



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26390** APN: 139-334-02-001

Name of Property Owner: 701 Shadow LLC

Name of Applicant: Western US Contractors, LLC

Name of Representative: Dennis Stiles

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?

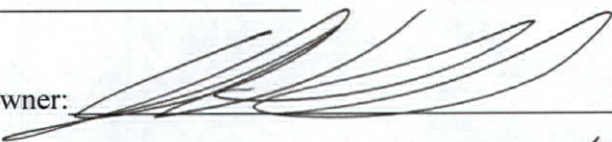
Yes No

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): _____

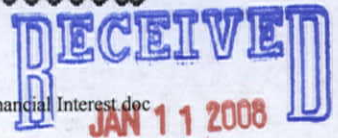
APN: _____

Signature of Property Owner: 

Print Name: Lewis V. Caruso, manager

Subscribed and sworn before me

This 16th day of January, 2008

Notary Public in and for said County and State



11135 s. eastern - suite 130
henderson, nv 89052
p 702.456.1070
f 702.456.7020

City of Las Vegas, Nevada

SHADOW LANE APARTMENTS

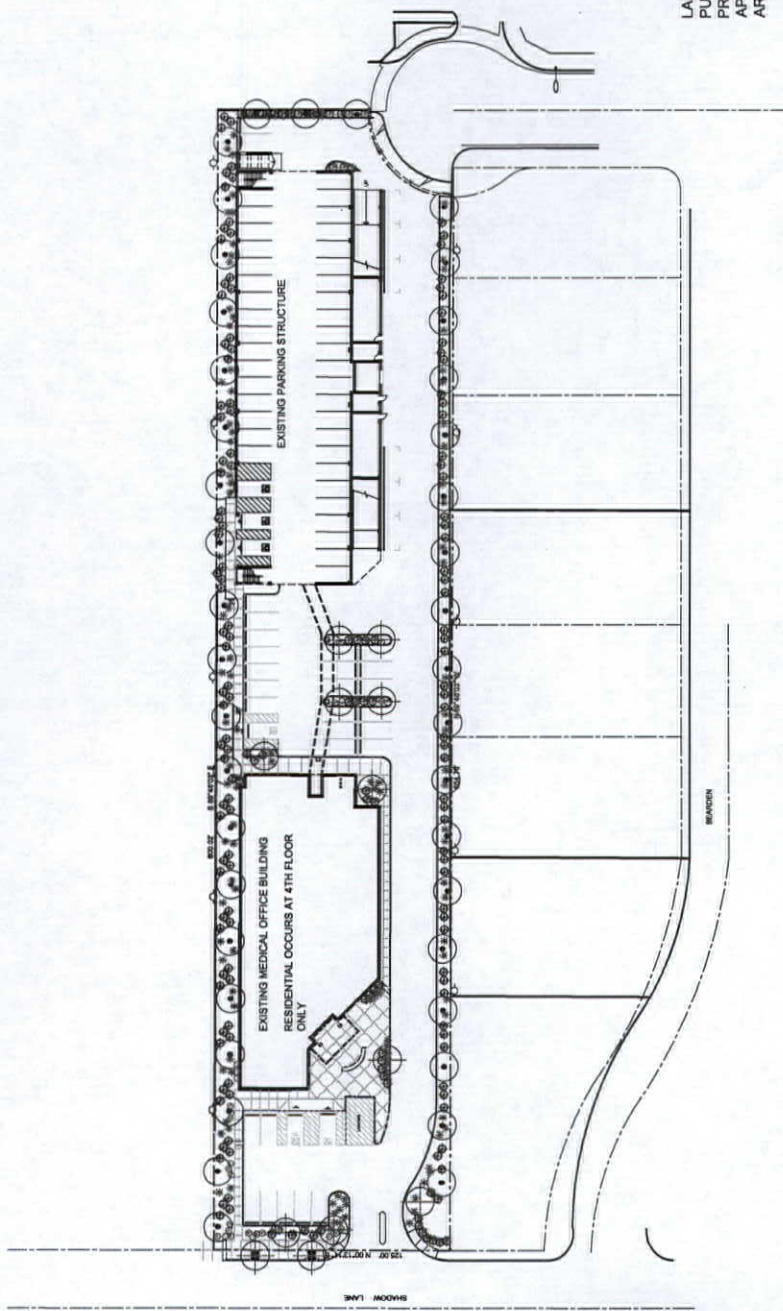
north

BECKETT
SHAW
01.11.08
JAN 11 2008

PLANT MATERIAL

- PROCEPS GRANDILOSA
24" BOX (2' CALIPER)
- CHLOPSA LINEARIS
30" BOX (2' CALIPER)
- LEUCONARUM VERTICILLUM
GREEN CLOUD
5 GALLON
- CASIA WILLDENI
