PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-21982 APN: 162·07·101·005 + 006

Name of Property Owner: DAVID WILLDEN

Name of Applicant: WINGATE MARKETING GROUP

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: [signature]

Print Name: DAVID WILLDEN

Subscribed and sworn before me

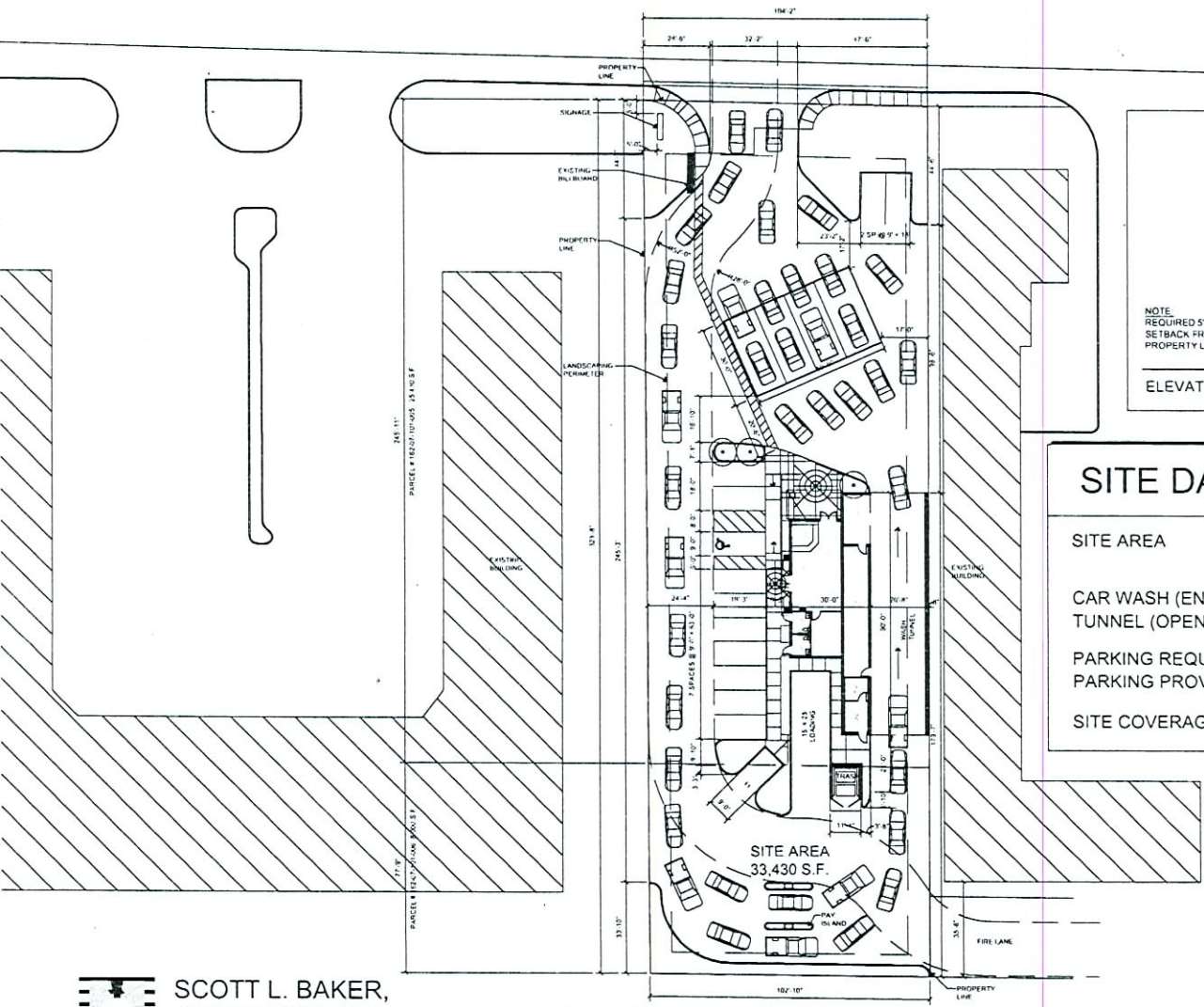
This 27th day of APRIL, 2007 DAVID WILLDEN

