



# 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) Rezoning, GPA

**Project Address** (Location) 5300 Ricky Road, Las Vegas, NV

**Project Name** Ricky Road Zone Change **Proposed Use** Office-Warehouse

**Assessor's Parcel #(s)** 138-12-810-013 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-2 Proposed C-M

**Additional Information** Proposing to rezone to C-M from C-2 and construct office-warehouse, in response to Case # CE23-08544

**Property Owner** Linda Properties **Contact** Ryan Hogge

**Address** 2799 East Tropicana Ave. Ste. 45 **City** Las Vegas **State** NV **Zip** 89121

**E-mail** ryan@ryanhogge.com **Phone** 702-592-4907

**Applicant** Linda Properties **Contact** Ryan Hogge

**Address** 2799 East Tropicana Ave. Ste. 45 **City** Las Vegas **State** NV **Zip** 89121

**E-mail** ryan@ryanhogge.com **Phone** 702-592-4907

**Representative** SUZANA RUTAR Architect, Ltd. **Contact** Simona Stephens

**Address** 1950 E. Warm Springs Road **City** Las Vegas **State** NV **Zip** 89119

**E-mail** simona@srutar.com **Phone** 702-263-6176

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

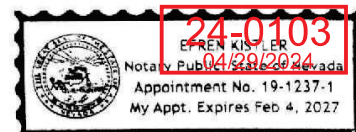
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Ryan D Hogge / Manager

Subscribed and sworn before me \_\_\_\_\_

This 30 day of April, 2024

Notary Public in and for said County and State





PRELIMINARY

24-0103

06/11/2024

SVZANA RUTAR, Architect Ltd.

Architectural Design & Planning

1980 E. Warm Springs Road

Las Vegas, Nevada 89119

Telephone (702) 263-0186

Fax (702) 261-2262

A Professional Corporation

LANDSCAPE PLAN

RICKY ROAD ZONE CHANGE

5300 RICKY ROAD LAS VEGAS, NV 89130

LINDA PROPERTIES

LAS VEGAS, NEVADA

CLIENT:

DATE: 06/11/2024

PROJECT NO: 24-0103

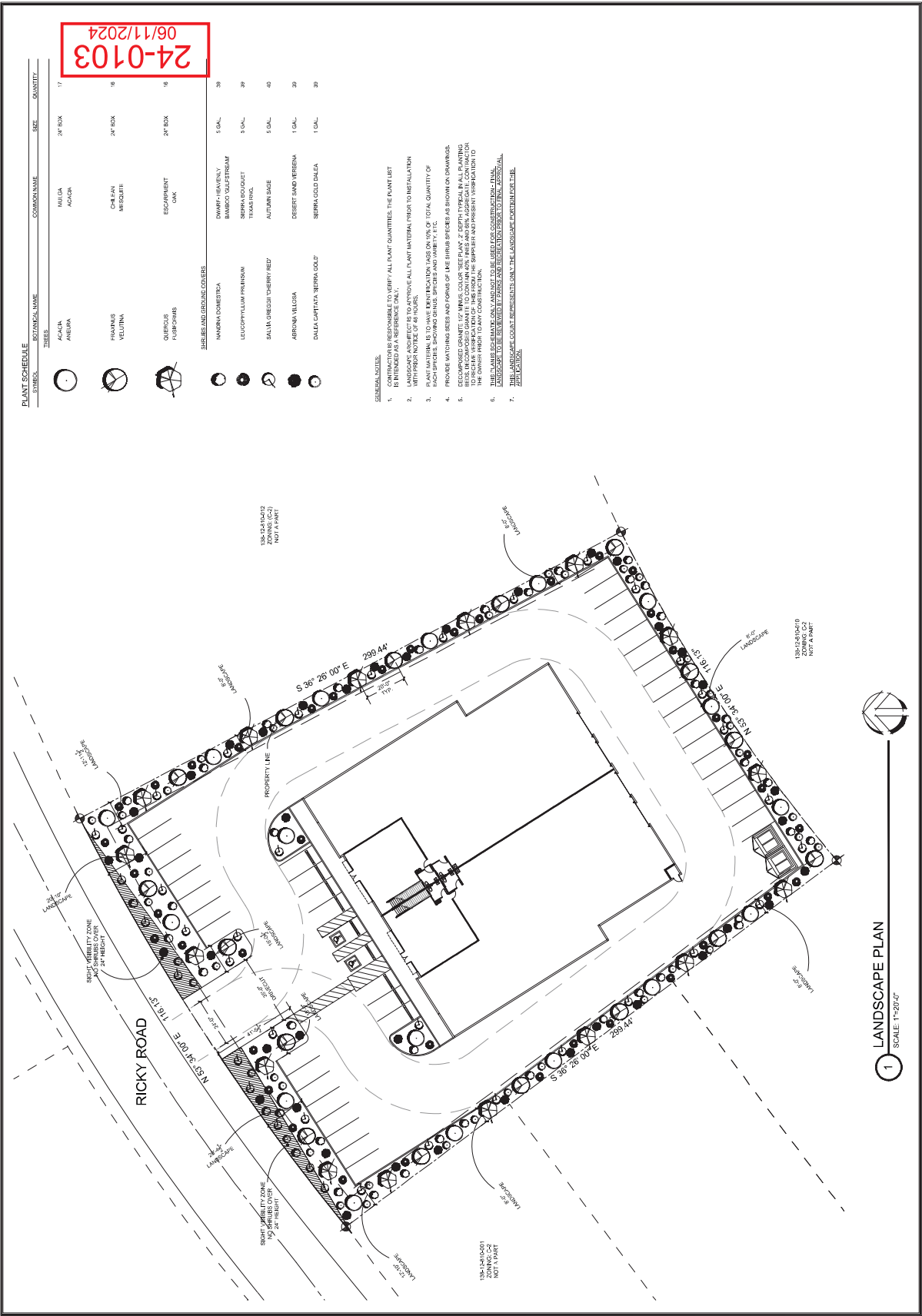
SCALE: 1"=20'-0"

