



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 _____

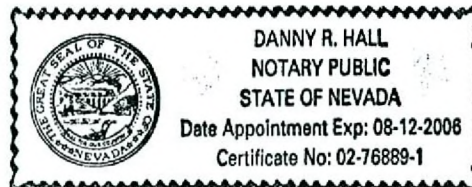
Signature of Property Owner: J. Sandoval

Print Name: Jose R. Sandoval

Subscribed and sworn before me

This 30th day of May, 2006

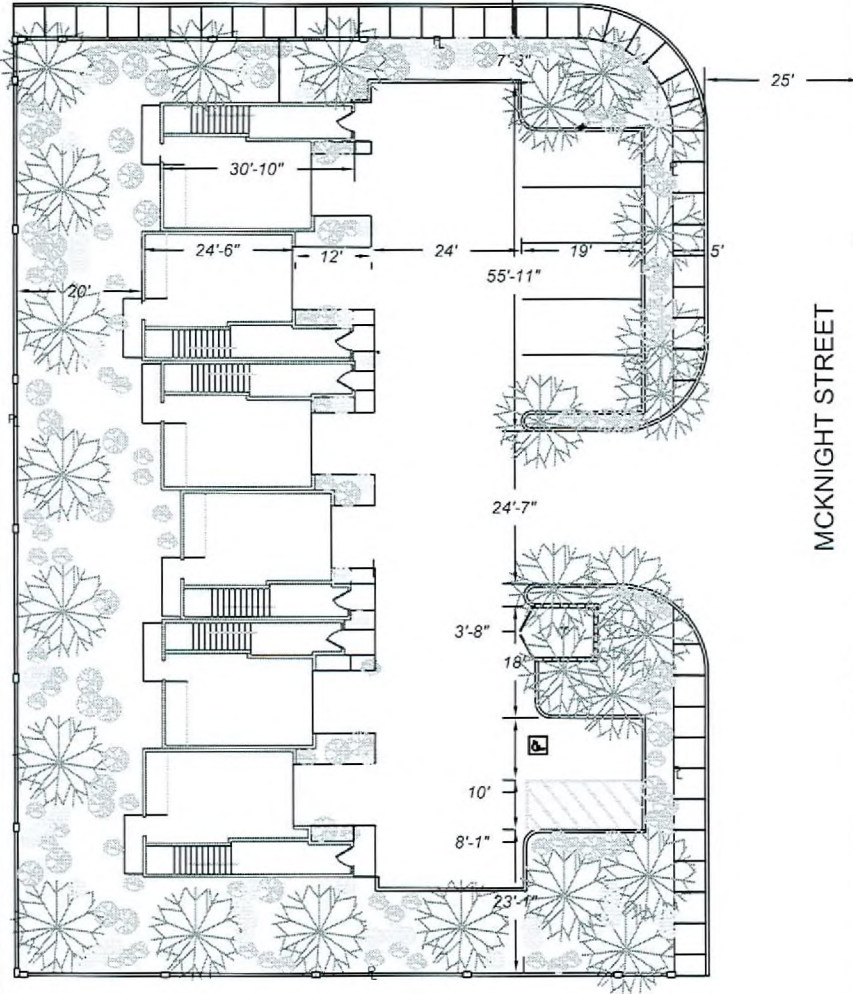
Danny R. Hall
Notary Public in and for said County and State



RECEIVED

HARRIS AVENUE
HALF STREET

40'



MCKNIGHT STREET
HALF STREET

LANDSCAPE SCHEDULE

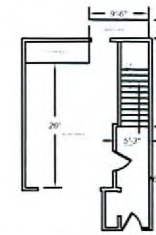
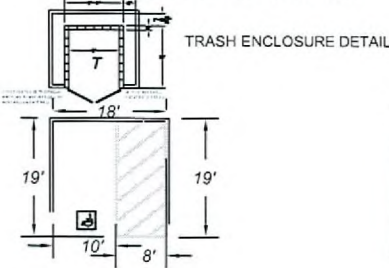
TREES
MONDALE PINE 15 GAL 20' oc 7
CHILEAN MESQUITE 1 GAL. RANDOM 10
DESERT WILLOW AND PALO VERDE 15 GAL 5 EA.

