



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-22867** APN: 162-08-410-001

Name of Property Owner: World Wellness Group, LLC

Name of Applicant: RYAN GRAUBERGER

Name of Representative: MELVIN GREEN

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: [Handwritten Signature]

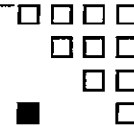
Print Name: Ryan Grauberger

Subscribed and sworn before me

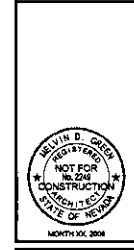
This 16 day of February, 2007  
[Handwritten Signature]

Notary Public in and for said County and State  
County of Clark  
State of Nevada



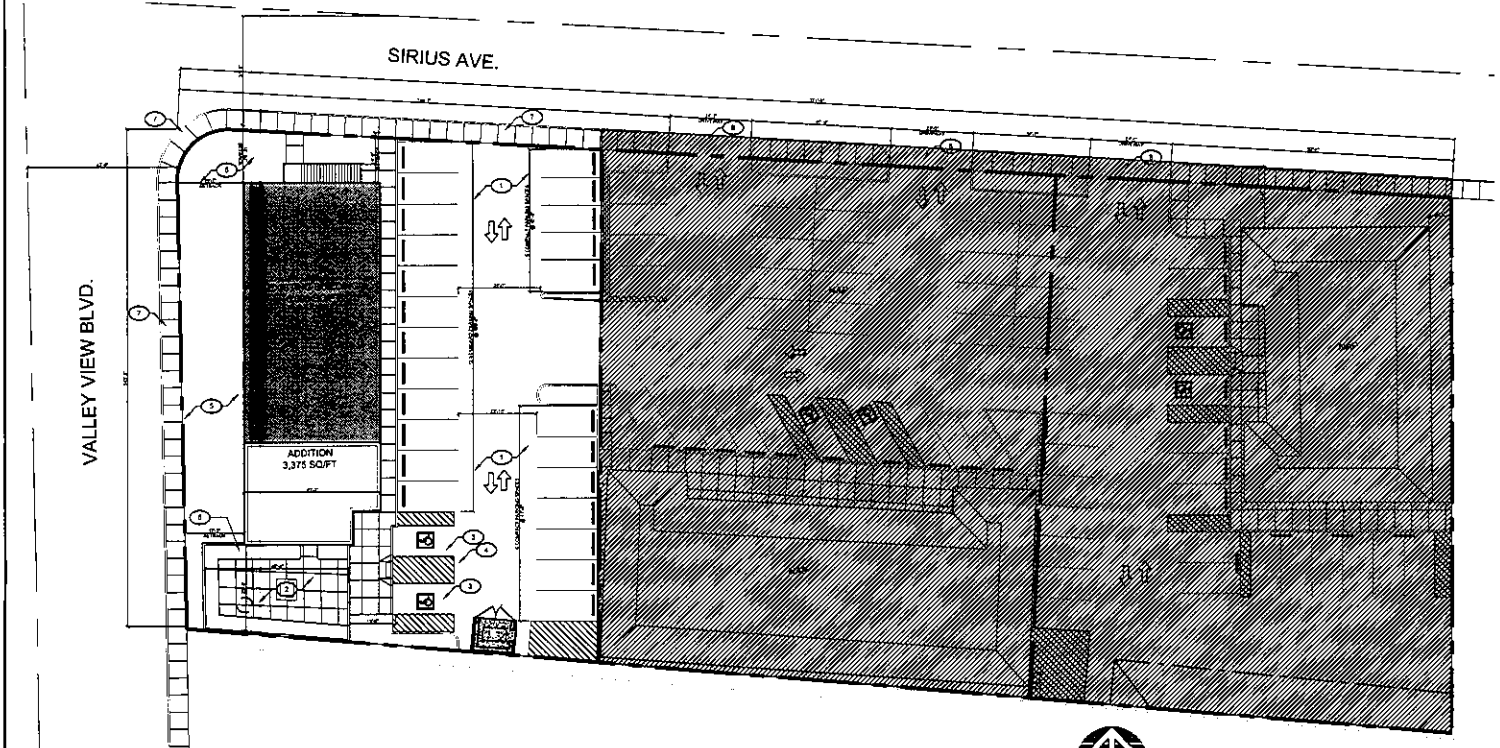


REVISIONS	BY



**MGA** MGA Group Inc. 3100 S. VALLEY VIEW BLVD. LAS VEGAS, NEVADA 89102  
 PROJECT: WORLD WELLNESS 3100 S. VALLEY VIEW BLVD. LAS VEGAS, NEVADA 89102  
 SHEET TITLE: SITE PLAN

