



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-70259** APN: 138-03-602-007
Name of Property Owner: Jaime & Refugio Espinoza Lopez
Name of Applicant: Jaime Lopez
Name of Representative: David Turner

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: _____

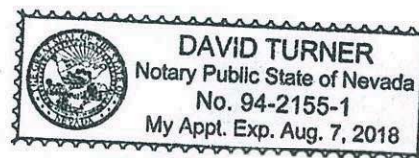
Signature of Property Owner: JAIME A. LOPEZ

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 25th day of April, 2017
[Signature]

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For. Variance

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions Proposed Use m

Assessor's Parcel #(s) 138-03-602-007 Ward # 4

General Plan: existing L1/R proposed L1/R Zoning: existing M proposed M

Commercial Square Footage 2784 Floor Area Ratio N/A

Gross Acres 0.61 Lots/Units 1 Density N/A

Additional Information

PROPERTY OWNER Jaime Lopez Contact Jaime Lopez

Address 5080 Winter Ave Phone: 27-5368 Fax: 644-8570

City Las Vegas State NV Zip 89130

E-mail Address csi@csinv.net

APPLICANT Concrete Solutions Contact Jaime Lopez

Address 4515 Balsam St. Phone: 277-5368 Fax: 644-8579

City Las Vegas State NV Zip 89130

E-mail Address csi@csinv.net

REPRESENTATIVE David Turner Contact David Turner

Address 1210 Hinson St. Phone: 289-1714 Fax: 878-2695

City Las Vegas. State NV Zip 89102

E-mail Address davidt@baughman-turner.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* Lance A. Lopez

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

Print Name Laine A. Lopez

Subscribed and sworn before me

This 25th day of April, 2017

h e

Notary Public in and for said County and State:



DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. Aug. 7, 2018

FOR DEPARTMENT USE ONLY

Case # **VAR-70259**

Meeting Date:

Total Fee:

Date Received: *

Received By:

LEGAL DESCRIPTION

THE SOUTH-WAY (N 1/2) OF THE SOUTH-WAY (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 02 EAST, M.D.B. 9 W.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00) AS CONVERTED TO LAKESHORE PARCELS BY FIELD RECORDED JANUARY 21, 1976 IN BOOK 68A.

BOOK 35, DOCUMENT NUMBER 7232E.

EXCEPTING THEREFROM THE SOUTH AS FEET OF THE EAST 32.50 SOUTH-WAY (N 1/2) OF THE SOUTH-WAY (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 02 EAST, M.D.B. 9 W. OF THE STATE OF NEVADA.

EXCEPTING THEREFROM SOUTH PORTION AS CONVERTED TO THE STATE OF NEVADA, INCLUDING PARCELS BY FIELD RECORDED DECEMBER 15, 1976 IN BOOK 68A.

