



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25990** APN: _____

Name of Property Owner: AMRIK SINGH

Name of Applicant: Ace Engineering.

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

☒ 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: N/A

Partner(s): N/A

APN: 138-02-101-006

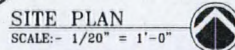
Signature of Property Owner: Amrik Singh

Print Name: AMRIK SINGH

Subscribed and sworn before me

This  Notary Public in and for said County and State

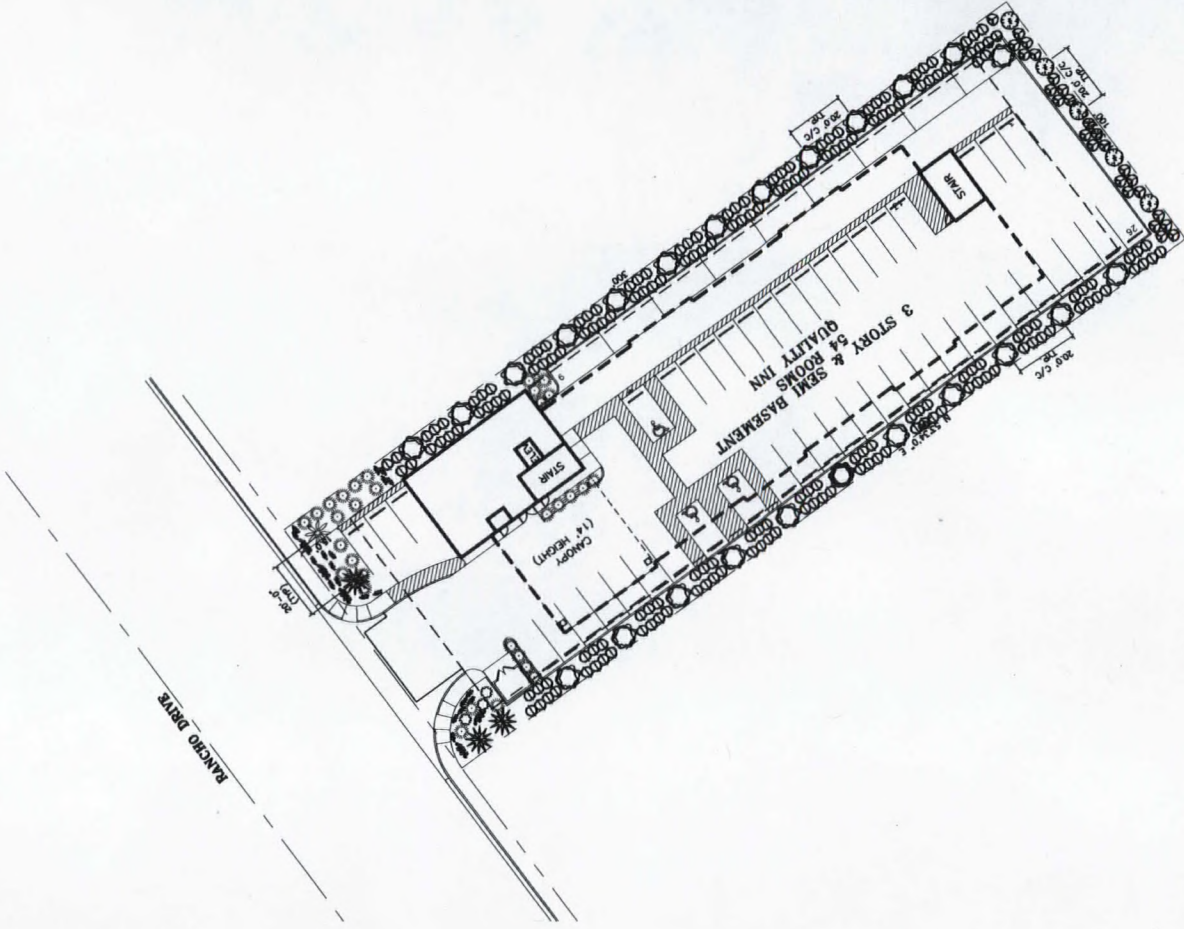
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SDR-25990
REVISED
02/14/08 PC

JAN 15 2008

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



LANDSCAPE NOTES:

1. LANDSCAPING REQUIRED, EXCEPT FOR LINES, GRAVEL PITS, TEMPORARY USES, PUBLIC FACILITIES, WAREHOUSES, DRIVEWAYS, DRIVE ALLEYS, AND SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION. DISTURBED AREAS DEGRADED FOR FUTURE DEVELOPMENT NEED NOT HAVE LIVE PLANTING FOR PROPERTY.	2. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.	3. TREES SHALL NOT BE PLANTED WITHIN 5' OF A DEDICATED RIGHT-OF-WAY.	4. ANY TREE WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.	5. FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED.	6. LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OR VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USES DETERMINED TO BE DETERMINED TO THE LANDSCAPING, HOWEVER, SIGNS ARE PERMITTED.	7. ANY REQUIRED PLANT MATERIAL SHALL NOT SURVIVE, OR SUSTAIN SEVERE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.	8. LANDSCAPING REQUIRED OUTSIDE OF CURBSIDE FENCES AND WALLS SHALL BE MAINTAINED BY A MAINTENANCE AGREEMENT, AND SHALL BE DESIGNED BY NATION EASEMENT, OR COMMON LOT ON ANY MAJOR OR MINOR SUBDIVISION WAY.	9. IF A SIDEWALK IS ESTABLISHED BEHIND LANDSCAPING, OR IF THE SIDEWALK HEADERS, LANDSCAPING SHALL BE SUBJECT TO THE PROVISION OF MAINTENANCE ASSOCIATION AND A LICENSE AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
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LANDSCAPE LEGEND

SYMBOL BOTANICAL NAME COMMON NAME SIZE REMARKS

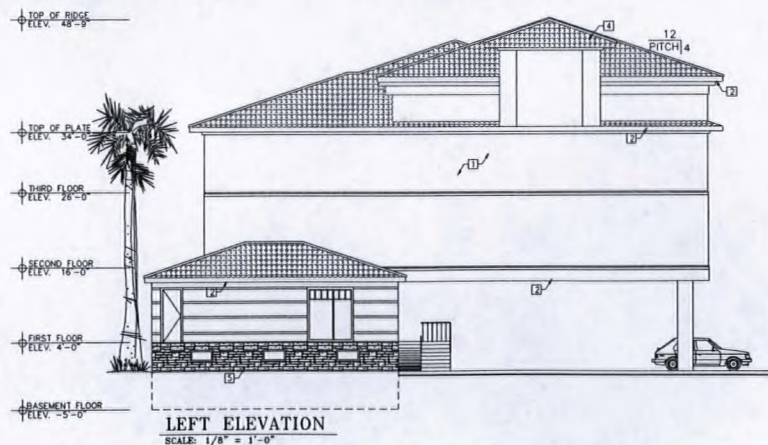
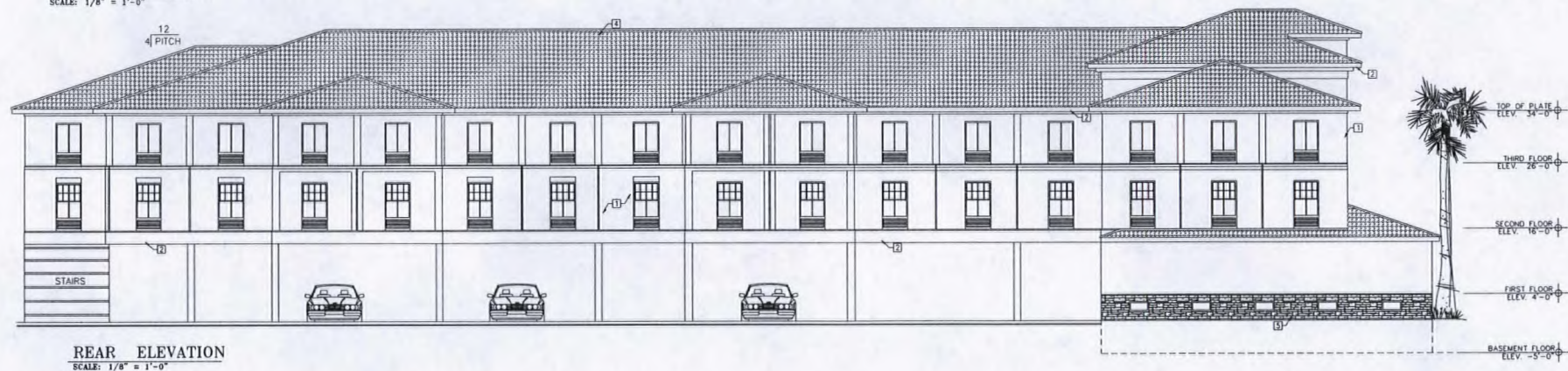
	WASHINGTON FAN PALM	4 NOS.	
	ROBUSTA	4 NOS.	
	CITRUS REVOLUTA	24" BOX	
	STONE PINE	24" BOX	20 NOS.
	MEXICAN BIRD	3 GALLON	30 NOS.
	YUCCA	5 GALLON	9 NOS.
	JASPINE	5 GALLON	9 NOS.
	PERUVIAN	5 GALLON	3 NOS.
	FLORIDA	5 GALLON	3 NOS.
	PITOSPORUM	5 GALLON	175 NOS.
	TORREY	5 GALLON	20 NOS.
	EUCALYPTUS	5 GALLON	20 NOS.
	TEXAS OLIVE	24" BOX	5 NOS.

