

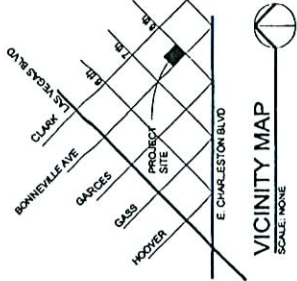
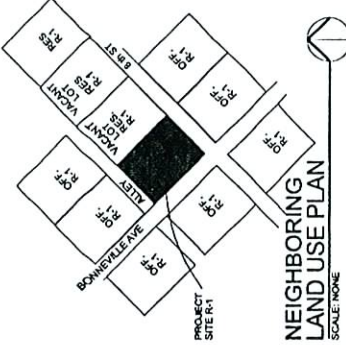


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CONCEPT PLANS
LUIS ROJAS LAW OFFICES
 802 E. BONNEVILLE AVE.
 LAS VEGAS, NEVADA

STATE LICENSE # 21874
 306 S. 11th
 LAS VEGAS, NEVADA
 (702) 262-2127
 FAX (702) 262-2178
BRYAN CONSTRUCTION INC.

12/17/2006
 111-293
 111-293
C1



PROJECT INFORMATION
 1.17 AC. TOTAL SITE
 EXISTING ZONING: R1
 GROSS LAND AREA: 7,000 S.F. (.160 AC.)
 TOTAL BUILDING AREA: 4,208 S.F.
 LOT COVERAGE: 60%

BUILDING INFORMATION
 1st FLOOR
 LOBBY / ATRIUM: 426 S.F.
 ELEV. / STAIR #1: 120 S.F.
 STAIRWAY #2: 120 S.F.
 STORAGE #A: 72 S.F.
 STORAGE #B: 205 S.F.
 STORAGE #C: 42 S.F.
 TOTAL: 937 S.F.
 2nd FLOOR
 OFFICE: 4,439 S.F.
 TOTAL: 4,379 S.F.
 TOTAL BUILDING: 5,376 S.F.
 PARKING: 3,331 S.F.

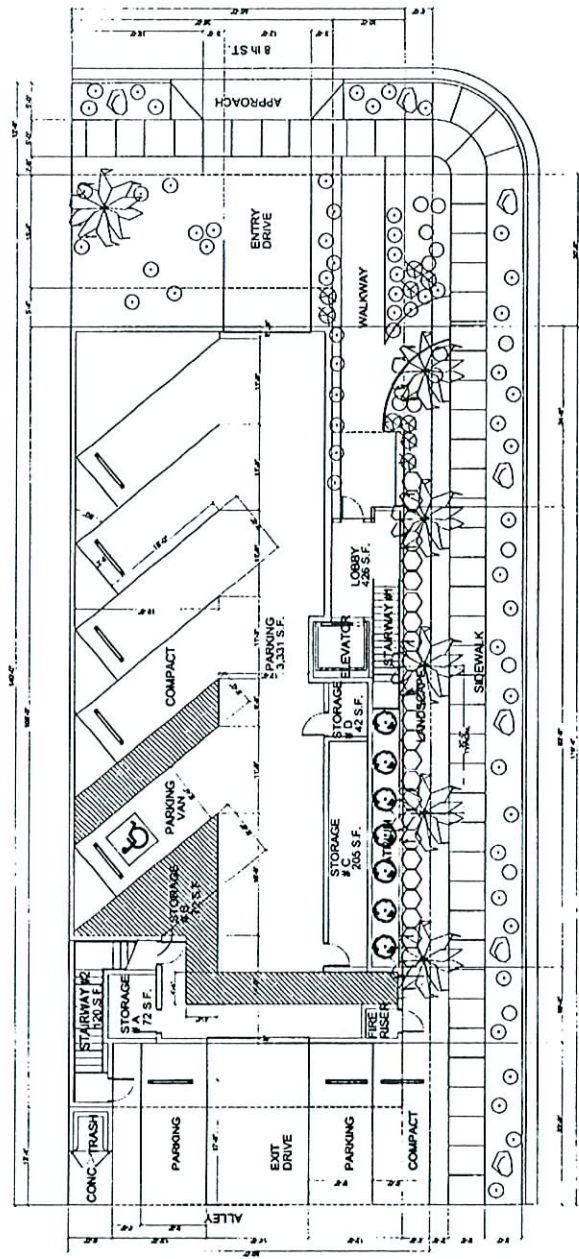
PARKING ANALYSIS
 REQUIRED PARKING
 1st FLOOR: 937 S.F.
 2nd FLOOR: 4,439 S.F.
 TOTAL: 5,376 S.F.
 5,376 S.F. / 300 SF = 17.92 OR 18 SPACES
 PROVIDED PARKING
 COVERED PARKING:
 3 FULL SIZE
 1 H.C. VAN
 1 COMPACT
 ALLEY PARKING:
 1 FULL SIZE
 1 COMPACT
 TOTAL: 8 SPACES

