



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) Site development Plan Review

Project Address (Location) 935 S. Decaure, Las Vegas NV 89107

Project Name Office Building -SDR/VARx2 **Proposed Use** Office Space

Assessor's Parcel #(s) 13931410120 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 935 Decatur Trust **Contact** Gohar Patvakanyan

Address 5226 Misty Morning Dr **City** Las Vegas **State** NV **Zip** 89118

E-mail gogiplv@yahoo.com **Phone** 702-334-7754

Applicant Joshua Ritson **Contact** Joshua Ritson

Address 8208 Go West Rd NW **City** Albuquerque **State** NM **Zip** 87120

E-mail _____ **Phone** 702-355-9775

Representative _____ **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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 _____

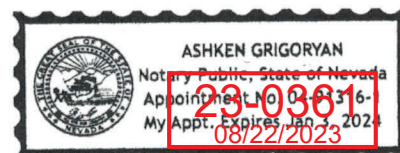
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Gohar Patvakanyan

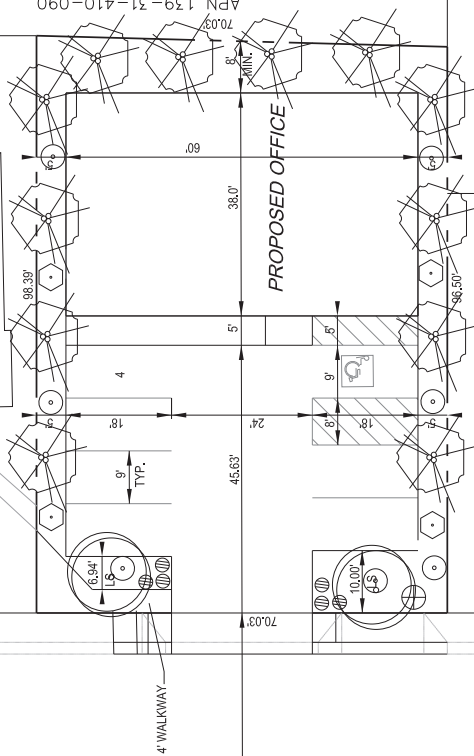
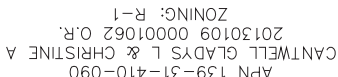
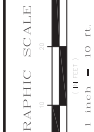
Subscribed and sworn before me

This 22 day of August, 20 23







Ashken Grigoryan, Notary Public, Clark Nevada
Notary Public in and for said County and State

