



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25276** APN: 138-03-602-018

Name of Property Owner: Investment Solutions, Inc.

Name of Applicant: Investment Solutions, Inc.

Name of Representative: Dirk Nelson

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: _____

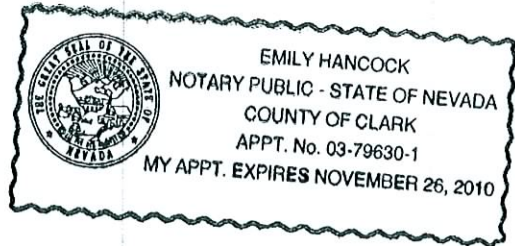
Signature of Property Owner: _____

Print Name: Thomas J. Wheeler Jr.

Subscribed and sworn before me

This 22 day of October, 2007

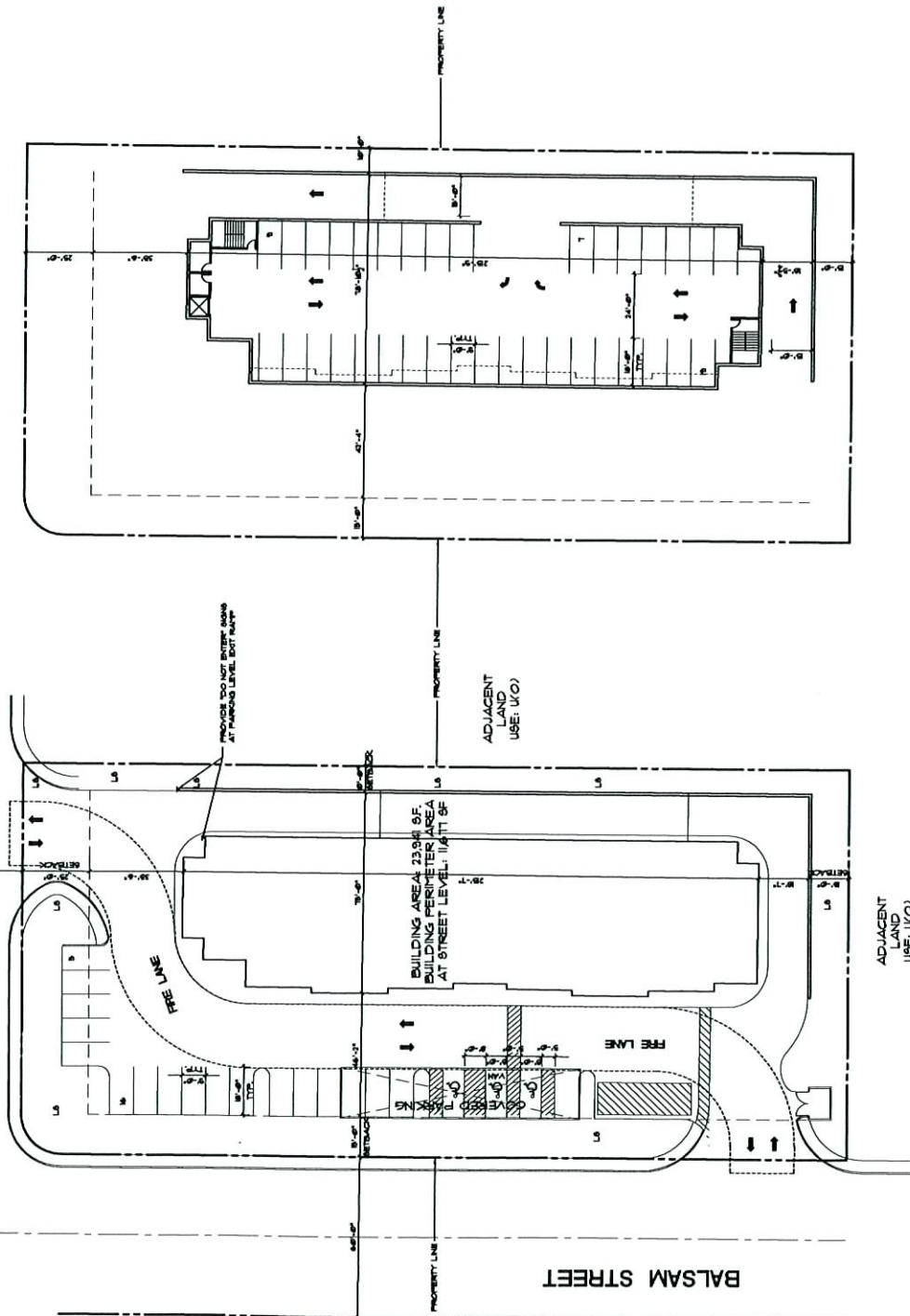
Emily Hancock
Notary Public in and for said County and State