PLANTING LEGEND

- PHOENIX DACTYLOPERA DATE PALM - FRUITLESS 25'
- SILK TREES INDOOR - ORNAMENTAL 24" BOX
- PHOTINIA FRASERI FRASERS PHOTINIA 5 GAL
- RAPIHOLEPIS INDICA INDIAN HAWTHORN 5 GAL
- LANTANA MONTEVIDEENSIS TRAILING LANTANA 5 GAL
- LAGERSTROEMIA INDICA GRAPE MYRTLE 5 GAL

HARD SCAPE MATERIAL

RECOMBIBED COLORED GRAVEL
 3/4" MIN. SIZED DESERT GOLD
 1/4" ALL PLANTING AREAS
 HOULDER - 10' MIN.



SDR-19675

04/12/07 PC

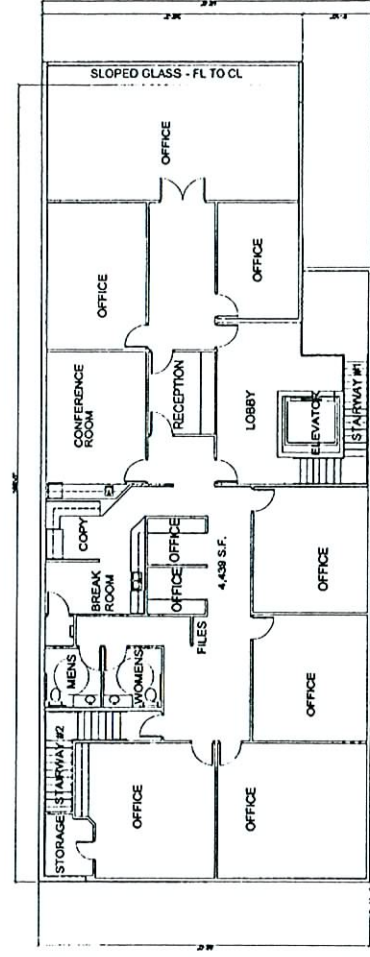
FEB 06 2007

1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th

BRYAN CONSTRUCTION INC.
 STATE LICENSE # 21874A
 808 S. 11TH
 LAS VEGAS, NEVADA
 FAX (702) 382-7079
 (702) 382-7127

CONCEPT PLANS
 LUIS ROJAS LAW OFFICES
 802 E BONNIEVILLE AVE.
 LAS VEGAS, NEVADA

