



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-31595** APN: 162-04-110-001, 002 & 162-04-101-010

Name of Property Owner: Dibella Living Trust

Name of Applicant: John Dibella

Name of Representative: Baughman & Turner Inc.

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: *John Dibella*

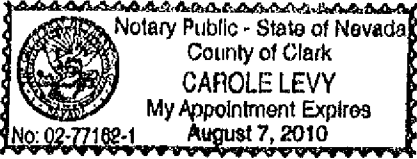
Print Name: John Dibella

Subscribed and sworn before me

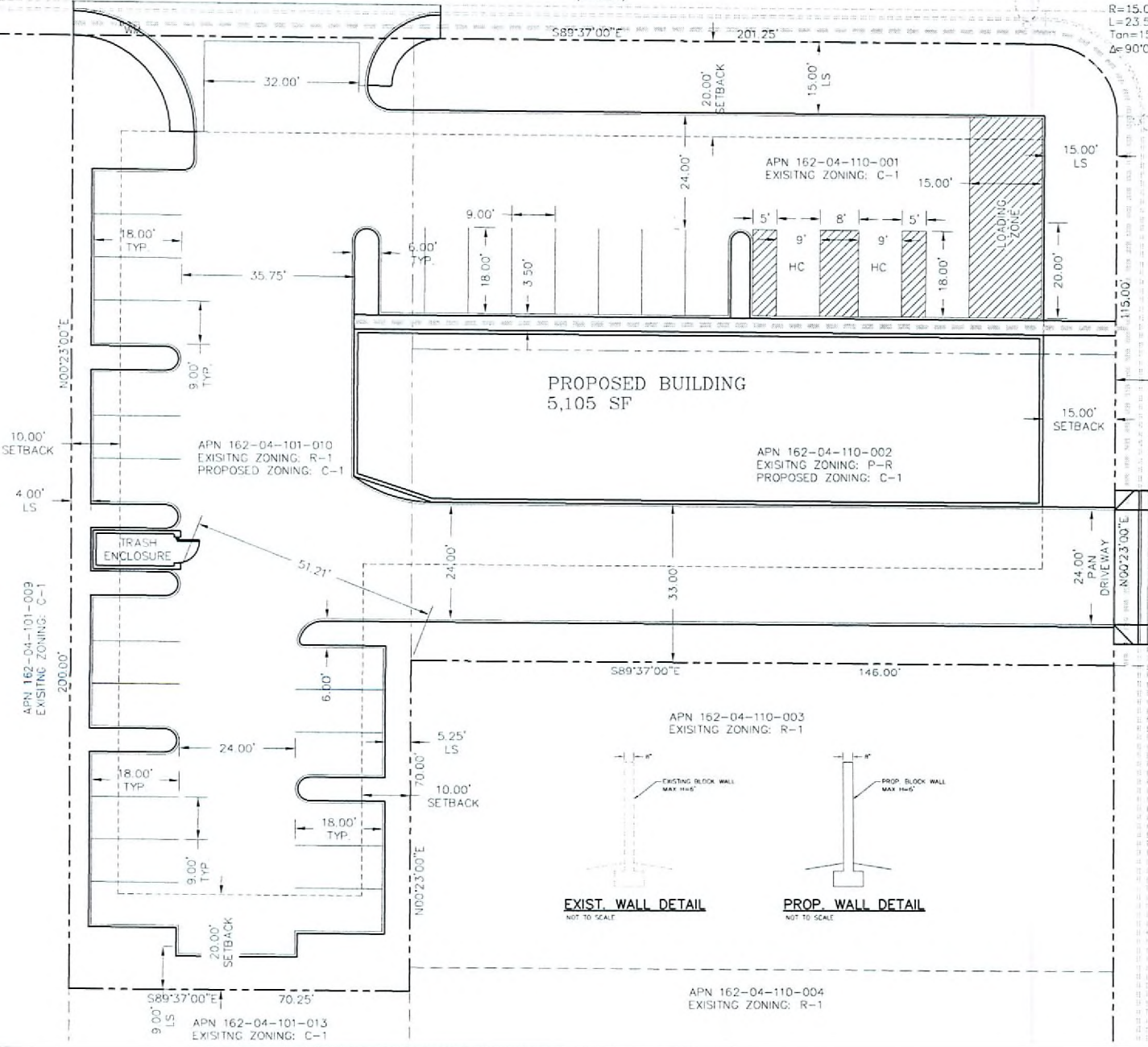
This 29th day of October, 2008

Carole Levy

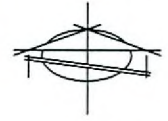
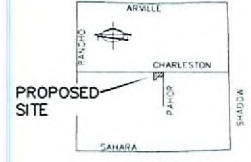
Notary Public in and for said County and State



