



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-14356 APN: 138-13-101-006
Name of Property Owner: Philip J. Cohen
Name of Applicant: DEVELOPMENT Funding Group

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: N/A

Partner(s): N/A

☒ APN: _____

☒ Signature of Property Owner: _____

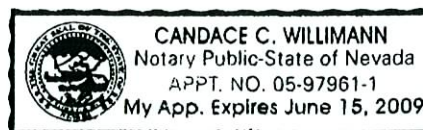
Print Name: _____

Philip J. Cohen
Philip J. COHEN

Subscribed and sworn before me

This 13 day of JUNE, 2006

Candace C. Willmann
Notary Public in and for said County and State



SITE INFORMATION

APN # 134-13-101-006
 CURRENT ZONING: CITY OF LAS VEGAS (C-1)
 PROPOSED ZONING: CITY OF LAS VEGAS (RPD-25)
 AREA (Approximate)
 Net Area 275,917.20 sf
 Gross Area 320,526.08 sf
 6,312 acres
 7,391 acres

RESIDENTIAL

UNIT COUNT
 Number of Units = 161
 1 BR = 134
 2 BR = 27

AREAS W/ BALCONY 176,178.70 SF
 W/OUT BALCONY 196,444.40 SF

DENSITY

Allowed
 25 units / Gross Acre
 26.14 units / Net Acre
 22.42 units / Gross Acre
 6.632
 28.8%

F.A.R.

LOT COVERAGE

OPEN SPACE

Required
 Density x 1.65 x Gross Area / 100
 21.87 x 1.65 x 320,526.08 = 115,717.56 sf
 2,659 acres
 Provided
 62,531.42 sf
 1,433 acres

PARKING REQUIREMENTS

RESIDENTIAL
 1 BR Unit 24 (6' x 12' / Unit) = 30
 2 BR Unit 37 (6' x 12' / Unit) = 20
 Guest (1 Stall per 6 Units) = 27
 Total Required 297 Spaces

297 Spaces Regular
 6 Spaces Handicapped
 Covered = 144
 Non-covered = 99
 Compact 58 (18.8%)
 Handicap 8
 Van = 7
 Total Provided 309 Spaces

SETBACKS (REQUIRED)

Front 20 ft
 Side 5 ft
 Rear 20 ft

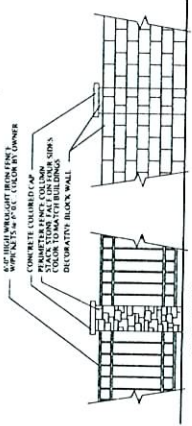
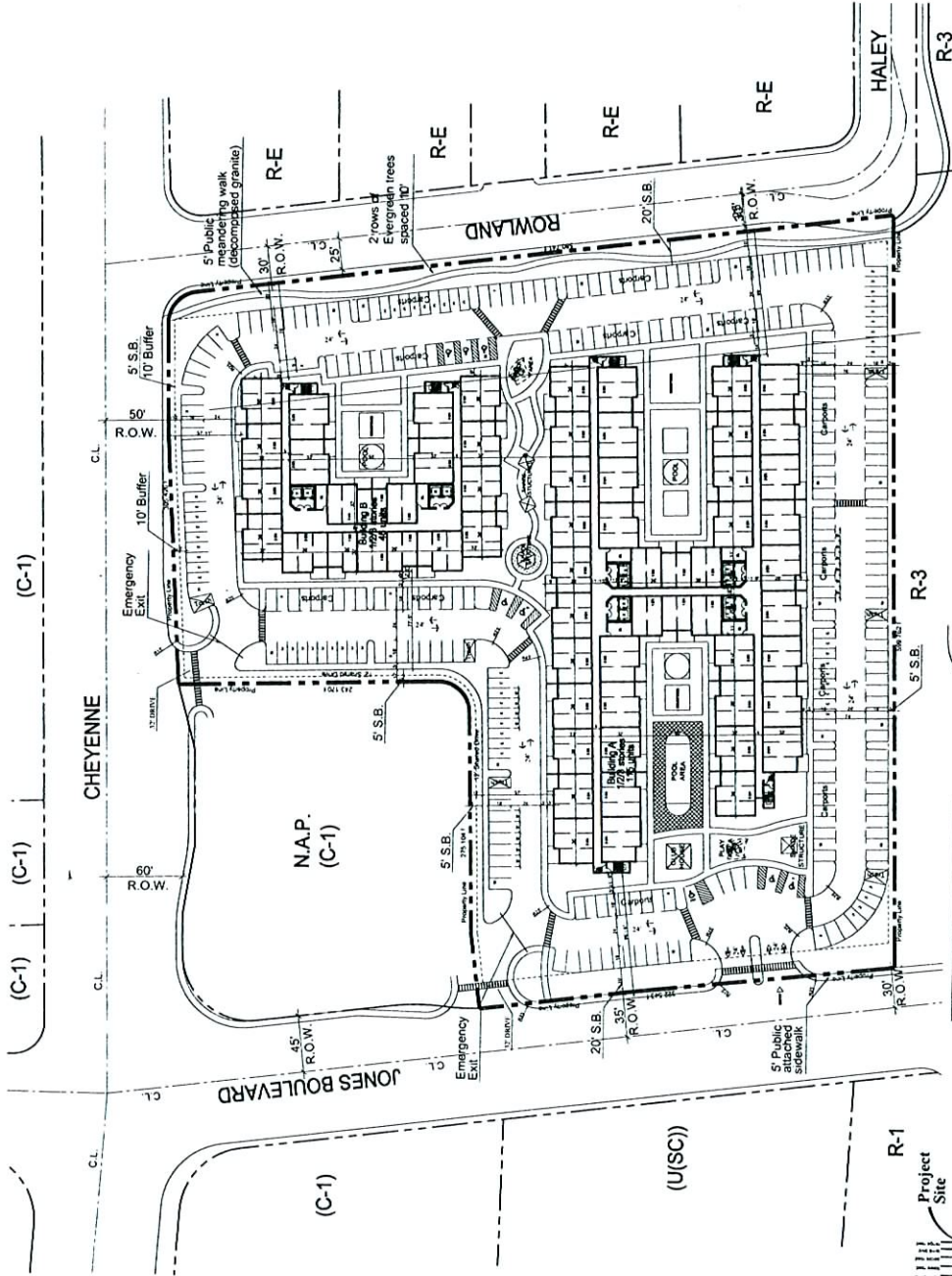
HEIGHT

Maximum Height Allowed 35 ft
 Height Provided 35 ft

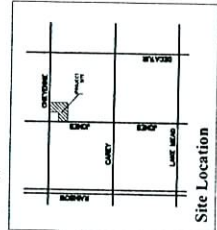
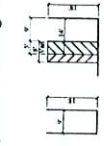
NOTE:
 This plan has been prepared without benefit of a complete survey.
 It is a conceptual plan and no warranty is implied.

JUL 27 2006

GRAPHIC SCALE
 1" = 40' & 8"



Typical Fire Turning Radius



Perimeter Fence Detail

Typical Parking Spaces

Date: July 24, 2006
 Project Number: 99986

Las Vegas, Nevada

Site Plan

JONES RESIDENCES

ZON-14356

09-06-06 CC

4175 S. Cimarron St., Suite A
 Las Vegas, NV 89119
 Tel: 702-797-2500
 Fax: 702-797-2500
 email: dave@jones-rr.com

