



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) GPA, SDPR, SUP (Blood Plasma)

Project Address (Location) 1610 Rancho Drive and 3046 Vegas Drive

Project Name CSL Plasma **Proposed Use** _____

Assessor's Parcel #(s) 139-20-411-004, 016 **Ward #** 5 - Crear

General Plan: Existing CG and NMX-U Proposed CG **Zoning:** Existing C-2 Proposed C-2

Additional Information GPA is to remove Mixed Use designation on parcel 016

Property Owner Victor Valenzuela **Contact** _____

Address 6717 Cypress Park Court **City** Las Vegas **State** NV **Zip** 89131

E-mail _____ **Phone** _____

Applicant RR Company of America **Contact** Laura McGrath

Address 1100 Camellia Blvd #201 **City** Lafayette **State** LA **Zip** 70508

E-mail lmcgrath@rrcoa.com **Phone** _____

Representative Brown, Brown and Premsrut **Contact** Lora Dreja

Address 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89135

E-mail Lora@Brownlawlv.com **Phone** (702) 598-1408

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 Victor H. Valenzuela

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

Print Name Victor H. Valenzuela

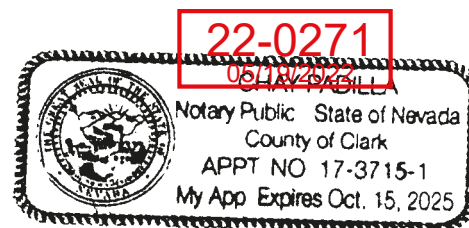
State of Nevada County of Clark

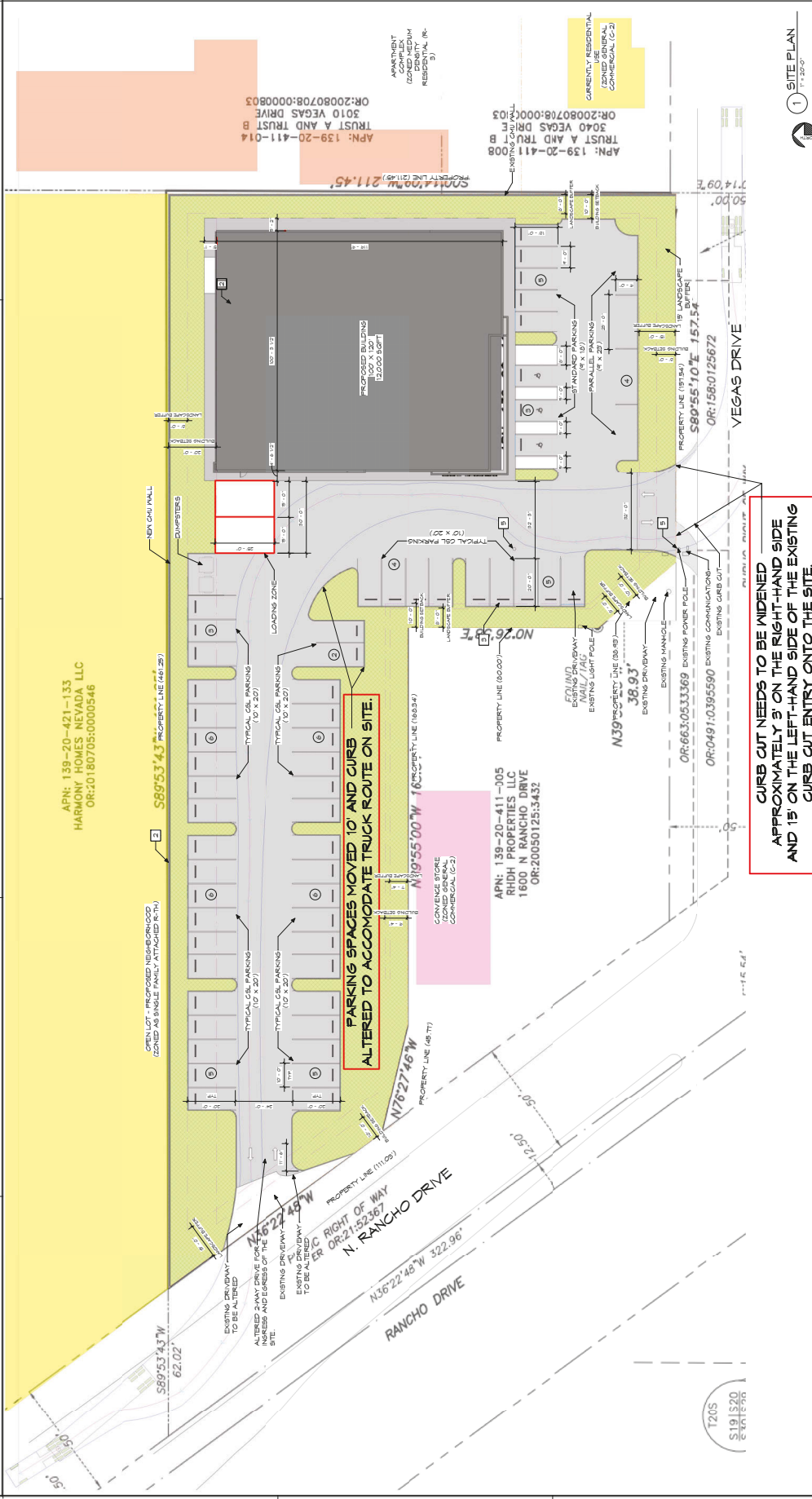
Subscribed and sworn before me

This 10th day of May, 2022

By Victor Hugo Valenzuela

Notary Public in and for said County and State





VICINITY MAP

LEGEND

PROPERTY LINES	TOTAL PROVIDED PARKING SPACES	60 SPACES
BUILDING/LANDSCAPE SETBACK	TOTAL REQUIRED PARKING SPACES	60 SPACES
YELLOW REGION - RESIDENTIAL BUILDINGS/DEVELOPMENTS	PARKING RESIDENT	ONE (1) PER TWO HUNDRED (200) SF OF FLOOR AREA (INCLUDING 3 ACCESSIBLE PARKING SPACES)
ORANGE REGION - MULTI-FAMILY BUILDINGS	PARKING COMMERCIAL	ONE (1) PER ONE THOUSAND (1,000) SF OF FLOOR AREA
PINK REGION - COMMERCIAL BUILDINGS	PROPERTY SIZE	1.41 ACRES (61,073 SF)
GRAY REGION - PAVEMENT	PROPERTY F.A.R.	20
	PROPERTY DENSITY	PROPERTY HAS NO RESIDENTIAL UNITS ON SITE
	GROUND COVER	25%
	IMPERVIOUS GROUND COVER PERCENTAGE	24.4%

CODE DATA

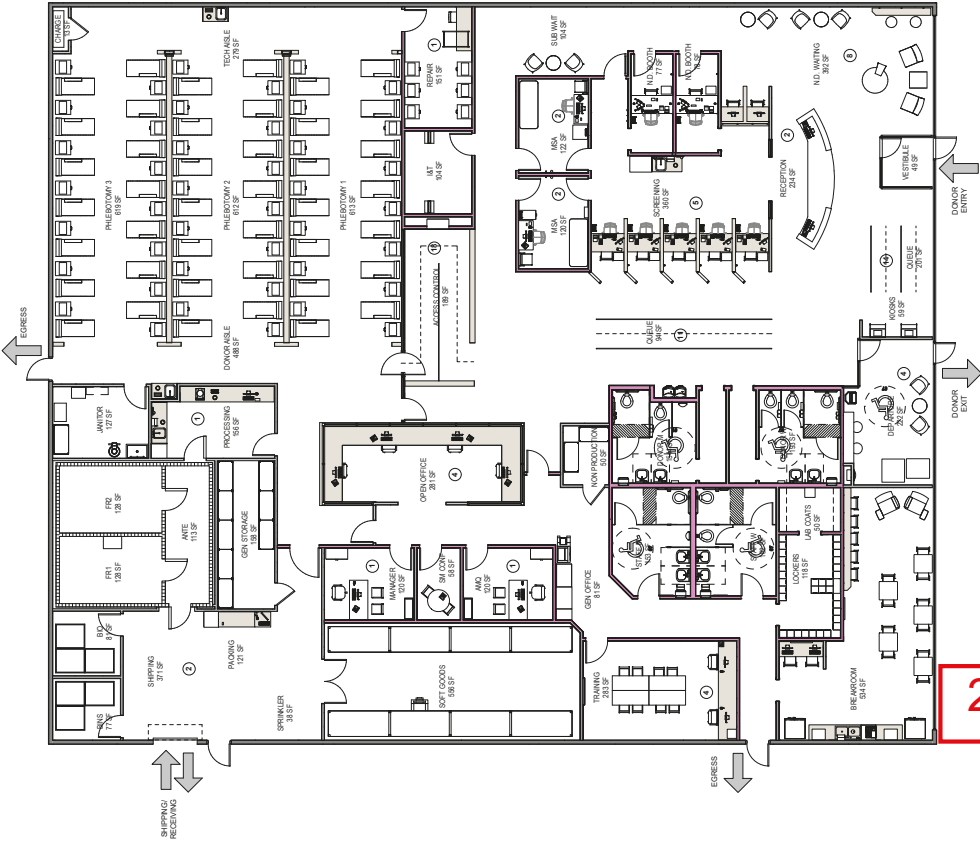
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SITE PLAN KEYNOTES