C2
 12/12/2006
 SHOWN
 11/12/05



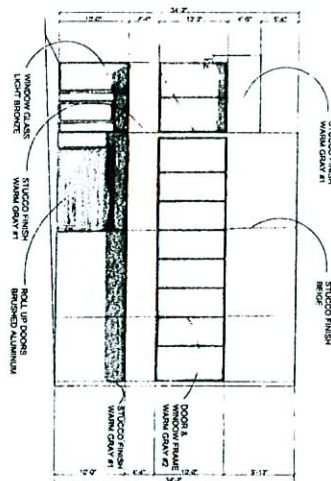
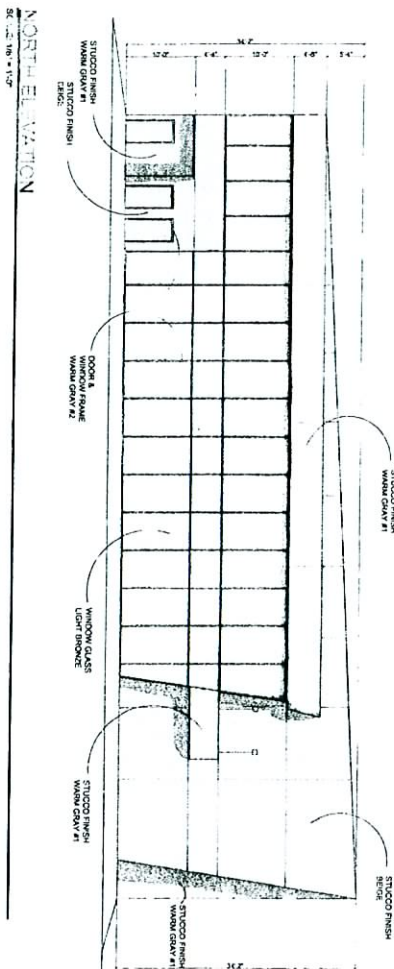
2nd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SDR-19675
 04/12/07 PC

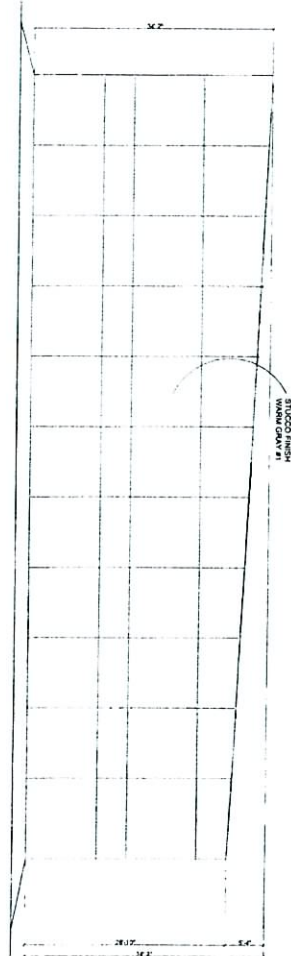
SDR-19675
04/12/07 PC

RECEIVED

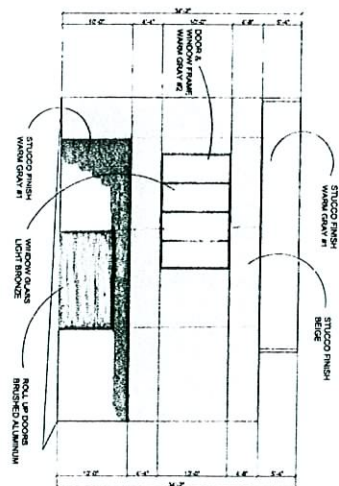
FEB 06 2007



WEST ELEVATION
SCALE: 1/8\"/>



SOUTH ELEVATION
SCALE: 1/8\"/>



EAST ELEVATION
SCALE: 1/8\"/>

CONCEPT ELEVATIONS

LUIS ROJAS LAW OFFICES
802 E. BONNEVILLE AVE.
LAS VEGAS, NEVADA

BRYAN CONSTRUCTION INC.

STATE LICENCE # 27874A
308 S. 11th (702) 362-7127
LAS VEGAS, NEVADA Fax (702) 362-7079

NO.	REVISION
1	
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12/26/2006
SHAWN
11/12/05
BRYAN

