



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17720** APN: 163-028-01-005

Name of Property Owner: CARS DD4, L.P.

Name of Applicant: Bob Olufs, Autonation

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: n/a

Partner(s): n/a

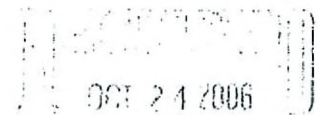
APN: n/a

Signature of Property Owner: *CARS - DD4, L.P.*
BY: CARS - DBS, P.E. 4, INC.
BY: CAPITAL AUTOMOTIVE REAL ESTATE SERVICES INC

Print Name: *Chris Smith*

Subscribed and sworn before me

This 20 day of October, 2006
Yolanda H. Smith
Notary Public in and for said County and State



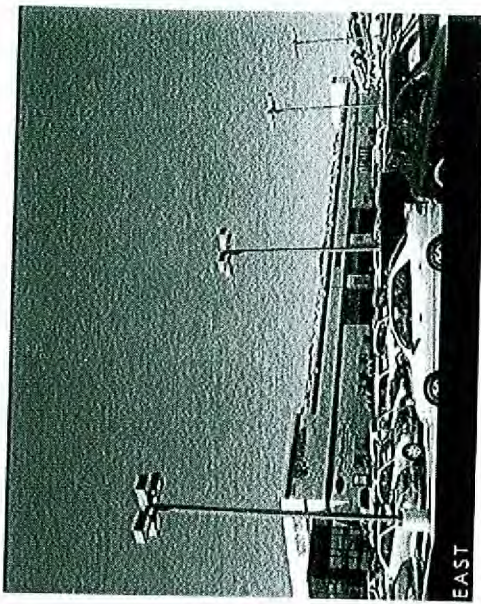
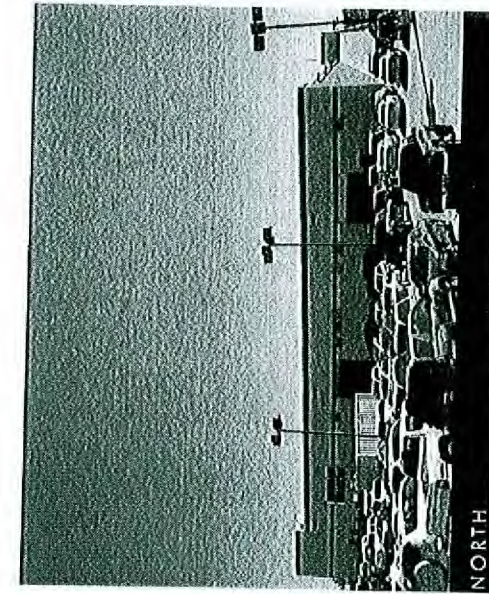
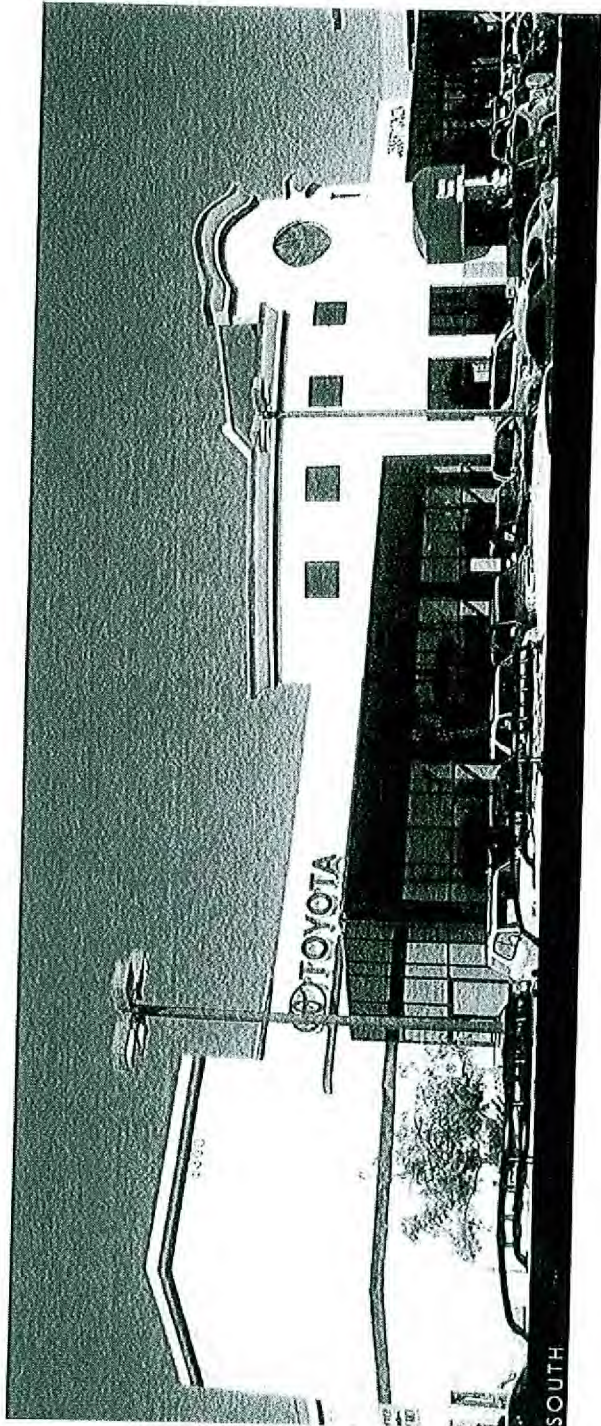


