PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17717** APN: 140-3260-01-005

Name of Property Owner: Stewart / Hellis Partners LLC

Name of Applicant: David Shalom

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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner: _____

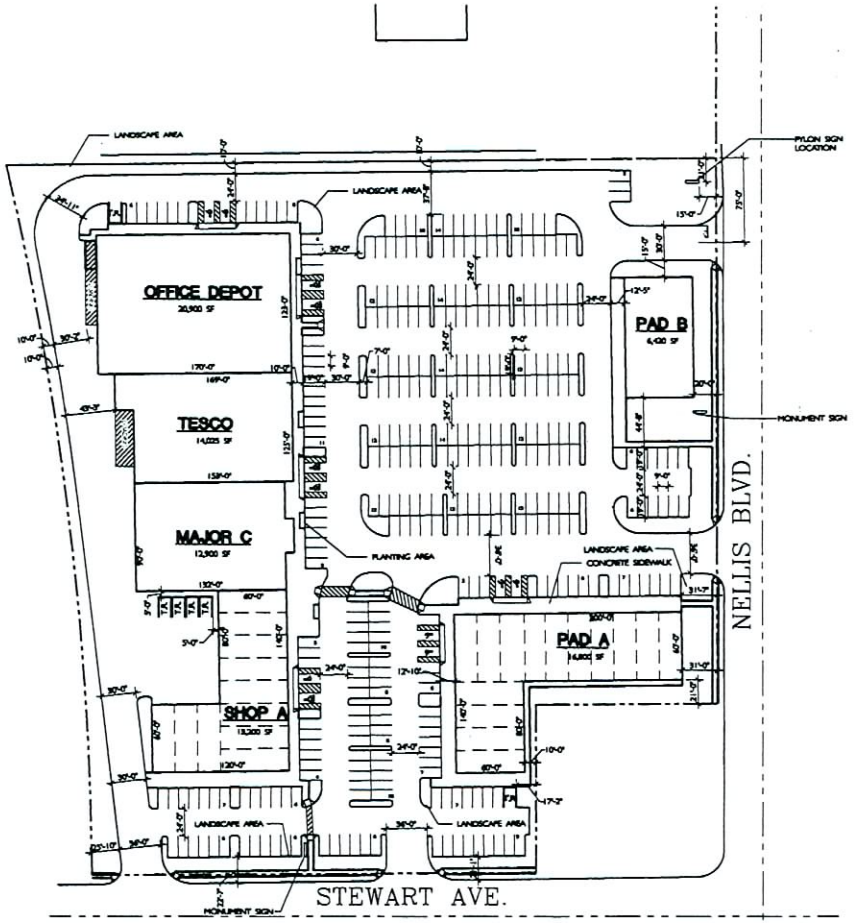
Print Name: DAVID SHALOM

Subscribed and sworn before me

This 18 day of OCTOBER, 2006

CARLOS A. LAINEZ
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1517805
LOS ANGELES COUNTY
Exp. October 4, 2008

Notary Public in and for said County and State



SITE PLAN

A2

North

RECEIVED

OCT 30 2006

PROPOSED SITE SUMMARY

STEWART / NELLIS PARTNERS LLC

EXISITING ZONING	C2
SITE SIZE	7.81 ACRES
APN #	140-326-01-005

PARKING

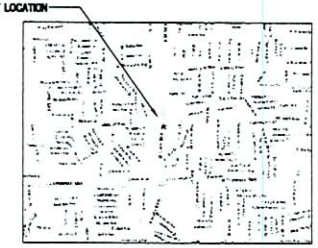
PARKING SPACES REQUIRED:
63,345 @ 1 STALL/250 s.f.
PARKING SPACES REQUIRED = 254 STALLS
20,900 @ 1 STALL/200 s.f.
PARKING SPACES REQUIRED = 105 STALLS

TOTAL PARKING SPACES REQUIRED = 359 STALLS
PARKING SPACES PROVIDED = 364 STALLS

BUILDING SQUARE FOOTAGE

PAD A	16,800 sf
PAD B	6,420 sf
SHOP A	13,200 sf
MAJOR A	20,900 sf
MAJOR B	14,025 sf
MAJOR C	12,900 sf
TOTAL	84,245 sf

PROJECT LOCATION



SDR-17717
12/07/06 PC

ssdg
sandberg salemme design group
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702 433 40
Fax 702 433 4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

