



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **GPA-25905** APN: 125-01-402-001 to 004

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

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: 

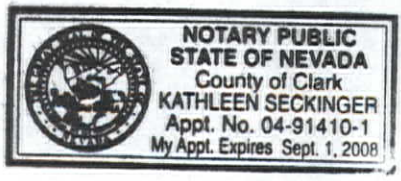
Print Name: Bruce Tripp

Subscribed and sworn before me

This 10<sup>th</sup> day of December, 2007

Kathleen Seckinger

Notary Public in and for said County and State





**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **GPA-25905** APN: 125-01-402-005 to 008

Name of Property Owner: Farrokhtala Fam Marital Trust ETAL & Farrokhtala Katy TRS ETAL

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

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: Karamali Pashmforoosh *K. Pashmforoosh*

Subscribed and sworn before me

This 10<sup>TH</sup> day of DEC., 2007  
*Katalin Langianese*

Notary Public in and for said County and State



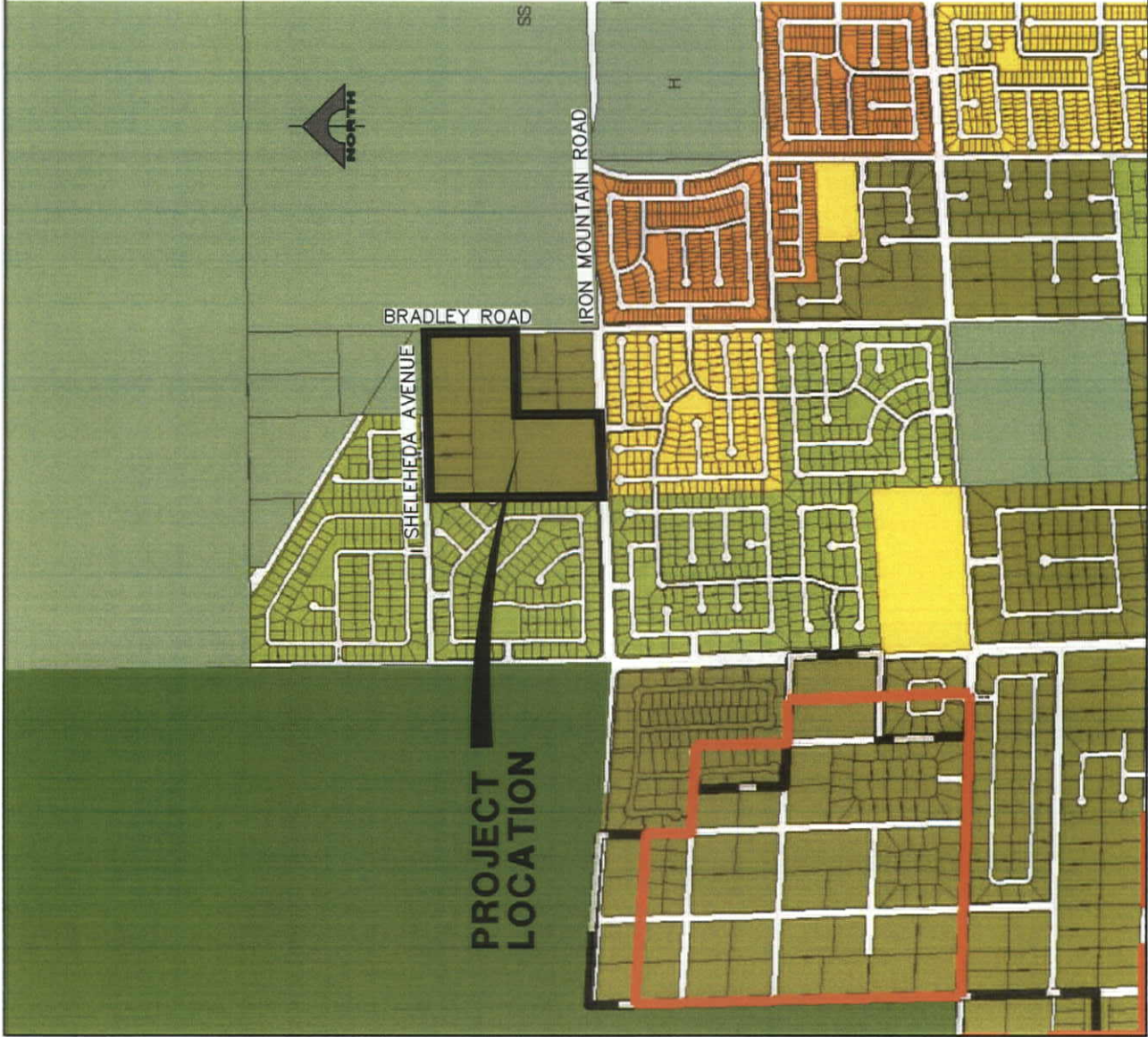
**LEGEND**  
City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center

