



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48460** APN: 139-34-810-101 thru 105, 074, 075 + 139-34-812-003

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Charleston Towers, LLC

Name of Representative: G. C. Garcia

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: _____

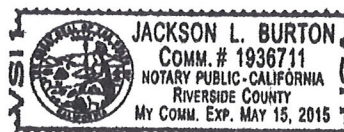
Signature of Property Owner: 

Print Name: Mark S. Dix

Subscribed and sworn before me

This 19th day of February, 2013

Jackson L. Burton
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - lot coverage
 Project Address (Location) Charleston & 10th
 Project Name Charleston Towers Proposed Use Mixed-Use Office, Retail & Resid.
 Assessor's Parcel #(s) 139-34-810-101 thru 105.074.075&139-34-812-003 Ward # 3 (Coffin)
 General Plan: existing C proposed N/C Zoning: existing C-1 proposed N/C
 Commercial Square Footage 47,100 sq ft Floor Area Ratio 4.2
 Gross Acres 1.91 +/- Lots/Units 166 Density _____
 Additional Information _____

PROPERTY OWNER Charleston Towers, LLC Contact Mark Dix
 Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
 City Lake Elsinore State CA Zip 92530
 E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC Contact Mark Dix
 Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
 City Lake Elsinore State CA Zip 92530
 E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com (Andrea)

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* [Signature]

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

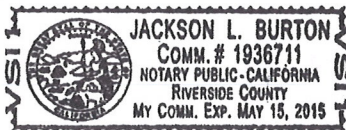
Print Name Mark Dix

Subscribed and sworn before me

This 19th day of February, 20 13
Jackson L. Burton, Jackson L. Burton

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAR-48460

Meeting Date: 4/9/13

Total Fee: \$830.-

Date Received: 2/21/13

Received By: [Signature]

*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

VICINITY MAP



PROJECT DATA:

OVERALL SITE AREA: 294,800 SF
 EXISTING ZONING: C-1
 APN: 1093442003
 RETAIL: 127,100 SF
 APARTMENT: 1204,501 SF
 (69 ONE-BEDROOM UNITS, 97 TWO-BEDROOM UNITS)
 PARKING GARAGE: 116,532 SF
 TOTAL BUILDING AREA: 1398,133 SF
 FLOOR TO AREA RATIO: 4.2
 COVERAGE: 56%

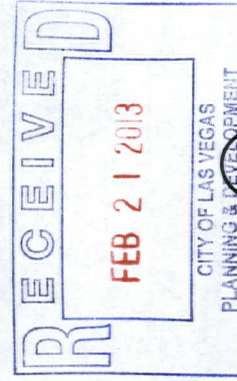
PARKING ANALYSIS:

TOTAL REQUIRED (MIXED USE CHART): 400 SPACES
 MIXED USE PARKING ANALYSIS

Category	Area	Required	Provided
Garage	116,532	116,532	116,532
Surface	0	0	0
Underground	0	0	0
Total	116,532	116,532	116,532

PARKING PROVIDED:

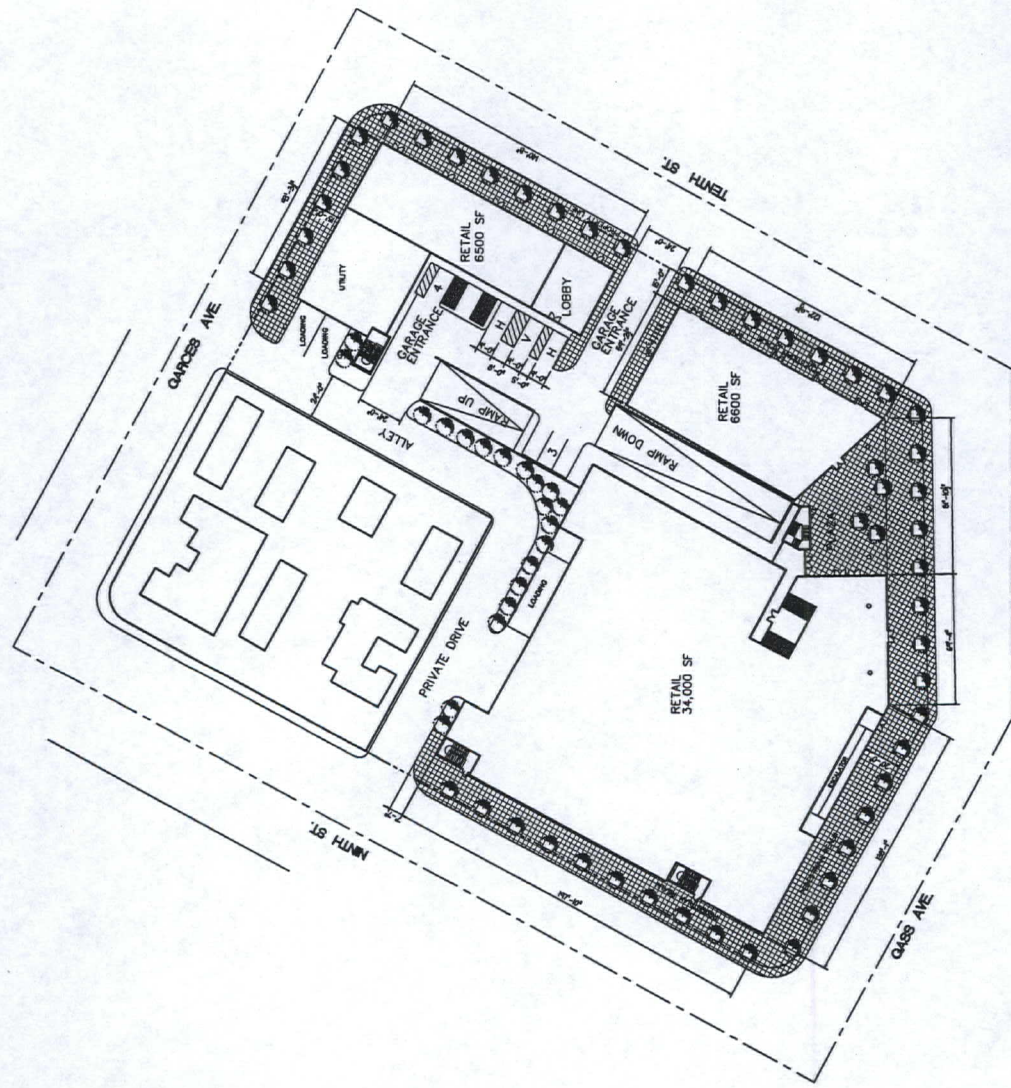
UNDERGROUND PARKING: 180 CARS
 GROUND FLOOR PARKING: 7 CARS
 MEZZANINE LEVEL PARKING: 42 CARS
 SECOND FLOOR PARKING: 101 CARS
 THIRD FLOOR PARKING: 30 CARS
 HANDICAP PARKING: 415 CARS
 TOTAL PROVIDED: 420 CARS



YIHONG LIU + ASSOCIATES
 ARCHITECTURE PLANNING INTERIORS
 1000 S. GASS AVE., SUITE 100
 LAS VEGAS, NV 89101
 TEL: 702.735.1111
 FAX: 702.735.1112
 www.yihongliu.com

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 VAC-48465 SDR-48464

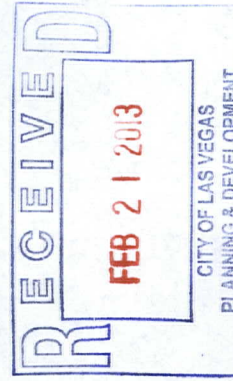
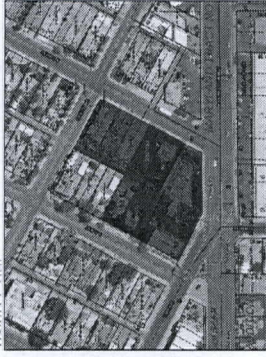


PROJECT SITE PLAN

0 30' 60'
 SCALE 1" = 30'-0"

