



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-25247** APN: 162-05-512-020

Name of Property Owner: \_\_\_\_\_

Name of Applicant: Soka Gakkai International - USA (SGI-USA)

Name of Representative: N/A

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            **XX**            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: NALS TRUST  
[Handwritten Signature]

Print Name: LEO N DURANT

Subscribed and sworn before me

This 18<sup>th</sup> day of October, 2007

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

Revised 11-14-06



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**PLANNING & DEVELOPMENT DEPARTMENT**

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City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: *Michael Singer*

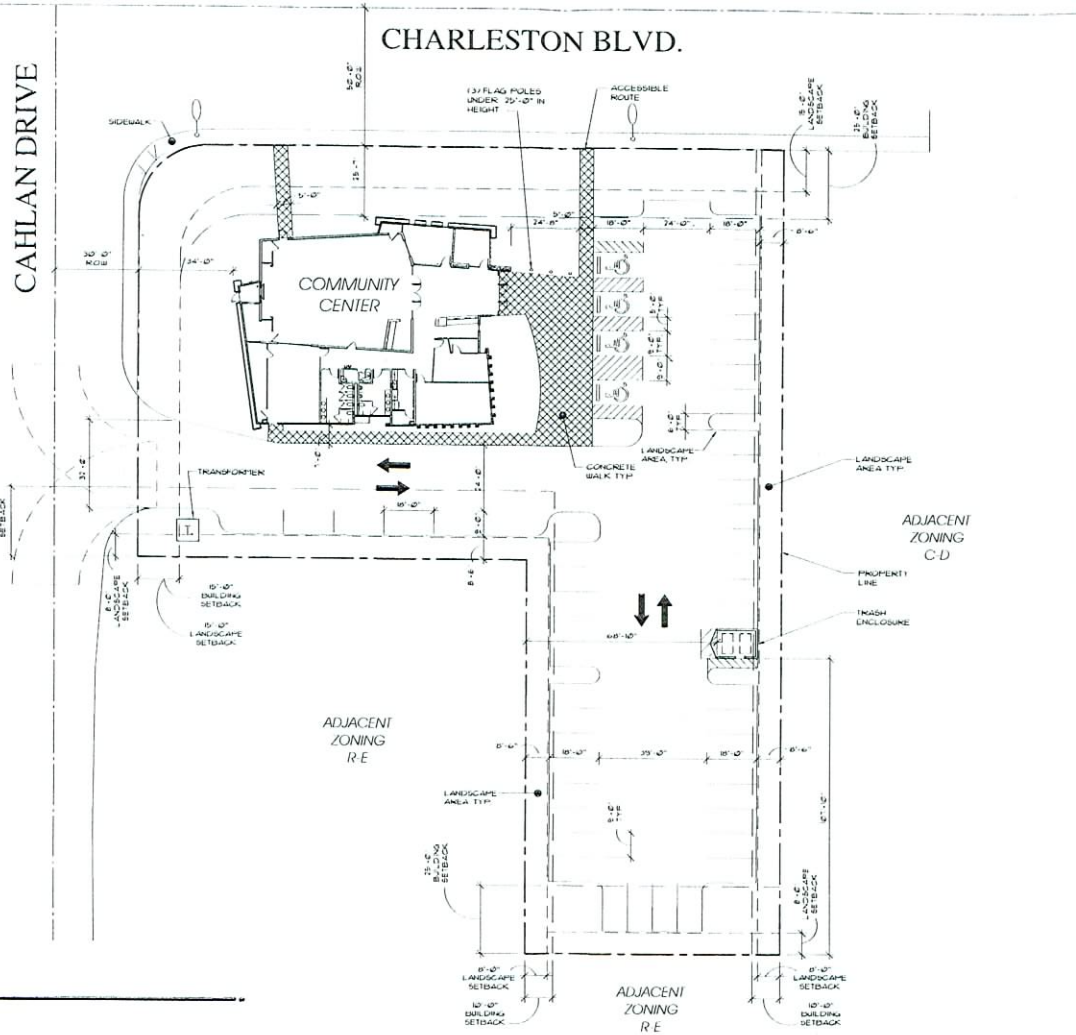
Print Name: MICHAEL H. SINGER

Subscribed and sworn before me

This 18th day of October, 2007

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





ADJACENT ZONING C-D

CAHLAN DRIVE

CHARLESTON BLVD.

