



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Plan Review

Project Address (Location) 935 S. Decaure, Las Vegas NV 89107

Project Name Office Building -SDR/VARx2 **Proposed Use** Office Space

Assessor's Parcel #(s) 13931410120 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 935 Decatur Trust **Contact** Gohar Patvakanyan
Address 5226 Misty Morning Dr **City** Las Vegas **State** NV **Zip** 89118
E-mail gogiplv@yahoo.com **Phone** 702-334-7754

Applicant Joshua Ritson **Contact** Joshua Ritson
Address 8208 Go West Rd NW **City** Albuquerque **State** NM **Zip** 87120
E-mail _____ **Phone** 702-355-9775

Representative _____ **Contact** _____
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

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)** _____

Partner(s) _____

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

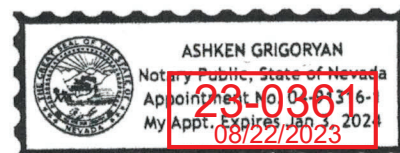
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Gohar Patvakanyan

Subscribed and sworn before me

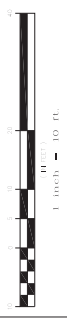
This 22 day of August, 20 23

Ashken Grigoryan, Notary Public, Clark Nevada
Notary Public in and for said County and State

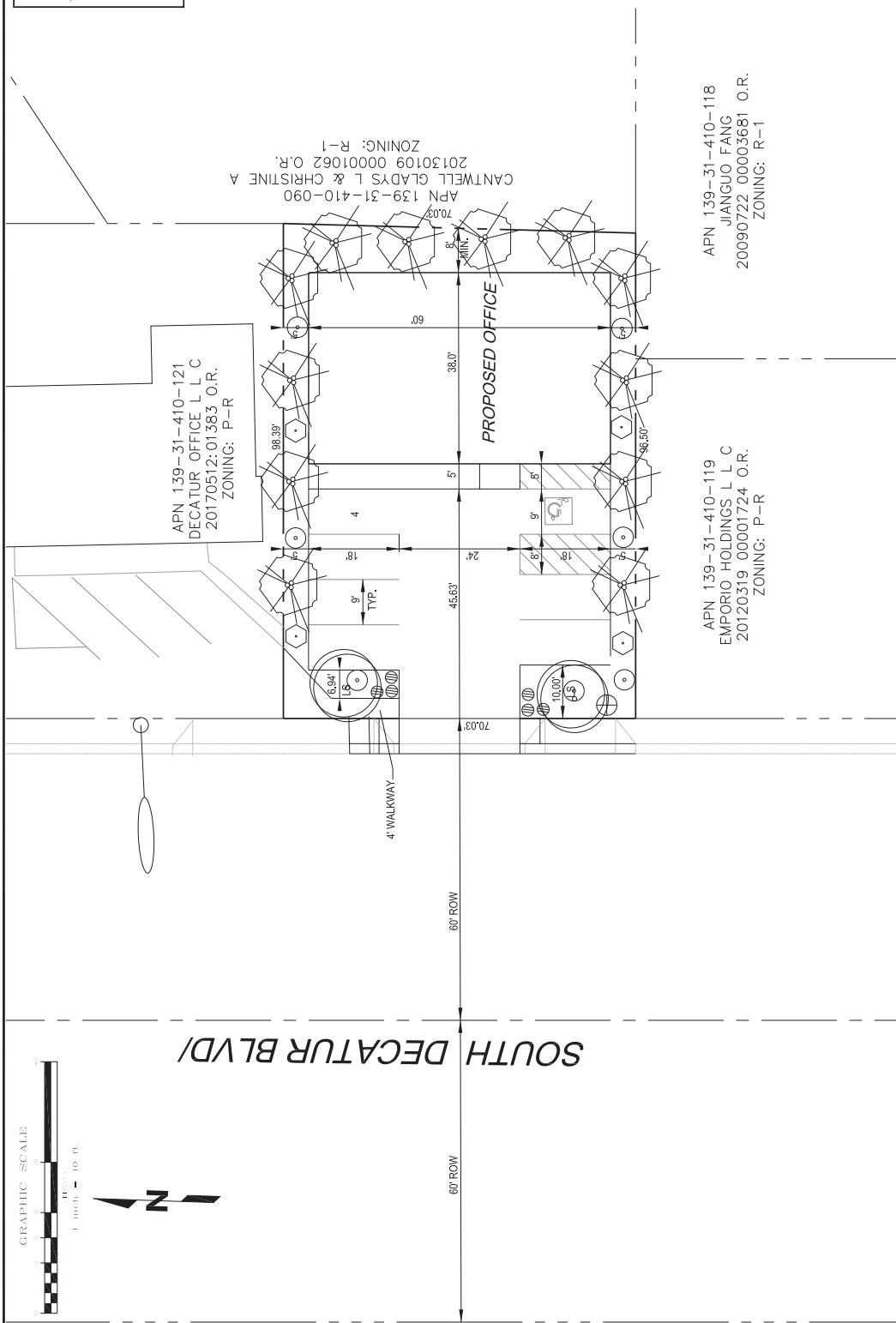


Ashken Grigoryan

GRAPHIC SCALE



SOUTH DECATUR BLVD/



APN 139-31-410-121
DECATUR OFFICE L L C
20170512:01383 O.R.
ZONING: P-R

APN 139-31-410-090
