



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-16504** APN: 138-02-102-007 and 009

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN \_\_\_\_\_

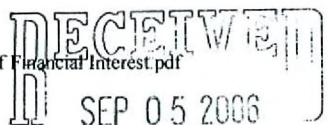
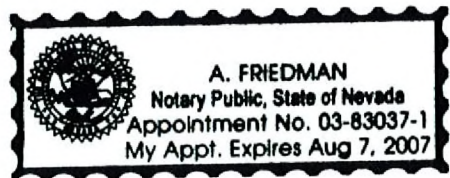
Signature of Property Owner:

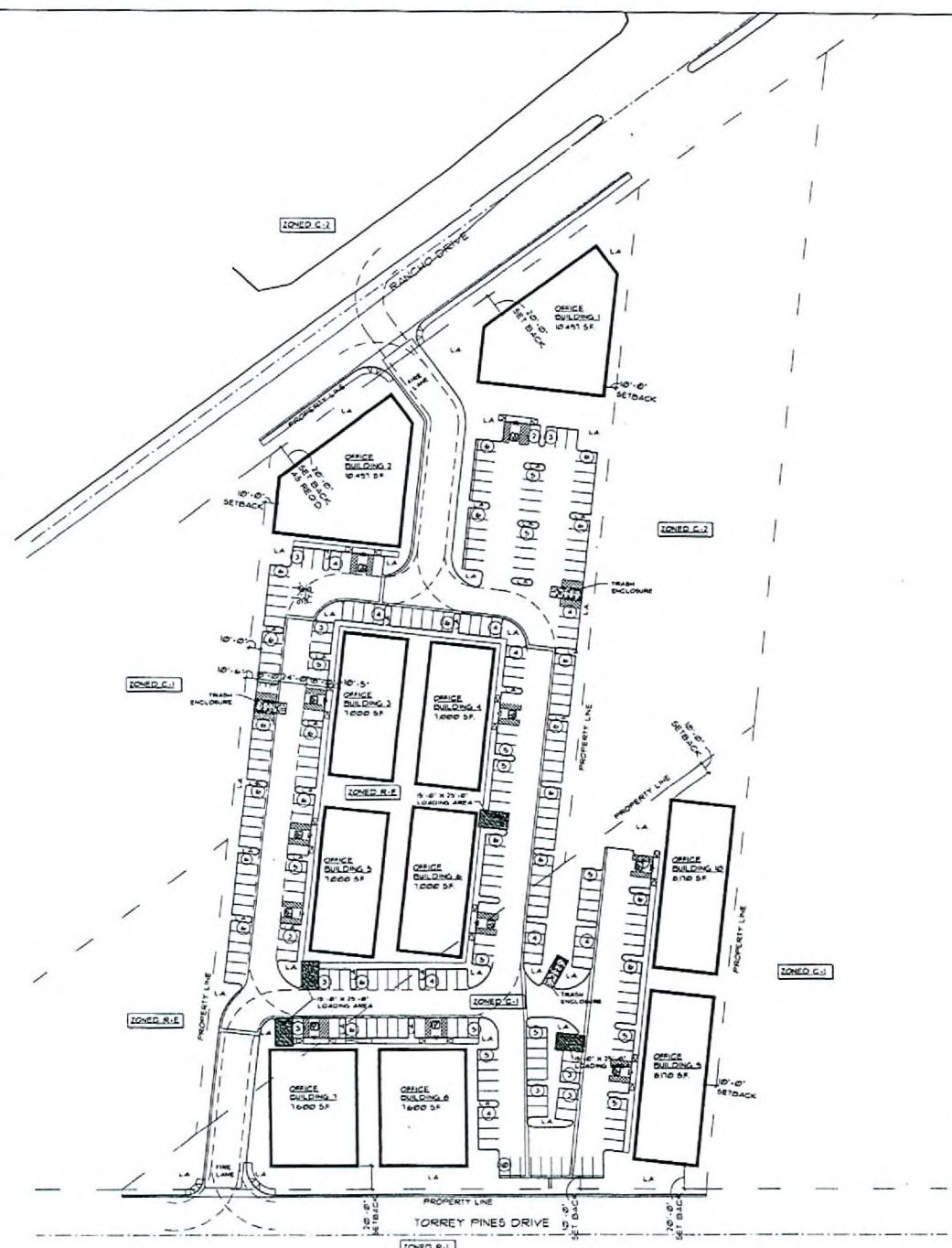
Print Name: Ghassan Merhi

Subscribed and sworn before me

This 28<sup>th</sup> day of August, 2006

Notary Public in and for said County and State

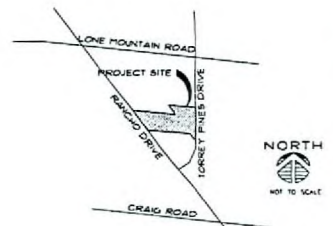




**GENERAL NOTES**

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 5'-0" O.C. AND TOOLED JOINTS AT 3'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC SHALL RECEIVE LIGHT BROOK FINISH
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL, AND 2% CROSS SLOPE
10. ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION

