



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74656

Case Number: PRJ-74513 APN: 162-01-201-006 & 007

Name of Property Owner: 2800 FREMONT LLC

Name of Applicant: AMADOR BENGOCHEA

Name of Representative: Lebene Ohene | Brown, Brown & Premsrut

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: AMADOR BENGOCHEA

Subscribed and sworn before me

This 25th day of September, 20 18

Angie Michael Gunter
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP|SDR
Project Address (Location) NE Corner of Oakey Blvd and Atlantic St.
Project Name Showboat Redevelopment Project Proposed Use _____
Assessor's Parcel #(s) 162-01-201-006 & 007 Ward # 3
General Plan: existing C | GC proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 25.55 Lots/Units _____ Density _____
Additional Information This project has multiple uses. See attached drawings for more information.

PROPERTY OWNER 2800 Fremont LLC Contact AMADOR BENGOCHEA
Address 3030 S DURANGO DRIVE Phone: (702) 366-1605 Fax: (702) 898-2126
City LAS VEGAS State NV Zip 89117
E-mail Address CHICHIB@BENTAR.COM

APPLICANT 2800 FREMONT LLC Contact AMADOR BENGOCHEA
Address 3030 S DURANGO DRIVE Phone: (702) 366-1605 Fax: (702) 898-2126
City LAS VEGAS State NV Zip 89117
E-mail Address CHICHIB@BENTAR.COM

REPRESENTATIVE Brown, Brown & Premsrirut Contact Lebene Ohene
Address _____ Phone: _____ Fax: _____
lohene@brownlawlv.com
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* [Signature]

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

Print Name AMADOR BENGOCHEA

Subscribed and sworn before me

This 25 day of SEPTEMBER, 2018

[Signature]

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **SUP-74656**

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.

PR-74656-13
10/18/18

NOTE:
REFER TO ENLARGED SITE PLANS FOR MORE
INFORMATION

SITE DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER: 162-01-201-006 & 162-01-201-006
USE PERMIT NOS: N/A

LOT SIZE	SF:	ACRES:
NET	1,112,998 SF	25.55 ACRES
GROSS	4,112,998 SF	25.56 ACRES

ZONING DATA:
CURRENT ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
CURRENT LAND USE PLAN: C (COMMERCIAL) GC (GENERAL COMMERCIAL)
PROPOSED LAND USE PLAN: C (COMMERCIAL) GC (GENERAL COMMERCIAL)
ZONE CHANGED REQUIRED: YES ☐ NO ☒
SPECIAL USE PERMITS REQUIRED: YES ☒ NO ☐
VARIANCES REQUIRED: YES ☐ NO ☒

BUILDING SETBACKS:

FRONT (FREMONT STREET): 10'
REAR (ATLANTIC STREET): 10'
SIDE (EAST OAKLEY BLVD & ATLANTIC STREET): 10'
REAR (ATLANTIC STREET): 20'
MAX. BUILDING HEIGHT (ACTUAL): SEE ATTACHED ELEVATIONS
MIN. LOT WIDTH: 150'-0"
MIN. LOT DEPTH: 100'-0"
% SITE COVERAGE BY BUILDING FOOTPRINT (55,148 SF): 31.6%

LANDSCAPE SETBACKS:

FRONT (RIGHT OF WAY (FREMONT STREET)): 15'
REAR (CORNER (EAST OAKLEY BLVD & ATLANTIC STREET)): 15'
INTERIOR SIDE: 8'

COMMERCIAL PARKING ANALYSIS:

PROPOSED GROCERY STORE WITH ALCOHOL

PARKING REQUIRED: 1,175 SF
TOTAL ADA REQUIRED: 4
TOTAL ADA PROVIDED: 4
TOTAL PARKING INCLUDING ADA: 79

PROPOSED FUTURE RESTAURANT BUILDING

PARKING REQUIRED: 1,200 SF
TOTAL ADA REQUIRED: 4
TOTAL ADA PROVIDED: 4
TOTAL PARKING INCLUDING ADA: 80

PROPOSED FUTURE MEDICAL OFFICE BUILDING

PARKING REQUIRED: 1,200 SF UP TO 2,000 SF
TOTAL ADA REQUIRED: 4
TOTAL ADA PROVIDED: 4
TOTAL PARKING INCLUDING ADA: 10

PROPOSED MINI-STORAGE

TOTAL REQUIRED: (5 SPACES OUTSIDE NEAR LEASING OFFICE): 5
TOTAL REQUIRED: (150 UNITS x 725 UNITS): 109,125
TOTAL REQUIRED: (1 UNIT MANAGER'S OFFICE): 1
TOTAL PROVIDED RENTAL TRUCKS: 5
TOTAL SPACES REQUIRED (INCLUDING ADA): 31

TOTAL PROPOSED COMMERCIAL PARKING

TOTAL SPACES REQUIRED (INCLUDING ADA): 286
TOTAL SPACES PROVIDED (INCLUDING ADA): 317

MULTI-FAMILY PARKING ANALYSIS:

TOTAL UNITS: 344
UNIT REQUIRED PARKING: 552
GUEST PARKING: 16
TOTAL PARKING REQUIRED INCLUDING ADA: 610
TOTAL PARKING PROVIDED INCLUDING ADA: 627

VICINITY MAP:

REDEVELOPMENT OF 2800 E FREMONT ST.
LAS VEGAS, NEVADA 89104
APNS: 162-01-201-006 & 162-01-201-007

OVERALL SITE PLAN

SCALE: 1" = 80'-0"

SCALE: 1" = 80'-0"

SCALE: 1" = 80'-0"

SCALE: 1" = 80'-0"

SCALE: 1" = 80'-0"

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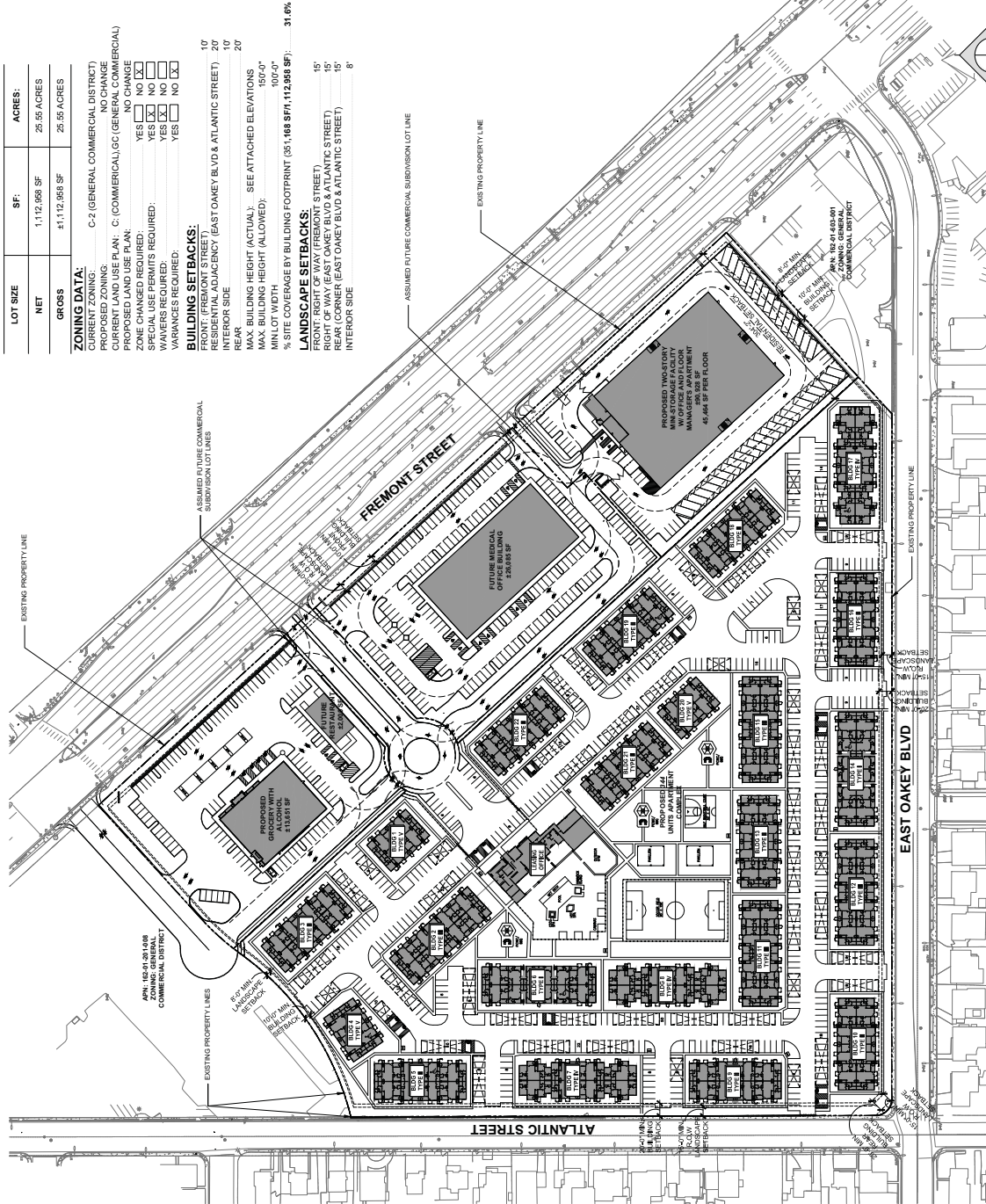
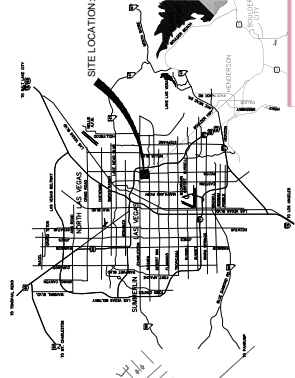
SCALE: 1" = 80'-0"

SUP-74656, SUP-74781 and SDR-74657

AS1.00

Sheet No.

PRJ-74513
10/29/18



NOTE:
REFER TO ENLARGED SITE PLANS FOR MORE
INFORMATION

SITE DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR'S PARCEL NUMBER: 162-01-201-006 & 162-01-201-008
USE PERMIT NOS: N/A

LOT SIZE	SF:	ACRES:
NET	1,112,968 SF	25.55 ACRES
GROSS	1,112,968 SF	25.55 ACRES

ZONING DATA:
CURRENT ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
CURRENT LAND USE PLAN: C-2 (GENERAL COMMERCIAL)
PROPOSED LAND USE PLAN: C-2 (GENERAL COMMERCIAL)
ZONE CHANGED REQUIRED: YES [X] NO []
SPECIAL USE PERMITS REQUIRED: YES [X] NO []
WAYMARKS REQUIRED: YES [X] NO []

BUILDING SETBACKS:
RESIDENTIAL ADVANCY (EAST OAKLEY BLVD & ATLANTIC STREET): 15'
REAR: 20'

MAX. BUILDING HEIGHT (ACTUAL): SEE ATTACHED ELEVATIONS
MAX. BUILDING HEIGHT (ALLOWED): 150'-0"
MAX LOT WIDENGE BY BUILDING FOOTPRINT (351,168 SF @ 112.50 SF): 31.6%

LANDSCAPE SETBACKS:
REAR (CORNER EAST OAKLEY BLVD & ATLANTIC STREET): 15'
REAR (CORNER EAST OAKLEY BLVD & ATLANTIC STREET): 15'
INTERIOR SIDE: 8'

COMMERCIAL PARKING ANALYSIS:

PROPOSED GROCERY STORE WITH ALCOHOL

PARKING REQUIRED: 1,175 SF
TOTAL ADA REQUIRED: 4
TOTAL PROVIDED INCLUDING ADA: 79

PROPOSED FUTURE RESTAURANT BUILDING

PARKING REQUIRED: 2,000 (80% RATIO) (SEATING/KITCHEN)
PARKING REQUIRED: 1,500 SF OF PUBLIC SEATING
PARKING REQUIRED: 1,200 SF OF KITCHEN STORAGE
TOTAL ADA REQUIRED: 2
TOTAL PROVIDED INCLUDING ADA: 28

PROPOSED FUTURE MEDICAL OFFICE BUILDING

PARKING REQUIRED: 1,200 SF UP TO 2,000 SF
PARKING REQUIRED: 1,175 SF EACH ADDITIONAL SF
TOTAL ADA REQUIRED: 6
TOTAL PROVIDED INCLUDING ADA: 178

PROPOSED MINI-STORAGE

TOTAL REQUIRED (5 SPACES OUTSIDE NEAR LEASING OFFICE): 5
TOTAL REQUIRED (150 UNITS X 725 UNITS): 15
TOTAL REQUIRED (1 UNIT MANAGERS OFFICE): 1
TOTAL REQUIRED (1 PER RENTAL TRUCK SPACE): 5
TOTAL PROVIDED RENTAL TRUCKS: 5
TOTAL SPACES REQUIRED INCLUDING ADA: 31
TOTAL PROVIDED: 31
TOTAL ADA REQUIRED: 2
TOTAL PROVIDED: 2
TOTAL LOADING AREAS REQUIRED: 0
TOTAL LOADING AREAS PROVIDED: 0
TOTAL SPACES PROVIDED INCLUDING ADA: 31

TOTAL PROPOSED COMMERCIAL PARKING

TOTAL SPACES REQUIRED INCLUDING ADA: 286
TOTAL SPACES PROVIDED INCLUDING ADA: 317

MULTI-FAMILY PARKING ANALYSIS:

TOTAL UNITS: 344
UNIT REQUIRED PARKING: 552
GUEST PARKING 1:6: 56
TOTAL PARKING REQUIRED INCLUDING ADA: 610
TOTAL PARKING PROVIDED INCLUDING ADA: 627

VICINITY MAP:

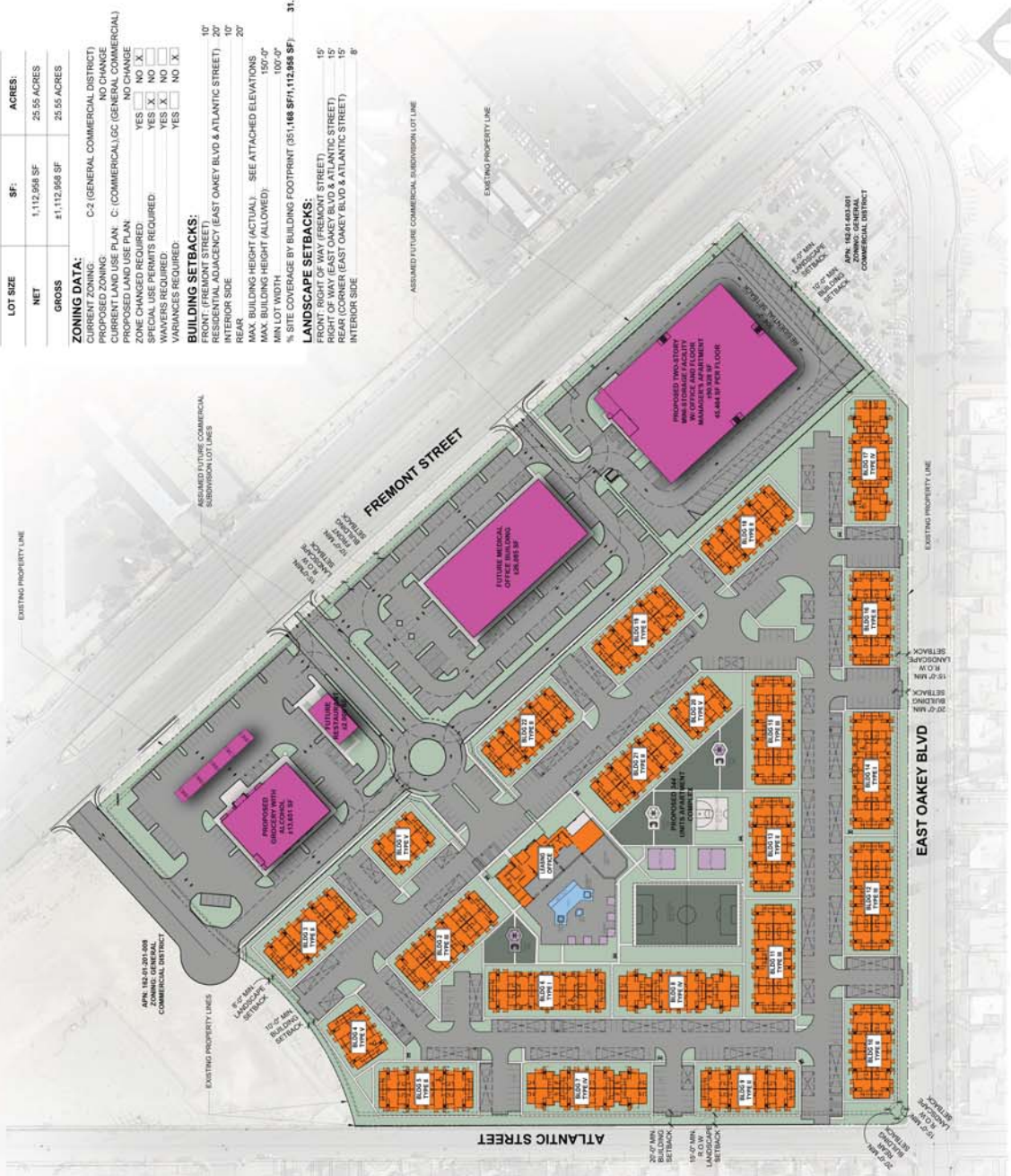


PRJ-74513
10/29/18

AS1.00

OVERALL SITE PLAN

SCALE: 1" = 80'-0"



