



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14306** 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:

Print Name:

Bruce Khalilzadegan

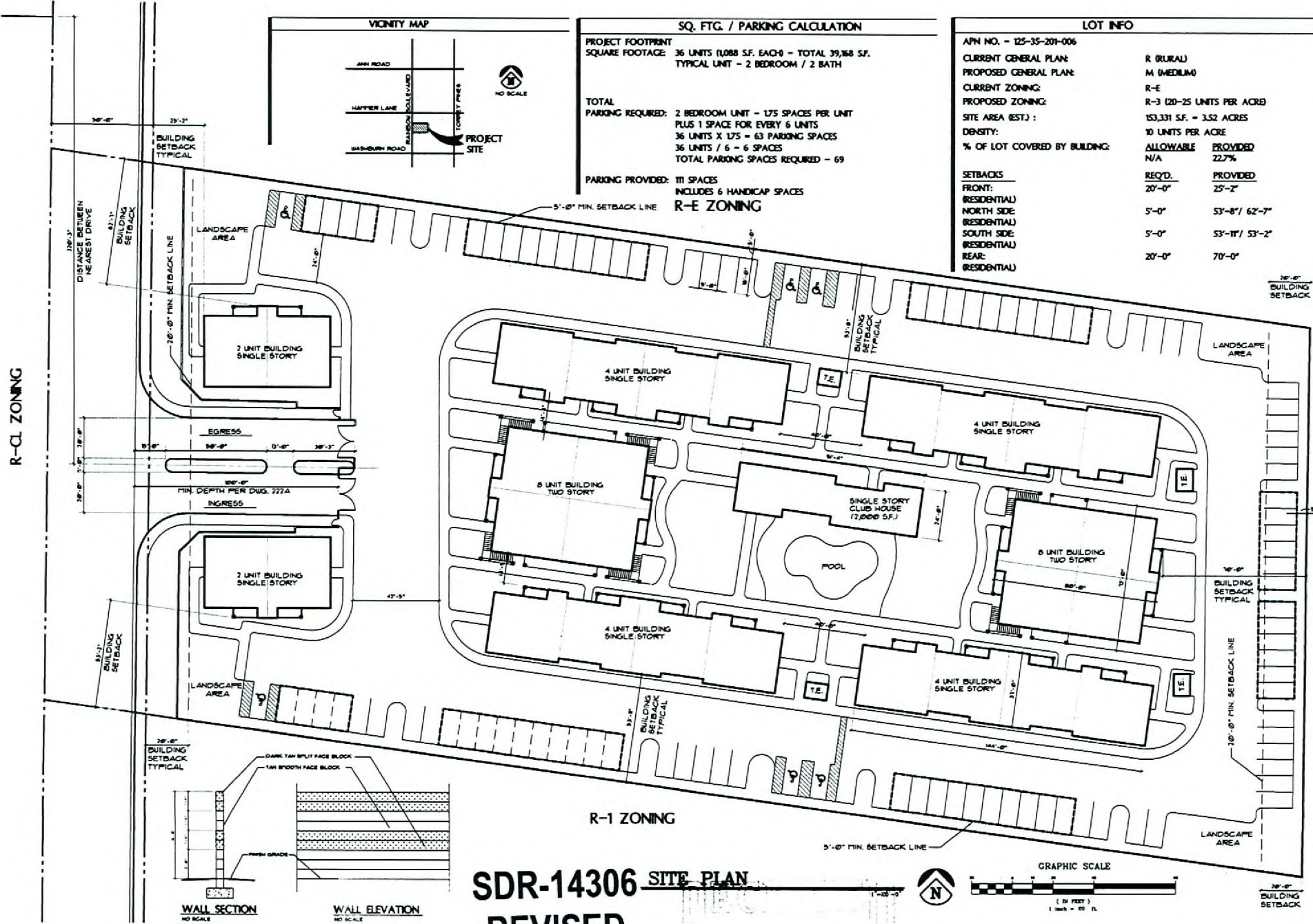
Subscribed and sworn before me

This 12th day of June, 2006

Notary Public in and for said County and State



R-CL ZONING



SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT
 SQUARE FOOTAGE: 36 UNITS (1,088 SF. EACH) - TOTAL 39,168 SF.
 TYPICAL UNIT - 2 BEDROOM / 2 BATH