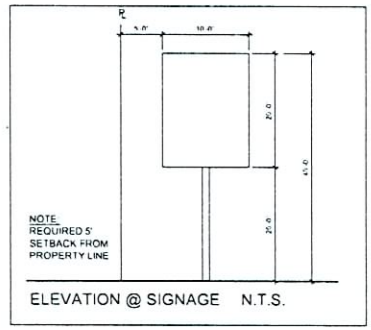
CLARK, NEVADA

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

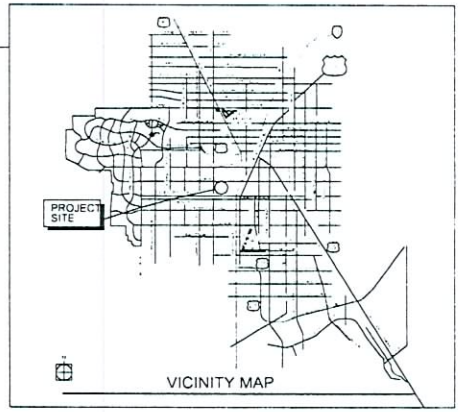
Notary Public - State of Nevada
County of Clark
GWENDOLYN G. MARTIN
My Appointment Expires
February 7, 2011
No: 07-1722-1

SAHARA





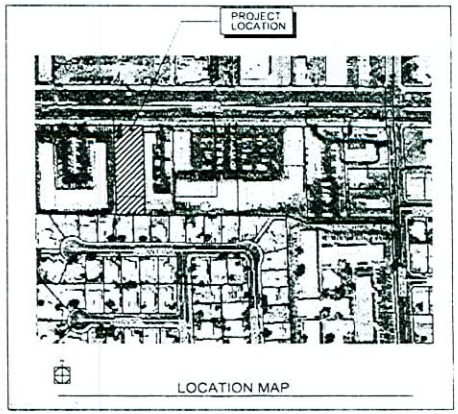
ELEVATION @ SIGNAGE N.T.S.



VICINITY MAP

SITE DATA RETAIL

SITE AREA	33,430 S.F.
CAR WASH (ENCLOSED)	1,948 S.F.
TUNNEL (OPEN - TO ROOF)	1,800 S.F.
PARKING REQUIRED (1/150)	13 SPACES
PARKING PROVIDED (1/150)	13 SPACES
SITE COVERAGE	5.8%



