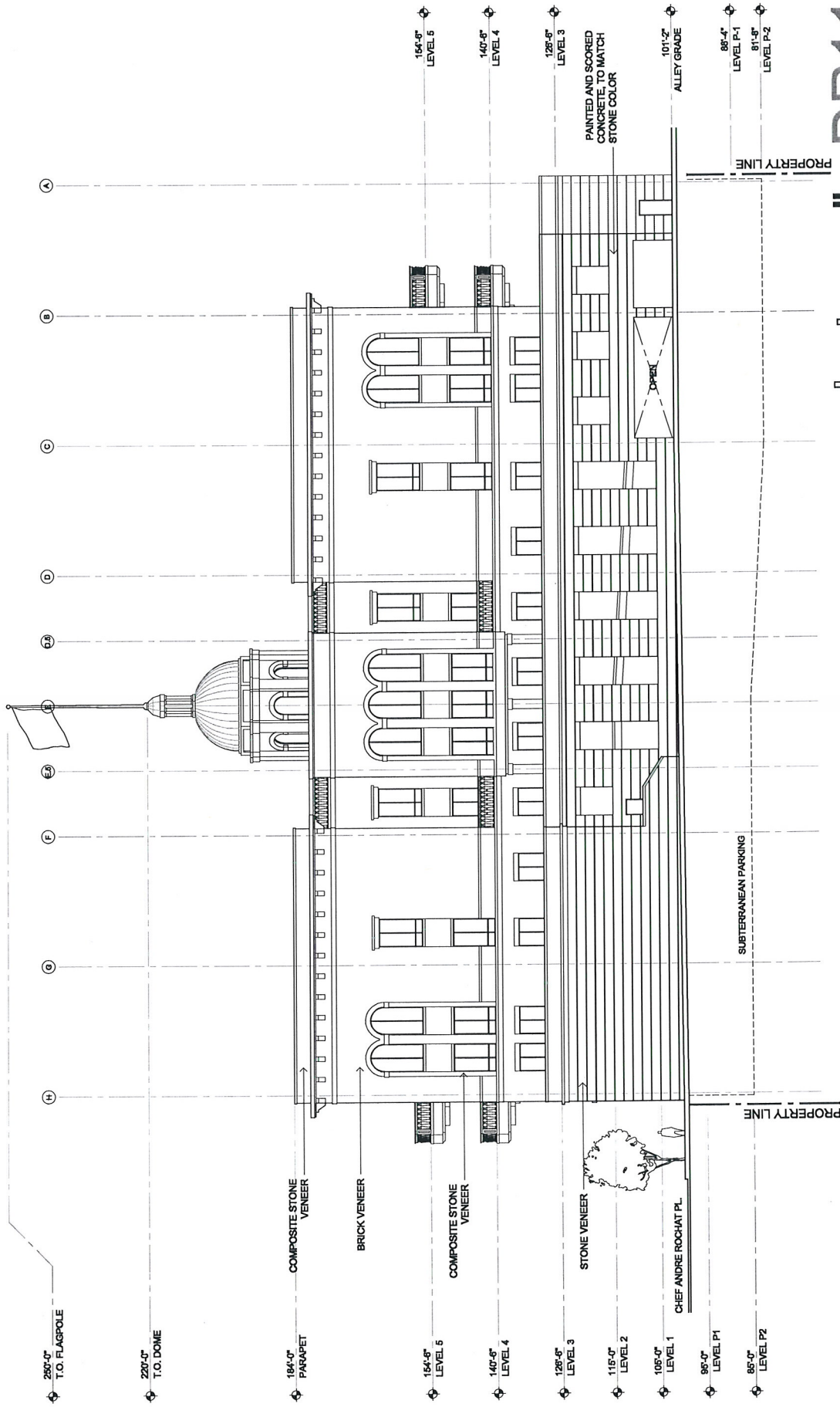


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WEST ELEVATION
SCALE: 1" = 20'-0"
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designcell DR11

