PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-13886** APN: 139-25-410-017

Name of Property Owner: Jose Sandoval

Name of Applicant: Jose Sandoval

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: J. Rosario Sandoval

Print Name: Jose R. Sandoval

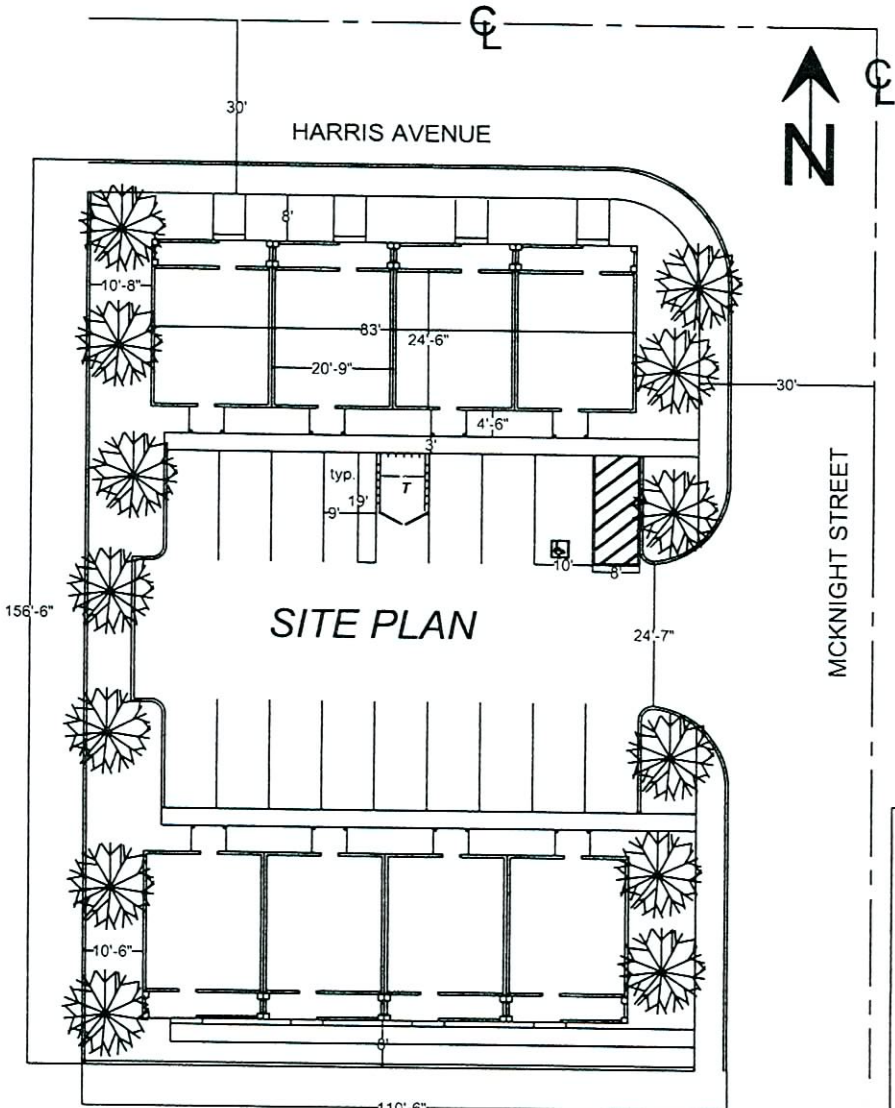
Subscribed and sworn before me

This 30TH day of May, 2006

Danny R. Hall

Notary Public in and for said County and State

DANNY R. HALL
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 08-12-2006
Certificate No: 02-76889-1



LANDSCAPE SCHEDULE

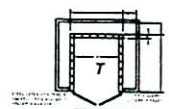
20' DESERT TREE -- MESQUITE, PALO VERDE, DESERT WILLOW

PALM TREE

DESERT SHRUBS -- LANTANA, RANGER SAGES, CASSIAS, RUSSIAN SAGE, VARIOUS PENSTEMENS

GROUND COVERS -- VARIOUS COLORED GRAVELS RANDOMLY OVERCAST WITH MINUS 6" ROCKS

HARRIS McNIGHT CORNER
2750 HARRIS AVENUE
APN 139-25-410-017
SCALE 1/16"=1'-0"



