



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14277** APN: 139-22-401-001

Name of Property Owner: _____

Name of Applicant: Carol Meyer

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

X 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): _____

APN: _____

Signature of Property Owner: Carol E Meyer

Print Name: CAROL MEYER

Subscribed and sworn before me Linda Spriet

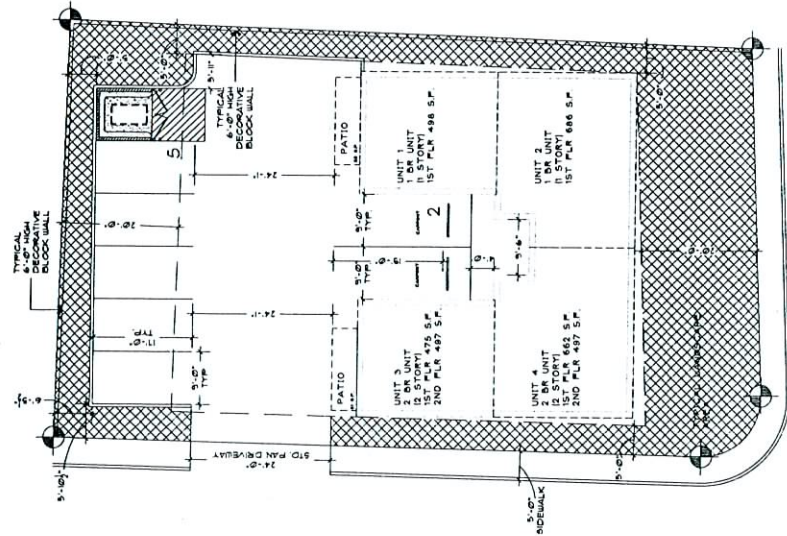
This 08 day of June, 2006

Linda Spriet
Notary Public in and for said County and State



Clark Nevada

JUN 12 2006



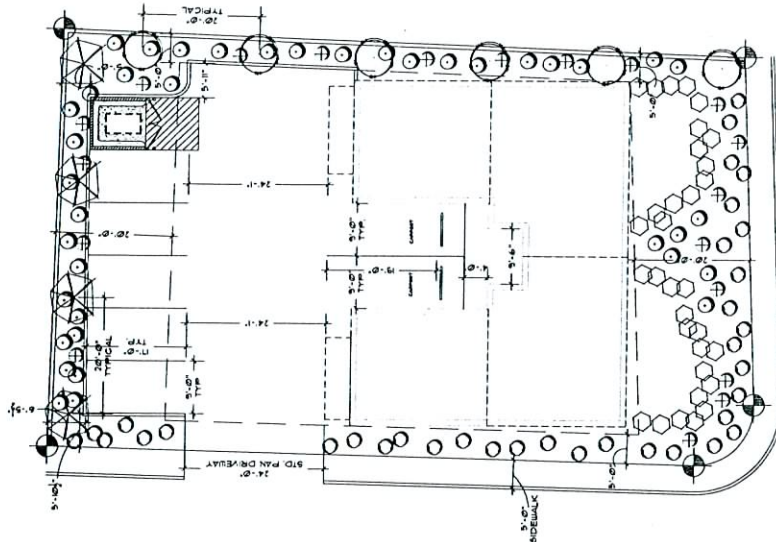
BYRNES AVE.

ARCHITECTURAL SITE PLAN

SCALE 1" = 10'-0"



VICINITY MAP



LANDSCAPE PLAN

SCALE 1" = 10'-0"

PLANT SCHEDULE

ONLY

COMMON NAME

COMMON NAME

COMMON NAME

COMMON NAME

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H STREET CONDOMINIUMS

NEC H STREET & BYRNES AVE.
LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:

APR: 139-27-401-001
ADDRESS: 139-27-401-001
ZONING (EXISTING): R-3
ZONING (PROPOSED): R-3
CONSTRUCTION TYPE: V-B
SPRINKLER OCCUPANCY: R-3
PROPERTY AREA: 8,448 SF (1/2 ACRES)
NO

