



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44942** APN: 139-34-310-056

Name of Property Owner: Osvaldo Fumo

Name of Applicant: T-Square Consulting Engineers, Inc

Name of Representative: Land West Builders, Inc.

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: \_\_\_\_\_

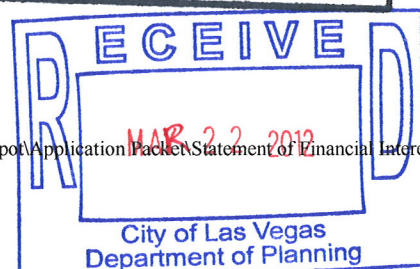
Signature of Property Owner: 

Print Name: Osvaldo Fumo

Subscribed and sworn before me

This 21 day of March, 2012

Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Review  
 Project Address (Location) Las Vegas Boulevard & Bonneville (503 East Bonneville)  
 Project Name Fumo Law Office & Deli Proposed Use No Change proposed  
 Assessor's Parcel #(s) 139-34-310-056 Ward # 3  
 General Plan: existing C proposed C Zoning: existing C-2 proposed C-2  
 Commercial Square Footage 5,116 Floor Area Ratio N/A  
 Gross Acres 0.16 Lots/Units 1 Density N/A  
 Additional Information Site Development Review to add a second story on existing one story structure. Existing structure has fire damage.

PROPERTY OWNER Osvaldo Fumo Contact Ozzie Fumo  
 Address 1212 S. Casino Center Phone: 683-4806 Fax: 474-4210  
 City Las Vegas State NV Zip 89104  
 E-mail Address ozzie@fumolaw.com

APPLICANT T-Square Consulting Engineers, Inc. Contact Amanuel Tesfaye  
 Address 320 E. Warm Springs Rd., Suite 2A Phone: 307-7350 Fax: 307-7348  
 City Las Vegas State NV Zip 89119  
 E-mail Address mannycei@lvcoxmail.com

REPRESENTATIVE Land West Builders, Inc. Contact Dave Hardy  
 Address 7225 Bermuda Road, Suite C Phone: 210-7300 Fax:   
 City Las Vegas State NV Zip 98119  
 E-mail Address david@sbi.lvcoxmail.com

Property Owner Signature\* [Signature]

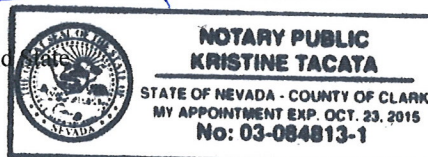
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Osvaldo Fumo

Subscribed and sworn before me

This 12 day of March, 20 12

Notary Public in and for said County and



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>BDR-44942</u>   |
| Meeting Date:   | <u>5/8/12 PC</u>   |
| Total Fee:      | <u>\$1,030</u>     |
| Date Received:* | <u>3/22/12</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:\depl\Application Packet\Application Form.pdf



|                                                                                                                                                                                                                                                            |                |                                                                                                                    |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------|----------------|
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|  <p><b>T-SQUARE<br/>CONSULTING<br/>ENGINEERS, INC.</b><br/>10000 WEST 10TH AVENUE<br/>SUITE 200<br/>DENVER, CO 80231-1119<br/>TEL: 303.733.4600<br/>FAX: 303.733.7346</p> |                | <p><b>FUMO LAW OFFICE</b><br/>FIRE REGISTRATION AND REGISTRATION<br/>503 BONNEVILLE AVE<br/>LANDSWEST BUILDERS</p> |                |
| <p>SEA: SITE</p>                                                                                                                                                                                                                                           |                | <p>SEA: SITE</p>                                                                                                   |                |
| <p>SHEET TITLE</p> <p><b>site plan</b></p>                                                                                                                                                                                                                 |                | <p>SHEET TITLE</p> <p><b>site plan</b></p>                                                                         |                |
| DATE:                                                                                                                                                                                                                                                      | APRIL 10, 2012 | DATE:                                                                                                              | APRIL 10, 2012 |
| JOB NO:                                                                                                                                                                                                                                                    | 12112          | JOB NO:                                                                                                            | 12112          |
| DRAWN BY:                                                                                                                                                                                                                                                  | AKT            | DRAWN BY:                                                                                                          | AKT            |
| CHECKED BY:                                                                                                                                                                                                                                                | AKT            | CHECKED BY:                                                                                                        | AKT            |
| SCALE:                                                                                                                                                                                                                                                     |                | SCALE:                                                                                                             |                |
| SHEET NO:                                                                                                                                                                                                                                                  | A1.0           | SHEET NO:                                                                                                          | A1.0           |