CHARLESTON TOWER MIXED USE
 at charleston blvd & gass ave
 LAS VEGAS, NV

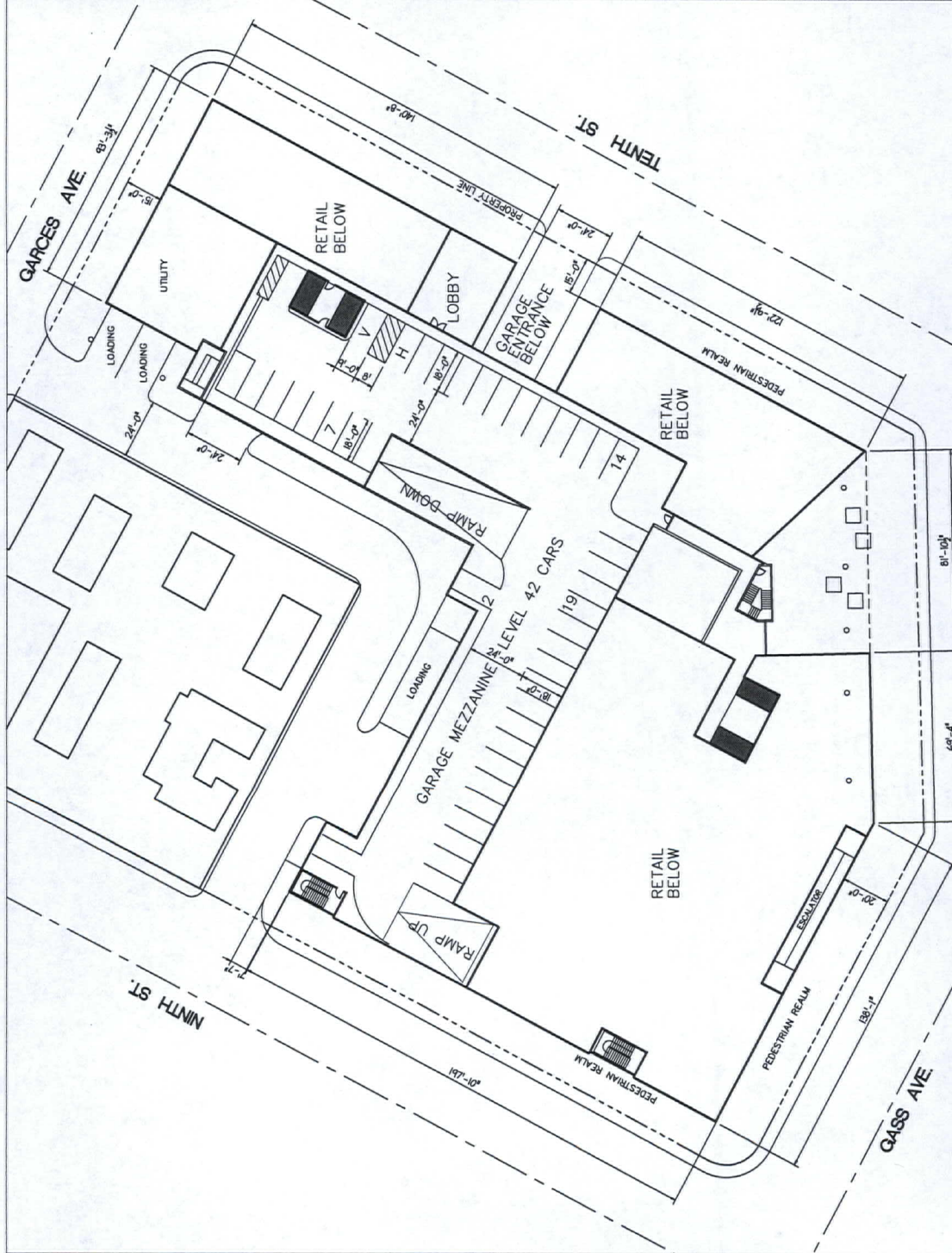
VICINITY MAP



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ARCHITECTURE PLANNING INTERIOR

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SUITE 1000
LAS VEGAS, NV 89148
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MEZZANINE PARKING

