



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: _____

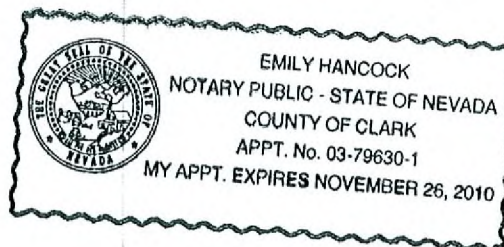
Signature of Property Owner: _____

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

ADJACENT
LAND
USE: R-E

WEST RED COACH AVENUE

ADJACENT
LAND
USE: R-E

PROVIDE "DO NOT ENTER" SIGN
AT PARKING LEVEL EXIT RAMP

ADJACENT
LAND
USE: U/O

ADJACENT
LAND
USE: U/O

BALSAM STREET

ADJACENT
LAND
USE: R-E

SITE PLAN - STREET LEVEL

1" = 30'-0"



SITE PLAN - PARKING LEVEL

1" = 30'-0"



SDR-25276

12/20/07 PC

SITE INFORMATION

SITE AREA:	45,217 S.F. = 1.04 ACRES
APN NUMBER:	138-03-402-018
FLOOR AREA RATIO:	41.8%
% OF LOT COVERED BY BUILDING:	32.2% (+2.2 OVER)
SETBACKS:	REQ'D: PROVIDED:
FRONT (NORTH):	25'-0" 87'-5"
SIDE (EAST):	10'-0" 10'-6 1/2"
SIDE (WEST):	10'-0" 57'-4"
REAR (SOUTH):	15'-0" 33'-7"

SQ. FT./PARKING CALCS

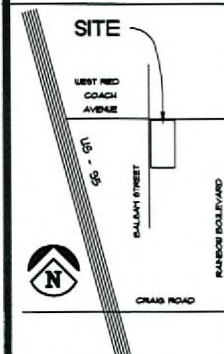
PROJECT FOOTPRINT SQUARE FOOTAGE:	16,777 PERIMETER S.F. 23,941 S.F. OVERALL COMMERCIAL OFFICE AREA
PARKING REQUIRED:	23,941 S.F. COMMERCIAL OFFICE AREA 1 SPACE PER 300 S.F. OF COMMERCIAL OFFICE AREA: 1 X 24,941/300 = 80 SPACES REQUIRED 1 VAN & 2 CAR H.C. SPACES

PARKING PROVIDED: 56 SPACES
INCLUDES 1 VAN & 2 CAR
H.C. PARKING SPACES

GENERAL INFORMATION

LS = LANDSCAPE

VICINITY MAP (DATE)



Conditions

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8000
1702-78-2020 F 702-78-2024

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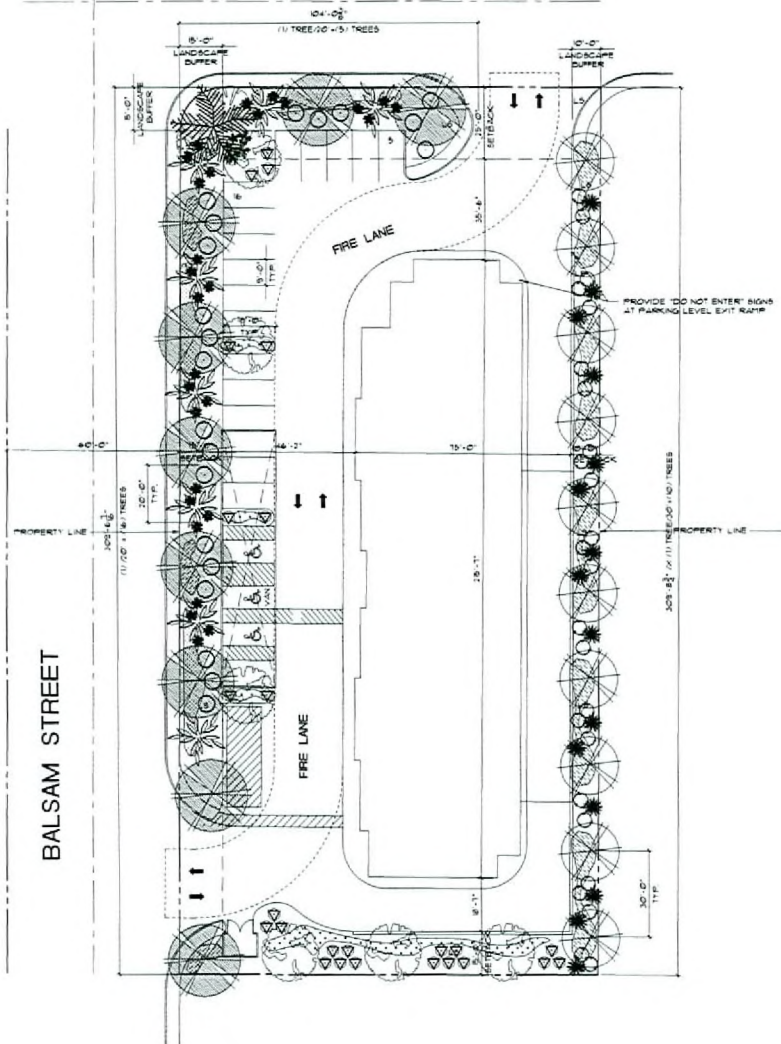
Project	Investment Solutions
Sheet Title	ARCHITECTURAL SITE PLAN - DESIGN REVIEW
Drawn By	ASB
Check By	ASB
Date	08/08/07
Scale	As Shown

