



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-14880** 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

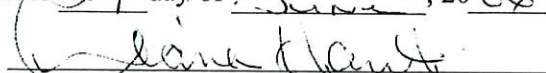
Partner(s): N/A

APN: \_\_\_\_\_

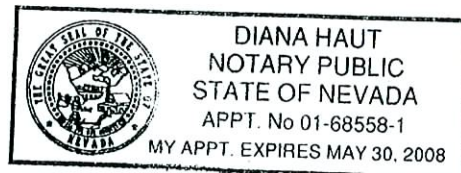
Signature of Property Owner: 

Print Name: Philip J. Cohen

Subscribed and sworn before me

This 24 day of June, 2008  


Notary Public in and for said County and State  
Clark Nevada



**SITE INFORMATION**

APN # 13-13-10-0006	CURRENT ZONING - CITY OF LAS VEGAS (C-1)
PROPOSED ZONING - CITY OF LAS VEGAS (RPD-2S)	
AREA (Approximate)	720,017.20 sf
Lot Area	250,910.08 sf
Gross Area	6,313 acres
	2,361 acres

<b>RESIDENTIAL</b>	
UNIT COUNT	
Number of Units - 161	
BR - 24	
2 BR - 137	
AREAS	W/ BALCONY
1+2 BR	196,444.40 SF
178,178.70 SF	
<b>DENSITY</b>	
Allowed	25 units / Gross Acre
Provided	26.14 units / Net Acre
22.42 units / Gross Acre	
<b>F.A.R.</b>	0.632
<b>LOT COVERAGE</b>	28.8%
<b>OPEN SPACE</b>	
Required	1.65 x Gross Area / 100
2,187 x 1.65 = 3,608.55 sq ft	2.656 acres
Provided	62,531.42 sq ft
1.433 acres	

<b>PARKING REQUIREMENTS</b>	
RESIDENTIAL	
1 BR Unit - 24	6 - 15 / Unit
2 BR Unit - 137	6 - 15 / Unit
Garage (1 Stall per 0 Units)	- 27
Total Required	2,97 Spaces
291 Spaces regular	6 Spaces Handicapped
Parking Provided	
Regular 243	Covered - 144
Compact 58 (18.8%)	Non-covered - 99
Handicap 8	Covered - 18
	Non-covered - 46
	Chairs - 7
	Vans - 1
Total Provided	309 Spaces

