

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-25148 APN: 140-32-195-001

Name of Property Owner: HECTOR CAMACHO

Name of Applicant: SATME

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: _____

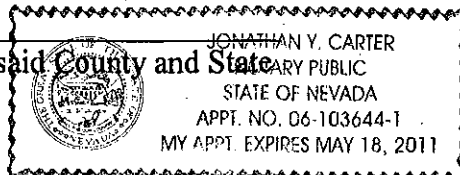
Signature of Property Owner: [Signature]

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

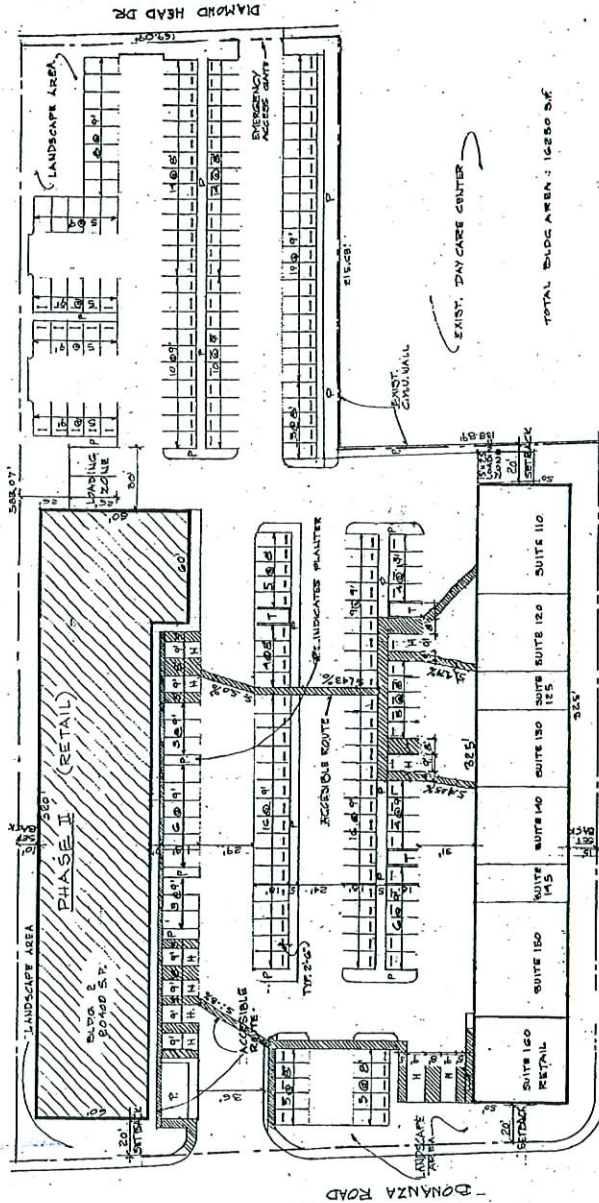
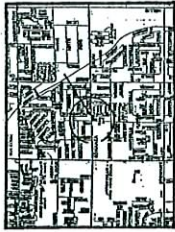
This 12 day of OCTOBER, 2007

Notary Public in and for said County and State.



RECEIVED
OCT 18 2007

LEGAL DESCRIPTION:
BEING A PORTION OF THE NE 1/4 OF SECTION 32, TOWNSHIP 20 S, RANGE 42 E, AS RECORDED AT THE CLARK COUNTY, NV, RECORDER'S OFFICE.
A.P.N.: 140-35-114-048



PLOT PLAN
1" = 30'

BUILDING ANALYSIS

Furniture Store	8740 S.F.
Furniture Warehouse	11800 S.F.
First Food Entry, Seating	3023 S.F.
Kitchen	2100 S.F.
Rest room	464 S.F.
Subtotal	20717 S.F.
Meat Market	2008 S.F.
Sprinklers meter room	44 S.F.
Exterior walls	328 S.F.
Interior P. wall	328 S.F.
Subtotal	2610 S.F.
TOTAL BUILDING AREA	23327 S.F.

PARKING ANALYSIS

PHASE 1 EXISTING

Auto repair garage: 8 spaces = 1 per 200 S.F.
8 * (10250 S.F. / 200) = 81.25 spaces.

