



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25968** APN: 139-31-410-127
 Name of Property Owner: LAND CAPITAL PARTNERS LLC
 Name of Applicant: LAND CAPITAL PARTNERS LLC
 Name of Representative: ANT ENTERPRISE INC / ALLEN HUGHES

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: _____

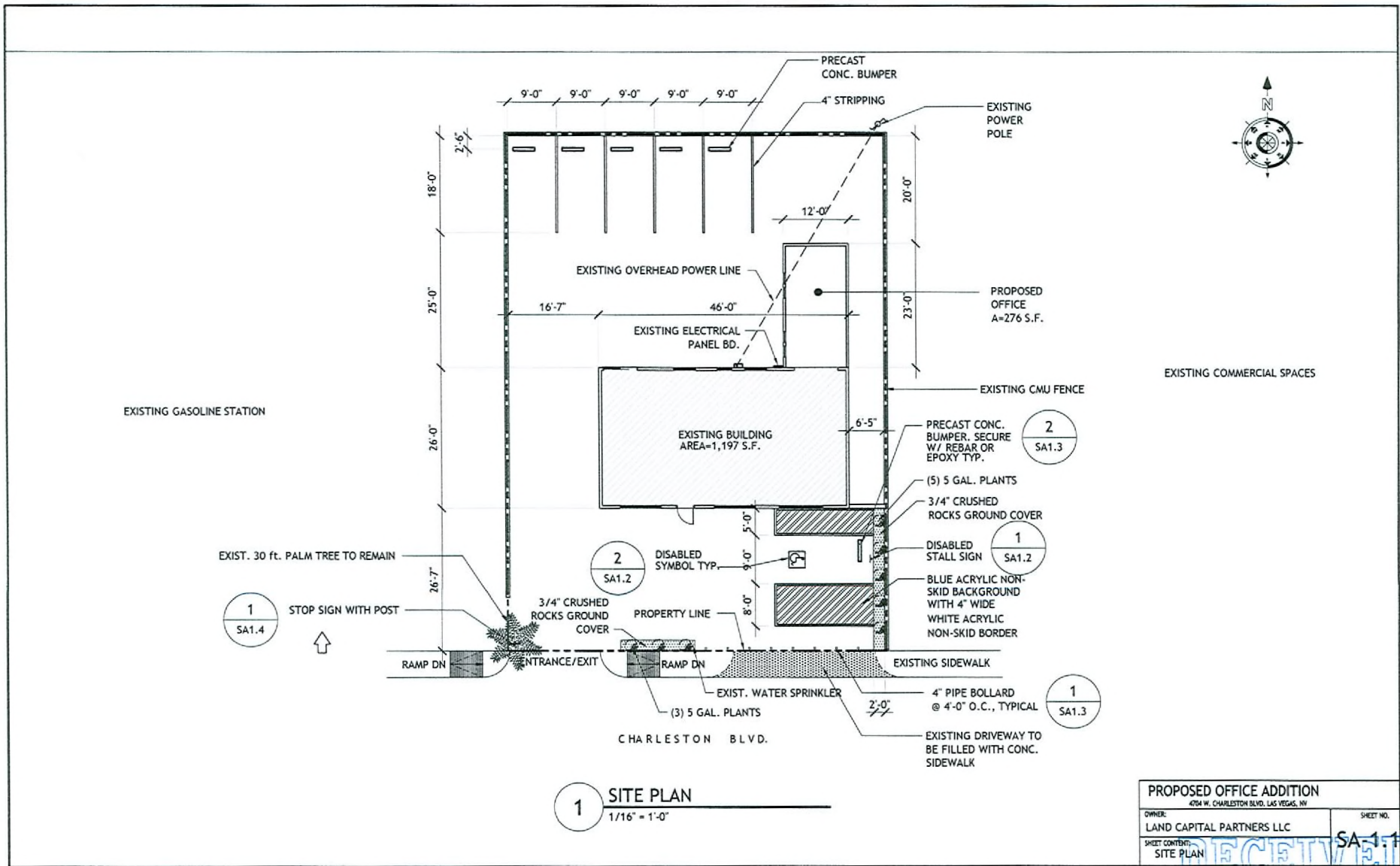
Signature of Property Owner: *[Signature]*
 Print Name: Allen Hughes Jr (Rep)

