



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SPR-11902 APN: 138.12.810.004

Name of Property Owner: David Maddox

Name of Applicant: Sensation Spas of Nevada

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): _____

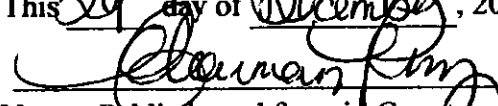
APN: _____

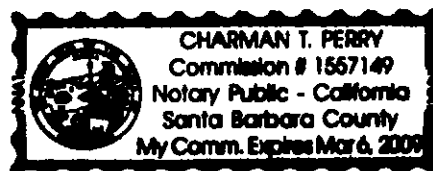
Signature of Property Owner: 

Print Name: DAVID Maddox

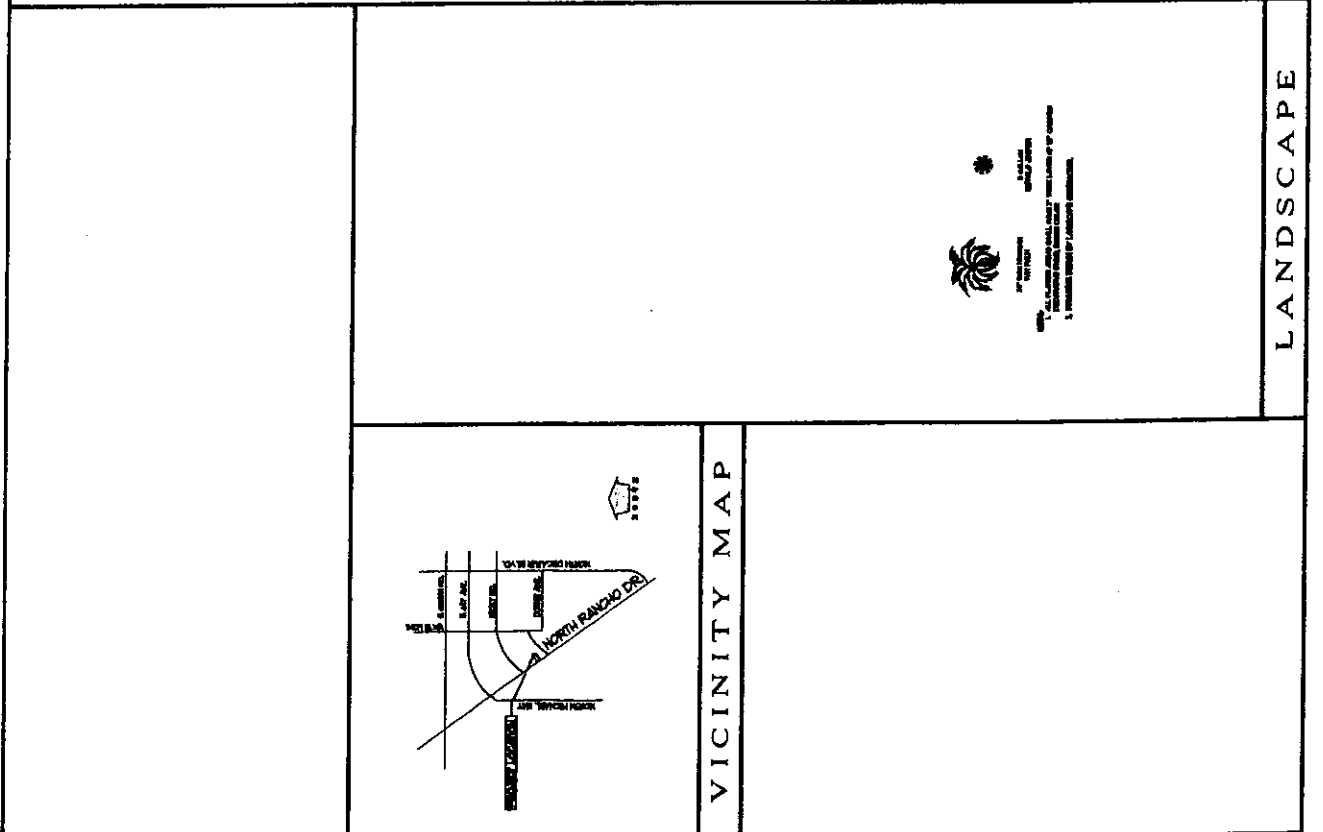
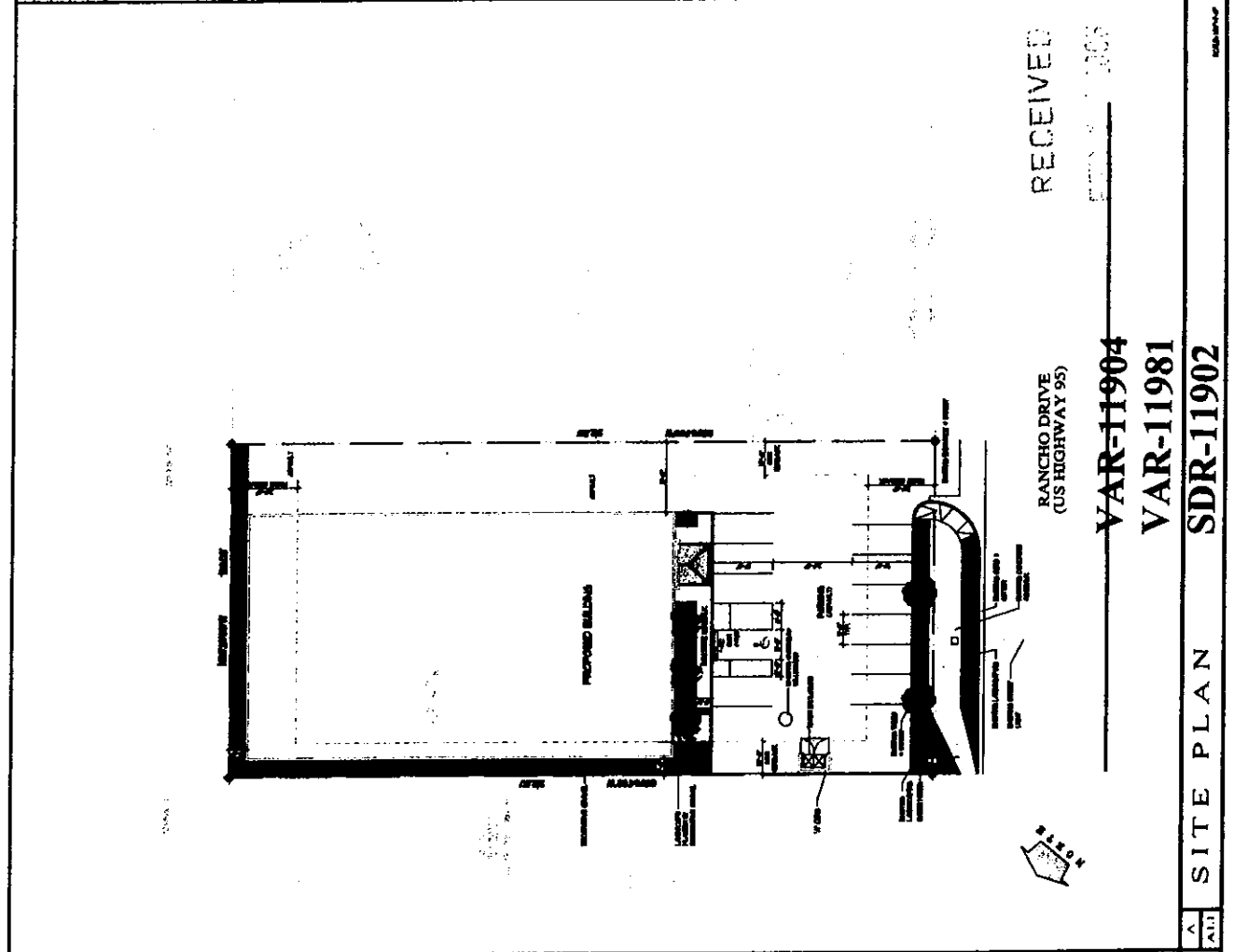
Subscribed and sworn before me

