

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) 6950 VIA OLIVERO AVE. LAS VEGAS, NV. 89117

Project Name 6950 VIA OLIVERO SUITE 1 Proposed Use SUITE 1 TO BE USE FOR CHURCH

Assessor's Parcel #(s) 163-03-804-008 Ward # 1

General Plan: Existing P-R Proposed A-3 Zoning: Existing P-R Proposed C-1

Additional Information To Apply for a parking Variance

Property Owner D N REALTY L L C Contact ANDREW N. NGUYEN
Address 6950 VIA OLIVERO AVE, City LAS VEGAS State NV Zip 89117
E-mail ANDREWNHAT@GMAIL.COM Phone 408-838-1044

Applicant D N REALTY L L C Contact ANDREW N. NGUYEN
Address 6950 VIA OLIVERO AVE, City LAS VEGAS State NV Zip 89117
E-mail ANDREWNHAT@GMAIL.COM Phone 408-838-1044

Representative DESIGNING NOVELTIES Contact JAVIER BURROLA
Address 296 KNIGHT AIDEN AVE. City LAS VEGAS State NV Zip 89123
E-mail designingnovelties@gmail.com Phone 702-3085-3876

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

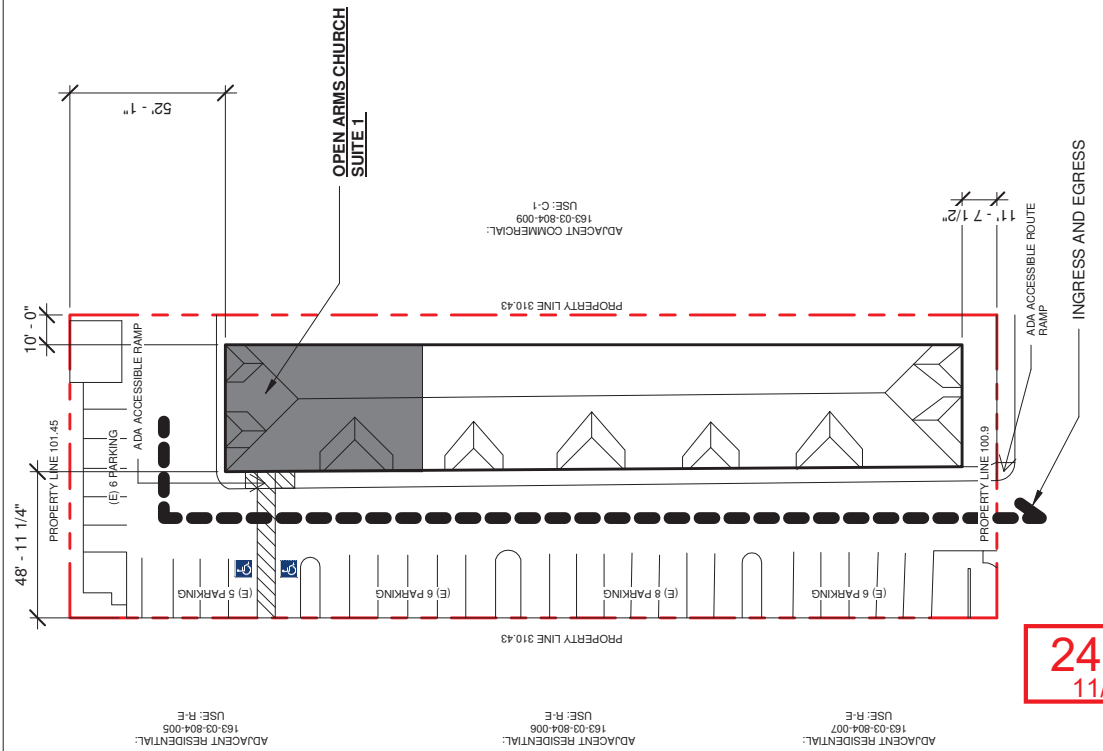
Print Name ANDREW NGUYEN

Subscribed and sworn before me

This 10th day of August, 20 24

Samuel A. Ponce
Notary Public in and for said County and State





INFO ANALYSIS
JURISDICTION: CITY OF LAS VEGAS
ZONING: R-E
CHURCH AREA SQFT: 2,896
PROPERTY SIZE: 0.72 ACRES
F.A.R. (FLOOR AREA RATIO): 8.9%
COMPLETE BUILDING IS TYPED SPRINKLERED.

