



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.) REZONING + SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1720 S. BUFFALO DRIVE, LAS VEGAS, NV 89117

Project Name IZ DESIGN STUDIO NEW OFFICE BUILDING Proposed Use PROFESSIONAL OFFICE

Assessor's Parcel #(s) 163-03-201-007

Ward # _____

General Plan: Existing DR Proposed O Zoning: Existing (P-E) RESIDENCE ESTATES Proposed (P-O) PROFESSIONAL OFFICE

Additional Information _____

Property Owner DORIS H. LAUER TRUST

Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant IZ DESIGN STUDIO

Contact I-FANG BROYLES

Address 7229 W. SAHARA AVE. SUITE 120 City LAS VEGAS State NV Zip 89117

E-mail IFANG@IZDESIGNSTUDIO.COM Phone (702) 441-0028

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 provided, 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.

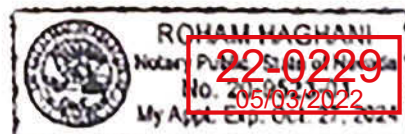
Property Owner Signature

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

Print Name

Subscribed and sworn before me

This 25th day of April, 2022
Roham Haghani Notary Public in and for said County and State



APN: 163-03-201-007

ADDRESS: 1720 S BUFFALO DRIVE
LAS VEGAS, NV 89117

JURISDICTION: CITY OF LAS VEGAS

ZONING: EXISTING - R-E RESIDENCE ESTATES
PROPOSED - P-O PROFESSIONAL OFFICE

APPROXIMATE SITE AREA: .46 ACRES
20,037 SQ. FT.

PROPOSED BUILDING AREA:

GROUND FLOOR: 3,296 SQ. FT.

SECOND FLOOR: 2,969 SQ. FT.

TOTAL: 6,265 SQ. FT.

SETBACKS: FRONT - 20'-0"

SIDE - 5'-0"

CORNER SIDE - 15'-0"

REAR - 15'-0"

HEIGHT: STORIES - 2 MAX

MAX HEIGHT - 35'-0"

LANDSCAPE: 25% LANDSCAPABLE AREA

PARKING:

OFFICE, OTHER: 1 SPACE/300 SQ. FT.

TOTAL SPACES REQUIRED: 21

TOTAL SPACES PROVIDED: 21

TOTAL ADA SPACES REQUIRED: 1

TOTAL ADA SPACES PROVIDED: 1



W. OAKLEY BLVD.

SITE PLAN

NEW OFFICE BUILDING

BUFFALO OAKLEY

Scale 1" = 20'-0"

Date:

04.06.2022



Orientation

IZ design studio

design... sustainability... architecture .

7229 W Sahara Ave, Suite 120, Las Vegas, NV 89117 PH:702.441.0026 FX:702.475.4755 www.izdesignstudio.com

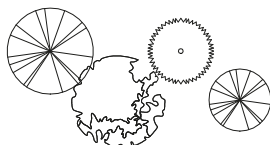


22-0229
05/04/2022

SP01



TREES (24" box):



WILLOW PITTOSPORUM
pittosporum phillyraeoides

PALO BREA
parkinsonia praecox

FRUITLESS OLIVE
olea europaea

MEXICAN EBONY
hvardia mexicana

SHRUBS (5 gallon):



JUNIPER
Juniperus sp

ARABIAN LILAC
Vitex trifolia

AGAVE
agave

PLANTING NOTES:

1) PLANTING MATERIALS SELECTED FROM THE SNWA WATER SMART LANDSCAPES PROGRAM PLANT LIST.

2) LANDSCAPING ADJACENT TO STREET. SHRUBS AND GROUND COVER SHALL BE PLANTED TO COVER MORE THAN 50% OF THE LANDSCAPED AREA.

