



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18676** APN: 139-28-301-029

Name of Property Owner: David Pawl

Name of Applicant: David Pawl

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): _____

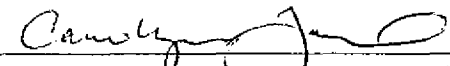
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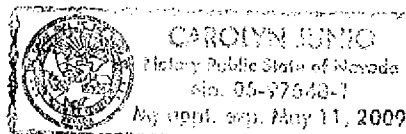
Signature of Property Owner: X 

Print Name: David Pawl

Subscribed and sworn before me

This 6th day of December, 2006


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-18676 APN: 139-28-301-020

Name of Property Owner: VP Properties LLC

Name of Applicant: David Pawl

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Partner(s): _____

APN: _____

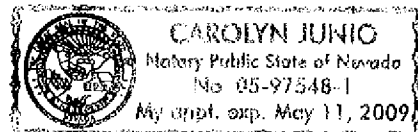
Signature of Property Owner: X *David Pawl*

Print Name: David Pawl

Subscribed and sworn before me

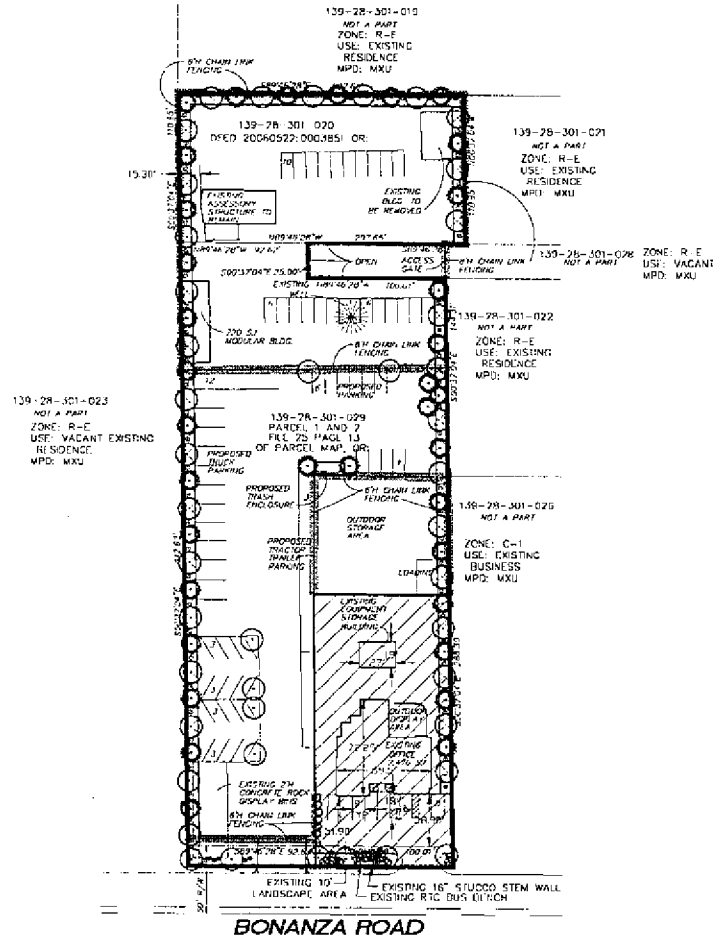
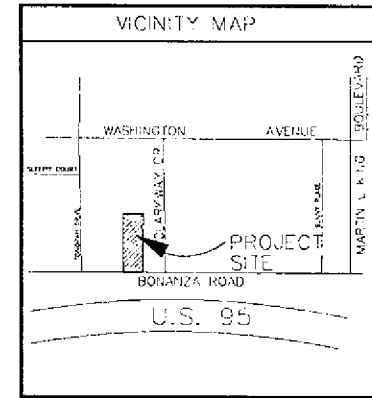
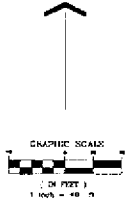
This 6th day of December, 2006

Carolyn Junio
Notary Public in and for said County and State



LANDSCAPE PLAN

APN: 139-28-301-020, 029



TREE/PLANT SCHEDULE					
SYM	QTY	SIZE	SPACING	NAME	REMARKS
(Symbol)	24	EXISTING	VARIES	TREES & SHRUBS	
(Symbol)	35	24" BOX	1/40'	MONDFI PINN	
(Symbol)	33	24" BOX	1/40'	ORILLAN MESQUITE	
(Symbol)	13	24" BOX	1/30'	LIVE OAK	
(Symbol)	54	5 GAL	VARIES	TEXAS RANGLER	

NOTES:
 - PROPOSED LANDSCAPING SHALL MEET THE REQUIREMENTS OF CITY CODE 18.52
 - LANDSCAPING DESIGN IS CONCEPTUAL IN NATURE. ALL TREE SPECIES AND QUANTITIES SHALL BE DETERMINED WITH THE FINAL LANDSCAPE CONSTRUCTION PLAN.
 - FINAL LANDSCAPE CONSTRUCTION PLANS SHALL BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR.

