



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-23671** APN: 162-02-713-001

Name of Property Owner: GUARDI'S ~~PLAZA~~ FLORES

Name of Applicant: _____

Name of Representative: OSCAR O'KEEFE

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): _____

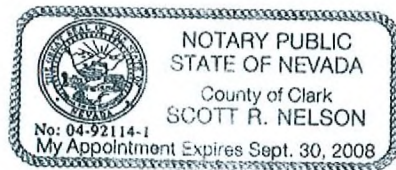
APN: _____

Signature of Property Owner: [Signature]
Print Name: GUARDI'S FLORES

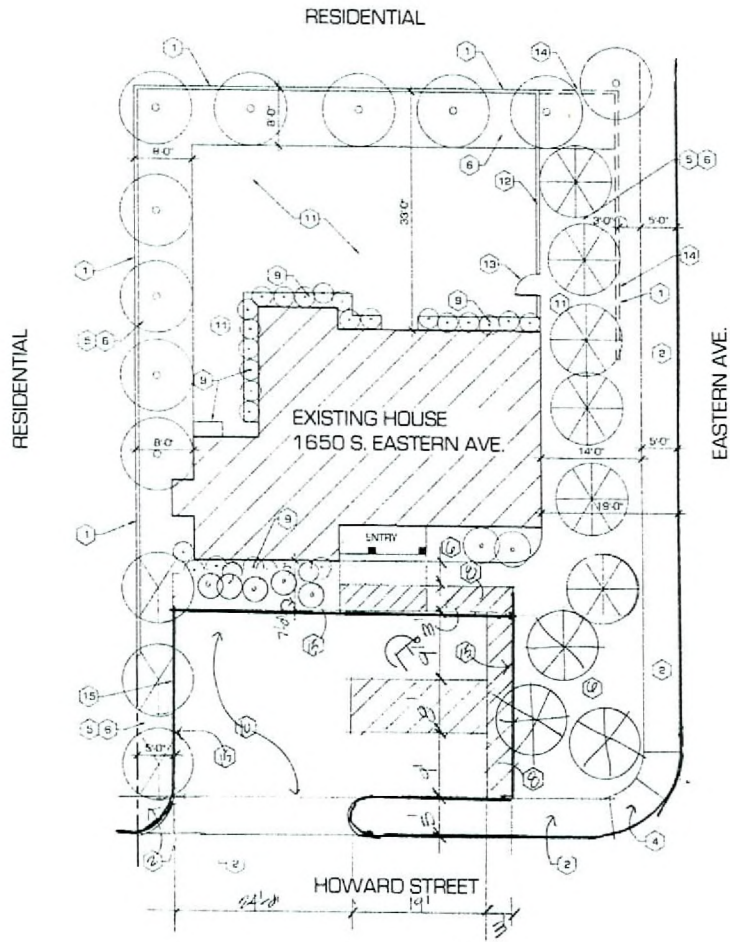
Subscribed and sworn before me

This 19 day of July, 2007

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



RECEIVED



SITE PLAN
SCALE 1/4" = 1'-0"

KEY NOTES

- 1 EXISTING 6' HIGH CMU WALL
- 2 EXISTING 3" CONCRETE PUBLIC WALK
- 3 EXISTING DRIVE
- 4 EXISTING ADA CONCRETE FLAP @ WALK
- 5 LANDSCAPE BUFFER
- 6 1/2" GRANITE RED MULCH
- 7 EXISTING CONCRETE PAVING
- 8 9' WIDE ADA ACCESS ROUTE
- 9 2" WIDE PERIMETER LANDSCAPING STRIP @ BUILDING EDGE WITH 5 GALLON TEXAS SAGE
- 10 NEW CONCRETE PAVING WITH BRICK PAVEMENT BORDERS
- 11 EXISTING CONCRETE SLAB
- 12 NEW 6'-0" HIGH CMU WALL
- 13 NEW 3'-0" WIDE 1/4" I GATE
- 14 REMOVE CMU WALL / FENCE
- 15 CONCRETE CURB/GUTTER




