



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21687** APN: 139-25-410-019, 021, 023-025

Name of Property Owner: Hillbilly Acres, LLC

Name of Applicant: Sheldon Colen

Name of Representative: Sheldon Colen

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:

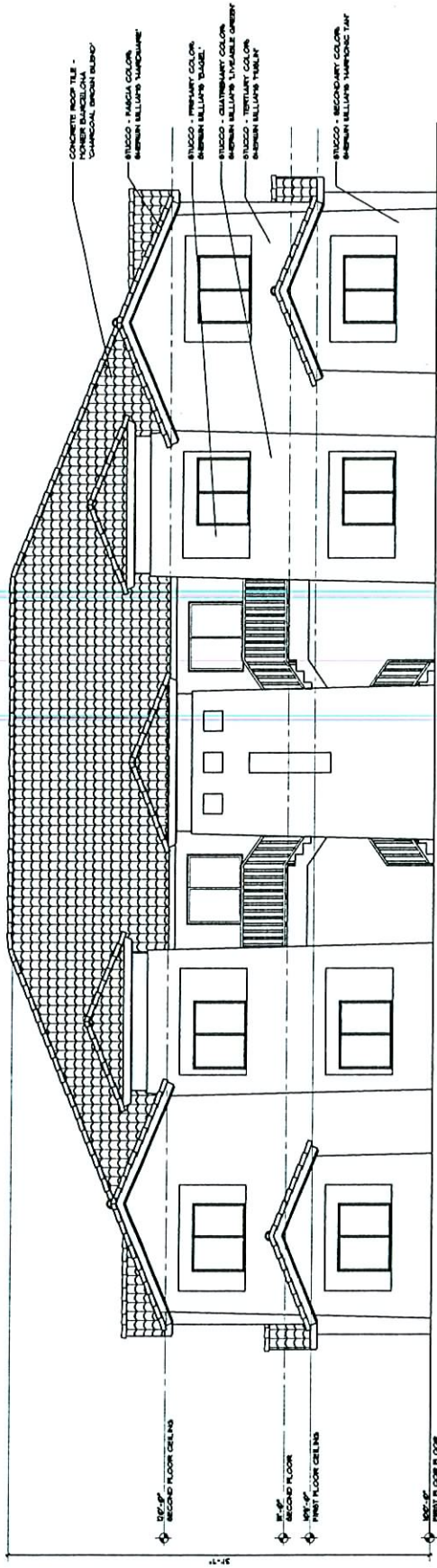
Print Name: Michael Zuliani

Subscribed and sworn before me

This 24th day of APRIL, 2007

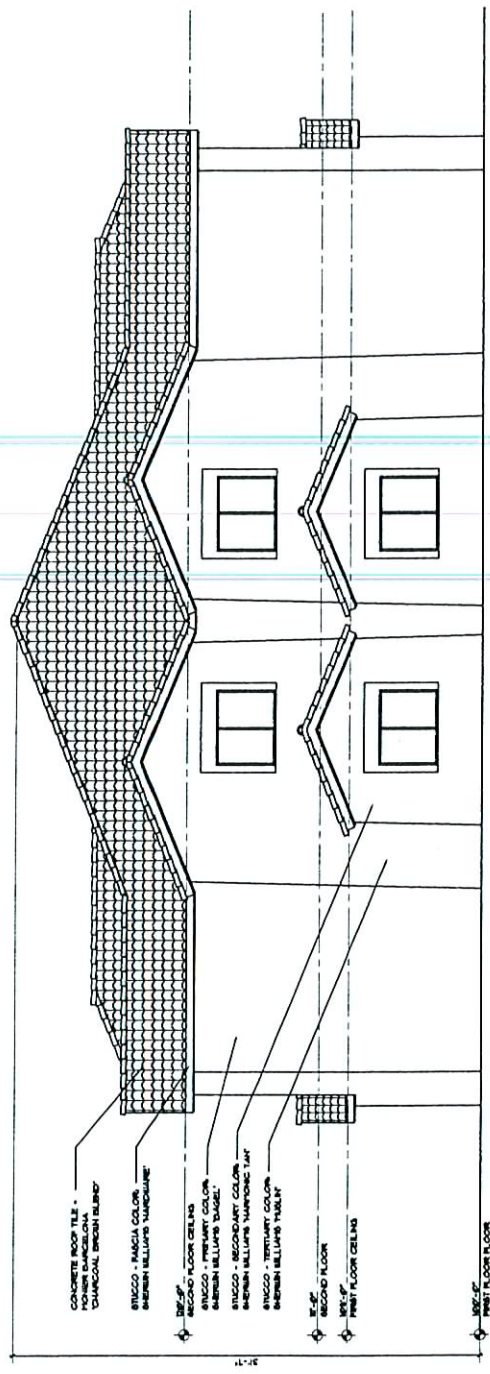
Notary Public in and for said County and State