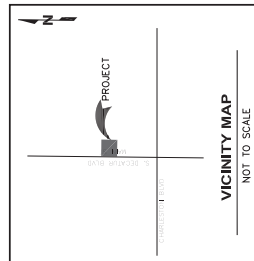


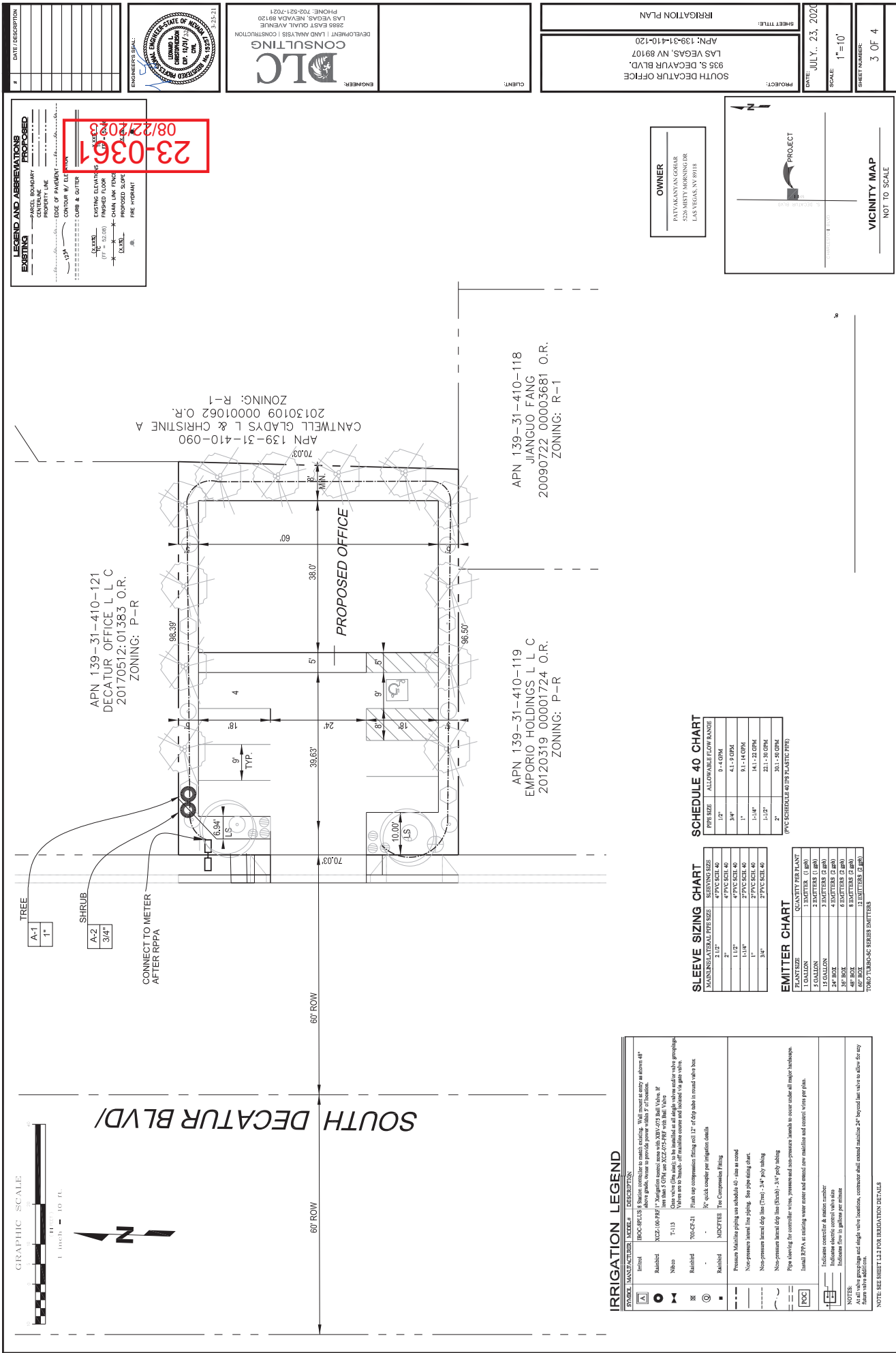
Ashken Grigoryan

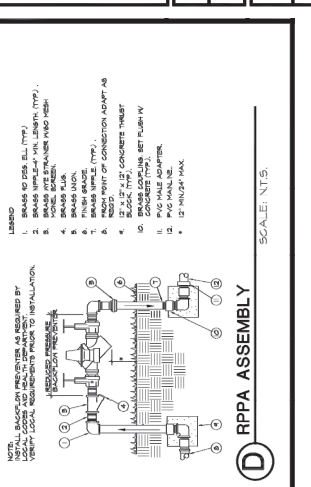
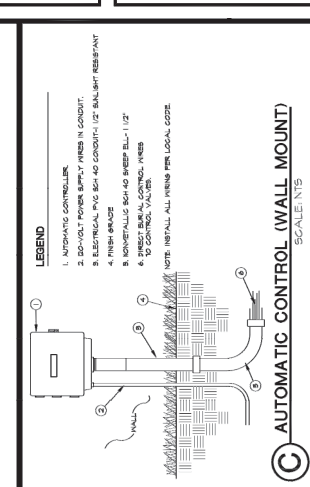
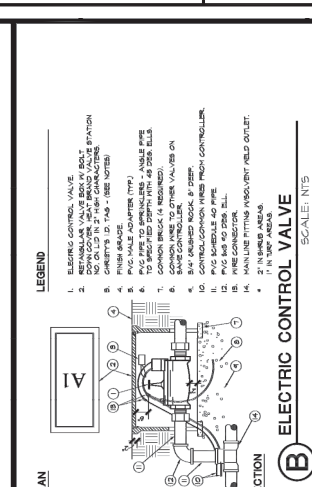
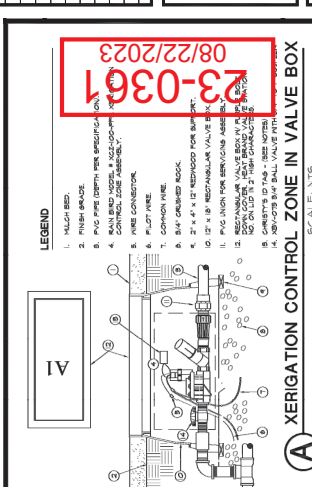
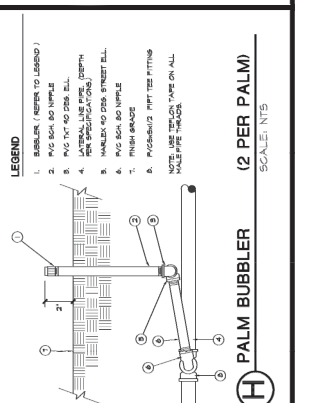
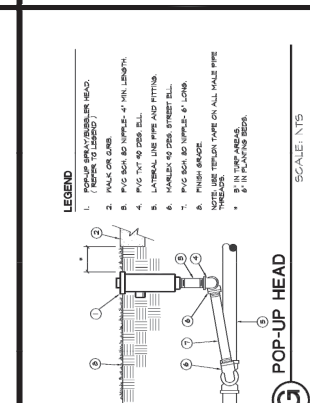
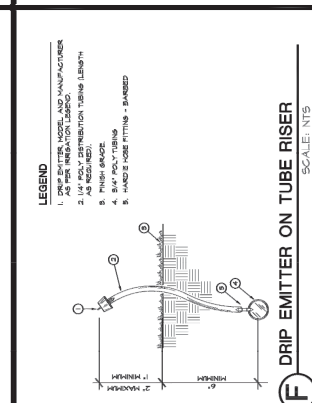
