



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64582

Case Number: PRJ 63854

APN: 138-02-814-006

Name of Property Owner: Richard Laatz

Name of Applicant: Richard Laatz

Name of Representative: Richard Laatz

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: _____

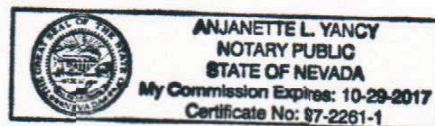
Signature of Property Owner: _____

Print Name: Richard Laatz

Subscribed and sworn before me

This 3 day of MAY, 2016

Anjanette L. Yancy
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-63854
Application/Petition For:	GPA, ZON and SDR
ProjectAddress (Location):	4021 N. RANCHO DRIVE
Project Name	RICHIE
Assessors Parcel #(s):	13802814006
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Richie
Applicant Last Name:	laatz
Applicant Address:	34 w mayflower ave
Applicant City:	n las vegas
Applicant State:	NV
Applicant Zip:	89030
Applicant Phone:	7024911490
Applicant Fax:	7028894392
Applicant Email:	richie@scooterx.biz
Rep First Name:	Richie
Rep Last Name:	laatz
Rep Address:	34 w mayflower ave
Rep City:	n las vegas
Rep State:	NV
Rep Zip:	89030
Rep Phone:	7024911490
Rep Fax:	7028894392
Rep Email:	richie@scooterx.biz

GPA-64582, ZON-64583 and SDR-64584

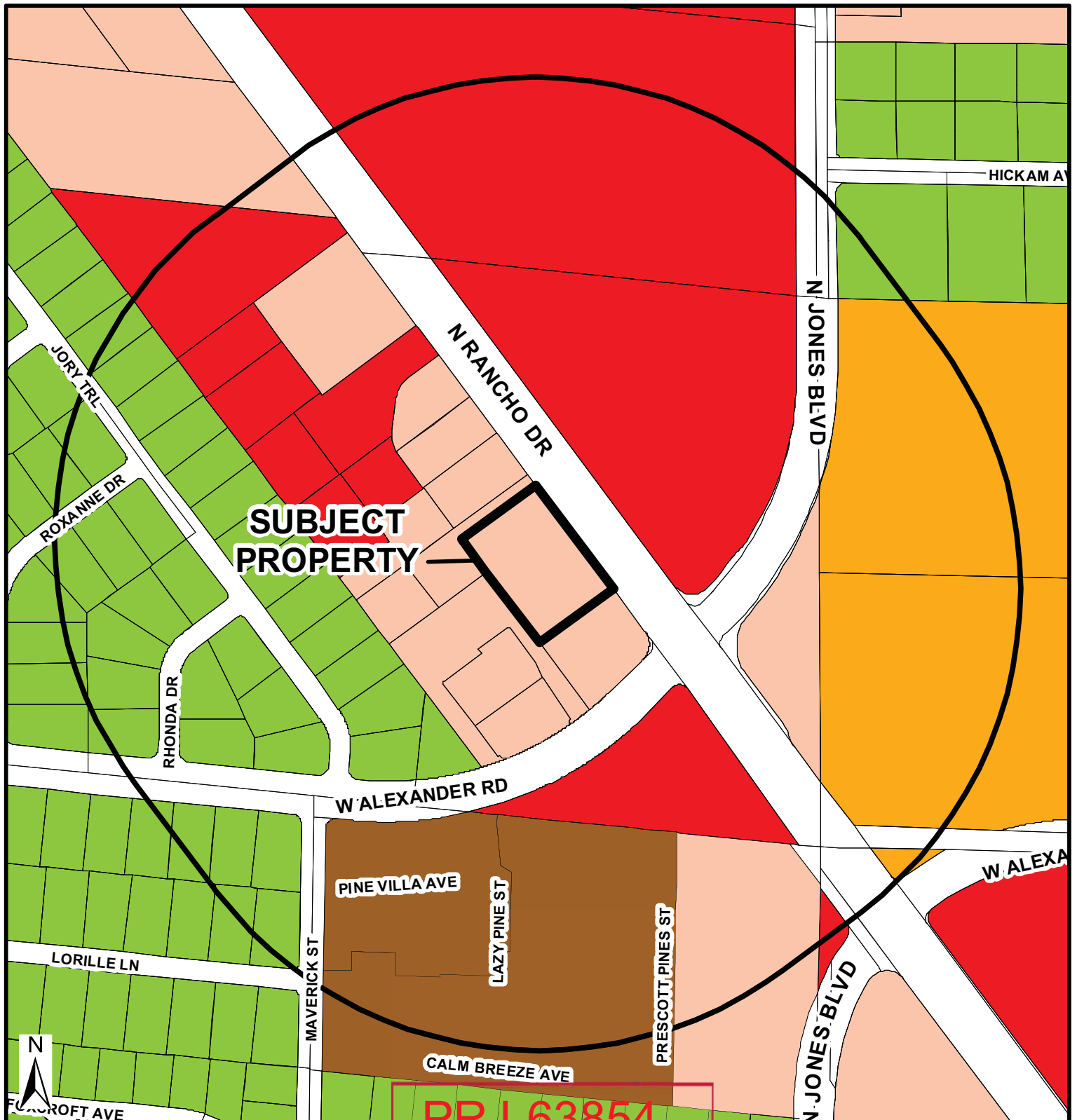
CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	No
If no, ...change what	Richie Laatz 34 w mayflower ave N las vegas, NV 89030