COMMUNITY CENTER

ADJACENT ZONING R-E

ADJACENT ZONING C-D

ADJACENT ZONING R-E

SDR-25247  
REVISED  
12/06/07 PC

Site Plan

scale 1" = 20'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN) 162-05-512-020  
CURRENT ZONING C-D

Site Area Data

SITE GROSS 1.109 ACRES / 11-47,480 S.F.  
BUILDING AREA GROSS 5,991 S.F. GROSS  
SITE COVERAGE 12.6 PERCENT

Parking Data:

WORSHIP SPACE (2,003 SF.) 1/100 SEATING AREA S.F. 21 SPACES  
TOTAL PARKING REQUIRED 21 SPACES  
TOTAL PARKING PROVIDED 52 SPACES

Vicinity Map



Owner / Developer

SOKA GAKKAI INTERNATIONAL - USA  
606 WILSHIRE BLVD.  
SANTA MONICA, CA 90401  
EUGENE HIRAHARA (310) 260-8947 NOV 15 2007

Project # 07267



SGI Community Center

Schematic Design

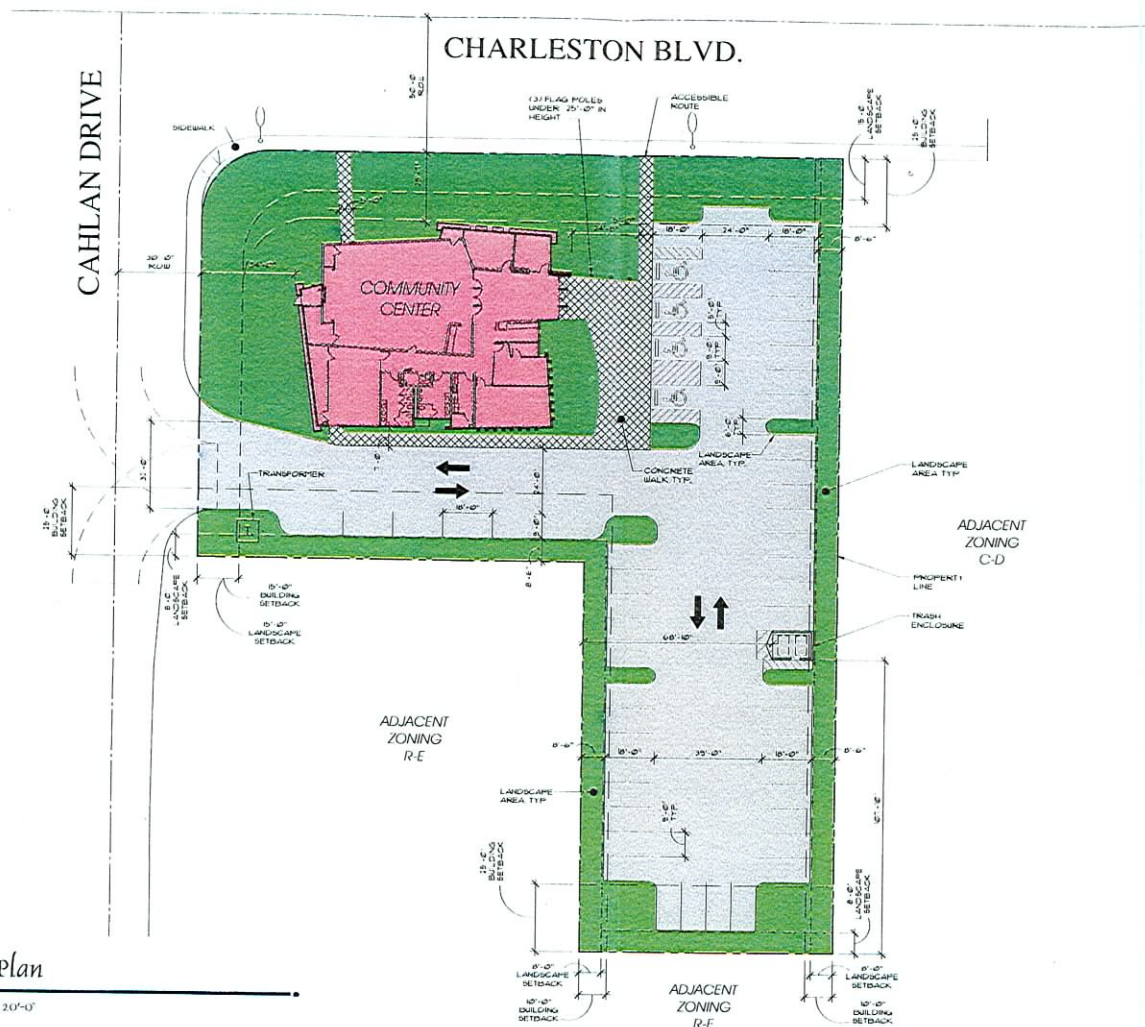
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November 15, 2007  
Luis Vegas, Nevada



