



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-74814** APN: 162-03-110-073
Name of Property Owner: Charleston Manor Sub A
Name of Applicant: Serag Mardirossian
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: _____

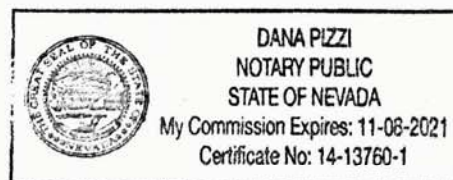
Signature of Property Owner: _____

Print Name: Serag Mardirossian

Subscribed and sworn before me

This 18th day of SEPTEMBER, 2018

Notary Public in and for said County and State



Revised 03/28/16

PRJ-73696
10/22/18

CLV Planning - Application Form

Application Number:	PRJ-73696
Application/Petition For:	PRJ-73696 _ SUP/SDR
ProjectAddress (Location):	102, 104, 106, 108 AND 110 EAST CHARLESTON BOULEVARD
Project Name	CHARLESTON MARKET - MIXED USE DEVELOPMENT
Assessors Parcel #(s):	16203110073
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	0.27
Lots/Units:	1
Additional Information:	
Applicant First Name:	DWAYNE ESHENBAUGH
Applicant Last Name:	NOVUS ARCHITECTURE
Applicant Address:	8 E CHARLESTON BLVD
Applicant City:	LAS VEGAS
Applicant State:	NV
Applicant Zip:	89104
Applicant Phone:	7025229292
Applicant Fax:	
Applicant Email:	DWAYNE@NOVUSARCHITECTURE.COM
Rep First Name:	PHIL THOMPSON
Rep Last Name:	NOVUS ARCHITECTURE
Rep Address:	8 E CHARLESTON BLVD
Rep City:	LAS VEGAS
Rep State:	NV
Rep Zip:	89104
Rep Phone:	7025229292
Rep Fax:	
Rep Email:	PHIL@NOVUSARCHITECTURE.COM

