



# 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

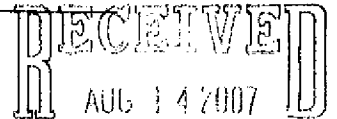
No

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. Keach

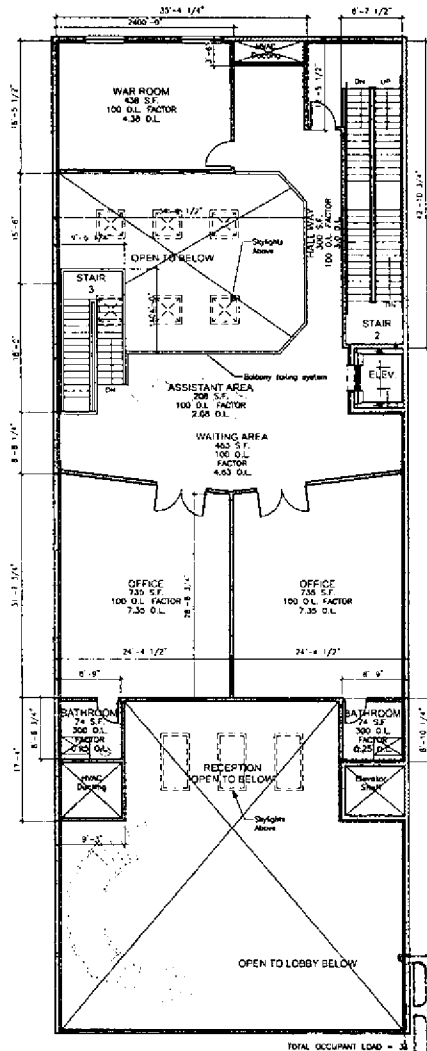
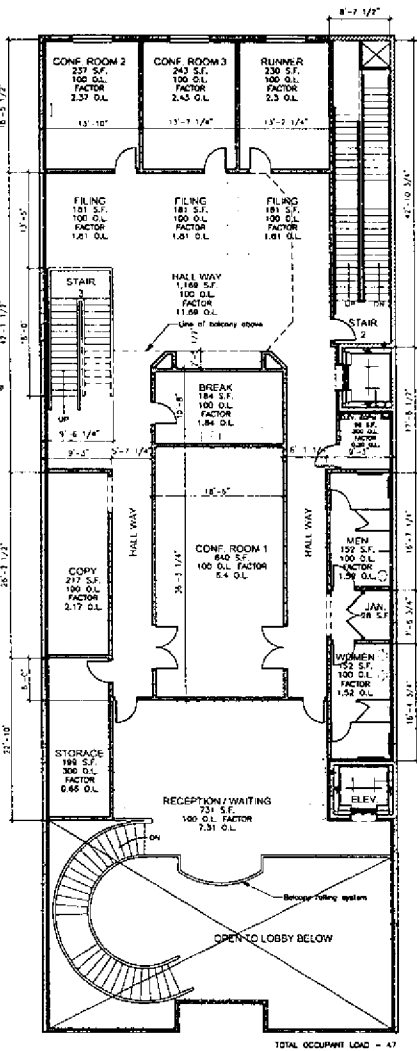
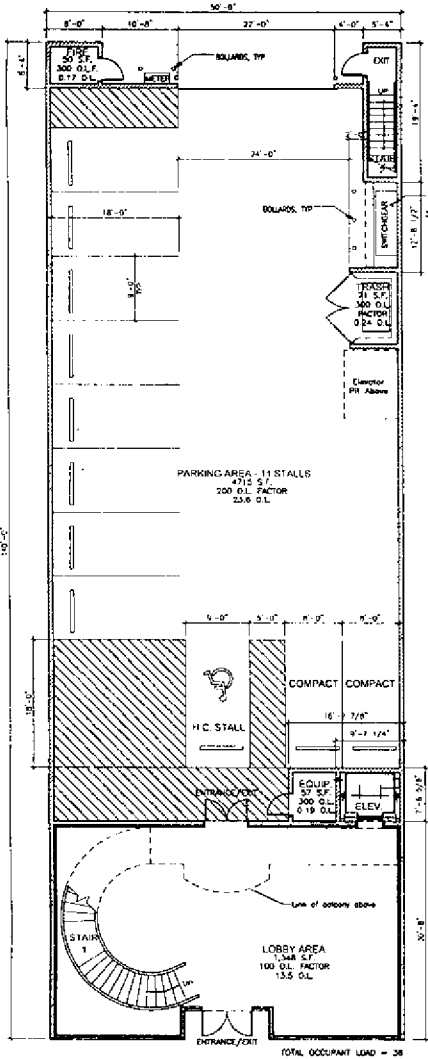
Subscribed and sworn before me

