



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-51931** APN: 138-15-410-051

Name of Property Owner: High Fives LLC

Name of Applicant: Dr. Shanker N. Dixit MD

Name of Representative: Wade Takashima, NCARB, AIA, LEED AP bd+c

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: _____

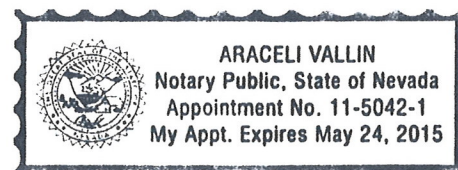
Signature of Property Owner: *Shanker Dixit*

Print Name: Shanker N. Dixit

Subscribed and sworn before me

This 2nd day of July, 2013

Araceli Vallin CLARK COUNTY, NV
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Neurology Center of Las Vegas
 Project Address (Location) Located at Professional Ct., Las Vegas, NV 89128 (No Address Yet)
 Project Name Neurology Center of Las Vegas Proposed Use Professional Office
 Assessor's Parcel #(s) 138-15-410-051 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-PB proposed C-PB
 Commercial Square Footage 9,885 Floor Area Ratio .23
 Gross Acres .97 Lots/Units 1 Density 1
 Additional Information New Professional Office Building located at the
Las Vegas Technology Center

PROPERTY OWNER High Fives LLC Contact Dr. Shanker N. Dixit
 Address 9701 Amber Peak Ct. Phone: (702) 445-7030 Fax: (702) 405-7793
 City Las Vegas State NV Zip 89144
 E-mail Address tixid@yahoo.com

APPLICANT Neurology Center of Las Vegas Contact Dr. Shanker N. Dixit
 Address 9701 Amber Peak Ct. Phone: (702) 445-7030 Fax: (702) 405-7793
 City Las Vegas State NV Zip 89144
 E-mail Address tixid@yahoo.com

REPRESENTATIVE TWC Construction, Inc. Contact Wade Takashima
 Address 431 Eastgate Road - 3rd Floor Phone: (702) 597-3444 Fax: (702) 597-3431
 City Henderson State NV Zip 89011
 E-mail Address wtakashima@twcconstruction.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* Shanker Dixit

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

Print Name Shanker N Dixit

Subscribed and sworn before me

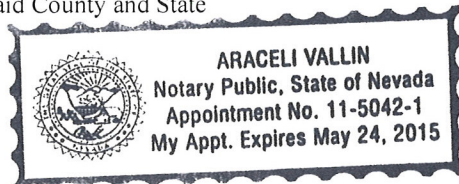
This 2nd day of July, 2013

Clark County, Nevada

RECEIVED

Notary Public in and for said County and State

NOV 12 2013
 Revised 10/27/08
 City of Las Vegas
 Dept. of Planning



FOR DEPARTMENT USE ONLY

Case # SDR-51931
 Meeting Date: 01/14/13
 Total Fee: \$1030.00
 Date Received: 1/12/13
 Received By: Jonathan B.

*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

[illegible]

☐ NEUROLOGICAL CENTER OF LV. = 4500 SF
FLOOR AREA = 2000 SF/2000 * 10
FLOOR AREA = 2500 SF/175 = 14.26
PARKING SPACES REQUIRED: 24.26 SPACES

☐ MEDICAL OFFICE PARKING REQUIRED
☐ 1 PER 200 SF TO 2,000 SF
☐ 1 PER 100 SF GREATER THAN 2,000 SF

☐ LEASE SPACE 'A' & 'B' = 5,175 SF
FLOOR AREA = 3000 SF/2000 * 10
FLOOR AREA = 1,175 SF/175 = 6.71
PARKING SPACES REQUIRED: 16.71 SPACES

PARKING ANALYSIS SUMMARY - TOTAL SITE

☐ PARKING SPACES REQUIRED: (40.99)	☐ STANDARD SPACES (76%):	31 SPACES
☐ 41 SPACES	☐ COMPACT SPACES (24%):	10 SPACES
	☐ PARKING SPACES PROVIDED:	41 SPACES

☐ ACCESSIBLE PARKING REQUIRED, 2 SPACES (26 TO 50 = 2 SPACES)	☐ LOADING SPACE REQUIRED, 1 SPACE (LESS THAN 10,000 SF = 1 SPACE)
☐ VEHICLE ACCESSIBLE PROVIDED, 1 SPACES VAN ACCESSIBLE PROVIDED, 1 SPACES	☐ LOADING SPACE PROVIDED, 1 SPACE

LOADING

☐ LANDSCAPE WILL COMPLY WITH CHAPTER 10,
LAS VEGAS TECHNOLOGY CODES, &
PLANT SPECIES ADVISORY LETTER DATED

- ☐ TREES, MINIMUM SIZE 24" BOX TREES
- ☐ SHRUBS, MINIMUM SIZE 5 GALLON
- ☐ GROUND COVERS, TO BE INSTALLED FROM 1 GALLON CONTAINERS OR FLATS AND STABILIZED ON SLOPES USING JUTE NETTING STAPLED TO SLOPE OR COINVALENT METHOD. TURF MAY BE SEEDING (FLAT AREAS ONLY), SOODED, OR HYDROSEEDING.

PROJECT DATA

VICINITY MAP

[illegible]

SITE PLAN

2

2.

[illegible]

A-1

or

→

Creative Ideas Today
 215 CAMELBACK RIDGE AVENUE
 HENDERSON, NEVADA 89012
 PH: 702-498-4198
 FAX: 702-498-4198
 CREATIVE FIT
 Copyright © 2011 by Creative Fit LLC. All rights reserved. No portion of this publication may be reproduced without written permission of Creative Fit LLC.