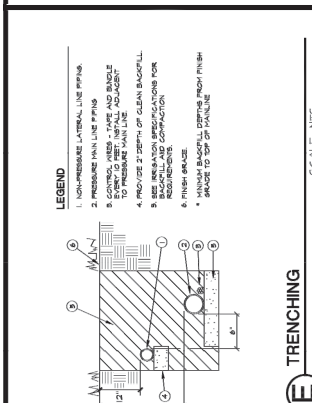
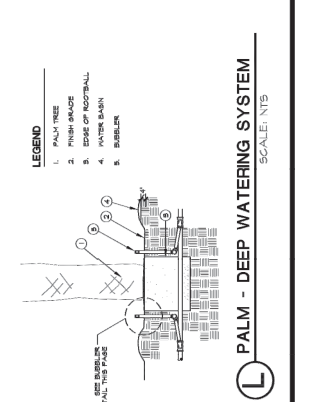
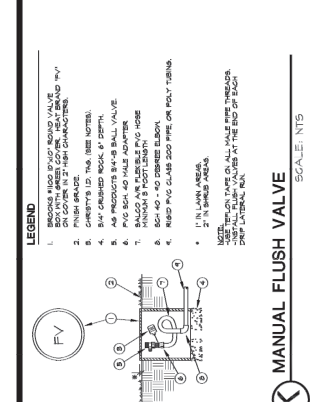
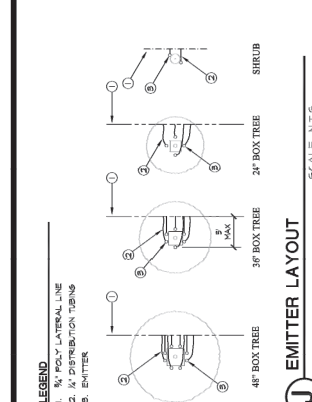
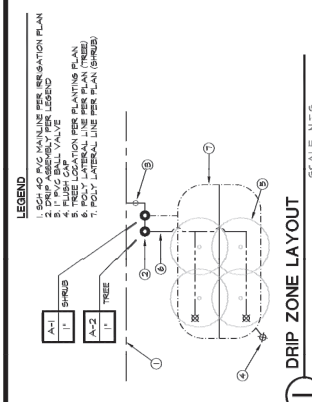
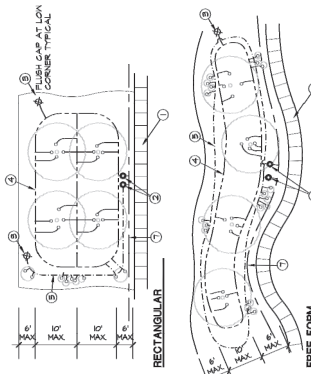
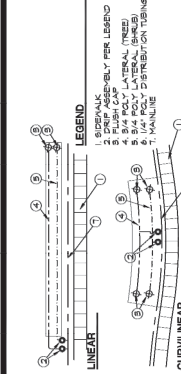
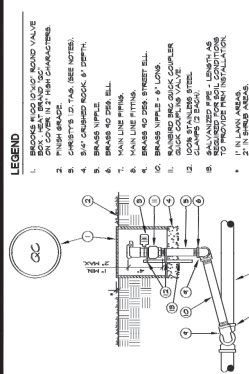
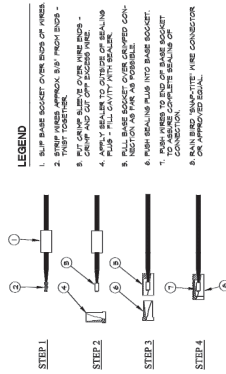


