



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-14273** 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 E. MEYER

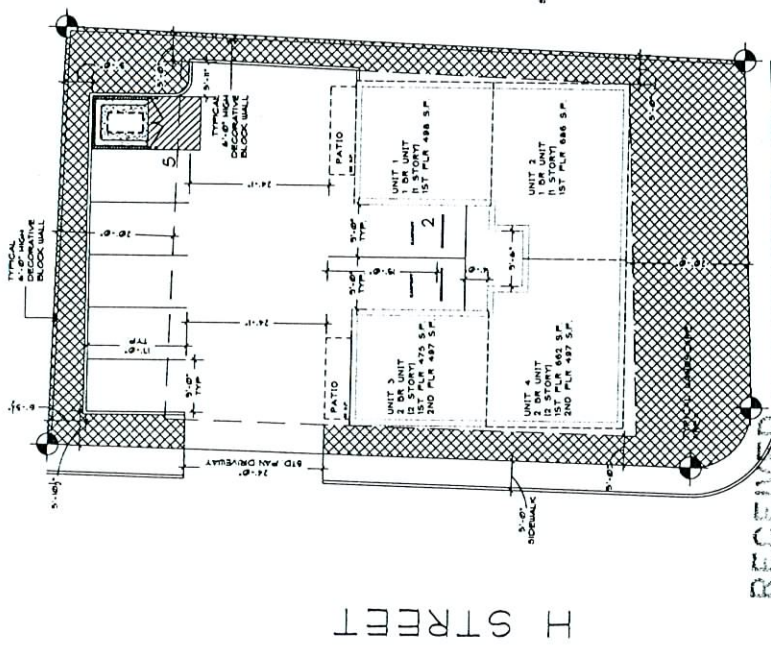
Subscribed and sworn before me Linda Spriet

This 08 day of June, 2006

Linda Spriet
Notary Public in and for said County and State

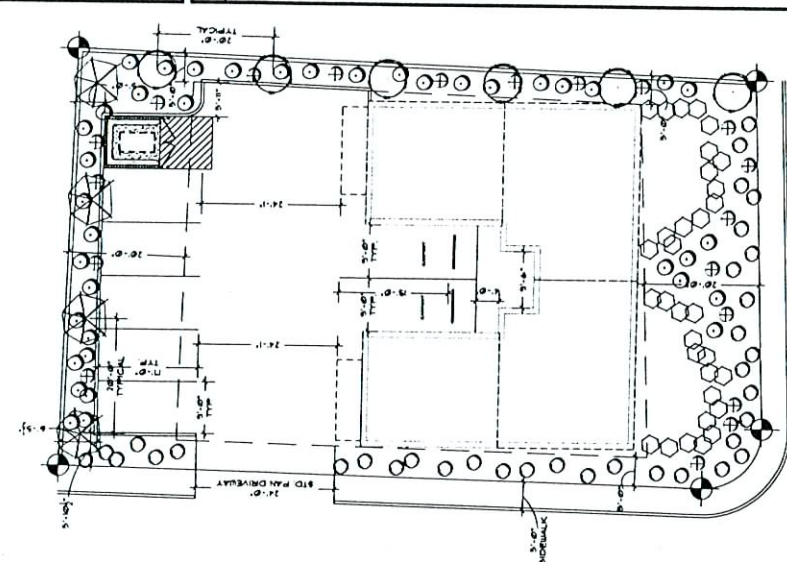


Clark Nevada



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ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"



LANDSCAPE PLAN
SCALE 1" = 10'-0"

SYMBOL	COMMON NAME	COMMON NAME
○	DESERT WILLOW	34" BOX
●	BOTTLE TREE	34" BOX
○	AGAVE	5 GA
○	BLUE PINE	5 GA
○	SHRUB OF PARADISE	5 GA
○	TEXAS RANGER	5 GA

VAR-14273

07/27/06 PC

H STREET CONDOMINIUMS

NEC H STREET & BYRNES AVE.
LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:
ADDRESS: 139-22-401-001
ZONING (EXISTING): R-3
ZONING (PROPOSED): R-3
CONSTRUCTION TYPE: R-3
TYPE OF OCCUPANCY: R-3
SPRINKLED: NO
EXEMPT AREA: 8,448 SF (19 ACRES)