TOTAL
 PARKING REQUIRED: 2 BEDROOM UNIT - 175 SPACES PER UNIT
 PLUS 1 SPACE FOR EVERY 6 UNITS
 36 UNITS X 175 = 63 PARKING SPACES
 36 UNITS / 6 = 6 SPACES
 TOTAL PARKING SPACES REQUIRED - 69

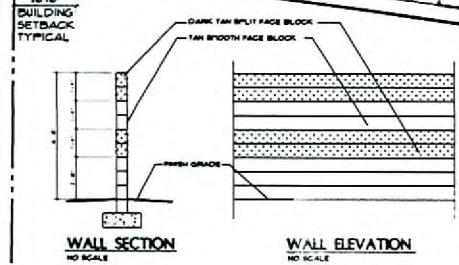
PARKING PROVIDED: 111 SPACES
 INCLUDES 6 HANDICAP SPACES
R-E ZONING

LOT INFO

APN NO. - 125-35-201-006

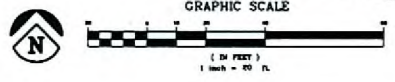
CURRENT GENERAL PLAN	R (RURAL)
PROPOSED GENERAL PLAN	M (MEDIUM)
CURRENT ZONING	R-E
PROPOSED ZONING	R-3 (20-25 UNITS PER ACRE)
SITE AREA EST. J :	153,331 SF. = 3.52 ACRES
DENSITY:	10 UNITS PER ACRE
% OF LOT COVERED BY BUILDING:	ALLOWABLE 22.7%
	PROVIDED N/A

SETBACKS	REQ'D.	PROVIDED
FRONT:	20'-0"	25'-2"
(RESIDENTIAL)		
NORTH SIDE:	5'-0"	53'-8" / 62'-7"
(RESIDENTIAL)		
SOUTH SIDE:	5'-0"	53'-11" / 53'-2"
(RESIDENTIAL)		
REAR:	20'-0"	70'-0"
(RESIDENTIAL)		



SDR-14306 SITE PLAN
REVISED
10/19/06 PC

OCT 04 2006



10.03.06
5300 N. Rainbow
R-E ZONING

**SDR-14306
REVISED
10/19/06 PC**

10.03.06

5300 N. Rainbow

- GENERAL NOTES**
1. PROPER MAINTENANCE SHALL OCCUR FOR ALL TURF AREAS AND IRRIGATION SYSTEMS.
 2. PER LAS VEGAS ZONING CODE CHAPTER 17.0 LANDSCAPE STANDARDS:
 (U) 24" BOX TREE PER 36" O.C. = STREET SIDE
 (V) 24" BOX TREE PER 36" O.C. ON CURBS.
 PROVIDE LANDSCAPE ISLANDS PER & PARKING SPACES AND AT THE END OF A ROW OF PARKING SPACES.
 PROVIDE 1/2 FIVE GALLON SHRUBS AND 1/2 ONE GALLON SHRUBS PER 24" BOX AND 1/2 GALLON TREE PROVIDED.
 3. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS.

COLORADOVE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
○	○	LEPTODERMIS	TRAILING LANTANA	1 GAL.
○	○	TRICHOLOMUM	STAR JASMINE	1 GAL.
□	□	LAWN - REFER TO SOIL REQUIREMENTS		

