



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-13886 APN: 139-25-410-017

Name of Property Owner: Jose Sandoval

Name of Applicant: Jose Sandoval

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 _____

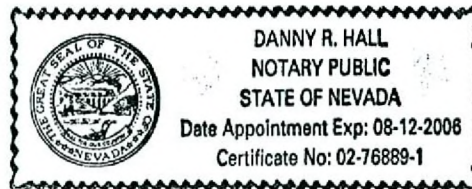
Signature of Property Owner: J. Sandoval

Print Name: Jose R. Sandoval

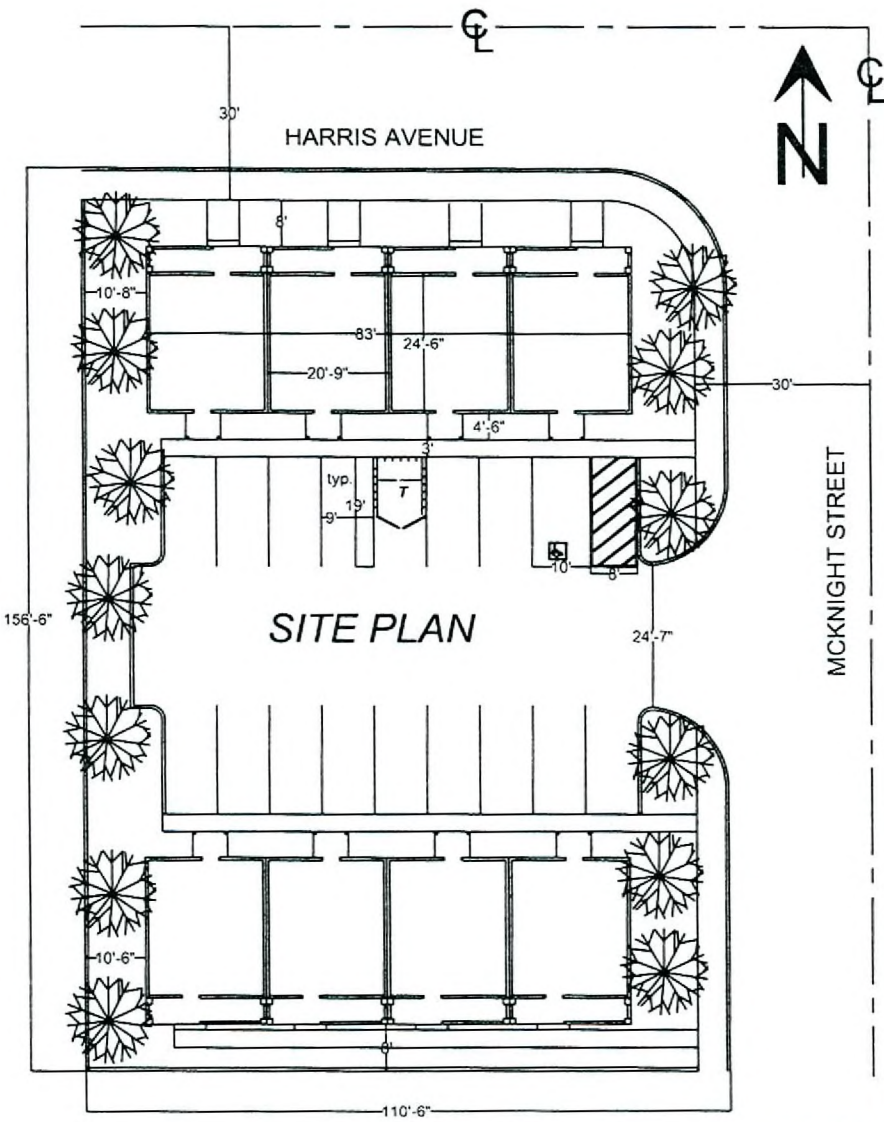
Subscribed and sworn before me

This 30th day of May, 2006

Danny R. Hall
Notary Public in and for said County and State



RECEIVED



LANDSCAPE SCHEDULE

20' DESERT TREE -- MESQUITE, PALO VERDE,
DESERT WILLOW

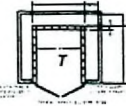


PALM TREE

DESERT SHRUBS -- LANTANA, RANGER SAGES, CASSIAS,
RUSSIAN SAGE, VARIOUS PENSTEMONS

GROUND COVERS -- VARIOUS
COLORED GRAVELS RANDOMLY
OVERCAST WITH MINUS 6" ROCKS

HARRIS McNIGHT CORNER
2750 HARRIS AVENUE
APN 139-25-410-017
SCALE 1/16" = 1'-0"



