



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43290** APN: 162-05710-014  
Name of Property Owner: CHELO LLC  
Name of Applicant: CALEB BROOKS, MANAGER  
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): \_\_\_\_\_

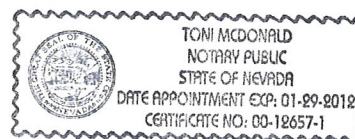
APN: \_\_\_\_\_

Signature of Property Owner: [Signature], MANAGER **RECEIVED**  
**SEP 20 2011**  
**City of Las Vegas**  
Print Name: CALEB BROOKS, MANAGER

Subscribed and sworn before me

This 15th day of SEPT, 2011

[Signature]  
Notary Public in and for said County and State





## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: \_\_\_\_\_  
Project Address (Location) 3615 WEST CHARLESTON BLVD. LV, NV 89102  
Project Name \_\_\_\_\_ Proposed Use PSYCHIATRIC/COUNSELING  
Assessor's Parcel #(s) 162-05-110-014 Ward # 1 - TARKANIAN  
General Plan: existing 0 proposed NO CHANGE Zoning: existing C-D proposed NO CHANGE  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 0.20 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER CHELO LLC Contact CALEB BROOKS, MANAGER  
Address 2700 ASHBY AVE. Phone: 769-4865 Fax: 508-9461  
City LAS VEGAS State NV Zip 89102  
E-mail Address REVCALB@HOTMAIL.COM

APPLICANT CALEB BROOKS, MANAGER Contact \_\_\_\_\_  
Address 2700 ASHBY AVE. Phone: 769-4865 Fax: 508-9461  
City LAS VEGAS State NV Zip 89102  
E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

Property Owner Signature\* [Signature]

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

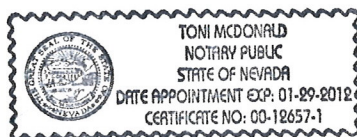
Print Name CALEB BROOKS, MANAGER

Subscribed and sworn before me

This 15<sup>th</sup> day of September, 20 11  
Toni McDonald

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-43290</u> |
| Meeting Date:   | <u>11-8-11</u>   |
| Total Fee:      | <u>\$1030.00</u> |
| Date Received:* | <u>9-20-11</u>   |
| Received By:    | <u>JFMD</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



COVER SHEET /  
EXISTING SITE PLAN

**The Architect's Studio**  
Christopher T. Kourafas - Architect  
3312 Burnitt Way  
La Crescenta, CA 91214  
Phone # (702) 461-1820

Remodel For:  
CALEB AND SHALY BROOKS  
3615 W Charleston Blvd.  
Las Vegas, Nevada 89102

Date: 8/15/11  
Scale:  
Drawn By: CTK  
Job #:  
Sheet #:  
A-1

## ANALYSIS ITEMS & CODE REFERENCE

- | Occupancy Classification:                                                                                  | B                   |
|------------------------------------------------------------------------------------------------------------|---------------------|
| 1. I.B.C. Chapter 3                                                                                        |                     |
| 2. Type of Construction: V-B                                                                               |                     |
| 3. I.B.C. Chapter 6, Sections 601, 602, & Table 601                                                        |                     |
| 4. Fire Sprinklers: No                                                                                     |                     |
| 5. I.B.C. Chapter 9, Section 903                                                                           |                     |
| 6. Height - Actual: 15'-0"                                                                                 | Allowable: 40'-0"   |
| 7. I.B.C. Chapter 5, Sections 503, 504, & Table 503                                                        |                     |
| 8. Stories - Actual: 1                                                                                     | Allowable: 2        |
| 9. I.B.C. Chapter 5, Sections 503, 504, & Table 503                                                        |                     |
| 10. Area - Actual: 1,007 SF                                                                                | Allowable: 1,900 SF |
| 11. I.B.C. Chapters 5 & 9, Sections 503, 506.3, 903.3, 903.3.1, & Table 503                                |                     |
| 12. Code Year Type: 2006 IBC                                                                               |                     |
| 13. I.B.C. Chapter 10, Section 1004 & Table 1004.1, 1.1                                                    |                     |
| 14. Therapy Area:                                                                                          | 261 SF/100 = 2.61   |
| 15. Break Room Area:                                                                                       | 107 SF/200 = .54    |
| 16. Storage/Equip Mech. Areas-328 SF/300 = 1.09                                                            |                     |
| 17. Waiting Room Area:                                                                                     | 218 SF/15 = 14.6    |
| 18. Recreational Area:                                                                                     | 92 SF/100 = .92     |
| 19. Total Occupant Load                                                                                    | 19.76 = 20          |
| 20. Exits - Required: 1                                                                                    | Provided: 2         |
| 21. I.B.C. Chapter 10, Section 1015 & Table 1015.1                                                         |                     |
| 22. Required fire resistance of exterior walls and protection of openings due to location on property: N/A |                     |
| 23. I.B.C. Chapters 6, 7, & 14, Tables 601 & 602, Sections 704 & 1408                                      |                     |
| 24. Fire resistive construction requirements: N/A                                                          |                     |
| 25. I.B.C. Chapter 7, Table 720                                                                            |                     |
| 26. Special inspection(s) required: N/A                                                                    |                     |
| 27. I.B.C. Chapter 17, Section 1704                                                                        |                     |
| 28. Code Year Type: 2006 I.B.C., 2006 U.P.C., 2006                                                         |                     |