Owner(s)	ADDR1	ADDR2
RANCHO ALEXANDER L L C	9075 W DIABLO 3RD FLR	LAS VEGAS, NV 89148

CLVEPLAN Applicant	Company	Title	Email
richie laatz	ScooterX	owner	richie@scooterx.biz

GPA-64582, ZON-64583 and SDR-64584



General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	LVMD - Las Vegas Medical District	TC - Town Center
DR - Desert Rural	H - High	LI/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

FROM SC TO GC

Subject Property

1000ft Buffer

City Limits



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 08, 2016

REVISIONS	DATE	BY	CHKD	APPD

PARKING ANALYSIS

ONE SPACE FOR EA. 500 S.F. SALES/DISPLAY AREA
 MERCANTILE S.F. = 1,300 S.F. = 3 SPACES
 ONE SPACE FOR EA. 2,500 S.F. WAREHOUSE AND STORAGE
 WAREHOUSE/STORAGE S.F. = 20,898 = 9 SPACES
 ONE SPACE FOR EA. 1,000 S.F. OFFICE SPACE
 OFFICE S.F. = 1,300 S.F. = 7 SPACES
 TOTAL = 19 SPACES REQUIRED
 TOTAL PROVIDED = 57
 TOTAL H.C. SPACES REQUIRED = 1 (PROVIDED = 3)

