PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-708-001

Name of Property Owner: EP Decatur LP

Name of Applicant: Carollo's Tropicana Motors Inc

Name of Representative: Peter P Carollo

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: Jeff Sosa

Subscribed and sworn before me

This 17 day of NOV, 20 06

_____

Notary Public in and for said County and State

S. PARSEK
Notary Public State of Nevada
No. 05-100870-1
My appt. exp. Apr. 7, 2009

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NOV 20 2006

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-708-002

Name of Property Owner: EP Decatur LP

Name of Applicant: James Abell - Pete CARollo

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 _____V____ 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: _____

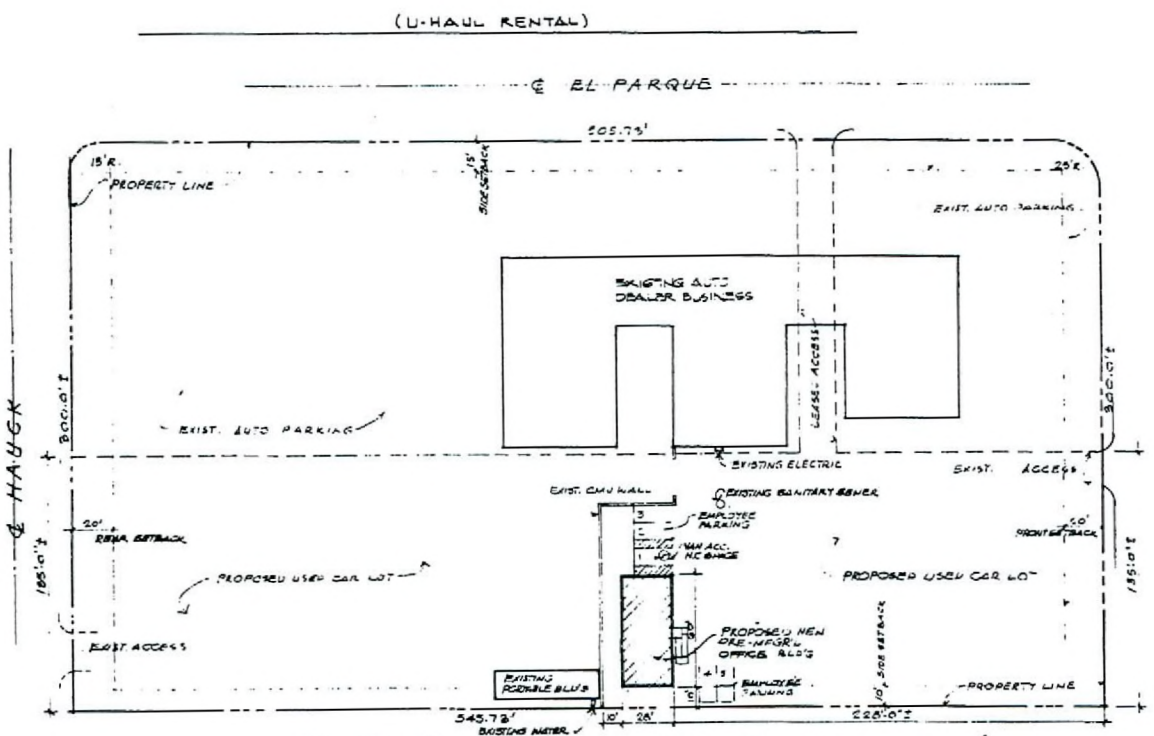
Print Name: _____

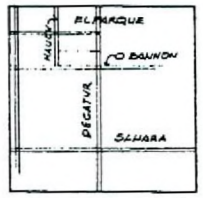
Subscribed and sworn before me

This 7 day of Nov, 20 07

S. PARSEK
Notary Public State of Nevada
No. 05-100870-1
My appt. exp. Apr. 7, 2009

Notary Public in and for said County and State





VICINITY MAP

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NOV 20 2006

SDR-18034 SUP-18037
REVISED 12/21/06 PC

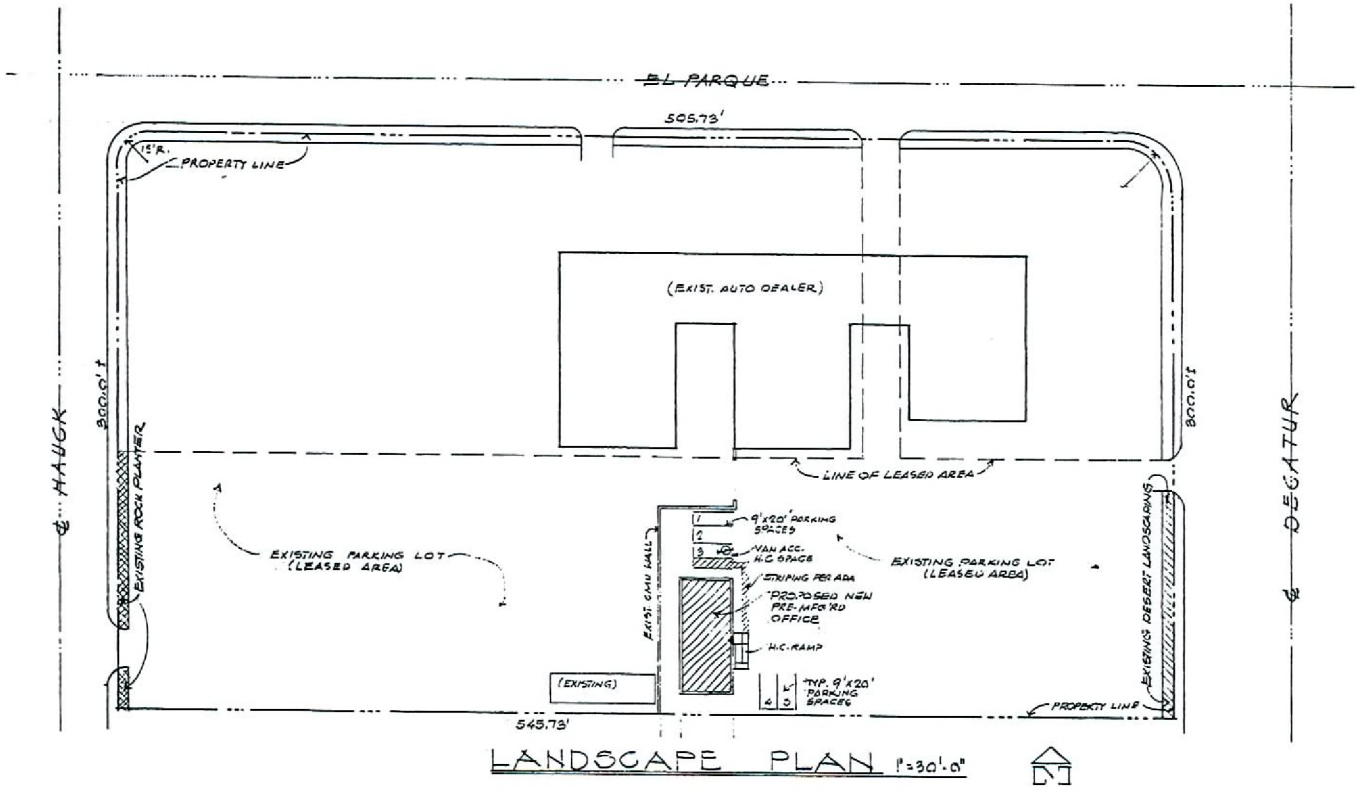
STEPHEN D. FISKIN
REGISTERED
ARCHITECT
STATE OF NEVADA
RECEIVED
NOV 20 2006

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-4493

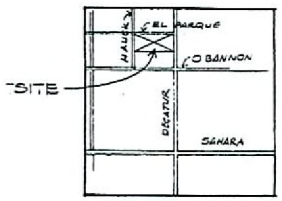
CAROLLO USED CARS
DECATUR & EL PARQUE
LAS VEGAS, CLARK CO., NV.

SITE PLAN
