



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26350** APN: 139-27-310-036

Name of Property Owner: Velia I. Monarrez

Name of Applicant: Velia I. Monarrez

Name of Representative: Armando Monarrez

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: *Velia I. Monarrez*, TRS

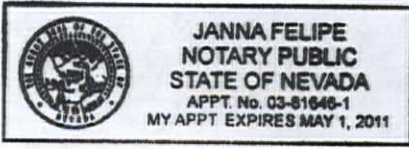


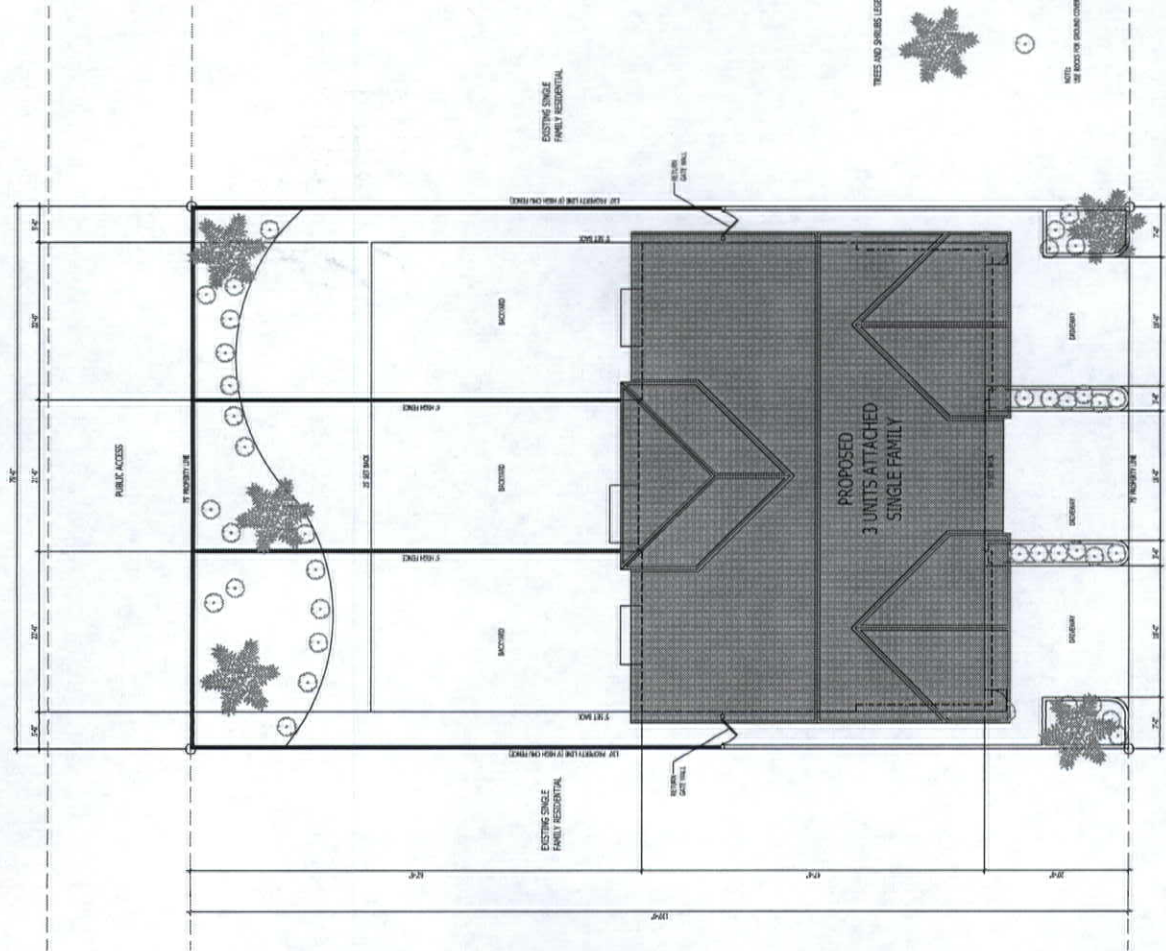
Print Name: VELIA I. MONARREZ

Subscribed and sworn before me

This 6th day of December, 2007

Janna Felipe
Notary Public in and for said County and State





DEVELOPER:
 VELA MONARREZ
 1912 HART AVENUE NORTH LAS VEGAS, NV, 89032
 TELEPHONE: 702-355-9482

LIVABLE AREA ONLY
 FIRST FLOOR: 1759 square ft.
 SECOND FLOOR: 2801 square ft.
 TOTAL AREA LIVABLE: 4560 square ft.