Sheet Title

SITE PLAN

Seal

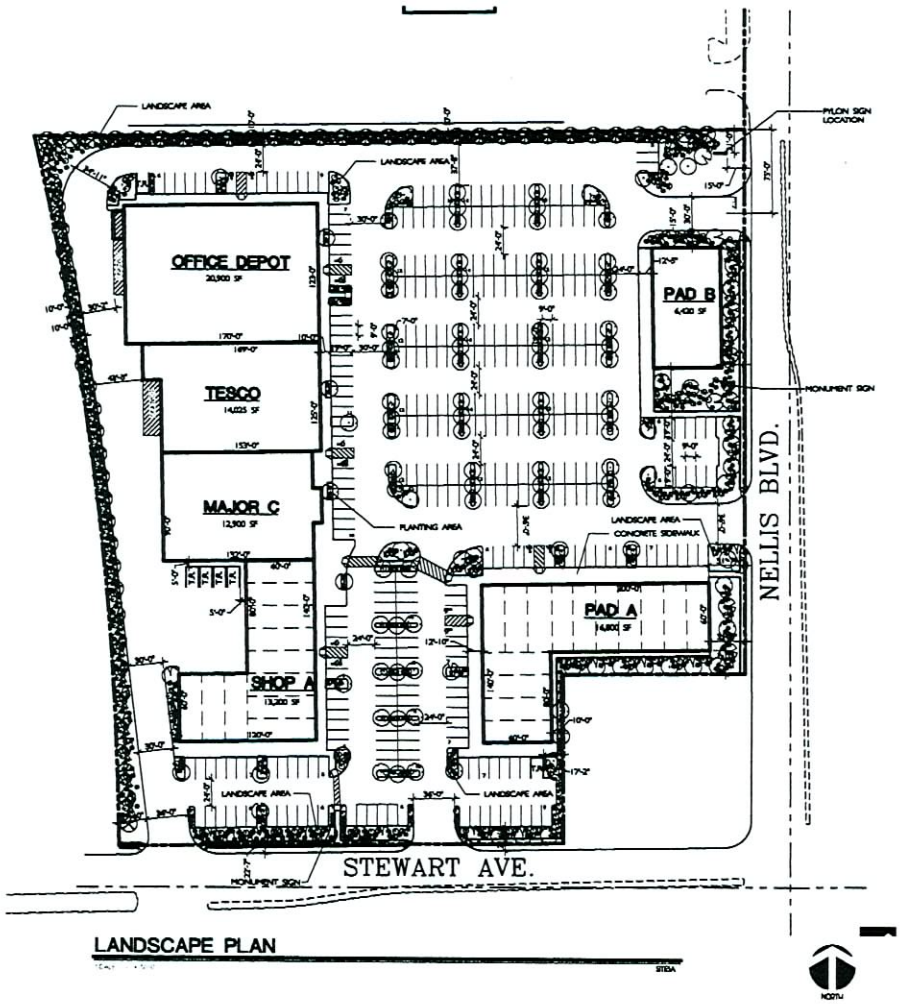
PRELIMINARY NOT FOR CONSTRUCTION

Revision

Project # 8094
Release Date

Sheet

AS1.0



LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	24" BOX	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY
	24" BOX	LIGUSTRUM LUCIDUM	JAPANESE PRIVET, SINGLE TRUNK
	24" BOX	RHUS LANCEA	AFRICAN SUMAC, SINGLE TRUNK
	24" BOX	RHUS LANCEA	AFRICAN SUMAC, MULTIPLE TRUNK
	24" BOX	PINUS ELDARICA	MONDALE (AFGHAN) PINE
SHRUBS			
	5-GAL	AMBROSIA DUMOSA	WHITE BUR-SAGE
	1-GAL	ROSEMARINUS OFFICINALIS	ROSEMARY
	5-GAL	CASSIA WISLIZENII	SHRUBBY SENNA
	5-GAL	DASYLIRION WHEELERI	DESERT SPOON
	5-GAL	DIETES BICOLOR	FORTNIGHT LILY

MISCELLANEOUS

DECOMPOSED GRANITE IN ALL PLANTING AREAS AND NO PLANT ZONES, 2" DEPTH (TYP)
COLOR: TO BE CHOSEN TO COMPLIMENT THE BUILDING COLORS AT THE SITE

sandberg salemme design group
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702 433 40
Fax 702 433 4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