This 17<sup>th</sup> day of MAY, 2007

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







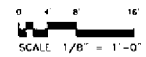
Square Footage Breakdown  
 Lobby Area = 1,485 SF  
 Office Area = 8,756 SF  
 Garage/Utilities = 5,515 SF  
 Total Building = 15,756 SF

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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

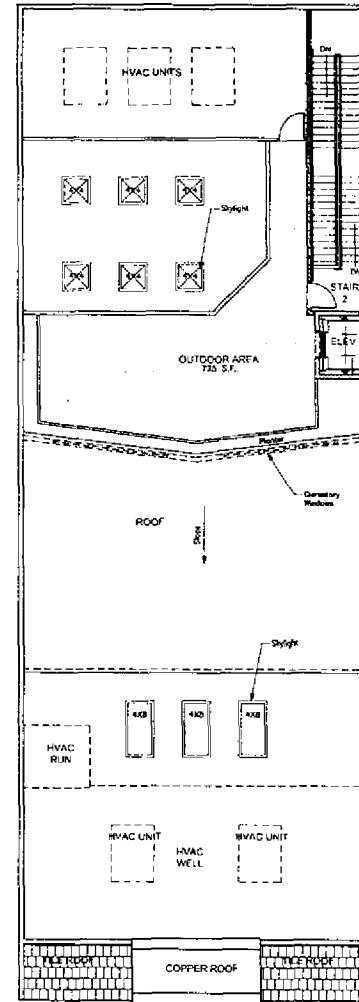


PD2a - Floor Plans

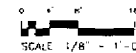
Scale: 1/8" = 1'-0"  
 8906 Project No.: 4205A

Planning & Development Package  
 August 9, 2007

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



Roof Plan



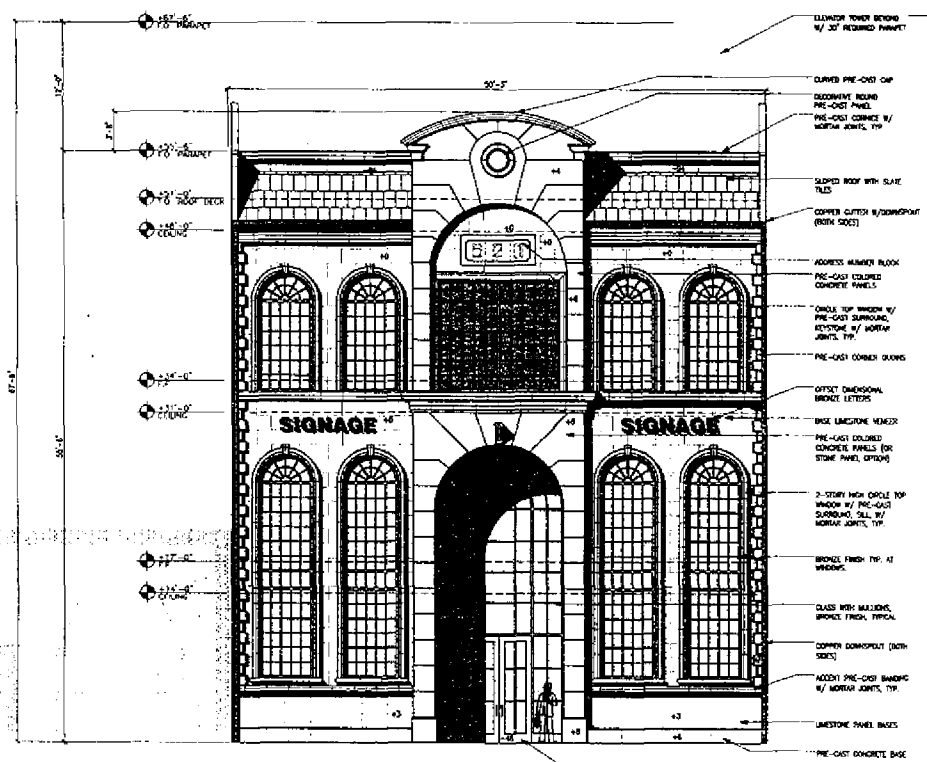
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# PD2b - Floor Plans