SOUTH ELEVATION

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SDR-17720
12/07/06 PC

DESERT TOYOTA ADDITION
6300 WEST SAVANA AVENUE
MESA, AZ 85205

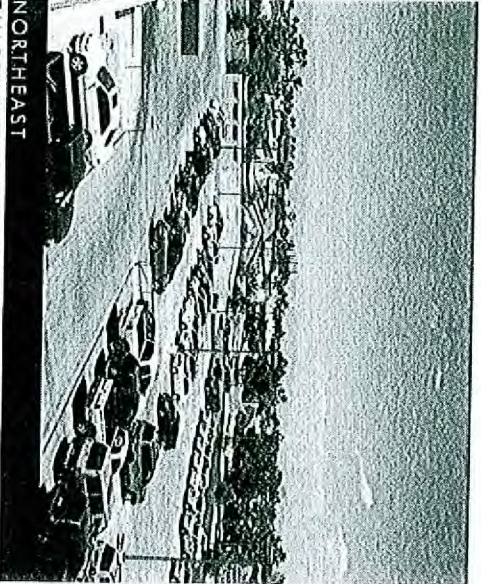
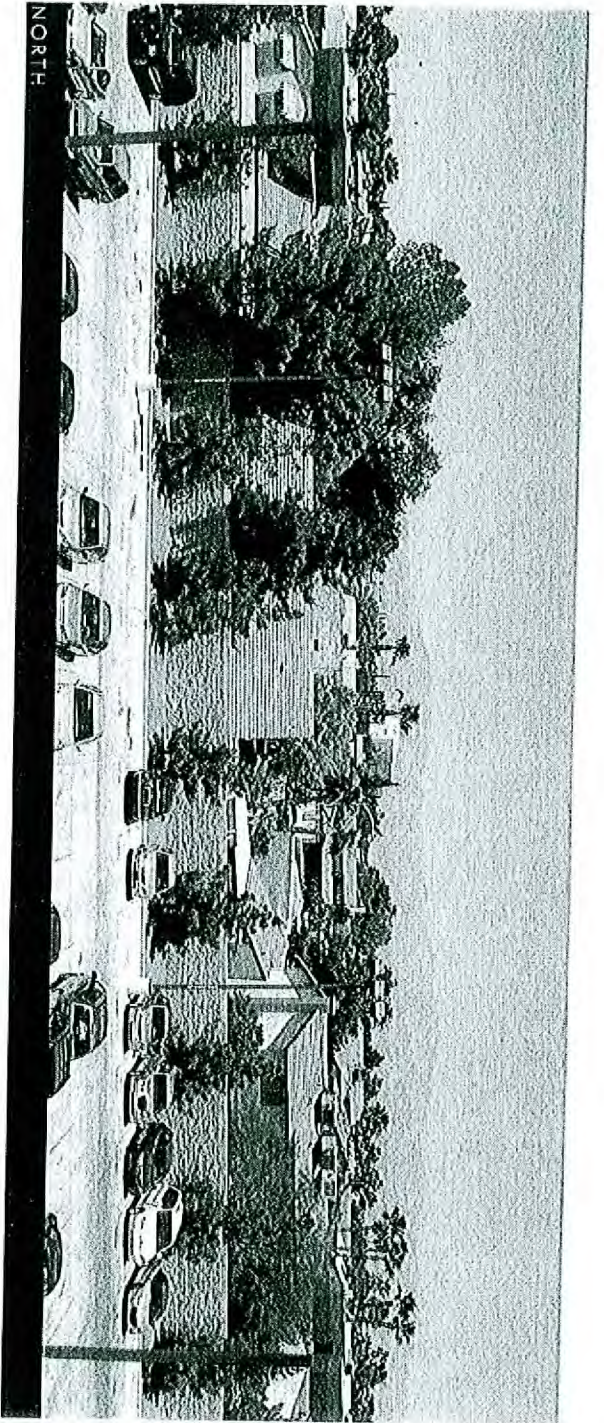