**PROJECT LOCATION**



**PROJECT DATA**

APN:	138-02-100-005 THRU 005 + 011	
EXISTING ZONING:	C-1 + R-E	
PROPOSED ZONING:	C-1	
SITE AREA:	275592 SF (6.41 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	20'-0"	20'-0"
SIDES:	10'-0"	10'-0"
REAR:	20'-0"	20'-0"
BUILDING AREA:	62534 SF	
FUTURE OFFICE SPACE:	62534 SF	
LOT COVERAGE:	22.6%	
BUILDING AREA / SITE AREA:	22.6%	
PARKING:	REQUIRED:	PROVIDED:
1300 SF (OFFICE):	266 SPACES	274 SPACES
ADA COMPLIANT PARKING:	1 SPACES	10 SPACES
LOADING ZONE:	4 SPACES	4 SPACES



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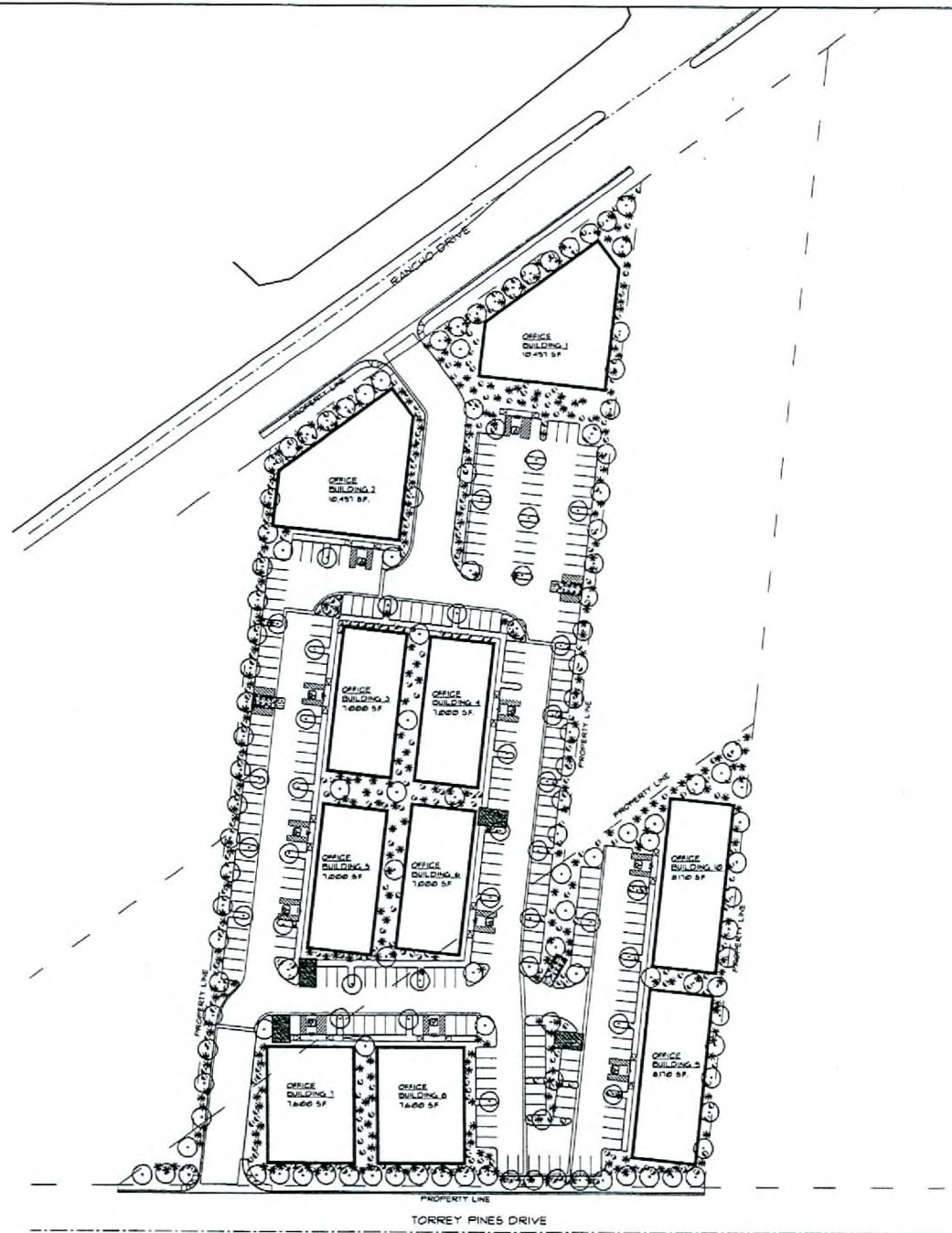
**ZON-16504**  
**REVISED**  
**10/19/06 PC**