This 29th day of December, 2005


Notary Public in and for said County and State



Proposed Plans for Sensation Spas 3340 North Ranch Drive Las Vegas, Nevada		6129 Glamorous Ct. N. Las Vegas, Nevada 89031 Phone: (702) 646-8004 Fax: (702) 987-5230 Timothy R. Neal Architect NCARB	DATE: 1/24/06 SHEET:	ALL
SITE PLAN PROJECT INFO		REVISIONS		



04-13-06 PC

A2.1

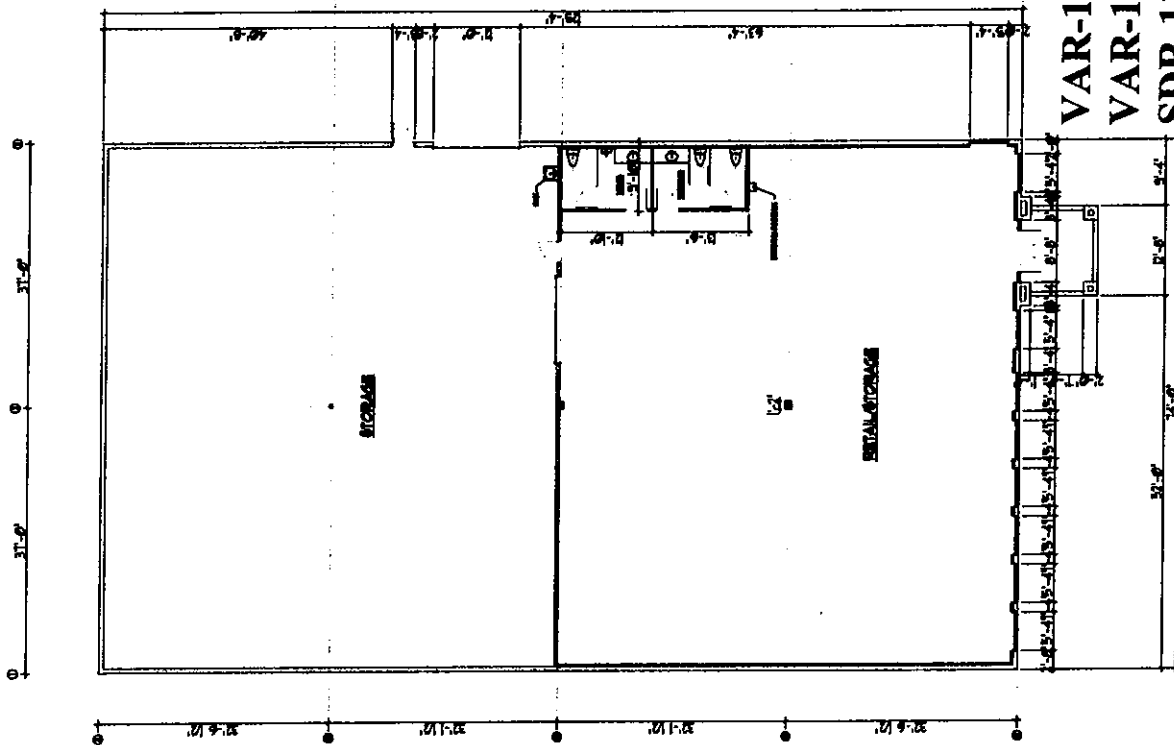
KEY

Sensation Spas
Proposed Plans for
3340 North Ranch Drive
Las Vegas, Nevada

Timothy R. Neal
N C A R B
6129 Cimarron Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004
fax: (702) 987-5230