SHRUBS
TEXAS RANGERS GREEN & SILVER CLOUD 5 GAL.
RANDOM SPACING 25 EA.
CASIAS SICKLE LEAF, FEATHERY, GRFEEN 5 GAL.
RANDOM SPACING 25 EA.

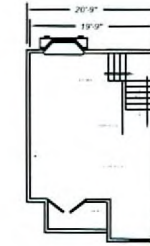
GROUND COVER - MINUS 3/4" READ GRAVELS



R PROPERTY LINE INDICATOR
C STREET CENTER LINE INDICATOR



FIRST FLOOR PLAN
510 sf



SECOND FLOOR PLAN
510 sf



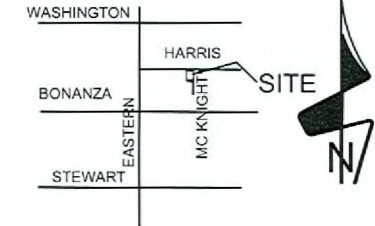
THIRD FLOOR PLAN
510 sf

FLOOR PLANS

PARKING ANALYSIS

SIX APARTMENT UNITS IN TOWNHOUSE STYLE
TWO SPACES PER UNIT = 12
TWELVE SHOWN - 6 IN GARAGES, SIX IN LOT
INCLUDES 1 VAN ACCESSIBLE SPACE

