



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-23906** APN: 139-34-311-092

Name of Property Owner: 521 South Third LLC

Name of Applicant: Breslin Builders

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

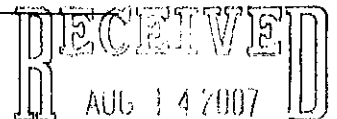
No

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: _____

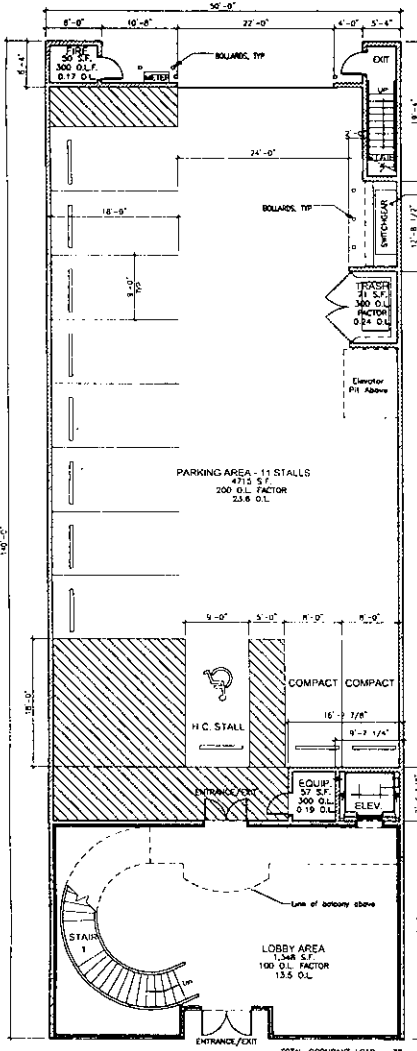
Print Name: Eckley M. Keath

Subscribed and sworn before me

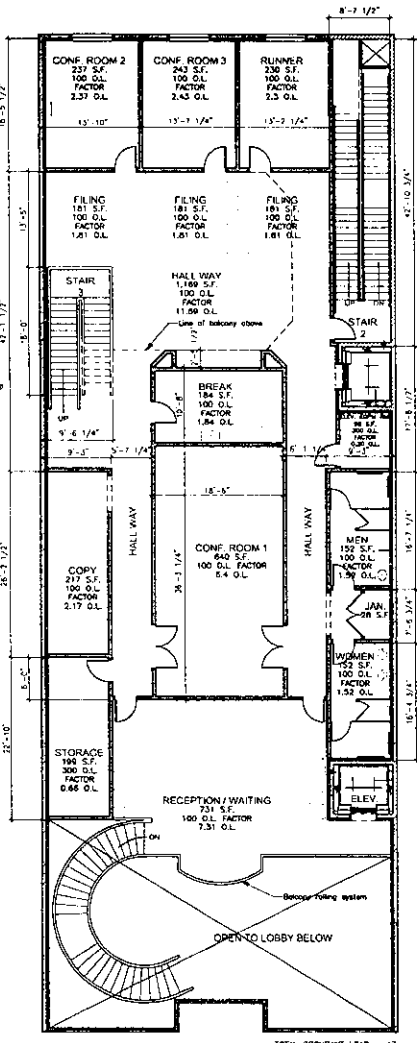
This 17th day of MAY, 2007

[Signature]
Notary Public in and for said County and State

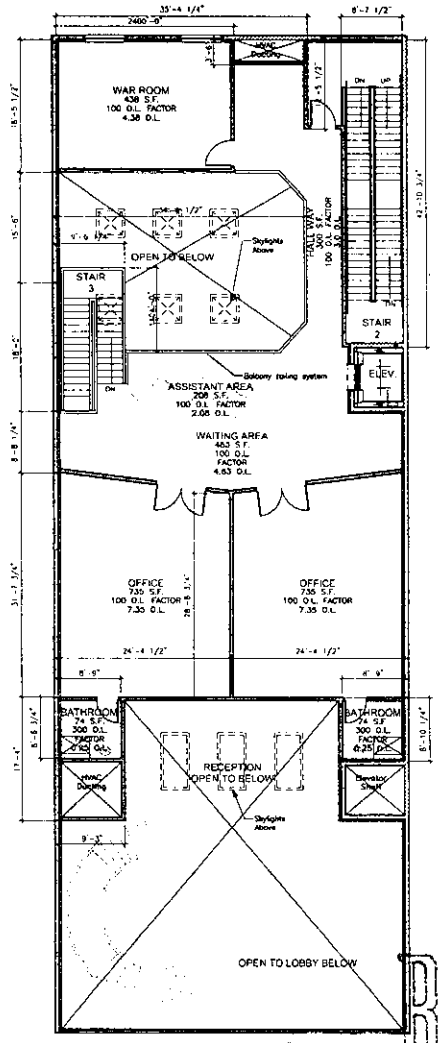




