PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-13534 APN: 139-333-02024

Name of Property Owner: Rainbow Studios, LLC

Name of Applicant: Rainbow Studios, 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: Ken Wolfson

Print Name: KEN WOLFSON

Subscribed and sworn before me

This 9th day of May, 20 06

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

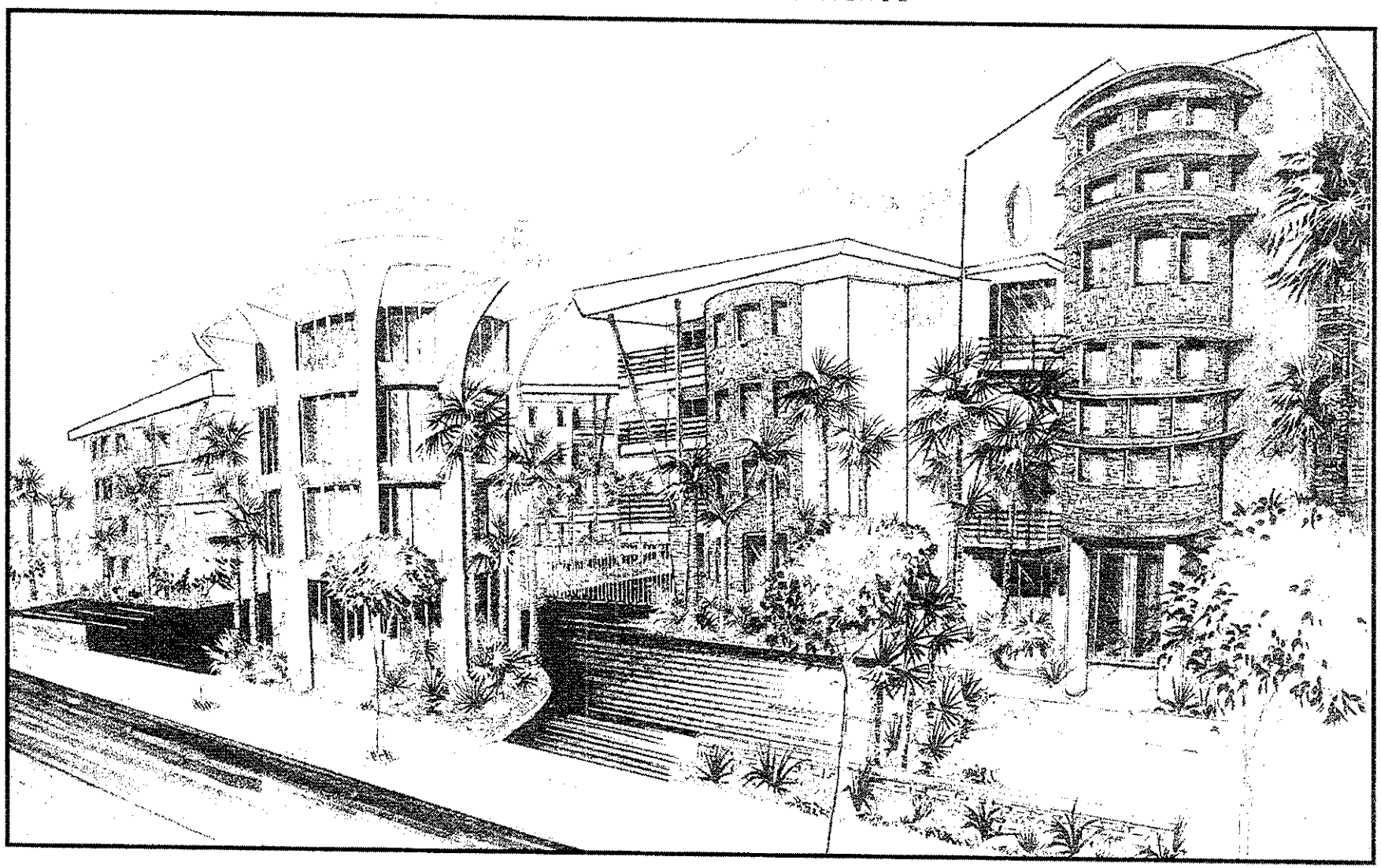
Revised 12-03-04

F:\depot\Application Packet\Statement of Financial Interest.pdf

RENDERING OF THE STRAND & THE AVENUE

615 & 611 S. TONOPAH DRIVE

The Strand | THE AVENUE



SDR-13534
06/22/06 PC

Owner Information

Rainbow Studios, LLC

6440 Sky Pointe Drive, #140-137

Las Vegas, NV 89131

Ken Wolfson - 702-807-8329

Email – kenwolfson@aol.com

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The Strand is proposed as a mixed use project consisting of four professional office units configured within one four story contemporary, circular, glass office tower located at the front most portion of the site surrounded by appropriate parking to support its proposed use. To the back of the site behind electronic gates will be three six unit, four story residential condo buildings. Parking for the residential buildings will be situated under the building and configured as private one car garages per residential unit

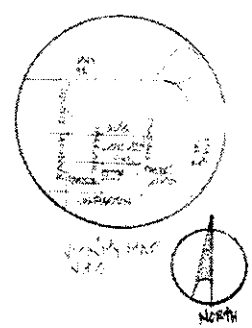
The Strand site plan has been thoughtfully and artfully designed with an emphasis on ease of use and beauty. We have given very careful design consideration to integrating *The Strand* proposed development with *The Avenue* development so that the intent of the Medical District planning and design standards is thoughtfully executed.

