



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41770** APN: 13836210011

Name of Property Owner: JWB NV Trust Service B LLC

Name of Applicant: Gok S. CIM

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: _____

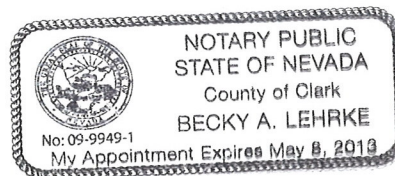
Signature of Property Owner: [Signature]

Print Name: JIN WEON BANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 2011

Becky A. Lehrke
Notary Public in and for said County and State



RECEIVED
MAY 12 2011



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPR
Project Address (Location) 344 Sony
Project Name office Proposed Use _____
Assessor's Parcel #(s) 13836210011 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER JWB NV Invest Service LLC Contact _____
Address 1823 Delcastro st Phone: _____ Fax: _____
City Las Vegas State NV Zip 89117
E-mail Address _____

APPLICANT GOK D, LIM Contact _____
Address 44 Gault Creek Ct Phone: 702-466-1867 Fax: _____
City Las Vegas State NV Zip 89148
E-mail Address _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ 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.

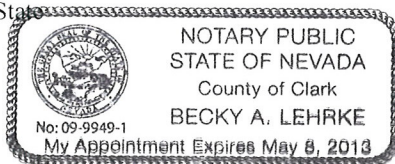
Print Name JIN WEON BANG (MANAGER)

Subscribed and sworn before me

This 11 day of MAY, 20 11

Becky A. Lehrke

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SPR-841770

Meeting Date: 7-12-11

Total Fee: 1030

Date Received: 5-12-11

Received By: KS

*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

PROPERTY AREA
= 7411 SQ. FT.
BUILDING AREA (W/O GARAGE)
= 1488 SQ. FT.
GARAGE AREA
= 365 SQ. FT.

PARKING SUMMARY

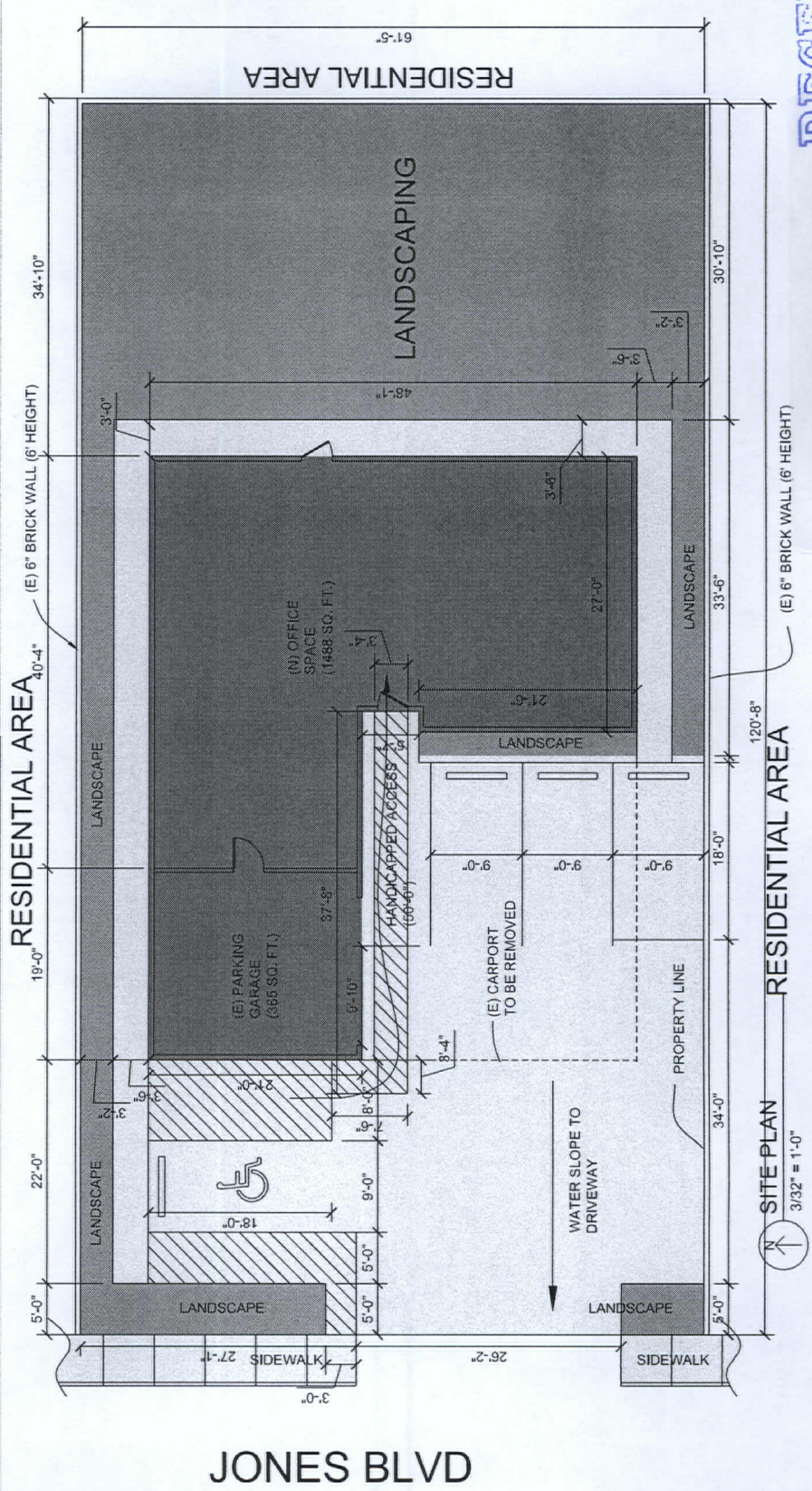
- OFFICE PARKING HAS FACTOR OF 1/300. SO, 5 PARKING SPACES ARE REQUIRED
- 5 PARKING SPACE ARE PROVIDED



