PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20812** APN: 139-32-705-002

Name of Property Owner: Schifini Family Trust.

Name of Applicant: Craig and Crete Developers, LLC

Name of Representative: W+L Studio

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: Jennifer Schifini

Print Name: Jennifer Schifini

Subscribed and sworn before me

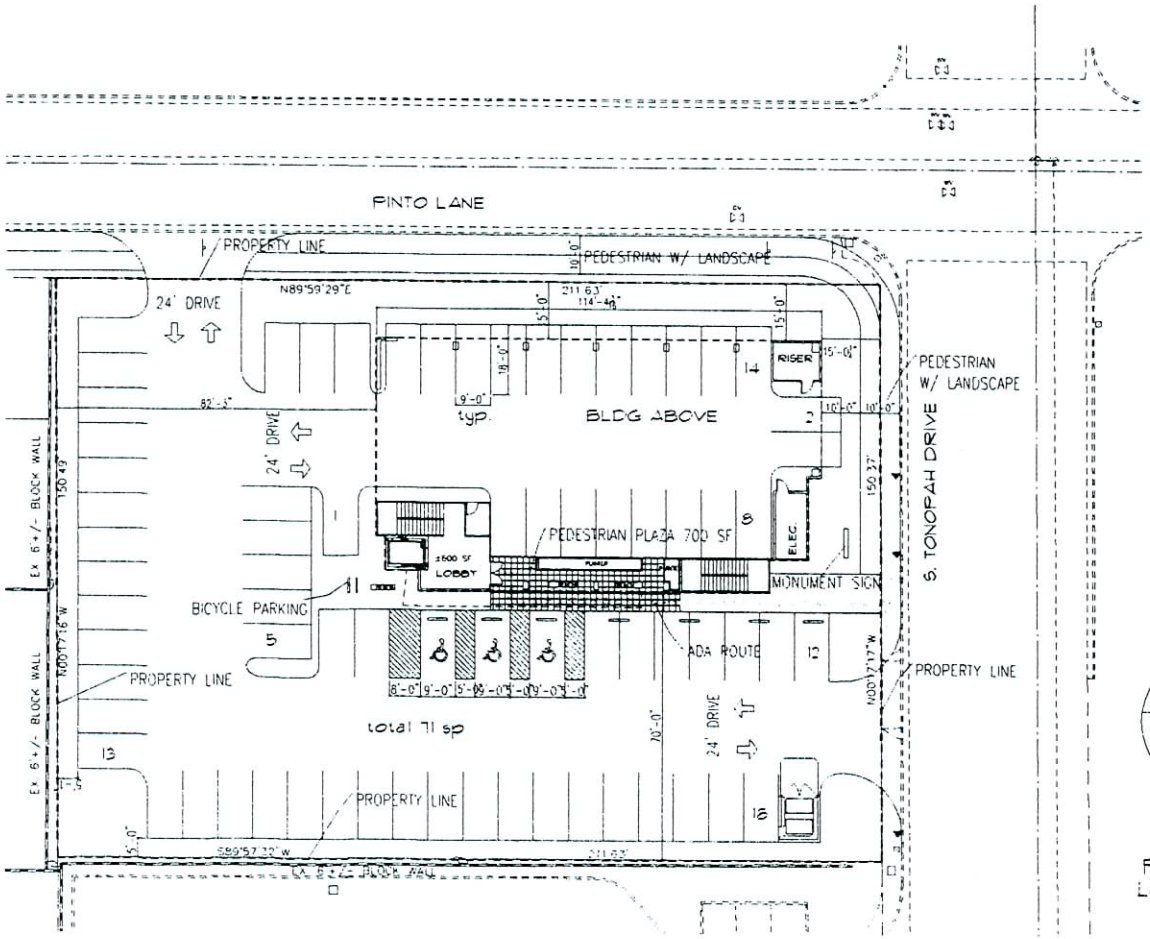
This 26 day of March, 2007

Debra Ackerland

Notary Public in and for said County and State

DEBRA ACKERLAND
Notary Public State of Nevada
No. 06-105561-1
My appt. exp. June 1, 2010

