

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

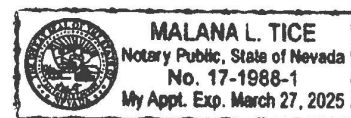
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Shayne Hadley

Subscribed and sworn before me

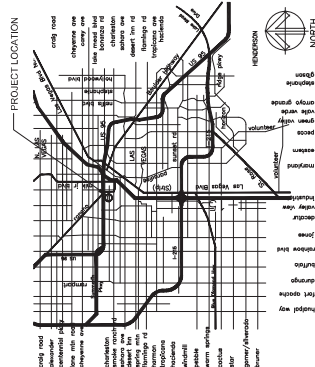
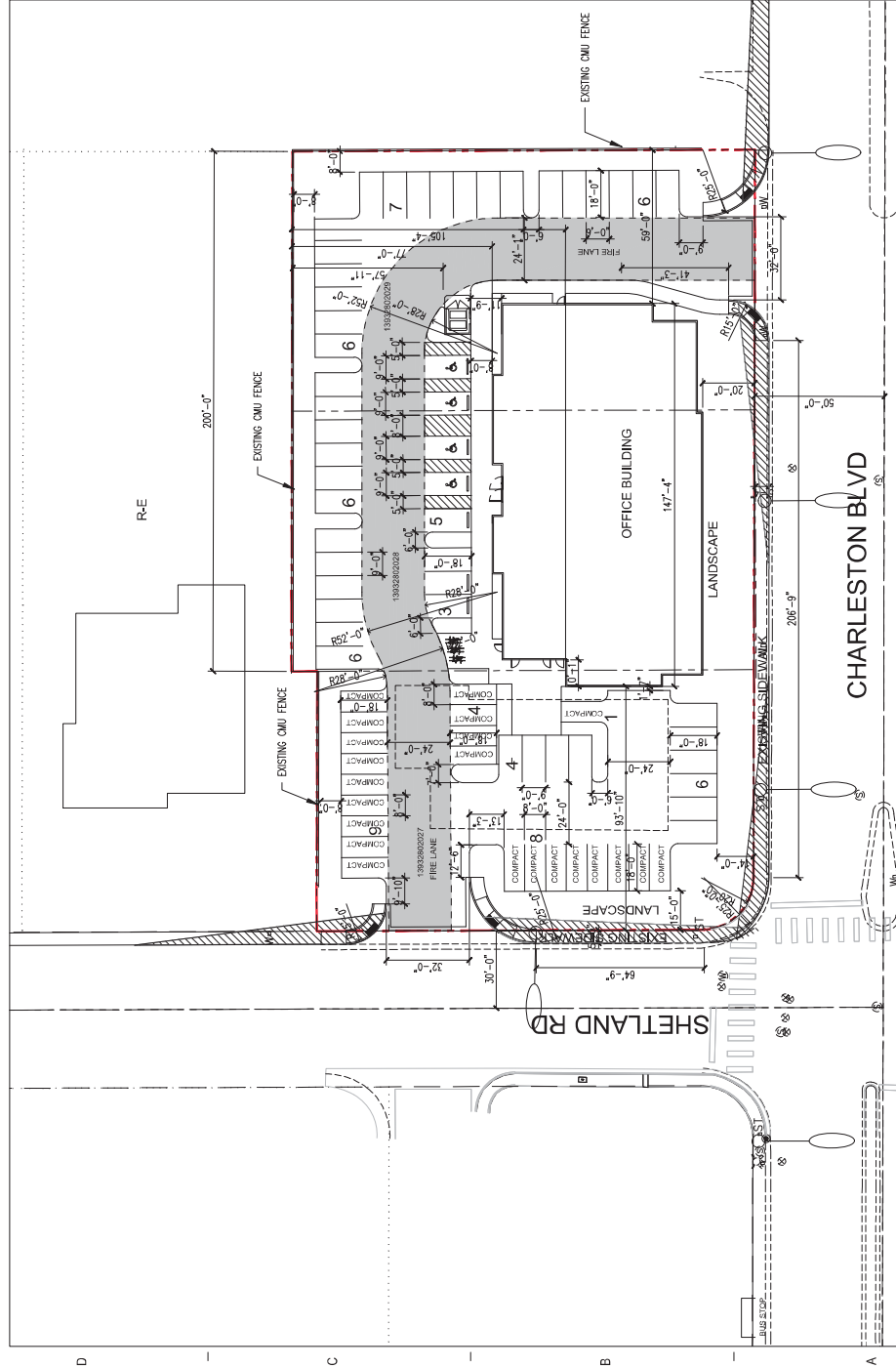
This 20th day of November, 2024