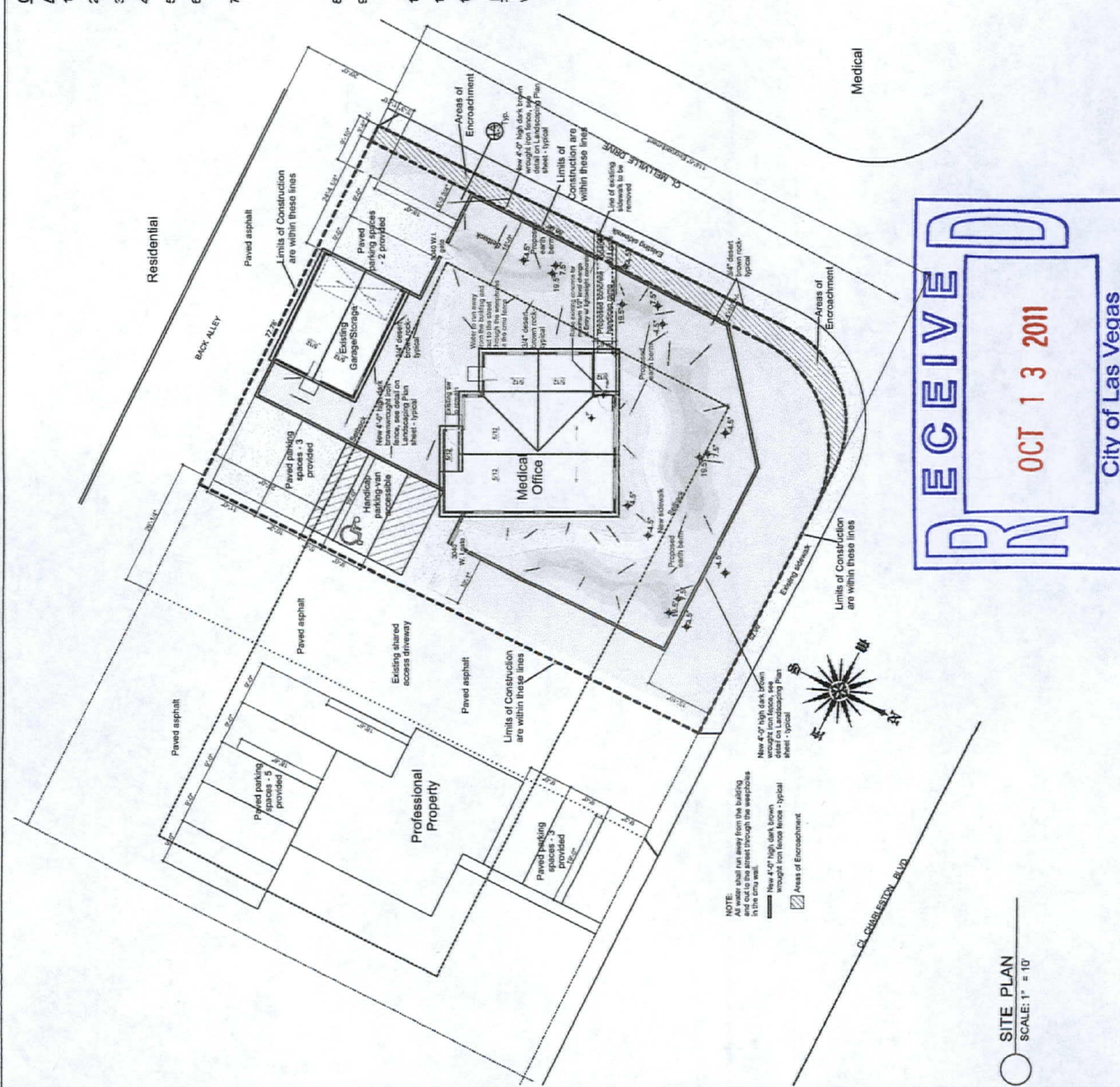
## BUSINESS DESCRIPTION OF OPERATION

**This location is being used for Psychological Therapy. There will be two therapy rooms for the doctor to see the patients.**

1. All existing windows shall be removed and replaced with dual glazed energy efficient windows with a maximum U value of .40 and a maximum S.H.G.C. of .40.
2. Remove existing sidewalks and provide new sidewalks, paved parking spaces, earth berms, and landscaping.
3. Replace the existing Entry door with a new door.

| SHEET # | DESCRIPTION OF WORK                            |
|---------|------------------------------------------------|
| A-1     | Cover Sheet/ Existing Site Plan                |
| A-2     | Proposed Site Plan                             |
| A-3     | Proposed Landscaping Plan                      |
| A-4     | General Notes                                  |
| A-5     | Existing Floor Plan and Proposed Floor Plan    |