TYPICAL
TRASH
ENCLOSURE

PARKING ANALYSIS

8 TWO BEDROOM UNITS REQUIRES 16
PARKING SPACES
16 SPACES ARE SHOWN
INCLUDES ONE VAN ACCESSIBLE
HANDICAP SPACE

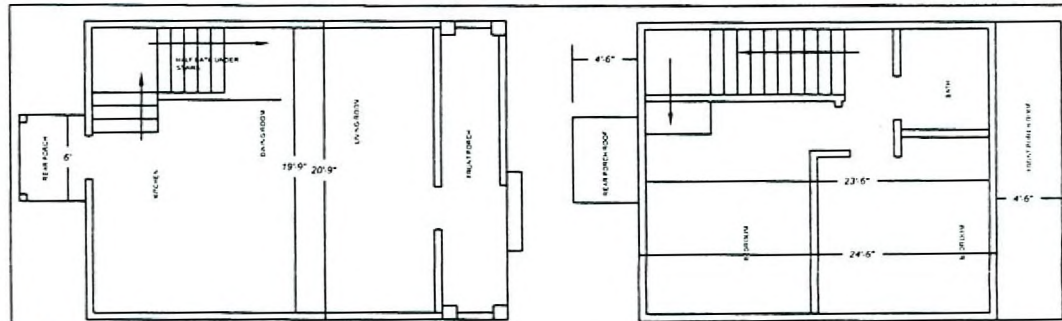
ASSESSOR'S PARCEL NUMBER
139-25-410-017

LOT COVERAGE ANALYSIS

TOTAL FOOTPRINT ALL UNITS = 4,067 SF
TOTAL BLACKTOP = 5,600 SF
TOTAL LOT SIZE = 15,794 SF
TOTAL LANDSCAPE AREA = 6,127 SF
FOOTPRINT TO LOT SIZE RATIO = 1:4
PERCENTAGE OF LOT COVERAGE = 26%



VICINITY MAP
no scale



FIRST FLOOR PLAN
450 SF

SCALE 1/8" = 1'-0"

