PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18206** APN: _____

Name of Property Owner: Fletcher Jones Sr Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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: Fletcher Jones Jr.

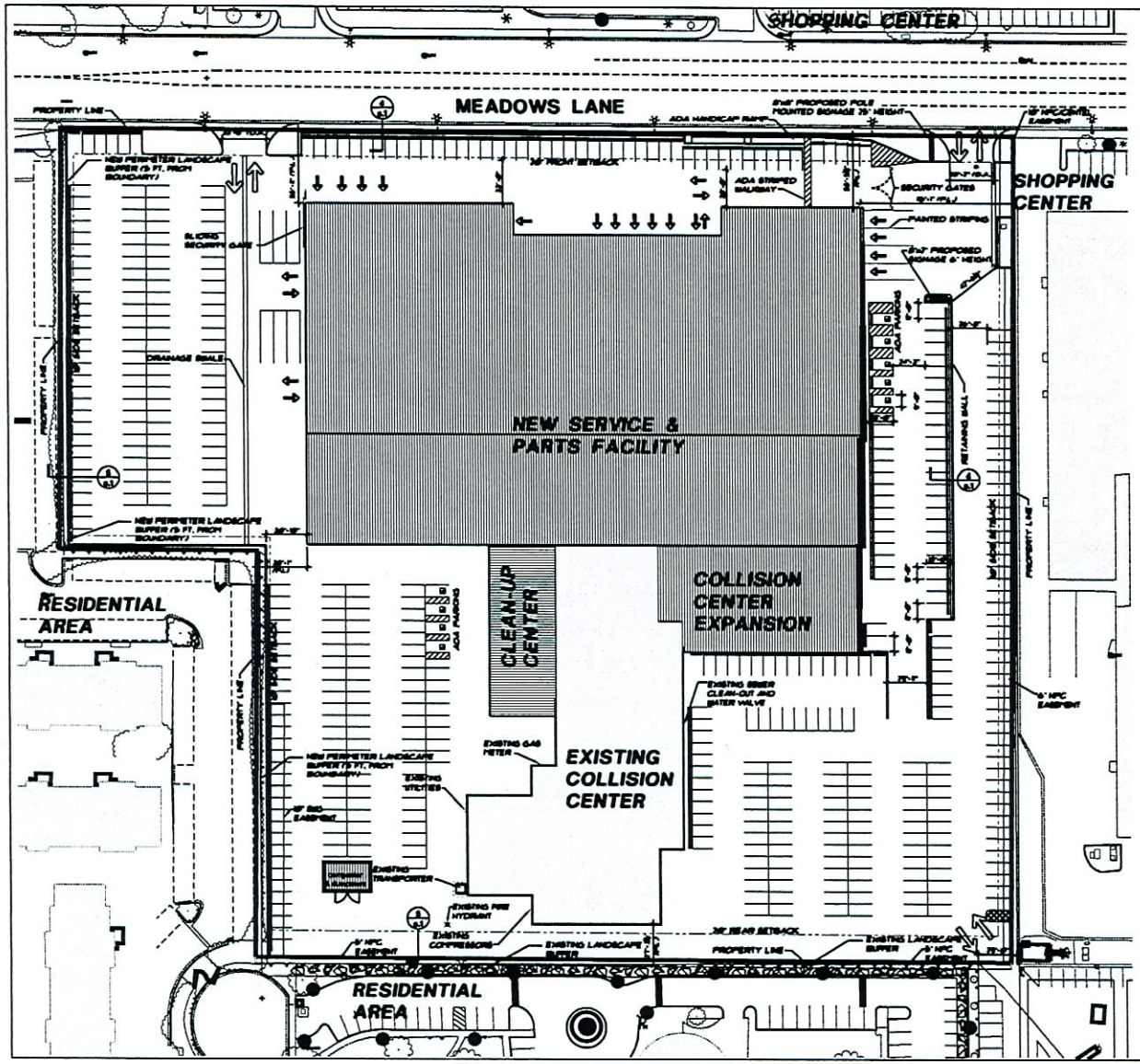
Subscribed and sworn before me

This 14 day of Nov, 2006

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. LaFORTUNE
Appt. No. 93-1116-1
My Appt. Expires Jan 30 2009



notes:

PARKING ANALYSIS

TOTAL NUMBER OF PARKING SPACES REQUIRED: 5+ 1 per 300 SF GFA	MIN. NUMBER OF ACCESSIBLE PARKING SPACES:	MIN. # OF VAN-ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE:	MIN. # OF ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE:
774	9	2	7
TOTAL NUMBER OF PARKING SPACES PROVIDED:	ACCESSIBLE PARKING SPACES PROVIDED:	VAN-ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE PROVIDED:	ACCESSIBLE PARKING SPACES W/ MIN. 60" WIDE ACCESS AISLE PROVIDED:
800	9	2	7

*NOTE: PARKING AND LANDSCAPE VARIANCE IN PROCESS OF BEING OBTAINED

*NOTE: ALL SETBACKS ARE BASED ON C-2 ZONING BARRED UPON REZONING RESIDENTIAL AREAS TO COMMERCIAL.

