



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-25906** 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: 

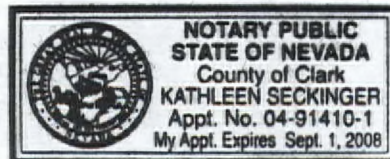
Print Name: Bruce Tripp

Subscribed and sworn before me

This 10<sup>th</sup> day of December, 2007

Kathleen Seckinger

Notary Public in and for said County and State





**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: ZON-25906 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 10<sup>TH</sup> 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: 118  
NET ACREAGE: 28.0 AC.  
NET DENSITY: 4.21 DU/AC.  
GROSS ACREAGE: 30.2 AC.  
GROSS DENSITY: 3.91 DU/AC.

**SETBACKS (TYPICAL & X LOTS):**

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

**SETBACKS (XX LOTS):**

FRONT: 15 FEET TO THE HOUSE  
20 FEET TO THE GARAGE DOOR  
SIDE: 5 FEET  
CORNER SIDE: 15 FEET  
REAR: 20 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.

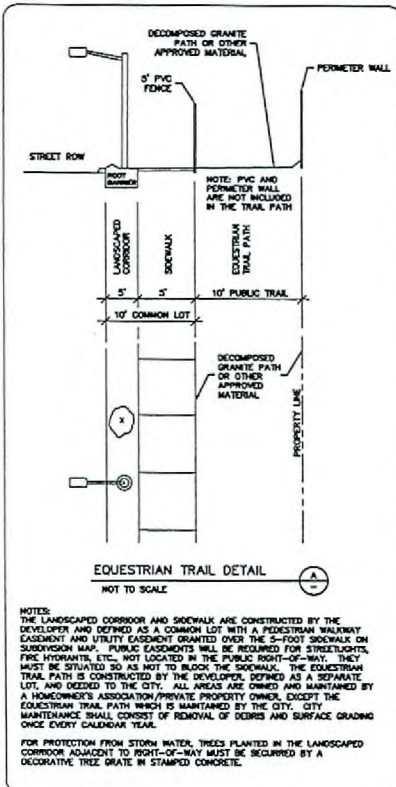
FEBRUARY 2, 2008

G.C. WALLACE COMPANIES  
ENGINEERS | PLANNERS | SURVEYORS  
2015 S. SANDHOGG AVENUE, SUITE 100, LAS VEGAS, NV 89119  
702.734.2000 • FAX 702.734.2001 • WWW.GCWALLACE.COM