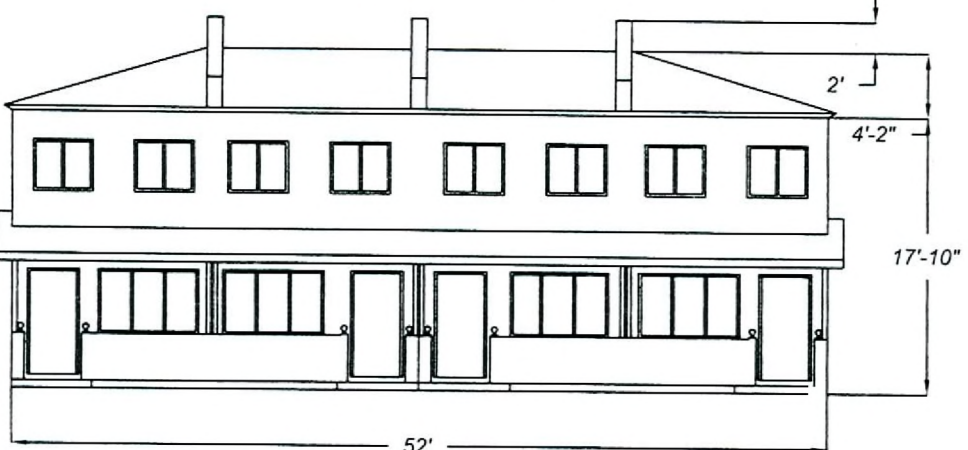
SECOND FLOOR PLAN
450 SF

RECEIVED
MAY 30 2006

GPA-13888 ZON-13889
VAR-13888 SDR-13886
07-13-06 PC

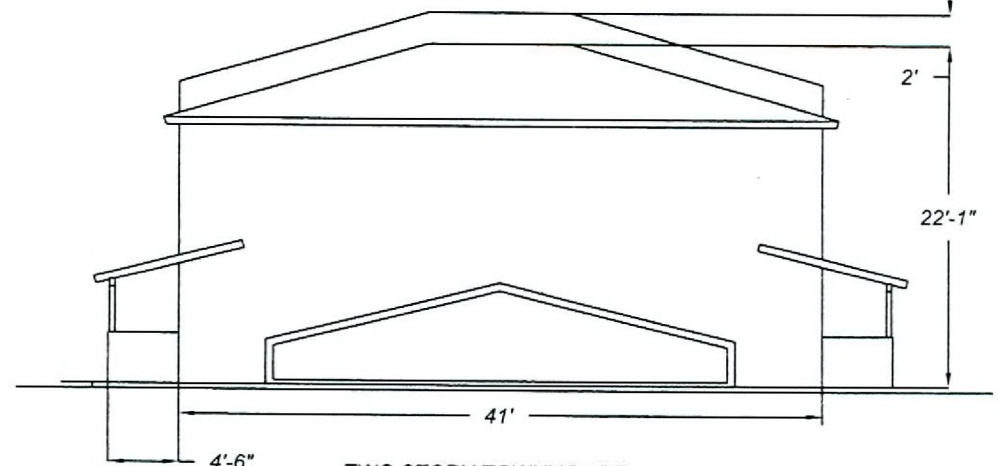
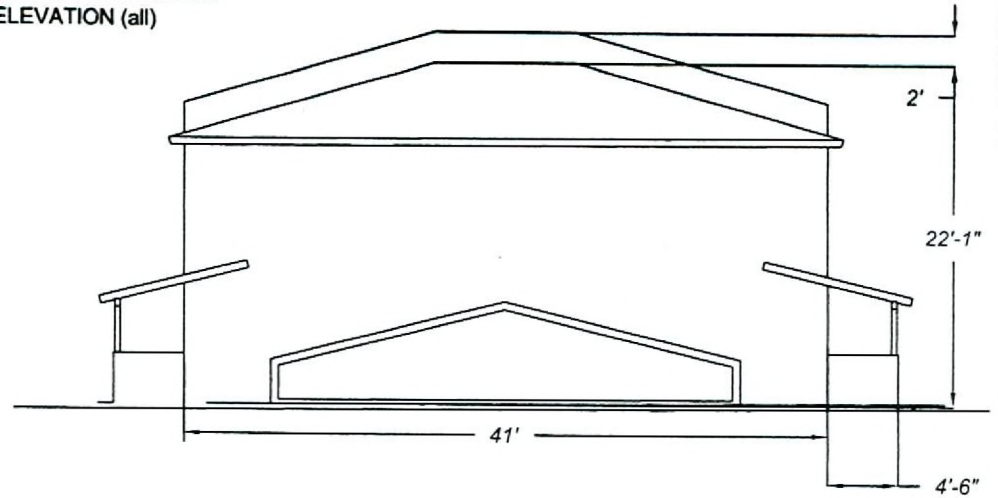


REAR ELEVATION



FRONT ELEVATION

TWO STORY TOWNHOUSE
SIDE ELEVATION (all)