VICINITY MAP no scale

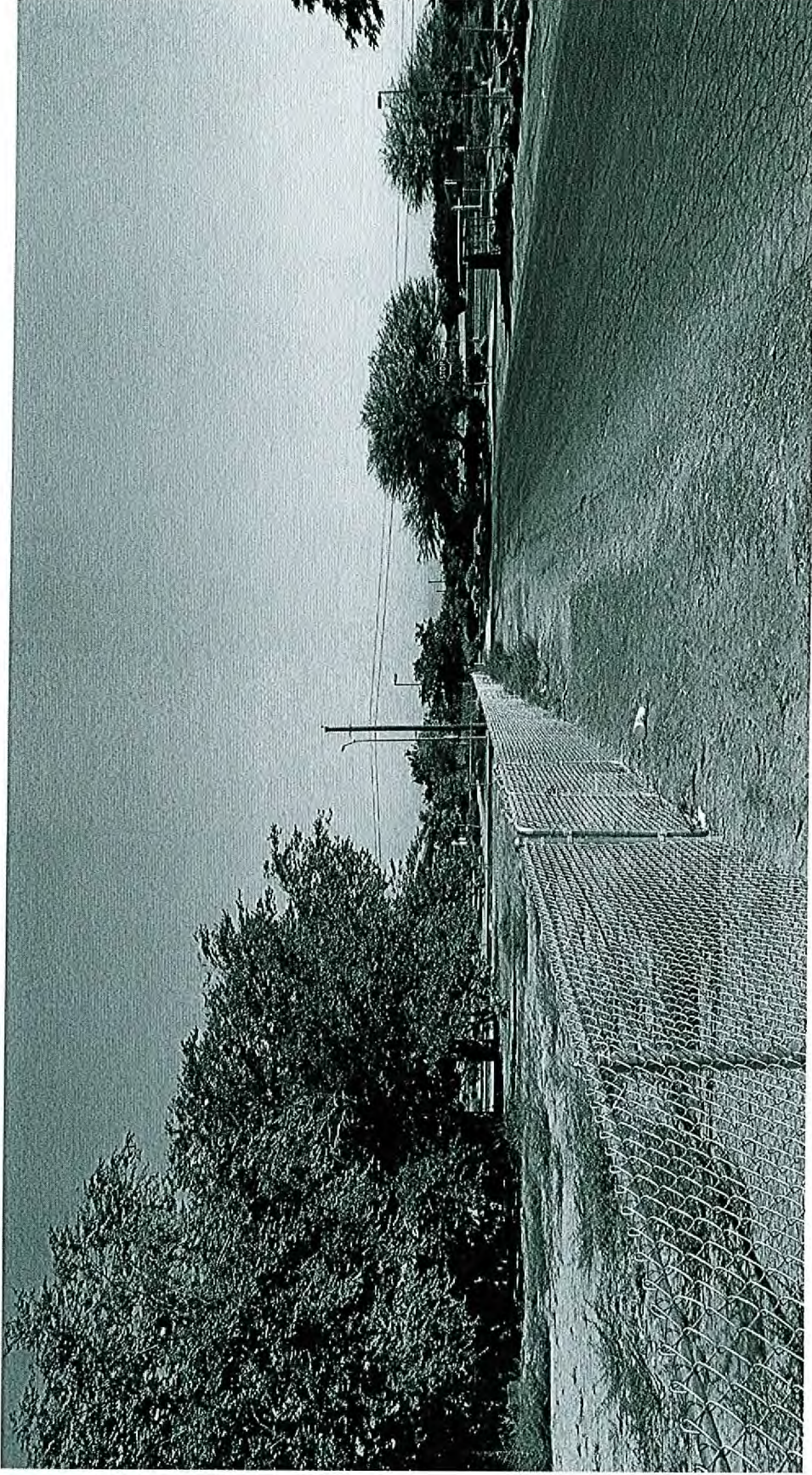


RECEIVED
MAR 13 2007

ZON-13889
VAR-13888
SDR-13886
04-04-07 CC