CHARLESTON BLVD.
(PUBLIC)



R=15.00
L=23.56
Tan=15.00
Δ=90°00'00"



- LEGEND**
- PROPERTY LINE
 - STREET CENTERLINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING "C" CURB & GUTTER
 - PROPOSED "C" CURB & GUTTER
 - ADA PATHWAY

PARKING ANALYSIS

PARKING REQUIRED:

COMMERCIAL: 1/250 SF • 5105 SF = 20.42 SPACES
TOTAL SPACES REQUIRED = 21

PARKING PROVIDED:

STANDARD SPACES = 29
HANDICAP SPACES = 2

LANDSCAPE ANALYSIS

LOT SF: 32,081.71
LANDSCAPE SF: 6,841.72
LOT COVERAGE PERCENTAGE: 20.74%

SITE INFORMATION

FLOOR AREA RATIO
5,105 SF / 32,081.71 SF = 15.48%

DENSITY
1 LOT / 0.76 ACRES

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SDR-31595 12/04/08 PC

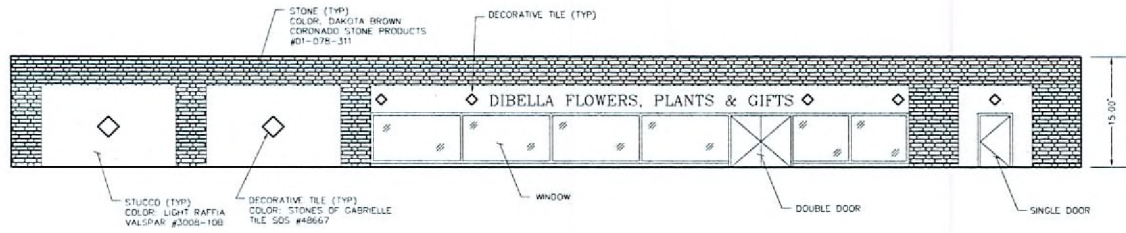
PROJECT: **DIBELLA FLOWER SHOP**
FOR: **JOHN DIBELLA**

CITY OF LAS VEGAS

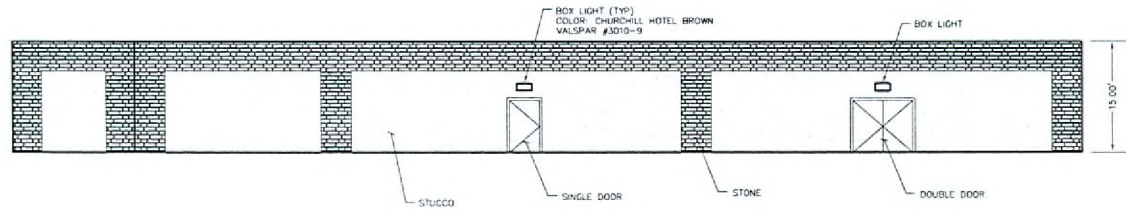
SCALE: 1"=10'
DATE: 10/27/08

APP'D: [Signature]
REV. 1

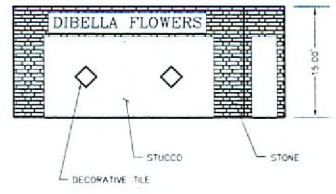
A-1
4-1



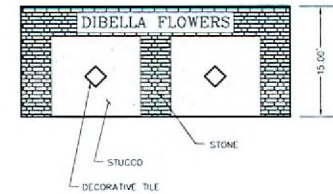
FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)



SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)