Project:
NEUROLOGICAL CENTER OF LAS VEGAS

Address:
 □ LAS VEGAS, NV 89103

APN #: **a 158-15-410-091**

Date:
 □ 10-25-13

Job No.:
 □ 15-404

Revisions:

△	
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

Sheet Contents
 □ SITE PLAN

106

1000

[illegible]

106

1000

PLANT LEGEND			
LARGE TREES			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Fraxinus & "Yucca"	24 in. Bare	
	Pyram. caryocarpus "Bonsai"	24 in. Bare	
	Stratford "Landscape Tree"		
COLUMNAR & SMALL TREES			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Arbutus	24 in. Bare	
	Arbutus	24 in. Bare	
	Arbutus	24 in. Bare	
LARGE SHRUBS			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Arbutus	5 GAL	
	Arbutus	5 GAL	
	Arbutus	15 GAL	
SMALL SHRUBS			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Arbutus	5 GAL	
	Arbutus	5 GAL	
	Arbutus	5 GAL	
ACCENT SHRUBS			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Arbutus	5 GAL	
	Arbutus	5 GAL	
	Arbutus	5 GAL	
GROUNDCOVERS			
KEY	SYMBOL / COMMON NAME	SIZE	NOTES
	Arbutus	1 GAL	
	Arbutus	1 GAL	
	Arbutus	1 GAL	
NOTES			
ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER OF 1/2" WASH			
ALL PLANTS WITHIN 5' OF LANDSCAPE MUST HAVE ROOT BARRIERS			
ALL PLANTS WITHIN 5' OF LANDSCAPE MUST HAVE ROOT BARRIERS			

