



Case Number: **SDR-12272** APN: 139-28-301-001

Name of Property Owner: Marisela Cardona

Name of Applicant: Marisela Cardona

           Yes            X            No

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## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12272** APN: 139-28-301-001

Name of Property Owner: Marisela Cardona

Name of Applicant: Marisela Cardona

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: \_\_\_\_\_

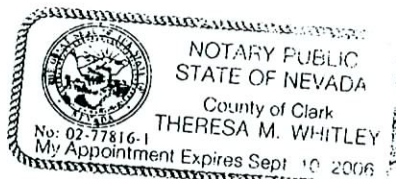
Signature of Property Owner: \_\_\_\_\_

Print Name: Marisela Cardona

Subscribed and sworn before me

This 2 day of March, 2006

Notary Public in and for said County and State



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# SITE INFORMATION

ZONING R-3  
APN 131-28-801-001

AREA (Approximate, to be verified)  
Net Area 2.05  
Gross 1.02

## PARKING REQUIREMENTS

Parking Calculations (per Code)  
Parking Ratio 2.04 - 1.94 (1.0 2.0 x 1.94 = 3.98 spaces)  
Parking Required 2.04 - 2.0 (1.0 1.6 x 2.0 = 3.2 spaces)  
1.04 spaces

| PARKING PROVIDED     | 71 |
|----------------------|----|
| Handicapped Required | 3  |
| Handicapped Provided | 3  |

## SETBACKS

Front 10'  
Side 20'  
Corner Street Side 20'

## BUILDING HEIGHT

Allowed 24'  
Provided 24'

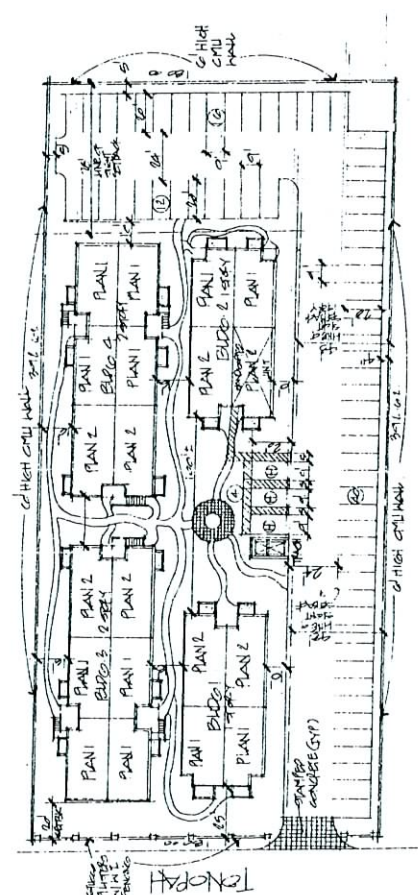
## BUILDING COVERAGE

Allowed NA  
Provided NA

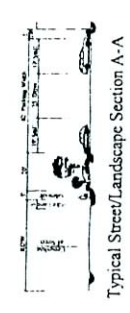
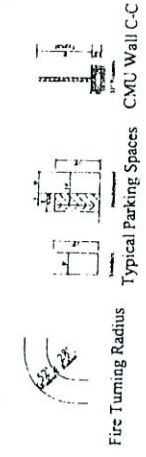
## BUILDING AREAS

2 BEDROOM (PLAN 1) 712 sq ft x 20 = 14,240 sq ft  
3 BEDROOM (PLAN 2) 1000 sq ft x 12 = 12,000 sq ft

BUILDING 1+2 32 UNITS = 31,720 sq ft  
BUILDING 3+4 16 UNITS = 16,000 sq ft  
TOTAL 8 UNITS = 47,720 sq ft