- PERMETER WALL TO BE CONSTRUCTED FOR ALL COMMERCIAL AND INDUSTRIAL PROPERTIES THAT ARE CONSTRUCTED ADJACENT TO ANY RESIDENTIAL PROPERTIES. WALL SHALL BE A MINIMUM 6' IN HEIGHT AND BE CONSTRUCTED WITH 8" CONCRETE BLOCK, STONE, OR STONE DECORATIVE BLOCK, STUMP STONE, AND HEIGHT 8' TO REMAIN.
- EXISTING DRIVEWAY TO REMAIN AS A SHARED DRIVEWAY ON THE WESTERN PROPERTY LINE. ONLY OBSTRUCTIONS THAT WILL BE REMOVED IS THE FINE LINE OF THE DRIVEWAY. THE DRIVEWAY SHALL BE RECONSTRUCTED ON THE PROPERTY LINE. THE DRIVEWAY SHALL BE RECONSTRUCTED ON THE PROPERTY LINE. THE DRIVEWAY SHALL BE RECONSTRUCTED ON THE PROPERTY LINE.
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PERIMETER WALL DETAIL

CURB CUT NEEDS TO BE WIDENED APPROXIMATELY 9' ON THE RIGHT-HAND SIDE AND 15' ON THE LEFT-HAND SIDE OF THE EXISTING CURB CUT ENTRY ONTO THE SITE.



22-0271
05/19/2022

CODE ANALYSIS & LIFESAFETY

USE AND OCCUPANCY AREAS WITH OCCUPANT LOAD

PUBLIC	STAFF	PHLEBOTOMY BAYS
42	0	42 BEDS (1 OCCUPANT PER BED)
0	7	7 STAFF (FLOATING, 1 PER 6 BEDS)
0	3	3 SUPERVISORS (1 PER BAY)
0	3	3 OBSERVERS (1 PER BAY)

42	43	44	45	46	47	48	49	50	TOTAL
2	2								
NEW DONOR AREAS									
2	4	MSA / EXAM ROOMS							

RETURN DONOR AREAS

11	0	11
14	0	14
5	5	5
9	9	9
6	6	6
8	8	8

QUEUE IN LINE (1 PER 2 UF)

KIOSK QUEUE LINE (1 PER 2 UF)

RETURN DONOR BOOTHS (VITALS)

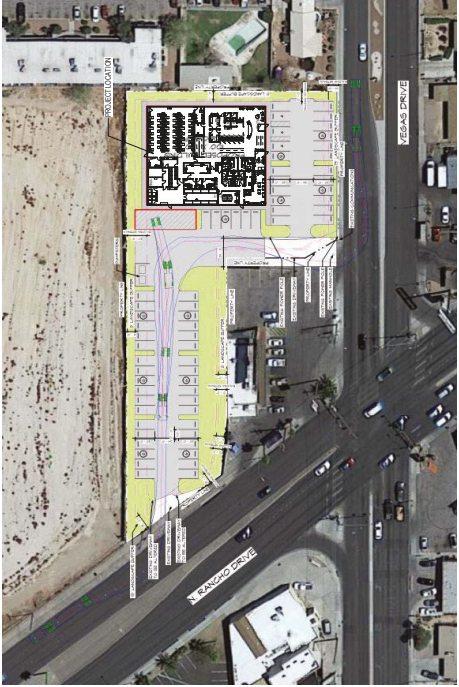
SIGNATURE

33	38 TOTAL
18	<u>ALL OTHER AREAS</u>
0	58 ACCESS CONTROL

18	0	18	ACCESS CONTROL
4	0	4	DEPARTURE LOUNGE
0	0	0	MANAGER, MAINT. GENERAL & OPE
10	10	10	SOFTWARE, REPAIR PROCESSING
0	4	4	

111	38	<u>149</u> = TOTAL OCCUPANTS
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AERIAL PHOTO








1000000

PROJECT DESCRIPTION

THE PROJECT WORK INCLUDES NEW INTERIOR TENANT IMPROVEMENT OF THE NEW SHELL SPACE FOR A BL000 PLASMA COLLECTION FACILITY, GROUP B, BUSINESS USE.

