

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21982** APN: 162-07-101-005 + 006

Name of Property Owner: David Willden

Name of Applicant: WINGATE MARKETING GROUP

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: David Wilson

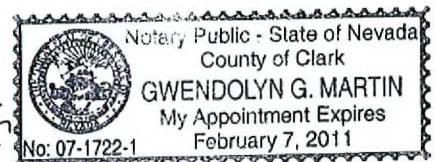
Print Name: DAVID WILLDEN

Subscribed and sworn before me

This 27th day of April, 2007 David Willden

CLARK, NEVADA

Notary Public in and for said County and State,



REQUIRED LANDSCAPE
PROVIDED LANDSCAPE

SYMBOL BOTANICAL

TREE

- PHOT. TREE
- PROPOSED TREE
- LAURUS

SHRUBS

- PHOT. SHRUB
- SALV.

GROUNDCOVER

- DOG POND
- DECK
- 7" DOG

LANDSCAPE DATA				
REQUIRED LANDSCAPE AREA		7,527 S.F.		
PROVIDED LANDSCAPE AREA		3,208 S.F.		
PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES				
	PHUUS	MONDELL PINE	17	24" BOX
	PROSOPIS	CHILEAN MESQUITE	11	24" BOX
	LAURUS NOBILIS	GRECAN LAUREL	13	24" BOX
SHRUBS				
	PHOTINIA	RED-TIP PHOTINIA	39	5 GAL
	SALVIA	CHAPARRAL SAGE	20	5 GAL
GROUNDCOVERS				
	D/G GROUNDCOVER - "MOORE RED" OR "MOHAWE GOLD" DECOMPOSED GRANITE IN ALL PLANTING AREAS, 2" DEPTH TYPICAL. SIZE TO BE 3M" SCREENED			



SCOTT L. BAKER,
ARCHITECT, INC.