A OVERALL SITE PLAN
SCALE: 1" = 80'-0"

SUP-74656, SUP-74781 and SDR-74657

SITE DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER 162-01-201-007

LOT SIZE	SF:	ACRES:
NET	±133,280 SF	±3.05 ACRES
GROSS	±133,280 SF	±3.05 ACRES

ZONING DATA:		C-2 (GENERAL COMMERCIAL DISTRICT)	
CURRENT ZONING:		NO CHANGE	NO CHANGE
PROPOSED ZONING:		NO CHANGE	NO CHANGE
PROPOSED LAND USE PLAN:		YES	NO ☒
PROPOSED LAND USE PLAN:		YES	NO ☒
ZONE CHANGED USE REQUIRED:		YES	NO ☒
SPECIAL USE PERMITS REQUIRED:		YES ☒	NO ☒
WAVERS REQUIRED:		YES	NO ☒
VARIANCES REQUIRED:		YES	NO ☒

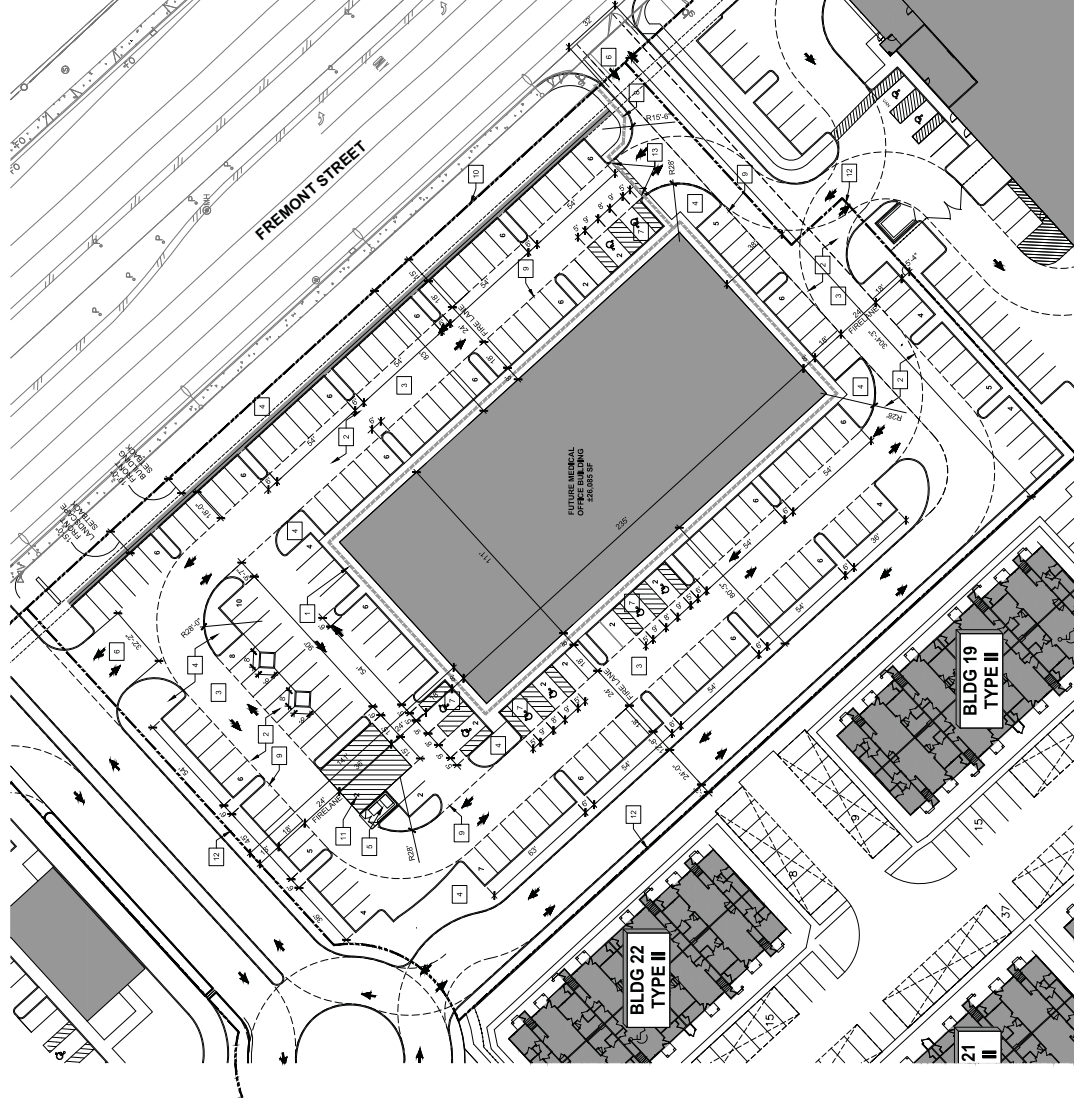
BUILDING SETBACKS (LANDSCAPE SETBACKS):	
FRONT:	10' (15')
SECONDARY FRONTAGE	NA
INTERIOR SIDE	NA
REAR	NA
MAX. BUILDING HEIGHT (ACTUAL):	TO BE DETERMINED
MAX. BUILDING HEIGHT (ALLOWED):	NA
MIN LOT SIZE	NA
MIN LOT WIDTH	100'-0"
MIN LOT DEPTH	NA
% SITE COVERAGE BY BUILDING FOOTPRINT (2/6/05/13/3/26/01)	19.6%

PARKING ANALYSIS:

PROPOSED MEDICAL OFFICE BUILDING	10
PARKING REQUIRED: 1,200 SF UP TO 2,000 SF	138
PARKING REQUIRED: 1,175 SF EACH ADDITIONAL SF 24,085 SF X 1:175 SF)	
TOTAL REQUIRED (INCLUDING ACCESSIBLE):	148
TOTAL ADA REQUIRED:	6
TOTAL ADA PROVIDED:	
TOTAL PARKING SPACES PROVIDED:	1
TOTAL LOADING SPACES REQUIRED:	2
TOTAL LOADING SPACES PROVIDED:	

SITE PLAN KEYNOTES:

- | | |
|-----|--|
| 1. | CONCRETE SIDEWALK |
| 2. | ASPHALT PAVING |
| 3. | PUBLIC PARKING |
| 4. | LANDSCAPE AREA - REFER TO LANDSCAPE PLANS |
| 5. | TRASH ENCLOSURE - CONTRACTOR AND OWNER TO COORDINATE LOADING & MAINTENANCE SYSTEMS WITH RECYCLIC THRU COLLECTION PRIOR TO CONSTRUCTION |
| 6. | IMPREGSS GRESS LOCATION |
| 7. | VAN ACCESSIBLE HANDICAP PARKING AREA |
| 8. | ACCESSIBLE ROUTE TO PUBLIC WALK |
| 9. | LINE OF FIRE LINE ORIGIN |
| 10. | PROPERTY LINE |
| 11. | LOADING ZONE |
| 12. | ASSUMED FUTURE COMMERCIAL SUBDIVISION LINE |
| 13. | ADA DETECTABLE WARNING SURFACE |



NORTH

ENLARGED SITE PLAN

SCALE 1" = 30'

A
ENLARGE
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10/29/18

SUP-74656, SUP-74781 and SDR-74657

SITE DATA:

PARCEL DATA:	
MUNICIPALITY:	CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER	162-01-201-006
USE PERMIT NOS:	N/A

LOT SIZE	SF:	ACRES:
NET	±132,424 SF	±3.04 ACRES
GROSS	±132,424 SF	±3.04 ACRES

ZONING DATA:

C-2 (GENERAL COMMERCIAL DISTRICT)		NO CHANGE	
GENERAL COMMERCIAL DISTRICT		NO CHANGE	
ZONING DATA:		YES	NO
ZONING ZONE:		YES	NO
PROPOSED ZONING:		YES	NO
CURRENT LAND USE PLAN:		YES	NO
PROPOSED LAND USE PLAN:		YES	NO
ZONE CHANGED REQUIRED:		YES	NO
SPECIAL USE PERMITS REQUIRED:		YES	NO
WAVERS:		YES	NO
VARIANCES REQUIRED:		YES	NO

BUILDING SETBACKS (LANDSCAPE SETBACKS):

FRONT:	10' (15')
SECONDARY FRONTAGE	10' (8')
INTERIOR SIDE	10' (8')
REAR	28'-0"
MAX. BUILDING HEIGHT (ACTUAL):	NA
MAX. BUILDING HEIGHT (ALLOWED):	NA
MIN. LOT SIZE	NA
MIN. LOT WIDTH	100'-0"
MIN. LOT DEPTH	NA
% SITE COVERAGE	47.6%
% SITE COVERAGE BY BUILDING FOOTPRINT	63.000/132.424): 47.6%

PARKING ANALYSIS:

TOTAL REQUIRED: (6 SPACES OUTSIDE NEAR LEASING OFFICE)	5
TOTAL REQUIRED: (150 UNITS x 725 UNITS)	15
TOTAL REQUIRED: (1 UNIT/MANAGER'S OFFICE)	1
TOTAL REQUIRED: (1 RENTAL TRUCK SPACE)	5
TOTAL PROVIDED RENTAL TRUCKS:	5
TOTAL SPACES REQUIRED (INCLUDING ADA):	31
TOTAL PROVIDED:	31
TOTAL ADA REQUIRED:	2
TOTAL ADA PROVIDED:	2
TOTAL LOADING AREA PROVIDED:	0
TOTAL LOADING AREA REQUIRED:	0

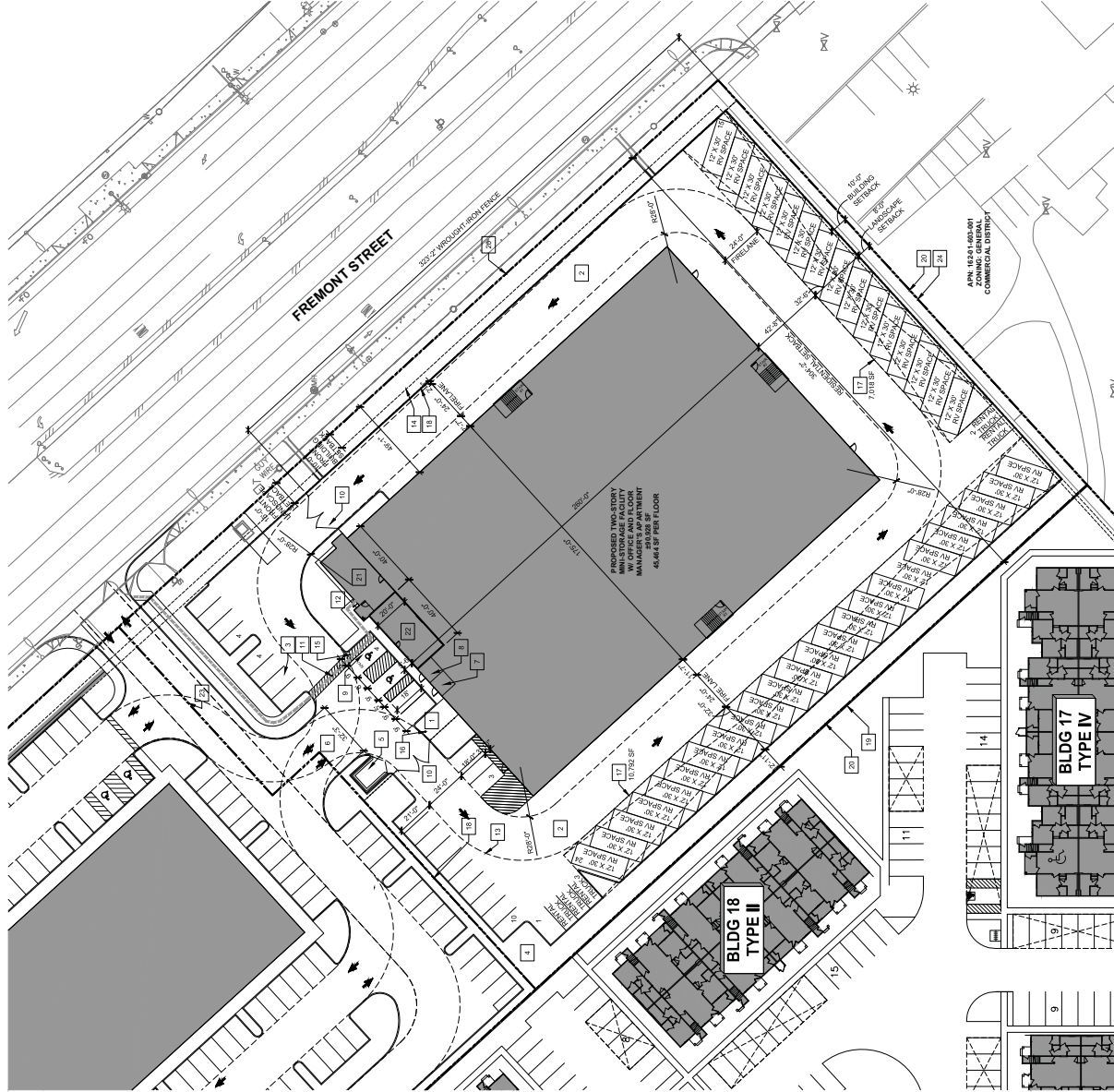
TOTAL SPACES PROVIDED (INCLUDING ADA): _____ **31**

TYPE OF PARKING SPACES: 26 STANDARD, 5 TRUCK RENTAL

TOTAL COVERED RV SPACES PROVIDED

SITE PLAN KEYNOTES:

- | | |
|-----|---|
| 1. | CONCRETE SIDEWALK |
| 2. | ASPHALT PAVING |
| 3. | PUBLIC PARKING |
| 4. | LANDSCAPE AREA - REFER TO LANDSCAPE PLAN. |
| 5. | LANDSCAPE AREA - REFER TO LANDSCAPE PLAN. |
| 6. | MAINTENANCE SYSTEMS INCLUDING IRRIGATION, LIGHTS, FERTILIZER, AND PEST CONTROL. PROVIDE CONSTRUCTION SCHEDULE FOR MAINTENANCE ACTIVITIES. |
| 7. | NOISE GROUND LOCATION |
| 8. | LOCATION OF FIRE WHEEL - ROUTE FIRE WATER HERE. INSTALL FIRE WHEEL ROOM - SIGN ON EXTERIOR OF DOOR TO ROOM |
| 9. | LOCATION OF ELECTRICAL ROOM |
| 10. | VAN ACCESSIBLE HANDICAP PARKING AREA |
| 11. | ACCESSIBLE ROUTE TO PUBLIC WAY |
| 12. | MAINTENANCE |
| 13. | LINE OF FIRE LINE ORULATION |
| 14. | BUILDING SETBACK LINE |
| 15. | ADJ. DETECTABLE WARNING SURFACE |
| 16. | POST-MOUNTED DRIVE PAV. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION |
| 17. | LINE OF COVERED PARKING CANOPY ABOVE |
| 18. | 6" HIGH WROUGHT IRON FENCE |
| 19. | 6" HIGH COGNITIVE DAY GLOW WALL OR WROUGHT-IRON FENCE |
| 20. | PROPERTY LINE |
| 21. | MANAGER'S OFFICE |
| 22. | MANAGER'S APARTMENT |
| 23. | ASSUMED FUTURE COMMERCIAL SUBDIVISION LOT LINE |
| 24. | EXISTING 6" HIGH PROPERTY WALL TO REMAIN |