CANTWELL GLADYS L & CHRISTINE A
20130109 00001062 O.R.
ZONING: R-1

APN 139-31-410-119
EMPORIO HOLDINGS L L C
20120319 00001724 O.R.
ZONING: P-R

APN 139-31-410-118
JIANGUO FANG
20090722 00003681 O.R.
ZONING: R-1

PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
2		RHUS LANCEA - African Sumac	24" DBX
10		Shoestring Acacia	15 GALLON
		LANTANA HYBRID 'NEW GOLD' - Yellow Trailing Lantana	5 GALLON
		Cistus purpureus - Purple Rockrose	5 GALLON
		Ophiopogon japonicus - Monardella Grass	5 GALLON
		Pyracantha coccinea - Scarlet Firethorn	5 GALLON

LEGEND AND ABBREVIATIONS

EXISTING

--- RAVINE ---
--- PROPERTY LINE ---
--- CENTERLINE ---
--- EDGE OF PAVEMENT ---
--- CURB & GUTTER ---
--- EXISTING ELEVATIONS ---
--- FINISHED FLOOR ---
--- CHAIN LINK FENCE ---
--- PROPOSED SLOPE ---
--- FIRE HYDRANT ---

PROPOSED

--- PROPOSED ELEVATIONS ---
--- FINISHED FLOOR ---
--- CHAIN LINK FENCE ---
--- PROPOSED SLOPE ---
--- FIRE HYDRANT ---

23-0361
08/22/2023



DLC CONSULTING

ENGINEERS
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-621-7023

CUSTOMER:

PROJECT: SOUTH DECATUR OFFICE
936 S. DECATUR BLVD.,
LAS VEGAS, NV 89107
APN: 139-31-410-120

SHEET TITLE: LANDSCAPE PLAN

DATE: JULY 23, 2023



SCALE: 1"=10'

SHEET NUMBER: 1 OF 4

VICINITY MAP
NOT TO SCALE

OWNER
PATRICK ANTON GARCIA
SOUTH DECATUR OFFICE
LAS VEGAS, NV 89107

TYP "C" TYP "D"



