ZON-5481

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-18956** APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Frank Navarrete

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: Paul Wagner

Subscribed and sworn before me

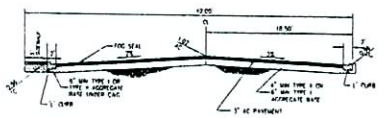
This 22 day of December, 20 06

La Rae Obenauf

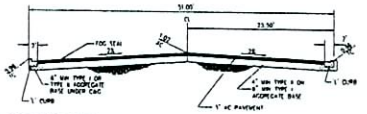
Notary Public in and for said County and State

LARAE OBENAUF
Notary Public, State of Nevada
Appointment No. 99-54758-1
My Appt. Expires Dec. 4, 2010

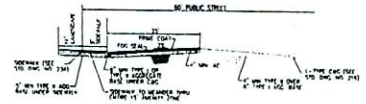
FARM / GRAND CANYON



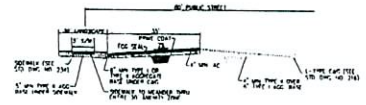
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



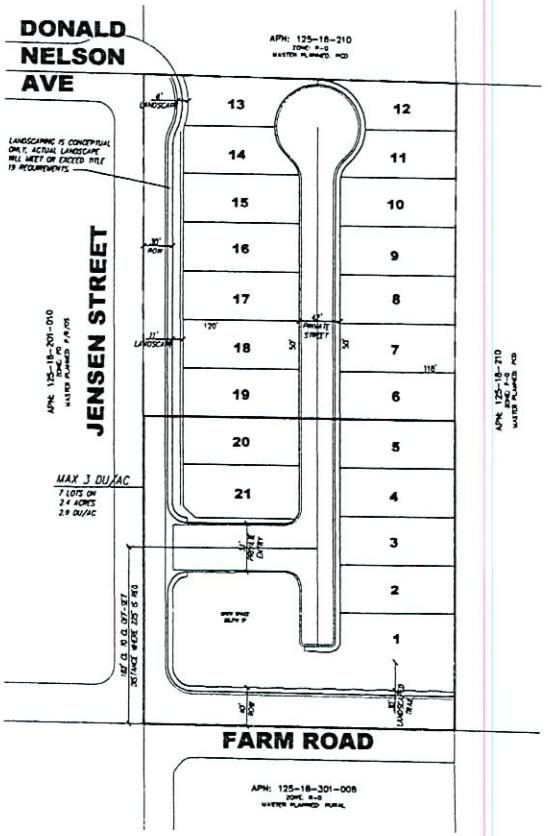
61' PRIVATE ENTRY
NOT TO SCALE

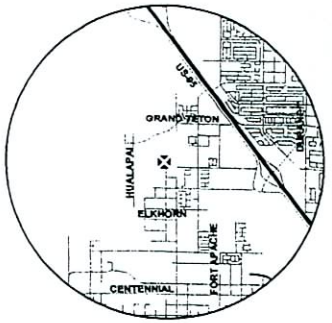


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

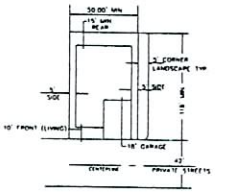


80' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE

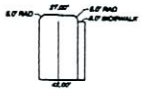




VICINITY MAP
NOT TO SCALE



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,000 SQ FT +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

ALL INVESTMENT LLC
6370 W. FLAMINGO RD. #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LERMUSIAUX FAMILY TRUST
8240 DUNEVILLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:

125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING:	U(PCD)
PROPOSED ZONING:	R-D
EXISTING LAND USE	BPI
# OF UNITS	21
GROSS ACREAGE	4.96 ACRES +/-
OVERALL DENSITY	4.2 DUA
OPEN SPACE REQUIRED	6,534 SF
OPEN SPACE PROVIDED	20,319 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROW'S
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE
7. AT THIS TIME CC&R'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 19 REQUIREMENTS

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
ALL INVESTMENTS, LLC
6370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7535 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

SHEET: SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER

TITLE: FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE:	OCTOBER 18, 2004
DRAWN BY:	B. SAYLOR
DESIGNED BY:	B. SAYLOR
CHECKED BY:	B. SAYLOR
SCALE:	1" = 60'
PROJECT NO:	0001
ENGINEERING SEAL	
SHEET	1 of 1
DRAWING NO:	0001 SITE 10-18-04.DWG

RECEIVED
NOV 09 2004

ZON-5488
SDR-5490
12-02-04 PC
REVISED 11-09-04

EOT-18956
02-07-07 CC

RECEIVED
DEC 27 2006