BUILDING SQUAREFOOTAGE = LIVABLE, PORCH, PATIO AND GARAGE
 FIRST FLOOR: 3077 square ft.
 SECOND FLOOR: 2614 square ft.
 TOTAL AREA LIVABLE: 6098 square ft.

CODE ANALYSIS
ANALYSIS ITEMS:
 ZONING: R
 BUILDING CODE: IRC 2006
 OCCUPANT GROUP: A2
 TYPE OF CONSTRUCTION: IIB
 SPRINKLER: NO
 ACTUAL BUILDING HEIGHT AND STORY: 29'-5 1/2" 4-STOREY
 ALLOWED HEIGHT AND STORY: 35' AND 4 STORY

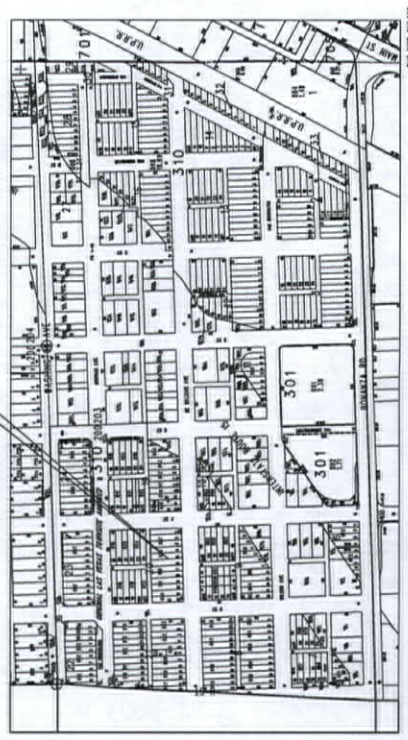
CODE REFERENCE:
 SECTION 310
 SECTION 607 TABLE 601

PARKING REQUIREMENTS:
 REQUIRED PARKING: 6
 PROVIDED PARKING: 10

GENERAL ANALYSIS

SITE:	22 ACRES
PROPOSED BUILDING (BLDG. FOOTPRINT)	1759 square ft.
BACKYARD / SIDE AND DRIVE WAY	3072 square ft.
PARKING AT DRIVEWAY	646 square ft.
	4 SPACES
	32 %
	68 %

PROJECT SITE LOCATION



Project developer / owner:
VELA MONARREZ
 1912 HART AVENUE NORTH LAS VEGAS, NV 89032
 TEL: 702-355-9482

Project title:
**MONARREZ FAMILY TRUST
 3 UNITS CONDO**
 PARCEL NUMBER: 13927110012
 LAS VEGAS, NEVADA

Sheet title:
ARCHITECTURAL SITE PLAN

Drawn by:
 Checked by:
 Project No.:

Sheet No. **AS-1**

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VICINITY MAP
 1" = 100'

ARCHITECTURAL SITE PLAN
 1" = 100'