GENERAL SYMBOL LEGEND

	ADJACENT TERNARY NOT IN WORKSCOPE
	EXISTING COLUMN GRID
	NEW COLUMN GRID
	1 HOUR FIRE RATED
	NON RATED BRICK PARTITION

CSL Plasma

LAS VEGAS
600 N. RANCHO DRIVE
LAS VEGAS, NV 89106

[illegible]

DRAWN BY:	OTR
CHECKED BY:	OMM
DATE:	APRIL 1, 2022

2001.1111.90

SHEET NUMBER
G002

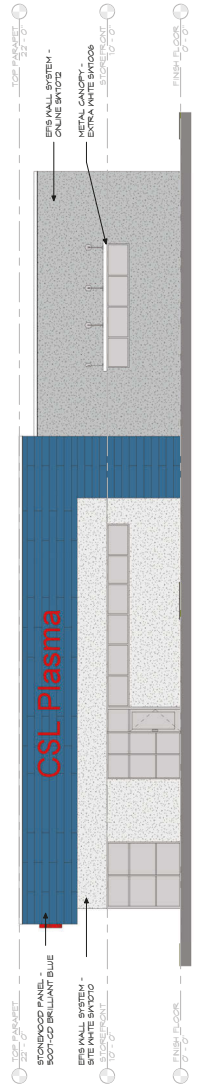


NOVUS
always new

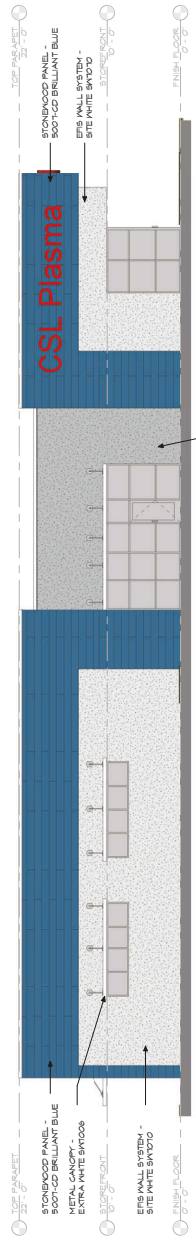
ASHEVILLE
ATLANTA
CHARLESTON
CHARLOTTE
JACKSONVILLE

NOVUSARCHITECTS.COM

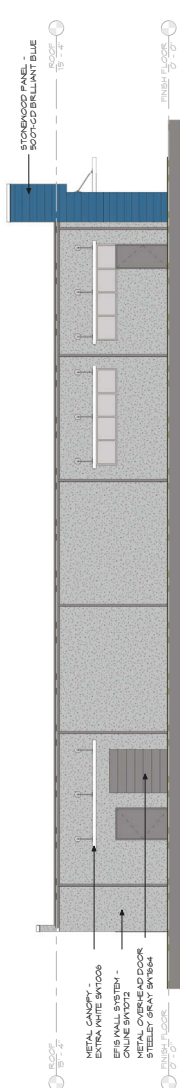
NOT FOR
CONSTRUCTION



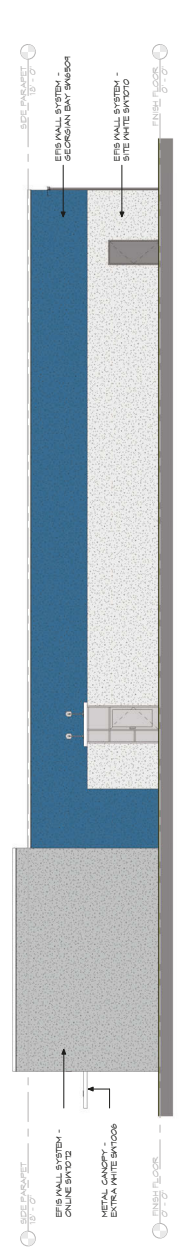
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