LOCATION MAP

JUN 2 2 2007

SCOTT L. BAKER,
ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

SITE PLAN

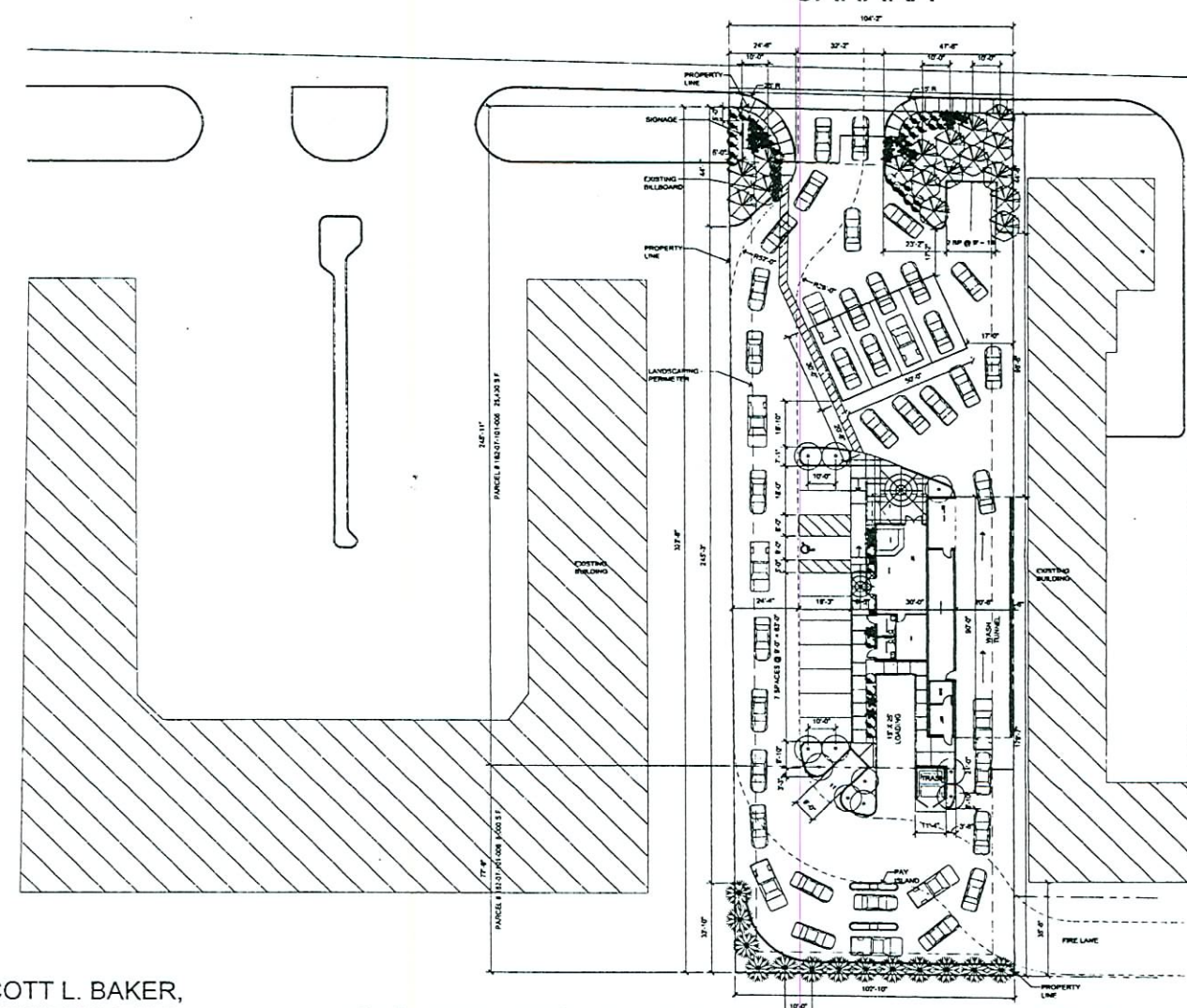
VAR-21980 VAR-21981
SUP-21979 SDR-21982
REVISED 07/12/07 PC

SCALE = 1" = 20' PROJECT NO. #07-106 06.25.07

0 10' 20' 40' 80'

SITE PLAN

SAHARA



LANDSCAPE DATA

REQUIRED LANDSCAPE AREA	7,627 S.F.
PROVIDED LANDSCAPE AREA	3,238.3 S.F.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE
TREE				
	PINUS	MONDELL PINE	17	24" BOX
	PROSOPIS	CHILEAN MESQUITE	11	24" BOX
	LAURUS NOBILIS	GRECIAN LAUREL	13	24" BOX
SHRUBS				
	PHOTINIA	REDTIP PHOTINIA	39	5 GAL
	SALVIA	CHAPARRAL SAGE	20	5 GAL
GROUNDCOVER				
	DG GROUNDCOVER - 'ADOBE RED' OR 'MOHAVE GOLD' DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL. SIZE TO BE 3/4" SCREENED			

SCOTT L. BAKER,
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CAR WASH - DECATUR/SAHARA

SCALE = 1" = 20' PROJECT NO. #07-106 06.25.