Sheet Title

Seal

LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Revision

Project #: 6084
Release Date

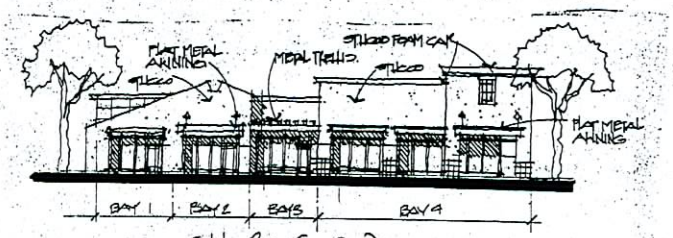
Sheet

AL1.0

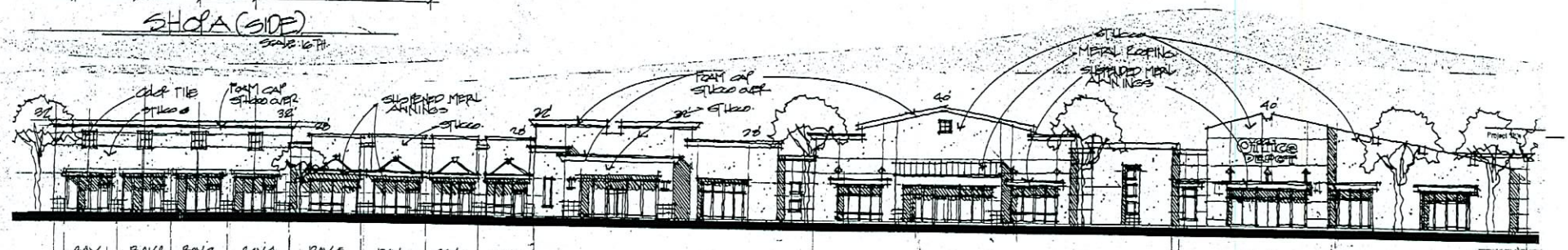
RECEIVED
OCT 24 2006

SDR-17717

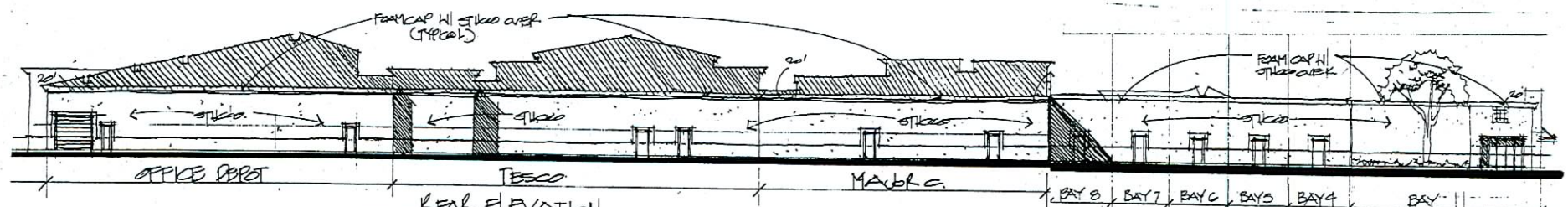
12/07/06 PC



SHOP A (SIDE)
SCALE: 16TH



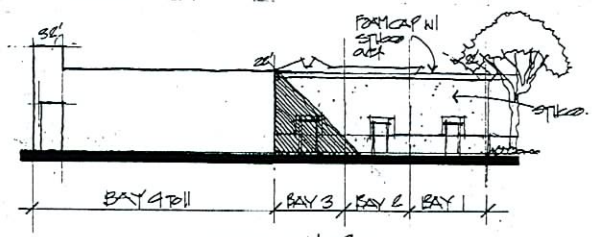
SHOP A — MAJOR C. — TESCO — OFFICE DEPOT
SCALE: 16TH



OFFICE DEPOT — TESCO — MAJOR C.

REAR ELEVATION
SCALE: 16.

SHOP A
SCALE: 16TH



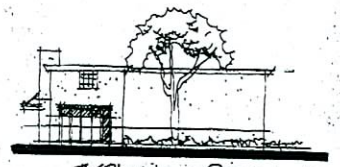
SIDE SHOP A
SCALE: 16TH

ssdg
1291 Galleria Drive Suite 126
Henderson, Nevada 89014
Phone 702.433.4050
Fax 702.433.4586
Consultant

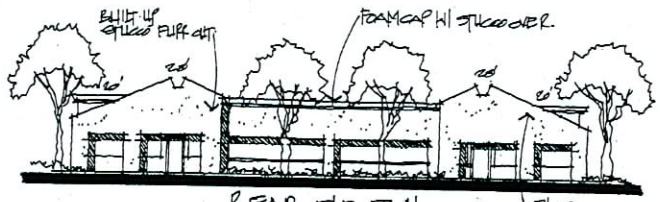
RECEIVED
OCT 24 2006

SDR-17717
12/07/06 PC

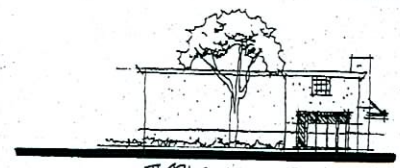
PAD B
SCALE: 1/16



TYPICAL SIDE
RIGHT



REAR ELEVATION
PAD B.
SCALE: 1/16



TYPICAL SIDE
LEFT

ssdg
1291 Galleria Drive Suite 125
Henderson, Nevada 89014
Phone 702.433.4032
Fax 702.433.4586

Consultant

Project Title

Sheet Title

Seal

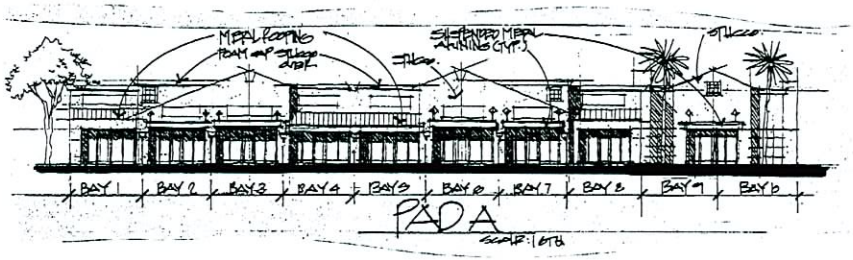
PRELIMINARY
NOT FOR
CONSTRUCTION

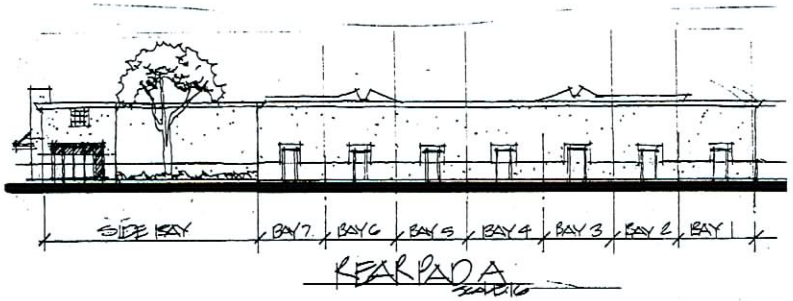
Revision

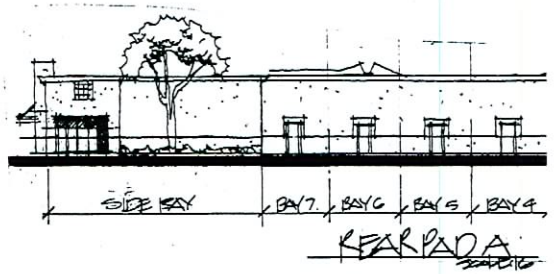
Project #: 8064
Sheet

RECEIVED
OCT 24 2006

SDR-17717
12/07/06 PC







ssdg
sandberg salemme
1291 Galleria Drive Suite 125
Henderson, Nevada 89014
Phone 702.433.4032
Fax 702.433.4586