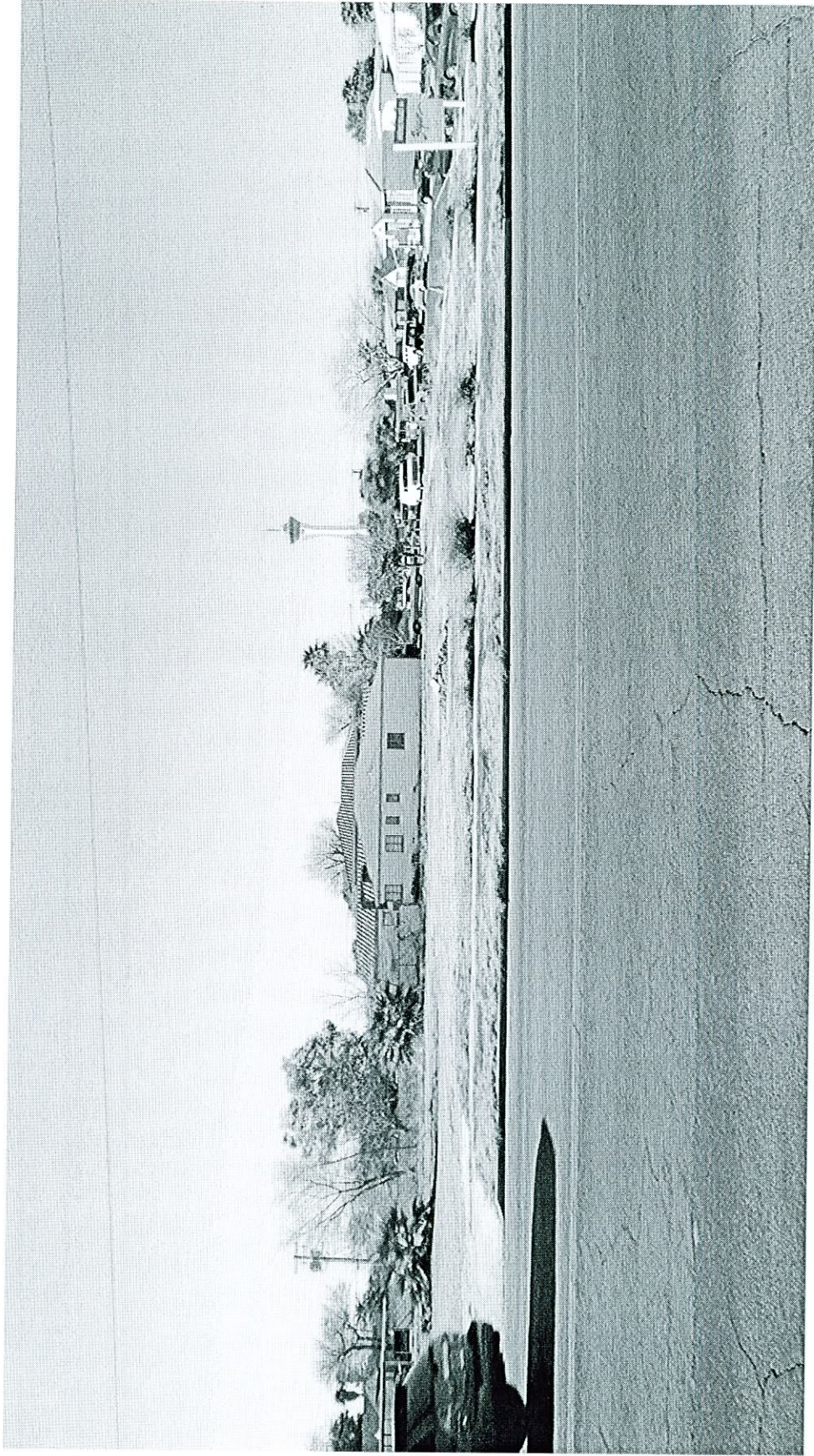


ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
APRIL 12, 2007 PLANNING COMMISSION

02/20/07



ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
DEMOLISHED HOUSE FORMERLY AT 802 BONNEVILLE
APRIL 12, 2007 PLANNING COMMISSION



ZON-20397, VAR-20398, VAR-20399 AND SDR-19675 - APPLICANT/OWNER: LUIS ROJAS
SOUTHEAST CORNER OF EAST BONNEVILLE AVENUE AND SOUTH 8TH STREET
APRIL 12, 2007 PLANNING COMMISSION

02/20/07