

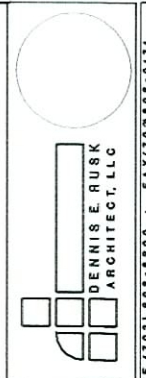
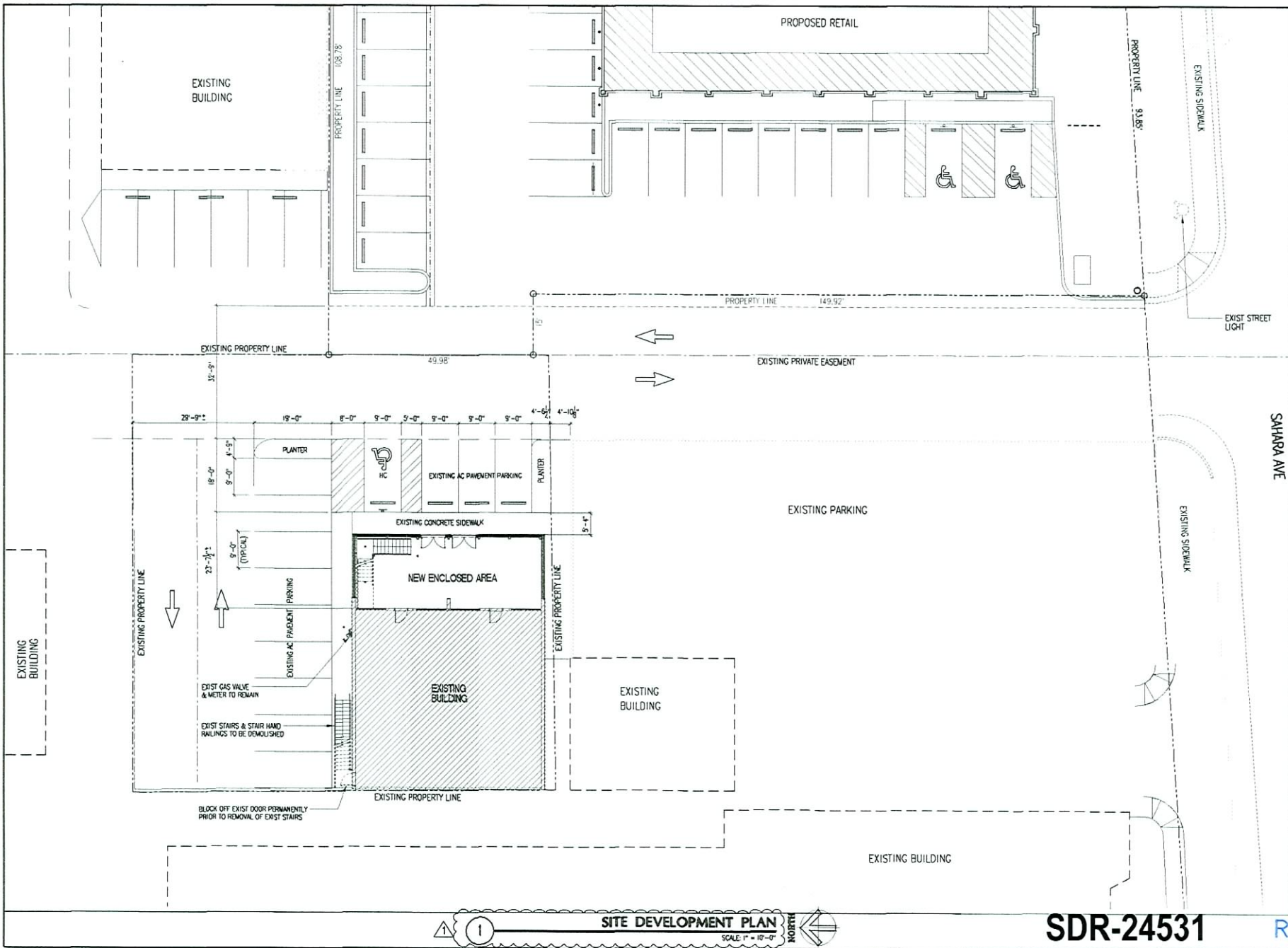
MEMORANDUM
DENNIS E. RUSK ARCHITECT, LLC
3960 E. PATRICK LANE #203
LAS VEGAS, NEVADA 89120
PH. 702-893-8300
FAX 702-893-0171

Date: November 15, 2007
To: Lynda Maynard
City of Las Vegas
Planning and Development
From: Dennis E. Rusk, Architect
Re: **SDR-24531 / VAR-24532 / VAR-24872**

We would like to request to hold the above items in **ABEYANCE** for the January 10, 2008 Planning Commission hearing.