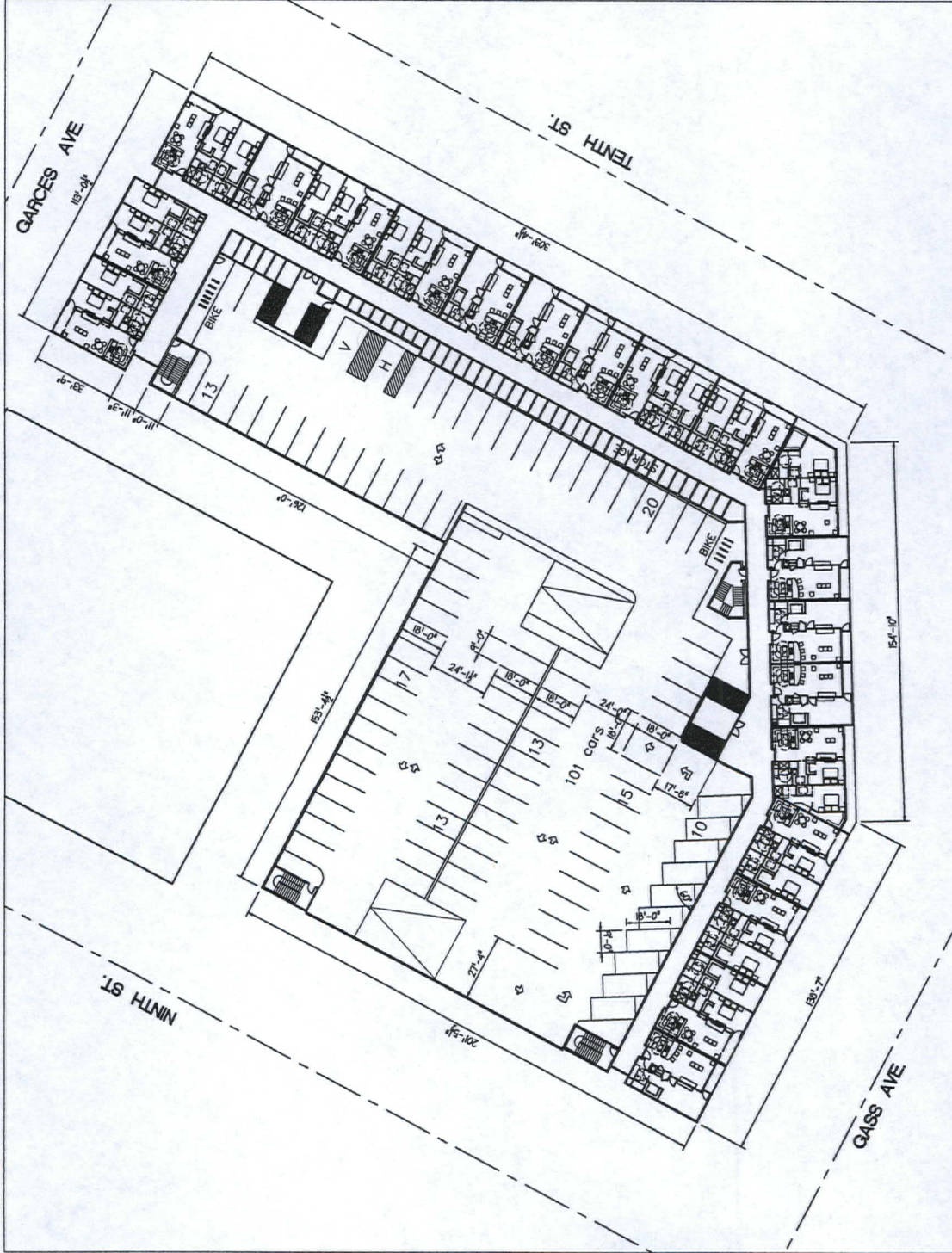
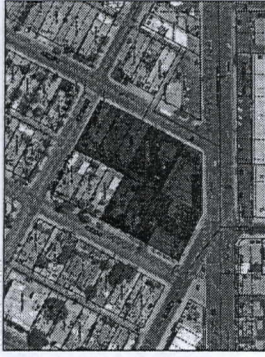
0 20' 40'
SCALE 1" = 25'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV

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VICINITY MAP



2ND FLOOR LAYOUT

0 20' 40'