**County Land Use Categories**

- Rural Neighborhood Preservation - up to 2du/ac
- Rural Estates - up to 2.5du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development
- E Elementary School
- M Middle School
- H High School
- F Fire Station
- SS Electric Power Sub Station

**LAND USE PLAN**  
**IRON MOUNTAIN /**  
**BRADLEY**  
**LAS VEGAS, NEVADA**



NOVEMBER 26, 2007

G. C. WALLACE COMPANIES  
ENGINEERS | PLANNERS | SURVEYORS  
1000 W. HARRIS AVENUE, SUITE 200  
LAS VEGAS, NEVADA 89102

**GPA-25905**  
**01/24/08 PC**

**RECEIVED**  
DEC 06 2007

LOT LAYOUT  
**IRON MOUNTAIN /  
 BRADLEY**  
 LAS VEGAS, NEVADA



**LOT SUMMARY:**

65'X105' (MIN. INTERIOR LOT SIZE)  
 70'X105' (MIN. CORNER LOT SIZE)  
 TOTAL # OF LOTS: 126  
 NET ACREAGE: 38.0 AC.  
 NET DENSITY: 4.50 DU/AC.  
 GROSS ACREAGE: 30.2 AC.  
 GROSS DENSITY: 4.17 DU/AC.

**SETBACKS:**

FRONT: 14 FEET TO THE HOUSE  
 18 FEET TO THE GARAGE DOOR  
 SIDE: 5 FEET  
 CORNER SIDE: 10 FEET  
 REAR: 15 FEET

PATIO COVERS IN THE REAR YARD AREA SHALL BE ALLOWED TO WITHIN 5 FEET OF THE REAR AND SIDE PROPERTY LINES. RULES FOR CONSTRUCTION OF A PATIO COVER SHALL BE GOVERNED BY TITLE 19, CHAPTER 08.040.B.4.g.i, ii, AND iii. ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM OF 3 FEET INTO REQUIRED FRONT, REAR OR SIDE SETBACK AREAS; HOWEVER, IN NO CASE SHALL A PROJECTION BE LESS THAN 3 FEET TO A PROPERTY LINE.

BUILDING HEIGHT: 2 STORIES OR 35 FEET, WHICHEVER IS LESS  
 MAXIMUM FENCE HEIGHT: 8 FEET

PARKING: A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED FOR EACH LOT. PARKING SPACES SHALL NOT INCLUDE PARKING SPACES BUT WILL INCLUDE PARKING IN DRIVEWAYS AND PARKING ALONG THE STREET.

ACCESSORY STRUCTURES SHALL BE ALLOWED IN ACCORDANCE WITH THE REGULATIONS GOVERNED BY TITLE 19, CHAPTER 08.040.B.1.

**WALLS**

WALLS TO BE 100% DECORATIVE, 20% CONTRASTING, DESERT COLORS, COLOR PALATTE TO BE DETERMINED.

NOVEMBER 26, 2007

C WALLACE COMPANIES  
 ENGINEERS | PLANNERS | SURVEYORS  
 1000 W. WASHINGTON AVENUE, SUITE 200  
 LAS VEGAS, NV 89102

**RECEIVED**

DEC 06 2007

**GPA-25905**

**01/24/08 PC**

