



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19609** APN: 139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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

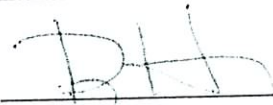
No

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): _____

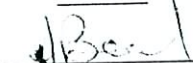
APN: _____

Signature of Property Owner: 

Print Name: Bradley Hofland, President

Subscribed and sworn before me

This 2nd day of February, 2007

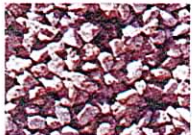

Notary Public in and for said County and State



MONDEI PINE PINUS ELIARICA



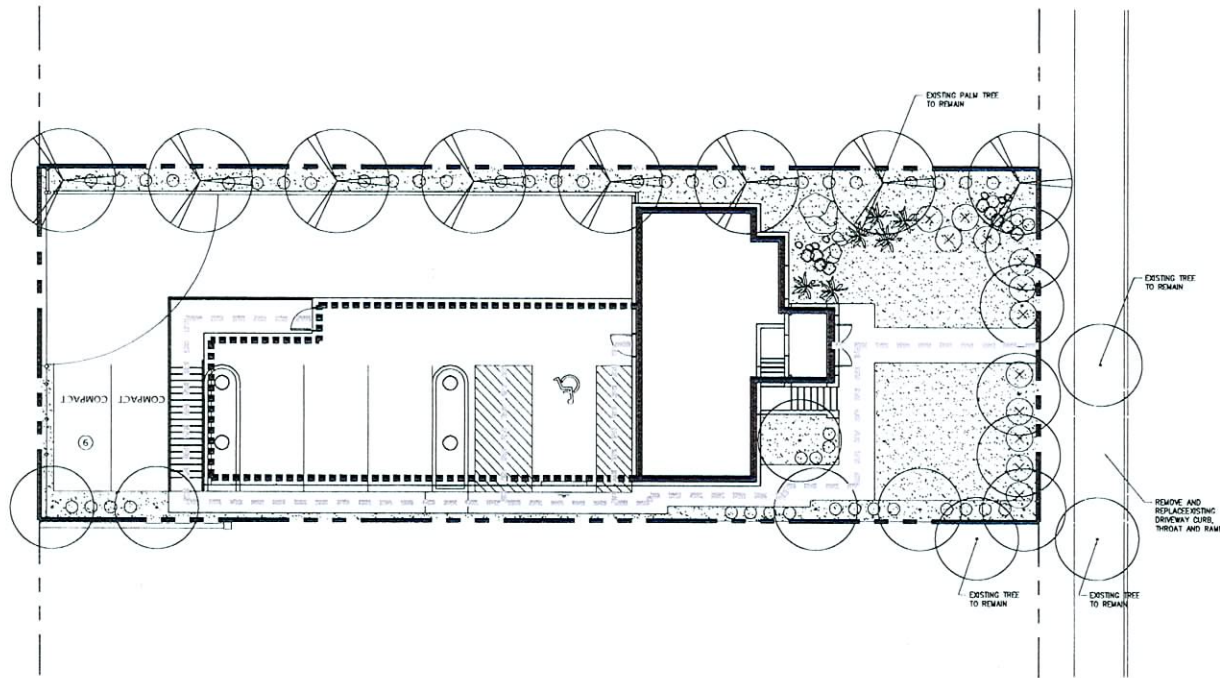
MEXICAN FAN PALM WASHINGTONIA ROBUSTA



GRAVEL MULCH MOJAVE GOLD 3/4" MIN. NO FINEC



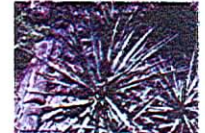
LARGE ROCKS/BOULDERS MOJAVE GOLD 2' X 4' MIN (800 LBS MAX)



FEATHERY CASSIA SENNA ARTEMISIOIDES



GREEN CLOUD TEXAS RANGER LEUCONHELM F. 'GREEN CLOUD'



