



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17191** APN: 163-01-612-039

Name of Property Owner: PETER CHUNG & YIN YAN

Name of Applicant: PETER CHUNG & YIN YAN

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: *Peter Chung*

Print Name: PETER CHUNG & YIN YAN

Subscribed and sworn before me

This 25th day of Sep, 2006

Randy T. Yuan
Notary Public in and for said County and State



SEP 28 2006

16301612003
R-1

16301612002
R-1

16301612001
P-R

16301612038
R-1

OFFICE BLDG
3,000 S.F.
16301612038
R-1

TRASH

ANGEL

PROPERTY LINE

128.28'
SHARED ACCESS

16301614056
C-1

PROPERTY LINE

82.84'

50'-3"

10'-0"

20'

5'-4"

5'-0"

20'-0"

5'-4"

20'

20'

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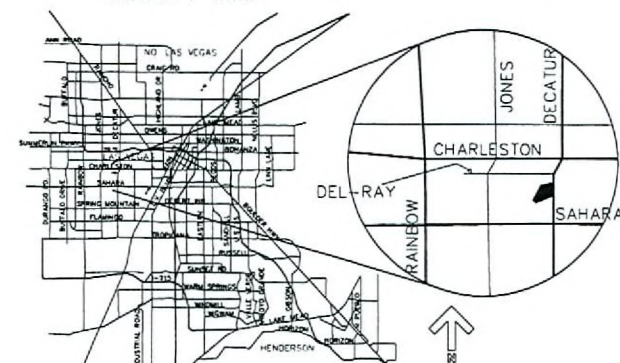
20'

NEW OFFICE
SIGNAGE

EXISTING SIDE WALK
DECATUR
87.77'

PROPERTY LINE

VICINITY MAP



PROJECT SUMMARY

SITE

SITE AREA: PHASE 1 8.55 ACRES (372,412 SQ.FT.)
PARCEL NUMBERS: PHASE 1 138-27-802-004
CURRENT ZONING: LIMITED COMMERCIAL C-1
LOT COVERAGE BY BUILDING FOOT PRINT: (APPROX) 50%
ALLOWABLE

SETBACKS

FRONT YARD: 20 FEET
SIDE YARDS: 10 FEET
REAR YARDS: 20 FEET

BUILDING HEIGHT

ALLOWED: NONE

BUILDING OCCUPANCY

ONE STORY OFFICE 3,000 sq. ft.
MAXIMUM CAPACITY: 30 PEOPLE

PARKING

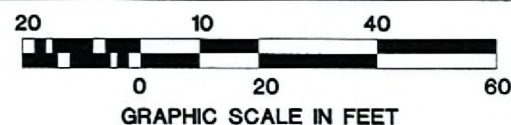
TOTAL PARKING REQUIRED
1 SPACE FOR EVERY 300 S.F.
(HANDICAP SPACES) 3,000/300 = 10 SPACES
(1 SPACES)
TOTAL PARKING PROVIDED
PARKING SPACES (10 SPACES)
(HANDICAP SPACES) (1 SPACES)

REVISED
11.20.06

SITE PLAN

ANGEL OFFICE

NOV 20 2006
RECEIVED



LENDALL MAINS
ARCHITECT
3830 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5623

AS-1

ZON-16179 VAR-16181
VAR-17191 SDR-16180
12/21/06 PC REVISED