



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: _____

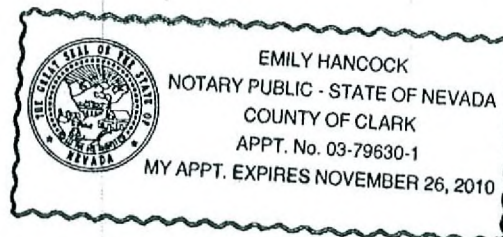
Signature of Property Owner: _____

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

BUILDING AREA 23,941 SF
BUILDING PERIMETER AREA
AT STREET LEVEL 116,777 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

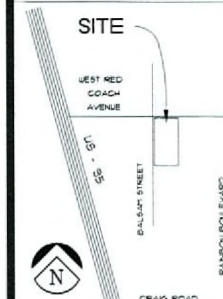
PROJECT FOOTPRINT SQUARE FOOTAGE	116,777 PERIMETER S.F. (23,941 S.F. OVERALL COMMERCIAL OFFICE AREA)
PARKING REQUIRED:	23,941 S.F. COMMERCIAL OFFICE AREA 1 SPACE PER 300 S.F. OF COMMERCIAL OFFICE AREA: 1 X 24,941/300 = 80 SPACES REQUIRED 1 VAN & 2 CAR H.C. SPACES

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

LS = LANDSCAPE

VICINITY MAP (N.T.S.)



RECEIVED

OCT 23 2007

Consultants

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

The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief, and that they are not aware of any facts or circumstances which might render the same misleading or incomplete. This certification is given for the purpose of the application for a building permit and is not intended to constitute a warranty or representation of any kind.

Project No.	Investment Solutions
Sheet No.	Architectural
Site Plan	Site Plan
Design Review	Design Review
Scale	As Shown
Drawn By	ASB
Checked By	MSA

ASB

Project No. 07040

VAR-25277
12/20/07 PC