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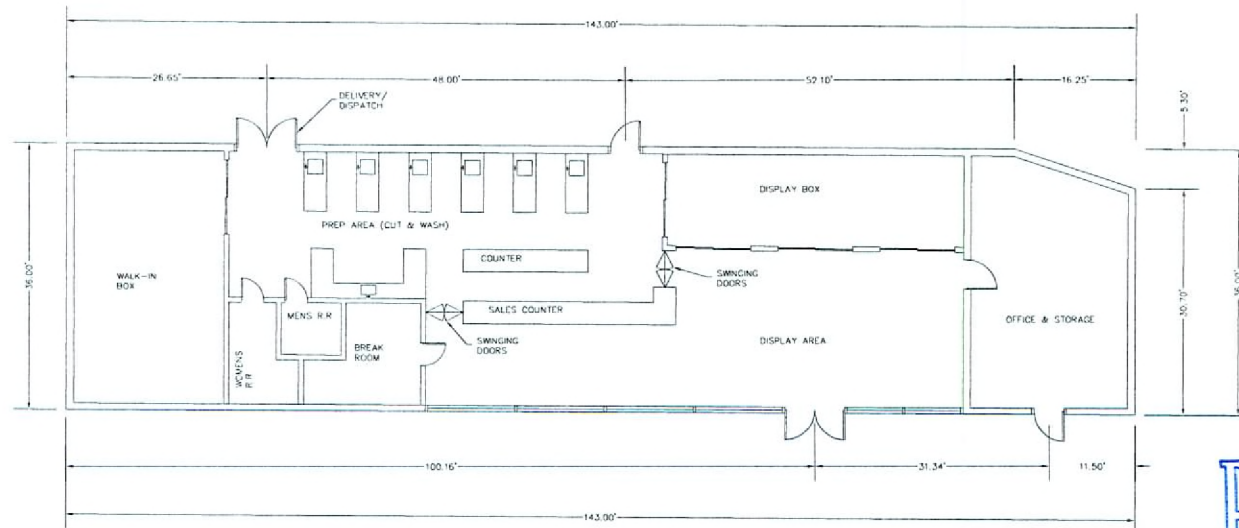
PROJECT: DIBELLA FLOWER SHOP
FOR: JOHN DIBELLA

ELEVATIONS
CHARLESTON AND PAHOR
CITY OF LAS VEGAS

SCALE: 1/8"=1'
DATE: 10/27/08

APPRO. _____
REV. 1
DATE

A-3
4 OF 4



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SDR-31595 12/04/08 PC

FLOOR PLAN
 CHARLESTON AND PAHOR
 CITY OF LAS VEGAS

PROJECT:
DIBELLA FLOWER SHOP
FOR: JOHN DIBELLA

SCALE: 1/8"=1'
DATE: 10/27/08

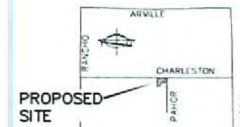
#	DATE	REV.:

APP'D

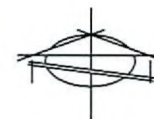
A-2
 4

CHARLESTON BLVD.
(PUBLIC)

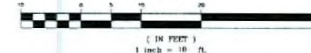
R=15.00
L=23.56
Tan=15.00
A=90°00'00"



PROPOSED SITE
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



LANDSCAPE ANALYSIS

LOT SQ. FT. 32,961.71
LANDSCAPE SQ. FT. 4,841.72
LOT COVERAGE PERCENTAGE 20.74%

APN 162-04-110-001
EXISTING ZONING: C-1

APN 162-04-110-002
EXISTING ZONING: P-R
PROPOSED ZONING: C-1

PROPOSED BUILDING
5,105 SF

APN 162-04-101-010
EXISTING ZONING: R-1
PROPOSED ZONING: C-1

APN 162-04-110-003
EXISTING ZONING: R-1

APN 162-04-110-004
EXISTING ZONING: R-1

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
 PHOENIX DACTYLIFERA ZAHEDI	PHOENIX DATE PALM	24" BOX	36
 RHAPHIDOLEPIS	INDIAN HAWTHORNE	5 GALLON	105
 CAZANIA	CAZANIA	GROUND COVER	

PAHOR DRIVE
(PUBLIC)

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PROJECT: **DIBELLA FLOWER SHOP**
FOR: **JOHN DIBELLA**

LANDSCAPE PLAN
CHARLESTON AND PAHOR NEVADA
CITY OF LAS VEGAS

SCALE: 1"=10'
DATE: 10/27/08

APPROVED: [Signature]
DATE: [Signature]

4 OF 4



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SDR-31595 12/04/08 PC