PHASE 2 PROPOSED

Furniture Store: 8740 S.F. = 43.7 spaces
Furniture Warehouse: 11800 S.F. = 59.0 spaces
Subtotal: 102.7 spaces

First Food Entry: 3023 S.F. = 15.1 spaces
Kitchen: 2100 S.F. = 10.5 spaces
Rest room: 464 S.F. = 2.3 spaces
Subtotal: 27.9 spaces

Meat Market: 2008 S.F. = 10.0 spaces
Sprinklers meter room: 44 S.F. = 0.2 spaces
Exterior walls: 328 S.F. = 1.6 spaces
Interior P. wall: 328 S.F. = 1.6 spaces
Subtotal: 3.4 spaces

TOTAL PARKING REQUIRED: 242.70 SPACES

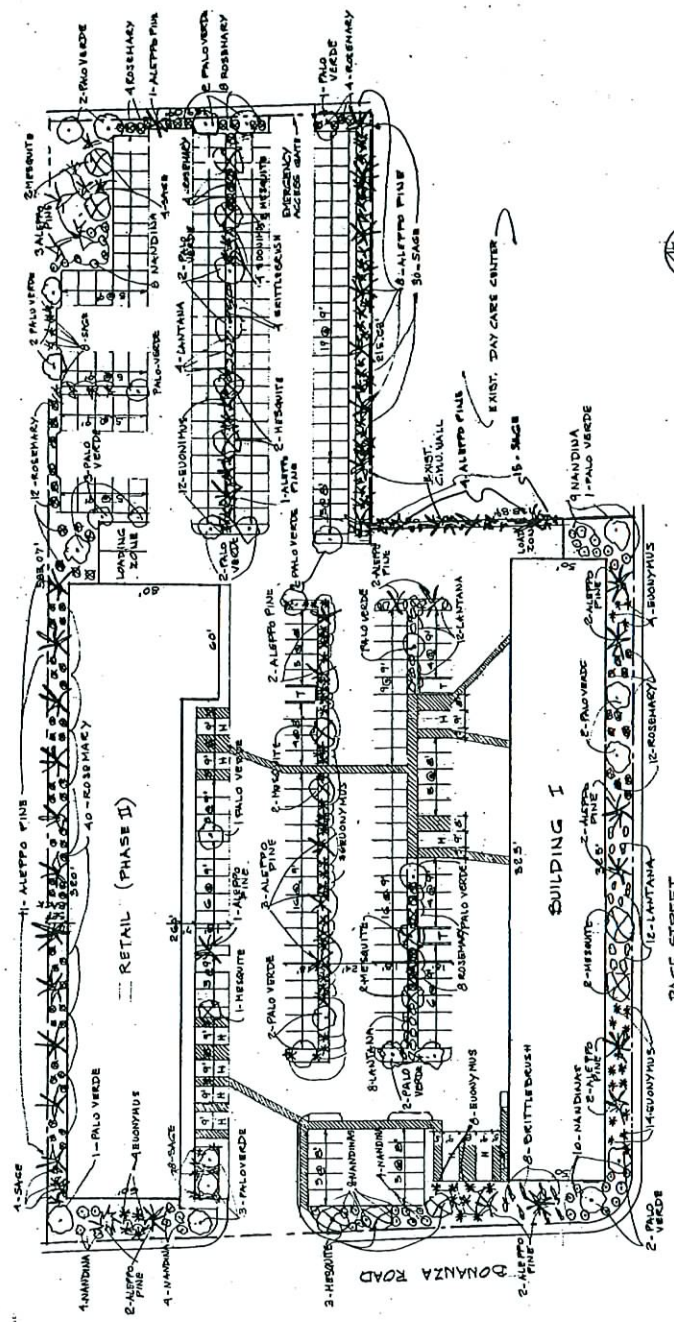
TOTAL PARKING PROVIDED: 201 SPACES plus 3 loading.

CAMACHO AUTO CENTER, PHASE 2
4161 EAST BONANZA
Las Vegas NV 89110
Owner: Hector Camacho
(702) 460-1775

NORA H. MASANA
ARCHITECT
2307 LAS VEGAS ROAD
NORTH LAS VEGAS NV 89032
(702) 365-0727

SITE PLAN
VAR-25220
SDR-25148
12/06/07 PC

DRAWN: N.H.M.
DATE: 10-16-07
SCALE: 1" = 30'



- PLANT LIST**
- 46-24" Box, Pinus-Alleppo Pine
 - 34- 24" Box, Pinus-Alleppo Pine
 - 16-24" Box, Pinus-Alleppo Pine
 - 11-50" Box, Pinus-Alleppo Pine
 - 81-50" Box, Pinus-Alleppo Pine
 - 94-50" Box, Pinus-Alleppo Pine
 - 61-50" Box, Pinus-Alleppo Pine
 - 41-50" Box, Pinus-Alleppo Pine
 - 92-50" Box, Pinus-Alleppo Pine
 - Ground Cover CRIMBED ROCK, 1/4" 1" 1"
 - Ingration by DNP SYSTEM.
 - NOTE: All trees on Bonanza will be @ 20' O.C. and @ 30' on Bays.