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ADJACENT LAND USE: R-E

WEST RED COACH AVENUE



ADJACENT LAND USE: R-E

ADJACENT LAND USE: R-E

ADJACENT LAND USE: R-E

SITE PLAN - STREET LEVEL
1" = 20'-0"

SITE PLAN - PARKING LEVEL
1" = 20'-0"

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SITE INFORMATION

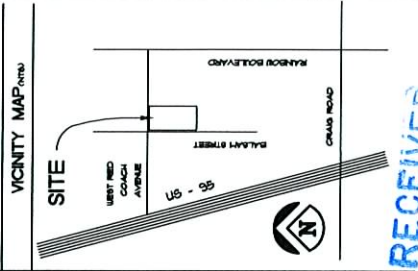
SITE AREA:	45,277 S.F. = 1.04 ACRES
APN NUMBER:	08-03-60-018
FLOOR AREA RATIO:	41.8%
% OF LOT COVERED BY BUILDING:	32.2% (42.2 OVER)
SETBACKS:	PROVIDED:
FRONT (NORTH):	25'-0" 81'-5"
SIDE (EAST):	10'-0" 10'-4 1/2"
SIDE (WEST):	15'-0" 5'-4"
REAR (SOUTH):	15'-0" 33'-7"

SO. FT./PARKING CALCS

PROJECT FOOTPRINT SQUARE FOOTAGE	24,577 PERMETER S.F.
COMMERCIAL OFFICE AREA	23,941 S.F. OVERALL
PARKING REQUIRED:	23,941 S.F. COMMERCIAL OFFICE AREA
	1 SPACE PER 300 S.F. OF COMMERCIAL OFFICE AREA
	1 X 24,941/300 = 80 SPACES REQUIRED
	1 VAN & 2 CAR H.C. SPACES

PARKING PROVIDED: 55 SPACES
INCLUDES 1 VAN & 2 CAR H.C. PARKING SPACES

GENERAL INFORMATION
L.S. = LANDSCAPE



Investment Solutions
ARCHITECTURAL
SITE PLAN -
DESIGN REVIEW
Checked By: ASH
Date: 12/20/07
Drawn By: ASH
Project No. 07060