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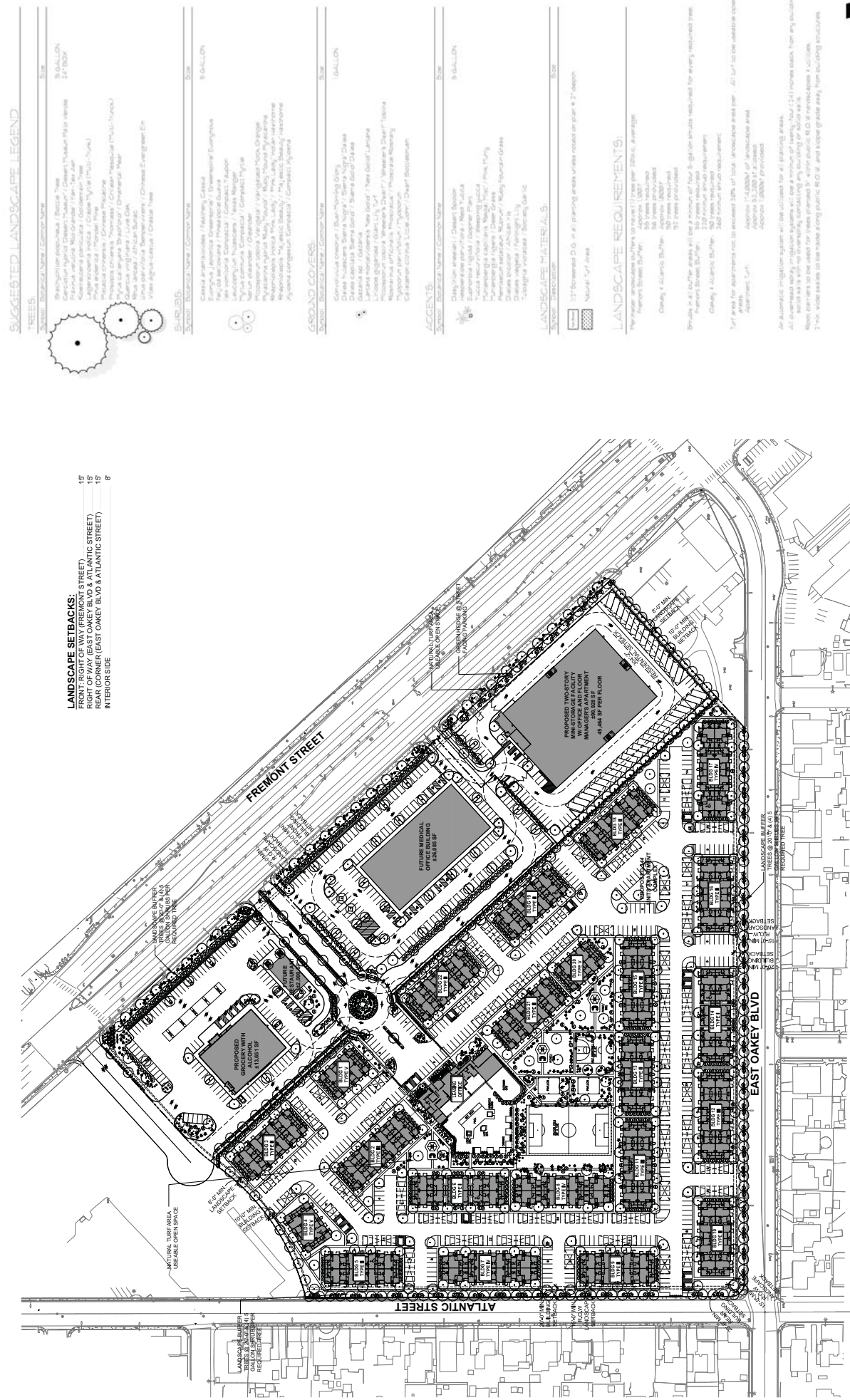
ENLARGED SITE PLAN

SCALE 1" = 30'

NORTH

A

SUP-74656, SUP-74781 and SDR-74657



LANDSCAPE SETBACKS:
FRONT (RIGHT OF WAY FREMONT STREET) 15'
REAR (CORNER EAST OAKLEY BLVD AND ATLANTIC STREET) 15'
INTERIOR SIDE 8'

A OVERALL LANDSCAPE PLAN
SCALE: 1" = 80'-0"

SUGGESTED LANDSCAPE LEGEND

Trees	Botanical Name / Common Name	Size
	Concordia Hybrid Camellia / Double Tree	9 GALLON
	Fraxinus viridis / Green Ash	24' GALLON
	Fraxinus viridis / Green Ash	24' GALLON
	Fraxinus viridis / Green Ash	24' GALLON
	Fraxinus viridis / Green Ash	24' GALLON
	Fraxinus viridis / Green Ash	24' GALLON
	Fraxinus viridis / Green Ash	24' GALLON
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	Fraxinus viridis / Green Ash	24' GALLON
		Concordia Hybrid Camellia / Double Tree
Fraxinus viridis / Green Ash		24' GALLON
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Fraxinus viridis / Green Ash		24' GALLON
		Concordia Hybrid Camellia / Double Tree
	Fraxinus viridis / Green Ash	24' GALLON
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	Fraxinus viridis / Green Ash	24' GALLON
		Concordia Hybrid Camellia / Double Tree
Fraxinus viridis / Green Ash		24' GALLON
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Fraxinus viridis / Green Ash		24' GALLON
Fraxinus viridis / Green Ash		24' GALLON

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0.03, 18

SUP-74656, SUP-74781 and SDR-74657

SUGGESTED LANDSCAPE LEGEND

Trees	Species Name / Common Name	Size
	Blackgum (Nyssa sylvatica)	9' GALLON
	Eastern White Birch (Betula papyrifera)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Japanese Maple (Acer japonicum)	5' GALLON
	Prunella (Prunella sp.)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Shrubs	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Ground Covers	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Accents	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Landscaping Materials	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

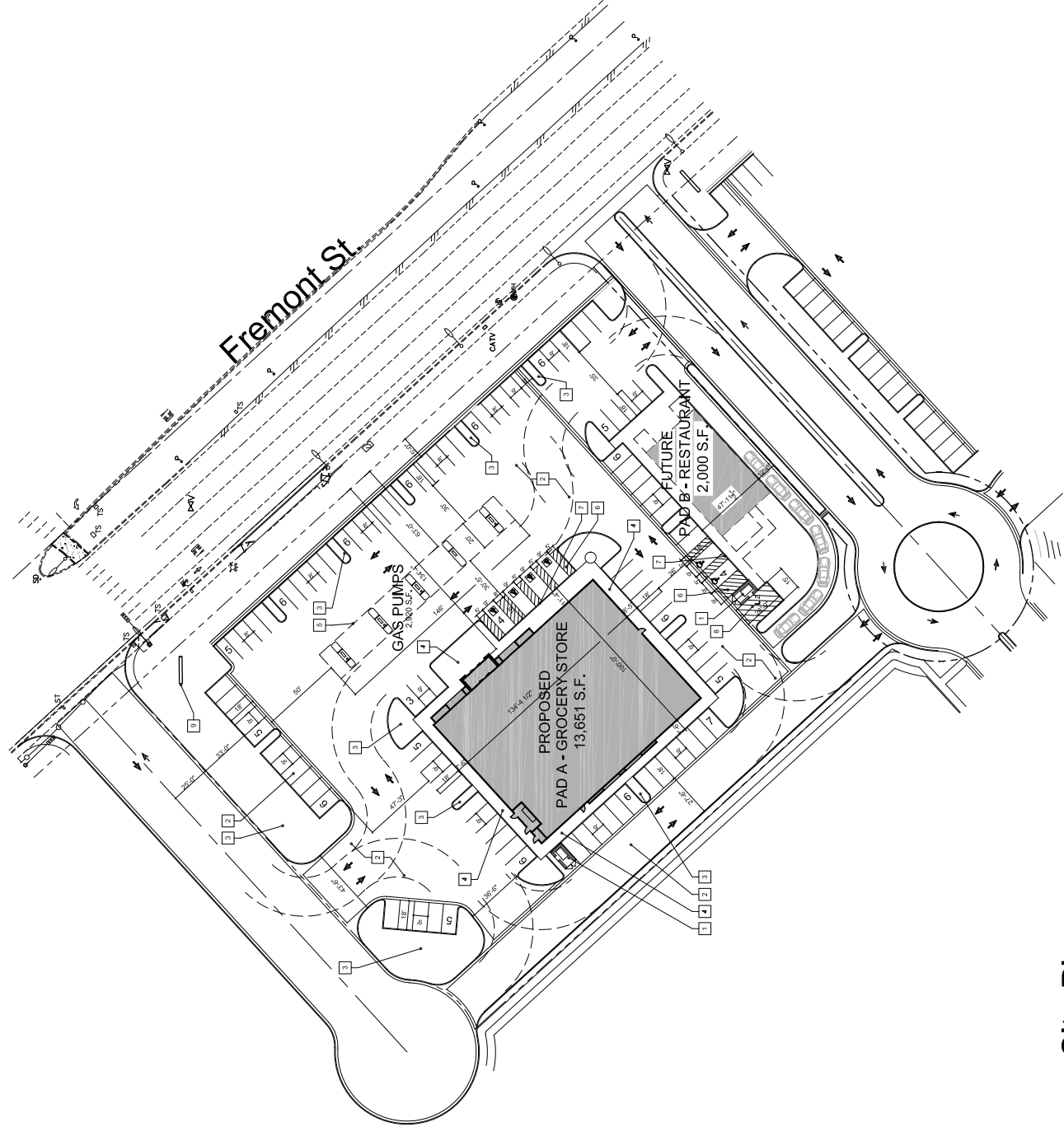
Landscaping Requirements	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Landscaping Materials	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON

Landscaping Materials	Species Name / Common Name	Size
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON
	Red-twigged Dogwood (Cornus alternifolia)	5' GALLON



A OVERALL LANDSCAPE PLAN
SCALE: 1" = 80'-0"



1 Site Plan
scale: 1" = 30'-0"

Keynotes

#	description
1	TRASH ENCLOSURE
2	AC PAVING
3	LANDSCAPING
4	CONCRETE SIDEWALK, CURB & GUTTER
5	LINE OF GAS CANOPY ABOVE
6	HANDICAP ACCESSIBLE ASILE
7	HANDICAP ACCESSIBLE RAMP OR ZERO CURB FACE - SEE CIVIL
8	LOADING ZONE
9	STORAGE - BY OTHERS

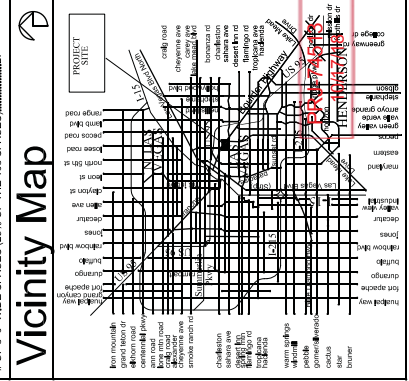
Site Data

PARCEL DATA	
CITY OF LAS VEGAS ASSESSORS PARCEL # 150412014007	
LOT SIZE	S.F.
NET	45,496 SF
GROSS	45,496 SF
ACRES	
NET	1.04 ACRES
GROSS	1.04 ACRES

ZONING DATA	
CURRENT ZONING:	C-2 (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	NO CHANGE
CURRENT LAND USE:	C (COMMERCIAL, GC (GENERAL COMMERCIAL))
PROPOSED LAND USE:	NO CHANGE
% SITE COVERAGE BY BUILDING FOOTPRINTS: (15,651 SF / 45,496 SF = 34.4%)	
% SITE COVERAGE BY GAS CANOPY FOOTPRINT: (2,300 SF / 45,496 SF = 5.0%)	

Parking Analysis

PROPOSED GROCERY STORE	
PARKING REQUIRED: 1475 SF	79
TOTAL ADA REQUIRED:	4
TOTAL ADA PROVIDED:	4
TOTAL REQUIRED INCLUDING ADA:	79
TOTAL PROVIDED INCLUDING ADA:	80
PROPOSED FUTURE RESTAURANT BUILDING	
PARKING REQUIRED: 2,000 (60/40 RATIO) (SEATING KITCHEN)	24
PARKING REQUIRED: 150 SF OF PUBLIC SEATING	24
PARKING REQUIRED: 150 X 1,200 SF	24
PARKING REQUIRED: 1200 SF OF KITCHEN / STORAGE	4
TOTAL ADA REQUIRED:	2
TOTAL ADA PROVIDED:	2
TOTAL REQUIRED INCLUDING ADA:	28
TOTAL PROVIDED INCLUDING ADA:	28
# OF 8'-0" WIDE SPACES (25% OF THE 08 SPACES): 27	



ST1

Sheet no.

date: 10/12/2018

proj. no.: 2018066

drawn by:

chkd. by:

Herbst Market

for: Bentlar Development

City of Las Vegas

Nevada

revisions

no.	description

jd architect

John David Bentlar, Architect, 6007 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702) 737-1100, jdb@jdbarchitect.com

City of Las Vegas

Herbst Market

for: Bentlar Development

Nevada

SUP-74656, SUP-74781 and SDR-74657

Architectural elevation drawing of the exterior wall of the 2nd floor. The drawing shows a wall with a grid of windows and doors. The wall is labeled "EIFS (PT-3)" and "EIFS (PT-2)". The roof is labeled "T.O. HIGH ROOF". The floor levels are labeled "2ND FIN. FLR." and "FIN. FLR.". The drawing is oriented vertically with a 24'-0" scale bar on the left.

0' 4' 8' 12' 20' 28'

SUP-74656, SUP-74781 and SDR-74657

ARCHITECT OF RECORD

PLURIS
design studio

1000 Mutual Street, Suite 400
San Francisco, CA 94103
Tel: 415.774.2222
www.plurisdesign.com

CLIENT

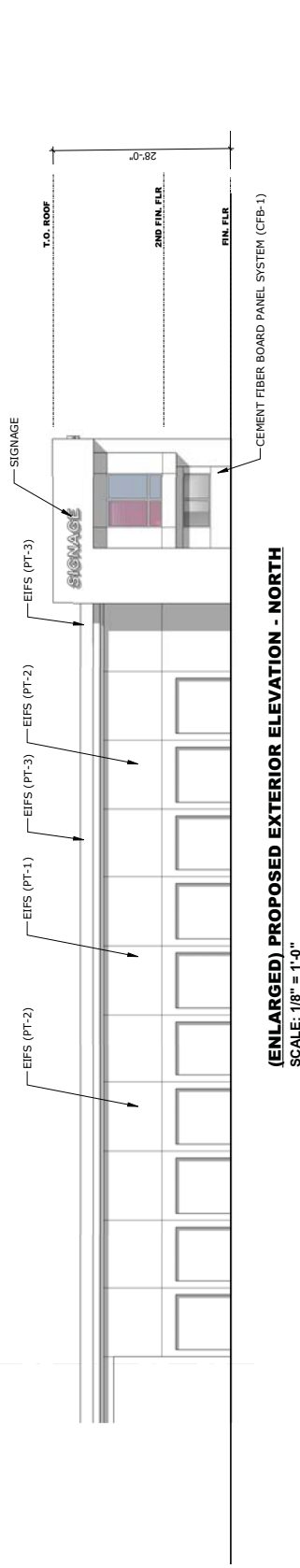
These findings will certainly give the researchers a better idea of the extent of the problem. "We need a research program that will tell us whether the problem is as serious as we think it is," says the author. "We need to know if the problem is spreading to other parts of the country, and if so, how fast it is spreading. We need to know if the problem is spreading to other parts of the country, and if so, how fast it is spreading. We need to know if the problem is spreading to other parts of the country, and if so, how fast it is spreading."

[illegible]

01

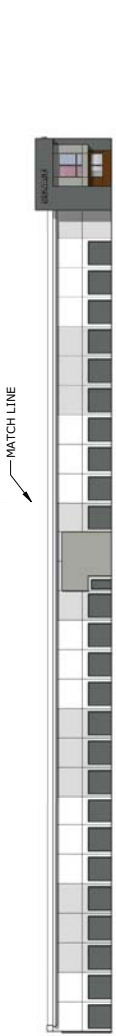


SUP-74656, SUP-74781 and SDR-74657

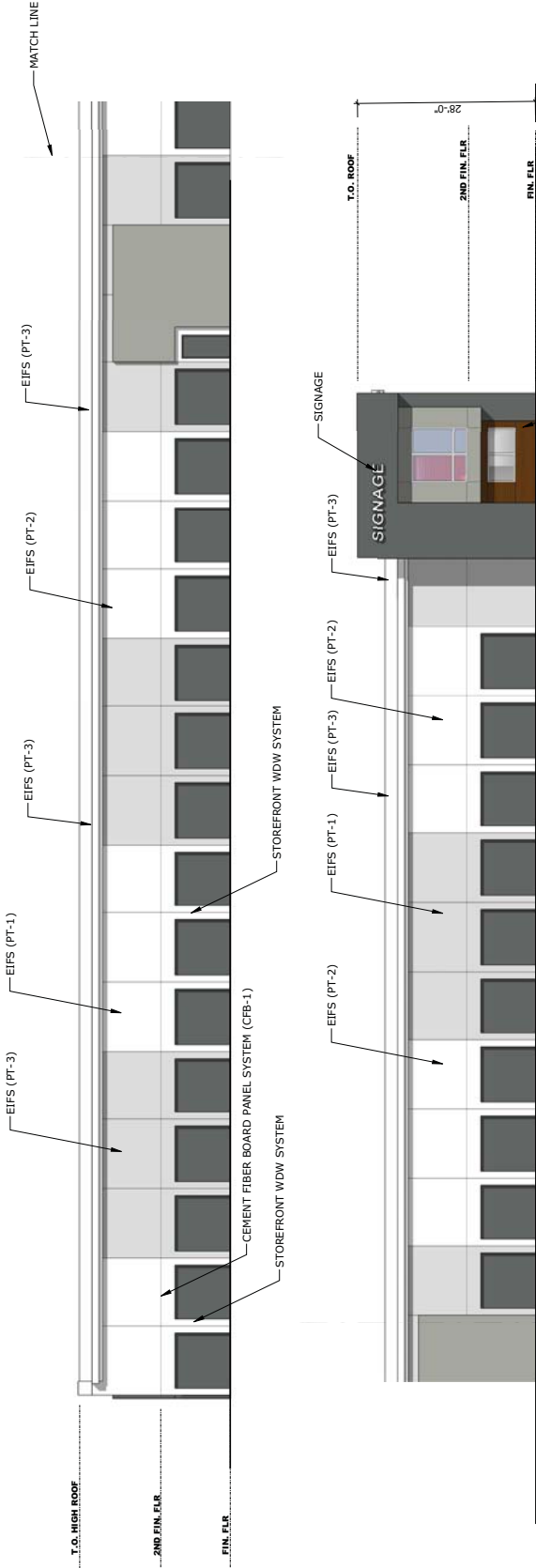


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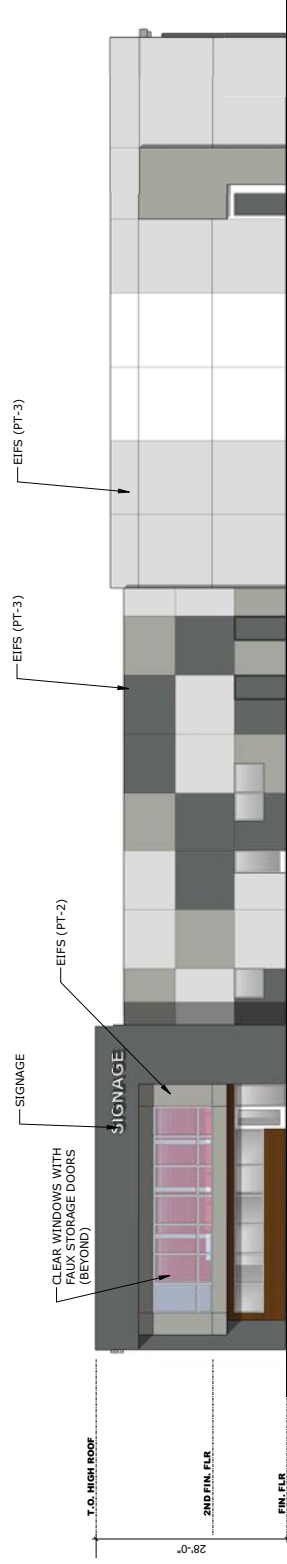
- SINGLE COAT SYNTHETIC STUCCO (SCS-1)
SW 2848 - ROYCROFT PEWTER
- SINGLE COAT SYNTHETIC STUCCO (SCS-2)
SW 7655 - STAMPED CONCRETE
- SINGLE COAT SYNTHETIC STUCCO (SCS-3)
SW 7646 - FIRST STAR
- FIBER CEMENT BOARD (FCB-1)