PARKING ANALYSIS

1680 SF / 300 = 5.5 PARKING PLACES REQUIRED
2 PARKING SPACE PROVIDED (1 ADA VAN)

INDEX OF DRAWINGS

- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ELEVATIONS

LANDSCAPING LEGEND

-  24" BOX "PLUM" TREE @ 20'-0" OC WITH 4 - 10 GALLON SHRUBS "MYRTLE" PER TREE
-  24" BOX @ 20'-0" OC MONDRAVE PINE TREE WITH 4 - 10 GALLON SHRUBS "MYRTLE" PER TREE
-  24" PALM VEHIC TREE @ 20'-0" OC WITH 4 - 10 GALLON "BIRD OF PARADISE" PER SHRUBS PER TREE

GENERAL NOTES

- #1 PRE WIRE EXISTING HOME
- #2 ALL RESTROOMS ADA ACCESSIBLE
- #3 PROVIDE LIGHTING EXIT SIGNS AT EXIT DOORS
- #4 PYLON SIGN IS SEPARATE PERMIT
- #5 PROVIDE FULL IRRIGATION FOR ALL LANDSCAPING

REVISIONS	BY

Professional seal and stamp of architect required for this drawing. The seal and stamp shall be placed in the bottom right corner of the drawing. The seal and stamp shall be legible and shall include the name of the architect, the state of Nevada, and the license number. The seal and stamp shall be in black ink and shall be the size of 2 inches by 2 inches. The seal and stamp shall be placed over the drawing and shall not be obscured by any other markings.

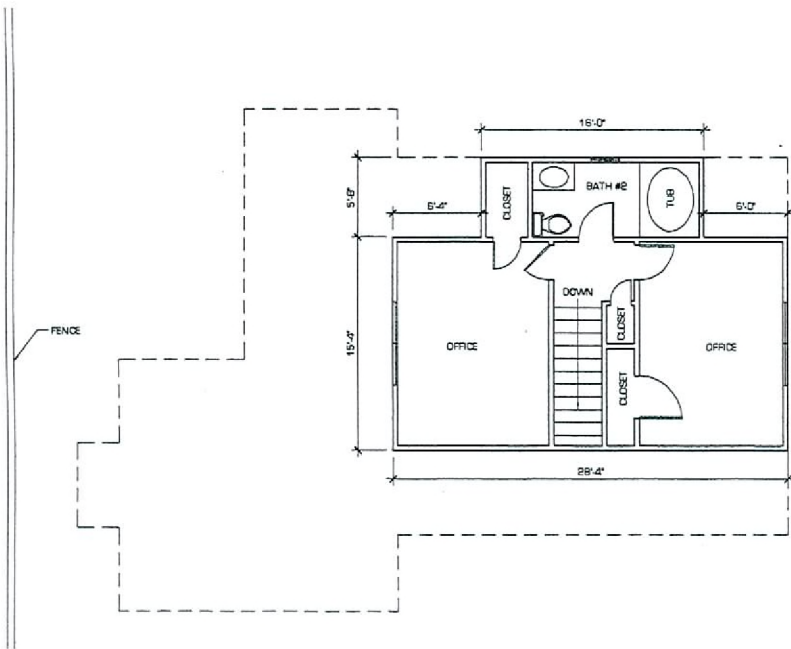
OSCAR O'KEEFE ARCHITECT
3799 S. FALLON SPRINGS DR
LAS VEGAS, NV 89147
PHONE 702.878.5535
FAX 702.878.6246

TITLE: SITE PLAN
PROJECT: REZONE TO OFFICES - FLORES
ADDRESS: 1650 SOUTH EASTERN

DATE: 09/27/07
SCALE: AS SHOWN
JOB NO:
SHEET: A1

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SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

REVISIONS	BY
1	

I, the undersigned, being a duly licensed and qualified architect, do hereby certify that this is a true and correct copy of the original design as shown to me by the contractor, and that I am not aware of any falsification of the same.