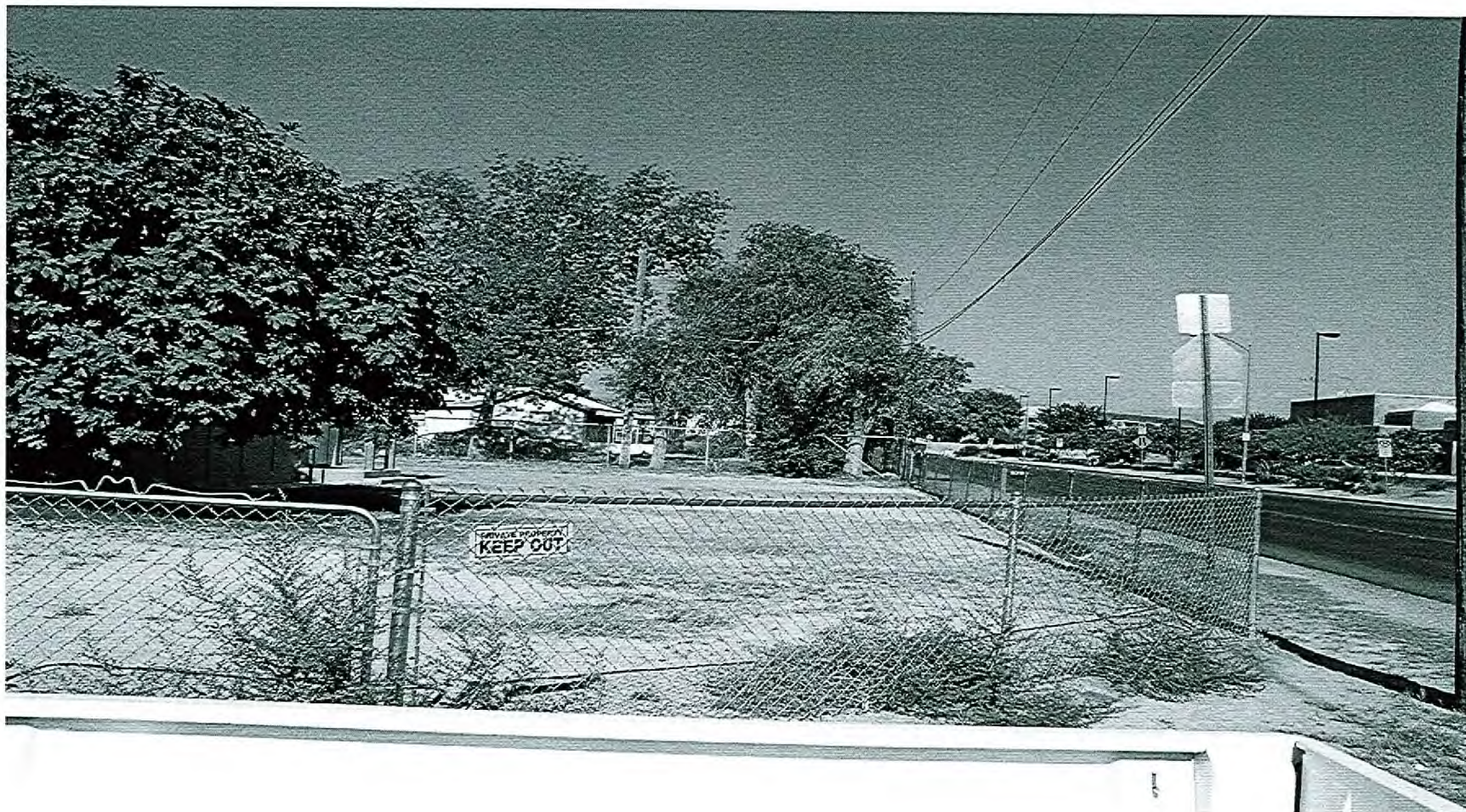
ASSESSOR'S PARCEL NUMBER
139-25-410-017
SITE PLAN WITH FLOOR PLANS
MC KNIGHT MCTOWNHOMES