FRONT ELEVATION

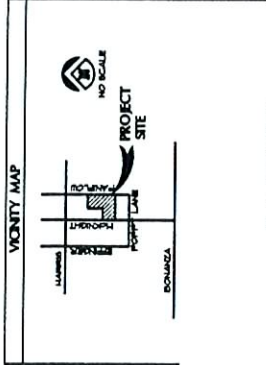
1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

VAR-21687
SDR-21688
06/14/07 PC



PROJECT FOOTPRINT SQUARE FOOTAGE
 36 UNITS (963 SF EACH) - TOTAL 34,668 SF.
 TYPICAL UNIT - 3 BEDROOM / 2 BATH

TOTAL PARKING REQUIRED: 3 BEDROOM UNIT - 2 SPACES PER UNIT PLUS 1 SPACE FOR EVERY 6 UNITS
 36 UNITS X 2 = 72 PARKING SPACES
 36 UNITS / 6 = 6 SPACES
 TOTAL PARKING SPACES REQUIRED - 78

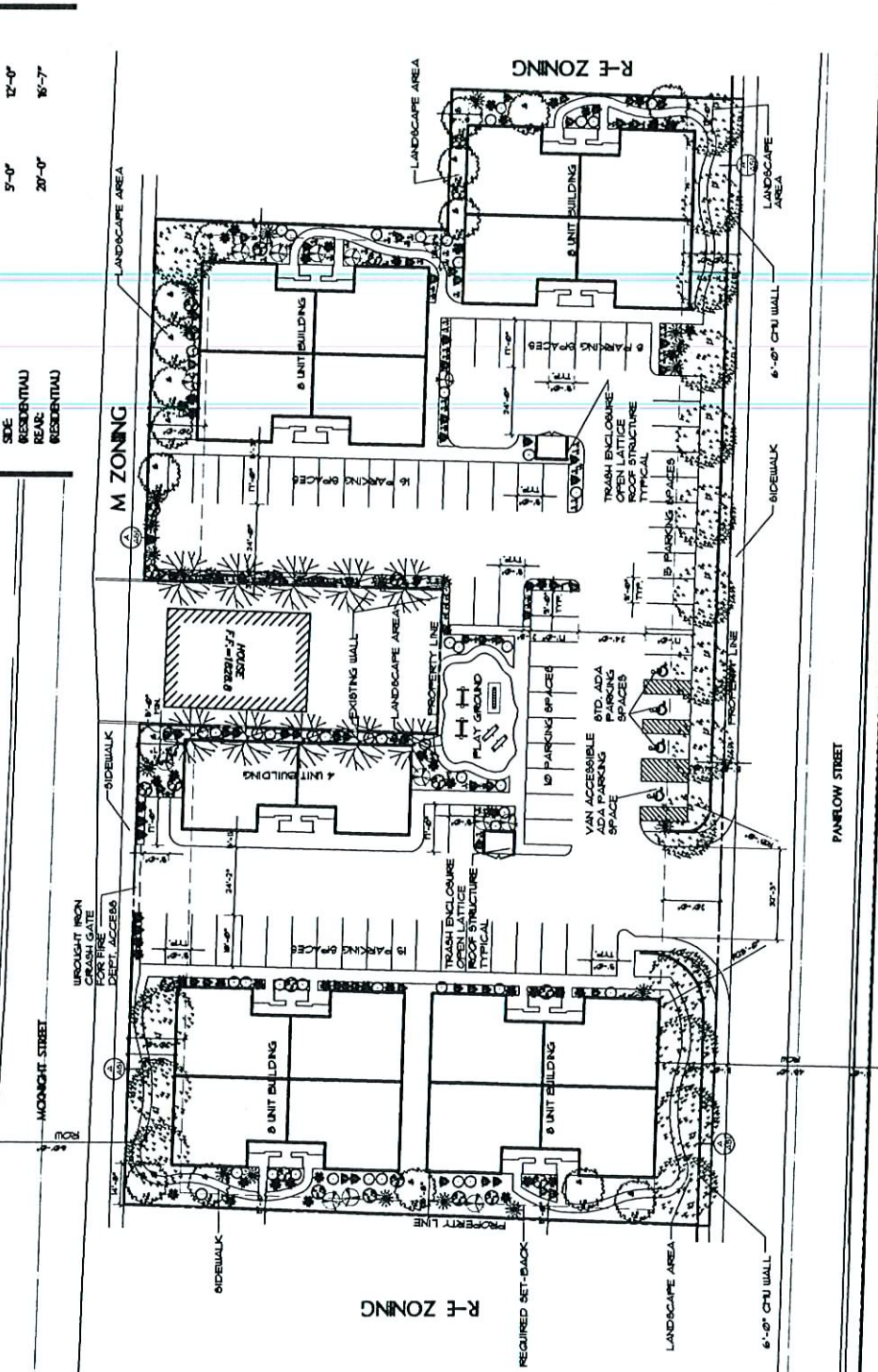
PARKING PROVIDED: 78 SPACES
 INCLUDES 4 HANDICAP SPACES (1 VAN ACCESSIBLE)