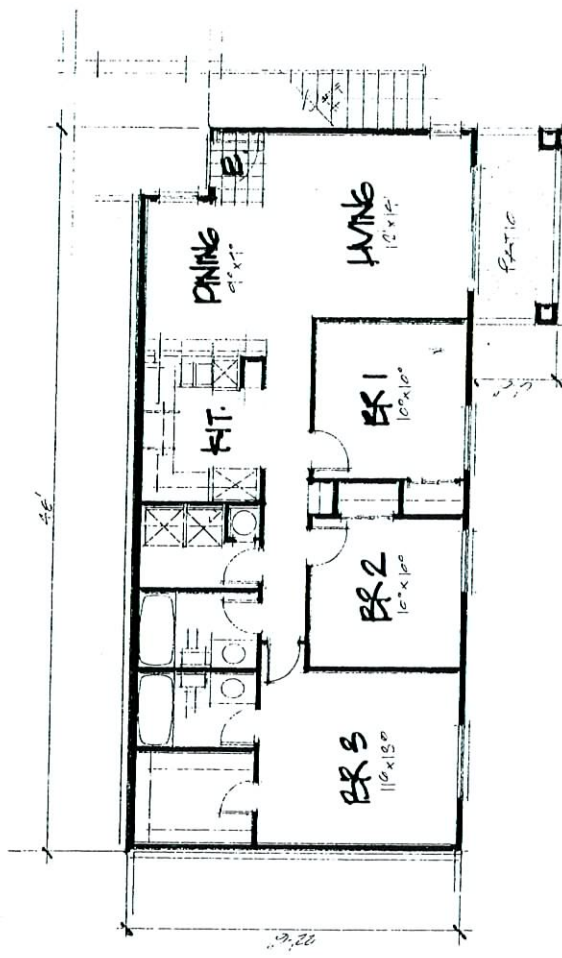
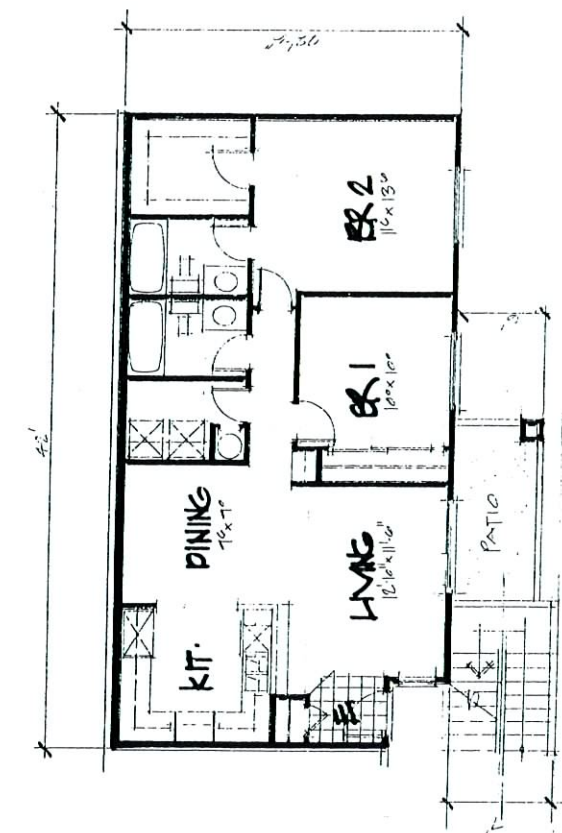
Site Plan