5 GALLON
- VERBENA GOODENOUGH
1 GALLON
- GAZANIA BREVIFLORA
1 GALLON
- 10" BASKET LOCAL SELECT
1 GALLON
- 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THIS LANDSCAPE DESIGN WAS PREVIOUSLY APPROVED UNDER A SEPARATE APPLICATION. NO CHANGES TO LANDSCAPING ARE PROPOSED AS PART OF THIS APPLICATION.



LANDSCAPE PLAN

SCALE : 1"=30'-0"



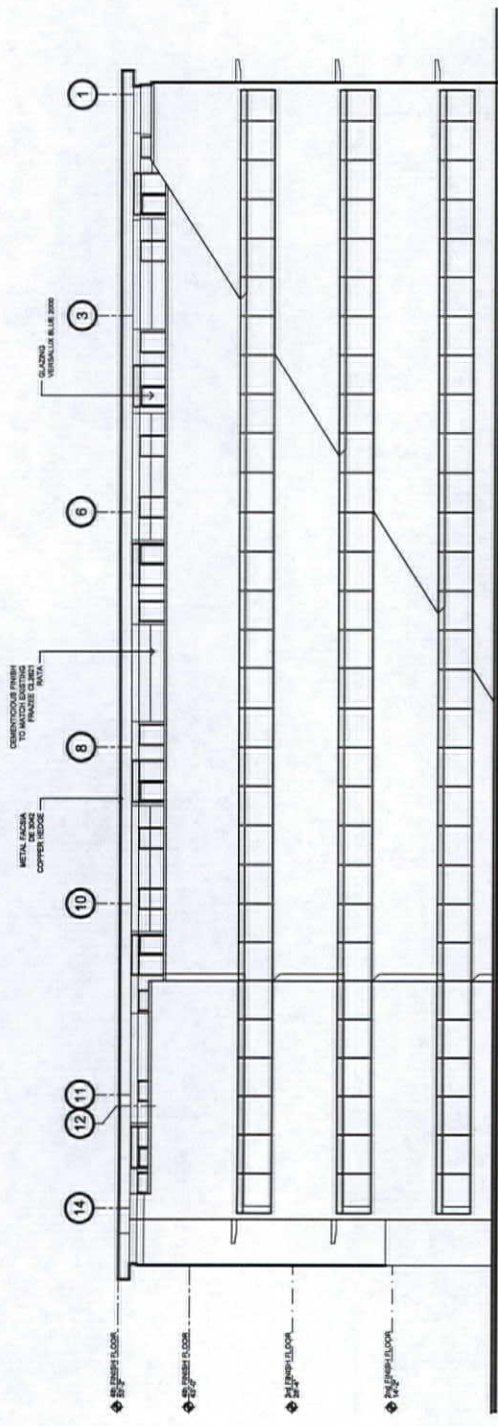
SDR-26390
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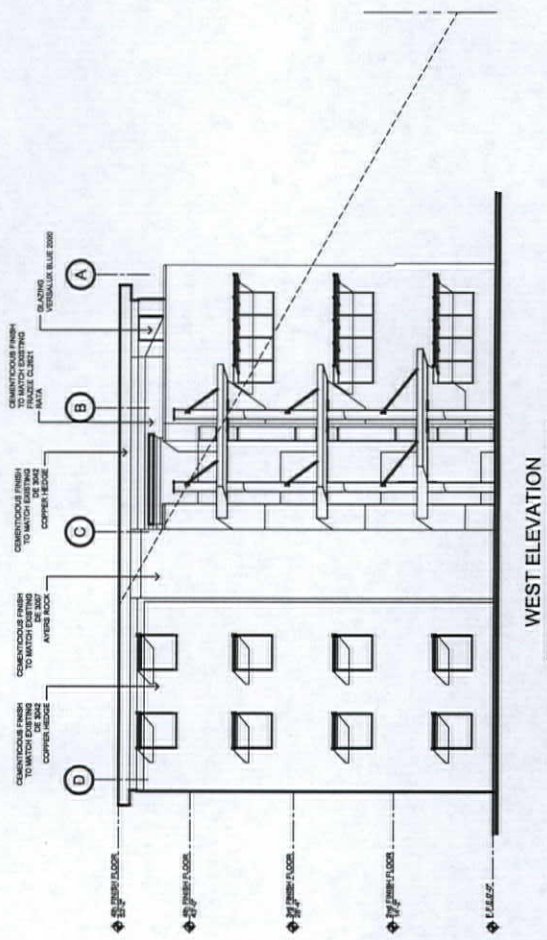