F.A.R. ANALYSIS

EXISTING BUILDING:	31,308 SQ. FT.
TOTAL EXPANSION:	135,888 SQ. FT.
SITE:	408,762 SQ. FT.
FLOOR AREA RATIO:	31,308+135,888/408,762=.38

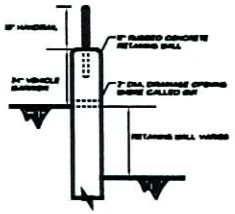
ABBREVIATIONS

P.L.=PROPERTY LINE
D.A.=DRIVE AISLE

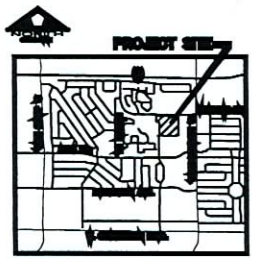
LEGEND

PROPERTY LINE
NEW SIGNAGE
BUILDING SETBACK
VEHICULAR FLOW
EXISTING BUILDING
LANDSCAPE ISLAND

5 RETAINING WALL DETAIL

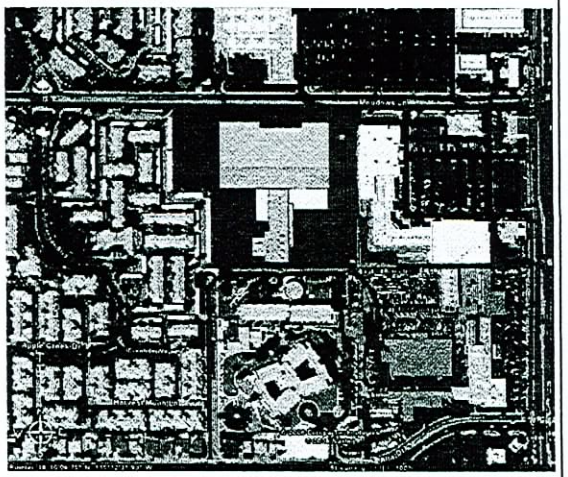


4 RETAINING WALL DETAIL



3 VICINITY MAP

color legend:



1 SITE PLAN

2 COLORED SITE PLAN

PRELIMINARY- NOT FOR CONSTRUCTION

david zenner a.i.a.
818 Marietta Street, N.W.
Atlanta, Georgia 30318
(404) 881-8370 fax (404) 881-8173

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seal:

ALTERATIONS AND ADDITIONS TO:

BILL HEARD LAS VEGAS CHEVROLET

444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107

02/22/07 PC

ZON-18208 VAR-18210

SDR-18206

For Site Submittal 10-13-06

project no 150038
drawn by rp
checked by
seal no

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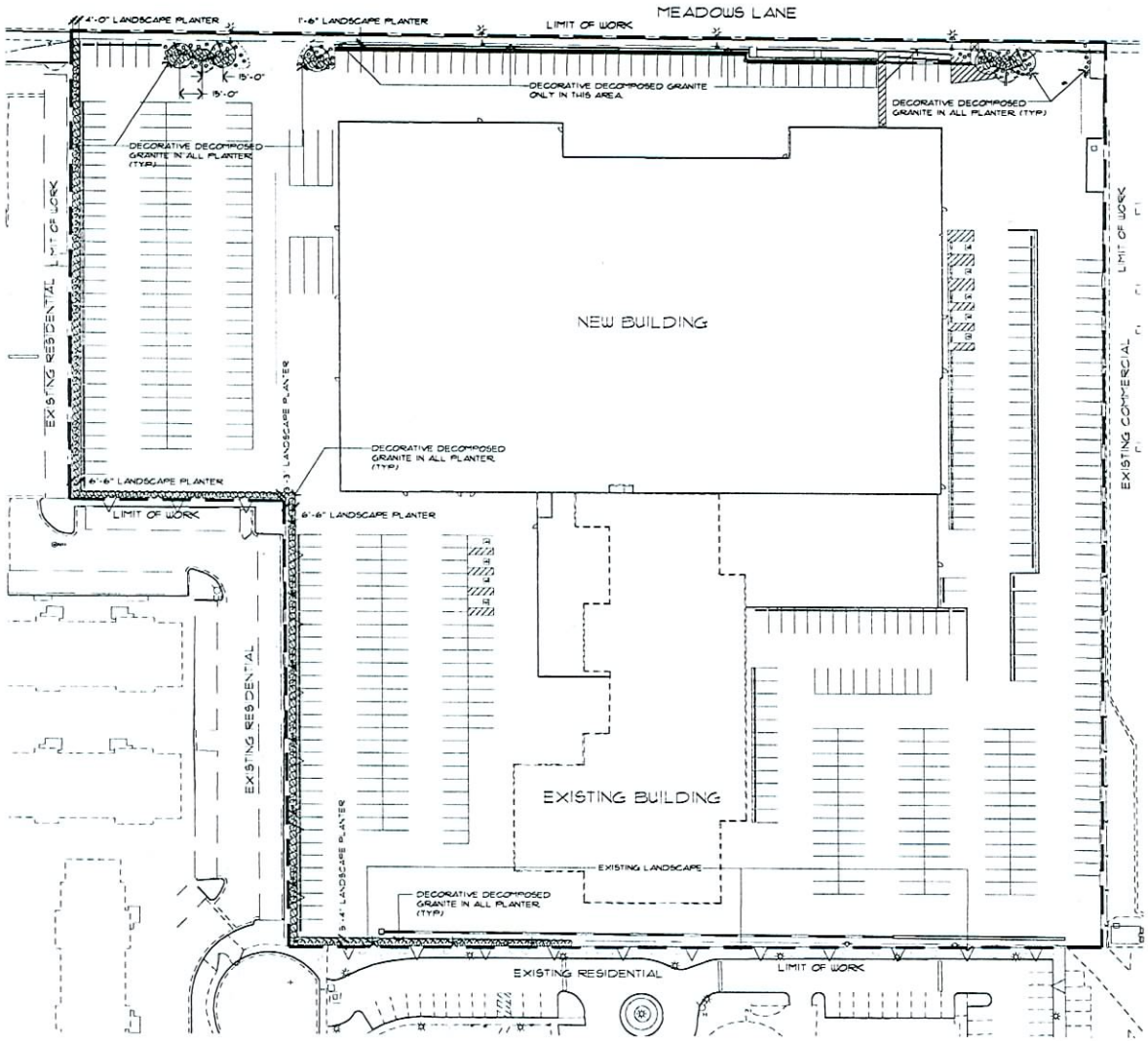
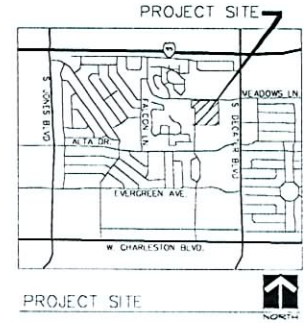
NOV 17 2006

a.1
Site Plan





PROPOSED PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
		TREES			
	2	24"-Box	Chitalpa 'Pink Dawn'	Chitalpa	Deciduous, flowering
		24"-Box	Cercidium 'Desert Museum'	Desert Museum Palo Verde	Semi-Evergreen
		24"-Box	Olea europaea 'Swan Hill'	Fruitless Olive	Semi-Evergreen
		TREES			
	5	24"-Box	Acacia stenophylla	Shoestring Acacia	Evergreen
		24"-Box	Chilopsis linearis	Desert Willow	Deciduous, flowering
		24"-Box	Vitex agnus-castus	Monks Pepper Tree	Deciduous, flowering
		ACCENT SECURITY TREES			
	10	4-6 CANES	Fouquieria splendens	Ocotillo	Deciduous, flowering
		15-Gal	Yucca brevifolia	Joshua Tree Yucca	Evergreen, flowering
		LARGE SHRUBS			
	17	5-Gal	Cassia phyllodenia	Silver Leaf Cassia	Evergreen, flowering
		5-Gal	Vauquelinia californica	Arizona Rosewood	Evergreen, flowering
		MEDIUM SHRUBS			
	102	5-Gal	Leucophyllum laevigatum	Chihuahuan Sage	Evergreen, flowering
		5-Gal	Rosmarinus officinalis	Upright Rosemary	Evergreen, flowering
		SMALL SHRUBS			
	95	1-Gal	Lantana sp. 'New Gold'	New Gold Lantana	Deciduous, flowering
		1-Gal	Myoporum parvifolium	Prostrate Myoporum	Evergreen, flowering
		MISCELLANEOUS			
	5430 SF		DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH (TYP) COLOR: APACHE SUNSET 1/2" SCREENED. NOTE: "DG"=DECOMPOSED GRANITE		