GPA-12274 ZON-12276  
SDR-12272 REVISED  
04/27/06 PC

TANAPA PLACE





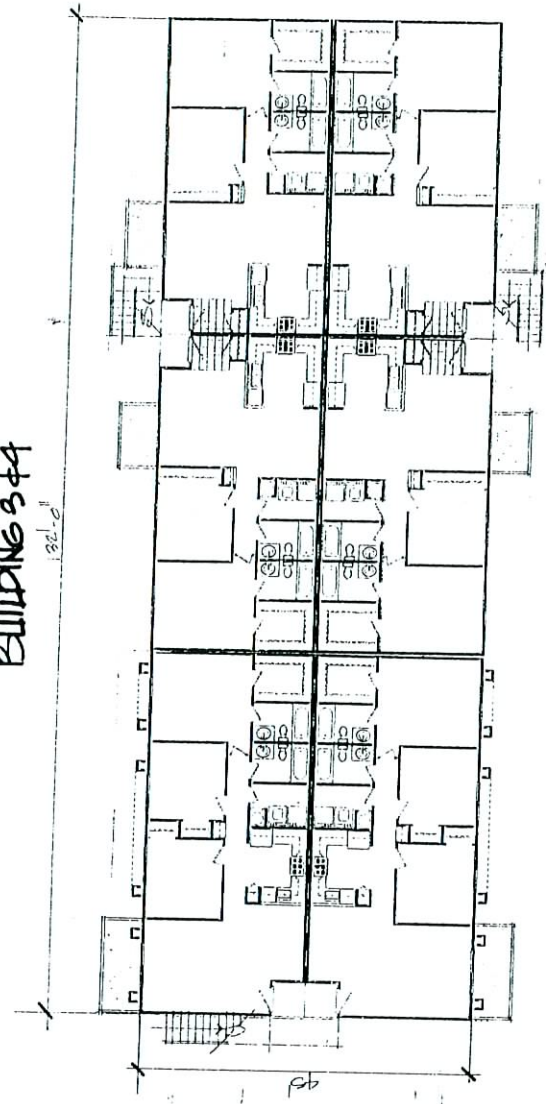
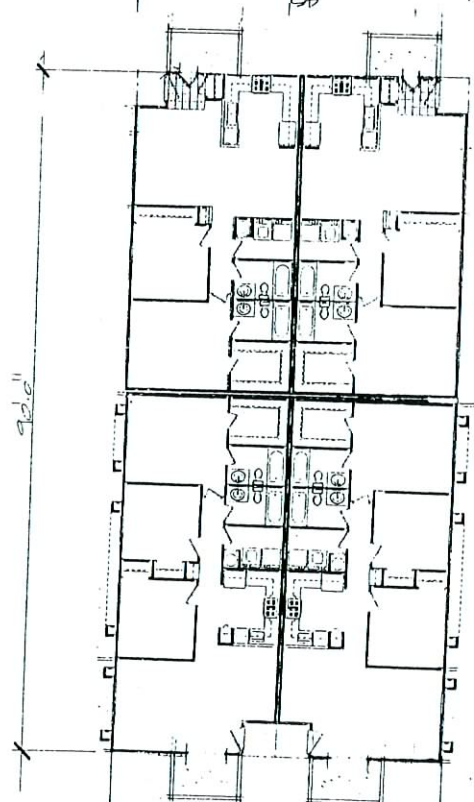
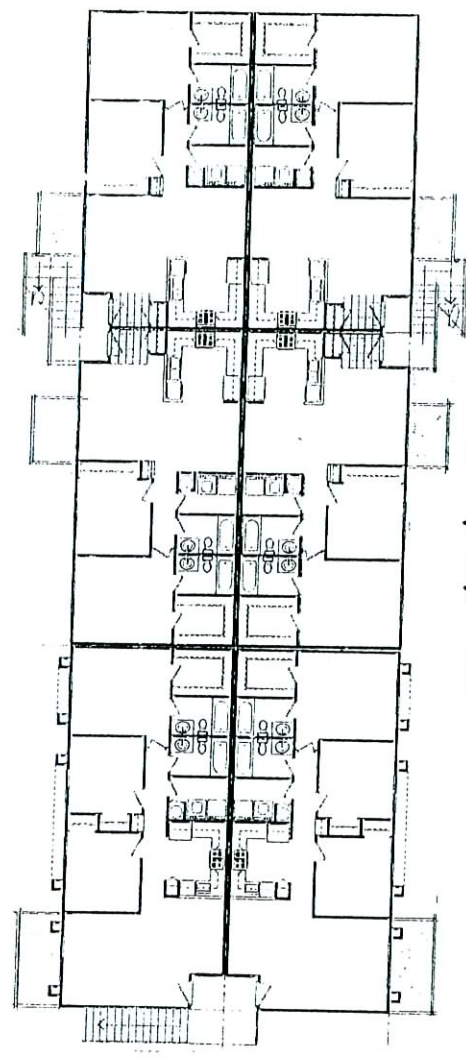
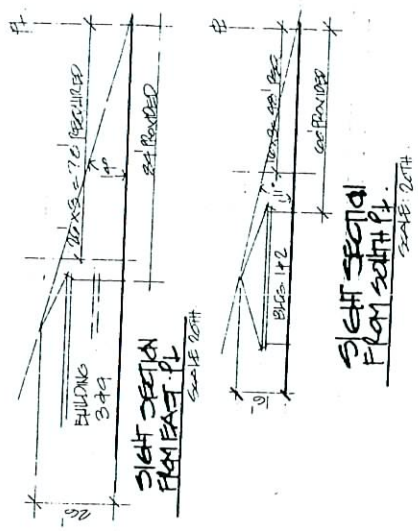
PLAN 1 10'0" x 34'0" SCALE 1/8" = 1'-0"

