



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-34007 APN: 138-03-602-002

Name of Property Owner: W I T BRO INC.,

Name of Applicant: SCOTT ASHJIAN

Name of Representative: VTN-NEVADA

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: _____

Subscribed and sworn before me

This 30 day of March, 2009

Jackie I. Jones
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-34007 APN: 138-03-602-001

Name of Property Owner: SCOTT ASHJIAN

Name of Applicant: SCOTT ASHJIAN

Name of Representative: VTN-NEVADA

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: Scott Ashjian

Subscribed and sworn before me

This 30 day of March, 2009

Jackie I. Jones
Notary Public in and for said County and State



JACKIE I. JONES
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 7-10-2012
COMMISSION NO: 08-7276-1

R-3

CITY OF LAS VEGAS

RE

CLARK COUNTY

RED COACH AVENUE

S 89°50'57" E 164.99'

60 FOOT RIGHT-OF-WAY

US-95-FREEMAN

BALSAM STREET

RE

CLARK COUNTY

RE

CLARK COUNTY

RE

CLARK COUNTY

M

CITY OF LAS VEGAS

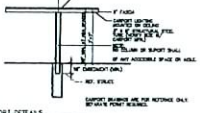


FIG. B 47.5

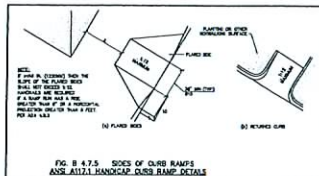
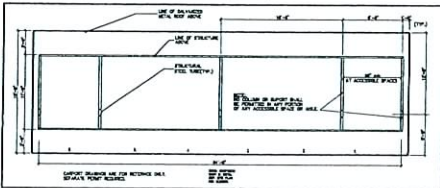
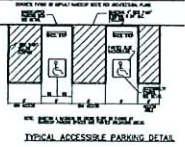


FIG. B 47.5

SITE CALCULATIONS

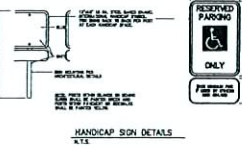
OFFICES	
BUILDING - A	2,260 SF
BUILDING - B	2,530 SF
TOTAL BUILDING AREA	4,790 SF
PARKING	
PARKING REQUIREMENTS = 1 PER 300 SF	16 SPACES
PARKING REQUIRED = (4,790 SF / 300) =	16 SPACES
PARKING SPACES PROVIDED	21 SPACES
HANDICAP SPACES REQUIRED	1 SPACE
HANDICAP SPACES PROVIDED	1 SPACE
LOADING SPACES REQUIRED	0 SPACES
LOADING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES REQUIRED	16 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES



TYPICAL ACCESSIBLE PARKING DETAIL



HANDICAP SYMBOL DETAIL



HANDICAP SIGN DETAIL

SITE-DATA

ZONING APPLICATION	
APN NUMBERS:	136-03-802-001 & 002
GROSS AREA:	1.56 ACES
CURRENT ZONING:	RE (RURAL RESIDENTIAL EXTRACTS)
PROPOSED ZONING:	0 (OFFICE)
EXISTING USE:	0 (OFFICE)
PROPOSED USE:	0 (OFFICE)
MASTER PLAN DESIGNATION:	0 (OFFICE)

GENERAL NOTES

1. THERE ARE FOUR EXISTING STRUCTURES LOCATED ON THE SITE WHICH WILL REMAIN.
2. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND MAY DIFFER FROM ACTUAL SURVEYED BOUNDARY.
3. STREETS ARE TO BE PRIVATELY MAINTAINED. THE STREETS ARE 24' FIRE LANES.

GRAPHIC SCALE



OWNER

SCOTT ASHJIAN & WIT
BRO INC.
4485 N. RAINBOW
BOULEVARD
LAS VEGAS, NV 89146

DEVELOPER

SCOTT ASHJIAN
4485 N. RAINBOW
BOULEVARD
LAS VEGAS, NV 89146
(702) 697-7000

DRAWN BY:	JRA	3/23/09
DESIGNED BY:	JRA	3/23/09
CHECKED BY:		
PROJECT NO:	7182	
SCALE:	3/4" = 1'-0"	

SITE DEVELOPMENT PLAN
FOR
RED COACH/BALSAM

SCOTT ASHJIAN
4485 NORTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 697-7000
CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7550 FAX: (702) 382-2557 WEB: WWW.VINNY.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

VAR-34009

SDR-34007

05/14/09 REVISED

RECEIVED
APR 24 2009

R-3

CITY OF LAS VEGAS

RE

CLARK COUNTY

RED COACH AVENUE
S 89°50'57" E 164.59'

