



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-71018

Case Number: PRJ-69976 APN: _____

Name of Property Owner: MGS LLC

Name of Applicant: OSCAR O'KEEFE ARCHITECT

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: _____

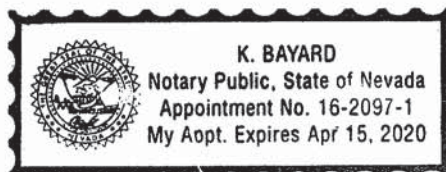
Print Name: Raul G. I.

Subscribed and sworn before me

This 13 day of June, 20 17

K. Bayard

Notary Public in and for said County and State of Nevada, Clark County





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR
 Project Address (Location): 1204 S. MAIN
 Project Name: CASA DON JUAN EXPANSIONS Proposed Use: _____
 Assessor's Parcel #(s): 162-03-110-102 & 132 Ward #: 3
 General Plan: existing _____ proposed _____ Zoning: existing CM proposed CM
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: _____ Lots/Units: _____ Density: _____
 Additional Information: _____

PROPERTY OWNER: MGB LLC Contact: RAUL GILL
 Address: 8261 WINDSOR CREST CT Phone: _____ Fax: _____
 City: LAS VEGAS State: NV Zip: 89123
 E-mail Address: _____

APPLICANT: OSCAR OKEEFE ARCHITECT Contact: OSCAR OKEEFE
 Address: 2250 SACRAMENTO Phone: 702 461 4848 Fax: _____
 City: HENDERSON State: NV Zip: 89044
 E-mail Address: OOK OSCAR @ AOL .COM

REPRESENTATIVE: _____ Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

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* _____

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

Print Name: Raul Gill

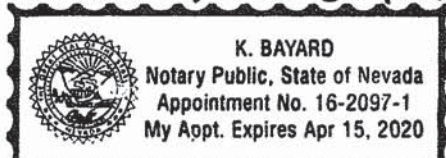
Subscribed and sworn before me

This 13 day of June, 20 17.