PLAN 2 10'0" x 34'0" SCALE 1/8" = 1'-0"

SDR-12272  
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TANOFF PLACE

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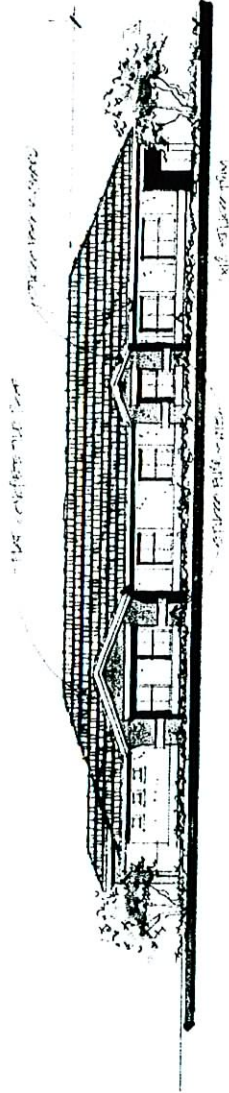
BUILDING 142. SCALE 1/8" = 1'-0"

BUILDING 344. SCALE 1/8" = 1'-0"  
 TONDAH PLACE

SDR-12272  
 REVISED 04/27/06 PC

FIRST FLOOR  
 SCALE 1/8" = 1'-0"

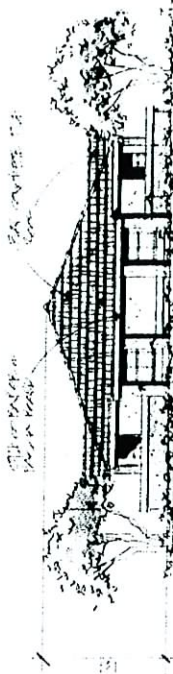
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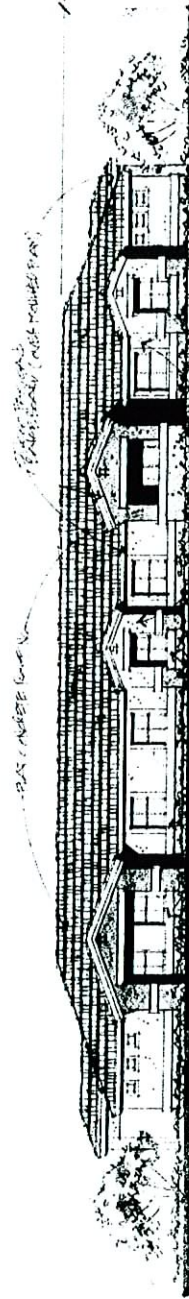
TYPICAL FRONT ELEV. BUILDING 142



TYPICAL SIDE ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL REAR ELEVATION

BUILDING ELEVATIONS  
BUILDINGS 142

SDR-12272

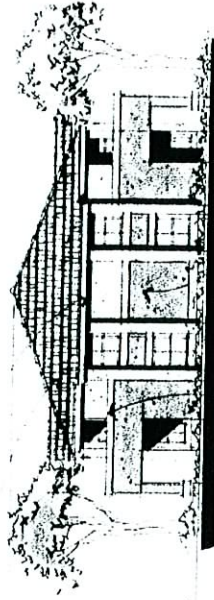
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TYPICAL FRONT

