



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-20780 APN: 125-24-503-005

Name of Property Owner: Pedro Garcia

Name of Applicant: Pedro Garcia

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: *Pedro Garcia*

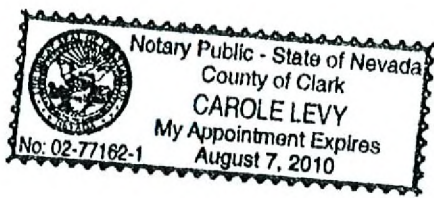
Print Name: Pedro Garcia

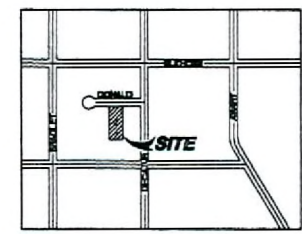
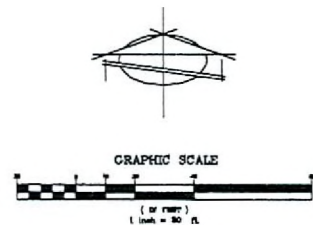
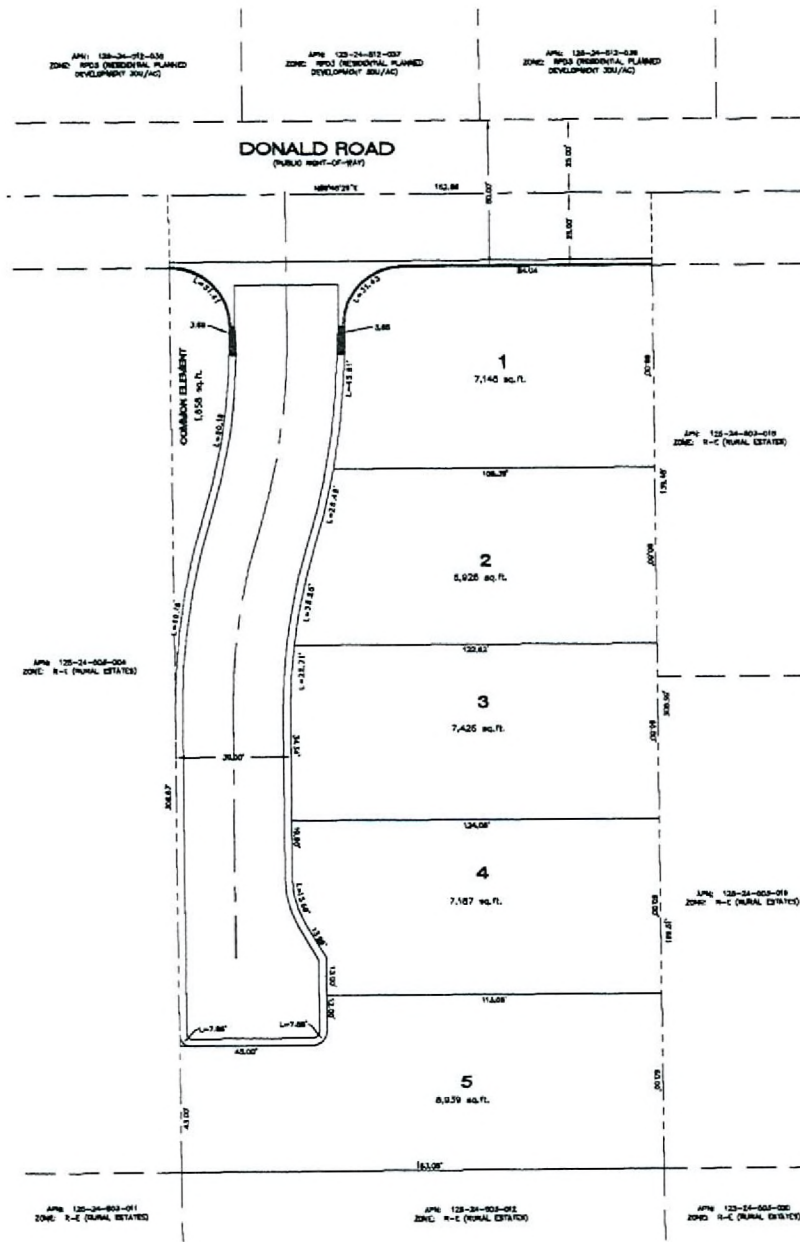
Subscribed and sworn before me