DESIGNED BY	CHANG & CHANG ARCHITECTS
DRAWN BY	CHANG & CHANG ARCHITECTS
CHECKED BY	CHANG & CHANG ARCHITECTS
DATE	07/12/07
SCALE	AS SHOWN
PROJECT NO.	07-001
SHEET NO.	1 OF 2

CONCEPTUAL LANDSCAPE PLAN
 FOR: SOUTHWEST DESIGN

MICHAEL FORBES
 7040 CRYER AVENUE
 NORTH LAS VEGAS NV 89084
 702-575-4451

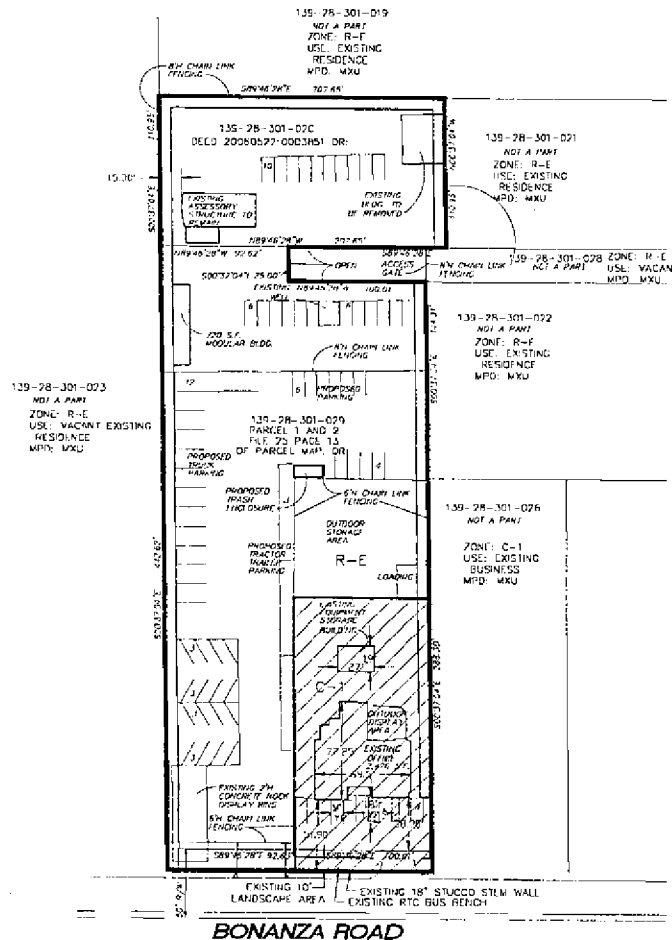
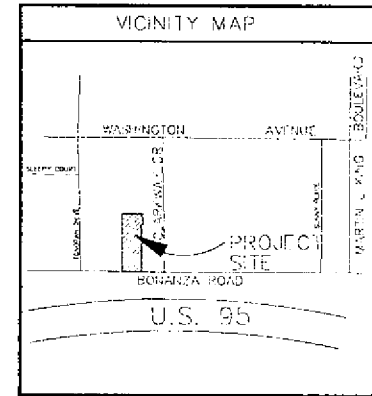
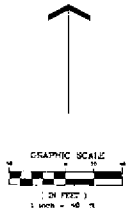
ZON-17304 SDR-18676
 REVISED 07/12/07 PC

SHEET
 OF 2

JUL 16 2007

SITEPLAN

APN: 139-28-301-020, 029



SITE DATA

REZONING APPLICATION ZON-17304 C-1 AND R-E TO C-2

APN NUMBER	139-28-301-020 & 029
TOTAL SITE DEVELOPMENT AREA	2,872.53 SQM
EXISTING C-1 ZONED SITE AREA	140 ACRES
EXISTING R-E ZONED SITE AREA	170 ACRES
PROPOSED DEVELOPMENT AREA TO BE REZONED	2,872.53 ACRES
EXISTING TRUCKING	0.18 R.E.
PROPOSED TRUCKING	LANDSCAPE & BUILDING MATERIAL YARD
PROPOSED TRUCKING	0.18 R.E.