Thank you,

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SITE DEVELOPMENT PLAN
PROPOSED EXISTING PATIO ENCLOSURE
 90 E SAHARA AVENUE
 LAS VEGAS, NEVADA

Revisions:
 PLANNING CORRECTIONS 9-8-07
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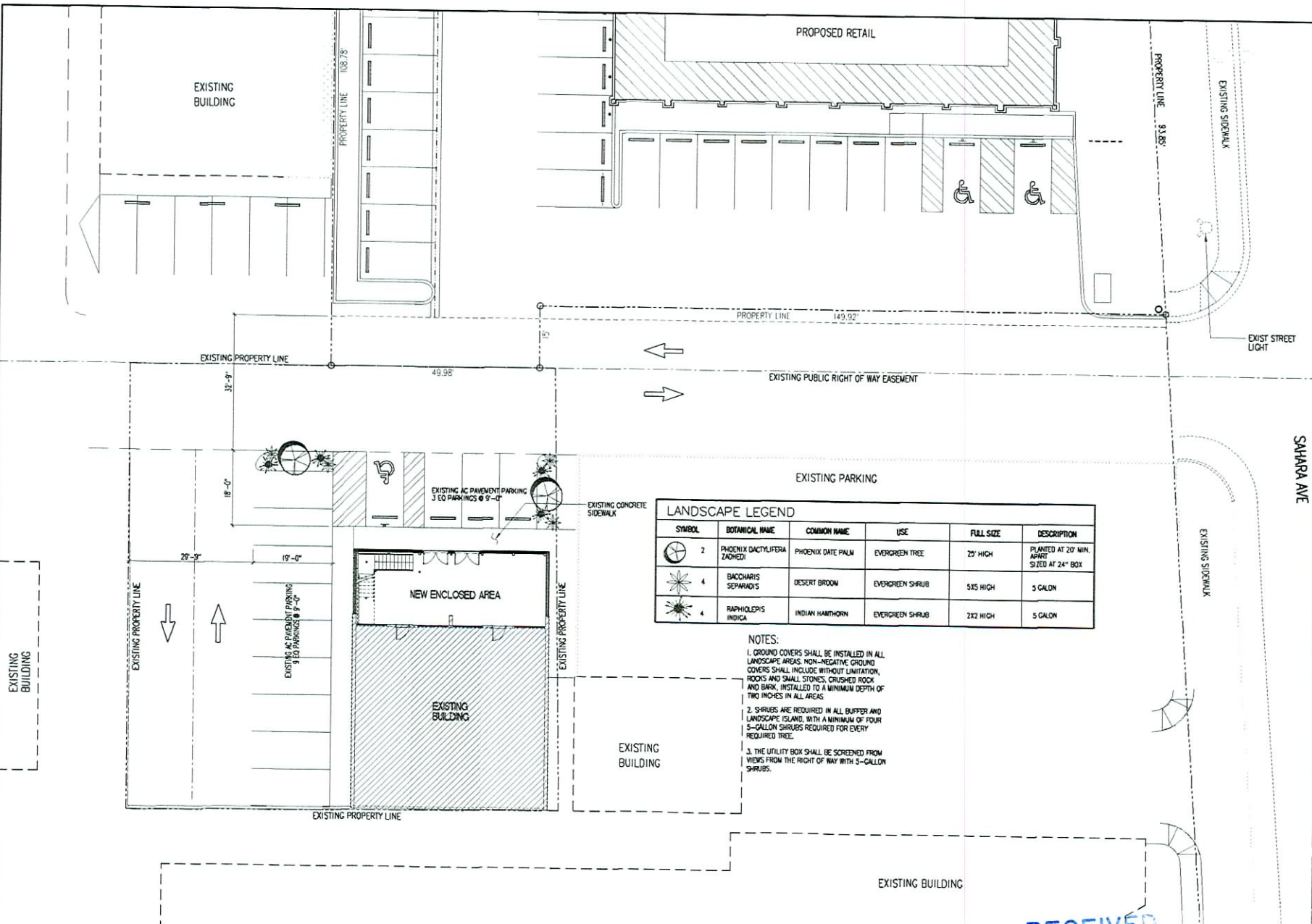
Date: 10-25-07
 Project No.: 0704
 Drawn By: J.L.A.C.S.
 Check By: DENNIS
 Sheet No.: 1