K. Bayard

Notary Public in and for said County and State of Nevada, Clark County

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-71018**

Meeting Date: _____

Total Fee: _____

Date Received:*

Received By: _____

*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

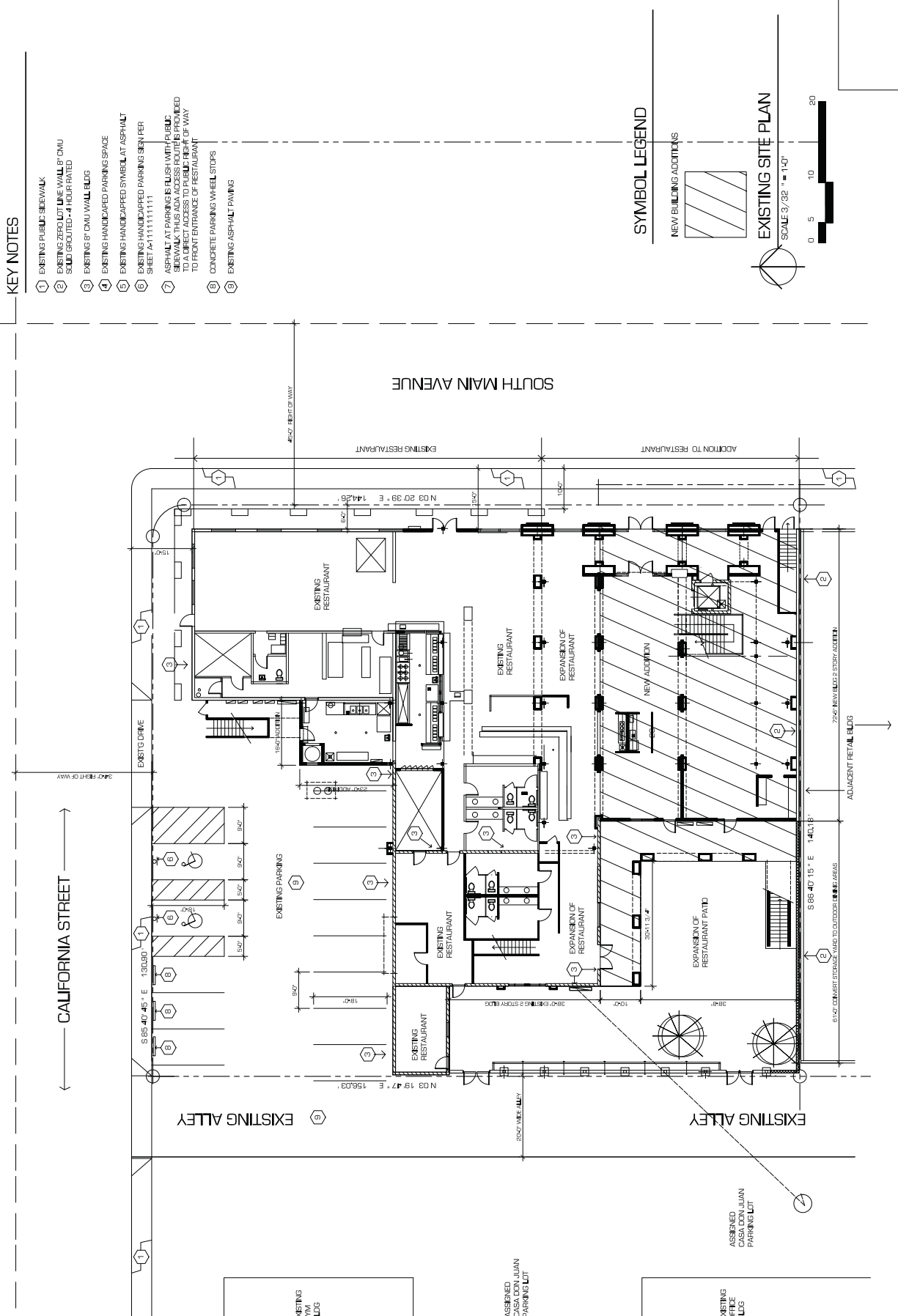
1

OSCAR O'KEEFE ARCHITECT

2256 SAVANNAH RIVER
HENDERSON, NEVADA 89044
PHONE (702) 461-8848
EMAIL: OOSKAR@AOL.COM

WESTERN HEADQUARTERS

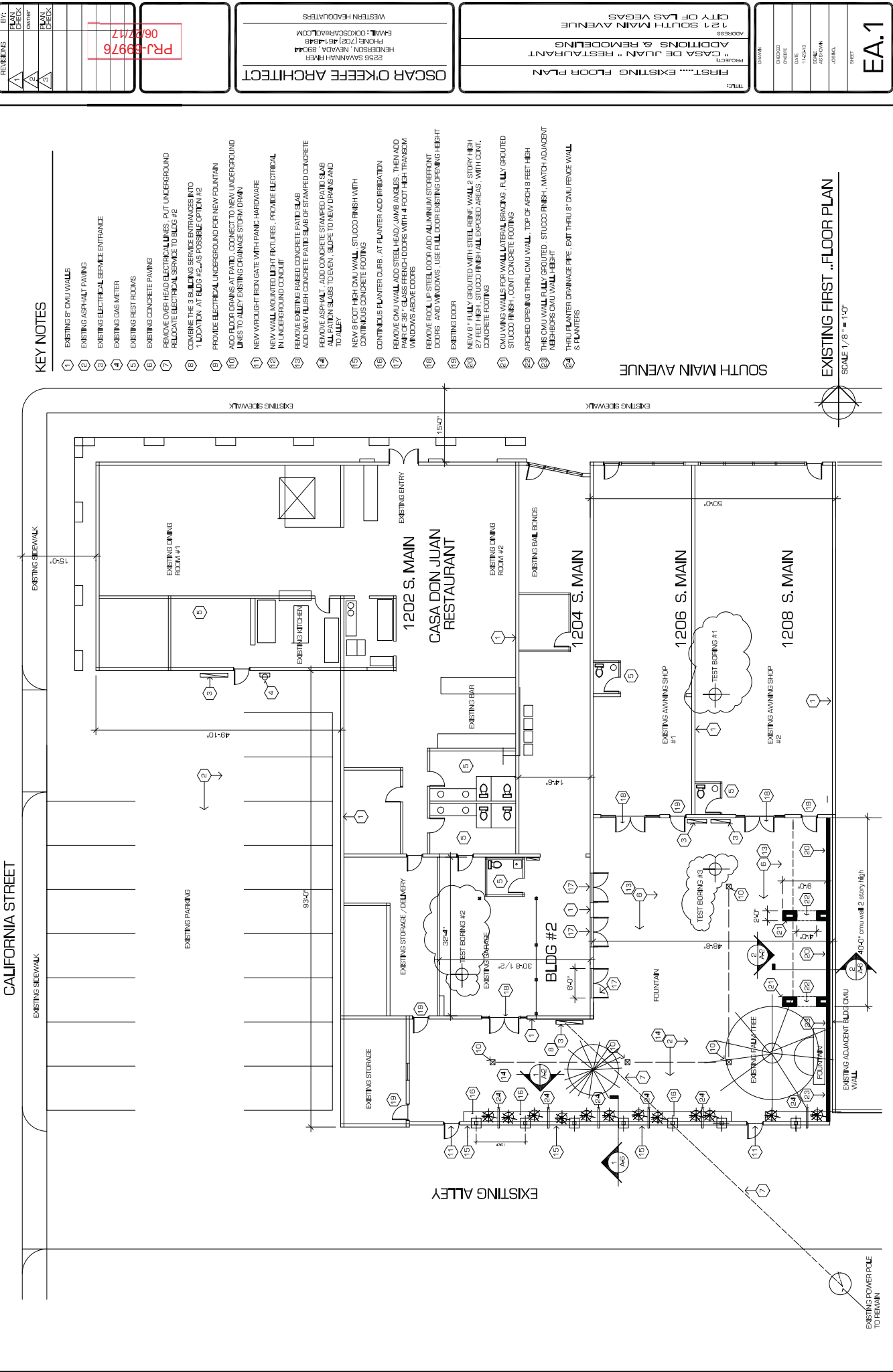
1	8-31-16	BY: plan check
2		
3		
		PLAN CHECK



