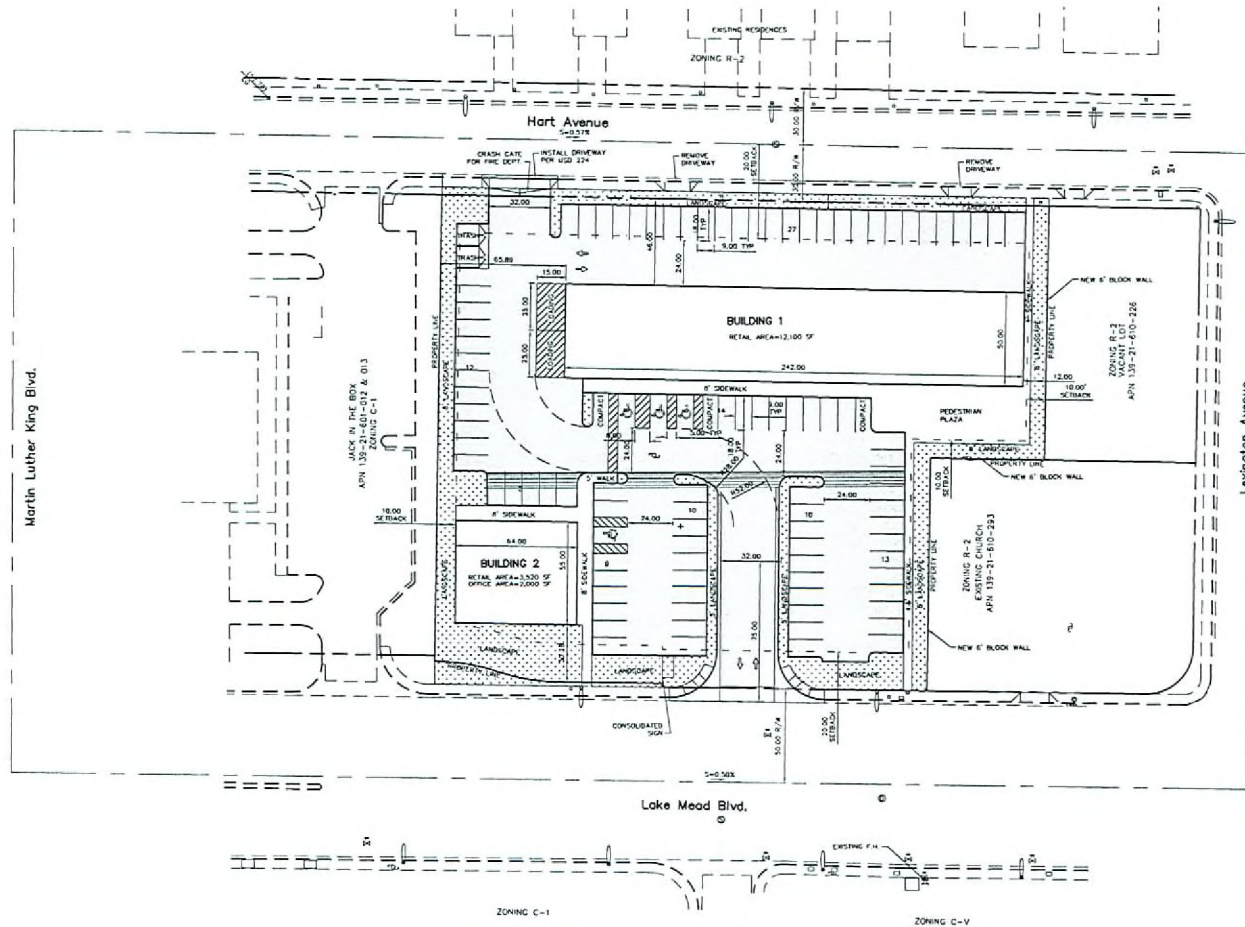




Case Number: **SDR-27314** APN: 139-21-610-222, 224, 225, 294, 295, 332



STATEMENT OF FINANCIAL INTEREST



LEGEND

ABBREVIATION

AC	ASPHALT CONC.	HP	HIGH POINT
BW	BANK OF WALK	MP	MAN HOLE
CL	CENTERLINE	P	POWER LINE/CONDUIT
CG	EXISTING GRADE	PP	POWER POLE
CP	EDGE PAVEMENT	R/W	RIGHT-OF-WAY
CR	EXISTING	SD	STORM DRAIN
FF	FRESH FLOOR ELEV	SS	SANITARY SEWER
FG	FRESH GRADE	TC	TRUCKING CHALK
FM	FRESH HYDRANT	T	TOP OF CURB
FL	FLOW LINE	TDG	TOP OF CONCRETE
GL	GAS LINE	TOC	TOP OF WALL
GR	GRADE BREAK	W	WATER LINE
GV	GATE VALVE	WA	WATER METER

SITE AREA

GROSS AREA = 91,853 SF = 2.1 AC
NET AREA = 89,880 SF = 1.6 AC
FLOOR AREA = 176,280 SF
BUILDING AREA = 156,280 SF
FLOOR AREA RATIO = FLOOR AREA/GROSS AREA = 0.19