LOT INFO
 APN NO. - 199-25-4B-019, 021, 023, 024, 025
 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.): 73,348 SF. - 1.69 ACRES
 DENSITY: 24 UNITS PER ACRE
 % OF LOT COVERED BY BUILDING: EXCEEDED ALLOWABLE 47.5%

SETBACKS
 FRONT: RESIDENTIAL 5'-0"
 SIDE: RESIDENTIAL 5'-0"
 REAR: RESIDENTIAL 20'-0"
 RESIDENTIAL 14'-8"
 RESIDENTIAL 12'-0"
 RESIDENTIAL 16'-7"

R-E ZONING

M ZONING



LANDSCAPE ON SITE

M ZONING

1" = 20'-0"

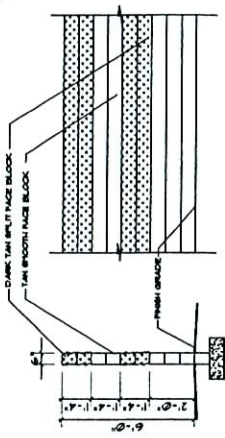


LANDSCAPE MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	HOLLY OAK		34" DIA. #	4
	CITRUS LEAF		34" DIA. #	30
	ACACIA		34" DIA. #	10
	DESERT WILLOW		1" DIA. #	10
	DESERT SAGE		1" DIA. #	10
	DESERT YUCCA		1" DIA. #	10

