



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-4848 APN: 139-28-604-003,001

Name of Property Owner: LONNIE WALSTON

Name of Applicant: LONNIE WALSTON CENTER

Name of Representative: \_\_\_\_\_

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: Lonnie Walston

State of Nevada  
County of Clark

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 23<sup>rd</sup> day of Jan, 2013

Jacqueline R. Jamerson  
Notary Public in and for said County and State



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JAN 23 2013

City of Las Vegas  
Dept. of Planning



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: LONNIE WALSTON  
 Project Address (Location): 1100 MARTIN L KING BLVD  
 Project Name: LONNIE WALSTON CENTER Proposed Use: RETAIL CENTER  
 Assessor's Parcel #(s): 139-28-604-003, 001 Ward #: 5  
 General Plan: existing X proposed X Zoning: existing        proposed C-1  
 Commercial Square Footage: 9,471 Floor Area Ratio: 0.134  
 Gross Acres: 1.61 Lots/Units: 2 Density:         
 Additional Information:       

PROPERTY OWNER: LONNIE WALSTON Contact: OWNER  
 Address: 1930 FAIR AVE Phone: 702.742.1887 Fax:         
 City: LAS VEGAS State: NV Zip: 89106  
 E-mail Address:       

APPLICANT: NAME AS ABOVE Contact:         
 Address:        Phone:        Fax:         
 City:        State:        Zip:         
 E-mail Address:       

REPRESENTATIVE: JAMES GRAY Contact: CONTRACTOR  
 Address: 701 SUNNY PLACE Phone: 702.688.1210 Fax: 702.688.4471  
 City: LAS VEGAS State: NV Zip: 89106  
 E-mail Address: JGENTERPRISE1942@GMAIL.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\* Lonnies Walston FOR DEPARTMENT USE ONLY

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

Print Name: LONNIE WALSTON  
 State of Nevada  
 County of Clark  
 Subscribed and sworn before me

This 23<sup>rd</sup> day of Jan, 20 13.  
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



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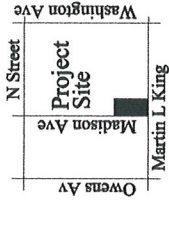
JAN 23 2013

City of Las Vegas  
Dept. of Planning

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SDR 48148</u>   |
| Meeting Date:   | <u>04/09/13</u>    |
| Total Fee:      | <u>1030.00</u>     |
| Date Received:* | <u>01/23/13</u>    |
| Received By:    | <u>Jonathan B.</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.

\\depot\Application Packet\Application Form.pdf



Location Map



VICINITY MAP

## Site Information

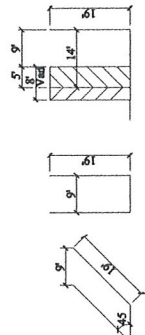
|                            |                     |
|----------------------------|---------------------|
| <b>ZONING</b>              | Commercial District |
| <b>AREA (Approximate)</b>  | 70,206 sf           |
| <b>Net Area</b>            | 1.01 acres          |
| <b>BUILDING AREA</b>       | 7,471 sq ft         |
| <b>Existing Building</b>   | 1,500 sq ft         |
| <b>New Addition</b>        | 5,971 sq ft         |
| <b>Total Building Area</b> | 9,471 sq ft         |
| <b>FAR</b>                 | 0.134               |

## Parking Analysis

EX-BUILDING 7571 SQ. FT. PER 175 SQ. (RETAIL) = 44 SPACES NEED  
ADDITION 1900 SQ. FT. PER 175 SQ. (RETAIL) = 11 SPACES NEED  
TOTAL REQUIRED PARKING = 55 SPACES NEED