LOT COVERAGE = BUILDING AREA/GROSS AREA = 0.17

PARKING ANALYSIS

USE	AREA SQ.	SPACE/FT.	REQ. PARKING
RETAIL	15620	1/175	90 SPACES
MEDICAL OFFICE	2000	1/200	10 SPACES
TOTAL	17620		100 SPACES
PARKING PROVIDED = 100 SPACES			
ACCESSIBLE = 4 SPACES			
CONTRACT = 3 SPACES			
LOADING REQUIRED = 2			
LOADING PROVIDED = 2			

RECEIVED
MAR 28 2008

SDR-27314
REVISED
04/24/08 PC

AFFLECK ENGINEERING
1901 Middle Lake Rd. Ste. J, Los Verdes, NY 04106
Phone: (707) 431-0821, Fax: (707) 431-1128

NO	REVISION	DATE	BY
1	INITIAL RELEASE		

PREPARED FOR
MARCEL EZEKIE
500 S. MARTIN L. KING BLVD. STE. D&E
LAS VEGAS, NV 89106
ADDRESS
(702) 331-2236
(702) 378-4483

SALE
SITE PLAN
ISAIAH CROSSING
POR SW, NE4, SEC 21, T20 S, R61 E
CLARK COUNTY, NEVADA M.D.M.
139-21-610-222,223,224,225,294,295&332