W. OAKLEY BLVD.

LANDSCAPE PLAN

NEW OFFICE BUILDING

BUFFALO OAKLEY



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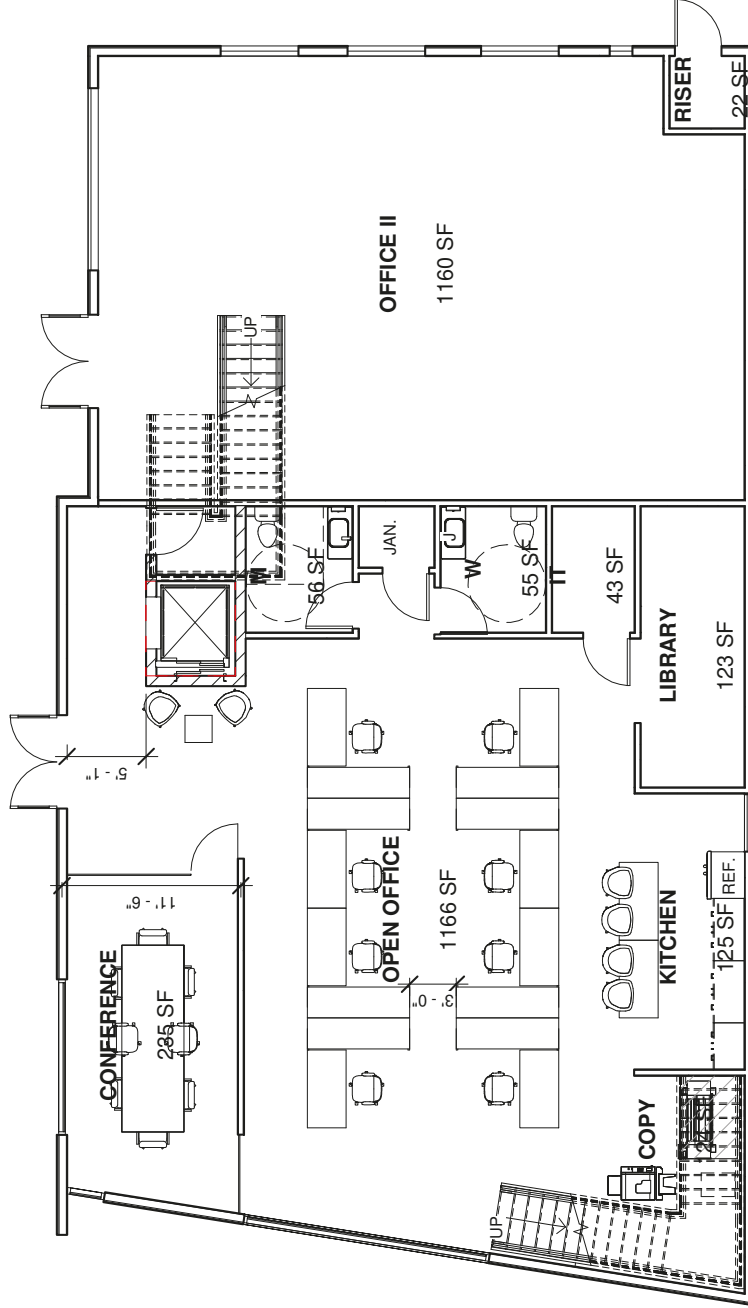
Scale 1" = 20'-0" Date: 04.06.2022



22-0229
05/03/2022

950

EL02



EL02

EL01

EL01

GROUND FLOOR PLAN

NEW OFFICE BUILDING

BUFFALO OAKLEY

Scale 1/8" = 1'-0"