(OVERALL) PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



(ENLARGED) PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

PRJ-74513
09/25/18

0' 4' 8' 12' 20' 28'

PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS

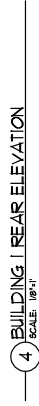
02



PRJ-74513
09/25/18

BUILDING TYPE I FLOOR PLAN

ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
www.sh-architecture.com
ph 702.363.2222
fax 702.363.6060

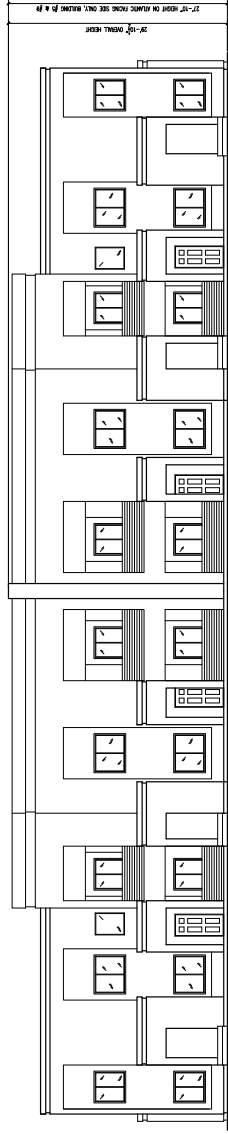




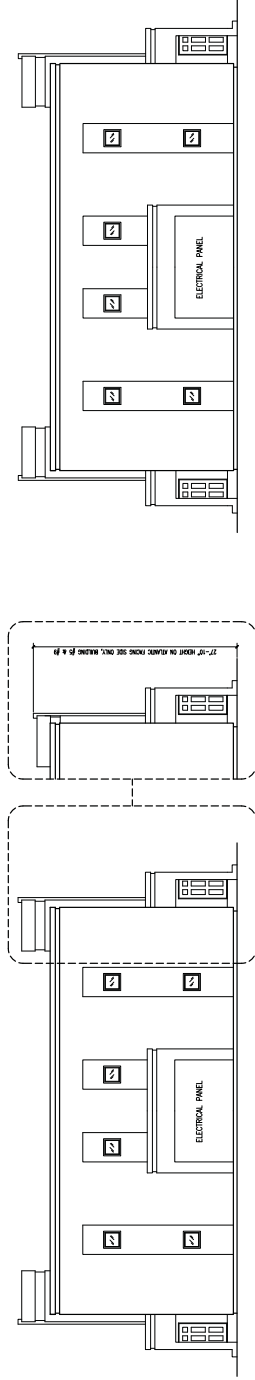
BUILDING TYPE 1 ELEVATIONS (RENDERED)

PRJ-74513

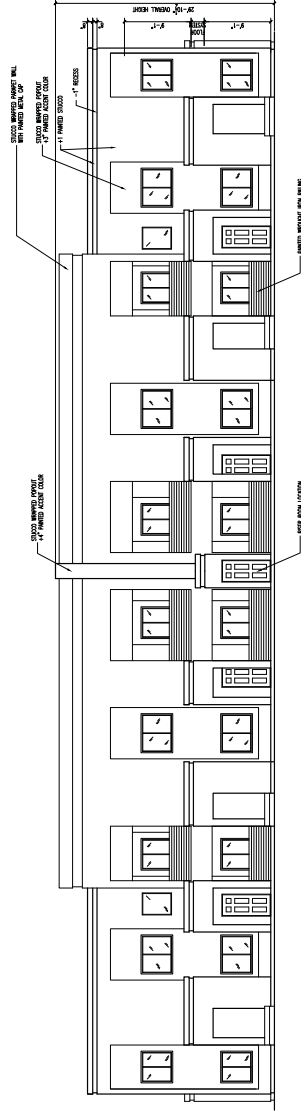
09/25/18



4 BUILDING II REAR ELEVATION
SCALE: 1/8"=1'

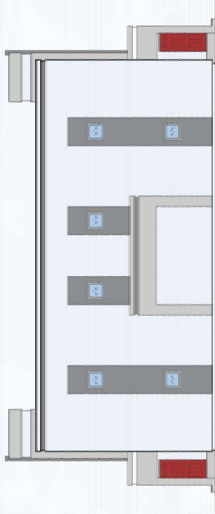
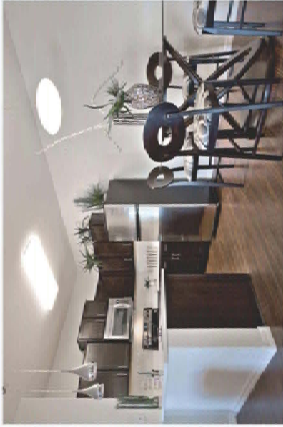


3 BUILDING II END ELEVATION
SCALE: 1/8"=1'



1 BUILDING II FRONT ELEVATION
SCALE: 1/8"=1'

SUP-74656, SUP-74781 and SDR-74657



BUILDING 2 END ELEVATION

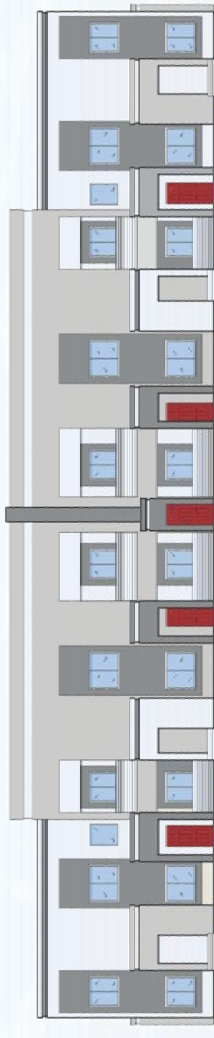
DUNN-EDWARDS
DECEMBER SKY
DE6322

DUNN-EDWARDS
DISTANT HORIZON
DEW377

DUNN-EDWARDS
SPICY TOMATO
DE6139

DUNN-EDWARDS
CASTLEROCK
DE6376

1. STUCCO (TYPICAL) - REFERENCE COLOR CHART
2. STUCCO JOINT LINE
3. +3" STUCCO POPOUT
4. -3" STUCCO RECESS
5. PAINTED WRAUGHT IRON RAILING (TYPICAL)
6. PAINTED VENT (TYPICAL)
7. VINYL FRAME WINDOW (TYPICAL)
8. ALUMINUM FRAME SLIDING GLASS DOOR (TYPICAL)
9. TILE ROOFING - GRAY FLAT TILE (TYPICAL)
10. METAL SEAM ROOFING
11. SEE THROUGH CUTOUTS
12. PAINTED STAIRS



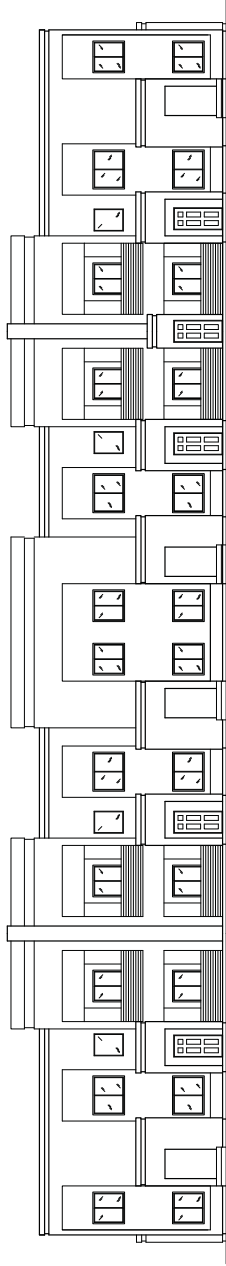
BUILDING 2 FRONT ELEVATION

BUILDING TYPE II ELEVATIONS (RENDERED)

SHOWBOAT APARTMENTS
FREMONT STREET & EAST OAKLEY BLVD., LAS VEGAS, NEVADA
BENTAR DEVELOPMENT

SUP-74656, SUP-74781 and SDR-74657

DATE: 08.29.2018 SHEET: 16 OF 24 SH PROJECT NO.: 180120

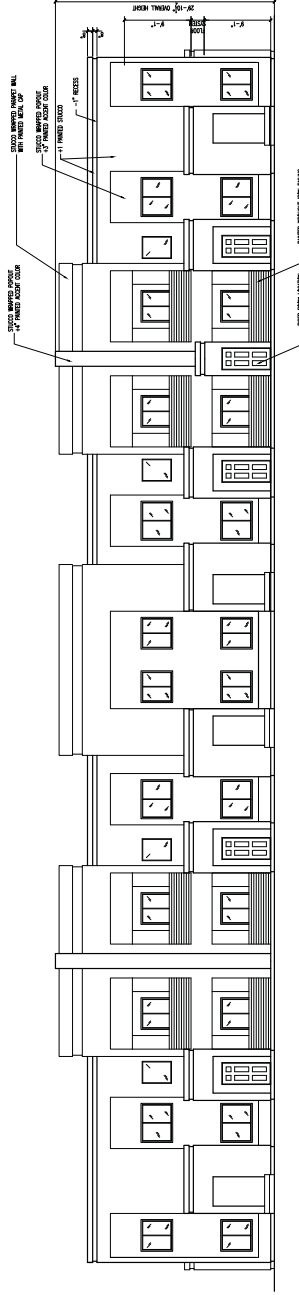


4 BUILDING III REAR ELEVATION
SCALE: 1/8"=1'



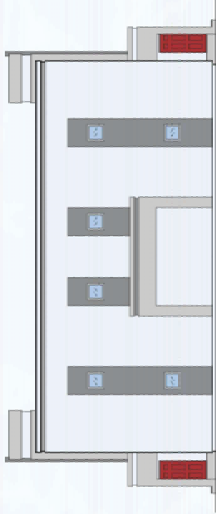
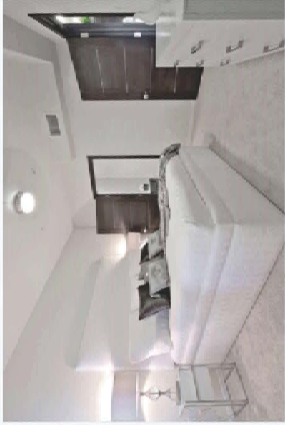
3 BUILDING III END ELEVATION
SCALE: 1/8"=1'

2 BUILDING III END ELEVATION
SCALE: 1/8"=1'



1 BUILDING III FRONT ELEVATION
SCALE: 1/8"=1'

PRJ-74513
09/25/18



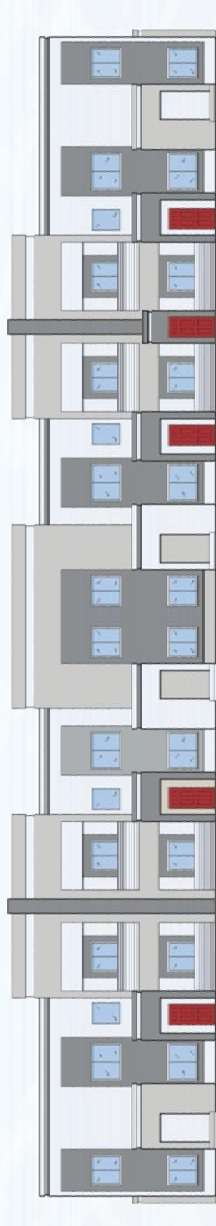
BUILDING 3 - END ELEVATION

DUNN-EDWARDS
DECEMBER SKY
DE6332

1. STUCCO (TYPICAL) - REFERENCE COLOR CHART
2. STUCCO JOINT LINE
3. -3" STUCCO POP/IT
4. -3" STUCCO RECESS
5. PAINTED WRAUGHT IRON RAILING (TYPICAL)
6. PAINTED VENT (TYPICAL)
7. VINYL FRAME WINDOW (TYPICAL)
8. ALUMINUM FRAME SLIDING GLASS DOOR (TYPICAL)
9. TILE ROOFING - GRAY FLAT TILE (TYPICAL)
10. METAL SEAM ROOFING
11. SEE THROUGH CUTOUTS
12. PAINTED STAIRS

DUNN-EDWARDS
SPICY TOMATO
DE6139

DUNN-EDWARDS
CASTLEROCK
DE6376



BUILDING 3 - FRONT ELEVATION

BUILDING TYPE III ELEVATIONS (RENDERED)

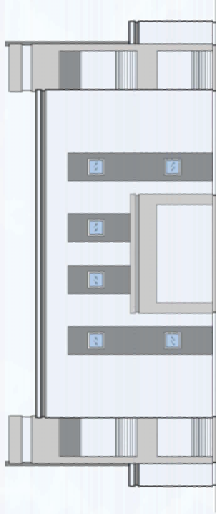
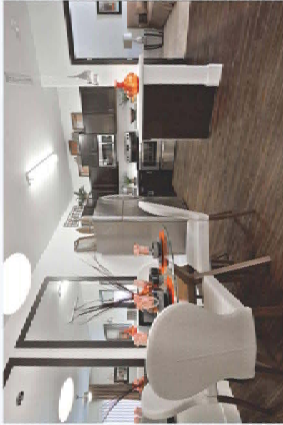
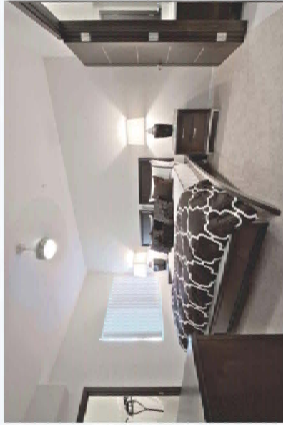
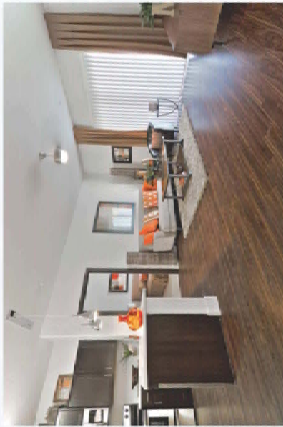
SHOWBOAT APARTMENTS
FREMONT STREET & EAST OAKLEY BLVD., LAS VEGAS, NEVADA
BENTAR DEVELOPMENT

DATE: 08.29.2018

SHEET: 18 OF 24

SH PROJECT NO.: 180120

SUP-74656, SUP-74781 and SDR-74657



BUILDING 4 END ELEVATION

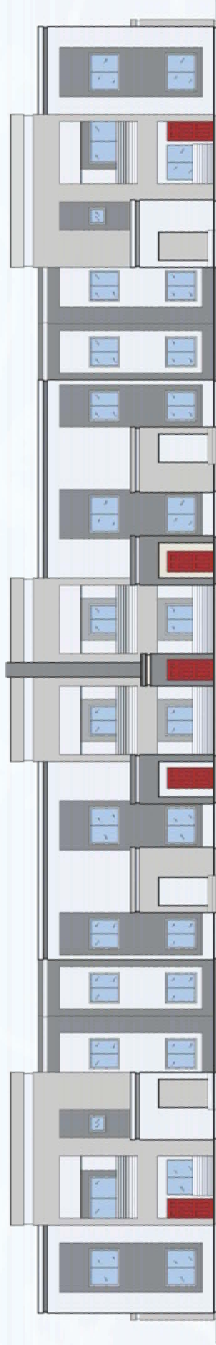
DUNN-EDWARDS
DECEMBER SKY
DE6322

DUNN-EDWARDS
DISTANT HORIZON
DEW377

DUNN-EDWARDS
SPICY TOMATO
DE6139

DUNN-EDWARDS
CASTLEROCK
DE6376

1. STUCCO (TYPICAL) - REFERENCE COLOR CHART
2. STUCCO JOINT LINE
3. +3" STUCCO POPOUT
4. -3" STUCCO RECESS
5. PAINTED WRAUGHT IRON RAILING (TYPICAL)
6. PAINTED VENT (TYPICAL)
7. VINYL FRAME WINDOW (TYPICAL)
8. ALUMINUM FRAME SLIDING GLASS DOOR (TYPICAL)
9. TILE ROOFING - GRAY FLAT TILE (TYPICAL)
10. METAL SEAM ROOFING
11. SEE THROUGH CUTOUTS
12. PAINTED STAIRS



BUILDING 4 FRONT ELEVATION

BUILDING TYPE IV ELEVATIONS (RENDERED)

SHOWBOAT APARTMENTS
FREMONT STREET & EAST OAKLEY BLVD., LAS VEGAS, NEVADA

BENTAR DEVELOPMENT

SUP-74656, SUP-74781 and SDR-74657

DATE: 08.29.2018

SHEET: 20 OF 24

SH PROJECT NO.: 180120

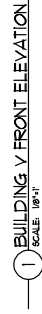
PRJ-74513
09/25/18

BUILDING TYPE | FLOOR PLAN

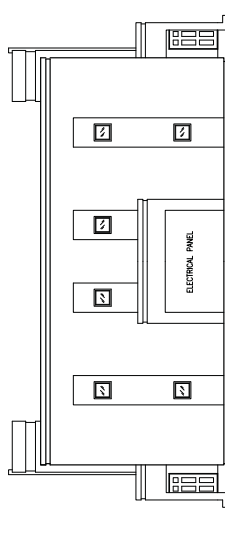
SHOWBOAT APARTMENTS

LAS VEGAS, NV

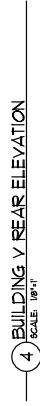
RENTAL DEVELOPMENT INC.

