

## 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: \_\_\_\_\_

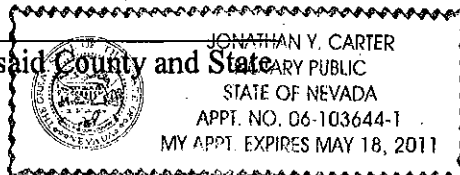
Signature of Property Owner: [Signature]

Print Name: HECTOR CAMACHO

Subscribed and sworn before me

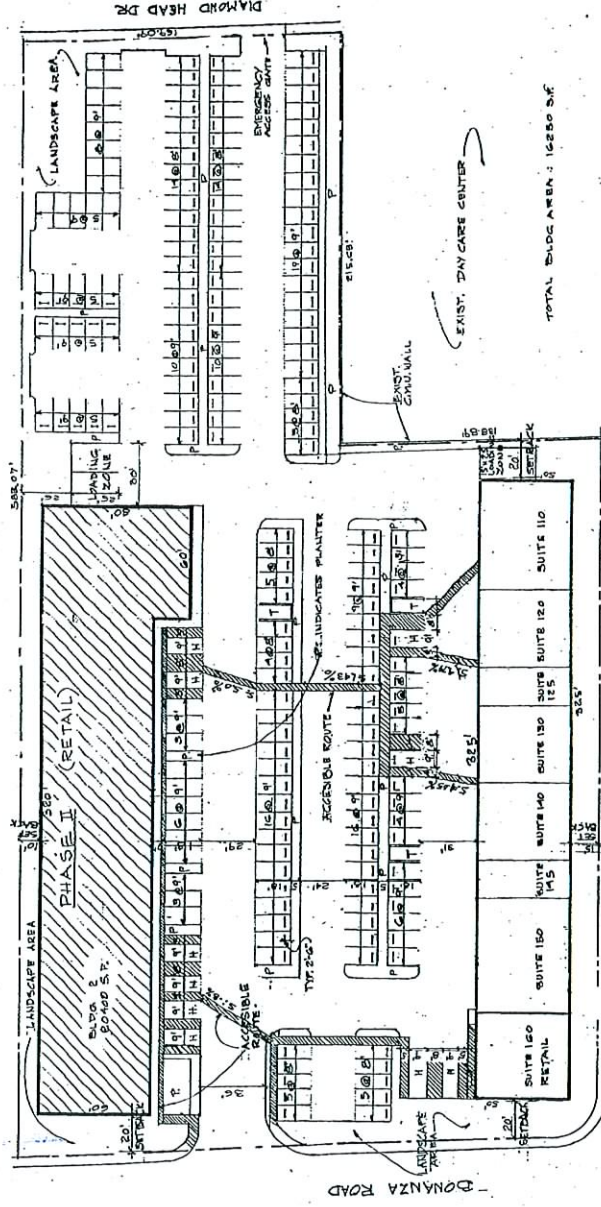
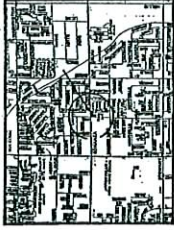
This 12 day of OCTOBER, 2007

Notary Public in and for said County and State.



OCT 18 2007

LEGAL DESCRIPTION:  
BEING A PORTION OF THE NW 1/4 AT THE NW 1/4  
OF SECTION 32, TOWNSHIP 20 S, RANGE 92 E  
AS RECORDED AT THE CLARK COUNTY, NV,  
RECORDER'S OFFICE.  
A.P.N.: 140-32-114-048



PLOT PLAN.

PAGE STREET.

TOTAL BLDG AREA: 16250 S.F.

| BUILDING ANALYSIS               |            |
|---------------------------------|------------|
| Furniture Store                 | 8740 S.F.  |
| Furniture warehouse             | 2410 S.F.  |
| Subtotal                        | 11150 S.F. |
| Fast Food Eatery, Seating       | 3323 S.F.  |
| "                               | 1000 S.F.  |
| "                               | 1000 S.F.  |
| "                               | 1000 S.F.  |
| Subtotal                        | 6323 S.F.  |
| Meat Market                     | 2035 S.F.  |
| Springer roller room            | 44 S.F.    |
| Exterior walls                  | 529 S.F.   |
| Interior 8" wall                | 28 S.F.    |
| Subtotal                        | 2646 S.F.  |
| TOTAL BUILDING AREA: 20400 S.F. |            |

**PARKING ANALYSIS**

**PHASE 1 (EXISTING)**

Auto repair garage 6 spaces • 1 per 200 S.F.  
6 • (1950) S.F. • 2000 • 86.25 spaces.

**PHASE 2 (PROPOSED)**

Furniture Store  
Furniture warehouse  
Furniture Store  
Fast Food Eatery  
• 1 Restaurant  
Hearst Market.