Date: 04.06.2022



Orientation

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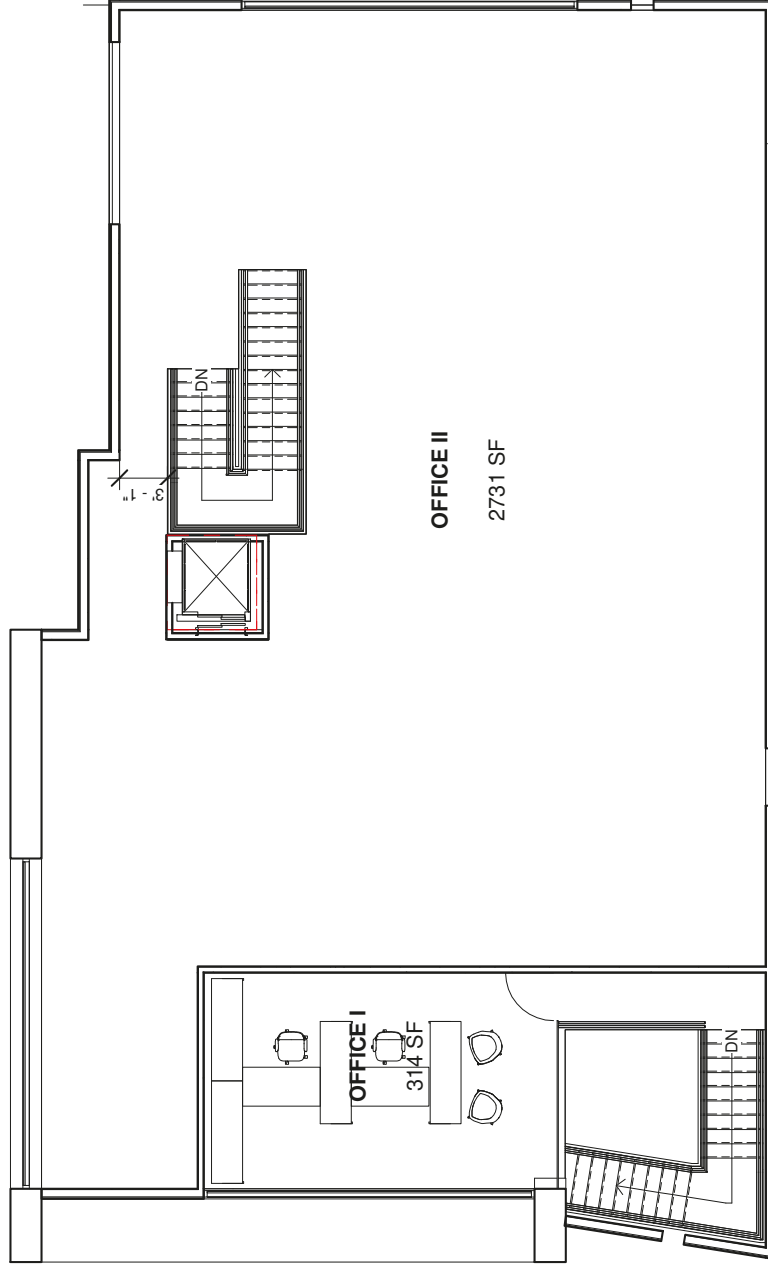
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22-0229
05/03/2022

FP01

EL02
1



EL02
2

EL01
1

EL01
2

SECOND FLOOR PLAN
NEW OFFICE BUILDING
BUFFALO OAKLEY

22-0229
05/03/2022

Scale 1/8" = 1'-0"

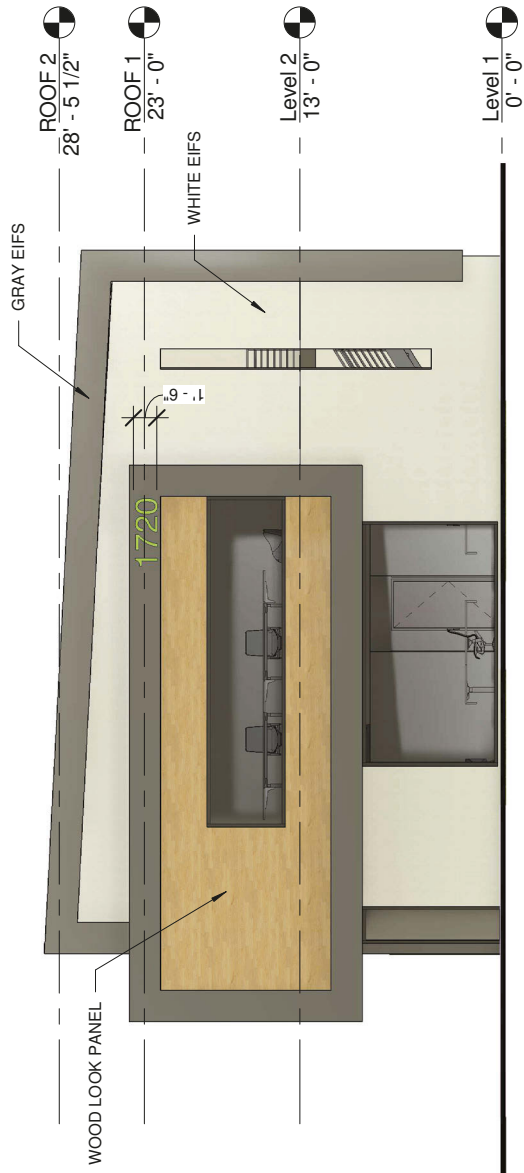
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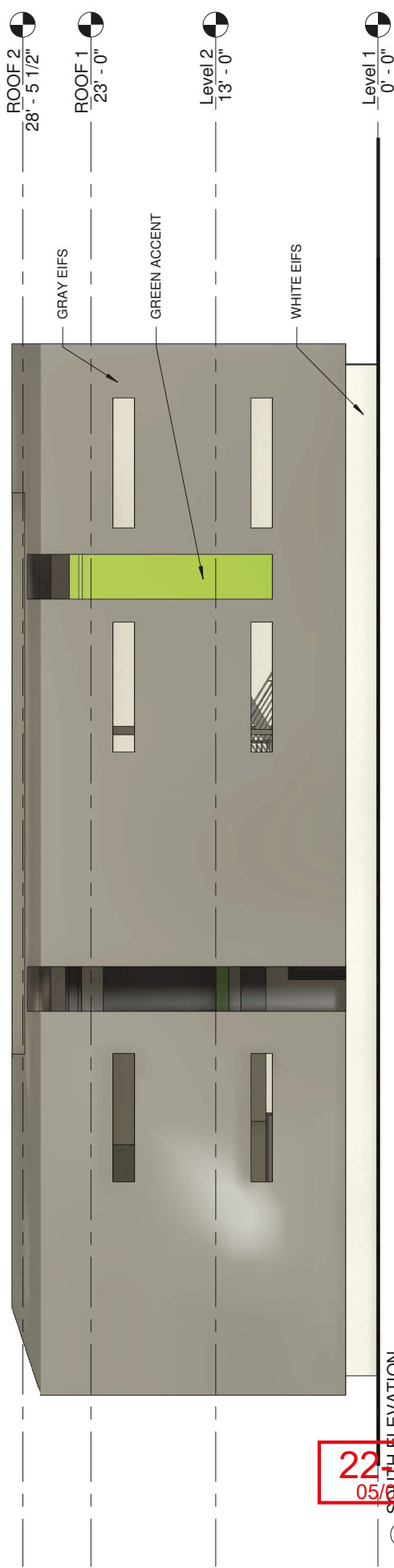
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1 WEST ELEVATION
1/8" = 1'-0"



