



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
JAN 11 2008

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26386** APN: 162 06 - 502 - 001
Name of Property Owner: BRENT & GARY LEAVITT
Name of Applicant: SCOPE DEVELOPMENT
Name of Representative: _____

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 X 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.

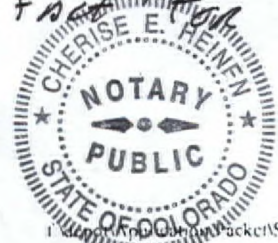
City Official: _____
Partner(s): _____
APN: _____

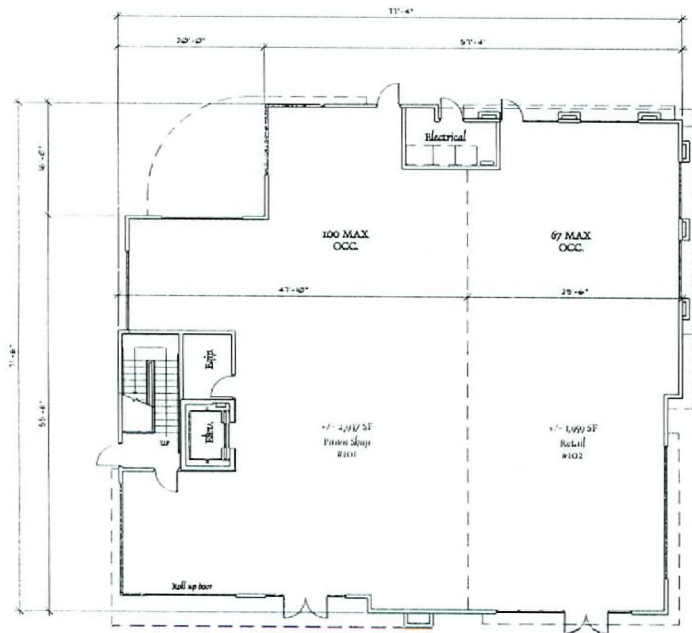
Signature of Property Owner: [Handwritten Signature]
Print Name: BRENT E. LEAVITT

Subscribed and sworn before me
This 3rd day of January, 2008

[Handwritten Signature]
Notary Public in and for said County and State

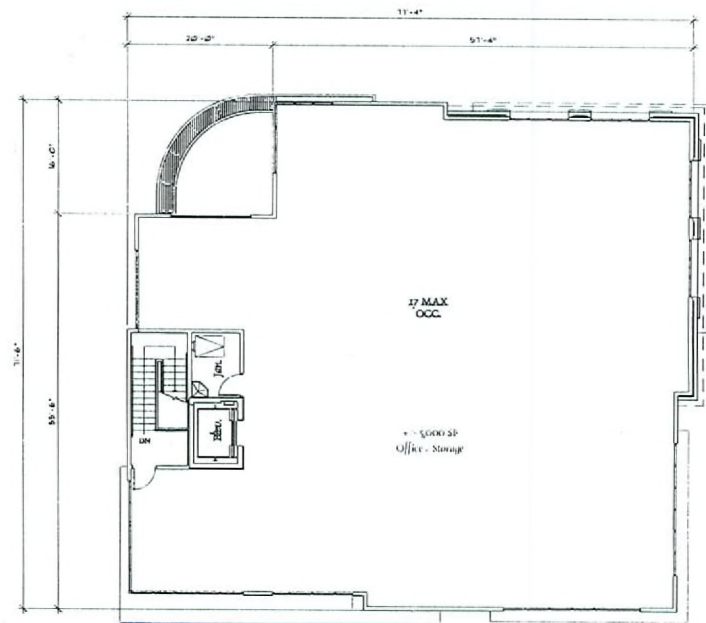
*INDIVIDUALLY AND AS ATTORNEY
IN FACT FOR GARY LEAVITT*





