



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41771** APN: 13836210017
Name of Property Owner: JWB NV Invest Series B LLC
Name of Applicant: SOK J. LIM
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: _____

Print Name: JIN WEONBANG (MANAGER)

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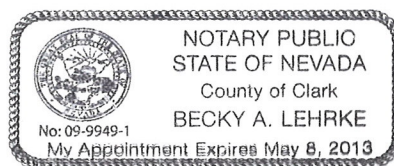
MAY 12 2011

City of Las Vegas

Subscribed and sworn before me

This 11 day of MAY, 2011

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 404 JONES BLVD

Project Address (Location) _____

Project Name JWB Language School Proposed Use _____

Assessor's Parcel #(s) 13836210017 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 Series B LLC Contact _____

Address 1823 Belcastro st Phone: _____ Fax: _____

City Las Vegas State NV Zip 89117

E-mail Address _____

APPLICANT GOK JL LIM Contact _____

Address 44 Gull 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.

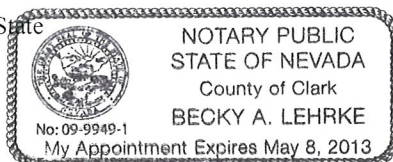
Print Name JIN WEON BANG (MANAGER)

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

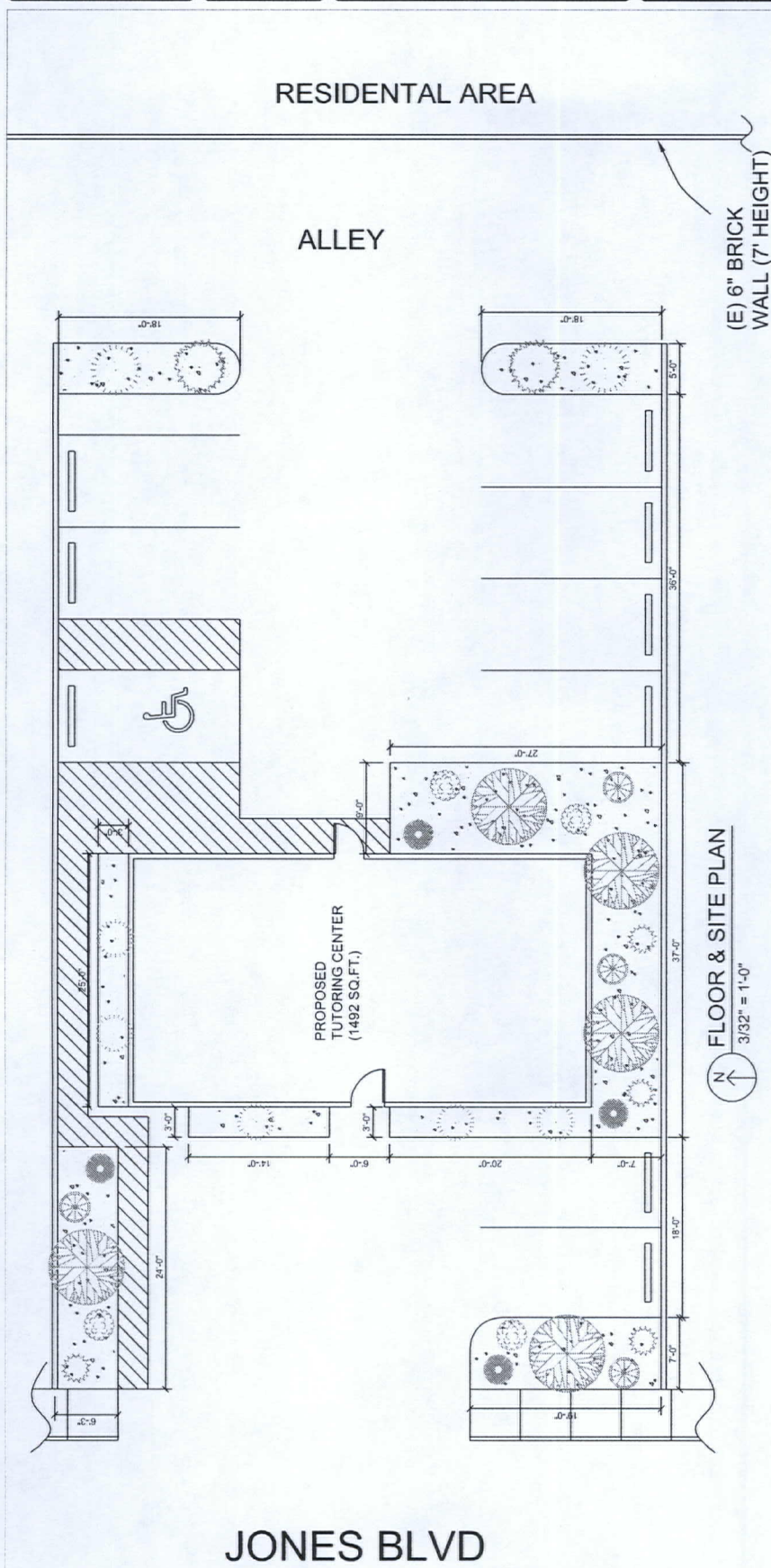
FOR DEPARTMENT USE ONLY

Case #	<u>50R-41771</u>
Meeting Date:	<u>5-12-11</u> 7-12-11
Total Fee:	<u>1030</u>
Date Received:*	<u>5-12-11</u>
Received By:	<u>KS</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