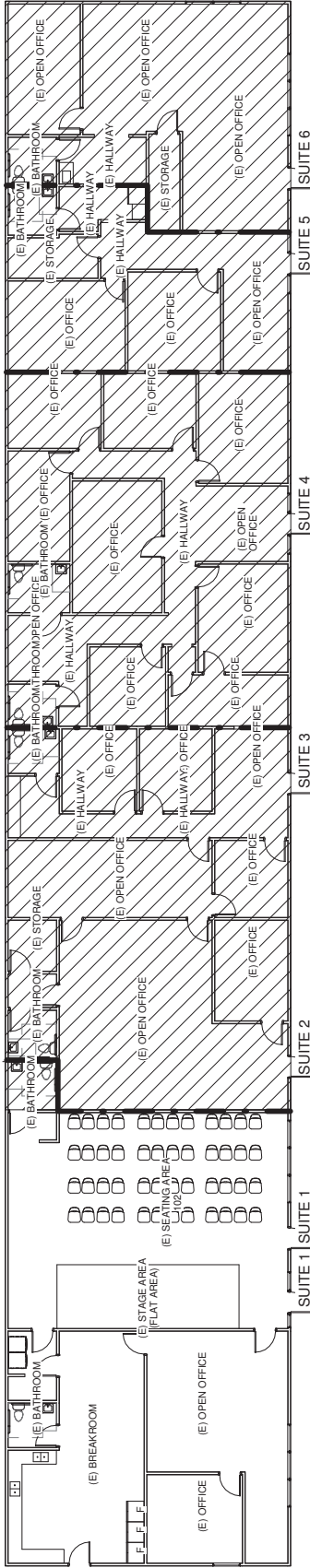
PARKING REQUIREMENTS:
ALL EXISTING OFFICES ARE 98 PARKING AND THERE ARE ONLY 31 PARKING SPACES WITH 2 HANDICAP. REQUESTING A WAIVER OF 6 PARKING SPACES.

ASSASSORS PARCELS - CLARK COUNTY, NV
Briana Johnson - Assessor

Parcel Number	Area (Acres)	Assessor's Map	Assessor's Map	Assessor's Map
127	1.38	127	1.38	127
128	1.38	128	1.38	128
129	1.38	129	1.38	129
130	1.38	130	1.38	130
131	1.38	131	1.38	131
132	1.38	132	1.38	132
133	1.38	133	1.38	133
134	1.38	134	1.38	134
135	1.38	135	1.38	135
136	1.38	136	1.38	136
137	1.38	137	1.38	137
138	1.38	138	1.38	138
139	1.38	139	1.38	139
140	1.38	140	1.38	140
141	1.38	141	1.38	141
142	1.38	142	1.38	142
143	1.38	143	1.38	143
144	1.38	144	1.38	144
145	1.38	145	1.38	145
146	1.38	146	1.38	146
147	1.38	147	1.38	147
148	1.38	148	1.38	148
149	1.38	149	1.38	149
150	1.38	150	1.38	150
151	1.38	151	1.38	151
152	1.38	152	1.38	152
153	1.38	153	1.38	153
154	1.38	154	1.38	154
155	1.38	155	1.38	155
156	1.38	156	1.38	156
157	1.38	157	1.38	157
158	1.38	158	1.38	158
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190	1.38	190	1.38	190
191	1.38	191	1.38	191
192	1.38	192	1.38	192
193	1.38	193	1.38	193
194	1.38	194	1.38	194
195	1.38	195	1.38	195
196	1.38	196	1.38	196
197	1.38	197	1.38	197
198	1.38	198	1.38	198
199	1.38	199	1.38	199
200	1.38	200	1.38	200

24-05381
11/01/2024

<div>Drawn</div>	<div>checked</div>	<div>Scale</div>	<div>1" = 40'-0"</div>	<div><div></div></div>	PROJECT		<div>OPEN ARMS CHURCH (D N REALITY LLC) 6950 VIA OLIVERO AVE. SUITE 1. LAS VEGAS, NV. 89117</div>	Drawing Title		<div>SITE PLAN</div>	<div>Dwg. No.</div>	<div>AS1.00</div>
					<div>Date</div>	<div>09/15/2024</div>						
<div>0' 5' 10' 20'</div> <div>SCALE</div>												