Sheet Title
No. Revision

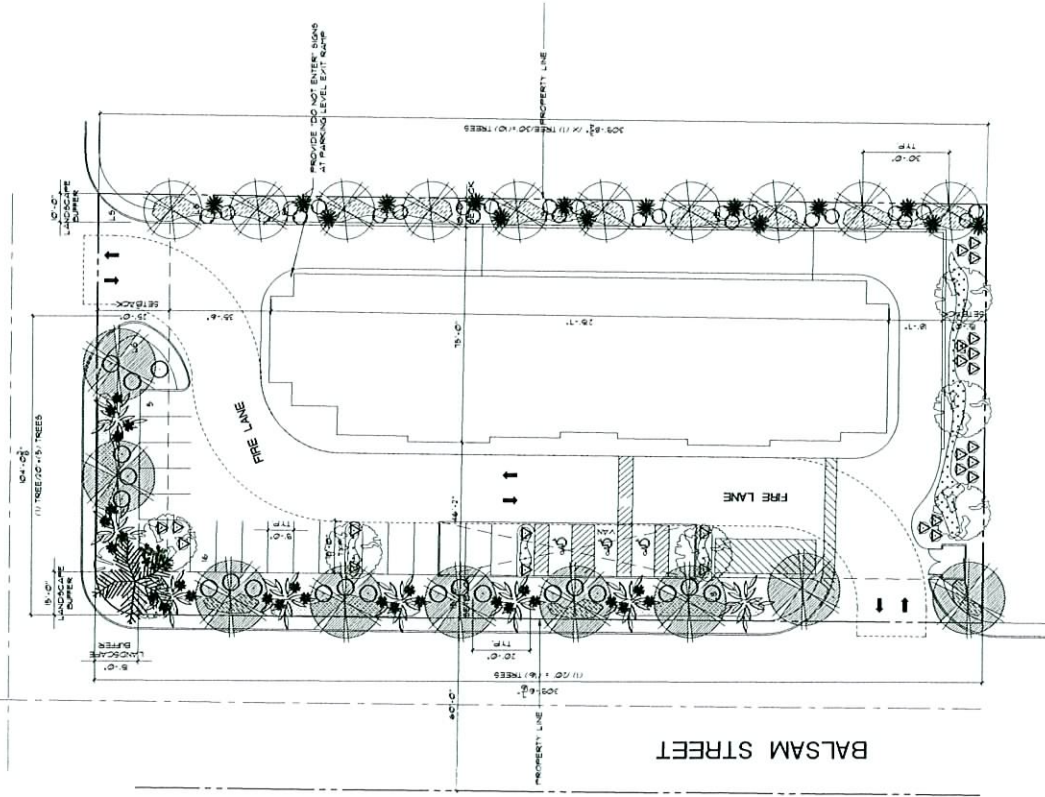
Project No. 07060

AS I

SCA design
800 Canada Way, Ste. 502
Henderson, Nevada 89014
T 702-798-2020 F 702-798-2024

ADJACENT LAND USE: R-E

WEST RED COACH AVENUE



LANDSCAPE PLAN



1" = 20'-0"

PLANT SCHEDULE

PROVIDE DEEP ROOT WATER TO ALL TREES

SYMBOL	BOTANICAL NAME	COMMON SIZE	HABIT	QUANTITY
	DATE PALM	7'	EVERGREEN	1
	DATE PALM	15'	EVERGREEN	6
	DATE PALM	18 GAL.	EVERGREEN	2
	DATE PALM	24 BOX	EVERGREEN	1

PROVIDE DEEP ROOT WATER TO ALL TREES

	LEUCODENDRON	24 BOX	EVERGREEN	5
	LEUCODENDRON	24 BOX	EVERGREEN	5
	LEUCODENDRON	24 BOX	EVERGREEN	6

SYMBOL	BOTANICAL NAME	COMMON SIZE	HABIT	QUANTITY
	LEUCODENDRON	24 BOX	EVERGREEN	5
	LEUCODENDRON	24 BOX	EVERGREEN	6

SYMBOL	BOTANICAL NAME	COMMON SIZE	HABIT	QUANTITY
	LEUCODENDRON	24 BOX	EVERGREEN	5
	LEUCODENDRON	24 BOX	EVERGREEN	6

GROUNDCOVERS
 GROUNDCOVER NOT SHOWN AS INDIVIDUAL PLANTS ARE TO BE SPACED PER PLANT SIZE
 GROUND COVER NOT PART OF REQUIRED BIRDS QUANTITY

DECORATIVE ROCKS
 1" JAPANESE BROWN DECORATIVE ROCKS 4" THICK THIN
 AS DISTRIBUTED BY SOUTHWEST GRANITE UNDERLAYS, LLC

TOTAL AMOUNT OF OPEN SPACE
 45,211 SQ. FT. / 1.04 ACRES
 PERCENTAGE OF SITE LANDSCAPED
 10,616 SQ. FT. / 49,211 SQ. FT. = 21.5%
 PERCENTAGE OF PARKING AREA
 LANDSCAPED
 312 SQ. FT. / 45,211 SQ. FT. = 0.7%

- PROPER MAINTENANCE SHALL OCCUR FOR ALL LANDSCAPED AREAS
- PER LAS VEGAS ZONING CODE CHAPTER 90 LANDSCAPE STANDARDS
 (1) 24" TOP TREE PER 30' OF STREET SIDE
 (2) 12" TOP TREE PER 30' OF STREET SIDE
 PROVIDE LANDSCAPE BUFFER TO ALL PARKING SPACES AND AT THE END OF A ROW OF PARKING SPACES
 PROVIDE 14 FIVE GALLON BIRDS AND 14 ONE GALLON BIRD FEEDERS
 PROVIDE 14 ONE GALLON BIRDS AND 14 ONE GALLON BIRD FEEDERS
 SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS

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SDR-25276
 12/20/07 PC

Project: INVESTMENT SOLUTIONS

Sheet Title: LANDSCAPE PLAN - DESIGN REVIEW

Scale: AS SHOWN

Drawn By: MGA

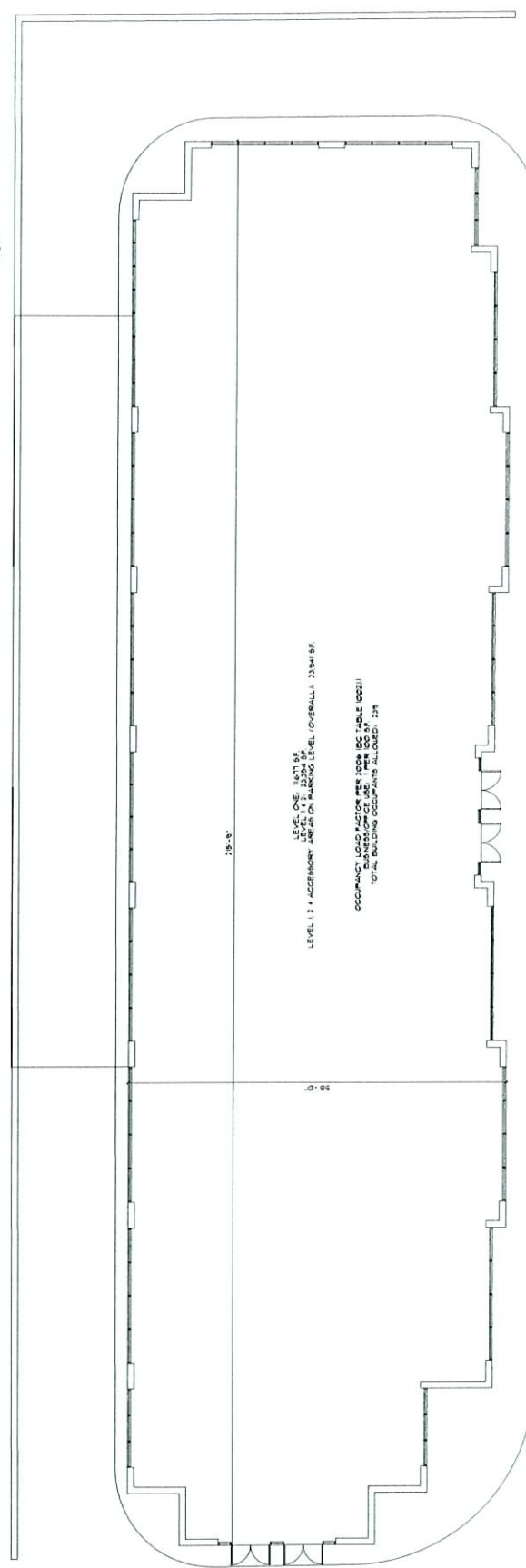
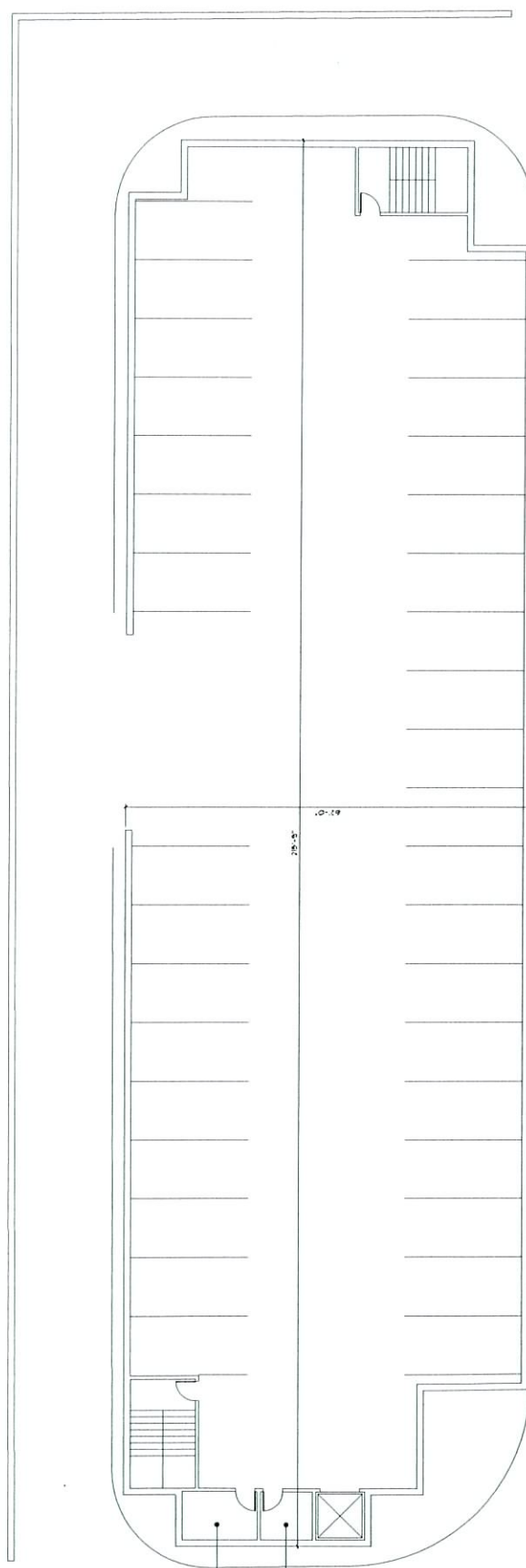
Checked By: MGA

