PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-14308 APN: 125--35--201--006

Name of Property Owner: Bruce & Julie Khalilzadegan

Name of Applicant: Bruce & Julie Khalilzadegan

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: [signature]

Print Name: Bruce Khalilzadegan.

Subscribed and sworn before me

This 12th day of June, 2006

[signature]

Notary Public in and for said County and State

Notary Public State Of Nevada
COUNTY OF CLARK
SHAWN SCHROTT
My Appointment Expires
No 00-60577-1 Jan. 03, 2008

RECEIVED
JUN 13 2006

VICINITY MAP

SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT
SQUARE FOOTAGE: 42 UNITS (1,088 S.F. EACH) – TOTAL 45,696 S.F.
TYPICAL UNIT – 2 BEDROOM / 2 BATH

TOTAL
PARKING REQUIRED: 2 BEDROOM UNIT – 1.75 SPACES PER UNIT
PLUS 1 SPACE FOR EVERY 6 UNITS
42 UNITS X 1.75 = 74 PARKING SPACES
42 UNITS / 6 = 7 SPACES
TOTAL PARKING SPACES REQUIRED = 81

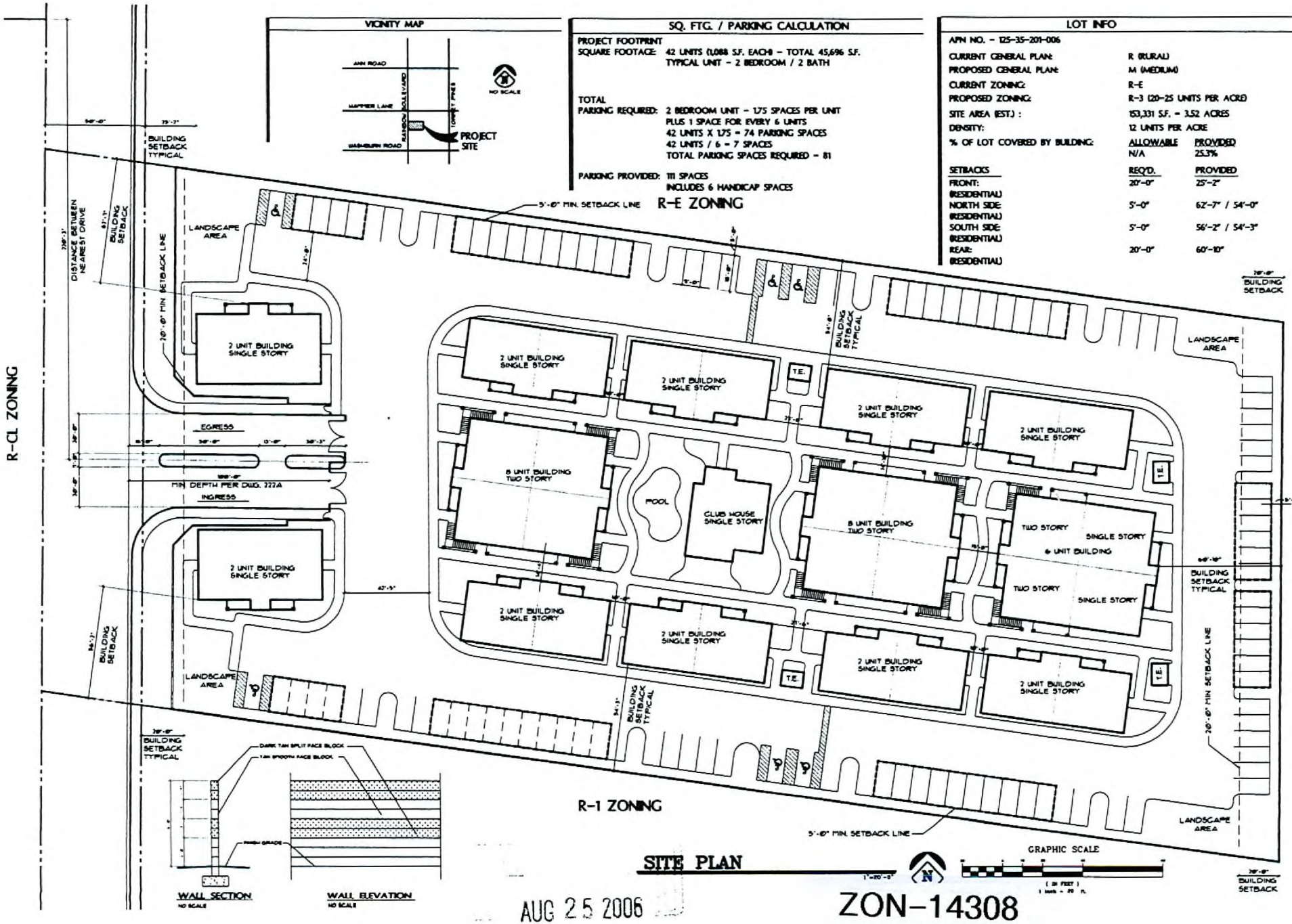
PARKING PROVIDED: 111 SPACES
INCLUDES 6 HANDICAP SPACES

