



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: EOT-27944 APN: 125-27-802-016  
Name of Property Owner: Trimmer Family LLC & Hog Creek Inc  
Name of Applicant: Pacific Design Concepts

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                      X 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: \_\_\_\_\_

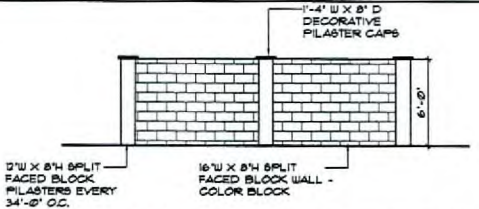
Signature of Property Owner/Authorized Agent: H Theodore Trimmer

Print Name: H Theodore Trimmer

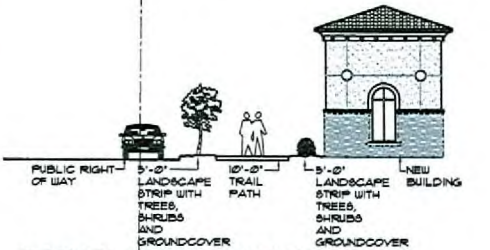
Subscribed and sworn before me

This 21<sup>st</sup> day of April, 2008  
Maria A Tennant  
Notary Public in and for said County and State

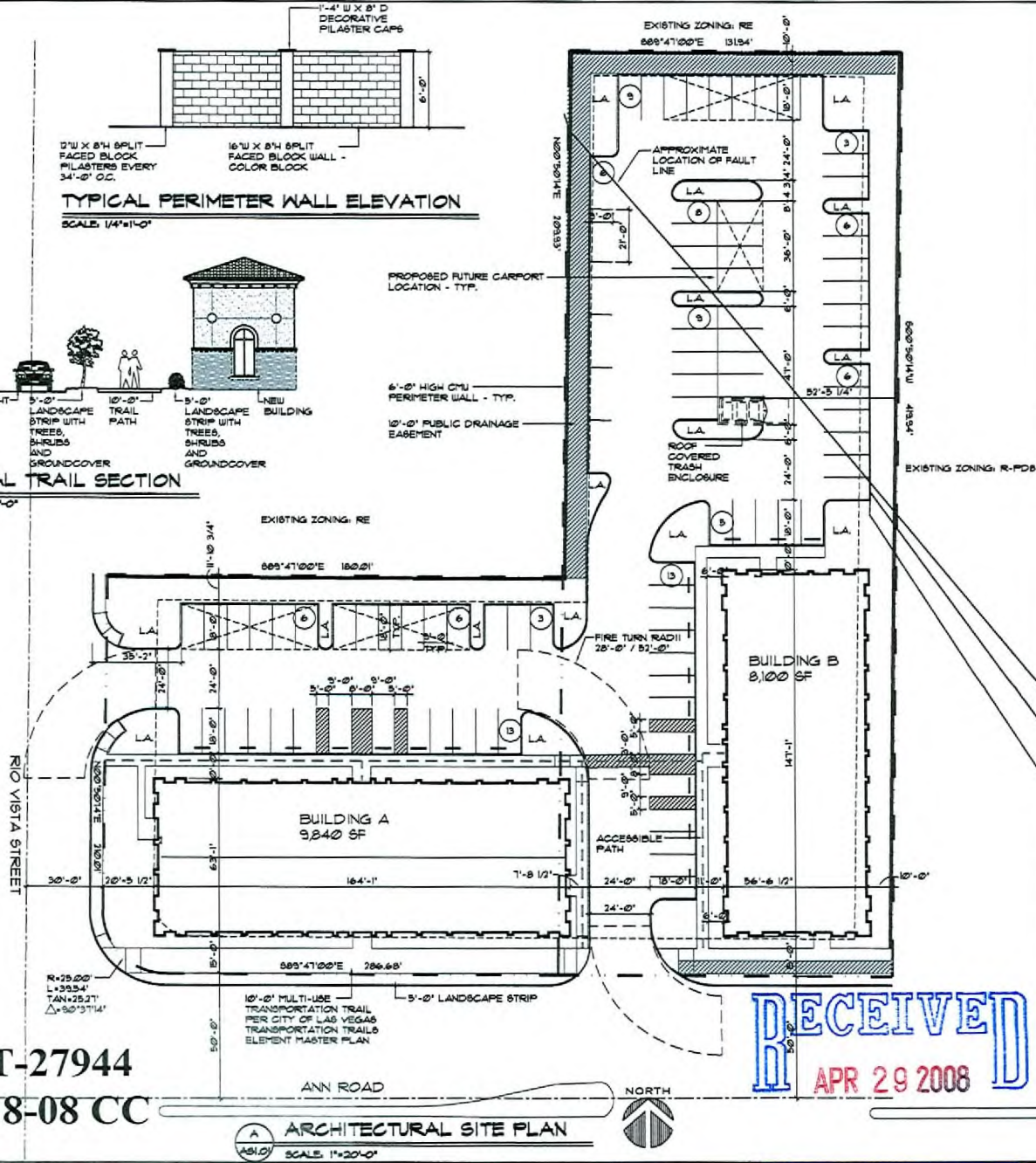




**TYPICAL PERIMETER WALL ELEVATION**  
SCALE: 1/4"=1'-0"

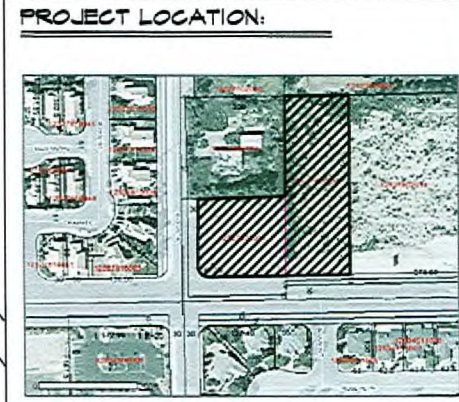


**TYPICAL TRAIL SECTION**  
SCALE: 1/8"=1'-0"



**PROJECT DATA:**

ASSESSORS PARCEL NUMBER:	25-21-802-011	25-21-802-013
SITE AREA:	28,748.6 SF (0.66 ACRES)	48,781.2 SF (1.12 ACRES)
CURRENT ZONING:	PR	UR
PROPOSED ZONING:	N/A	P-R
<b>SETBACKS:</b>		
FRONT (RIO VISTA STREET)	REQUIRED: 20'-0"	PROVIDED: 20'-5 1/2"
SIDES:	10'-0"	11'-10 3/4"
REAR:	15'-0"	10'-0"