RECEIVED
OCT 16 2007



LANDSCAPE PLAN
1"=50'

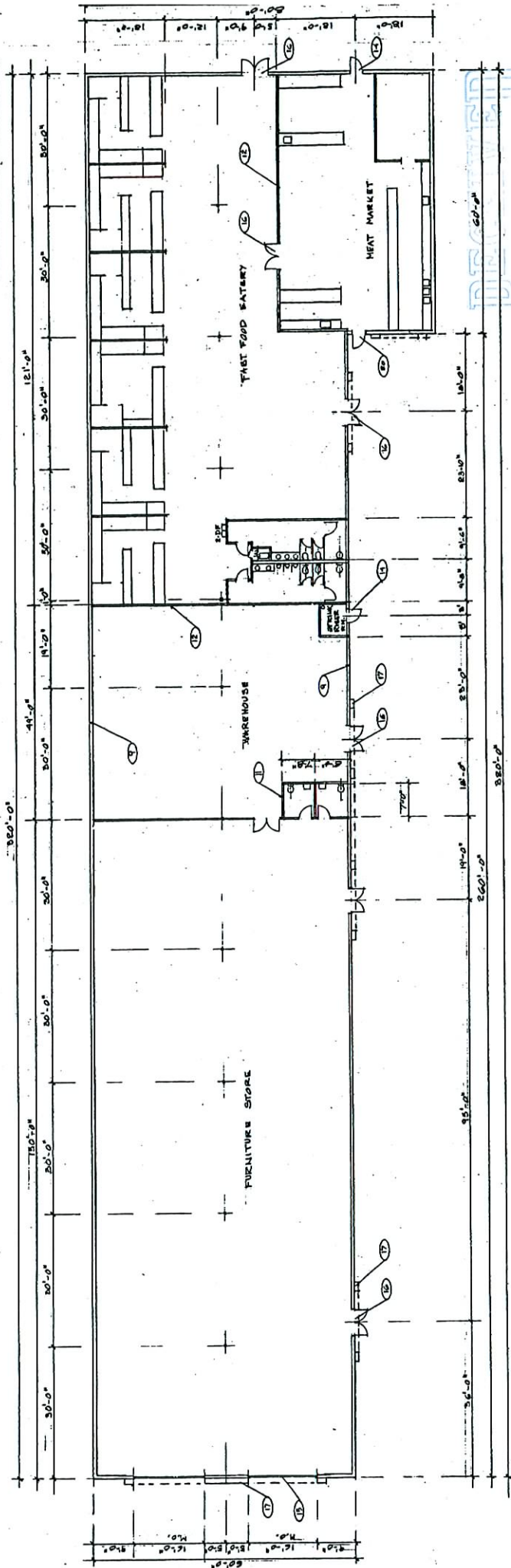
CAMACHO AUTO CENTER, PHASE 2 4161 EAST BONANZA Las Vegas NV 89110 Owner: Hector Camacho (702) 440-4776	LANDSCAPE PLAN
NORA H. MASANA ARCHITECT 2207 WEST GOWAN ROAD NORTH LAS VEGAS NV 89032 (702) 386-0727	VAR-25220

SDR-25148
12/06/07 PC

- LEGEND**
- 1. 1/2" MINIMUM THICK PLASTER
 - 2. METAL CAP FINISH
 - 3. PLASTER
 - 4. 1/2" BUILT UP ROOFING
 - 5. PLASTER / ONE INCH INSULATION
 - 6. APPROVED MANUFACTURED TRUSSES @ 24" O.C.
 - 7. 1/2" BUILT UP ROOFING
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 - 100. 1/2" BUILT UP ROOFING

OCCUPANCY ANALYSIS

Occupancy: M	1748 S.F. 130-241.33 Occupants
Occupancy: A2	3523 S.F. 164-241.83 Occupants
Occupancy: M	3048 S.F. 130-241.33 Occupants
TOTAL OCCUPANTS	822 BY OCCUPANTS



OCT 16 2007

FLOOR PLAN

CAMACHO AUTO CENTER, PHASE 2
VAR-25220
 4161 EAST BONANZA
 Las Vegas NV 89110
 Owner: Hector Camacho
 (702) 460-1776

NORA H. MASANA
 ARCHITECT
 2207 WEST GOWAN ROAD
 NORTH LAS VEGAS NV 89032
 (702) 386-0721

SDR-25148

12/06/07 PC

DATE: 10-13-07
 SCALE: 1" = 10'

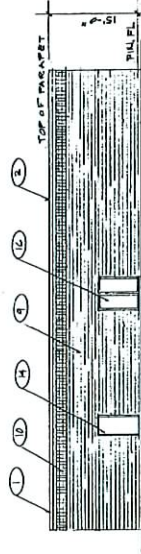
NOTE: ALL MECHANICAL EQUIPMENT ON THIS FACILITY BE SHIELDED BY THE PARAPETS.