1 SITE DEVELOPMENT PLAN
 SCALE: 1" = 10'-0"

SDR-24531
REVISED
10/25/07 PC

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 SEP 28 2007

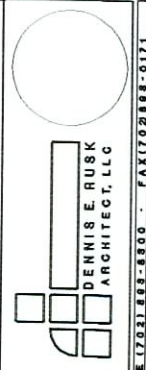
DENNIS E. RUSK ARCHITECT, L.L.C. - ARCHITECT, L.L.C. - 8800 PATRICK LANE - SUITE 208 - LAS VEGAS, NEVADA 89115 - PHONE (702) 888-8800 - FAX (702) 888-0171



LANDSCAPE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION
	PHOENIX DACTYLIFERA ZAOHEDI	PHOENIX DATE PALM	EVERGREEN TREE	25' HIGH	PLANTED AT 20" MIN. APART SIZED AT 24" BOX
	BACCHARIS SEPARANSIS	DESERT BROOM	EVERGREEN SHRUB	5X5 HIGH	5 GALON
	RAPHIDOLEPIS INDICA	INDIAN HAWTHORN	EVERGREEN SHRUB	2X2 HIGH	5 GALON

NOTES:

- GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPE AREAS. NON-NEGATIVE GROUND COVERS SHALL INCLUDE WITHOUT LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.
- SHRUBS ARE REQUIRED IN ALL BUFFER AND LANDSCAPE ISLAND, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.
- THE UTILITY BOX SHALL BE SCREENED FROM VIEWS FROM THE RIGHT OF WAY WITH 5-GALLON SHRUBS.



PROPOSED EXISTING PATIO ENCLOSURE
 LANDSCAPING PLAN
 910 E SAHARA AVENUE
 LAS VEGAS, NEVADA

Revisions:
 1
 2
 3
 4

Date: 6-25-07
 Project No: 0704
 Drawn By: JPL/PC
 Check By: CSH/PC
 Sheet No:

1 SITE DEVELOPMENT PLAN
 SCALE: 1" = 10'-0"

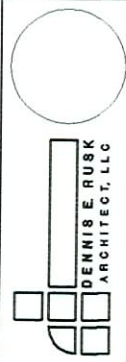
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SDR-24531
10/25/07 PC

ARCHITECT, L.L.C. 8850 KATYRAK LANE SUITE 208 LAS VEGAS, NEVADA 89130 PHONE (702) 888-8800 FAX (702) 888-8171

KEYED NOTES: (ELEVATIONS)

- 1 EXISTING CONCRETE SIDEWALK
- 2 NEW HOLLOW CORE STEEL DOOR WITH STEEL DOOR FRAME
- 3 NEW WALL WITH STUCCO FINISH SEE WALL SECTION
- 4 6" THICK PRE-FORMED FOAM TOPPING
- 5 EXISTING RED BRICK WALL FINISH