Consultant

Project Title

Sheet Title

Seal

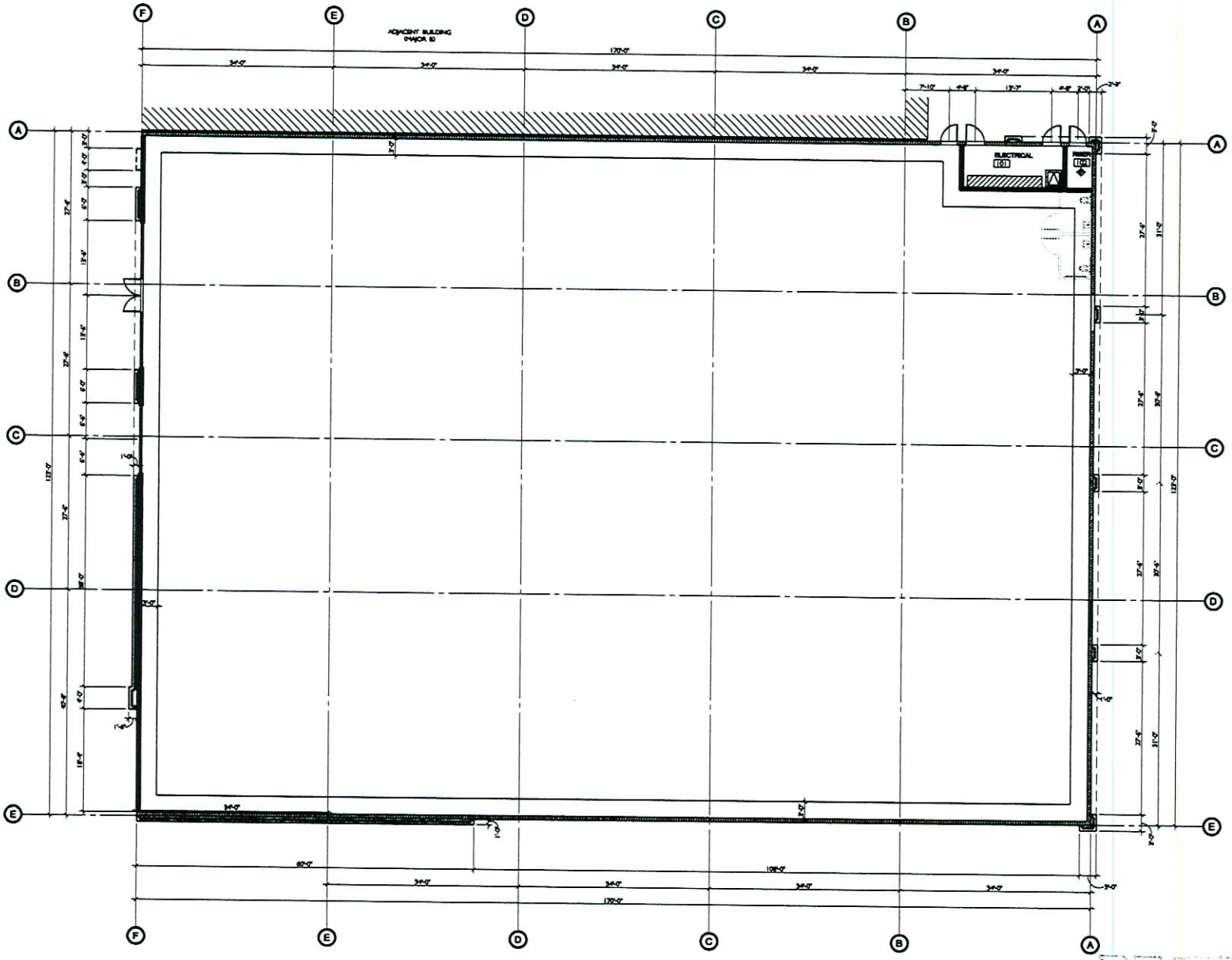
PRELIMINARY
NOT FOR
CONSTRUCTION

Revision

Project #: 6064
Drawing Date:
Sheet:

RECEIVED
OCT 24 2006

SDR-17717
12/07/06 PC



FLOOR PLAN - MAJOR "A"

ssdg
sandberg salemme design group
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702 433 40
Fax 702 433 4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

