



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48856** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: POB Las Vegas, LLC

Name of Representative: PGAL LLC

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: N/A

Partner(s): _____

APN: _____

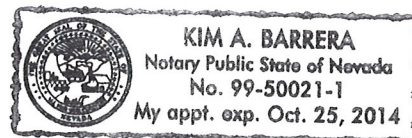
Signature of Property Owner: Elizabeth N. Frotwell

Print Name: ELIZABETH N. FROTWELL

Subscribed and sworn before me

This 3 day of April, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48856** APN: 139-34-501-004

Name of Property Owner: City of Las Vegas

Name of Applicant: POB Las Vegas, LLC

Name of Representative: PGAL LLC

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: N/A

Partner(s): _____

APN: _____

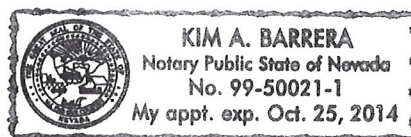
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Print Name: ELIZABETH A. FROTWELL

Subscribed and sworn before me

This 3 day of April, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 300 N Casino Center Blvd
 Project Name DT3R Proposed Use Commercial
 Assessor's Parcel #(s) 139-34-501-008 Ward # Ward 5 (Barlow)
 General Plan: existing MXD proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage 150,000 Floor Area Ratio 53.0%
 Gross Acres 2.81 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 495 S Main Street - 7th Floor Phone: (702) 229-6501 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT POB Las Vegas, LLC Contact David McQuitty
 Address 6922 Hollywood Blvd - 9th Floor Phone: (323) 860-4900 Fax: (323) 860-4901
 City Los Angeles State CA Zip 90028
 E-mail Address DMcQuitty@cimgroup.com

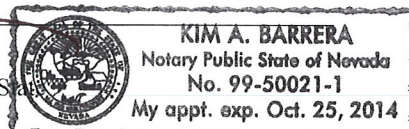
REPRESENTATIVE PGAL LLC Contact Diana Payne
 Address 3379 W. Oquendo Road Phone: (702) 435-4448 Fax: (702) 435-4470
 City Las Vegas State NV Zip 89118
 E-mail Address dpayne@pgal.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Elizabeth N. Fretwell
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Elizabeth N. Fretwell

Subscribed and sworn before me
 This 3 day of April, 20 13
Kim A. Barrera

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-48856
 Meeting Date: 5/14/13
 Total Fee: \$1030.00
 Date Received:* 4/4/13
 Received By: SSwanton

*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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 350 Stewart Avenue
 Project Name DT3R Proposed Use Commercial
 Assessor's Parcel #(s) 139-34-501-004 Ward # Ward 5 (Barlow)
 General Plan: existing MXD proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage 150,000 Floor Area Ratio 53.0%
 Gross Acres 0.66 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 495 S Main Street - 7th Floor Phone: (702) 229-6501 Fax: _____
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 E-mail Address _____

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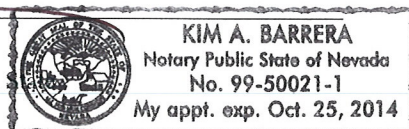
Print Name Elizabeth N. Fretwell

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Kim A. Barrera

Notary Public in and for said County and State



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Case # SDR-48856

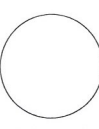
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Total Fee: \$1030.00

Date Received:* 4/4/13

Received By: ASuzanne

*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.



PROJECT DATA

ASSESSORS PARCEL NUMBER (S):
DT3R:
139-34-501-004 (0.63 ACRES)
139-34-501-008 (2.83 ACRES)

ACTION REFERENCE NUMBER (S):
CITY OF LAS VEGAS
GENERAL PLANNING CODE
EXISTING LAND USE ZONE: GENERAL COMMERCIAL DISTRICT (C2)
ZONING OVERLAY DISTRICT (S): N/A
LAND USE PLAN: DOWNTOWN CENTENNIAL GATEWAY DIST
SITE AREA: 3.46 ACRES (150,718 sq. ft.)
BUILDING AREA: 80,000 sq. ft.
DT3R:
DT3R:
FLOOR RATIO: 80,000 sq. ft. / 150,718 sq. ft. = 0.53
TOTAL LOT COVERAGE: 53%
DT3R:

BUILDING AREA

BUILDING 1 52,000 S.F.
BUILDING 2 12,000 S.F.
BUILDING 3 40,000 S.F.
TOTAL DEVELOPMENT 104,000 S.F.

OCCUPANT LOAD

BUILDING 1 1,735 OCCUPANTS
BUILDING 2 400 OCCUPANTS
BUILDING 3 1,727 OCCUPANTS
TOTAL OCCUPANTS 3,862 OCCUPANTS

PARKING ANALYSIS

PARKING REQUIRED FOR LEVEL 1

RETAIL = 70,000 S.F.
70,000 S.F. RETAIL (3.5 SPACES FOR EVERY 1,000 S.F.) = 245 SPACES
F&B SEATING = 4,000 S.F.
4,000 S.F. F&B SEATING (1 SPACE FOR EVERY 50 S.F.) = 80 SPACES
F&B BACK OF HOUSE = 6,000 S.F.
6,000 S.F. BACK OF HOUSE (1 SPACE FOR EVERY 200 S.F.) = 30 SPACES

PARKING REQUIRED FOR LEVEL 2

CONFERENCE = 18,000 S.F.
18,000 S.F. BANQUET (1 SPACE FOR EVERY 100 S.F.) = 180 SPACES
65% PARKING REDUCTION REQUESTED = 63 SPACES
SUPPORT = 6,000 S.F.
6,000 S.F. SUPPORT (1 SPACE FOR EVERY 200 S.F.) = 30 SPACES
TOTAL PARKING REQUIRED = 448 REQUIRED SPACES