1001.450 2/72

Note: This Design is conceptual in Nature and No Guarantee of its execution is implied.



**Site Data**

ASSESSORS PARCEL NUMBER (APN) 162-05-512-020  
 CURRENT ZONING C-D

**Site Area Data**

SITE GROSS 1.1: 1.09 ACRES / 11-47,480 S.F.  
 BUILDING AREA GROSS 5,991 S.F. GROSS  
 SITE COVERAGE 12.6 PERCENT

**Parking Data:**

WORSHIP SPACE  
 (2,003 SF.) 1/100 SEATING AREA S.F. 21 SPACES  
 TOTAL PARKING REQUIRED 21 SPACES  
 TOTAL PARKING PROVIDED 52 SPACES

**Vicinity Map**



**Owner / Developer**

SOKA GAKKAI INTERNATIONAL - USA  
 606 WILSHIRE BLVD.  
 SANTA MONICA, CA 90401  
 EUGENE HIRAHARA (310) 260-8947  
 NOV 15 2007

**SDR-25247**  
**REVISED**  
**12/06/07 PC**

**Site Plan**

Scale: 1" = 20'-0"

**SGI Community Center**

Schematic Design

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November 15 2007

Los Vegas, Nevada

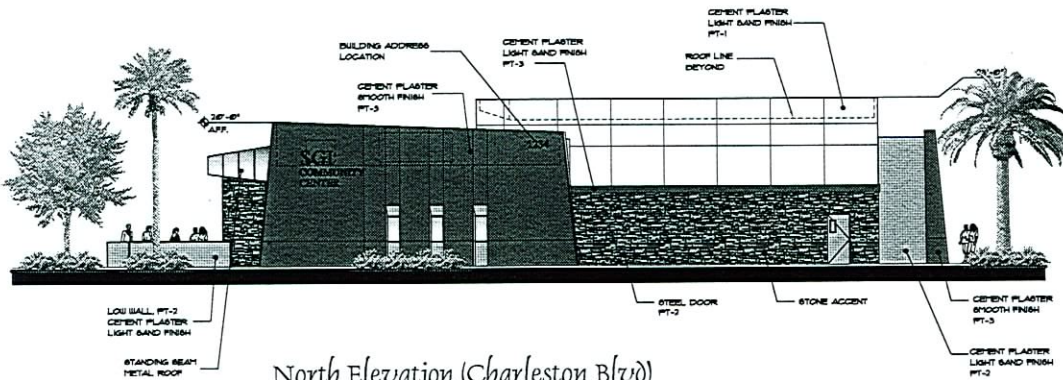


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North  
 Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Project # 07267