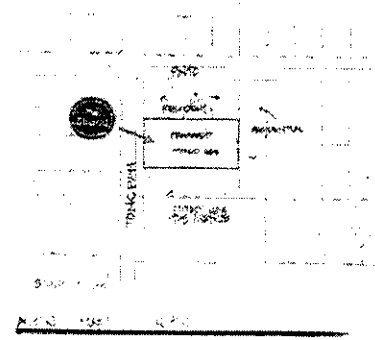
Sheet Index

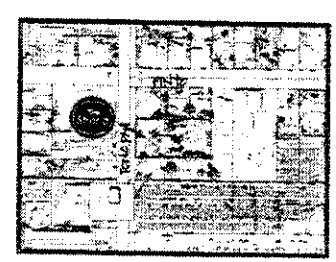
Project Name: The Strand

Project Address: 611 and 611 ½ S. Tonopah

APN 139-333-02024







PHOTOGRAPH OF SITE

A.1

SDR-13534

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The Strand

BUILDING DESCRIPTION

TYPE V CONSTRUCTION FOR 1,2,4S

4-LEVEL BUILDING
MAXIMUM HEIGHT 55'-0"

BUILDING CONSISTS OF

ENTRY LOBBY AND 1-HOUR FIRERATE CORE WITH 2-STAIRWELL WITH DIRECT EXITS TO EXTERIOR OF BUILDING

1-ELEVATOR AND ELEVATOR EQUIPMENT ROOM

1-TELEPHONE ROOM

1-MECHANICAL ROOM

1-ELECTRICAL ROOM

AND 6'-0" WIDE CORRIDOR WITH DIRECT ACCESS FROM GARAGES AND DIRECT ACCESS TO EXTERIOR OF BUILDING

6-12'-0" WIDE X 24'-0" DEEP PRIVATE GARAGES

6-PLAN A FLOOR PLAN UNITS W/A PRIVATE STORAGE ROOM FOR EACH UNIT

NOTE: SEE EXTERIOR ELEVATIONS FOR ALL FINISH FLOOR HEIGHT AND BUILDING MATERIAL SPECIFICATIONS AND CALLOUTS

DESCRIPTION OF
BUILDING #4

4-LEVEL BUILDING
MAXIMUM HEIGHT 55'-0"
TYPE V CONSTRUCTION
W/ 1-HR FIRERATED CORE W/ELEVATOR AND 2 STAIRWELL

FIRST FLOOR

LOBBY, OFFICE RESIDENTIAL
HANDICAP RESTROOM
ELEVATOR EQUIPMENT

SECOND, THIRD AND FOURTH FLOOR

HANDICAP RESTROOM
STAIRWELL
ELEVATOR
LOBBY
PROFESSIONAL OFFICE SPACE

PARKING REQUIREMENTS

PROFESSIONAL OFFICE

1-9'-0" X 19'-0" STANDARD PARKING SPACE FOR EVERY 300 SQUARE FEET OF OFFICE SPACE

RESIDENTIAL LIVING

1-PARKING SPACE FOR EVERY LIVING UNIT

PROVIDED:

PROFESSIONAL PARKING SPACES 15-9'X19'-0" STANDARD

LIVING: 1-12'-6" X 24'-0" DEEP PRIVATE GARAGE

1-HANDI-CAP VAN ACCESSABLE PARKING SPACE 18'X21'

BUILDING EXTERIOR MATERIALS

ROOFING: FLAT-1-PLY HEAT WELD

STUCCO: 3-COAT EXTERIOR STUCCO LIGHT SAND FINISH

WINDOWS: DUAL GLAZED IN METAL FRAME PAINTED

FRENCH DOORS: DUAL GLAZED IN METAL FRAME PAINTED

GUARDRAIL: FLAT IRON W/TUBE STEELE CAP PAINTED STAINLESS STEELE

FASCIA: 3-COAT STUCCO FINISH LIGHT SAND PAINTED

GARAGE DOORS: METAL ROLL UP W/OPENER PAINTED

LOBBY STOREFRONT: STEELE STOREFRONT DUAL GLAZED PAINTED

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PROJECT NAME: THE STRAND
ADDRESS: 611 AND 611½ S. TONOPAH
A.P.N. 139-373-02024
LOT SIZE: 125'-0" X 240'-0"
LAND AREA: 30,366 ACRE: .69
ZONING: EXISTING: MD-1 PROPOSED MIXED USE
TYPE OF CONSTRUCTION: TYPE V
4-STORY MAXIMUM HEIGHT 55'-0"
TOTAL BUILDINGS (4)

TOTAL BUILDING COVERAGE	10,164 S.F.
TOTAL HARDSCAPE	16,375 S.F.
TOTAL LANDSCAPE	3,828 S.F.

PERCENTAGES:

BUILDING	33%
HANDSCAPE	53%
LANDSCAPE	12%

BUILDING COVERAGE BREAK-DOWN

BUILDING #1 RESIDENTIAL	3050 S.F.
BUILDING #2 RESIDENTIAL	3050 S.F.
BUILDING #3 RESIDENTIAL	2957 S.F.
BUILDING #4 PROFESSIONAL OFFICE	2028 S.F.

PROJECT DESCRIPTION
MIXED USE

1-PROFESSIONAL OFFICE BUILDING
3-RESIDENTIAL BUILDINGS
1-RECREATION AREA WITH HANDI-CAP RESTROOMS
2-OUT DOOR SHOWERS AT RECREATION AREA
B.B.Q. (3)
AUTOMATIC ENTRY GATE TO RESIDENTIAL AREA
PRIVATE GARAGES FOR EACH LIVING UNIT
SURFACE PARKING FOR GUEST
1-WAY TRAFFIC DIRECTIONAL FLOW