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:	P-3
APN:	139228020728, 29
BUILDING AREA:	
OFFICE:	11,100 SF
1ST FLOOR:	7,500 SF
TOTAL AREA:	18,600 SF
MECHANICAL OFFICE:	5,000 SF
REGULAR OFFICE:	13,600 SF
LOT COVERAGE:	19.7%
PARKING ANALYSIS:	
PARKING REQUIRED:	27.14 CARS
OFFICE:	45.33 CARS
REGULAR OFFICE:	72.47 CARS - 73 CARS
TOTAL REQUIRED:	
PARKING PROVIDED:	
COMPACT SPACES INCLUDED:	74 SPACES
(HANDICAP PARKING INCLUDED:	22 SPACES (30%)
HANDICAP PARKING PROVIDED:	4 SPACES
TOTAL PARKING PROVIDED:	71 SPACES
BIKE PARKING REQUIRED:	
(4 FOR 10,000 SF, PLUS 1 PER 10,000 SF)	4+1-5 SPACES
BIKE PARKING PROVIDED:	6 SPACES

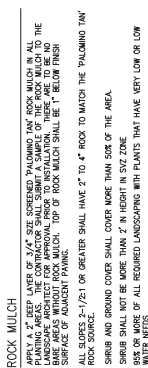


24-0549
12/12/2024

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

Charleston Office BLDG
Las Vegas, Nevada

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
design architect
SUITE 100
10000 WINDY PARKWAY
LAS VEGAS, NV 89121
702-744-2111
702-544-2593 - FAX



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

6

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5

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4

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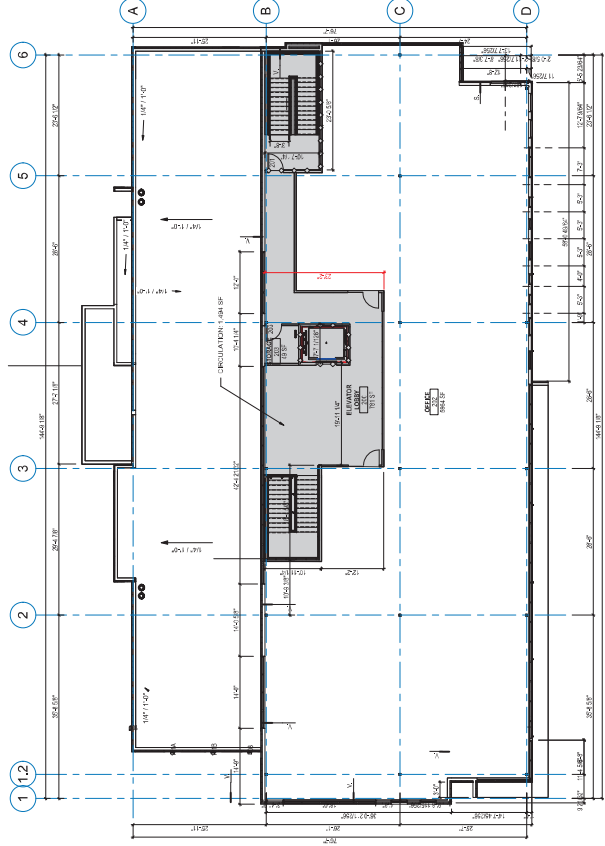
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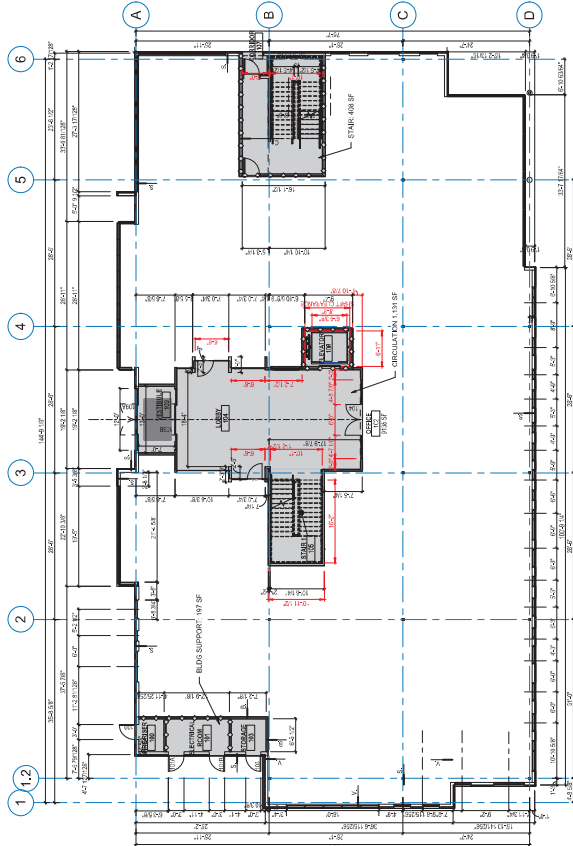
2