DESIGNED BY: SVZANA RUTAR

CHECKED BY: SVZANA RUTAR

APPROVED BY: SVZANA RUTAR

DATE: 06/11/2024





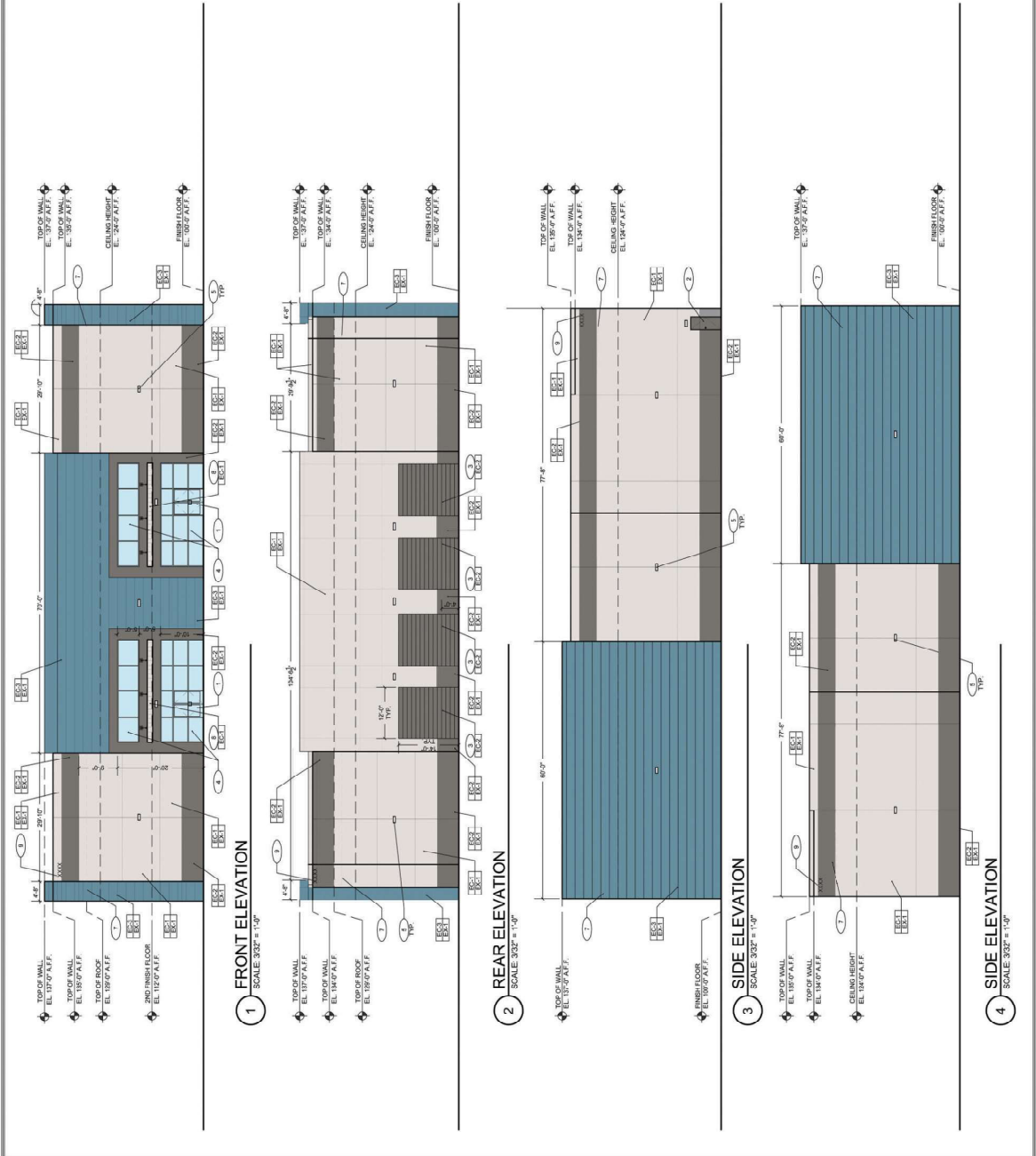
- 
- The image displays three architectural elevation drawings of a building, labeled 1, 2, and 3, with a scale of 3/32" = 1'-0".
- 1 FRONT ELEVATION**: This drawing shows the front facade of the building. It features a central entrance with a gabled roof and a series of windows above it. The drawing includes numerous dimensions and annotations, such as "TOP OF WALL EL. 13'00" A.F.F.", "TOP OF ROOF EL. 14'00" A.F.F.", and "CEILING HEIGHT EL. 14'00" A.F.F.". The overall height is indicated as 14'-0".
  - 2 REAR ELEVATION**: This drawing shows the rear facade of the building. It features a large, flat roof and a series of windows. The drawing includes dimensions and annotations, such as "TOP OF WALL EL. 13'00" A.F.F.", "TOP OF ROOF EL. 14'00" A.F.F.", and "CEILING HEIGHT EL. 14'00" A.F.F.". The overall height is indicated as 14'-0".
  - 3 SIDE ELEVATION**: This drawing shows the side facade of the building. It features a series of windows and a flat roof. The drawing includes dimensions and annotations, such as "TOP OF WALL EL. 13'00" A.F.F.", "TOP OF ROOF EL. 14'00" A.F.F.", and "CEILING HEIGHT EL. 14'00" A.F.F.". The overall height is indicated as 14'-0".