COMMERCIAL SQ. FT.	3,946 SQ FT
FLOOR AREA RATIO	33%
GROSS ACRES	.69
UNITS	22
DENSITY	31.88 PER AC

SHEET A.2

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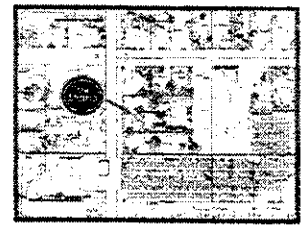
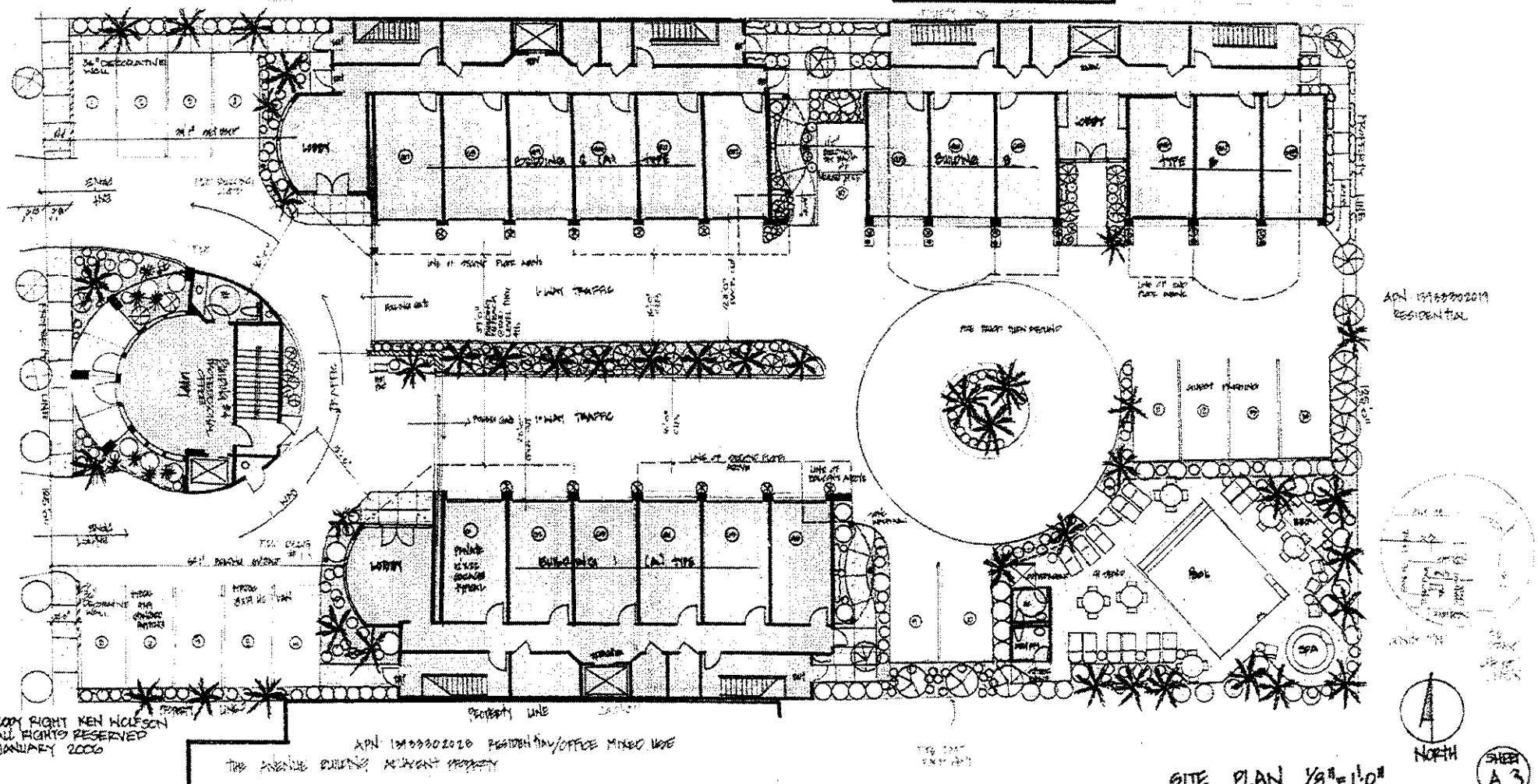
PHOTO OF SITE



A.P.N. MAP



SITE PLAN 1/8"=1'-0"

SHEET A.3

SDR-13534

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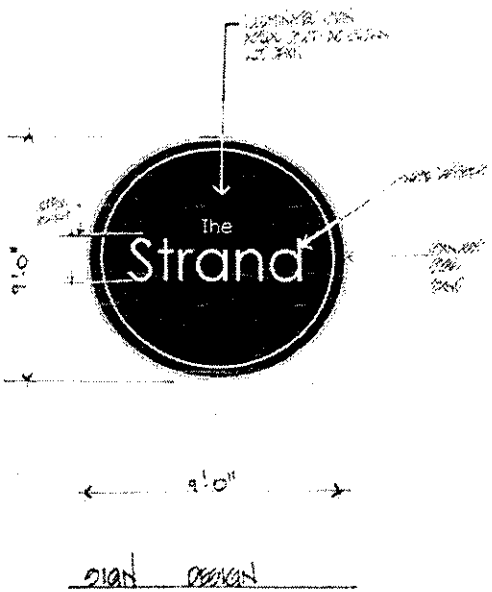

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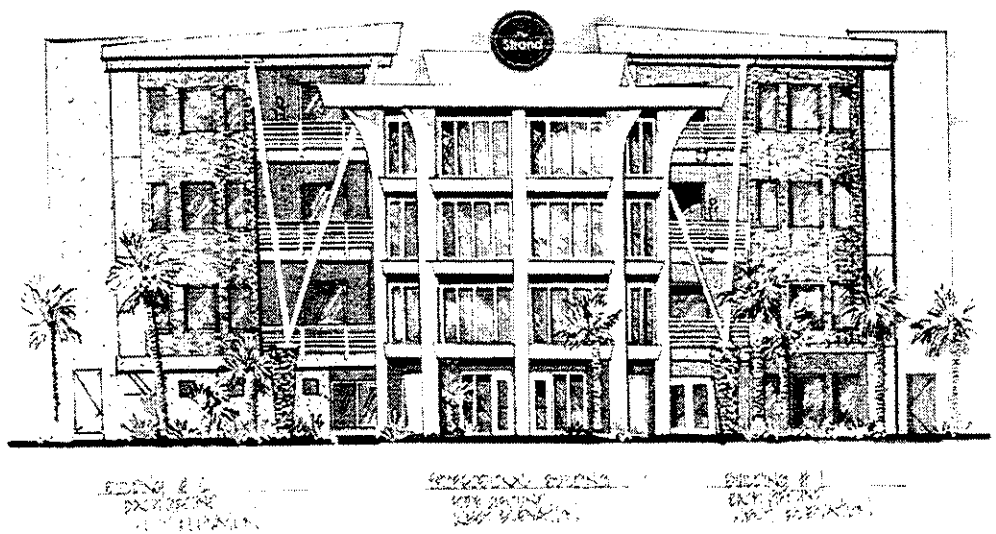