PLANT LIST:

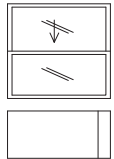
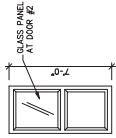
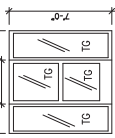
NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
2		RHUS LANCEA - African Seneb	24" BOX
10		Shearering Acacia	15 GALLON
		LANTANA HYBRID 'NEW GOLD' - Yellow trailing Lantana	5 GALLON
		Cistus purpureus - Purple Rockrose	5 GALLON
		EPHEDRUM JAPONICUS - Mound Grass	5 GALLON
		Pyracantha coccinea - Scarlet Firethorn	5 GALLON

[illegible]

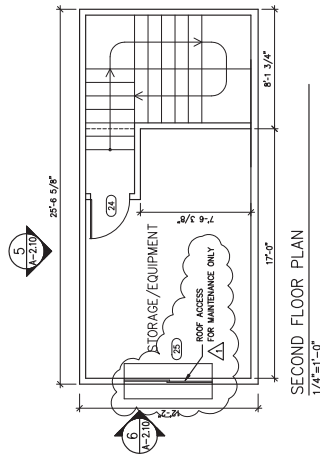
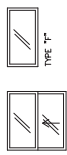




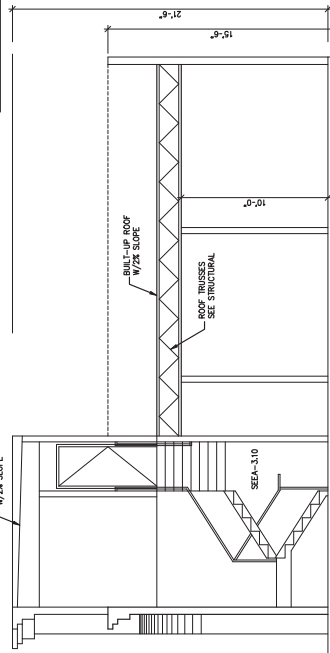
DOOR TYPES



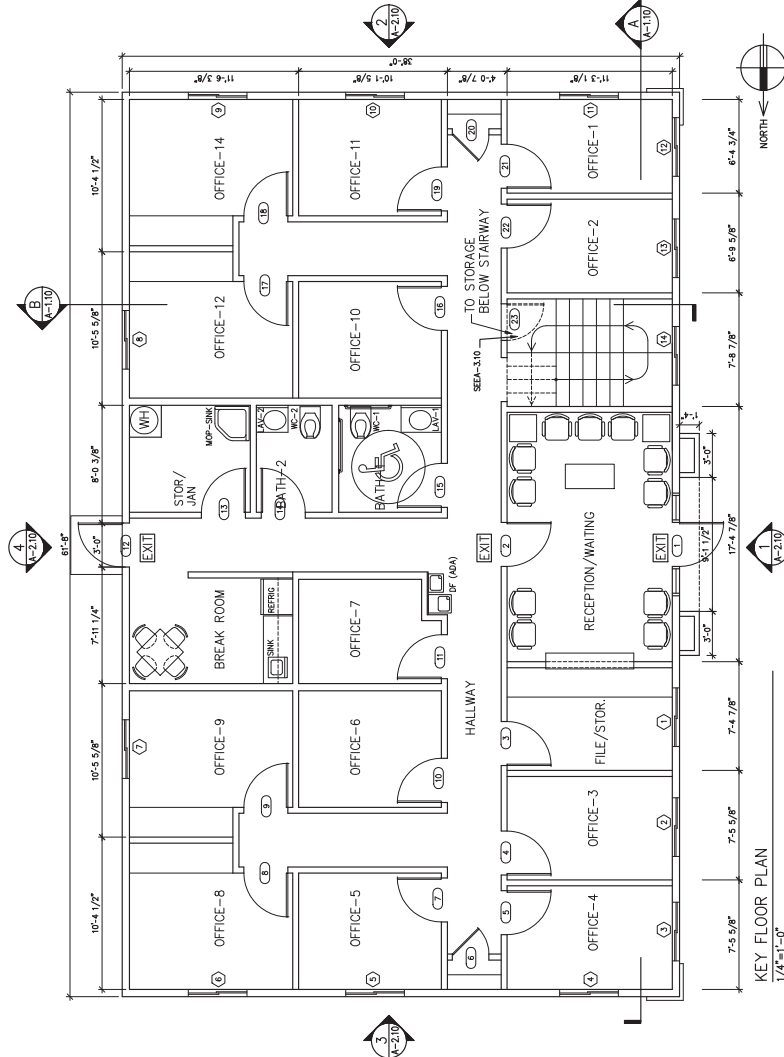
WINDOW	TYPE	LOCATION	CONDS. TYPE	WIDTH	HEIGHT
1	"	RECEPTION	MIL/AL/PAL	4'-0"	4'-0"
2	"	OFFICE	MIL/AL/PAL	4'-0"	4'-0"
3	"	OFFICE	MIL/AL/PAL	4'-0"	4'-0"
4	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
5	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
6	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
7	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
8	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
9	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
10	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
11	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
12	"	OFFICE	MIL/AL/PAL	4'-0"	2'-0"
13	"	STAIRWAY	MIL/AL/PAL	4'-0"	4'-0"



