# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-27318** APN: 139-36-210-013

Name of Property Owner: Joe & Anne L Pittman Living Trust

Name of Applicant: P Kumar & Ritu Chopra

Name of Representative: P Kumar & Ritu Chopra

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: N/A

Partner(s): N/A

APN: _____

Signature of Property Owner: [signature]

Print Name: Sean J. Collins

Subscribed and sworn before me

This 14 day of March, 2008

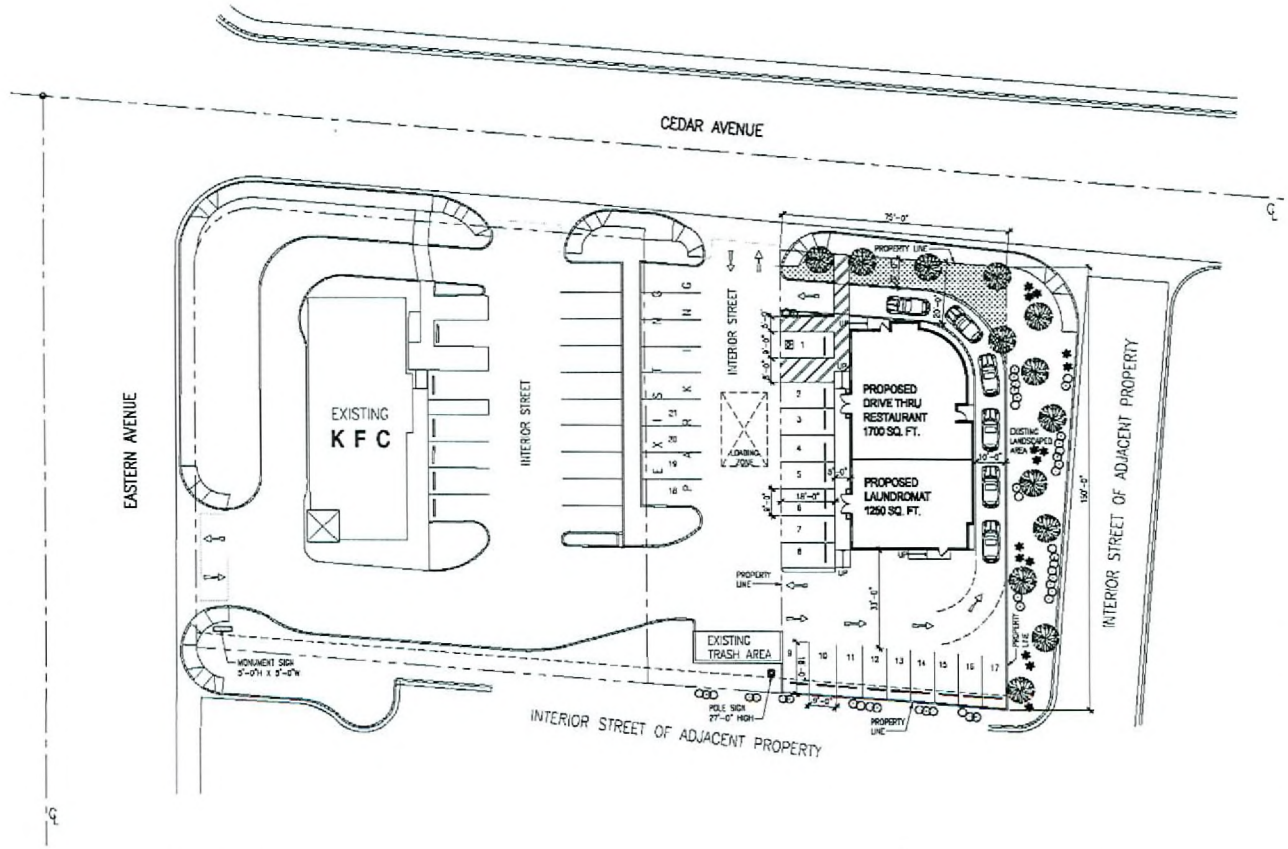
[signature]

Notary Public in and for said County and State

JENNIFER HENRY
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 07-4069-1
MY APPT. EXPIRES JULY 24, 2011

NOTES:

LOT SIZE = 75'-0" X 150'-0" = 11250 SQ. FT.
BUILDING SIZE = 2950 SQ. FT.




SITE PLAN
SCALE: 1" = 20'- 0"

1
A1.1

PARKING CALCULATIONS

PARKING REQUIRED FOR RESTAURANT
1 PER 100SF = 17 PARKINGS

PARKING REQUIRED FOR LAUNDROMAT
1 PER 250SF = 5 PARKINGS

ADA PARKING REQUIRED = 1 PARKING

TOTAL PARKING REQUIRED = 22 PARKINGS

PARKING IN THE ADJACENT
KFC LOT = 25 PARKINGS

KFC HAS A VARIANCE FOR 21 PARKINGS
PER CITY RECORDS

PARKING USED FROM ADJACENT KFC
LOT BECAUSE OF THE RECIPROCAL
AGREEMENT OF EGRESS, INGRESS
AND PARKING = 4 PARKINGS

REGULAR PARKING PROVIDED = 10 PARKINGS
COMPACT PARKING PROVIDED = 6 PARKINGS
ADA PARKING PROVIDED = 1 PARKING
TOTAL PARKING PROVIDED = 21 PARKINGS

LOADING ZONE REQUIRED

REQUEST VARIANCE FOR 18 PARKINGS &
ZERO LOADING ZONE.

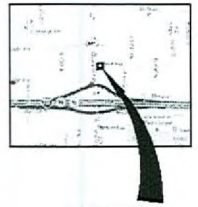
REQUEST WAIVERS FOR LANDSCAPING OF
10'-0" INSTEAD OF 15'-0" IN THE NORTH
AND NO LANDSCAPING ON EAST, WEST AND
SOUTH. EXISTING LANDSCAPING ON EAST AND
SOUTH SIDE ON ADJACENT PROPERTY.

LEGEND:

PROPOSED
LANDSCAPE AREA

PROPOSED TREE ON THE
NORTH SIDE IN 24" BOX

VICINITY MAP



PROJECT SITE

GRAPHIC SCALE: 1" = 40'- 0"
0 20 40 80 160

RESTAURANT AND LAUNDROMAT PROJECT
LAS VEGAS

2506 CEDAR AVENUE,
LAS VEGAS, NV 89101

SITE PLAN

8899

03-11-2008

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RECEIVED
MAR 11 2008

VAR-27318
04/24/08 PC