SCALE: 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



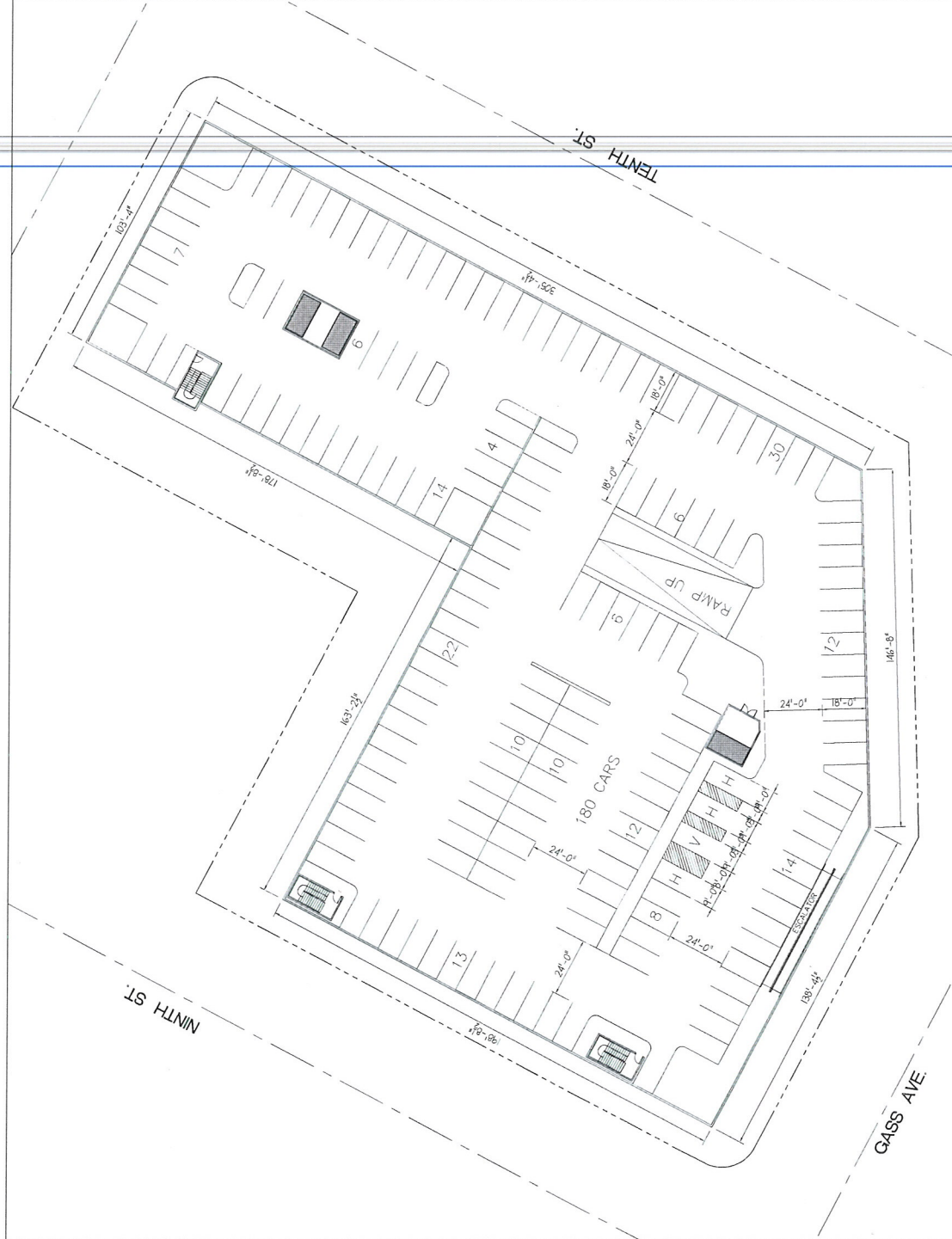
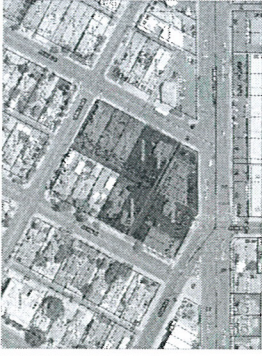
YIHONG LIU & ASSOCIATES
ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
STATE OF NEVADA
1701000111