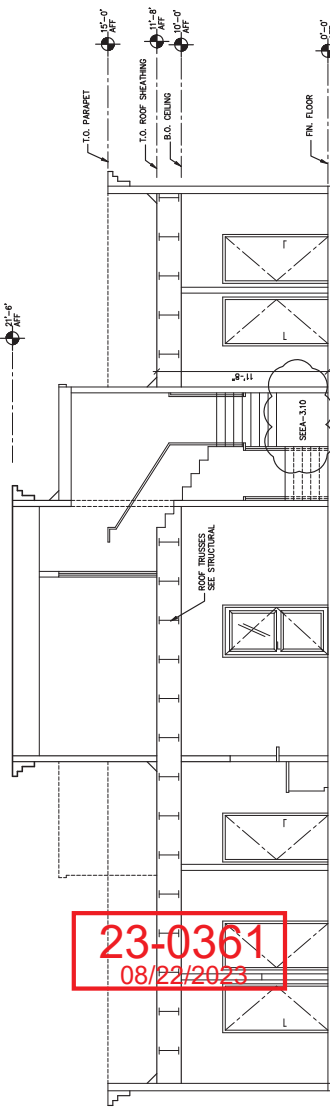
SECOND FLOOR PLAN



BUILDING SECTION



KEY FLOOR PLAN
1/4"=1'-0"