RESIDENTIAL ZONE BOUNDARY:	20'-0"	10'-0"
CORNER SIDE:	15'-0"	15'-0"
<b>BUILDING AREA:</b>		
BUILDING A - OFFICE USE		11,340 SF
BUILDING B - OFFICE USE		8,100 SF
<b>LOT COVERAGE:</b>		
		23.2%
<b>PARKING CALCULATIONS:</b>		
REQUIRED:		71 SPACES
OFFICE (1 PER 250 SF)		
PROVIDED:		93 SPACES
INCLUDING 4 HANDICAP SPACES		



- GENERAL NOTES:**
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
  - SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
  - SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
  - SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
  - SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
  - ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOoled JOINTS AT 5'-0" O.C.
  - ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
  - SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
  - SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
  - COVERED PARKING TO BE SUBMITTED UNDER SEPARATE PERMIT.

EOT-27944  
06-18-08 CC

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

**RECEIVED**  
APR 29 2008

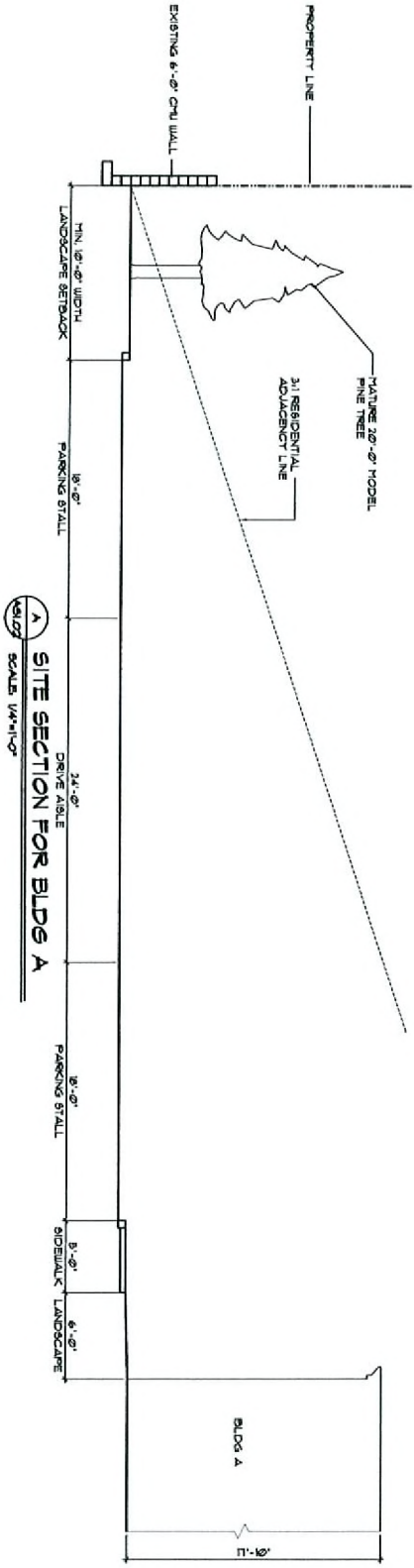
PROJECT FILE #:  
**ANN ROAD / RIO VISTA STREET OFFICE BUILDINGS**  
LAS VEGAS, NEVADA

