



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-25905** APN: 125-01-402-001 to 004

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

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: Bruce Tripp

Subscribed and sworn before me

This 10th day of December, 2007

Kathleen Seckinger
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-25905** APN: 125-01-402-005 to 008

Name of Property Owner: Farrokhtala Fam Marital Trust ETAL & Farrokhtala Katy TRS ETAL

Name of Applicant: G. C. Wallace - Summerlin

Name of Representative: Bob Genzer of Genzer Consulting

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: Karamali Pashmforoosh

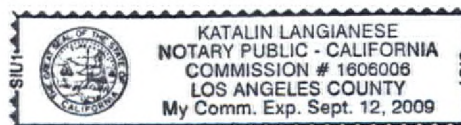
K. Pashmforoosh

Subscribed and sworn before me

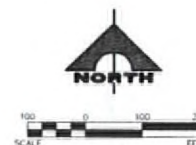
This 10TH day of DEC., 2007

Katalin Langianese

Notary Public in and for said County and State



LOT LAYOUT
**IRON MOUNTAIN /
 BRADLEY**
 LAS VEGAS, NEVADA



LOT SUMMARY:

65'X105' (MIN. INTERIOR LOT SIZE)
 70'X105' (MIN. CORNER LOT SIZE)
 TOTAL # OF LOTS: 126

NET ACREAGE: 28.0 AC.
 NET DENSITY: 4.50 DU/AC.
 GROSS ACREAGE: 30.2 AC.
 GROSS DENSITY: 4.17 DU/AC.

SETBACKS:

FRONT: 14 FEET TO THE HOUSE
 18 FEET TO THE GARAGE DOOR
 SIDE: 5 FEET
 CORNER SIDE: 10 FEET
 REAR: 15 FEET

PATIO COVERS IN THE REAR YARD AREA SHALL BE ALLOWED TO WITHIN 5 FEET OF THE REAR AND SIDE PROPERTY LINES. RULES FOR CONSTRUCTION OF A PATIO COVER SHALL BE GOVERNED BY TITLE 19, CHAPTER 08.040.B.4.g.i, ii, AND iii. ARCHITECTURAL PROJECTIONS MAY PROJECT A MAXIMUM OF 3 FEET INTO REQUIRED FRONT, REAR OR SIDE SETBACK AREAS; HOWEVER, IN NO CASE SHALL A PROJECTION BE LESS THAN 3 FEET TO A PROPERTY LINE.

BUILDING HEIGHT: 2 STORIES OR 35 FEET, WHICHEVER IS LESS

MAXIMUM FENCE HEIGHT: 8 FEET

PARKING: A MINIMUM OF 2 PARKING SPACES SHALL BE PROVIDED FOR EACH LOT. PARKING SPACES SHALL NOT INCLUDE PARKING WITHIN GARAGES, BUT WILL INCLUDE PARKING IN DRIVEWAYS AND PARKING ALONG THE STREET.

ACCESSORY STRUCTURES SHALL BE ALLOWED IN ACCORDANCE WITH THE REGULATIONS GOVERNED BY TITLE 19, CHAPTER 08.040.B.1.

WALLS

WALLS TO BE 100% DECORATIVE, 20% CONTRASTING, DESERT COLORS, COLOR PALLETTE TO BE DETERMINED.

NOVEMBER 28, 2007

RECEIVED
 C. WALLACE COMPANIES
 ENGINEERS | PLANNERS | SURVEYORS
 8815 RAINBOW BOULEVARD, LAS VEGAS, NV 89148
 702.804.3300 • FAX 702.804.3300 • COWALLACE.COM

DEC 06 2007

GPA-25905

01/24/08 PC