TYPICAL TRASH ENCLOSURE

PARKING ANALYSIS

8 TWO BEDROOM UNITS REQUIRES 16 PARKING SPACES

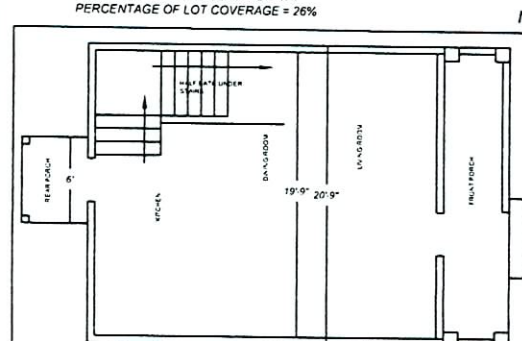
16 SPACES ARE SHOWN
INCLUDES ONE VAN ACESSABLE HANDICAP SPACE

ASSESSOR'S PARCEL NUMBER
139-25-410-017

VICINITY MAP
no scale

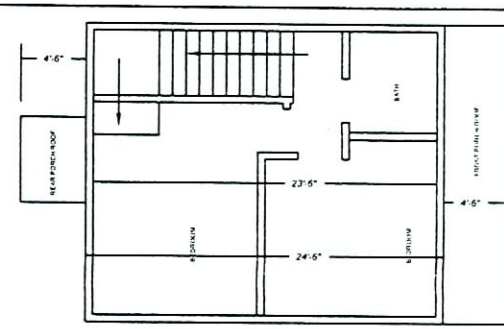
LOT COVERAGE ANALYSIS

TOTAL FOOTPRINT ALL UNITS = 4,067 SF
TOTAL BLACKTOP = 5,600 SF
TOTAL LOT SIZE = 15,794 SF
TOTAL LANDSCAPE AREA = 6,127 SF
FOOTPRINT TO LOT SIZE RATIO = 1: 4
PERCENTAGE OF LOT COVERAGE = 26%



FIRST FLOOR PLAN
450 SF

SCALE 1/8" = 1'-0"