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1



2 LEVEL 2 DR
1" = 10'-0"



1 LEVEL 1 DR
1" = 10'-0"

DR - 101
FLOOR PLAN

11/12/2024 3:00:40 PM
SCALE 1" = 10'-0"

CHARLESTON OFFICE BLDG
LAS VEGAS, NV 89113

WILLIAMS + ASSOCIATES



24-05549
11/12/2024

WILLIAMS + ASSOCIATES
ARCHITECT
11/12/2024 3:00:40 PM
DR - 101

6

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


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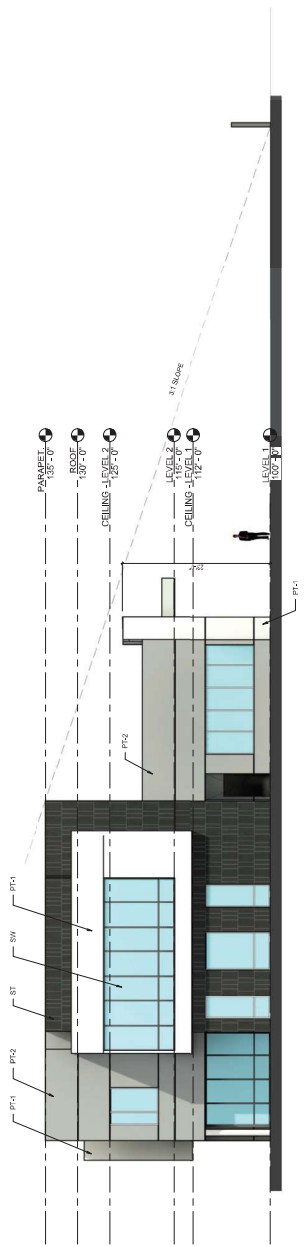
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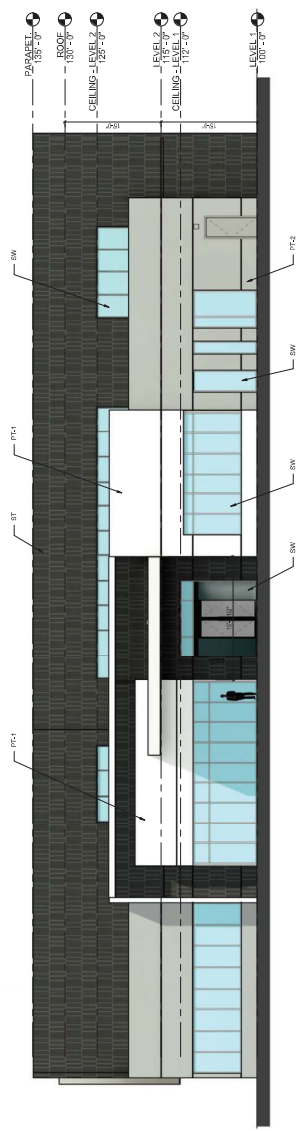
1

MATERIAL / COLOR LEGEND	
	PT1 - PPG1000-2 ANCTIC COTTON
	PT2 - PPG1000-4 GRAY MARBLE
	ST - STONE WINEER
	SW - STONEPOINT WINDOW AND DOOR
NOTE: ROOF TOP EQUIPMENT SHALL BE HIDDEN FROM PUBLIC LIGHT OF WAY BY PARAPETS.	