MAJOR 'A' BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

Seal

FLOOR PLAN

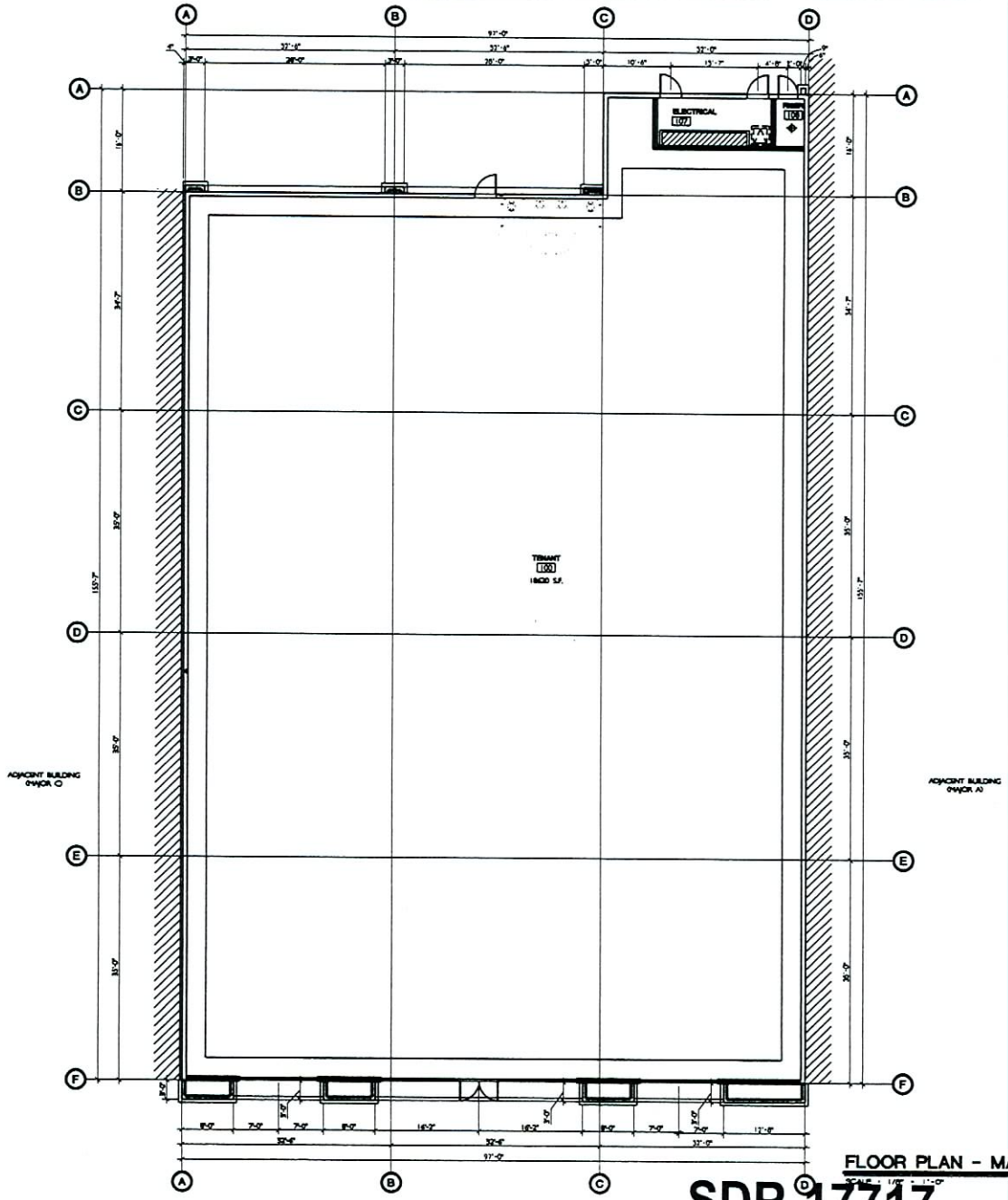
Revision

Project #: 6084
Release Date:
Sheet: SHFPCRG-A

A1.0

RECEIVED
OCT 2 4 2006

SDR-17717
12/07/06 PC



FLOOR PLAN - MAJOR "B"

SCALE : 1/8" = 1'-0"

ssdg
sandberg salemme design group
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702.433.40
Fax 702.433.4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

MAJOR 'B' BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

Seal

FLOOR PLAN

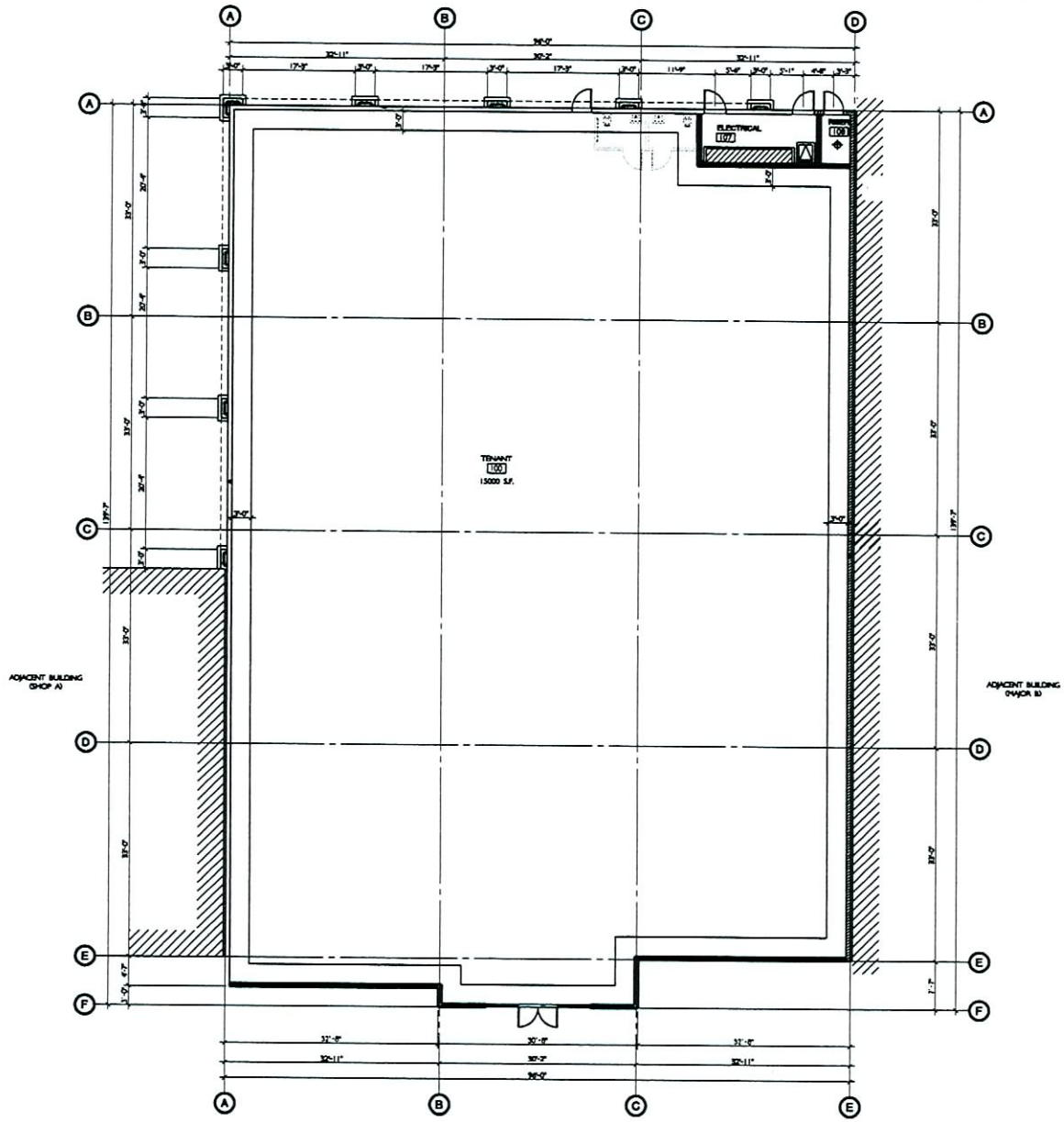
Revision

Project #: 8084
Release Date:
Sheet: SHPPC2G-A

A1.0

SDR-17717
12/07/06 PC

OCT 2 4 2006



FLOOR PLAN - MAJOR "C"