Project No: 02307

Sheet No: L1

Project No: 02307

800 Cassia Way, Ste. 502
 Henderson, Nevada 89014
 T 702-79-2020 F 702-79-2024



LEVEL 11 - ACCESSORY AREAS ON PARKING LEVEL OVERALL: 2354 SF
 LEVEL 11E: 2354 SF
 LEVEL 11S: 2354 SF
 OCCUPANCY LOAD FACTOR PER 2006 IBC TABLE 1002.1
 TOTAL BUILDING OCCUPANTS ALLOWED: 235

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A10

Project No. 0704

PROJECT	INVESTMENT SOLUTIONS
SHEET TITLE	FLOOR PLAN - DESIGN REVIEW
DATE	02/20/07
DESIGNED BY	ASH
CHECKED BY	M.S.A.

Notes:
 1. This drawing shall be used in accordance with the contract documents.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals.
 3. The contractor shall be responsible for coordinating all construction activities with the existing building structure.
 4. The contractor shall be responsible for maintaining access to all existing building systems and utilities.
 5. The contractor shall be responsible for protecting all existing building systems and utilities.
 6. The contractor shall be responsible for maintaining the building's structural integrity.
 7. The contractor shall be responsible for maintaining the building's fire and life safety systems.
 8. The contractor shall be responsible for maintaining the building's energy efficiency systems.
 9. The contractor shall be responsible for maintaining the building's environmental quality systems.
 10. The contractor shall be responsible for maintaining the building's overall appearance and condition.