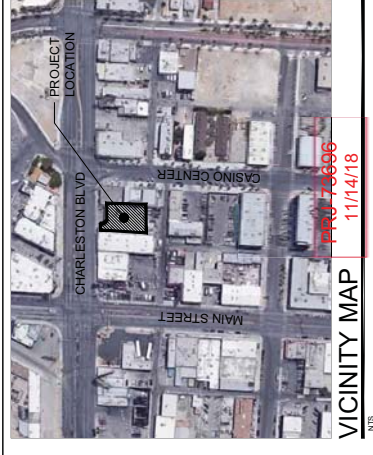
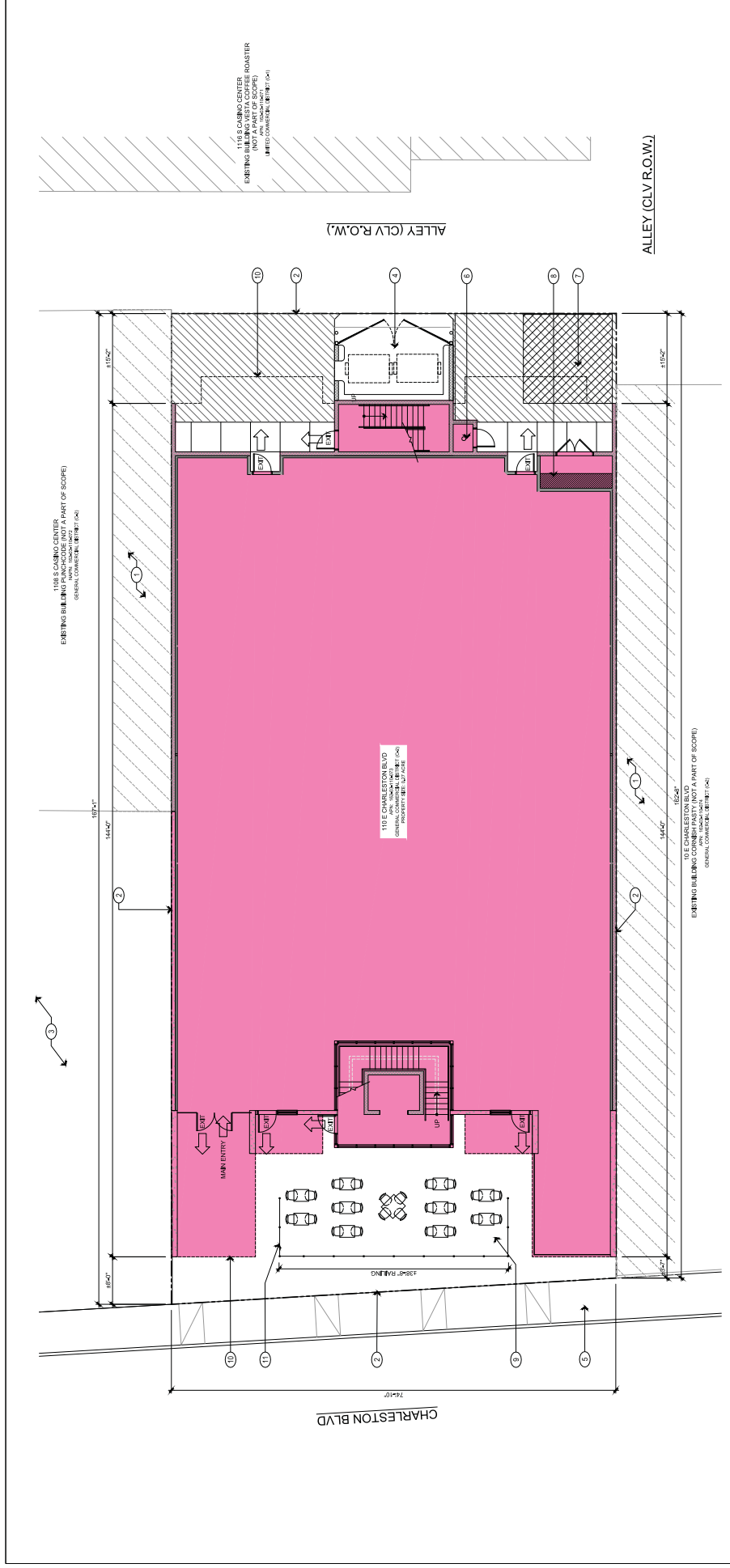
SUP-74814 and SDR-74815

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:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
CHARLESTON MANOR SUB A L L C	1433 CANYON LEDGE CT	LAS VEGAS, NV 89117

CLVEPLAN Applicant	Company	Title	Email
Phil Thompson	Novus Architecture	Project Manager	phil@novusarchitecture.com