Sheet No.
AS1
Project No. 07046

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BALSAM STREET



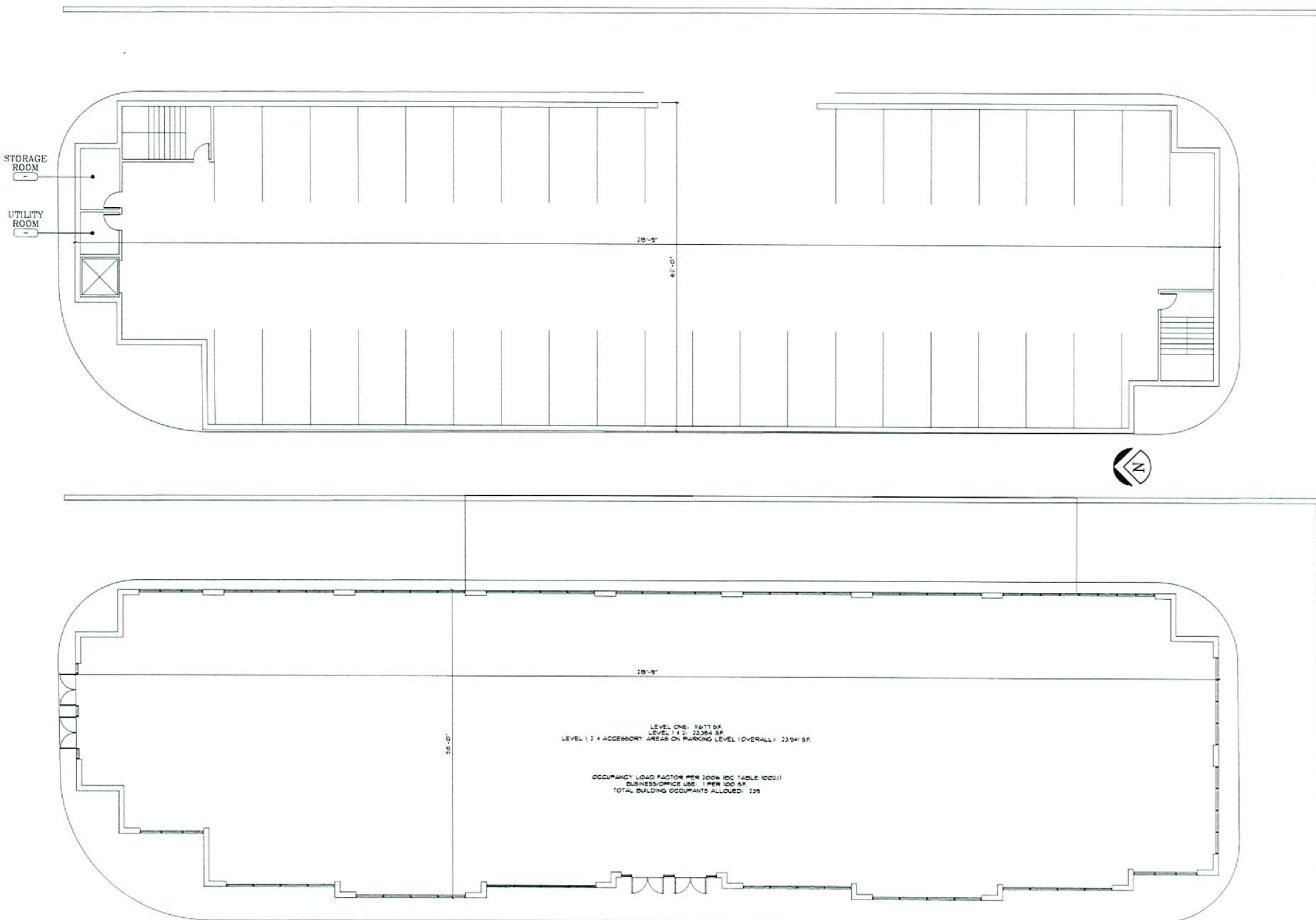
LANDSCAPE PLAN

$$T = 20^\circ\text{C}$$


PALMS		PROVIDE DEEP ROOT WATER TO ALL TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMON SIZE	HABIT	QUANTITY
	PHOENIX CAJALUTENSIS	CANDY DATE PALM	12'	EVERGREEN	1
	PHOENIX DACTYLOIDES	DATE PALM	15'	EVERGREEN	8
	BUTIA CAPITATA	PINCO PALM	15 GAL.	EVERGREEN	2
	CHAMBERSOPS HAWAII	MEDITERRANEAN PALM	24" BOX	EVERGREEN	1
TREES PROVIDE DEEP ROOT WATER TO ALL TREES					
	ACACIA STYRACIUM	SILVERSTRING ACACIA	24" BOX	EVERGREEN	5
	LYGISTRUM LUCIDUM	GLOSSY PRIVET	24" BOX	EVERGREEN	5
	CHITALPA TASMANICA	CHITALPA	24" BOX	DECIDUOUS	6
SHRUBS					
	HEPERALOE PURVILLI YELLOW NEED	YELLOW YUCCA/ RED YUCCA	5 GAL.	EVERGREEN	20
	XYLOSMA CONGESTUM	BUNY XYLOSMA	5 GAL.	EVERGREEN	24
	LYGISTRUM FLUTESCENS	SILVER GLOSSY TEXAS RANGER	5 GAL.	SEMI-DECIDUOUS	25
	PERNETHEUM SATISLUM	FOUNTAIN GRASS	5 GAL.	SEMI-DECIDUOUS	5
	SALVIA GREGGII	AUTUMN BAGE	5 GAL.	EVERGREEN	25
GROUND COVER					