A BUILDING SECTION

DATE	DESCRIPTION
7-13-20	ISSUED FOR PLANS CHECK
8-26-20	REVISED FOR PLANS CHECK
5-19-22	REVISED FOR PLANS CHECK

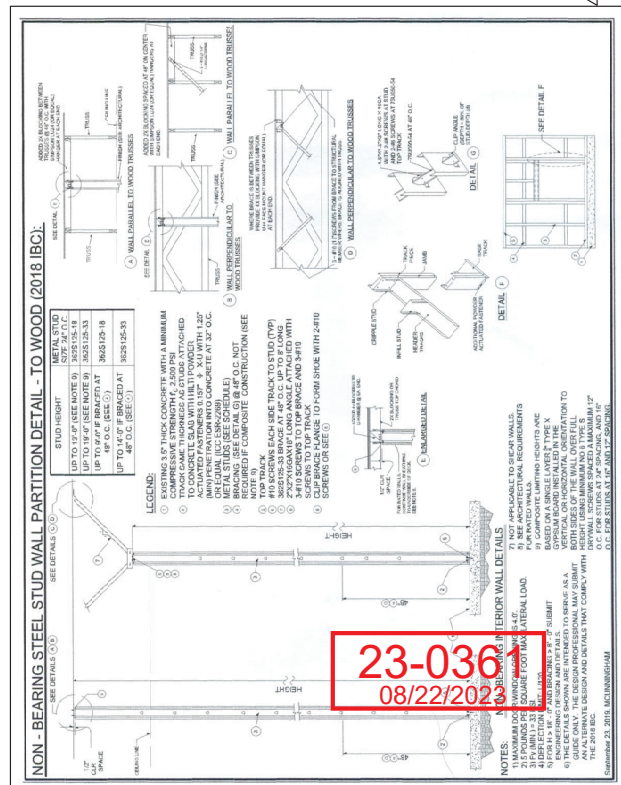
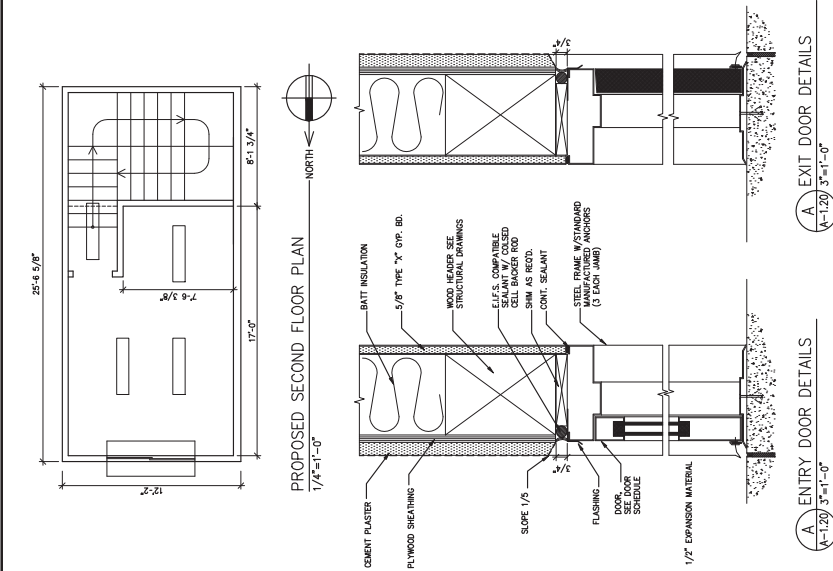
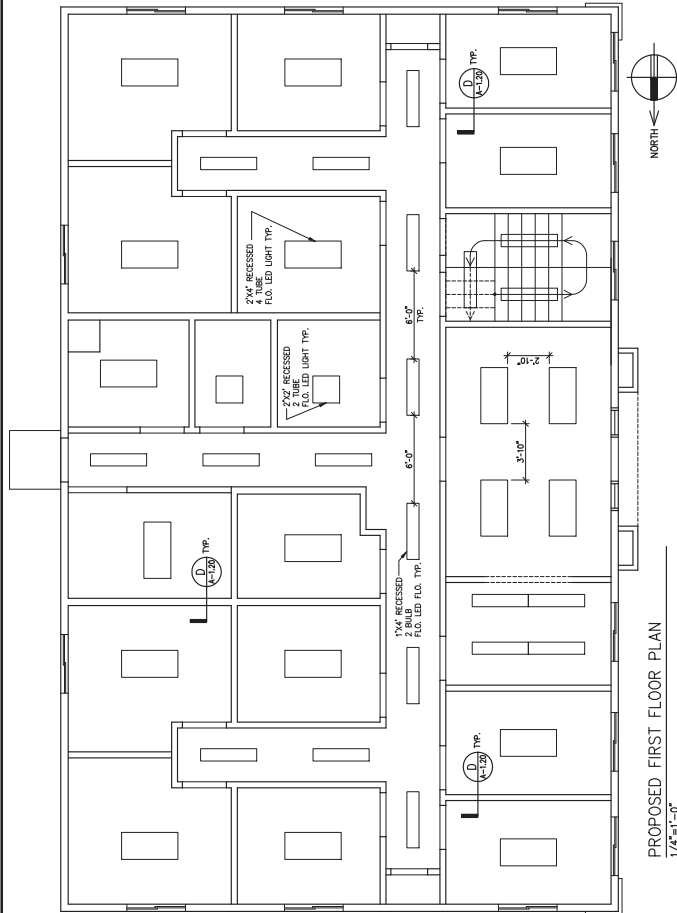
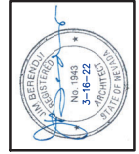
REVISIONS