**pacific design concepts, llc**  
3005 W. HARRISON ROAD, SUITE 200  
LAS VEGAS, NEVADA 89102  
(702) 454-5842 FAX (702) 454-7842

**OFFICE AT**  
**RANCHO AND TORREY PINES**  
LAS VEGAS, NEVADA

**ARCHITECTURAL SITE PLAN**  
**LAND USE SUBMITTAL**

PROJECT NO.: 1118  
DATE: AUG 31 2006  
DRAWN BY: KJP  
CHECKED BY: BCC  
PROJECT NO.: 1118  
DATE: 10-19-06  
SCALE: AS SHOWN  
AS1.01



**GENERAL NOTES**

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" FINISH, COLOR TO BE SELECTED BY OWNER. 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
6. SITE PLAN, LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

**LANDSCAPE LEGEND**

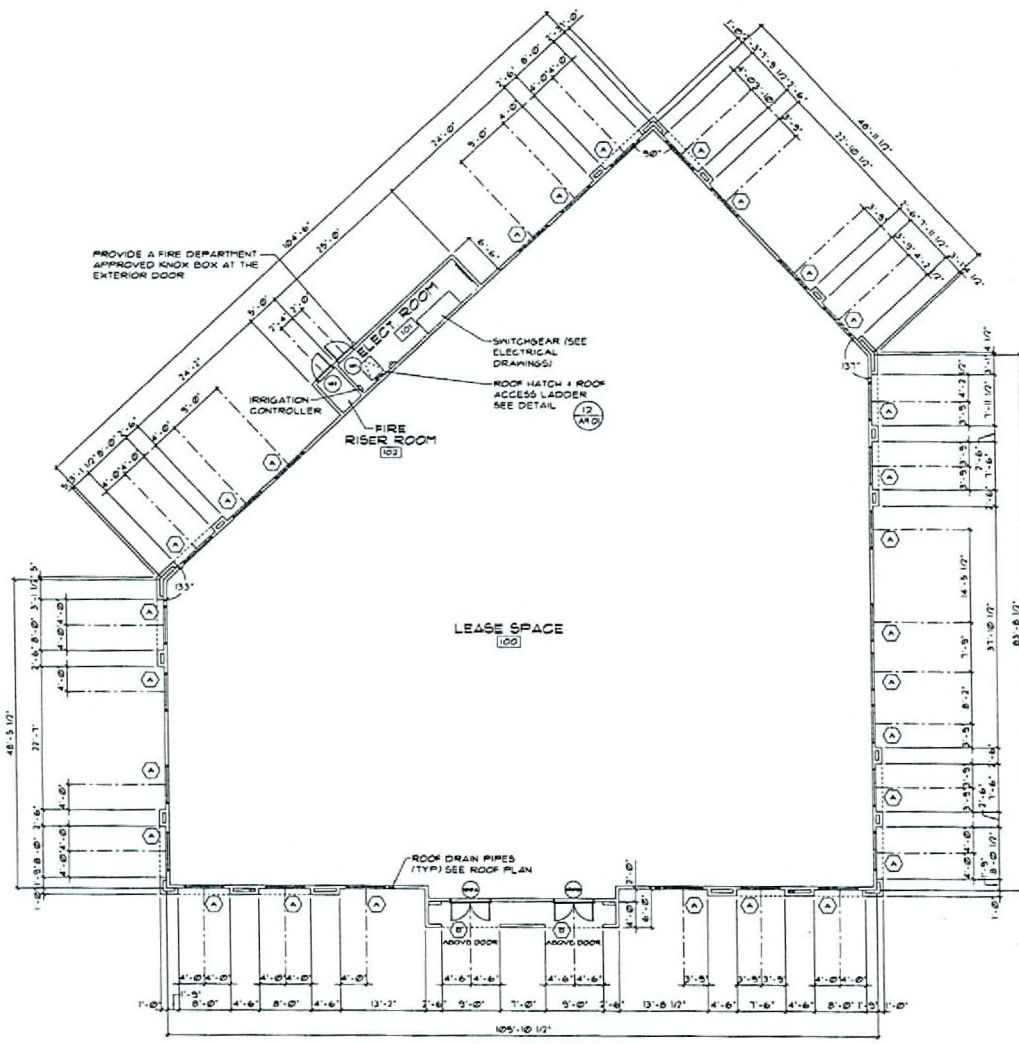
BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
<b>TREES - MEDIUM</b>		
PROSOPIA (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 70'-0" APART ALONG STREET 30'-0" APART ALONG PERIMETER
<b>SHRUBS - LARGE</b>		
CASSIA (SHRUBBY SENNA)	5 GAL / TREE	
CONVOLVULUS (BUSH MORNING GLORY)	5 GAL	
BACCHARIS SAROTHOIDES (DESERT BROOPI)	5 GAL / TREE	
<b>GROUNDCOVER / ACCENT</b>		
HEPERALOE PARVIFLORA (RED TUCCA)	1 GAL / TREE	
ALL AREAS NOT RECEIVING LIVE GROUNDCOVER SHALL HAVE 2" ROCK MULCH.		
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO BE LOCATED NEARBY.		