PARKING PROVIDED

GARAGE PARKING:
LEVEL 2 = 69 SPACES
LEVELS 3 - 7 = 370 SPACES
SURFACE PARKING:
SURFACE PARKING = 34 SPACES
TOTAL PARKING PROVIDED = 473 SPACES
* 25 ADDITIONAL PARKING SPACES ARE DEDICATED FOR FUTURE DEVELOPMENT

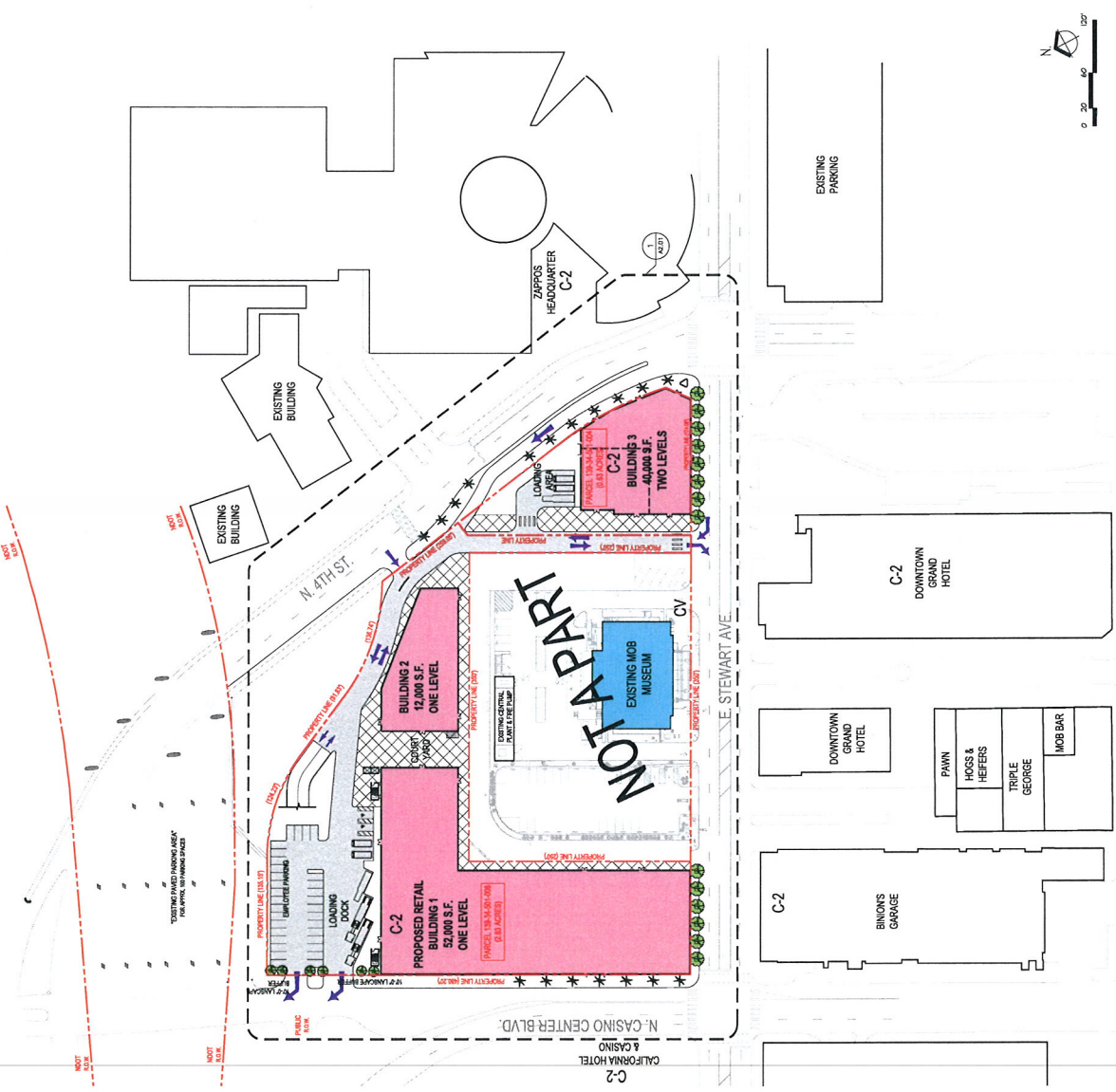
LANDSCAPE REQUIREMENT

SOUTHERN LIVE OAK, 36" BOX AT 20 FT. O.C.
DEGLUT-DOOR PALMS OR EQUAL, 25 FT.
HEIGHT AT 30 FT. O.C.
** PROVIDE (4) 5 GAL DWARF
BOTTLEBRUSH AT EACH STREETSCAPE
TREE

VICINITY MAP (N.T.S.)