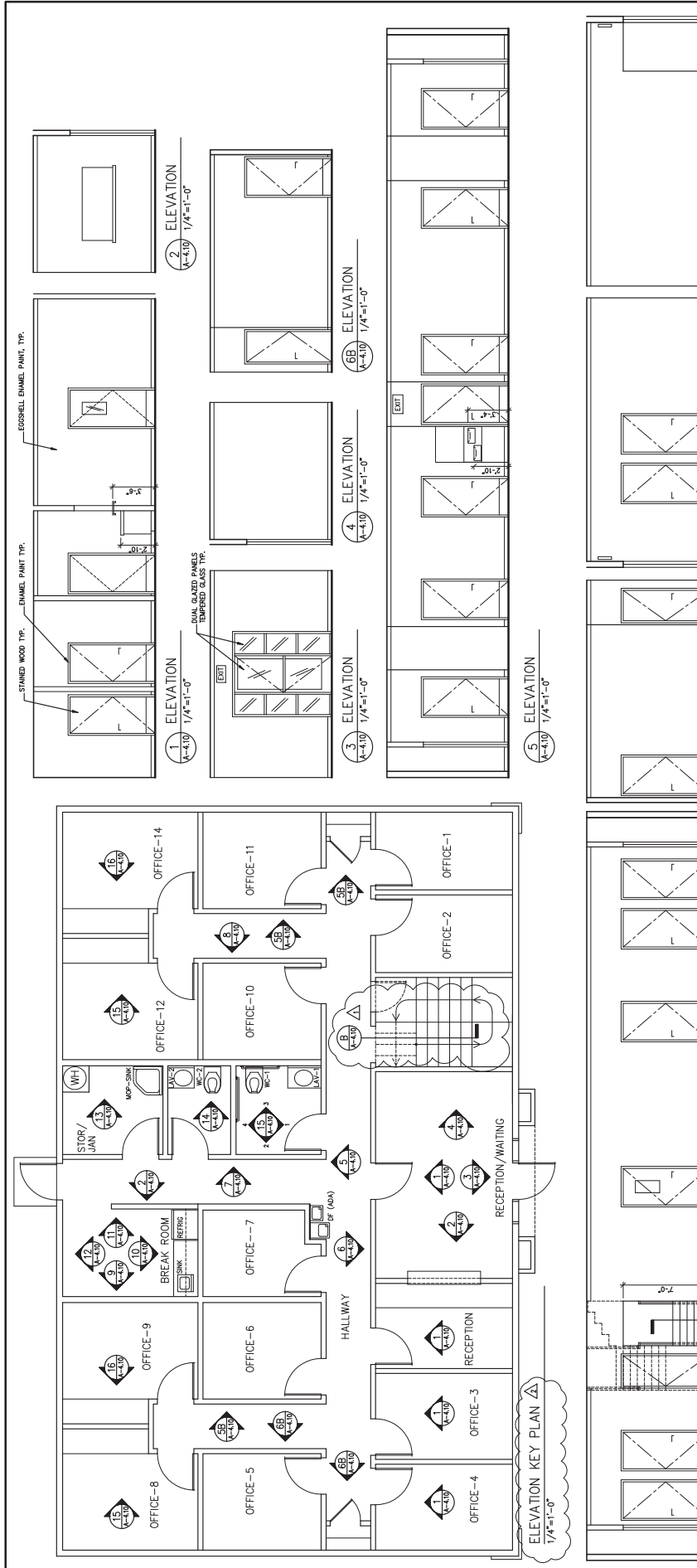
CONSTRUCTION MANAGER

PROJECT:
OFFICE BUILDING, C-1 ZONED AT 995 S DECATUR BLVD, LAS VEGAS, NEVADA
SHEET TITLE:
REFLECTED CEILING PLAN AND DETAILS

DESIGN CORE
ARCHITECTURE - PLANNING - INTERIORS
JIM BERENDT, ARCHITECT, AIA
berendt@berendtdesign.com
P.O. BOX 774623, HENDERSON, NV 89077
PHONE: (702) 721-0293

DATE:
11-18-19
SCALE:
AS NOTED
JOB #:
170006
A-1.20





DATE	11-8-19
SCALE	AS NOTED
JOB #	170306
DESIGN CORE	
ARCHITECTURE - PLANNING - INTERIORS	
P.O. BOX 778425, HENDERSON, NV 89077	
PHONE: (702) 731-0283	
berendj@berendjarchitect.com	
JIM BERENDJ, ARCHITECT, AIA	