LOT COVERAGE: 33.35%
LANDSCAPE AREA: 33.35%
DEVELOPMENT UNIT COUNT (25 UNITS/ACRE): 4 UNITS 2,322 SF FOOT PRINT

BUILDING AREA: 498 SF
UNIT 1 (ONE BED) 498 SF
UNIT 2 (ONE BED) 686 SF
UNIT 3 (TWO BED) 971 SF
UNIT 4 (TWO BED) 1,059 SF

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

SET BACKS:
FRONT: 20'-0" MIN
STREET SIDE: 20'-0" MIN
REAR: 5'-0" MIN
INTERIOR LOT LINE: 20'-0" MIN

PARKING INFO:
REQUIRED PARKING:
• 135 UNITS (100% UNITS)
• 116 UNITS (VISITOR UNITS)
TOTAL PARKING REQUIRED: 251 SPACES
TOTAL PARKING PROVIDED: 251 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 UNITS OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC.
 - PROVIDE MATCHING SIZES AND VARIETIES OF LIME SHED SPECIES AS SHOWN ON DRAWINGS.
 - DECOMPOSED GRANITE 1/2" FINISH COLOR: VISTA GOLD. 2" DEPTH TYPICAL IN ALL PLANTING BEDS. CONTRACTOR TO PROVIDE GRANITE AND LIME SHED PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE VERIFICATION OF THIS PRIOR TO THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
 - IRIGORRIE DEALER: JASON MILLER, 1001 8th Ave, Las Vegas, NV 89101-1001
 - ROAD IN SHAPE 3' TO 4' IN DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
• 1/2" LARGEST DIAMETER
• 1/4" LARGEST DIAMETER
• 1/8" LARGEST DIAMETER
CONTRACTOR TO SET 1/4" OF ROCK DIAMETER INTO FINISHED GRADE.
IT IS THE INTENT OF THIS DRAWING TO PROVIDE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR TRIMMING ON THE DATE OF CONSTRUCTION.
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' FROM PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR TO ASSURE THAT THERE BE TWO FOOT WALLS ARE PROVIDED ALONG STREET FRONTAGE.

SUZANA BUTAR, Architect Ltd
Architectural Design & Planning
1050 E Warm Springs Road
Las Vegas, Nevada 89119
Telephone: (702) 263-6196
Fax: (702) 101-4282
A Professional Corporation