LEGENDS
N15

2



RECEIVED

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

NOV 12 2013

City of Las Vegas
Dept. of Planning

SDR-51931

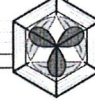
Sheet Number
L-1
of
Sheets

Sheet Contents
LANDSCAPE PLAN

Revisions:
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.
21.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
32.
33.
34.
35.
36.
37.
38.
39.
40.
41.
42.
43.
44.
45.
46.
47.
48.
49.
50.
51.
52.
53.
54.
55.
56.
57.
58.
59.
60.
61.
62.
63.
64.
65.
66.
67.
68.
69.
70.
71.
72.
73.
74.
75.
76.
77.
78.
79.
80.
81.
82.
83.
84.
85.
86.
87.
88.
89.
90.
91.
92.
93.
94.
95.
96.
97.
98.
99.
100.
101.
102.
103.
104.
105.
106.
107.
108.
109.
110.
111.
112.
113.
114.
115.
116.
117.
118.
119.
120.
121.
122.
123.
124.
125.
126.
127.
128.
129.
130.
131.
132.
133.
134.
135.
136.
137.
138.
139.
140.
141.
142.
143.
144.
145.
146.
147.
148.
149.
150.
151.
152.
153.
154.
155.
156.
157.
158.
159.
160.
161.
162.
163.
164.
165.
166.
167.
168.
169.
170.
171.
172.
173.
174.
175.
176.
177.
178.
179.
180.
181.
182.
183.
184.
185.
186.
187.
188.
189.
190.
191.
192.
193.
194.
195.
196.
197.
198.
199.
200.
201.
202.
203.
204.
205.
206.
207.
208.
209.
210.
211.
212.
213.
214.
215.
216.
217.
218.
219.
220.
221.
222.
223.
224.
225.
226.
227.
228.
229.
230.
231.
232.
233.
234.
235.
236.
237.
238.
239.
240.
241.
242.
243.
244.
245.
246.
247.
248.
249.
250.
251.
252.
253.
254.
255.
256.
257.
258.
259.
260.
261.
262.
263.
264.
265.
266.
267.
268.
269.
270.
271.
272.
273.
274.
275.
276.
277.
278.
279.
280.
281.
282.
283.
284.
285.
286.
287.
288.
289.
290.
291.
292.
293.
294.
295.
296.
297.
298.
299.
300.
301.
302.
303.
304.
305.
306.
307.
308.
309.
310.
311.
312.
313.
314.
315.
316.
317.
318.
319.
320.
321.
322.
323.
324.
325.
326.
327.
328.
329.
330.
331.
332.
333.
334.
335.
336.
337.
338.
339.
340.
341.
342.
343.
344.
345.
346.
347.
348.
349.
350.
351.
352.
353.
354.
355.
356.
357.
358.
359.
360.
361.
362.
363.
364.
365.
366.
367.
368.
369.
370.
371.
372.
373.
374.
375.
376.
377.
378.
379.
380.
381.
382.
383.
384.
385.
386.
387.
388.
389.
390.
391.
392.
393.
394.
395.
396.
397.
398.
399.
400.
401.
402.
403.
404.
405.
406.
407.
408.
409.
410.
411.
412.
413.
414.
415.
416.
417.
418.
419.
420.
421.
422.
423.
424.
425.
426.
427.
428.
429.
430.
431.
432.
433.
434.
435.
436.
437.
438.
439.
440.
441.
442.
443.
444.
445.
446.
447.
448.
449.
450.
451.
452.
453.
454.
455.
456.
457.
458.
459.
460.
461.
462.
463.
464.
465.
466.
467.
468.
469.
470.
471.
472.
473.
474.
475.
476.
477.
478.
479.
480.
481.
482.
483.
484.
485.
486.
487.
488.
489.
490.
491.
492.
493.
494.
495.
496.
497.
498.
499.
500.
501.
502.
503.
504.
505.
506.
507.
508.
509.
510.
511.
512.
513.
514.
515.
516.
517.
518.
519.
520.
521.
522.
523.
524.
525.
526.
527.
528.
529.
530.
531.
532.
533.
534.
535.
536.
537.
538.
539.
540.
541.
542.
543.
544.
545.
546.
547.
548.
549.
550.
551.
552.
553.
554.
555.
556.
557.
558.
559.
560.
561.
562.
563.
564.
565.
566.
567.
568.
569.
570.
571.
572.
573.
574.
575.
576.
577.
578.
579.
580.
581.
582.
583.
584.
585.
586.
587.
588.
589.
590.
591.
592.
593.
594.
595.
596.
597.
598.
599.
600.
601.
602.
603.
604.
605.
606.
607.
608.
609.
610.
611.
612.
613.
614.
615.
616.
617.
618.
619.
620.
621.
622.
623.
624.
625.
626.
627.
628.
629.
630.
631.
632.
633.
634.
635.
636.
637.
638.
639.
640.
641.
642.
643.
644.
645.
646.
647.
648.
649.
650.
651.
652.
653.
654.
655.
656.
657.
658.
659.
660.
661.
662.
663.
664.
665.
666.
667.
668.
669.
670.
671.
672.
673.
674.
675.
676.
677.
678.
679.
680.
681.
682.
683.
684.
685.
686.
687.
688.
689.
690.
691.
692.
693.
694.
695.
696.
697.
698.
699.
700.
701.
702.
703.
704.
705.
706.
707.
708.
709.
710.
711.
712.
713.
714.
715.
716.
717.
718.
719.
720.
721.
722.
723.
724.
725.
726.
727.
728.
729.
730.
731.
732.
733.
734.
735.
736.
737.
738.
739.
740.
741.
742.
743.
744.
745.
746.
747.
748.
749.
750.
751.
752.
753.