23-0361
08/22/2023

DATE	DESCRIPTION
7-13-20	ISSUED FOR PLANS CHECK
8-26-20	REVISED FOR PLANS CHECK
5-19-22	REVISED FOR PLANS CHECK

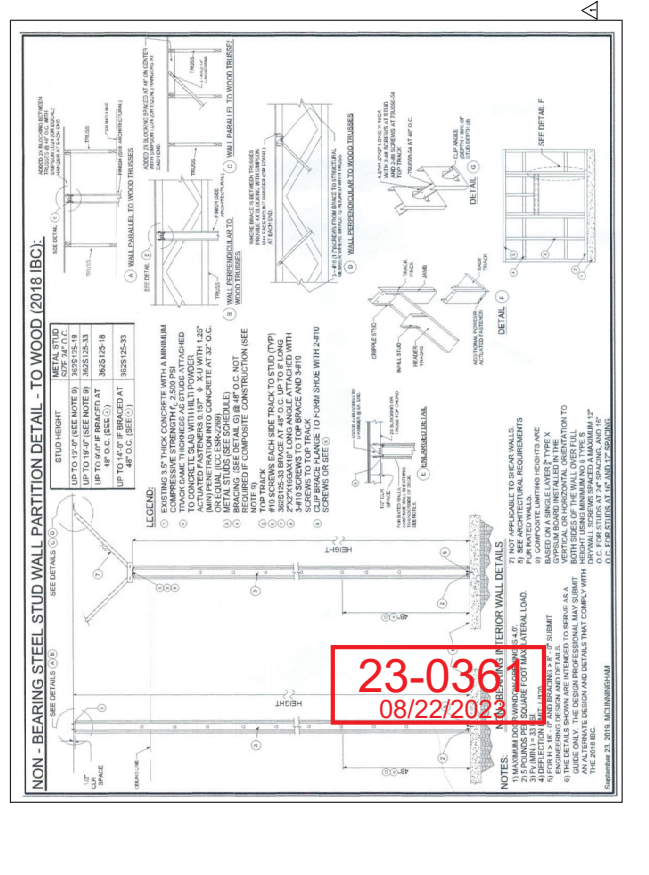