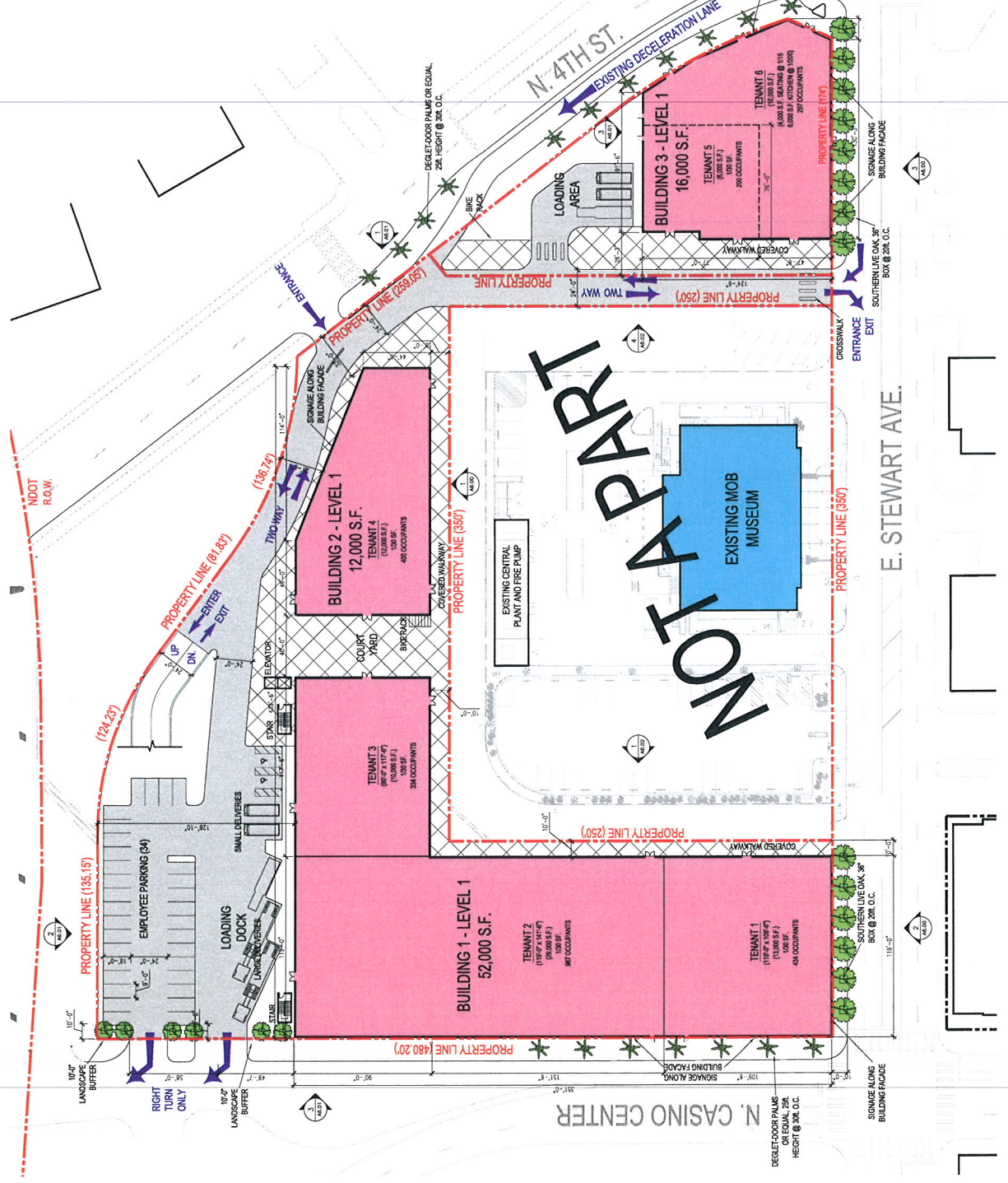


CONCEPTUAL SITE PLAN



SDR-48856
REVISED

BUILDING AREA - LEVEL 1	
BUILDING 1	52,000 S.F.
BUILDING 2	12,000 S.F.
BUILDING 3	16,000 S.F.
TOTAL BUILDING AREA - LEVEL 1	
80,000 S.F.	
BUILDING OCCUPANCY - LEVEL 1	
OCCUPANCY TYPE M (MERCANTILE):	
BUILDING 1	1,735 OCCUPANTS
BUILDING 2	400 OCCUPANTS
BUILDING 3	497 OCCUPANTS
TOTAL OCCUPANTS - LEVEL 1	
2,632 OCCUPANTS	
PARKING PROVIDED - LEVEL 1	
SURFACE PARKING:	
TOTAL LEVEL 1 SURFACE PARKING:	
34 SPACES	