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.				



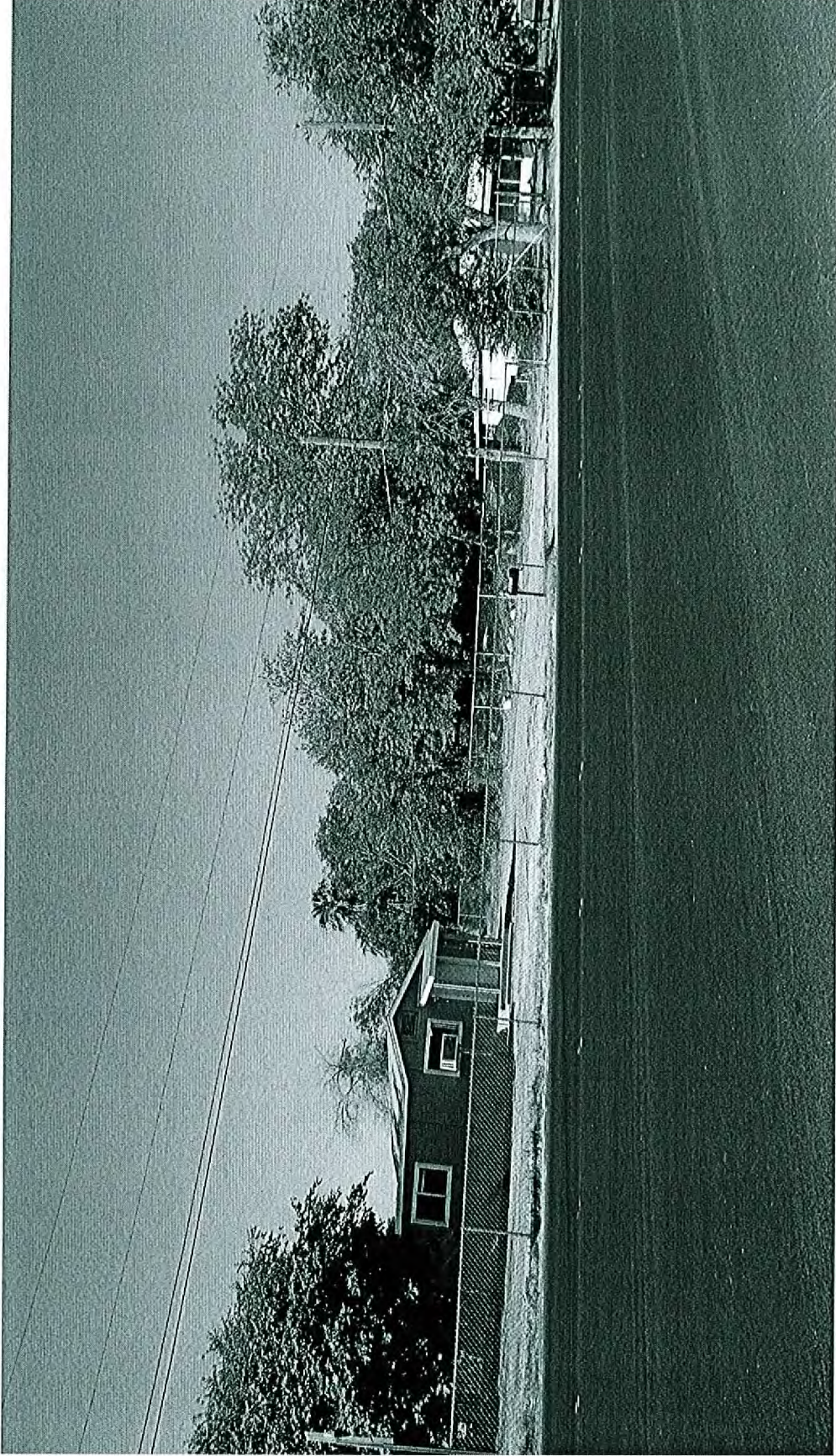
GPA-13885, ZON-13889, VAR-13888, & SDR-13886 - APPLICANT/OWNER: JOSE SANDOVAL
2750 HARRIS AVENUE
JULY 13, 2006 PLANNING COMMISSION