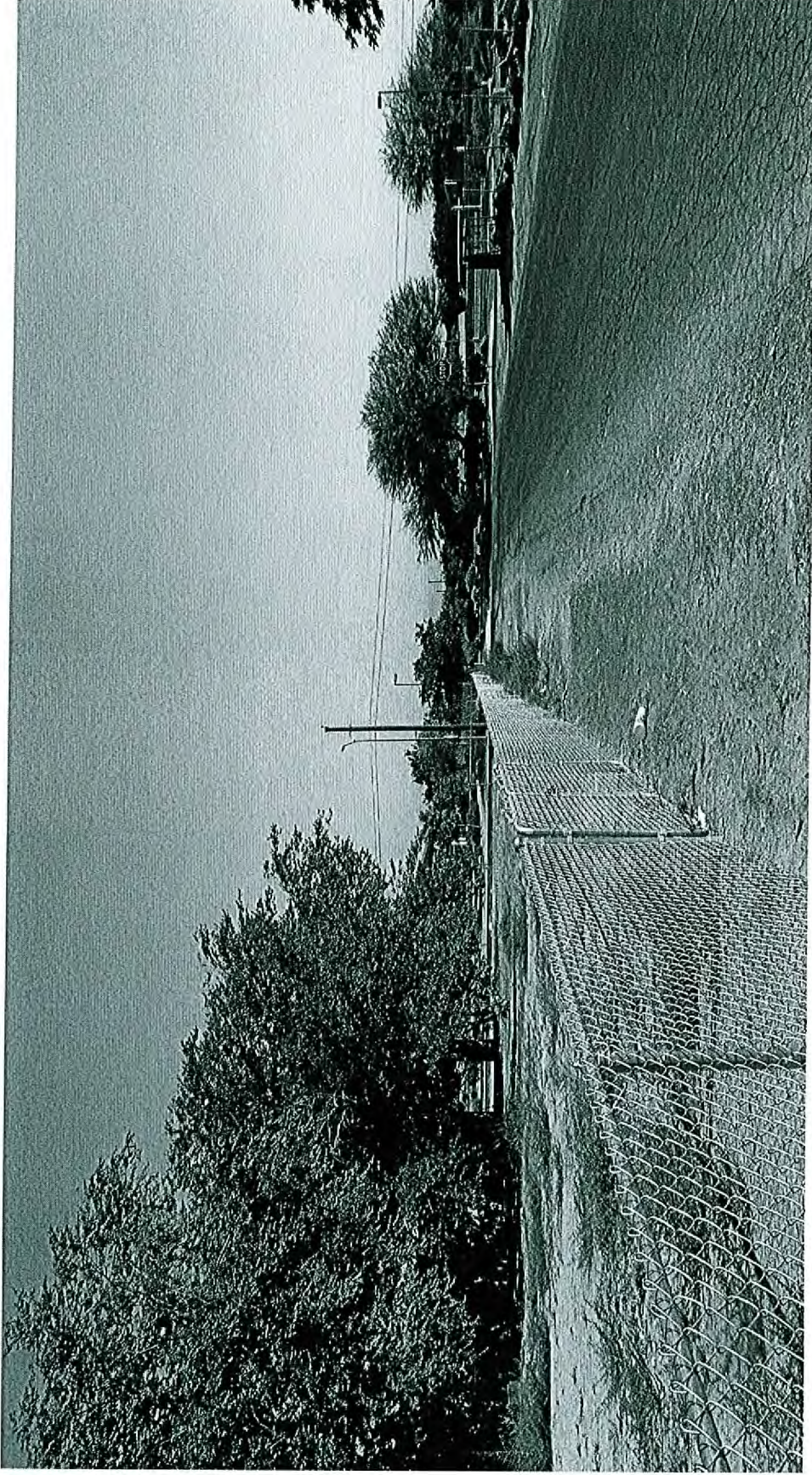
TWO STORY TOWNHOUSE
SIDE ELEVATION (all)