REVISIONS

IN HOUSE COMMENTS

The WLB Group WLB
Engineering Landscape Architecture
255 N. Green Valley Pkwy. Suite A235
HENDERSON, NV 89014 (702) 458-2551

BILL HEARD CHEVROLET

LANDSCAPE PLAN

Drawn	Checked
RM	CD

Date: 10-17-06
Scale: 1"=40'-0"
Job No. 406041-A-001
File No. 6041CNLDWG
Sheet L1.1

Call before you Overhead 593-8111

Call before you Dig. 1-800-227-2600

NORTH

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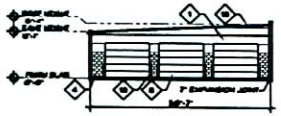
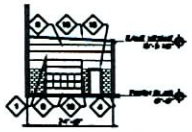
02/22/07 PC

ZON-18208 VAR-18210

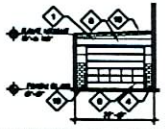
SDR-18206



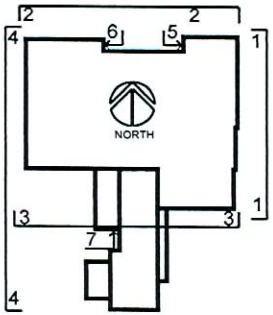
7 CLEAN-UP STALLS SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



6 CAR WASH EAST ELEVATION
SCALE: 3/32" = 1'-0"



5 SERVICE DR. WEST ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

elevation general notes:

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND APPLY DESIGN INTENT SHOWN HEREIN.

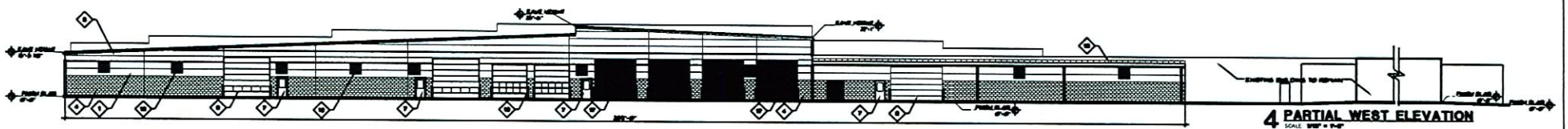
2. GENERAL CONTRACTOR SHALL SUBMIT MATERIAL BOARD SAMPLES OR "MOCKUPS" OF ALL FINISHES, INCLUDING AND SPECIFICALLY COLOR VARIATIONS, FOR ALL EXTERIOR SURFACE MATERIALS. THE SIZE OF ALL SUBMITTALS SHALL BE A MINIMUM OF 12" X 12". THE ARCHITECT SHALL REVIEW AND APPROVE PRIOR TO THE COMMENCEMENT OF INSTALLATION OF ANY EXTERIOR SURFACE ASSEMBLY.

exterior material / elevation keynotes:

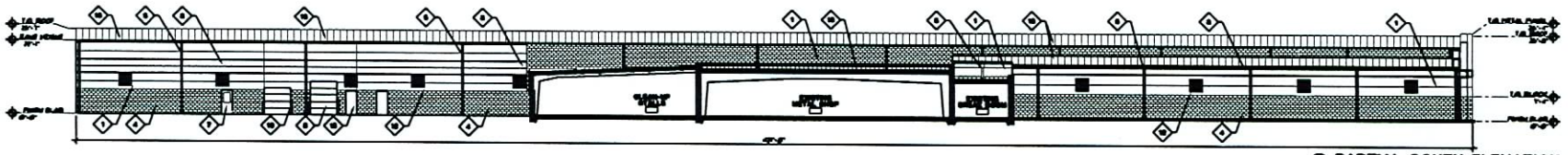
1. INSULATED METAL WALL PANELS @ 30" O.C. TYP. - COLOR TO MATCH BENJAMIN MOORE WHITE SWAN 2027
2. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM, TYP.
3. INSULATED METAL WALL PANELS @ 30" O.C. TYP. - COLOR TO MATCH BENJAMIN MOORE BLUE 2791
4. SPLIT-FACED CONCRETE BLOCK, TYP. - PAINT COLOR TO MATCH BENJAMIN MOORE WHITE SWAN 2027
5. GUTTER & DOWNSPOUT, TYP. - COLOR TO MATCH BENJAMIN MOORE SILENT NIGHT 1613
6. CLEAR ANODIZED ALUMINUM STOREFRONT DOOR, TYP. - PAINT TO MATCH BENJAMIN MOORE SILENT NIGHT 1613
7. HOLLOW METAL DOOR WITH WINDOW, TYP. - PAINT TO MATCH BENJAMIN MOORE SILENT NIGHT 1613
8. OVERHEAD DOOR, TYP.
9. OVERHEAD DOOR WITH GLASS, TYP.
10. BOLLARD, TYP. - COLOR TO MATCH BENJAMIN MOORE BLUE 2791
11. CLEAR GLASS- TYP.
12. MECH. LOUVER- SEE M.E.P. FOR DETAILS
13. STANDING SEAM METAL ROOF, TYP. - COLOR TO MATCH BENJAMIN MOORE SILENT NIGHT 1613
14. PROVIDE PLYWOOD BACKING FOR SIGNAGE PROVIDED & INSTALLED BY OWNER. SIGNAGE HEIGHT TO BE 2'-0" TYP., COLOR TO BE "PURE WHITE"
15. HOLLOW METAL DOOR
16. REPAIR/ REPLACE EXISTING ROOF AS REQ'D.
17. COILING OVERHEAD DOOR

drawing symbols:

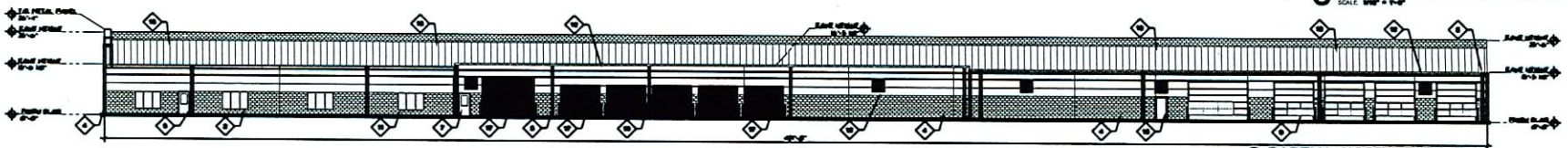
- PLAN NOTE KEY
- BREAK LINE
- CENTER LINE
- 30" OF PARAPET (ELEV. 15'-0" A.F.G.) — VERTICAL DIMENSION RELATIVE TO FINISH FLAG



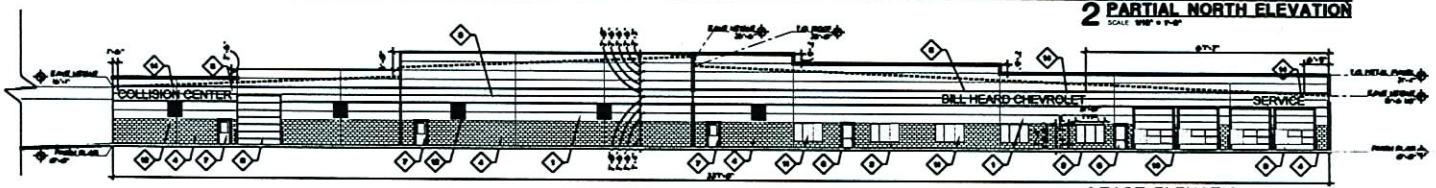
4 PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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david zenner a.i.a.
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seal:

ALTERATIONS AND ADDITIONS TO:

BILL HEARD LAS VEGAS CHEVROLET

444 S. DECATUR BLVD. LAS VEGAS, NEVADA, 89107

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206

For Site Submittal	10-13-06
project no	150038
drawn by	TMC
checked by	
sheet no	a5.1
Building Elevations	