ELEVATION PHOTOS OF EXISTING BUILDING

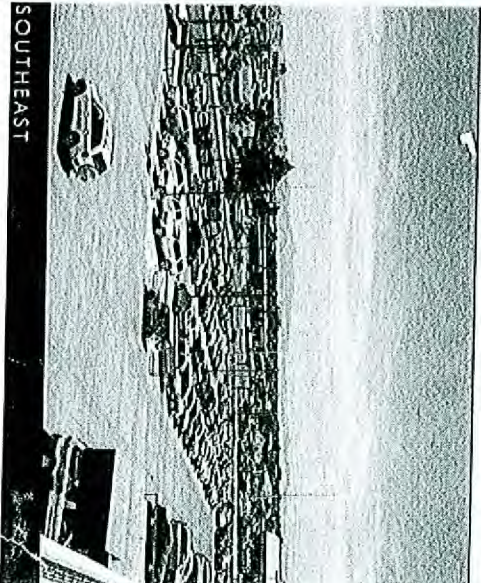
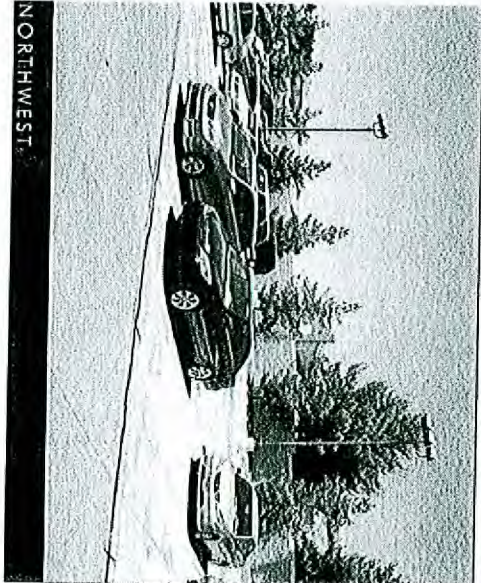
DESERT TOYOTA ADDITION
3300 WEST SAGARA AVENUE
MESA, AZ 85205