SDR-26350

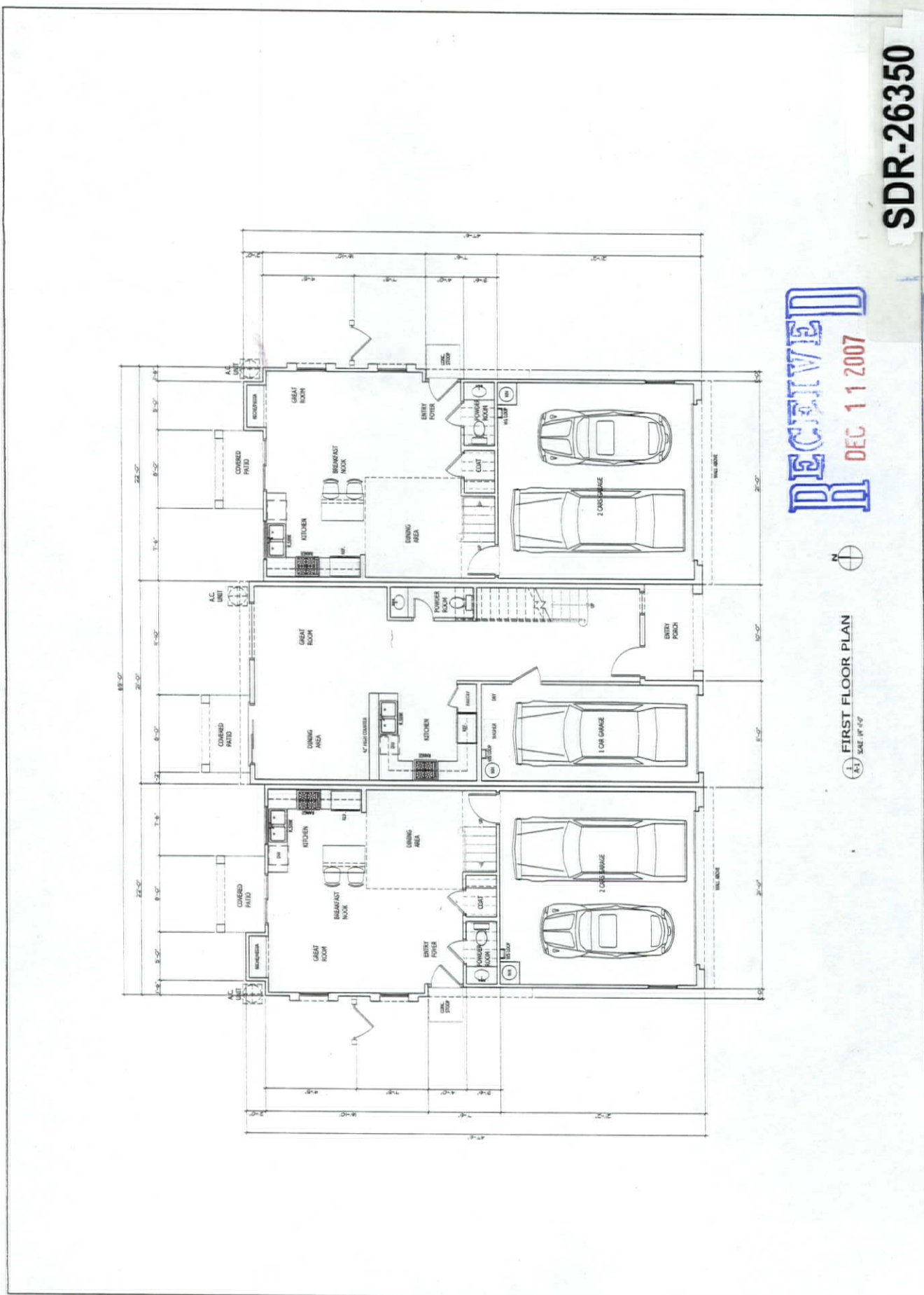
02/28/08 PC

Project developer / owner:
VELA MONARREZ
 1912 HART AVENUE NORTH LAS VEGAS, NV 89032
 TEL: 702-355-2842

Project title:
MONARREZ VELA I TRUST
3 UNITS APARTMENT
 PLAN NUMBER: 1302731036
 LAS VEGAS, NEVADA

Sheet title:
FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: 12/11/07
 Drawn by: J.M.
 Checked by: J.M.
 Project no.:
 Revision:
 A-1



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① FIRST FLOOR PLAN
 A-1 SCALE 1/8" = 1'-0"