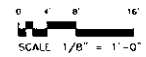
Ground Level Floor Plan
 1,485 SF Lobby Area
 5,515 SF Parking/Utilities



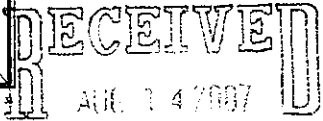
Second Level Floor Plan
 5,158 SF Office Area



Mezzanine Level Floor Plan
 3,598 SF Office Area



Square Footage Breakdown
 Lobby Area = 1,485 SF
 Office Area = 8,756 SF
 Garage/Utilities = 5,515 SF
 Total Building = 15,756 SF

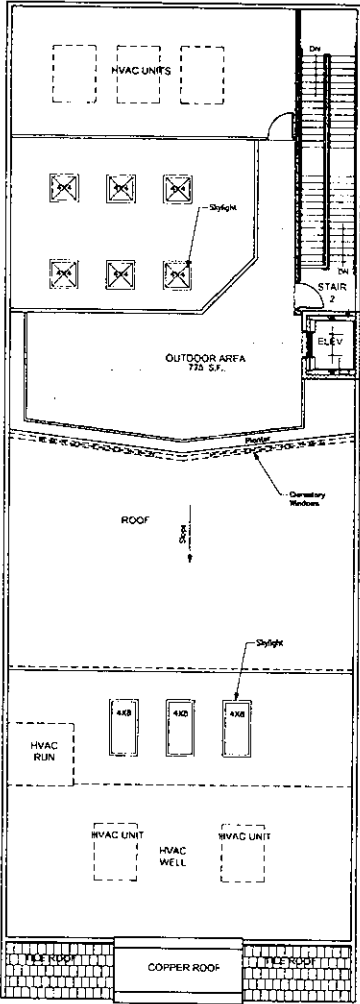


PD2a - Floor Plans

Scale: 1/8" = 1'-0"
 BDDG Project No.: 4206A

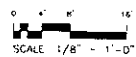
Planning & Development Package
 August 9, 2007