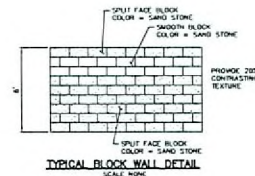
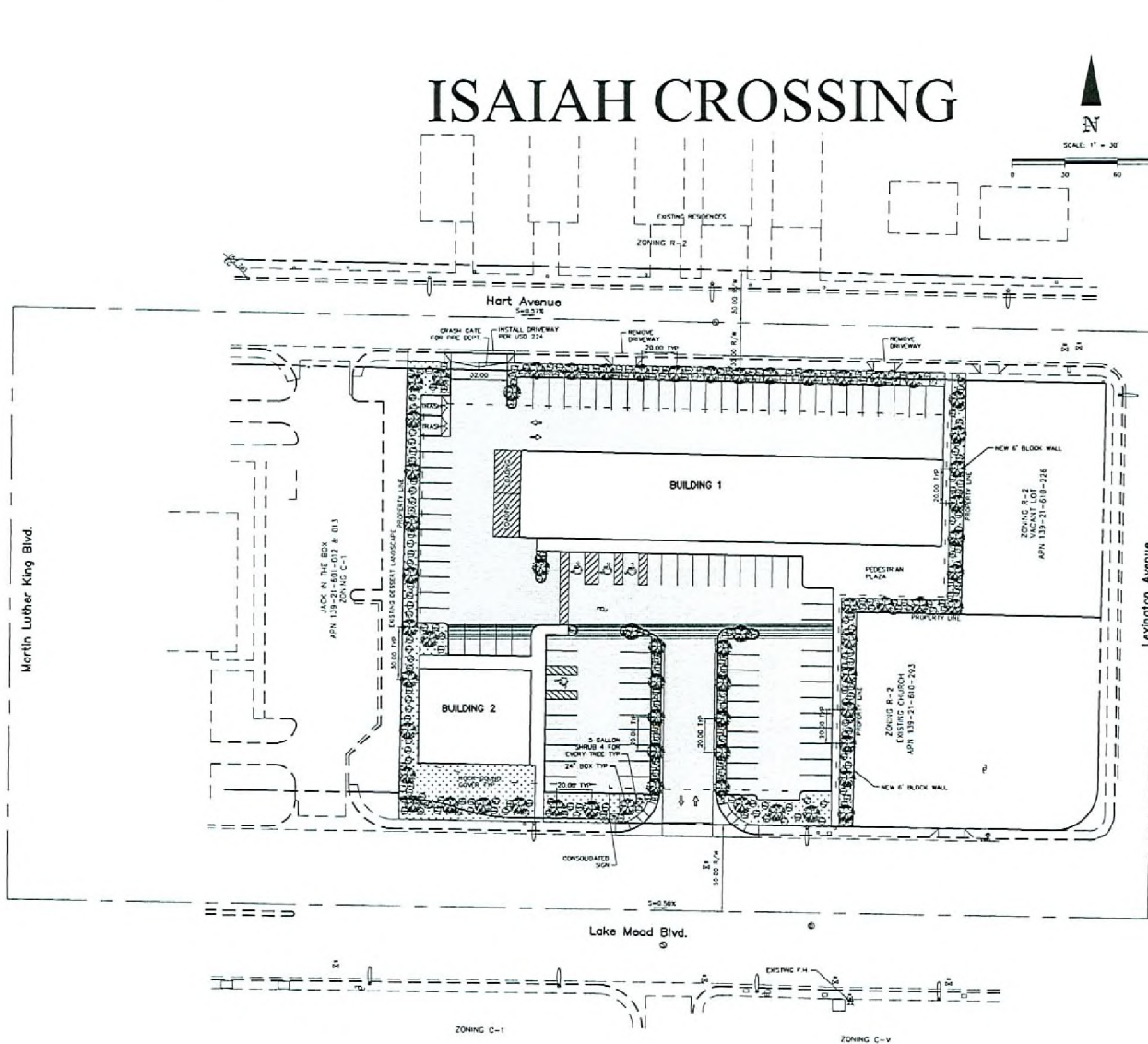
DESIGN	NO
DRAWN	FPA
CHECK	LNA
JOB NUMBER	07044
SCALE	AS NOTED

(DRAWING NO.)

SP

SHEET 1 OF 1

ISAIAH CROSSING



LANDSCAPE LEGEND

ITEM	SYMBOL	QUANTITY
24" DIA. MONOCLE PINE		43
5 GAL. TEXAS RANGER		202
3/4" DEEPER HIDE CANEEL		N/A

RECEIVED
MAR 28 2008



NO.	REV.	DATE	BY
1	1		

PREPARED FOR:
MARCEL EZEKIE
500 S. MARTIN L. KING BLVD. STE. DAE
LAS VEGAS, NV 89106
ADDRESS
(702) 731-2338

PROJECT:
ISAIAH CROSSING
FOR SW. 1/4, SEC. 21, T20 S., R61 E.
CLARK COUNTY, NEVADA
139-21-610-222, 223, 224, 225, 294, 295, 332