- 1 EXISTING PUBLIC SIDEWALK
- 2 EXISTING ZERO LOT LINE WALL 8' CMU
SOLID GROUTED - 4 HOUR RATED
- 3 EXISTING 8' CMU WALL BUDG
- 4 EXISTING HANDICAPPED PARKING SPACE
- 5 EXISTING HANDICAPPED SYMBOL AT ASPHALT
- 6 EXISTING HANDICAPPED PARKING SIGN PER
SHEET TA-111111111111
- 7 ASPHALT AT PARKING IS FLUSH WITH PUBLIC
SIDEWALK. THIS AREA ACCESS ROUTE IS PROMISED
TO A DIRECT ACCESS TO PUBLIC HEAD OF WAY
TO FRONT ENTRANCE OF RESTAURANT
- 8 CONCRETE PARKING IS WHEEL STOP
- 9 EXISTING ASPHALT PAVING



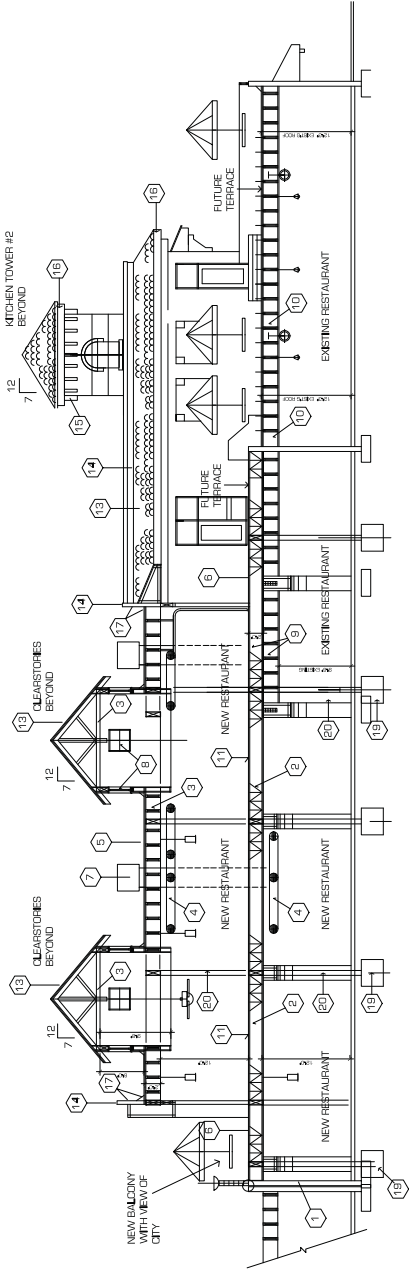
SCALE 3/32" = 1'-0"



