



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-25277** 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: _____

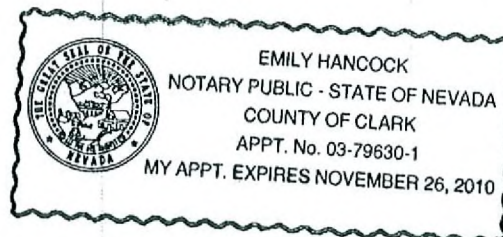
Signature of Property Owner: _____

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



RECEIVED
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" = 30'-0"



ADJACENT
LAND
USE: R-E

PROVIDE 'DO NOT ENTER' SIGNS
AT PARKING LEVEL EXIT RAMP

ADJACENT
LAND
USE: U/O

ADJACENT
LAND
USE: U/O

FIRE LANE

FIRE LANE

BUILDING AREA 23,941 SF
BUILDING PERIMETER AREA
AT STREET LEVEL 11,677 SF

SITE PLAN - PARKING LEVEL

1" = 20'-0"



SITE INFORMATION

SITE AREA:	45,207 S.F. = 1.04 ACRES
APN NUMBER:	138-03-602-018
FLOOR AREA RATIO:	418%
% 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

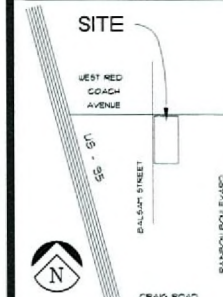
PROJECT FOOTPRINT SQUARE FOOTAGE	11,677 PERIMETER S.F. (23,941 S.F. OVERALL) COMMERCIAL OFFICE AREA
PARKING REQUIRED:	23,941 S.F. COMMERCIAL OFFICE AREA 1 SPACE PER 300 S.F. OF COMMERCIAL OFFICE AREA: 1 X 24,941/300 = 80 SPACES REQUIRED 1 VAN & 2 CAR H.C. SPACES

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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VAR-25277
12/20/07 PC

Consultants

sca design
800 Cassia Way, Ste. 502
Henderson, Nevada
T 702-789-2020 F 702-789-2024

Seal

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is a duly licensed professional engineer in the State of Nevada, and that he is the author of the design shown on the drawings.

Project INVESTMENT SOLUTIONS

Sheet Title	ARCHITECTURAL SITE PLAN - DESIGN REVIEW
Scale	AS SHOWN
Drawn By	JEH
Checked By	MSJ

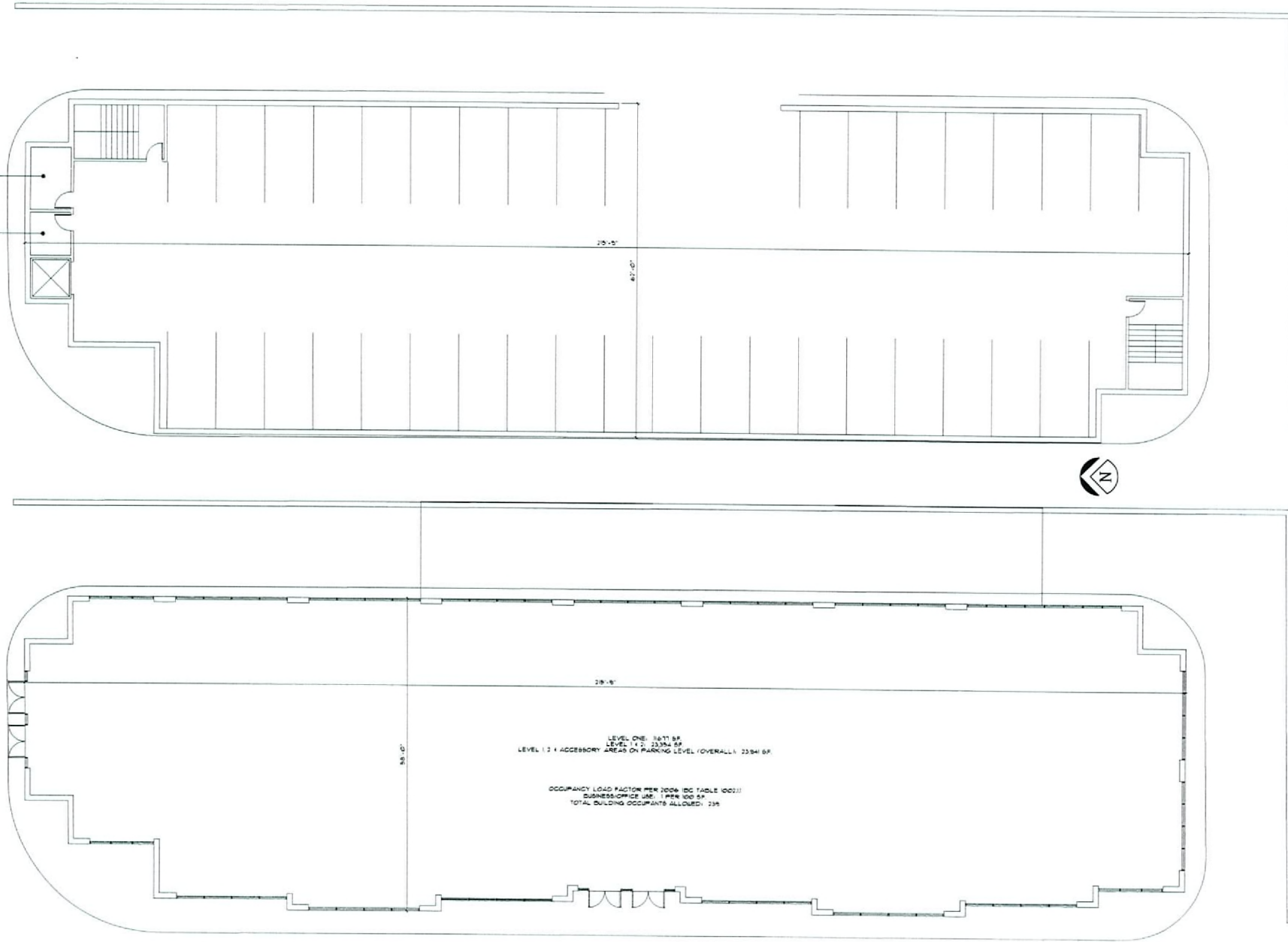
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ASI

Project No. 07040

STORAGE ROOM

UTILITY ROOM



VAR-25277

12/20/07 PC

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sca design
3600 S. Grand Ave., Ste. 602
Henderson, Nevada 89004
T 702-782-2000 F 702-782-2004

Investment Solutions
Floor Plan - Design Review
Date: 12/20/07
Drawn By: JEM
Checked By: JEM

Project No. 07540
Sheet No. A1.0