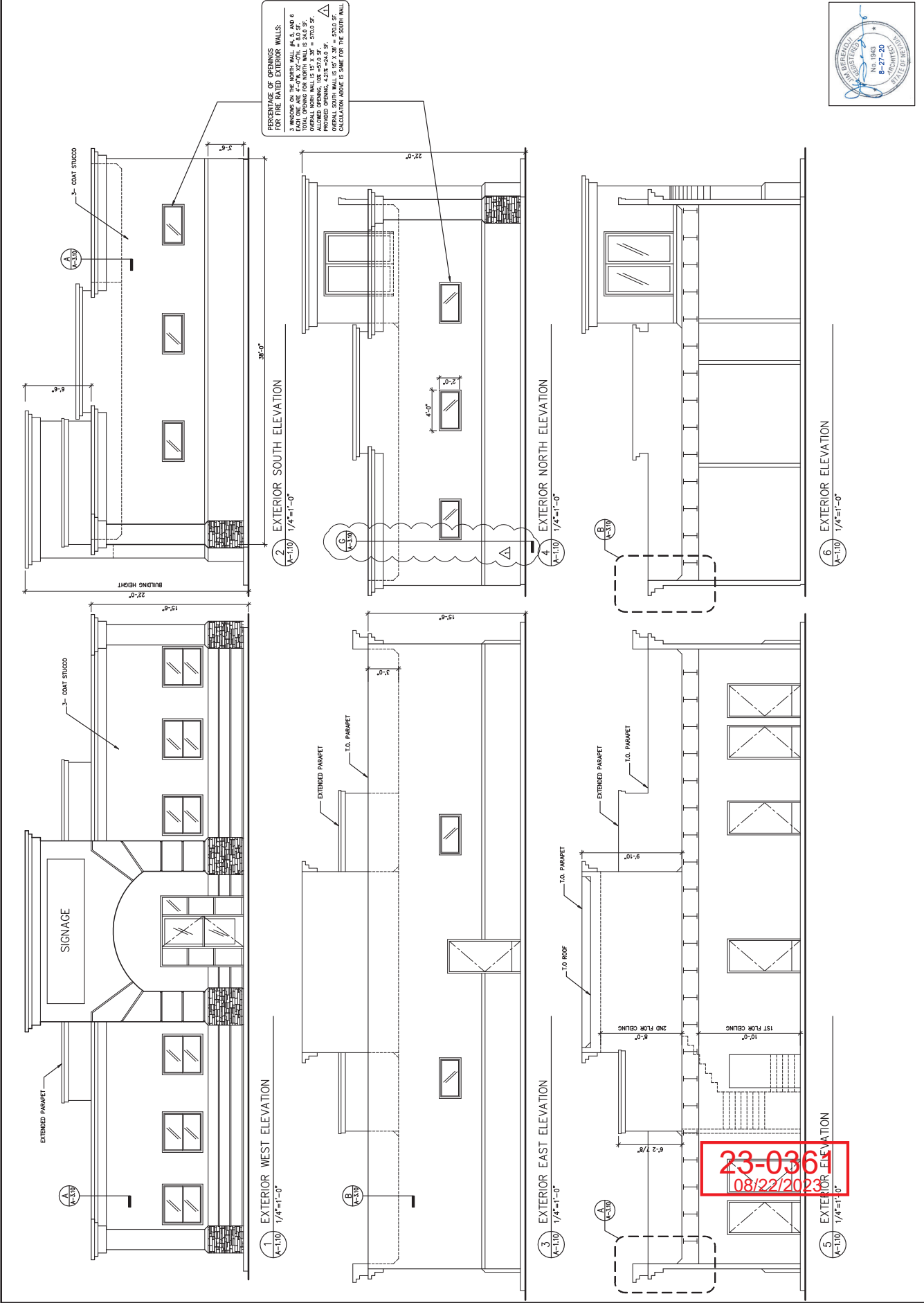
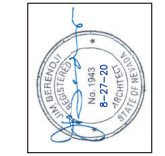
REVISIONS	
DATE	7-13-20
DESCRIPTION	REVISED FOR PLANS CHECK
BY	AN
DATE	7-13-20
DESCRIPTION	REVISED FOR PLANS CHECK
BY	AN

CONSTRUCTION MANAGER	
PROJECT	
SHEET TITLE	
EXTERIOR ELEVATIONS AND BUILDING SECTIONS	

PROJECT	OFFICE BUILDING, CDT ZONED AT 995 S DECATUR BLVD, LAS VEGAS, NEVADA
SHEET TITLE	EXTERIOR ELEVATIONS AND BUILDING SECTIONS

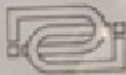
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SCALE	AS NOTED
JOB #	170306
DESIGN CORE	
ARCHITECTURE - PLANNING - INTERIORS	
P.O. BOX 778425, HENDERSON, NV 89077	
PHONE: (702) 731-0283	
berendj@berendjarchitect.com	
JIM BERENDJ, ARCHITECT, AIA	

DATE	11-8-19
SCALE	AS NOTED
JOB #	170306
DESIGN CORE	
ARCHITECTURE - PLANNING - INTERIORS	
P.O. BOX 778425, HENDERSON, NV 89077	
PHONE: (702) 731-0283	
berendj@berendjarchitect.com	
JIM BERENDJ, ARCHITECT, AIA	





OFFICE BUILDING, CRT ZONED AT
935 S. DECATUR BLVD. LAS VEGAS, NEVADA



DESIGN CORE

ARCHITECTURE • PLANNING • INTERIORS

23-0361
08/22/2023