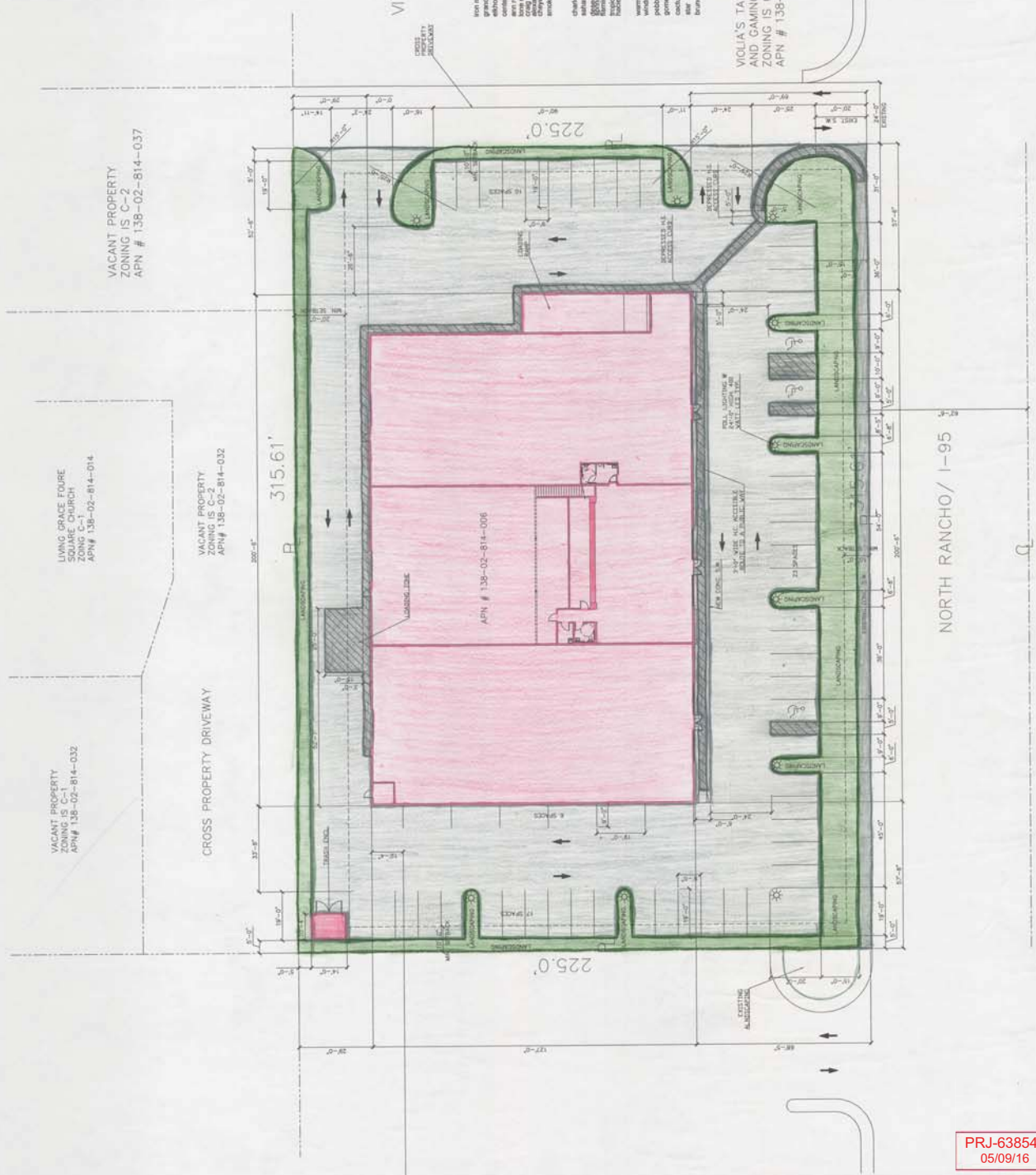
BLDG. SQ. FOOTAGE

WAREHOUSE USE = 20,898
 MERCANTILE USE = 2,855
 OFFICE USE = 1,300
 TOTAL BUILDING S.F. = 25,052

VICINITY MAP:



VIOLET'S TAVERN
 AND GAMING
 ZONING IS C-1
 APN # 138-02-814-004



VACANT PROPERTY
 ZONING IS C-1
 APN# 138-02-814-032

LIVING GRACE FOUR
 CHURCH
 ZONING C-1
 APN# 138-02-814-014

CROSS PROPERTY DRIVEWAY

VACANT PROPERTY
 ZONING IS C-2
 APN# 138-02-814-032

NORTH RANCHO/ I-95



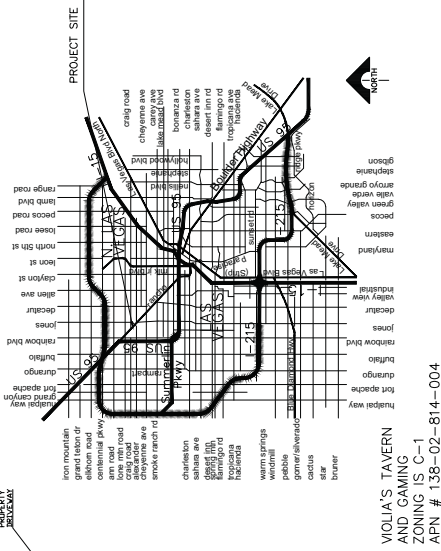
PARKING ANALYSIS

ONE SPACE FOR EA. 500 S.F. SALES/DISPLAY AREA
MERCANTILE S.F. = 1,300 S.F. = 3 SPACES
WAREHOUSE S.F. = 20,888 S.F. = 42 SPACES
WAREHOUSE STORAGE S.F. = 20,808 S.F. = 9 SPACES
ONE SPACE FOR EA. 200 S.F. OFFICE
OFFICE S.F. = 1,300 S.F. = 7 SPACES
TOTAL = 19 SPACES REQUIRED
TOTAL PROVIDED = 57
TOTAL H.C. SPACES REQUIRED = 1 (PROVIDED = 3)