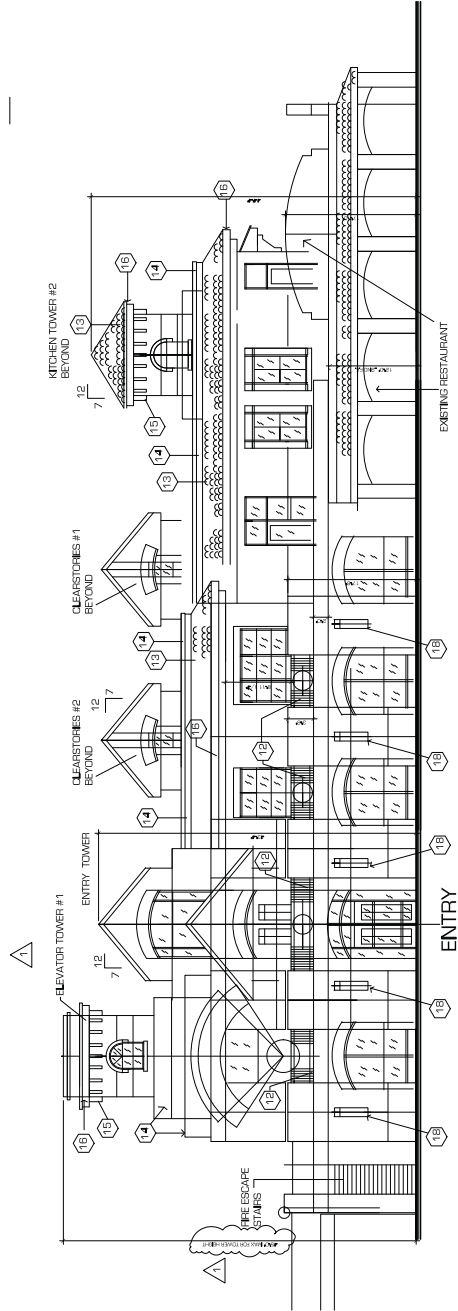
SUP-71018 and SDR-71019

KEY NOTES

- 1 EXISTING 8" CMU WALLS
- 2 NEW EXPOSED FLOOR TRUSSES / PAINTED
- 3 NEW EXPOSED ROOF TRUSSES / PAINTED
- 4 NEW EXPOSED METAL ROUND DUCTWORK
- 5 4" FLU BUILT UP ROOFING WITH CAP SHEET
- 6 NEW OUT DOOR ROOF DRIVING TERRACE WITH METAL BECKING WITH LIGHT WEIGHT CONCRETE WITH MEMBRANE WATER PROOFING WITH DRAINABLE TILE FINISH
- 7 ROOF PACK AC UNITS
- 8 CLEARSTORY WINDOWS
- 9 EXISTING RESTAURANT ROOF TRUSSES AND NEW FLOOR TRUSS OVER EXISTING. SEE STRUCTURAL
- 10 EXISTING ROOF TRUSSES FUTURE ADD NEW OUTDOOR DECKING FOR NEW OUTDOOR DINING TERRACE FLOOR STRUCTURE
- 11 NEW METAL DECKING WITH LIGHT WEIGHT CONCRETE TOPPING
- 12 42" HIGH WROUGHT IRON RAILING
- 13 CONCRETE ROOF TILES ON 2 LAYERS OF #30 FELT
- 14 PARAPET WALL BEYOND WITH FOAM CORNICE CAP 12" HIGH WITH METAL COUNTER FLASHING CAP
- 15 FOAM COUNTER FLASHING OF PROJECTION X 4" THICK @ 24" OC STUCCO FINISH, 2ND COLOR
- 16 CANT STRIP RUN ROOFING UP BEHIND PARAPET WALL TO UNDER METAL INTER LOCKING SLURPED CAP
- 17 WALL MOUNTED LIGHT FIXTURE "SCIENCE"
- 18 NEW CONCRETE FOOTING AT NEW LOAD BEARING COLUMN SEE STRUCTURAL
- 19 NEW COLUMN SEE STRUCTURAL