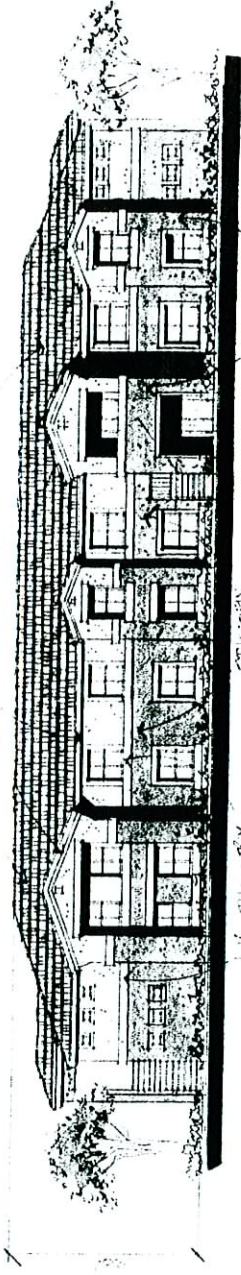


TYPICAL SIDE



TYPICAL REAR

BUILDING ELEVATIONS  
BUILDING 344



TYPICAL FRONT

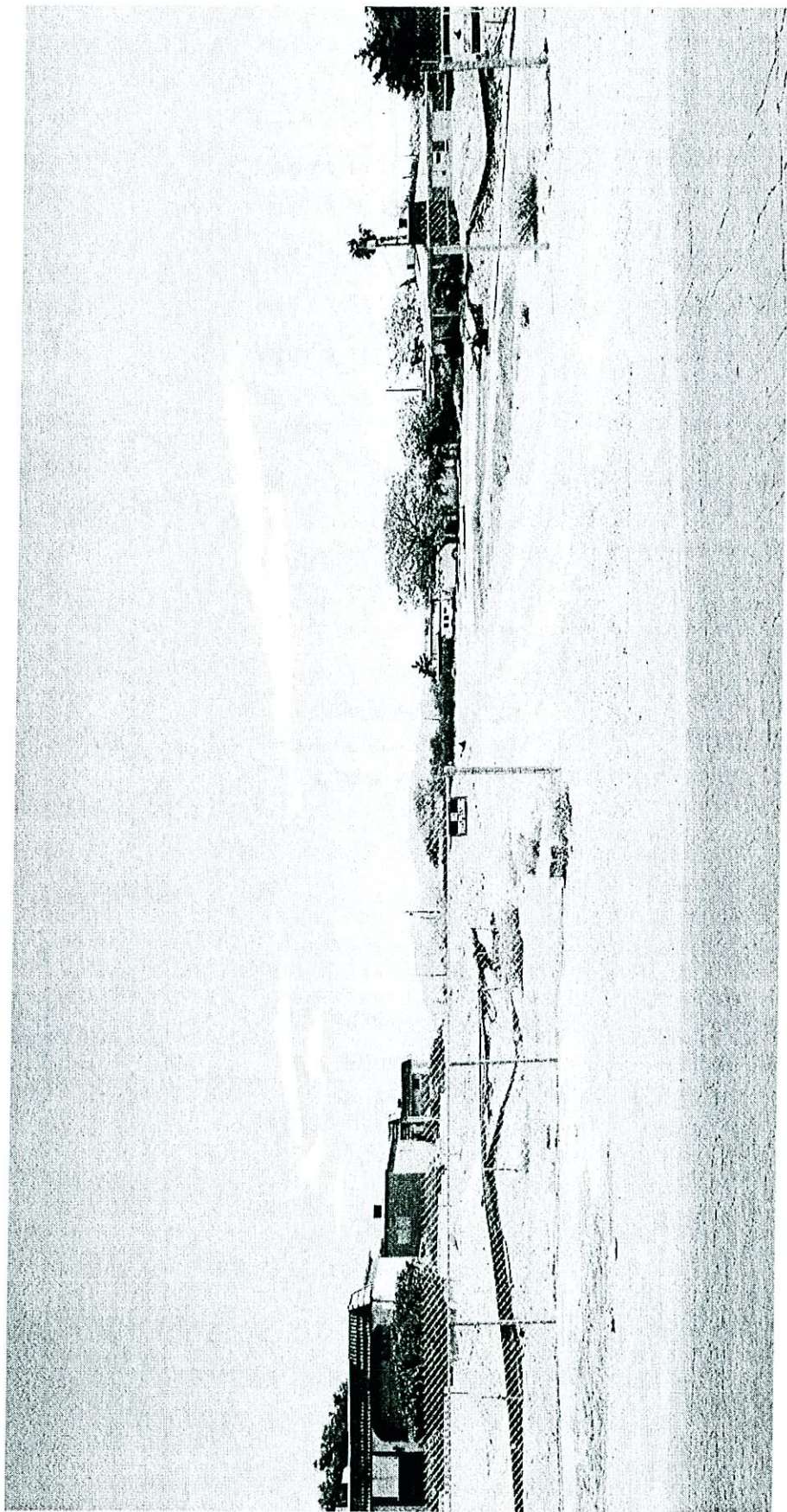
SDR-12272

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|                                           |                                |       |             |       |
|-------------------------------------------|--------------------------------|-------|-------------|-------|
| SDR 12272                                 |                                |       |             |       |
| Marisela Cardona                          |                                |       |             |       |
|                                           |                                |       |             |       |
| 814 N Tonopah                             |                                |       |             |       |
|                                           |                                |       |             |       |
| Proposed 32 multi-family dwelling unit.   |                                |       |             |       |
|                                           |                                |       |             |       |
| Traffic produced by proposed development: |                                |       |             |       |
|                                           |                                |       |             |       |
|                                           | DESCRIPTION                    | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT)               | RES. CONDO/TOWNHOUSE [DWELL]   | 32    | 5.86        | 188   |
| AM Peak Hour                              |                                |       | 0.44        | 14    |
| PM Peak Hour                              |                                |       | 0.52        | 17    |
| (heaviest 60 minutes)                     |                                |       |             |       |
|                                           |                                |       |             |       |
| Previous use                              | DESCRIPTION                    | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT)               | SINGLE FAMILY DETACHED [DWELL] | 2     | 9.57        | 19    |
| AM Peak Hour                              |                                |       | 0.75        | 2     |
| PM Peak Hour                              |                                |       | 1.01        | 2     |
| (heaviest 60 minutes)                     |                                |       |             |       |
|                                           |                                |       |             |       |
| Net change                                | DESCRIPTION                    | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT)               | RES. CONDO/TOWNHOUSE [DWELL]   | 32    |             | 168   |
| AM Peak Hour                              |                                |       |             | 13    |
| PM Peak Hour                              |                                |       |             | 15    |
| (heaviest 60 minutes)                     |                                |       |             |       |
|                                           |                                |       |             |       |