521 South Third Street Offices
SDR-23906 Las Vegas, Nevada
09/27/07 PC



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 AUG 14 2007

Roof Plan

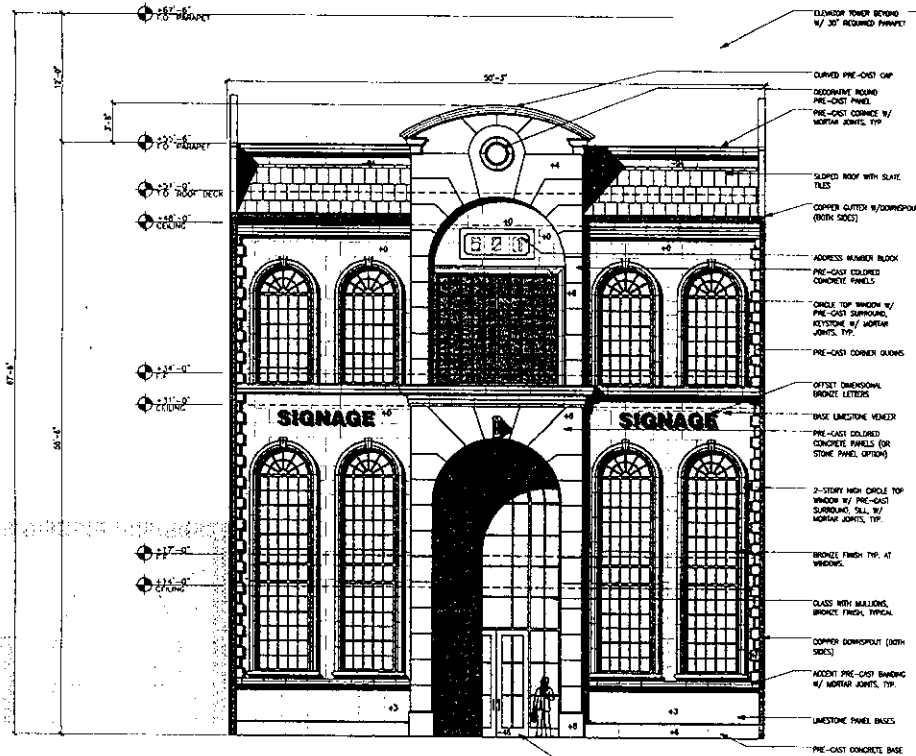


PD2b - Floor Plans

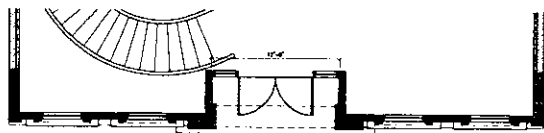
Scale: 1/8" = 1'-0"
 BDDG Project No.: 4206A

Planning & Development Package
 August 9, 2007

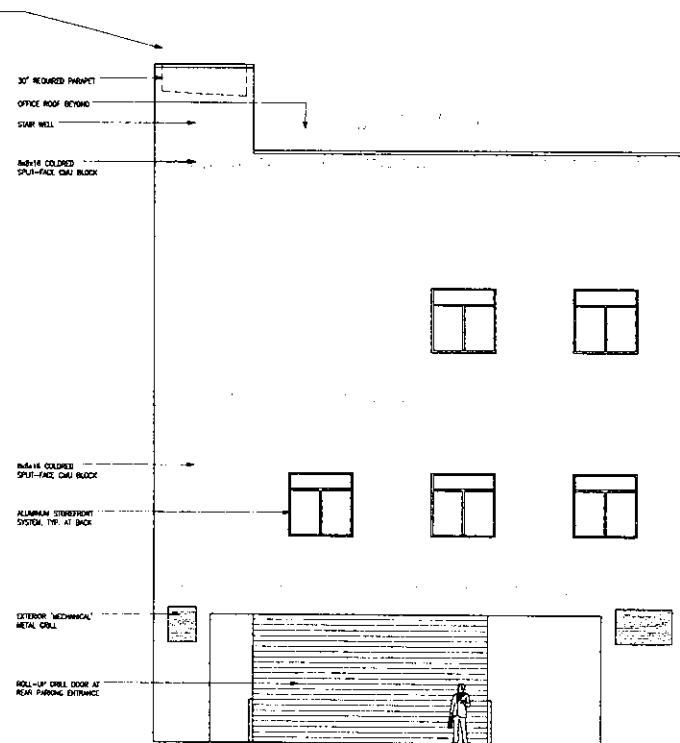
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FRONT EAST ELEVATION (SOUTH THIRD ST.)