**RECEIVED** ZON-16504  
 OCT 17 2006 **REVISED**  
 10/19/06 PC

PROJECT FILE: OFFICE AT RANCHO AND TORREY PINES  
 2005 W. HORIZON RIDGE PARKWAY, SUITE 200  
 LAS VEGAS, NEVADA 89119  
 (702) 454-5842 FAX (702) 454-7842  
 PROJECT FILE: OFFICE AT RANCHO AND TORREY PINES  
 LANDSCAPE PLAN  
 LAND USE SUBMITTAL  
 DATE: 03/06  
 DRAWN BY: KIR  
 CHECKED BY: NCS  
 DATE: 08/31/2006  
 L&S.01  
 SHEET 01 OF 01

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1 FLOOR PLAN / ONE STORY OFFICE BUILDING  
 SCALE: 1/8" = 1'-0"



**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTER LINE OF GRIDS AND COLUMNS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING & ELECTRICAL WORK.
4. APPLIANCES AND OTHER EQUIPMENT BY OWNER (N/C).
5. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP BD.

**WALL LEGEND**

- EXTERIOR WALL CONSTRUCTION:  
 2" EXTERIOR INSULATION FINISH SYSTEM OVER PLYWOOD WALL SHEATHING OVER OVER 2 X 6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION
- 1 HOUR FIRE PARTITION WALL CONSTRUCTION:  
 1 LAYER OF 5/8" TYPE X GYP. BD. ON EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C.  
 PER IBC-00 TABLE 719.1 (2) SEC. 4-1.3

pacific design concepts, llc  
 3005 w. horizon ridge parkway, suite 200  
 Henderson, Nevada 89002  
 (702) 735-0042 fax (702) 454-7842

