



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-29655** APN: 140-30-803-009

Name of Property Owner: RUSTAM ROOHANI TRS & HOUSHANG ROOHANI TRS

Name of Applicant: RUSTAM ROOHANI TRS & HOUSHANG ROOHANI TRS

Name of Representative: Leni Skaar

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

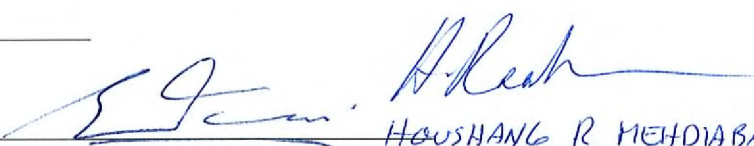
☒ No

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): _____

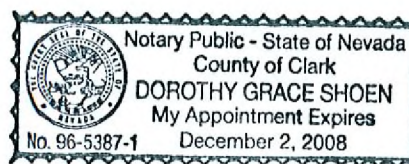
APN: _____

Signature of Property Owner:  HOUSHANG R. MEHDIZADEH

Print Name: Rustam Roohani

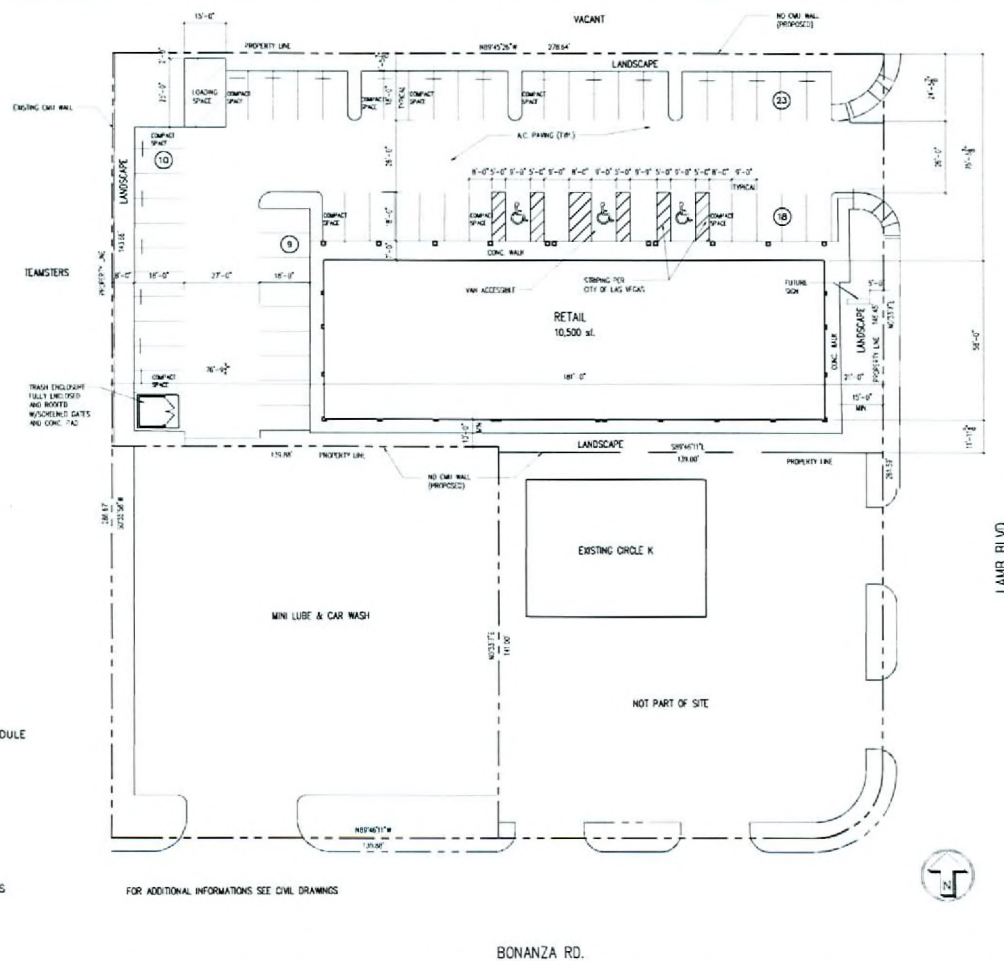
Subscribed and sworn before me

This 15th day of August, 2008
Dorothy Grace Shoen
Notary Public in and for said County and State



DRAWINGS INDEX

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SITE PLAN
SCALE: 1"=30'



PROJECT DATA

PARCEL NUMBER	140-30-803-009
SITE AREA	40,224 sf
EXISTING USE	NONE
PROPOSED USE	RETAIL
EXISTING ZONE	C-1
REQUIRED ZONING	C-1
TOTAL BUILDING AREA	10,500 sf.
BUILDING SITE COVERAGE	26.1%
PARKING REQUIREMENTS:	
RETAIL (10,500/175)	60 REQUIRED
PARKING PROVIDED	60 SPACES
HANDICAPPED REQUIRED	3 SPACES
HANDICAPPED PROVIDED	3 SPACES
VAN ACCESSIBLE REQUIRED	1 SPACE
VAN ACCESSIBLE PROVIDED	1 SPACE
LOADING AREA PROVIDED	1 SPACE
SETBACKS:	
FRONT REQUIRED	20 FEET
FRONT PROVIDED	21 FEET
SIDE REQUIRED	10 FEET
SIDE PROVIDED (MIN)	10 FEET
REAR REQUIRED	20 FEET
REAR PROVIDED	76.75 FEET

CODE ANALYSIS

CODE ANALYSIS (Based on 2003 IBC)	
BUILDING CLASSIFICATION	
Occupancy Groups (Section 309)	
Retail	M
Type of Construction (Chapter 6)	Type V-B
Sprinklers	Yes
ALLOWABLE FLOOR AREA	
Basic Allowable Floor Area (Table 503)	9,000 sf.
Allowable Area Increase (Sect. 506)	
Automatic Sprinkler Systems	
9,000 x 3 =	27,000 sf
Actual Area Provided	10,500 sf.
HEIGHT AND NUMBER OF STORIES	
Maximum Allowable Stories	Two
Actual Stories	One
Maximum Allowable Height (Residential Adjacency Standards)	23 FEET
Actual Height	22 FEET
EXITS:	
Exiting Requirements Will Be Provided With Each Individual Tenant Improvement.	