- 1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"



- GENERAL NOTES**
- A. DIMENSION LINES ARE FROM FACE OF FINISH OR FOUNDATION UNLESS SPECIFICALLY NOTED.
- B. FINISHES ARE TO BE MATCHED TO EXISTING OR AS SHOWN ON EXISTING LOCAL RECORD MAPS.
- C. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
- NOTES:**
- ALUMINUM STOREFRONT SYSTEM: REFER TO DOOR & WINDOW SCHEDULE FOR MORE INFO.
  - METAL DOOR TO BE PAINTED TO MATCH SURROUNDING WALL. REFER TO DOOR & WINDOW SCHEDULE FOR MORE INFO.
  - ROOF TOP UNITS - TO BE PAINTED TO MATCH SURROUNDING WALL. REFER TO DOOR & WINDOW SCHEDULE FOR MORE INFO.
  - STORE FRONT WINDOWS: REFER TO DOOR & WINDOW SCHEDULE FOR MORE INFO.
  - WALL MOUNTED LIGHT FIXTURE
  - ROOF TOP UNITS
  - STANDING SEAM STEEL PANNING AND TIE BACK ROSS: REFER TO EXC. FINISH FOR MORE INFO.
  - BUILDING ADDRESS: LOCATION, 12" ADDRESS NUMBER PER IFC 2018, SECTION 505
- EXTERIOR PAINT:**
- EXC17 SHERWIN-WILLIAMS 'ORIGINAL WHITE' SW7077
  - EXC21 SHERWIN-WILLIAMS 'GAUNTLET GRAY' SW7819
  - EXC23 SHERWIN-WILLIAMS 'LESSURE BLUE' SW6515
- EXTERIOR FINISH:**
- EXC1 CONCRETE TILT-UP WALL



**24-0103**  
04/29/2024