DENNIS E. RUSK ARCHITECT, L.L.C. 910 E SAHARA AVENUE LAS VEGAS, NEVADA PHONE (702) 883-8800 FAX (702) 888-0171

PAINT, FINISH AND MATERIAL SCHEDULE

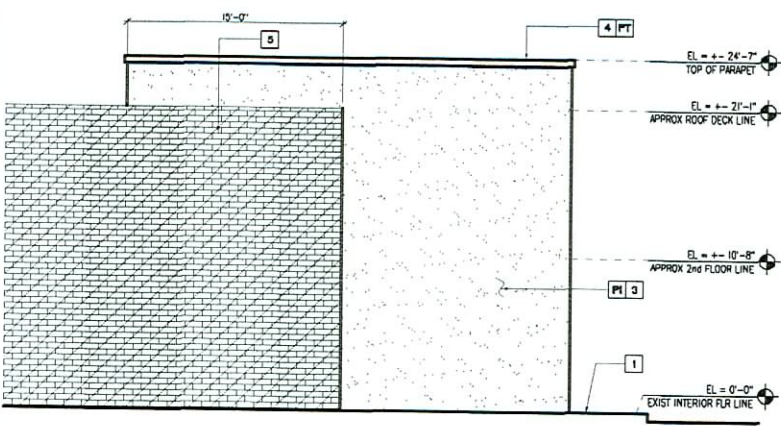
SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
PI	EXTERIOR PAINT	FRAZEE PAINT ABSTRACT	CL 1511W	
P2	DOOR	FRAZEE PAINT HEAVY DUTY	CL 1597N	
PT	PARAPET TRIM	FRAZEE PAINT ZIGZAG	CL 1576A	

FRONT ELEVATION LEFT SIDE ELEVATION
MATERIAL SCHEDULE AND KEYED NOTES
PROPOSED EXISTING PATIO ENCLOSURE

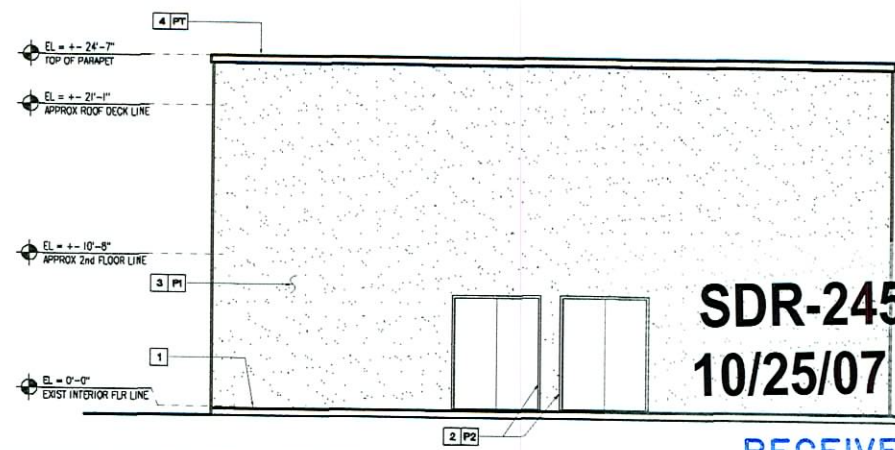
910 E SAHARA AVENUE
LAS VEGAS, NEVADA

REVISIONS:
1
2
3
4

Date: 9/25/07
Project No: 0704
Drawn By: JLR/PCJ
Check By: GJG/ML
Sheet No: A2.2



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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SDR 24531				
Star Investment, LLC				
910 E. Sahara Ave.				
Proposed 0.7-unit, two-story, 23 building apartment complex.				
Traffic produced by proposed development:				
New Additional Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.7	11.01	8
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1
<i>(heaviest 60 minutes)</i>				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.9	11.01	54
AM Peak Hour			1.55	8
PM Peak Hour			1.49	7
<i>(heaviest 60 minutes)</i>				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.7	11.01	62
AM Peak Hour			1.55	9
PM Peak Hour			1.49	8
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	48,200			
PM Peak Hour	3,856			
<i>(heaviest 60 minutes)</i>				
Maryland Pkwy.				
Average Daily Traffic (ADT)	39,716			
PM Peak Hour	3,177			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51700			
Maryland Pkwy.	51700			

<p>This project will add approximately 8 trips per day on Sahara Ave. and Maryland Pkwy. This will increase expected volumes by less than 1 percent on both of these streets. Sahara is at about 93 percent of capacity and Maryland is at about 77 percent of capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 1 additional car into the area; which works out to about 1 every 60 minutes.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				