



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40799** 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: _____

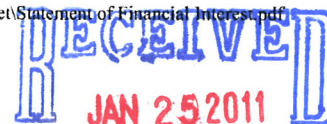
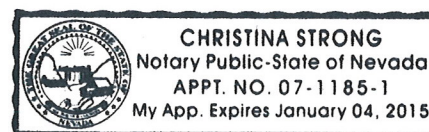
Signature of Property Owner: Jorge Cervantes

Print Name: JORGE CERVANTES

Subscribed and sworn before me Jorge Cervantes

This 25th day of January, 2011

Christina Strong
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 3,373 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 _____
Address 400 E. Stewart Ave Phone: (702) 332-7366 Fax: _____
City Las Vegas State Nevada Zip 89101
E-mail Address _____

REPRESENTATIVE WESTAR Architects Contact Pat Klenk
Address 701 Bridger Ave. Suite Phone: (702) 878-0000 Fax: (702) 878-8430
City Las Vegas State Nevada Zip 89101
E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Jorge Cervantes

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

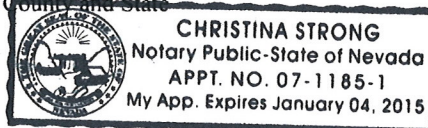
Print Name JORGE CERVANTES

Subscribed and sworn before me Jorge Cervantes

This 25th day of January, 20 11.

Christina Strong

Notary Public in and for said County and State



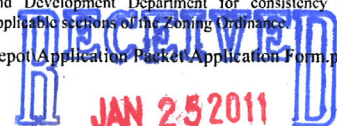
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40799</u>
Meeting Date:	<u>3/8/11PC</u>
Total Fee:	<u>\$830.09</u>
Date Received:*	<u>1/25/11</u>
Received By:	<u>B.S.</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.

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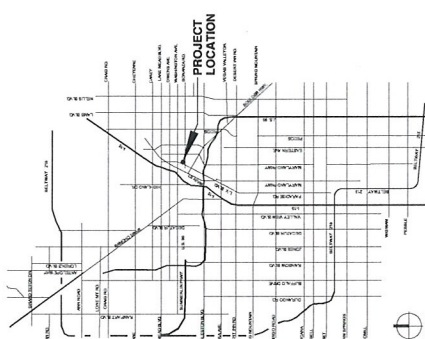
NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	139-27-412-045, 139-27-405-005
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)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 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