SITE DEVELOPMENT PLAN REVIEW - SDR-18676

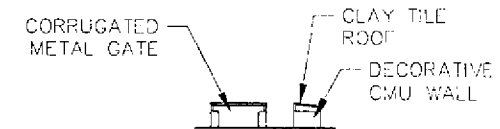
APN NUMBER	139-28-301-020 & 029
PROPOSED USE	LANDSCAPE & BUILDING MATERIAL YARD
PROPOSED ZONING	C-2
APPLICANT'S NAME	FORREST
DATE	1/12/07
SCALE	1/4" = 1'-0"
DESIGNED OFFICE SQUARE FOOTAGE	2,476 SF
PROPOSED OFFICE	720 SF
MOULAR BLDG	200 SF
TRUCK TRAILER STORAGE FOOTAGE	2,576 SF
PROPOSED TRUCKING & LANDSCAPE MATERIAL YARD SQUARE FOOTAGE	2,500 SF
REQUIRED PARKING	110 SPACES
PROPOSED PARKING	110 SPACES
REQUIRED LANDSCAPE MAINTENANCE YARD SQUARE FOOTAGE	12 SPACES REQUIRED
PROPOSED LANDSCAPE MAINTENANCE YARD SQUARE FOOTAGE	12 SPACES PROVIDED
TOTAL PROPOSED PARKING	110 SPACES PROVIDED

NOTES:

- PROPOSED PARKING TO BE MAINT TO MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES
- TRUCK TRAILER STORAGE TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES



RESIDENTIAL ADJ. DETAIL



TRASH ENCLOSURE ELEVATIONS

ZON-17304 SDR-18676
REVISED 07/12/07 PC

SITEPLAN

FOR: SOUTHWEST DESIGN

MICHAEL FORREST
 7060 OWEN AVENUE
 NORTH LAS VEGAS, NV 89084
 702-575-4451

SHEET 1
 of 2

SOUTHWEST DESIGN GROUP

LAS VEGAS, NEVADA

A-1

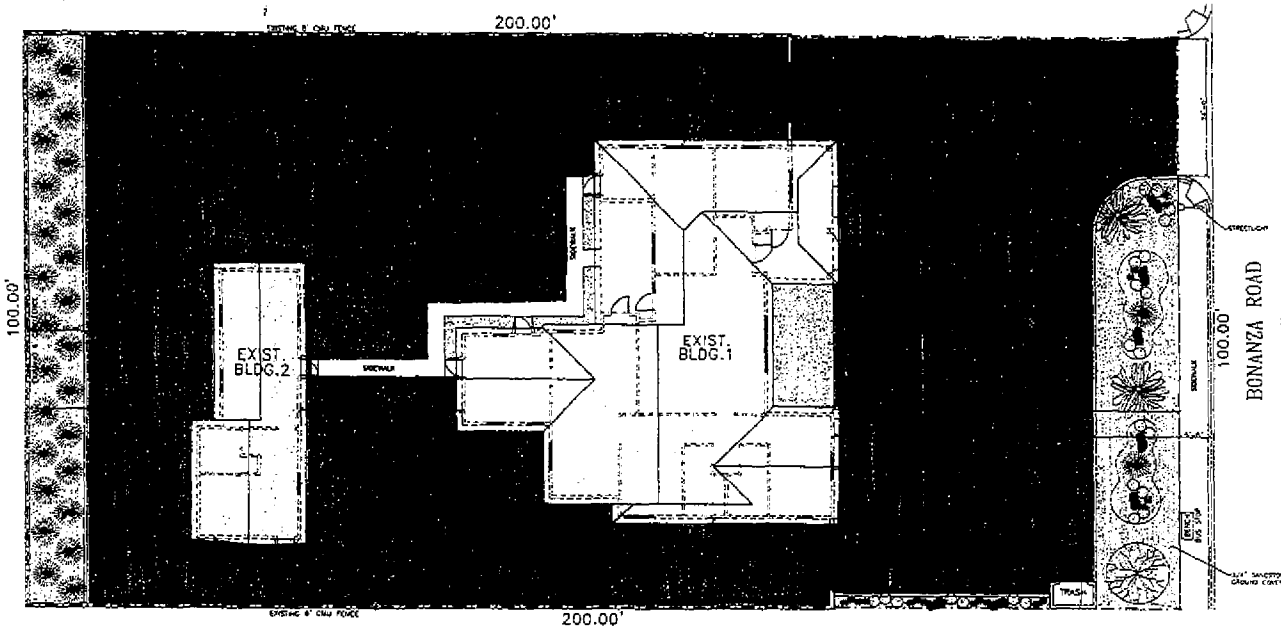
D · I · S · T · I · N · C · T · I · V · E
GENERAL CONTRACTING
PH. (702) 395-2307 LIC. #45304