K-1 CONSTRUCTION INC. LIC # 0066560 PH # (702) 406-1867 E-mail: k1constructions@yahoo.com		PROJECT: JVB LANGUAGE SCHOOL ADDRESS: 404 S. JONES BLVD LAS VEGAS, NV 89107		DATE: 06/21/2011 DRAWN: [Signature] CHECKED: [Signature]		SHEET: A-2 OF: 2	
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FLOOR & SITE PLAN
 3/32" = 1'-0"

(N) 15 GALLON SHRUBS

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
[Symbol]	BUTTERFLY BUSH	SHRUB	6-12	4
[Symbol]	DESERT SPOON	SHRUB	3	4
[Symbol]	FAIRY DUSTER	SHRUB	3	4
[Symbol]	CAPE PLUMBAGO 'WHITE'	SHRUB	4-6	4

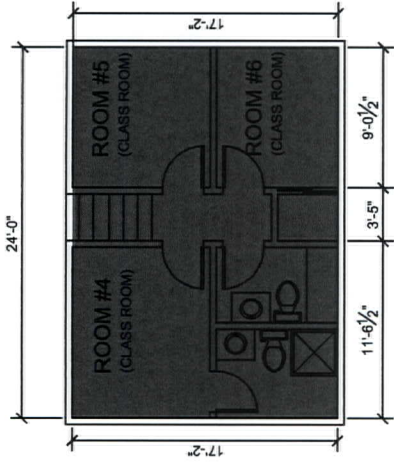
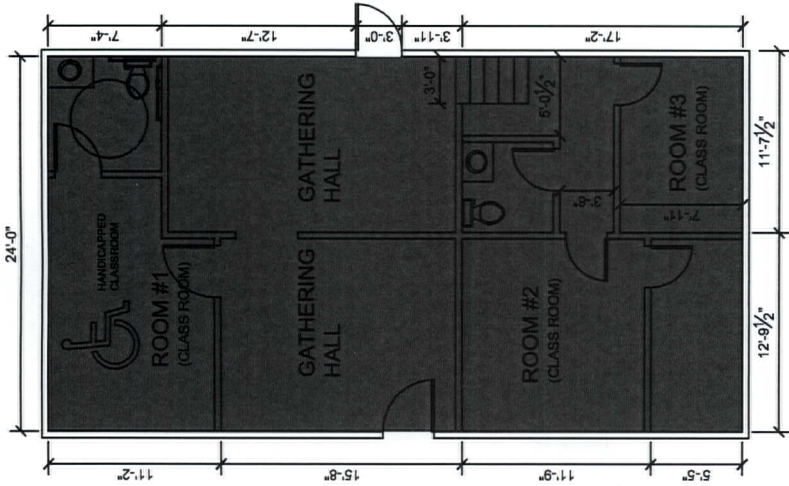
(N) 24" BOX TREES

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
[Symbol]	ARCACIA 'CAT CLAW'	DECIDUOUS TREE	15-20	8
[Symbol]	ACACIA 'SHOESTRING'	EVERGREEN TREE	20-25	4
[Symbol]	ARIZONA ROSEWOOD	EVERGREEN TREE	15-30	4
[Symbol]	3/4" ROCK			

TOTAL PLANTS
 • 16 TREES
 • 16 SHRUBS

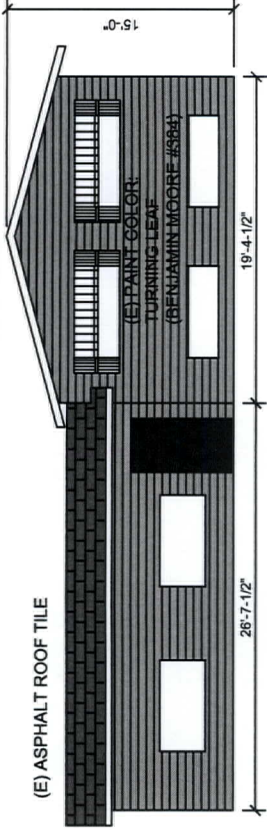
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GENERAL NOTE

1. ALL DOOR MUST BE 36"



(E) FRONT VIEW (WEST)

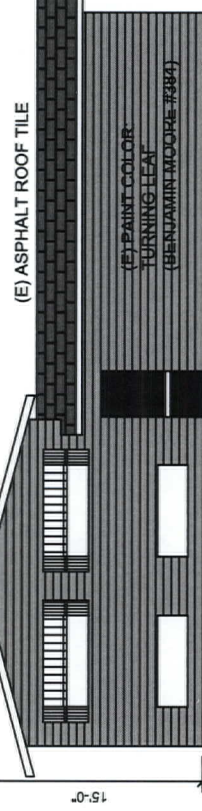
1/8" = 1'-0"

(E) ASPHALT ROOF TILE



(E) SIDE VIEW (SOUTH)

1/8" = 1'-0"



(E) BACK VIEW (EAST)

1/8" = 1'-0"

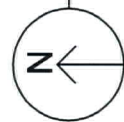


(E) SIDE VIEW (NORTH)

1/8" = 1'-0"

FLOOR & SITE PLAN

1/8" = 1'-0"



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JUN 21 2011

SDR-41771

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A-3

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K-1 CONSTRUCTION INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: k1constructions@yahoo.com

TITLE FLOOR PLAN/ARCHITECTURAL PLAN
PROJECT J/V LANGUAGE SCHOOL
ADDRESS 404 S. JONES BLVD
LAS VEGAS, NV 89107

SDR 41771

JWB Nevada Investment Series C, LLC

404 S. Jones Boulevard

Proposed 1,492 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]	1,492	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]	1,492	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 cars 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.