



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-30690** APN: 140-30-803-009

Name of Property Owner: Roohani Family Trust

Name of Applicant: Roohani Family Trust

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: \_\_\_\_\_

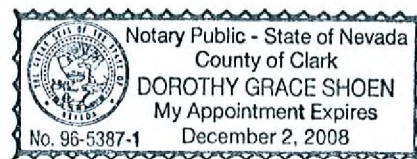
Signature of Property Owner: *[Handwritten Signature]*

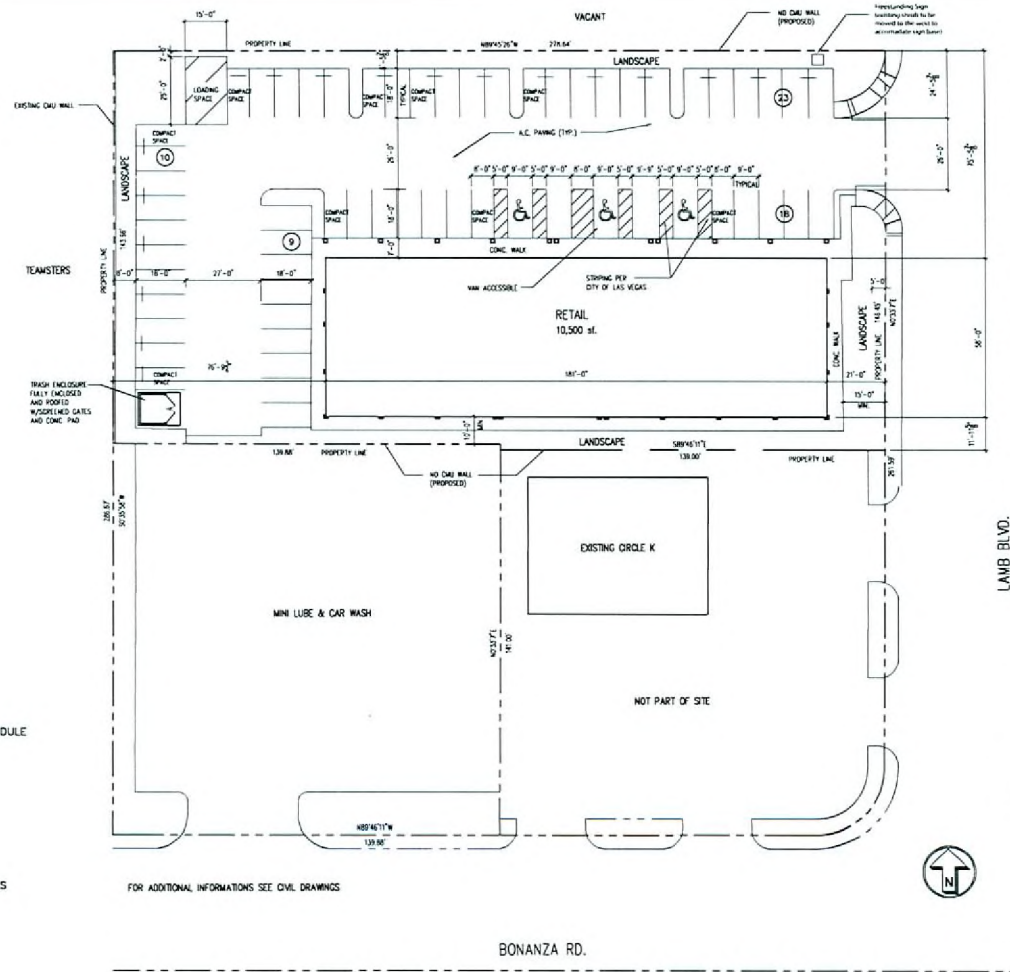
Print Name: Rustam Roohani



Subscribed and sworn before me

This 3rd day of October, 2008  
Dorothy Grace Shoen  
Notary Public in and for said County and State





**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%
<b>PARKING REQUIREMENTS:</b>	
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
<b>SETBACKS:</b>	
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.

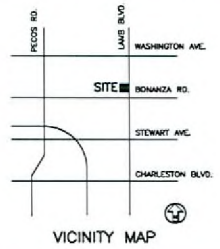
HEIGHT AND NUMBER OF STORIES  
Maximum Allowable Stories Two  
Actual Stories One  
Maximum Allowable Height (Residential Adjacency Standards) 23 FEET  
Actual Height 22 FEET

EXITS:  
Exiting Requirements Will Be Provided With Each Individual Tenant Improvement.

**DRAWINGS INDEX**

- A-1 SITE PLAN, CODE ANALYSIS
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ROOF PLAN - DETAILS - DOOR & WINDOW SCHEDULE
- A-5 SECTIONS - DETAILS
- A-6 MISCELLANEOUS DETAILS
- A-7 TRASH ENCLOSURE
- L-1 LANDSCAPE PLAN
- A-N1 GENERAL NOTES & SPECIFICATIONS
- A-N2 GENERAL NOTES & SPECIFICATIONS
- A-N3 GENERAL NOTES & SPECIFICATIONS - ADA DETAILS
- S-0 STRUCTURAL NOTES
- S-1 FRAMING AND FOUNDATION PLAN
- S-2 FOUNDATION DETAILS
- S-3 FRAMING DETAILS
- E-1 SPECIFICATIONS AND LEGEND
- E-2 ELECTRICAL SITE PLAN
- E-3 ELECTRICAL FLOOR PLAN
- E-4 ELECTRICAL DIAGRAM AND SCHEDULE
- M-1 MECHANICAL PLAN AND NOTES
- P-1 PLUMBING PLAN AND NOTES

