



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: _____

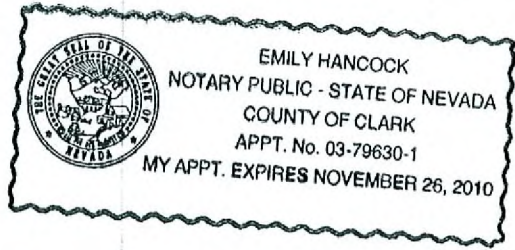
Signature of Property Owner: *[Handwritten Signature]*

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

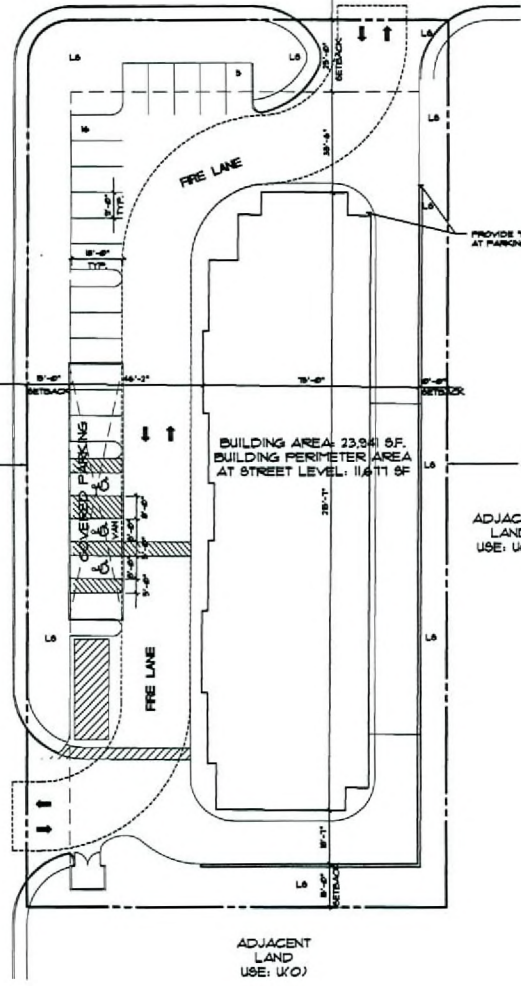
WEST RED COACH AVENUE

ADJACENT LAND USE: R-E

ADJACENT LAND USE: R-E

BALSAM STREET

ADJACENT LAND USE: R-E

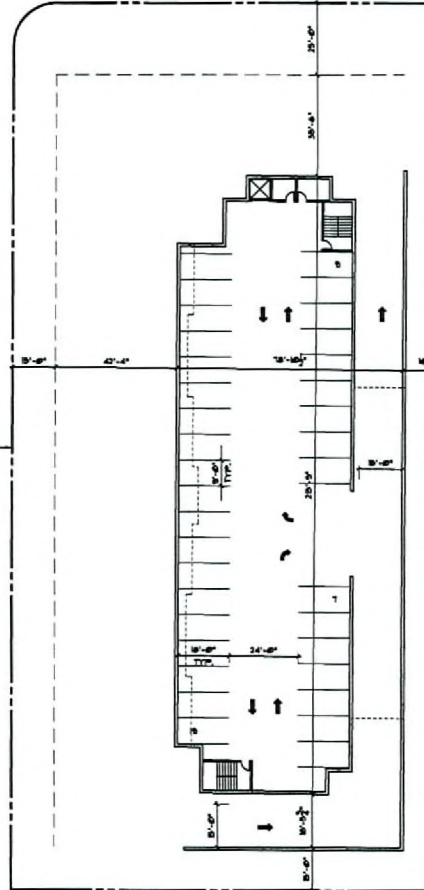


SITE PLAN - STREET LEVEL

1" = 30'-0"



N



SITE PLAN - PARKING LEVEL

1" = 30'-0"



