



REV	DATE	BY	CHKD
1	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
2	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
3	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
4	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
5	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
6	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
7	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
8	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
9	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE
10	10/1/03	OSCAR O'KEEFE	OSCAR O'KEEFE

OSCAR O'KEEFE ARCHITECT
770-343-7000

SPANISH SIKS APARTMENTS - STUDIO ADDITIONS
0001 SOUTH VALLEY VIEW

DATE	10/1/03
BY	OSCAR O'KEEFE
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CHKD	OSCAR O'KEEFE
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CHKD	OSCAR O'KEEFE

KEY NOTES

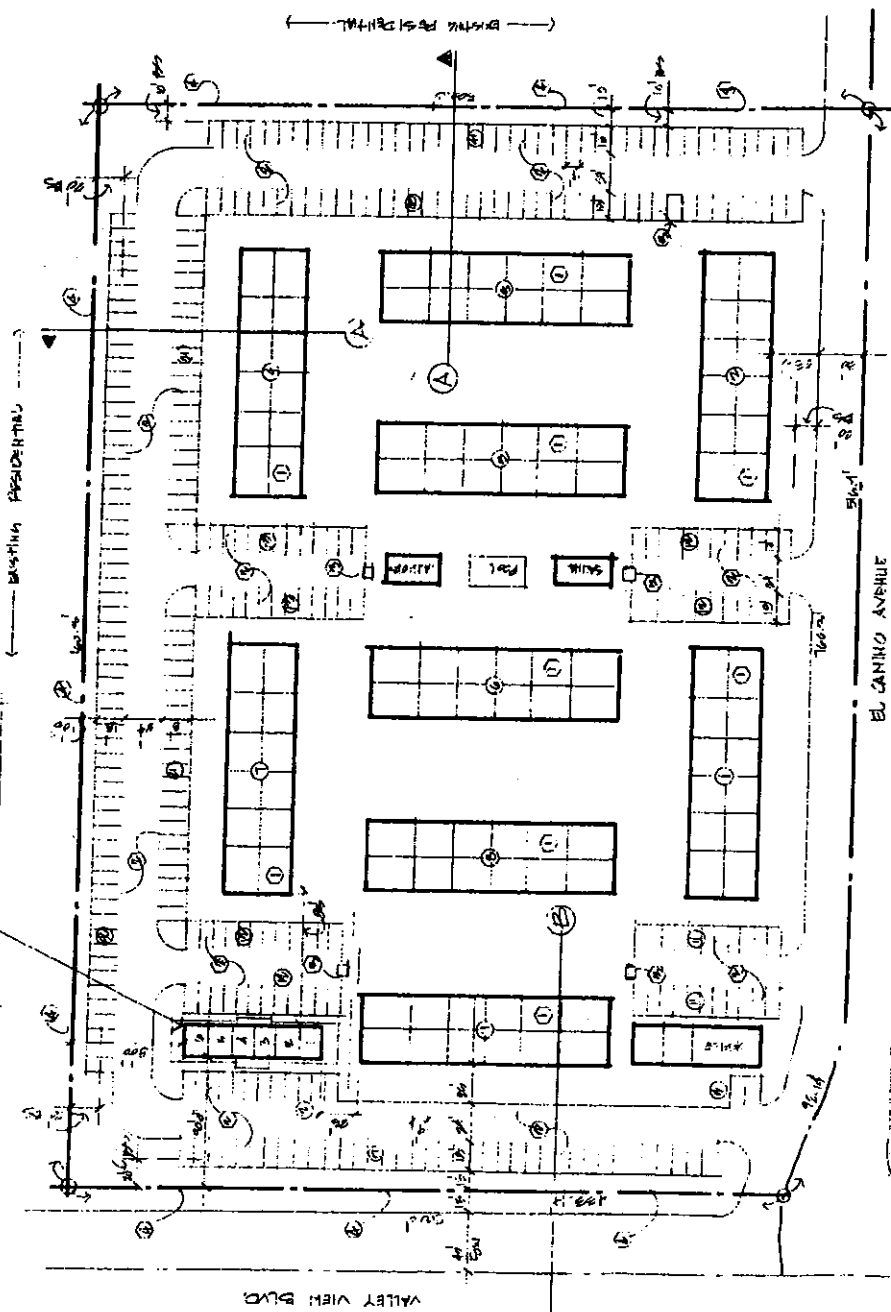
1. Existing Apartment Units
2. Existing Apartment Units to be removed
3. Existing Driveway
4. Existing and Proposed New Wall
- 5.