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VICINITY MAP



UNDERGROUND PARKING

0 20' 40'
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



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ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUAL PANE LOWE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



EAST ELEVATION

0 10' 32'
SCALE 1/16"=1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

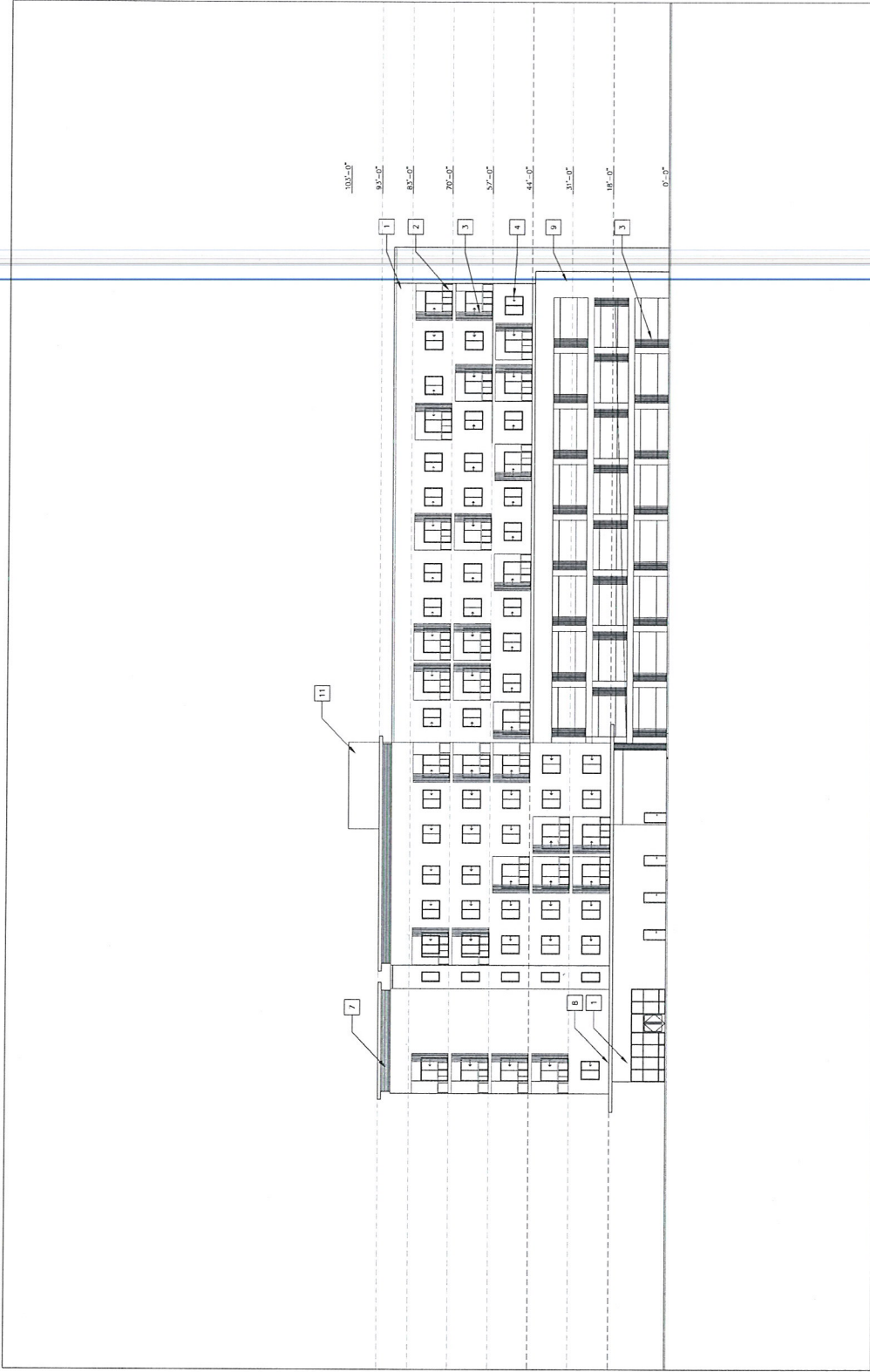


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www.yihongliu.com

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ARCHITECTS
1000 S. LAS VEGAS AVENUE, SUITE 100
LAS VEGAS, NV 89101
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WWW.YJAA.COM

NORTH ELEVATION

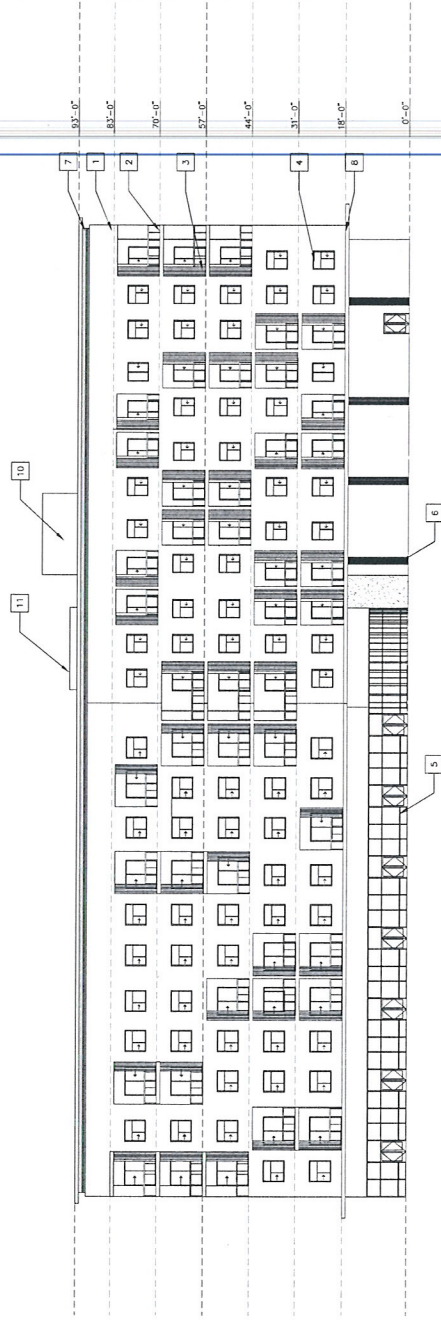
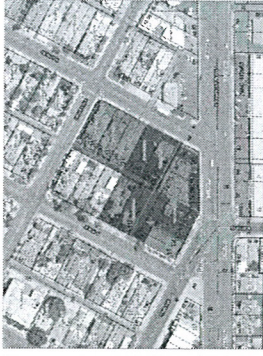
0 16' 32'
SCALE 1/16"=1'-0"

CHARLESTON TOWER MIXED USE
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VICINITY MAP



ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUAL PANE LOW-E GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



YIHONG LIU & ASSOCIATES
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JAN 17, 2013

SOUTH ELEVATION

0 6' 12' 24' 32'
SCALE 1/16"=1'-0"