754.
755.
756.
757.
758.
759.
760.
761.
762.
763.
764.
765.
766.
767.
768.
769.
770.
771.
772.
773.
774.
775.
776.
777.
778.
779.
780.
781.
782.
783.
784.
785.
786.
787.
788.
789.
790.
791.
792.
793.
794.
795.
796.
797.
798.
799.
800.
801.
802.
803.
804.
805.
806.
807.
808.
809.
810.
811.
812.
813.
814.
815.
816.
817.
818.
819.
820.
821.
822.
823.
824.
825.
826.
827.
828.
829.
830.
831.
832.
833.
834.
835.
836.
837.
838.
839.
840.
841.
842.
843.
844.
845.
846.
847.
848.
849.
850.
851.
852.
853.
854.
855.
856.
857.
858.
859.
860.
861.
862.
863.
864.
865.
866.
867.
868.
869.
870.
871.
872.
873.
874.
875.
876.
877.
878.
879.
880.
881.
882.
883.
884.
885.
886.
887.
888.
889.
890.
891.
892.
893.
894.
895.
896.
897.
898.
899.
900.
901.
902.
903.
904.
905.
906.
907.
908.
909.
910.
911.
912.
913.
914.
915.
916.
917.
918.
919.
920.
921.
922.
923.
924.
925.
926.
927.
928.
929.
930.
931.
932.
933.
934.
935.
936.
937.
938.
939.
940.
941.
942.
943.
944.
945.
946.
947.
948.
949.
950.
951.
952.
953.
954.
955.
956.
957.
958.
959.
960.
961.
962.
963.
964.
965.
966.
967.
968.
969.
970.
971.
972.
973.
974.
975.
976.
977.
978.
979.
980.
981.
982.
983.
984.
985.
986.
987.
988.
989.
990.
991.
992.
993.
994.
995.
996.
997.
998.
999.
1000.
1001.
1002.
1003.
1004.
1005.
1006.
1007.
1008.
1009.
1010.
1011.
1012.
1013.
1014.
1015.
1016.
1017.
1018.
1019.
1020.
1021.
1022.
1023.
1024.
1025.
1026.
1027.
1028.
1029.
1030.
1031.
1032.
1033.
1034.
1035.
1036.
1037.
1038.
1039.
1040.
1041.
1042.
1043.
1044.
1045.
1046.
1047.
1048.
1049.
1050.
1051.
1052.
1053.
1054.
1055.
1056.
1057.
1058.
1059.
1060.
1061.
1062.
1063.
1064.
1065.
1066.
1067.
1068.
1069.
1070.
1071.
1072.
1073.
1074.
1075.
1076.
1077.
1078.
1079.
1080.
1081.
1082.
1083.
1084.
1085.
1086.
1087.
1088.
1089.
1090.
1091.
1092.
1093.
1094.
1095.
1096.
1097.
1098.
1099.
1100.
1101.
1102.
1103.
1104.
1105.
1106.
1107.
1108.
1109.
1110.
1111.
1112.
1113.
1114.
1115.
1116.
1117.
1118.
1119.
1120.
1121.
1122.
1123.
1124.
1125.
1126.
1127.
1128.
1129.
1130.
1131.
1132.
1133.
1134.
1135.
1136.
1137.
1138.
1139.
1140.
1141.
1142.
1143.
1144.
1145.
1146.
1147.
1148.
1149.
1150.
1151.
1152.
1153.
1154.
1155.
1156.
1157.
1158.
1159.
1160.
1161.
1162.
1163.
1164.
1165.
1166.
1167.
1168.
1169.
1170.
1171.
1172.
1173.
1174.
1175.
1176.
1177.
1178.
1179.
1180.
1181.
1182.
1183.
1184.
1185.
1186.
1187.
1188.
1189.
1190.
1191.
1192.
1193.
1194.
1195.
1196.
1197.
1198.
1199.
1200.
1201.
1202.
1203.
1204.
1205.
1206.
1207.
1208.
1209.
1210.
1211.
1212.
1213.
1214.
1215.
1216.
1217.
1218.
1219.
1220.
1221.
1222.
1223.
1224.
1225.
1226.
1227.
1228.
1229.
1230.
1231.
1232.
1233.
1234.
1235.
1236.
1237.
1238.
1239.
1240.
1241.
1242.
1243.
1244.
1245.
1246.
1247.
1248.
1249.
1250.
1251.
1252.
1253.
1254.
1255.
1256.
1257.
1258.
1259.
1260.
1261.
1262.
1263.
1264.
1265.
1266.
1267.
1268.
1269.
1270.
1271.
1272.
1273.
1274.
1275.
1276.
1277.
1278.
1279.
1280.
1281.
1282.
1283.
1284.
1285.
1286.
1287.
1288.
1289.
1290.
1291.
1292.
1293.
1294.
1295.
1296.
1297.
1298.
1299.
1300.
1301.
1302.
1303.
1304.
1305.
1306.
1307.
1308.
1309.
1310.
1311.
1312.
1313.
1314.
1315.
1316.
1317.
1318.
1319.
1320.
1321.
1322.
1323.
1324.
1325.
1326.
1327.
1328.
1329.
1330.
1331.
1332.
1333.
1334.
1335.
1336.
1337.
1338.
1339.
1340.
1341.
1342.
1343.
1344.
1345.
1346.
1347.
1348.
1349.
1350.
1351.
1352.
1353.
1354.
1355.
1356.
1357.
1358.
1359.
1360.
1361.
1362.
1363.
1364.
1365.
1366.
1367.
1368.
1369.
1370.
1371.
1372.
1373.
1374.
1375.
1376.
1377.
1378.
1379.
1380.
1381.
1382.
1383.
1384.
1385.
1386.
1387.
1388.
1389.
1390.
1391.
1392.
1393.
1394.
1395.
1396.
1397.
1398.
1399.
1400.
1401.
1402.
1403.
1404.
1405.
1406.
1407.
1408.
1409.
1410.
1411.
1412.
1413.
1414.
1415.
1416.
1417.
1418.
1419.
1420.
1421.
1422.
1423.
1424.
1425.
1426.
1427.
1428.
1429.
1430.
1431.
1432.
1433.
1434.
1435.
1436.
1437.
1438.
1439.
1440.
1441.
1442.
1443.
1444.
1445.