<b>SETBACKS (REQUIRED)</b>	
Front	20 ft
Side	5 ft
Rear	20 ft

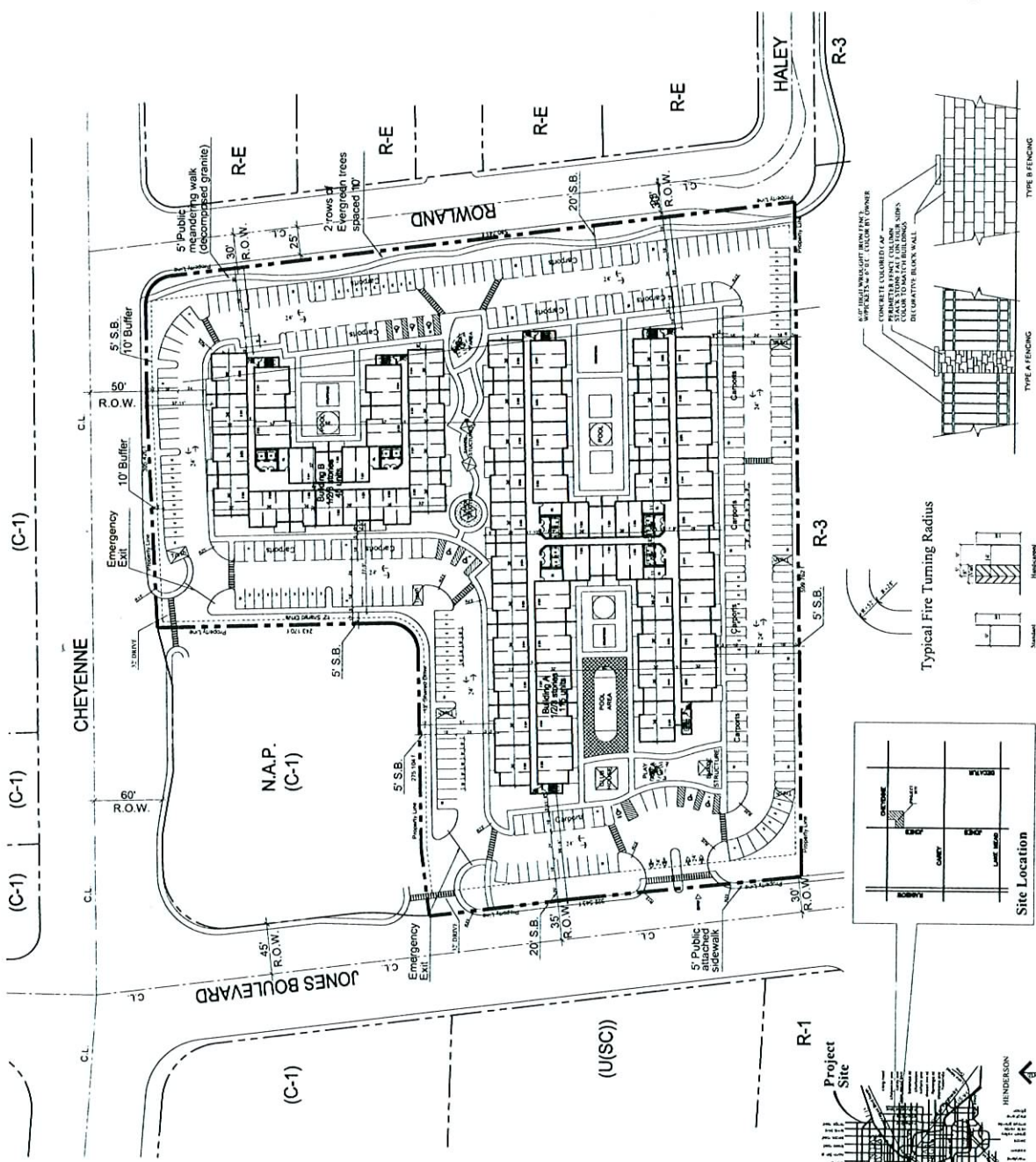
<b>HEIGHT</b>	
Maximum Height Allowed	35 ft
Height Provided	35 ft

NOTE: This plan has been prepared for the benefit of a complete survey. It is conceptual in nature and is subject to change without notice. No warranty is implied.

