



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25276** APN: 138-03-602-018

Name of Property Owner: Investment Solutions, Inc.

Name of Applicant: Investment Solutions, Inc.

Name of Representative: Dirk Nelson

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: _____

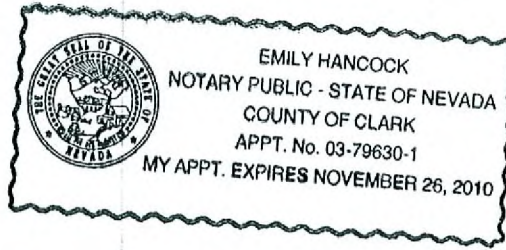
Signature of Property Owner:

Print Name: Thomas J. Wheeler Jr.

Subscribed and sworn before me

This 22 day of October, 2007

Emily Hancock
Notary Public in and for said County and State



RECEIVED
OCT 23 2007

ADJACENT
LAND
USE: R-E

ADJACENT
LAND
USE: R-E

WEST RED COACH AVENUE

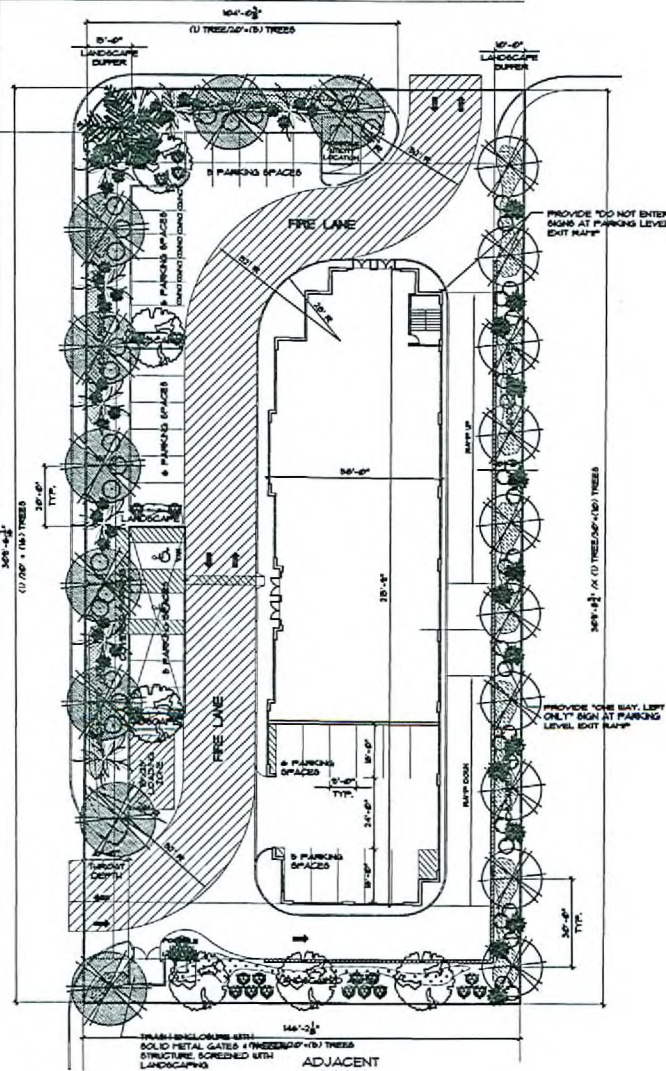
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LAND
USE: R-E

BALSAM STREET



LANDSCAPE PLAN

ADJACENT
LAND
USE: U(O)

1" = 30'-0"



PLANT SCHEDULE

PROVIDE DEEP ROOT WATER TO ALL TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HABIT	QUANTITY
	PHOENIX CANARIENSIS	CANARY DATE PALM	0'	EVERGREEN	1
	PHOENIX DACTYLIPERA	DATE PALM	8'	EVERGREEN	6
	BUTIA CAPITATA	PIEDO PALM	8 GA.	EVERGREEN	2
	CHAMADORUS HAPLIS	MEDITERRANEAN PALM	24" BOX	EVERGREEN	1