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

ELEVATIONS

NEW OFFICE BUILDING

BUFFALO OAKLEY



Orientation

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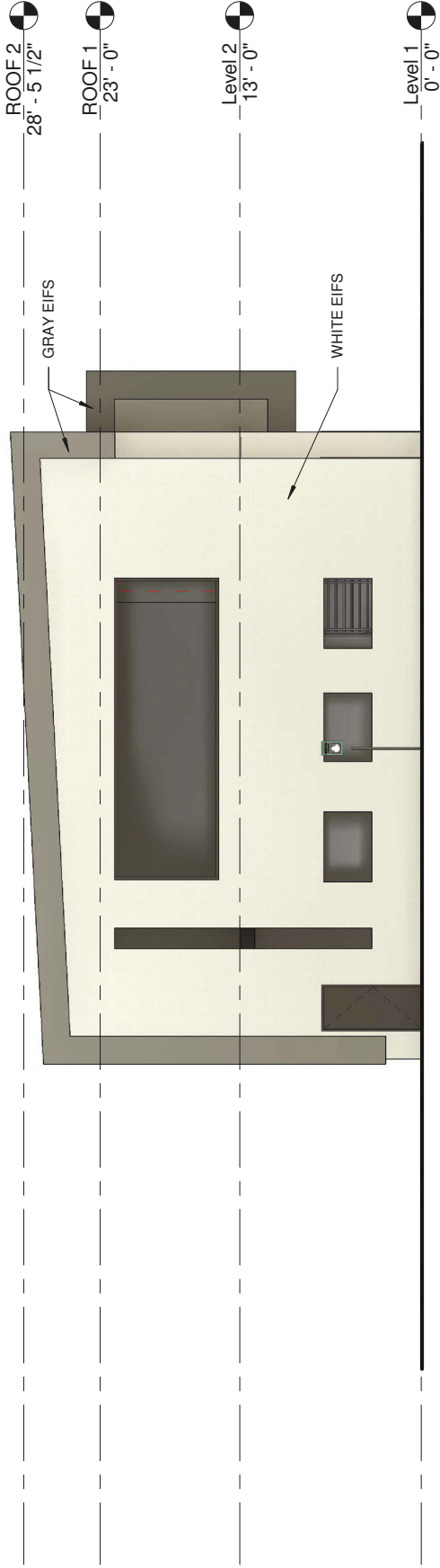
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Scale 1/8" = 1'-0" Date: 04.06.2022



220229
05/03/2022

EL01



② EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

NEW OFFICE BUILDING

BUFFALO OAKLEY



Orientation

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Scale 1/8" = 1'-0" Date: 04.06.2022



22-02291
05/03/2022

EL02

INCLUDED ON ELEVATIONS

22-0229
05/03/2022