| A-6     | Existing Building Elevations                   |
| A-7     | Proposed Building Elevations                   |
| A-8     | Existing Garage Elevations, Colored Elevations |

**SDR-43290**  
**REVISED**





LANDSCAPING PLAN  
SCALE: 1" = 10'



$$SCALE \cdot 1/A^n = 1 \cdot 10^n$$

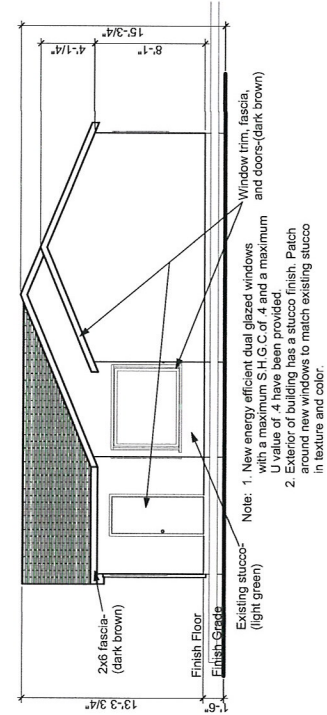
| REVISIONS | BY  | DATE |
|-----------|-----|------|
|           | CTK |      |
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PROPOSED ELEVATIONS

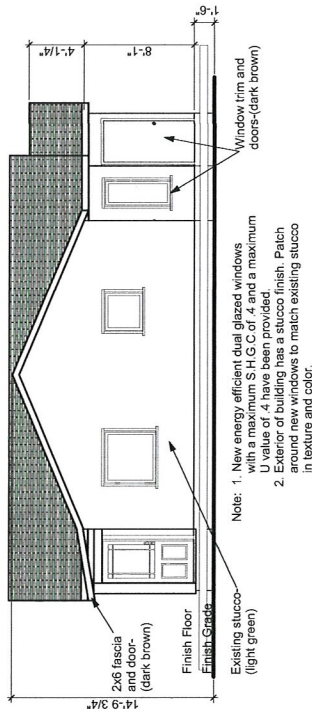
The Architect's Studio  
 Christopher T. Kourafas - Architect  
 3312 Burnitt Way  
 Phone # (702) 461-1820  
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 3615 W Charneston Blvd  
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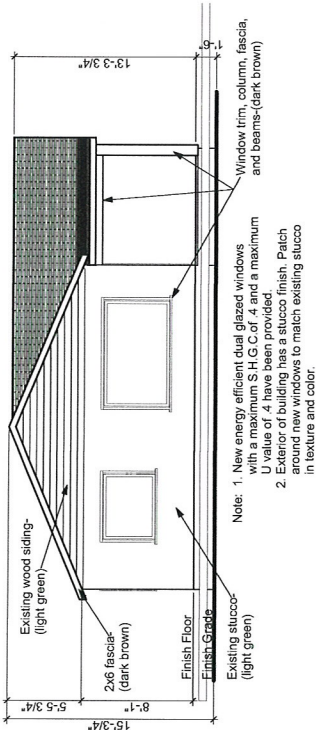
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| Date:     | 8/15/11 |
| Scale:    |         |
| Drawn By: | CTK     |
| Job #:    |         |
| Sheet #:  | A-      |