RED YUCCA HESPERALOE PARVIFOLIA



MEXICAN BIRD OF PARADISE CAESALPINIA PULCHERRIMA

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



PLANT MATERIALS SCHEDULE

| TREES/PALMS | | | | SUGGESTIVE SHRUBS/GROUNDCOVERS | | | | MISC. | |
|------------------|----------------------|---------|----------|--------------------------------|-----------------------------|-------|----------|-------|--|
| COMMON NAME | BOTANICAL NAME | SIZE | SPACING | COMMON NAME | BOTANICAL NAME | SIZE | SPACING | | |
| MONDEI PINE | PINUS ELIARICA | 24" DBH | AS SHOWN | FEATHERY CASSIA | SENNA ARTEMISIOIDES | 1 GAL | AS SHOWN | | LARGE ROCKS/BOULDERS MOJAVE GOLD 2' X 4' MIN (800 LBS MAX) |
| MEXICAN FAN PALM | WASHINGTONIA ROBUSTA | 15' DBH | AS SHOWN | MEXICAN BIRD OF PARADISE | CAESALPINIA PULCHERRIMA | 5 GAL | AS SHOWN | | GRAVEL (DRIVER BED) |
| | | | | RED YUCCA | HESPERALOE PARVIFOLIA | 1 GAL | AS SHOWN | | GRAVEL MULCH MOJAVE GOLD 3/4" MIN. NO FINEC |
| | | | | GREEN CLOUD TEXAS RANGER | LEUCONHELM F. 'GREEN CLOUD' | 5 GAL | AS SHOWN | | |



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George M. Rogers, Architect Architecture Interiors www.gmrarchitect.com

