



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-34009 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, 20 09

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-34009 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: [Signature]

Print Name: Scott Ashjian

Subscribed and sworn before me

This 30 day of March, 2009

[Signature]
Notary Public in and for said County and State



R-3

CITY OF LAS VEGAS

RE

CLARK COUNTY

RED COACH AVENUE

S 89°50'57" E 164.69'

60 FOOT RIGHT-OF-WAY

US-95-FREEMAN

BALSAM STREET

RE

CLARK COUNTY

RE

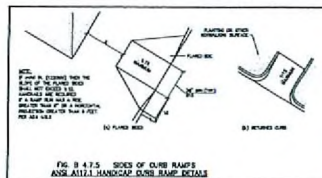
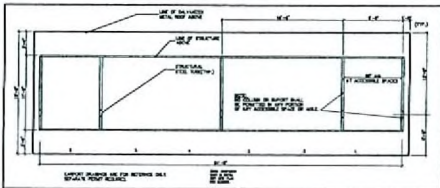
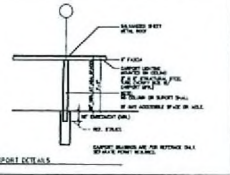
CLARK COUNTY

RE

CLARK COUNTY

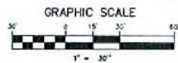
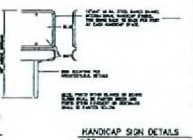
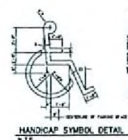
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CITY OF LAS VEGAS



SITE CALCULATIONS

OFFICES	
OFFICE BUILDING	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



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

SITE DATA

ZONING APPLICATION
APN NUMBERS: 138-09-602-001 & 002
GROSS AREA: 1.66 ACRES
CURRENT ZONING: RE (RURAL RESIDENTIAL ESTATES)
PROPOSED ZONING: 0 (OFFICE)
EXISTING USE: SFR / OFFICES
PROPOSED USE: 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.

DRAWN BY: J.A. 3/23/09
DESIGNED BY: J.A. 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
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-2148
PH: (702) 813-7550 FAX: (702) 342-2337 WEB: WWW.VINAVY.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

VAR-34009
SDR-34007
05/14/09 REVISED