DATE: 04-16-07  
 SCALE: AS INDICATED  
 DRAWN: MGRS/JWT  
 JOB NO: 2007  
 SHEET: AS1.01  
 OF 06/07



LEGEND	
	EXISTING BUILDINGS
	PAINTED TRAFFIC ARROW, COLOR TO BE TRAFFIC WHITE
	PROPERTY LINE
	PAINTED STRIPS 3" WIDE @ 36" O.C. COLOR TO BE TRAFFIC WHITE.
	NAP

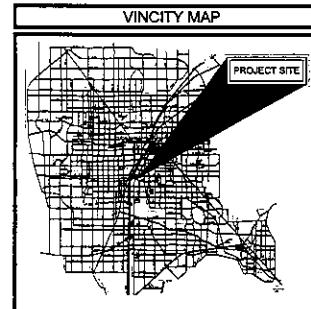
**SITE PLAN**  
 SCALE: 1/16"=1'-0"



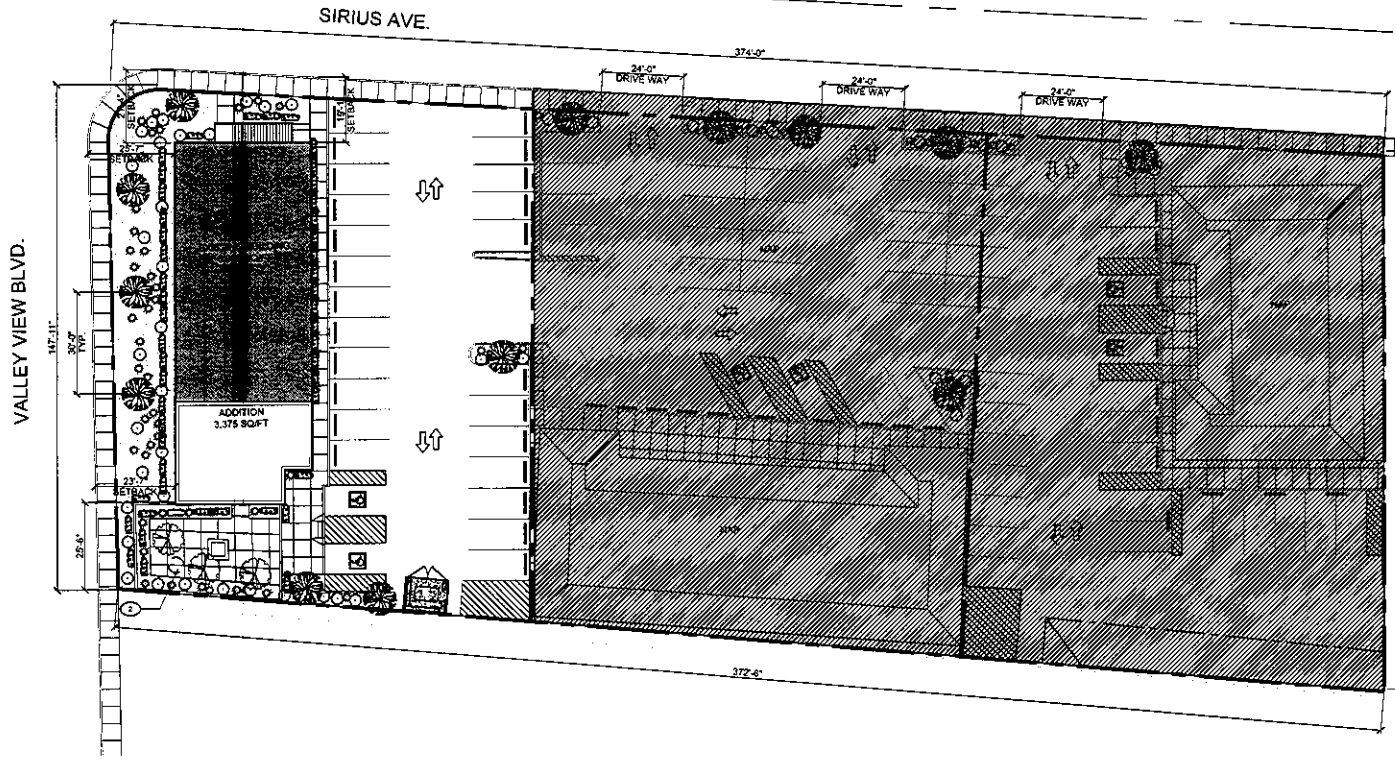
KEYNOTE	
	ASPHALT PAVING - SEE CIVIL DWGS
	COURTYARD/SCULPTURE GARDEN
	HANDICAP PARKING
	HANDICAP ACCESSIBLE @ CURB
	LANDSCAPE - SEE LANDSCAPE PLAN
	STANDARD PARKING SPACE 8'X11'
	CONCRETE SIDEWALK
	EXISTING DRIVEWAY