|          |
|----------|
| REVISION |
|          |
|          |
|          |
|          |
|          |



503 BONNEVILLE AVE  
LANDSWEST BUILDERS

Sheet Title:

|             |                |
|-------------|----------------|
| DATE:       | APRIL 10, 2012 |
| DOB NO:     | 12112          |
| ISSUAN BY:  | AKT            |
| CHECKED BY: | AKT            |
| SCALE:      |                |
| SHEET NO:   |                |

## A1.1

|     |                                         |
|-----|-----------------------------------------|
| 1.0 | 4'-0" SQ. TREE GRATE                    |
| 2.0 | NEW SOUTHERN LIVE OAK TO MATCH EXISTING |

EXISTING TREE - SOUTHERN LIVE OAK

DECLETHACEAE DATE PALM - 25' MIN-HEDGE

LANTANA CAMARA - TUCCY

YELLOW LANTANA - 1 GAL

PAPERS

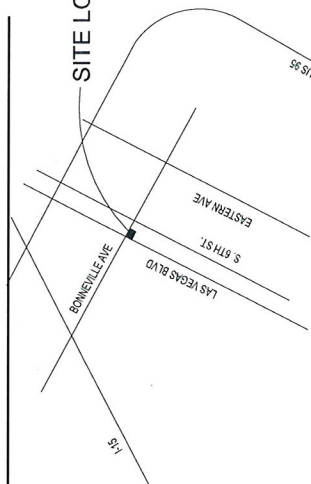
N27°45'E 50'-0"

N62°15'W 140'-0"

WEDDING CHAPEL EXISTING C-2 USE

01 landscape plan  
1/8" = 1'-0"

