



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-28187 APN: 125-27-502-003

Name of Property Owner: Helen Thomas Trust

Name of Applicant: Bob's Ranch House Estates

Name of Representative: Pacific Design Concepts - Richard Gallegos

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: _____

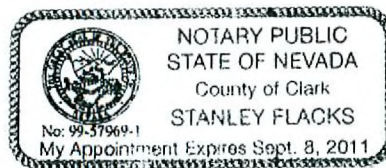
X Signature of Property Owner: [Handwritten Signature]

X Print Name: Helen L. Thomas

Subscribed and sworn before me

This 24th day of APRIL, 2008

[Handwritten Signature: Stanley Flacks]
Notary Public in and for said County and State

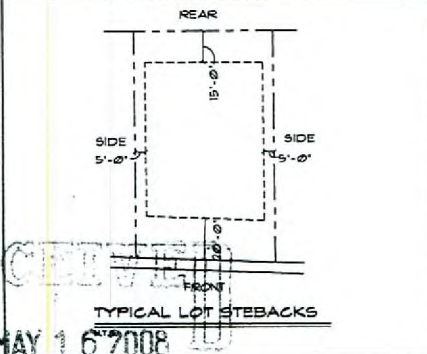
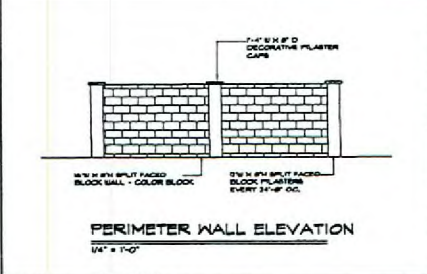


EXISTING I-215 BELTWAY



PROJECT DATA:

PROJECT LOCATION:	4290 RIO VISTA STREET
ASSESSOR'S PARCEL NUMBER:	025 - 21 - 502 - 003 A00-18-04
EXISTING LAND USE:	R-E - RURAL ESTATES RESIDENTIAL
PROPOSED LAND USE (PARTIAL):	R-13 UNITS / 0.8 ACRE
OP#A-14-00	
ZON-03-93	
VAR-0-403	
VAR-0-003	
SITE DATA:	
EXISTING RESTAURANT:	12,537.25 SF. (0.61 ACRES)
PROPOSED R-1:	12,814.21 SF. (0.62 ACRES)
TOTAL SITE AREA:	125,703.56 SF. (2.85 ACRES)
ADDED:	
PROPOSED R-1:	15,488.54 GROSS SF. (0.67 ACRES)
ALLOWABLE DENSITY:	3.07 ACRE X 5 UNITS / ACRE = 15 UNITS (6644 UNITS / ACRE)
PROPOSED DENSITY:	
PARKING ANALYSIS:	3 SPACES / UNIT
PARKING PROVIDED:	3 SPACES / UNIT



EOT-28187
07-02-08 CC

PRELIMINARY SITE PLAN
SCALE: 1" = 30'



RECEIVED
MAY 16 2008

ARCHITECT
GRADIA CADAPCI • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5848 FAX (702) 454-7812

PROJECT TITLE
THE RANCH HOUSE
02500 RIO VISTA STREET
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
05/28/08

PRELIMINARY SITE PLAN
FIRE LANE ACCESS
LAND USE SUBMITTAL

PROJECT TITLE
AS1.01

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