RECEIVED

APR 15 2013

City of Las Vegas
Department of Planning

SDR-48856
REVISED

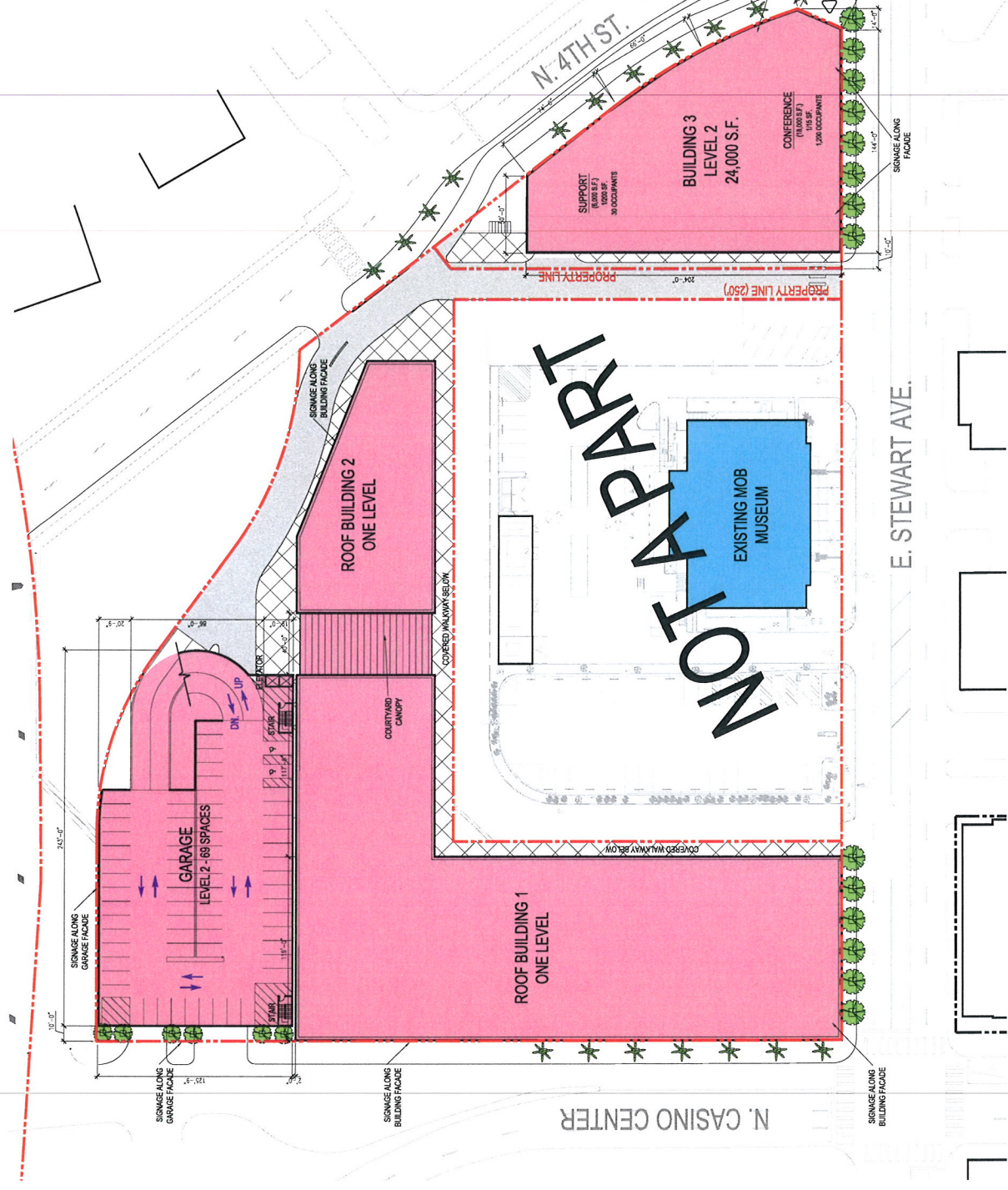
LEVEL 2 - FLOOR PLAN

A2.02

BUILDING AREA - LEVEL 2	
BUILDING 1	-
BUILDING 2	-
BUILDING 3	24,000 S.F.
TOTAL BUILDING AREA - LEVEL 2	24,000 S.F.

BUILDING OCCUPANCY - LEVEL 2	
OCCUPANCY TYPE A2 (ASSEMBLY):	
CONFERENCE	1,200 OCCUPANTS
SUPPORT	30 OCCUPANTS
TOTAL OCCUPANTS - LEVEL 2	1,230 OCCUPANTS

PARKING PROVIDED - LEVEL 2	
GARAGE PARKING:	
GARAGE LEVEL 2	68 SPACES
TOTAL LEVEL 2 GARAGE PARKING	68 SPACES



PARKING PROVIDED - LEVELS 3-6

GARAGE PARKING:	
GARAGE LEVEL 3	74 SPACES
GARAGE LEVEL 4	74 SPACES
GARAGE LEVEL 5	74 SPACES
GARAGE LEVEL 6	74 SPACES
GARAGE LEVEL 7	74 SPACES
TOTAL LEVELS 3-6 GARAGE PARKING	
370 SPACES	

CIM
OWNER/DEVELOPER

HFAI
ARCHITECT

7415 331 5233
FAX 7415 331 5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

PGAL
ARCHITECT

3379 W. OQUEENDO RD.
LAS VEGAS, NV 89118
(702) 453-4446
(702) 453-4470
PROJECT NUMBER: SDR-48856

SRD DOWNTOWN TRANSIT
CENTER REUSE

PROJECT ADDRESS
SRD DOWNTOWN TRANSIT
CENTER
WYATCHER CASINO CENTER
LAS VEGAS, NEVADA 89101
PROJECT NUMBER: SDR-48856

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(DT3R)

SUBMITTED

APPROVED

REGISTRATION

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SHEET TITLE
LEVEL 3-6 - FLOOR PLAN