LANDSCAPE | LEGEND

6" PURPLE WINTER CREEPER EUONYMUS
OR PERIWINKLE VINCA MINOR OR APPROVED
EQUAL

24" BOX MEDIUM EVERGREEN TREES OR
APPROVED EQUAL

SITE/BUILDING DATA

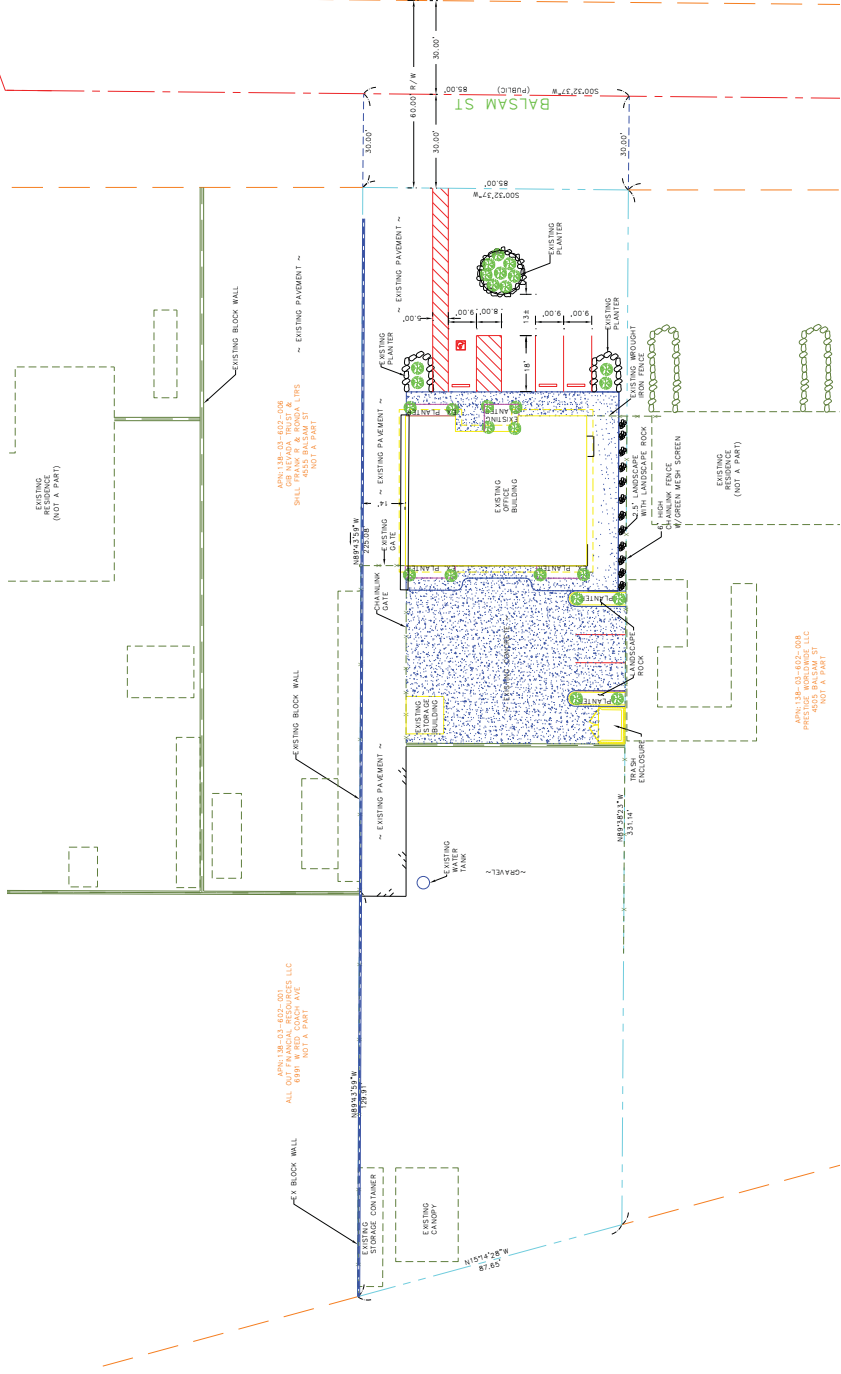
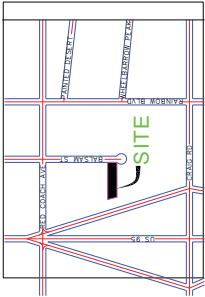
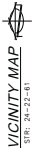
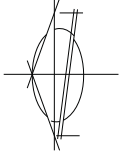
SITE AREA = 1.34 ACRES
SITE ADDRESS = 4515 BALSAM ST.
BUILDING SQ. FT. = 2784 SQ. FT.

PARKING DATA

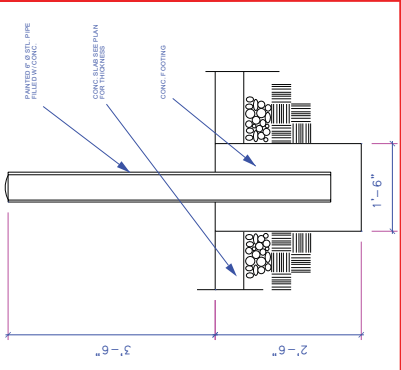
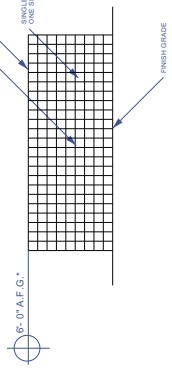
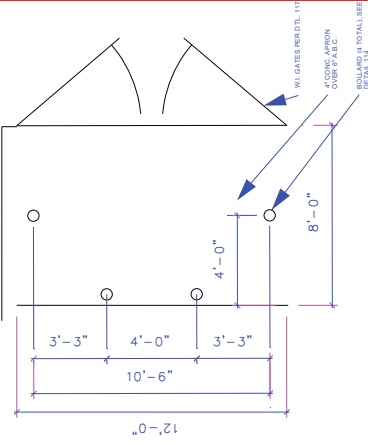
INDUSTRIAL PARKING REQUIRED 1/500 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE = 2784
TOTAL PARKING REQUIRED = 6
TOTAL PARKING PROVIDED = 9
TOTAL HANDICAP PARKING PROVIDED = 1