1 BUILDING SECTION..
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION...SOUTH MAIN STREET
SCALE 1/8" = 1'-0"

FINAL APPROVED PLANS BY OWNER 7-22-15.....8-1-17-15

REVISIONS
BY: 10-3-16
PLAN CHECK
OWNER
PLAN CHECK
3

PRJ-89976
06/27/17

OSCAR O'KEEFE ARCHITECT
2256 SAVANNAH BLVD
HENDERSON, NEVADA 89044
PHONE (702) 454-1446
EMAIL: OOSCAR@OOSCARARCH.COM
WESTERN HEADQUARTERS

PROJECT: "CASA DON JUAN" RESTAURANT
ADDITIONS & REMODELING
1204 SOUTH MAIN AVENUE
CITY OF LAS VEGAS

DATE: 11-09-13
SCALE: AS SHOWN
JOB NO.:
SHEET

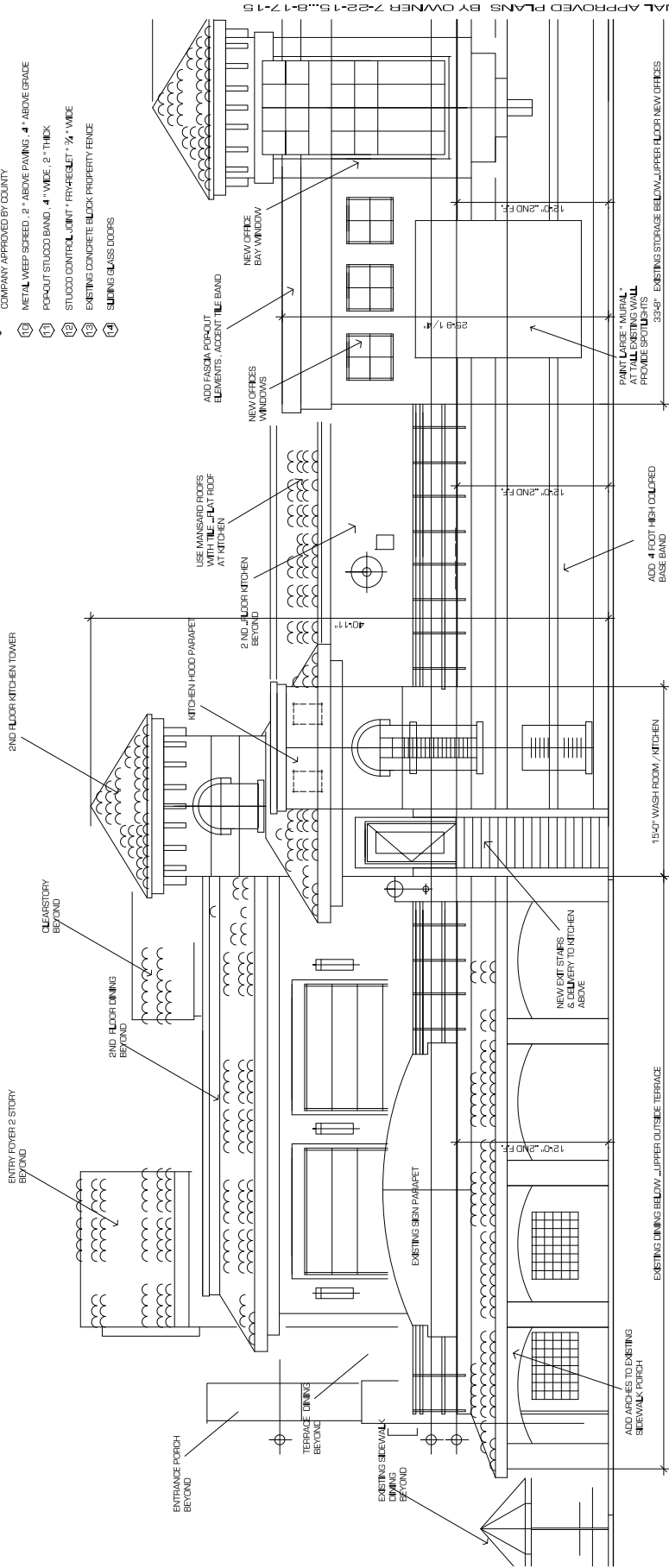
EV001

STUCCO COLORS

- A : DARK BEIGE
B : MEDIUM BEIGE
C : LIGHT BEIGE
D : MEDIUM TAUPE

KEY NOTES

1. PREPARED GLASS BLOCK WINDOWS
2. 3 COAT STUCCO, 3/4" THICK, TO MATCH EXISTING HOUSE SHEAR IN THE BUILDING WITH MIN 3/8" PL W/ID.
3. CONCRETE TILE ROOFING, TO MATCH EXISTING HOUSE
4. ALUMINUM WINDOW, MATCH EXISTING HOUSE
5. HOLLOW METAL DOOR ON HOLLOW METAL DOOR FRAME
6. INSULATED OVER HEAD GARAGE DOOR, PAINT TO MATCH EXISTING HOUSE
7. REMOVABLE STEEL WROUGHT IRON GUARDRAIL, 42" HIGH
8. STUCCO FASCIA
9. STEEL PREFAB STAIR STRUCTURE, BUILT BY CERTIFIED WELDING COMPANY APPROVED BY COUNTY
10. METAL WEEP SCREEN, 2" ABOVE PAVING, 4" ABOVE GRADE
11. POP-OUT STUCCO BAND, 4" WIDE, 2" THICK
12. STUCCO CONTROL JOINT "FRY-BEVEL" 3/4" WIDE
13. EXISTING CONCRETE BLOCK PROPERTY FENCE
14. SLIDING GLASS DOORS



Drawings are the property of Oscar O'Keefe Architect, and any use or reproduction in whole or in part without the written consent of Oscar O'Keefe Architect is prohibited. Drawings and specifications remain the sole property of the design professional. Copies of the drawings and specifications may be used only for the project for which they were prepared and not for any other project.