PROVIDE DEEP ROOT WATER TO ALL TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HABIT	QUANTITY
	ACACIA STENOPTERILLA	SHOESTRING ACACIA	24" BOX	EVERGREEN	3
	LIQUISTRIUM LUCIDUM	GLOSSY PRIVET	24" BOX	EVERGREEN	3
	CHITALPA TAMARISCITES	CHITALPA	24" BOX	DECIDUOUS	6

SHRUBS

	LESPERALOE FURCOSA	YELLOW YUCCA	5 GAL.	EVERGREEN	28
	XYLOPIA CONSIDENTIF	SHINY XYLOPIA	5 GAL.	EVERGREEN	24
	LEUCOPHYLLUM PRUTESCENS	SILVER CLOUD	5 GAL.	SEMI-DECIDUOUS	25
	FRANCOSETIA BATAICENSIS	TEXAS PRAGER	5 GAL.	SEMI-DECIDUOUS	19
	BALVIA GREGGII	AUTUMN SAGE	5 GAL.	EVERGREEN	25

GROUNDCOVER

GROUNDCOVER NOT BUGH AS INDIVIDUAL PLANTS ARE TO BE SPACED PER FEATURE SIZE
GROUNDCOVER NOT PART OF REQUIRED SHRUB QUANTITY

	LANTANA MONTEVIDEENSIS	TRAILING LANTANA	1 GAL.
	GAZANIA ROBENS	GAZANIA 'SUN GOLD'	1 GAL.
	DALEIA GREGGII	TRAILING INDOGO BUSH	1 GAL.

DECORATIVE ROCK

3/4" APACHE BROWN DECORATIVE ROCKS 4" THICK FIN. AS DISTRIBUTED BY SOUTHWEST GRANITE WHOLESALEERS, LLC

TOTAL AMOUNT OF OPEN SPACE
45,211 SQ. FT. = 1.04 ACRES

PERCENTAGE OF SITE LANDSCAPED
10,616 SQ. FT. / 45,211 SQ. FT. = 23.5%

PERCENTAGE OF PARKING AREA LANDSCAPED
312 SQ. FT. / 45,211 SQ. FT. = >1%

TITLE 19.2 CITY OF LAS VEGAS
LANDSCAPE, WALL AND BUFFER REQUIREMENTS

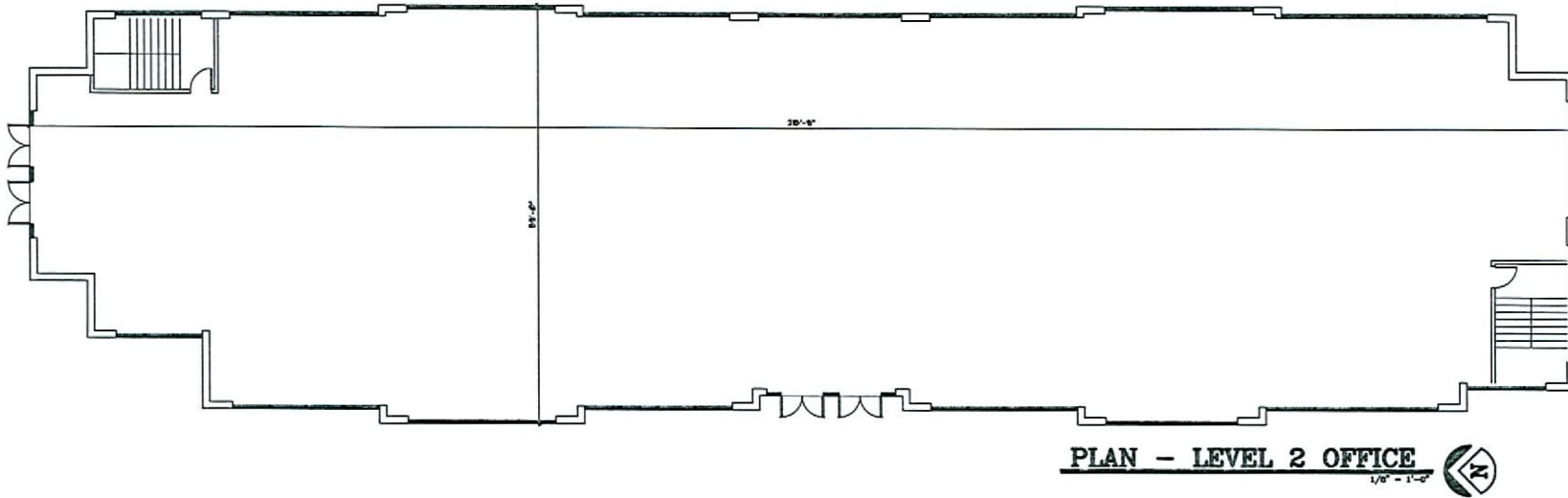
1. PROPER MAINTENANCE SHALL OCCUR FOR ALL LANDSCAPED AREAS.
2. PER LAS VEGAS ZONING CODE CHAPTER 19.2 LANDSCAPE STANDARDS:
(1) 24" BOX TREES PER 30' O.C. + STREET SIDE.
(2) 24" BOX TREES PER 20' O.C. ON BUILDING.
PROVIDE LANDSCAPE ISLANDS PER 6 PARKING SPACES AND AT THE END OF A ROW OF PARKING SPACES.
PROVIDE (4) FIVE GALLON SHRUBS AND (4) ONE GALLON SHRUB PER 24" BOX AND 10 GALLON TREE PROVIDED.
3. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS.