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

ARCHITECTURAL
SITE PLAN
AND LANDSCAPE PLAN

A-1.0

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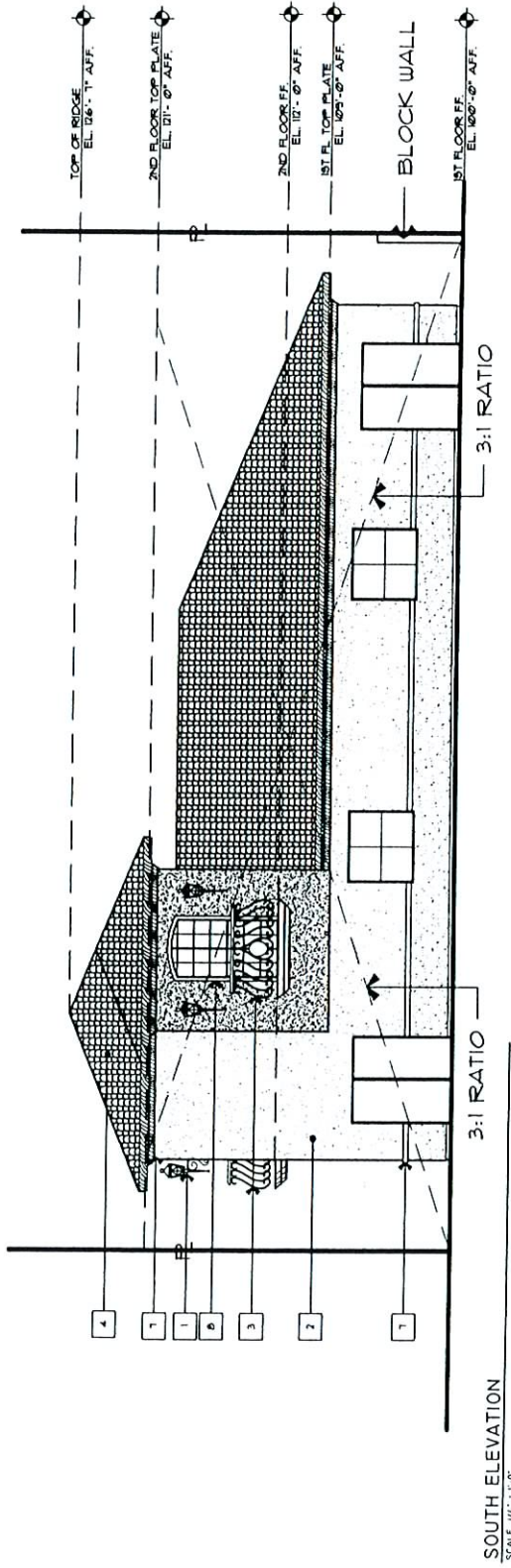
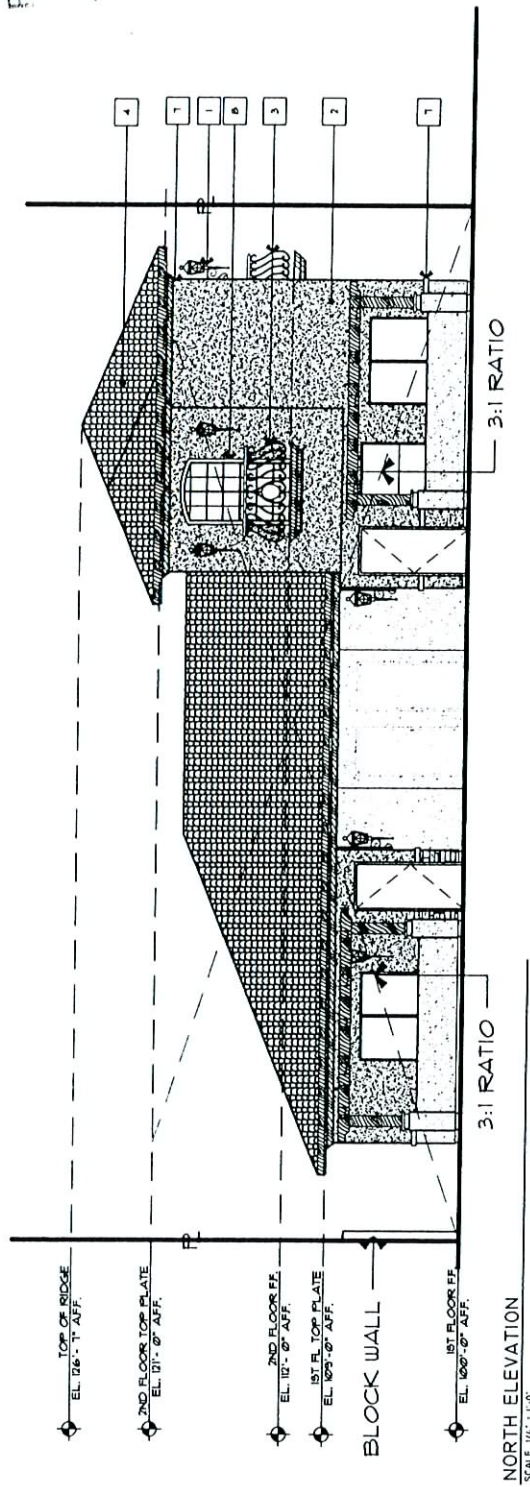
SUZANA RUTAR, Architect Ltd.
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1050 E. Warm Springs Road
Las Vegas, Nevada 89115
Telephone (702) 283-4176
Fax (702) 361-2542

PRELIMINARY

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

EXTERIOR
ELEVATIONS
(FRONT & REAR)