1 NORTH ELEVATION, PARTIAL ON CALIFORNIA STREET

SCALE 1/4" = 1'-0"

0 5 10 20

NAC 683,780

SUP-71018 and SDR-71019

EVO003

SHEET

JOB NO.

SCALE

DATE

PROJECT

ADDRESS

CITY OF LAS VEGAS

1204 SOUTH MAIN AVENUE

ADDITIONS & REMODELING

CASA DON JUAN RESTAURANT

OSCAR O'KEEFE ARCHITECT

2225 SAVANNAH PARK STREET

SPRING VALLEY, NV 89149

PHONE (702) 491-1848

FAX (702) 491-1848

EMAIL: OOSCAR@OOSCAR.COM

WESTERN HEADQUARTERS

PRJ-69976

06/27/17

PL. OK

REVISIONS

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BY

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A : DARK BEIGE
B : MEDIUM BEIGE
C : **LIGHT BEIGE**
D : MEDIUM RUST

- ① **PRE RATED GLASS BLOCK WINDOWS**
- ② **3" DEEP STUDIO, 3/4" THICK, TO MATCH EXISTING HOUSE SHEAR ENTIRE BUILDING WITH 1/4" x 1/4" FL/WDL.**
- ③ **CONCRETE TILE ROOFING, TO MATCH EXISTING HOUSE**
- ④ **ALUMINUM WINDOW, MATCH EXISTING HOUSE**
- ⑤ **HOLLOW METAL DOOR, HOLLOW METAL DOOR FRAME**
- ⑥ **INSULATED OVER HEAD GARAGE DOOR, PAINT TO MATCH EXISTING HOUSE**
- ⑦ **REMOVABLE STEEL WROUGHT IRON GARDENING, 42" HIGH**
- ⑧ **STUCCO PASTIZA**
- ⑨ **STEEL PREFAB STAIR STRUCTURE, BUILT BY CERTIFIED WELDING COMPANY APPROVED BY COUNTY**
- ⑩ **METAL WEEP SCREED, 2" ABOVE PAVING, 4" ABOVE GRADE**
- ⑪ **POURPUT STUCCO BAND, 4" WIDE, 2" THICK**
- ⑫ **STUCCO CONTROL JUNT, FINISHER, 3/4" WIDE**
- ⑬ **EXISTING CONCRETE BLOCK PROPERTY FENCE**
- ⑭ **SLIDING GLASS DOORS**