22-0271
05/19/2022

411-004 & 139-20-411-016
15

3203 E. WARM SPRINGS RD # 400
LAS VEGAS, NV 89120
PH:702-521-3355

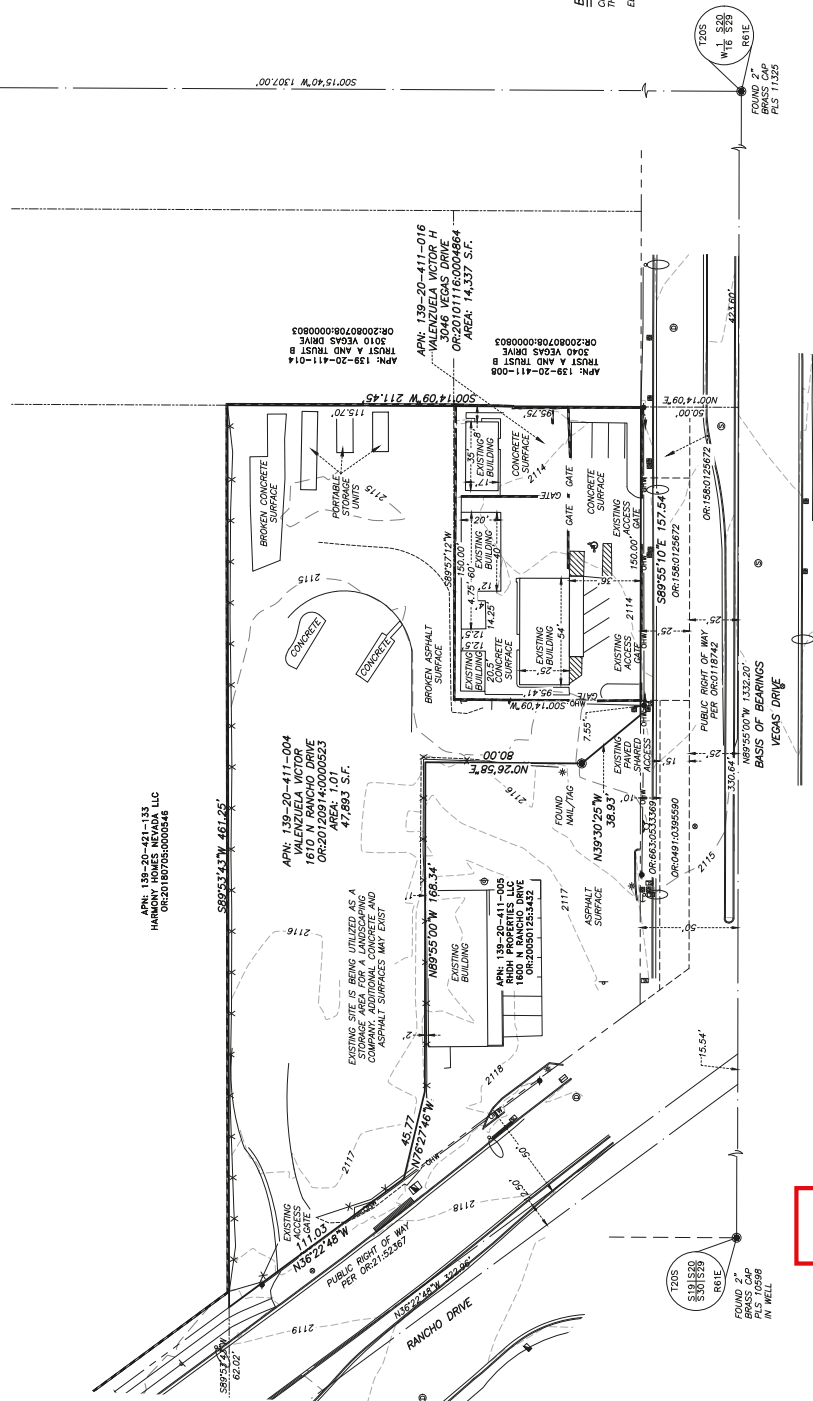


SUBJECT PROPERTY BOUNDARY	PROPERTY LINE
SECTION LINE	QUARTER SECTION LINE
SIXTEENTH SECTION LINE	EASEMENT LINE
RIGHT-OF-WAY LINE	STREET CENTERLINE
EDGE OF PAVEMENT	FENCE LINE
OVERHEAD WIRE	ONE
BUILDING LINE	
WALL	

APN:	AUTOR'S PARCEL NUMBER
OR:	OPTICAL RECORD
①	ELECTRICAL MANHOLE
②	POWER POLE
③	STREET OR TRAFFIC LIGHT BOX
④	STREET LIGHT
⑤	AREA LIGHT
⑥	TELEPHONE BOX
⑦	SEWER MANHOLE
⑧	STORM DRAIN MANHOLE
⑨	STORM DRAIN INLET
⑩	SEW
⑪	FIRE HYDRANT
⑫	WATER METER
⑬	WATER VALVE
⑭	UNKNOWN UTILITY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 13LV0120SSW6 - BEING A RIVET AND PLATE IN THE NORTHWEST CORNER OF VEGAS DRIVE AND FERRELL STREET
ELEVATION: 2109.88 US FEET



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05/19/2022