RECEIVED



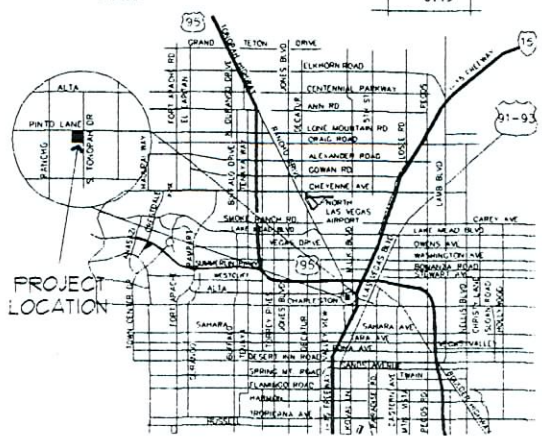
SITE PLAN

SCALE : 1" = 30'-0"

NORTH

SITE INFORMATION

Parcel Numbers	139-32-705-002
APPROVED ZONING	P-R
Building Setback	
Front	±20'-0"
Side	±10'-0"
Rear	±15'-0"
SITE AREA	±0.70 Acre
BUILDING AREAS	
GENERAL/HEALTH CARE OFFICE	±15,000 sf
PARKING REQUIREMENTS	
±7,500 SF GENERAL OFFICE @ 1 per 300 SF	25
±7,500 SF HEALTH CARE OFFICE @ 5 per 1,000 SF	38
TOTAL REQUIRED	63
(HANDICAP REQUIRED	2)
TOTAL PROVIDED	72
(HANDICAP PROVIDED	3)
FAR	0.49



VICINITY MAP

SCALE: NTS

APR 16 2007

VAR-20816 SDR-20812
REVISED 05/10/07 PC

W & L Studio
8600 CROWN ROCK CT
LAS VEGAS, NV 89139
702-526-6405
702-946-0933 - FAX

© COPYRIGHT W&L STUDIO, LTD. 2006

XXXXXXX Description

By

Date

Rev

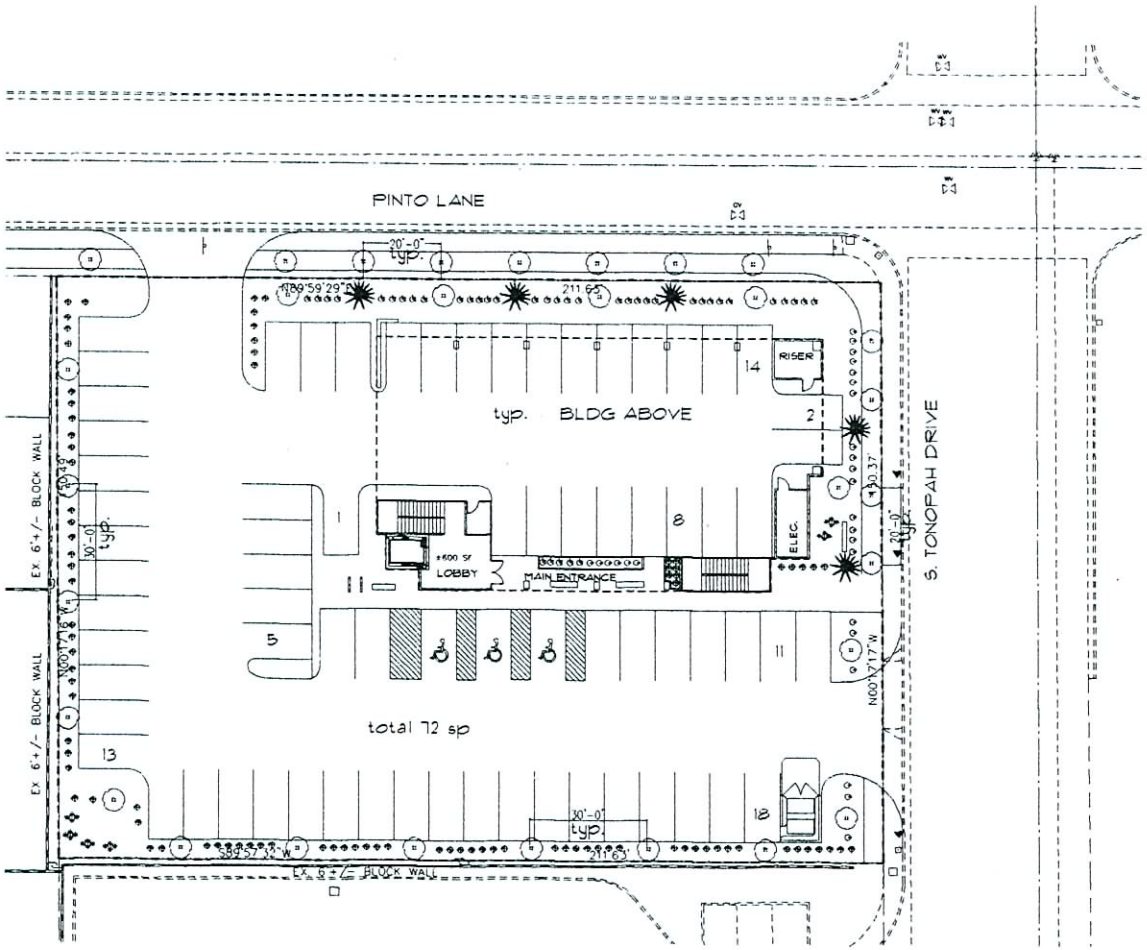
SCHIFINI OFFICE BUILDING
600 S. TONOPAH DRIVE
LAS VEGAS, NV