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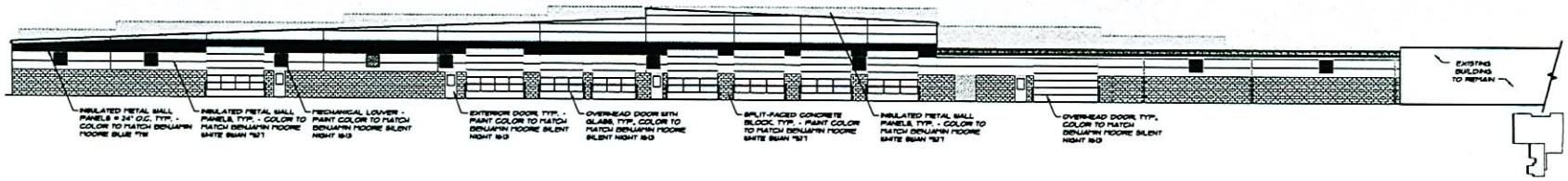
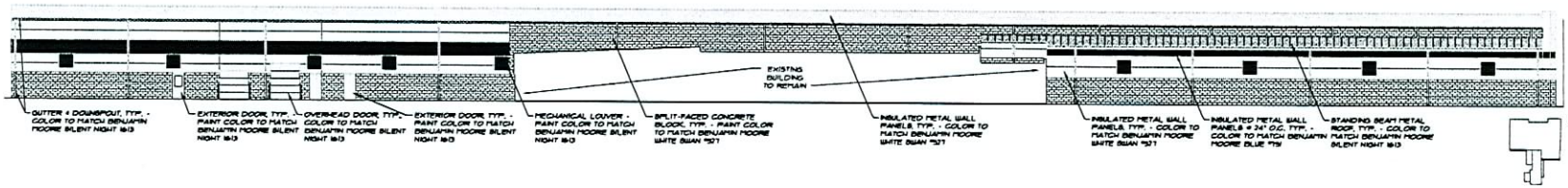
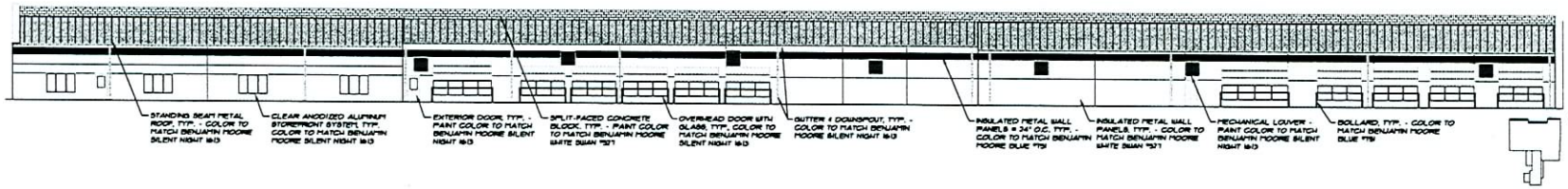