RECEIVED
MAY 30 2006

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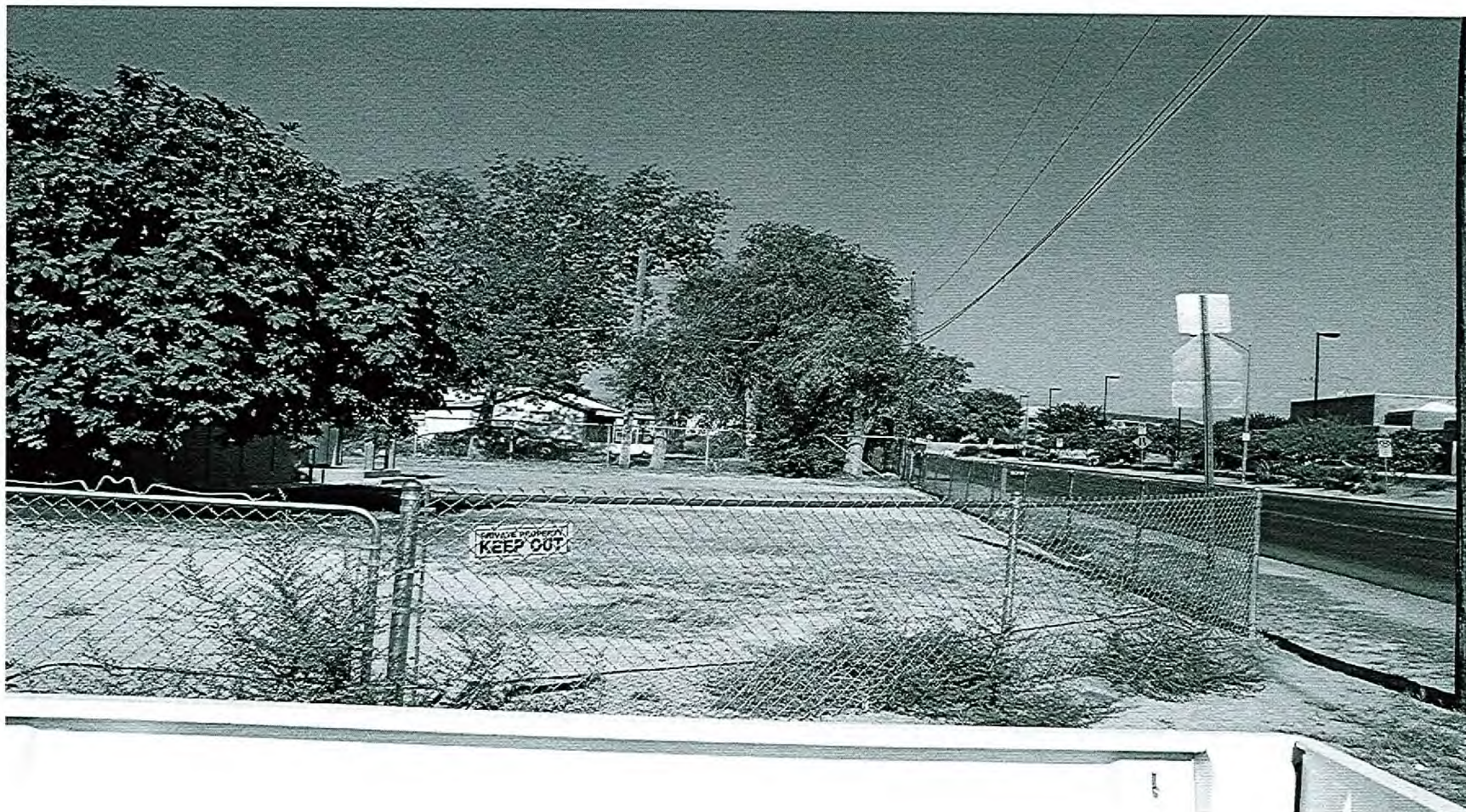
RECEIVED

SDR 13886				
Jose Sandoval				
2750 E Harris				
Proposed 8 unit apartment complex.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	8	6.72	54
AM Peak Hour			0.51	4
PM Peak Hour <i>(heaviest 60 minutes)</i>			0.62	5
Existing traffic on all nearby streets: no counts available for McKnight in this vicinity.				
Harris Avenue				
Average Daily Traffic (ADT)	1,261			
PM Peak Hour <i>(heaviest 60 minutes)</i>	101			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Harris Avenue	3000			
McKnight Street	3000			
This project will add approximately 54 trips per day on Harris and McKnight. This will increase expected volumes by about 4 percent on Harris. Harris is at about 42 percent of capacity. This project will use about 2 percent of the capacity of McKnight.				
Based on Peak Hour use, this development will add roughly 5 additional cars into the area; which works out to about one every twelve minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



