



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: _____

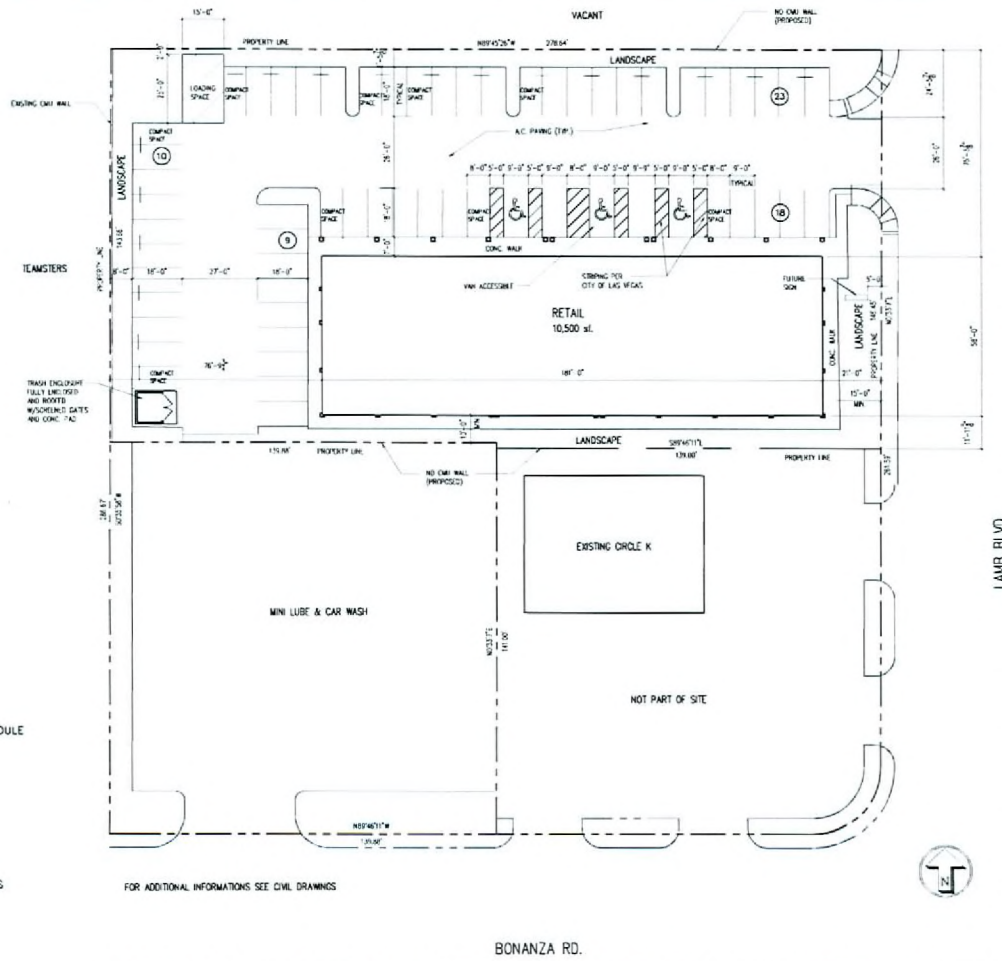
Signature of Property Owner: *[Signature]* HOUSHANG R. MEHDIA BADI

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





FOR ADDITIONAL INFORMATIONS SEE CIVIL DRAWINGS

SITE PLAN
SCALE: 1"=30'



DRAWINGS INDEX

- A-1 SITE PLAN, CODE ANALYSIS
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- P-1 PLUMBING PLAN AND NOTES

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
Actual Stories

Maximum Allowable Height (Residential Adjacency Standards)	Two
Actual Height	One

Maximum Allowable Height 23 FEET
Actual Height 22 FEET

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

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AUG 26 2008

SUP-29655
10/09/08 PC

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(702) 451-2421 Fax (702) 451-1978

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

DATE:	01-30-05
SCALE:	1"=30'
DRAWN BY:	05/110
REVISION:	