DECORATIVE ROCK

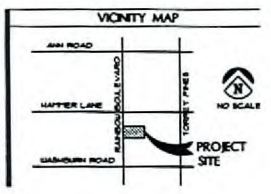
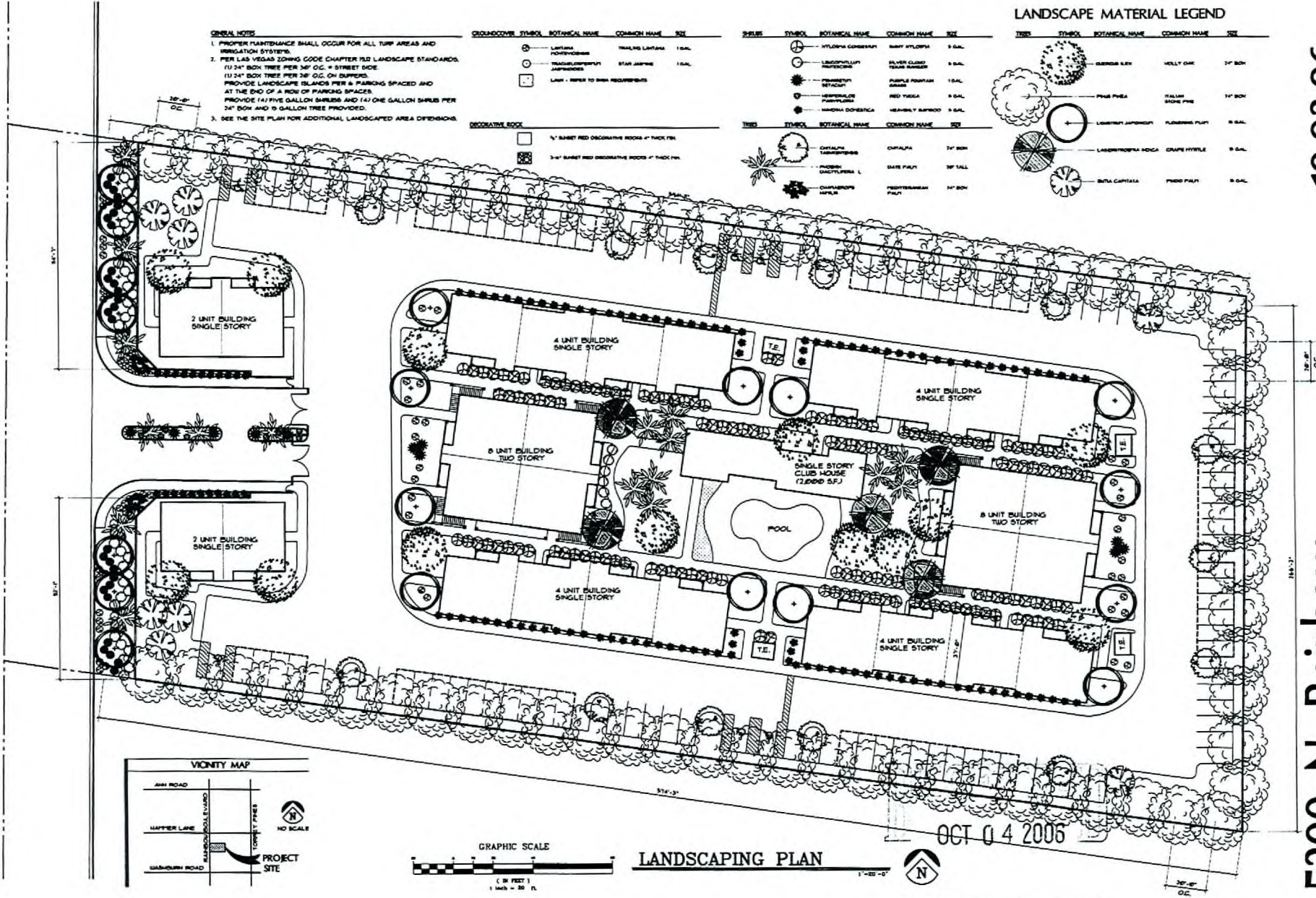
□	1" BUCKET RED DECORATIVE ROCKS 4" THICK PER.
■	3/4" BUCKET RED DECORATIVE ROCKS 4" THICK PER.

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
○	○	HYDRANGEA	COBWEB	5 GAL.
○	○	LEUCOPHYLLUM	HEATHWOOD	5 GAL.
○	○	FRAXINUS	FRAXINUS	5 GAL.
○	○	RED TWIGA	RED TWIGA	5 GAL.
○	○	HEAVILY BARKED	HEAVILY BARKED	5 GAL.