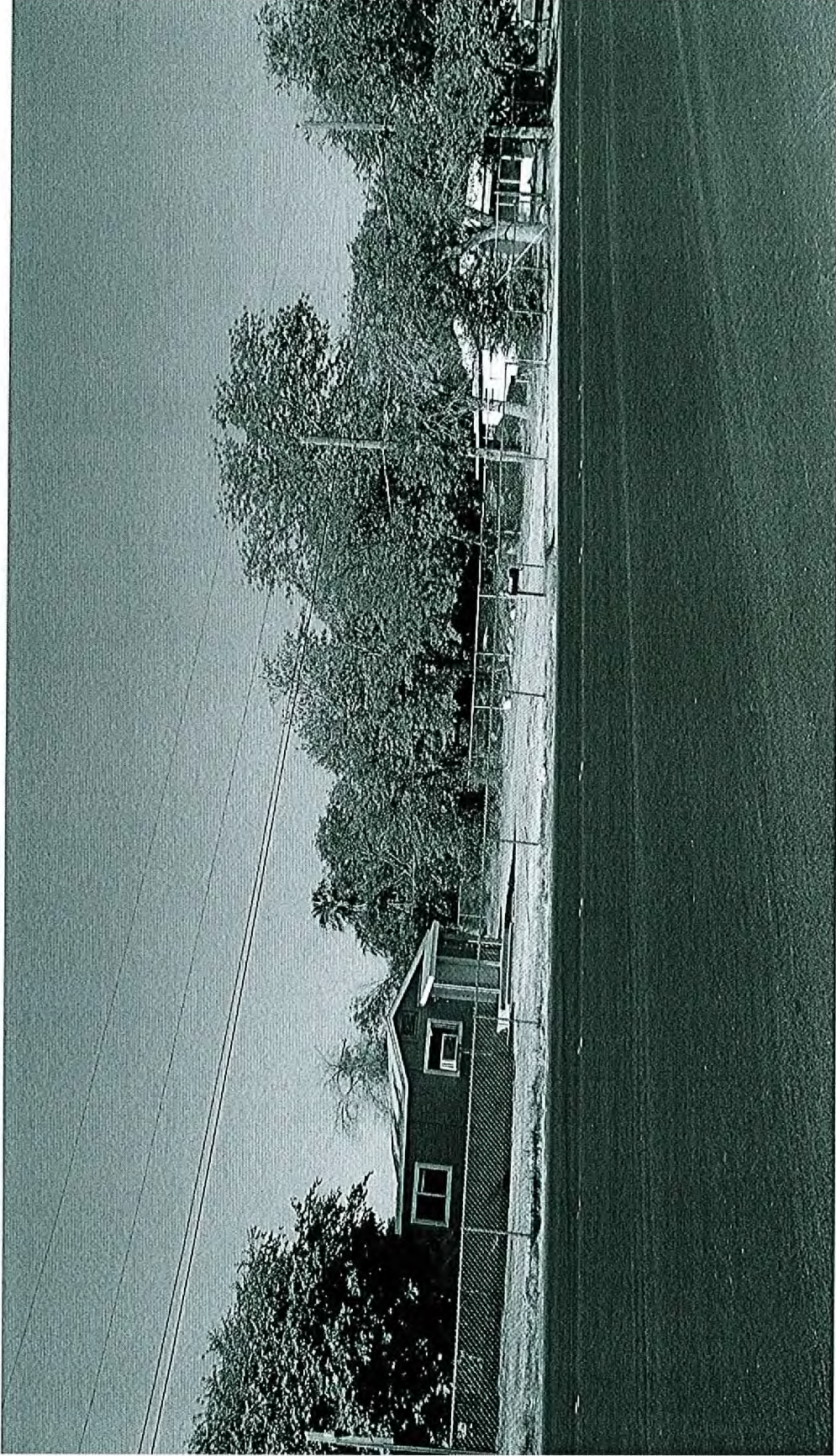
GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06