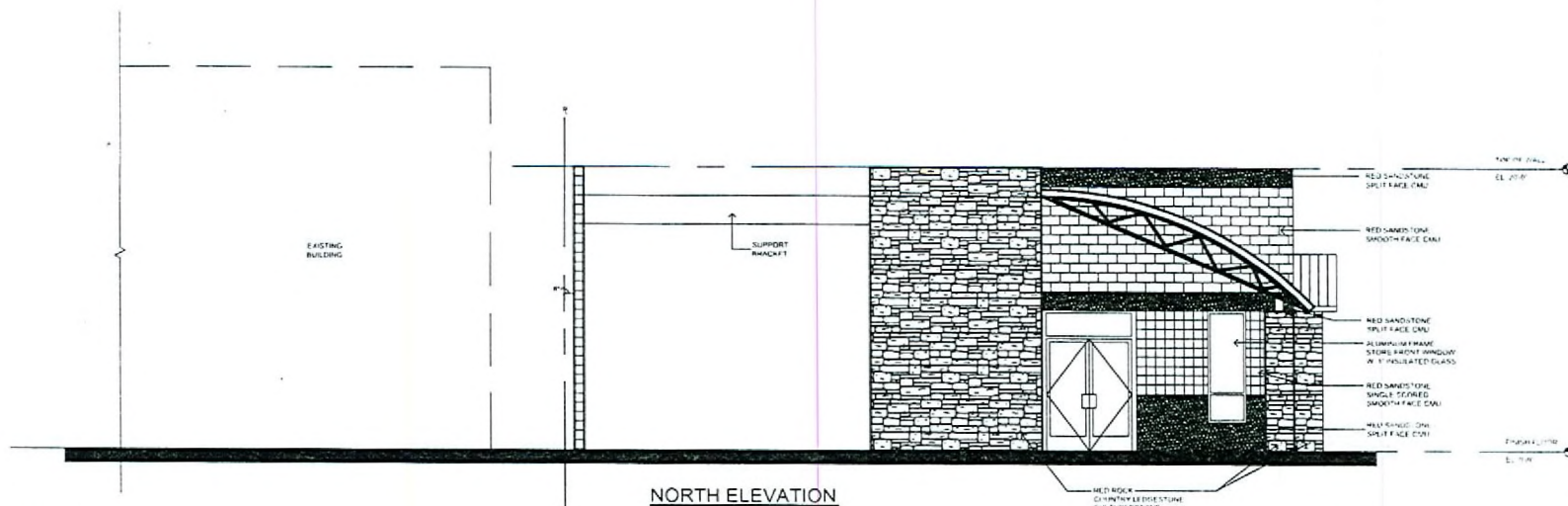
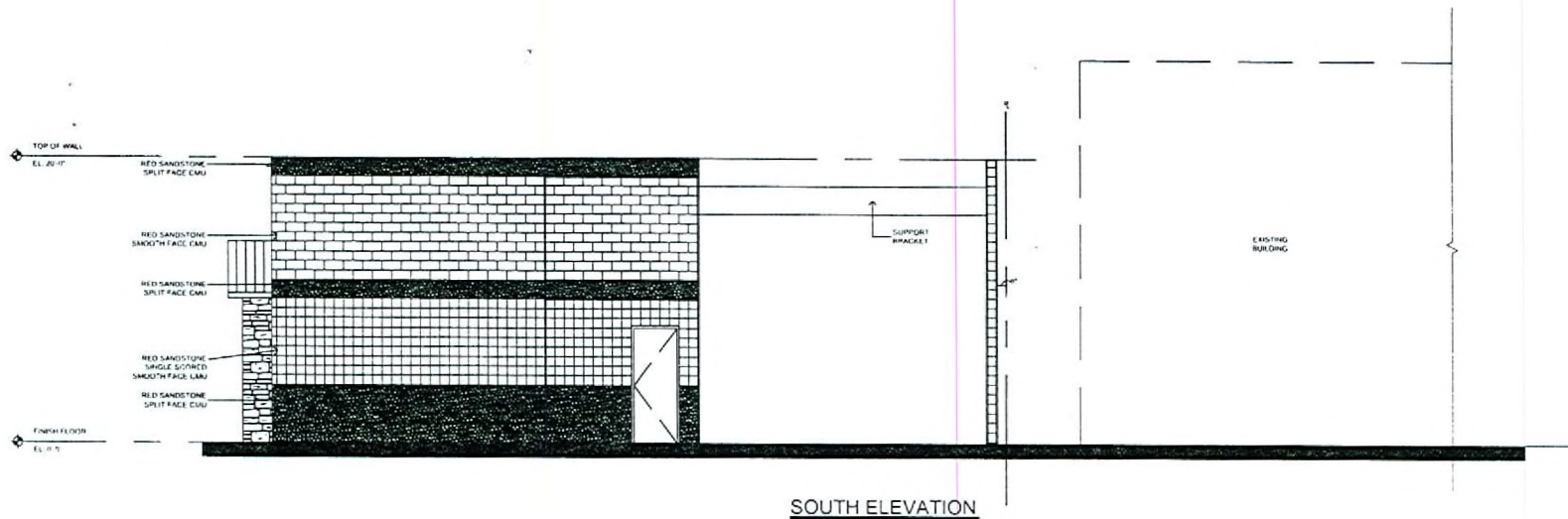
LANDSCAPE PLAN
VAR-21980 VAR-21981
SUP-21979 SDR-21982
REVISED 07/12/07 PC

SCALE = 1" = 20' PROJECT NO. #07-106 06.25.0

0' 10' 20' 40' 80'

LANDSCAPE PL
JUN 22 2007

JUN 22 2007



SCOTT L. BAKER,
ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

VAR-21980

VAR-21981

JUN 22 2007

SCALE: 1/4" = 1'-0" PROJECT NO. #07-106

06.25.07

EXTERIOR ELEVATIONS

SUP-21979

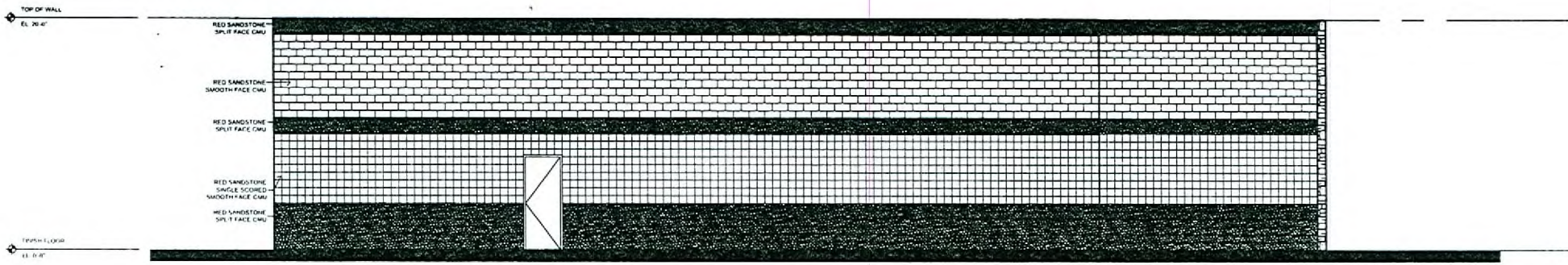
SDR-21982

16'