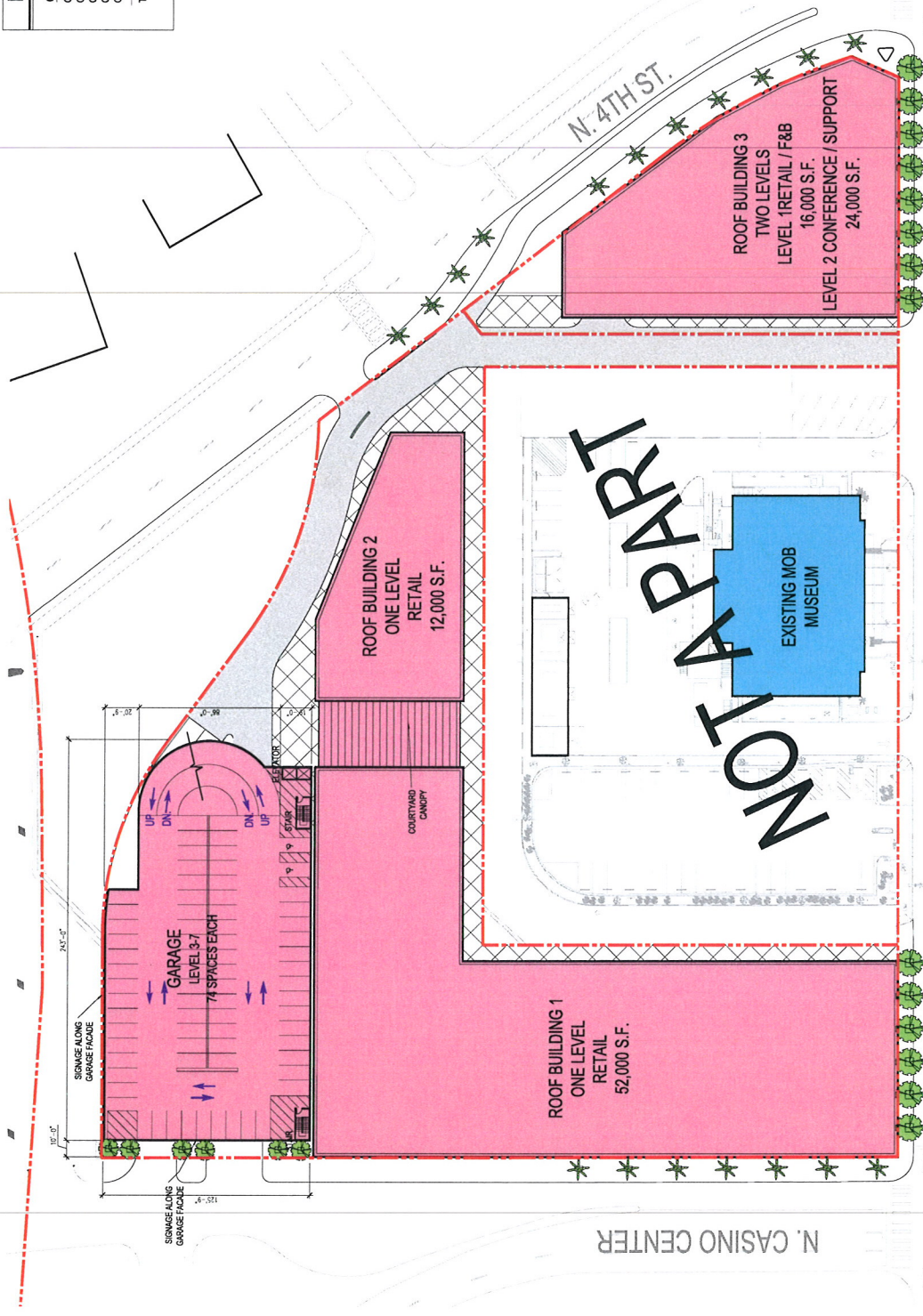
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A2.03

APR 15 2013

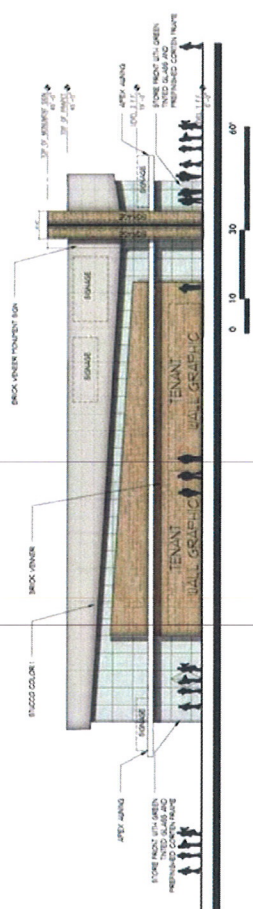
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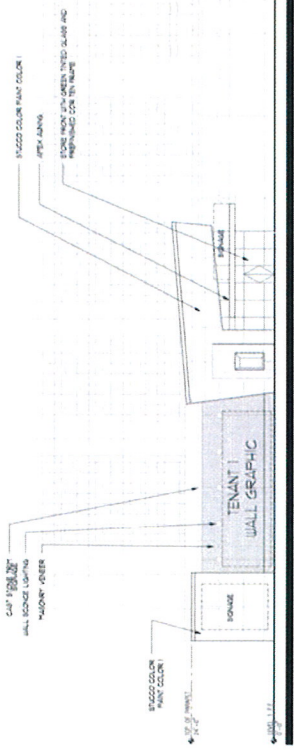
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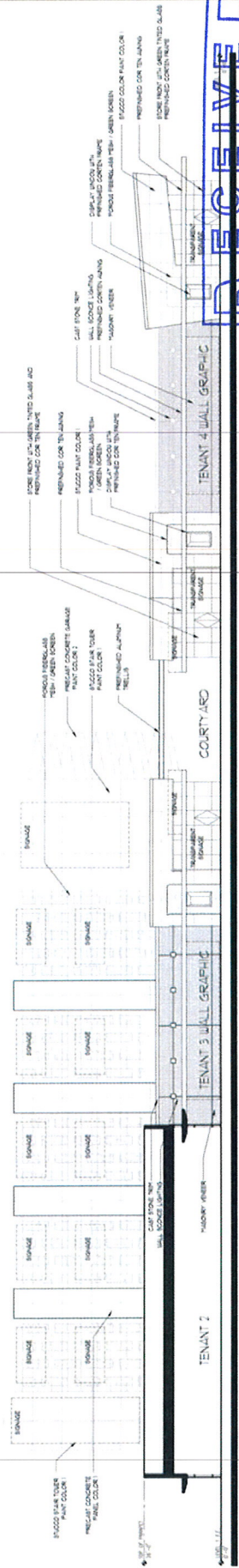
1 LEVELS 3-6 - FLOOR PLAN