**ZON-25906**

**REVISED  
02/28/08 PC**

RECEIVED  
FEB 07 2008

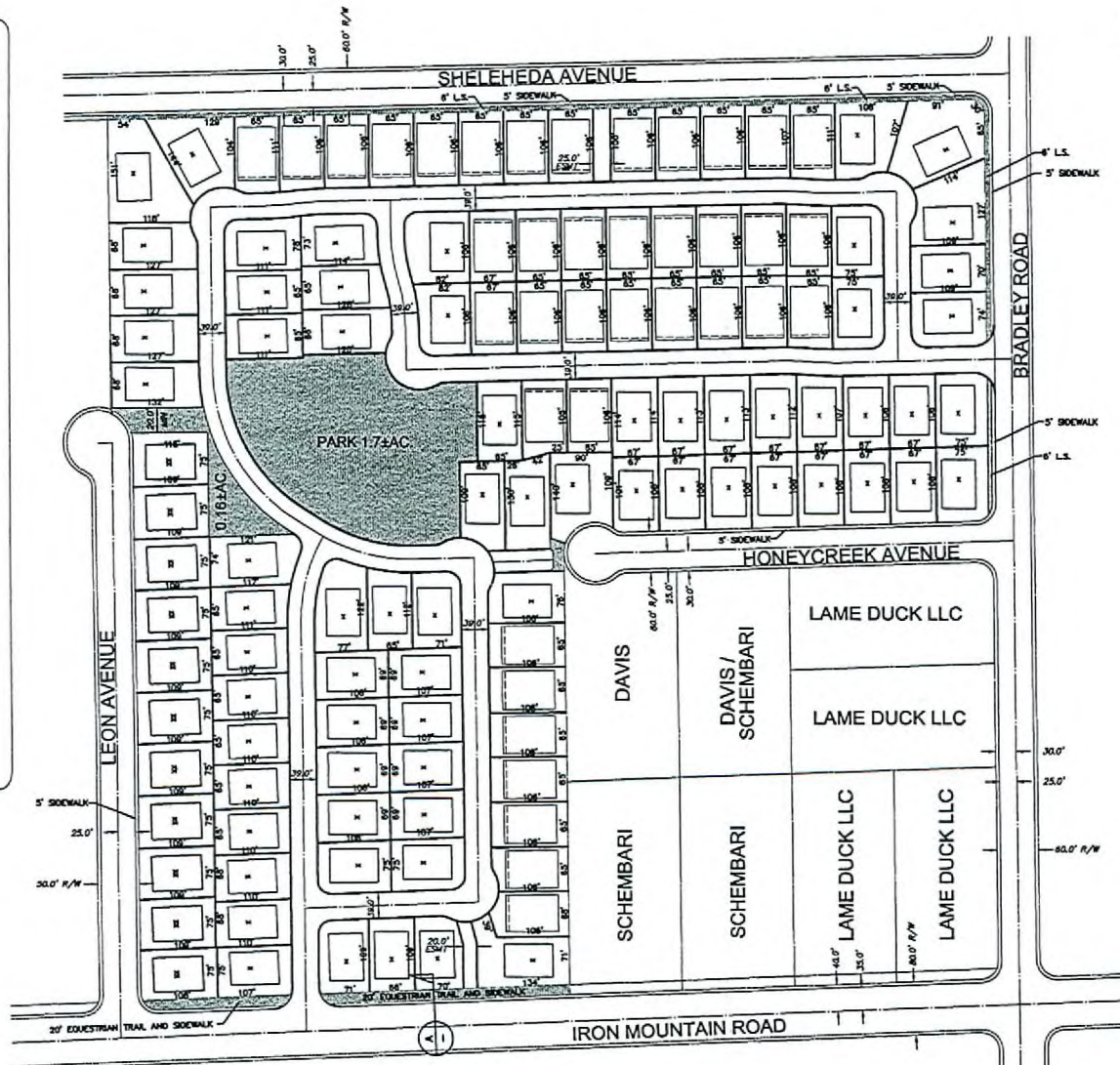


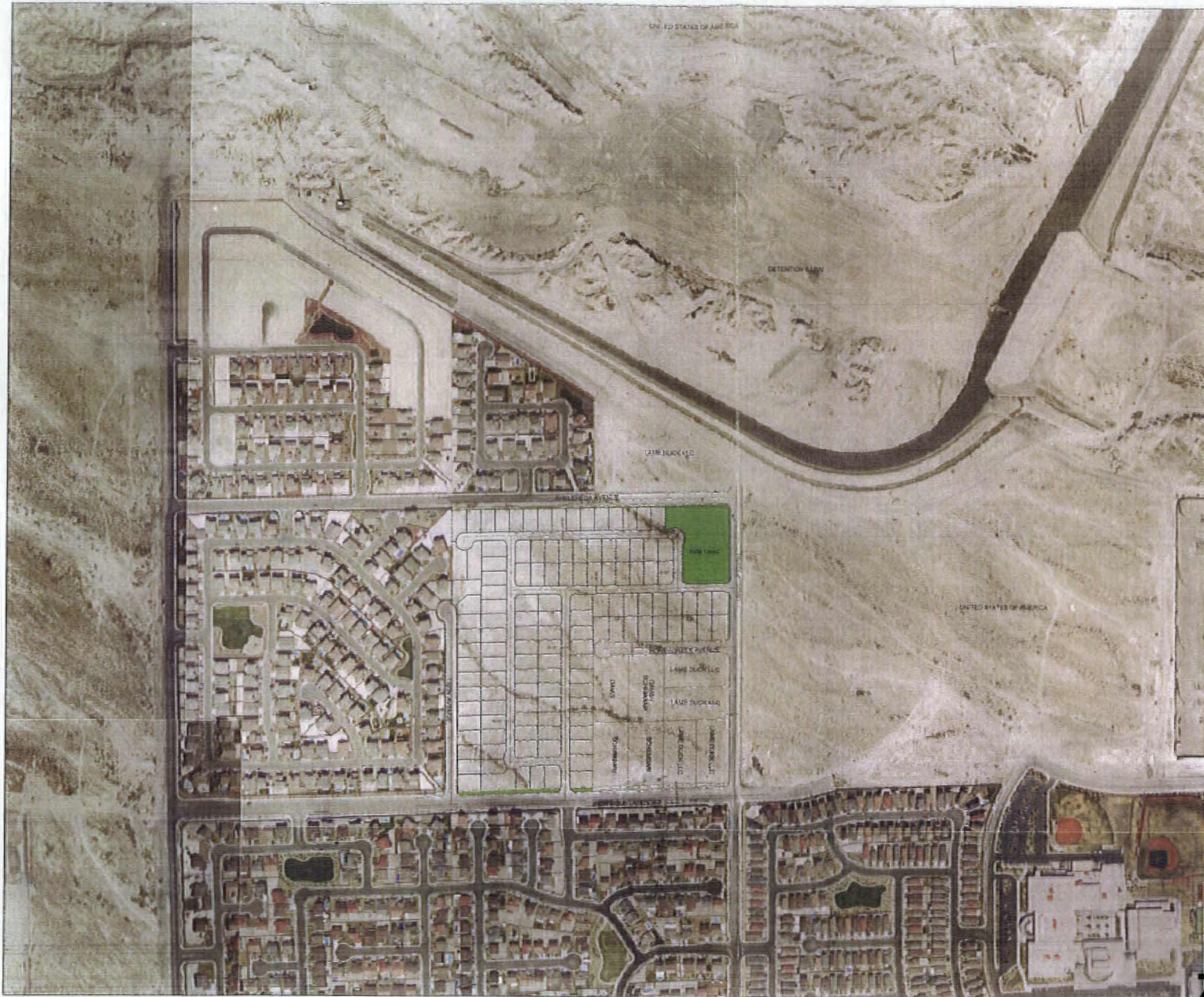
EQUESTRIAN TRAIL DETAIL  
NOT TO SCALE

NOTES:  
THE LANDSCAPED CORRIDOR AND SIDEWALK ARE CONSTRUCTED BY THE DEVELOPER AND DEFINED AS A COMMON LOT WITH A PEDESTRIAN WALKWAY EASEMENT AND UTILITY EASEMENT GRANTED OVER THE 5-FOOT SIDEWALK ON SUBDIVISION MAP. PUBLIC EASEMENTS WILL BE REQUIRED FOR STREETSIGHTS, FIRE HYDRANTS, ETC., NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY. THEY MUST BE SITUATED SO AS NOT TO BLOCK THE SIDEWALK. THE EQUESTRIAN TRAIL PATH IS CONSTRUCTED BY THE DEVELOPER, DEFINED AS A SEPARATE LOT, AND DEEDED TO THE CITY. ALL AREAS ARE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION/PRIVATE PROPERTY OWNER, EXCEPT THE EQUESTRIAN TRAIL PATH WHICH IS MAINTAINED BY THE CITY. CITY MAINTENANCE SHALL CONSIST OF REMOVAL OF DEBRIS AND SURFACE GRADING ONCE EVERY CALENDAR YEAR.  
FOR PROTECTION FROM STORM WATER, TREES PLANTED IN THE LANDSCAPED CORRIDOR ADJACENT TO RIGHT-OF-WAY MUST BE SECURED BY A DECORATIVE TREE GRATE IN STAMPED CONCRETE.