K-1 CONSTRUCTION INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

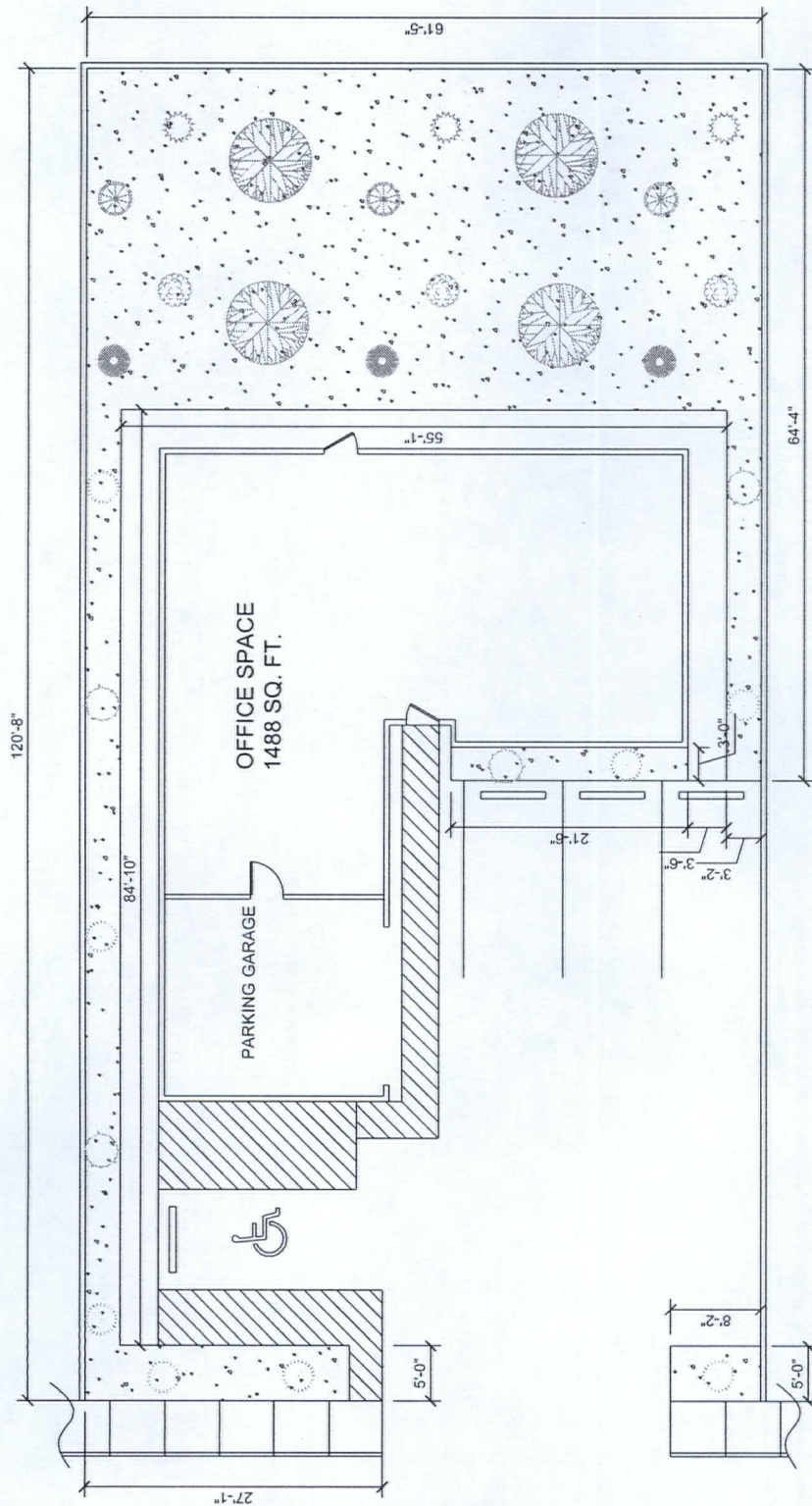
DATE	TIME	SITE PLAN	PROJECT	OFFICE	ADDRESS	344 S. JONES BLVD LAS VEGAS, NV 89107
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DRAWN	
CHECKED	
DATE	
SCALE	
AS SHOWN	
JOB NO.	
SHEET	A-1

