PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-15409 APN: 162-03-514-021

Name of Property Owner: Michelle Zamora

Name of Applicant: _____

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 X 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: Michelle Zamora

Print Name: Michelle Zamora

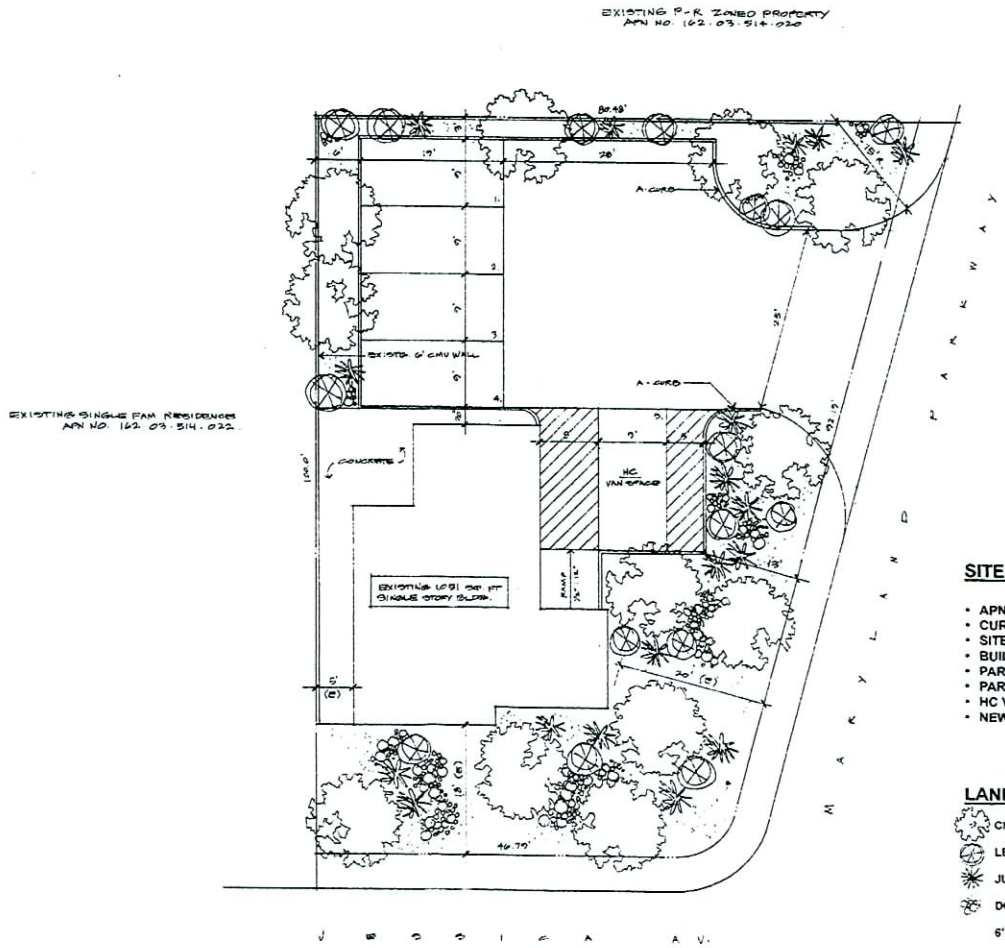
Subscribed and sworn before me

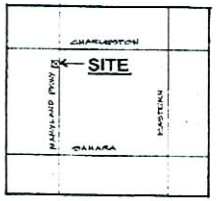
This 22 day of JUNE, 2006

Pamela B. Johnson

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark PAMELA B. JOHNSON





SITE INFORMATION

- APN NO. 162-03-514-021
- CURRENT ZONE — R-1
- SITE AREA — 6,800 SF
- BUILDING AREA — 1,051 SF
- PARKING REQUIRED @ 1/300 — 4
- PARKING PROVIDED — 5
- HC VAN ACCESSABLE SPACE — 1
- NEW SQUARE FOOTAGE — 0

LANDSCAPE SCHEDULE

CHILOPSIS LINEARIS (Desert willow)	12	5GA
LEUCOPHYLLUM (Thundercloud sage)	16	1GA
JUNIPERUS (Sea Green Juniper)	18	1GA
DG GRAVEL ½" MINUS TAN COLOR		
6'-0" CMU WALL		