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
○	○	CHALCOPHYS	CHALCOPHYS	24" BOX
○	○	FRAXINUS	FRAXINUS	36" TALL
○	○	FRAXINUS	FRAXINUS	36" TALL

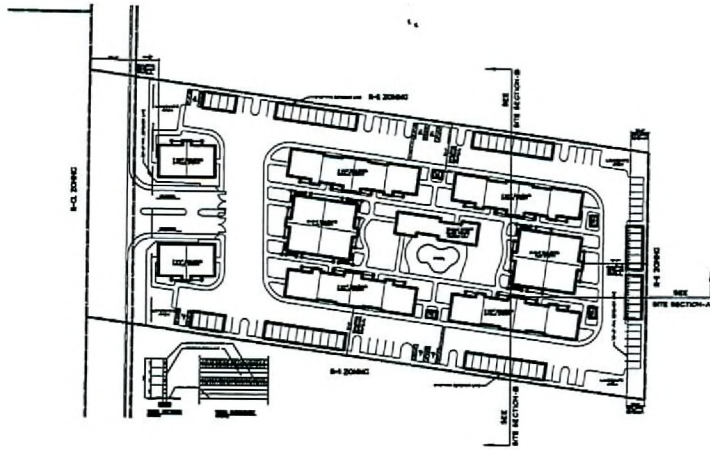
LANDSCAPE MATERIAL LEGEND

TREE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
○	○	QUERCUS	OLIVE	24" BOX
○	○	FRAXINUS	ITALIAN	24" BOX
○	○	FRAXINUS	FRAXINUS	36" TALL
○	○	FRAXINUS	FRAXINUS	36" TALL
○	○	FRAXINUS	FRAXINUS	36" TALL