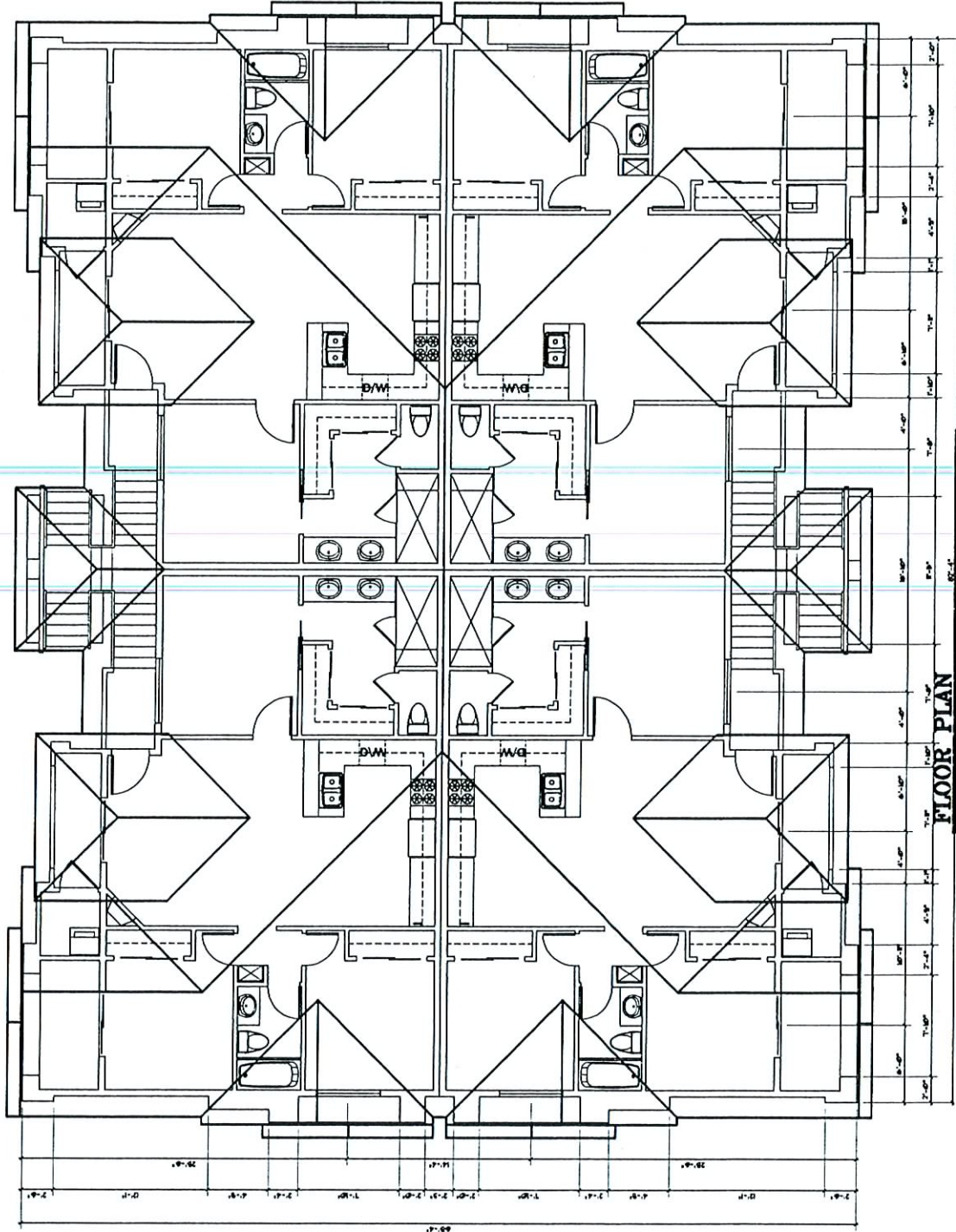
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	DESERT WILLOW		1" DIA. #	10
	DESERT SAGE		1" DIA. #	10
	DESERT YUCCA		1" DIA. #	10

1. PROPER MAINTENANCE SHALL OCCUR FOR ALL TREE AREAS AND (1) 2" P. PER TREE PER 30' D.C. x STREET SIDE. (2) 2" P. PER TREE PER 30' D.C. x STREET SIDE. PROVIDE LANDSCAPE MAINTENANCE SPACES AT THE END OF A ROW OF PARKING SPACES. PROVIDE (1) FIVE GALLON BARRIERS AND (1) ONE GALLON BARRIERS PER 24" DIA. AND 5 GALLON TREE PROVIDED.
2. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS.



WALL ELEVATION
 SCALE: 3/4" = 1'-0"

VAR-21687
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FLOOR PLAN

VAR-21687
SDR-21688
06/14/07 PC

1/4" = 1'-0"

Sheet No.