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SUN
COUNTY REC'D



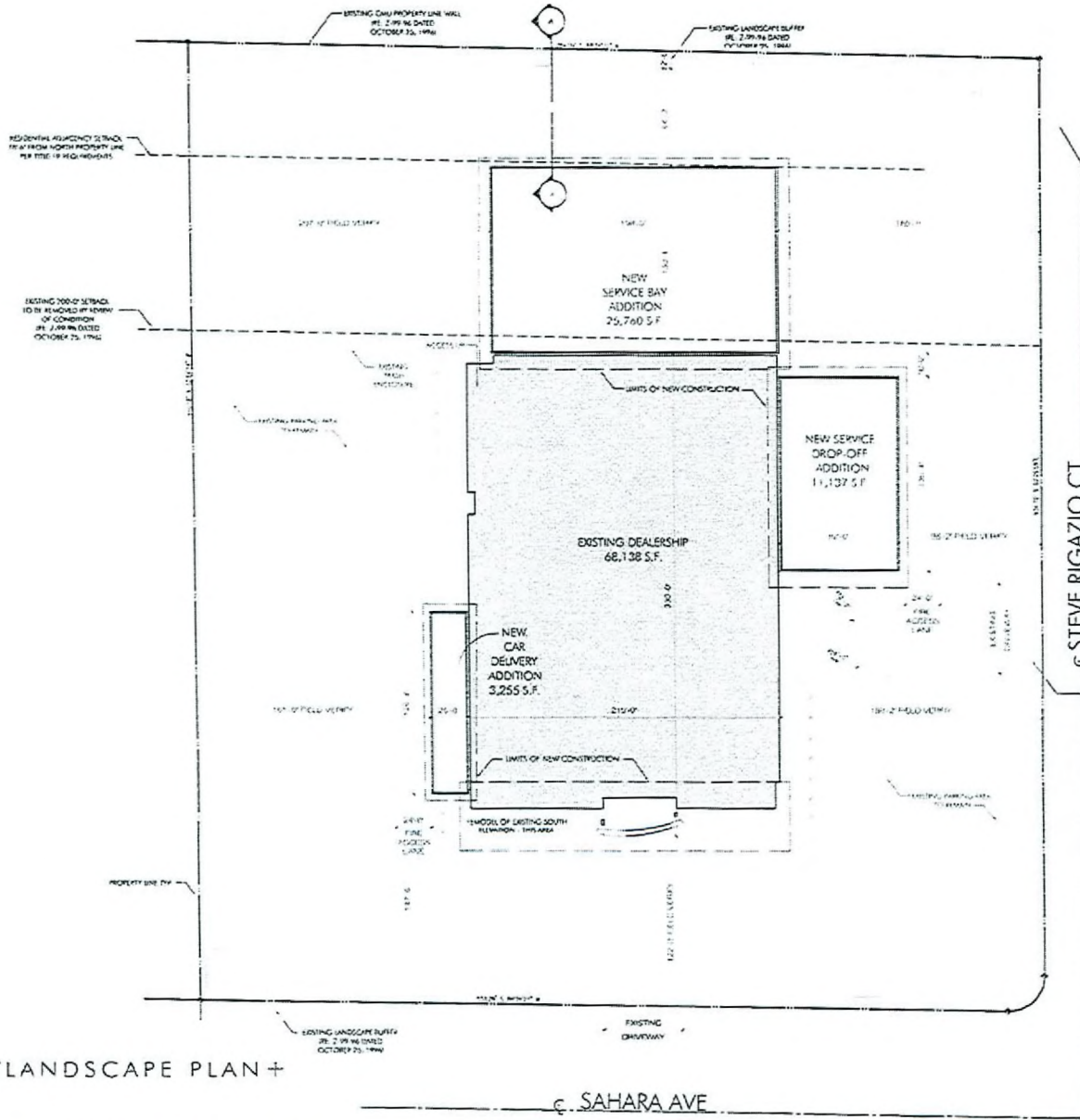
EXISTING LANDSCAPE BUFFER



DESERT TOYOTA ADDITION
 6600 WEST SALEM AVENUE
 ANCHORAGE, ALASKA 99507

SDR-17720
 12/07/06 PC

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 ANCHORAGE, ALASKA



SITE DATA

SITE INFORMATION		GENERAL	ST. 10-23
ADDRESS: 6740 WEST SAHARA AVENUE			
SITE INFORMATION			
SITE AREA (A.C.)	100,000 S.F.		
SITE AREA (ACRES)	2.30 ACRES		
BUILDING FOOTPRINT	100,000 S.F.		
EXISTING SITE DECK/PAVING	28,000 S.F.		
LANDSCAPE AREA (A.C.)	77,000 S.F.		
LANDSCAPE CONTRACT	100,000 S.F.		
BUILDING			
EXISTING BUILDING	66,138 S.F.		
NEW SERVICE BAY ADDITION	25,760 S.F.		
NEW SERVICE DROP-OFF ADDITION	11,137 S.F.		
NEW CAR DELIVERY ADDITION	3,255 S.F.		
TOTAL SQUARE FOOTAGE	106,290 S.F.		
RESIDENTIAL AGENCY CALCULATION			
28,000 S.F. (100% - 100%) = 28,000 S.F. REQUIRED 50% BACK FROM NORTH RESIDENTIAL PROPERTY LINE			
SITE PERMITS: 10, 20, 10'			