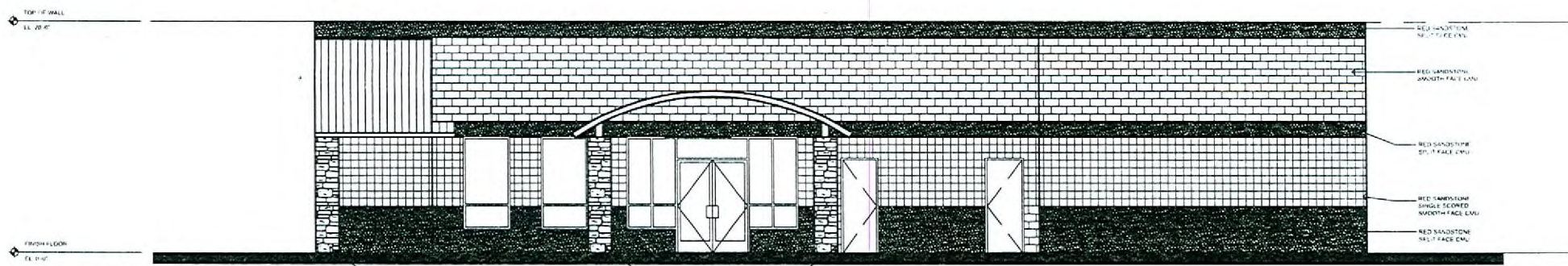
EXTERIOR
ELEVATIONS

REVISED

07/12/07 PC



EAST ELEVATION



WEST ELEVATION



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ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