Partial West Elevation

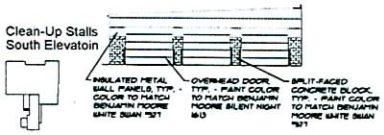


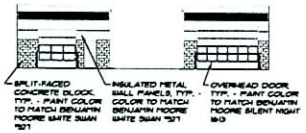
South Elevation



North Elevation

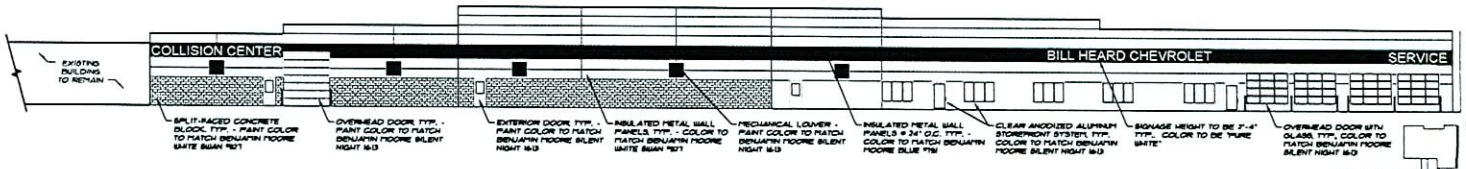
Clean-Up Stalls
South Elevatoin





Car Wash
East Elevation

Service Dr.
West Elevation



Partial East Elevation

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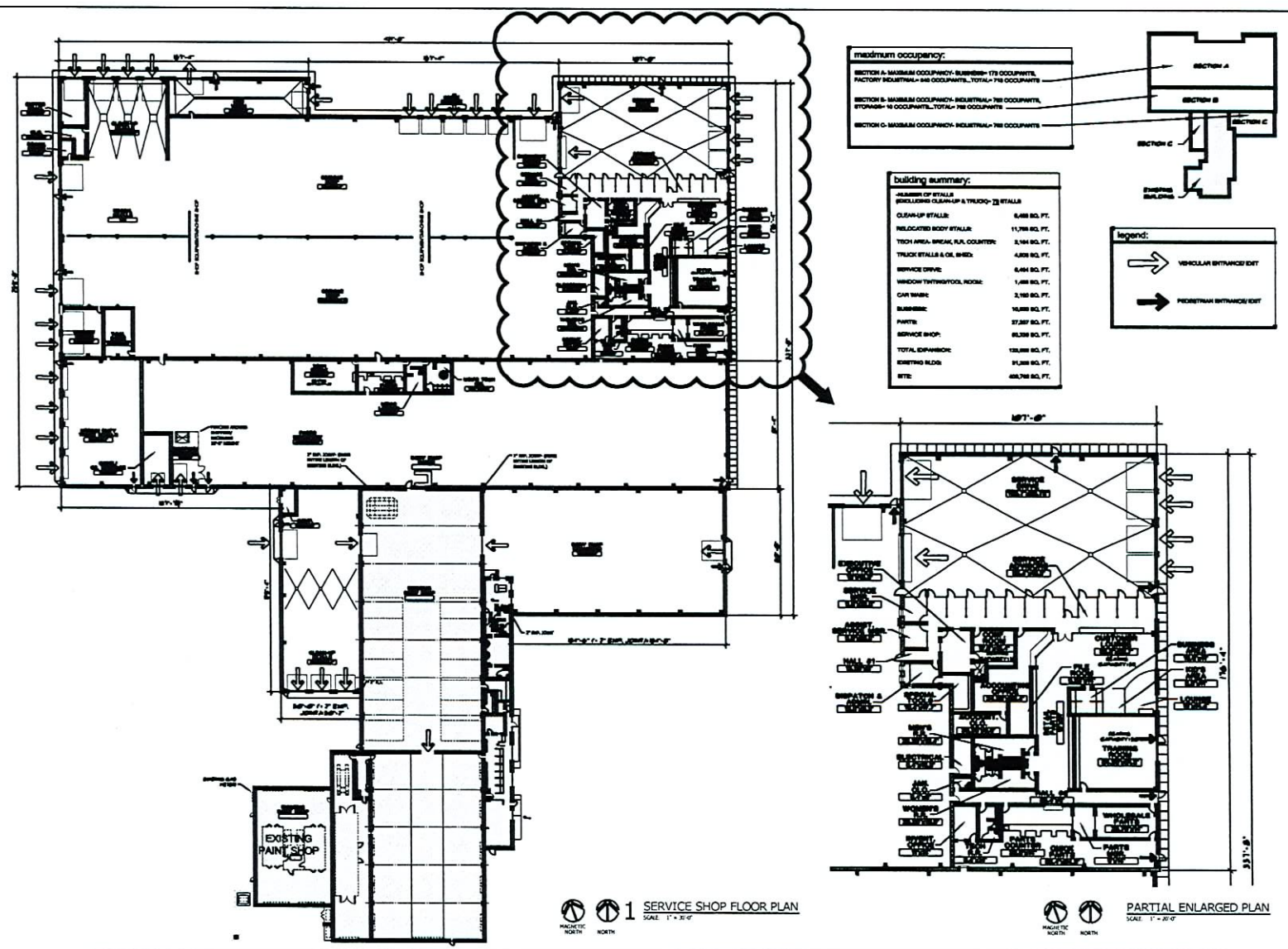
SCALE 1/16"=1'-0"
0 8 16 24 40

BILL HEARD LAS VEGAS CHEVROLET

02/22/07 PC

ZON-18208 VAR-18210

SDR-18206



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444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107