PROJECT FILE:  
 OFFICE AT  
 RANCHO AND TORREY PINES  
 LAS VEGAS, NEVADA

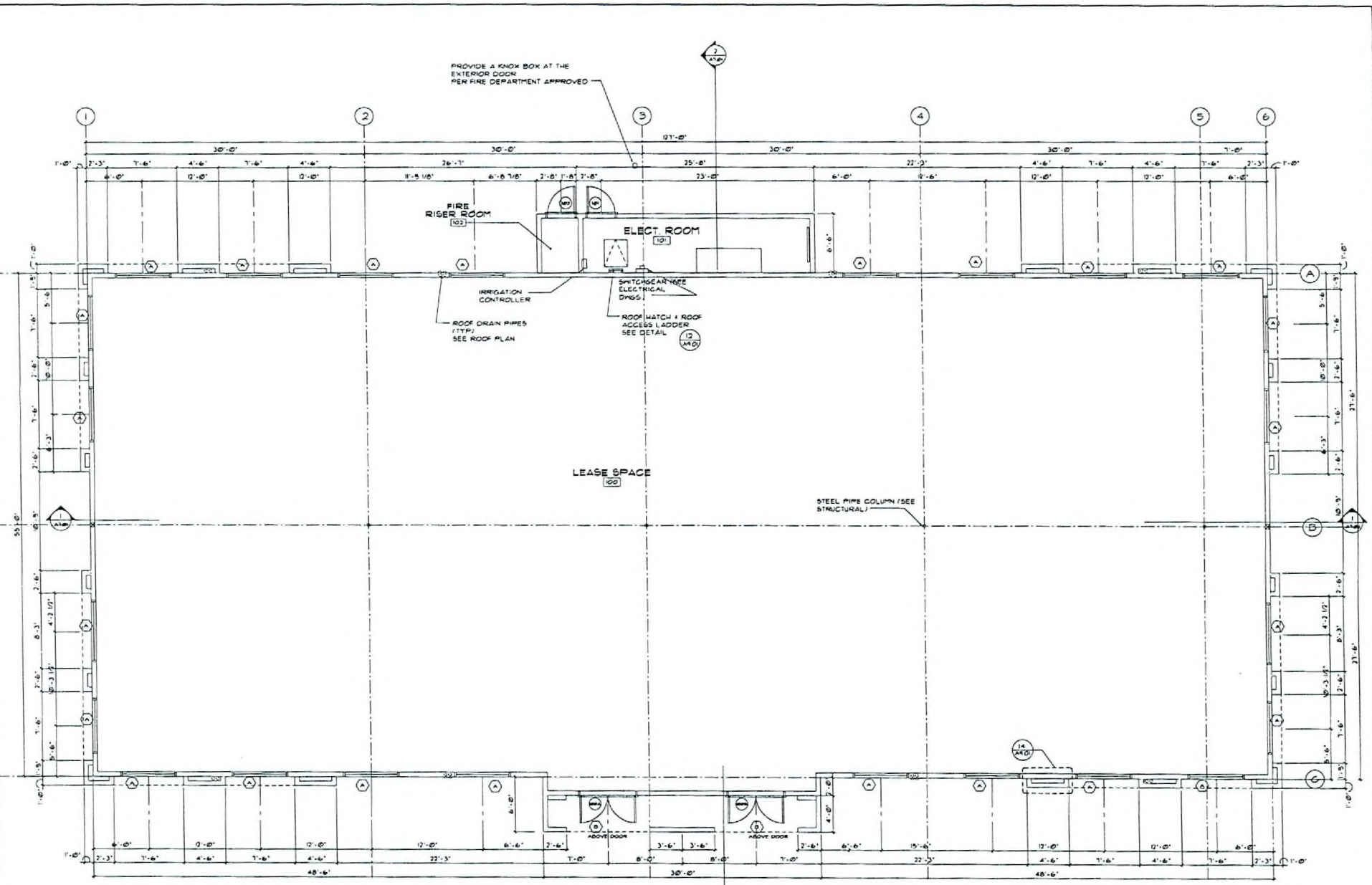
CONSULTANT:

SHEET TITLE:  
 FLOOR PLAN BUILDING 1  
 (BUILDING 2 SIM.)

ISSUE DATE:  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:  
 REVISIONS:  
 SHEET NO. A1.02  
 OF SHEETS

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SEP 05 2006  
**ZON-16504**  
 10/19/06 PC



**WALL LEGEND**

— EXTERIOR WALL CONSTRUCTION  
 2" EXTERIOR INSULATION FINISH SYSTEM  
 OVER PLYWOOD WALL SHEATHING OVER  
 OVER 2 X 6 WOOD STUDS @ 16" O.C. WITH  
 R-11 BATT INSULATION

— 1 HOUR FIRE PARTITION WALL CONSTRUCTION  
 1 LAYER OF 5/8" TYPE 'X' GYP. BD. ON EACH  
 SIDE OF 2X6 WOOD STUDS @ 16" O.C.  
 PER IBC-00 TABLE 714.1 (2) SEC 14-1.3

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS
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**SECRET**

FLOOR PLAN / ONE STORY OFFICE BUILDING  
 SCALE 1/4" = 1'-0"

**ZON-16504** SEP 05 2006  
**10/19/06 PC**

PROJECT: 1018 - OFFICE AT RANCHO AND TORREY PINES  
 RANCHO AND TORREY PINES LAS VEGAS, NEVADA  
 SHEET: A1.01  
 DATE: 10/19/06  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 REVISIONS:  
 SHEET NO. A1.01 OF \_\_\_\_\_ SHEETS