06/29/06



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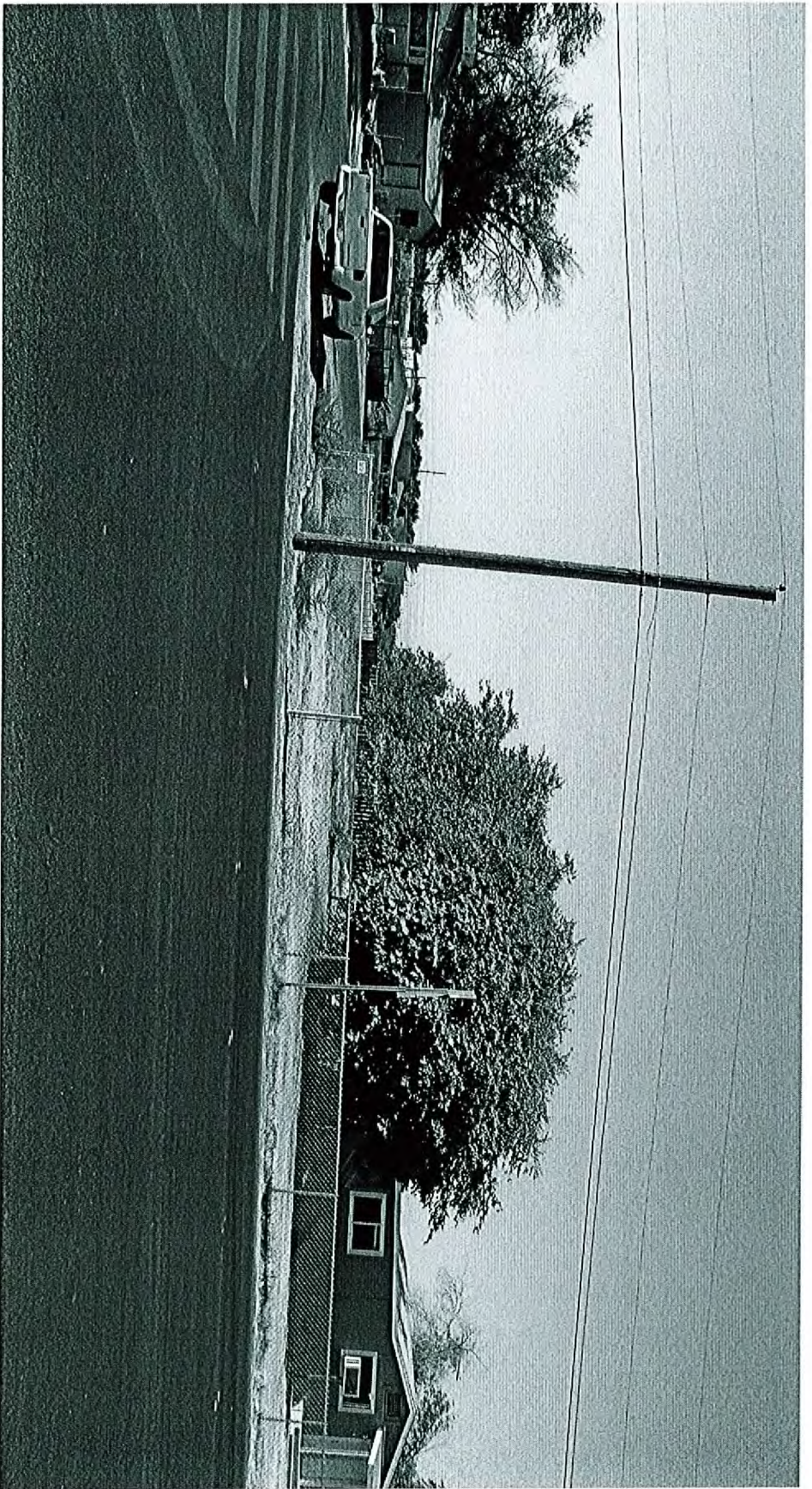
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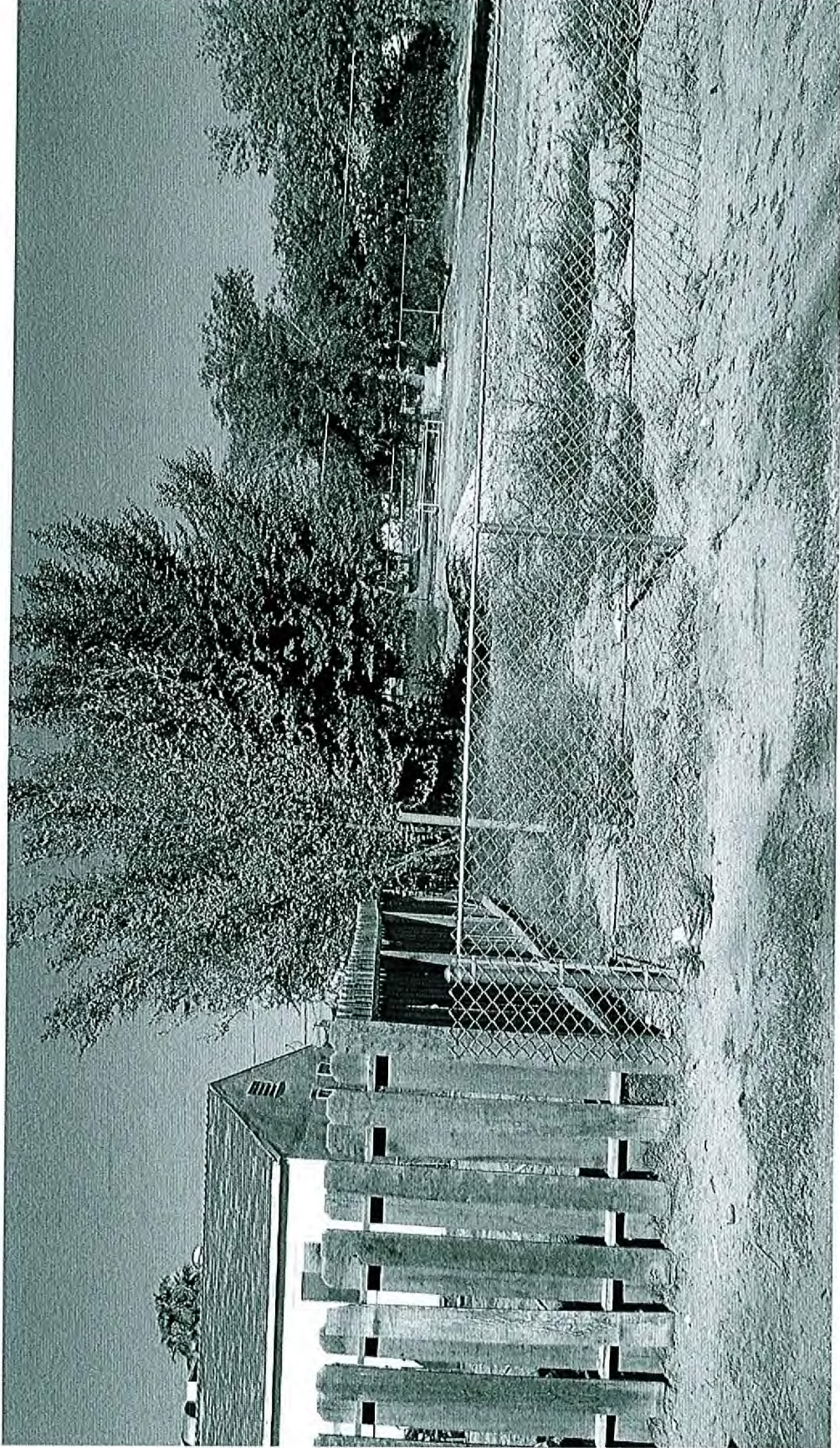
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