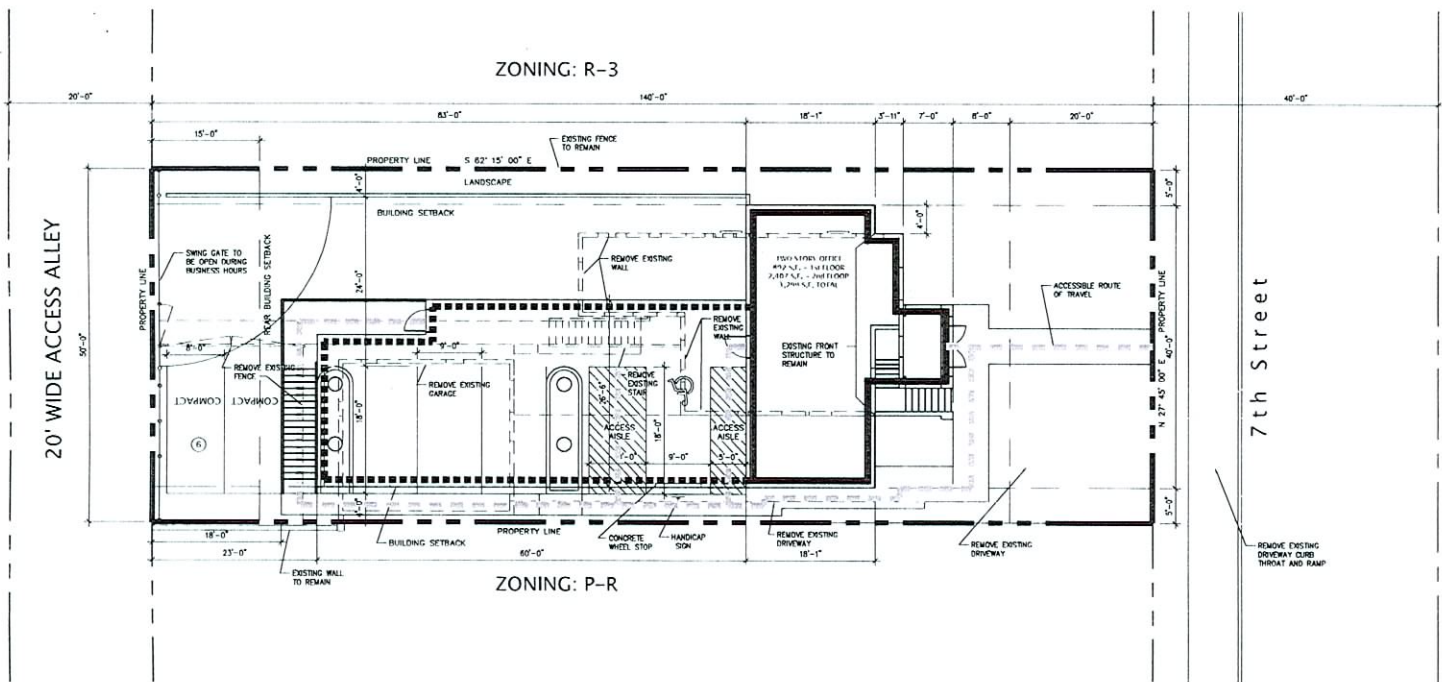
514 South 7th Street
Las Vegas, Nevada

DATE: 11 July, 2007 PROPOSED LANDSCAPE PLAN SHEET A4.0

JOB NO.: 07-428
OWNER/DEVELOPER: Wayward Properties

ZON-18923 VAR-19609
SUP-18924 SDR-18925
REVISED 07/26/07 PC

JUL 12 2007



07-428 (CITY OF LAS VEGAS)

PROPERTY ADDRESS: 514 SOUTH 7TH STREET LAS VEGAS, NV 89101

JURISDICTIONAL AGENCY: LAS VEGAS (TITLE 19)

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

DESIRED ZONING: P-R (PROFESSIONAL OFFICE AND PARKING)

| BLDG. SETBACKS | MIN. DIST. REQD. | PROVIDED |
|--------------------|------------------|----------|
| FRONT | 20'-0" | 20'-0" |
| REAR | 15'-0" | 18'-0" |
| STREET CORNER SIDE | 5'-0" | 5'-0" |

ASSESSOR'S PARCEL NO: 138-34-710-004

LEGAL DESCRIPTION: WARDIE ADD LOT 25 AND 26, BLOCK 4, PLAT BOOK 1, PAGE 13 IN CLARK COUNTY, NEVADA

GROSS SITE AREA: 6,949.8 SF (0.16 ACRES)

NET SITE AREA: 4,549.8 SF (0.16 ACRES)

LOT COVERAGE: ALLOWABLE 50% MAX. PROVIDED 34.9%

BUILDING HEIGHT: 35'-0" 35'-0"

AREA SUMMARY

| NEW CONSTRUCTION | BLDG. S.F. |
|------------------|--------------|
| 1st Floor | = 892 S.F. |
| 2nd Floor | = 2,407 S.F. |
| TOTAL | 3,299 S.F. |

ON SITE PARKING

REQUIRED PARKING: 1/300 S.F. 3,299 S.F. / 300 S.F. = 11

HANDICAP PARKING: PARKING REQUIRED: 11 PARKING PROVIDED: 6 45% PARKING REDUCTION REQUIRED

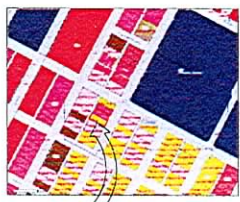
PARKING/S.F. RATIO: PARKING/S.F. RATIO: 1.82 SPACES/1,000 S.F.

REGULAR SPACE: 9'-0" x 18'-0"

COMPACT SPACE (NOV): 8'-0" x 18'-0"

ACCESSIBLE SPACE (VAN): 22'-0" x 18'-0" (8'-0"/11'-0"/15'-0" x 18'-0")

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



ZONING MAP
SCALE: N.T.S.

LEGEND City Zoning

- C-1
- C-2
- C-3
- C-M
- C-PM
- C-W
- M
- M-2
- M-3
- P-C
- P-R
- PD
- PD-C
- PD-CB
- PD-CM
- PD-CR
- PD-CR-1
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- PD-CR-99
- PD-CR-100



VICINITY MAP
SCALE: N.T.S.

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