FLOOR PLAN
BUILDING ELEVATIONS

SUP-18037 SDR-18034 12/21/06 PC SITE PLAN REVISED



LANDSCAPE PLAN 1"=30'-0"



RECEIVED
NOV 7 2006

SDR-18034
12/21/06 PC

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-6493

CAROLLO USED CARS
DECATUR & EL PARQUE
LAS VEGAS, NV

LANDSCAPE PLAN

L1

SDR 18034

Carollo's Tropicana Motors, Inc.

WS Decatur, S of El Parque

Proposed 1.68 thousand square foot used car sales.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	1.68	33.34	56
AM Peak Hour			2.05	3
PM Peak Hour			2.64	4
(heaviest 60 minutes)				

Existing traffic on all nearby streets: Counts not available for El Parque

Decatur Boulevard	
Average Daily Traffic (ADT)	47,999
PM Peak Hour *(heaviest 60 minutes)*	3840

O'Bannon Drive	
Average Daily Traffic (ADT)	3,798
PM Peak Hour *(heaviest 60 minutes)*	304

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	51700
O'Bannon Drive	16200

This project will add approximately 56 trips per day on Decatur, El Parque and O'Bannon. This will increase expected volumes by less than one percent on Decatur and about one percent on O'Bannon. Decatur is at about 93 percent of capacity and O'Bannon is at about 23 percent of capacity. Counts are not available for El Parque, but it is believed to be under capacity.

Based on Peak Hour use, this development will add roughly 4 additional cars 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.

SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06

SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06