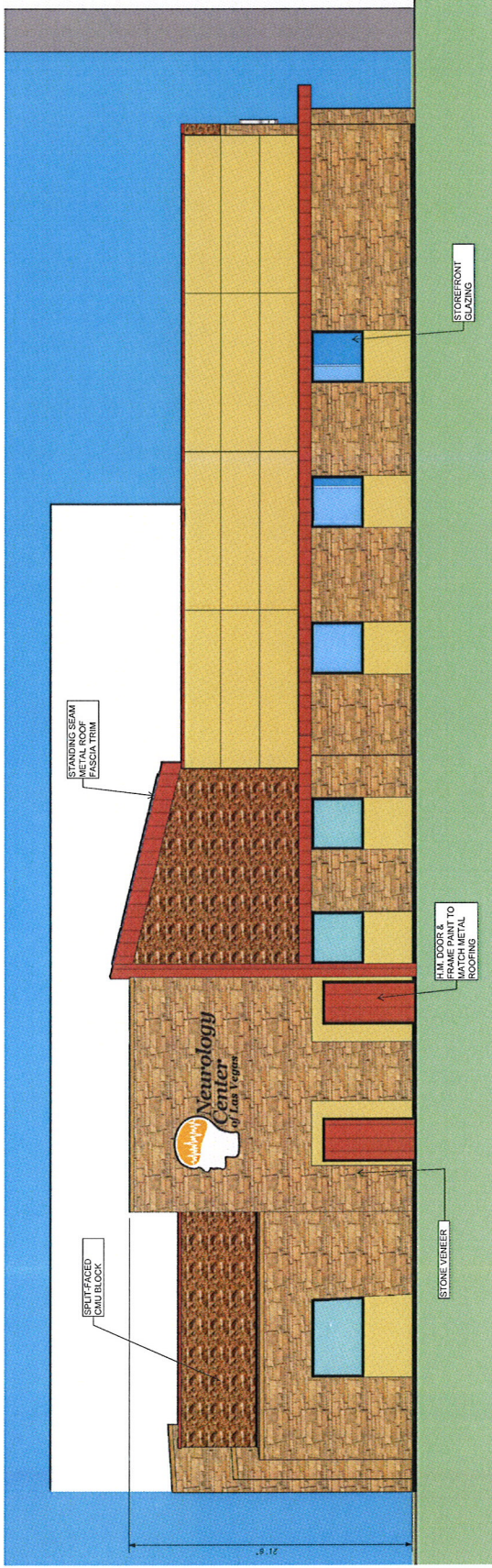
Sheet Contents



Sheet Number
A-5
Of Sheets

City of Las Vegas
Dept. of Planning

SDR-51931



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

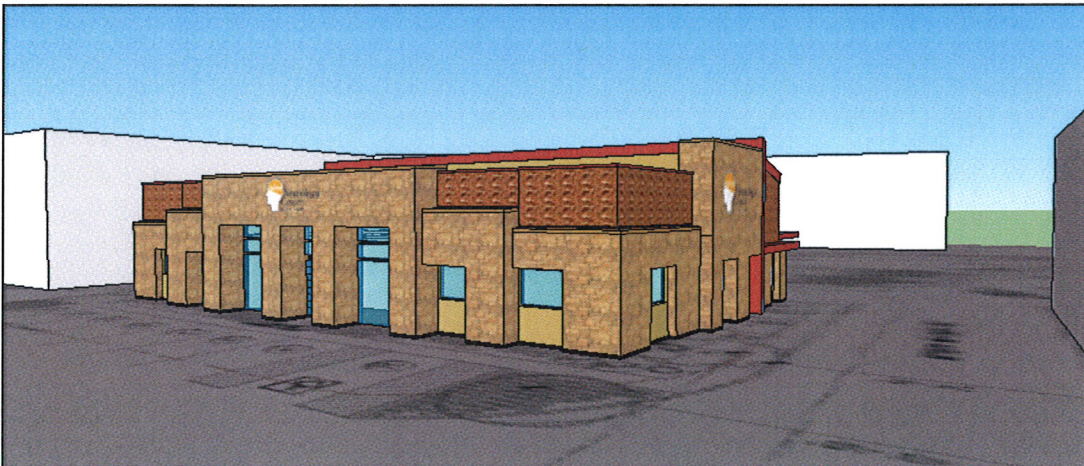
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Shot #1