A-1
SHEET

SDR-41770
REVISED

JUN 21 2011



(N) 15 GALLON SHRUBS			
SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)
	BUTTERFLY BUSH	SHRUB	6-12
	DESERT SPOON	SHRUB	3
	FAIRY DUSTER	SHRUB	3
	CAPE PLUMBAGO "WHITE"	SHRUB	4-6

(N) LANDSCAPING PLAN
3/32" = 1'-0"

TOTAL PLANTS

- 16 TREES
- 9 SHRUBS

RECEIVED
JUN 21 2011

JUN 21 2011

SDR-41770
REVISED

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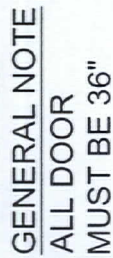
K-1 CONSTRUCTION INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

[illegible]

TITLE	LANDSCAPING PLAN
PROJECT	OFFICE
ADDRESS	444 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN	CHECKED	DATE	SCALE AS SHOWN	JOB NO.	SHEET A-2
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SHEET
A-2


$$\frac{3}{32}'' = 1'-0''$$


SDR-41770
REVISED

CLAMP
CHECKED
DATE
SCALE
AD. SECTION
JOB NO.
SHEET
A-3

SDR 41770

JWB Nevada Investment Series B, LLC

344 S. Jones Boulevard

Proposed 1,488 square foot conversion of an existing house to an office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1,488	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1,488	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:**Jones Boulevard**

Average Daily Traffic (ADT)	31,500
PM Peak Hour (heaviest 60 minutes)	2520

Alta Drive

Average Daily Traffic (ADT)	10,413
PM Peak Hour (heaviest 60 minutes)	833

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Jones Boulevard	34,500
Alta Drive	16,300

This conversion is expected to add 6 additional trips per day on Jones Blvd. and Alta Dr. Currently, Jones is at about 91 percent of capacity and Alta is at about 64 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 1 additional car into the area in the peak hour, or about one every sixty minutes.

Note that this report assumes all traffic from this development uses all named streets.