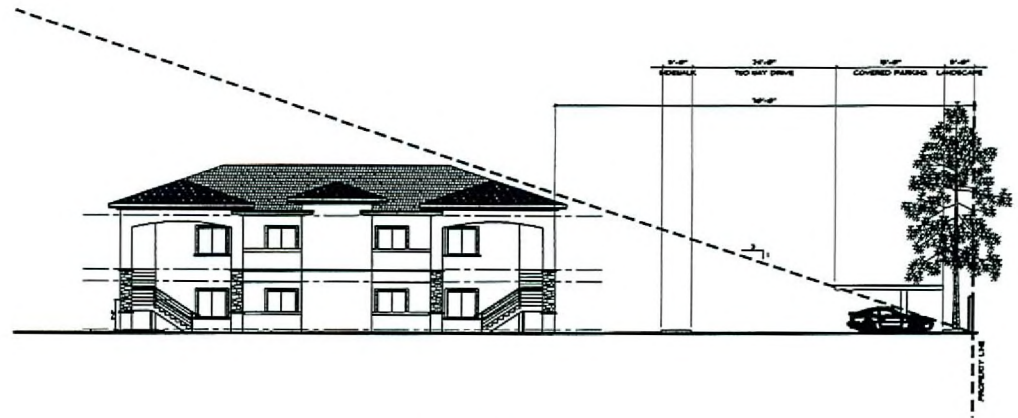
LANDSCAPING PLAN

OCT 04 2006



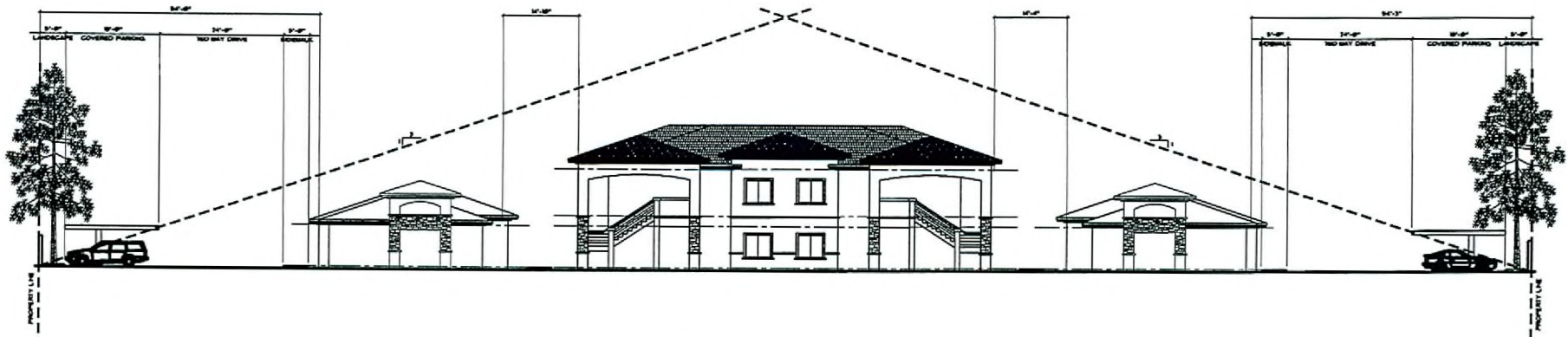
KEY PLAN

NOT TO SCALE



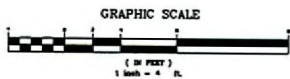
SITE SECTION - A

NOT TO SCALE



SITE SECTION - B

NOT TO SCALE



5300 N. Rainbow

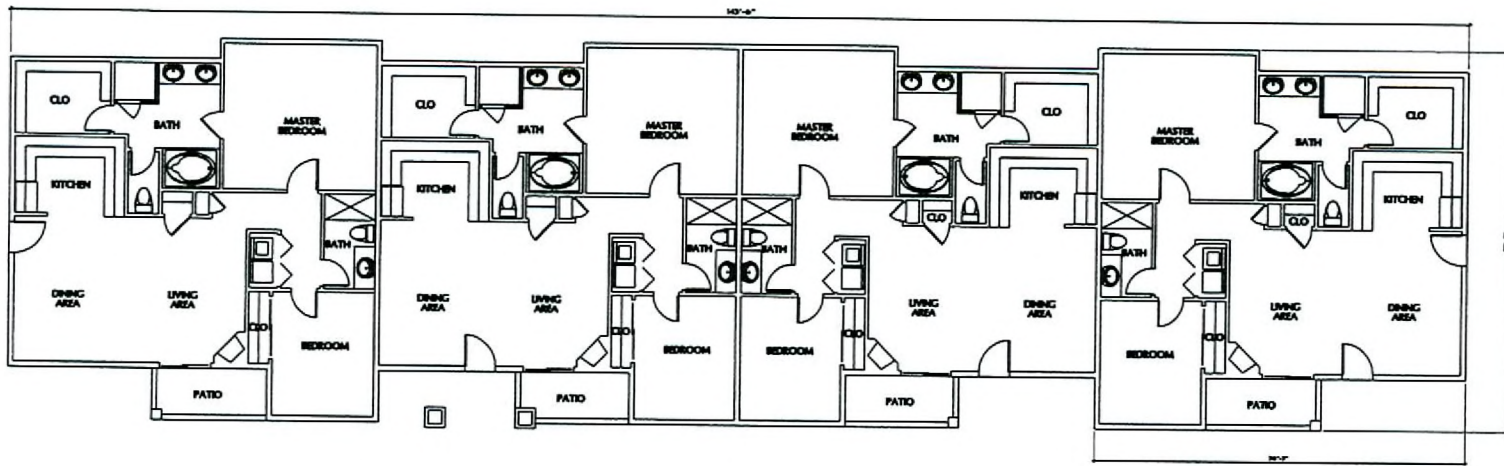
RECEIVED
OCT 04 2006

10.03.06

SDR-14306

REVISED

10/19/06 PC



FLOOR PLAN-4 UNIT BLDG.
3/16"=1'-0"



ELEVATIONS-4 UNIT BLDG.
3/16"=1'-0"

FLOOR PLAN - 4 UNIT BLDG.

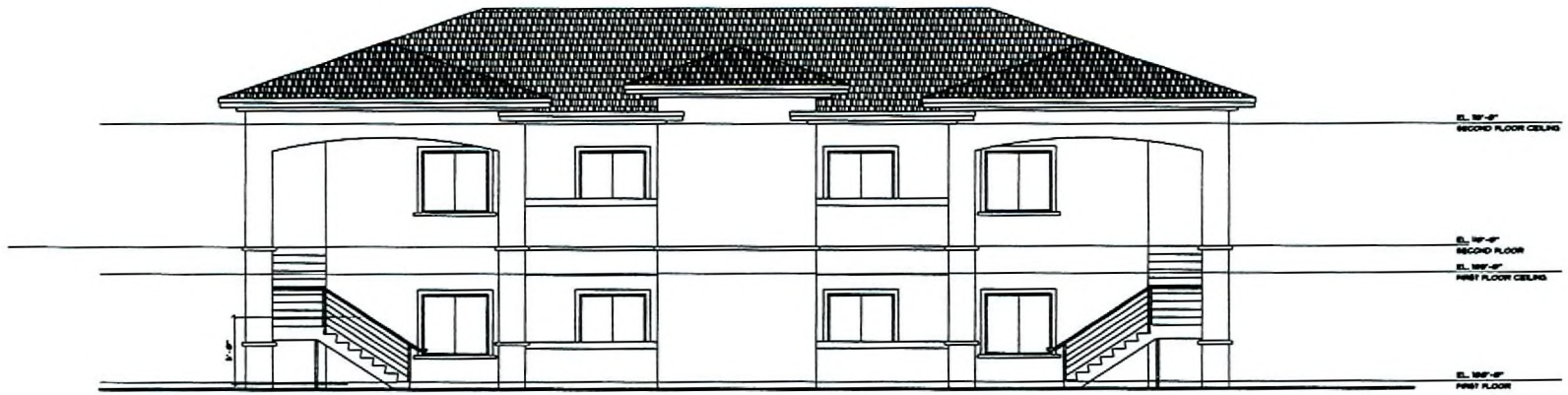
ELEVATIONS - 4 UNIT BLDG.

