



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-23545 APN: 162-01-401-010
Name of Property Owner: 2301 EAST SAHARA LLC
Name of Applicant: JAY DAPPER
Name of Representative: JOHN BURKE

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?

X 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: SAM DUNNAM-COUNCILMAN

Partner(s): JOHN BURKE

APN: 162-32-202-009

Signature of Property Owner: _____

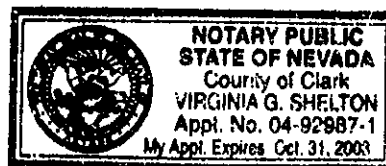
Print Name: J Christopher Dapper

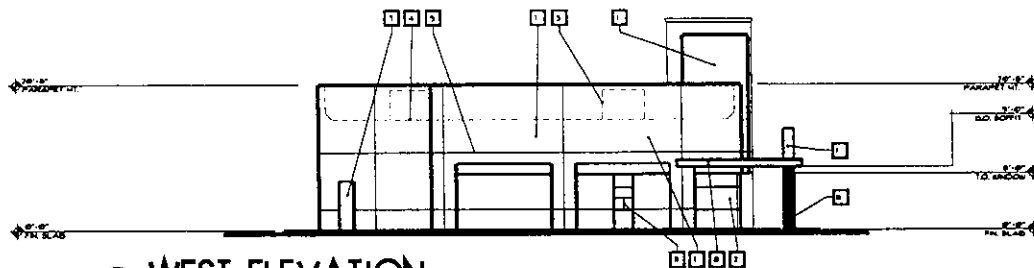
Subscribed and sworn before me

This 5th day of June, 2007

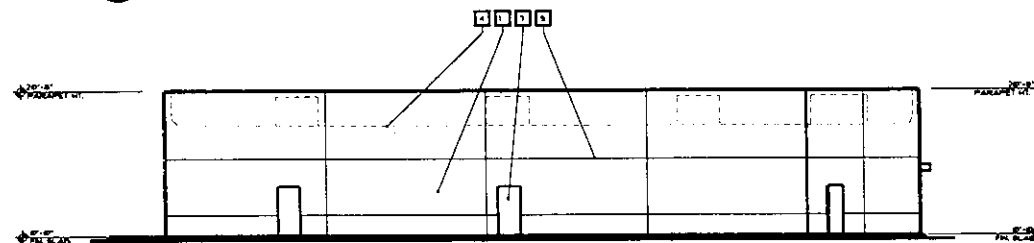
Virginia G. Shelton

Notary Public in and for said County and State

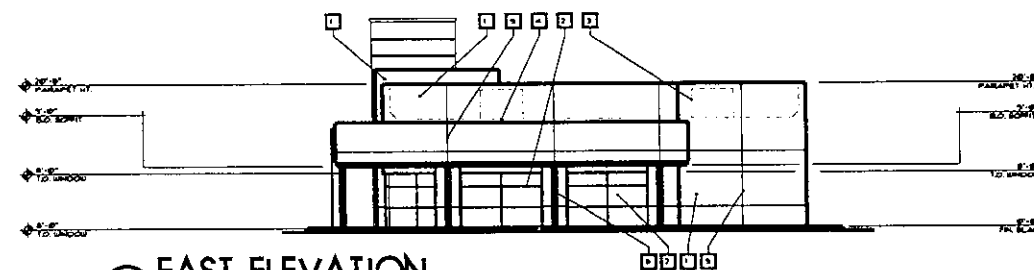




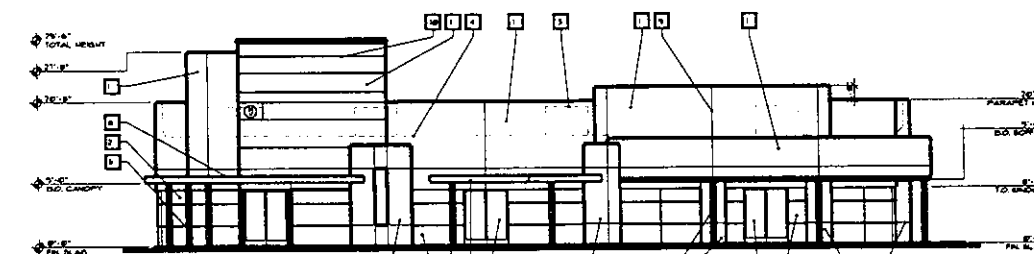
④ WEST ELEVATION
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"

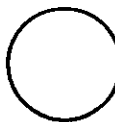


① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

#	description
1	1/8" STUCCO ON PAPERBACKED MESH (BAND FINISH)
2	ALUMINUM STONEFRONT GLAZING - SEE DOOR & WINDOW SCHEDULE
3	LINE OF MECHANICAL EQUIPMENT DETONED
4	LINE OF ROOF DETONED
5	PAINTED STEEL PIPE COLUMN
6	STUCCO COLUMN
7	DOOR - SEE PLAN AND SCHEDULE
8	DECORATIVE STEEL BRASS
9	STUCCO CONTROL JOINT
10	STUCCO REVEAL
11	DRIVE-THRU WINDOW