**NOTES:**

"X" LOTS: 7,000 SQ FT MIN  
"XX" LOTS: 8,000 SQ FT MIN





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



**LOT SUMMARY:**

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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:**

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**WALLS**

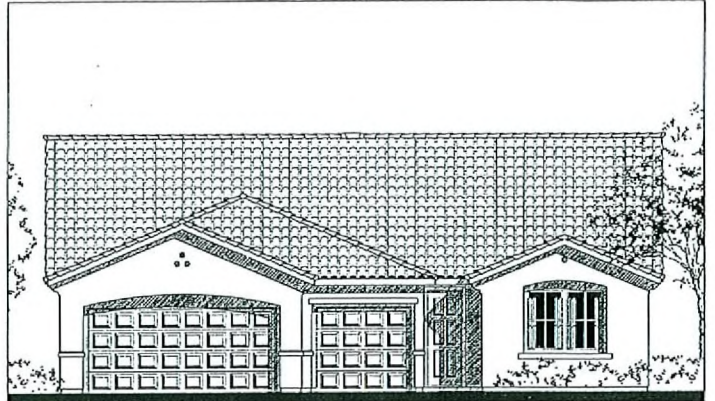
WALLS SHALL BE FINISHED WITH DECORATIVE, 20% CONTRASTING DESERT COLORS. COLOR PALLETTE TO BE DETERMINED.