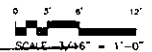


PARTIAL FLOOR PLAN AT ENTRANCE



REAR WEST ELEVATION

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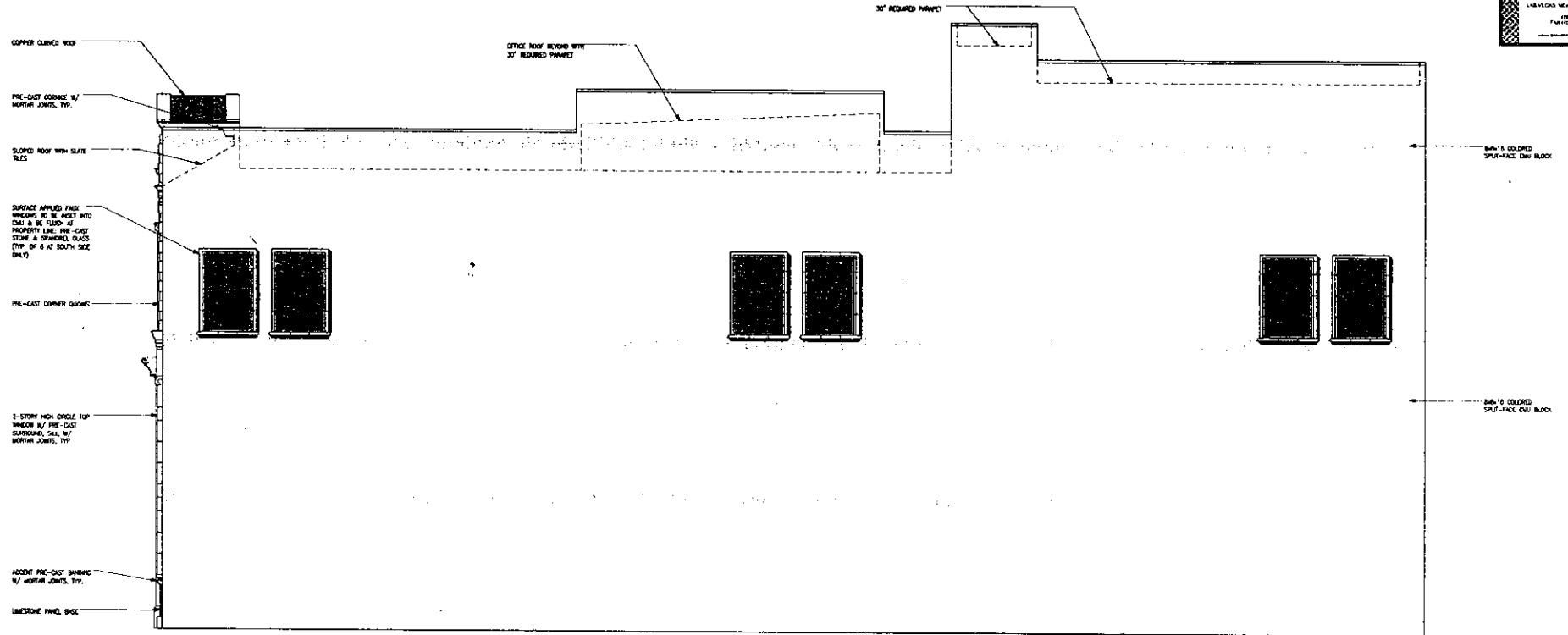


PD3a - Elevations

Scale: 3/16" = 1'-0"
BB06 Project No.: 4206A

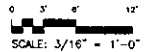
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SOUTH ELEVATION (EXPOSED SIDE)