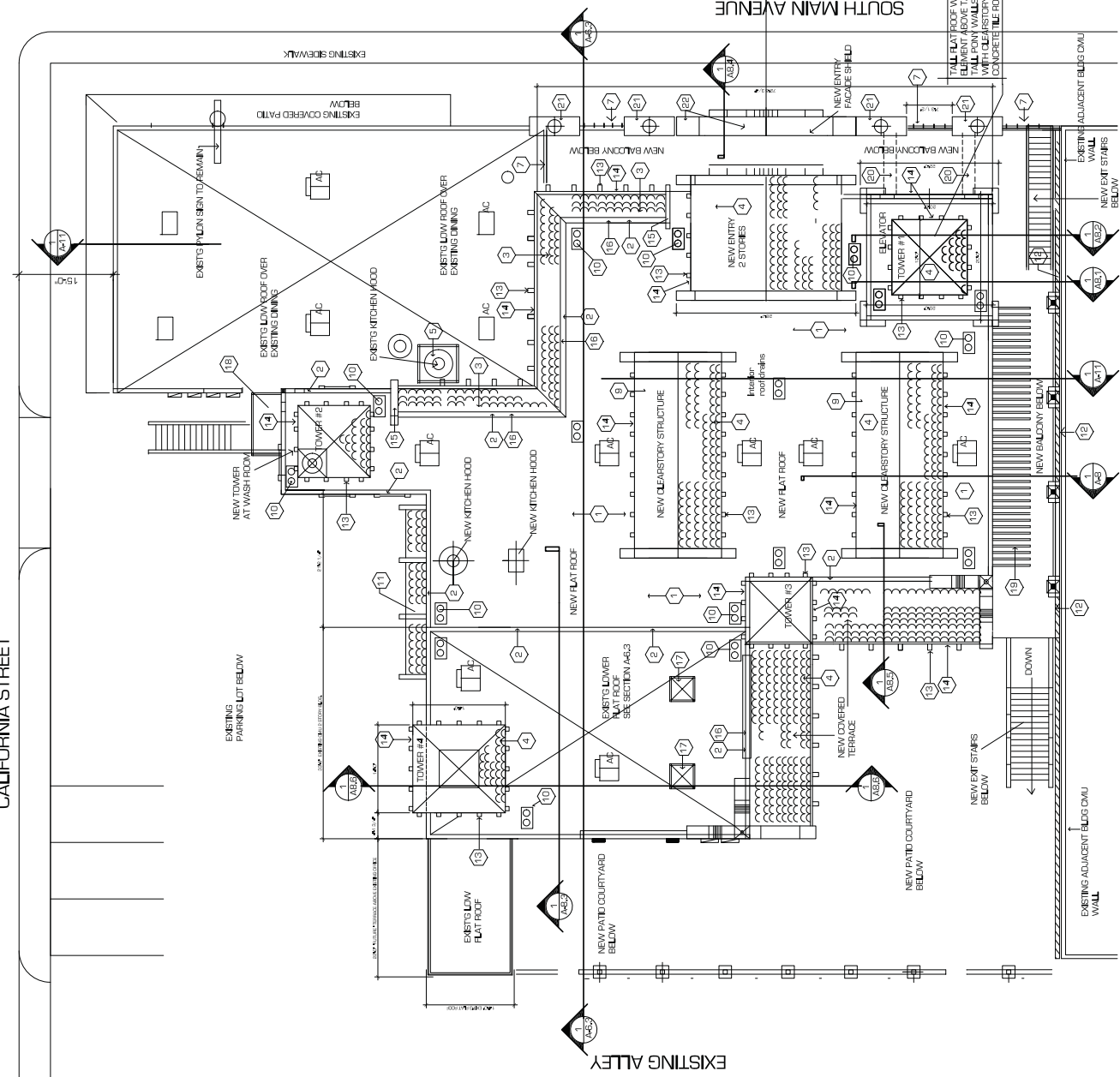
1 NORTH ELEVATION, PARTIAL, CALIFORNIA STREET
SCALE 1/4" = 1'-0"