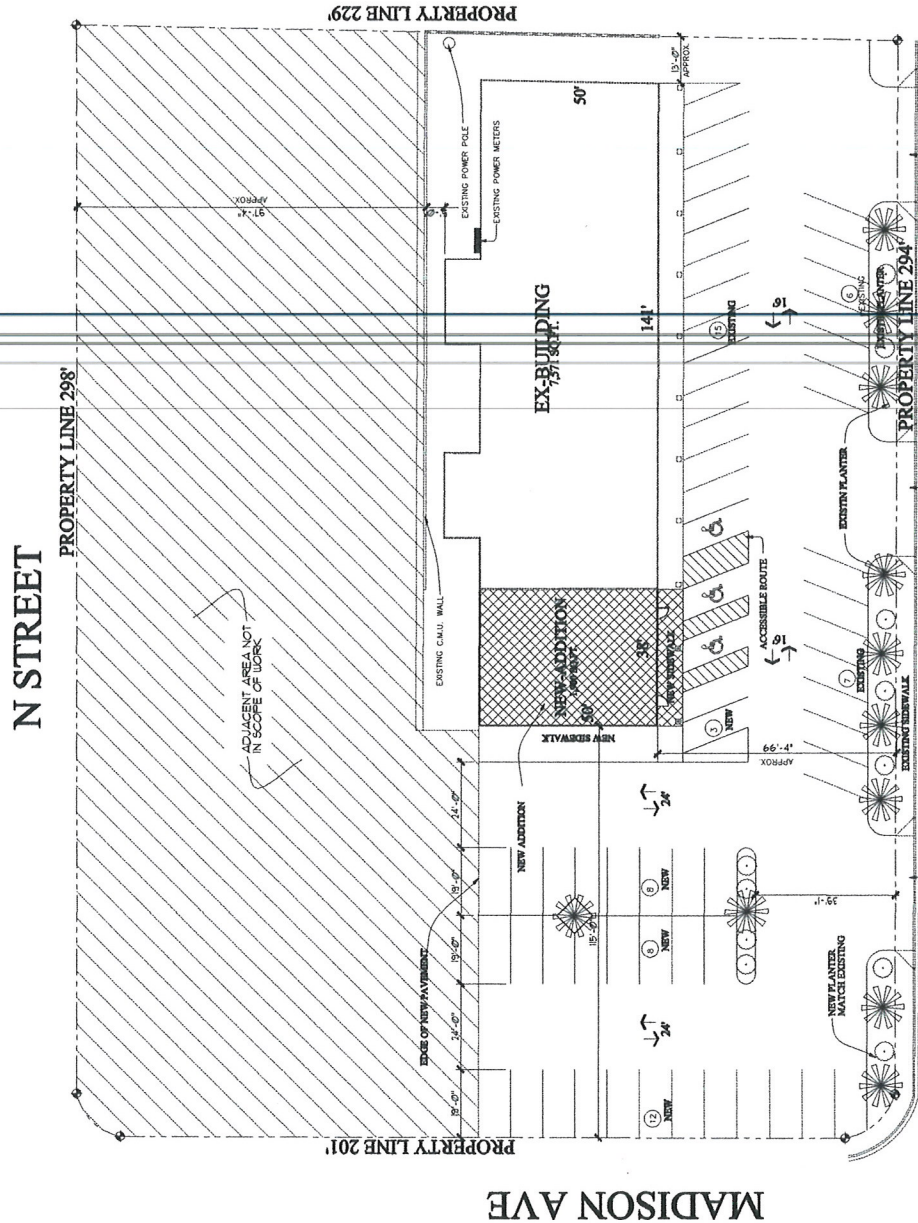
### TOTAL PROVIDED PARKING

28 EXISTING PARKING STALLS  
29 PARKING STALLS  
59 TOTAL PARKING STALLS  
566 STD + 30 HANDICAP = 59 TOTAL PARKING STALLS



## Typical Parking Spaces

Note:  
This plan has been prepared without benefit of a complete survey.  
No Guarantee of its accuracy is implied.