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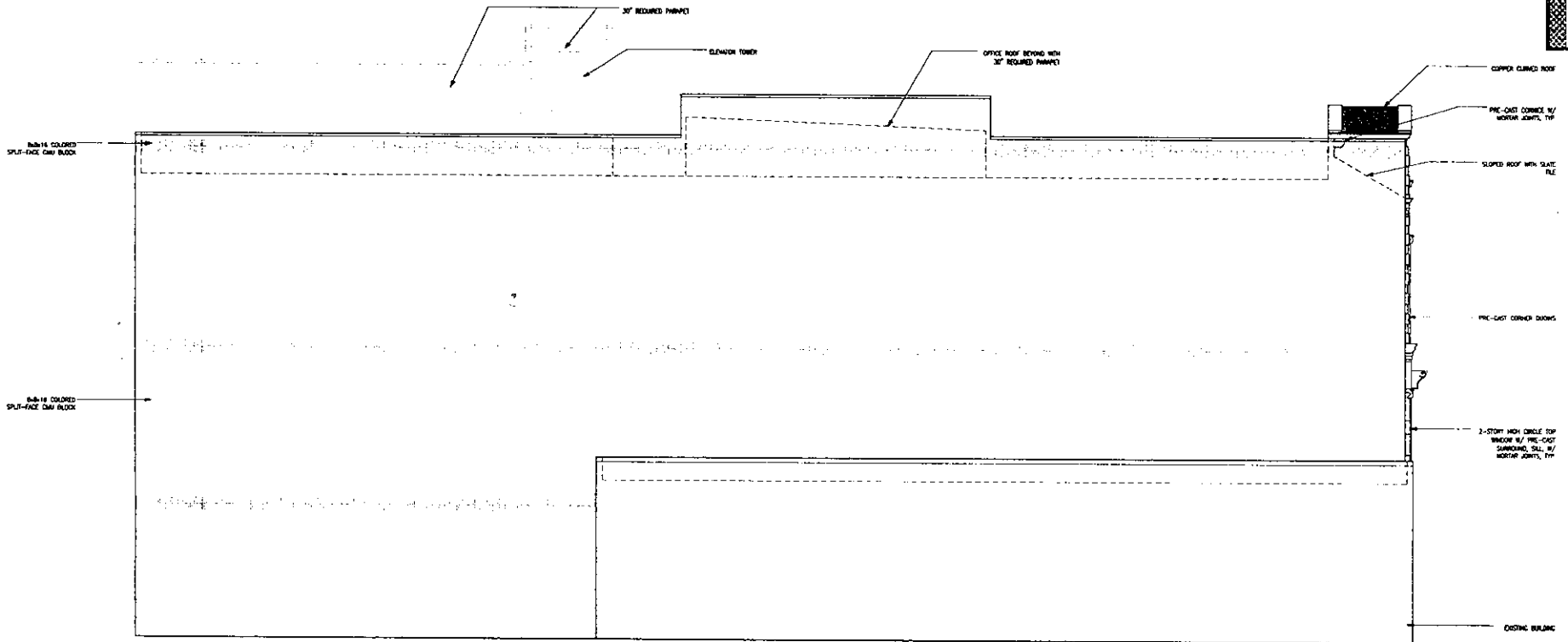
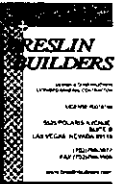


PD3b - Elevations

Scale: 3/16" = 1'-0"
BBDC Project No.: 4206A

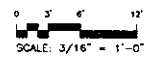
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NORTH ELEVATION

RECEIVED
AUG 14 2007

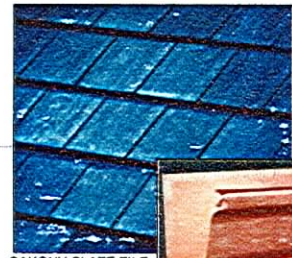


PD3c - Elevations

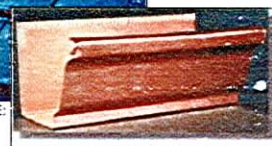
Scale: 3/16" = 1'-0"
BB06 Project No.: 4206A

Planning & Development Package
August 9, 2007

521 South Third Street Offices
SDR-23906
09/27/07 PC
Las Vegas, Nevada



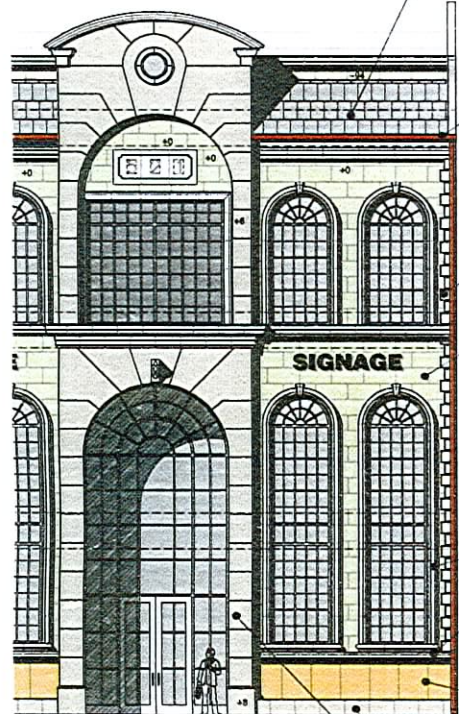
SAXONY SLATE TILE: CHARCOAL



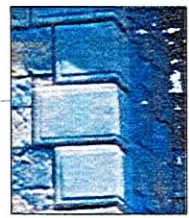
COPPER K STYLE GUTTER



STANDING SEAM COPPER ROOFING



FRONT EAST ELEVATION (SOUTH THIRD ST.)