4700 S.F. • 175 • 48.4 spaces.  
2810 S.F. • 175 • 15.5 spaces.  
3200 S.F. • 50 • 72.4 spaces.  
3000 S.F. • 100 • 100.0 spaces.  
2000 S.F. • 175 • 11.2 spaces.

**TOTAL PARKING REQUIRED: 247.4 SPACES**

**TOTAL PARKING PROVIDED: 201 SPACES**

**NORA H. MASANA  
ARCHITECT**  
2207 WEST GOWAN ROAD  
NORTH LAS VEGAS NV 89111  
(702) 368-0727

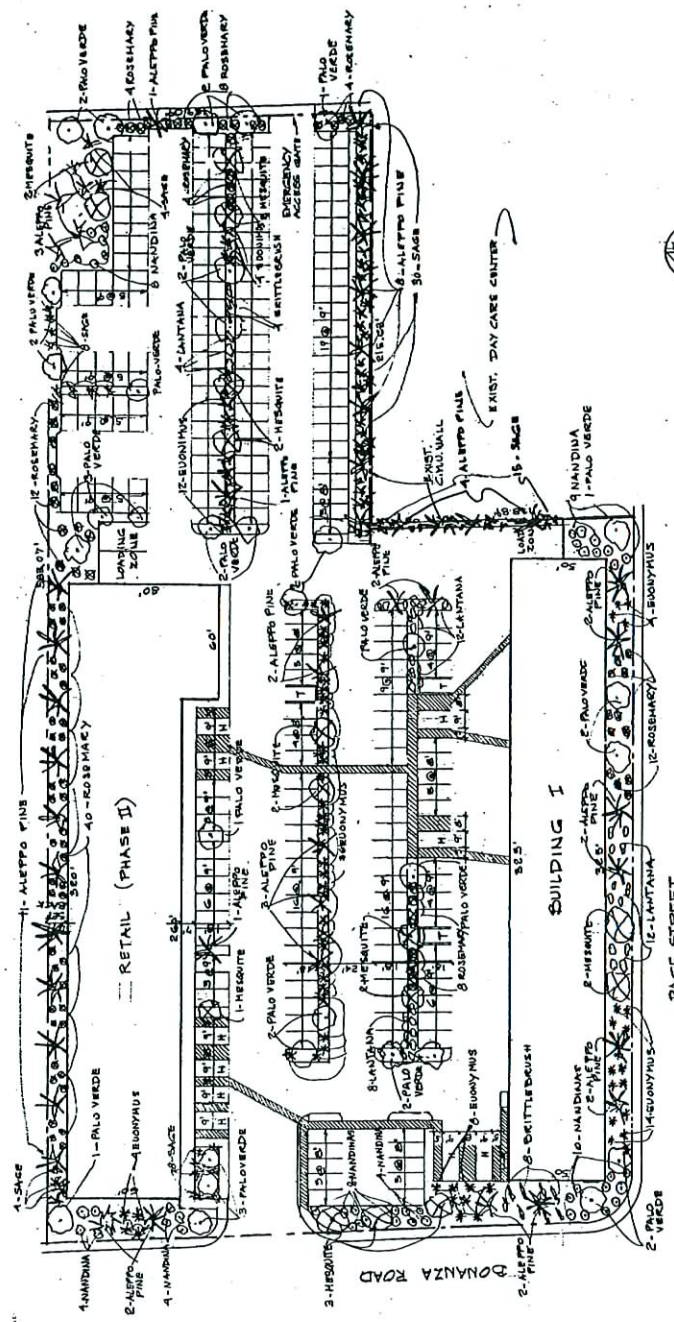
**CAMACHO AUTO CENTER, PHASE  
4161 EAST BONANZA  
Las Vegas NV 89110  
Owner: Hector Camacho  
(702) 460-1775**

**SITE PLAN**  
**VAR-25220**

SDR-25148

12/06/07 PC

DRAWN: N.H.M.  
DATE: 10-16-07  
SCALE: 1/32"=1'-0"



- PLANT LIST**
- 46-24" Box, Pinus-Alleppo Pine
  - 34- 24" Box, Ceanothus-Blue Palo Verde
  - 16-24" Box, Prosopis-Chilean Mesquite
  - 11-50" Gal. Euodia-Britishbush
  - 81-50" Gal. Eucalyptus-Green Bush Daisy
  - 94-50" Gal. Lantana-Rush Lantana
  - 61-50" Gal. Leucospermum-Silver Cloud Sage
  - 41-50" Gal. Nerandine-Henry's Bamboo
  - 92-50" Gal. Rosemaria-Rosemary
  - Ground Cover CRUMBLED ROCK 1/4" 5" max
- Ingration by DRP SYSTEM.  
NOTE: All trees on Bonanza will be @ 20' O.C. and @ 30' on Sage.