HATCH INDICATES AREA OF WORK



## MARTIN L KING BLVD

### SITE PLAN PHASE I

SCALE: 1/16" = 1'-0"

## EX-TREE / PLANT SCHEDULE

| NO. | SPACING   | LOCATION            | PLANT NAME       | PLANT SIZE | PLANT TYPE       |
|-----|-----------|---------------------|------------------|------------|------------------|
| 1   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 2   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 3   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 4   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 5   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 6   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 7   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 8   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 9   | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |
| 10  | 10' x 10' | Along Property Line | Handicapped Tree | 10' x 10'  | Handicapped Tree |

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City of Las Vegas  
Dept. of Planning

SDR-48148

|                                                                                                          |  |                                                              |  |
|----------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|--|
| PROJECT: 1100 N. MARTIN L KING BLVD<br>TENANT IMPROVEMENT<br>1100 N. MARTIN L KING BLVD<br>LAS VEGAS, NV |  | PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD<br>LAS VEGAS, NV |  |
| SIGNATURE: J G ENTERPRISE<br>DATE: 06/01/12<br>DRAWN: RLS                                                |  | SHEET: A1.00                                                 |  |

SITE PLAN / LANDSCAPE PLAN

[illegible]

| CHAPTER ONE - CODE ADMINISTRATION | ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES |
|-----------------------------------|-----------------------------------------------------------------------|
| BUILDING                          | 2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS      |
| MECHANICAL                        | 2009 INTERNATIONAL MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS    |
| PLUMBING                          | 2009 INTERNATIONAL PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS      |
| ELECTRICAL                        | 2009 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS         |
| ACCESSIBILITY                     | 2008 ICC/ANSI A117                                                    |
| ENERGY                            | 2009 INTERNATIONAL ENERGY CONSERVATION CODE                           |
| FIRE LIFE SAFETY                  | 2009 FIRE CODE                                                        |

[illegible]

MEANS OF EGRESS:

|                                                                | EXIT DISTANCE |
|----------------------------------------------------------------|---------------|
| EXITS REQUIRED 2 PER TENANT SPACE 90'-0" x 25'-0" MIN DISTANCE |               |
| EXITS PROVIDED 2 EXIT PROVIDED 25'-0" PROVIDED                 |               |

GENERAL DESCRIPTION  
AGSESSOR'S PARCEL NO: 178-18-310-002  
ADDRESS: 1100 MARTIN L KING BLVD

|               |                                     |
|---------------|-------------------------------------|
| LOCATION:     | MARTIN L KING BLVD & WASHINGTON AVE |
| JURISDICTION: | CITY OF LAS VEGAS                   |

EXISTING HEIGHT  
PROVIDED HEIGHT  
& BUILDING AREA

DESCRIPTION: A 1202 SF, TENANT IMPROVEMENT WITHIN AN EXISTING 75TH SF, ONE STORY PROFESSIONAL BUILDING

| BUILDING SETBACKS | UNCHANGED |
|-------------------|-----------|
| FRONT             | 66'-0"    |

13'-0" SIDE

| OCCUPANCY TYPE(S)<br>REQUIRED SEPARATIONS |     | B<br>OCCUPANCY* |
|-------------------------------------------|-----|-----------------|
| 1                                         | 1   |                 |
| 2                                         | 2   |                 |
| 3                                         | 3   |                 |
| 4                                         | 4   |                 |
| 5                                         | 5   |                 |
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| 7                                         | 7   |                 |
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| OPENING |       |        | DOOR   |      |        | FRAME |       |      | HARDWARE |       |        | REMARKS |   |                             |
|---------|-------|--------|--------|------|--------|-------|-------|------|----------|-------|--------|---------|---|-----------------------------|
| MARK    | WIDTH | HEIGHT | NOTICE | TAIL | FINISH | GLAZ  | RINGS | "AT" | FINISH   | GROUP | FINISH |         |   |                             |
| 161     | 3' 0" | 1' 0"  | 1/4"   | -    | A      | 1000  | PINTO | -    | -        | -     | -      | -       | - | HEAVY FRAMES OR APPROXIMATE |
| 162     | 3' 0" | 1' 0"  | 1/4"   | -    | B      | 1000  | PINTO | -    | -        | -     | -      | -       | - | HEAVY FRAMES OR APPROXIMATE |
| 163     | 3' 0" | 1' 0"  | 1/4"   | -    | B      | 1000  | PINTO | -    | -        | -     | -      | -       | - | HEAVY FRAMES OR APPROXIMATE |