PARKING FABRICATION			
PARKING REQUIRED:			
PARKING REQUIRED AUTO SERVICE AREA			
10 STALLS PER 1 PER 2000+ CAR			
50,000 S.F. / 2,000 = 25 STALLS + 5 = 30 STALLS TOTAL FOR SERVICE AREA			
PARKING REQUIRED FOR SHOWROOM / RETAIL AREA			
1 PER 200+ CAR			
10,000 / 200 = 50 STALLS TOTAL FOR SHOWROOM / RETAIL AREA			
PARKING REQUIRED FOR EMPLOYEES			
1 PER 100 EMPLOYEES (SEE 2000+ DECISION 23, 1994)			
100 STALLS			
TOTAL PARKING REQUIRED			
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL REQUIRED)			
20 STALLS			
PARKING PROVIDED			
GROUND LEVEL PARKING PROVIDED			
MULTI-LEVEL PARKING PROVIDED (SEE 2000+ PERMITS)			
TOTAL PARKING PROVIDED			
100 STALLS			
ACCESSIBLE PARKING PROVIDED			
20 STALLS			

REQUIREMENTS: MEET LAND CONTRACTS AND PARKING, ACCESSIBLE AND PRELIMINARY AND SUBJECT TO CHANGE AND PERMITS DEVELOPMENT AS REQUIRED TO PERMIT THE COMMERCIAL DEVELOPMENT OF THE PROPERTY.



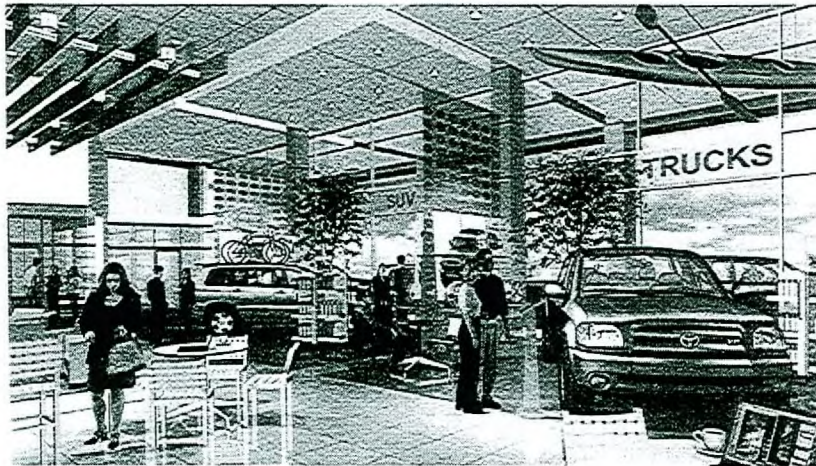
VICINITY MAP (NORTH)