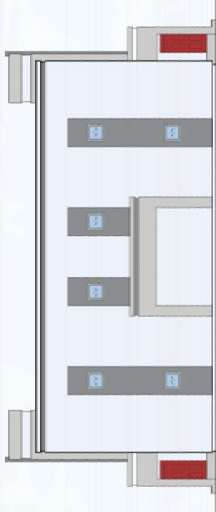
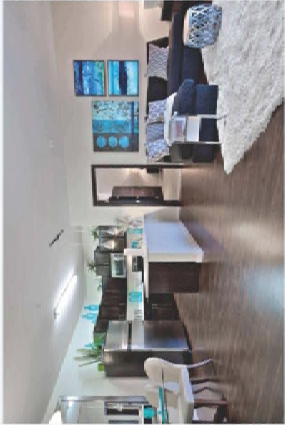
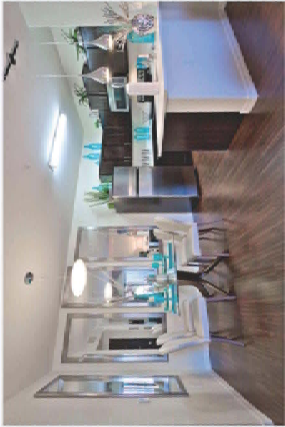
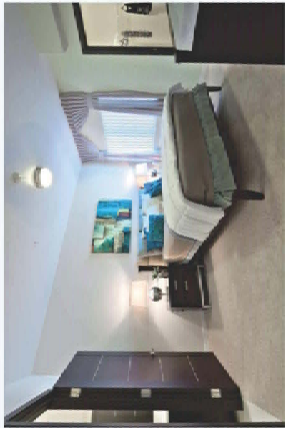


2 BUILDING V END ELEVATION
SCALE: 1/8"=1'



4 BUILDING V REAR ELEVATION
SCALE: 1/8"=1'





BUILDING 5 END ELEVATION

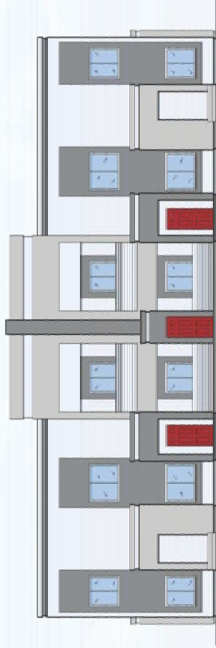
DUNN-EDWARDS
DECEMBER SKY
DE632

DUNN-EDWARDS
SPICY TOMATO
DE6139

DUNN-EDWARDS
DISTANT HORIZON
DEW377

DUNN-EDWARDS
CASTLEROCK
DE6376

1. STUCCO (TYPICAL) - REFERENCE COLOR CHART
2. STUCCO JOINT LINE
3. -3" STUCCO POP/IT
4. -3" STUCCO RECESS
5. PAINTED WRAUGHT IRON RAILING (TYPICAL)
6. PAINTED VENT (TYPICAL)
7. VINYL FRAME WINDOW (TYPICAL)
8. ALUMINUM FRAME SLIDING GLASS DOOR (TYPICAL)
9. TILE ROOFING - GRAY FLAT TILE (TYPICAL)
10. METAL SEAM ROOFING
11. SEE THROUGH CUTOUTS
12. PAINTED STAIRS



BUILDING 5 FRONT ELEVATION

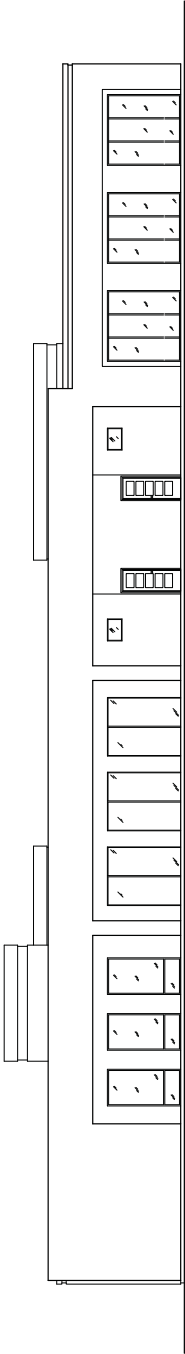
BUILDING TYPE V ELEVATIONS (RENDERED)

SHOWBOAT APARTMENTS
FREMONT STREET & EAST OAKLEY BLVD., LAS VEGAS, NEVADA
BENTAR DEVELOPMENT

SUP-74656, SUP-74781 and SDR-74657

DATE: 08.29.2018 SHEET: 22 OF 24 SH PROJECT NO.: 180120

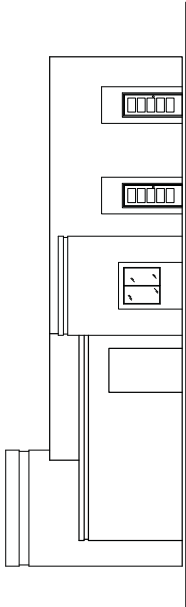
PRJ-74513
10/18/18



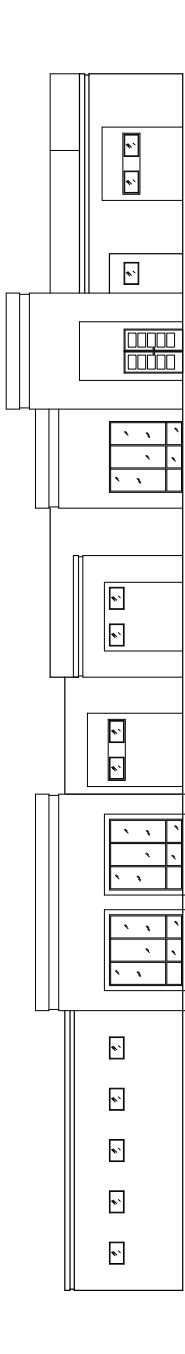
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SCALE: 1/8\"/>



3 LEASING OFFICE LEFT ELEVATION
SCALE: 1/8\"/>

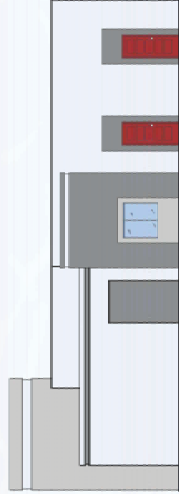
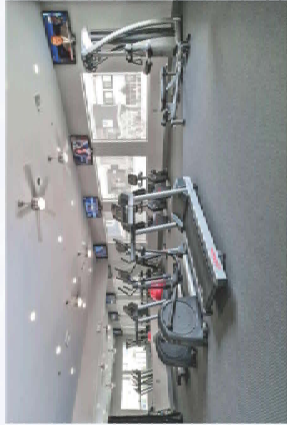
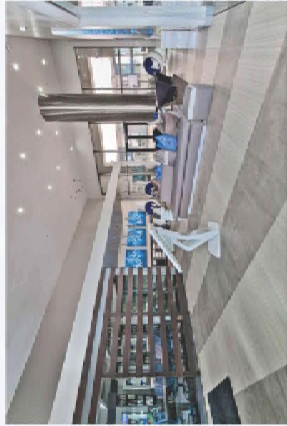


2 LEASING OFFICE RIGHT SIDE ELEVATION
SCALE: 1/8\"/>



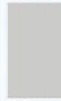
1 LEASING OFFICE FRONT ELEVATION
SCALE: 1/8\"/>

SUP-74656, SUP-74781 and SDR-74657



LEASING OFFICE END ELEVATION

DUNN-EDWARDS
DECEMBER SKY
DE6322



DUNN-EDWARDS
DISTANT HORIZON
DEW377



DUNN-EDWARDS
SPICY TOMATO
DE6139



DUNN-EDWARDS
CASTLEROCK
DE6376



1. STUCCO (TYPICAL) - REFERENCE COLOR CHART
2. STUCCO JOINT LINE
3. +3" STUCCO POPOUT
4. -3" STUCCO RECESS
5. PAINTED WRAUGHT IRON RAILING (TYPICAL)
6. PAINTED VENT (TYPICAL)
7. VINYL FRAME WINDOW (TYPICAL)
8. ALUMINUM FRAME SLIDING GLASS DOOR (TYPICAL)
9. TILE ROOFING - GRAY FLAT TILE (TYPICAL)
10. METAL SEAM ROOFING
11. SEE THROUGH CUTOUTS
12. PAINTED STAIRS



LEASING OFFICE FRONT ELEVATION

LEASING OFFICE ELEVATIONS (RENDERED)

SHOWBOAT APARTMENTS
FREMONT STREET & EAST OAKLEY BLVD., LAS VEGAS, NEVADA
BENTAR DEVELOPMENT

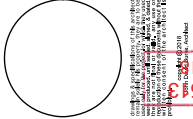
DATE: 08.29.2018

SHEET: 12 OF 24

SH PROJECT NO.: 180120

SUP-74656, SUP-74781 and SDR-74657

PRJ-74513
10/18/18
ARCHITECTURE
7250 Peachtree Drive, Suite 216, Las Vegas, Nevada 89128
office 702.662.2222 www.sh-architecture.com



John D. Burt, Architect
10000 E. Flamingo Ave., Suite 100
Las Vegas, NV 89121
Tel: 702.735.1300
Fax: 702.735.1301
www.jdb.com

revisions	
09/25/17	1

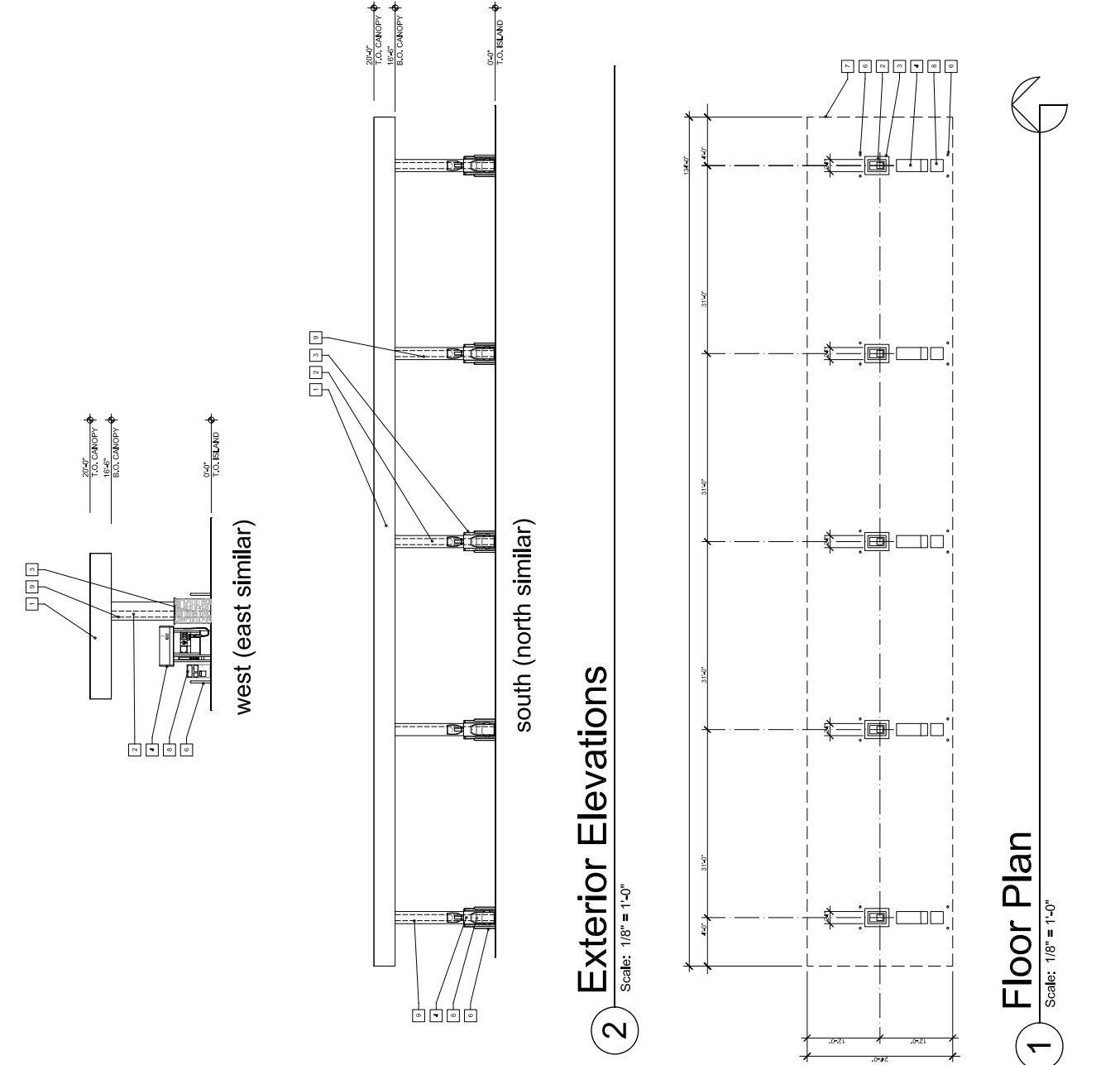
jd architect

John D. Burt, Architect 10000 E. Flamingo Ave., Suite 100 Las Vegas, NV 89121 (702)735-1300 jdb.com

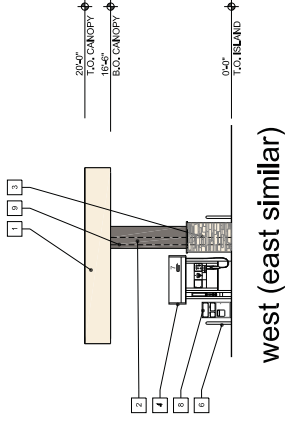
Herbst Market
for: Bentlar Development
Fremont north of Oakley
City of Las Vegas
Nevada

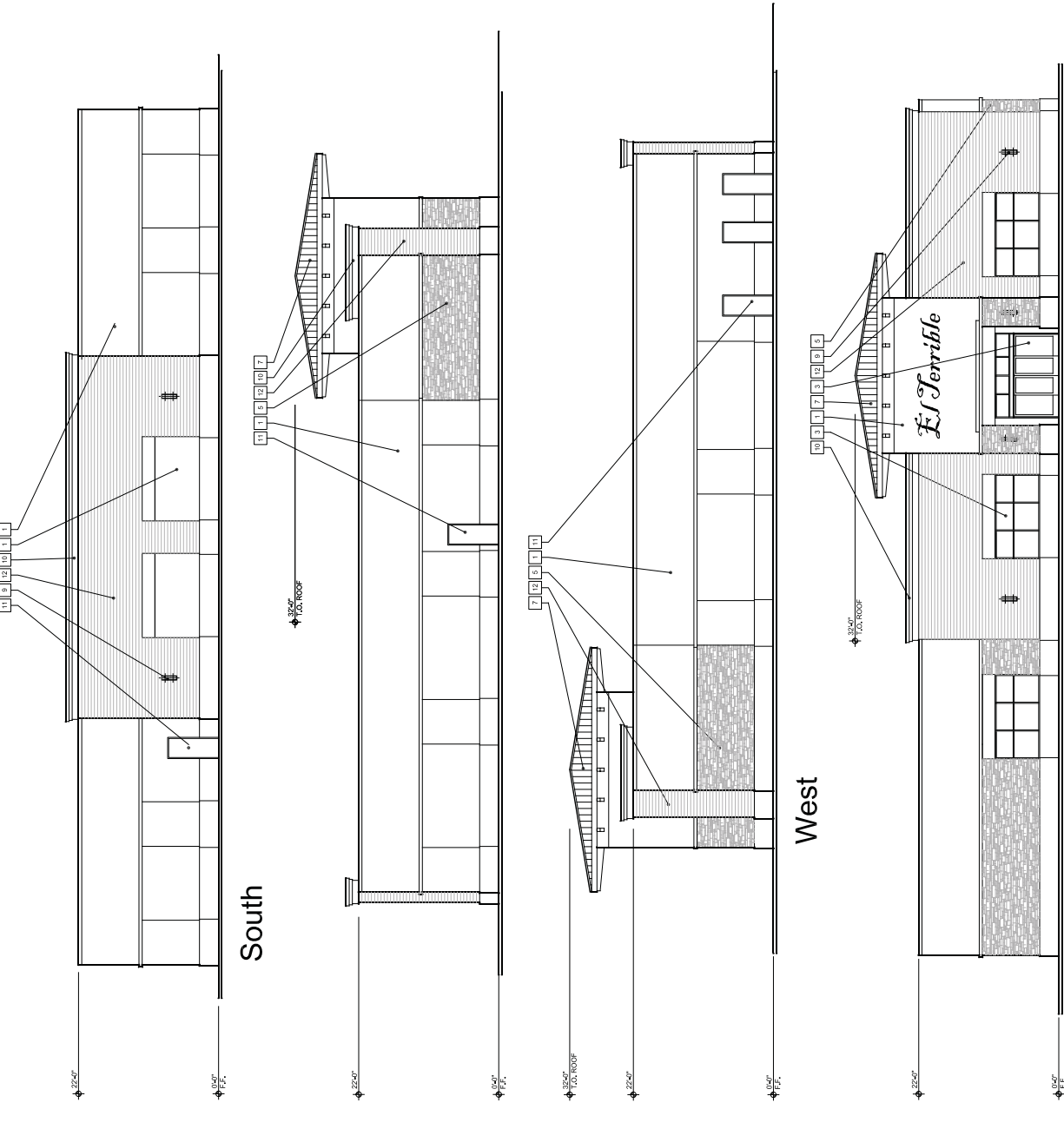
Sheet no.	
A3	
date	8/9/2018
proj. no.	2017-06
drawn by	
chkd. by	