LOT INFO

APN NO. – 125-35-201-006

CURRENT GENERAL PLAN:	R (RURAL)	
PROPOSED GENERAL PLAN:	M (MEDIUM)	
CURRENT ZONING:	R-E	
PROPOSED ZONING:	R-3 (20-25 UNITS PER ACRE)	
SITE AREA (EST.):	153,331 S.F. = 3.52 ACRES	
DENSITY:	12 UNITS PER ACRE	
% OF LOT COVERED BY BUILDING:	ALLOWABLE N/A	PROVIDED 25.3%
SETBACKS	REQ'D.	PROVIDED
FRONT: (RESIDENTIAL)	20'-0"	25'-2"
NORTH SIDE: (RESIDENTIAL)	5'-0"	62'-7" / 54'-0"
SOUTH SIDE: (RESIDENTIAL)	5'-0"	56'-2" / 54'-3"
REAR: (RESIDENTIAL)	20'-0"	60'-10"

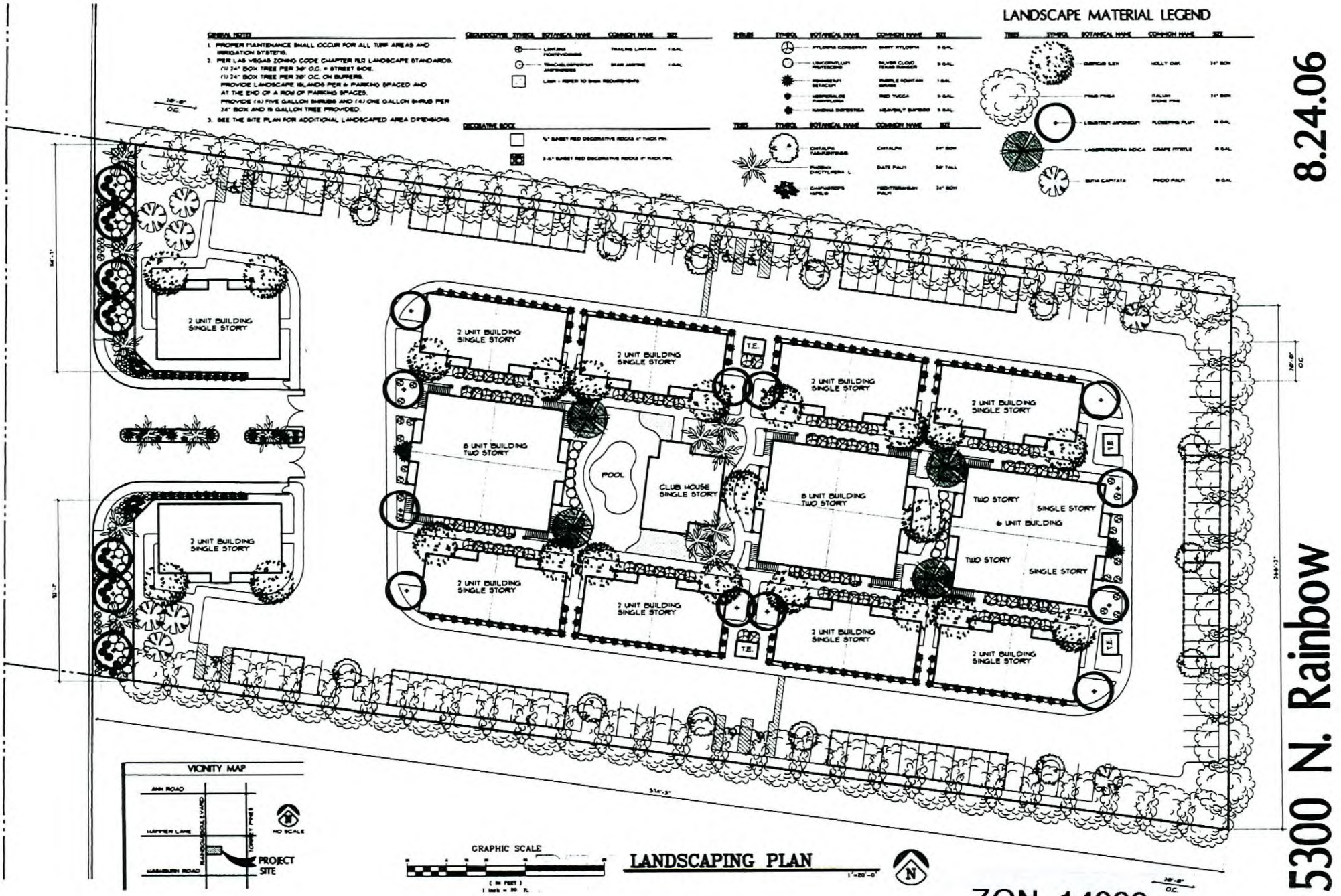
8.24.06



5300 N. Rainbow

AUG 25 2006

ZON-14308
09/07/06 PC
REVISED



AUG 25 2006

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