SITE LOCATION



01 vicinity map  
nts

RECEIVED

APR 11 2012

SDR-44942

**REVISED**


$$\frac{\text{main flow}}{1/4'' = 1'-0}$$

**REVISED**



A-4.0

**SDR-44942**  
**REVISED**

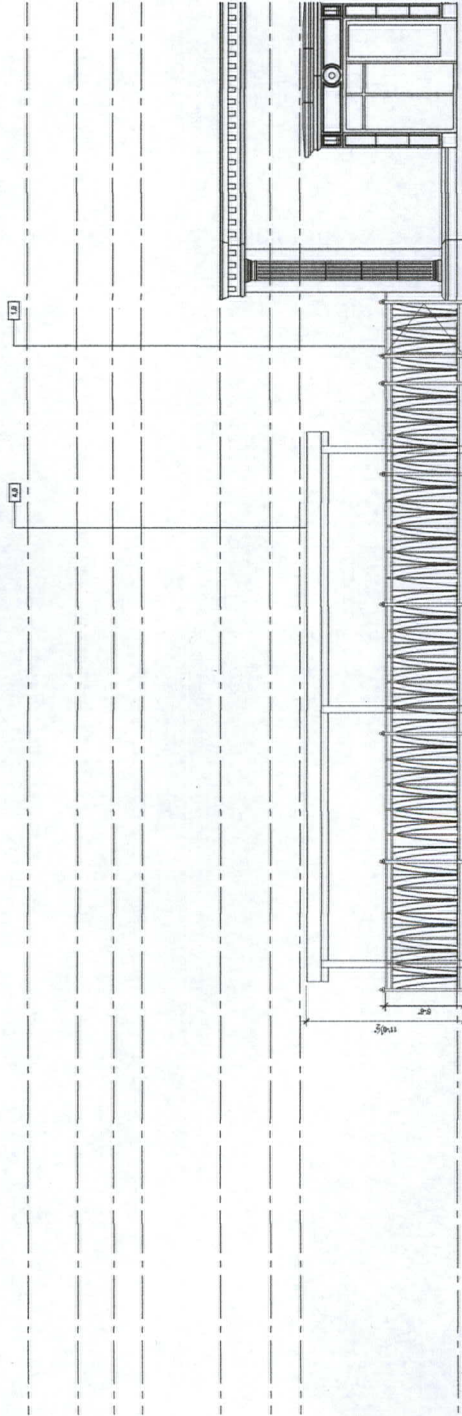




elevation keynotes

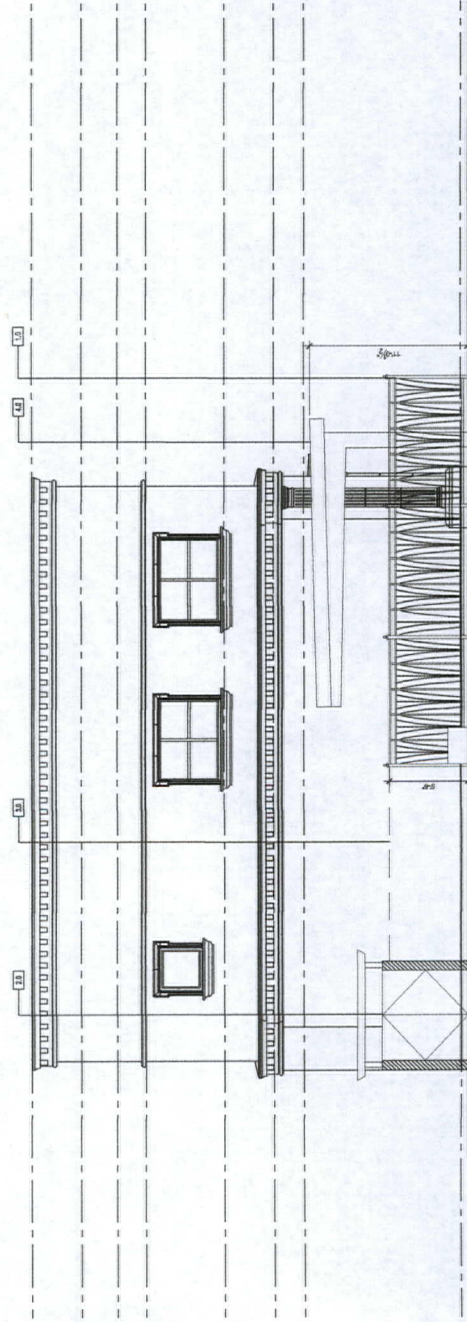
12

- 1.0 PROPOSED PERIMETER WALL, 8" H. ALUM.
- 2.0 TRASH ENCLOSURE IN METAL, TRILLER COVER AND SOLID METAL DOORS
- 3.0 EXISTING PROPERTY LINE CUL-DE-SAC
- 4.0 TRASH ENCLOSURE IN METAL, TRILLER COVER AND SOLID METAL DOORS
- 5.0 1/2" ALUM. SECURITY GATE TO MATCH
- 6.0 PERMANENTLY USED COVERED PARKING STRUCTURE



01  
12x12

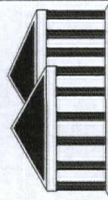
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APR 11 2012



02  
12x12

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REVISION



T-SQUARE  
CONSULTING  
ENGINEERS, INC.

1000 WEST 10TH AVE.  
SUITE 100  
DENVER, CO 80202  
TEL: 724-44942  
FAX: 724-44942

FUMO LAW OFFICE  
503 BONNEVILLE AVE.  
LANDSWEST BUILDERS

SEE DATE

SHEET TITLE

covered parking  
elevations

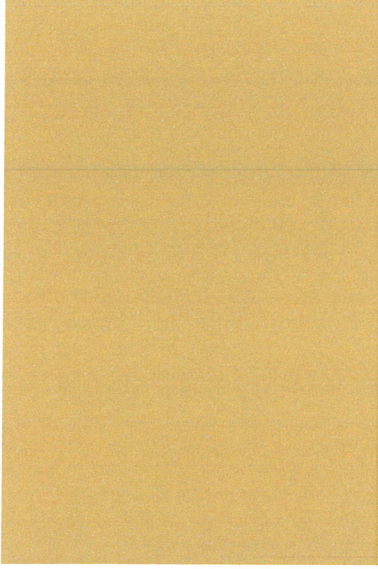
DATE: APRIL 10, 2012  
JOB NO: 12112  
DRAWN BY: ART  
CHECKED BY: ART  
SCALE:  
SHEET NO:

A4.2

SDR-44942  
REVISED



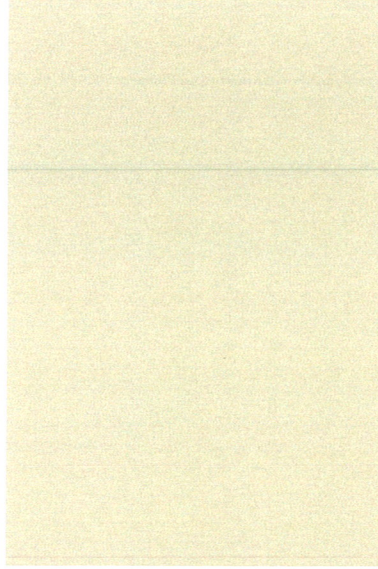
SUNROC - SPLIT FACE  
VEGAS BROWN



COLOR LIFE - CLC 1248D  
SANDAL - STUCCO FINISH



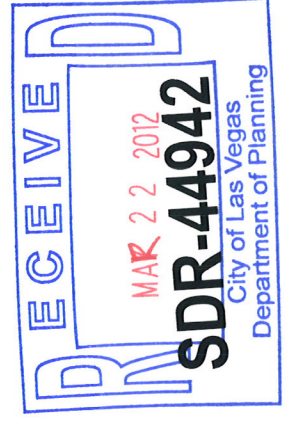
STONE LEGENDS - CAST STONE  
WHITE



COLOR LIFE - CLC 1255W  
SYNTAX - STUCCO FINISH

**FUMO LAW OFFICE**  
**503 BONNEVILLE AVE.**

-EXTERIOR COLORS-



**SDR 44942**

**Osvaldo Fumo**

**503 E Bonneville Ave.**

Proposed 1.918 thousand square foot addition to an existing office building.

**Traffic produced by proposed development:**

| Existing Use                | DESCRIPTION                       | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 3.198 | 11.01          | 35    |
| AM Peak Hour                |                                   |       | 1.55           | 5     |
| PM Peak Hour                |                                   |       | 1.49           | 5     |

| Proposed Change             | DESCRIPTION                       | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1.918 | 11.01          | 21    |
| AM Peak Hour                |                                   |       | 1.55           | 3     |
| PM Peak Hour                |                                   |       | 1.49           | 3     |

| Total After Change          | DESCRIPTION                       | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 5.116 | 11.01          | 56    |
| AM Peak Hour                |                                   |       | 1.55           | 8     |
| PM Peak Hour                |                                   |       | 1.49           | 8     |

**Existing traffic on all nearby streets:**

**Bonneville Avenue**

|                                    |       |
|------------------------------------|-------|
| Average Daily Traffic (ADT)        | 6,188 |
| PM Peak Hour (heaviest 60 minutes) | 495   |

**Las Vegas Boulevard**

|                                    |        |
|------------------------------------|--------|
| Average Daily Traffic (ADT)        | 18,200 |
| PM Peak Hour (heaviest 60 minutes) | 1,456  |

**Traffic Capacity of adjacent streets:**

**Adjacent Street ADT Capacity**

|                     |        |
|---------------------|--------|
| Bonneville Avenue   | 31,080 |
| Las Vegas Boulevard | 32,700 |

This expansion is expected to add 21 additional trips per day on Bonneville Ave. and Las Vegas Blvd. Currently, Bonneville is at about 20 percent of capacity and Las Vegas is at about 56 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this expansion will add about 3 trips to the traffic in the area in the peak hour, or about one every twenty minutes.

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