ARCHITECT  
**GRANT CADACCHI • AIA • LIC**  
10 COMMERCE CENTER DRIVE  
HERNDON, NEVADA 89014  
(702) 454-5882 FAX (702) 454-7842

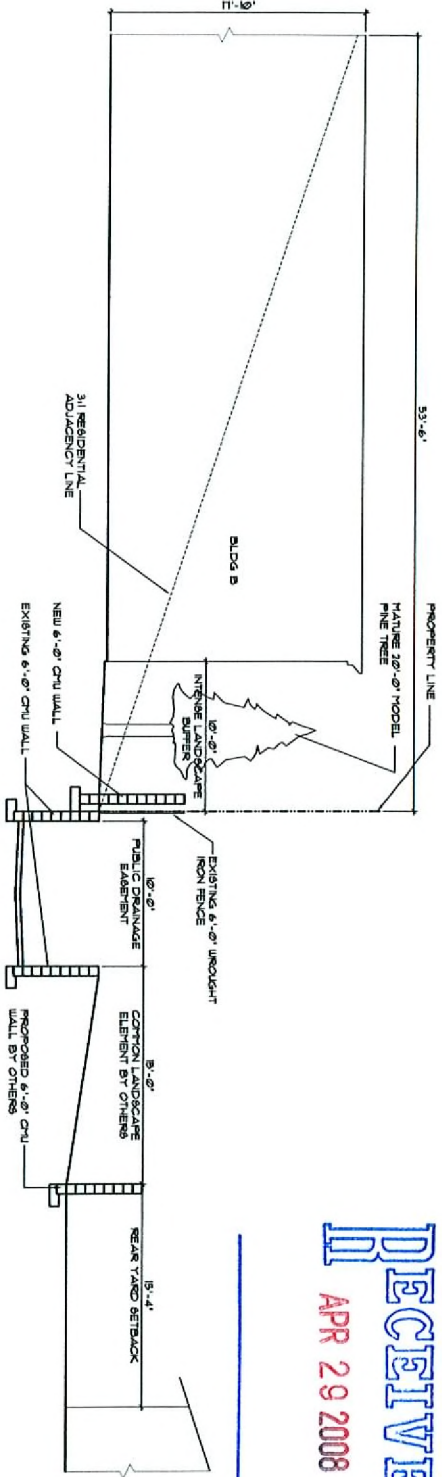
PRELIMINARY NOT FOR CONSTRUCTION  
12-27-06

ARCHITECTURAL SITE PLAN

Issue Date:  
Drawn by:  
Checked by:  
Project no.:  
Date:  
Revision:  
Sheet no.:  
**AS101**



**A** SITE SECTION FOR BLDG A  
SCALE: 1/4"=1'-0"



**B** SITE SECTION FOR BLDG B  
SCALE: 1/4"=1'-0"

**RECEIVED**  
APR 29 2008

EOT-27944  
06-18-08 CC

SHEET NO. AS102 DATE: 06-18-08 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NO.: [blank] PROJECT NAME: [blank]	sheet title: <b>RESIDENTIAL ADJACENCY EXHIBIT</b>	<b>PRELIMINARY</b> NOT FOR CONSTRUCTION 12-27-05	project title: <b>ANN ROAD / RIO VISTA STREET OFFICE BUILDINGS</b> LAS VEGAS, NEVADA	<b>ARCHITECT</b> <b>GERALD GARADICH • AIA • LLC</b> 100 COMMERCE CENTER DRIVE HENDERSON, NEVADA 89014 (702) 454-5842 FAX (702) 454-7842
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