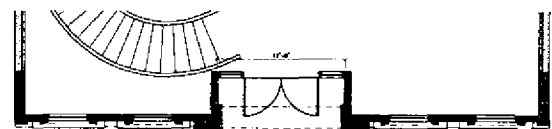
Scale: 1/8" = 1'-0"  
SBDG Project No.: 4206A

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521 South Third Street Offices  
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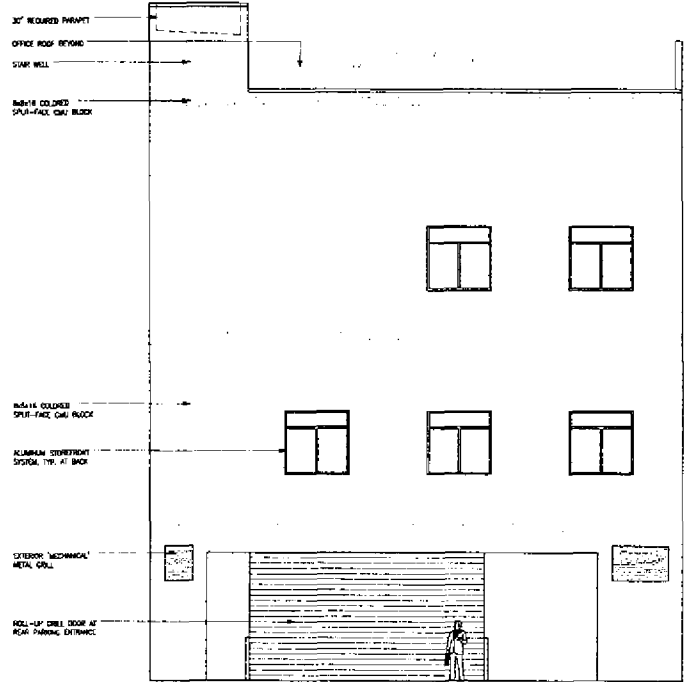


FRONT EAST ELEVATION (SOUTH THIRD ST.)



PARTIAL FLOOR PLAN AT ENTRANCE

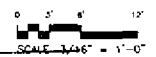
- ELEVATOR TOWER BEHIND W/ 20' REQUIRED PERMIT
- CURVED PRE-CAST CONCRETE ROOF
- PRE-CAST PANELS
- PRE-CAST CORNER W/ MORTAR JOINTS, TYP.
- GALVANIZED ROOF WITH SLATE TILES
- COPPER CUTCH W/ DOWNPOUT (BOTH SIDES)
- ADDRESS NUMBER BLOCK
- PRE-CAST COLORED CONCRETE PANELS
- CIRCLE TOP WINDOW W/ PRE-CAST SURROUND, EXTENDED W/ MORTAR JOINTS, TYP.
- PRE-CAST CORNER BLOCKS
- OFFSET DIAGONAL BRONZE LETTERS
- BRICK LAMINATE VENEER
- PRE-CAST COLORED CONCRETE PANELS (OR STONE PANEL OPTION)
- 2-STORY HIGH CIRCLE TOP WINDOW W/ PRE-CAST SURROUND, GILL W/ MORTAR JOINTS, TYP.
- BRICKLE FINISH TYP. AT WINDOWS
- GLASS W/IR MULLIONS, BRONZE FINISH, TYPICAL
- COPPER DOWNPOUT (BOTH SIDES)
- ACCENT PRE-CAST BANDING W/ MORTAR JOINTS, TYP.
- LIMESTONE PANEL BASES
- PRE-CAST CONCRETE BASE
- W/IR EXTENDED DOWNPOUT, BRONZE FINISH, TYP.