INDEX OF DRAWINGS

- A-1 SITE PLAN
- A-2 FLOOR PLAN - STUDIO APT.
- A-3 ELEVATION
- L-1 LANDSCAPE PLAN

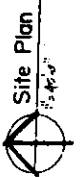
DATA
APR. # 102-00-101-04 ZONE = R-5

216 APT TOTAL UNITS + 6 STUDIO = 222 UNITS
66 STUDIO APTS = 1,05 SQ FT PER UNIT(S)
144 EXIST APTS = 1,05 (144)
12 EXIST APTS = 1.15 (12)
TOTAL PARKING REQUIRED = 222
(12 HANDICAPPED)
(1 FUTURE RESIDENT)



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VAR-12168
SDR-12165
04-13-06 PC



Site Plan
1/8" = 1'-0"

OSCAR O'KEEFE ARCHITECT
4400 West Spring Mountain Road, Suite 5
Las Vegas, Nevada
702.796.3343
Fax 702.796.0248

[illegible]

OSCAR O'KEEFE ARCHITECT
876-3543

SPANISH OAKS APARTMENTS, STUDIO BUILDING CONVERSION
2301 South Valley View

OF	SHEETS
A2	
CHECK	JOB NO.
DATE	PRICE
7-20-05	
CHECKS	DATE
5/22	

A.2

OSCAR O'KEEFE ARCHITECT

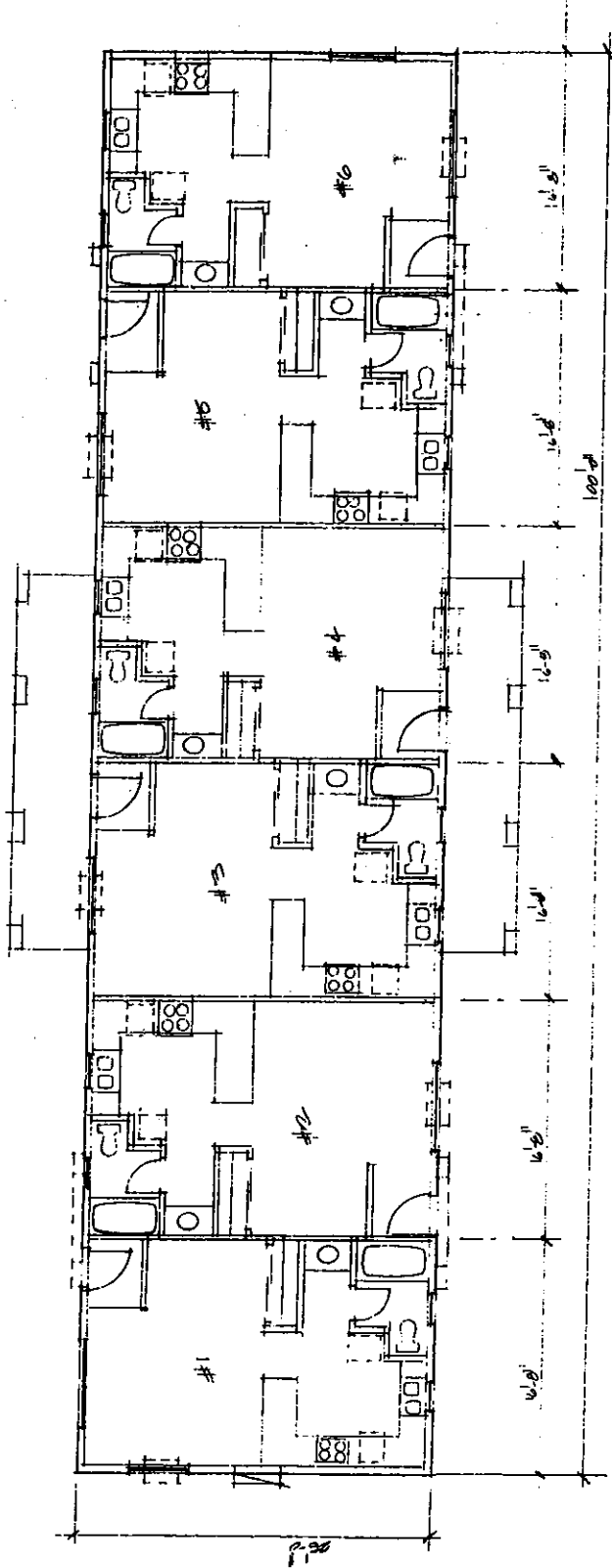
6480 West Spring Mountain Road, Suite 5
Las Vegas, Nevada
89146
702-876-3543
fax 876-0248