Drawn By/Checked By

Date
MAR 27, 2007

Project Number

Sheet Number



LANDSCAPE

SCALE : 1" : 30'-0"

NORTH

LANDSCAPE LEGEND

TREES

GLEDITSIA TRICANTHOS 'INERMIS' 24" BOX

DATE PALM 25' TALL

SHRUBS

GREEN CLOUD SAGE - 5 GALLON

THUNDER CLOUD SAGE - 5 GALLON

DEER GRASS - 5 GALLON

GROUNDCOVER

MEXICAN EVENING PRIMROSE - 5 GALLON

1/2" MOJAVE GOLD DECOMPOSED GRANITE, 2" DEPTH

LANDSCAPE NOTES

1. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS.
2. TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY.
3. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
4. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
5. SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA.
6. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN.) DEEP BASIN OR WELL, 9 INCH WIDE AROUND ROOT BALL.
7. A WATER CONSERVING IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING. DRIP OR SIMILAR SYSTEMS WITH NO OVER SPRAY SHALL BE USED. IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATING CONDITION.
8. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS LIVING CONDITIONS BY THE PROPERTY OWNER. DEAD VEGETATION SHALL BE PROMPTLY REPLACED, BASED ON STANDARD SEASONAL PLANTING PRACTICES, WITH HEALTHY, LIVING PLANTS.

RECEIVED
APR 16 2007

VAR-20816 SDR-20812
REVISED 05/10/07 PC

W & L Studio
6600 CROWN ROCK CT
LAS VEGAS, NV 89139
702-526-6905
702-946-0933 - FAX

These drawings are instruments of service and are the property of Wong Liu, All Rights Reserved. These plans and/or designs are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Wong Liu, and/or its consultants. Any unauthorized use of these drawings shall entitle the owner of Wong Liu, and/or its consultants to full compensation for all damages because of such unauthorized use. © COPYRIGHT, WONG LIU, A.I.A.

No.	Description	By	Date
1	XXXXXXX		

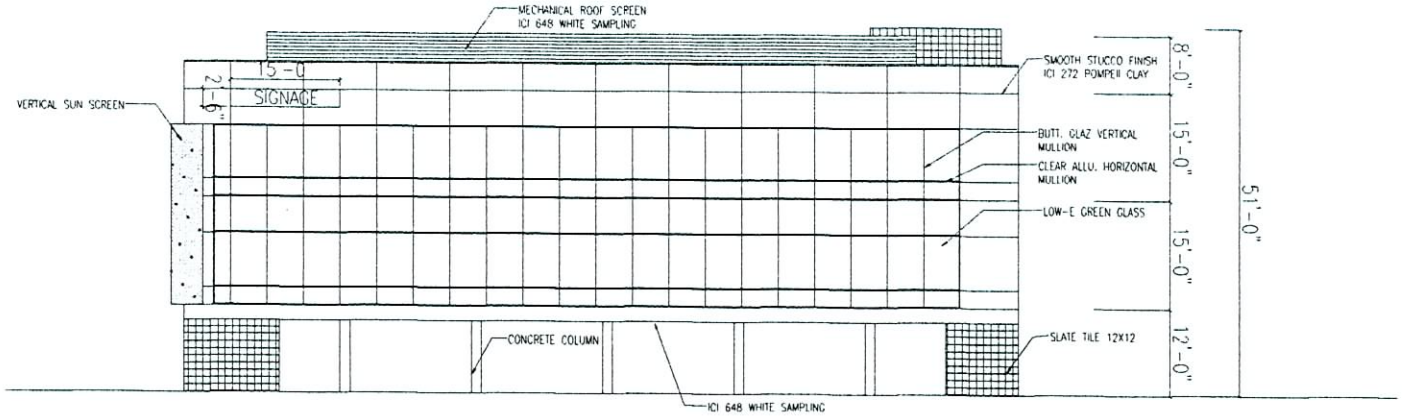
SCHIFINI OFFICE BUILDING
600 S. TONOPAH DRIVE
LAS VEGAS, NV