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MAY 12 2008

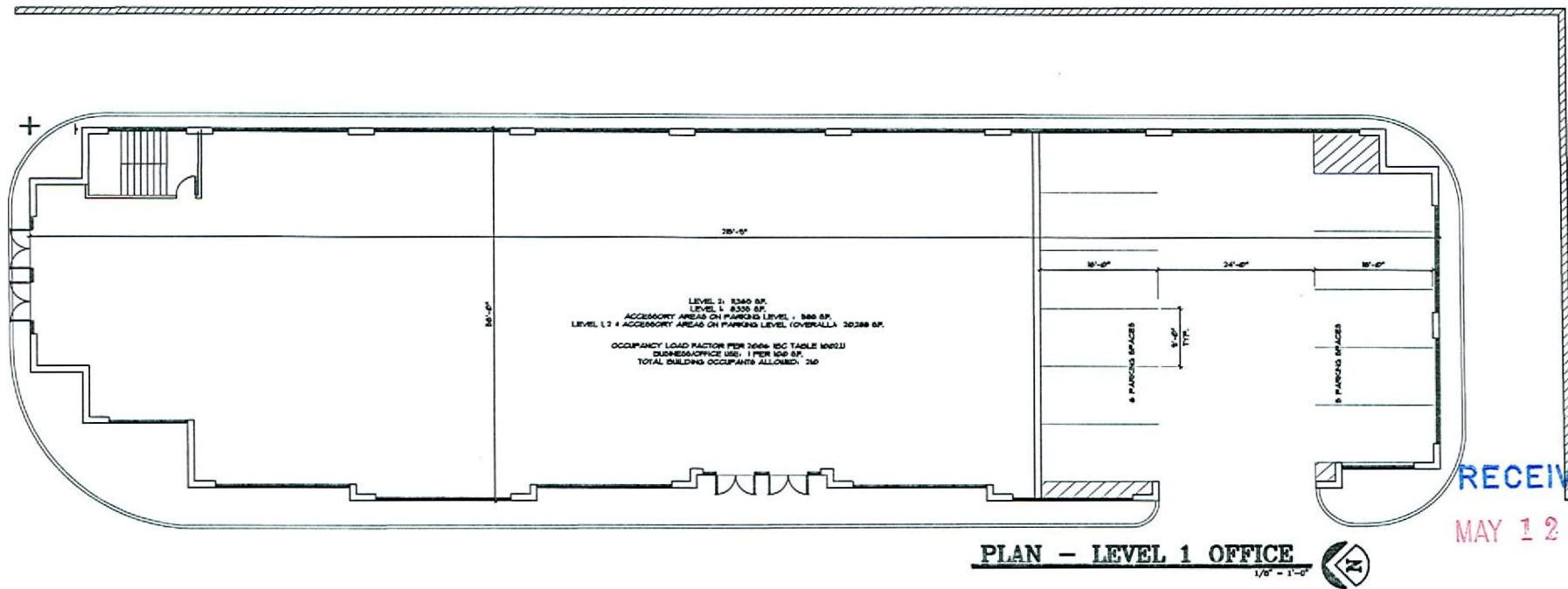
ZON-25278 VAR-25277 STR-25276 06-04-08CC