OFFICE RENOVATION PROJECT

THE SOUTHWEST DESIGN GROUP
LAS VEGAS, NEVADA

DATE	12/14/06
BY	45304
PROJECT	12/14/06
NO.	702-11
DATE	12/14/06

A-1



	MEXICAN FAN PALM (18" BTM)
	MIMOSA PINE (24" BOX)
	EXISTING TREE TO REMAIN
	WHEELER'S DWARF (5 GAL)
	DAYLILY (1 GAL)
	RED SANDSTONE BOULDER (200-300 LB)

PERMITS REQUIRED	C-C
OCCUPANCY	OFFICE
USE OF USE	GENERAL OFFICE
CONSTRUCTION TYPE	V - 4
FULLY SPRINKLED	NO
ALLOWABLE HEIGHT	11 STORY
ALLOWABLE FLOOR AREA	8,000 S.F.
BLDG. 1 FLOOR AREA	7,731 S.F.
BLDG. 2 FLOOR AREA	269 S.F.
TOTAL FLOOR AREA	8,000 S.F.
OCCUPANT LOAD - BLDG. 1 OFFICE AREAS (1000)	OFFICE AREAS = 2
UBC Table 10-2 (1000)	PROVIDED = 4
OCCUPANT LOAD - BLDG. 2 OFFICE AREAS (1000)	OFFICE AREAS = 1
UBC Table 10-2 (1000)	PROVIDED = 2
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HR WITHIN 10' OF P.L.
PROTECTION OF OPENINGS:	SEE DETAILS SECTION OF PROJECT MANUAL TO BE PROVIDED
FIRE RESISTANT CONSTRUCTION REQUIREMENTS:	1 HR. & SHINY ENCLOSURES
SPECIAL INSPECTIONS:	SEE STRUCTURAL PLANS
WATER AND WASTE SYSTEM:	LAS VEGAS WATER DISTRICT
POWER SYSTEM:	NEVADA POWER

PARKING REQ'D (1 per 300 SF) =	11 SPACES
PARKING PROVIDED =	12 SPACES
	(1) HANDICAP

A-1	SITE PLAN/COVER SHEET
A-1.1	SITE DETAILS
A-2	FLOOR PLANS
A-3	ELEVATIONS - BLDG. 1
A-3.1	ELEVATIONS - BLDG. 2
A-4	ROOF PLAN
A-5	CROSS SECTIONS
A-6	MISC. DETAILS & SCHEDULES
C-1	ELECTRICAL PLANS

SITE PLAN

SCALE 1" = 10'-0"