10-03-06

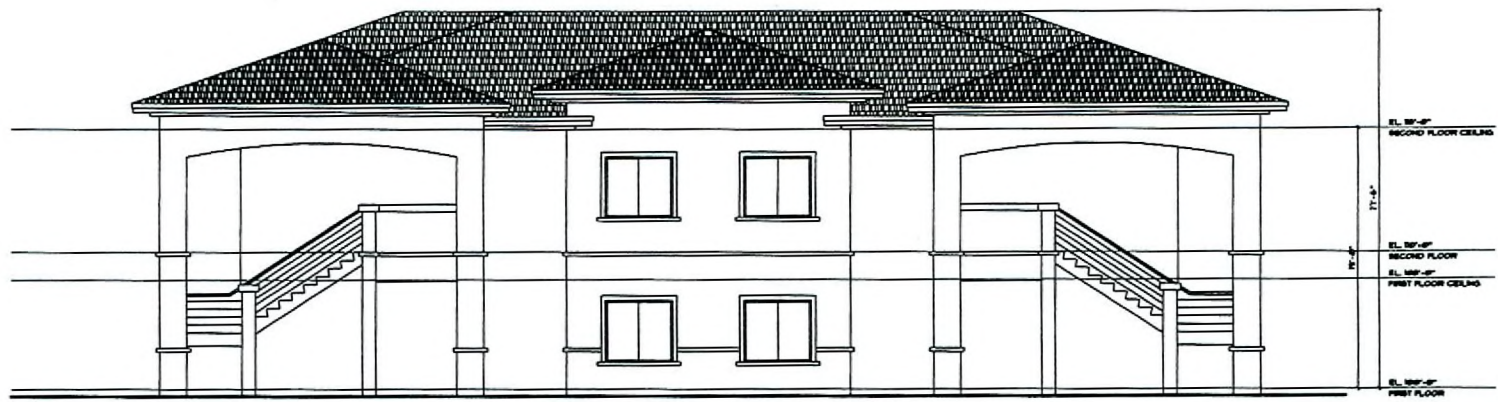
5300 N. Rainbow

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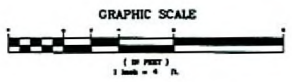


FRONT/REAR ELEV-8 UNIT
1/4"=1'-0"



SIDE ELEV-8 UNIT BLDG
1/4"=1'-0"