North Elevation (Charleston Blvd)

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



East Elevation

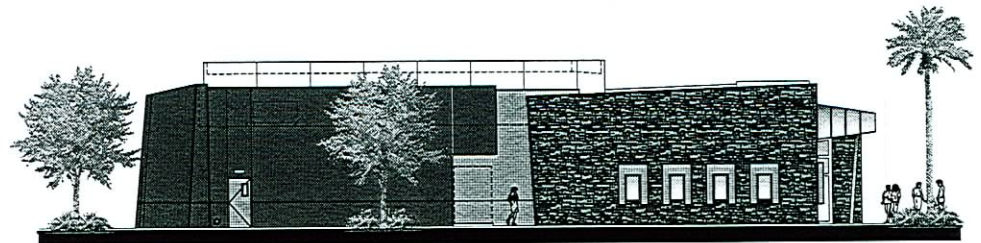
Scale: 1/8" = 1'-0"

-  PT-1 Frazee: Copper Springs 8244D
-  PT-2 Frazee: Crisp Khaki 8233M
-  PT-3 Frazee: Wooden Oar 8675D
-  PT-4 Bollen International: Silver Mist FX93-03
- Stone - Cultured Stone: Eucalyptus Country LedgeStone



West Elevation (Cahlan Drive)

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



South Elevation

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

Project # 07267

SGI Community Center

September 17, 2007  
Clark County - Paradise, Nevada

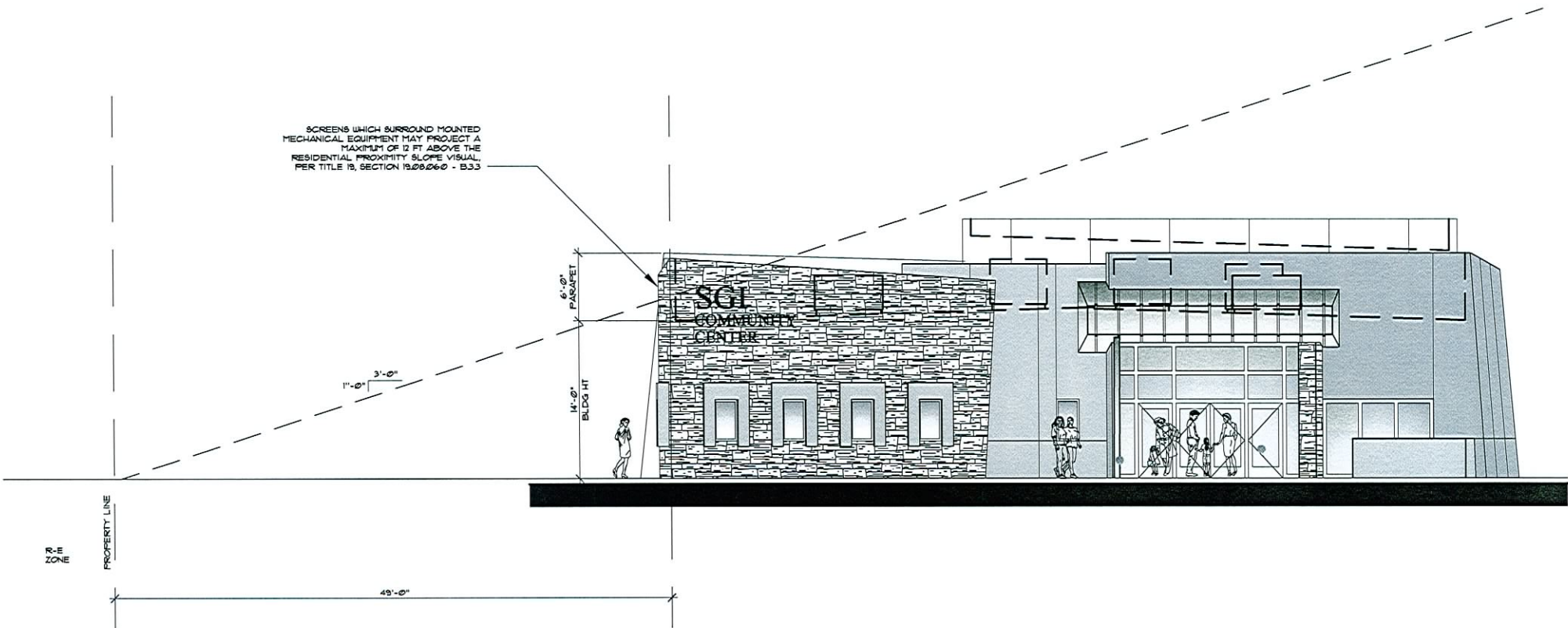
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**R-E ZONE RESTRICTIONS**