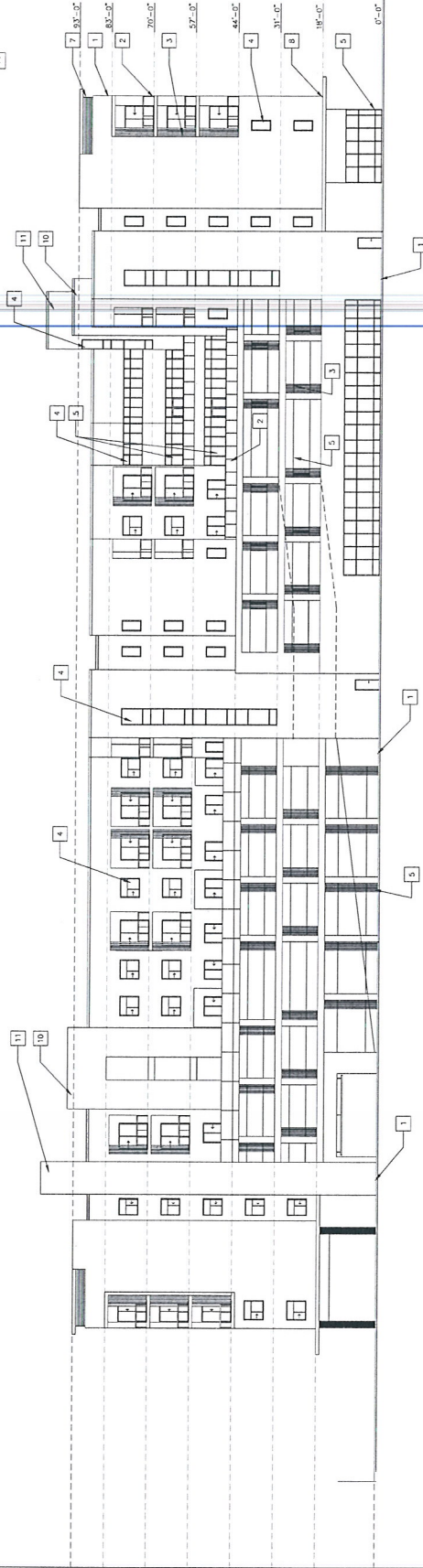
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at charleston blvd & gass ave

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ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUAL PANE LOWE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



WEST ELEVATION

0 16' 32'
SCALE 1/16"=1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV



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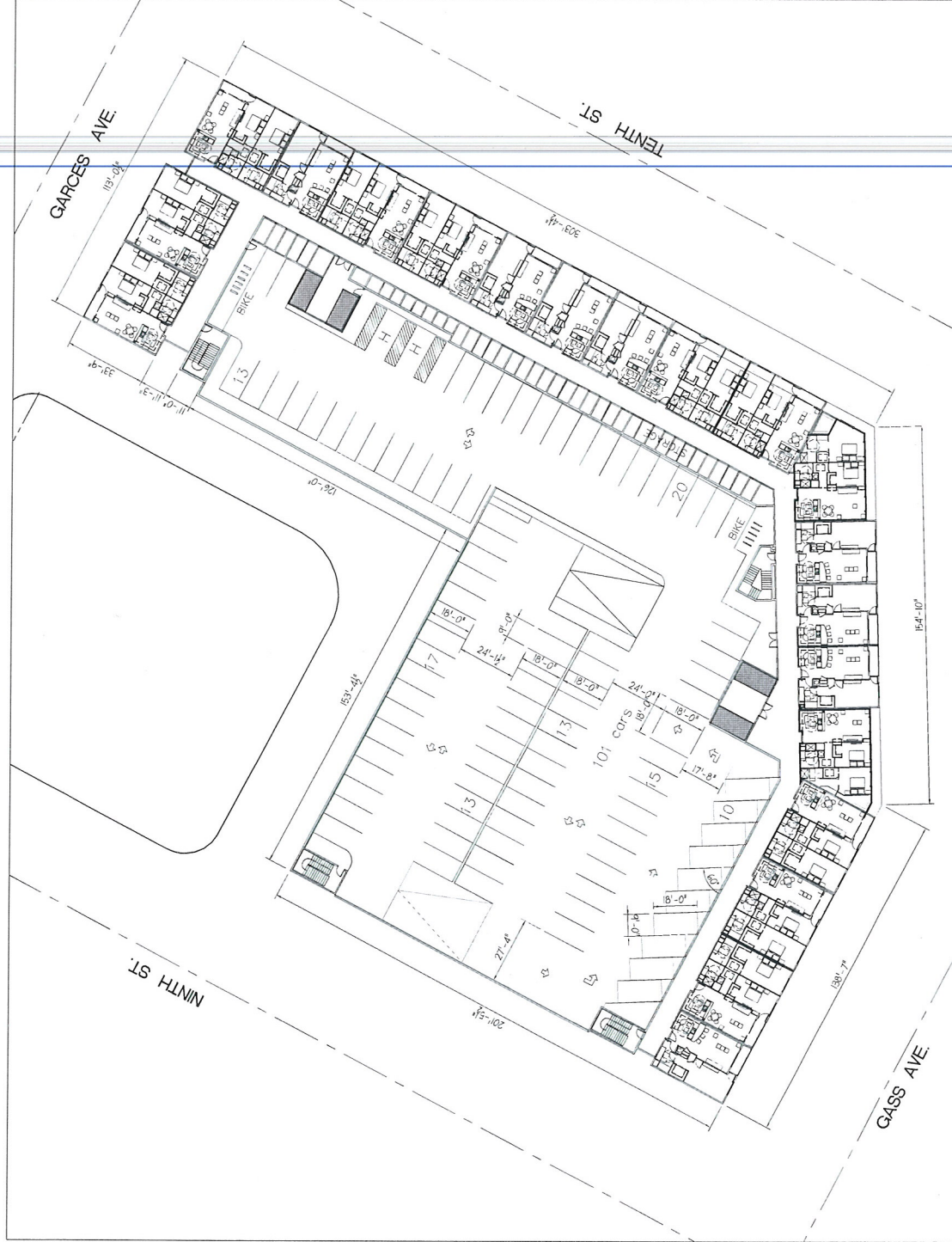
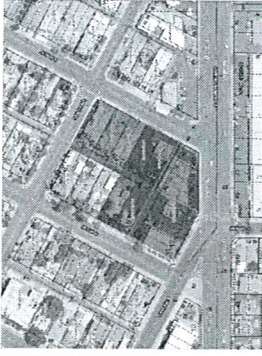
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VICINITY MAP