| SIMBOL | WALL TYPE                                         | DETAIL |
|--------|---------------------------------------------------|--------|
|        | NEW INTERIOR FULL WALL                            | 1      |
|        | NEW WOOD STUDS W/ 2x4 w/<br>5/8 GYP BD BOTH SIDES | 2      |
|        | NEW 1-HOUR FIREPROOF WALL TO REMAIN               |        |
|        | NEW 2x4 STUDS W/ 1/2\"/>                          |        |

|   |                                                           |
|---|-----------------------------------------------------------|
| 1 | EXISTING WALL - TO REMAIN REMOVE EXISTING STUCCO EXTERIOR |
| 2 | EXISTING SIDEWALK - TO REMAIN                             |
| 3 | EXISTING STUCCO SOFFIT - TO REMAIN                        |
| 4 | EXISTING COLUMN - TO REMAIN                               |

PROJECT : 110

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| SIGNATURE: | DRAWN:   |
|            | PLS      |
|            | PLOT:    |
|            | 06.04.12 |

**SHEET**  
**A2.00**

~~BUILDING ADDITION/TENANT IMPROVEMENT PLANS~~

JAN 23 2013

City of Las Vegas  
Dept. of Planning

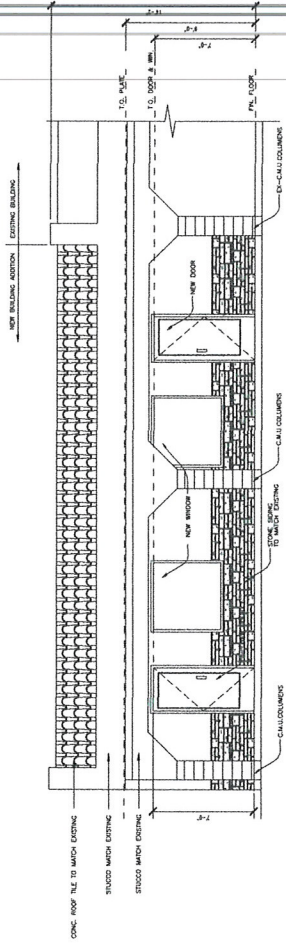
SDR-48148

ARCHITECTURAL FLOOR PLAN

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

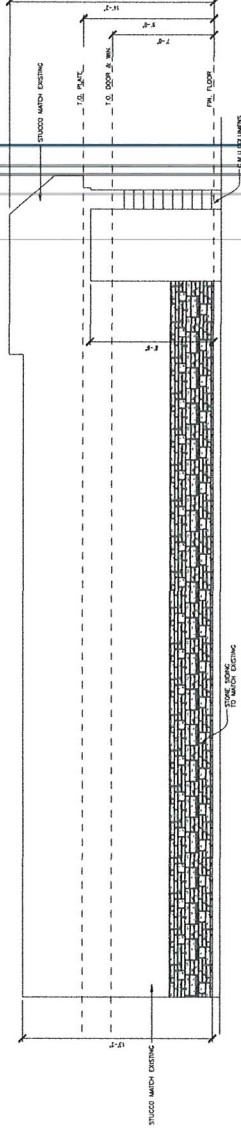
|                    |                                                                                                                                   |                                                                             |                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------|
| REVISIONS:<br><br> | PROJECT ADDRESS:<br><b>1100 N. MARTIN L KING BLVD</b><br><b>TENANT IMPROVEMENT</b><br>LAS VEGAS, NV<br>1100 N. MARTIN L KING BLVD | J G ENTERPRISE<br>SIGNATURE:<br>DATE: 1/23/13<br>DRAWN: RJS<br>PLOT: 860412 | SHEET<br><b>A3.00</b> |
|                    | PROJECT:<br><b>1100 N. MARTIN L KING BLVD</b><br><b>TENANT IMPROVEMENT</b><br>LAS VEGAS, NV<br>1100 N. MARTIN L KING BLVD         | J G ENTERPRISE<br>SIGNATURE:<br>DATE: 1/23/13<br>DRAWN: RJS<br>PLOT: 860412 | SHEET<br><b>A3.00</b> |
|                    | PROJECT ADDRESS:<br><b>1100 N. MARTIN L KING BLVD</b><br><b>TENANT IMPROVEMENT</b><br>LAS VEGAS, NV<br>1100 N. MARTIN L KING BLVD | J G ENTERPRISE<br>SIGNATURE:<br>DATE: 1/23/13<br>DRAWN: RJS<br>PLOT: 860412 | SHEET<br><b>A3.00</b> |