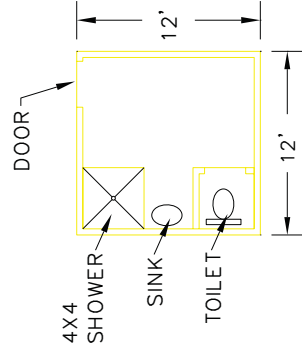
LEGEND

	RIGHT OF WAY LINE
	PROPERTY LINE
	STREET CENTERLINE
	EXISTING SCREEN WALL
	EXIST. EDGE OF PAVEMENT
	CONCRETE
	EXIST. CHAIN LINK FENCE



TRASH ENCLOSURE DETAILS





VAR-70259, VAR-70472 and SDR-70261

CLIENT	JAIME LOPEZ 4515 BALSAM ST LAS VEGAS, NV 89108
DESIGNED BY	DT
DRAWN BY	GR
CHECKED BY	DT
DATE	JANUARY 2013
SCALE	1/4" = 1'-0"
PROJECT NAME	CONCRETE SOLUTIONS

VAR-70259, VAR-70472 and SDR-70261

LEGAL DESCRIPTION

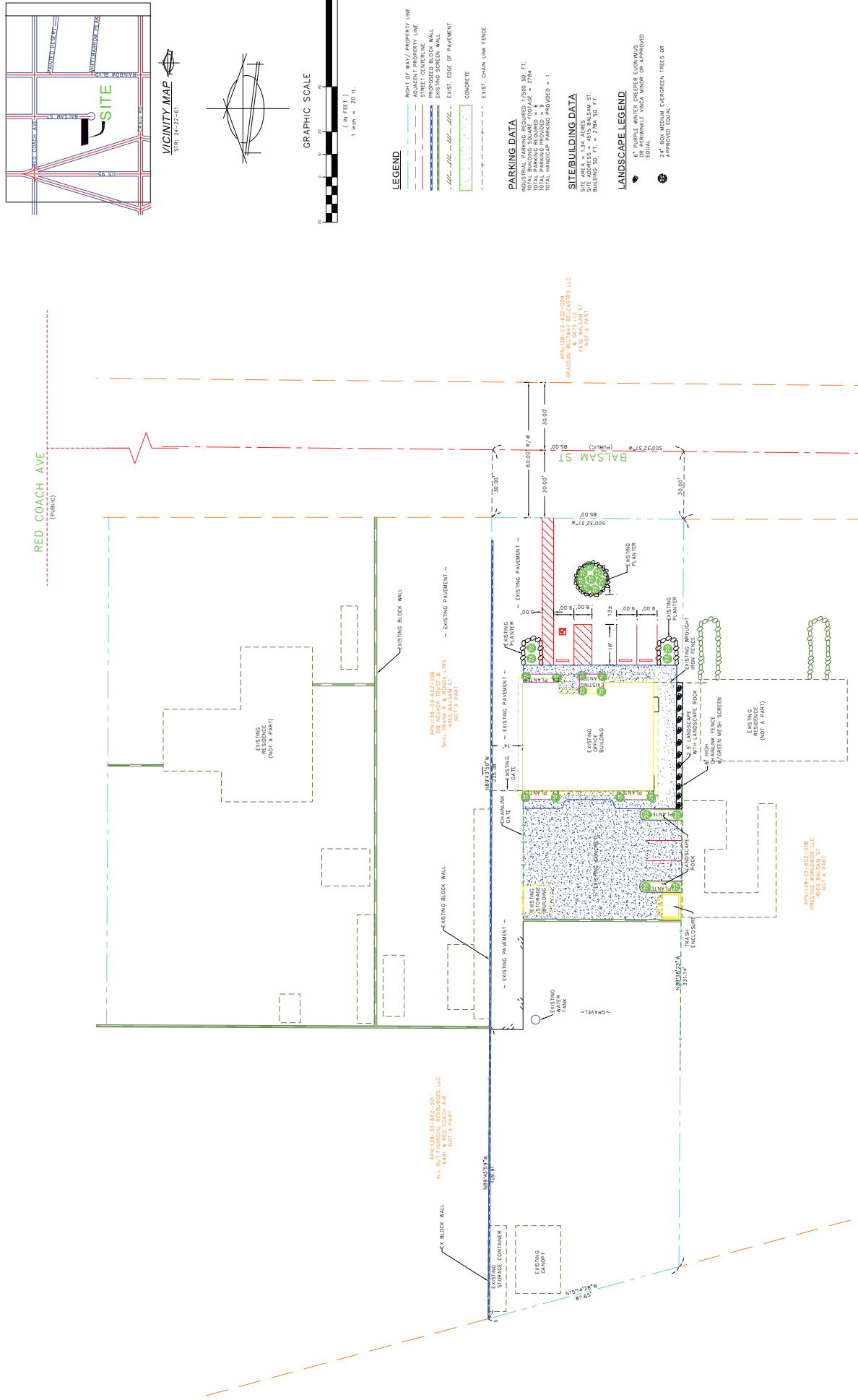
LEGAL DESCRIPTION: THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, 13TH & 14TH RANGES, COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM THE SOUTH-85 FEET OF THE EAST 80.2 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, 13TH & 14TH RANGES, COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00) AS CONVEYED TO CLARK COUNTY BY DEED RECORDED UNDER BOOK 15, PAGE 68, AND BOOK 15, DOCUMENT NUMBER 78,331.