LOT COVERAGE: 33.25%
LANDSCAPE AREA: 33.5%
DEVELOPMENT UNIT COUNT (25 UNITS/ACRE) * 4 UNITS 2,372 SF FOOT PRINT

BUILDING AREA:
UNIT 1 (ONE BED) 498 SF
UNIT 2 (ONE BED) 686 SF
UNIT 3 (TWO BED) 972 SF
UNIT 4 (TWO BED) 1195 SF
1ST FLOOR 498 SF
1ST FLOOR 686 SF
1ST FLOOR 475 SF
2ND FLOOR 497 SF
1ST FLOOR 686 SF
2ND FLOOR 497 SF

ALLOWABLE BUILDING HEIGHT:
ACTUAL BUILDING HEIGHT:
35'-0" / 26'-1"

SET BACKS:

FRONT STREET SIDE 20'-0" MIN
REAR 20'-0" MIN
INTERIOR LOT LINE 20'-0" MIN
20'-0" MIN

PARKING INFO:

REQUIRED PARKING:
125 UNITS (1 BR/1.2 UNITS)
116 UNITS (VISITOR/4 UNITS)
TOTAL PARKING REQUIRED:
241 SPACES
TOTAL PARKING PROVIDED:
241 SPACES

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC.
- PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- DECOMPOSED GRANITE (17" MINUS COLOR VISTA GOLD), 3" DEPTH TYPICAL IN ALL PLANTING BEDS. GRANITE SHOULD BE PLACED IN BEDS TO CONTAIN GRASS AND SOIL. AGGREGATE CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
- UNLEASABLE DEALER:
JASON HILLER
139-27-401-001
TELEPHONE (702) 696-1464
FAX: (702) 696-4805
- ROUND IN SHAPE 2" TO 4" IN DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
20% 4" LARGEST DIAMETER
40% 3" LARGEST DIAMETER
40% 2" LARGEST DIAMETER
CONTRACTOR TO SET 10% OF ROCK DIAMETER INTO FINISHED GRADE
IT IS THE INTENT OF THIS SCHEDULE TO PROVIDE A HIGH QUALITY APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR TRIMMING OUT AT ANY TIME.
CONTRACTOR TO COORDINATE AESTHETIC GRADING WITH ENGINEERING GRADING TO PROVIDE SITE DRAINAGE AS DESIGNED BY ENGINEER.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ALL SIDEWALKS.
- CONTRACTOR TO PROVIDE AND INSTALL ROOT GUARDS ON ALL TREES PLANTED CLOSER THAN 10% FEET FROM PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO ASSURE THAT THE 10% FEET FROM PUBLIC RIGHT-OF-WAY ARE PROVIDED ALONG STREET FRONTAGE.

SDR-14277

07/27/06 PC

A-1.0

ARCHITECTURAL
SITE PLAN
AND LANDSCAPE PLAN

NEC H STREET & BYRNES AVE
H STREET CONDOMINIUMS
CAROL MYER
LAS VEGAS, NEVADA

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1050 E Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 696-1464
Fax (702) 696-2582
A Professional Corporation