STREET ELEVATION AT TONOPAH DRIVE
1/8" = 1'-0

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06/22/06 PC

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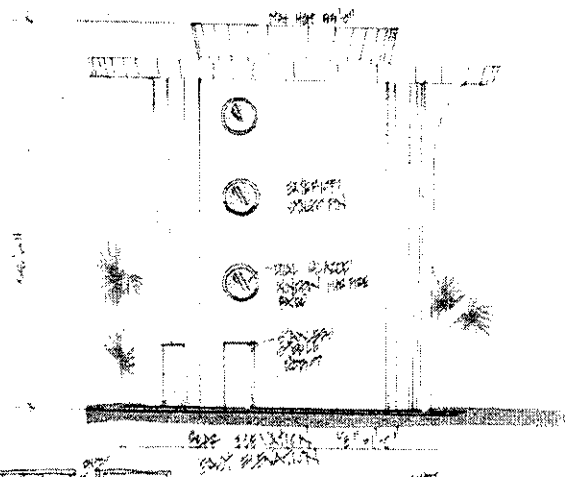
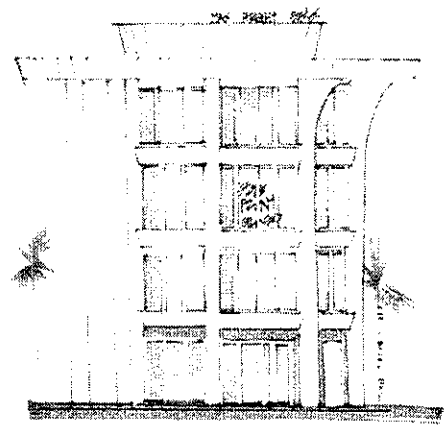
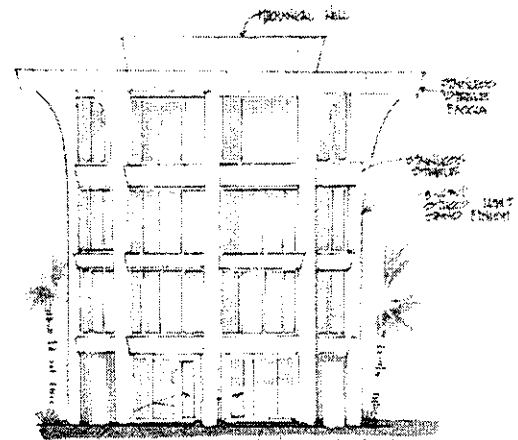
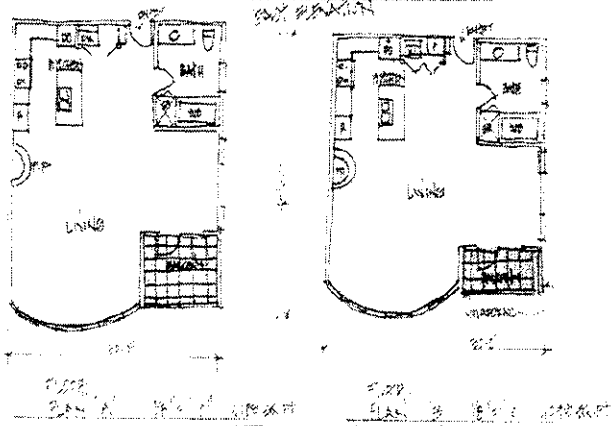
the Strand