GROUND COVER NOT SHOWN AS INDIVIDUAL PLANTS ARE TO BE SPACED PER MATURE SIZE GROUND COVER NOT PLANT OF REQUIRED SHRUB QUANTITY					
	LENTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.		
	GAZANIA RIGENS	GAZANIA 'SUN GOLD'	1 GAL.		
	DALEA GREGGII	TRAILING INDIAN BUSH	1 GAL.		
DECORATIVE ROCK					
	1/4" SPAGNE BROWN DECORATIVE ROCKS 4" THICK MIN. AS DISTRIBUTED BY SOUTHWEST GRANITE WHOLESALEERS, LLC				
TOTAL AMOUNT OF OPEN SPACE 45,217 SQ. FT. = 1.04 ACRES					
PERCENTAGE OF SITE LANDSCAPED 10,616 SQ. FT. / 45,217 SQ. FT. = 23.5%					
PERCENTAGE OF PARKING AREA LANDSCAPED 312 SQ. FT. / 45,217 SQ. FT. = >1%					
TITLE 19.12 CITY OF LAS VEGAS LANDSCAPE, WALL AND BUFFER REQUIREMENTS					
1. PROPER MAINTENANCE SHALL OCCUR FOR ALL LANDSCAPED AREAS.					
2. PER LAS VEGAS ZONING CODE CHAPTER 19.0 LANDSCAPE STANDARDS 11) 24" BOX TREE PER 50' O.C. & STREET SIDE 12) 24" BOX TREE PER 30' O.C. ON BUFFERS PROVIDE LANDSCAPE ISLANDS PER & SPACING SPACED AND AT THE END OF A ROW OF PARKING SPACES PROVIDE (4) FIVE GALLON SHRUBS AND (4) ONE GALLON SHRUB PER 24" BOX AND 15 GALLON TREE PROVIDED					
3. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS.					