1 SITE PLAN

CHARLESTON HALL



8 EAST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89104
702-522-9292
WWW.NOVIUSARCHITECTURE.COM

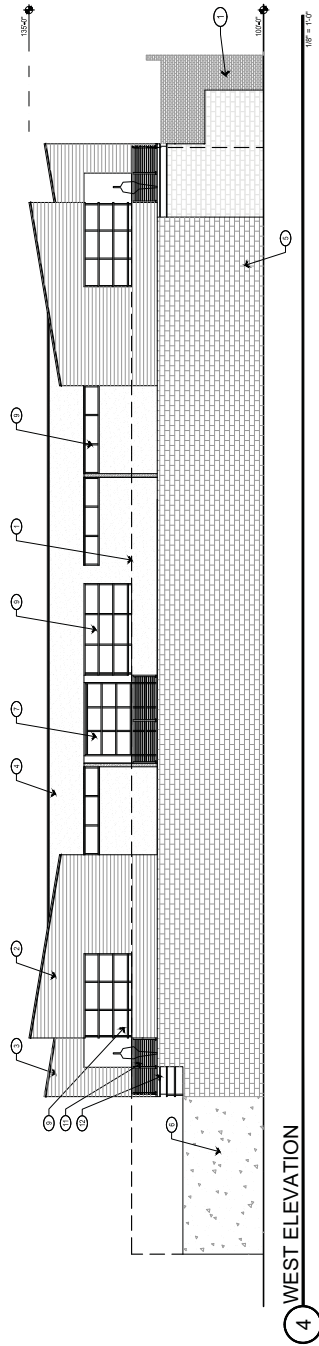
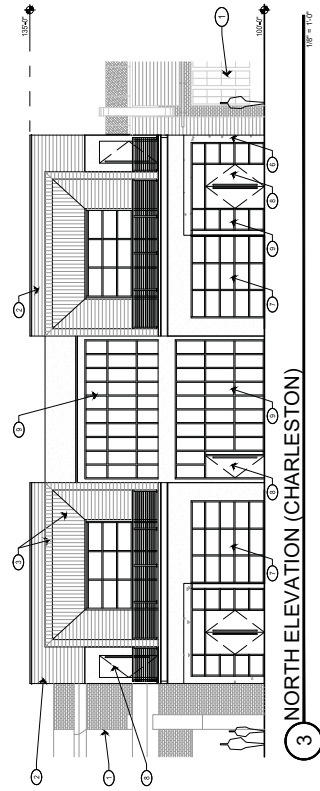
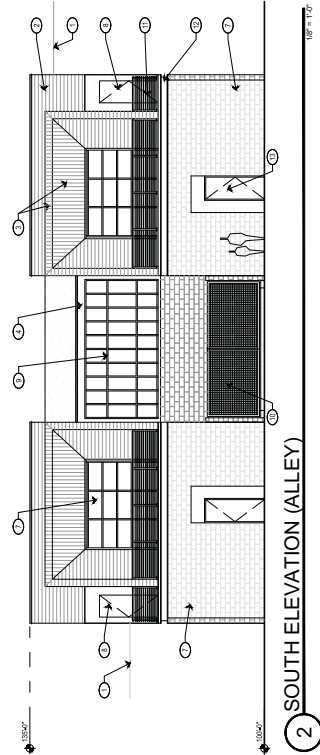
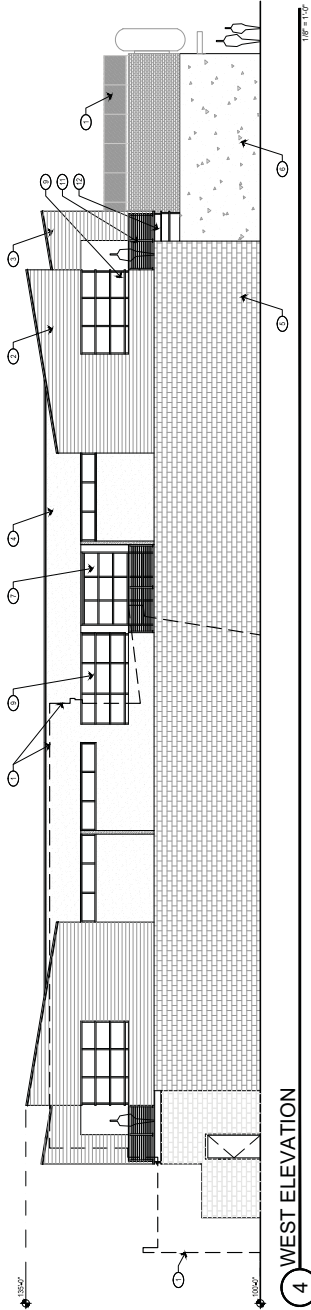
SUP-74814 and SDR-74815

[illegible]

ELEVATION KEYNOTES

1. EXISTING BUILDING (ADJACENT NOT A PART)
2. METAL FINISH
3. STUCCO FINISH
4. EXISTING MASONRY WALL
5. CONCRETE WALL
6. GLASS ROLLUP DOOR
7. GLASS ROLLUP DOOR
8. GLASS ROLLUP DOOR
9. GLASS ROLLUP DOOR
10. METAL CABLE RAIL RAILING
11. METAL CABLE RAIL RAILING
12. METAL CABLE RAIL RAILING
13. METAL DOOR
14. NEW MASONRY WALL