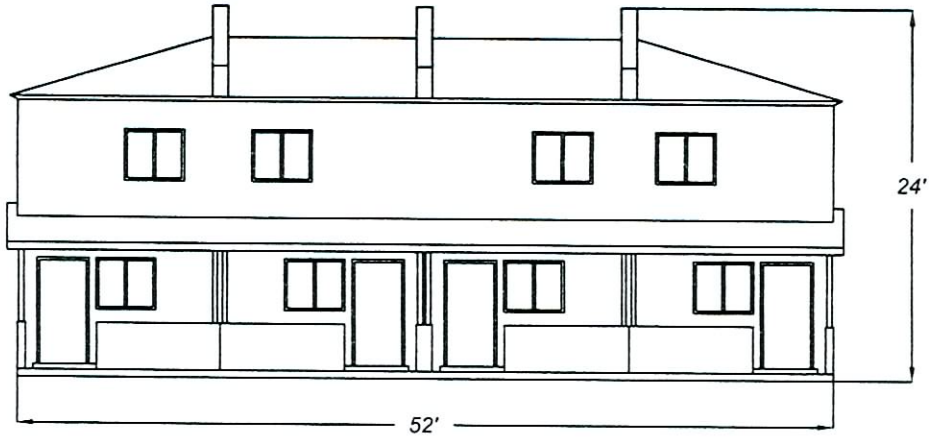


SECOND FLOOR PLAN
450 SF

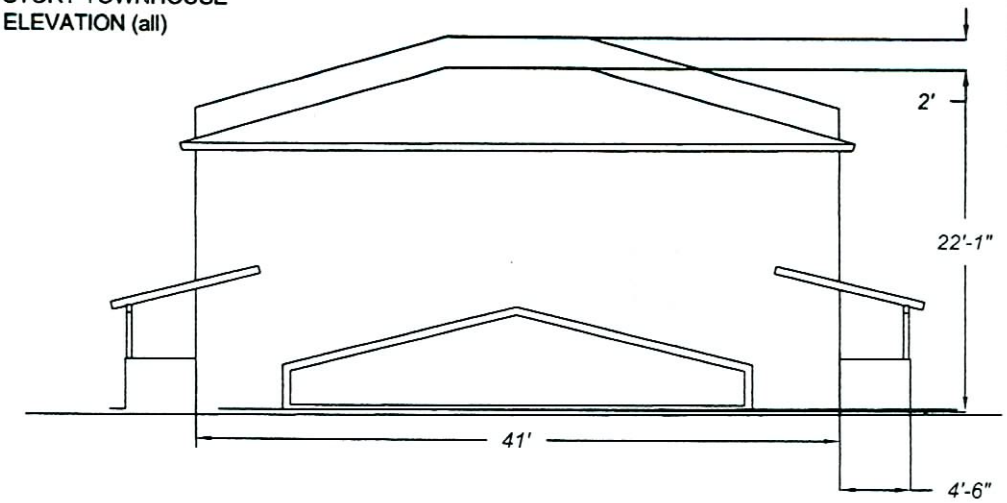
RECEIVED
MAY 30 2006

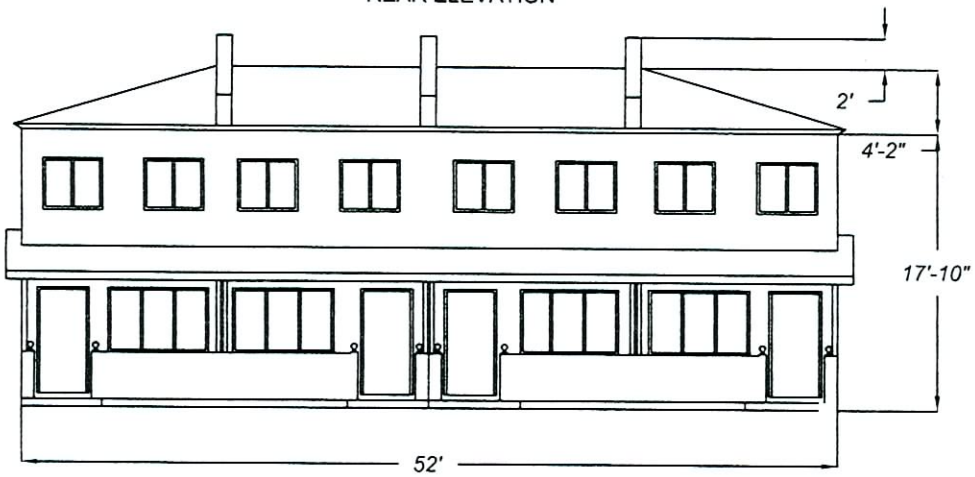
GPA-13888 ZON-13889
VAR-13888 SDR-13886
07-13-06 PC

TWO STORY TOWNHOUSE
SIDE ELEVATION (all)

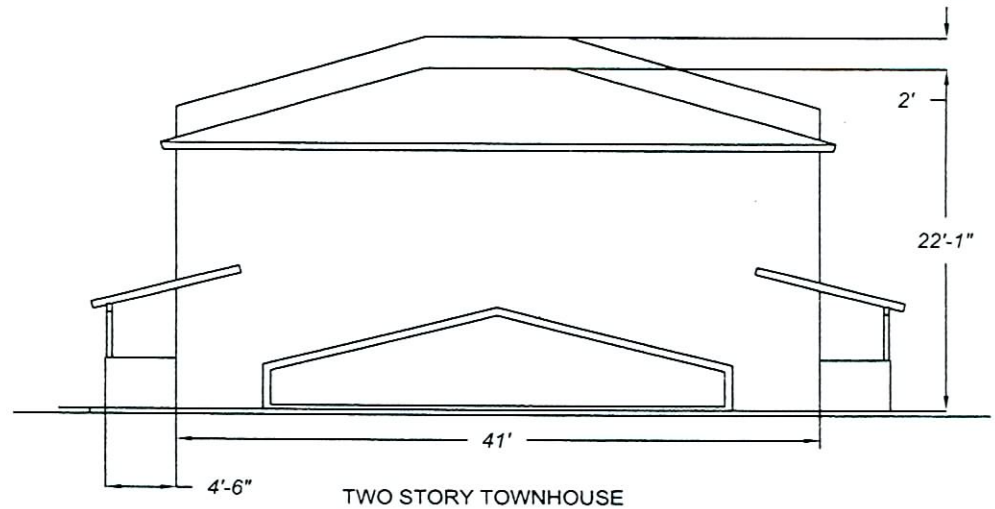


REAR ELEVATION





FRONT ELEVATION



TWO STORY TOWNHOUSE
SIDE ELEVATION (all)

RECEIVED
MAY 30 2006

GPA-13888 ZON-13889
VAR-13888 SDR-13886
07-13-06 PC

SDR 13886

Jose Sandoval

2750 E Harris

Proposed 8 unit apartment complex.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	8	6.72	**54**
AM Peak Hour			0.51	**4**
PM Peak Hour			0.62	**5**
(heaviest 60 minutes)				

Existing traffic on all nearby streets: no counts available for McKnight in this vicinity.