Drawn By/Checked By

Date
MAR 27, 2007

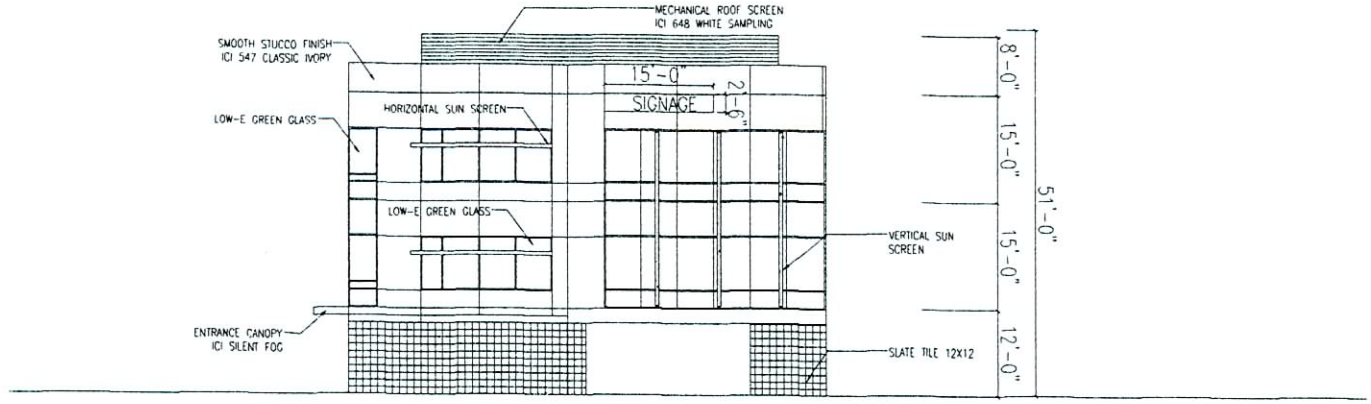
Project Number

Sheet Number



SOUTH ELEVATION

SCALE : 1/16"=1'-0"



EAST ELEVATION

SCALE : 1/16"=1'-0"

APR 16 2007

VAR-20816 SDR-20812
REVISED 05/10/07 PC

W & L Studio
6600 CROWN ROCK CT
LAS VEGAS, NV 89139
702-526-6606
702-966-0633 - FAX

Seal

© COPYRIGHT, WHONG LAU, A.I.A.