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



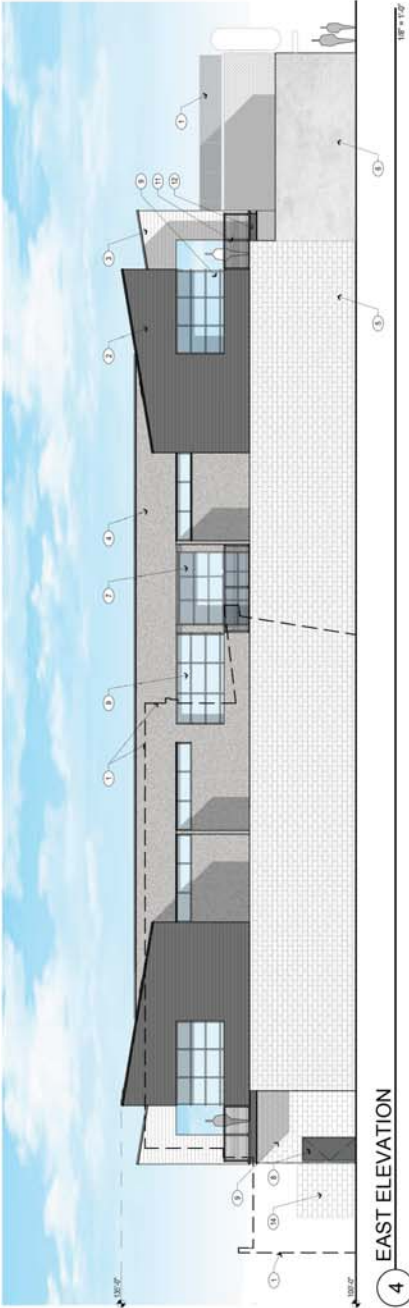
CHARLESTON HALL

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ARCHITECTURE

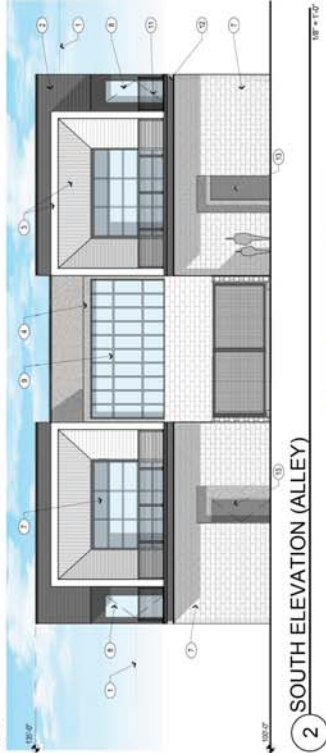
8 EAST CHARLESTON BOULEVARD LAS VEGAS, NEVADA 89104 702-522-9292 WWW.NOVUSARCHITECTURE.COM

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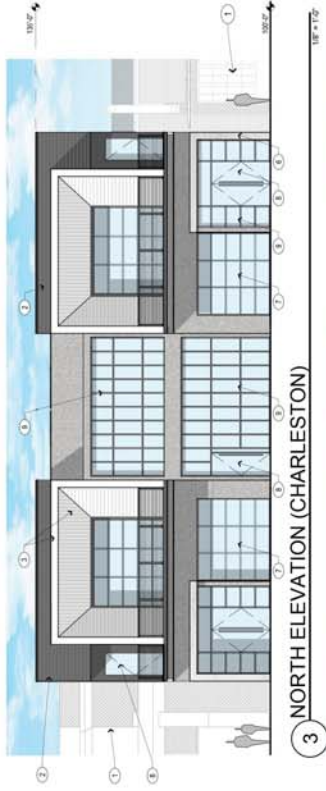
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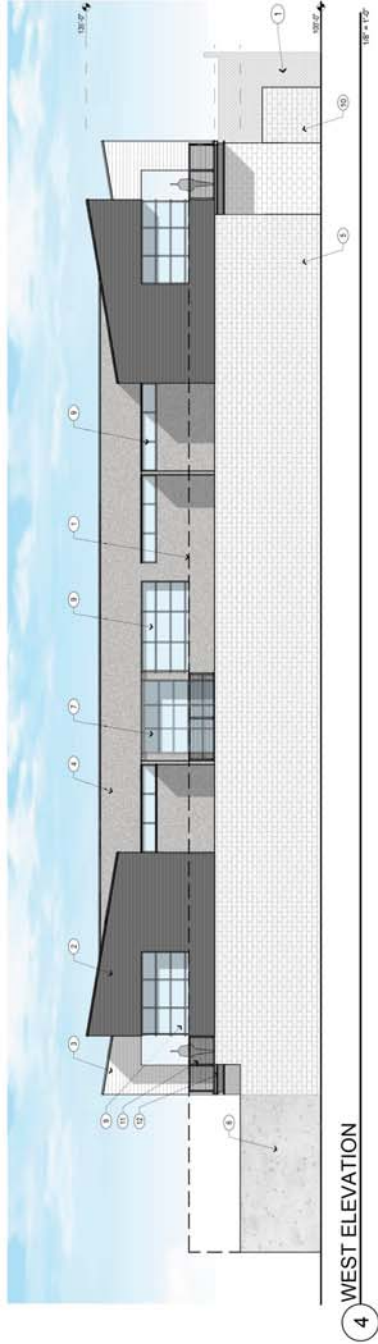
4 EAST ELEVATION



