



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-25278** 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?

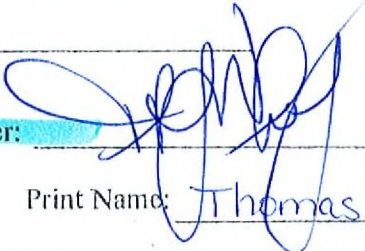
☐ Yes☒ No

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: 

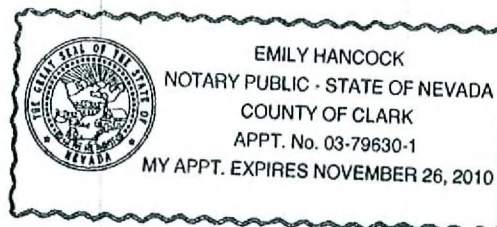
Print Name: Thomas J. Wheeler Jr.

Subscribed and sworn before me

This 22 day of October, 2007



Notary Public in and for said County and State

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OCT 23 2007

ADJACENT
LAND
USE: R-E

ADJACENT
LAND
USE: R-E

WEST RED COACH AVENUE

ADJACENT
LAND
USE: R-E

ADJACENT
LAND
USE: R-E

BALSAM STREET

ADJACENT
LAND
USE: R-E

SITE PLAN - STREET LEVEL



1" = 50'-0"

1" = 50'-0"

SITE PLAN - PARKING LEVEL



1" = 50'-0"

ZON-25278
12/20/07 PC

SITE INFORMATION

SITE AREA:	45,207 S.F. = 1.04 ACRES
APN NUMBER:	138-03-602-018
FLOOR AREA RATIO:	41.8%
% OF LOT COVERED BY BUILDING:	32.2% (+2.2 OVER)
SETBACKS:	REQ'D: PROVIDED:
FRONT (NORTH):	25'-0" 81'-5"
SIDE (EAST):	10'-0" 10'-6 1/2"
SIDE (WEST):	10'-0" 57'-4"
REAR (SOUTH):	15'-0" 33'-7"

SO. FT./PARKING CALC.S

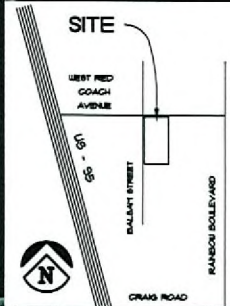
PROJECT FOOTPRINT SQUARE FOOTAGE:	11,677 PERIMETER S.F. (23,941 S.F. OVERALL) COMMERCIAL OFFICE AREA
PARKING REQUIRED:	23,941 S.F. COMMERCIAL OFFICE AREA 1 SPACE PER 300 S.F. OF COMMERCIAL OFFICE AREA: 1 X 24,941/300 = 80 SPACES REQUIRED 1 VAN & 2 CAR H.C. SPACES

PARKING PROVIDED:	56 SPACES (INCLUDES 1 VAN & 2 CAR H.C. PARKING SPACES)
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GENERAL INFORMATION

LS = LANDSCAPE

VICINITY MAP (N.T.S.)



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OCT 23 2007

Consultants

sca design
800 Cascade Way, Ste. 802
Henderson, Nevada
T 702-798-2020 F 702-798-2024

Scale

INVESTMENT SOLUTIONS
ARCHITECTURAL
SITE PLAN -
DESIGN REVIEW
Prep. Scott AB BROWN (0111) 12/20/07
Drawn By JABH Checked By PHBA
Project No. 27040

AS1