BUILDING ADDITION/TENANT ELEVATION



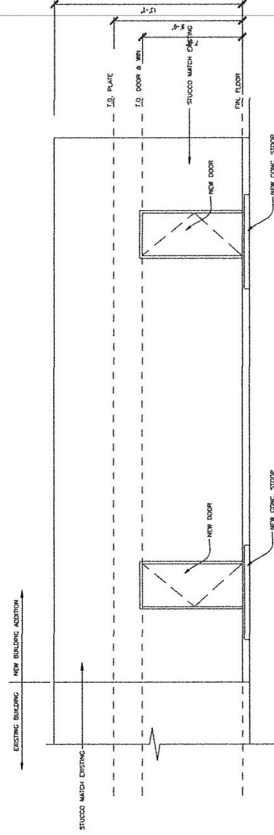
**EAST ELEVATION**

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



**NORTH ELEVATION**

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



**WEST ELEVATION**

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

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**Dept. of Planning**

**SDR-48148**

|                                          |                  |              |
|------------------------------------------|------------------|--------------|
| <b>ZONING</b><br>C-2-Commercial District |                  |              |
| <b>AREA (Approximate)</b>                | 70,296 sf        | 1.61 acres   |
| <b>BUILDING AREA</b>                     | 7,571 sqf        |              |
| Existing Building                        | 1,900 sqf        |              |
| New Addition                             |                  |              |
| <b>Total Building Area</b>               | <b>9,471 sqf</b> |              |
| <b>FAR</b>                               |                  | <b>0.134</b> |



SITE PLAN PHASE II

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Dept. of Planning**

SDR-48148

SITE PLAN PHASE II

SIGNATURE: \_\_\_\_\_

**FLOT:** 06.04.12  
**DRAWN:** RLS

**SHEET**  
**A110**

1100 N. MARTIN L KING BLVD  
TENANT IMPROVEMENT

Project Address:

J G ENTERPRISE

[illegible]

# MATERIAL & SAMPLES REFERENCE



## COLOR SCHEME

|  |                                                                                 |
|--|---------------------------------------------------------------------------------|
|  | <b>ROOF</b><br>MONIER LIFE TILE<br>MADEIRA - CONCRETE RAJOON TREATMENT          |
|  | <b>BODY 1</b><br>BELTAIN MOORE COLOR # 1223<br>BRENT WOOD<br>PAINTED STUCCO     |
|  | <b>BODY 2</b><br>PRAISE COLOR # 1754<br>SAFARI TAN<br>PAINTED STUCCO            |
|  | <b>ACCENT</b><br>SHERWIN WILLIAMS COLOR # SW 7004<br>PAINTED SHUTTERS<br>LRY 63 |
|  | <b>STONE</b><br>COUNTRY LEDGE STONE<br>CULTURED STONE<br>EUCALYPTUS             |

**LONNIE WALSTON PLAZA  
1100 MARTIN L KING BLVD**

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