Keynotes	
#	description
1	METAL PASCAL SIGN ISLAND
2	STUCCO FINISH COLUMN SURROUND
3	STONE VENEER TO MATCH BUILDING
4	FUEL DISPENSER
5	NOT USED
6	STEEL PIPE BOLLARD
7	LINE OF CANOPY ABOVE
8	TRASH RECEPTACLE
9	LINE OF STEEL COLUMN RESTRICTOR



SUP-74656, SUP-74781 and SDR-74657



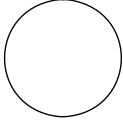


North
Exterior Elevations

scale: 1/8" = 1'-0"

Exterior Finishes

1	STUCCO - SAND FINISH
2	STUCCO CONTROL JOINT
3	STONE FRONT FRAMES - CLEAR ANODIZED
4	CLADDING - SOLID BROWN - 1" BRILLIANT LAMINATE - CLEAR
5	STONE VENEER - CORCORAN
6	TAPERED RAFTER TAIL
7	STANDARD METAL SEAM ROOF
8	STUCCO PLANT ON
9	RECONSTRUCT SCENE
10	STUCCO CORNER
11	HALL DOOR
12	COMPOSITE WOOD CLADDING



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1000 West Flamingo Avenue, Suite 100
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Fax: 702.734.1314
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09/25/17
74657

revisions
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Las Vegas, NV 89119
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Herbst Market
Fremont north of Oakley
for: Bentlar Development
City of Las Vegas
Nevada

date	8/9/2018
proj. no.	2017-066
drawn by	
chkd. by	

Sheet no.
A2

SUP-74656, SUP-74781 and SDR-74657



PKJ-7451
09/25/18
09/25/18

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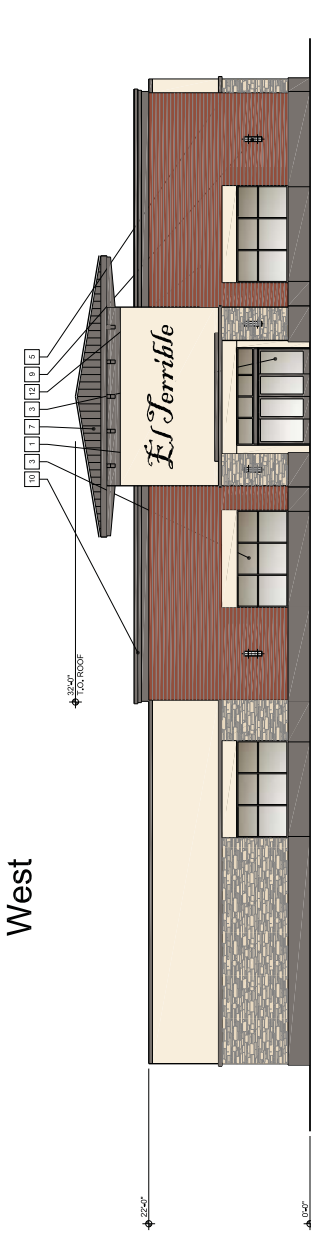
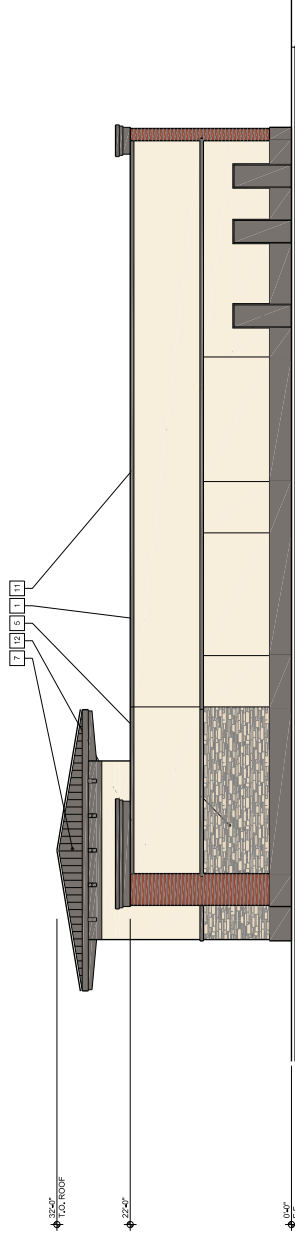
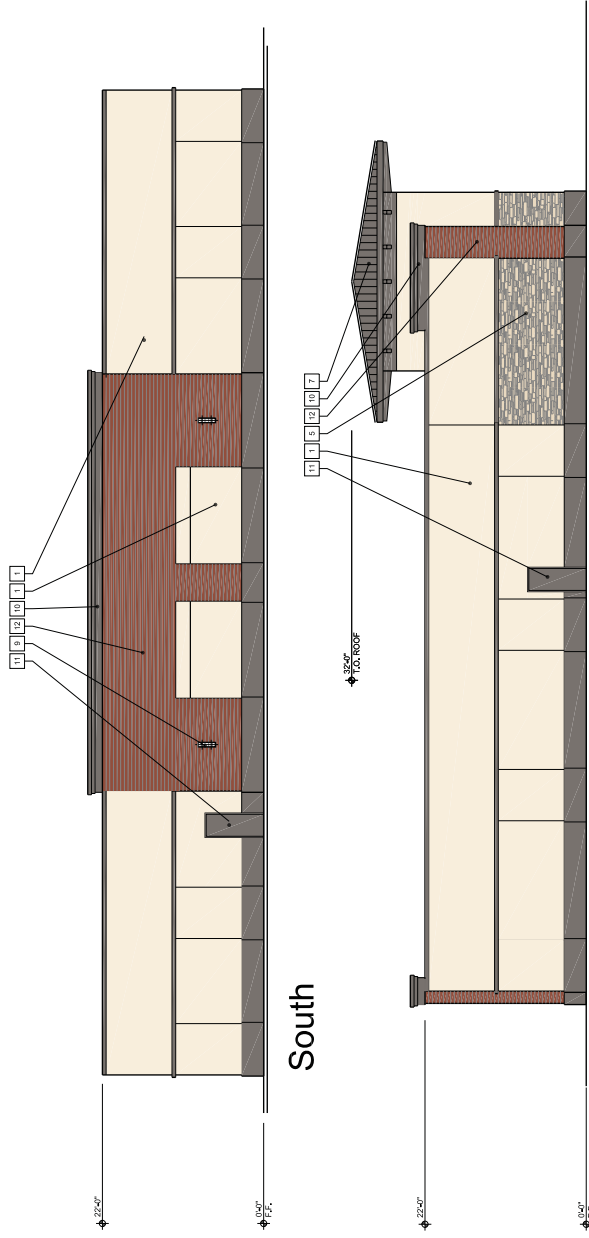
John Dinko Burke, Architect, 1471 West Osborn Road, #201, Las Vegas, NV 89119 (702)791-6663 [burke@jdburkearchitect.com]

Herbst Market
Fremont north of Oakey
for: Bentlar Development
City of Las Vegas
Nevada

date	8/8/2018
proj. no.	2017-56
drwn. by	
chkd. by	

A2	sheet no.
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Exterior Finishes	
1	STUCCO - SAND FINISH
2	STUCCO CONTROL JOINT
3	STONE FRONTAL FRAMES - CLEAR ANODIZED
4	GLAZING SQUARE (10' x 11' INSULATED LONGE - CLEAR
5	STONE VENEER - CORONA DO
6	TAPERED RAFTER TAIL
7	STANDARD METAL SHAR ROOF
8	STUCCO PLANT ON
9	DECOR LIGHT SOURCE
10	STUCCO CORNER
11	HMA DOOR
12	COMPOSITE WOOD GLAZING



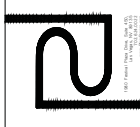
North
Exterior Elevations
1 scale: 1/8" = 1'-0"

SUP-74656, SUP-74781 and SDR-74657



1 Floor Plan
scale: 1/8" = 1'-0"

SUP-74656, SUP-74781 and SDR-74657

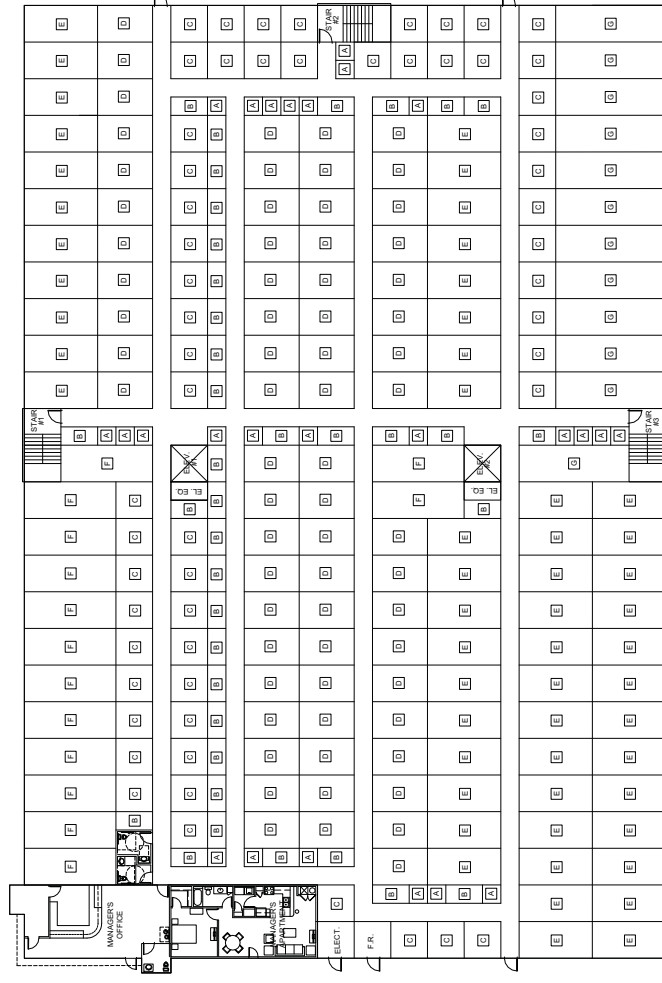


PLIRIS
design studio
CLIENT

UNIT TABULATIONS

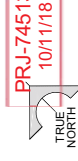
UNIT	SIZE	NUMBER OF TOTAL UNITS		% OF TOTAL UNITS	NUMBER OF ACCREDITED UNITS
		1ST FL.	2ND FL.		
A	5X60	29	72	13.0%	
B	6X100	58	133	23.3%	
C	10X100	58	174	32.0%	
D	10X145	70	50	16.0%	
E	10X200	55	0	7.6%	
F	10X265	14	0	1.9%	
G	10X300	12	0	1.7%	
TOTAL		296	454	100%	
TOTAL GROSS S.F.		46,404			

GRAND TOTALS		
LEASABLE 1ST FL.	38,025 S.F.	53.3%
LEASABLE 2ND FL.	33,350 S.F.	46.7%
TOTAL LEASABLE S.F.	71,375 S.F.	100.00%
TOTAL GROSS S.F.	90,928 S.F.	78.9%



OVERALL FIRST LEVEL FLOOR PLAN

A



Sheet No.:

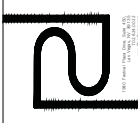
A2.01

REDEVELOPMENT OF 2800 E FREMONT ST.
2800 E. FREMONT STREET,
LAS VEGAS, NEVADA 89104
APNS: 162-01-201-006 & 162-01-201-007

Issue Date	Description

Project No.	AUGUST 19, 2018
Date:	J. CARROLL
Drawn:	J. CARROLL
Reviewed:	
Drawing Title:	

**OVERALL FIRST
LEVEL FLOOR
PLAN**

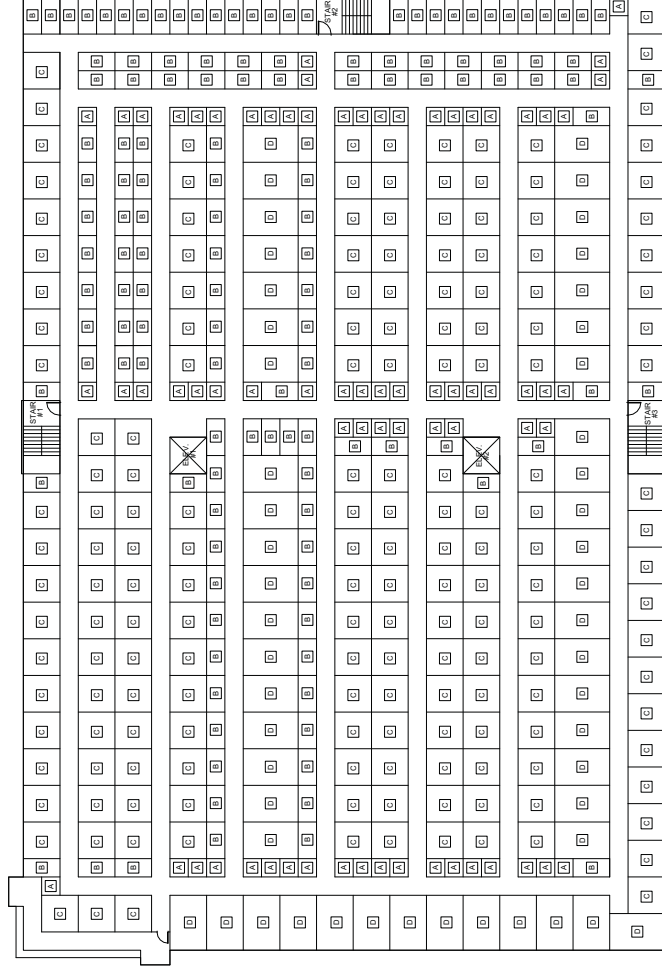


PLIRIS
design studio
CLIENT

UNIT TABULATIONS

UNIT	SIZE	1ST FL	2ND FL	NUMBER OF TOTALS	% OF TOTALS	NUMBER OF ADJACENT UNITS
A	2'x2'	29	72	101	1.9%	
B	5'x10'	96	113	209	39.3%	
C	10'x10'	56	134	252	30.0%	
D	10'x15'	70	50	120	16.6%	
E	10'x20'	55	0	55	7.6%	
F	10'x25'	14	0	14	1.9%	
G	10'x29'	12	0	12	1.7%	
TOTAL		298	429	728	100%	
TOTAL GROSS SF		45,464				

GRAND TOTALS		
LEASEABLE 1ST FL.	38,025 S.F.	53.3%
LEASEABLE 2ND FL.	33,350 S.F.	46.7%
TOTAL LEASEABLE S.F.	71,375 S.F.	100.00%
TOTAL GROSS S.F.	90,928 S.F.	78.5%



REDEVELOPMENT OF 2800 E FREMONT ST.
2800 E. FREMONT STREET,
LAS VEGAS, NEVADA 89104
APNS: 162-01-201-006 & 162-01-201-007

[illegible]