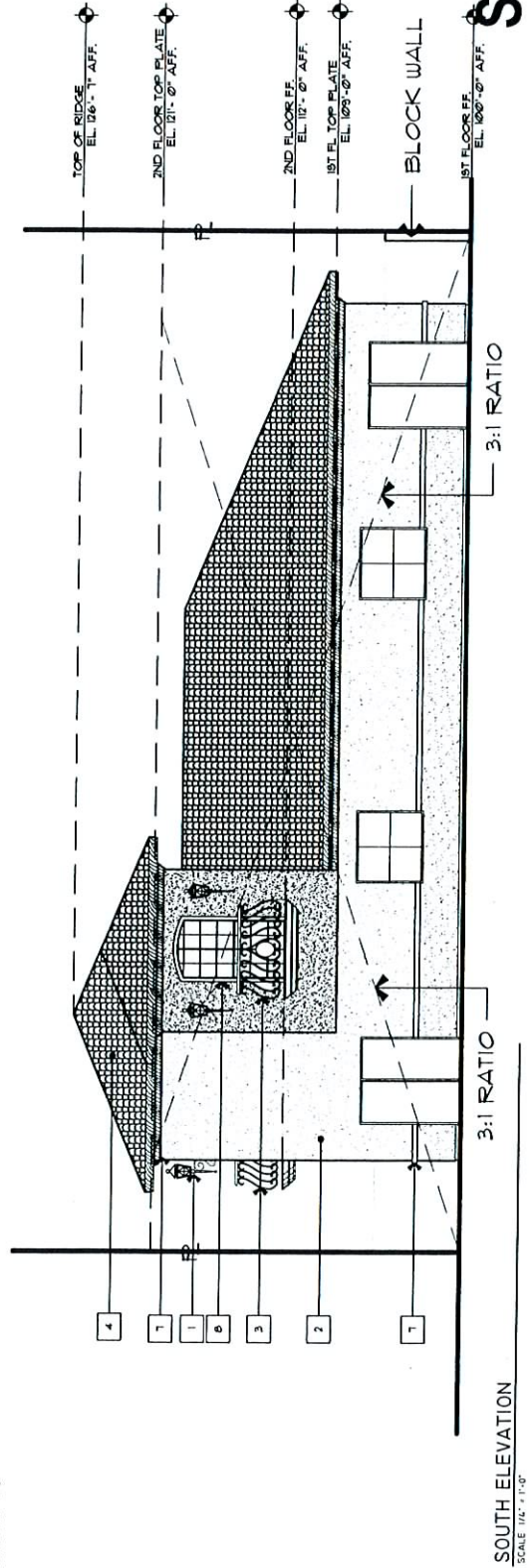
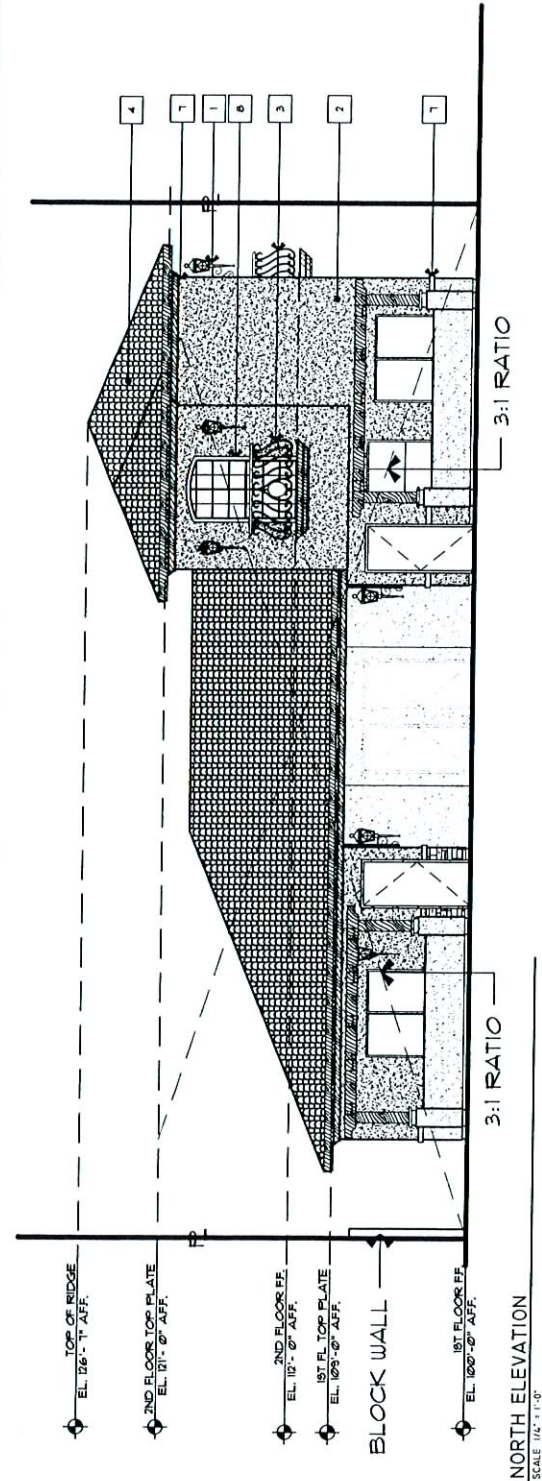
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SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1930 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 363-6176
Fax (702) 361-2582
A Professional Corporation