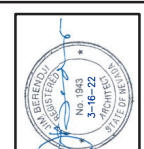
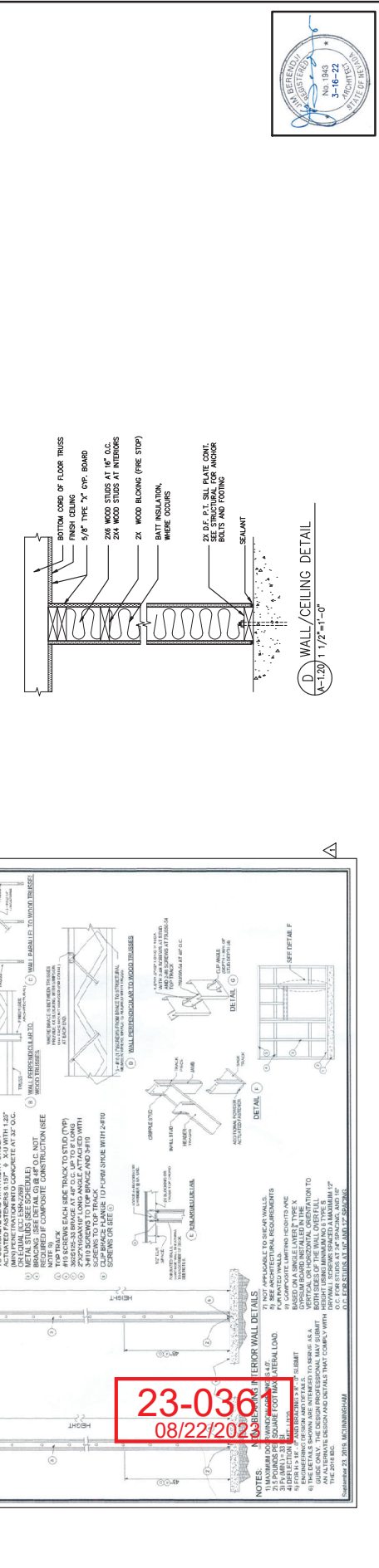
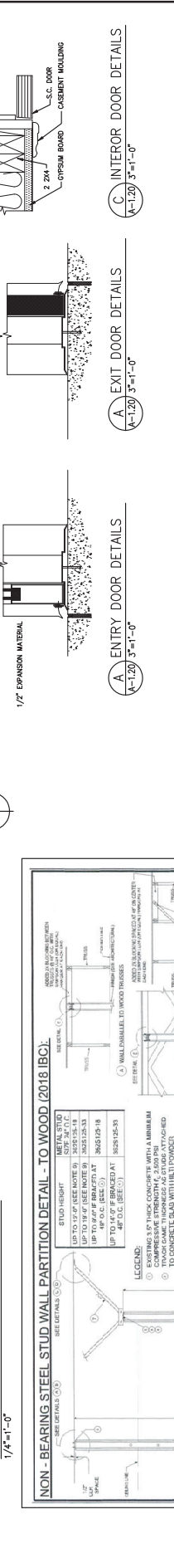
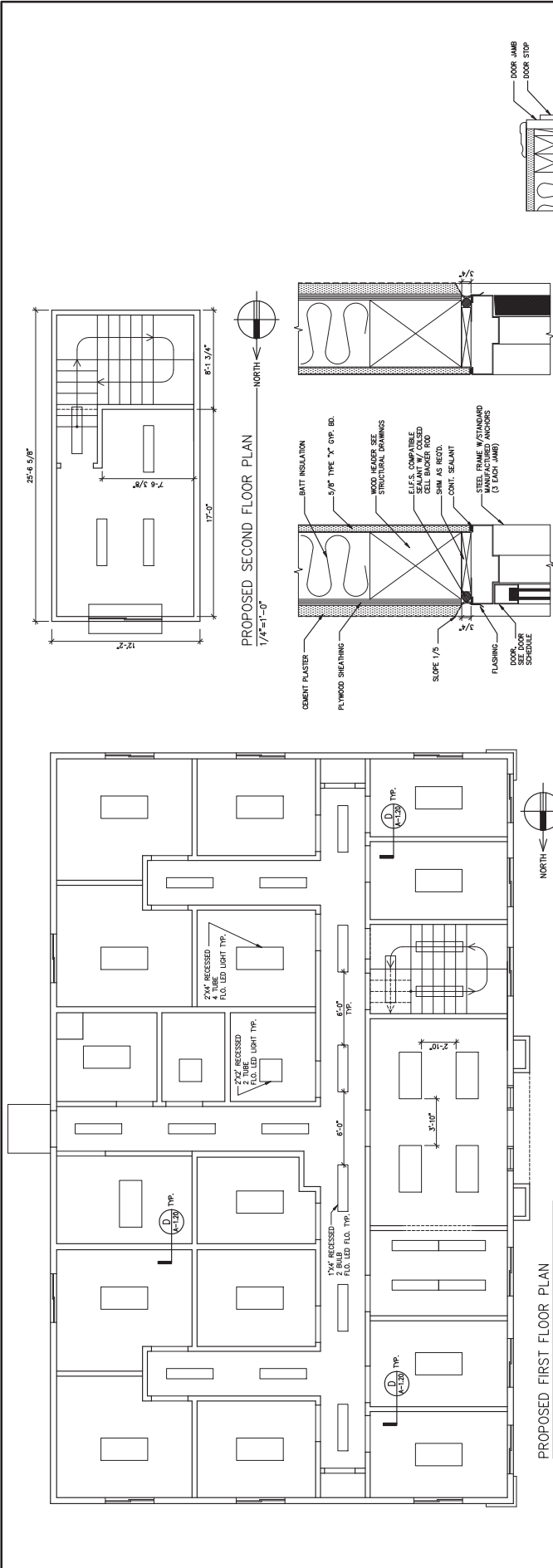
REVISIONS