SW CORNER

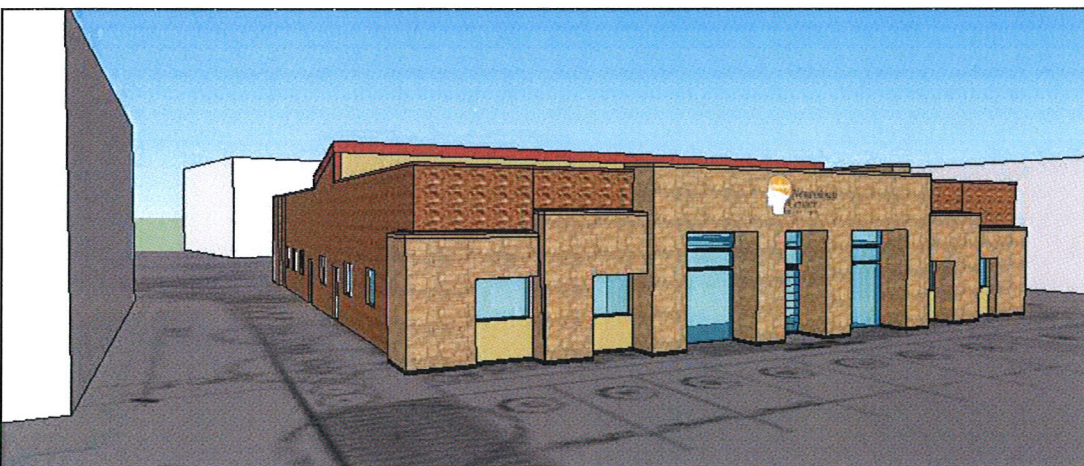
STREET VIEW



Shot #2

NW CORNER

STREET VIEW



Shot #3

NE CORNER

STREET VIEW

RECEIVED

NOV 12 2013

City of Las Vegas
Dept. of Planning

10-12-13

SDR-51931

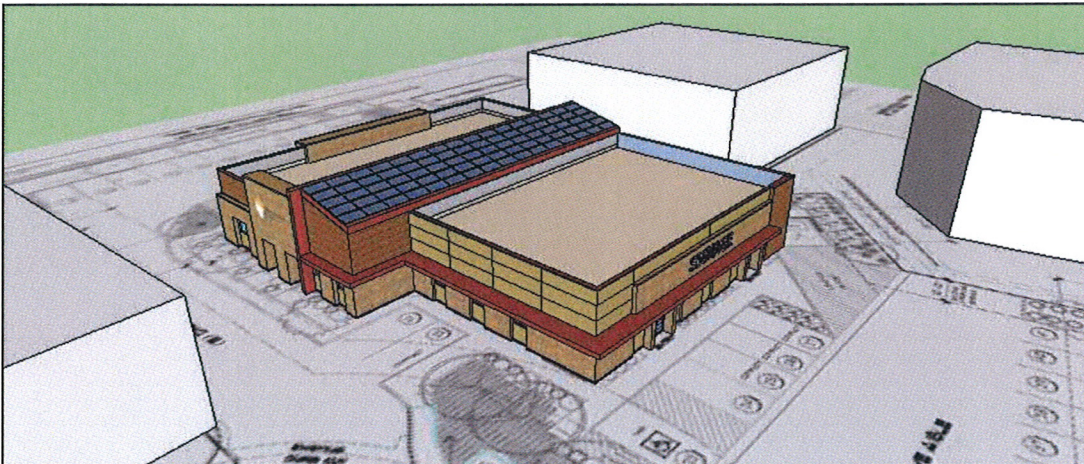
Creative FIT



Shot #4

SE CORNER

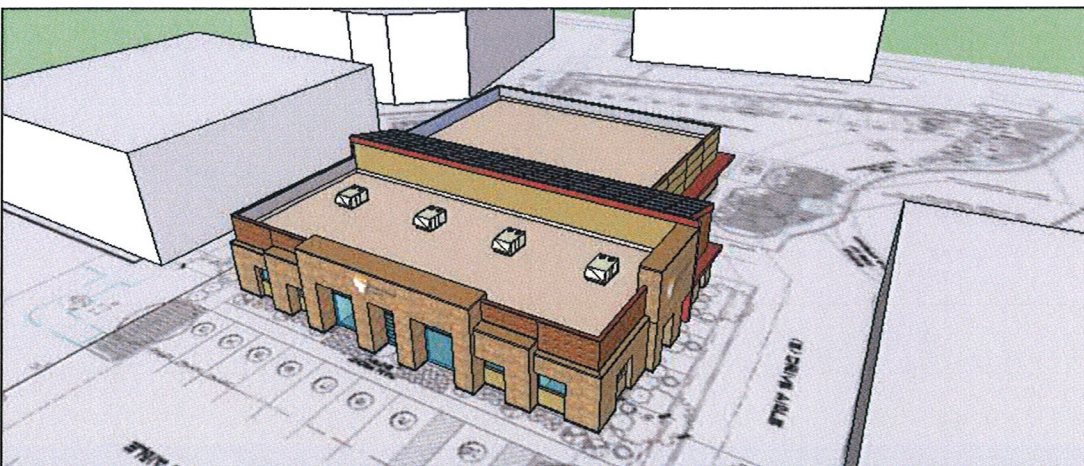
AREIAL VIEW



Shot #5

SW CORNER

AREIAL VIEW



Shot #6

NW CORNER

AREIAL VIEW

RECEIVED

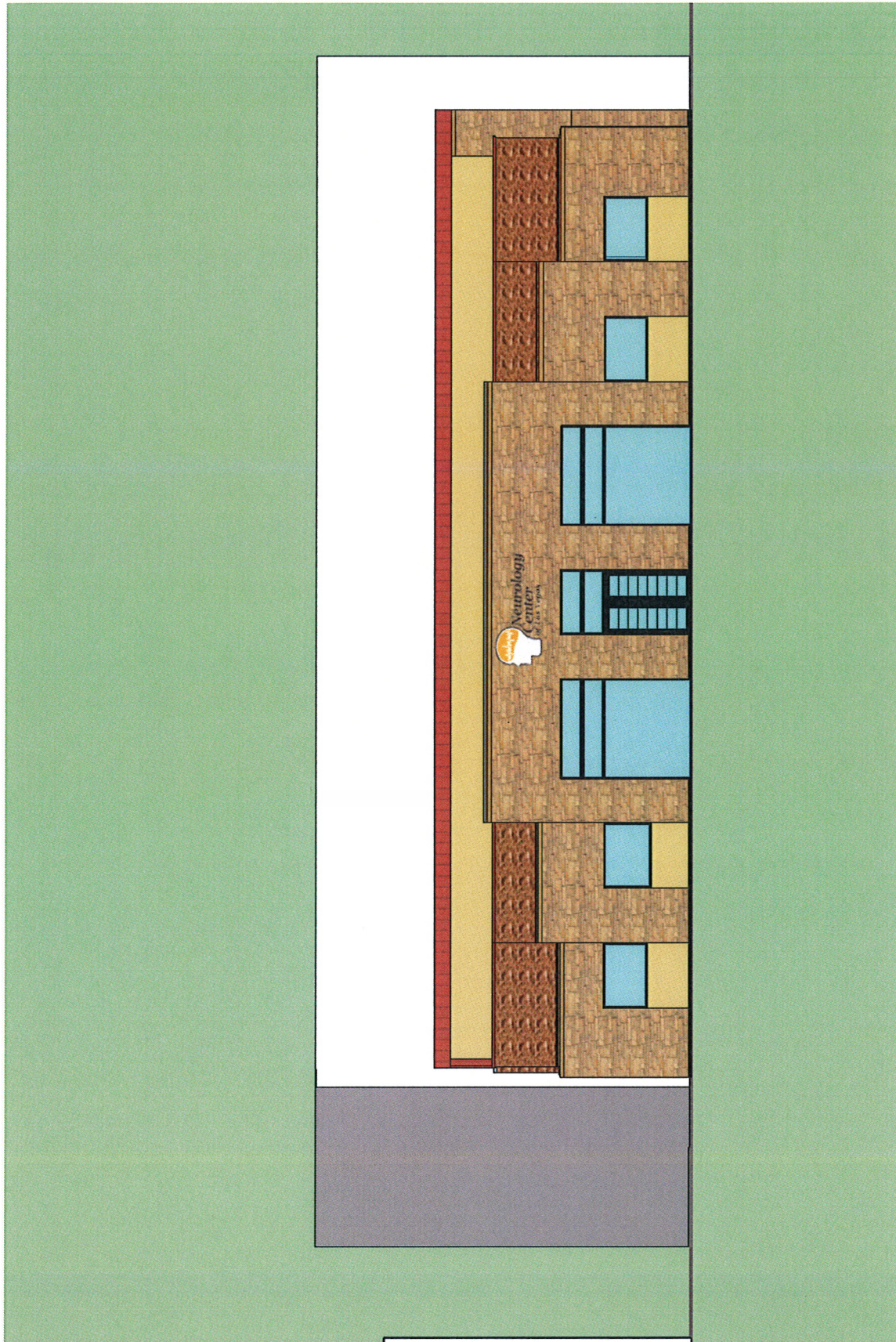
NOV 12 2013

City of Las Vegas
Dept. of Planning

10-12-13

Creative FIT

SDR-51931



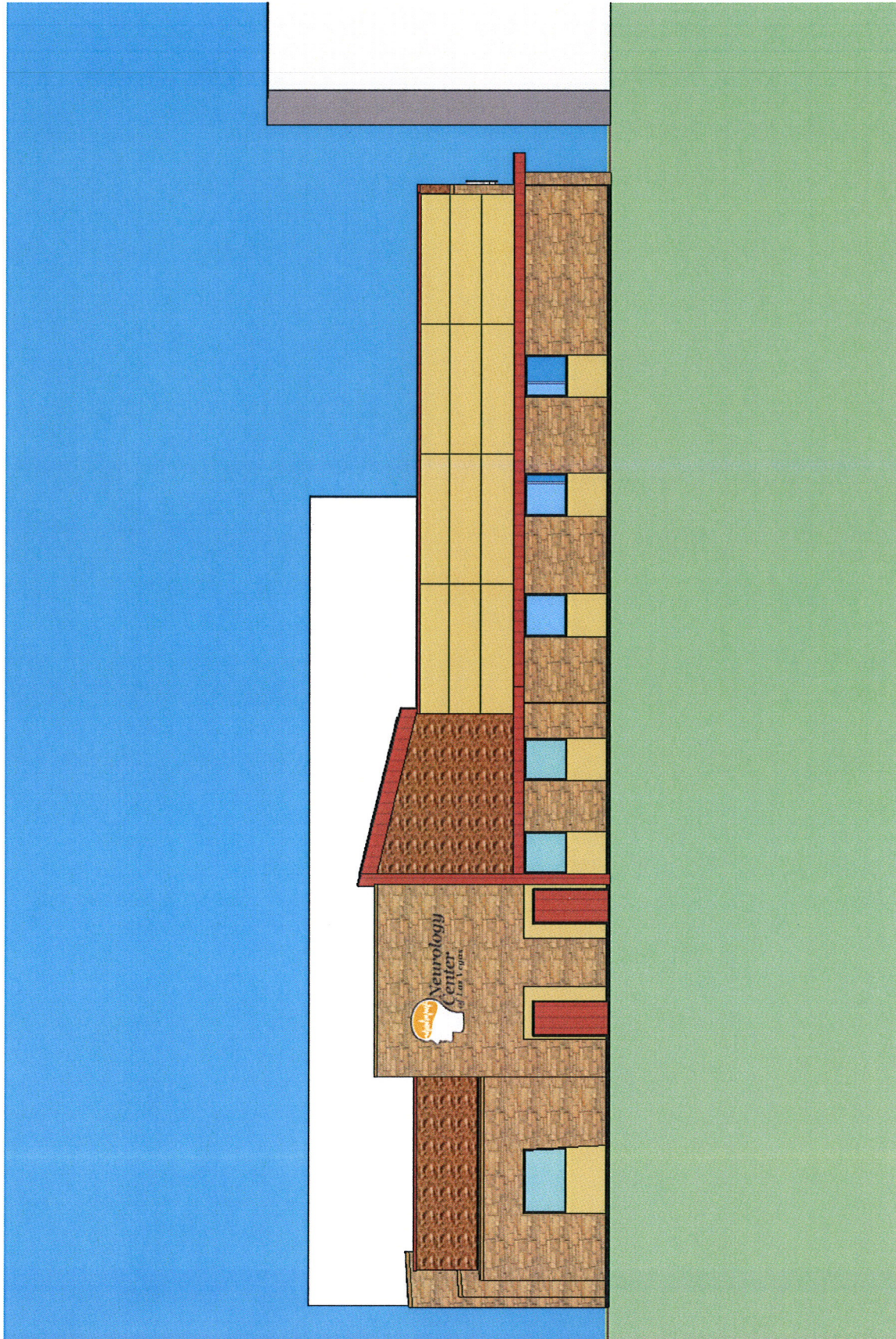
NORTH ELEVATION

SDR-51931

RECEIVED

NOV 12 2013

City of Las Vegas
Dept. of Planning



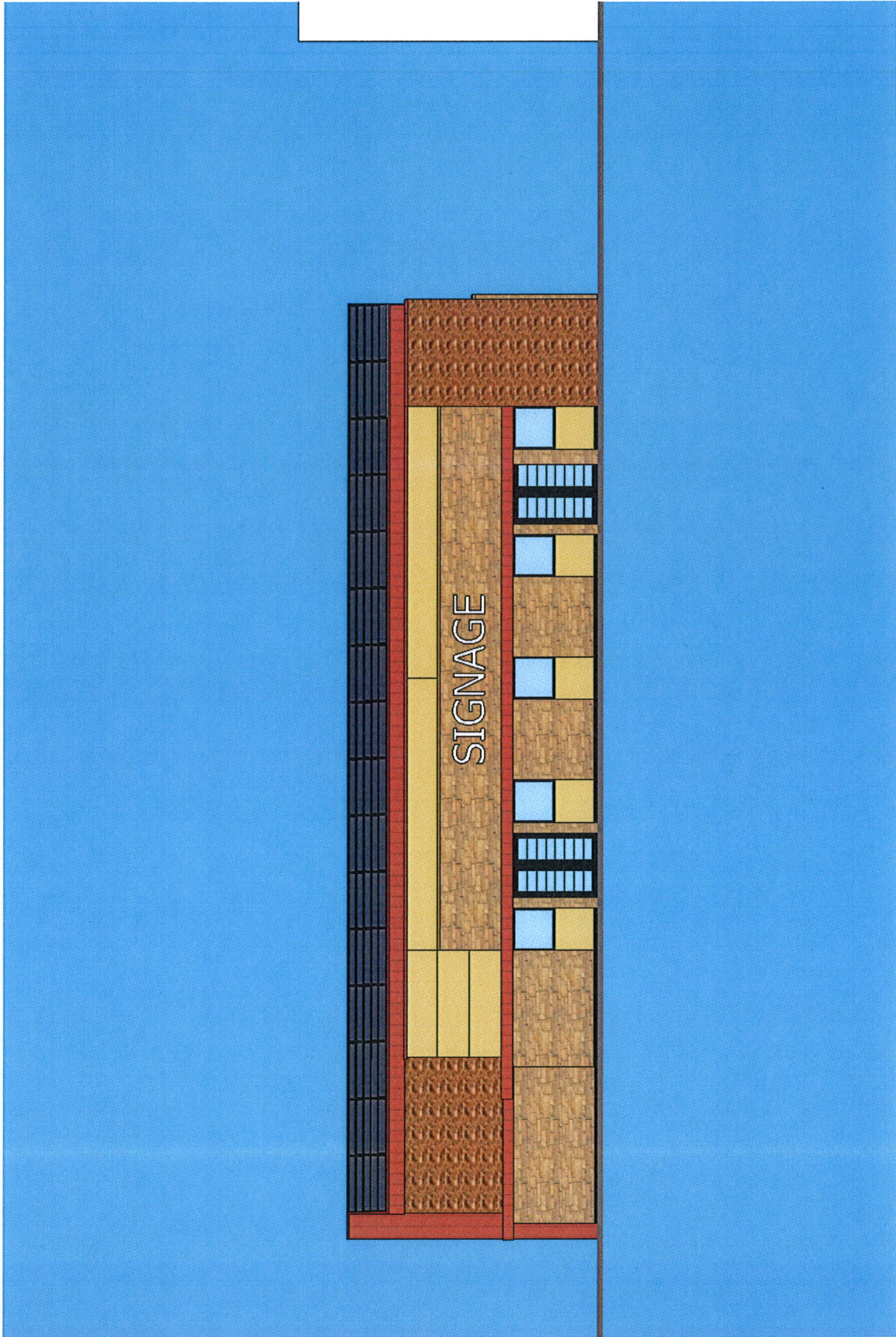
WEST ELEVATION

SDR-51931