EXTERIOR ELEVATIONS

JUN 22 2007

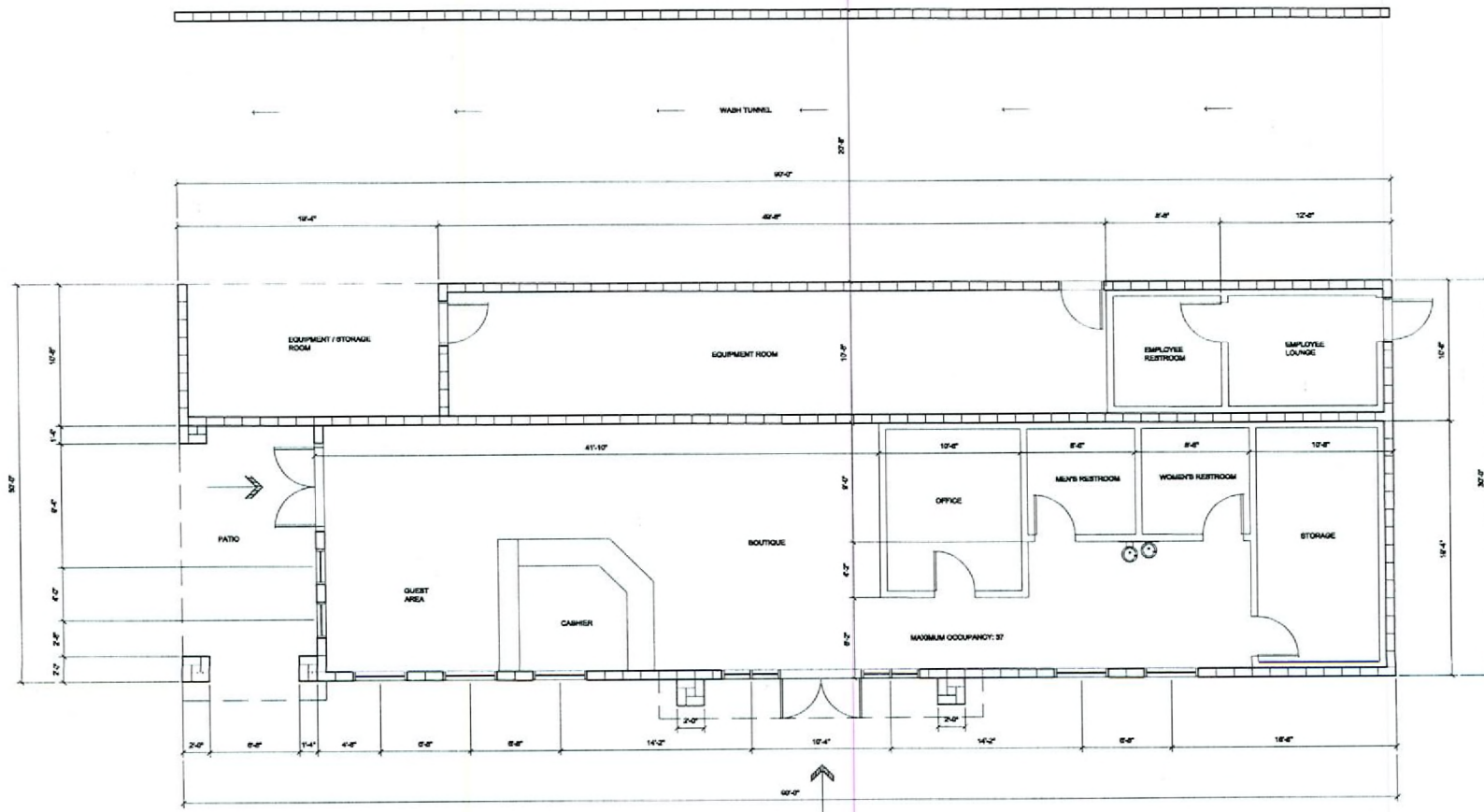
VAR-21980 VAR-21981

SUP-21979 SDR-21982

REVISD 07/12/07 PC

06.25.07

EXTERIOR
ELEVATIONS



SCOTT L. BAKER,
ARCHITECT, INC.

CAR WASH - DECATUR/SAHARA

FLOOR PLAN

SCALE = 1/4" = 1'-0" PROJECT NO. #07106

05.15.07

0' 2' 4' 8' 16' FLOOR PLAN

SDR-21982
06/28/07 PC

RECEIVED
MAY 15 2007

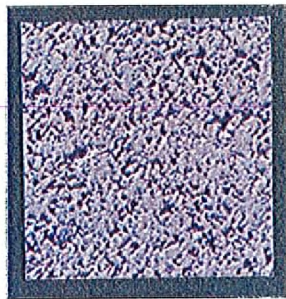
CAR WASH SAHARA / DECATUR



RED ROCK
COUNTRY LEDGESTONE
CULTURED STONE
CSV-387453
TIGHT FITTED



STANDING SEAM
METAL ROOF
(CLASSIC COPPER)



RED SANDSTONE



RED SANDSTONE



SCOTT L. BAKER,
ARCHITECT, INC.

7225 SOUTH BERMUDA ROAD
SUITE D
LAS VEGAS, NV 89119
MAY 15, 2007

SDR-21982
06/28/07 PC

RECEIVED
MAY 15 2007

SDR 21982				
Wingate Marketing Group				
4545 W. Sahara Ave.				
Proposed 2.4 thousand square foot full service car wash.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FULL SERVICE CAR WASH [1000 SF]	2.4	176.50	424
AM Peak Hour			0.00	0
PM Peak Hour			14.12	34
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	59,378			
PM Peak Hour	4,750			
(heaviest 60 minutes)				
Decatur Blvd.				
Average Daily Traffic (ADT)	49,695			
PM Peak Hour	3,976			
(heaviest 60 minutes)				
Arville St.				
Average Daily Traffic (ADT)	15,753			
PM Peak Hour	1,260			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51700			
Decatur Blvd.	51700			
Arville St.	16200			
This project will add approximately 424 trips per day on Sahara Ave., Decatur Blvd., and Arville St. This will increase the expected volumes by less than 1 percent on Sahara, less than 1 percent on Decatur, and about 3 percent on Arville. Sahara is over capacity, Decatur is at about 96 percent capacity, and Arville is at about 25 percent capacity.				
Based on Peak Hour use, this development will add roughly 34 additional cars into the area; which works out to about one every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-21980, VAR-21981, SUP-21979, AND SDR-21982 - APPLICANT: WINGATE MARKETING GROUP -
OWNER: DAVID WILLDEN
SOUTH SIDE OF WEST SAHARA AVENUE, APPROXIMATELY 1,400 FEET EAST OF DECATUR BOULEVARD
JULY 12, 2007 PLANNING COMMISSION

06/13/07



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06/13/07