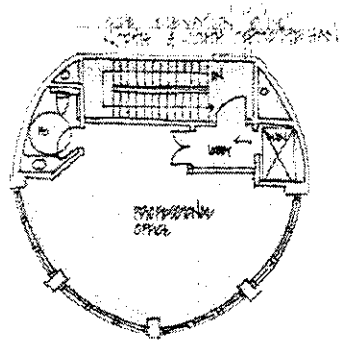
PROFESSIONAL BUILDING ELEVATIONS

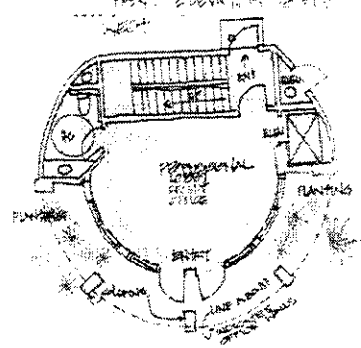












RESIDENTIAL BUILDINGS
1,2,3

TYPICAL FLOOR PLANS

PROFESSIONAL BUILDING #4

TYPICAL FLOOR PLANS

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SHEET A.5

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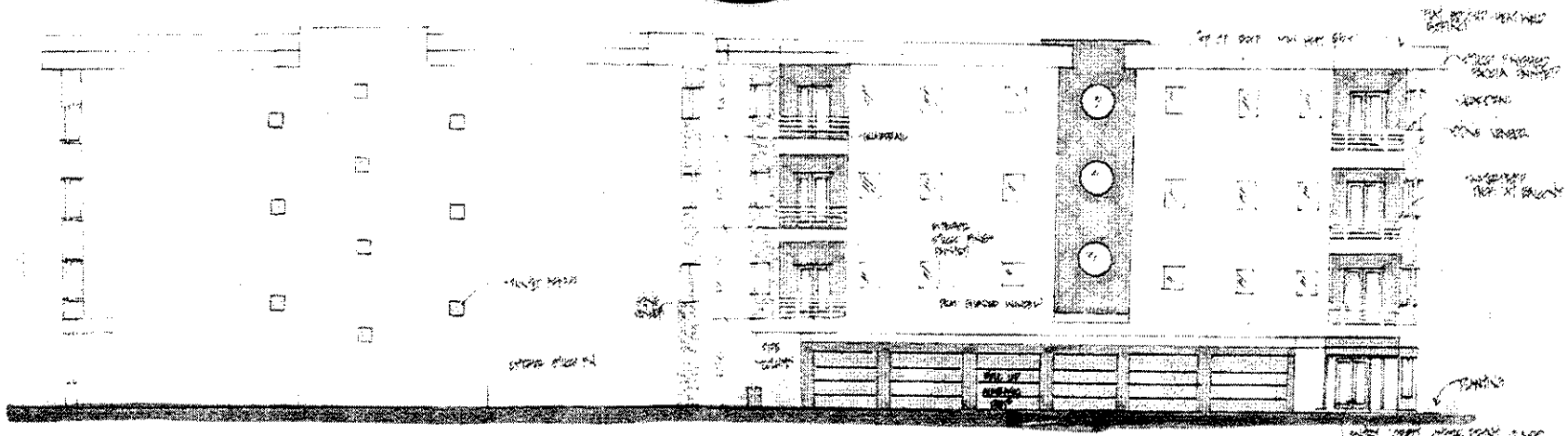