PLAN NORTH

ssdg
sandberg salemme design group
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702.433.40
Fax 702.433.4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

MAJOR 'C' BUILDING
@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

Seal

FLOOR PLAN

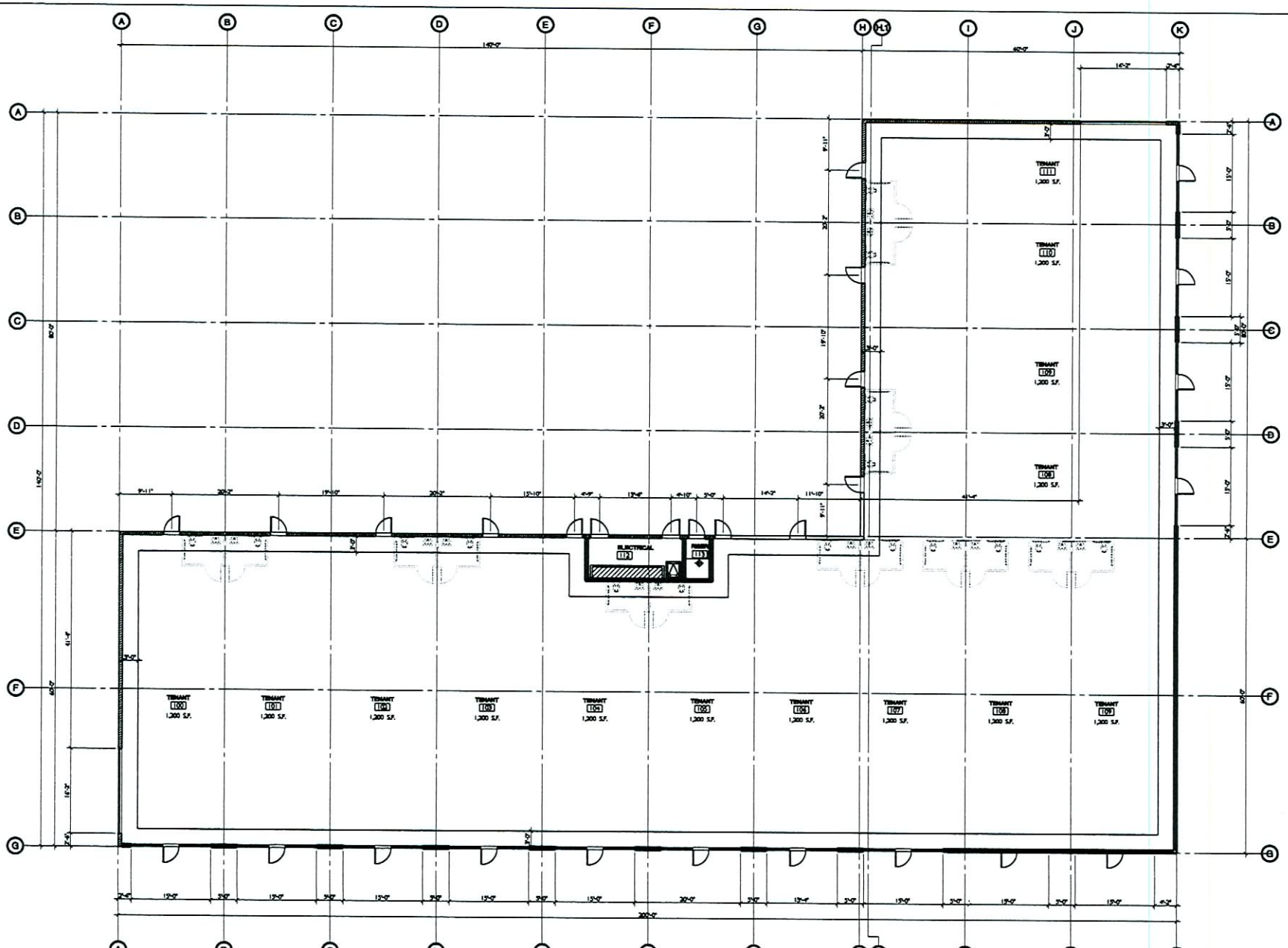
Revision

Project #: 6084
Release Date
Sheet SHPCRG-A

A1.0

RECEIVED
OCT 2 4 2006

SDR-17717
12/07/06 PC



FLOOR PLAN - PAD "A"

sandberg salemme
1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702.433.40
Fax 702.433.4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

PAD 'A' BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

FLOOR PLAN

Seal

Revision

Project #: 6084

Release Date:

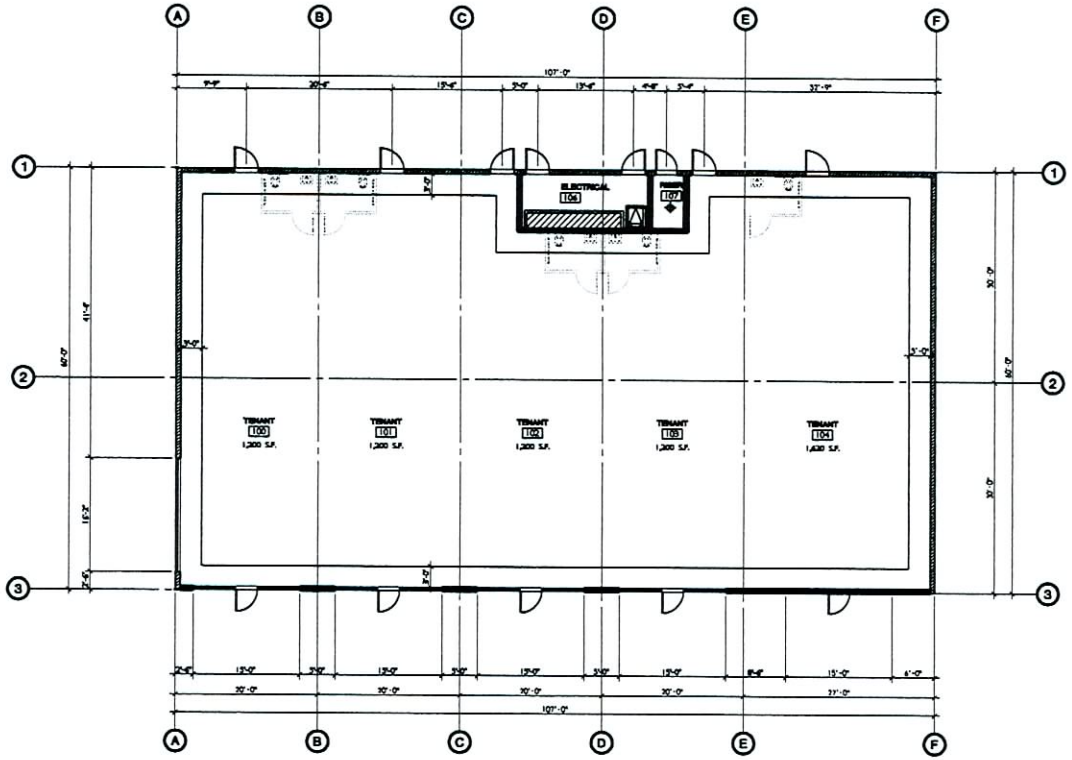
Sheet: SH-A1.0-PAD-A

A1.0

RECEIVED
OCT 2 4 2006

SDR-17717

12/07/06 PC



FLOOR PLAN - PAD "B"

PLAN NORTH

sandberg salemme

1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702.433.40
Fax 702.433.4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

PAD "B" BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

Seal

FLOOR PLAN

Revision

Project #: 8094

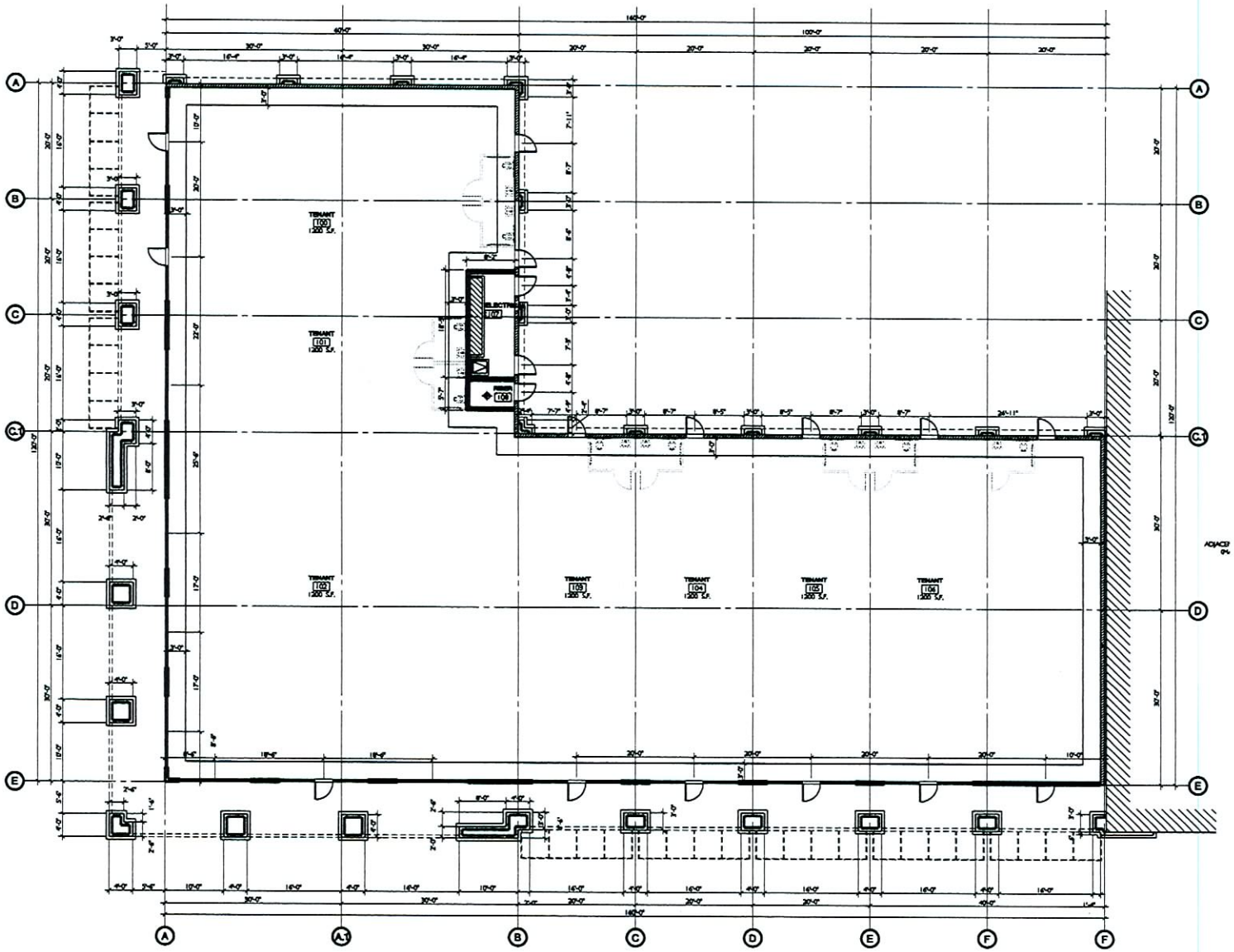
Release Date

Sheet SH-A1.0-PAD-B

A1.0

RECEIVED
OCT 24 2006

SDR-17717
12/07/06 PC



FLOOR PLAN - SHOP "A"