N

SDR-25276
12/20/07 PC

SITE INFORMATION

SITE AREA:	45,217 SF. = 1.04 ACRES
APN NUMBER:	139-03-462-018
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"

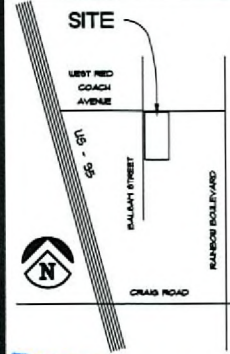
SQ. FT./PARKING CALCS

PROJECT FOOTPRINT SQUARE FOOTAGE:	16,677 PERIMETER SF, 23,941 SF. OVERALL
COMMERCIAL OFFICE AREA:	23,941 SF.
PARKING REQUIRED:	1 SPACE PER 300 SF. OF COMMERCIAL OFFICE AREA: 1 X 24,941/300 = 80 SPACES REQUIRED 1 VAN & 2 CAR H.C. SPACES
PARKING PROVIDED:	86 SPACES INCLUDES 1 VAN & 2 CAR H.C. PARKING SPACES

GENERAL INFORMATION

LA = LANDSCAPE

VICINITY MAP



Comments



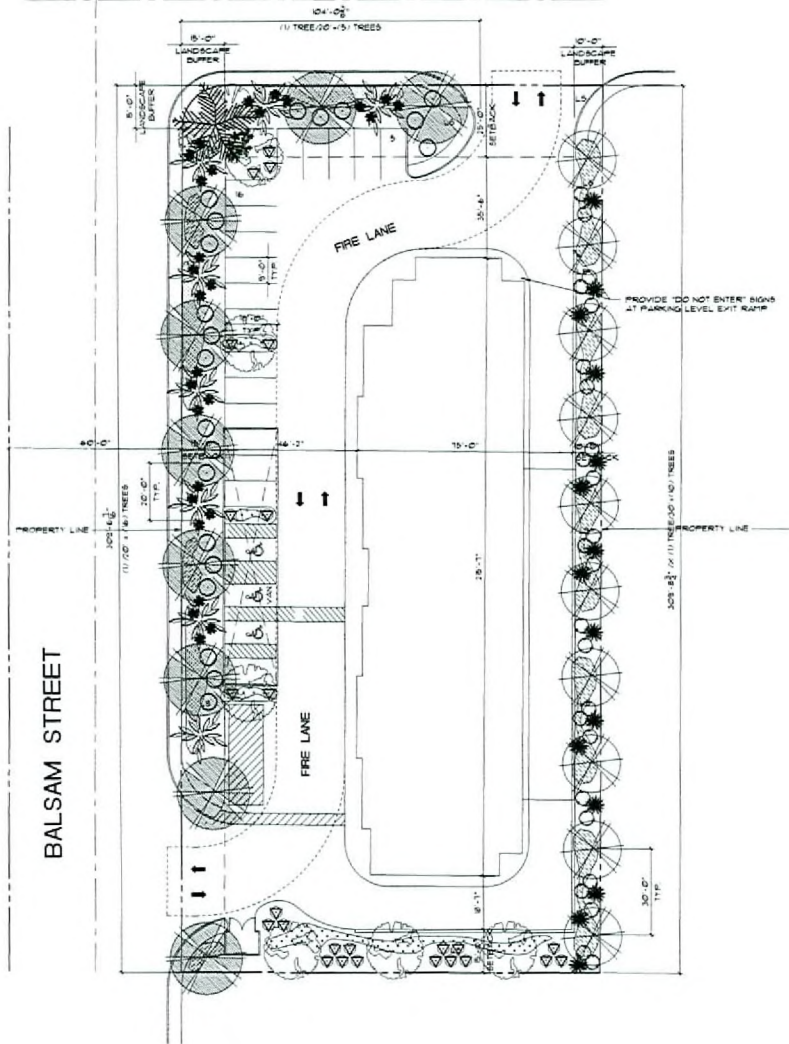
Small text block containing project details and dates.