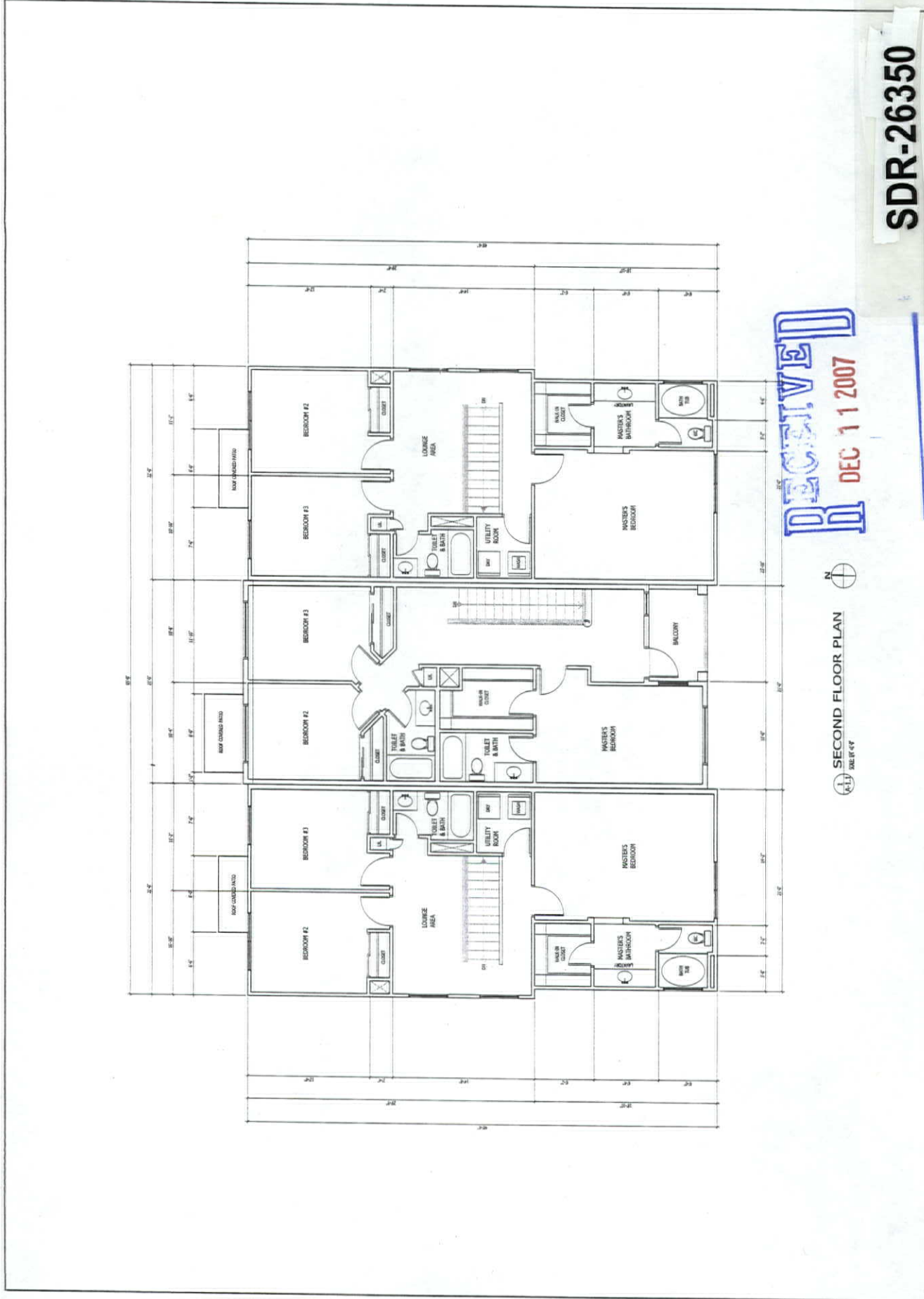
SDR-26350
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Project title:
MONARREZ VELLA I TRUST
3 UNITS APARTMENT
 LAS VEGAS, NEVADA
 PARCEL NUMBER: 13927310016
 Project developer / owner:
VELLA MONARREZ
 1912 HART AVENUE NORTH LAS VEGAS, NV 89032
 TEL: 702-355-0842