REAR WEST ELEVATION

- 20' REQUIRED PERMIT
- OFFICE ROOF BEYOND
- STAR WELL
- WHITE COLORED SPA-FADE CON. BLOCK
- WHITE COLORED SPA-FADE CON. BLOCK
- ALUMINUM STOREFRONT SYSTEM, TYP. AT BACK
- GLASS W/IR MECHANICAL METAL GRILL
- ROLL-UP DOOR AT REAR PARKING ENTRANCE

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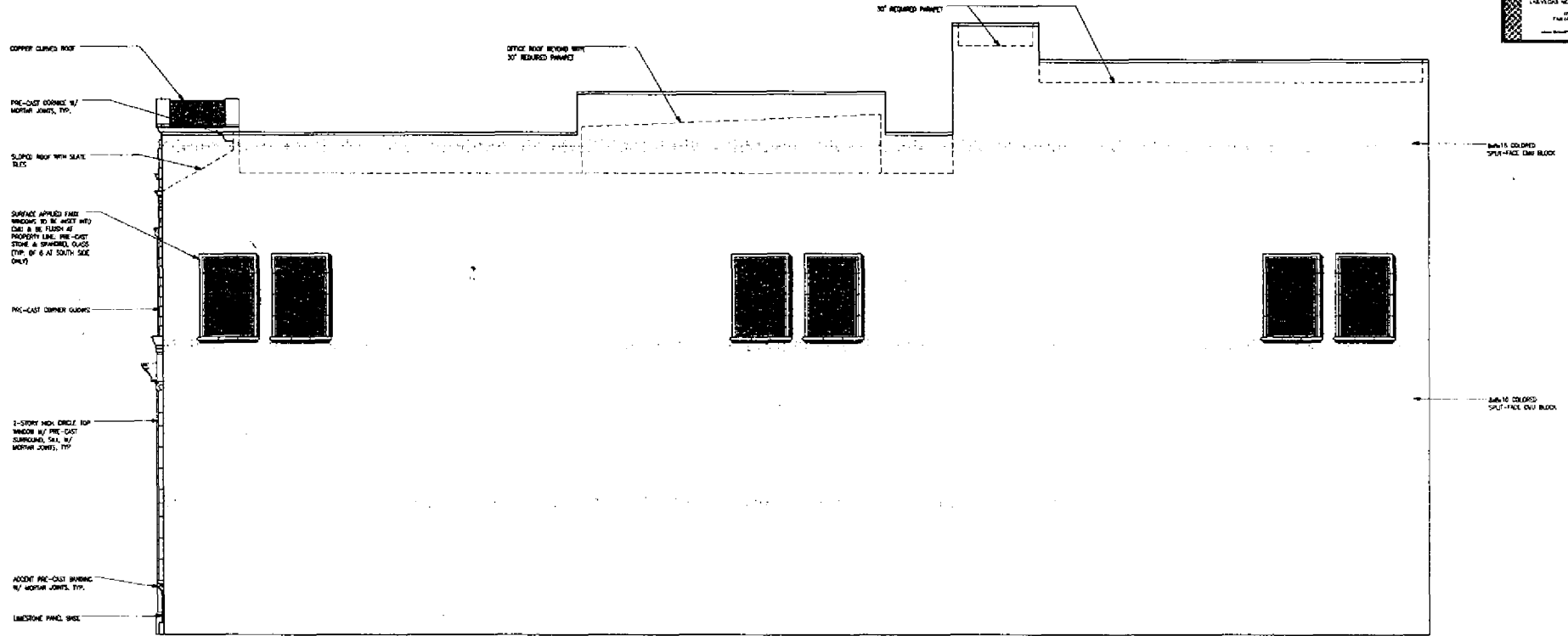