1 2 3 4 5 6 7 8 9 10

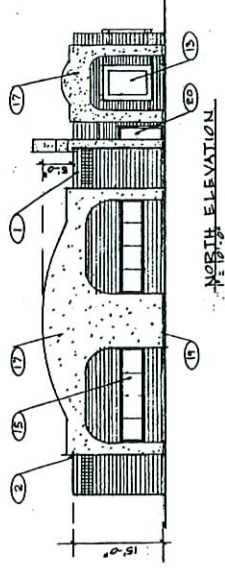


REAR ELEVATION (EAST)
1/8" = 10'-0"

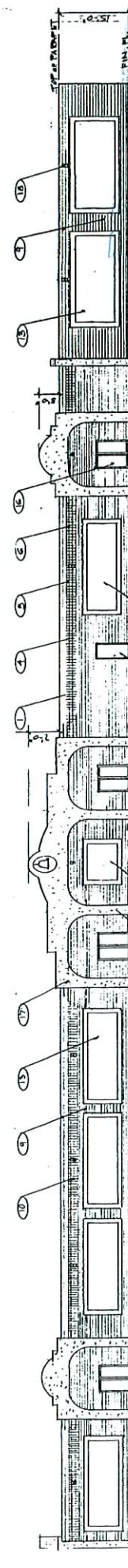
- LEGEND**
- 1 30" MINIMUM HIGH PARAPET.
 - 2 METAL CAP PAVEMENT.
 - 3 PLASTER.
 - 4 1/4" BUILT UP ROOFING.
 - 5 ALUMINUM CORRUGATED METAL.
 - 6 APPROVED MANUFACTURED TRUSSES @ 24" O.C.
 - 7 1/2" X 1/2" BATT INSULATION.
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SOUTH ELEVATION
1/8" = 10'-0"



NORTH ELEVATION
1/8" = 10'-0"



FRONT ELEVATION (WEST)
1/8" = 10'-0"

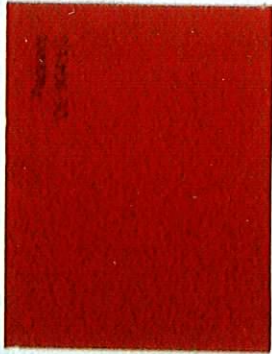
OCT 16 2007

DATE: 10-16-07
SCALE: 1/8" = 10'-0"

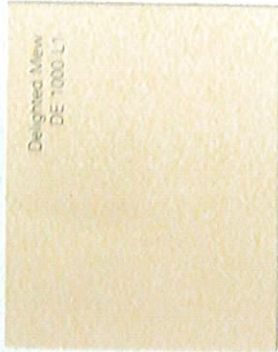
ELEVATIONS
VAR-25220
SDR-25148
12/06/07 PC

CAMACHO AUTO CENTER, PHASE 2
4151 EAST BONANZA
LAS VEGAS NV 89110
Owner: Hector Camacho
(702) 480-4775

NORA H. MASANA
ARCHITECT
2207 WEST GOWAN ROAD
NORTH LAS VEGAS NV 89032
(702) 385-4721



ROOF TRIM PAINT



CMU PAINT



Ω 47 CORAL BASE 2

STUCCO



BUILDING 1
(EXISTING)

CAMACHO AUTO CENTER. PHASE 2

4161 EAST BONANZA

Las Vegas NV 89110

Owner: Hector Camacho

(702) 460-1775

VAR-25220

SDR-25148

12/06/07 PC

SDR 25148				
Hector Camacho				
SWC Bonanza Rd. & Page St.				
Proposed 20.4 thousand square foot shopping center.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	20.4	42.94	876
AM Peak Hour			1.03	21
PM Peak Hour			3.75	77
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: counts not available for Page Street				
Bonanza Rd.				
Average Daily Traffic (ADT)	30,250			
PM Peak Hour	2420			
<i>(heaviest 60 minutes)</i>				
Lamb Blvd.				
Average Daily Traffic (ADT)	42,516			
PM Peak Hour	3,401			
<i>(heaviest 60 minutes)</i>				
Marion Dr.				
Average Daily Traffic (ADT)	4,024			
PM Peak Hour	322			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	49,115			
Lamb Blvd.	49,115			
Marion Dr.	16,200			
This project will add approximately 876 trips per day on Bonanza Rd., Lamb Blvd., and Marion Dr. This will increase expected volumes by about 3 percent on Bonanza, by about 2 percent on Lamb, and by about 22 percent on Marion. Bonanza is at about 62 percent of capacity, Lamb is at about 87 percent of capacity, and Marion is at about 21 percent of capacity.				
Based on Peak Hour use, this development will add roughly 77 additional cars into the area; which works out to little more than 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				