PROJECT:	INVESTMENT SOLUTIONS
Sheet Title:	ARCHITECTURAL SITE PLAN - DESIGN REVIEW
Drawn By:	DRG. SCOTT ASB BROWNE
Checked By:	TRACY A. HUBBARD
Scale:	ASB
Revision:	

Sheet No. ASI
Project No. 07048

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WEST RED COACH AVENUE



LANDSCAPE PLAN

1 - 20 - 07



PLANT SCHEDULE

PROVIDE DEEP ROOT WATER TO ALL TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HABIT	QUANTITY
	PHOENIX CANARIENSIS	CANARY DATE PALM	9'	EVERGREEN	1
	PHOENIX DACTYLIFERA	DATE PALM	8'	EVERGREEN	8
	BUTIA CAPITATA	PINDO PALM	8' GA.	EVERGREEN	2
	CHAMBEROPUS HILDEBRANDII	MEDITERRANEAN PALM	24" BOX	EVERGREEN	1

PROVIDE DEEP ROOT WATER TO ALL TREES

	ACACIA STENOPTERIGIA	SHOEBRING ACACIA	24" BOX	EVERGREEN	5
	LIGUSTRUM LUICIDUM	GLOSSY PRIVET	24" BOX	EVERGREEN	5
	CHITALPA TABAECENTIS	CHITALPA	24" BOX	DECIDUOUS	6

SHRUBS

	YELLOU YUCCA / RED YUCCA	YELLOW YUCCA / RED YUCCA	5 GAL	EVERGREEN	26
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	EVERGREEN	24
	LEUCOPHYLLUM FRUTICOSUM	SILVER CLOUD TEAZAR SHRUB	5 GAL	SEMI-DECIDUOUS	25
	PENNANTHUS DATACEUS	FOUNTAIN GRASS	5 GAL	SEMI-DECIDUOUS	5
	SALVIA GREGGII	AUTUMN SAGE	5 GAL	EVERGREEN	25

GROUND COVER
 GROUND COVER NOT SHOWN AS INDIVIDUAL PLANTS ARE TO BE SPACED PER MATURE SIZE
 GROUND COVER NOT PART OF REQUIRED SHRUB QUANTITY

	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL
	GAZANIA RIGENS	GAZANIA 'SUN GOLD'	1 GAL
	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL

DECORATIVE ROCK
 1/2" SPHERE BROWN DECORATIVE ROCKS 4" THICK 1/4" DIA. AS DISTRIBUTED BY SOUTHWEST GRANITE WHOLESALE, 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
 (1) 24" BOX TREE PER 30' OC + STREET SIDE
 (2) 24" BOX TREE PER 30' OC ON BUFFERS
 PROVIDE LANDSCAPE ISLANDS PER & PARKING SPACED AND AT THE END OF A ROW OF PARKING SPACES
 PROVIDE 1/4" FIVE GALLON SHRUBS AND 1/4" ONE GALLON SHRUB PER 24" BOX AND 5 GALLON TREE PROVIDED
3. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS

Consultants



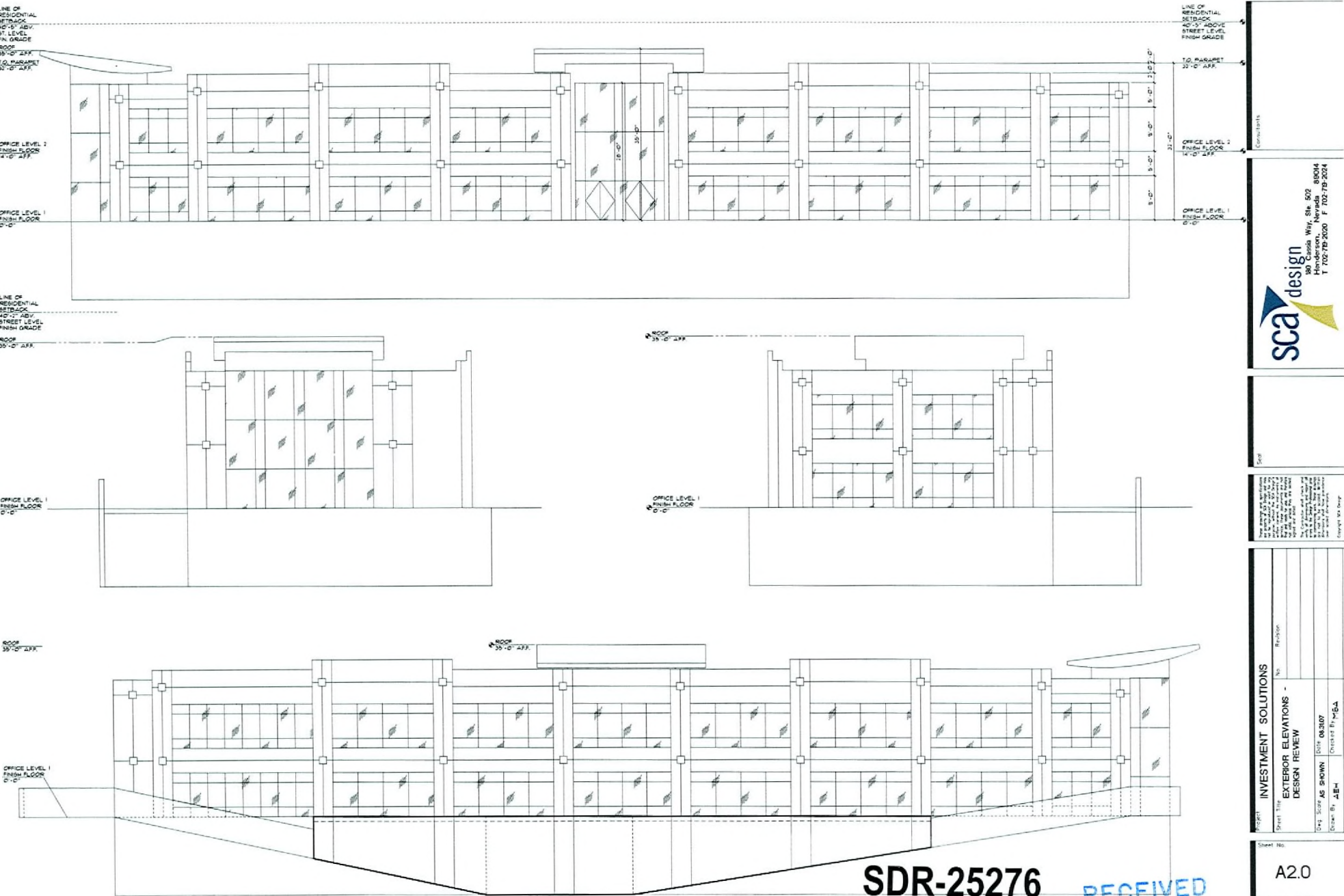
Notes:
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PROJECT	INVESTMENT SOLUTIONS
Sheet Title	LANDSCAPE PLAN - DESIGN REVIEW
Drawn By	AS SHOWN
Check By	AS SHOWN
Date	02/20/07
Scale	AS SHOWN
Project No.	07040

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Sheet No. L1
 Project No. 07040



Investment Solutions
 Exterior Elevations -
 Design Review

Project: SDR-25276
 Sheet Title: EXTERIOR ELEVATIONS - DESIGN REVIEW
 Date: 08/31/07
 Scale: AS SHOWN
 Drawn By: AE
 Checked By: JPE

Sheet No. A2.0
 Project No. 07040

Investment Solutions
 800 Cassia Way, Ste. 572
 Henderson, Nevada 89014
 T 702-795-2020 F 702-795-2024

sca design

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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.				