2 SOUTH ELEVATION (ALLEY)



3 NORTH ELEVATION (CHARLESTON)



4 WEST ELEVATION

ELEVATION KEYNOTES

- EXISTING BUILDING (ADJACENT, NOT A PART)
- NEW MASONRY WALL
- METAL FINISH-1
- METAL FINISH-2
- STUCCO FINISH
- CONCRETE WALL
- GLASS CURTAIN WALL
- GLASS DOOR
- GLASS WINDOW
- TRANSOM WINDOW
- METAL CABLE RAIL RAILING
- NEW MASONRY WALL
- METAL DOOR
- NEW MASONRY WALL

CHARLESTON HALL

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NORTH ELEVATION



NORTH ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

RENDERING IMAGES

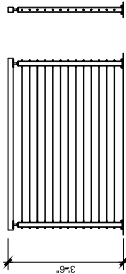
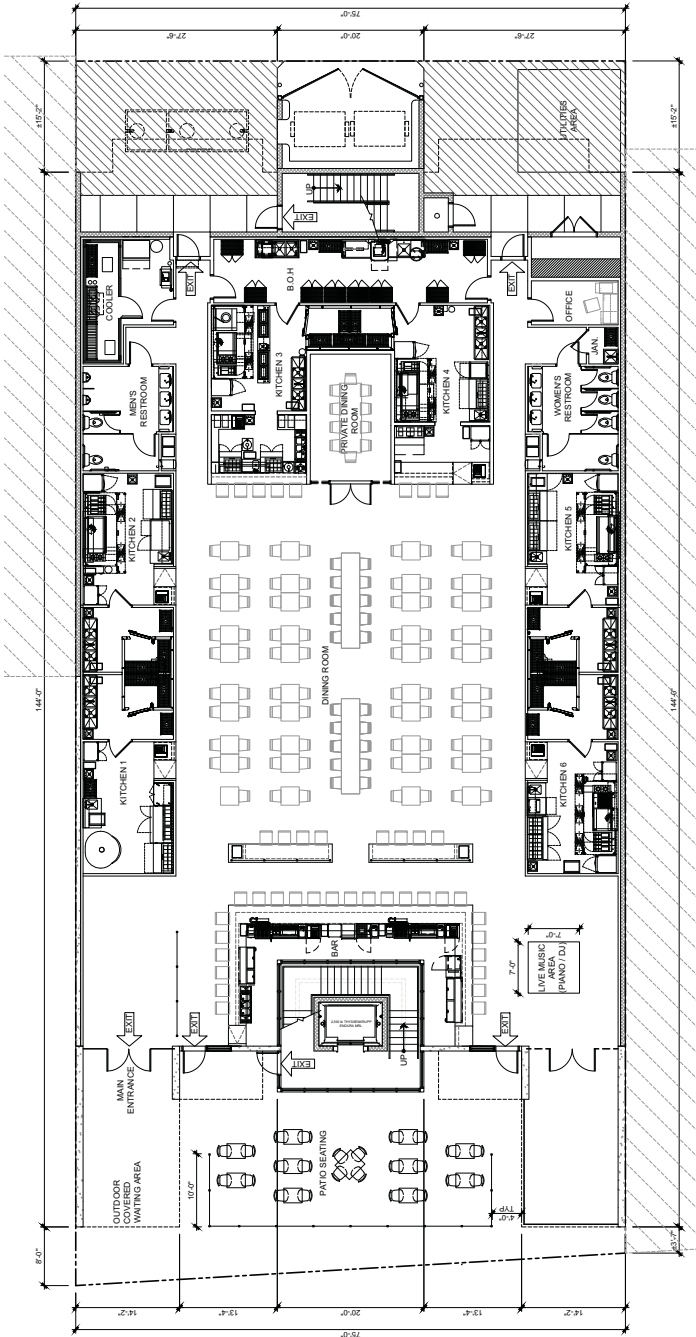
CHARLESTON HALL