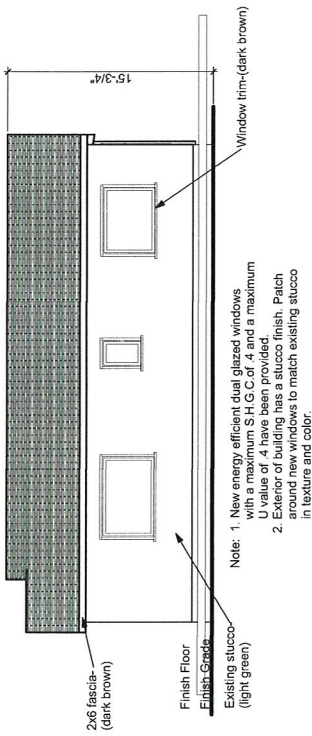
○ SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



○ WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



○ NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

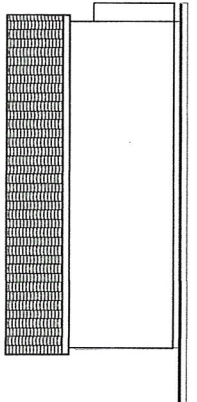


○ EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

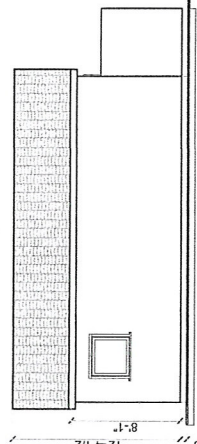
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SDR-43290

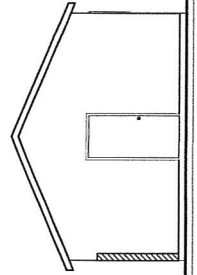
|                                                                                                                                        |         |                                                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------|--|
| REVISIONS BY<br>CTK                                                                                                                    |         | GARAGE ELEVATIONS                                                                            |  |
| The Architect's Studio<br>Christopher T. Kourafas - Architect<br>3312 Burnill Way<br>La Crescenta, CA. 91214<br>Phone # (702) 461-1020 |         | Remodel For:<br>CALEB AND SHALY BROOKS<br>3615 W Charleston Blvd.<br>Las Vegas, Nevada 89102 |  |
| Date:                                                                                                                                  | 8/15/11 | Scale:                                                                                       |  |
| Drawn By:                                                                                                                              | CTK     | Job #:                                                                                       |  |
| Sheet #:                                                                                                                               | A-      |                                                                                              |  |



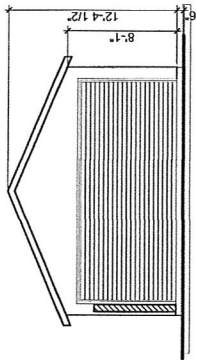
GARAGE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



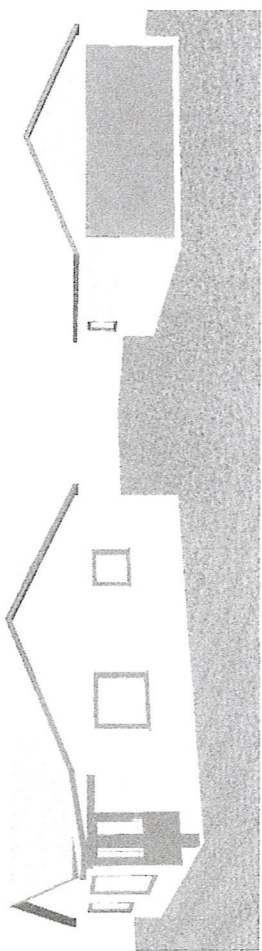
GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



