



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 10th 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

Subscribed and sworn before me

This 10th day of Dec., 2007

Katalin Langianese
Notary Public in and for said County and State



LAND USE PLAN IRON MOUNTAIN / BRADLEY LAS VEGAS, NEVADA

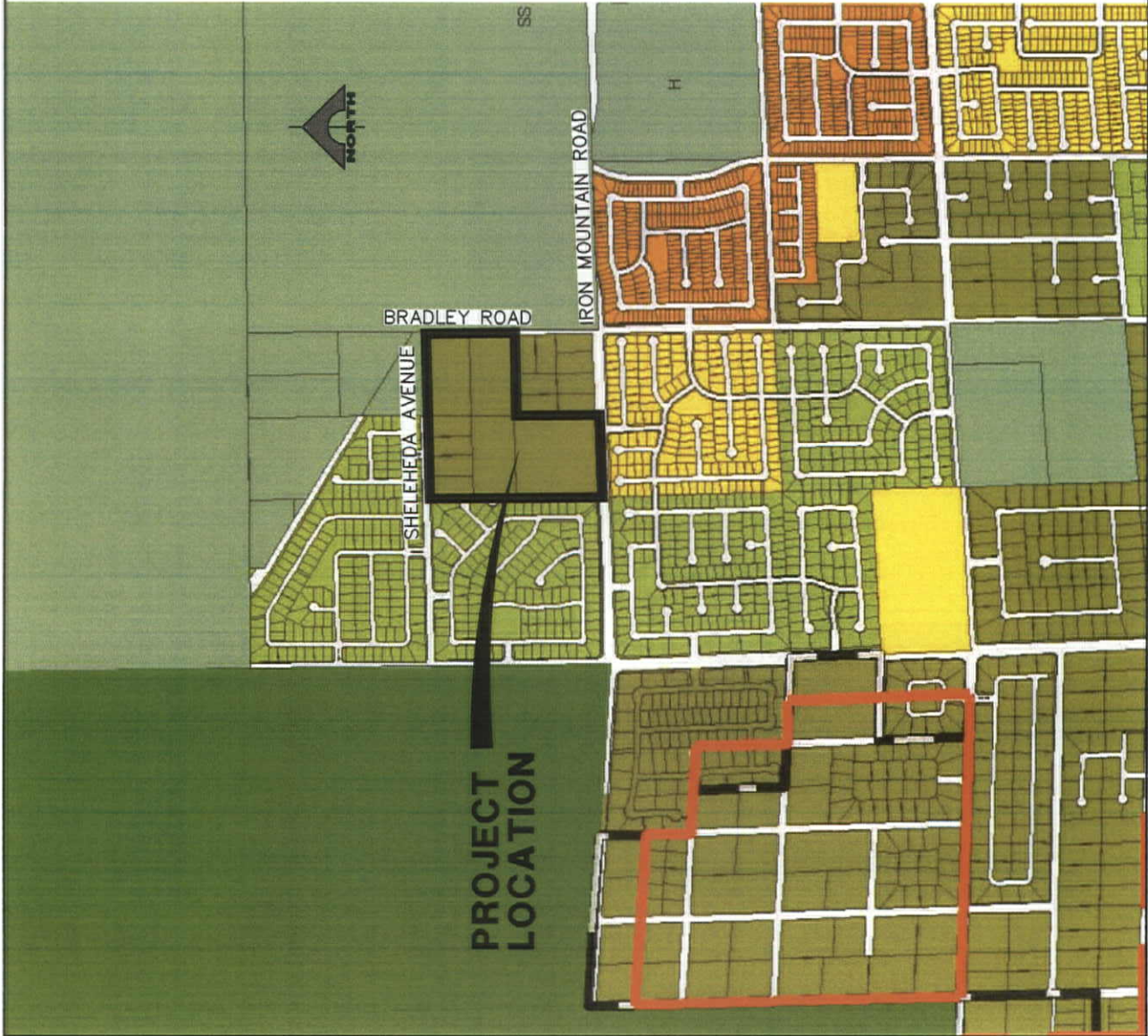


LEGEND City Land Use Categories

- 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

- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Park
- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/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



NOVEMBER 26, 2007

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
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LAS VEGAS, NV 89102-3000
TEL: 702.735.1100 FAX: 702.735.1101
WWW.GCWALLACE.COM

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GPA-25905
01/24/08 PC

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 08.040.4.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 OF 2 PARKING SPACES SHALL NOT INCLUDE PERSONAL VEHICLES, 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 08.040.4.B.1.

WALLS

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

NOVEMBER 26, 2007

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

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