sca design
 80 Cassia Way, Ste. 502
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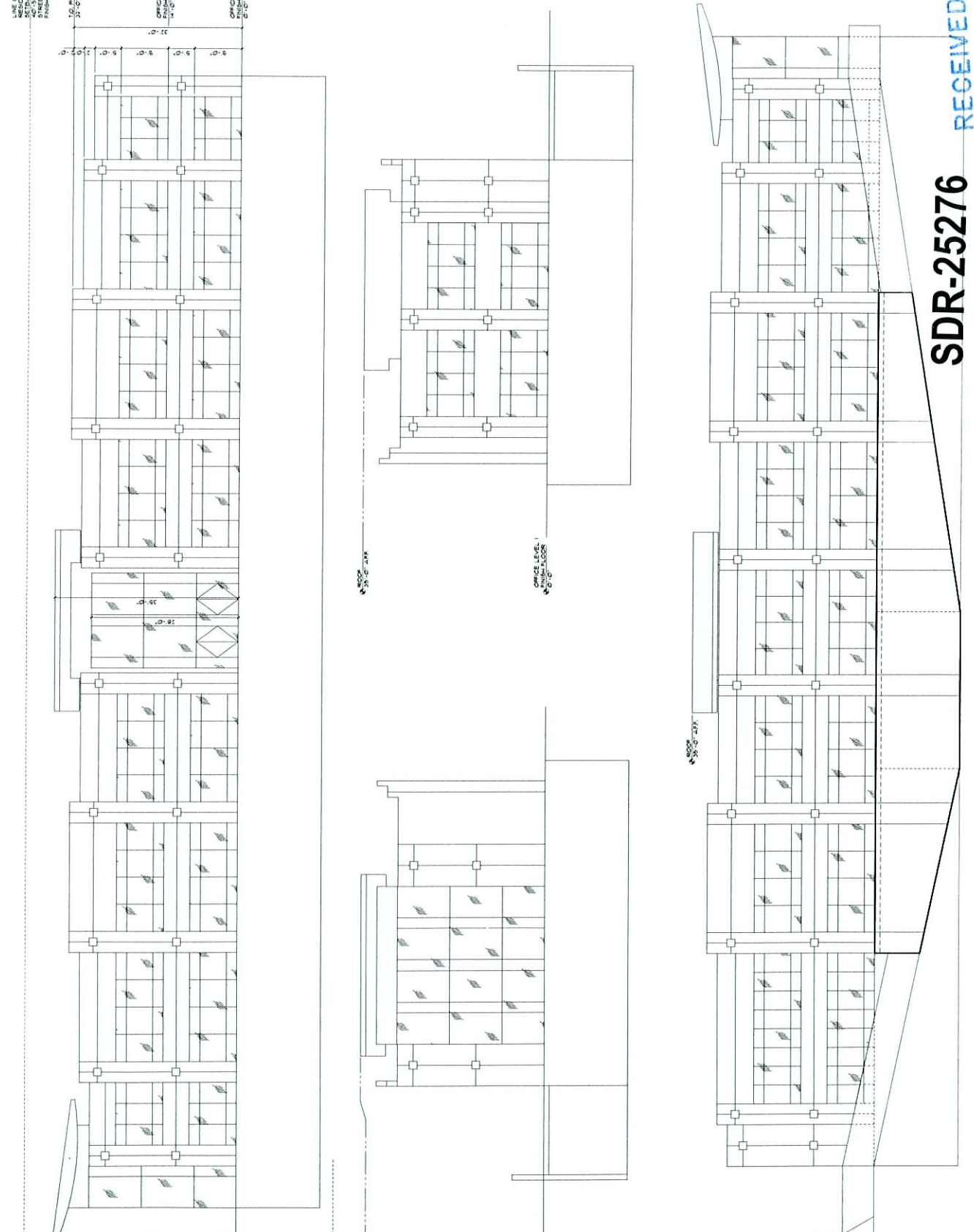
Consultants

Project: INVESTMENT SOLUTIONS
 Sheet Title: EXTERIOR ELEVATIONS - DESIGN REVIEW
 Drawn By: AS SHOWN
 Checked By: MCA
 Date: 08/30/07

Convert to Imperial
 The drawings shall be prepared in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable. The drawings shall be prepared in accordance with the requirements of the applicable building codes and standards. The drawings shall be prepared in accordance with the requirements of the applicable building codes and standards. The drawings shall be prepared in accordance with the requirements of the applicable building codes and standards.

180 Cassia Way, Ste. 502
 Henderson, Nevada 89014
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 sca design

Project No. 07040
 Sheet No. A2.0



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SDR 25276				
Investment Solutions, INC				
SEC of W. Red Coach Ave. & Balsam St.				
Proposed 23.4 thousand square foot, 2-story office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	23.4	11.01	258
AM Peak Hour			1.55	36
PM Peak Hour			1.49	35
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: counts not available for Red Coach Ave. or Balsam St.				
Craig Rd.				
Average Daily Traffic (ADT)	33,588			
PM Peak Hour	2,687			
<i>(heaviest 60 minutes)</i>				
Rainbow Blvd.				
Average Daily Traffic (ADT)	9,338			
PM Peak Hour	747			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Craig Rd.	51700			
Rainbow Blvd.	32585			
This project will add approximately 258 trips per day on Craig Rd. and Rainbow Blvd. This will increase expected volumes by less than 1 percent on Craig and by about 3 percent on Rainbow. Craig is at about 65 percent of capacity and Rainbow is at about 29 percent of capacity. Count data was not available for Red Coach or Balsam at this location. However, both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 36 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				