60' FOOT RIGHT-OF-WAY

15-FOOT LANDSCAPING AREA

RE

CLARK COUNTY

RE

CLARK COUNTY

RE

CLARK COUNTY

US-95-FREEMWAY

BALSAM STREET

TREE/PLANT SCHEDULE

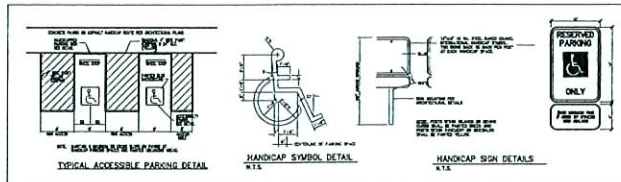
SYM.	QTY.	SIZE	SPACING	NAME
1	8	24" BOX	20' O.C.	MODESTO ASH
2	4	24" BOX	20' O.C.	WINDY PINE
3	5	VARIES	20' O.C.	DATE PALM
4	8	GALLON	VARIES	PHOTIA
5	14	15 GALLON	VARIES	FLOWERING PLUM
6	11	GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 30 (Clark County).
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only; a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the Open Space area.

SITE CALCULATIONS

OFFICES	
OFFICE BUILDING - A	2,260 SF
OFFICE BUILDING - B	2,530 SF
TOTAL BUILDING AREA	4,790 SF

PARKING	
PARKING REQUIREMENTS =	1 PER 300 SF
PARKING REQUIRED = (4,790 SF / 300) =	16 SPACES
PARKING SPACES PROVIDED	31 SPACES
HANDICAP SPACES REQUIRED	1 SPACE
HANDICAP SPACES PROVIDED	1 SPACE
LOADING SPACES REQUIRED	0 SPACES
LOADING SPACES PROVIDED	0 SPACES
TOTAL PARKING SPACES REQUIRED	16 SPACES
TOTAL PARKING SPACES PROVIDED	31 SPACES



SITE-DATA

ZONING APPLICATION	138-03-002-001 & 002
APN NUMBERS	168 ACES
CURRENT ZONING	RE (RURAL RESIDENTIAL ESTATES)
PROPOSED ZONING	O (OFFICE)
EXISTING USE	SFR / OFFICE
PROPOSED USE	O (OFFICE)
MASTER PLAN DESIGNATION	

GENERAL NOTES

1. THERE ARE FOUR EXISTING STRUCTURES LOCATED ON THE SITE WHICH WILL REMAIN.
2. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND MAY DIFFER FROM ACTUAL SURVEYED BOUNDARY.
3. STREETS ARE TO BE PRIVATELY MAINTAINED. THE STREETS ARE 24' FIRE LANES.

OWNER

SCOTT ASHJIAN & WT
BRO INC.,
4485 N. RAINBOW
BOULEVARD
LAS VEGAS, NV 89146

DEVELOPER

SCOTT ASHJIAN
4485 N. RAINBOW
BOULEVARD
LAS VEGAS, NV 89146
(702) 697-7000

CONCEPTUAL LANDSCAPE PLAN
FOR

RED COACH/BALSAM

SCOTT ASHJIAN

4485 NORTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 697-7000

CITY OF LAS VEGAS

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CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

VAR-34009

SDR-34007

05/14/09 REVISED

SDR 34007				
Scott Ashjian				
6971 & 6991 West Red Coach Avenue				
Proposed 4.79-thousand square foot office.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.79	18.63	89
AM Peak Hour			1.55	8
PM Peak Hour			1.49	7
(heaviest 60 minutes)				
Old Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	2	12.63	25
AM Peak Hour			0.75	2
PM Peak Hour			1.01	2
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.79	13.35	64
AM Peak Hour			1.55	6
PM Peak Hour			1.49	5
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rainbow Blvd.				
Average Daily Traffic (ADT)	4,399			
PM Peak Hour	352			
(heaviest 60 minutes)				
Lone Mountain Rd.				
Average Daily Traffic (ADT)	12,676			
PM Peak Hour	1,014			
(heaviest 60 minutes)				
Craig Rd.				
Average Daily Traffic (ADT)	37,031			

PM Peak Hour	2,962			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Rainbow Blvd.	16300			
Lone Mountain Rd.	32775			
Craig Rd.	51800			
Red Coach Ave.	3000			
This project will add approximately 64 trips per day on Rainbow Blvd., Lone Mountain Rd., Craig Rd, and Red Coach Ave. This will increase expected volumes by about 2 percent on Rainbow, and by less than 1 percent on Lone Mountain and Craig. Currently Rainbow is at about 27 percent of capacity, Lone Mountain is at about 39 percent of capacity and Craig is at about 71 percent of capacity. Count data for Red Coach Ave. is not available, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 6 additional cars into the area; which works out to about one every ten minutes.				
Note that this report assumes all traffic from this development uses all named streets.				