BUILDING 3 SOUTH ELEVATION



BUILDING 1 SOUTH ELEVATION

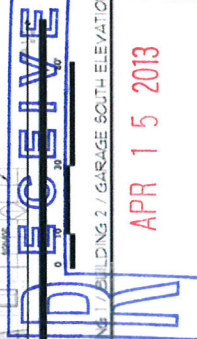


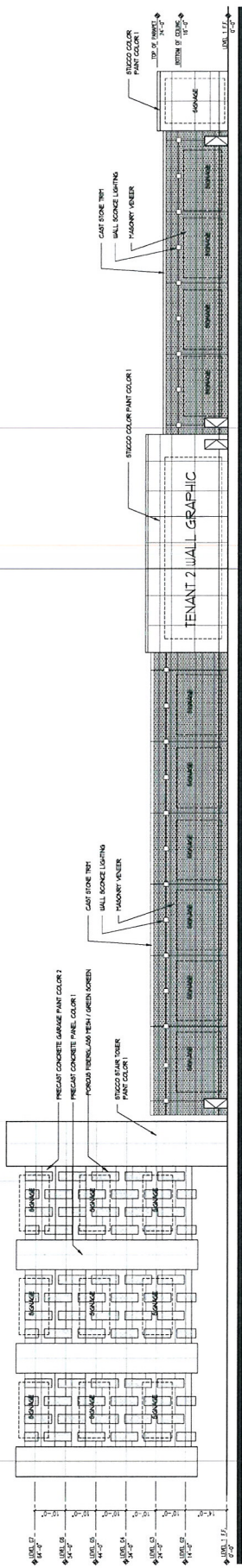
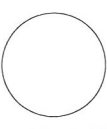
BUILDING 2 / GARAGE SOUTH ELEVATION

SDR-48856
REVISED

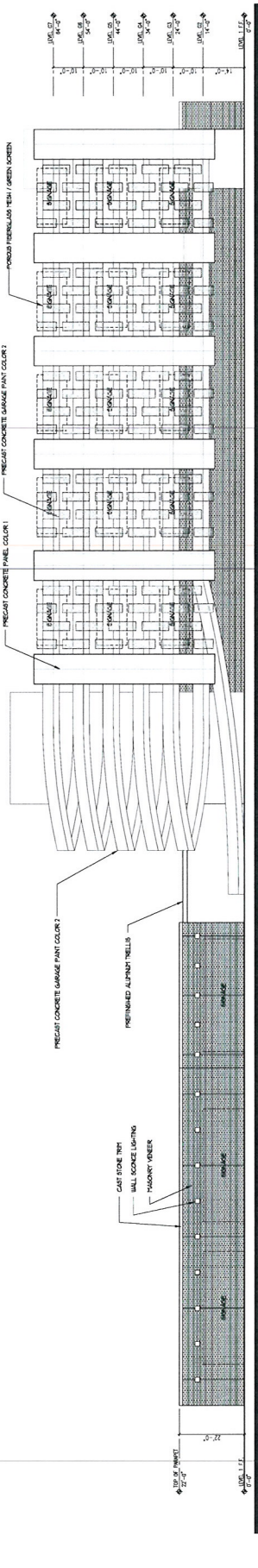
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City of Las Vegas
Department of Planning

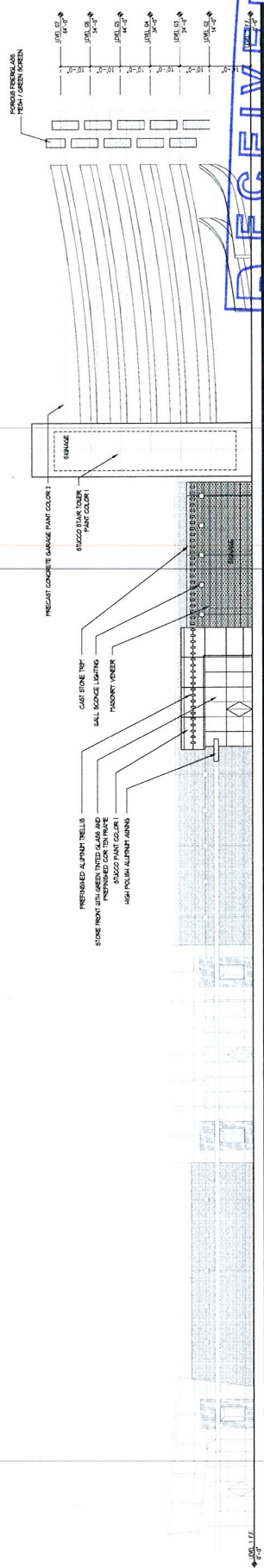




BUILDING 1 / GARAGE WEST ELEVATION



BUILDING 2 / GARAGE NORTH ELEVATION



BUILDING 1 / GARAGE EAST ELEVATION

APR 15 2013

SDR-48856
REVISED

City of Las Vegas
Department of Planning

CIM

HFAI

OWNER/DEVELOPER
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F 415.897.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.haininternational.com

PGAL

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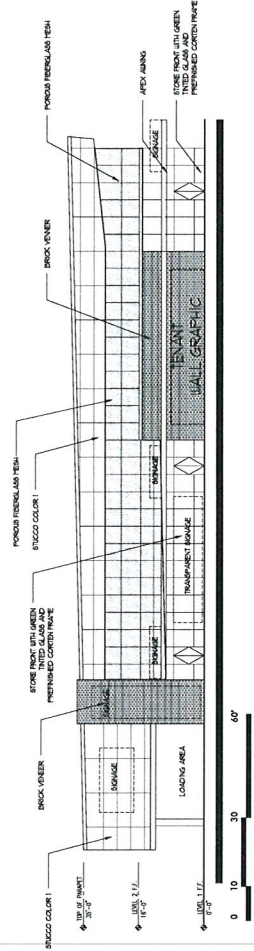
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BUILDING 1 / BUILDING 2 /
BUILDING 3
EXTERIOR ELEVATIONS
SHEET NUMBER