Subscribed and sworn before me

This 10th day of December, 2007

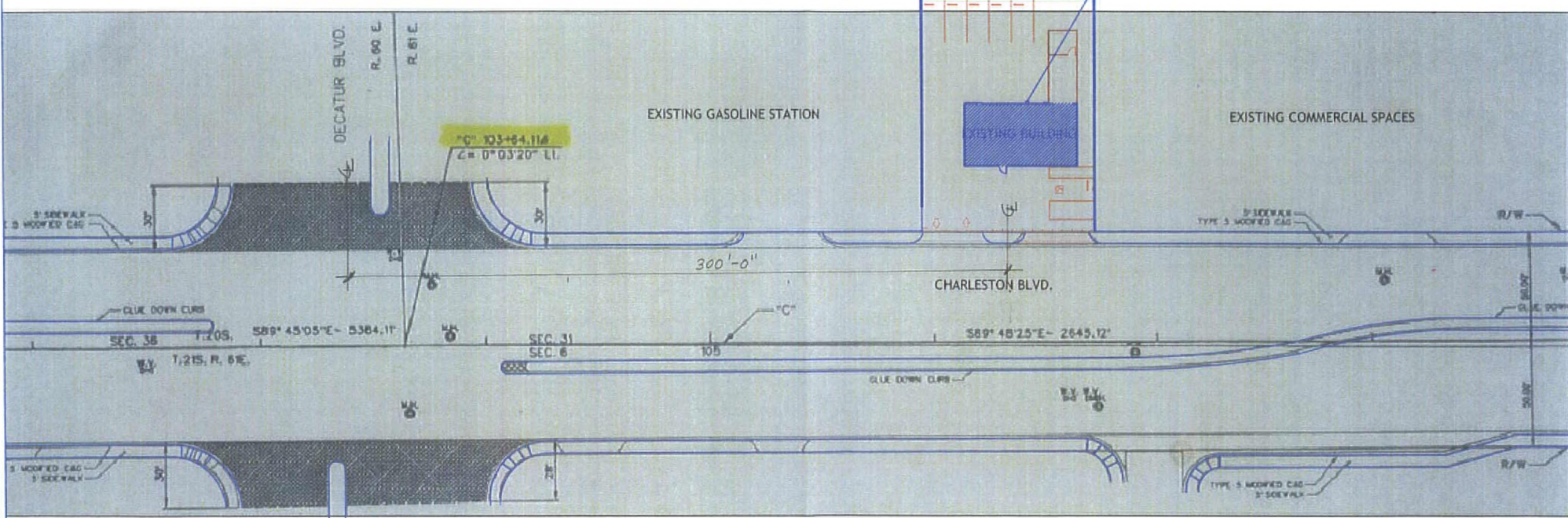
[Signature]
 Notary Public in and for said County and State