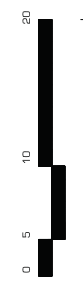
KEY NOTES

- 1 4' FLY BUILT UP ROOF WITH CAP SHEET
SLOPE ROOF TO INTERIOR ROOF DRAINS
- 2 PARAPET WALL WITH METAL CAP SHEET
- 3 MANSARD ROOF STRUCTURE WITH CONCRETE ROOF
TILE
- 4 CONCRETE ROOF TILE
- 5 EXIST. KITCHEN HOOD, EXISTING ADD SHAFT AS REQUIRED
TO PROVIDE 30" HIGH FIRE PARAPET WALL ABOVE FLAT ROOF DECK
4 HOUR RATED, 2X4 EXTERIOR STUDS, SHAF WALL SYSTEM
INSIDE BOXED OUT STRUCTURE, REFLASH ROOF AROUND
NEW SHAFT
- 6 REPAIR EXISTING 4' FLY BUILT UP ROOF AS REQUIRED TO ADD
NEW ROOF STRUCTURE
- 7 NEW WALL PAILING AT OUTDOOR BALCONY SEATING/ DINING
WATER PROOFING
- 8 ARCHED ELEMENTS, STUCCO FINISH OVER MEMBRANE
WATER PROOFING
- 9 ROOF TOP CLEARSTORY ELEMENT, ROCK WALL WITH
CLEARSTORY WINDOWS, GABLE EXPOSED ROOF TRUSSES
INSIDE, EXTERIOR STUCCO WALL FINISH, CONCRETE TILE ROOF
SEE FLOORING PLANS
- 10 INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN
- 11 SCABE ON ROOF ELEMENT BELOW AND/OR TO CMU
WALL ON LEDGER BOARD, OF EXPOSED STEEL FRAMING
STAY GRADE WOOD, CONCRETE TILE FINISH
- 12 EXISTING DENKING CMU WALL, ADD EXTRA CMU COURSES
TO PROVIDE 30" HIGH FIRE PARAPET WALL ABOVE FLAT ROOF DECK
ADD 16" HIGH WALL PAILING ABOVE CMU FIRE PARAPET
- 13 TYPICAL ALL ROOFS TO HAVE OUTLOOKERS FOAM/ STUCCO
PROVIDE CONT. NEON LIGHT AT ALL ROOF EDGES ON PHOTO CELL
- 14 18" WIDE PARAPET WALL OF 2X STUDS /FLYWD/ 3 COAT STUCCO
18" ABOVE CONCRETE ROOF TILE SLOPE LINE
- 15 THIS PARAPET WALL TO BE 18" ABOVE THE CONCRETE ROOF TILE
FINISH
- 16 4'2" X 4'2" SKYITE DOUBLE CURVE COME ON THE FAB CURB
CANVAS AWNING STRUCTURE ON ALUMINUM FRAME WORK
10 FEET WIDE X 5 FEET DEEP @ 5 / 12 SLOPE 10' FASCA
- 17 ALUMINUM TRUSS STRUCTURE 6 FEET WIDE WITH MASTER
SYSTEM
- 18 WROUGHT IRON ARCH STRUCTURE, 2 FEET WIDE
SPAN ACROSS TERRACE
- 19 TOP OF STUCCO COLUMN ELEMENT, MEMBRANE WATER
PROOFING WITH SLOPED STUCCO TOP
- 20 SHIELD FACADE ELEMENT 2X FRAMING, 3/4" FLYWD,
3 COAT STUCCO
- 21 SLOPE TOP WITH MEMBRANE WATERPROOFING WITH
3 COAT STUCCO FINISH

CALIFORNIA STREET



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



EXISTING POWER POLE
TO REMAIN

SUP-71018 and SDR-71019

FP003

SHEET

DATE

SCALE

PROJECT

1204 SOUTH MAIN AVENUE
CITY OF LAS VEGAS

PROJECT
CASA DE JUAN " RESTAURANT
ADDITIONS & REMODELING
ROOF PLAN

OSCAR O'KEEFE ARCHITECT
2256 SAVANNAH AVENUE
HENDERSON, NEVADA, 89044
PHONE (702) 454-1548
EMAIL: OOS@OSCAROKEEFE.COM
WESTERN HEADQUARTERS

PRJ-69976
06/27/17

REVISIONS	BY:
1	PLAN CHECK
2	OWNER
3	PLAN CHECK

FINAL APPROVED PLANS BY OWNER 7-22-15...B-1-7-15



FIRST.....EXISTING REMODELED FLOOR PLAN PROJECT " CASA DON JUAN " RESTAURANT ADDITIONS & REMODELING	ADDRESS 1204 SOUTH MAIN AVENUE CITY OF LAS VEGAS
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PRJ-69976
07/24/17

KEY NOTES

- ## EXISTING FIRST..FLOOR PLAN & NEW ADDITIONS