RECEIVED

NOV 12 2013

City of Las Vegas
Dept. of Planning



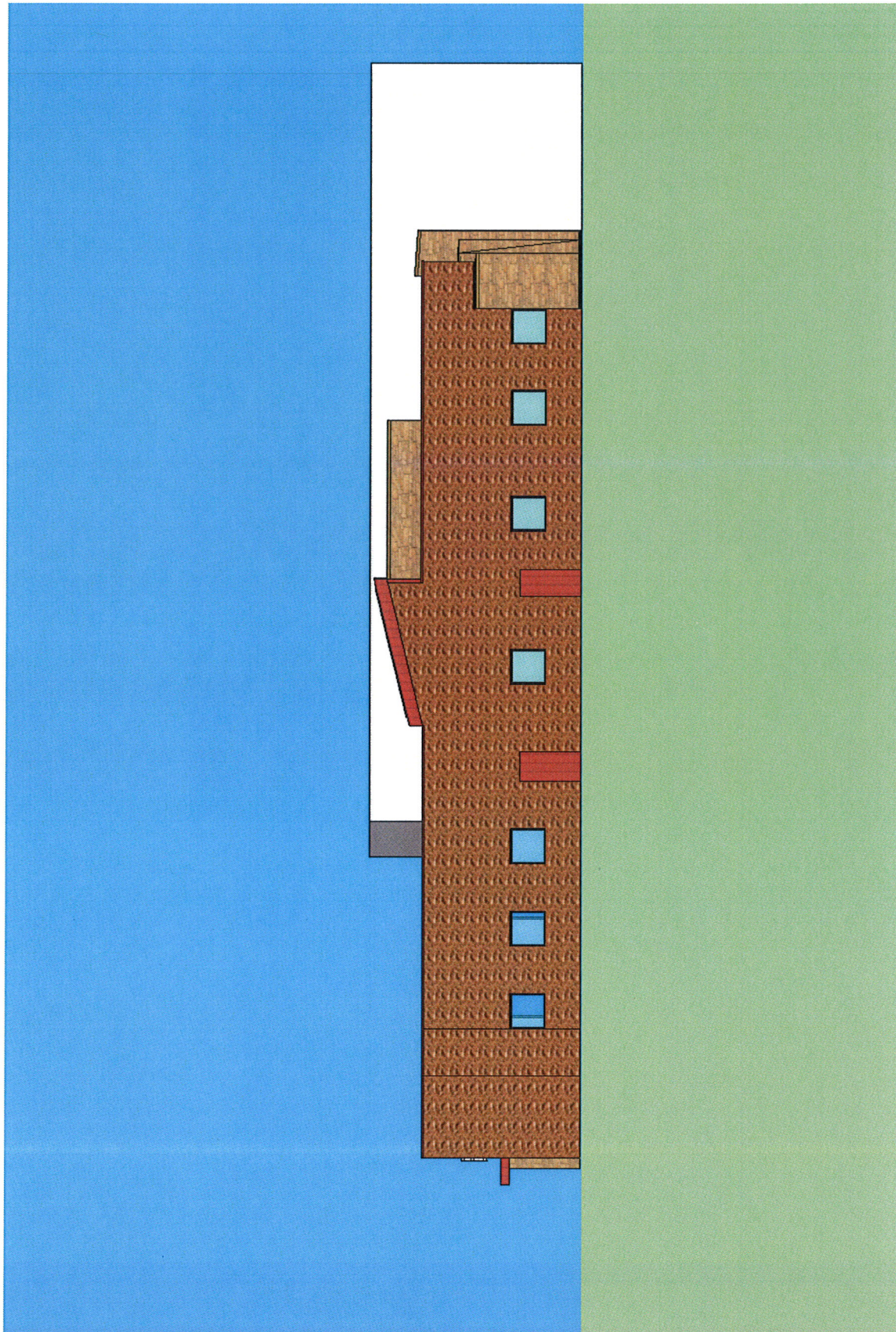
SDR-51931

RECEIVED

NOV 12 2013

City of Las Vegas
Dept. of Planning

SOUTH ELEVATION



EAST ELEVATION

SDR-51931

RECEIVED

NOV 12 2013

City of Las Vegas
Dept. of Planning

ES Professional Ct., N of Smoke Ranch Rd.

Proposed 7.675 thousand square foot medical office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.675	36.13	277
AM Peak Hour			2.30	18
PM Peak Hour			3.46	27

Existing traffic on all nearby streets:

Smoke Ranch Road

Average Daily Traffic (ADT)	12,788
PM Peak Hour (heaviest 60 minutes)	1,023

Buffalo Drive

Average Daily Traffic (ADT)	21,975
PM Peak Hour (heaviest 60 minutes)	1,758

Tenaya Way

Average Daily Traffic (ADT)	20,375
PM Peak Hour (heaviest 60 minutes)	1,630

Adjacent Street ADT Capacity

Smoke Ranch Road	32,775
Buffalo Drive	51,800
Tenaya Way	34,500

This project is expected to add about 277 trips per day on Smoke Ranch Rd., Buffalo Dr. and Tenaya Way. Currently, Smoke Ranch is at about 39 percent of capacity, Buffalo is at about 42 percent of capacity and Tenaya is at about 59 percent of capacity. With this project, Smoke Ranch is expected to be at about 40 percent of capacity, Buffalo is expected to be at about 43 percent of capacity and Tenaya to be at about 60 percent of capacity.

Based on Peak Hour use, this project will add about 27 trips in the peak hour, or about one every two minutes.

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