A1.1

Project No. 0007

PROJECT PANFLOW APARTMENTS

No. Revision

Date

8 - UNIT FLOOR PLAN

Checked By: W.A. 06-04-07

Scale: 1/4" = 1'-0"
 The Contractor shall be responsible for the accuracy of the information shown on this drawing. The Contractor shall verify the information shown on this drawing before construction. The Contractor shall be responsible for the accuracy of the information shown on this drawing. The Contractor shall verify the information shown on this drawing before construction. The Contractor shall be responsible for the accuracy of the information shown on this drawing. The Contractor shall verify the information shown on this drawing before construction.

scadesign

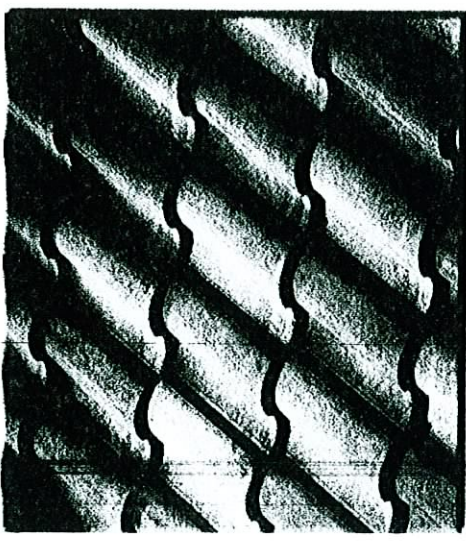
823 American Pacific Dr. Ste. 304
 Henderson, Nevada 89014
 T 702-798-2020 F 702-798-2024

COMMENTS

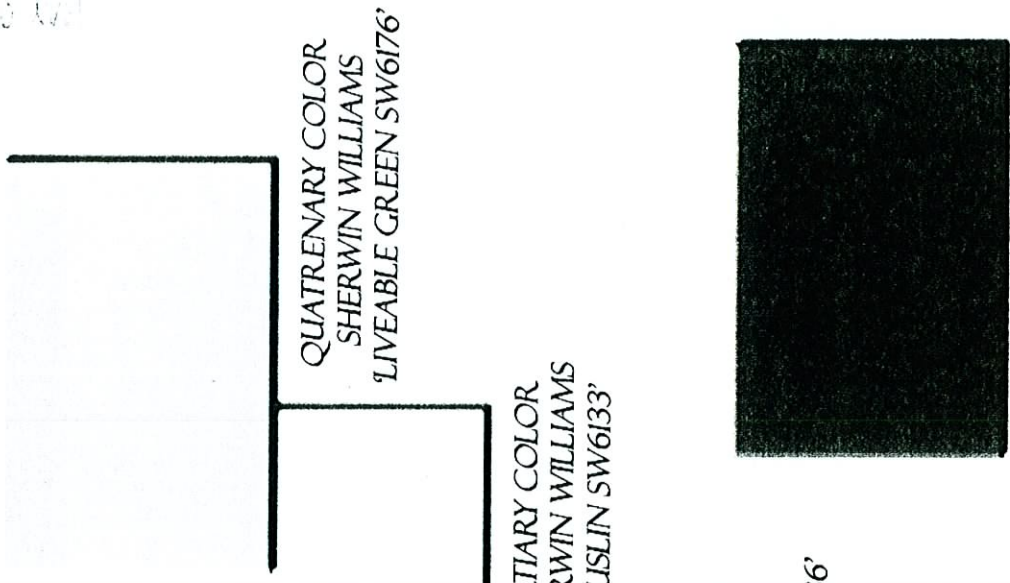
PANIFLOW APARTMENTS 5-1-07

COLOR BOARD

REV. 0 2 2007



ROOF TILE
MONIER ROOF TILE
BARCELONA
'CHARCOAL BROWN BLEND'



QUATERNARY COLOR
SHERWIN WILLIAMS
'LIVEABLE GREEN SW6176'

TERTIARY COLOR
SHERWIN WILLIAMS
'MUSLIN SW6133'

SECONDARY COLOR
SHERWIN WILLIAMS
'HARMONIC TAN SW6136'

PRIMARY COLOR
SHERWIN WILLIAMS
'BAGEL SW6114'

FASCIA COLOR
SHERWIN WILLIAMS
'HARDWARE SW6172'
VAR-21687
SDR-21688
06/14/07 PC



921 AMERICAN PACIFIC DRIVE
SUITE 304
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-719-2024