Scale: 1/4" = 20'-0"



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**SGI Community Center**

Schematic Design

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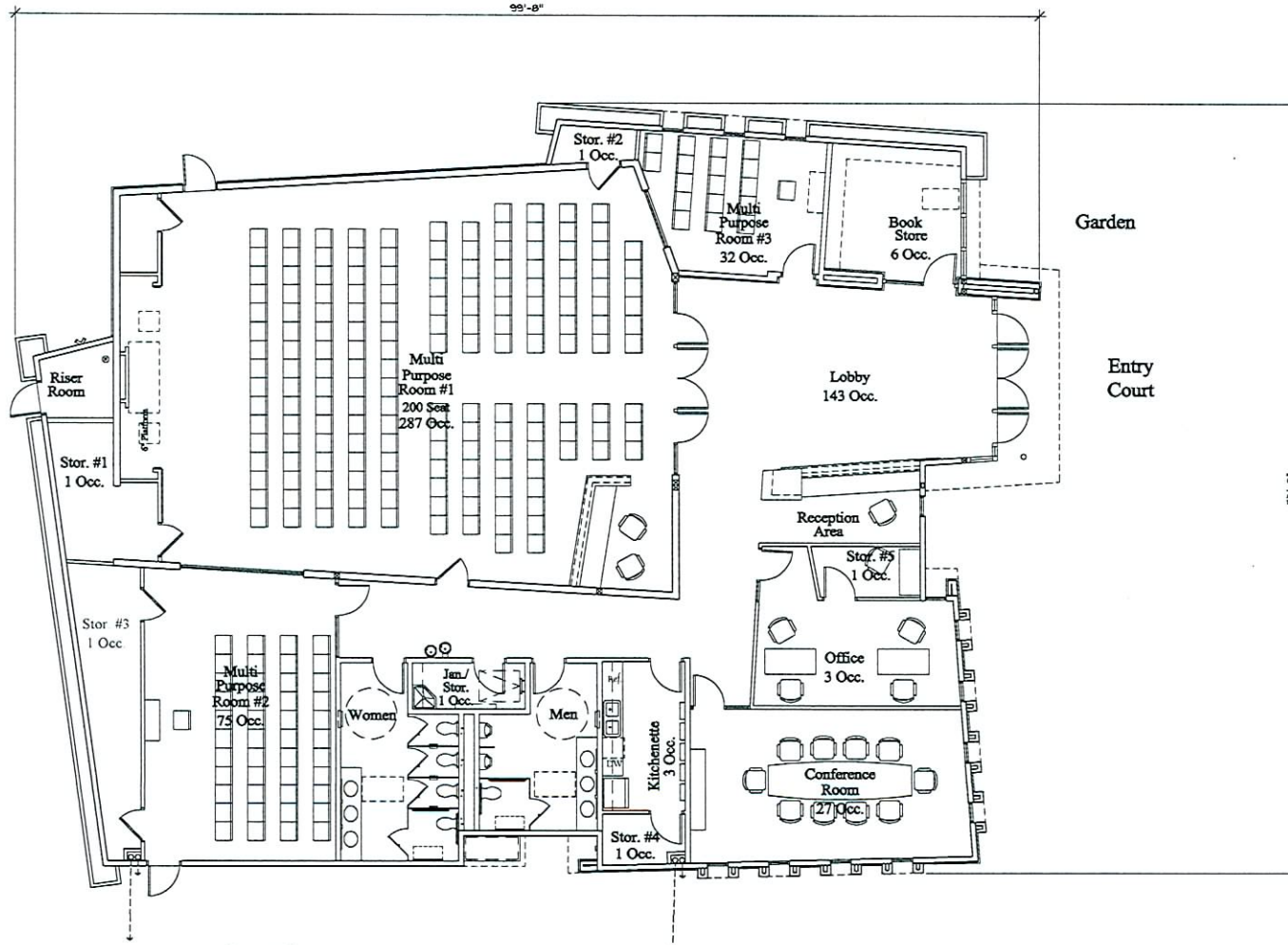
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Floor Plan  
 Scale: 3/16" = 1'-0" 5,991 S.F.  
 589 Occupants