PARKING REQUIREMENTS SUITE 1:
OFFICE - 1 SPACE FOR EACH 300 SQFT OF GROSS FLOOR PLAN
CHURCH - 1 OF 4 FIXED SEATS OR 1 OF 100 SQFT NON FIXED SEATING AREA
2153 SQFT / 300 = 7 PARKING SPACES REQUIRED
743 SQFT / 100SQFT NON FIXED CHAIRS = 8 PARKING SPACES REQUIRED
TOTAL PARKING SPACES: 15
CHURCH AREA SQFT: 2.896

PARKING REQUIREMENTS SUITE 2 & 3:
1 SPACE FOR EACH 300 SQFT OF GROSS FLOOR PLAN
2255 SQFT / 300 = 8 PARKING SPACES REQUIRED

PARKING REQUIREMENTS SUITE 4:
1 SPACE FOR EACH 300 SQFT OF GROSS FLOOR PLAN
2142 SQFT / 300 = 7 PARKING SPACES REQUIRED

PARKING REQUIREMENTS SUITE 5:
1 SPACE FOR EACH 300 SQFT OF GROSS FLOOR PLAN
984 SQFT / 300 = 4 PARKING SPACES REQUIRED

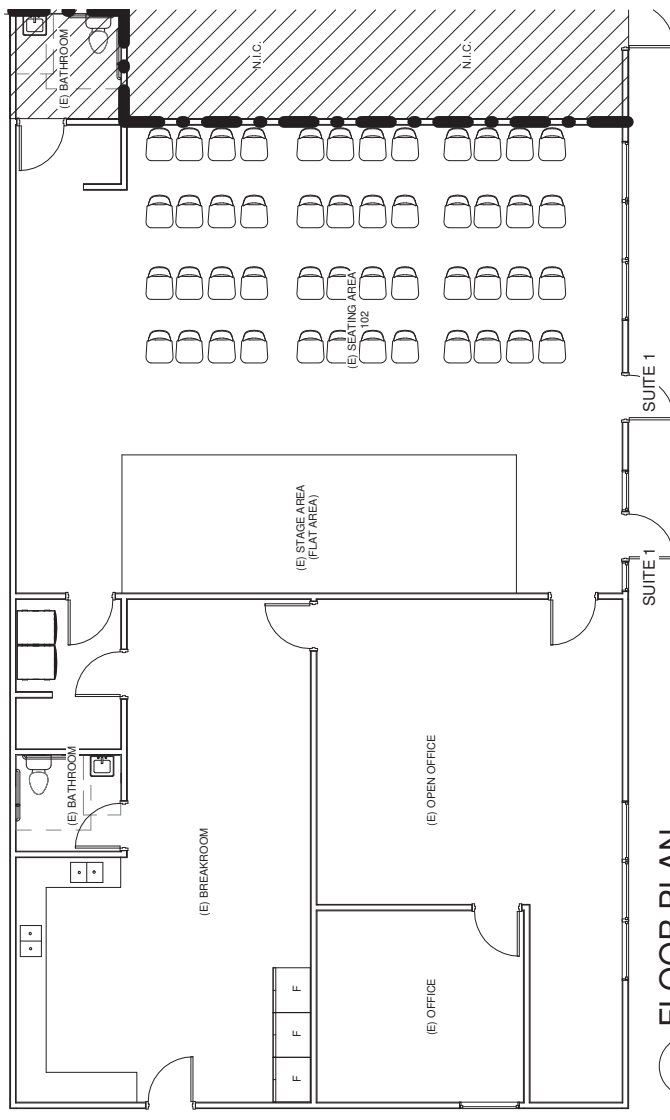
PARKING REQUIREMENTS SUITE 6:
1 SPACE FOR EACH 300 SQFT OF GROSS FLOOR PLAN
1251 SQFT / 300 = 4 PARKING SPACES REQUIRED

1 OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOTE: SEATING AREA CHAIRS AT CHURCH ARE NOT FIXED SEATS. THEY ARE CHAIRS THAT ARE SET UP FOR THE SERVICE.

(E) 2HR FIRE RATED WALL - WALL SEPARATION BETWEEN SUITS.



2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

24-0581
11/01/2024

Drawn	PROJECT	Drawing Title	Dwg. No.
checked	OPEN ARMS CHURCH (D N REALITY LLC)	FLOOR PLAN	A1
Scale	6950 VIA OLIVERO AVE. SUITE 1. LAS VEGAS, NV. 89117		
	As Indicated		