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The Royal Plaza Shopping Center
Bonanza Rd. and Lamb Blvd.
Las Vegas, Nevada

DATE: 01-20-05
SCALE: 1"=30'
JOB NO.: 05110
REVISED:
BY: JRM
CHECKED BY: JRM
APPROVED BY: JRM

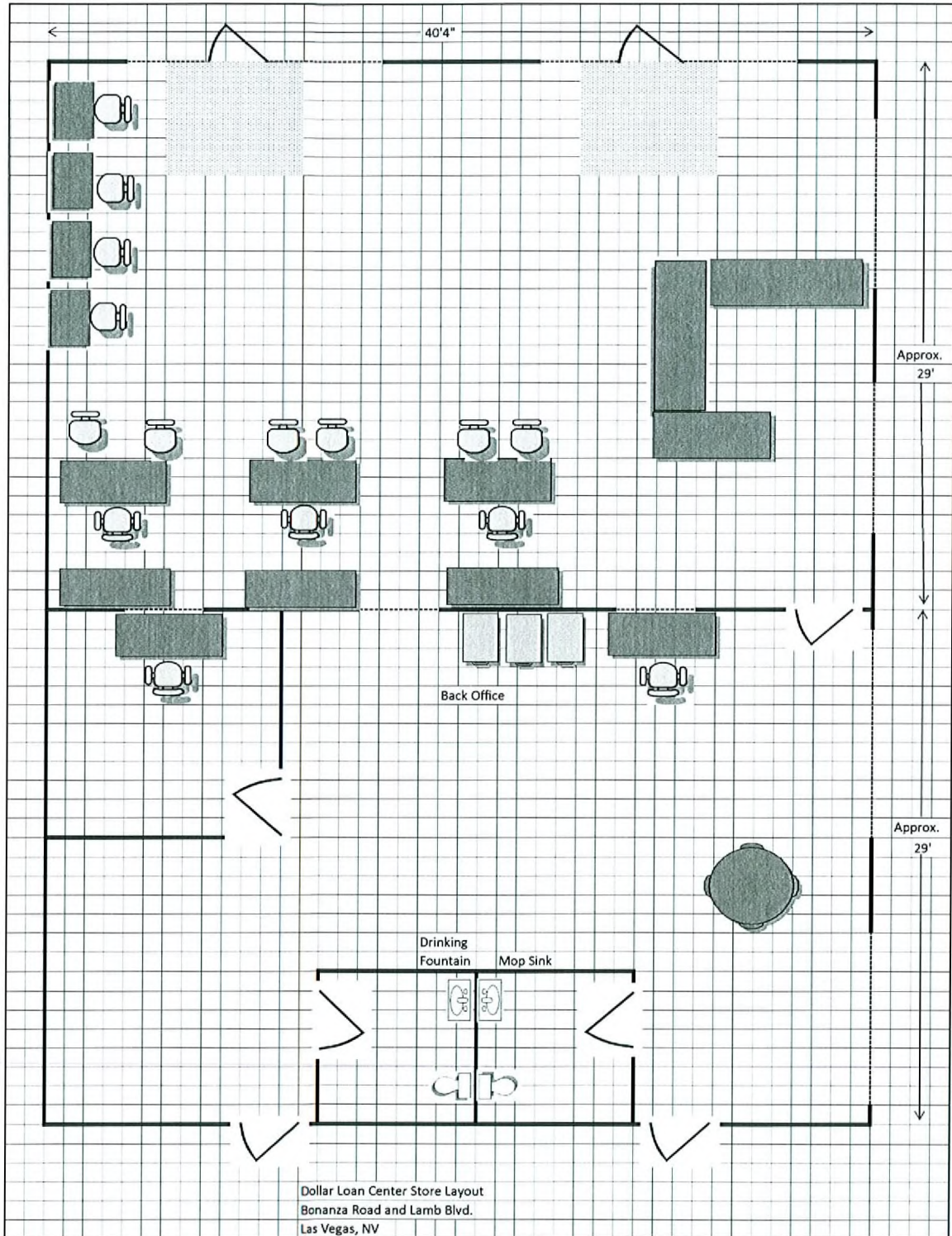
Sheet Title / Location
SITE PLAN
CODE ANALYSIS

Sheet Number
A-1
Revision

SUP-29655
10/09/08 PC

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10/09/08 PC

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AUG 26 2008



Revision A-2	Sheet Title / Location FLOOR PLAN	Date: 01-20-05 Scale: As Shown Job No.: 05110 Revision: This drawing is the sole property of the architect. It is not to be reproduced, stored in a retrieval system, or used in any other project or purpose without the written consent of the architect.	The Royal Plaza Shopping Center Bonanza Rd. and Lamb Blvd. Las Vegas Nevada	Jerry Miceli Architect 3305 W. Spring Mountain, # 51 Las Vegas, Nevada 89102 (702) 431-1241 Fax (702) 431-1978
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