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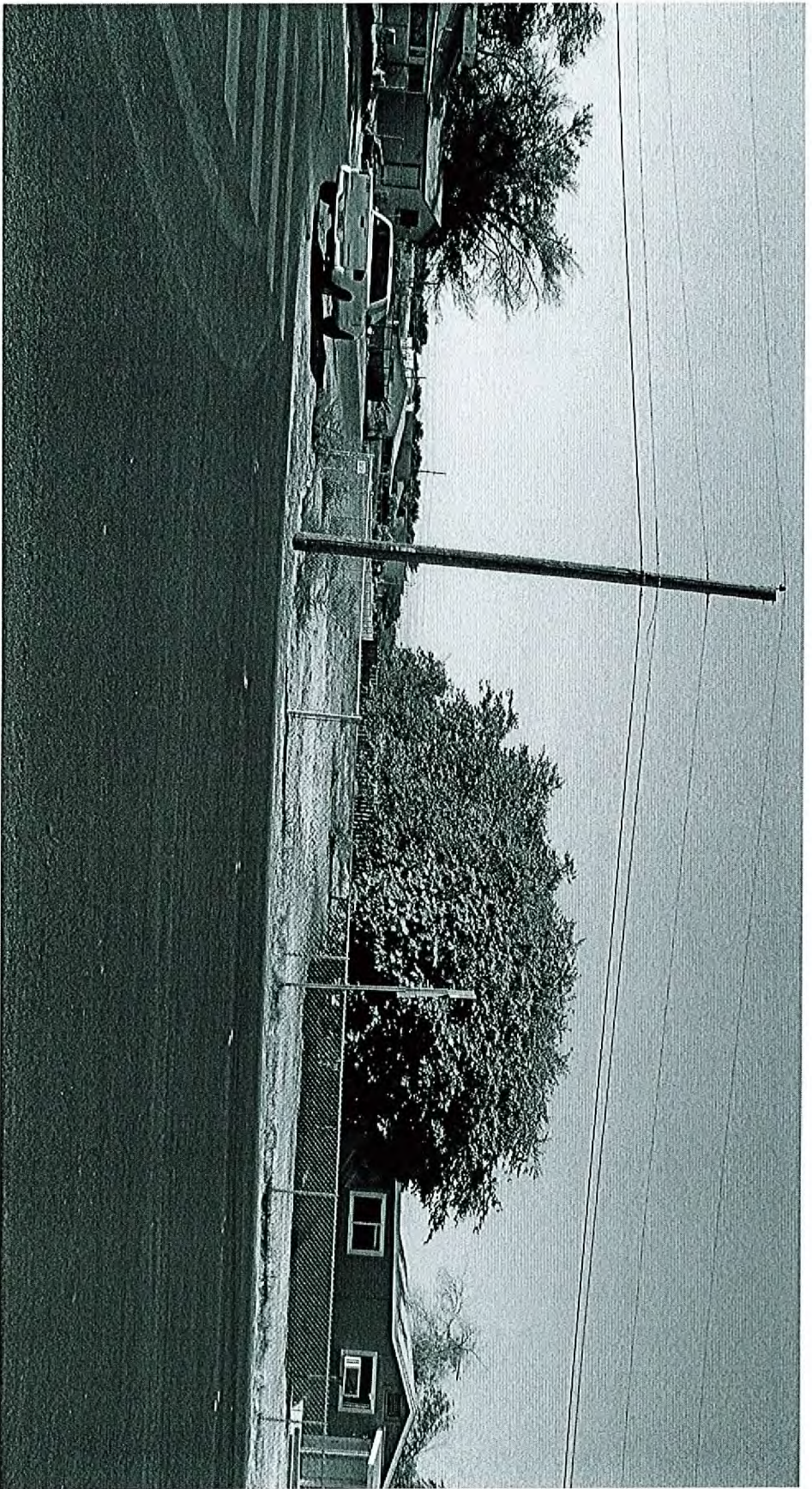