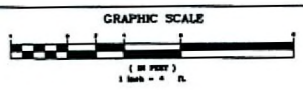
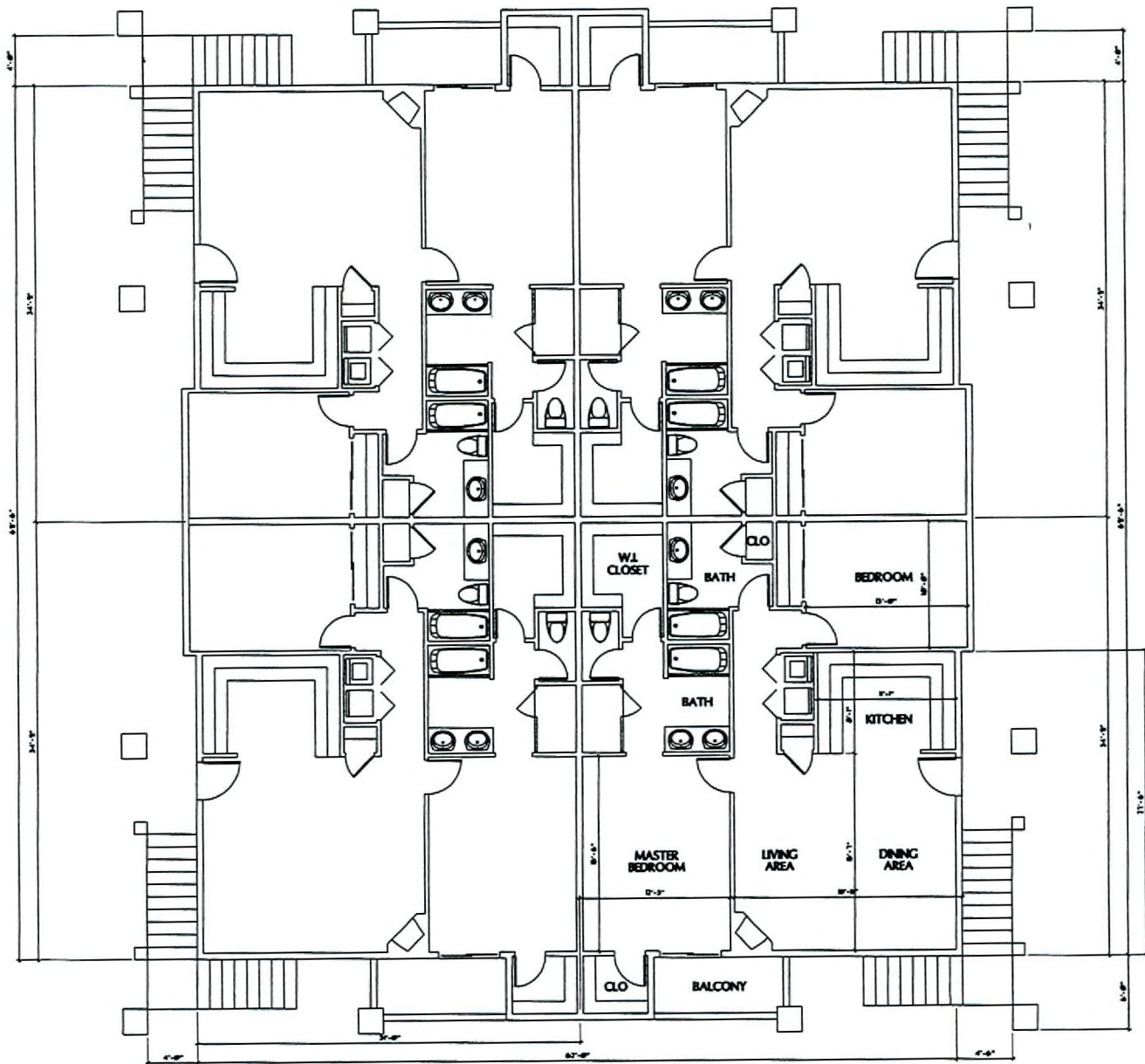
EXTERIOR ELEVATIONS - 8 UNIT BLDG.



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FLOOR PLAN - 8 UNIT BLDG.
 FIRST AND SECOND FLOORS ARE IDENTICAL 1/4" = 1'-0"