This 23rd day of March, 2007

Carole Levy

Notary Public in and for said County and State

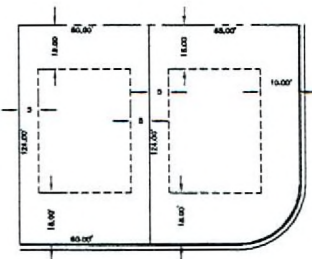




VICINITY MAP
NO SCALE

LEGEND
 STREET CENTERLINE
 SQUARE LINE
 PROPERTY LINE
 UTILITY LINE
 SET BACK LINE

SITE DATA	
ASSESSOR'S PARCEL NUMBER	125-24-503-008
NUMBER OF LOTS	7
LOTS SIZE	MINIMUM-1,800 SQ. FT.
DISTRICT ZONING	RURAL, CITIES (R-C)
PROPOSED ZONING	R-PM4 (RESIDENTIAL PLANNED DEVELOPMENT 40U/AC)
R-PM SET BACKS	FRONT 15.00
	SIDE 5.00
	CORNER SITE 10.00
	REAR 15.00
BUILDING HEIGHT	35.00'



TYPICAL LOT DIMENSIONS

SDR-20780
REVISED
05/24/07 PC



DISCLAIMER NOTE
 UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE LOCATION OF UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you dig
 1-800-227-2883

Call before you dig
 1-702-227-2838

RECEIVED

PREPARED FOR: **PEDRO GARCIA**
 DONALD ROAD
 LAS VEGAS, NV 89102

DATE: APRIL 2007
 SCALE: AS SHOWN

CLIENT: **BAUGHMAN & TURNER, INC.**
 CIVIL ENGINEERS
 1310 HANSON STREET
 PHOENIX, AZ 85016
 LAS VEGAS, NV 89102
 PHONE: (702) 870-8771 FAX: (702) 678-2690

PROJECT: **125-24-503-005**
SITE PLAN
 SECTION 24, TOWNSHIP 13 SOUTH, RANGE 80 EAST, M.D.B.A.M. NETWORK
 LAS VEGAS, NEVADA
DONALD ROAD/DECATUR

SP01
 1

APR 23 2007

SDR 20780				
Pedro Garcia				
4881 Donald Road				
Proposed 7 unit single family development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	7	9.57	67
AM Peak Hour			0.75	5
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.01	7
Existing traffic on all nearby streets:				
Decatur Boulevard				
Average Daily Traffic (ADT)	8,905			
PM Peak Hour <i>(heaviest 60 minutes)</i>	712			
Dorrell Lane				
Average Daily Traffic (ADT)	115			
PM Peak Hour <i>(heaviest 60 minutes)</i>	9			
Donald Road				
Average Daily Traffic (ADT)	17			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
Dorrell Lane	16200			
Donald Road	16200			
This project will add approximately 67 trips per day on Decatur, Dorrell and Donald. This will increase expected volumes by less than one percent on Decatur, about fifty-eight percent on Dorrell and about three hundred eighty five percent on Donald. Decatur is at about 17 percent of capacity and Dorrell and Donald are under one percent of capacity.				

Based on Peak Hour use, this development will add roughly 7 additional cars into the area; which works out to about one every nine minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



ZON-20783, WVR-21491, VAR-20782 & SDR-20780 - APPLICANT/OWNER: PEDRO GARCIA
4881 DONALD ROAD
MAY 24, 2007 PLANNING COMMISSION

04/25/07



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04/25/07