H STREET CONDOMINIUMS
NEC OF H ST & BYRNES AVE
CAROL MEYER
LAS VEGAS, NEVADA

EXTERIOR
ELEVATIONS
(FRONT & REAR)

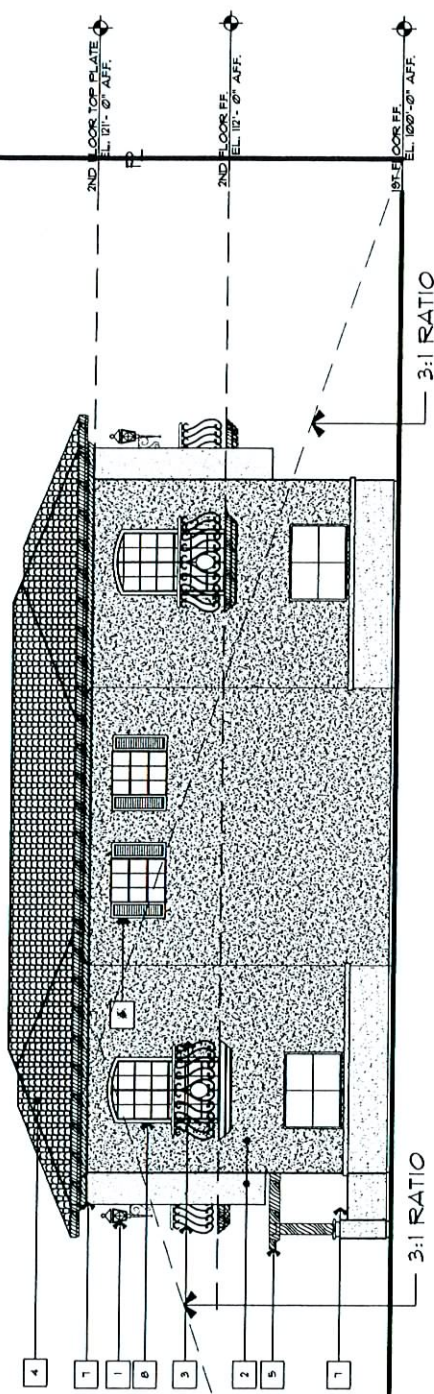
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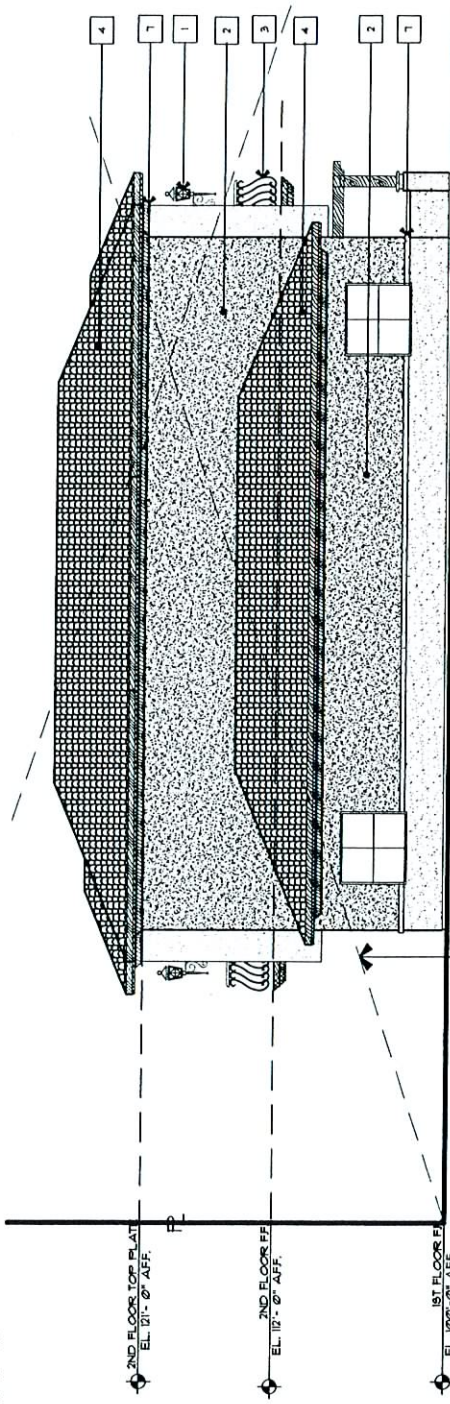
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KEYNOTES		COLORS & MATERIALS	
#	DESCRIPTION		
1	DECORATIVE LANTERNS PER OWNER	CONCRETE TILE ROOF	CONCRETE TILE ROOF
2	1/2\" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER	1/2\" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER	1/2\" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER
3	WROUGHT IRON RAIL - COLOR BY OWNER	WROUGHT IRON RAIL - COLOR BY OWNER	WROUGHT IRON RAIL - COLOR BY OWNER
4	CONCRETE SPANISH TILE - COLOR BY OWNER	CONCRETE SPANISH TILE - COLOR BY OWNER	CONCRETE SPANISH TILE - COLOR BY OWNER
5	DECORATIVE WOOD BEAM - STAIN	DECORATIVE WOOD BEAM - STAIN	DECORATIVE WOOD BEAM - STAIN
6	WINDOW SHUTTERS - COLOR BY OWNER	WINDOW SHUTTERS - COLOR BY OWNER	WINDOW SHUTTERS - COLOR BY OWNER
7	TYPICAL VINYL WINDOW WITH INSERTS	TYPICAL VINYL WINDOW WITH INSERTS	TYPICAL VINYL WINDOW WITH INSERTS
8	TYPICAL STONE WAINSCOT	TYPICAL STONE WAINSCOT	TYPICAL STONE WAINSCOT
9			