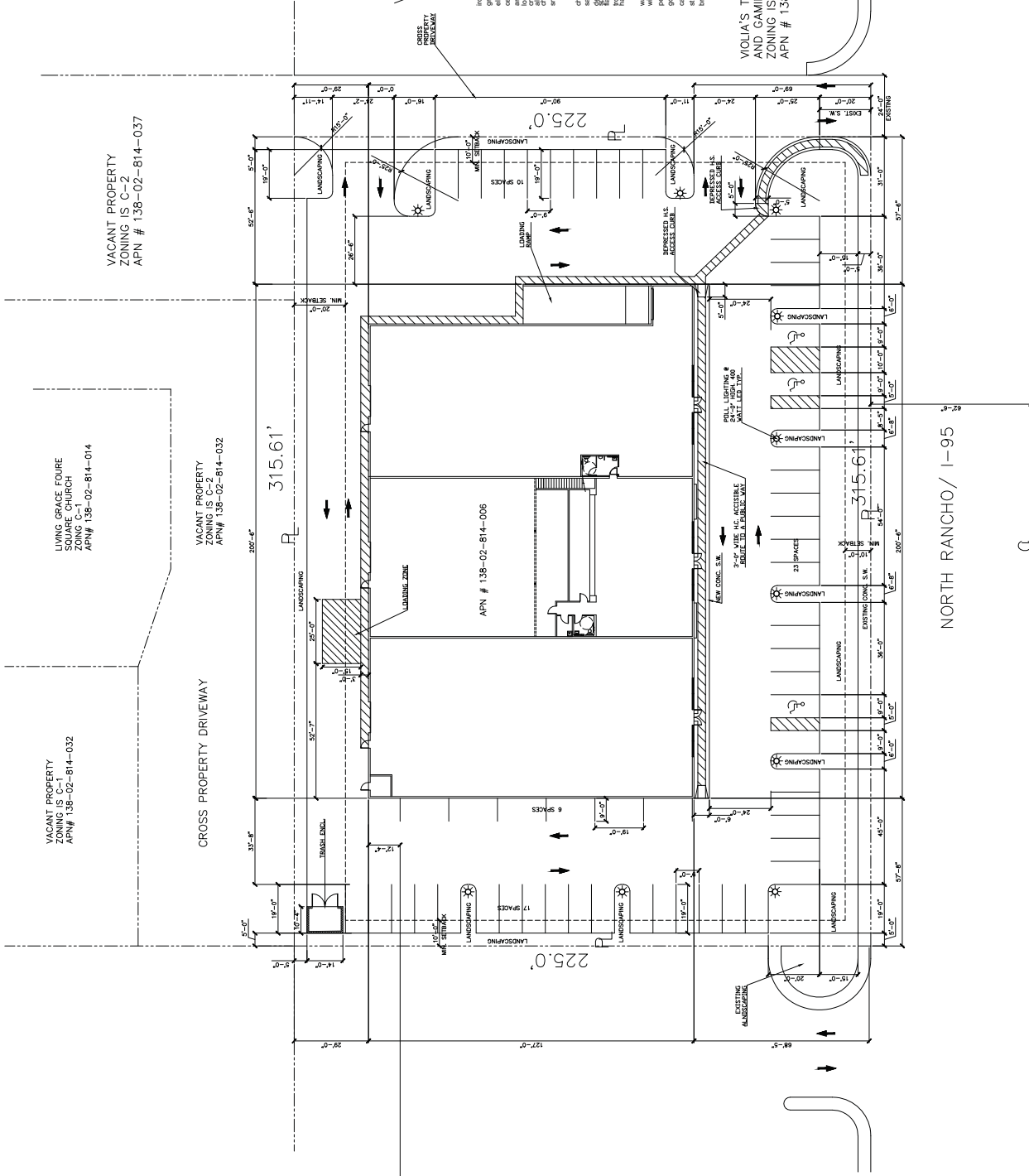
BLDG. SQ. FOOTAGE

WAREHOUSE USE = 20,888
MERCANTILE USE = 2,855
OFFICE USE = 300
TOTAL BUILDING S.F. = 25,052

VICINITY MAP:



VOLIA'S TAVERN
AND GAMING
ZONING IS C-1
APN # 138-02-814-004



VACANT PROPERTY
LIVING GRACE FOURS
SQUARE CHURCH
ZONING IS C-1
APN# 138-02-814-014

VACANT PROPERTY
ZONING IS C-2
APN # 138-02-814-037

VACANT PROPERTY
ZONING IS C-2
APN# 138-02-814-032

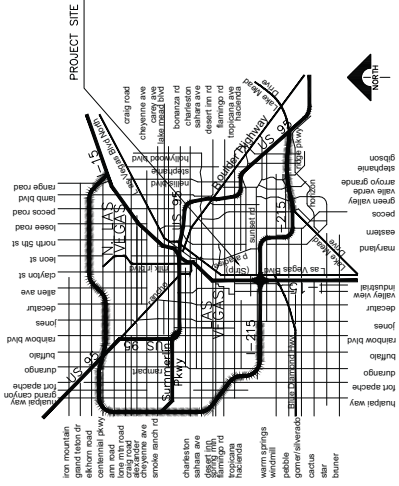
CROSS PROPERTY DRIVEWAY

NORTH RANCHO / I-95

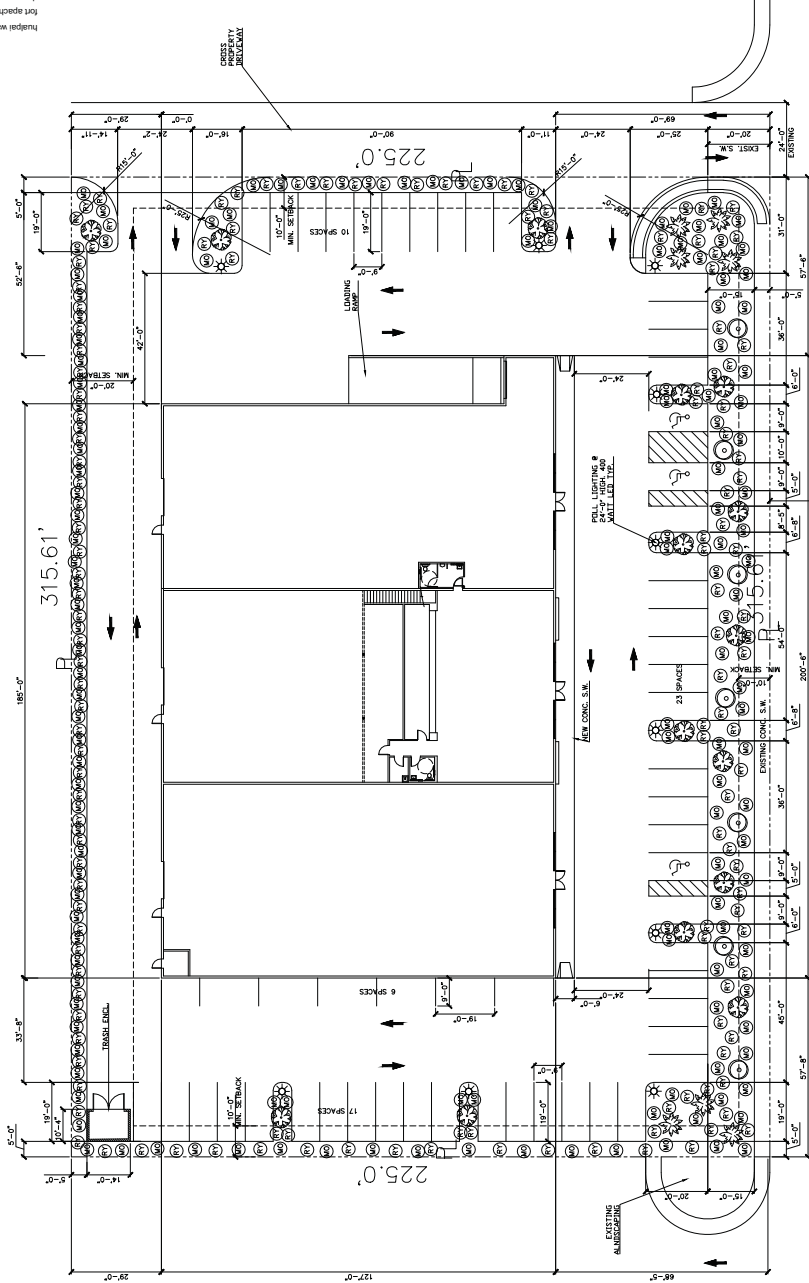
REVISIONS

GPA-64582, ZON-64583 and SDR-64584

VICINITY MAP:



LANDSCAPING LEGEND			
SYMBOL	TYPE	SIZE	QUANTITY
TREES			
	ADAPTAHOS	24" BOX	7
	PRIVET	24" BOX	15
	MED. PALM	24" BOX	8
SHRUBS			
	MOCK ORANGE	5 GAL.	144
	RED YUCCA	5 GAL.	135
	GROUND COVER		
GROUND COVER IN ALL PLANTERS TO BE 1/2 DESERT SUN MUG			



NORTH RANCHO / 1-95

9.

REVISIONS

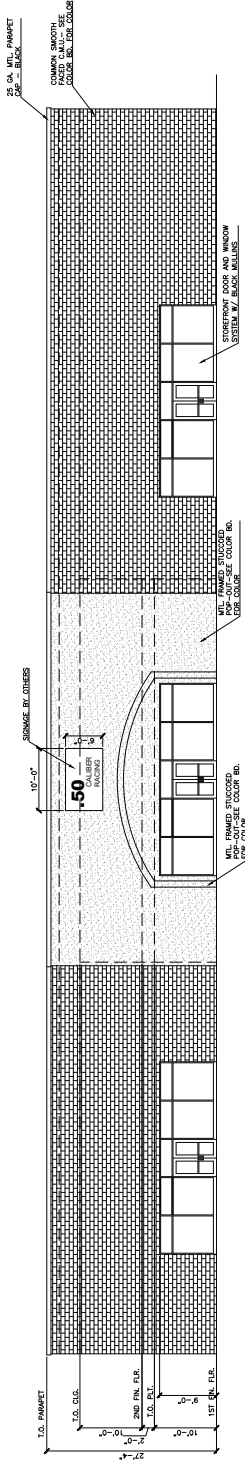
PROJECT:
BUILDING ELEVATIONS
A RETAIL AND OFFICE/WAREHOUSE BUILDING AT
4021 N. RANCHO
LAS VEGAS, NV.