Project title:
SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: 12/11/07
 Project no.:
 Drawing no.:
 Revision:
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SECOND FLOOR PLAN
 1/8" = 1'-0"

SDR-26350
02/28/08 PC

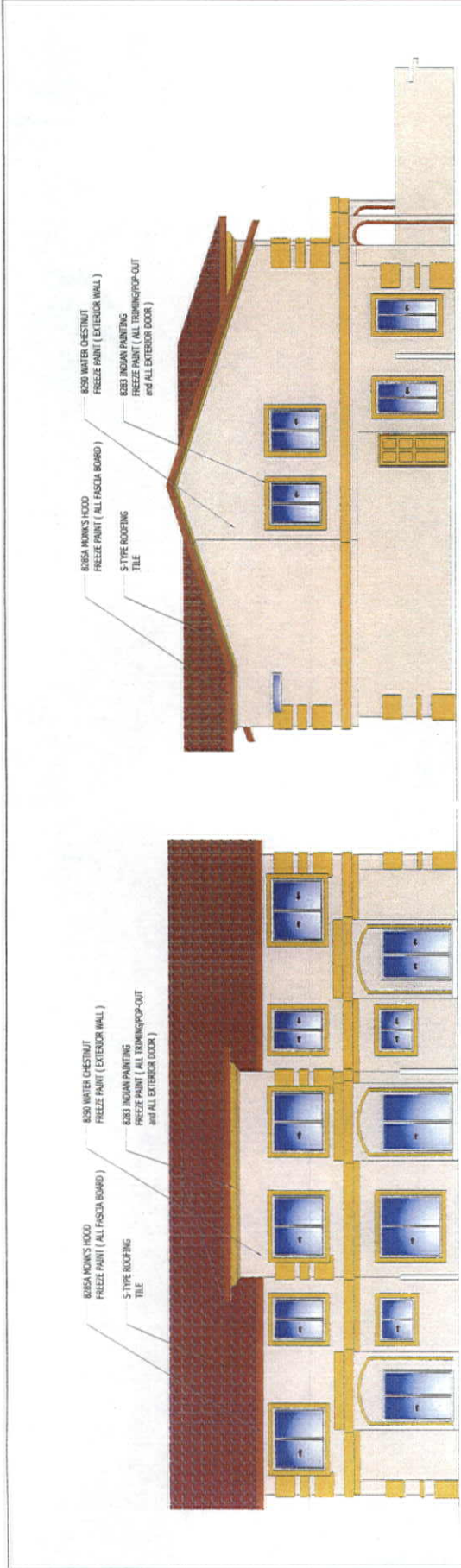
Project Title: VELA MONARREZ / OWNER
 1912 HART AVENUE NORTH LAS VEGAS, NV 89132
 TEL: 702-355-3842

Project Title: MONARREZ VELA I TRUST
 3 UNITS APARTMENT
 PARCEL NUMBER: 1392731036
 LAS VEGAS, NEVADA

Project Title: ELEVATIONS

Drawn by: BO
 Checked by: JAK
 Project no:
 Revision:

Sheet no: A-2.0
 Scale: 1/8" = 1'-0"