FOR ADDITIONAL INFORMATIONS SEE CIVIL DRAWINGS



**Jerry Miceli**  
Architect  
3305 W. Spring Mountain Rd., Suite 31  
Las Vegas, NV 89102-3100  
(702) 431-3241 Fax (702) 431-1878

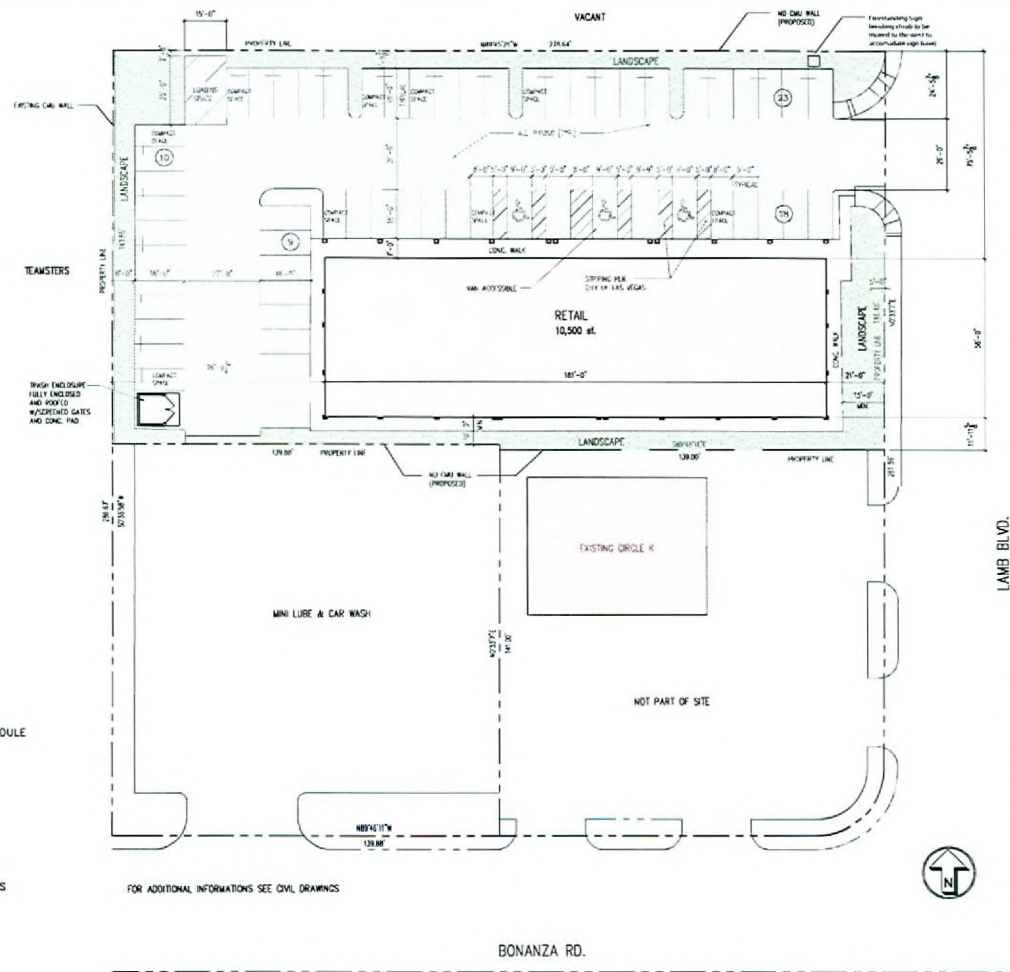
**The Royal Plaza**  
Shopping Center  
Bonanza Rd. and Lamb Blvd.  
Las Vegas, Nevada

DATE: 01-20-05	DESIGNER: JMM
ISSUE NO.: 003110	REVISION:
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	

Sheet Title / Location  
**SITE PLAN**  
**CODE ANALYSIS**

Sheet Number  
**A-1**  
Revision

**VAR-30690**  
**11/20/08 PC**



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FOR ADDITIONAL INFORMATIONS SEE CIVIL DRAWINGS

**SITE PLAN**  
SCALE 1"=20'



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

Date:	01-20-05
Revision:	00110
Job No.:	00110

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Sheet Title / Location  
**SITE PLAN**  
**CODE ANALYSIS**

Sheet Number  
**A-1**  
Revision

**VAR-30690**  
**11/20/08 PC**

INTERNALLY ILLUMINATED, DOUBLE-SIDED FREESTANDING SIGN  
WITH DECORATIVE STONE BASE



RECEIVED  
OCT -7 2008



NOTE: It is the Customers responsibility to provide 120 volt primary electrical service (including ground wiring directly from panel box) within Six (6) feet of signage. Installation to meet N.E.C. code.

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CLIENT Arc Construction/Royal Plaza  
ADDRESS 625. N. Lamb Blvd.  
CONTACT Nima  
Landlord Approval \_\_\_\_\_

VAR-30690  
11/20/08 PC

INTERNALLY ILLUMINATED, DOUBLE-SIDED FREESTANDING SIGN WITH DECORATIVE STONE BASE



NOTE: It is the Customer's responsibility to provide 120 volt primary electrical service (including ground wiring directly from panel box) within 25' (6' feet) of signpost. Installation to meet I.E.C. code.



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e-mail dave@uniquesigns.com

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**VAR-30690**  
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