XXXXXXX Description

By

Date

Rev

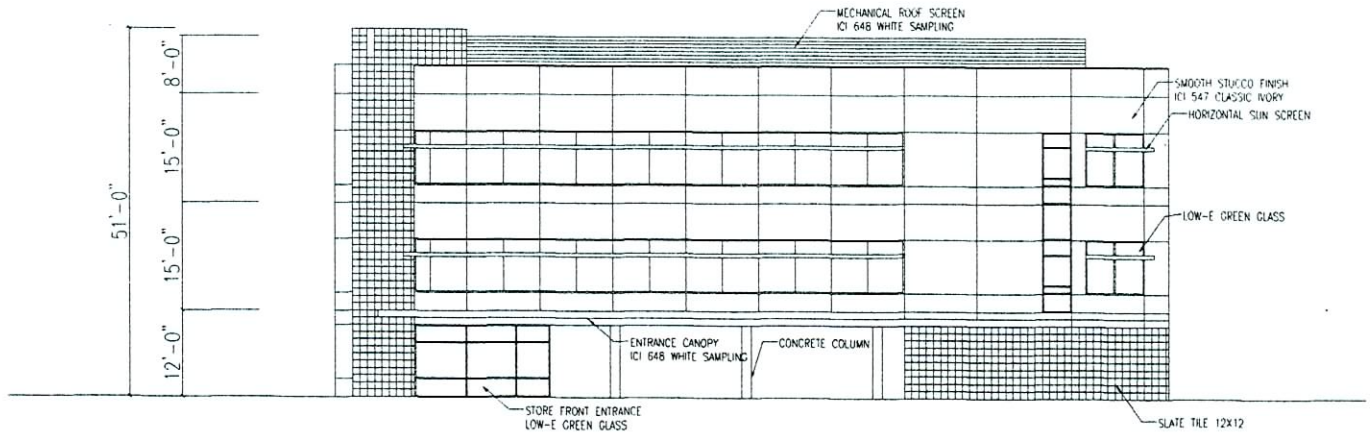
SCHIFINI OFFICE BUILDING
600 S. TONOPAH DRIVE
LAS VEGAS, NV

Drawn By/Checked By

Date
MAR 27, 2007

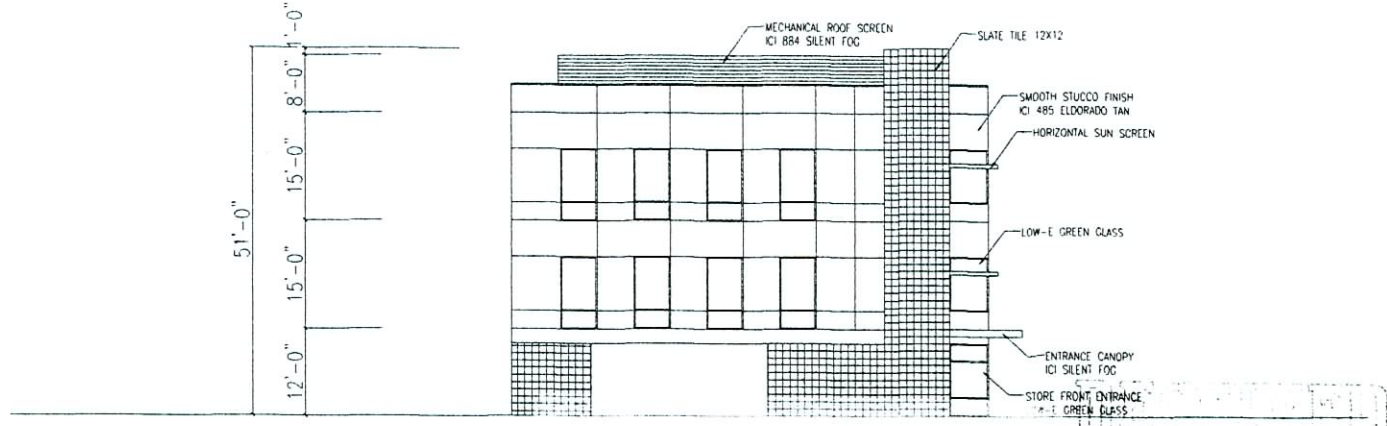
Project Number

Sheet Number



SOUTH ELEVATION

SCALE : 1/16"=1'-0"



EAST ELEVATION

SCALE : 1/16"=1'-0"

VAR-20816 SDR-20812
REVISED 05/10/07 PC

APR 16 2007

W&L Studio
6600 CROWN ROCK CT
LAS VEGAS, NV 89149
702-526-0405
702-946-0933 - FAX

Seal

© COPYRIGHT, YPSILON LTD. A.I.A.