11.0.0
SHEET
1 OF 1
DATE: 01/14/2008
JOB: 07-18
DWG: 07-18
CHK: BJS
APP: BJS

LANDSCAPE PLAN
QUALITY INN
4700 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

ACE ENGINEERING
303 S. DURANGO DRIVE
LAS VEGAS, NV 89102
PHONE: 702 544-0000, FAX: 702 544-7778
WWW.ACEENGINEERING.COM
LAND DEVELOPMENT - BUILDING DESIGN

REVISIONS:



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EXT. COLOR & MATERIALS SCHD (FOR STUCCO)

ITEM	PRIMARY SCHEME
[1] PRIMARY COLOR	SHERWIN WILLIAMS BONAFIDE BEIGE SW-7036
[2] SECONDARY COLOR	SHERWIN WILLIAMS MOROCCAN TAN SW2855
[3] TERTIARY COLOR (HIGH LIGHT)	MINDFUL GRAY SW7035
[4] CLAY TILE	2 PIECE MISSION STYLE CUSTOM COLOR BLEND 15% BOOTED LIFT W/NATURAL MORTAR
[5] STONE	CORONADO STONE DRYSTACK LEDGESTONE, HONEY LEDGER IN SHAFTER BLEND

STUCCO NOTES

1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
4. MESH WITH GRID EXCEEDING 2'x2' WILL BE REJECTED.
5. USE OF FASTENERS (OTHER THAN GALVANIZED) WILL NOT BE ACCEPTED.
6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
7. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

REVISIONS

ACE ENGINEERING
 5195 S. DURANGO DRIVE
 LAS VEGAS, NV 89115
 PHONE: 702 596-7800, FAX: 702 596-7792
 CIVIL - PLANNING - LAND DEVELOPMENT - BUILDING DESIGN