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 02/28/08 PC

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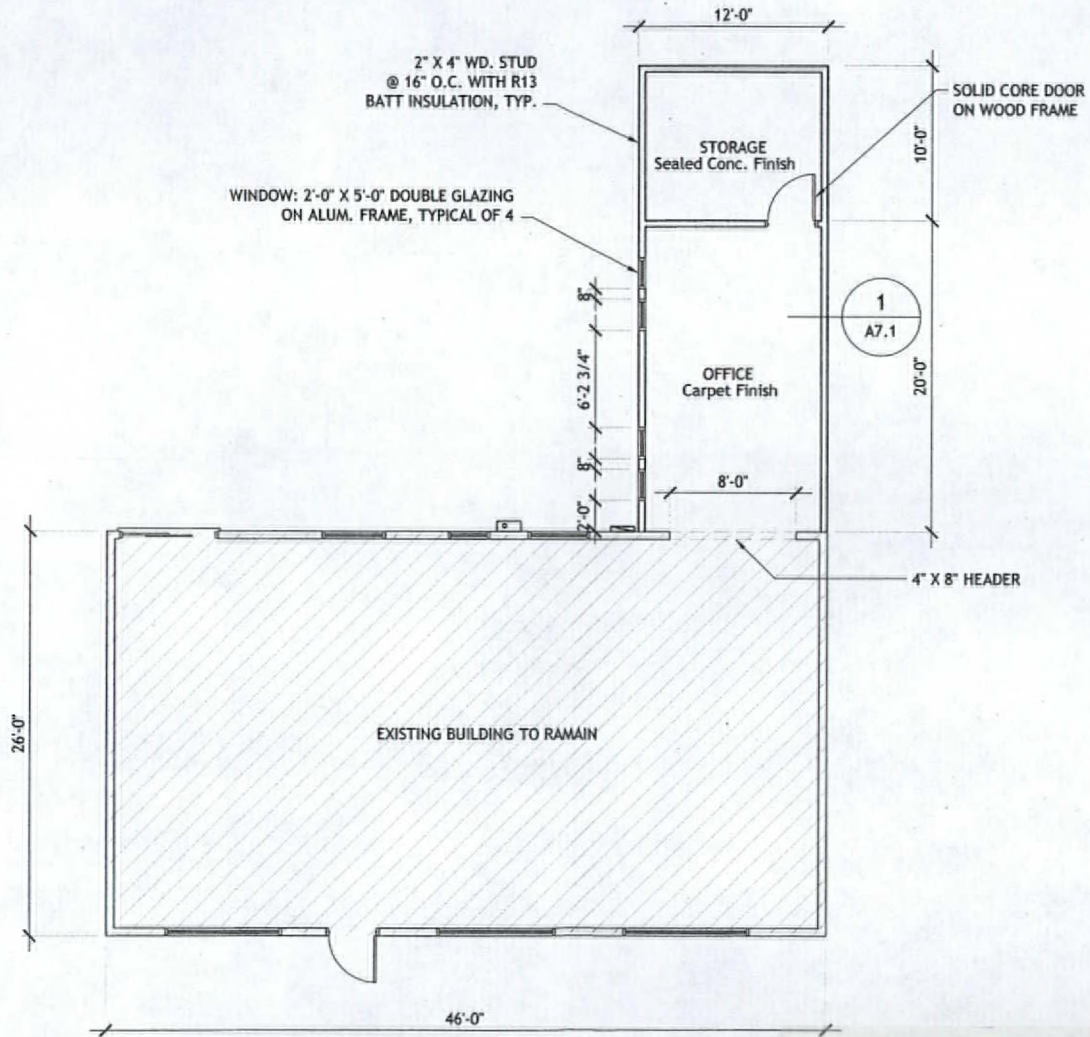


1 **OVERALL SITE PLAN**
1" = 40'-0"

| | |
|--|---------------------|
| PROPOSED OFFICE ADDITION 4704 W. CHARLESTON BLVD. LAS VEGAS, NV | |
| OWNER: LAND CAPITAL PARTNERS LLC | SHEET NO. SA-1.0 |
| SHEET TITLE: OVERALL SITE PLAN | |

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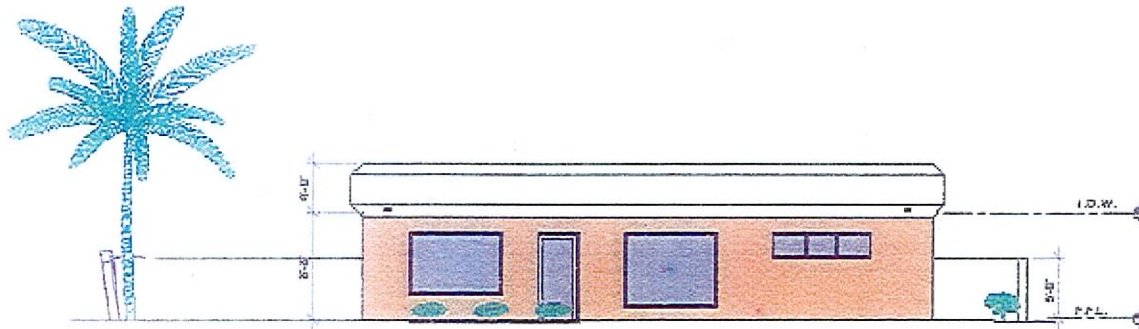


