



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: \_\_\_\_\_

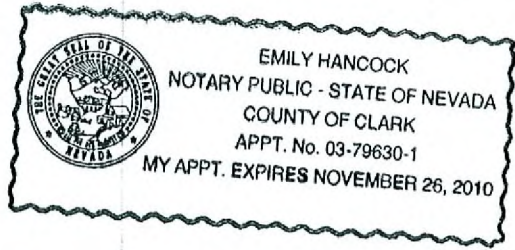
Signature of Property Owner:

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



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OCT 23 2007



ADJACENT  
LAND  
USE: R-E

ADJACENT  
LAND  
USE: R-E

WEST RED COACH AVENUE

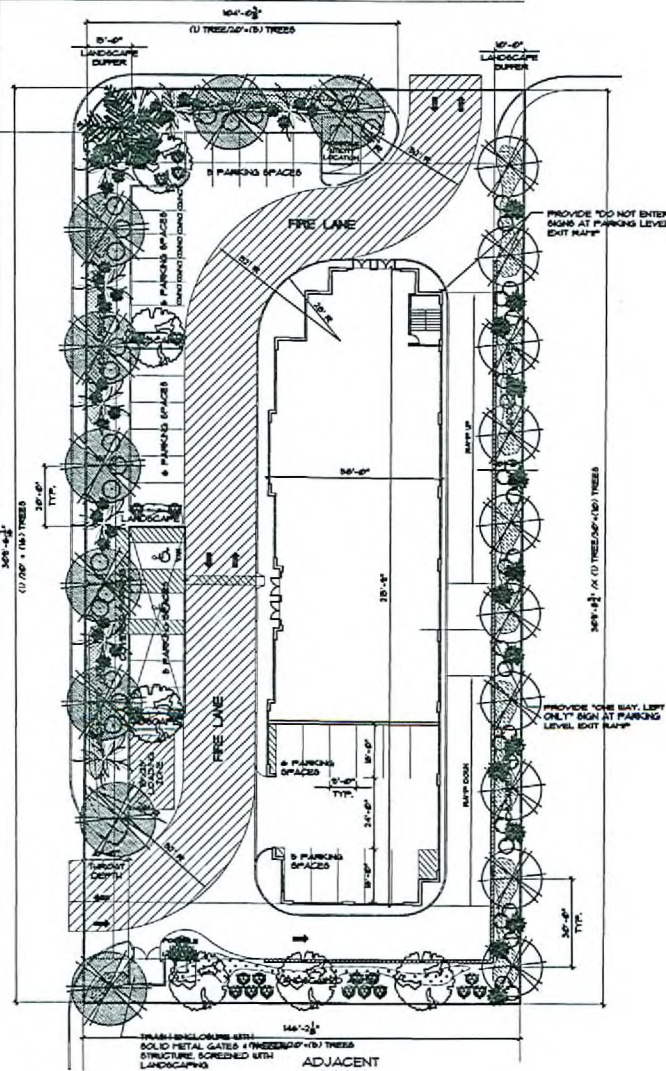
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BALSAM STREET



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 DACTYLIFERA	DATE PALM	8'	EVERGREEN	6
	BUTIA CAPITATA	PIEDO PALM	8 GA.	EVERGREEN	2
	CHAMADORFO 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
	LIQUISTRUM LUCIDUM	GLOSSY PRIVET	24" BOX	EVERGREEN	3
	CHITALPA TAMARISCITES	CHITALPA	24" BOX	DECIDUOUS	6

SHRUBS

	LESPERULO PAVONICOLA	YELLOW YUCCA / RED YUCCA	5 GAL.	EVERGREEN	28
	XYSLOPIA CONGESTUM	SILVER XYSLOPIA	5 GAL.	EVERGREEN	24
	LEUCOPHYLLUM PRUTESCENS	SILVER CLOUD	5 GAL.	SEMI-DECIDUOUS	25
	FRANCOSETIA SUTACEPT	TEXAS PRAGER	5 GAL.	SEMI-DECIDUOUS	19
	BALVIA GREGGII	AUTUMN SAGE	5 GAL.	EVERGREEN	25

GROUND COVER

GROUND COVER NOT SHOWN AS INDIVIDUAL PLANTS ARE TO BE SPACED PER FEATURE SIZE  
GROUND COVER NOT PART OF REQUIRED SHRUB QUANTITY

