PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-14735 APN: 163-04-401-002

Name of Property Owner: Steven Portnoff

Name of Applicant: Steven Portnoff

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: 163-04-401-002

Signature of Property Owner: Steven Portnoff

Print Name: Steven Portnoff

Subscribed and sworn before me

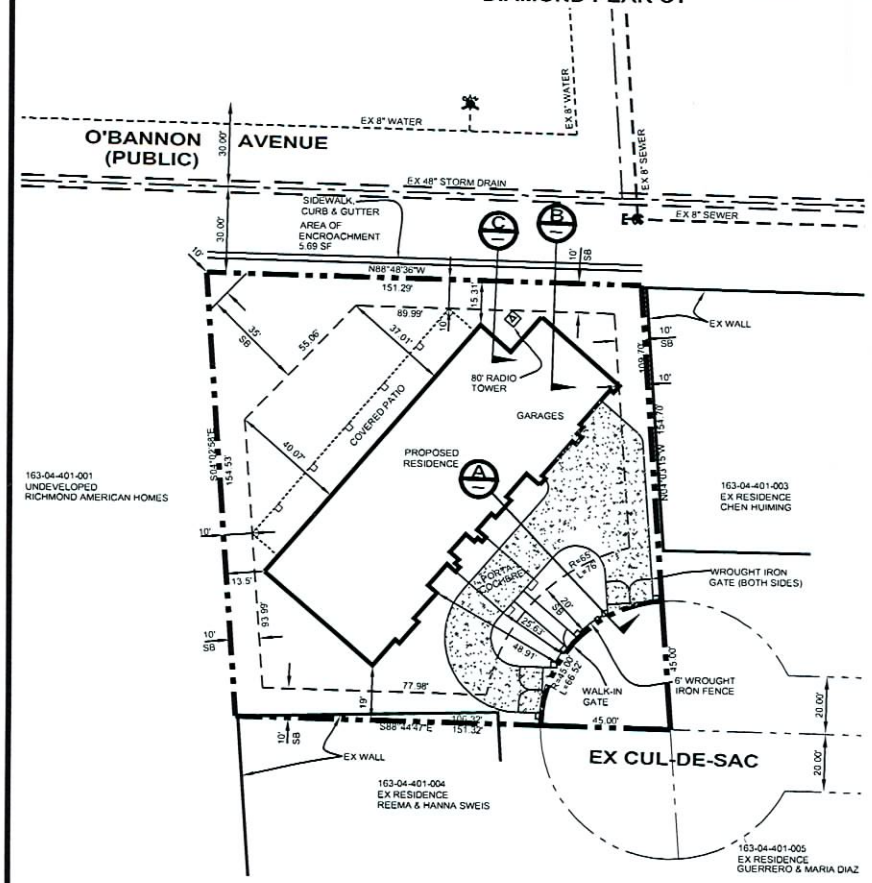
This 26 day of June, 20 04

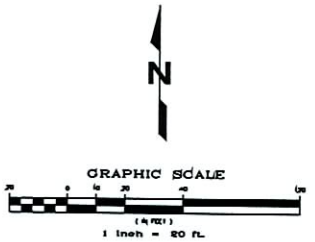
Notary Public in and for said County and State

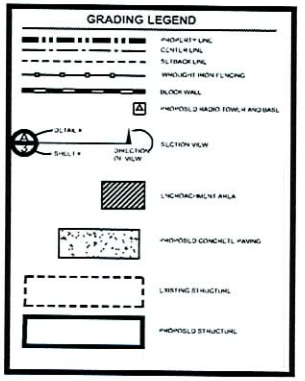
STEFFANIE E. NELSON
Notary Public, State of Nevada
Appointment No. 01-71113-1
My Appt. Expires Sep 14, 2009

SITE PLAN FOR THE PORTNOFF RESIDENCE AT O'BANNON AVENUE AND LISA LANE

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
APN # 163-04-401-002
BEING A PORTION OF THE SOUTH HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.







BENCHMARK:

CITY OF LAS VEGAS VERTICAL CONTROL STATION "LV110 SELLE" BEING A BRASS & PLASTIC PLUG IN TOP OF CURB AT THE SOUTHWEST CORNER OF DURANGO & O'BANNON ± 361' (+/-) SOUTH

ELEVATION:
FEET = 2946.27' (NAVD88)
METERS = 897.9755 M (NAVD88)

FLOOD ZONE DESCRIPTION:

THIS SITE IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C0745 L, CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

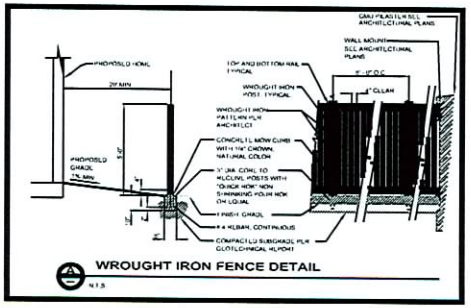
LEGAL DESCRIPTION:

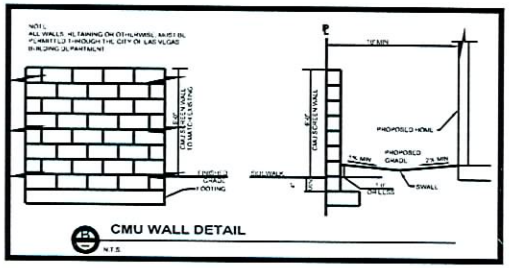
A THACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

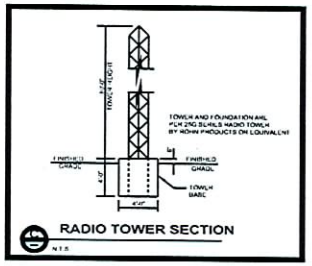
LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 50 OF PARCEL MAPS, PAGE 31, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS:

SOUTH 89°44'56" EAST, BEING THE CENTERLINE OF A PORTION OF O'BANNON DRIVE, AND THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP IN FILE OF RECORD OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 50, PAGE 31 OF PARCEL MAPS.







LOT DATA

APN NUMBER: 163-04-401-002
LOT SIZE: 10 ACRES
CITY OF LAS VEGAS ZONING: (UR10) - UNDEVELOPED LAND
SETBACKS: STANDARD
FRONT = 20' (COLL.-DE-SAC)
REAR = 15'
SIDE = 10'

OWNER / DEVELOPER

STEVEN PORTNOFF
1308 HADWICK DRIVE
LAS VEGAS, NEVADA 89110-2025
702 363-1666

No	REVISIONS	DATE	INIT	APPR	DATE

DRAWN BY: SEN
CHECKED BY: RJB
FILE NUM: PORTNOFF-XBT

PORTNOFF RESIDENCE

PEAK DEVELOPMENT SERVICES

STEVE PORTNOFF RESIDENCE
O'BANNON AVENUE AND LISA LANE
CITY OF LAS VEGAS

SITE PLAN

ENGINEER'S SEAL

SCALE: 1"=20'
SHEET NUMBER: 1 OF 1
JOB NUMBER

RECEIVED
AUG 23 2006

VAR-14734 VAR-14735 SUP-15027
09-06-06 CC