# PD3a - Elevations

Scale: 3/16" = 1'-0"  
9800 Project No: 4206A

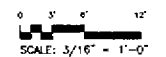
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SOUTH ELEVATION (EXPOSED SIDE)

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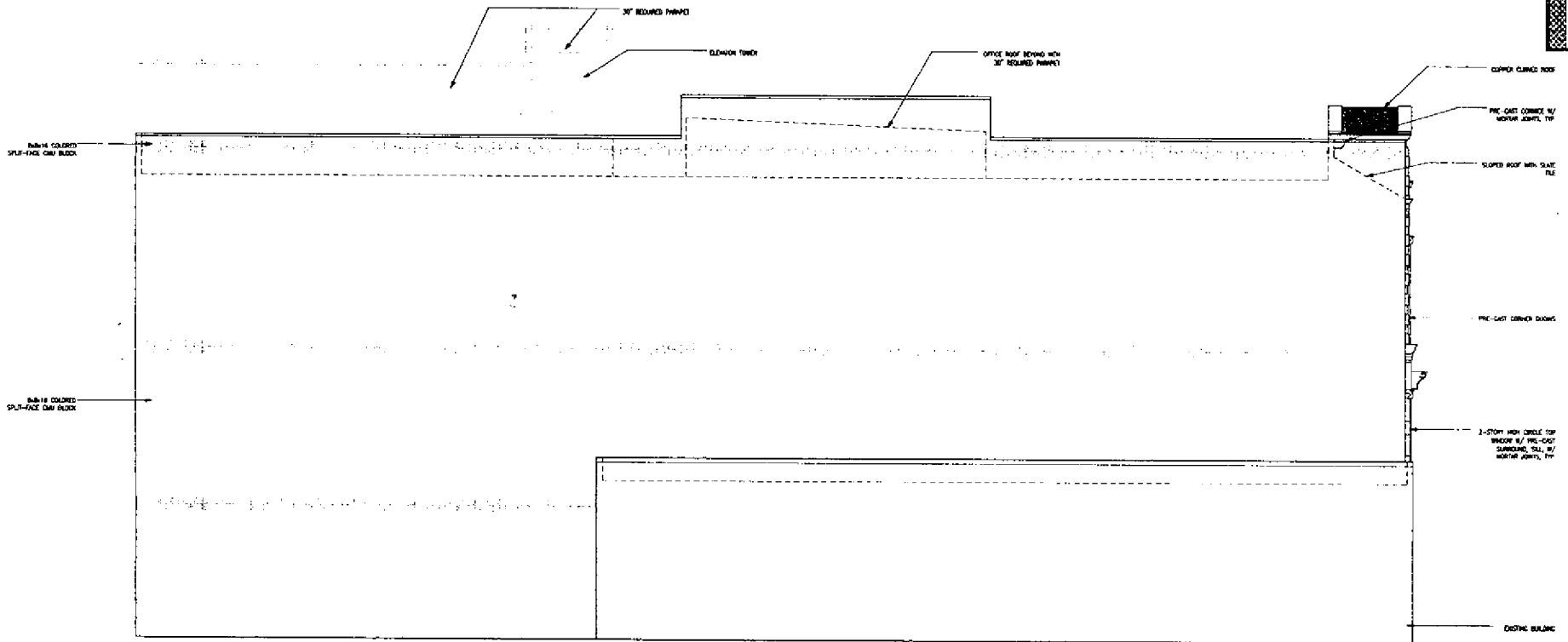


# PD3b - Elevations

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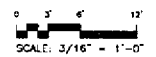
Scale: 3/16" = 1'-0"  
BBDC Project No.: 4206A