Project # 07267



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September 17, 2007  
 Clark County - Paradise, Nevada



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Field Color/Accent

(PT-1) FRAZEE: 82.4.4D Copper Springs

Field Color/Accent

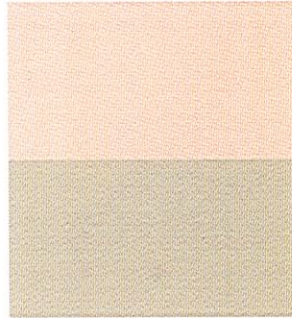
(PT-2) FRAZEE: 82.33M Crisp Khaki

Field Color/Accent

(PT-3) FRAZEE: 8075D Wooden Out

Field Color/Accent

(PT-4) BOLLEN INTERNATIONAL: FX03-03 Silver Mist



Standing Seam Metal Siding

Berridge: Zinc Grey



Stone

Cultured Stone: Eucalyptus Country Ledge Stone

Glass

Pilkington: Gray Light 14 Glass Low E Insulated

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SGI Community Center

Schematic Design

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October 11, 2007  
Las Vegas, Nevada

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<b>SDR 25247</b>				
Soka Gakkai International - USA				
<b>SEC Charleston Blvd. &amp; Cahlan Dr.</b>				
Proposed 6 thousand square foot church/house of worship.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	CHURCH [1000 SF]	6	9.11	<b>55</b>
AM Peak Hour			0.72	<b>4</b>
PM Peak Hour			0.66	<b>4</b>
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets: counts not available for Cahlan Dr.</b>				
<b>Charleston Blvd.</b>				
Average Daily Traffic (ADT)	40,888			
PM Peak Hour	3271			
<i>(heaviest 60 minutes)</i>				
<b>Rancho Dr.</b>				
Average Daily Traffic (ADT)	29,450			
PM Peak Hour	2,356			
<i>(heaviest 60 minutes)</i>				
<b>Shetland Rd.</b>				
Average Daily Traffic (ADT)	444			
PM Peak Hour	36			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	49,115			
Rancho Dr.	51,700			
Shetland Rd.	16,200			
This project will add approximately 55 trips per day on Charleston Blvd., Rancho Dr., and Shetland Rd. This will increase expected volumes by less than 1 percent on both Charleston and Rancho, and by about 12 percent on Shetland. Charleston is at about 83 percent of capacity, Rancho is at about 57 percent of capacity, and Shetland is at about 15 percent of capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about 1 every 15 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				