PRJ-74513
10/11/18



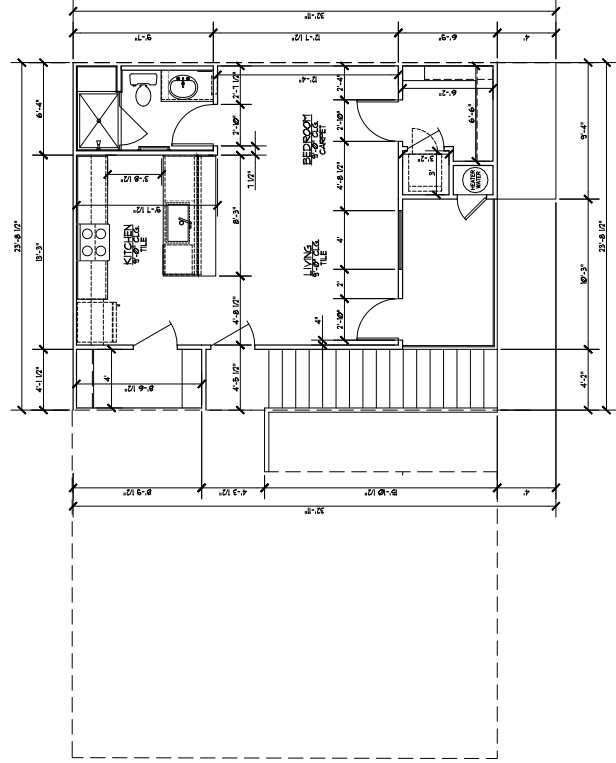
OVERALL SECOND LEVEL FLOOR PLAN

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

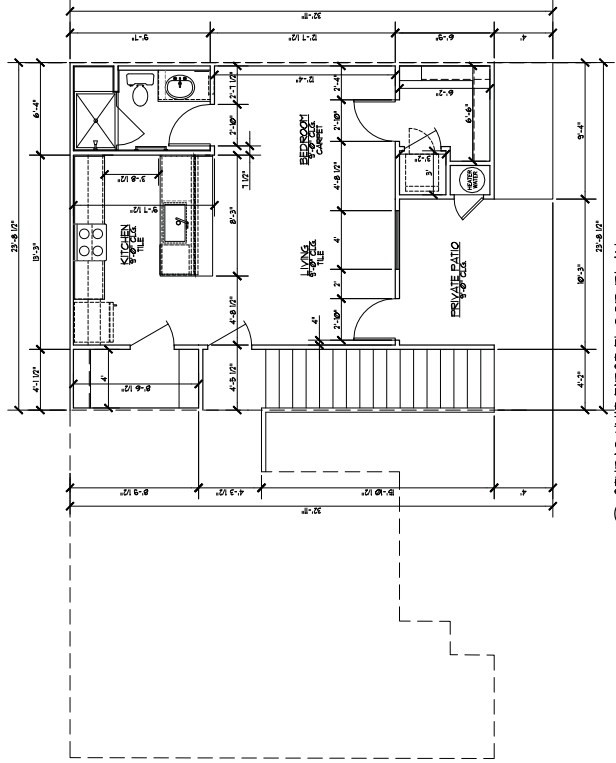
Sheet No.:

A2.02

SUP-74656, SUP-74781 and SDR-74657



1 STUDIO UNIT SECOND FLOOR PLAN
SCALE: 1/4"=1'



1 STUDIO UNIT FIRST FLOOR PLAN
SCALE: 1/4"=1'

PRJ-746513
09/25/18
12
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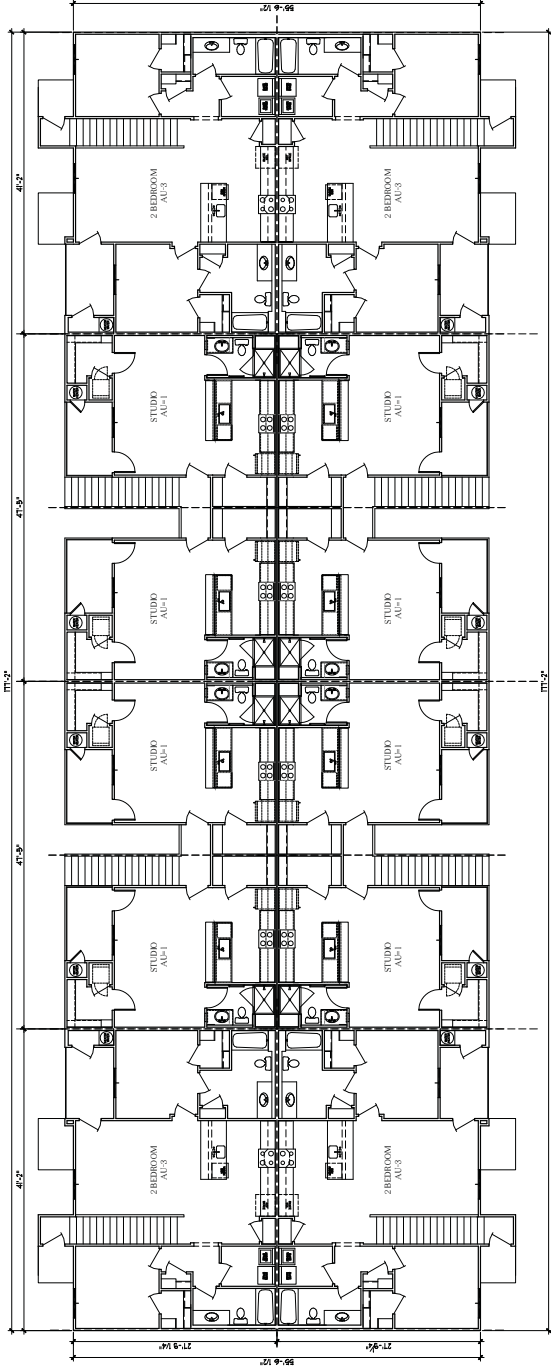
ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
ph 702.363.2223 fax 702.363.8060
www.ah-architecture.com

ISSUE FOR DESIGN REVIEW
ISSUE DATE: AUGUST 16, 2018
REV DATE: -
COMMENT: A

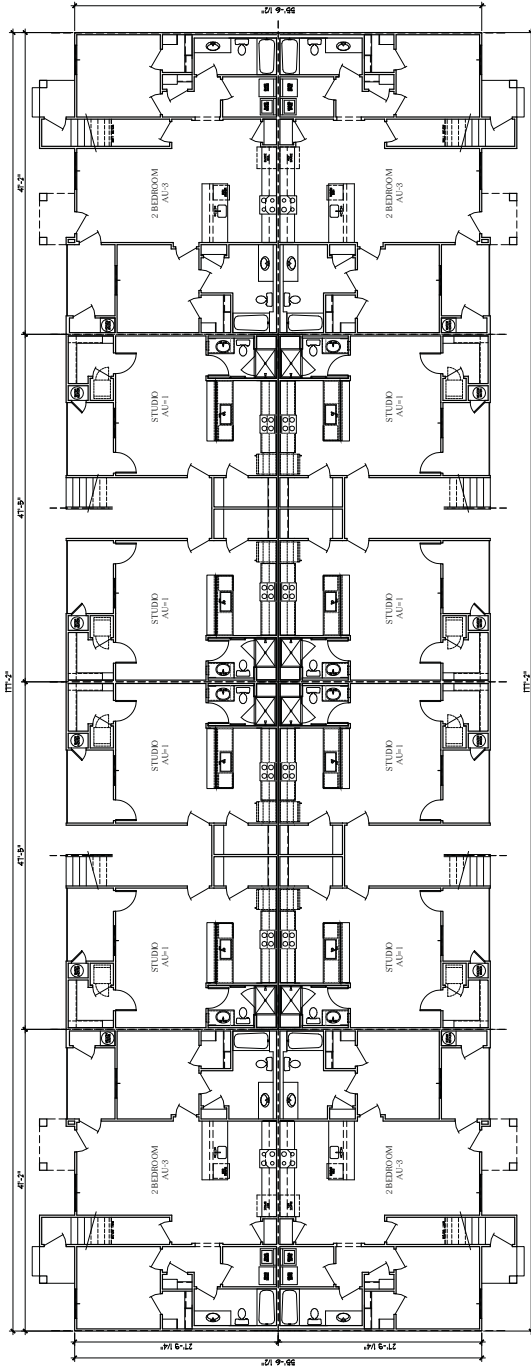
STUDIO UNIT FLOOR PLAN
SHOWBOAT APARTMENTS
LAS VEGAS, NV
BENTAR DEVELOPMENT INC.

CLIENT: BENTAR DEVELOPMENT INC.
PROJECT: SHOWBOAT APARTMENTS
JOB NO.: 180120
AU-1.0

SUP-74656, SUP-74781 and SDR-74657



2 BUILDING TYPE I SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BUILDING TYPE I FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

unit type	quantity	livable	patio	entry	per building			total buildings		
					livable	patio	entry	livable	patio	entry
au-1	16	35344	632	864	livable	0	0	48,752	0	0
au-2	0	0	0	0	patio	0	0	2,504	0	0
au-3	8	6392	620	216	entry	7,008	0	2,504	0	0
au-4	0	0	0	0	total	7,008	0	53,760	0	0

SUP-74656, SUP-74781 and SDR-74657

BUILDING 12118 PER SDR-74657

AB-2.0

10/25/18

BUILDING 12

BUILDING 13

BUILDING 14

BUILDING 15

BUILDING 16

BUILDING 17

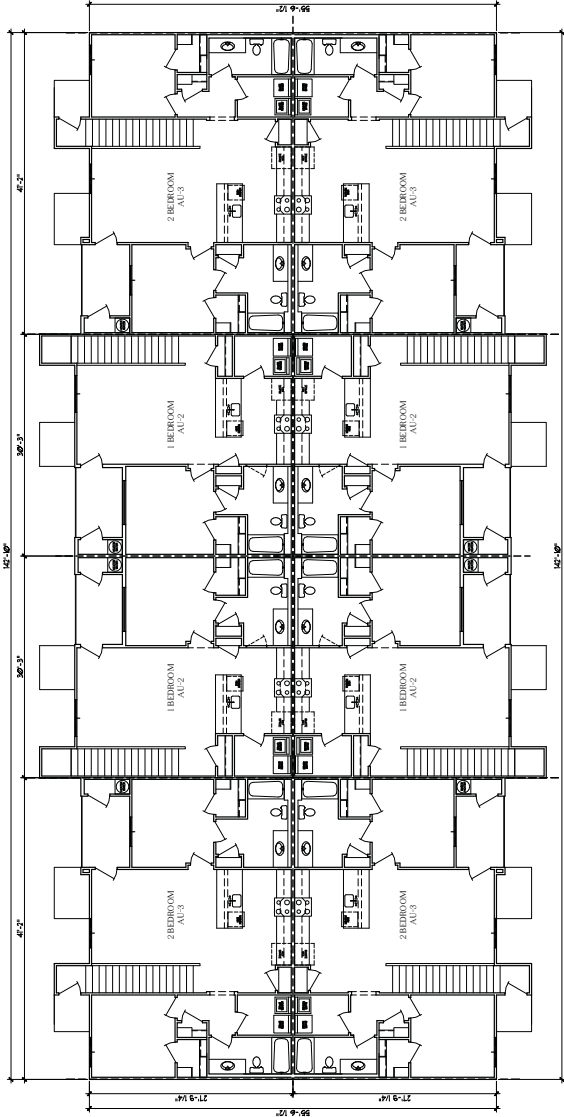
BUILDING 18

BUILDING 19

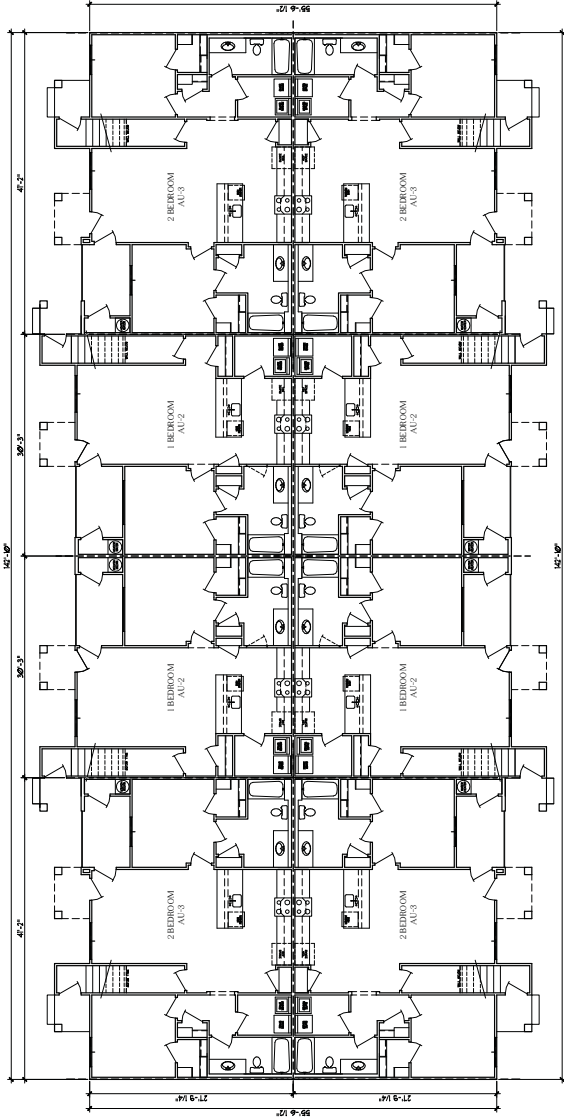
BUILDING 20

BUILDING 21

BUILDING 22



2 BUILDING TYPE II SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BUILDING TYPE II FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

unit type	quantity	livable	patio	entry	per building	total bldgs	total buildings
au-1	0	0	0	0	0	0	0
au-2	8	8216	640	236	9,100	10	91,000
au-3	8	8532	630	216	9,378	10	93,780
1-tx	0	0	0	0	0	0	0
building 2	0	0	0	0	0	0	0

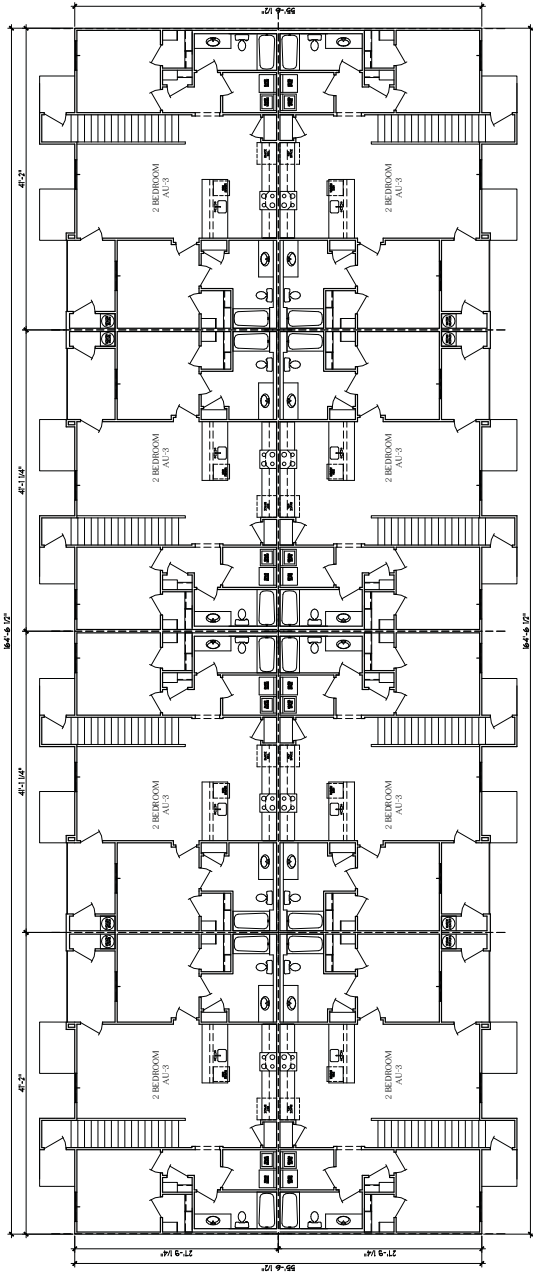
SUP-74656, SUP-74781 and SDR-74657

ISSUE FOR DESIGN REVIEW	
ISSUE DATE	AUGUST 16, 2018
REV DATE	
COMMENT	

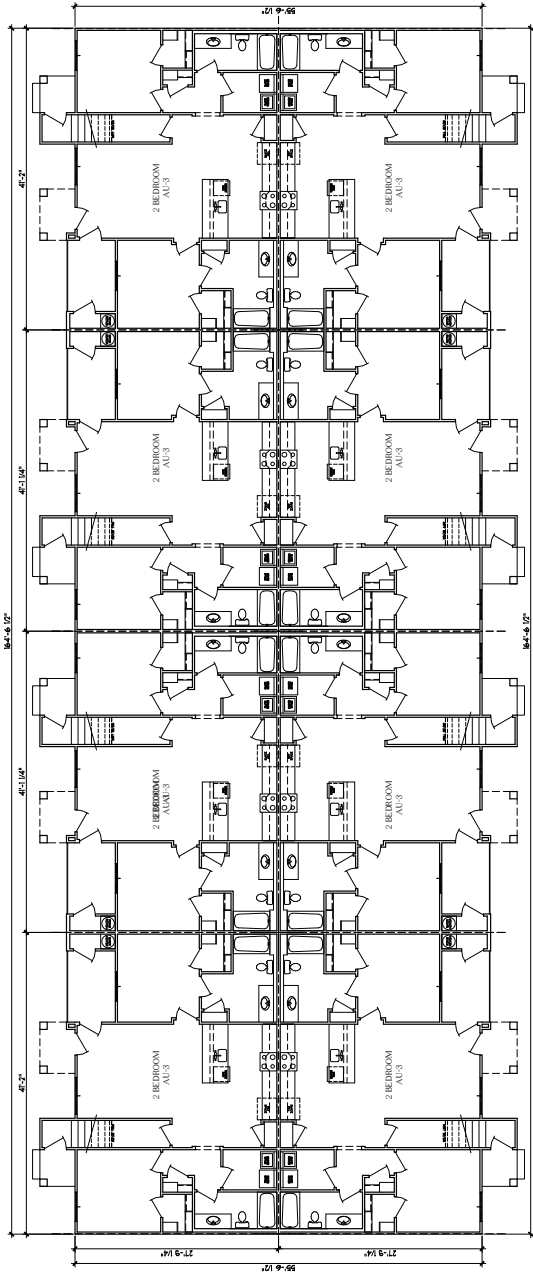
CLIENT	BENTAR DEVELOPMENT INC.
PROJECT	SHOWBOAT APARTMENTS LAS VEGAS, NV
FILE	BUILDING TYPE I FLOOR PLAN