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

DECORATIVE ROCK

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

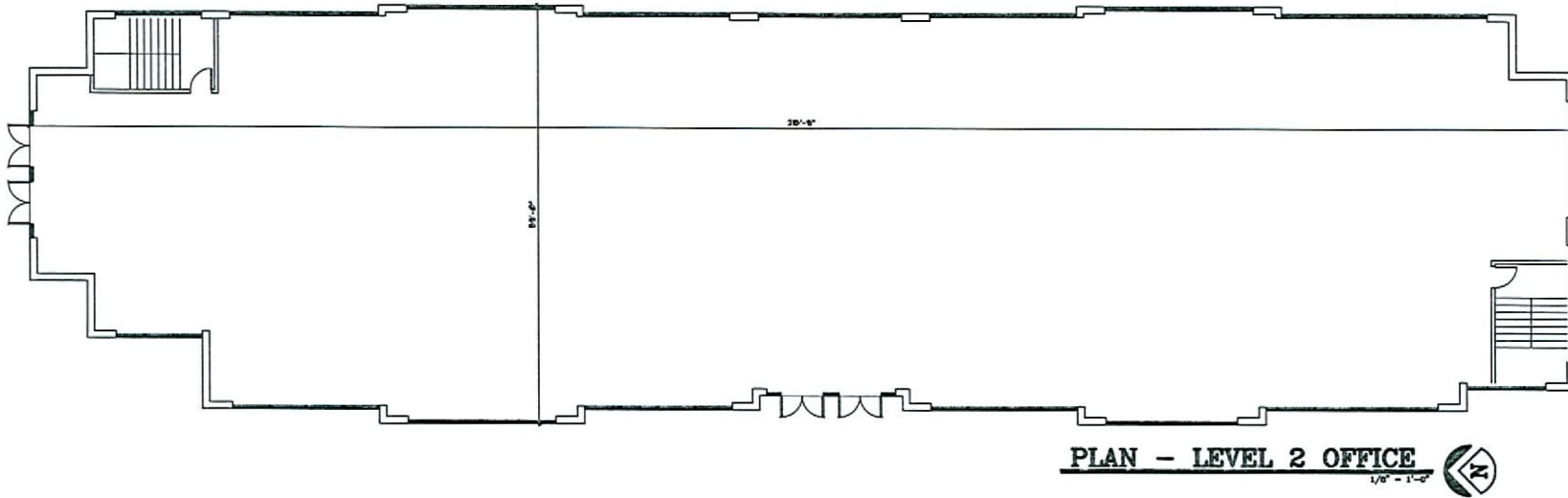
PERCENTAGE OF PARKING AREA LANDSCAPED  
312 SQ. FT. / 45,211 SQ. FT. = >1%

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

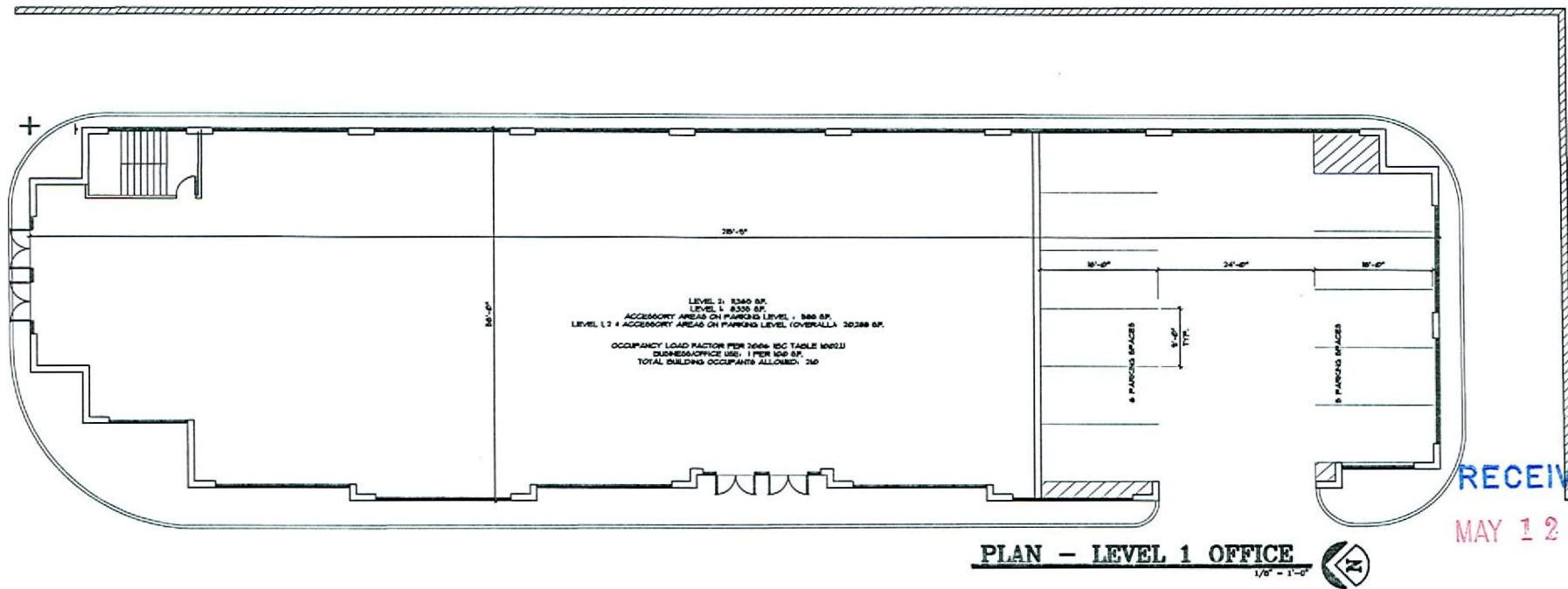
1. PROPER MAINTENANCE SHALL OCCUR FOR ALL LANDSCAPED AREAS.
2. PER LAS VEGAS ZONING CODE CHAPTER 19.2 LANDSCAPE STANDARDS:  
(1) 24" BOX TREES PER 30' O.C. + STREET SIDE.  
(2) 24" BOX TREES PER 20' O.C. ON BUILDING.  
PROVIDE LANDSCAPE ISLANDS PER 6' PARKING SPACED AND AT THE END OF A ROW OF PARKING 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