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11/14/18

BUILDING AREAS FOR PLANNING REVIEW		
SPACE	FLOOR AREA (SQUARE FEET)	SEATING CAPACITY
OUTDOOR WAITING AREA	336	-
DINING AREAS	3,700	118
BAR	595	25
OUTDOOR SEATING	840	24
TOTALS		
INDOOR SEATING / WAITING	4,695	141
OUTDOOR SEATING / WAITING	840	24
GROSS FLOOR REMAINING	4,135	0
TOTAL BUILDING FOOTPRINT	8,830	165



PATIO RAIL ELEVATION

1 FIRST FLOOR PLAN
CHARLESTON HALL

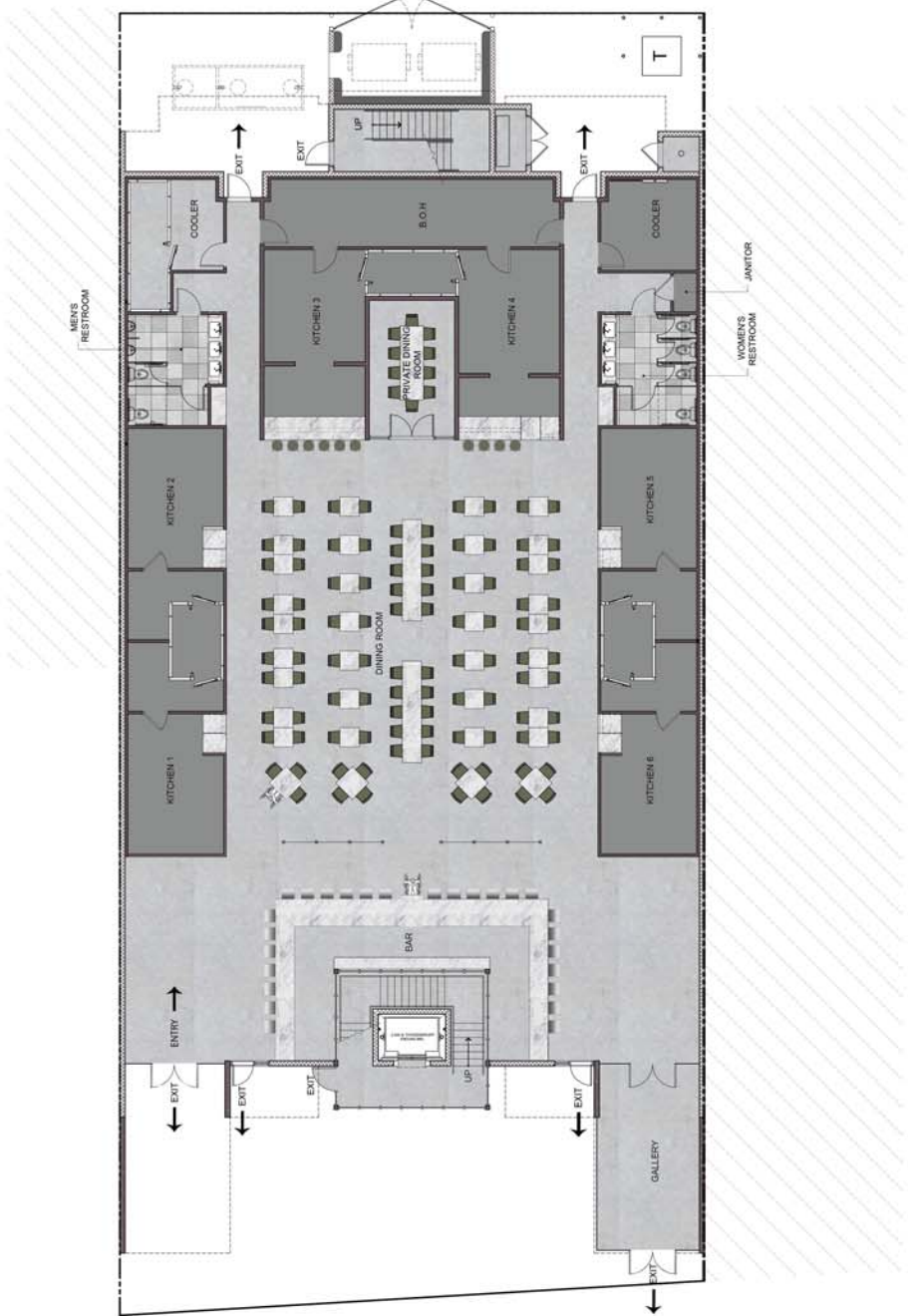
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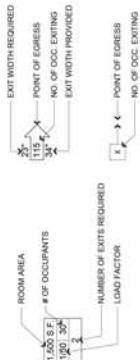
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11/14/18

