



# 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) VARIANCE - SETBACK

**Project Address** (Location) 73 30TH STREET LAS VEGAS, NV 89101

**Project Name** PROPOSED METAL BUILDING **Proposed Use** WAREHOUSE / DISTRIBUTION

**Assessor's Parcel #(s)** 139-36-4020-003 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing M Proposed M

**Additional Information** REPLACE A FIRE DAMAGED METAL BUILDING WITH ZERO-LOT LINE AT THE SOUTH SIDE OF THE PROPERTY

**Property Owner** LORDS PLASE LLC **Contact** SAM VAFALAR

**Address** 73 30TH STREET **City** LAS VEGAS **State** NV **Zip** 89101

**E-mail** \_\_\_\_\_ **Phone** 702 505 1110

**Applicant** SAME AS THE OWNER **Contact** \_\_\_\_\_

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

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

**Representative** DESIGNLAND PLLC **Contact** BEN TORRELLA

**Address** 712 MAXLEY CT **City** LAS VEGAS **State** NV **Zip** 89145

**E-mail** ben.designland@gmail.com **Phone** 702 665 9507

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.

State of Nevada

County of Clark

Property Owner Signature [Signature] Agent

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

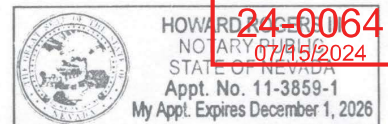
**Print Name** LORDS PLASE LLC

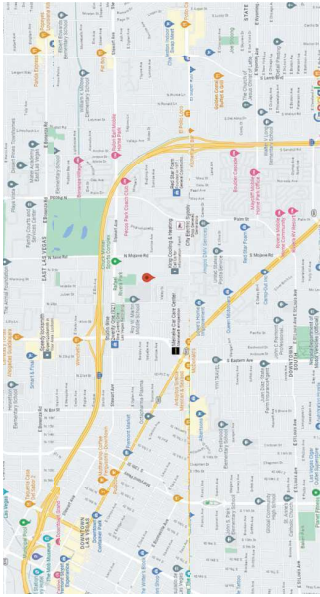
Subscribed and sworn before me

This 20 day of May, 2024

Harold Bogard III

Notary Public in and for said County and State





2 LOCATION MAP  
NTS

## PROPOSED METAL BUILDING

SCOPE OF WORK: REPLACE A FIRE DAMAGED METAL BUILDING

24-0064  
07/15/2024

### PROPERTY LOCATION & INFORMATION:

APN: 13936402003  
OWNER: LORDS PLASE L L C  
ADDRESS: 73 30TH ST  
JURISDICTION: LAS VEGAS - 89101  
ZONING CLASSIFICATION: INDUSTRIAL (M)  
ESTIMATED LOT SIZE: 0.26 ACRES

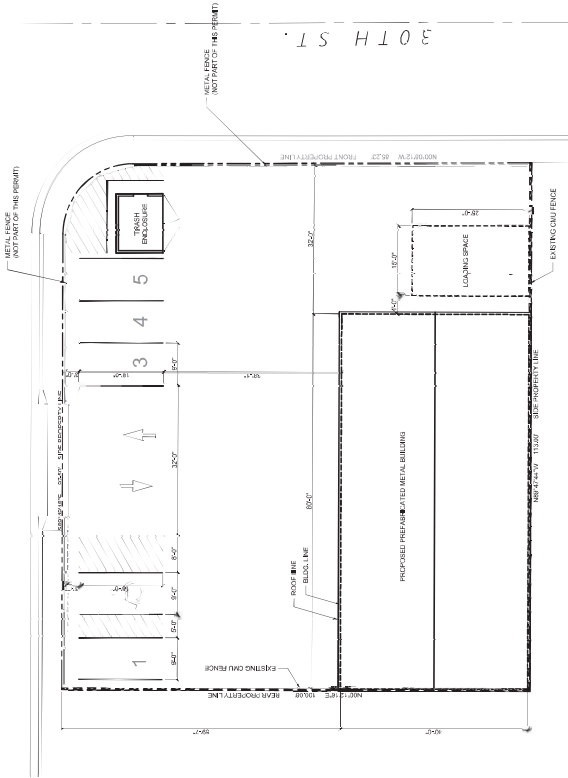
### BUILDING DATA

OCCUPANCY GROUP : S / B , WARE HOUSE / DISTRIBUTION  
TYPE OF CONSTRUCTION : II - B  
BUILDING AREA : 3200 sqft

### CODES:

2021 IBC  
2021 IFC  
2017 NEC  
2018 UMC/JPC

S U N R I S E   A V E .



1 SITE PLAN  
SCALE = 1" = 10'



1.0

DESIGNLAND PLLC.  
712 Maxey Ct. Las Vegas, NV  
89145  
Tel: (702)665 9507

SHEET CONTENTS:  
SITE PLAN  
VICINITY MAP  
CALCULATIONS

PROJECT DETAILS:  
PROPOSED PREFAB  
METAL BUILDING  
LAS VEGAS NV 89101

CAD  
DESIGN  
BT  
CHECK  
BT  
COMPLETED  
06/10/24

REVISIONS:





24-0064  
08/05/2024

**DESIGNLAND PLLC.**  
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ELEVATIONS

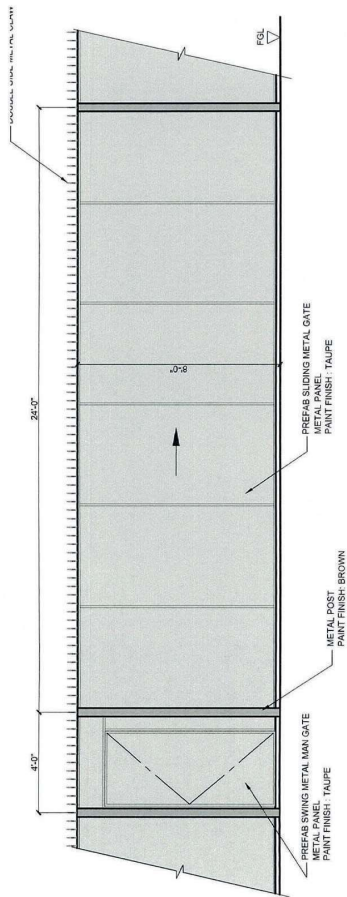
SHEET CONTENTS:

PROJECT DETAILS:

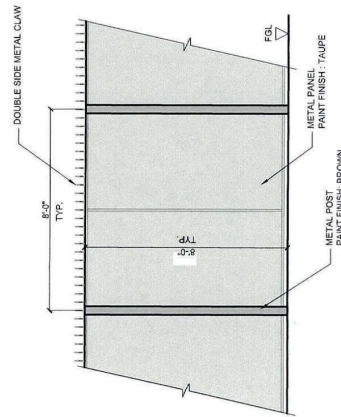
PERIMETER FENCE  
73 30HT ST  
LAS VEGAS NV 89101

CAD  
DESIGN  
CHECK  
BT  
BT  
COMPLETED  
03/29/24

REVISIONS:



2 GATE ELEVATION  
SCALE = 1/2"=1'



1 TYPICAL FENCE ELEVATION  
SCALE = 1/2"=1'