5-21-08

Investment Solutions Office Building



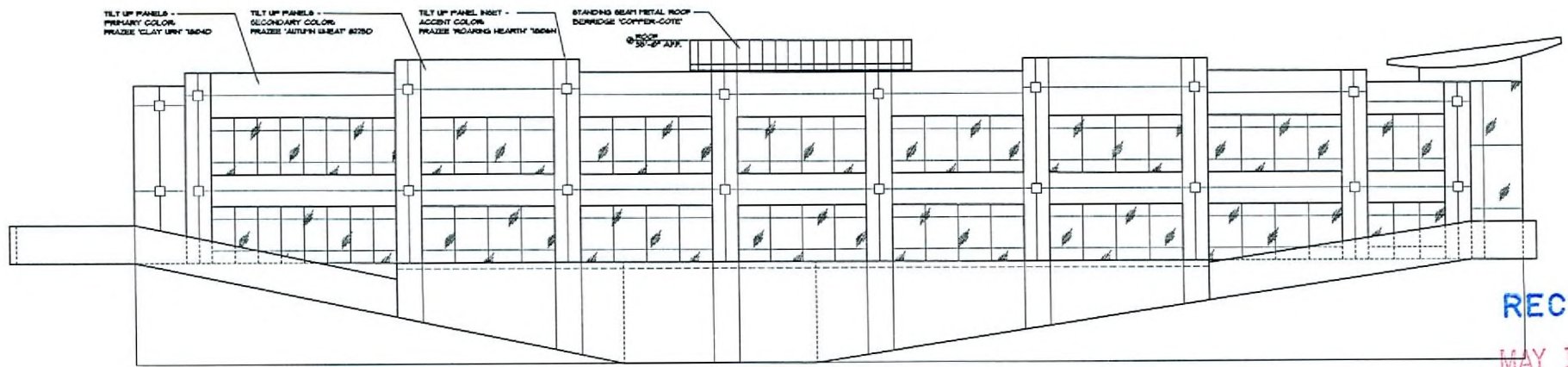
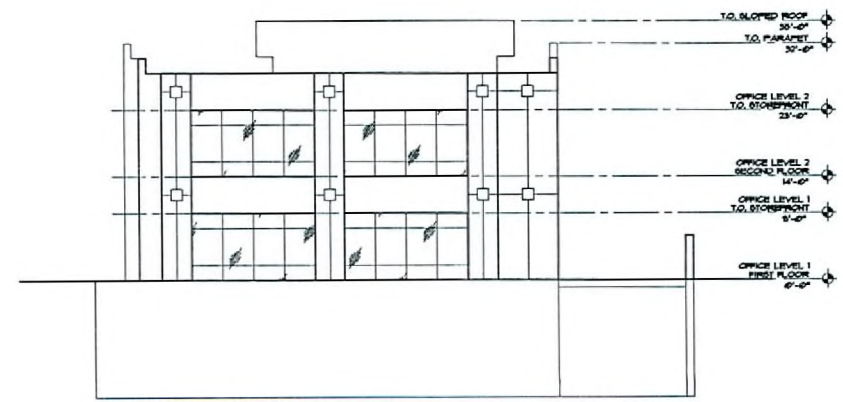
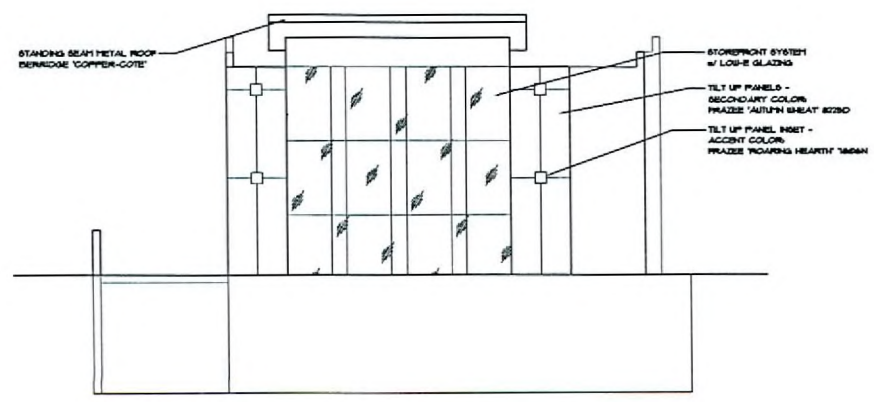
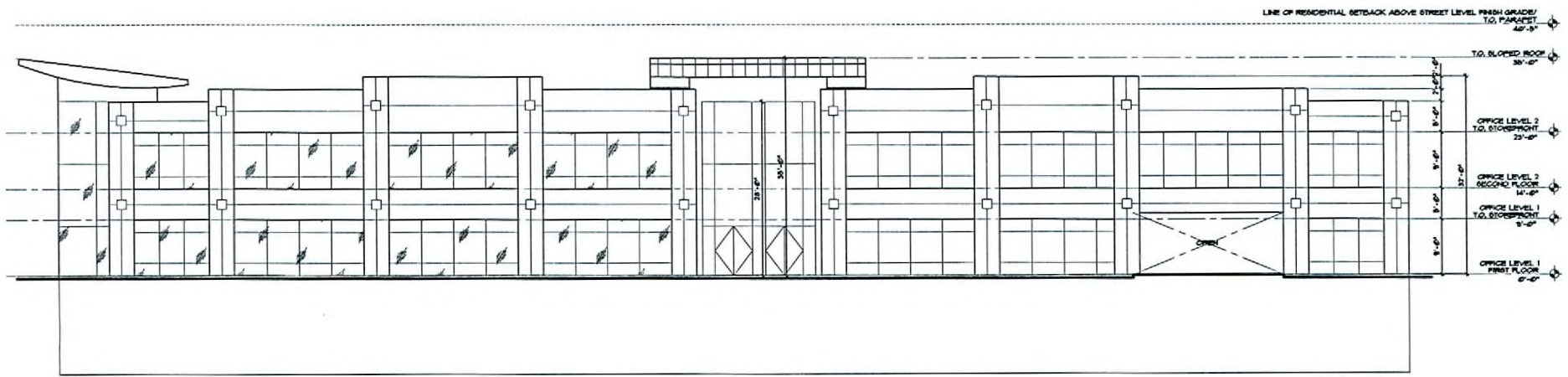
PLAN - LEVEL 2 OFFICE
1/8" = 1'-0" 