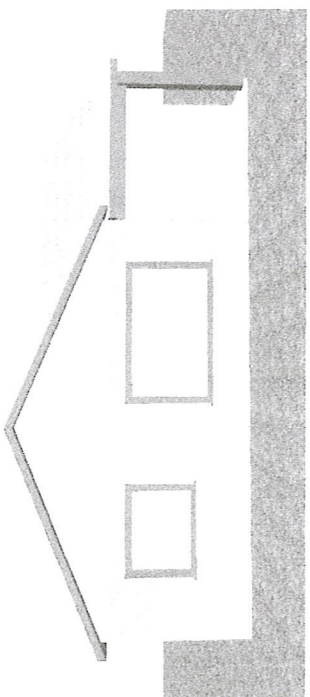
GARAGE EAST ELEVATION  
SCALE: 1/4" = 1'-0"



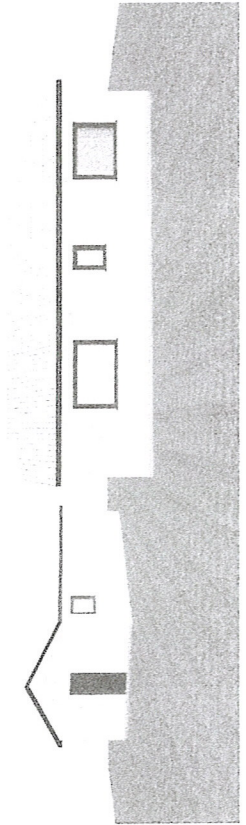
GARAGE WEST ELEVATION  
SCALE: 1/4" = 1'-0"



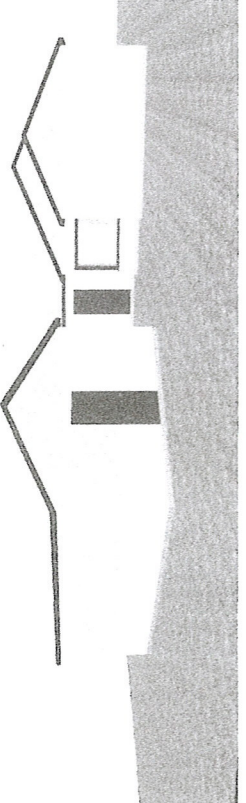
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



