



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41385** APN: 139-35-805-001
 Name of Property Owner: United Brothers Enterprises, Inc
 Name of Applicant: United Brothers Enterprises, Inc - Bill Bhatti
 Name of Representative: Ace Engineering

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: Bhupinder Bhatti
 Print Name: Bhupinder Bhatti

Subscribed and sworn before me

This 31 day of March, 2011
Sunshine Muangsopa
 Notary Public in and for said County and State



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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Parking - to allow reduced required parking
 Project Address (Location): 2320 Fremont St, Las Vegas, NV 89101
 Project Name: Fremont/Charleston Retail Proposed Use: Financial institution, smog check station
 Assessor's Parcel #(s): 139-35-805-001 Ward #: 3
 General Plan: existing C proposed N/C Zoning: existing C-2 proposed N/C
 Commercial Square Footage: — Floor Area Ratio: —
 Gross Acres: .92 Lots/Units: — Density: —
 Additional Information: Variance to allow reduced required on-site parking

PROPERTY OWNER: United Brothers Enterprises, Inc Contact: Bill Bhatti
 Address: 2320 Fremont St Phone: 702-591-4482 Fax: 702-982-6701
 City: Las Vegas State: NV Zip: 89101
 E-mail Address: billbhatti@gmail.com

APPLICANT: United Brothers Enterprises, Inc Contact: Bill Bhatti
 Address: 2320 Fremont St Phone: 702-591-4482 Fax: 702-982-6701
 City: Las Vegas State: NV Zip: 89101
 E-mail Address: billbhatti@gmail.com

REPRESENTATIVE: Ace Engineering Contact: Pat Samson
 Address: 6283 Dean Martin Dr, Ste B Phone: 702-396-5113 Fax: 702-396-5114
 City: Las Vegas State: NV Zip: 89118
 E-mail Address: Pat@aceengineering.us

Property Owner Signature: Bhupinder Bhatti
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name: Bhupinder Bhatti

Subscribed and sworn before me
 This 31st day of March, 20 11

Sunshine Muangsopa
 Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

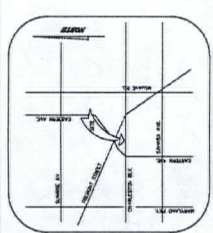
Case #	<u>VAR-41385</u>
Meeting Date:	<u>5-10-11 PC</u>
Total Fee:	<u>\$830</u>
Date Received:*	<u>4/5/11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

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Call before you Dig.
1-800-277-2600
CALL 1-800-277-2600



- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB LINES
 - CENTER LINE
 - BLOD LINE
 - EASEMENT
 - SETBACK LINE
 - SITE VISIBILITY ZONE
 - ACCESSIBLE ROUTE
- NOTE: ALL PREP STANDING SIGNS ARE EXISTING EXCEPT AS NOTED.**

PROJECT DATA (PROPOSED OFFICE)

I PROJECT NAME: FREMONT/CHARLESTON RETAIL
 II PROJECT LOCATION: CHARLESTON BLVD. & FREMONT ST.
 CITY OF LAS VEGAS, NEVADA
 III ASSESSOR'S PARCEL NUMBER: 139-35-865-001
 IV ZONING: C-2
 V JURISDICTION: LAS VEGAS - 89101
 VI ACTUAL: 15'-0" (TOP OF PARAPET)
 VII ALLOWABLE: 40'
 VIII SIDING: 1
 IX ALLOWABLE: 2
 X BUILDING CODES: 2009 IBC
 XI FIRE SPRINKLERS: YES
 XII AREA BREAKDOWN:
 GROSS SITE AREA: 0.955AC (41602 SQ.FT.)
 EXISTING C-2: 17,100 SQ.FT. (TO BE REMOVED)
 EXISTING C-2 STORE: 3600 SQ.FT.
 EXISTING CANOPY: 4360 SQ.FT.
 PROPOSED OFFICE: 2400 SQ.FT.
 PROPOSED CANOPY: 2400 SQ.FT.
 PROPOSED SUITE ROOM: 200 SQ.FT.
 PROPOSED SUITE ROOM: 200 SQ.FT.