SCALE : 1/8" = 1'-0"

FPS-OP-A

PLAN NORTH

ssdg
sandberg salemme
design group

1291 Galleria Drive Suite
Henderson, Nevada 89
Phone 702.433.40
Fax 702.433.4

Consultant

Project Title

STEWART AND NELLIS PARTNERS, L.L.C.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

SHOP 'A' BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

Seal FLOOR PLAN

Revision

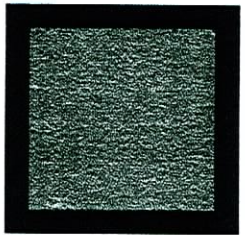
Project #: 8084
Release Date:
Sheet: S-FPCRG-A

A1.0

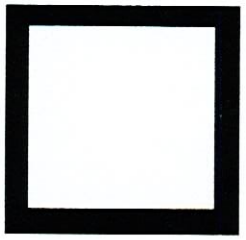
RECEIVED
OCT 24 2006

SDR-17717
12/07/06 PC

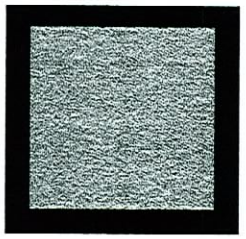
ssdg
sandberg
salemme
design group



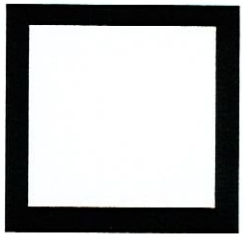
FRAZEE PAINT
8745A
KAYAK BROWN



FRAZEE PAINT
8214M
TOBACCO ROAD

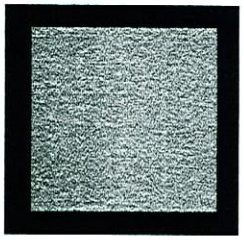


FRAZEE PAINT
7776N
GALENA GOLD

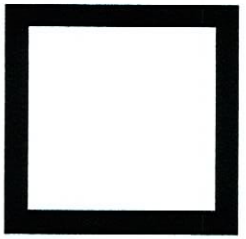


FRAZEE PAINT
7333M
ENDLESS PEACH

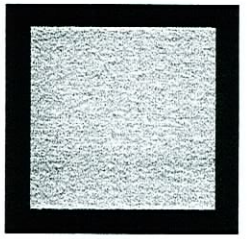
FRAZEE PAINT
7596A
AQUA DAZZLE



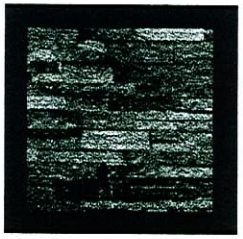
FRAZEE PAINT
7375
TANGERINE



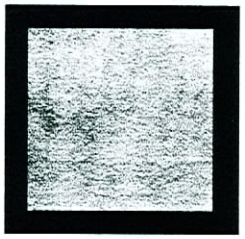
FRAZEE PAINT
307
NAVAJO WHITE



FRAZEE PAINT
521
TUSCANY

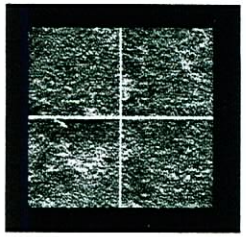


ROX PRODUCTS
AUTUMN HORIZON
LEDGESTONE SERIES



PLASTER TEXTURE
SMOOTH TROWELED
FINISH

PLASTER
TEXTURE
LIGHT DASH



DALTILE
CV13
REGAL ROUGE

STEWART & NELLIS

SDR-17717
12/07/06 PC

RECEIVED
OCT 24 2006

SDR 17717

Stewart/Nellis Partners, LLC

NWC Stewart & Nellis

Proposed 84.245 thousand square foot retail development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	84.245	42.94	**3,617**
AM Peak Hour			1.03	**87**
PM Peak Hour			3.75	**316**
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Nellis Boulevard	
Average Daily Traffic (ADT)	44,425
PM Peak Hour	3554
(heaviest 60 minutes)	
Stewart Avenue	
Average Daily Traffic (ADT)	19,213
PM Peak Hour	1537
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Nellis Boulevard	51700
Stewart Avenue	32600

This project will add approximately 3,617 trips per day on Nellis, Bonanza and Stewart. This will increase expected volumes by about 8 percent on Nellis and 19 percent on Stewart. Nellis is at about 86 percent of capacity and Stewart is at about 59 percent of capacity.

Based on Peak Hour use, this development will add roughly 316 additional cars into the area; which works out to about five every minute.

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

SDR-17717 - APPLICANT/OWNER: STEWART/NELLIS PARTNERS, LLC
ADJACENT TO THE NORTHWEST CORNER OF NELLIS BOULEVARD AND STEWART AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06

SDR-17717 - APPLICANT/OWNER: STEWART/NELLIS PARTNERS, LLC
ADJACENT TO THE NORTHWEST CORNER OF NELLIS BOULEVARD AND STEWART AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06