EXCEPTING THEREFROM THE SOUTH-85 FEET OF THE EAST 80.2 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, 13TH & 14TH RANGES, COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM SAID PORTION AS CONVEYED TO THE STATE OF NEVADA BY DEEDS, APPROVED BY DEED RECORDED UNDER BOOK 15, PAGE 68, AND BOOK 15, DOCUMENT NUMBER 78,331.

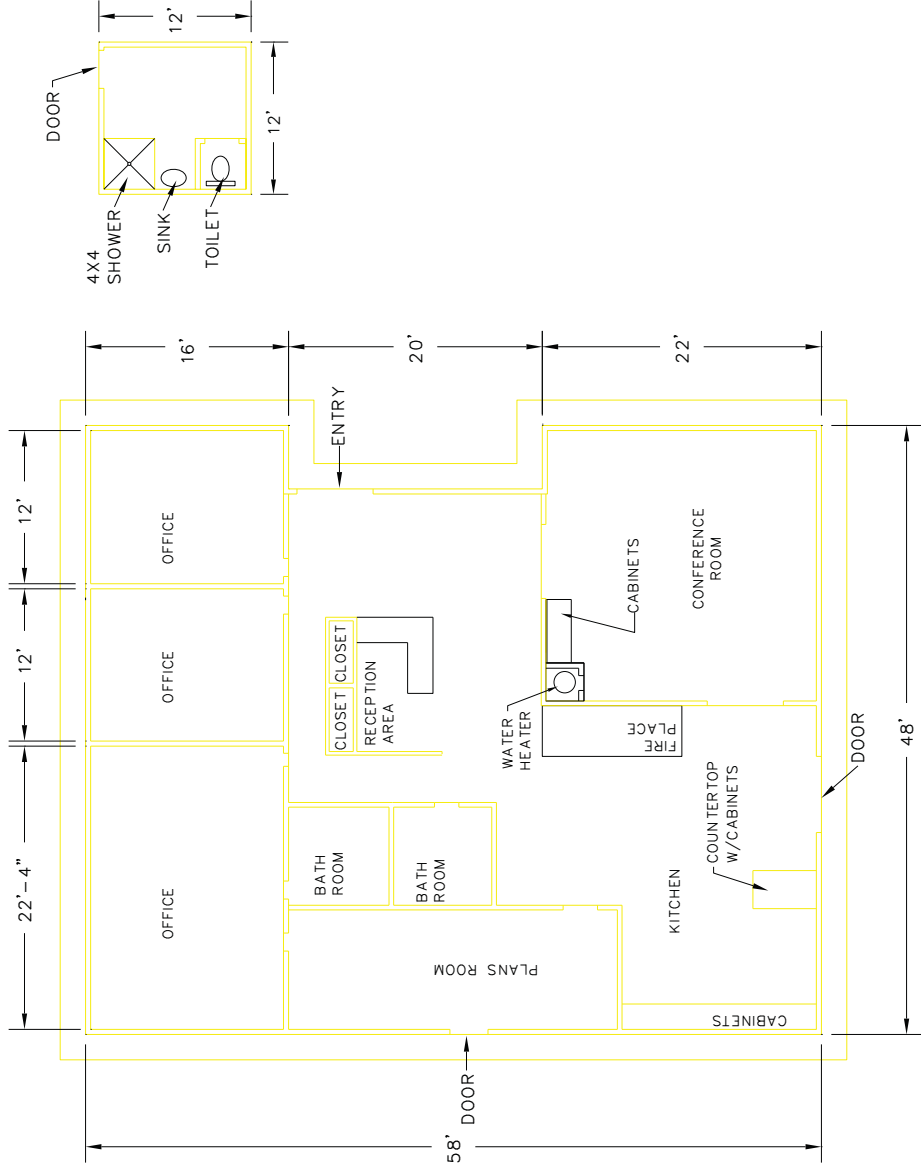
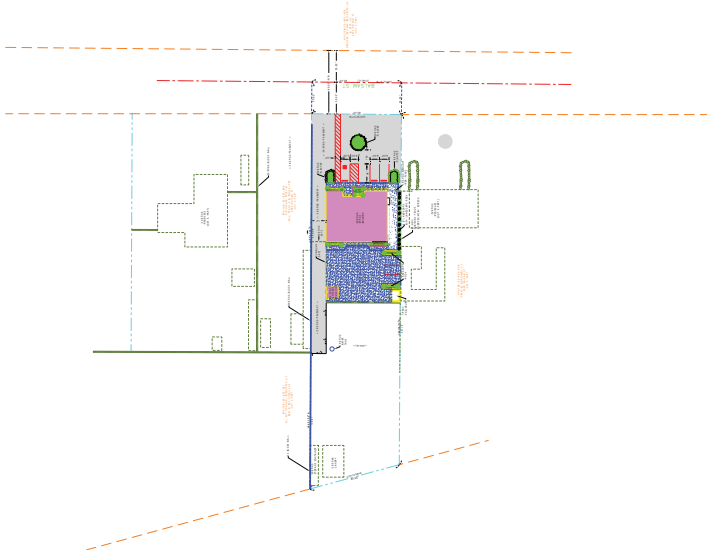


VAR-70259, VAR-70472 and SDR-70261

SDR-48826	
CONCRETE SOLUTIONS	
APPROVAL DOCUMENTS	
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.	
CITY OF LAS VEGAS	
APN: 138-03-602-007	
NEVADA	
PREPARED FOR:	
DATE: JANUARY 2013	
DESIGN: DT	
DRAWN: CR	
CHECK: DT	
SCALE: 1"=20'	
PREPARED BY:	
JAIMÉ LOPEZ	
4815 BALDAR ST.	
LAS VEGAS, NEVADA 89108	
DATE: 05/02/17	
REVISIONS:	
APPROVED:	

VAR-70259, VAR-70472 and SDR-70261

SDR-48826	
CONCRETE SOLUTIONS	
APPROVAL DOCUMENTS	
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.	
CITY OF LAS VEGAS	
APN: 138-03-602-007	
NEVADA	
DATE: JANUARY 2013	
DESIGN: DT	
DRAWN: CR	
CHECK: DT	
SCALE: 1"=20'	
PREPARED FOR: JAIMIE LOPEZ	
4015 BALBAH ST	
LAS VEGAS, NEVADA 89108	
DATE: 05/02/17	
PRJ-70051	
SDR-48826	



VAR-70259, VAR-70472 and SDR-70261