CODE ANALYSIS (2009 IBC)

I OCCUPANCY CLASSIFICATION: B - 1
 II USE GROUP: S-1
 III TOTAL OCCUPANT LOAD: 2400/200=12 OCCUPANTS
 IV TABLE 1004.1.1

PARKING ANALYSIS

a) PARKING REQUIRED FOR EXISTING C-2 STORE:
 1 SPACE/750 GROSS FLOOR AREA (3600 SQ.FT.) = 15 SPACES
 b) PARKING REQUIRED FOR PROPOSED OFFICE:
 1 SPACE/300 GROSS FLOOR AREA (2400 SQ.FT.) = 8 SPACES
 c) PARKING REQUIRED FOR PROPOSED SUITE ROOM:
 1 SPACE/300 GROSS FLOOR AREA (200 SQ.FT.) = 2 SPACES
 + 1 SERVICE SPACE
 d) TOTAL PARKING REQUIRED: (9'X18')
 STANDARDS PARKING PROVIDED: (9'X18')
 HANDICAPPED PARKING PROVIDED: (9'X18')
 COMPACT PARKING PROVIDED: (9'X18')
 3 COMPACT SPACES < SIZE OF REQUIRED PARKING
 e) TOTAL PARKING PROVIDED:
 TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED: 1
 TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED: 2

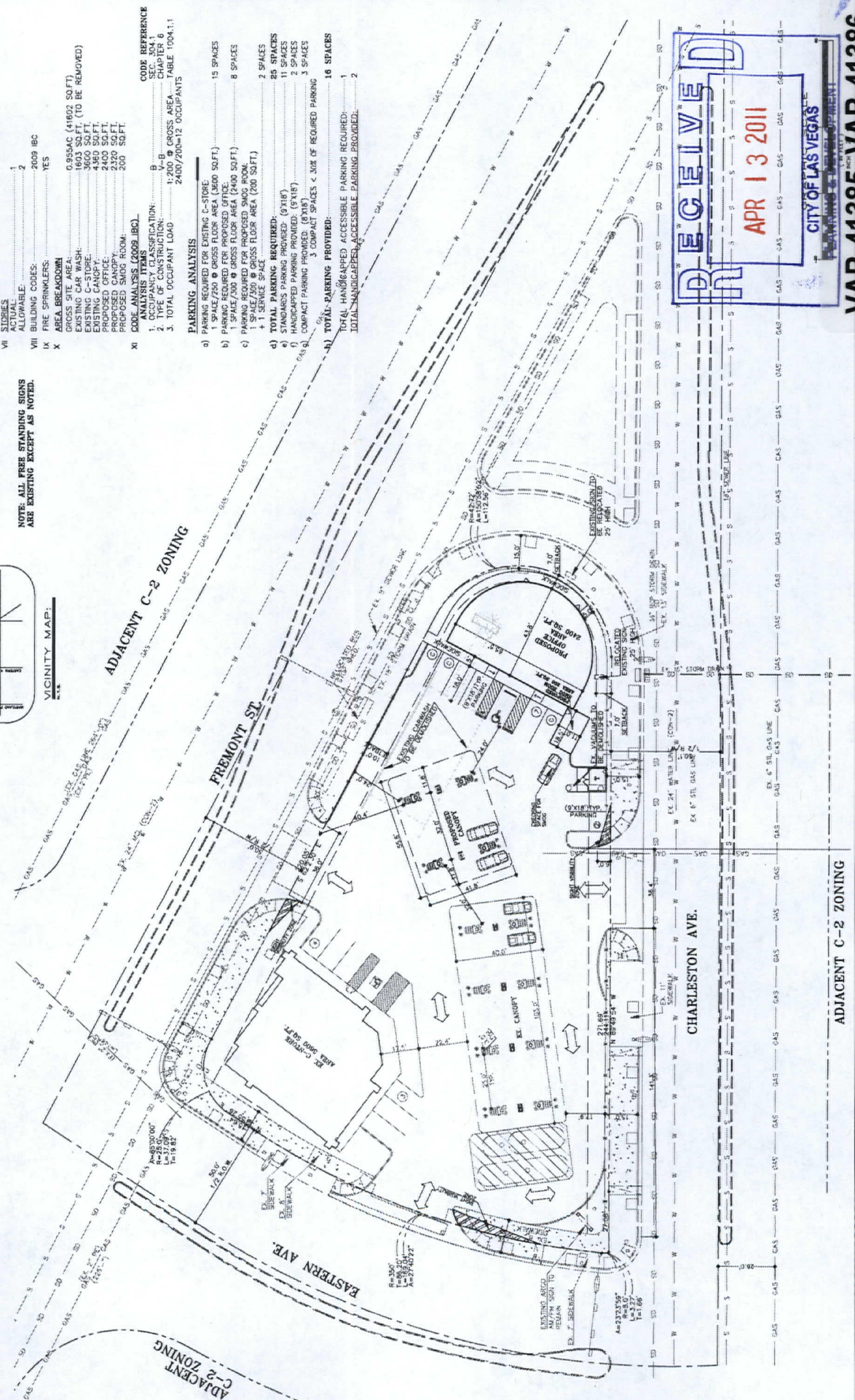
ACE Consulting
 6283 Dawn North Drive, Suite B
 Las Vegas, Nevada 89118
 Phone: (702) 396-8113 Fax: (702) 396-8114
 Land Planning & Civil Engineering - Architectural Design - Structural Engineering