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



NORTH ELEVATION

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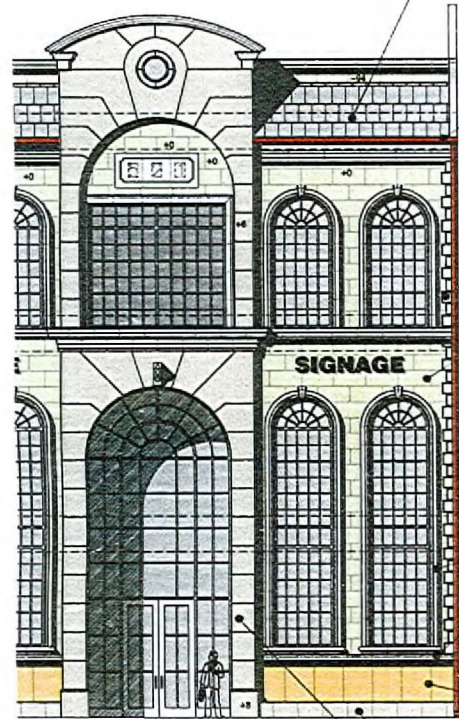


**PD3c - Elevations**

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



FRONT EAST ELEVATION (SOUTH THIRD ST.)



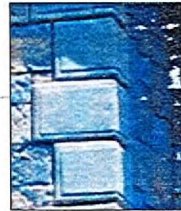
SAXONY SLATE TILE, CHARCOAL



COPPER K STYLE GUTTER



STANDING SEAM COPPER ROOFING



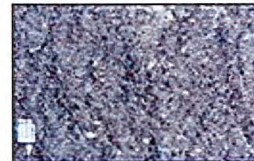
PRE-CAST CORNER QUOIN: GREY



BASE LIMESTONE VENEER: RUBY GOLD



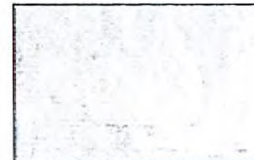
TYPICAL 8" WINDOW PRE-CAST SURROUND & ACCENT BANDING: ROMAN



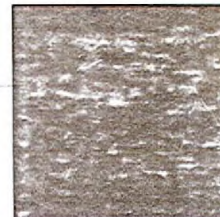
ACCENT SPLIT-FACE CMU BLOCK 8X8X16, DARK GREY



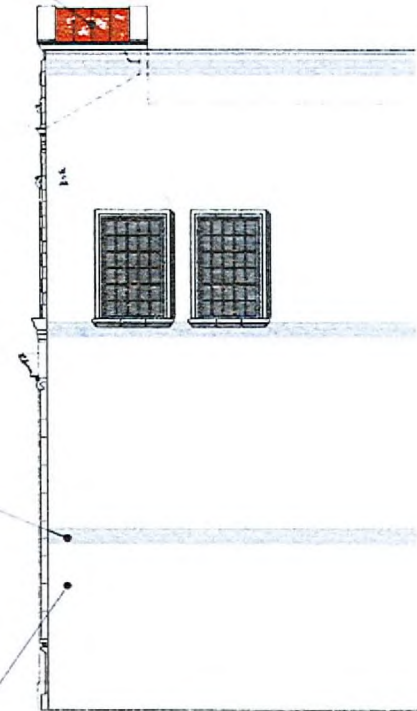
LIMESTONE PANEL BASES RUBY GOLD



SPLIT-FACE CMU BLOCK 8X8X16, LIGHT GREY



PRE-CAST CONCRETE PANELS & BASE: MESQUITE 677



SOUTH ELEVATION (EXPOSED SIDE)

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**SDR-23906**  
**09/27/07 PC**

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August 1, 2007

**PD4 - Materials**

Scale: 3/16" = 1'-0"  
BBDC Project No.: 4205A

**521 South Third Street Offices**  
Las Vegas, Nevada

<b>SDR 23906</b>				
<b>Breslin Builders</b>				
<b>521 S. 3rd St.</b>				
Proposed 15.8 thousand square foot office development.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
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>				
<b>Existing traffic on all nearby streets:</b>				
<b>3rd St.</b>				
Average Daily Traffic (ADT)	4,038			
PM Peak Hour	323			
<i>(heaviest 60 minutes)</i>				
<b>Clark Ave.</b>				
Average Daily Traffic (ADT)	2,506			
PM Peak Hour	201			
<i>(heaviest 60 minutes)</i>				
<b>Bonneville Ave.</b>				
Average Daily Traffic (ADT)	10,721			
PM Peak Hour	858			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	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.				