EXTERIOR ELEVATIONS
QUALITY INN
 4700 NORTH RANCHO DRIVE
 LAS VEGAS, NEVADA 89108

TITLE PROJECT

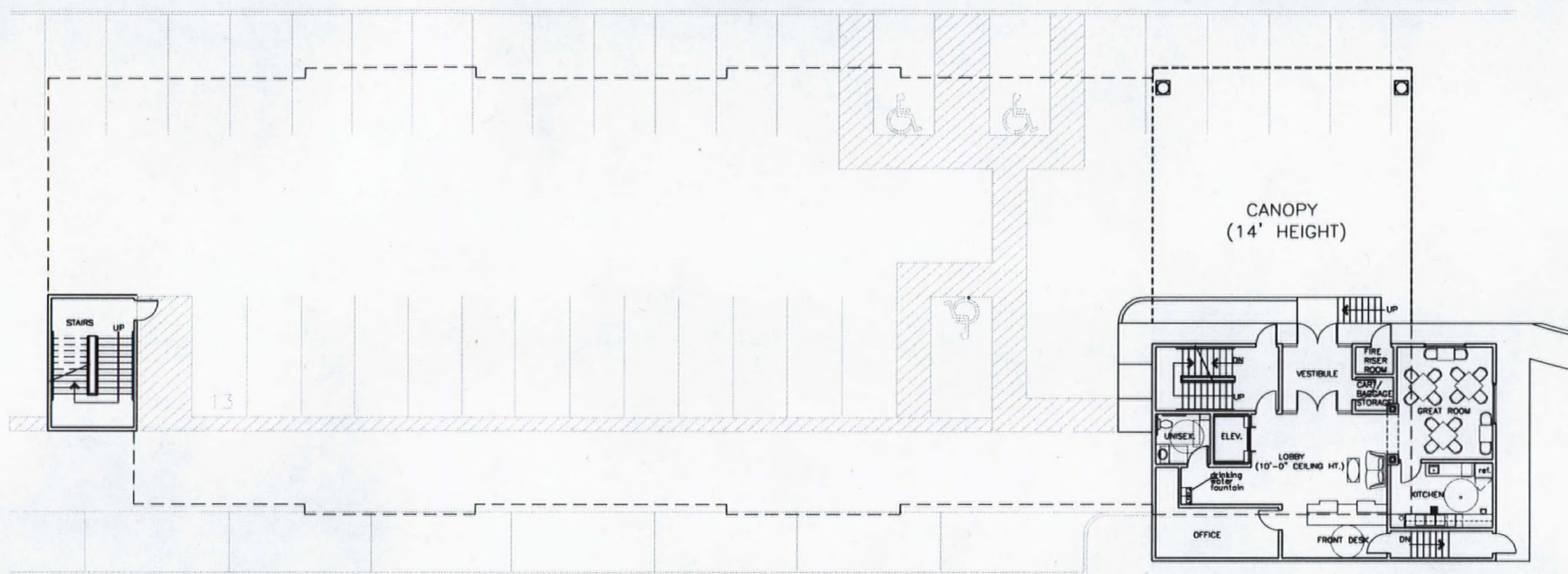
SEAL
 PROFESSIONAL ENGINEER-STATE OF NEVADA
 JASPER S. SORACE
 No. 13798

DATE: 01/31/2008

JOB: 07-19
 DWG. BY: JSC
 CHK. BY: MG

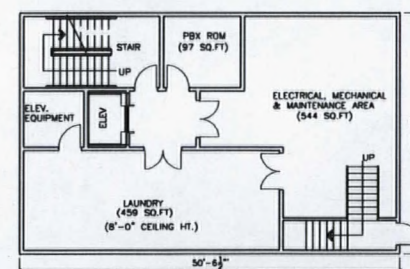
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FIRST FLOOR PLAN

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



BASEMENT FLOOR PLAN

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

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REVISIONS:

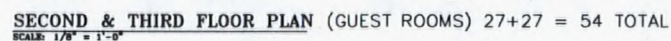
ACE ENGINEERING
5995 S. DURANGO DRIVE
LAS VEGAS, NV 89105
PHONE: 702-944-8800, FAX: 702-944-7792
CIVIL, PLANNING, LAND DEVELOPMENT, BUILDING DESIGN

TITLE: BASEMENT & FIRST FLOOR PLAN

PROJECT: QUALITY INN
4700 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

DATE: 01/11/2008
JOB: 07-19
DWG. BY: JSC
CHK. BY: MG

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3 OF 4

SDR 25990				
ACE Engineering				
4700 N. Rancho Dr.				
Proposed 66-room motel development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MOTEL [ROOM]	66	5.63	372
AM Peak Hour			0.45	30
PM Peak Hour			0.47	31
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Dr.				
Average Daily Traffic (ADT)	25,375			
PM Peak Hour	2030			
(heaviest 60 minutes)				
Lone Mountain Rd.				
Average Daily Traffic (ADT)	15,600			
PM Peak Hour	1,248			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Dr.	51,700			
Lone Mountain Rd.	32,585			
This project will add approximately 372 trips per day on Rancho Dr. and Lone Mountain Rd. This will increase expected volumes by about 1 percent on Rancho and by about 2 percent on Lone Mountain. Rancho is at about 49 percent of capacity and Lone Mountain is at about 48 percent of capacity.				
Based on Peak Hour use, this development will add roughly 31 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				