1 FLOOR PLAN
1/8" = 1'-0"

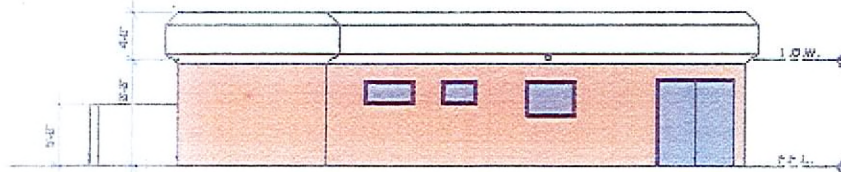
SDR-25968
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| | | |
|--|------|-----------|
| PROPOSED OFFICE ADDITION 4704 W. CHARLESTON BLVD. LAS VEGAS, NV | | SHEET NO. |
| OWNER: LAND CAPITAL PARTNERS LLC | A2.1 | |
| SHEET CONTENT: FLOOR PLAN | | |

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1 FRONT ELEVATION
1/2" = 1'-0"

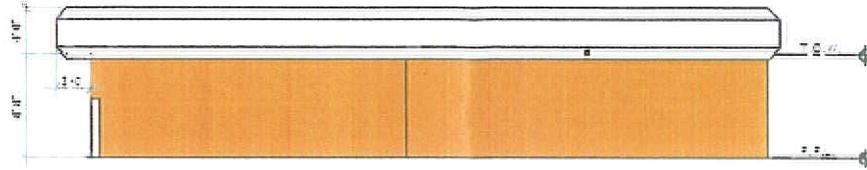


3 REAR ELEVATION
1/2" = 1'-0"

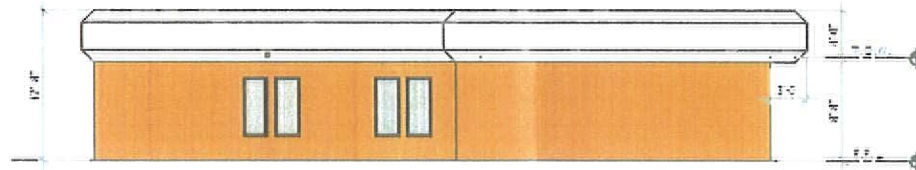
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B



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION
1/8" = 1'-0"

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| | | | | |
|--|-----------------------------------|--------------|--------------------|--------------|
| SDR 25968 | | | | |
| Land Capital Partners, LLC | | | | |
| 4704 West Charleston Blvd. | | | | |
| Proposed 0.36 thousand square foot addition. | | | | |
| Traffic produced by proposed development: | | | | |
| Additional Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 0.4 | 11.01 | 4 |
| AM Peak Hour | | | 1.55 | 1 |
| PM Peak Hour | | | 1.49 | 1 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Existing Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1.2 | 11.01 | 13 |
| AM Peak Hour | | | 1.55 | 2 |
| PM Peak Hour | | | 1.49 | 2 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Net Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1.6 | | 17 |
| AM Peak Hour | | | | 3 |
| PM Peak Hour | | | | 3 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Existing traffic on all nearby streets: | | | | |
| Charleston Blvd. | | | | |
| Average Daily Traffic (ADT) | 43,720 | | | |
| PM Peak Hour | 3,498 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Decatur Blvd. | | | | |
| Average Daily Traffic (ADT) | 47,999 | | | |
| PM Peak Hour | 3,840 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |

| | Capacity | | | |
|---|----------|--|--|--|
| Charleston Blvd. | 51700 | | | |
| Decatur Blvd. | 51700 | | | |
| <p>This project will add approximately 4 trips per day on Charleston Blvd. and Decatur Blvd. This will increase the existing volumes by less than 1 percent on both of these streets. Charleston is at about 85 percent of capacity and Decatur is at about 93 percent of capacity.</p> | | | | |
| <p>Based on Peak Hour use, this development will add roughly 1 vehicle to the area.</p> | | | | |
| <p>Note that this report assumes all traffic from this development uses all named streets.</p> | | | | |