SUP-74814 and SDR-74815



PLAN LEGEND



ROOM	SPACE	SF	OCCUPANCY	SEATING CAPACITY
100	DINING ROOM	3,968	205	82
101	BAR	1,123	75	36
102	GALLERY	310	20	-
103	KITCHEN 1	321	2	-
104	KITCHEN 2	321	2	-
105	KITCHEN 3	306	2	6
106	KITCHEN 4	306	2	2
107	KITCHEN 5	321	2	-
108	KITCHEN 6	321	2	-
109	MEN'S REST	200	1	-
110	WOMEN'S REST	200	1	-
111	OFFICE	212	1	-
112	PRIVATE DINING	284	16	12
113	B.O.H.	417	3	-
114	COOLER	212	1	-
115	JANITOR	20	1	-
	TOTAL	8,842	386	148

1 FIRST FLOOR PLAN
CHARLESTON HALL

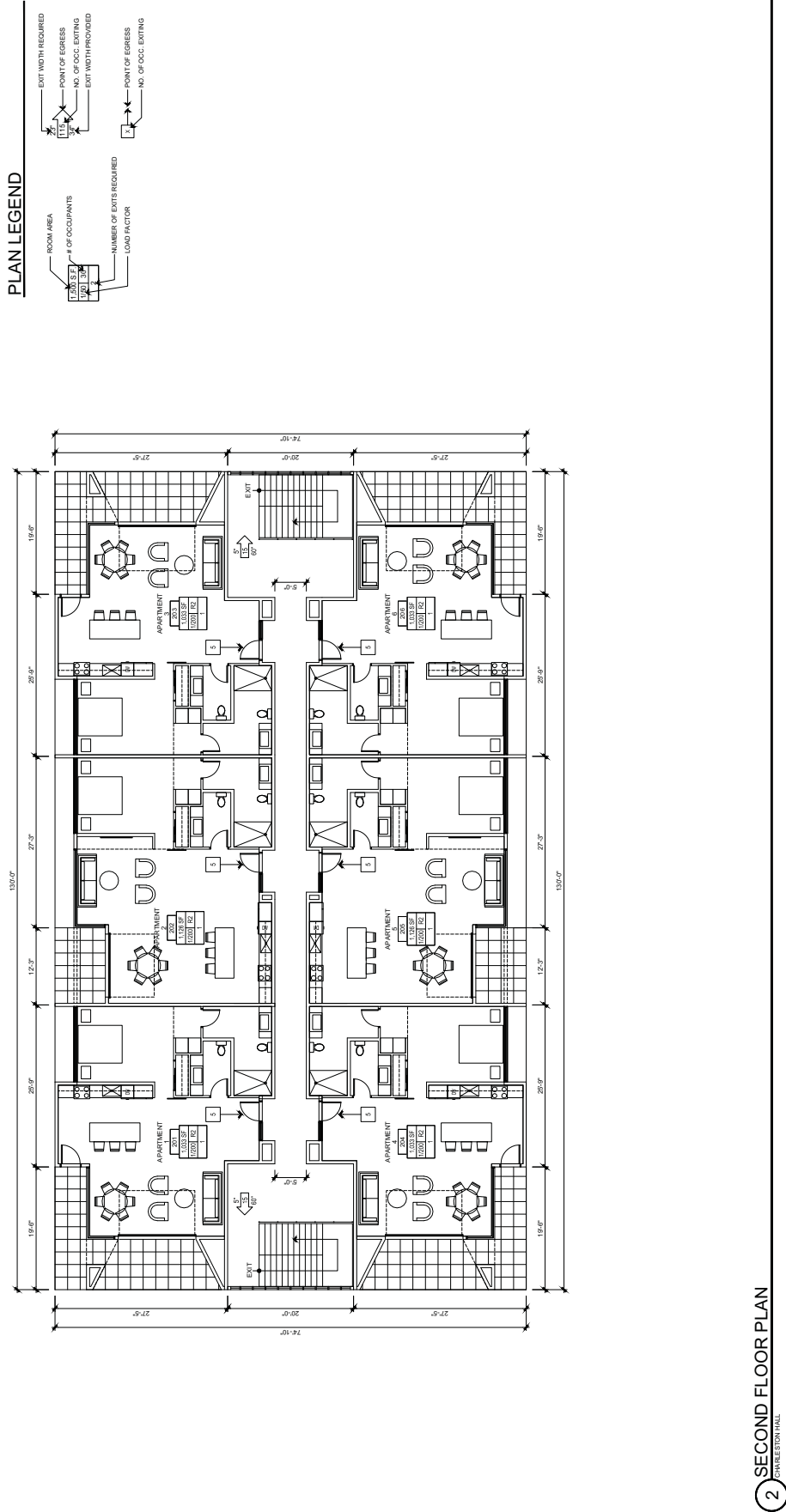
CHARLESTON HALL



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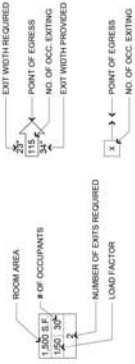


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PLAN LEGEND