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

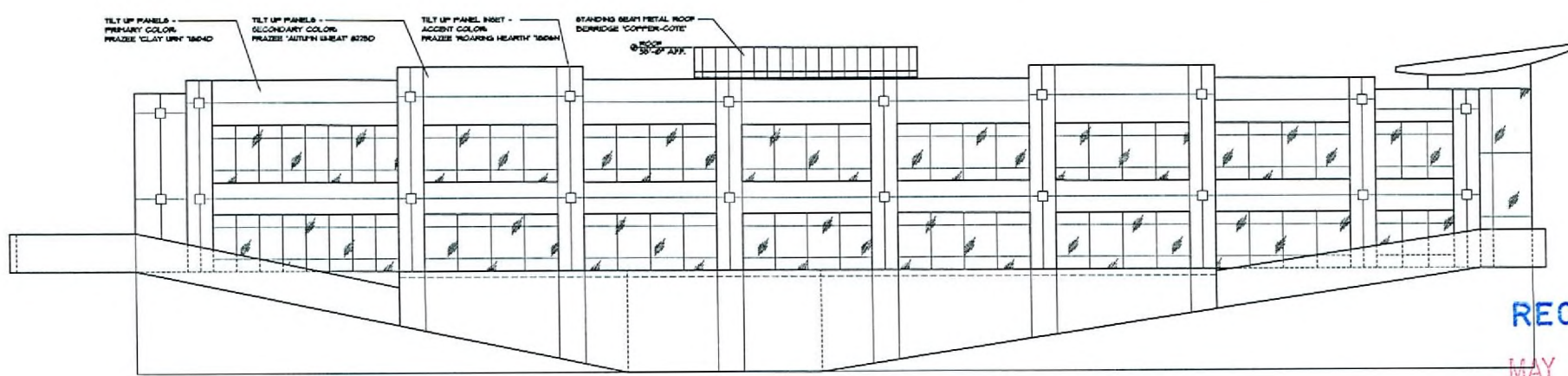
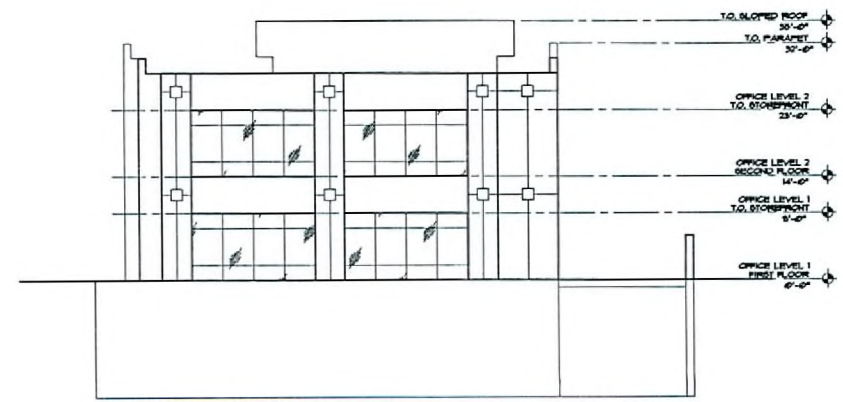
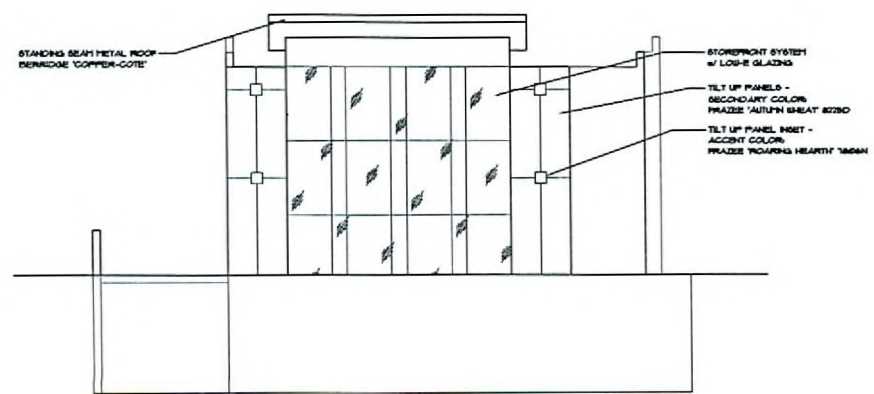
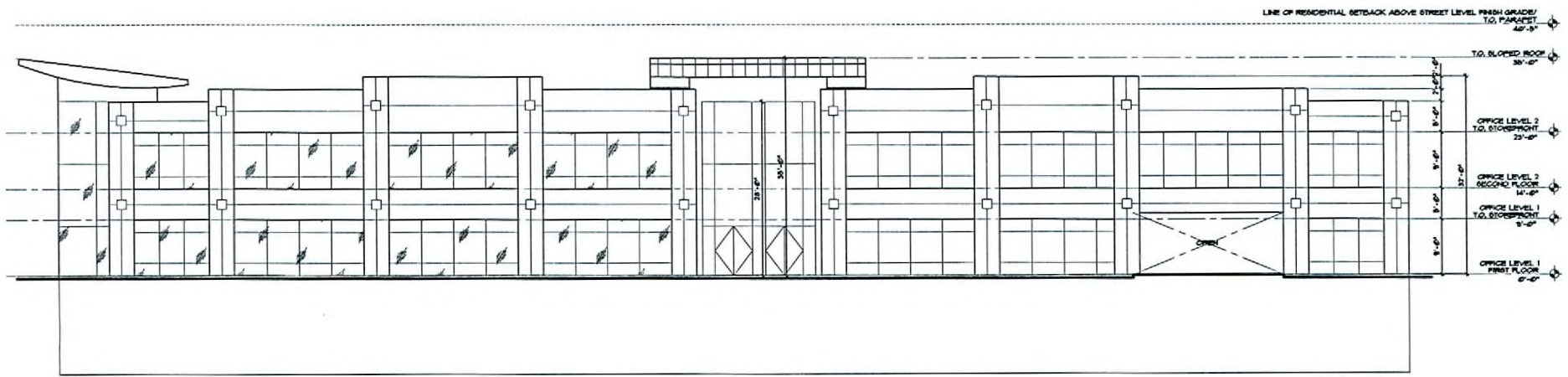


LEVEL 2: 8240 SF  
LEVEL 1: 8300 SF  
ACCESSORY AREAS ON PARKING LEVEL: 848 SF  
LEVEL L2 + ACCESSORY AREAS ON PARKING LEVEL (OVERALL): 20288 SF  
OCCUPANCY LOAD FACTOR PER 2006 IBC TABLE 1002.1  
BUSINESS/OFFICE USE: 1 PER 100 SF  
TOTAL BUILDING OCCUPANTS ALLOWED: 210

**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

<b>SDR 25276</b>				
Investment Solutions, INC				
<b>SEC of W. Red Coach Ave. &amp; Balsam St.</b>				
Proposed 23.4 thousand square foot, 2-story office building.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
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>				
<b>Existing traffic on all nearby streets: counts not available for Red Coach Ave. or Balsam St.</b>				
<b>Craig Rd.</b>				
Average Daily Traffic (ADT)	33,588			
PM Peak Hour	2,687			
<i>(heaviest 60 minutes)</i>				
<b>Rainbow Blvd.</b>				
Average Daily Traffic (ADT)	9,338			
PM Peak Hour	747			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	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.				