CONCRETE TILE ROOF
1/2\" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER
WROUGHT IRON RAIL - COLOR BY OWNER
CONCRETE SPANISH TILE - COLOR BY OWNER
DECORATIVE WOOD BEAM - STAIN
WINDOW SHUTTERS - COLOR BY OWNER
TYPICAL VINYL WINDOW WITH INSERTS
TYPICAL STONE WAINSCOT



WEST ELEVATION
 SCALE 1/4" = 1'-0"



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

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KEYNOTES		COLORS & MATERIALS	
#	DESCRIPTION		
1	DECORATIVE LATHES PER OWNER	7	DECORATIVE HOLDING
2	3/4" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER	8	TYPICAL VINYL WINDOW WITH INSETS
		9	TYPICAL STONE WAINSCOT
			CONCRETE TILE ROOF -
			OLD AND BLEND
			MAIN EOOD 100% STUCCO
			DUNN-EDWARDS - ALMOND
			SECONDARY - 1/8" STUCCO
			DUNN-EDWARDS - OATMEAL COOKIE
			ACCENT COLOR - WOOD TRELLIS
			DUNN-EDWARDS - HICKORY

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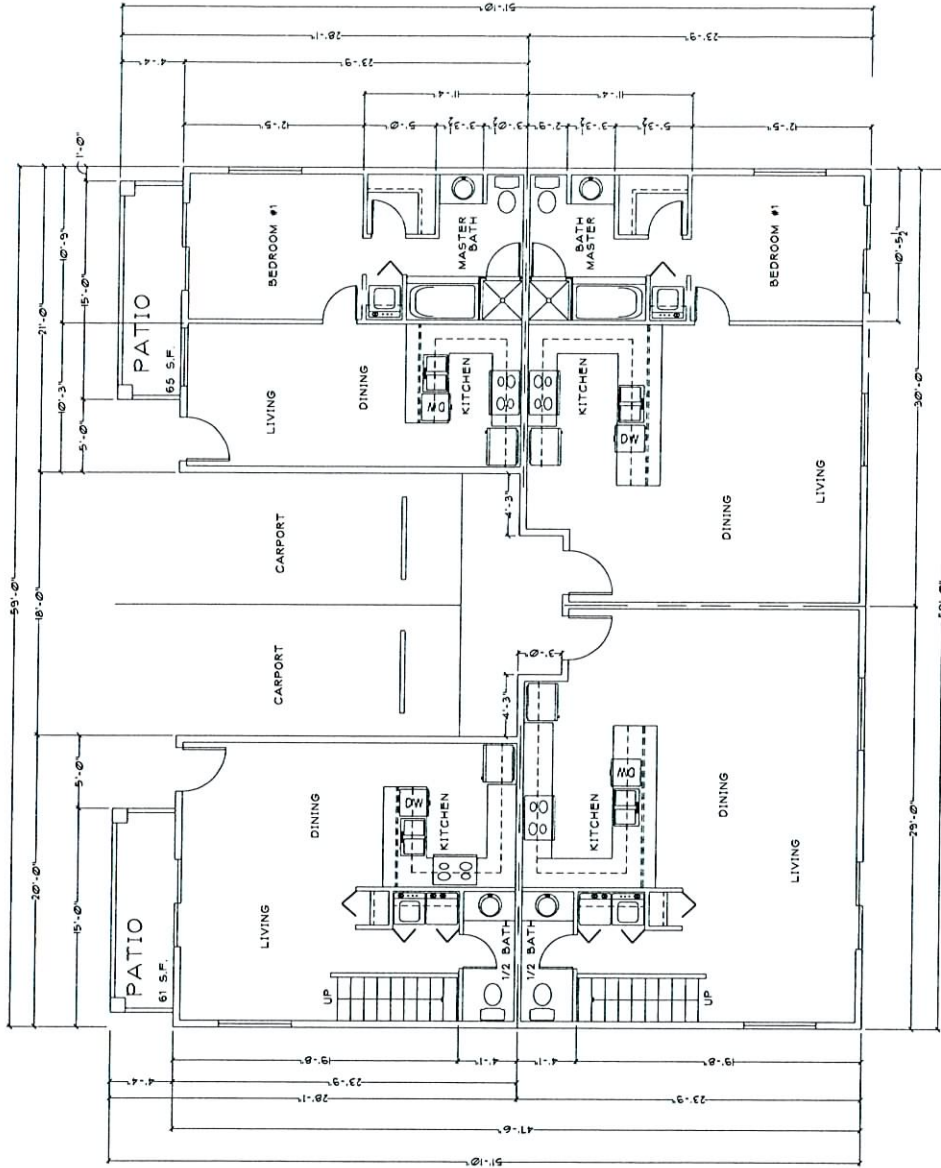
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SDR-14277