RECEIVED  
OCT 16 2007

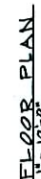
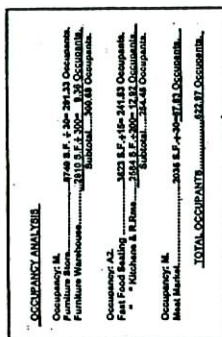


LANDSCAPE PLAN  
1"=50'

|                                                                                                                                      |                              |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p><b>CAMACHO AUTO CENTER, PHASE 2</b><br/>4161 EAST BONANZA<br/>Las Vegas NV 89110<br/>Owner: Hector Camacho<br/>(702) 440-4775</p> | <p><b>LANDSCAPE PLAN</b></p> |
| <p><b>NORA H. MASANA</b><br/>ARCHITECT<br/>2207 WEST GOWAN ROAD<br/>NORTH LAS VEGAS NV 89032<br/>(702) 386-0727</p>                  | <p><b>VAR-25220</b></p>      |

**SDR-25148**  
**12/06/07 PC**

DRAWN: N.E.M.  
DATE: 10-3-07  
SCALE: 1"=50'




 OCT 16 2007

DRAWING: NCH  
DATE: 10-3-07  
SCALE: 1" = 10'

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

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NORTH LAS VEGAS NV 89032  
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~~SDR-25148~~

12/06/07 PC

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

1 2 3 4 5 6 7 8 9 10

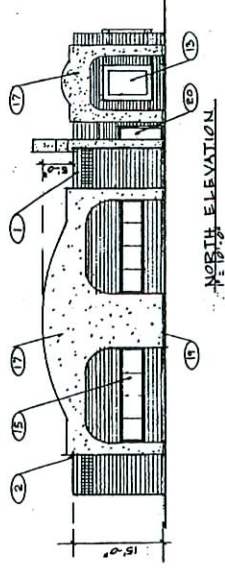


REAR ELEVATION (EAST)  
1/8" = 1'-0"

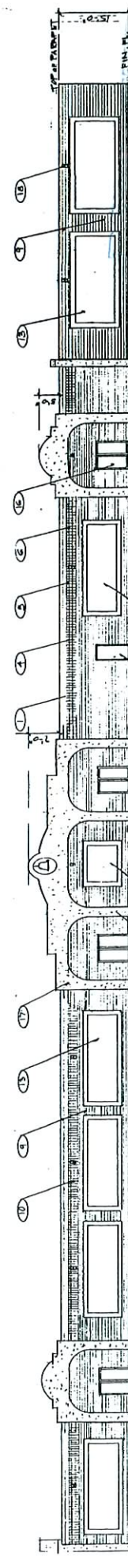
- LEGEND**
- 1 30" MINIMUM HIGH PARAPET.
  - 2 METAL CAP FINISH.
  - 3 PLASTER.
  - 4 1/4" BUILT UP ROOFING.
  - 5 ALUMINUM CORRUGATED METAL.
  - 6 APPROVED MANUFACTURED TRUSSES @ 24" O.C.
  - 7 1/2" X 1/2" BATT INSULATION.
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  - 100 1/2" X 1/2" BATT INSULATION.



SOUTH ELEVATION  
1/8" = 1'-0"



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



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

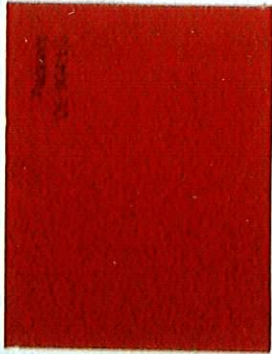
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DATE: 10-16-07  
SCALE: 1/8" = 1'-0"

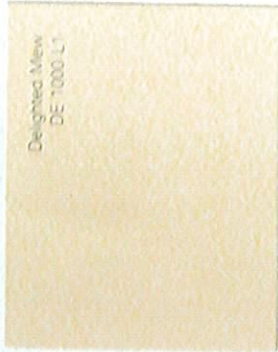
CAMACHO AUTO CENTER, PHASE 2  
4151 EAST BONANZA  
LAS VEGAS NV 89110  
Owner: Hector Camacho  
(702) 480-4775

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

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



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    |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                  |                           |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                        |                           |       |             |       |
| Existing traffic on all nearby streets: counts not available for Page Street                                                                                                                                                                                                                                                                                           |                           |       |             |       |
| Bonanza Rd.                                                                                                                                                                                                                                                                                                                                                            |                           |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                            | 30,250                    |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                           | 2420                      |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                  |                           |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                        |                           |       |             |       |
| Lamb Blvd.                                                                                                                                                                                                                                                                                                                                                             |                           |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                            | 42,516                    |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                           | 3,401                     |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                  |                           |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                        |                           |       |             |       |
| Marion Dr.                                                                                                                                                                                                                                                                                                                                                             |                           |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                            | 4,024                     |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                           | 322                       |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                  |                           |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                        |                           |       |             |       |
| 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.                                                                                                                                                                                                                                                                                |                           |       |             |       |