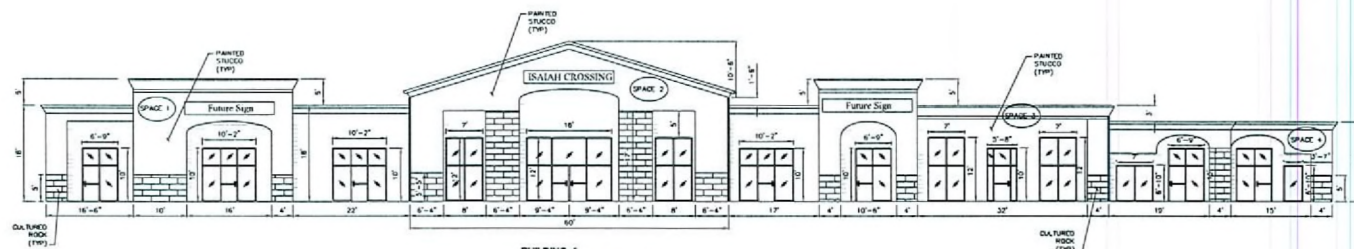
REVISION	DATE	BY
1		

SCALE: AS NOTED

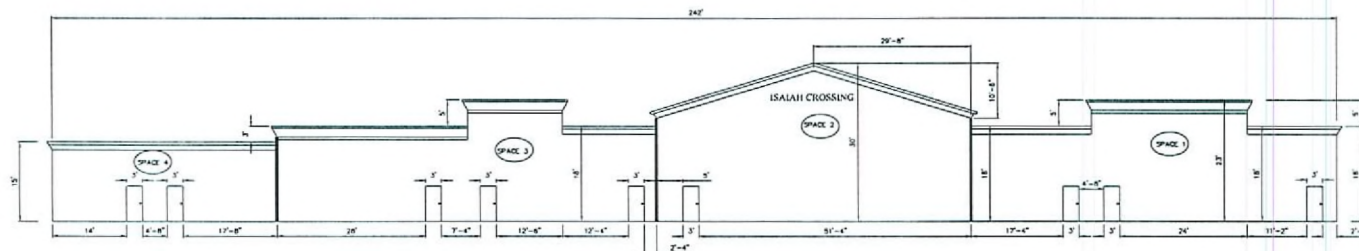
DRAWING NO.
LP

SHEET 1 OF 1

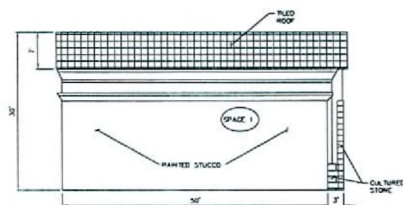
SDR-27314
REVISED
04/24/08 PC



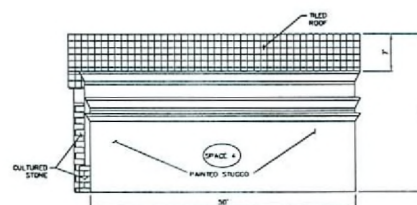
BUILDING 1
ELEVATION LOOKING NORTH
SCALE: 3/32" = 1'-0"



BUILDING 1
ELEVATION LOOKING SOUTH
SCALE: 3/32" = 1'-0"



BUILDING 1
ELEVATION LOOKING EAST
SCALE: 3/32" = 1'-0"



BUILDING 1
ELEVATION LOOKING WEST
SCALE: 3/32" = 1'-0"