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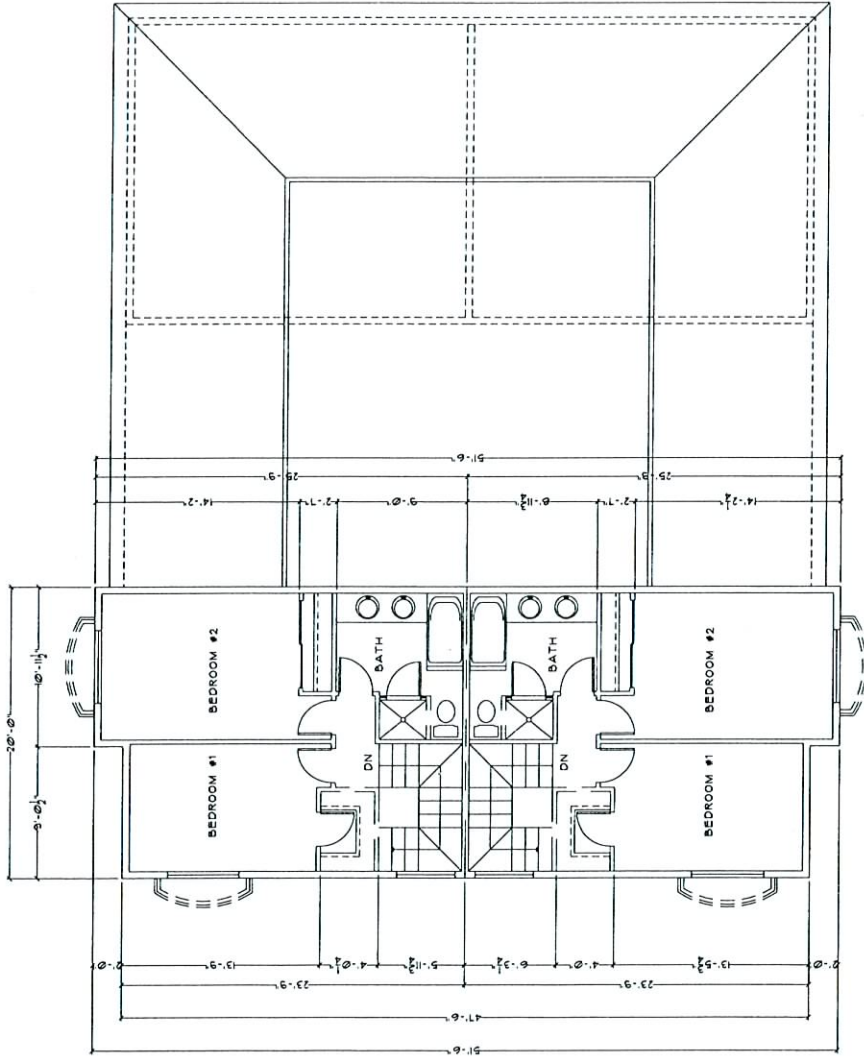
SUZANA RUTAR, Architect Ltd.
 Architectural Design & Planning
 1950 E. Warm Springs Road
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 Telephone (702) 263-6176
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CAROL MYER
 LAS VEGAS, NEVADA
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 NEC OF H ST & BYRNES AVE

SECOND FLOOR PLAN
 Drawing Title

A-2.1
 SHEET NO.
 PROJECT NO.
 DATE

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SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

SDR-14277

07/27/06 PC

SDR 14277				
Ken Ballard				
NEC H & Byrnes				
Proposed 4 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	4	5.86	23
AM Peak Hour			0.44	2
PM Peak Hour			0.52	2
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Byrnes or Dolittle				
H Street				
Average Daily Traffic (ADT)	9,193			
PM Peak Hour	735			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
H Street	16200			
This project will add approximately 23 trips per day on H, Byrnes and Doolittle.				
This will increase expected volumes by well under 1 percent on H. H is at about 57 percent of capacity. Counts are not available for Byrnes or Doolittle, but they are				
believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about one every thirty minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-14270, VAR-14273 & SDR-14277 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER
NORTHEAST CORNER OF "H" STREET AND BYRNES AVENUE
JULY 27, 2006 PLANNING COMMISSION

07/05/06



GPA-14270, VAR-14273 & SDR-14277 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: KEN BALLARD - OWNER: CAROL E. MEYER
NORTHEAST CORNER OF "H" STREET AND BYRNES AVENUE
JULY 27, 2006 PLANNING COMMISSION

07/05/06