A-4.0



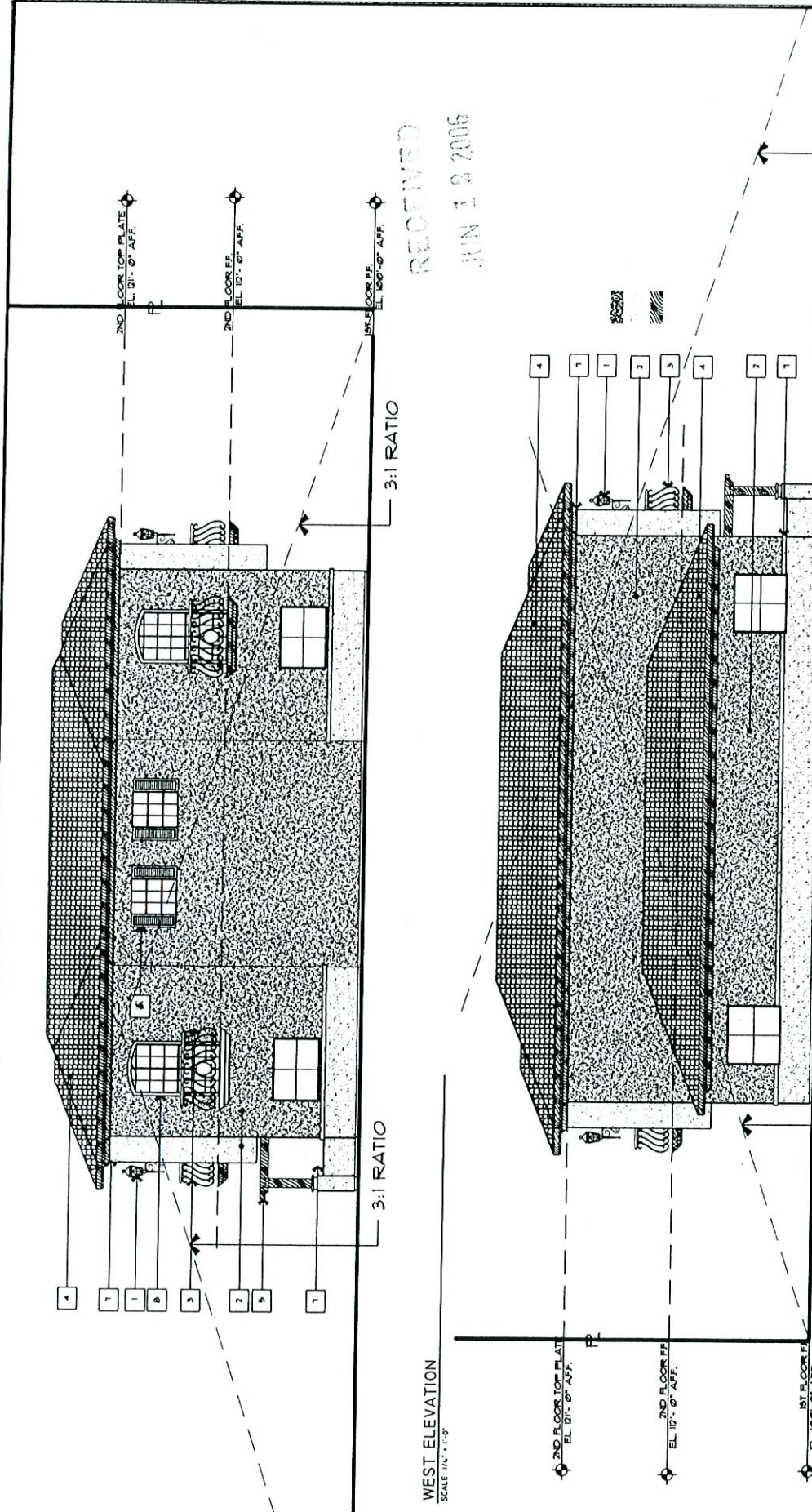
KEYNOTES		COLORS & MATERIALS	
#	DESCRIPTION		
1	DECORATIVE LAMPS PER OWNER	CONCRETE TILE ROOF	US TILE - OLD WORLD BLEND
2	3/4\" STUCCO - DESERT NEUTRAL COLOR TO BE SELECTED BY OWNER	MAIN BODY - 7/8\" STUCCO	DUNN-EDWARDS - ALMOND
3	WROUGHT IRON RAIL - COLOR BY OWNER	SECONDARY - 1/8\" STUCCO	DUNN-EDWARDS - COCKE
4	CONCRETE SPANISH TILE - COLOR BY OWNER	ACCENT COLOR - WOOD TRIM	DUNN-EDWARDS - HICKORY
5	DECORATIVE WOOD BEAM - STAIN	TYPICAL VINTL WINDOW WITH INSETS	
6	WINDOW SHUTTERS - COLOR BY OWNER	TYPICAL STONE WANGCOT	
7	DECORATIVE MOLDING		

VAR-14273
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EXTERIOR
ELEVATIONS
(FRONT & REAR)

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

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KEYNOTES		COLORS & MATERIALS	
#	DESCRIPTION		
1	DECORATIVE LAMPS PER OWNER	1	DECORATIVE MOLDING
2	3/4" STUCCO - DEMENT NEUTRAL COLOR TO BE SELECTED BY OWNER	6	TYPICAL VINTL WINDOW WITH INSETS
		3	TYPICAL STONE WAINSCOT
		5	DECORATIVE WOOD BEAM - STAIN
		6	WINDOW SHUTTERS - COLOR BY OWNER
		4	CONCRETE SPANISH TILE - COLOR BY OWNER
		3	UNWROUGHT IRON RAIL - COLOR BY OWNER
		2	CONCRETE TILE ROOF
		4	OLD WORLD BLEND
		5	HAN COLORED
		6	DUN-EDWARDS - ALMOND
		7	SECONDARY - 7/8" STUCCO
		8	DUN-EDWARDS - CATHRAL COCKIE
		9	DUN-EDWARDS - WOOD TRELLIS
		10	DUN-EDWARDS - HICKORY