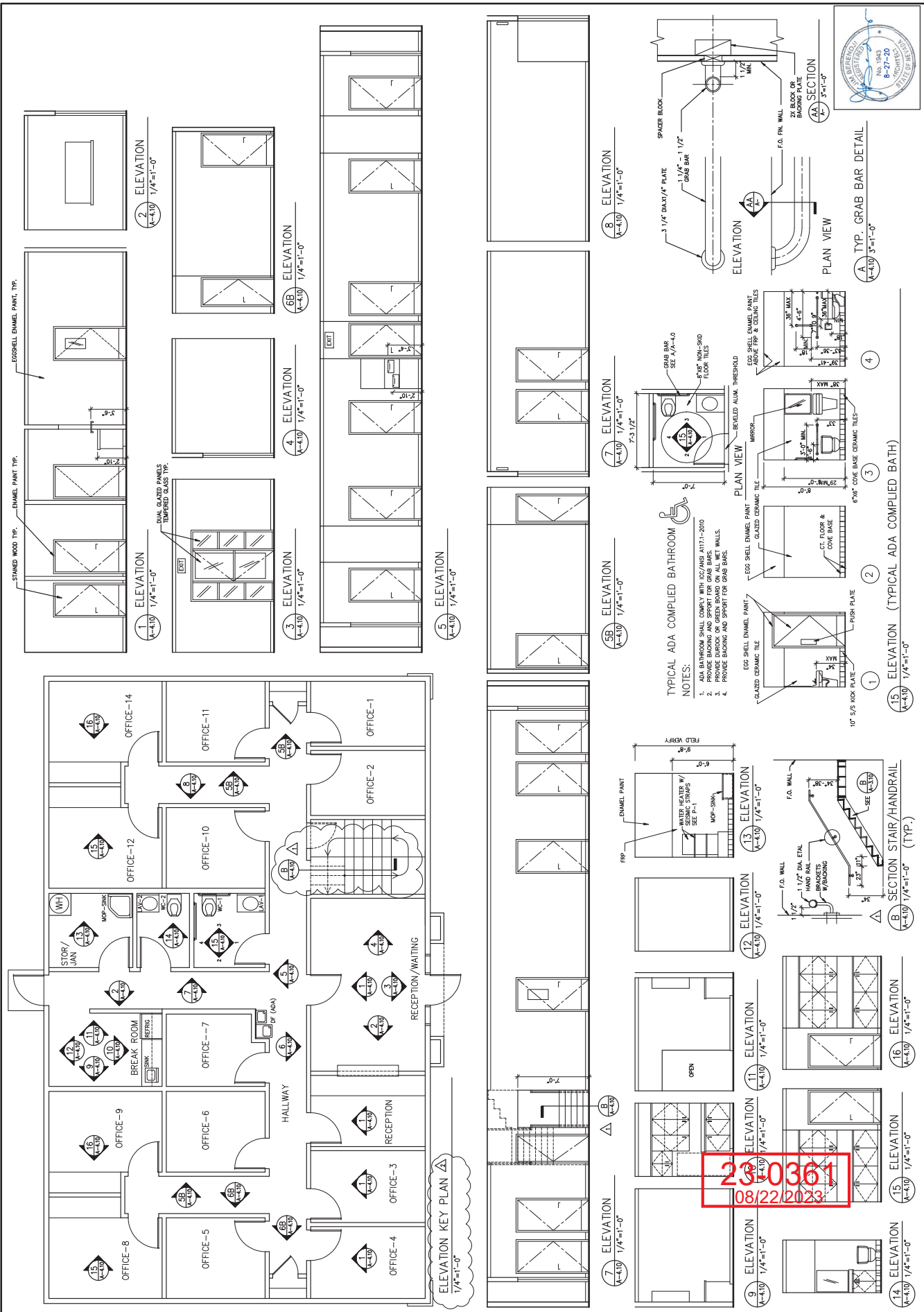
CONSTRUCTION MANAGER

PROJECT:
OFFICE BUILDING, CAT ZONED AT 995 S DECATUR BLVD, LAS VEGAS, NEVADA
SHEET TITLE:
REFLECTED CEILING PLAN AND DETAILS

JIM BERENDT, ARCHITECT, AIA
berendt@berendtarchitect.com
PHONE: (702) 721-0283
F.O. BOX 774623, HENDERSON, NV 89077
ARCHITECTURE - PLANNING - INTERIORS
DATE: 11-18-19
SCALE: AS NOTED
JOB # 170006

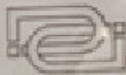
A-1.20







OFFICE BUILDING, CRT ZONED AT
935 S. DECATUR BLVD. LAS VEGAS, NEVADA



DESIGN CORE

ARCHITECTURE • PLANNING • INTERIORS

23-0361
08/22/2023