100-443887-100

ZON-12167
VAR-12168
SDR-12165
04-13-06 PC


 1/4 = 1/8 1/4 = 1/8 1/4 = 1/8

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1-24-05



REVISIONS	BY

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176-3543

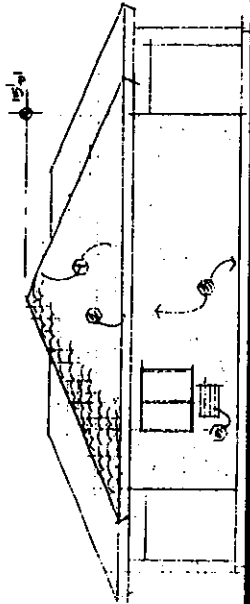
SPANISH OAKS APARTMENTS - STUDIO ADDITIONS
2301 SOUTH VALLEY VIEW

DESIGN	DATE	BY	DATE	BY

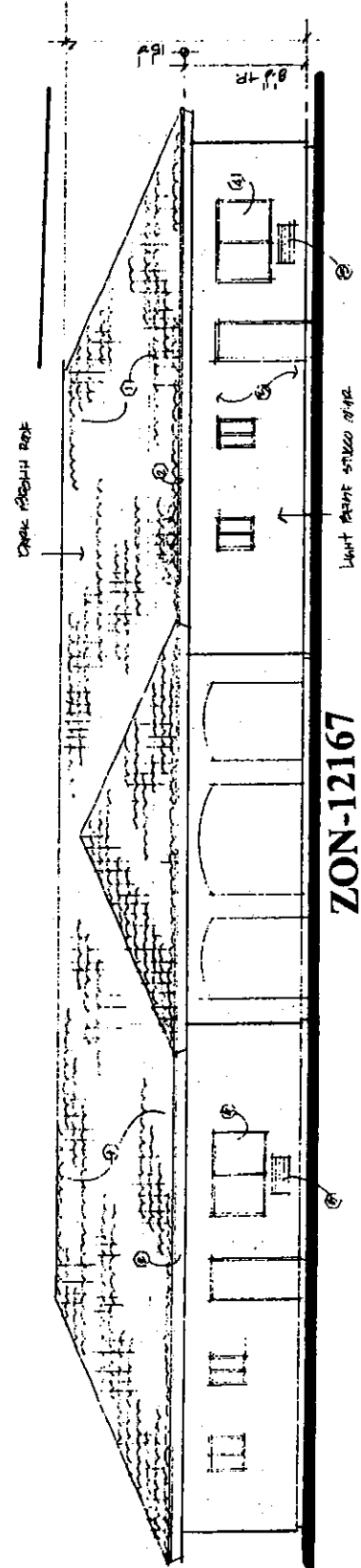
A3

- ① STUDIOS TO BE 11' x 12'
- ② 11' x 12' STUDIOS
- ③ 11' x 12' STUDIOS
- ④ 11' x 12' STUDIOS
- ⑤ 11' x 12' STUDIOS
- ⑥ 11' x 12' STUDIOS