Rev	Date	By	Description
1			XXXXXXX

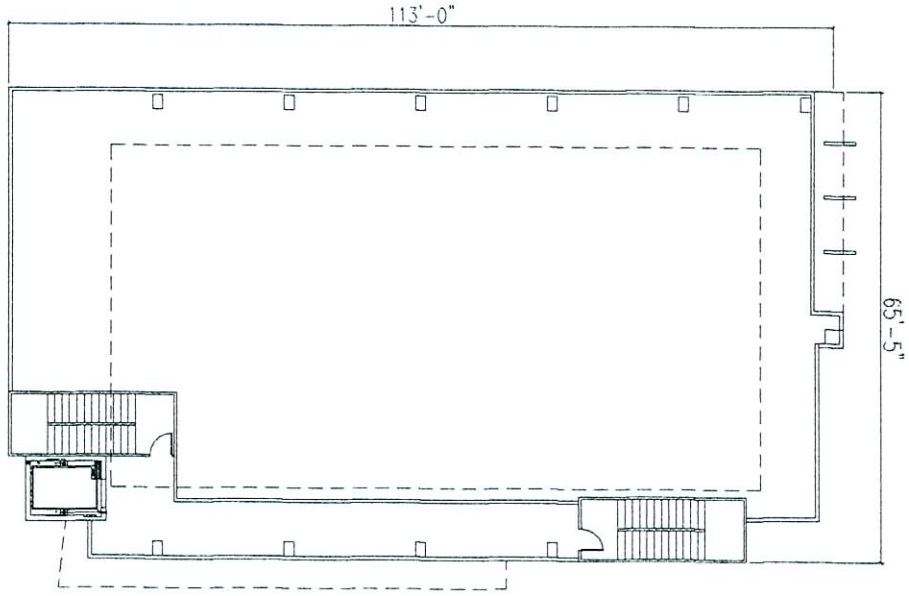
SCHIFINI OFFICE BUILDING
600 S. TONOPAH DRIVE
LAS VEGAS, NV

Drawn By/Checked By

Date
MAR 27, 2007

Project Number

Sheet Number



2ND AND 3RD FLOOR PLAN

SCALE : 1/16"=1'-0"

APR 16 2007

VAR-20816 SDR-20812
REVISED 05/10/07 PC

W & L Studio
6600 CROWN ROCK CT
LAS VEGAS, NV 89135
702-525-6606
702-946-0533 - FAX

These drawings are instruments of service and are the property of Wong Liu, dba Wong Liu expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Wong Liu, dba Wong Liu. Any unauthorized use of these plans will be prosecuted to the fullest extent of the law.
© COPYRIGHT, WONG LIU, A.I.A.

XXXXXXX	Description	By	Date
Rev.			

SCHIFINI OFFICE BUILDING
600 S. TONOPAH DRIVE
LAS VEGAS, NV

Drawn By/Checked By

Date
MAR 27, 2007

Project Number

Sheet Number

SDR 20812

Schifini Family Trust

600 S. Tonopah

Proposed 15 thousand square foot church.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	15	36.13	542
AM Peak Hour			2.48	37
PM Peak Hour			3.72	56
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Pinto Lane	
Average Daily Traffic (ADT)	4,587
PM Peak Hour	367
(heaviest 60 minutes)	
Tonopah Drive	
Average Daily Traffic (ADT)	3,343
PM Peak Hour	267
(heaviest 60 minutes)	
Alta Drive	
Average Daily Traffic (ADT)	24,152
PM Peak Hour	1932
(heaviest 60 minutes)	
Rancho Drive	
Average Daily Traffic (ADT)	40,158
PM Peak Hour	3213
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Pinto Lane	16200
Tonopah Drive	16200
Alta Drive	34300
Rancho Drive	51700

This project will add approximately 542 trips per day on Pinto, Tonopah,

Alta and Rancho. This will increase expected volumes by about twelve			
percent on Pinto, sixteen percent on Tonopah, two percent on Alta and			
one percent on Rancho. Pinto is at about 28 percent of capacity, Tonopah			
is at about 21 percent of capacity, Alta is at about 70 percent of capacity			
and Rancho is at about 78 percent of capacity.			
Based on Peak Hour use, this development will add roughly 56 additional			
cars into the area; which works out to about one every minute.			
Note that this report assumes all traffic from this development uses all named streets.			

VAR-21609, VAR-20816 AND SDR-20812 - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST
600 SOUTH TONOPAH DRIVE
MAY 24, 2007 PLANNING COMMISSION

04/25/07

VAR-20816, VAR-21609 AND SDR-20812 - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST
600 SOUTH TONOPAH DRIVE
MAY 24, 2007 PLANNING COMMISSION

04/25/07