0' 10' 20' 40' 80'

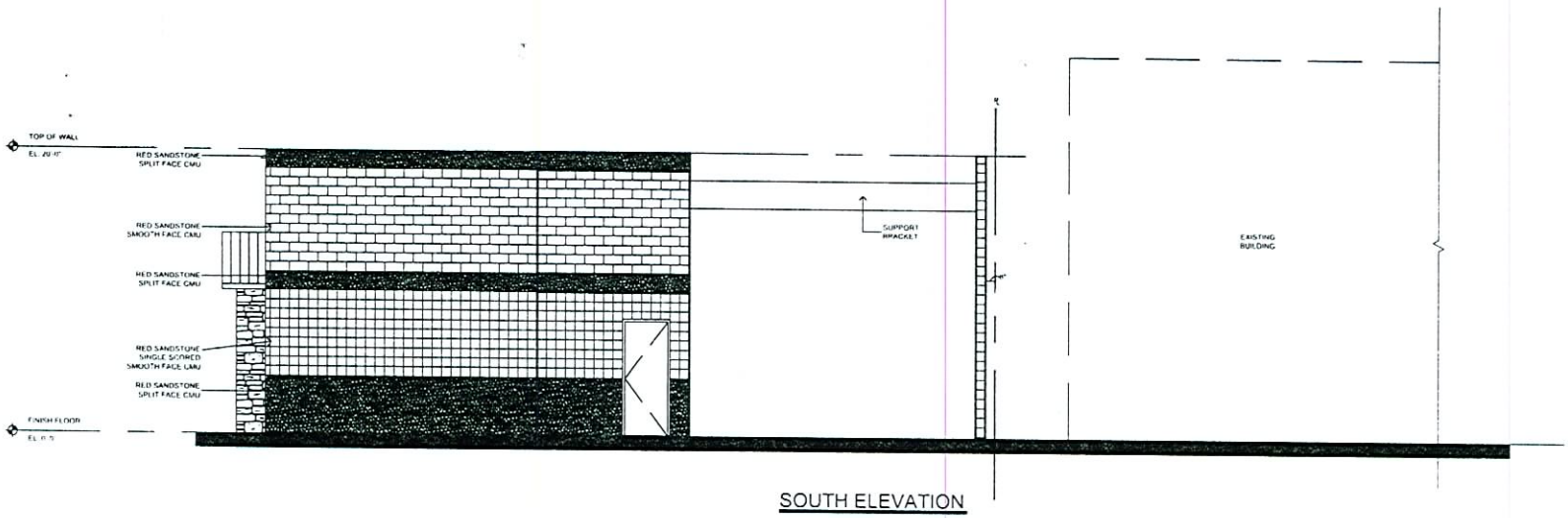
LANDSCAPE PL

RECEIVED JUN 22 2007

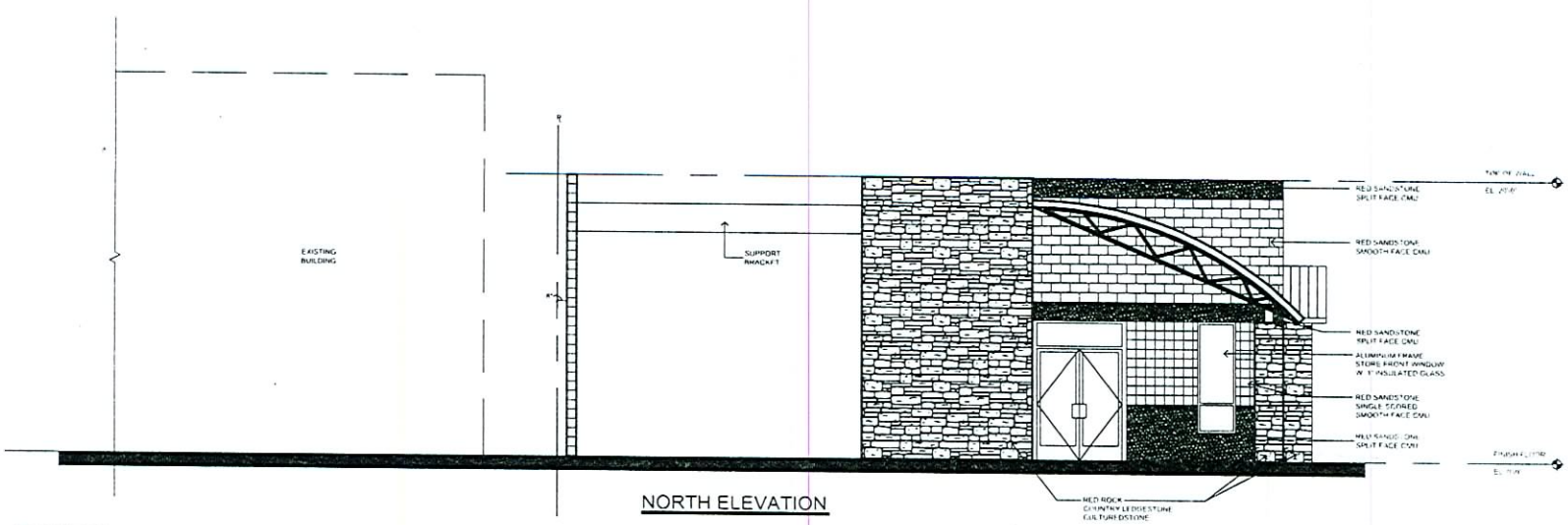
LANDSCAPE PLAN

VAR-21980 VAR-21981
SUP-21979 SDR-21982
REVISED 07/12/07 PC

RECEIVED JUN 22 2007



SOUTH ELEVATION



NORTH ELEVATION

SCOTT L. BAKER,