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② SIDE ELEVATION



① FRONT ELEVATION

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DATE	
REVISION	

OSCAR O'KEEFE ARCHITECT

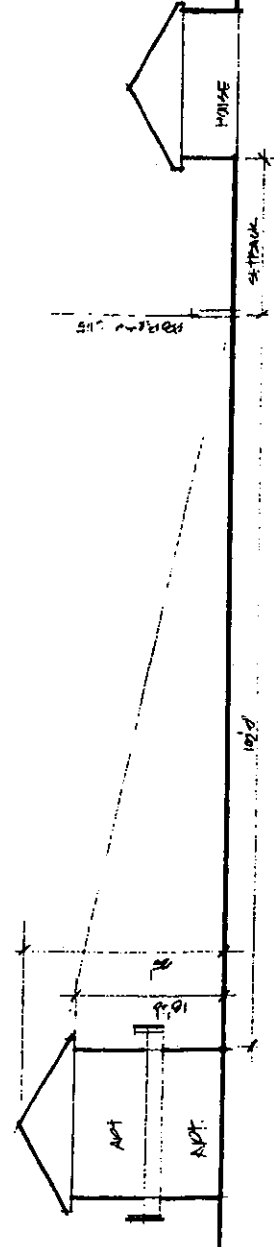
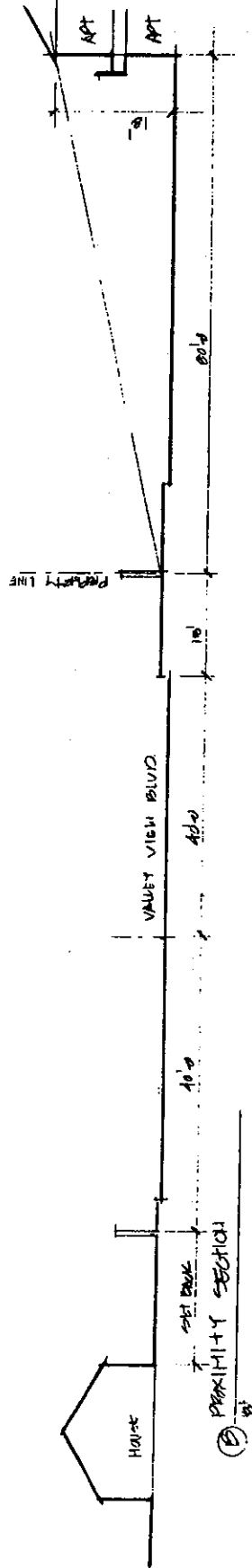
SPANISH OAKS APARTMENTS - STUDIO ADDITIONS
2301 SOUTH VALLEY VIEW

DATE	
REVISION	

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FEB 20 2003

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SDR-12165

04-13-06 PC



PROXIMITY SECTION

SDR 12165				
Portico Properties				
NEC El Camino & Valley View				
Proposed 6 unit multi-family development expansion.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	6	6.72	40
AM Peak Hour			0.51	3
PM Peak Hour			0.62	4
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
El Camino Avenue				
Average Daily Traffic (ADT)	1,503			
PM Peak Hour	120			
(heaviest 60 minutes)				
Valley View Boulevard				
Average Daily Traffic (ADT)	35,497			
PM Peak Hour	2840			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
El Camino Avenue	16200			
Valley View Boulevard	32585			
This project will add approximately 40 trips per day on El Camino and Valley View. This will increase expected volumes by about 3 percent on El Camino and under 1				
on Valley View. El Camino is at about 9 percent of capacity and Valley View is over capacity.				
Based on Peak Hour use, this development will add roughly 4 additional car into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				