3RD FLOOR LAYOUT

0 20' 40'
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



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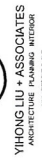
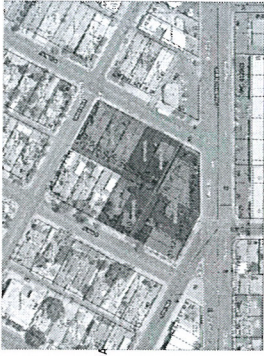
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LAS VEGAS, NV 89102
TEL: 702.735.1111
WWW.YLH-ASSOCIATES.COM

APARTMENT AMENITY 4TH LEVEL FLOOR PLAN

SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

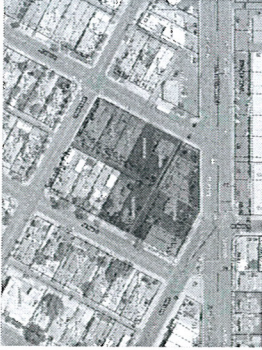
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SDR-48464

VICINITY MAP



APARTMENT 5TH LEVEL FLOOR PLAN

SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave
LAS VEGAS, NV



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APARTMENT 6TH LEVEL FLOOR PLAN

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

6050 crown rock at
las Vegas, nr 80130

1102, 35, 1-0316
1352, 100, 4-0077 box

These findings indicate that the
 authors have not addressed the
 research objectives of the study.

• **Don't** use a large bar graph to present a small number of categories.

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ALL

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2

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SDR-48464



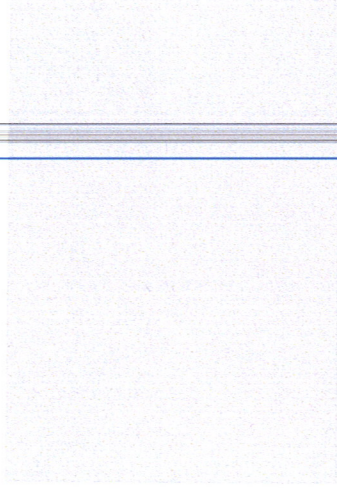
STUCCO COLOR-1
DE 6135 VERONA BEACH



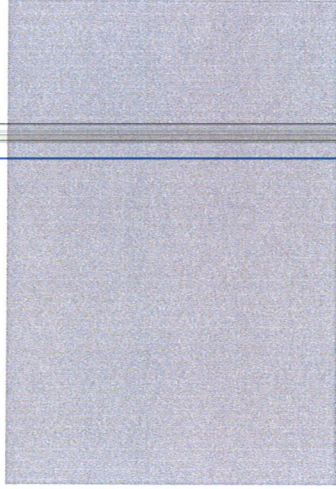
STUCCO COLOR -2
DE 5184 BRILLIANT BEIGE



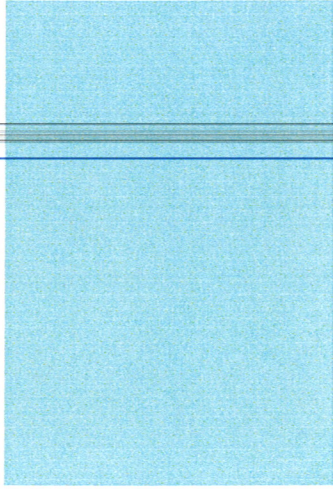
STUCCO COLOR -3
DE 6130 WOOD ACRE



METAL PAINT
DE 6338 SHINY NICKEL



CONCRETE PAINT
DE 6339 ADIRONDACK



LOW-E
BLUE GREEN GLASS

COLOR & MATERIALS

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1000 W. CHARLESTON BLVD., SUITE 200
LAS VEGAS, NV 89102
(702) 734-8462
FEBRUARY 14, 2013

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at charleston blvd & gass ave

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