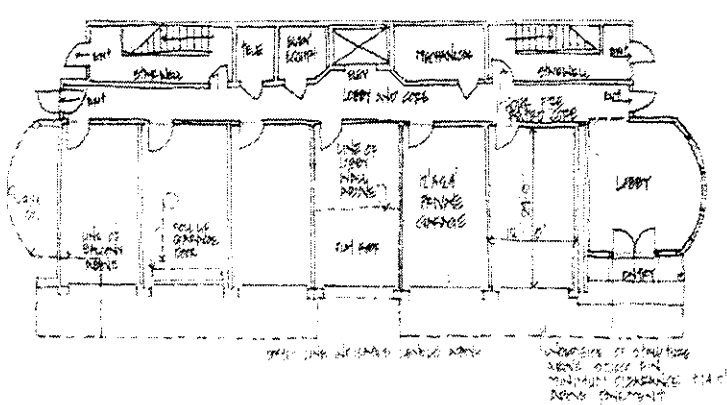

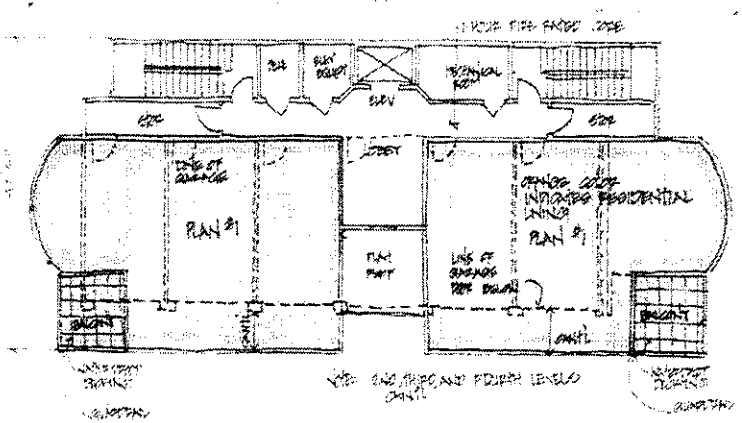

BUILDING MATERIALS

PAINTED FLAT 1 FOR BEAT WELL FACE

PATTERN STUCCO FINISH

BALCONY LIGHT SAND FINISH

WINDOWS DUAL GLAZED METAL

FRENCH DOORS DUAL GLAZED METAL

GUARDRAIL 42" HIGH HORIZONTAL FLAT IRON PAINTED STAINLESS STEEL

SIDING VENEER

PAINTED METAL ROLL UP GARAGE DOORS

LOBBY STYLE FRONT DOORS METAL FRAME

FIRE COLUMNS PAINTED STAINLESS STEEL

BUILDING PLANS FOR BUILDINGS 1 & 2
RESIDENTIAL

SHEET A.6

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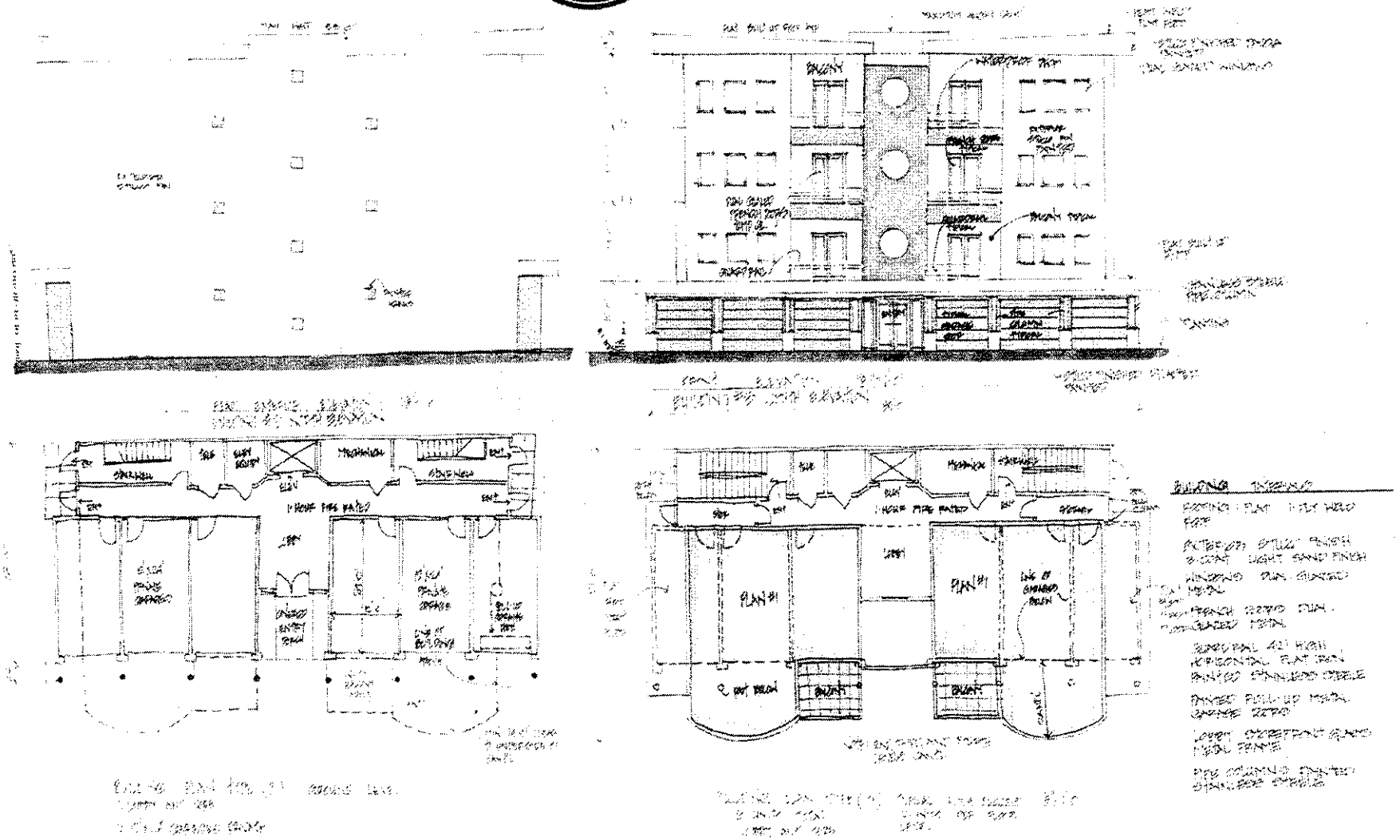

SHEET A.7

SDR-13534
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The Strand

LANDSCAPE LEGEND

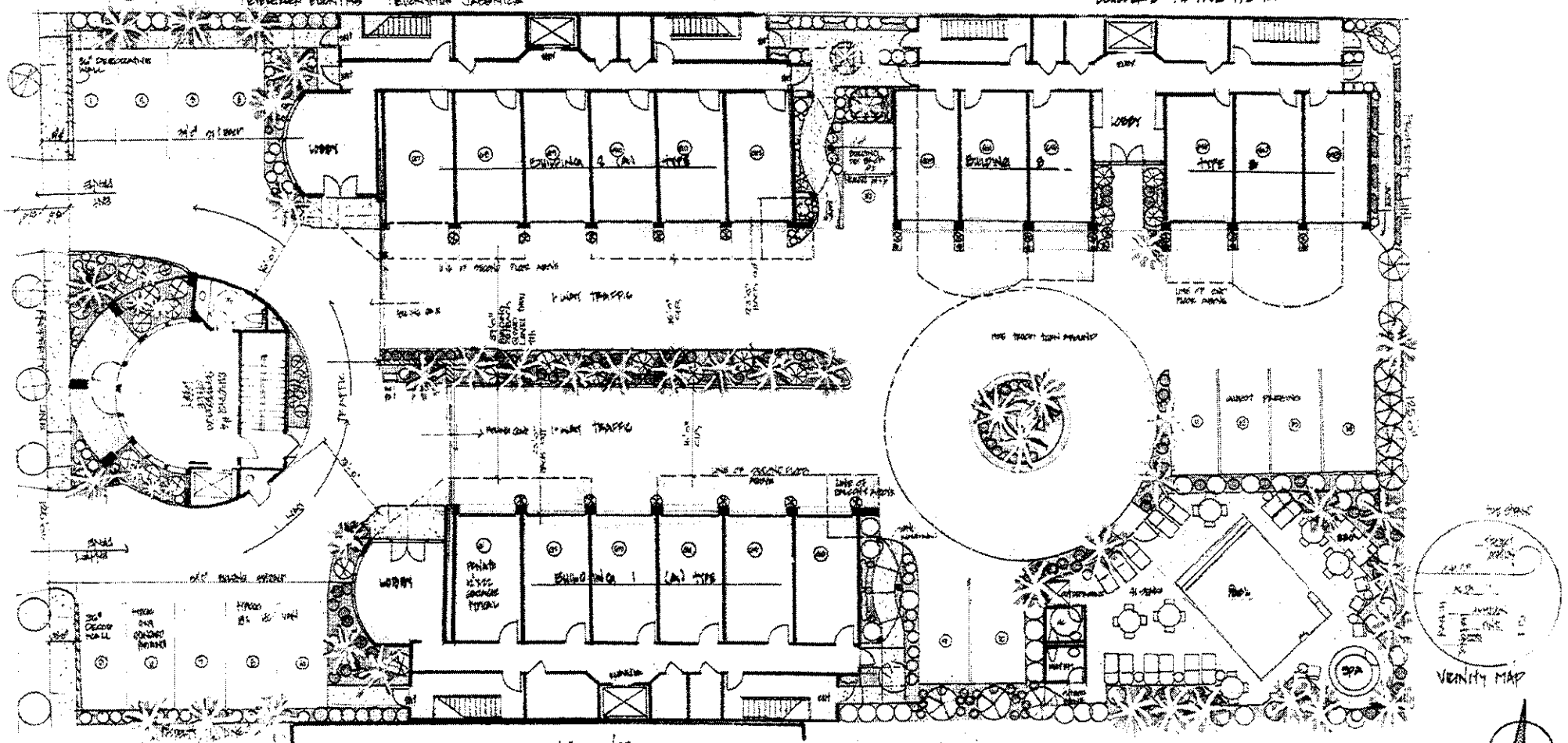
SYMBOL	QUAN	SIZE	COMMON NAME	BOTANICAL NAME