SITE/LANDSCAPE PLAN +

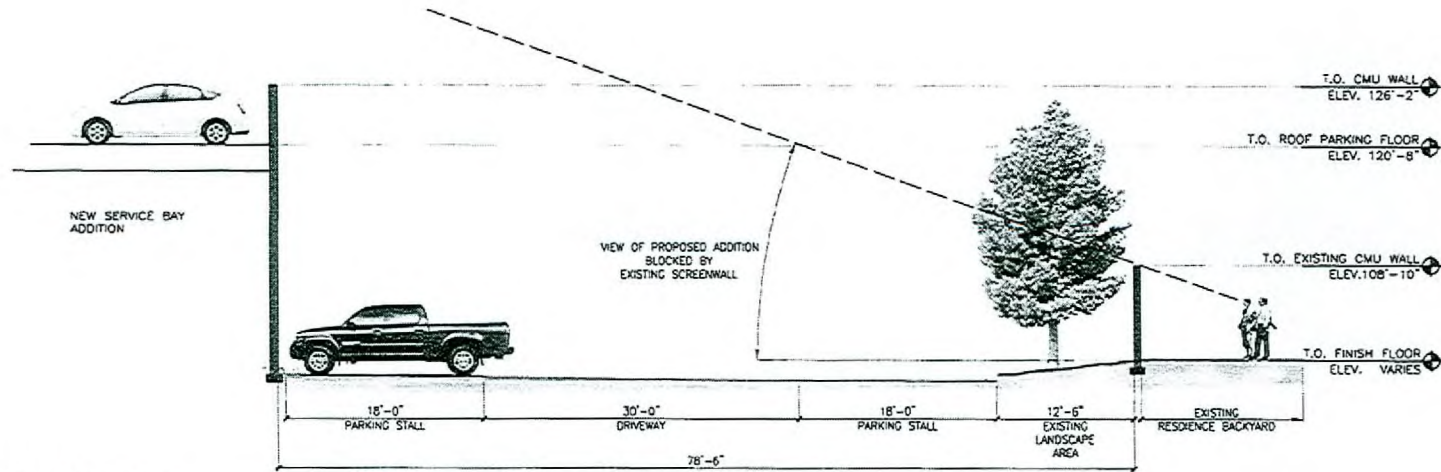
DESERT TOYOTA ADDITION
6740 WEST SAHARA AVENUE

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INTERIOR SHOWROOM

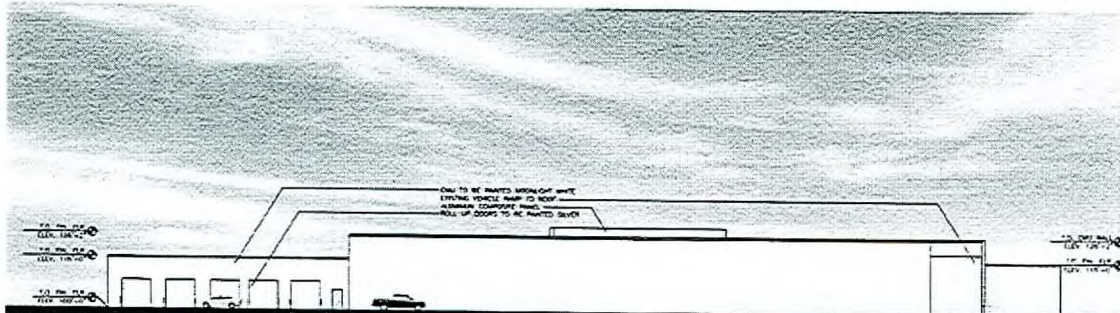


SITE SECTION

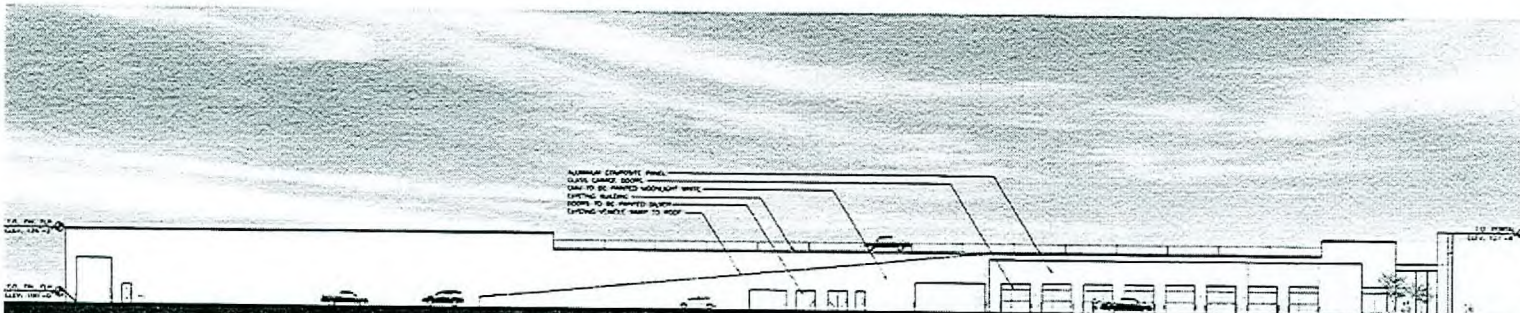
DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE
CONCEPT DESIGN