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Consultants

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 Henderson, Nevada 89004
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Scale

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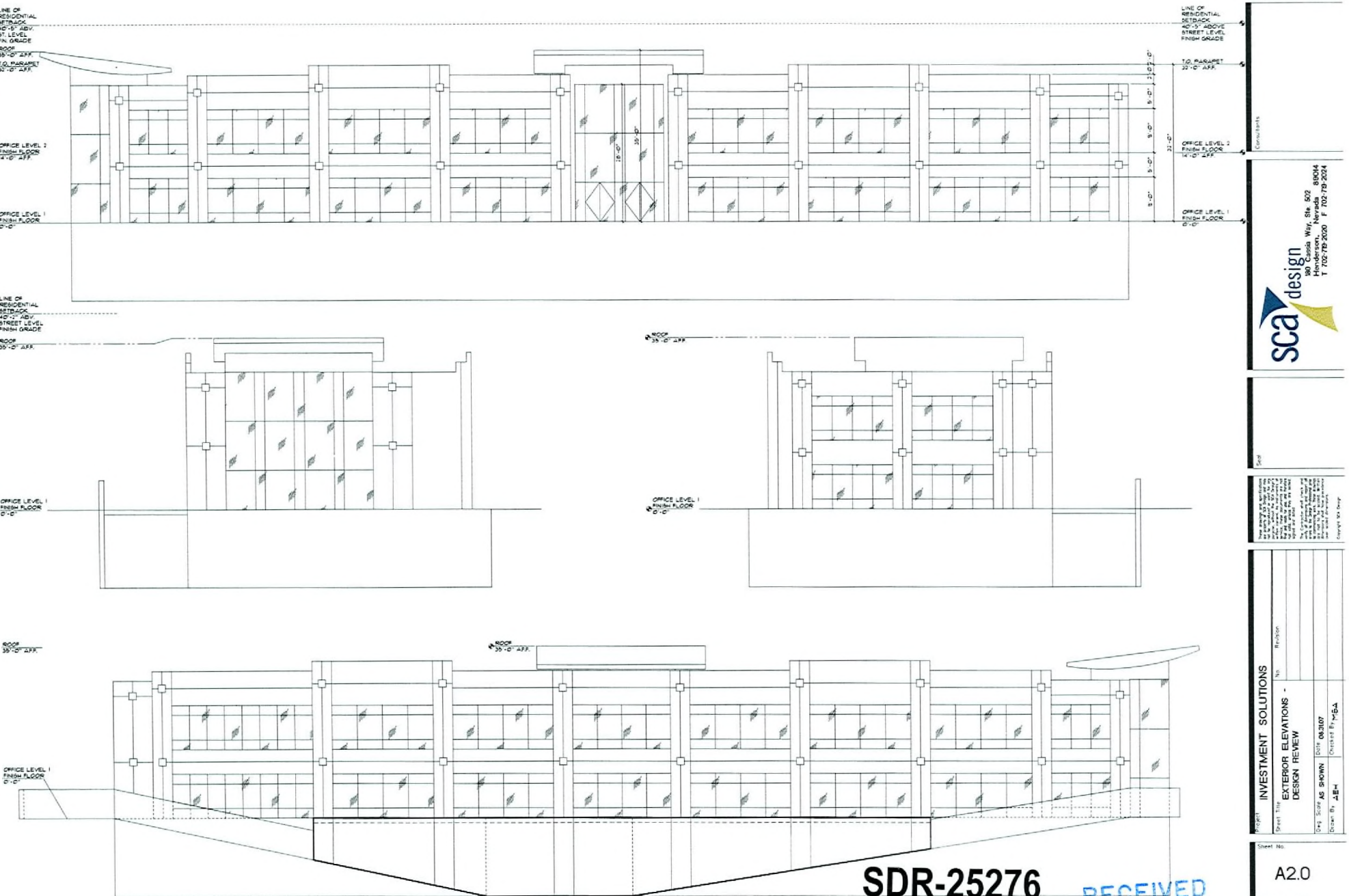
PROJECT INVESTMENT SOLUTIONS

Sheet Title	No.	Revision
FLOOR PLAN - DESIGN REVIEW		
Drawn By: ASH	01/20/07	Checked By: JPS

Sheet No.

A1.0

Project No. 07040



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INVESTMENT SOLUTIONS	
Project	SDR-25276
Sheet Title	EXTERIOR ELEVATIONS - DESIGN REVIEW
Scale	AS SHOWN
Date	08/31/07
Drawn By	AE-4
Checked By	PH-6A

Sheet No.:
 Project No.: 07040

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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.				