✳	49	18'-20'	DATE, CANARY ISLAND / MEXICAN FAN PALMS	PHOENIX / WASHINGTONIA
⊕	60	36" BOX	RAYWOOD ASH / FAN-TEX ASH / MESQUITE / MOODY'S ASH	FRAXINUS OXYCARPA (RAYWOOD) / FRAXINUS VELUTINA (PACHECHIX) / PROSOPIS SPECIES / FRAXINUS VELUTINA (MOODY'S)
⊙	10	15 GAL	DESERT WILLOW	CHILOPSIS LINEARIS
○	82	5 GAL	WAXLEAF PRIVET / EVERGREEN EUONYMUS	LIGUSTRUM JEDONICA / EUONYMUS JAPONICA
○	40	5 GAL	COTON EASTER / TEXAS RANGER	COTONEASTER SPECIES / LEUCOPHYLLUM FRUTESCENS
○	56	5 GAL	INDIAN HAWTHORN / DWARF OLEANDER	RAPHIOLEPIS INDICA / NERIUM OLEANDER
⊙	102	5 GAL	TRUE RED SAGE / ROSEMARY	SALVIA GREGGII / ROSMARINUS OFFICINALIS
⊗	20	5 GAL	MOCK ORANGE / JUNIPER	PITTOSPORUM TOBIRA / JUNIPERUS SPECIES
✳	10	7 GAL	SHINY XYLOSMA	XYLOSMA CONGESTUM
·	192	5 GAL	MYRTLE	MYRTUS