REVISIONS	
1	
2	
3	
4	

VAR-11904
VAR-11981
SDR-11902

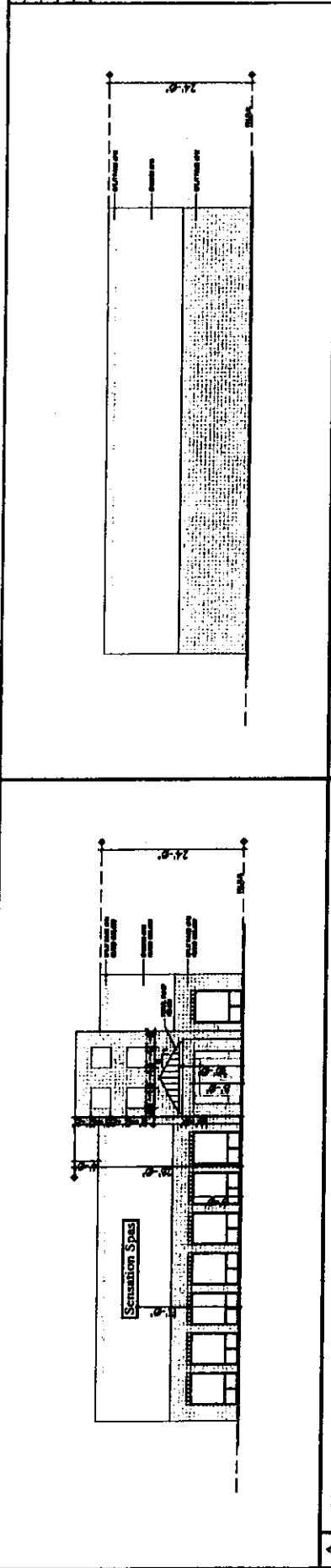


REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

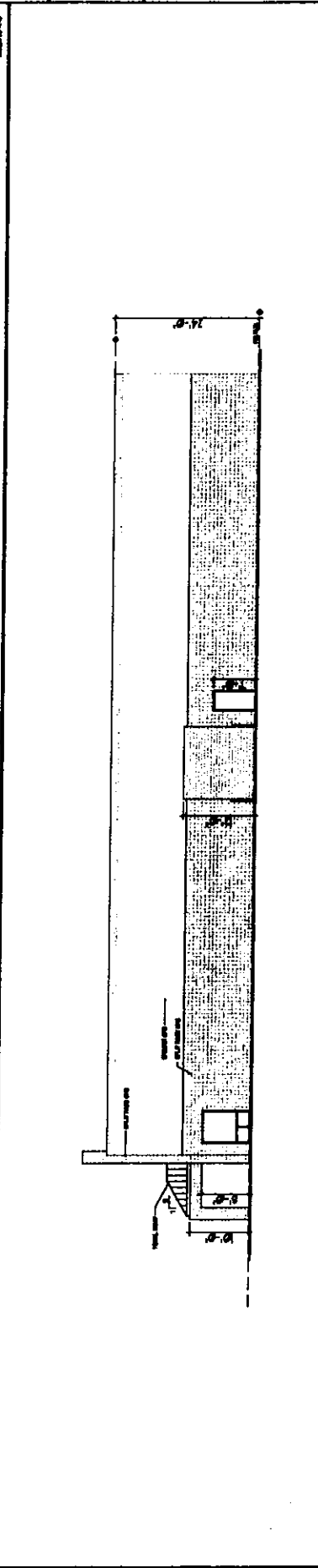
Timothy R. Neal Architect
 N.C.A.R.B.
 6129 Olathe Court N. Las Vegas, Nevada 89031
 Phone: (702) 646-8004
 Fax: (702) 987-3230