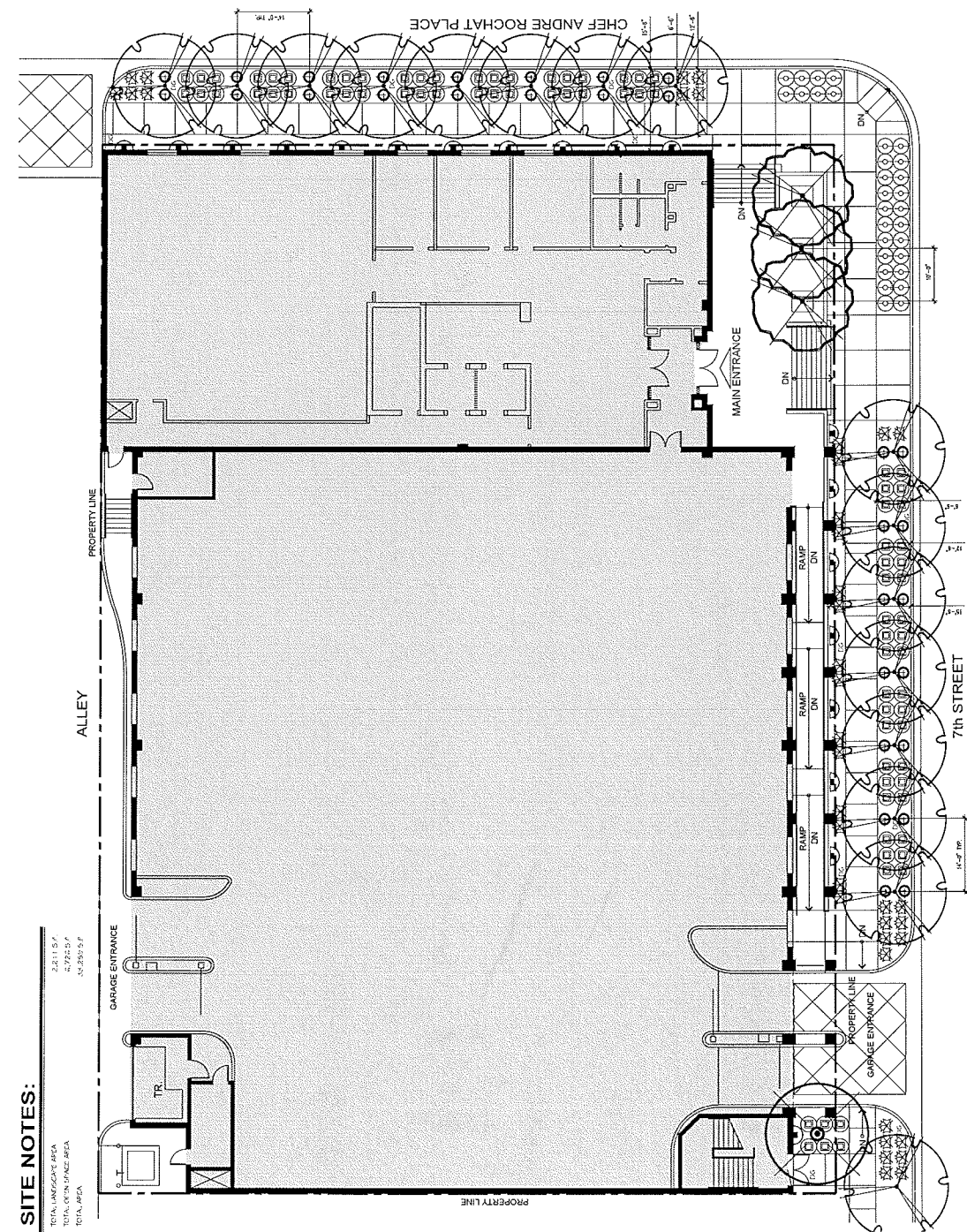
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SITE NOTES:

TOTAL IMPOSED AREA
5,211 S.F.
TOTAL OPEN SPACE AREA
5,723 S.F.
TOTAL AREA
10,934 S.F.

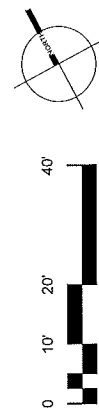


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PRELIMINARY PLANTING PLAN

SCALE: 1" = 10'-0"
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PLANTING LEGEND

TREES	SYMBOL	INSTALLATION	QUANTITY	MINIMUM SIZE
1	(Symbol)	10' x 12' x 10'	1	10' x 12' x 10'
2	(Symbol)	10' x 12' x 10'	1	10' x 12' x 10'
3	(Symbol)	10' x 12' x 10'	1	10' x 12' x 10'
4	(Symbol)	10' x 12' x 10'	1	10' x 12' x 10'
5	(Symbol)	10' x 12' x 10'	1	10' x 12' x 10'

SHRUBS

SYMBOL	INSTALLATION	QUANTITY	MINIMUM SIZE
1	10' x 12' x 10'	1	10' x 12' x 10'
2	10' x 12' x 10'	1	10' x 12' x 10'
3	10' x 12' x 10'	1	10' x 12' x 10'
4	10' x 12' x 10'	1	10' x 12' x 10'
5	10' x 12' x 10'	1	10' x 12' x 10'

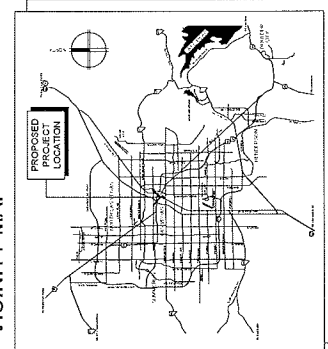
LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QUANTITY	DETAIL
1	10' x 12' x 10'	1	10' x 12' x 10'
2	10' x 12' x 10'	1	10' x 12' x 10'
3	10' x 12' x 10'	1	10' x 12' x 10'
4	10' x 12' x 10'	1	10' x 12' x 10'
5	10' x 12' x 10'	1	10' x 12' x 10'

PLANTING NOTES

1. SEE SHEET L-1 FOR PLANTING DETAILS.
2. COULD BE PLANTED WITHIN 1' OF A CURB OR 1' OF A WALL. PLANTING SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL. PLANTING SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL.
3. COULD BE PLANTED WITHIN 1' OF A CURB OR 1' OF A WALL. PLANTING SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL. PLANTING SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL.
4. ANY TREES PLANTED WITHIN 1' OF A CURB OR 1' OF A WALL SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL. PLANTING SHALL BE PLANTED WITHIN A 1' OF A CURB OR 1' OF A WALL.

VICINITY MAP



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MATERIAL FINISHES



BUILDING BASE:
STONE VENEER

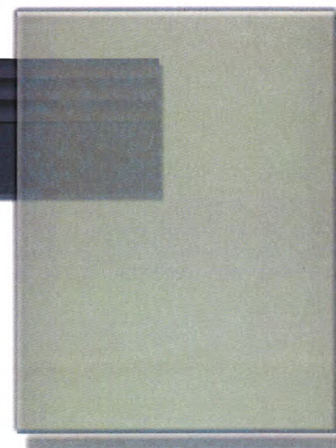


TRIM, ACCENT:
COMPOSITE STONE VENEER

FRAMES:
DARK BRONZE



BRICK VENEER



GLAZING:
SOLARCOOL GRAY, LOW-E

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