IRRIGATION SYSTEM
1/2" BLUE POLY WITH BUBBLER AND DRIP SYSTEM

TREES TO RECIEVE 3 BUBBLERS EA 36" BOX, AND 24" BOX

SHRUBS
15 GALLON 2 - BUBBLERS EA
5 GALLON 1 - BUBBLER EA
1 - GALLON 1 - BUBBLER EA

BOULDERS NATIVE 1 1/2 TON



PLANTERS AND PLANTING AREAS TO RECIEVE LANDSCAPE MESH FOR WEED CONTROL.

✳ APACHE BROWN 3/4" ROCK IN ALL PLANTING AREAS

SDR-13534

06/22/06 PC

LANDSCAPE PLAN 1/8"=1'-0"

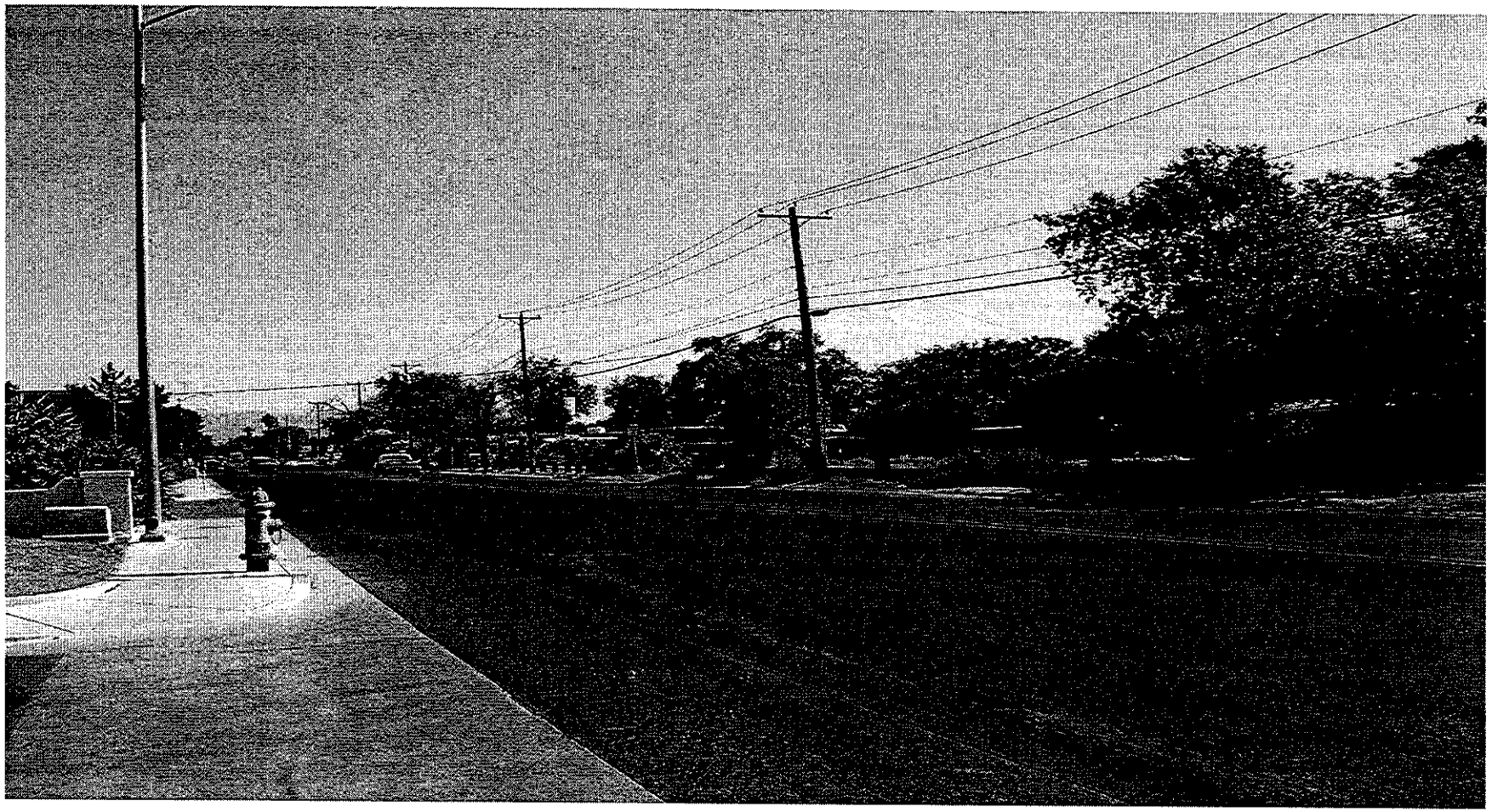
SHEET L.1

SDR 13534				
Rainbow Studios, LLC				
611 S Tonopah				
Proposed 22 unit condominium development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	22	5.86	**129**
AM Peak Hour			0.44	**10**
PM Peak Hour			0.52	**11**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	3.946	36.13	**143**
AM Peak Hour			2.48	**10**
PM Peak Hour			3.72	**15**
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	22		**271**
AM Peak Hour				**19**
PM Peak Hour				**26**
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Tonopah Drive				
Average Daily Traffic (ADT)	3,184			
PM Peak Hour	255			
(heaviest 60 minutes)				
Pinto Lane				
Average Daily Traffic (ADT)	3,963			
PM Peak Hour	317			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Tonpah Drive	3000			
Pinto Lane	3000			
This project will add approximately 271 trips per day on Tonopah and Pinto. This will				
increase expected volumes by about 9 percent on Tonopah and about 7 percent on				
Pinto. Tonopha and Pinto are over capacity.				
Based on Peak Hour use, this development will add roughly 26 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.				

SUP-13537 & SDR-13534 - APPLICANT:/OWNER: RAINBOW STUDIOS, LLC
611 SOUTH TONOPAH DRIVE
JUNE 22, 2006 PLANNING COMMISSION

06/12/06



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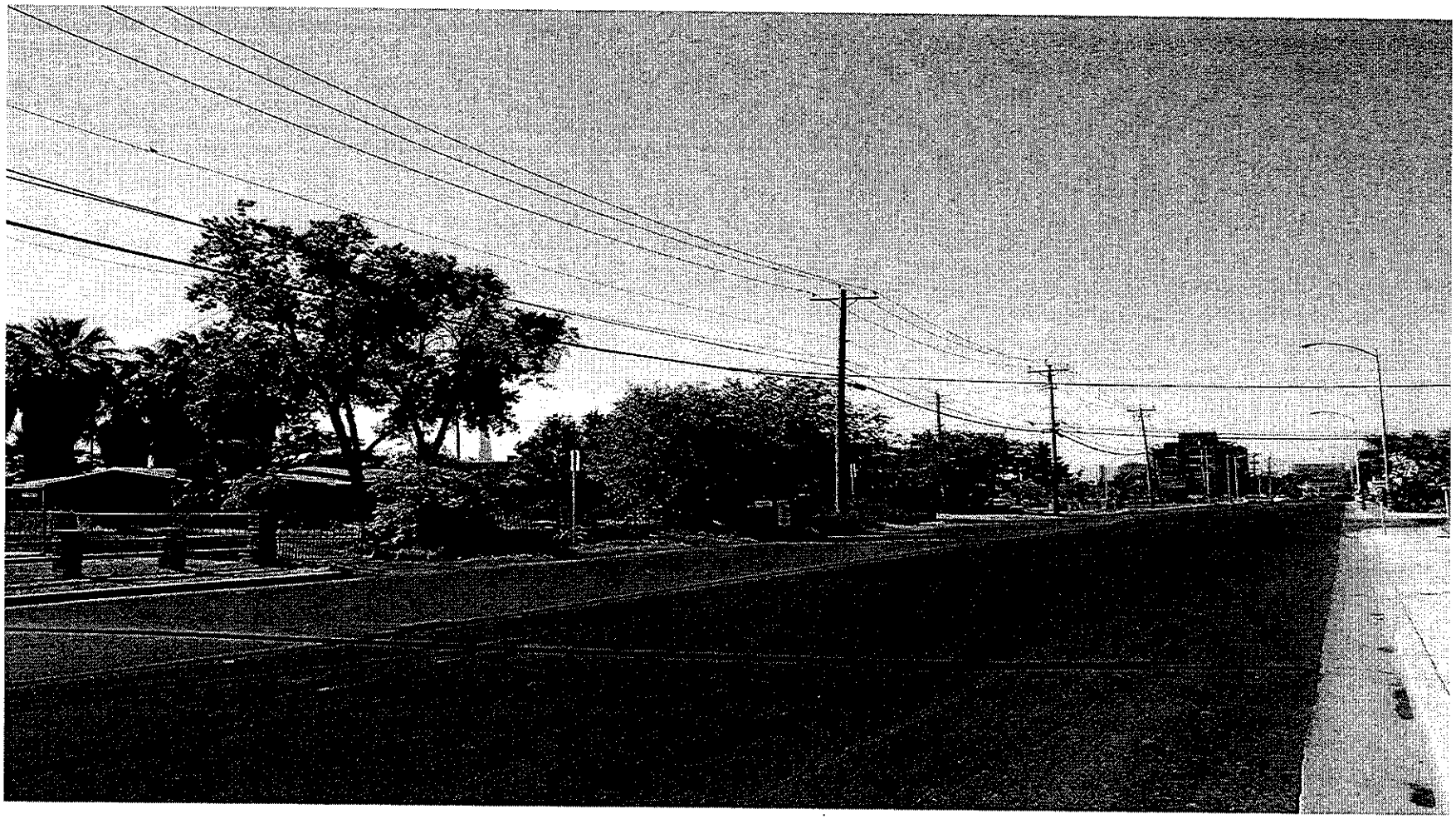

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