PLAN - LEVEL 1 OFFICE
1/8" = 1'-0" 

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MAY 12 2008

ZON-25278 VAR-25277 SDR-25276 06-01-08cc



RECEIVED
MAY 12 2008

ZON-25278

VAR-25277

SDR-25276

06-04-08CC

SDR 25276				
Investment Solutions, INC				
SEC of W. Red Coach Ave. & Balsam St.				
Proposed 23.4 thousand square foot, 2-story office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	23.4	11.01	258
AM Peak Hour			1.55	36
PM Peak Hour			1.49	35
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: counts not available for Red Coach Ave. or Balsam St.				
Craig Rd.				
Average Daily Traffic (ADT)	33,588			
PM Peak Hour	2,687			
<i>(heaviest 60 minutes)</i>				
Rainbow Blvd.				
Average Daily Traffic (ADT)	9,338			
PM Peak Hour	747			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Craig Rd.	51700			
Rainbow Blvd.	32585			
This project will add approximately 258 trips per day on Craig Rd. and Rainbow Blvd. This will increase expected volumes by less than 1 percent on Craig and by about 3 percent on Rainbow. Craig is at about 65 percent of capacity and Rainbow is at about 29 percent of capacity. Count data was not available for Red Coach or Balsam at this location. However, both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 36 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				