PRJ-74513
09/25/18
BUILDING LOCATION PER 45-1A
BUILDING #11
BUILDING #12
BUILDING #15

JOB NO:	180120
AB-3.0	



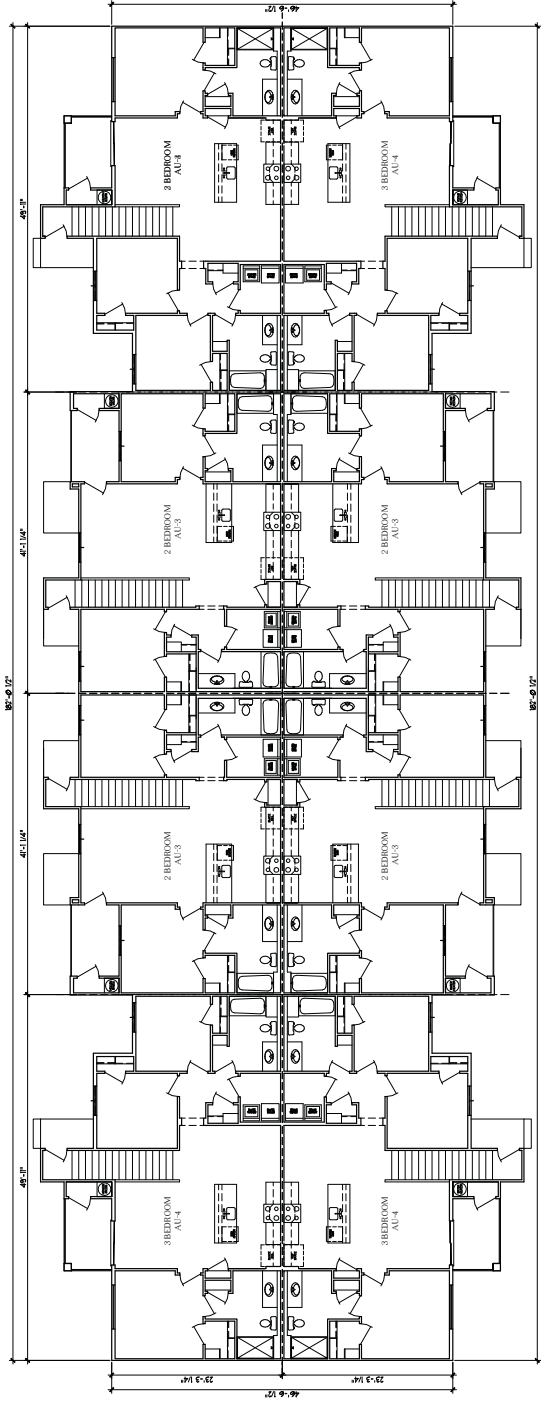
2 BUILDING TYPE III SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



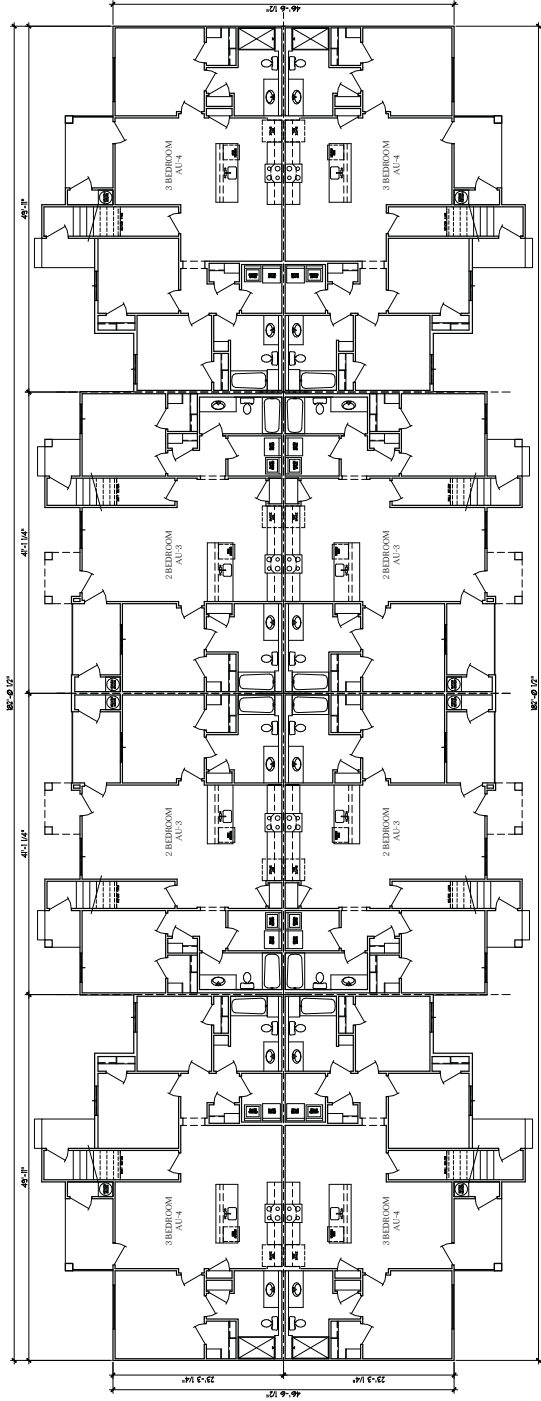
1 BUILDING TYPE III FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

unit type	quantity	livable	patio	entry	per building	total buildings
au-1	0	0	0	0	0	0
au-2	0	0	0	0	0	0
au-3	16	2,064	1,040	432	4,536	4,536
building 3	0	0	0	0	0	0
total	16	2,064	1,040	432	4,536	4,536

SUP-74656, SUP-74781 and SDR-74657



2 BUILDING TYPE IV SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE IV FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

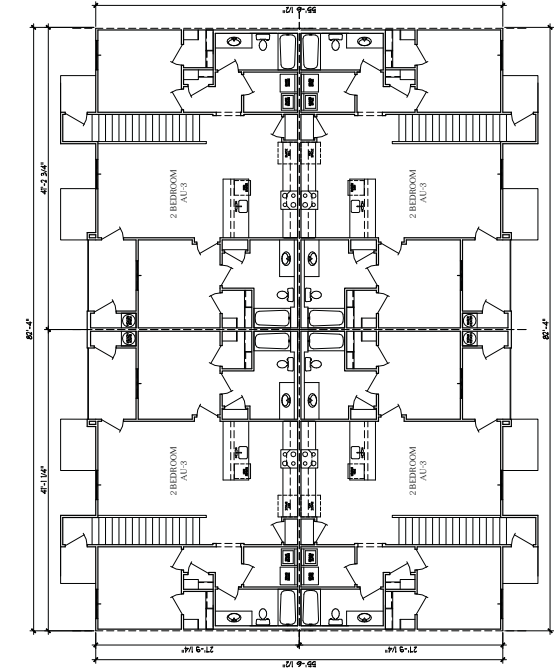
unit type	quantity	livable	patio	entry	per building				total bldgs			
					livable	patio	entry	total	livable	patio	entry	total
au-1	0	0	0	0	0	0	0	0	0	0	0	0
au-2	0	0	0	0	0	0	0	0	0	0	0	0
au-3	8	860	25	25	860	25	25	910	3,388	100	100	3,588
au-4	8	860	25	25	860	25	25	910	3,388	100	100	3,588
					1,720	50	50	1,820	6,776	200	200	7,176

ISSUE FOR DESIGN REVIEW	ISSUE DATE	REVISION DATE	REVISION COMMENT
	AUGUST 16, 2018		

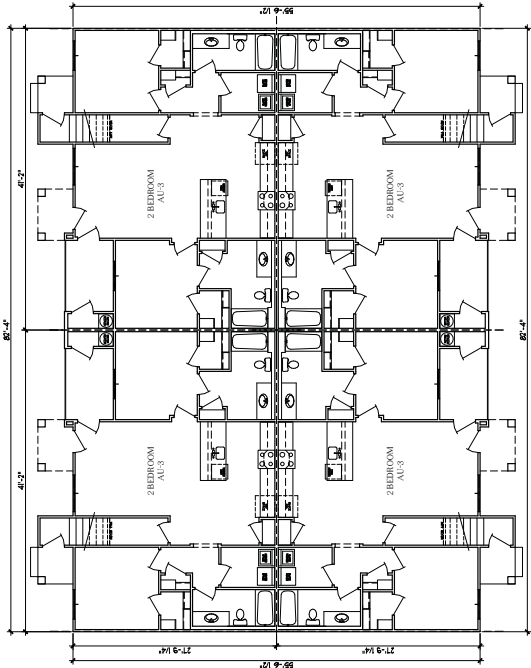
CLIENT	BENTAR DEVELOPMENT INC.
PROJECT	SHOWBOAT APARTMENTS
FILE	BUILDING TYPE I FLOOR PLAN
	LAS VEGAS, NV

PRJ-74513
09/25/18

BUILDING LOCATIONS PER 24-9
BUILDING 11
BUILDING 12
BUILDING 13



2 BUILDING TYPE V SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



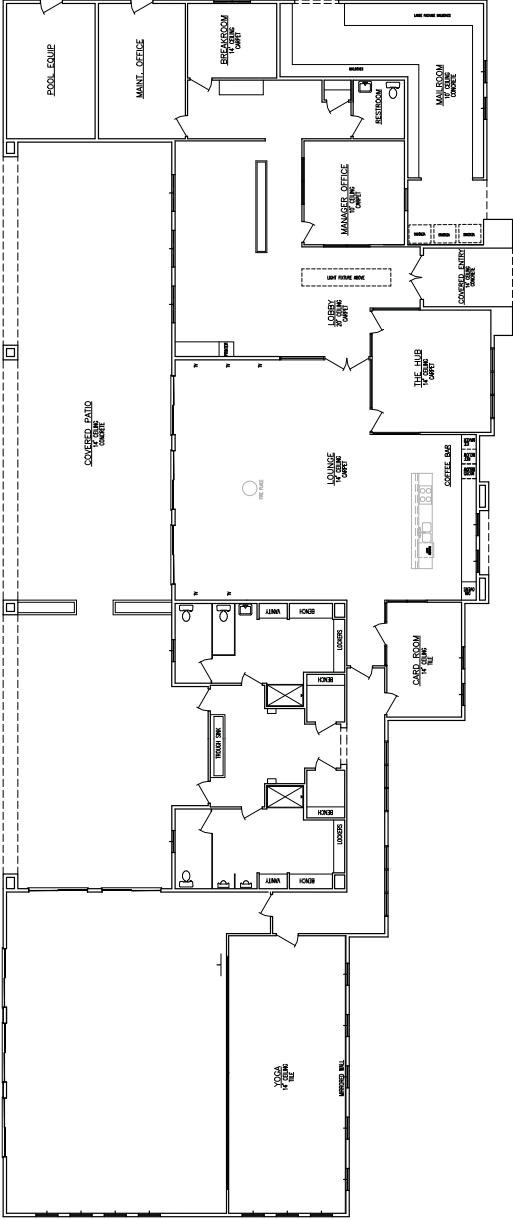
1 BUILDING TYPE V FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

unit type	quantity	livable	patio	entry	per building	total bldgs	total buildings	livable	patio	entry	sq ft
au-1	0	0	0	0	0	3	38,696	0	0	0	sq ft
au-2	0	0	0	0	0	3	1,860	0	0	0	sq ft
au-3	8	6,532	620	216	7,368	3	23,294	52,008	620	216	sq ft
building 5	0	0	0	0	0	3	13,134	0	0	0	sq ft

SUP-74656, SUP-74781 and SDR-74657

PRJ-74513

10/18/18

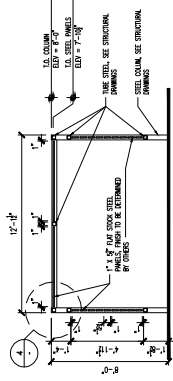


Living	656	sq ft
Kitchen	514	sq ft
Bath	234	sq ft
Entry	97	sq ft
Pool equipment	223	sq ft
Leasing Office	1,427	sq ft

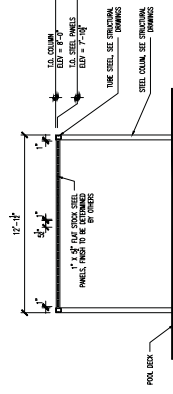
1 LEASING OFFICE FLOOR PLAN

SCALE: 1/8"=1'

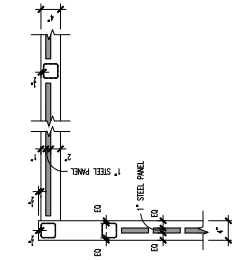
SUP-74656, SUP-74781 and SDR-74657



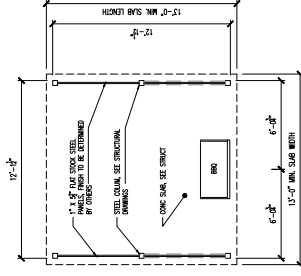
(B) CABANA SECTION B
SCALE: 1/4"=1'



A CABANA SECTION A
SCALE: 1/4"=1'



5 ENLARGEMENT
SCALE : NOT TO SCALE

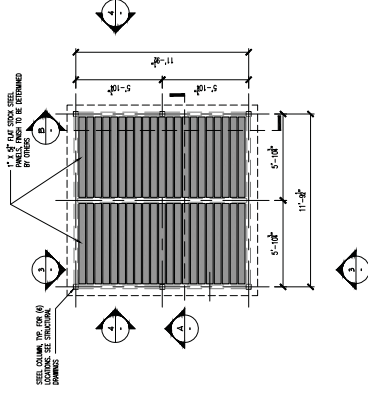


1 POOL CABANA FLOOR PLAN
SCALE: 1/4"=1'

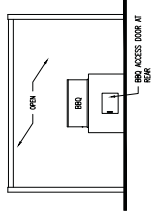
NOTE:
SEE ENLARGED POOL PLAN FOR BBQ LOCATION.
BBQ DOES NOT OCCUR AT ALL CEMETRIES.

PRJ-74513
09/25/18

② POOL CABANA ROOF PLAN
SCALE: 1/4"=1'

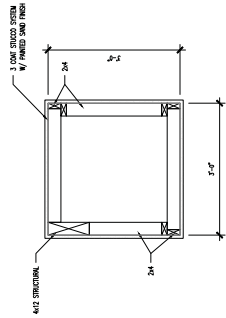


③ CABANA FRONT / REAR ELEVATION

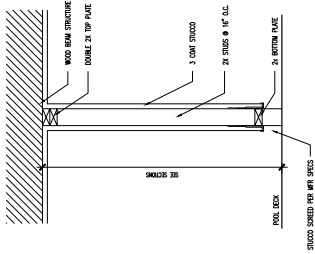


ISSUE FOR DESIGN REVIEW	ISSUE DATE	REV DATE	COMMENT
	AUGUST 16, 2018		

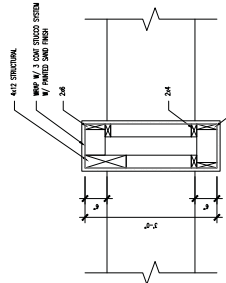
C PAVILION SOFFIT DETAIL
SCALE: 1/4"=1'



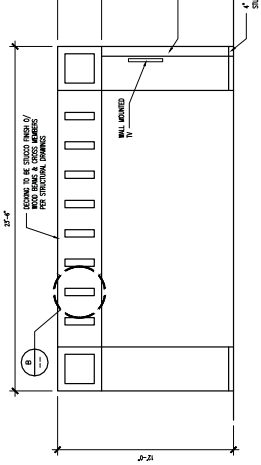
E PAVILION WALL SECTION
SCALE: 1/4"=1'



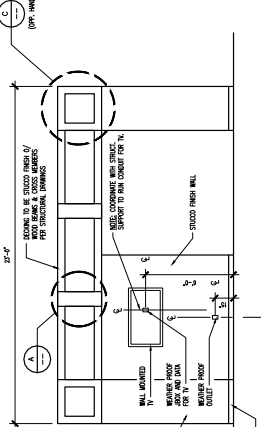
D PAVILION COLUMN DETAIL
SCALE: 1/4"=1'



B PAVILION ROOF LATTICE DETAIL
SCALE: 1/4"=1'



A PAVILION ROOF LATTICE BEAM DETAIL
SCALE: 1/4"=1'



2 PAVILION SECTION
SCALE: 1/4"=1'

1 PAVILION SECTION
SCALE: 1/4"=1'

PRJ-74513
09/25/18

APV-1.0

PAVILION PLAN
SHOWBOAT APARTMENTS
LAS VEGAS, NV
BENTAR DEVELOPMENT INC.

FILE
PROJECT
JOB NO: 180120

SUP-74656, SUP-74781 and SDR-74657