SHEET 5/4/16
LATEST REVISION:
SHEET NUMBER:

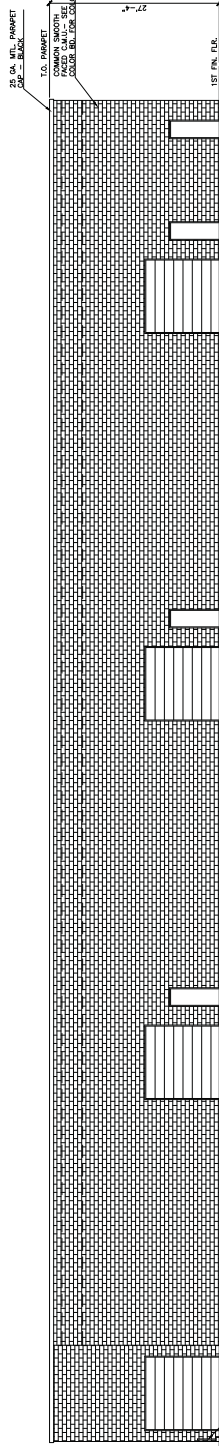
A-3

PRJ-63854
05/09/16

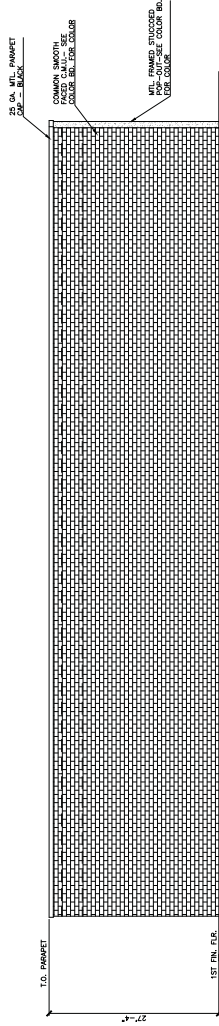
GPA-64582, ZON-64583 and SDR-64584



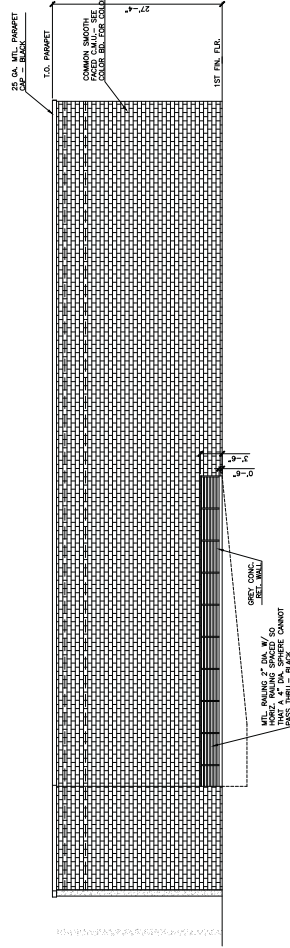
A FRONT ELEVATION



B REAR ELEVATION



C LEFT SIDE ELEVATION



D RIGHT SIDE ELEVATION

TOTAL BUILDING S.F. = 25,053
OFFICE S.F. 1,300— 1 PER; 100 S.F. = 13
WAREHOUSE S.F. 20,898— 1 PER; 500 S.F. = 42
MERCANTILE S.F. 2,855— 1 PER 60 S.F. = 48
TOTAL OCCUPANCY = 103



DATE: 5/4/16	LATEST REVISION: REVISION	△
SHEET NUMBER:		

A-2

GPA-64582, ZON-64583 and SDR-64584