For Site Submittal 10-13-06

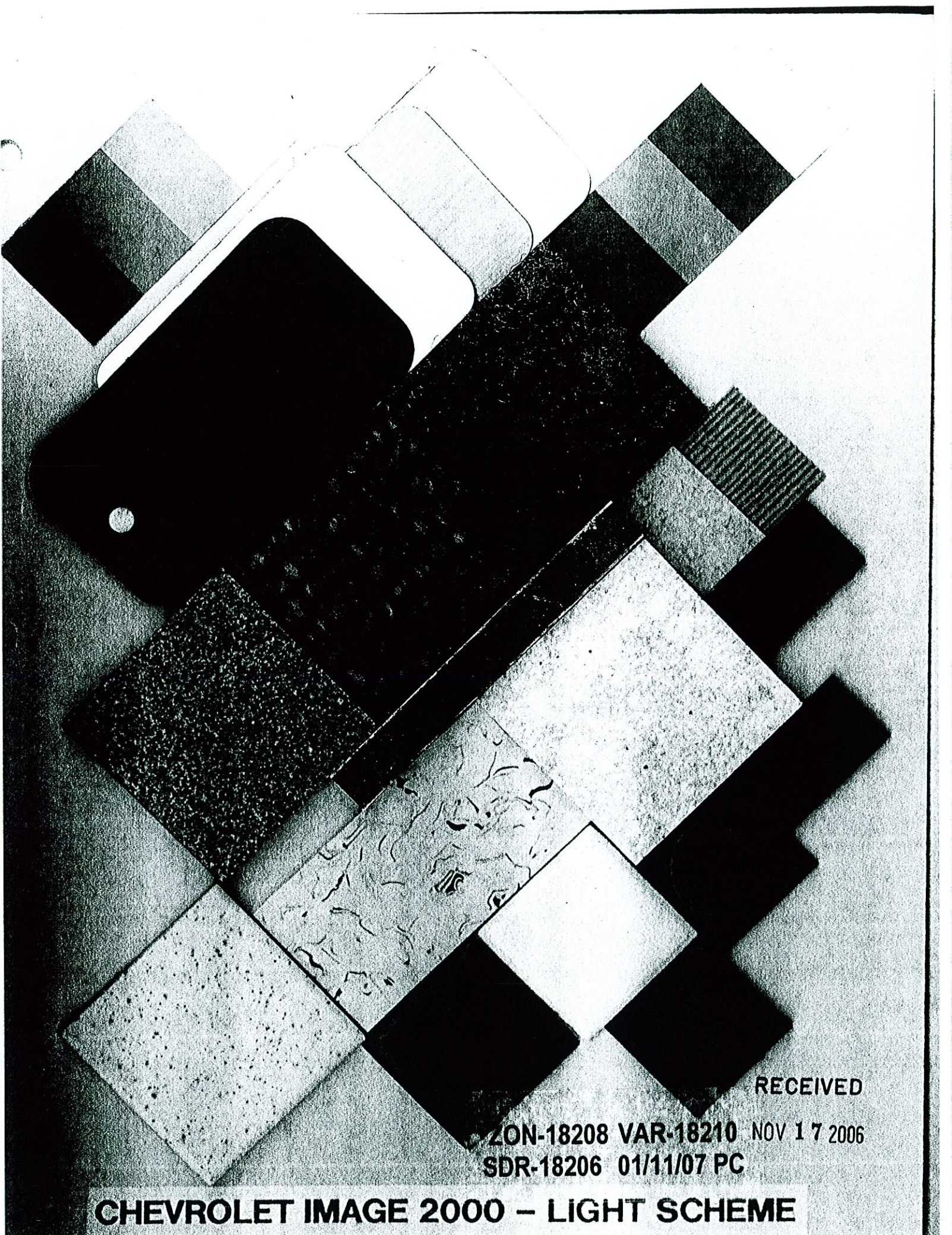
project no 150038

a.2

02/22/07 PC

ZON-18208 VAR-18210

SDR-18206



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ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

CHEVROLET IMAGE 2000 – LIGHT SCHEME

SDR 18206

Fletcher Jones Management Group, Inc.

400 S. Decatur

Proposed 123.669 thousand square foot expansion of an automobile service facility.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	123.669	33.34	4,123
AM Peak Hour			2.05	254
PM Peak Hour			2.64	326
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Meadows Lane	
Average Daily Traffic (ADT)	16,900
PM Peak Hour *(heaviest 60 minutes)*	1352

Decatur Boulevard	
Average Daily Traffic (ADT)	52,413
PM Peak Hour *(heaviest 60 minutes)*	4193

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Meadows Lane	32585
Decatur Boulevard	51700

This project will add approximately 4,123 trips per day on Meadows and Decatur. This will increase expected volumes by about twenty four percent on Meadows and about eight percent on Decatur. Meadows is at about 52 percent of capacity and Decatur is over capacity.

Based on Peak Hour use, this development will add roughly 326 additional cars into the area; which works out to about two every eleven minutes.

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

ZON-18208, VAR-18210, SUP-19129 & SDR-18206 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST
400 SOUTH DECATUR BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

ZON-18208, VAR-18210, SUP-19129 & SDR-18206 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST
400 SOUTH DECATUR BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

12/12/06