OSCAR O'KEEFE ARCHITECT
 3792 S. FALLON SPRINGS
 LAS VEGAS, NV 89147
 PHONE (702) 895-8640
 FAX (702) 895-0096

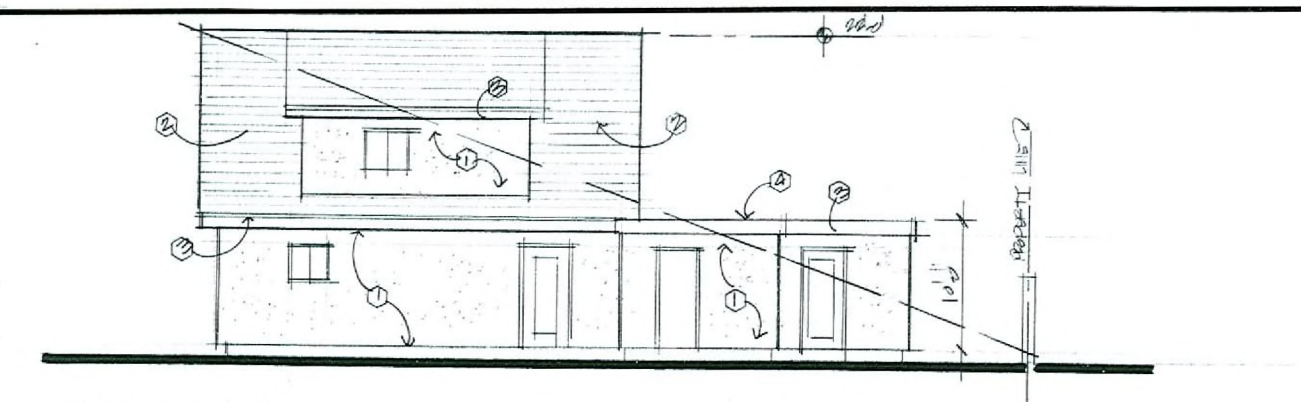
TITLE: SECOND FLOOR PLAN
 PROJECT: REZONE TO OFFICES - FLORES
 ADDRESS: 1850 SOUTH EASTERN

DESIGN	L. JONSON
CHECKED	DYER
DATE	
SCALE	AS SHOWN
JOB NO.	
DRAW	A3

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- ① EXISTING STUCCO FINISH
- ② EXISTING ASPHALT SHINGLES
- ③ EXISTING WOOD FASCIA
- ④ EXISTING FLAT ROOF
- ⑤



③ REAR ELEVATION
1/4"



① EASTERN ELEVATION
1/4"



② FRONT ELEVATION
1/4"

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Oscar O'Keefe Architect
 3799 Falcon Springs Drive
 Las Vegas, Nevada, 89147
 Phone 875-3543
 Fax 876-0248

RE-ZONE TO OFFICES
 1650 SOUTH EASTERN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-4
OF SHEETS

SDR 23671				
Gladys Flores				
1650 S. Eastern Ave.				
Proposed 1.7 thousand square foot PR conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.7	11.01	19
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
<i>(heaviest 60 minutes)</i>				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
<i>(heaviest 60 minutes)</i>				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.7		9
AM Peak Hour				2
PM Peak Hour				2
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Eastern Ave.				
Average Daily Traffic (ADT)	41,579			
PM Peak Hour	3,326			
<i>(heaviest 60 minutes)</i>				
Oakey Blvd.				
Average Daily Traffic (ADT)	7,070			
PM Peak Hour	566			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			

Eastern Ave.	51700			
Oakey Blvd.	16200			
This project will add approximately 9 trips per day on Eastern Ave. and Oakey Blvd. This will increase the existing volumes by less than 1 percent on both of these streets. Eastern is at about 80 percent of capacity and Oakey is at about 44 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 vehicles to the area; which results in about one vehicle every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				