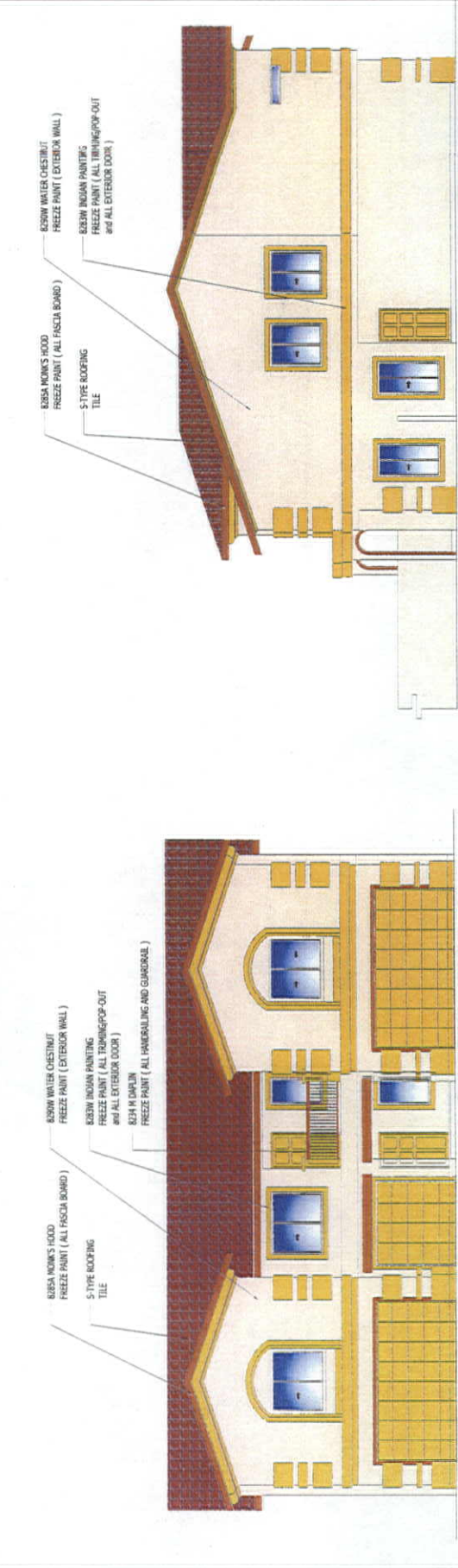


BESB MONK'S HOOD
 FREEZE PAINT (ALL FASCIA BOARD)
 S-TYPE ROOFING
 TILE
 BESB INDIAN PAINTING
 FREEZE PAINT (ALL TRIMMING/POP-OUT
 AND ALL EXTERIOR DOOR)
 BESB WATER CHESTNUT
 FREEZE PAINT (EXTERIOR WALL)

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

BESB MONK'S HOOD
 FREEZE PAINT (ALL FASCIA BOARD)
 S-TYPE ROOFING
 TILE
 BESB INDIAN PAINTING
 FREEZE PAINT (ALL TRIMMING/POP-OUT
 AND ALL EXTERIOR DOOR)
 BESB WATER CHESTNUT
 FREEZE PAINT (EXTERIOR WALL)

(2) LEFT SIDE ELEVATION
 1/8" = 1'-0"



BESB MONK'S HOOD
 FREEZE PAINT (ALL FASCIA BOARD)
 S-TYPE ROOFING
 TILE
 BESB INDIAN PAINTING
 FREEZE PAINT (ALL TRIMMING/POP-OUT
 AND ALL EXTERIOR DOOR)
 BESB WATER CHESTNUT
 FREEZE PAINT (ALL HANDRAILING AND GUARDRAIL)

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

BESB MONK'S HOOD
 FREEZE PAINT (ALL FASCIA BOARD)
 S-TYPE ROOFING
 TILE
 BESB INDIAN PAINTING
 FREEZE PAINT (ALL TRIMMING/POP-OUT
 AND ALL EXTERIOR DOOR)
 BESB WATER CHESTNUT
 FREEZE PAINT (EXTERIOR WALL)

(4) RIGHT SIDE ELEVATION
 1/8" = 1'-0"

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 02/28/08 PC

SDR 26350				
Velia I. Monarrez Trust				
McWilliams Ave. 75' west of "F" St				
Proposed 3-unit condominium development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	3	5.86	18
AM Peak Hour			0.44	1
PM Peak Hour <i>(heaviest 60 minutes)</i>			0.52	2
Existing traffic on all nearby streets: Count data unavailable for McWilliams Ave.:				
F St.				
Average Daily Traffic (ADT)	1,638			
PM Peak Hour <i>(heaviest 60 minutes)</i>	131			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
F St.	16,300			
This project will add approximately 18 trips per day on F St. and McWilliams Ave. This will increase expected volumes by about 1 percent on F St. F St. is currently at about 10 percent of capacity. Count data was unavailable for McWilliams, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				