MATERIAL / COLOR LEGEND



1 EAST ELEVATION DR
18'0" x 112'



2 NORTH ELEVATION DR
18'0" x 112'

YOUNG BUN + ASSOCIATES

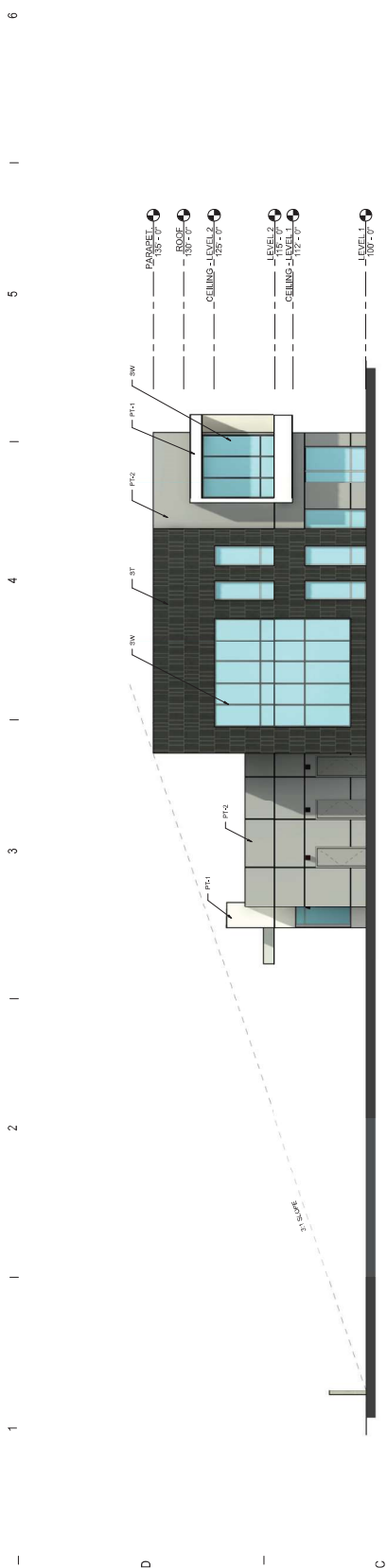


24-0549
11/20/2019

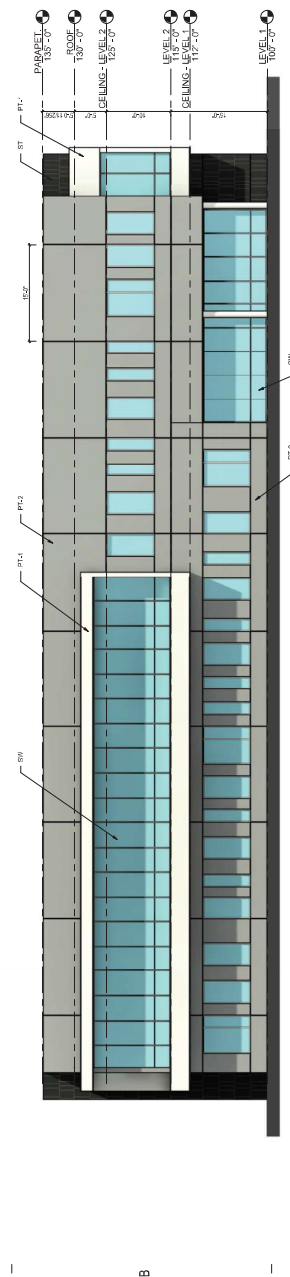
DR - 201
ELEVATIONS

11/22/2014 2:54:02 PM
SCALE As indicated





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LAS VEGAS, NV 89113



1 WEST ELEVATION DR
18° = 1:20"



2 SOUTH ELEVATION DR
18° = 1'20"

MATERIAL / COLOR LEGEND	
	PT 1 - PPG1082-3 ANCTIC COTTON
	PT 2 - PPG1032-4 GRAY MARBLE
	91 - STONE VENEER
	9W - STOREFRONT WINDOW AND DOOR

NOTE: FLOOR FOR FOUR PARTIES WILL BE HIDDEN FROM PUBLIC SIGHT BY WALK BY PANELS ONLY.

MATERIAL/COLOR LEGEND

YIP KWONG LIU + ASSOCIATES
ARCHITECTS/INTERIORS/INTERIOR
4-15-19
1/5-22-19
designed by
16800 WILSON AVENUE #1000
HUNTINGTON BEACH, CA 92647
714.444.1111
714.444.1119
714.444.1119

CHARLESTON OFFICE BLDG
LAS VEGAS, NV 89113

DR - 202
ELEVATIONS

11/12/2024 2:53:05 PM

SCALE As indicated