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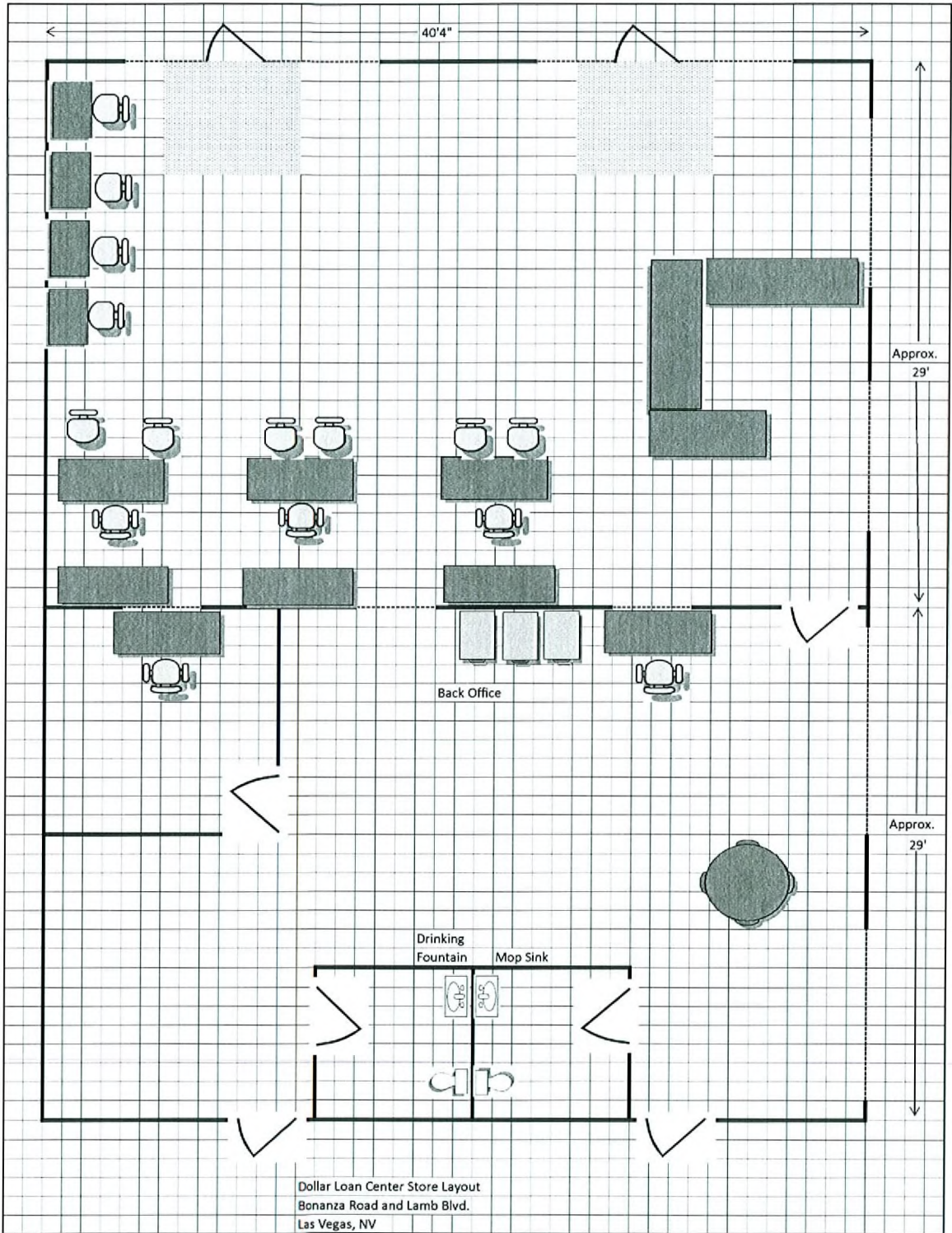
Sheet Title / Location
SITE PLAN
CODE ANALYSIS

Sheet Number
A-1

Revision

SUP-29655
10/09/08 PC

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A-2 Sheet Number Revision	Sheet Title / Location FLOOR PLAN	Date: 01-20-05 Scale: As Shown Job No.: 05110 Revision:	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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