First Level Plan

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



Second Level Plan

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

Charleston & Hinson Retail Center

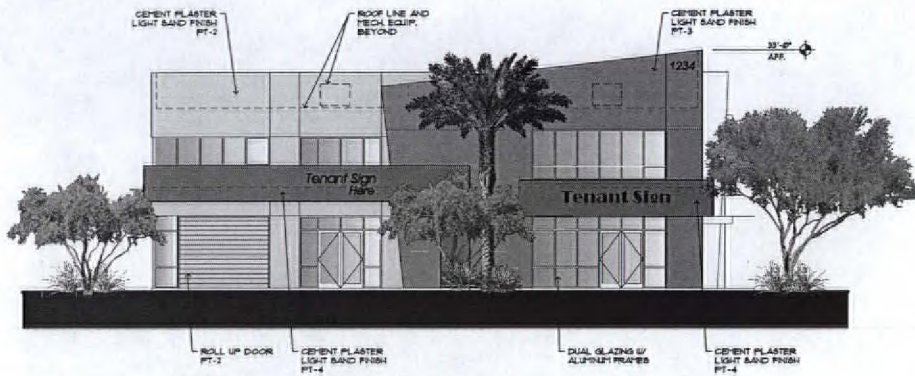
Schematic Design

1200 This design is conceptual in nature and the exact nature of its accuracy is implied.

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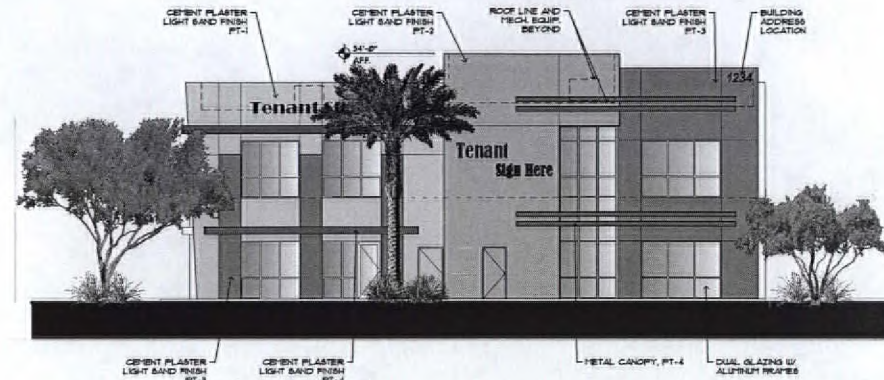
SDR-26386
REVISED
02/28/08 PC

REC FEB 11 2008



South Elevation

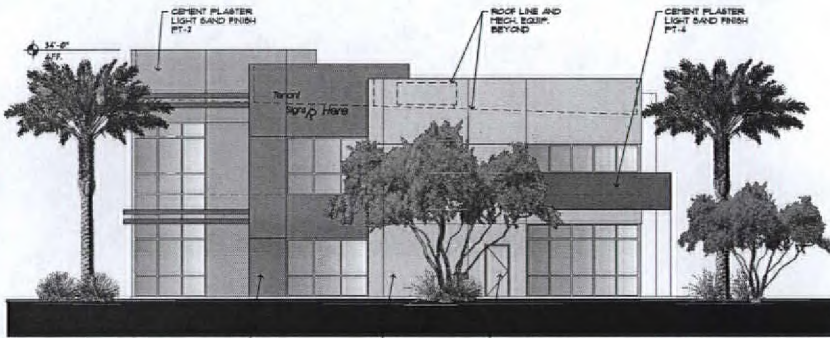
Scale: 1/8" = 1'-0"



North Elevation (Charleston Blvd.)

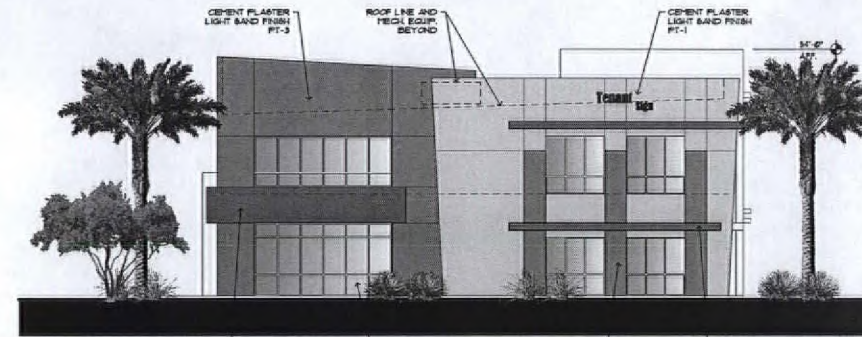
Scale: 1/8" = 1'-0"

- PT - 1 Frazee: CL 2772W Hooper
- PT - 2 Frazee: CL 2714M Chat Up
- PT - 3 Frazee: CL 2806N Unicity
- PT - 4 Frazee: CL 2607N Wallbie



West Elevation (Hinson Rd.)

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



East Elevation

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

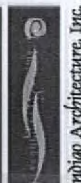
Charleston & Hinson Retail Center

Schematic Design

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

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January 15, 2008
Las Vegas, Nevada



JAN 11 2008

SDR-26386
02/28/08 PC

07021 456-2772

SDR 26386				
Scope Development, LLC				
4077 W. Charleston Blvd.				
Proposed 10 thousand square foot commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10	42.94	429
AM Peak Hour			1.03	10
PM Peak Hour <i>(heaviest 60 minutes)</i>			3.75	38
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.0	42.94	44
AM Peak Hour			1.03	1
PM Peak Hour <i>(heaviest 60 minutes)</i>			3.75	4
Net Increase	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.0		385
AM Peak Hour				9
PM Peak Hour <i>(heaviest 60 minutes)</i>				34
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	52,631			
PM Peak Hour <i>(heaviest 60 minutes)</i>	4,211			
Hinson St.				
Average Daily Traffic (ADT)	1,484			
PM Peak Hour <i>(heaviest 60 minutes)</i>	119			

Traffic Capacity of adjacent streets:			
	Adjacent street ADT		
	Capacity		
Charleston Blvd.	51,800		
Hinson St.	16,300		
<p>This project will add approximately 385 trips per day on Charleston Blvd. and Hinson St. This will increase expected volumes by about 1 percent on Charleston and by about 26 percent on Hinson. Charleston is currently over capacity and Hinson is at about 9 percent of capacity.</p>			
<p>Based on Peak Hour use, this development will add roughly 34 additional cars into the area; which works out to about 1 every 2 minutes.</p>			
<p>Note that this report assumes all traffic from this development uses all named streets.</p>			