SITEPLAN / LANDSCAPE PLAN

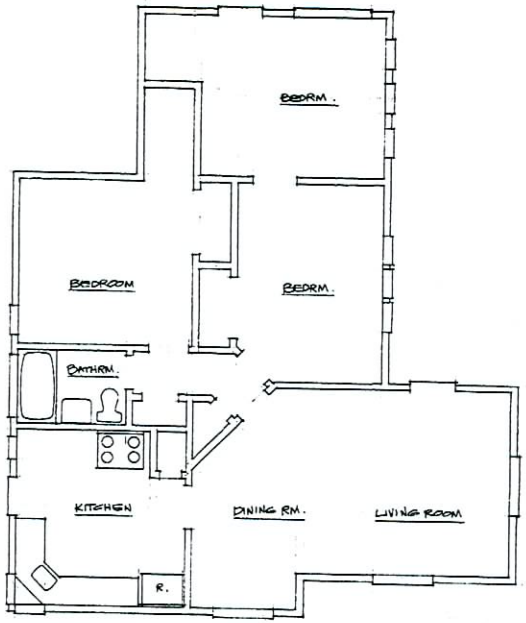
RECEIVED
JUL 25 2006

ZON-15411
SDR-15409
09/07/06 PC

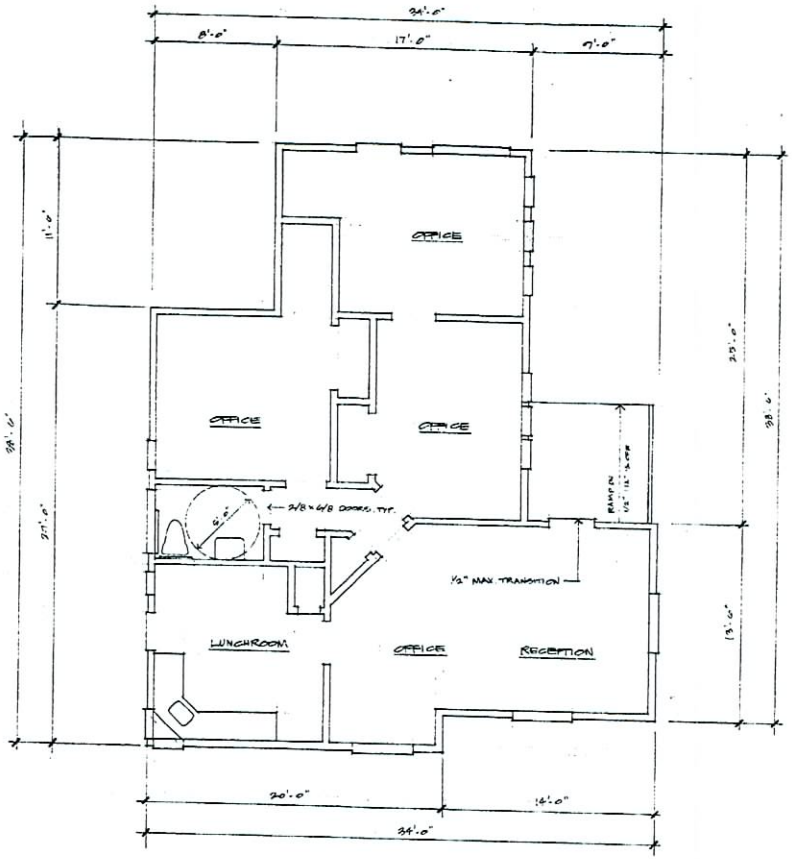
REVISIONS

SITEPLAN / LANDSCAPE PLAN

PROPOSED COMMERCIAL BUILDING
1148 S. MARYLAND PARKWAY



ASBUILT FLOOR PLAN



PROPOSED FLOOR PLAN

REVISIONS

FLOOR PLANS

PROPOSED COMMERCIAL BUILDING
1148 S. MARYLAND PARKWAY
LAS VEGAS, NEVADA 89104

Date
Scale
Drawn
Job
Sheet
Of Sheets

ZON-15411
SDR-15409
09/07/06 PC

RECEIVED
JUL 25 2006

SDR 15409				
Michelle Zamora				
1148 S Maryland				
Proposed 2.051 thousand square foot office conversion.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.051	11.01	**12**
AM Peak Hour			1.55	**2**
PM Peak Hour			1.49	**2**
(heaviest 60 minutes)				
Exsiting use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	**10**
AM Peak Hour			0.75	**1**
PM Peak Hour			1.01	**1**
(heaviest 60 minutes)				
Net change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.051		**2**
AM Peak Hour				**1**
PM Peak Hour				**1**
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not avaialable for Sawyer				
Maryland Parkway				
Average Daily Traffic (ADT)	25,883			
PM Peak Hour	2071			
(heaviest 60 minutes)				
Jessica Avenue				
Average Daily Traffic (ADT)	216			
PM Peak Hour	17			
(heaviest 60 minutes)				
Charleston Boulevard				
Average Daily Traffic (ADT)	36,606			

PM Peak Hour	2928			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Maryland Parkway	51700			
Jessica Avenue	3000			
Charleston Boulevard	34300			
This project will add approximately 2 trips per day on Maryland, Jessica				
and Charleston. This will increase expected volumes by less than 1 percent				
on Maryland, Jessica and Charleston. Maryland is at about 50 percent of				
capacity, Jessica is at about 7 percent of capacity and Charleston is over				
capacity.				
Based on Peak Hour use, this development will add roughly 1 additional				
cars into the area; which works out to about one every hour.				
Note that this report assumes all traffic from this development uses all named streets.				

ZON-15411 AND SDR-15409 - APPLICANT/OWNER: MICHELLE ZAMORA
1148 SOUTH MARYLAND PARKWAY
SEPTEMBER 7, 2006 PLANNING COMMISSION

08/04/06

ZON-15411 AND SDR-15409 - APPLICANT/OWNER: MICHELLE ZAMORA
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