Proposed Plans for
Sensation Spas
 3340 North Ranch Drive
 Las Vegas, Nevada

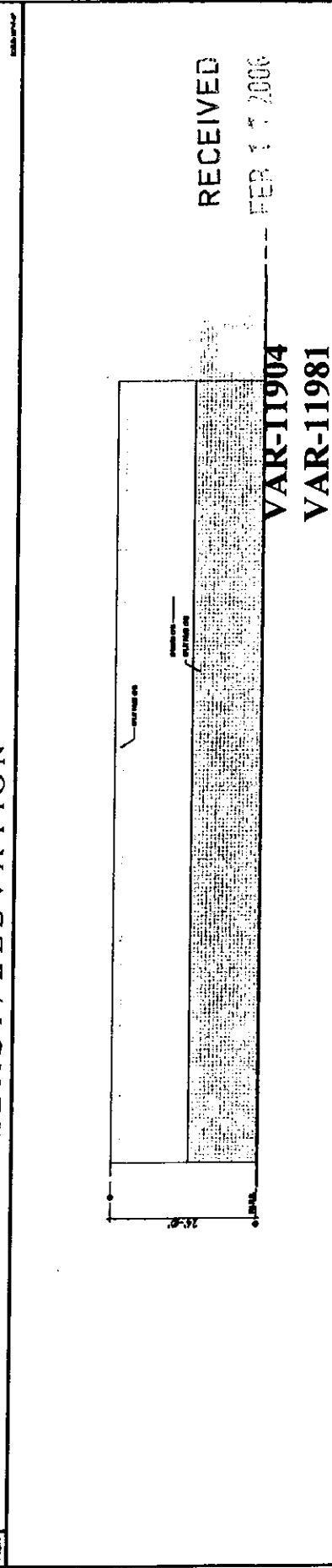
ELEVATIONS
 DATE 1/24/06
 SHEET No
A5.1



FRONT (SOUTHWEST) ELEVATION



RIGHT SIDE (SOUTHEAST) ELEVATION



LEFT SIDE (NORTHWEST) ELEVATION

RECEIVED
 FEB 17 2006

VAR-11904
VAR-11981
SDR-11902
04-13-06 PC



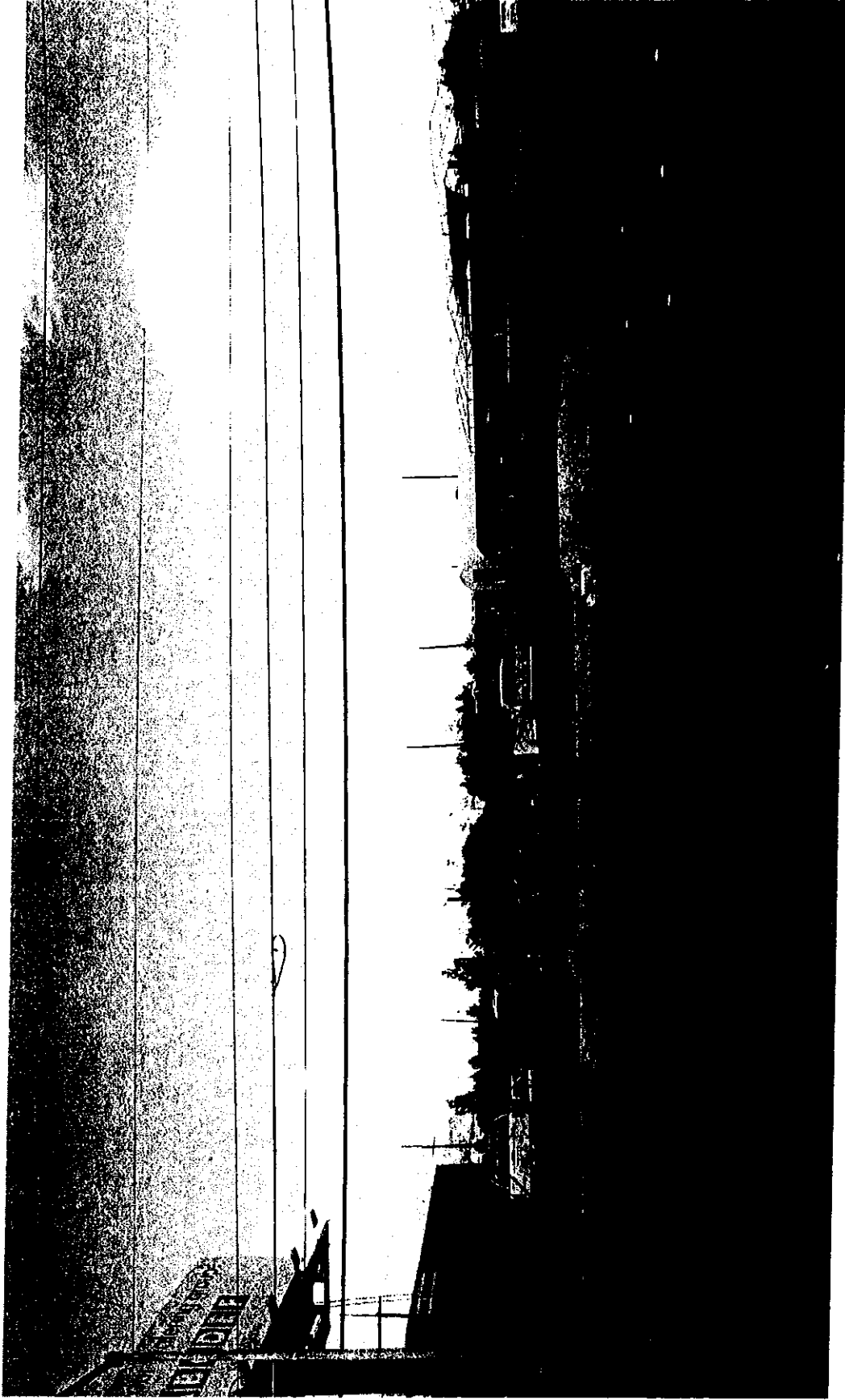
Sensation Spas
3340 North Rancho drive
Las Vegas, Nevada, 89130

VAR-11904
VAR-11981
SDR-11902
04-13-06 PC

RECEIVED
FEB 17 2006

SDR 11902				
Timothy Neal				
3340 N. Rancho				
Proposed 9,571 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	9.571	11.01	105
AM Peak Hour			1.55	15
PM Peak Hour			1.49	14
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	30,345			
PM Peak Hour	2428			
(heaviest 60 minutes)				
Cheyenne Avenue				
Average Daily Traffic (ADT)	30,540			
PM Peak Hour	2443			
(heaviest 60 minutes)				
Gowan Road				
Average Daily Traffic (ADT)	8,350			
PM Peak Hour	668			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Rancho Drive	34300			
Cheyenne Avenue	51700			
Gowan Road	3000			
This project will add approximately 105 trips per day on Rancho, Cheyenne and Gowan.				
This will increase expected volumes by less than one percent on Rancho and Cheyenne				
and just over one percent on Gowan. Rancho is at about 88 percent of capacity,				
Cheyenne is at about 59 percent, and Gowan is over capacity. Note that Gowan is				

considered over capacity only because single family driveways take access directly from it; it is at about 52 percent of actual capacity.			
Based on Peak Hour use, this development will add roughly 14 additional car into the area; which works out to one every four minutes.			0.237679 833
Note that this report assumes all traffic from this development uses all named streets.			



VAR-11904, VAR-11981 AND SDR-11902
3340 NORTH RANCHO DRIVE
APRIL 13, 2006 PLANNING COMMISSION

03/31/06



VAR-11904, VAR-11981 AND SDR-11902
3340 NORTH RANCHO DRIVE
APRIL 13, 2006 PLANNING COMMISSION

03/31/06