A6.02

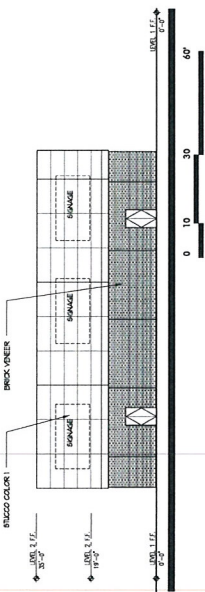
SDR-48856
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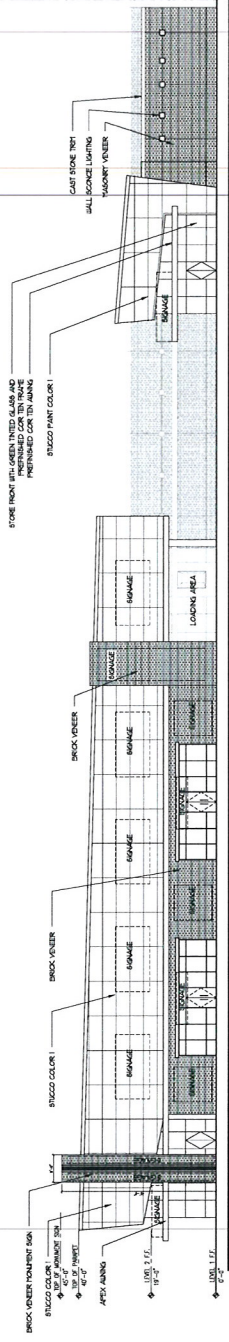
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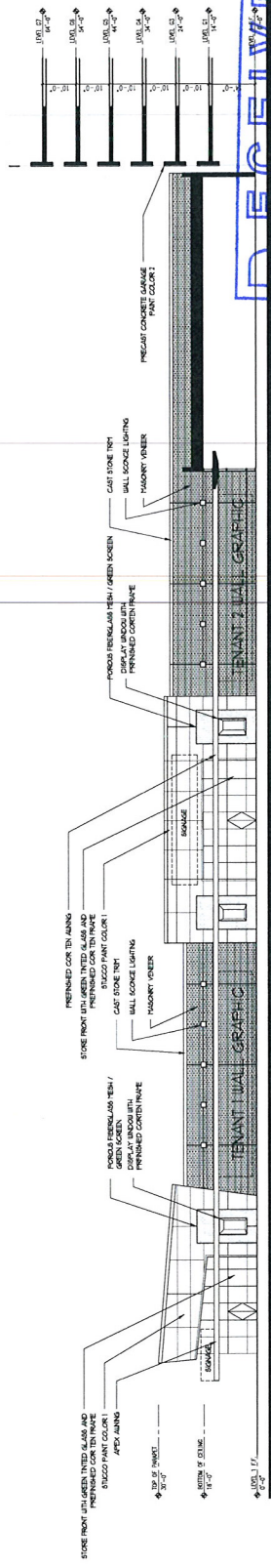
BUILDING 3 WEST ELEVATION 4



BUILDING 3 NORTH ELEVATION 3



BUILDING 2 / BUILDING 3 EAST ELEVATION 2

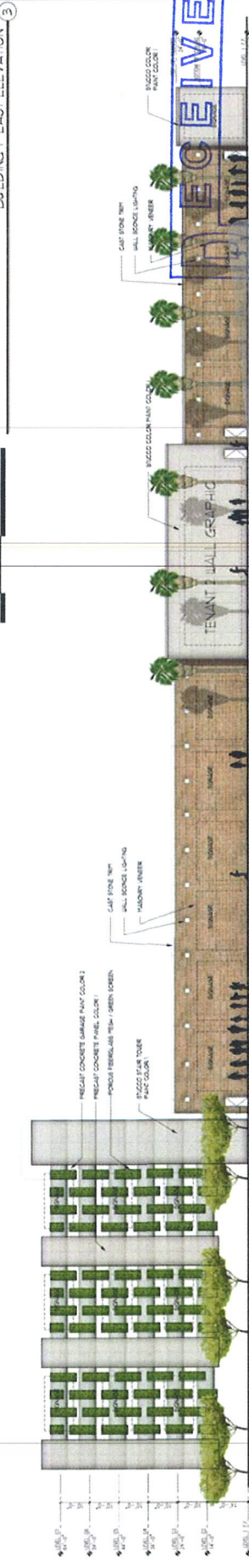
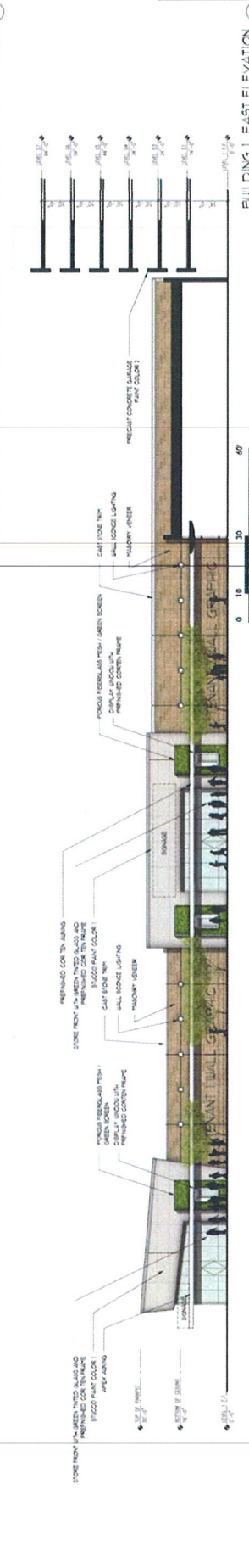
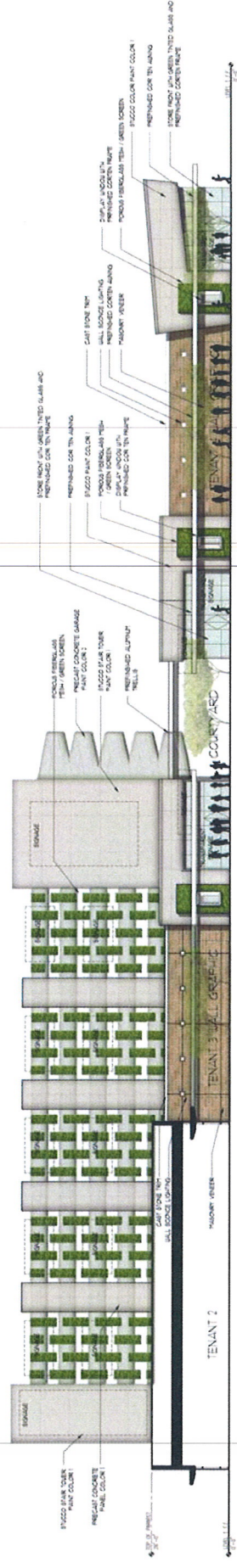