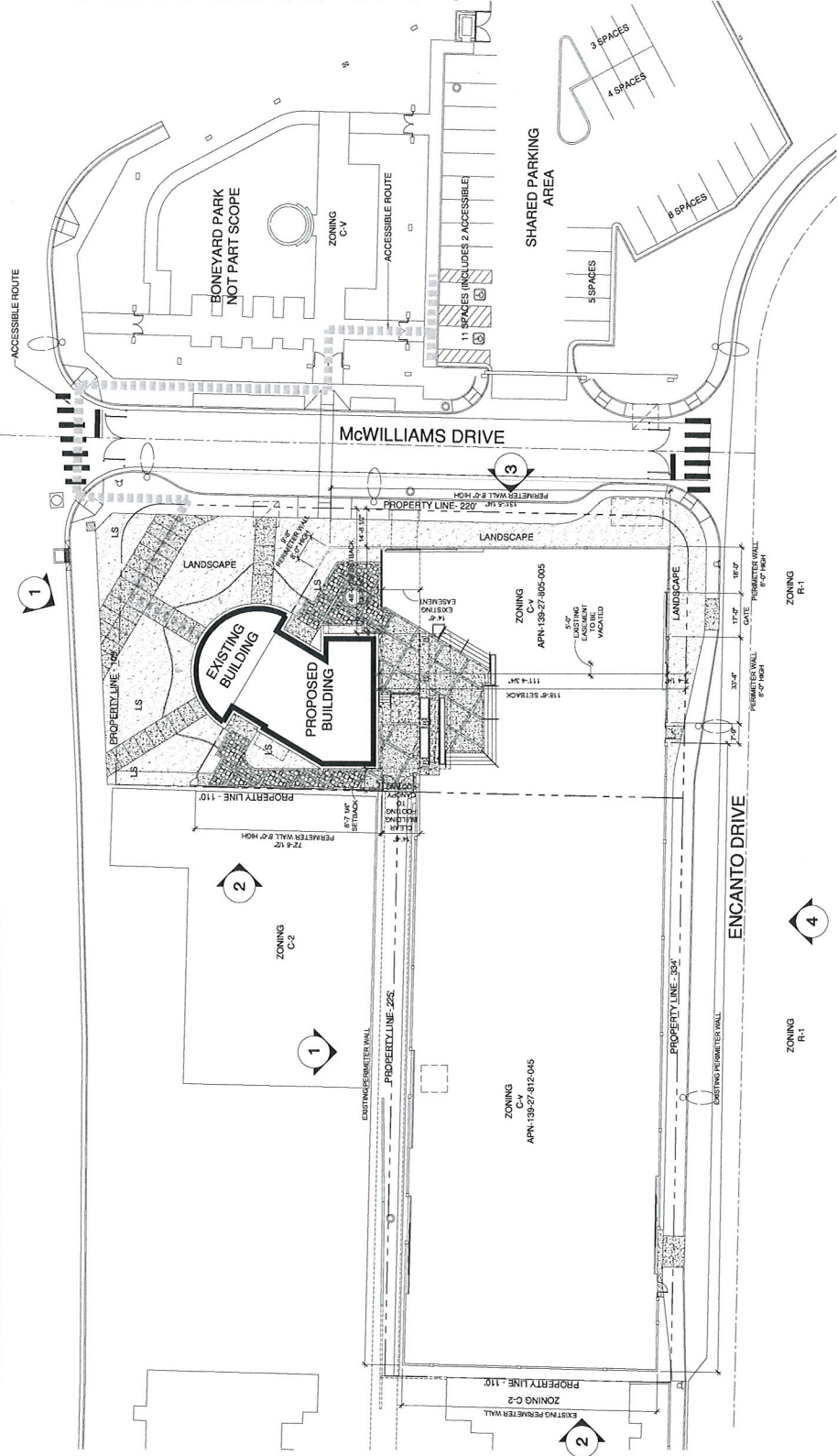


WESTSTAR ARCHITECTS
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ZONING
C-V

ZONING
C-2

LAS VEGAS BLVD.



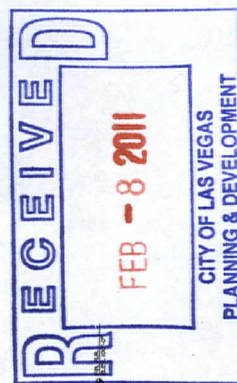
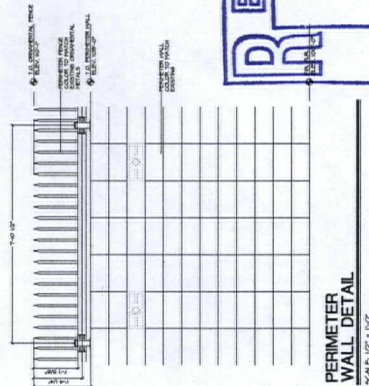
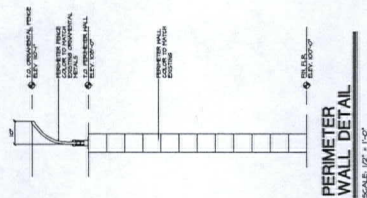
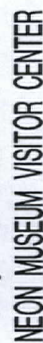
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



RECEIVED
JAN 25 2011

VAR-40799



SCHEMATIC DESIGN



NEWEST ARCHITECTS

WESTERN Architectural Group, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

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FOR TALKERS AND DESIGN CONCEPTS, VISITS AND THE SALE OF PROPERTY OF WESTERN ARCHITECTURAL GROUP, INC., OR FOR ANY OTHER BUSINESS MATTER, PLEASE CONTACT ANY OF OUR OFFICES IN PASADENA, LOS ANGELES, SAN FRANCISCO, SAN JOSE, SAN DIEGO, PALM SPRINGS, CALIFORNIA, OR NEW YORK CITY, NEW YORK.
DATE: JANUARY 08, 2011 at 11:00am PROJECT NUMBER: 000418 FILE NAME: 011-drawings-pasadena

VAR-40799
REVISED