DEC 06 2007

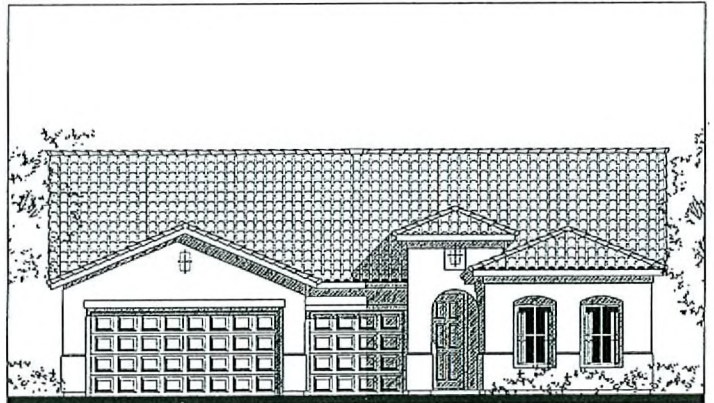
NOVEMBER 26, 2007

G.C. WALLACE COMPANIES  
ENGINEERS | PLANNERS | SURVEYORS

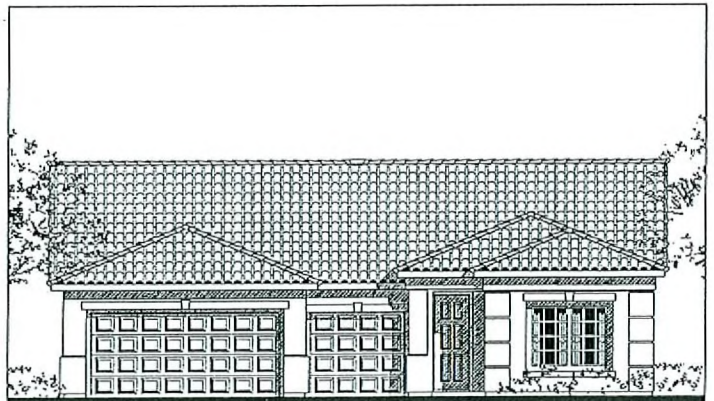
**ZON-25906  
01/24/08 PC**



ELEVATION A



ELEVATION B

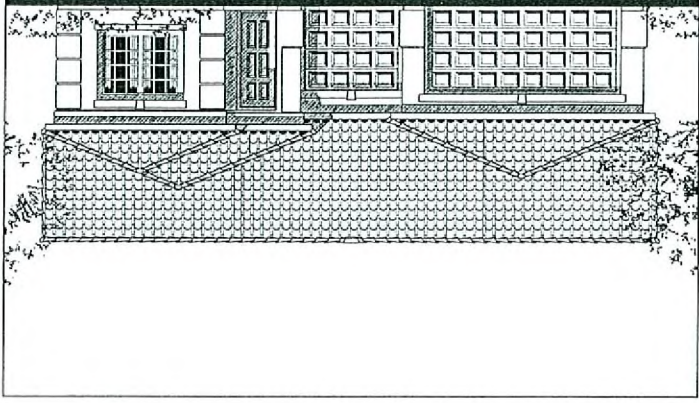


**ZON-25906**  
**REVISED**  
**02/28/08 PC**

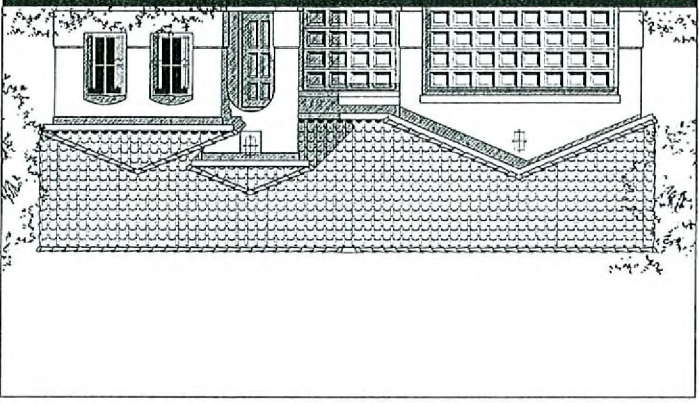
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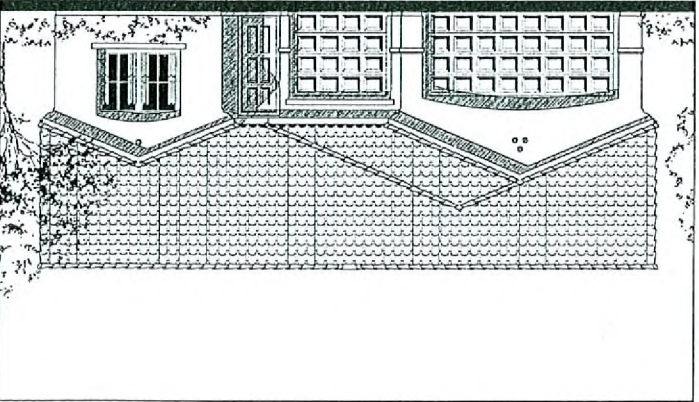
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ELEVATION B

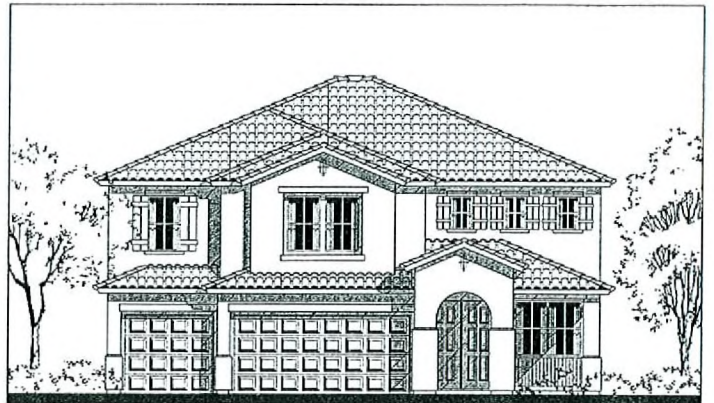


ELEVATION A





ELEVATION A



ELEVATION B



**ZON-25906  
REVISED  
02/28/08 PC**

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