Z-0067-02

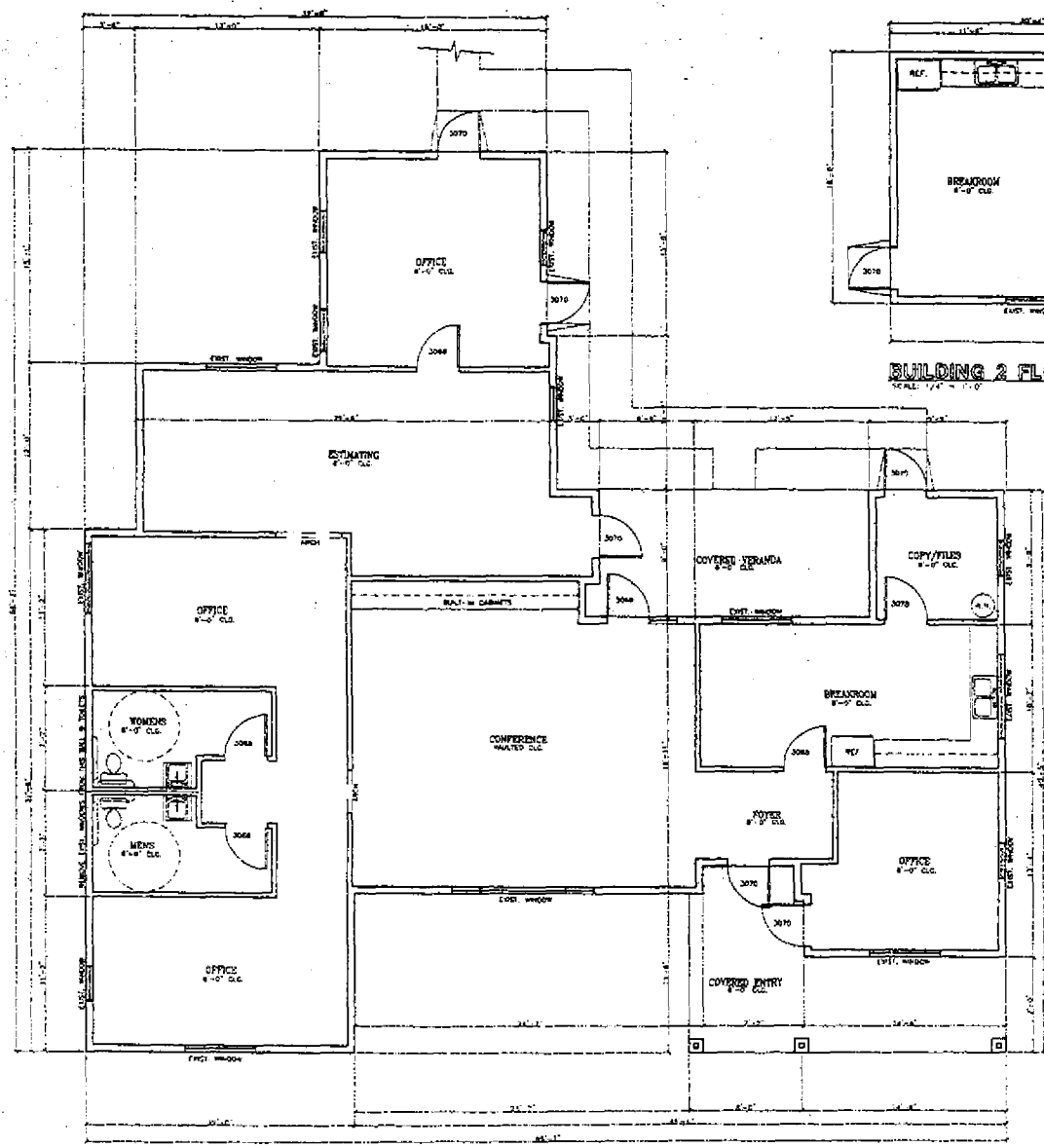
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9-12-02 PC

ZON-17304 SDR-18676

REVISED 06/14/07 PC

STAFF



BUILDING 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS ARE EXIST. TUMPL STONE & 2" @ 12" C.C. CONSTRUCTION.
 2. ALL INTERIOR WALLS TO BE NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
 3. FINISH TO EXPOSED NATURAL QUARTZITE & (3) CORE STUCCO SYSTEM OVER OVER FINISH OF EXIST. C.C. WHERE REQUIRED FOR FINISH.
 4. ADD 2" EXIST. CONCRETE FILL OVER EXISTING FILL OVER DEK.
 5. PROVIDE SIFT ORTHALL THROUGHOUT.
 6. OWNER TO SELECT SITES AND COLORS.
 7. ALL OVERSIZES ARE TO FACE OF WOOD V.L.C.
 8. MATCH ALL DOORS, WINDOWS AND FINISHES TO EXISTING.
 9. REPAIR ALL NON-BEARING INTERIOR WALLS AND REPLACE WITH WALLS AS SHOWN.
 10. CAP ALL ABANDONED UTILITIES.
 11. PROVIDE RAMP ACCORDING TO ADA REQUIREMENTS AT ALL EXITS.
 12. ALL THRESHOLDS SHALL BE FLUSH WITH 1/2" TO PER ADA REQUIREMENTS.

Z-0067-02

ZON-17304 SDR-18676
REVISED 06/14/07 PC

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Z-0067-02(1)
9-12-02 PC

STAFF

SDR 18676				
David Pawl				
2020-2022 W. Bonanza Rd.				
Proposed 8.8 thousand square building/landscape material yard and office.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS & LUMBER STORE [1000 SF]	8.8	45.16	397
AM Peak Hour			2.60	23
PM Peak Hour <i>(heaviest 60 minutes)</i>			4.49	40
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	18,298			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1,464			
Clarkway Dr.				
Average Daily Traffic (ADT)	176			
PM Peak Hour <i>(heaviest 60 minutes)</i>	14			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	32585			
Clarkway Dr.	16200			
This project will add approximately 397 trips per day on Bonanza Rd. and Clarkway Dr. This will increase the expected volumes by about 2 percent on Bonanza and about 226 percent on Clarkway. Bonanza is at about 56 percent capacity and Clarkway is at about 1 percent capacity.				
Based on Peak Hour use, this development will add roughly 2 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.				