PROPERTY INFORMATION		
LOT SIZE:	1.30 ACRES (36,458 SQ. FT.)	
PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT		
BUILDING 1	SQ. FT.	PERCENTAGE
	4,174	7%
TOTAL SQ. FT.:	4,174 SQ.FT.	
TOTAL FOOTPRINT PERCENTAGE:	4,174 (BLDG. SQ. FT.) / 56,458 (SITE SQ.FT.) = 7%	

PARKING INFORMATION	
BASED ON CITY OF LAS VEGAS ZONING CODE TITLE 19, THE PARKING IS BASED ON ONE PARKING SPACE FOR EACH 200 S.F. OF G.F.A. UP TO 2,000 S.F. FOR EACH BUILDING.	
REQUIRED PARKING:	
BUILDING ONE 8,473 (SQ.FT.) (MEDICAL CLINIC) ONE PARKING SPACE FOR EACH ADDITIONAL 250 @ LEVEL 1 & 175 SQ. FT. FOR LEVEL 2&3	HANDICAP REQUIRED PARKING:
LEVEL ONE 4,174 (SQ.FT.)=2000 SQ.FT.= 2,174	STANDARD HANDICAPPED SPACE # 1 SPACES
LEVEL TWO & THREE 5,299(175)= 30 SPACES	VAN ACCESSIBLE SPACES # 1 SPACES
FIRST 2,000 SQ. FT. =10	TOTAL REQUIRED # 2 SPACES
TOTAL: 48	TOTAL HANDICAP PROVIDED # 2 SPACES
TOTAL PARKING	TOTAL PARKING PROVIDED = 26 SPACES
TOTAL PARKING REQUIRED = 48 SPACES	



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 JUL 16 2007  
 VAR-22867  
 REVISED  
 08/23/07 PC



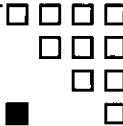
LANDSCAPE PLAN  
SCALE: 1/16"=1'-0"



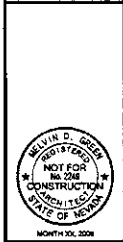
PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZES
	CHE-O-PISS LINEARIS 'AZT' DESERT AMETHYST DESERT WILLOW	3	24" BOX
	MESQUITE TREE	7	24" BOX
SHRUB SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZES
	RED HESPERALOE	33	5 GALLONS
	GREEN DESERT SPOON	66	5 GALLONS

KEYNOTES	
	EXISTING BUILDING
	BILBOARD TO BE REMOVED

- GENERAL NOTES**
- LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY REQUIRED TREE.
  - GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.
  - THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE BRIDGEMONT POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  - THE SHOP DRAWING DESIGN WILL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN RAISED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
  - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
  - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMAL PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALLS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE.
  - ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE BLOWN BACK INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
  - ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.
  - ALL UTILITY BOXES AND ABOVE GROUND UTILITY INSTALLATIONS OTHER THAN UTILITY POLES THAT ARE IN EXCESS OF TWENTY SEVEN CUBIC FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLUMNS) SHALL BE SET BACK A SUFFICIENT DISTANCE, SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHTS-OF-WAY OR SIDEWALK. WHENEVER IS NEARER TO THE STRUCTURES, THE LANDSCAPING MUST INCLUDE TALL GRASSES AND SHRUBBERS WHICH A NATURALY WELL PROVIDED ADEQUATE SCREENING OF THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BOXES SHALL BE PLACED SO THAT THE ACCESS DOORS OPEN PARALLEL TO THE STREET CORRIDOR AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCREENING.



REVISIONS	BY



**MGA**  
Matthew G. Anderson, Inc.  
1400 W. 10TH STREET, SUITE 100, LAS VEGAS, NV 89102  
(702) 735-1100  
www.mga.com

PROJECT: WORLD WELLNESS  
3100 S. VALLEY VIEW BLVD.  
LAS VEGAS, NEVADA 89102

SHEET TITLE: LANDSCAPE PLAN

DATE:	06-15-07
SCALE:	AS INDICATED
DRAWN:	MGR/RYW
CHECKED:	SKD
SHEET:	LS1.01
OF SHEETS:	04-0873

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