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JUL 27 2006

GRAPHIC SCALE  
1" = 40' ±



**Site Plan**

Las Vegas, Nevada

Date: July 24, 2006

Project Number: 99986

**Perimeter Fence Detail**

TYPE A FENCING

TYPE B FENCING

Typical Fire Turning Radius

Typical Parking Spaces

Site Location

**JONES RESIDENCES**

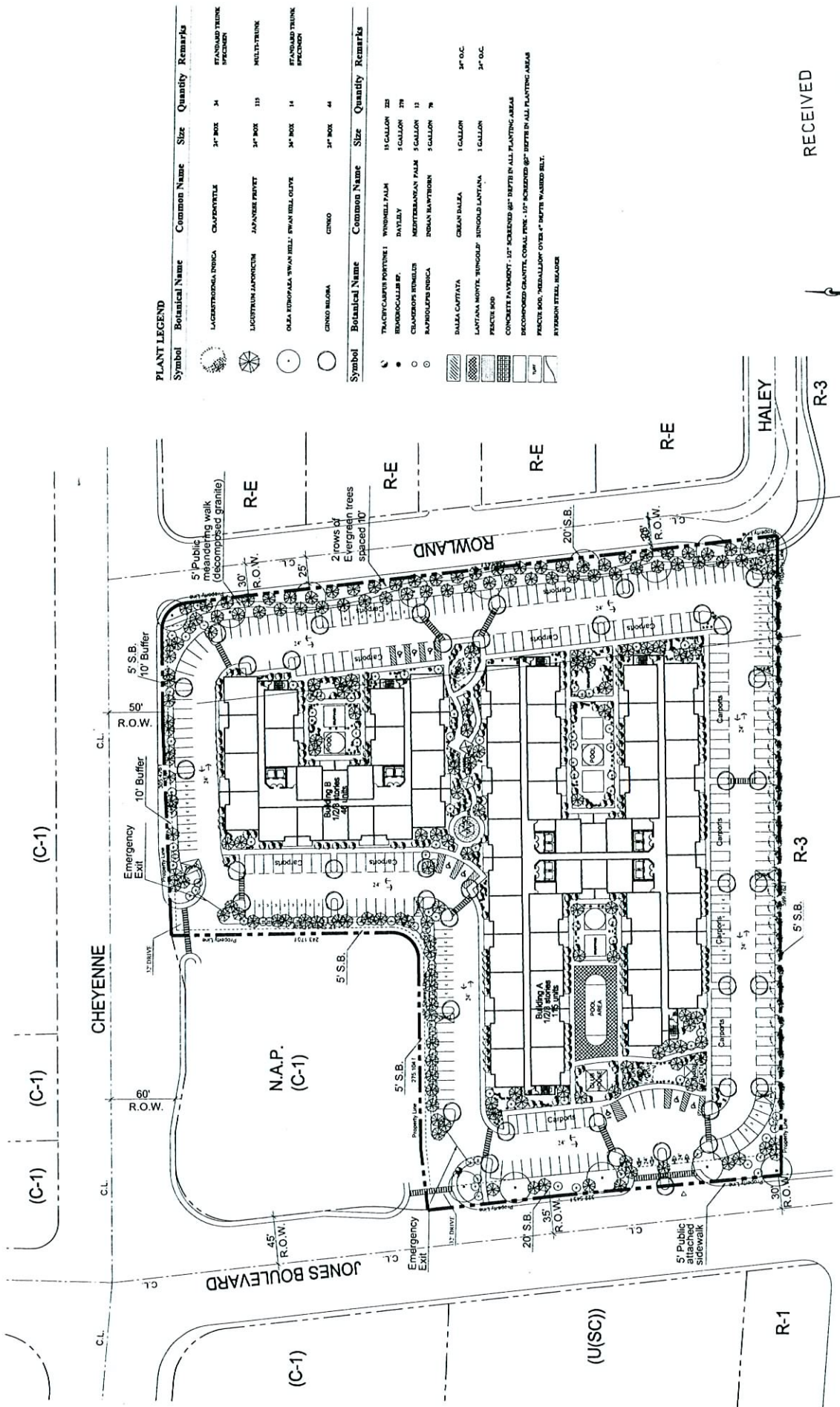
4175 S. Governor St. Suite A  
Las Vegas, NV 89149  
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Fax: 702-251-8888  
info@governor-st.com

**CS**

CONSTRUCTION SERVICES, LLC

**VAR-14880**

**09-06-06 CC**



**PLANT LEGEND**

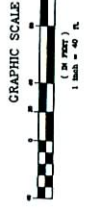
Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
⊙	LACINIA STRIPATA	INDICA	3" BOX	34	STANDARD TREK SPECIMEN
⊙	LICHTENHAIN JAPONICUM	JAPANESE PRIVET	3" BOX	115	MULTI-TREK
⊙	OLEA STRIPATA	YUAN HELL	3" BOX	14	STANDARD TREK SPECIMEN
⊙	CINERUS MILONA	CINERUS	3" BOX	44	

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
⊙	TRACYCARTUS FORTUNEI	WINDMILL PALM	1 1/2 GALLON	23	
⊙	BOERBOECALAN BR.	DAYLILY	1 GALLON	279	
⊙	CRANDORUS HEMMELER	MEDITERRANEAN PALM	1 GALLON	12	
⊙	RAPIROLOPS BRICA	INDIAN BANYAN	1 GALLON	76	
⊙	DALEIA CAPATA	CELEST PALM	1 GALLON	34	O.C.
⊙	LANTANA MONTE	SENGOLF	1 GALLON	34	O.C.
⊙	FRAXILE BOO	SENGOLF LANTANA	1 GALLON	34	O.C.

CONCRETE PAVEMENT - 1" THICKENED 8" DEPTH IN ALL PLANTING AREAS  
 DECOMPOSED GRANITE CORAL FINE - 1" THICKENED 8" DEPTH IN ALL PLANTING AREAS  
 FRACTURE 800 "MID-DRAINAGE" OVER 4" DEPTH W/ASPH. BELT.  
 BY DESIGN RETAIL MEASURE

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Date: July 24, 2006  
 Project Number: 99986

Landscape Plan Las Vegas, Nevada  
**VAR-14880**  
 09-06-06 CC

**JONES RESIDENCES**

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DEVELOPMENT CONSULTING SERVICES, LLC