

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON, SDR, VAR

**Project Address** (Location) 2500, 2622, 2628 W. Charleston

**Project Name** Charleston Office building **Proposed Use** Office Building

**Assessor's Parcel #(s)** 139-32-802-027,028, and 029 **Ward #** \_\_\_\_\_

**General Plan:** Existing TOC-1 & 0 Proposed TOC-1 **Zoning:** Existing C-D & 0 Proposed 0

**Additional Information** Request for a medical and general office building

**Property Owner** Lido Park LLC **Contact** Shayne Hadley

**Address** 1980 Festival Plaza Dr., Suite 650 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** shadleyinv@gmail.com **Phone** \_\_\_\_\_

**Applicant** same as owner **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Representative** LAS Consulting **Contact** Lucy Stewart

**Address** 1930 Village Center Circle, Bldg 3-577 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** stewplan@gmail.com **Phone** 702-499-6469

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** \_\_\_\_\_

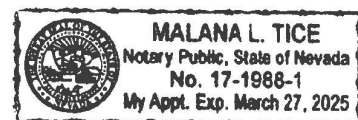
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Shayne Hadley

Subscribed and sworn before me

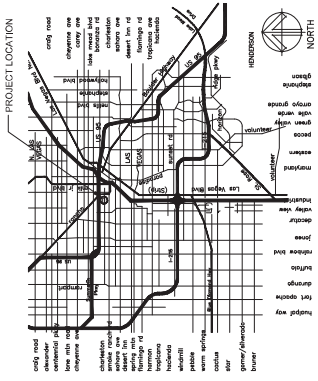
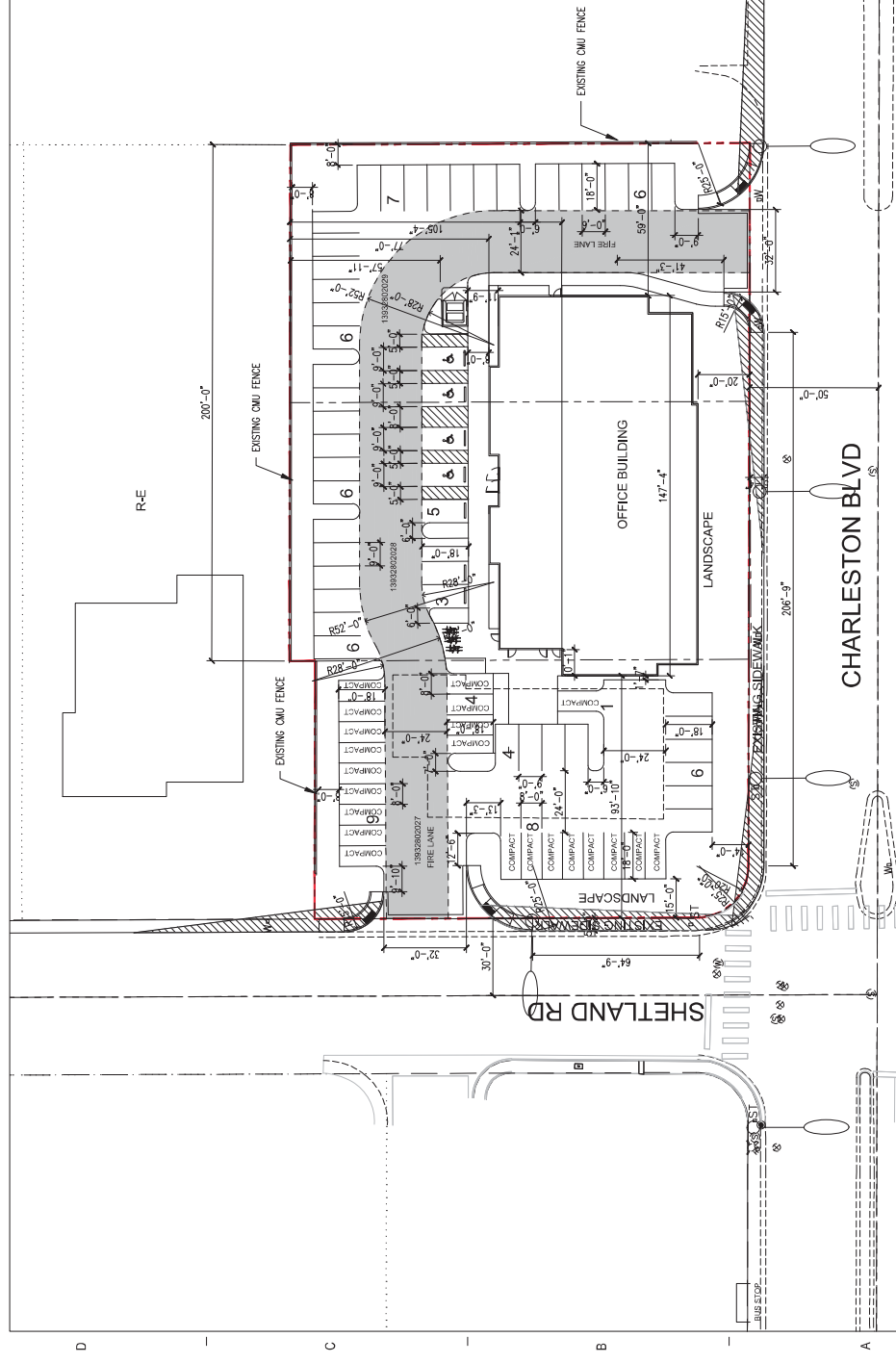
This 20th day of November, 2024

Malana L. Tice  
Notary Public in and for said County and State



# PROJECT DATA

GROSS SITE:	1.21 A.C.
EXISTING ZONING:	CC
PROPOSED ZONING:	PO
APN:	1393280207 28 29
BUILDING AREA:	
OFFICE:	11,100 SF
2ND FLOOR:	7,500 SF
3RD FLOOR:	1,600 SF
(MEDICAL OFFICE):	5,900 SF
REGULAR OFFICE:	13,600 SF
LOT COVERAGE:	19.7%
<b>PARKING ANALYSIS</b>	
PARKING REQUIRED:	27.14 CARS
REGULAR OFFICE:	45.33 CARS
TOTAL REQUIRED:	72.47 CARS ~73 CARS
<b>PARKING PROVIDED:</b>	
PARKING ON GRADE:	71 SPACES
(COMPACT SPACES INCLUDED:	22 SPACES (30%))
(HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING INCLUDED:	4 SPACES
TOTAL PARKING PROVIDED:	71 SPACES
<b>BIKE PARKING REQUIRED:</b>	
(4 FOR 10,000 SF, PLUS 1 PER 10,000 SF)	4+1=5 SPACES
BIKE PARKING PROVIDED:	6 SPACES



**24-0549**  
12/12/2024

**S-1**  
SITE PLAN

10/16/2024  
SCALE: 1"=30'-0"

YIHONG LIU + ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR  
**design architect**  
3001 S. CAULAN BLVD. PARKWAY  
HENDERSON, NV 89012  
702-945-6553 - FAX

Charleston Office BLDG  
Las Vegas, Nevada