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NORTH ELEVATION



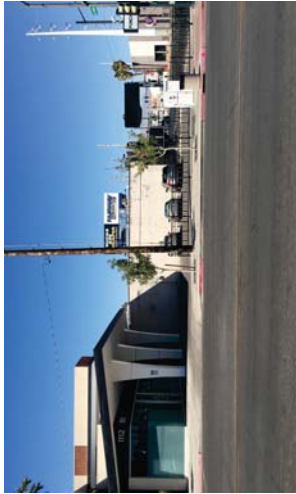
SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ROOF VIEW



EAST ELEVATION



SOUTH ELEVATION



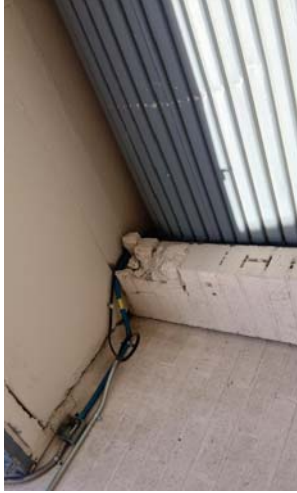
SOUTH ELEVATION



SOUTH ROOF VIEW



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ROOF VIEW

EXISTING PHOTOS

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METAL DOOR



METAL FINISH 1



GLAZING



METAL ROLL-UP DOOR



METAL FINISH 2



FRAMELESS GLAZING



MASONRY



STUCCO



CONCRETE

SUP-74814 and SDR-74815

CHARLESTON HALL

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ARCHITECTURE

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10/22/18