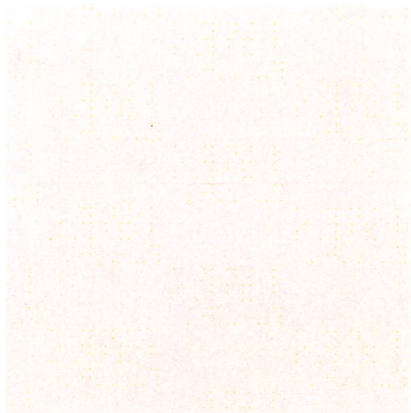
BUILDING 1 EAST ELEVATION 1

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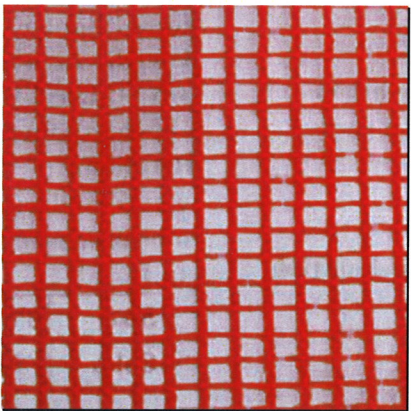




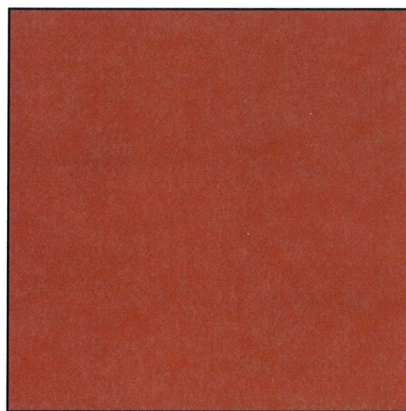
STUCCO - 01



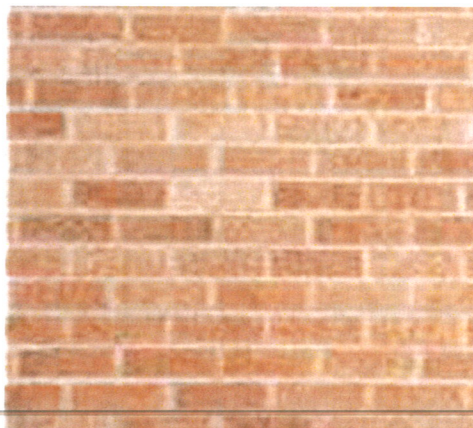
STUCCO - 02



FIBERGLASS MESH SCREEN



STOREFRONT COLOR



BRICK VENEER

RECEIVED

MAR 28 2013

COLOR BOARD

SDR-48856

CIM

OWNER/ DEVELOPER

HFAI

T 415.331.5233

F 415.997.5234

4000 Bridgeway Avenue

Sausalito, California 94965

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ARCHITECT

PGAL

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300 NORTH CASINO CENTER
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(DT3R)

SUBMITTED

APPROVED

REGISTRATION

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SHEET TITLE

SHEET NUMBER

PGAL, LLC
Phoenix | Los Angeles | Las Vegas | Houston | Fort Lauderdale | Dallas | Boca Raton | Atlanta | Alexandria

300 & 350 Stewart Ave.

Proposed 80 thousand square foot shopping center.

Traffic produced by proposed development:

Proposed Development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	80	42.94	3,435
AM Peak Hour			1.00	80
PM Peak Hour			3.73	298

Existing traffic on all nearby streets:

Stewart Avenue

Average Daily Traffic (ADT)	6,876
PM Peak Hour (heaviest 60 minutes)	550

Casino Center Boulevard

Average Daily Traffic (ADT)	11,713
PM Peak Hour (heaviest 60 minutes)	937

4th Street

Average Daily Traffic (ADT)	12,938
PM Peak Hour (heaviest 60 minutes)	1,035

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Stewart Avenue	34,500
Casino Center Boulevard	25,400
4th Street	31,080

This project is expected to add 3,435 additional trips per day on Stewart Ave., Casino Center Blvd. and 4th St. Currently, Stewart is at about 20 percent of capacity, Casino Center is at about 46 percent of capacity and 4th is at about 42 percent of capacity. With this project, Stewart is expected to be at about 30 percent of capacity, Casino Center to be at about 60 percent of capacity and 4th St. to be at about 53 percent of capacity.

Based on Peak Hour use, this conversion will add 298 additional cars into the area in the peak hour, or about five every minute.

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