ELEVATIONS 1
SHADOW LANE APARTMENTS
City of Las Vegas, Nevada

RECEIVED
4-11-08
SHT. 15.
JAN 11 2008



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS 1

SCALE : 1/8"=1'-0"

SDR-26390
02/28/08 PC

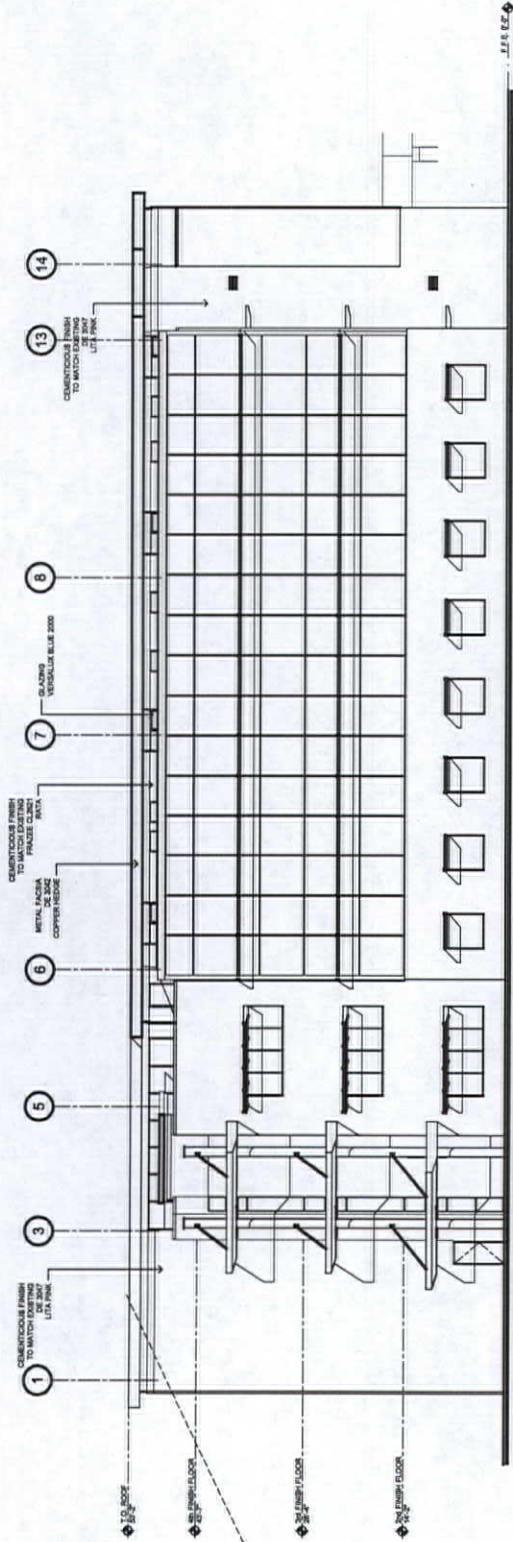


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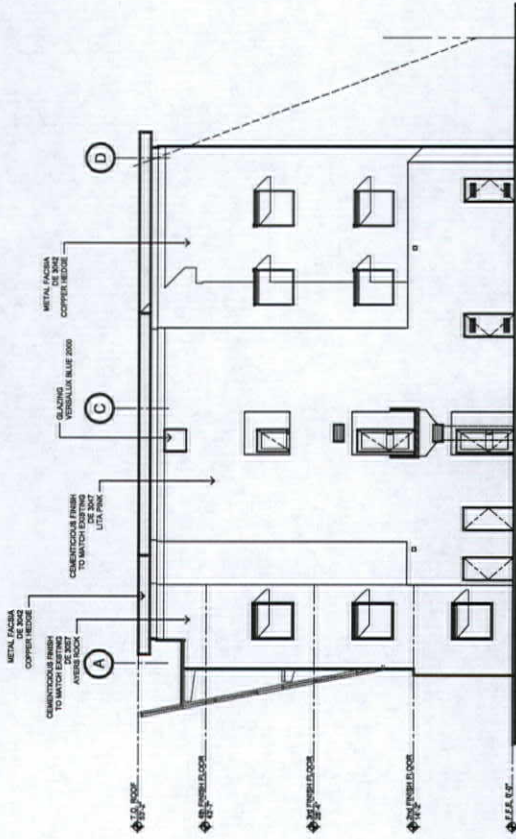


City of Las Vegas, Nevada
 ELEVATIONS 2
 SHADOW LANE APARTMENTS

RECEIVED
 1-11-08 SH1 A62
JAN 11 2008



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS 2

SCALE : 1/8"=1'-0"

SDR-26390
02/28/08 PC



1135 s. eastern - suite 130
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f 702.456.7020