| Existing traffic on all nearby streets:   |                                |       |             |       |
|                                           |                                |       |             |       |
| Washington Avenue                         |                                |       |             |       |
| Average Daily Traffic (ADT)               | 23,205                         |       |             |       |
| PM Peak Hour                              | 1856                           |       |             |       |
| (heaviest 60 minutes)                     |                                |       |             |       |
|                                           |                                |       |             |       |
| Tonopah Drive                             |                                |       |             |       |
| Average Daily Traffic (ADT)               | 4,148                          |       |             |       |
| PM Peak Hour                              | 332                            |       |             |       |
| (heaviest 60 minutes)                     |                                |       |             |       |
|                                           |                                |       |             |       |
| Traffic Capacity of adjacent streets:     |                                |       |             |       |
|                                           |                                |       |             |       |
| Adjacent street ADT                       |                                |       |             |       |

|                                                                                         |          |  |  |  |
|-----------------------------------------------------------------------------------------|----------|--|--|--|
|                                                                                         | Capacity |  |  |  |
| Washington Avenue                                                                       | 32585    |  |  |  |
| Tonopah Drive                                                                           | 16200    |  |  |  |
| This project will add approximately 168 trips per day on Washington and Tonopah.        |          |  |  |  |
| This                                                                                    |          |  |  |  |
| will increase expected volumes by less than 1 percent on Washington and about 4         |          |  |  |  |
| percent on Tonopah. Washington is at about 71 percent of capacity and Tonopah is at     |          |  |  |  |
| about 26 percent of capacity.                                                           |          |  |  |  |
| Based on Peak Hour use, this development will add roughly 15 additional                 |          |  |  |  |
| cars into the area; which works out to about one every four minutes.                    |          |  |  |  |
| Note that this report assumes all traffic from this development uses all named streets. |          |  |  |  |



GPA-12274, ZON-12276 & SDR-12272 - APPLICANT/OWNER: MARISELA CARDONA  
814 NORTH TONOPAH DRIVE  
APRIL 27, 2006 PLANNING COMMISSION

04/10/06



GPA-12274, ZON-12276 & SDR-12272 - APPLICANT/OWNER: MARISELA CARDONA  
814 NORTH TONOPAH DRIVE  
APRIL 27, 2006 PLANNING COMMISSION

04/10/06