RECEIVED



JOHN
DUMC. ARCHITECT
3471 W. COLEMAN ROAD, SUITE 100, LAS VEGAS, NV 89118 (702) 251-4263

RESTAURANT PAD
2301 East Sahara
for Eagle Group, LLC
City of Las Vegas Nevada

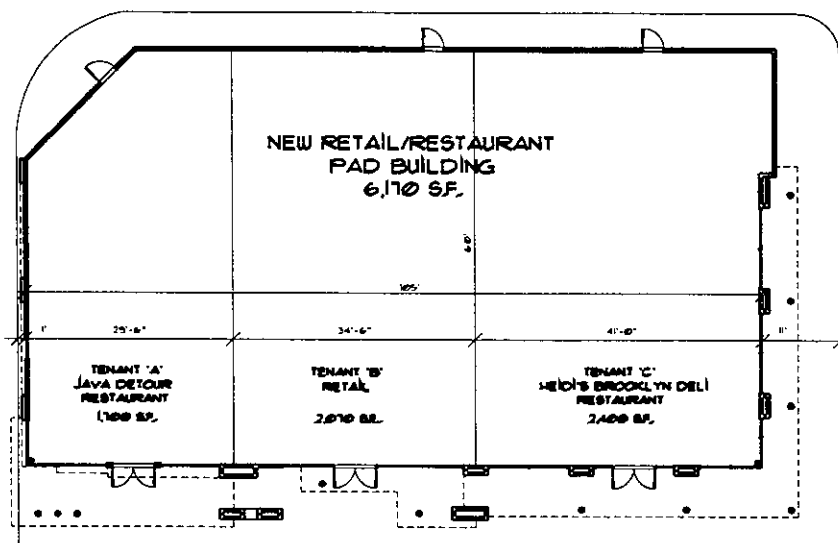
DATE: 09/13/07
PROJ. NO.: 2301-07
DRAWN BY: [blank]
CHECKED BY: [blank]

SHEET NO.: A2

VAR-23547

SDR-23545

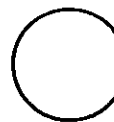
09/13/07 PC



① FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED

VAR-23547
SDR-23545
09/13/07 PC



REVISIONS

1
2
3

jon
coul
burne, architect
3411 W. COLEMAN ROAD, SUITE 100 LAS VEGAS, NV 89118 (702) 874-1843

RESTAURANT PAD
2301 East Sahara
for Eagle Group, LLC
City of Las Vegas Nevada

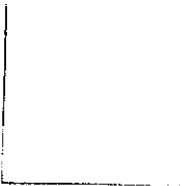
DATE	BY
PROJ. NO.	INSTR.
DATE	BY
CHKD. BY	

sheet no.
A3

COLOR/MATERIALS BOARD



(4) DARK FIELD:
DUNN EDWARDS DE6063 - BLACK WALNUT



(4) MEDIUM FIELD:
DUNN EDWARDS DE5909 - CHEESECAKE



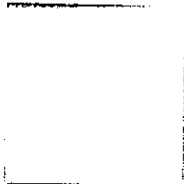
(4) LIGHT FIELD:
DUNN EDWARDS DEW314 - PHOENIX VILLA



(4) ACCENT:
DUNN EDWARDS DEW380 - WHITE



(4) TRIM:
DUNN EDWARDS DEW380 - SATIN FINISH



(4) GLAZING:
CLEAR

RECEIVED

JUL 31 2007

RESTAURANT
2300 34th Street
for: Eagle
City of Las Vegas

John
dau
burke, architect

VAR-23547
SDR-23545
09/13/07 PC

SDR 23545				
Jay Dapper				
2301 E. Sahara Ave.				
Proposed 6.17 thousand square foot retail development.				
Traffic produced by proposed development:				
New Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FST-FOOD NO INDOOR SEAT-COFFEE [1000 SF]	1.7	1,400.00	2,380
AM Peak Hour			260.00	442
PM Peak Hour			60.00	102
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.07	42.94	89
AM Peak Hour			1.03	2
PM Peak Hour			3.75	8
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	2.4	127.15	305
AM Peak Hour			11.52	28
PM Peak Hour			10.92	26
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.09	11.01	56
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.08		2,718
AM Peak Hour				464
PM Peak Hour				128
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	37,131			
PM Peak Hour	2970			
(heaviest 60 minutes)				

Eastern Ave.				
Average Daily Traffic (ADT)	49,049			
PM Peak Hour (heaviest 60 minutes)	3924			
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51700			
Eastern Ave.	51700			
This project will add approximately 2,718 trips per day on Sahara Ave. and Eastern Ave. This will increase the existing volumes by about 7 percent on Sahara and about 6 percent on Eastern. Sahara is at about 72 percent of capacity and Eastern is at about 95 percent of capacity.				
Based on Peak Hour use, this development will add roughly 464 additional cars into the area; which works out to about 8 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				