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NORTH



WEST



EAST

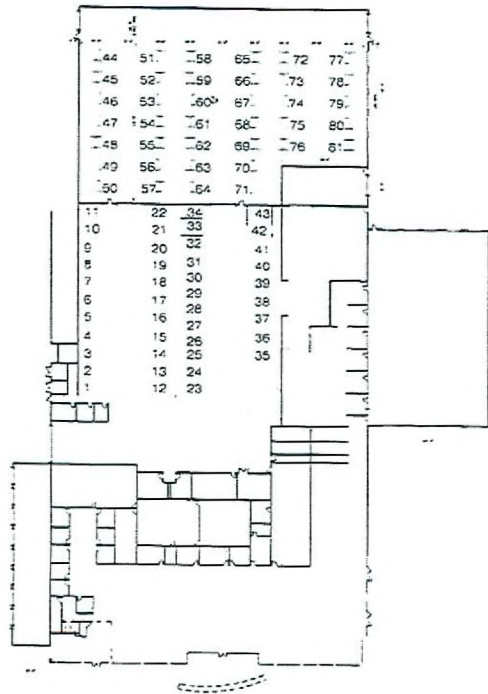
ELEVATIONS

16

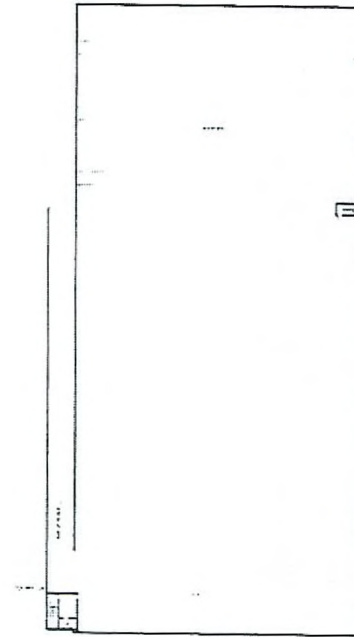
DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE
CONCEPT DESIGN

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ARCHITECTURE



FLOOR PLAN
37'



ROOF PLAN
37'

DESERT TOYOTA ADDITION
6800 W. 52nd STREET, SAFARI AVENUE

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SDR 17720				
Cars-DB4, LP				
6300 W Sahara				
Proposed 41.68 thousand square foot car dealership expansion.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	41.68	33.34	1,390
AM Peak Hour			2.05	85
PM Peak Hour			2.64	110
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Sahara Avenue				
Average Daily Traffic (ADT)	57,356			
PM Peak Hour	4589			
<i>(heaviest 60 minutes)</i>				
Jones Boulevard				
Average Daily Traffic (ADT)	35,928			
PM Peak Hour	2874			
<i>(heaviest 60 minutes)</i>				
Torrey Pines Drive				
Average Daily Traffic (ADT)	15,146			
PM Peak Hour	1212			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sahara Avenue	51700			
Jones Boulevard	34300			
Torrey Pines Drive	32585			
This project will add approximately 1,390 trips per day on Sahara, Jones and Torrey Pines. This will increase expected volumes by about 2 percent on Sahara, 4 percent on Jones and 9 percent on Torrey Pines. Torrey Pines is at about 46 percent of capacity, while Sahara and Jones are over capacity.				
Based on Peak Hour use, this development will add roughly 110 additional				

cars into the area; which works out to about two every minute.			
Note that this report assumes all traffic from this development uses all named streets.			