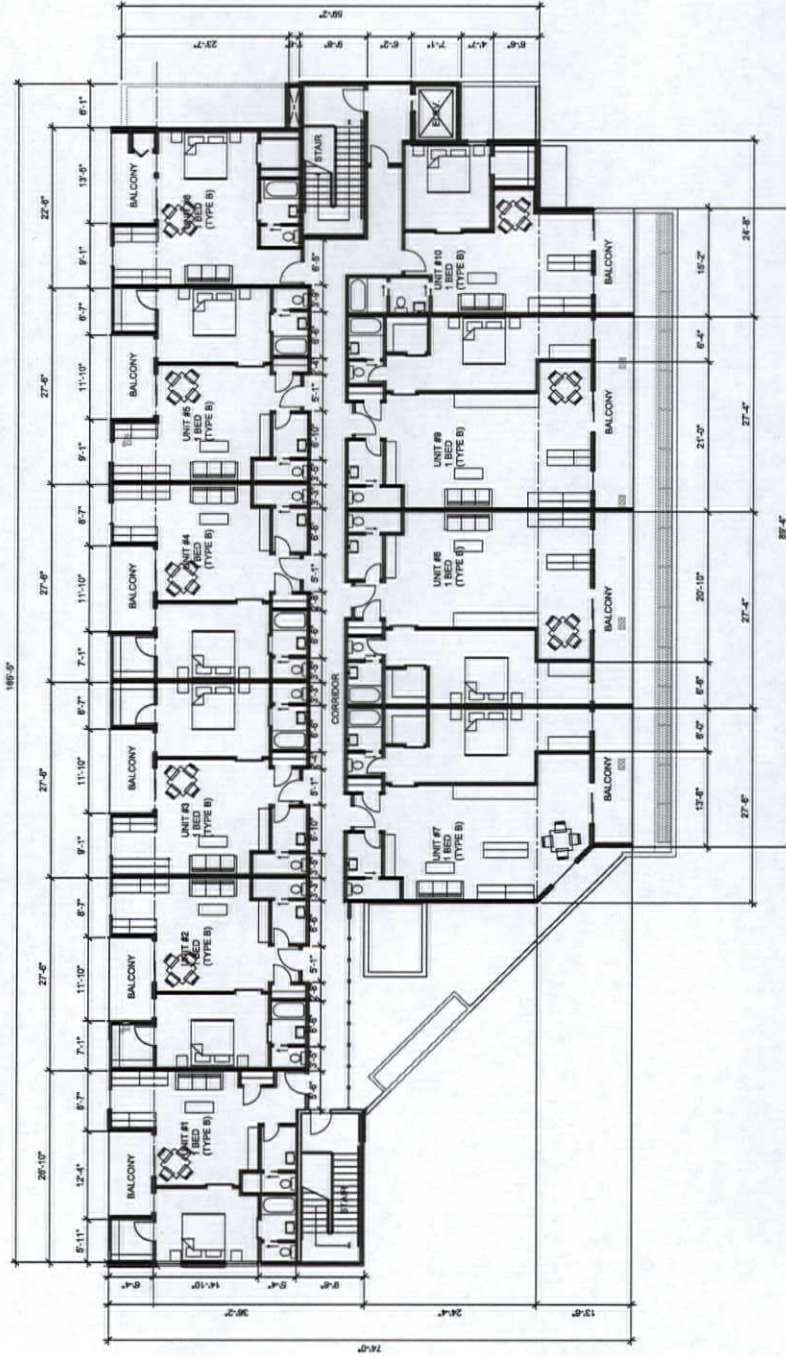


City of Las Vegas, Nevada

SHADOW LANE APARTMENTS

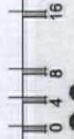
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01.11.08 SHT A2.1

JAN 11 2008



FLOOR PLAN - 4th FLOOR

SCALE : 1'-0" = 10'-0"



SDR-26390
02/28/08 PC

SDR 26390				
Western US Contractors, LLC				
701 Shadow Lane				
Proposed 10 residential unit addition to an approved 31.3 thousand square foot medical office development.				
Traffic produced by proposed development:				
Proposed Additional Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	10.0	6.72	67
AM Peak Hour			0.51	5
PM Peak Hour			0.62	6
<i>(heaviest 60 minutes)</i>				
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	31.3	36.13	1,131
AM Peak Hour			2.48	78
PM Peak Hour			3.72	116
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Shadow Ln.				
Average Daily Traffic (ADT)	10,443			
PM Peak Hour	835			
<i>(heaviest 60 minutes)</i>				
Charleston Blvd.				
Average Daily Traffic (ADT)	37,738			
PM Peak Hour	3,019			
<i>(heaviest 60 minutes)</i>				
Goldring Ave.				
Average Daily Traffic (ADT)	1,824			
PM Peak Hour	146			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Shadow Ln.	32,775			

Charleston Blvd.	49,210			
Goldring Ave.	16,300			
<p>This project will increase the already approved use by approximately 67 trips per day on Shadow Lane, Charleston Blvd., and Goldring Ave. This is a 6 percent increase in the expected trips of the approved development. Shadow is at about 32 percent of capacity, Charleston is at about 77 percent of capacity, and Goldring is at about 11 percent of capacity.</p>				
<p>Based on Peak Hour use, this modification will add an additional 6 vehicles into the area; which works out to about 1 every 10 minutes.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				