



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21141** APN: 162.04.204.008
162.04.802.001 - 004
Name of Property Owner: Bell Real Estate LLC
Name of Applicant: Bell Real Estate LLC
Name of Representative: Brent Bell, Manager member

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: [Signature]

Print Name: Brent Bell

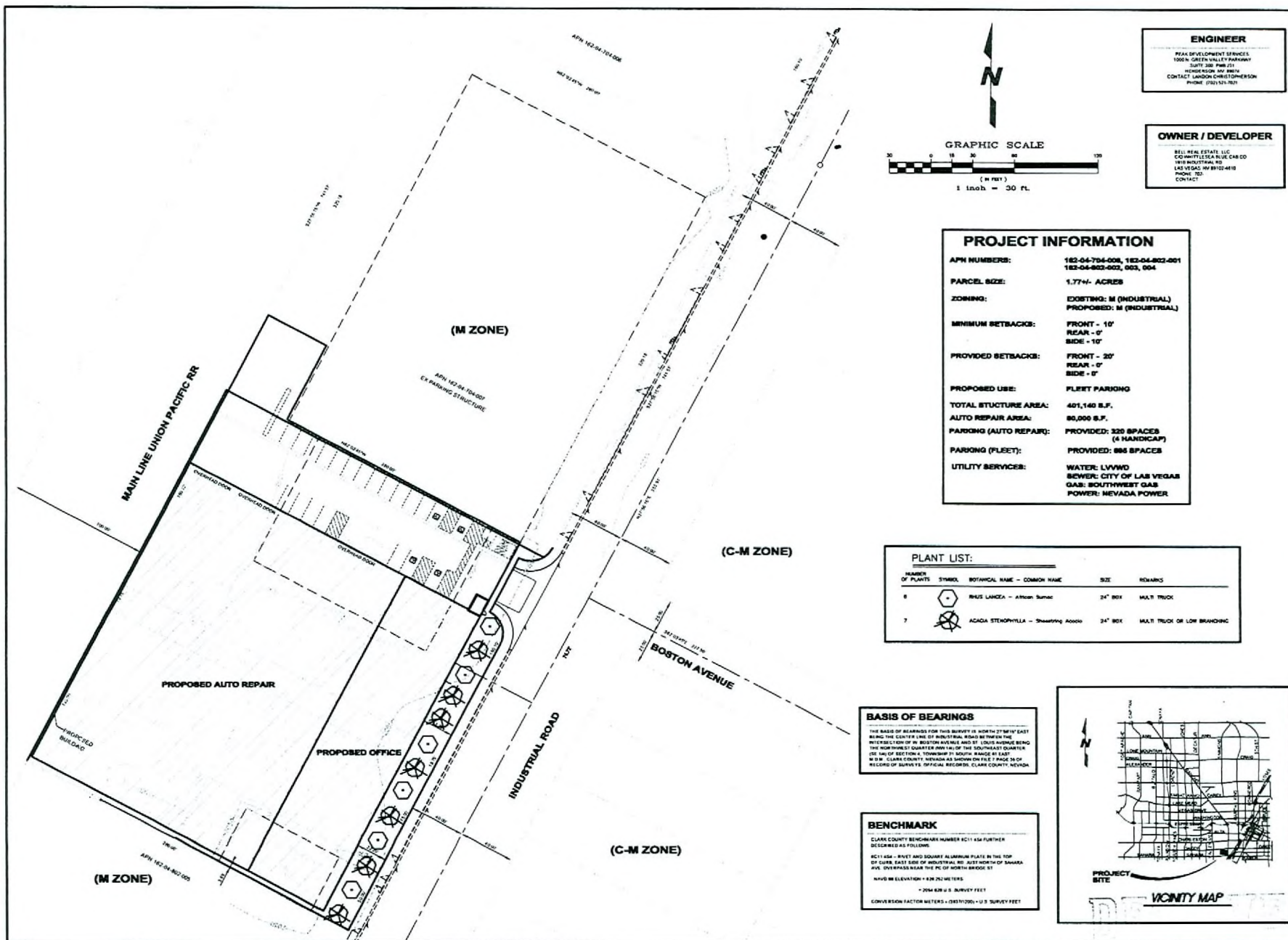
Subscribed and sworn before me

This 10th day of April, 2007

Toni Heldman

Notary Public in and for said County and State





NO.	REVISIONS	DATE	INIT.	APPR.	DATE	FILE NO.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