SDR-27314
04/24/08 PC

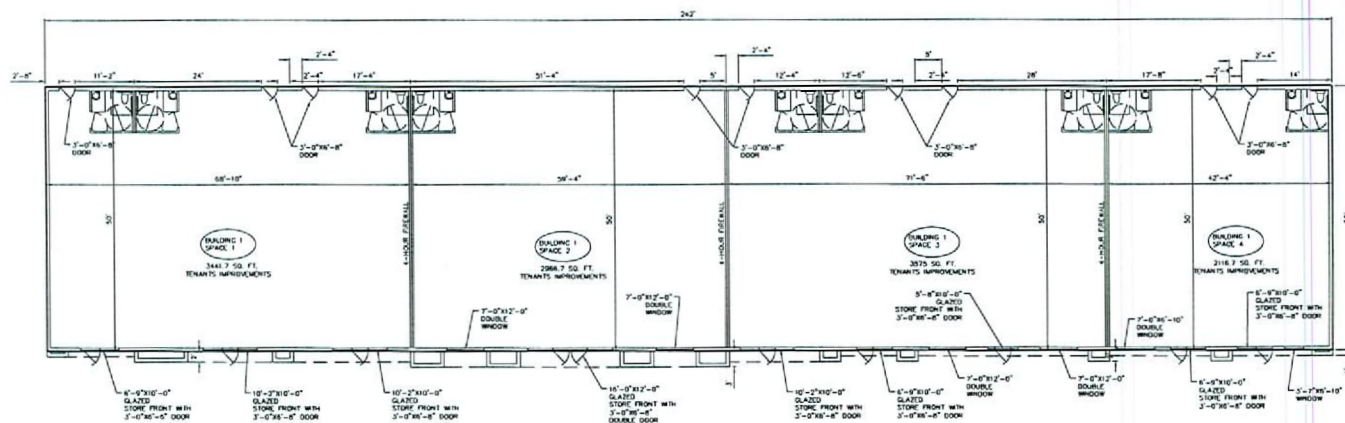
RECEIVED
MAR 11 2008



NO.	REVISION	DATE	BY
1	1		

PREPARED FOR:
MARCEL EZEKIEL
500 S. MARTIN L. KING BLVD. STE. D&E
LAS VEGAS, NV 89108
ADDRESS
(702) 331-2344 (702) 876-1881

FILE: BUILDING 1 ELEVATIONS
ISAAH CROSSING
FOR 3W, NE4, SEC 21, T2D S, R81 E
CLARK COUNTY, NEVADA, U.S.A.
139-31-810-222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,1253,1254,1255,1256,1257,1258,1259,1260,1261,1262,1263,1264,1265,1266,1267,1268,1269,1270,1271,1272,1273,1274,1275,1276,1277,1278,1279,1280,1281,1282,1283,1284,1285,1286,1287,1288,1289,1290,1291,1292,1293,1294,1295,1296,1297,1298,1299,1300,1301,1302,1303,1304,1305,1306,1307,1308,1309,1310,1311,1312,1313,1314,1315,1316,1317,1318,1319,1320,1321,1322,1323,1324,1325,1326,1327,1328,1329,1330,1331,1332,1333,1334,1335,1336,1337,1338,1339,1340,1341,1342,1343,1344,1345,1346,1347,1348,1349,1350,1351,1352,1353,1354,1355,1356,1357,1358,1359,1360,1361,1362,1363,1364,1365,1366,1367,1368,1369,1370,1371,1372,1373,1374,13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BUILDING 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

SDR-27314
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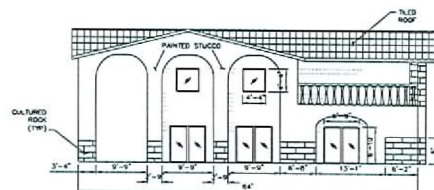
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500 S. MARTIN L. KING BLVD. STE. D&E
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BUILDING 1 FLOOR PLAN
ISLAND CROSSING
PORT SW. NEA, SEC. 21, T20 S. R61 E
CLARK COUNTY, NEVADA M.O.U.
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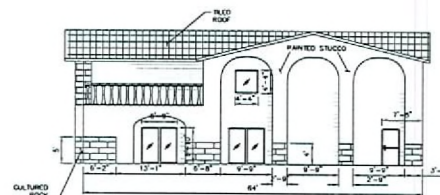
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DRAWN	NO
CHECK	LHA
JOB NUMBER	07044