ARCHITECT, INC.

JUN 2 2 2007

CAR WASH - DECATUR/SAHARA

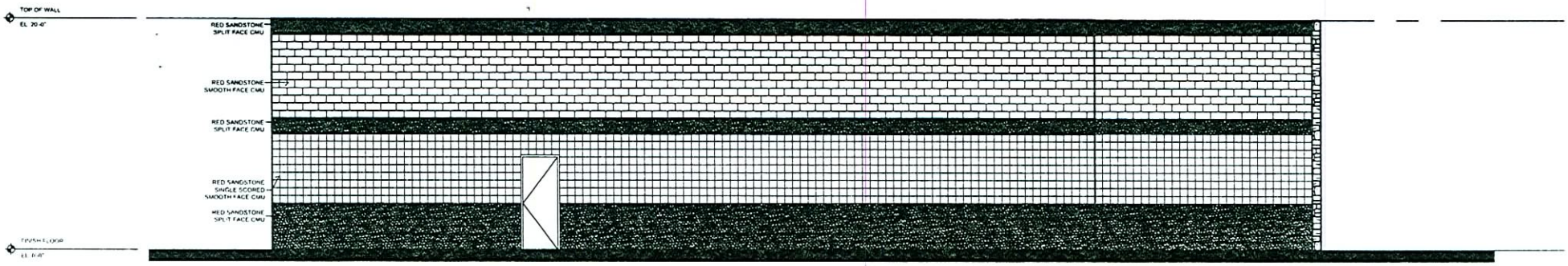
VAR-21980 VAR-21981
SUP-21979 SDR-21982
REVISED 07/12/07 PC

SCALE 1/4" = 1'-0" PROJECT NO. #07-106 06.25.07

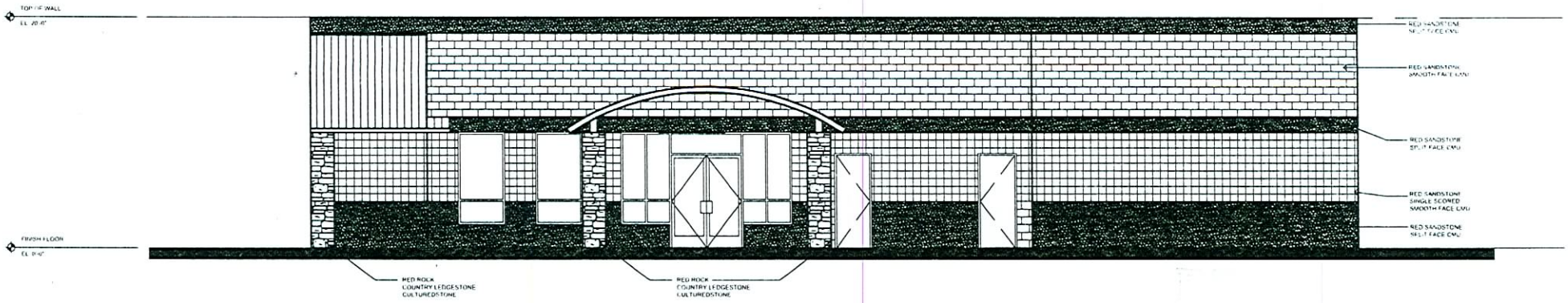
EXTERIOR ELEVATIONS

16'

EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION

JUN 2 2 2007

SCOTT L. BAKER,
ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

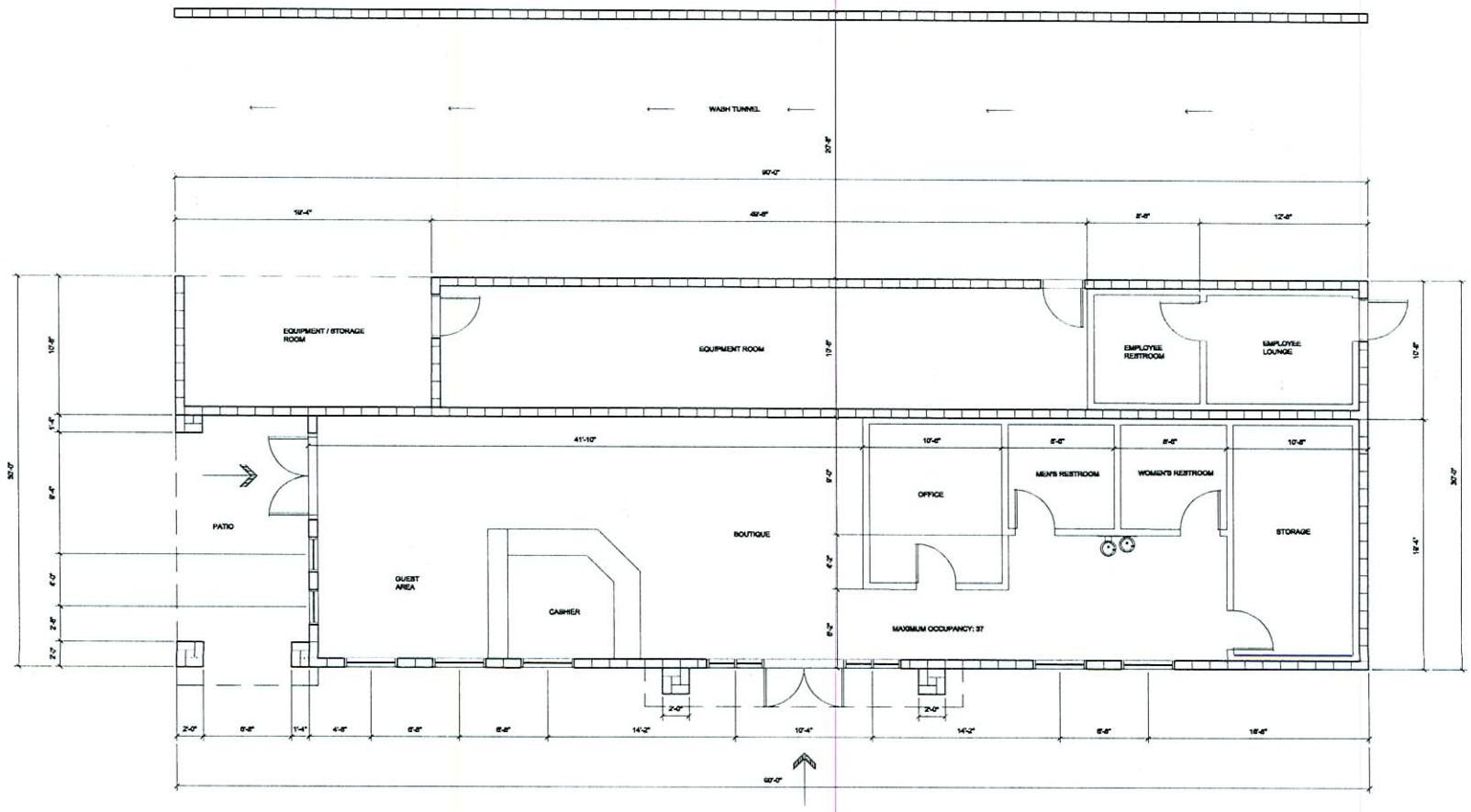
VAR-21980 VAR-21981
SUP-21979 SDR-21982
REVISED 07/12/07 PC