BELL REAL ESTATE, LLC

100 N. GARDEN VALLEY PARKWAY, SUITE 300
HENDERSON, NV 89015
PHONE: 702.521.7071 FAX: 702.521.7072

CONSULTING

BELL TRANSPORTATION
PARKING STRUCTURE

APN #162-04-704-008, 162-04-801-001 THRU 004

SITE/LANDSCAPE PLAN

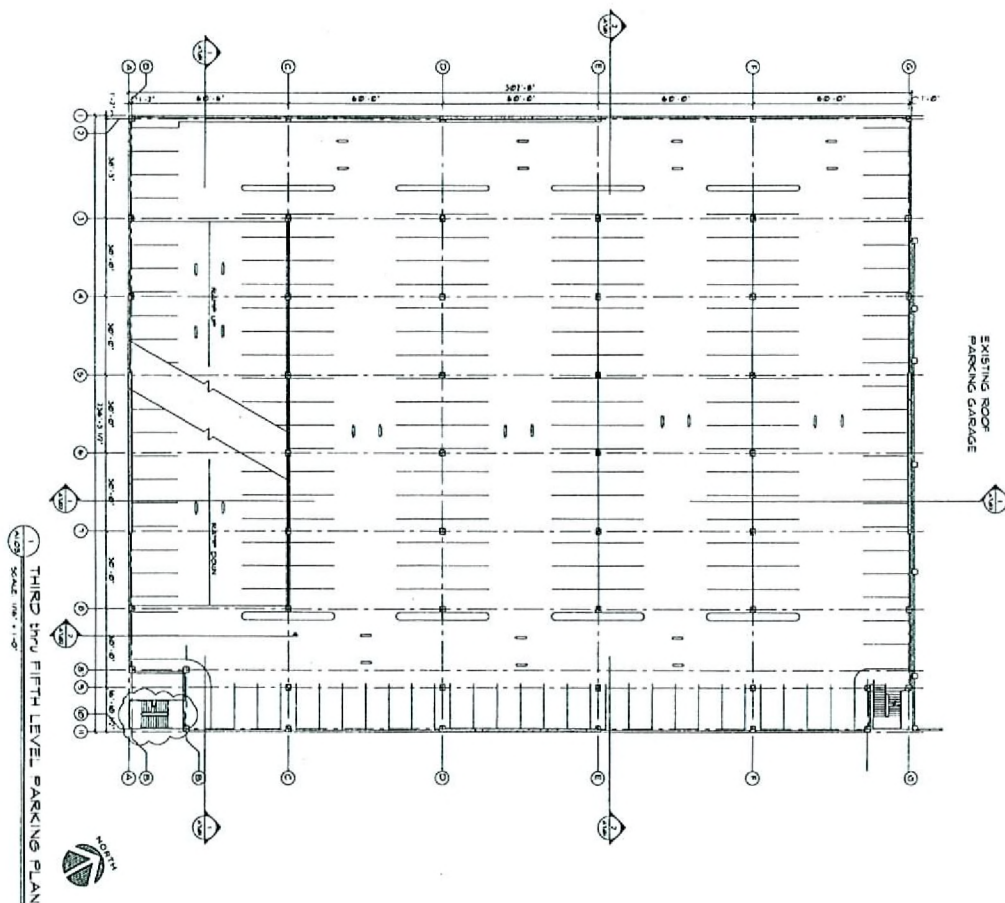


PROJECT SITE
SCALE: 1"=30'
SHEET NUMBER
1 OF 1
JOB NUMBER

SDR-21141
05/24/07 PC

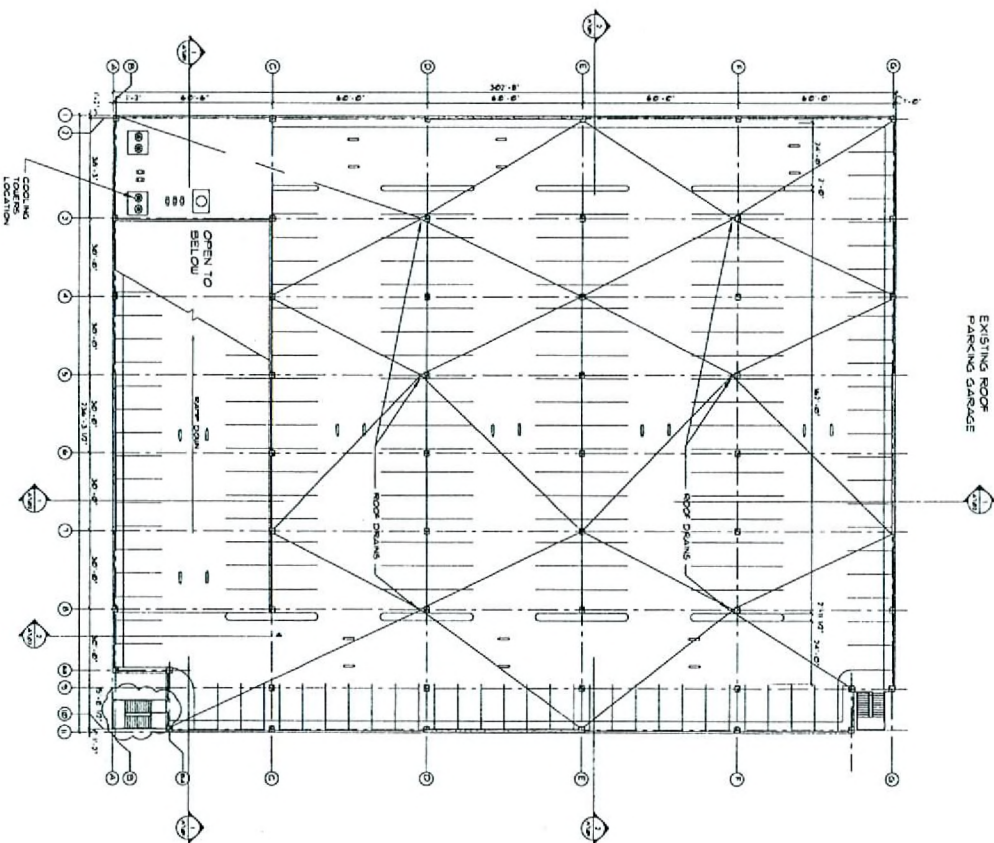
APR 09 2007

APR 09 2007



LAND USE SUBMITTAL

PRELIMINARY
 THIRD thru FIFTH
 LEVEL PARKING
 BELL TRANS
 PARKING GARAGE
 3008 W. HORIZON RIDGE PARKWAY, SUITE 200
 HENDERSON, NEVADA 89002
 (702) 454-7842 • FAX (702) 454-7842
 www.pacificdesignconcepts.com



1 SIXTH LEVEL PARKING PLAN
SCALE: 1/8" = 1'-0"

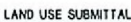


LAND USE SUBMITTAL

PROJECT TITLE: SIXTH LEVEL PARKING DATE: 03/22/07 PROJECT NO.: 1 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature] DATE: 03/22/07 SCALE: 1/8" = 1'-0" PROJECT NO.: 1 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature] DATE: 03/22/07		PRELIMINARY NOT FOR CONSTRUCTION MARCH 22, 2007	CONSULTANT:	PROJECT TITLE: BELL TRANS PARKING GARAGE 1014 S. INDUSTRIAL ROAD LAS VEGAS, NEVADA	pacific design concepts, llc 3005 W. HORIZON RIDGE PARKWAY, SUITE 200 HENDERSON, NEVADA 89052 (702) 454-5842 fax (702) 454-7842
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SDR-21141
05/24/07 PC

APR 09 2007



COMMITTEE:

pacific design concepts, llc
3006 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5642 fax (702) 454-7842

APR 09 2007

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE SUBMITTAL

EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION
MARCH 22, 2007

PROJECT TITLE -
**BELL TRANS
PARKING GARAGE**
1014 S INDUSTRIAL ROAD
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

SDR-21141
05/24/07 PC

APR 09 2007

SDR 21141				
Bell Real Estate				
2030 - 2114 Industrial Rd.				
Proposed 80 thousand square foot auto repair garage.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE CARE CENTER [1000SF]	80	15.86	1,269
AM Peak Hour			2.94	235
PM Peak Hour			3.38	270
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Industrial Rd.				
Average Daily Traffic (ADT)	28,350			
PM Peak Hour	2,268			
<i>(heaviest 60 minutes)</i>				
Boston Ave.				
Average Daily Traffic (ADT)	2,083			
PM Peak Hour	167			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Industrial Rd.	32585			
Boston Ave.	16200			
This project will add approximately 270 trips per day on Industrial and Boston. This will increase the expected volumes by about 4 percent on Industrial and about 70 percent on Boston. Industrial is at about 87 percent capacity and Boston is at about 13 percent capacity.				
Based on Peak Hour use, this development will add roughly 270 additional cars into the area; which works out to about one every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				