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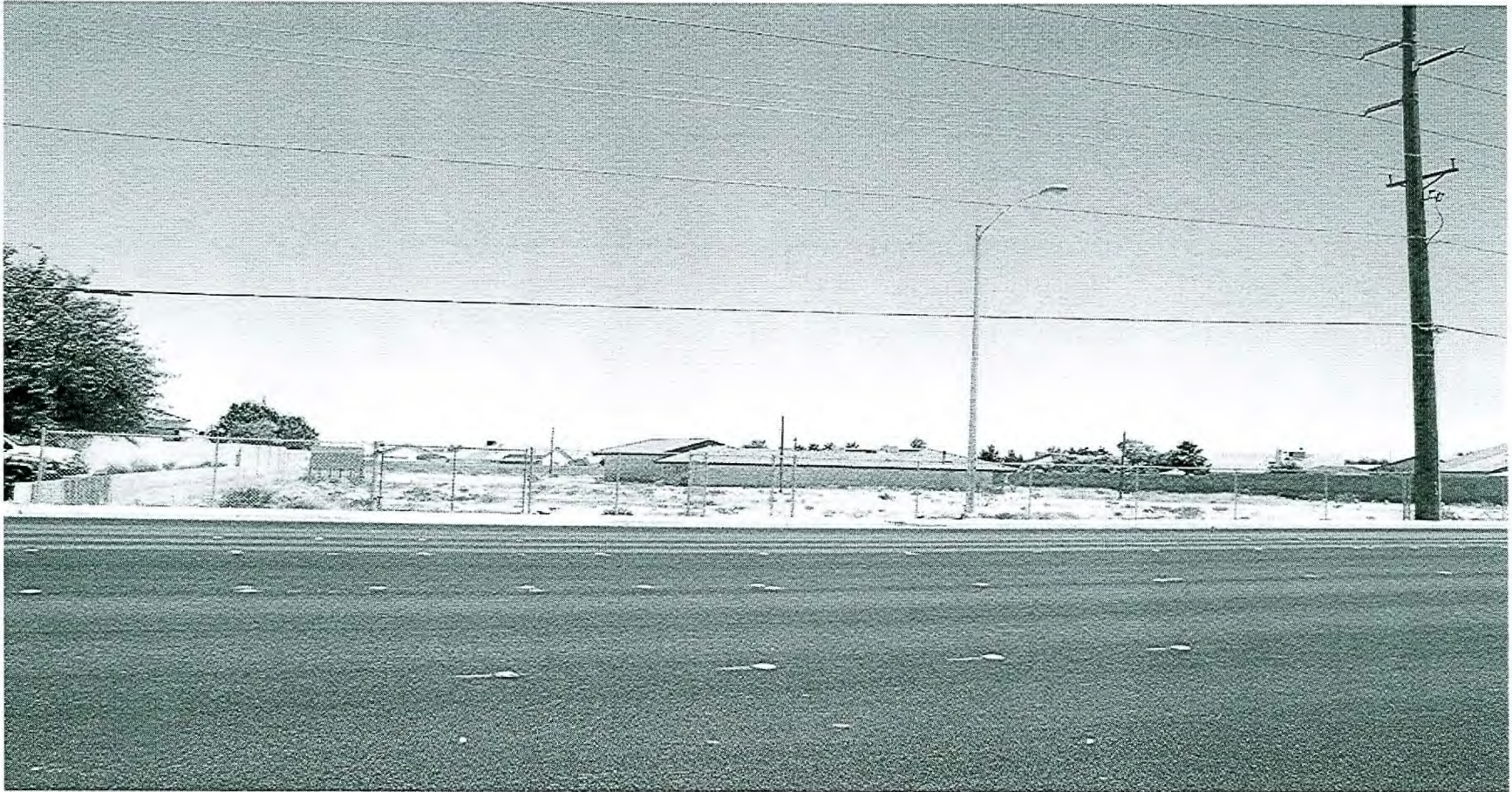
DOOR PLAN - 8 UNIT BLDG.

5300 N. Rainbow

10.03.06

SDR 14306				
Bruce A. & Julie A. Khalilzadegan				
5300 N Rainbow				
Proposed 68 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	68	5.86	398
AM Peak Hour			0.44	30
PM Peak Hour			0.52	35
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Rainbow Boulevard				
Average Daily Traffic (ADT)	7,836			
PM Peak Hour	627			
<i>(heaviest 60 minutes)</i>				
Ann Road				
Average Daily Traffic (ADT)	21,547			
PM Peak Hour	1724			
<i>(heaviest 60 minutes)</i>				
Rancho Drive				
Average Daily Traffic (ADT)	25,082			
PM Peak Hour	2007			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rainbow Boulevard	32585			
Ann Road	51700			
Rancho Drive	34300			
This project will add approximately 398 trips per day on Rainbow, Ann and Rancho. This will increase expected volumes by about 5 percent on Rainbow and about 2 percent on Ann and Rancho. Rainbow is at about 24 percent of capacity, Ann is about 42 percent of capacity and Rancho is at about 73 percent of capacity.				
Based on Peak Hour use, this development will add roughly 35 additional				

cars into the area; which works out to about one every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



SDR-14306 - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN
5300 NORTH RAINBOW BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

07/12/06