SCALE: 1/4" = 1'-0" PROJECT NO. #07-106 06.25.07

EXTERIOR ELEVATIONS

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS



SCOTT L. BAKER,
ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

DRAWINGS ARE NOT FINAL AND SUBJECT TO CHANGE

SCALE = 1/4" = 1'-0" PROJECT NO. #07106 05.15.07

0' 2' 4' 8' 16'

FLOOR PLAN

FLOOR PLAN

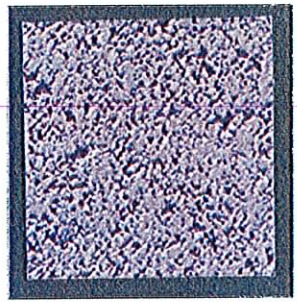
SDR-21982
06/28/07 PC

RECEIVED
MAY 15 2007

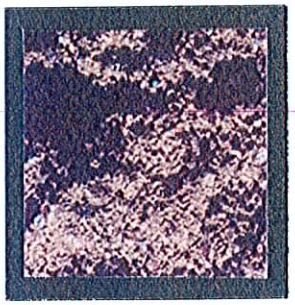
CAR WASH
SAHARA / DECATUR

RED ROCK
COUNTRY LEDGESTONE
CULTURED STONE
CSV-387453
TIGHT FITTED

STANDING SEAM
METAL ROOF
(CLASSIC COPPER)



RED SANDSTONE



RED SANDSTONE

SCOTT L. BAKER,
ARCHITECT, INC.

7225 SOUTH BERMUDA ROAD
SUITE D
LAS VEGAS, NV 89119

MAY 15, 2007

SDR-21982
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MAY 15 2007

SDR 21982
Wingate Marketing Group

4545 W. Sahara Ave.

Proposed 2.4 thousand square foot full service car wash.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FULL SERVICE CAR WASH [1000 SF]	2.4	176.50	424
AM Peak Hour			0.00	0
PM Peak Hour			14.12	34
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Sahara Ave.	
Average Daily Traffic (ADT)	59,378
PM Peak Hour *(heaviest 60 minutes)*	4,750
Decatur Blvd.	
Average Daily Traffic (ADT)	49,695
PM Peak Hour *(heaviest 60 minutes)*	3,976
Arville St.	
Average Daily Traffic (ADT)	15,753
PM Peak Hour *(heaviest 60 minutes)*	1,260

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sahara Ave.	51700
Decatur Blvd.	51700
Arville St.	16200

This project will add approximately 424 trips per day on Sahara Ave., Decatur Blvd., and Arville St. This will increase the expected volumes by less than 1 percent on Sahara, less than 1 percent on Decatur, and about 3 percent on Arville. Sahara is over capacity, Decatur is at about 96 percent capacity, and Arville is at about 25 percent capacity.

Based on Peak Hour use, this development will add roughly 34 additional cars into the area; which works out to about one every 2 minutes.