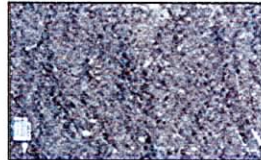
PRE-CAST CORNER QUOIN: GREY



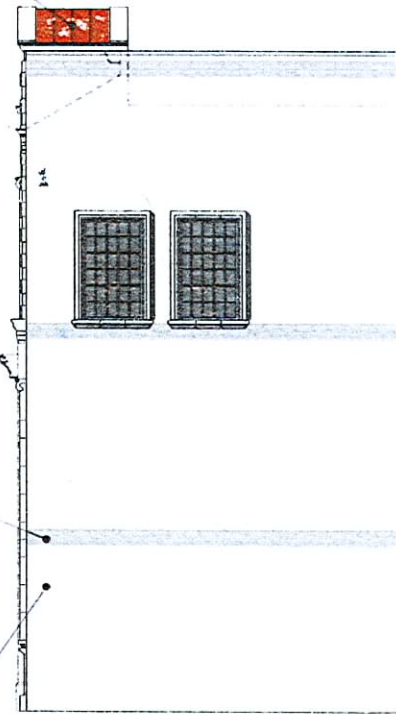
BASE LIMESTONE VENEER: RUBY GOLD



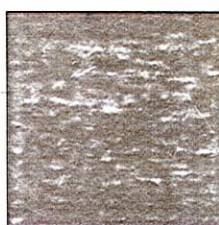
TYPICAL 8" WINDOW PRE-CAST SURROUND & ACCENT BANDING: ROMAN



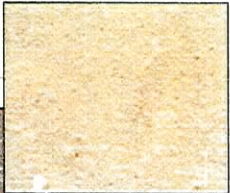
ACCENT SPLIT-FACE CMU BLOCK 8X8X16, DARK GREY



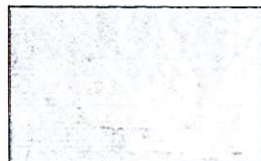
SOUTH ELEVATION (EXPOSED SIDE)



PRE-CAST CONCRETE PANELS & BASE: MESQUITE 677



LIMESTONE PANEL BASES: RUBY GOLD



SPLIT-FACE CMU BLOCK 8X8X16, LIGHT GREY



PD4 - Materials

Scale: 3/16" = 1'-0"
BBDG Project No.: 4206A

SDR-23906
09/27/07 PC

Planning & Development Package
August 1, 2007

521 South Third Street Offices
Las Vegas, Nevada

SDR 23906				
Breslin Builders				
521 S. 3rd St.				
Proposed 15.8 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.8	11.01	174
AM Peak Hour			1.55	24
PM Peak Hour			1.49	24
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
3rd St.				
Average Daily Traffic (ADT)	4,038			
PM Peak Hour	323			
<i>(heaviest 60 minutes)</i>				
Clark Ave.				
Average Daily Traffic (ADT)	2,506			
PM Peak Hour	201			
<i>(heaviest 60 minutes)</i>				
Bonneville Ave.				
Average Daily Traffic (ADT)	10,721			
PM Peak Hour	858			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
3rd St.	16200			
Clark Ave.	16200			
Bonneville Ave.	32585			
This project will add approximately 174 trips per day on 3rd St., Clark Ave., and Bonneville Ave. This will increase the existing volumes by about 4 percent on 3rd, by about 7 percent on Clark, and by about 2 percent on Bonneville. 3rd is at about 25 percent of capacity, Clark is at about 15 percent of capacity, and Bonneville is at about 33 percent of capacity.				
Based on Peak Hour use, this development will add roughly 24 vehicles to the area; which results in about one vehicle every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				