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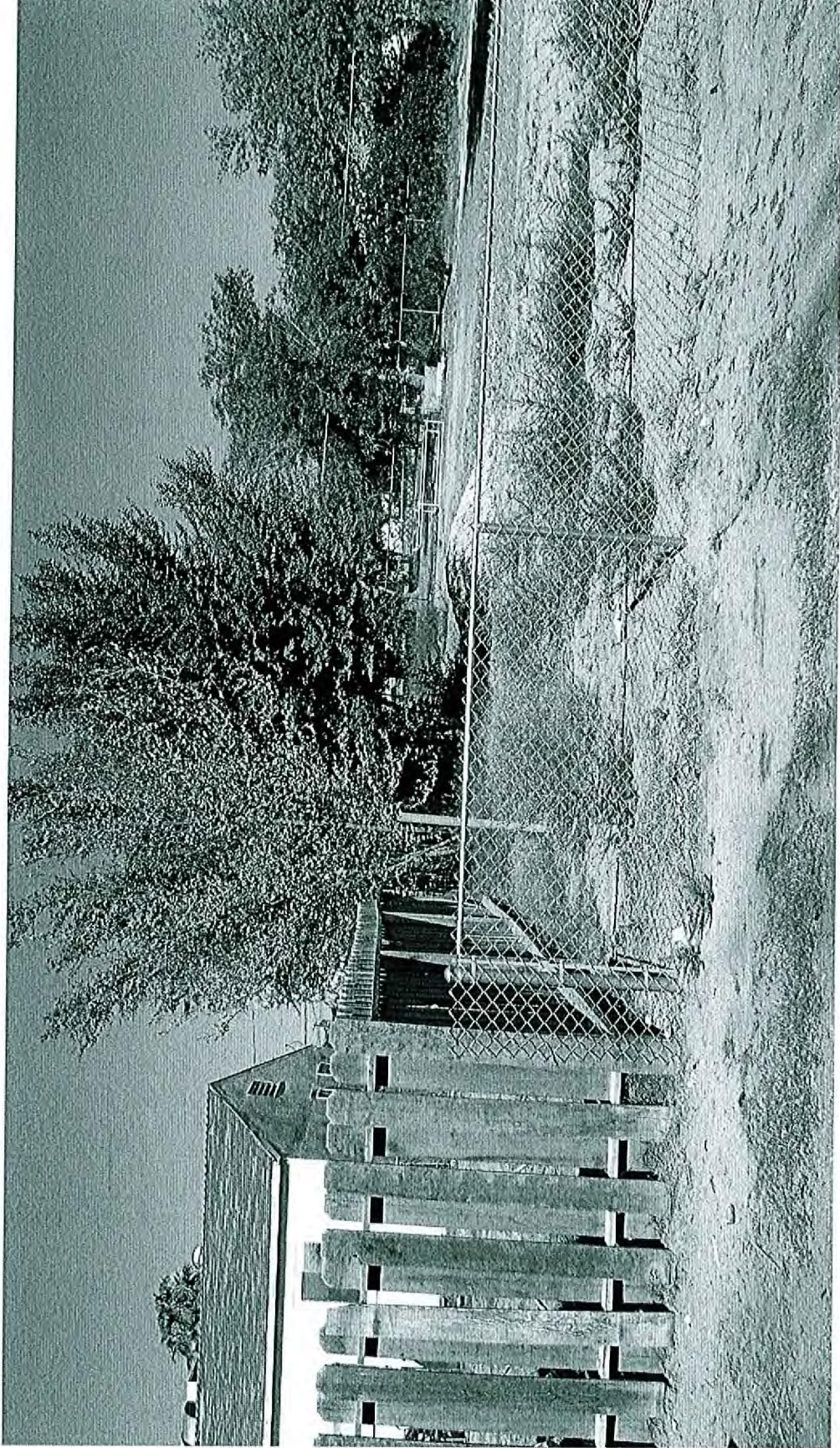
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