SCALE	AS NOTED
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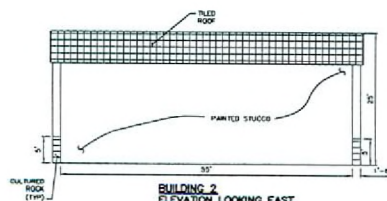
DRAWING NO.
A3
SHEET 3 OF 4



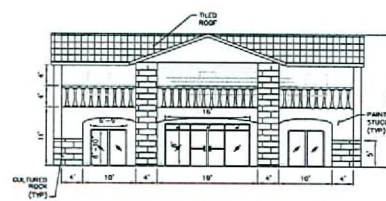
BUILDING 2
ELEVATION LOOKING NORTH
SCALE: 3/32" = 1'-0"



BUILDING 2
ELEVATION LOOKING SOUTH
SCALE: 3/32" = 1'-0"



BUILDING 2
ELEVATION LOOKING EAST
SCALE: 3/32" = 1'-0"



BUILDING 2
ELEVATION LOOKING WEST
SCALE: 3/32" = 1'-0"

ZON-27311
SDR-27314
04/24/08 PC

RECEIVED
MAR 11 2008



NO	REVISION	DATE	BY
1	INITIAL RELEASE		

PREPARED FOR
MARCEL EZEKIE
1500 S. MARTIN L. KING BLVD, STE. 04E
LAS VEGAS, NV 89108
ADDRESS
(702) 331-2138
(702) 478-4481

BUILDING 2 ELEVATION PLAN

BUILDING 2 ELEVATION PLAN

DESIGN	NO
DRAWN	NO
CHECK	LHA
JOB NUMBER	C7044

SCALE AS NOTED

DRAWING NO.

A4

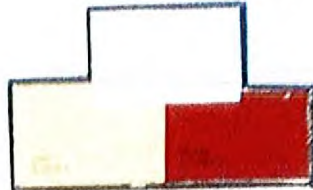
SHEET 4 OF 4



TILED ROOF



WHITE TRIM



PAINTED STUCCO



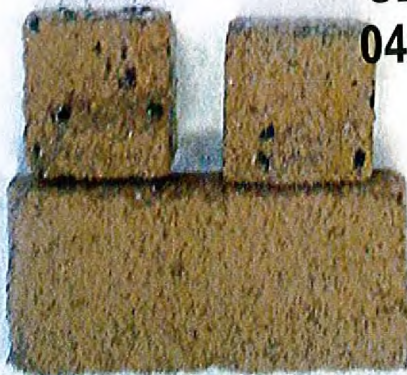
CULTURED
ROCK

ZON-27311

SDR-27314

04/24/08 PC

BLOCK
WALL



RECEIVED
MAR 11 2008

SDR 27314				
Emerald Lake Inc., et al				
NEC of Lake Mead Blvd. & Martin L King Blvd.				
Proposed 17.62 thousand square foot retail and office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	15.6	42.94	671
AM Peak Hour			1.03	16
PM Peak Hour			3.75	59
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.0	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	17.6		693
AM Peak Hour				19
PM Peak Hour				62
(heaviest 60 minutes)				
Existing traffic on all nearby streets: count data unavailable for Hart Ave.:				
Lake Mead Blvd.				
Average Daily Traffic (ADT)	32,262			
PM Peak Hour	2,581			
(heaviest 60 minutes)				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	41,909			
PM Peak Hour	3,353			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT Capacity				
Lake Mead Blvd.	49,210			
Martin L. King Blvd.	32,775			

This project will add approximately 693 trips per day on Lake Mead Blvd. and Martin L. King Blvd. This will increase expected volumes by about 2 percent on both of these streets. Lake Mead is at about 66 percent of capacity and Martin L. King is currently over capacity. Count data was unavailable for Hart Ave., but it is believed to be under capacity.				

Based on Peak Hour use, this development will add roughly 62 additional cars into the area; which works out to about 1 every minute.				

Note that this report assumes all traffic from this development uses all named streets.				
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