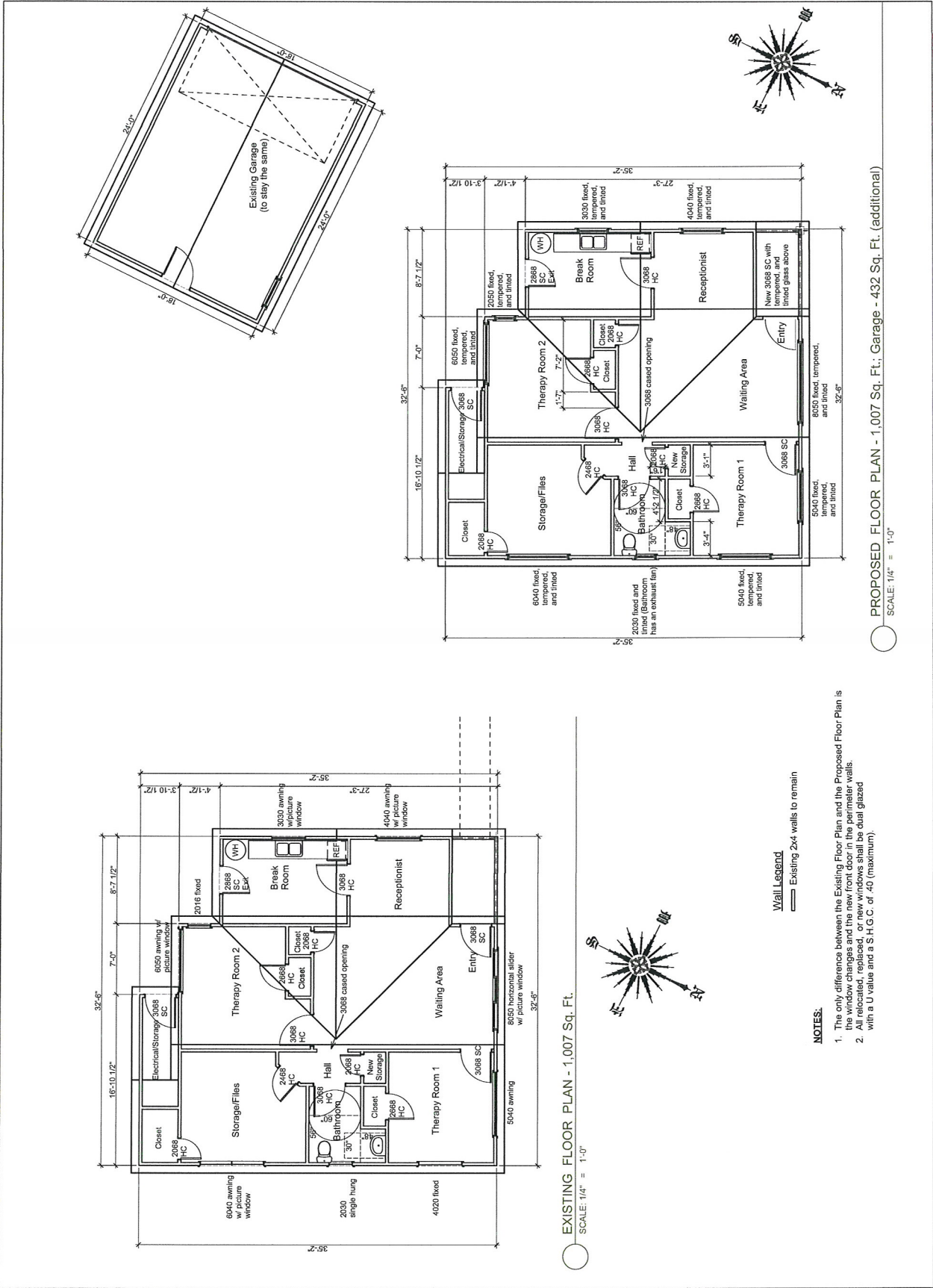
WEST ELEVATION

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**SDR-43290**



|           |     |       |              |
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| REVISIONS | BY  | DATE  | 8/15/11      |
|           | CTK | Scale | Down By: CTK |
|           |     | Job # | Sheet #      |
|           |     |       | A-           |





**SDR 43290**

**Chelo, LLC**

## 3615 W. Charleston Boulevard

Proposed 1,007 square foot conversion of an existing house to an office.

### Traffic produced by proposed development:

| Existing Use                | DESCRIPTION                    | #UNIT | RATE/#<br>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/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1,007 | 11.01          | 11    |
| AM Peak Hour                |                                   |       | 1.55           | 2     |
| PM Peak Hour                |                                   |       | 1.49           | 2     |

| Net Change                  | DESCRIPTION                       | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1,007 | 11.01          | 1     |
| AM Peak Hour                |                                   |       | 1.55           | 1     |
| PM Peak Hour                |                                   |       | 1.49           | 1     |

### Existing traffic on all nearby streets:

#### Charleston Boulevard

|                                    |        |
|------------------------------------|--------|
| Average Daily Traffic (ADT)        | 39,125 |
| PM Peak Hour (heaviest 60 minutes) | 3130   |

#### Valley View Boulevard

|                                    |        |
|------------------------------------|--------|
| Average Daily Traffic (ADT)        | 23,538 |
| PM Peak Hour (heaviest 60 minutes) | 1,883  |

### Traffic Capacity of adjacent streets:

#### Adjacent Street ADT Capacity

|                       |        |
|-----------------------|--------|
| Charleston Boulevard  | 51,800 |
| Valley View Boulevard | 34,500 |

This conversion is expected to add 1 additional trip per day on Charleston Blvd., Valley View Blvd. and Melville Dr. Currently, Charleston is at about 76 percent of capacity and Valley View is at about 68 percent of capacity. This project is not expected to significantly change these capacities. Counts are not available for Melville Dr. but it is believed to be under capacity.

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.