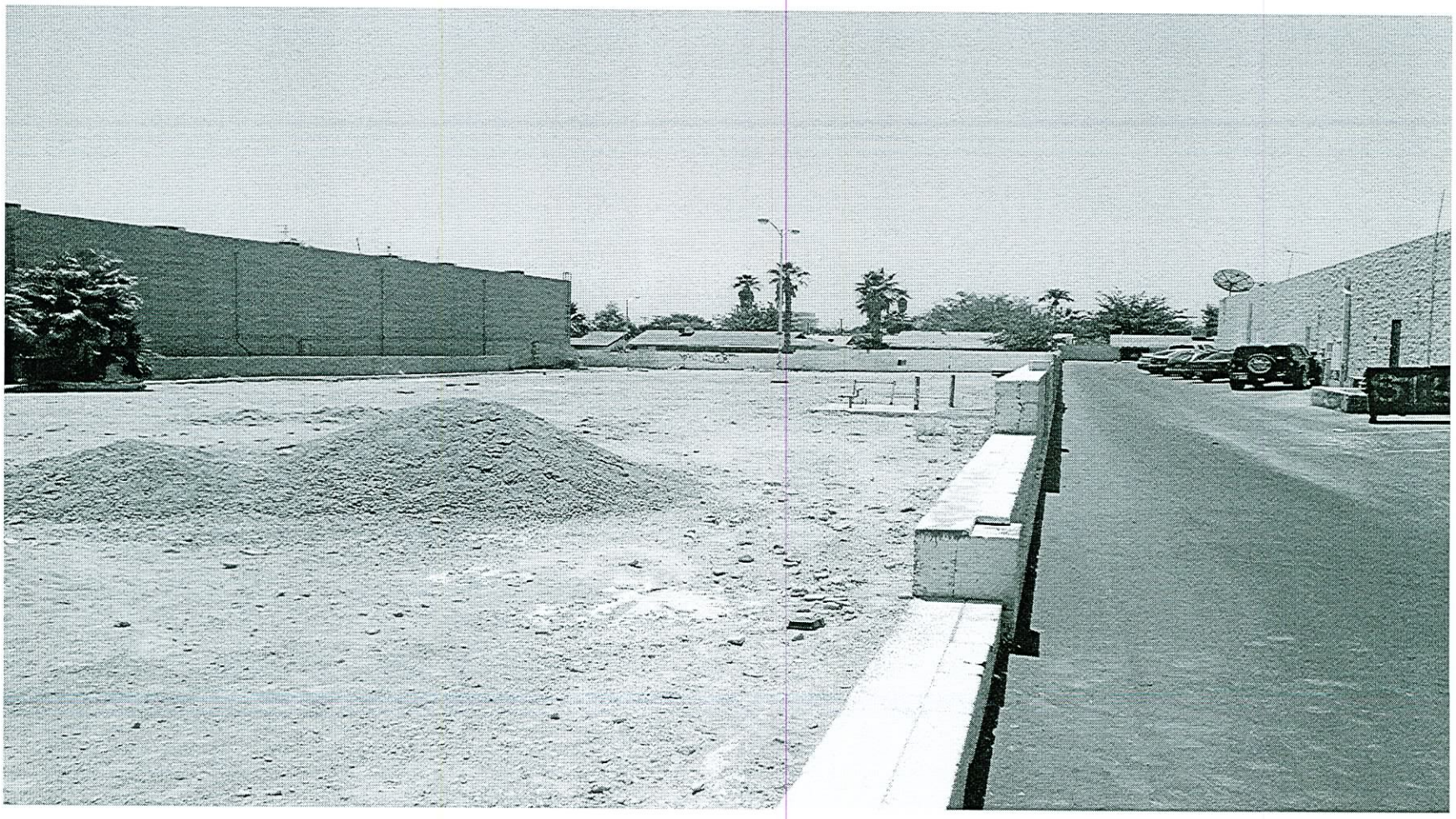
Note that this report assumes all traffic from this development uses all named streets.

VAR-21980, VAR-21981, SUP-21979, AND SDR-21982 - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN

SOUTH SIDE OF WEST SAHARA AVENUE, APPROXIMATELY 1,400 FEET EAST OF DECATUR BOULEVARD

JULY 12, 2007 PLANNING COMMISSION

06/13/07



VAR-21980, VAR-21981, SUP-21979, AND SDR-21982 - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN

SOUTH SIDE OF WEST SAHARA AVENUE, APPROXIMATELY 1,400 FEET EAST OF DECATUR BOULEVARD

JULY 12, 2007 PLANNING COMMISSION

06/13/07