Harris Avenue	
Average Daily Traffic (ADT)	1,261
PM Peak Hour	101
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Harris Avenue	3000
McKnight Street	3000

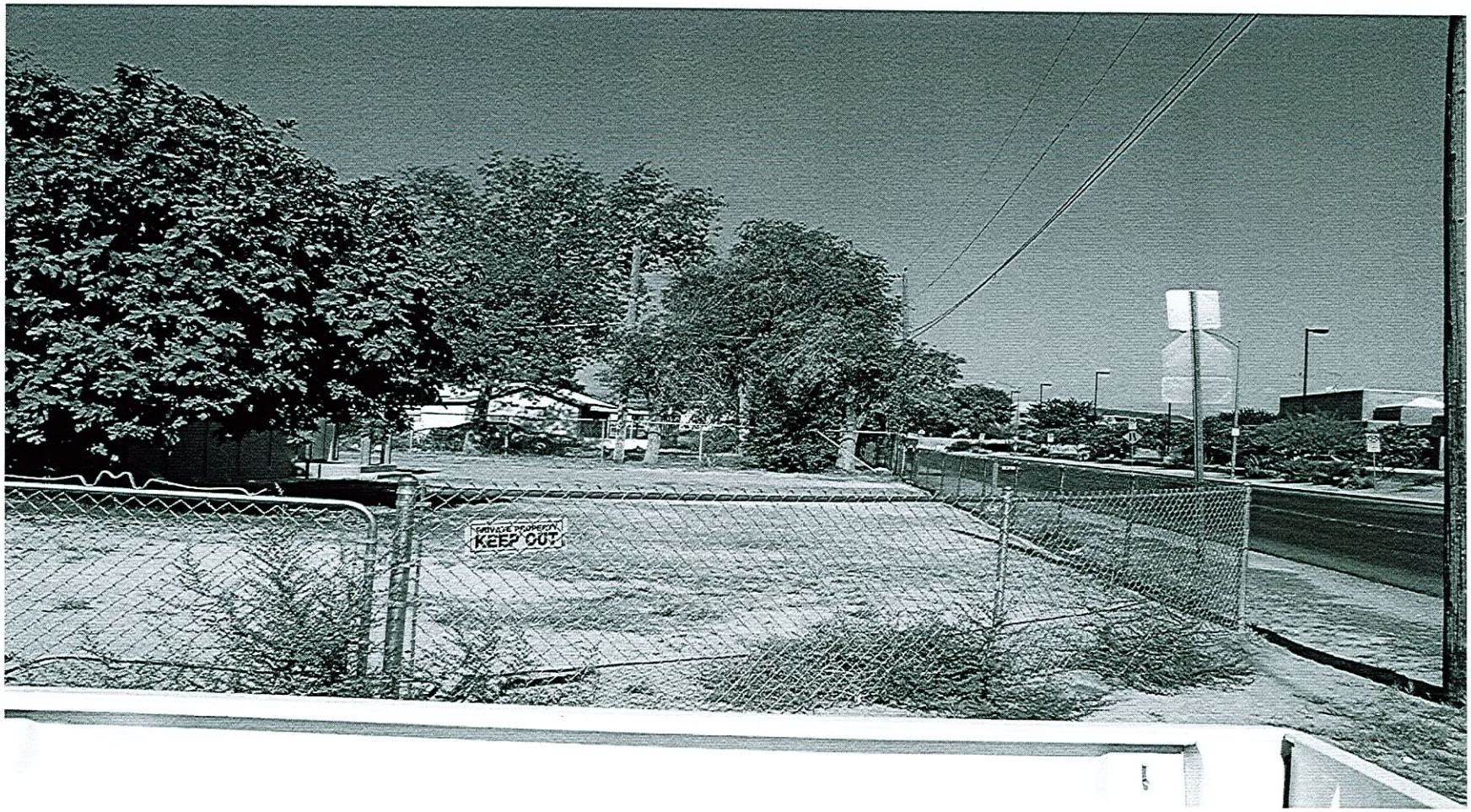
This project will add approximately 54 trips per day on Harris and McKnight. This will increase expected volumes by about 4 percent on Harris. Harris is at about 42 percent of capacity. This project will use about 2 percent of the capacity of McKnight.

Based on Peak Hour use, this development will add roughly 5 additional cars into the area; which works out to about one every twelve minutes.

Note that this report assumes all traffic from this development uses all named streets.

GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06



GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06

GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06

GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06

GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06