PROJECT
 SITE PLAN
 FREMONT / CHARLESTON RETAIL
 CHARLESTON BLVD. & FREMONT ST.
 CITY OF LAS VEGAS, NEVADA

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 CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT DEPARTMENT

DATE: 04/03/2011
JOB: 1007
PROJECT: 139-35-865-001
CHK BY: MJD

A10.0
SHEET
1 OF 2



VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED

LANDSCAPING:

- [illegible]

MAINTENANCE:

- FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED.
 LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OF VEHICLES, DISPLAY OF
 EQUIPMENT OR OTHER USES DETRIMENTAL TO THE LANDSCAPING. HOWEVER, SIGNS
 ARE PERMITTED.
 ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE
 DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.
 LANDSCAPING REQUIRED OUTSIDE DECORATIVE FENCES AND WALLS SHALL BE MAINTAINED
 TO THE SATISFACTION OF THE CITY OF CHICAGO. THE CITY OF CHICAGO MAY
 DEMAND TOL FOR ANY MAJOR OR MINOR VIOLATION.
 IF A SCHEDULE IS ESTABLISHED BEHIND LANDSCAPING, OR IF THE SCHEDULE MANAGERS,
 LANDSCAPING SHALL BE SUBJECT TO THE PROVIDING MAINTENANCE ASSOCIATION AND
 LANDSCAPING AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC
 WORKS.

IRRIGATION:

[illegible]

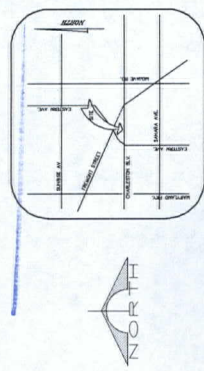
PLANT LEGEND			
PROPOSED PLANT	SIZE & QUANTITY	SPECIES/GEN NAME	COMMON NAME
	24" DIA 4 NO.	PINUS (LARGE TREE)	STONE PINE
	12" DIA 15 NO.	RHYACOPSIS	NOYAN YAMPOHNE
	5 OAL 12 NO.	EUROPS	GREEN BUSH DASY
	1 OAL 3 NO.	BULGUS	JAPANESE BOXWOOD
	1 NO. 4 NO.	ARTESIA	QUAIL BUSH
	1 OAL 1 NO.	ARTESIA	WORMWOOD

LANDSCAPE PLAN



L1.0.0

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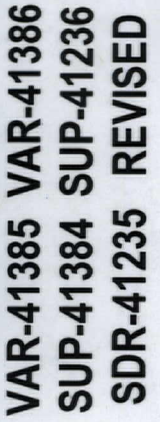
VICINITY MAP:

NOTE: -

NOTE: -
ANY PORTION OF A LANDSCAPE AREA NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK, BARK, MULCH OR OTHER MATERIAL SUITABLE FOR REDUCING DUST AND EVAPORATION, AND IMPROVING THE AESTHETIC APPEARANCE OF THE AREA.



**VAR-41385 VAR-41386
SUP-41384 SUP-41236
SDR-41235 REVISED**



A200
10F2