



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

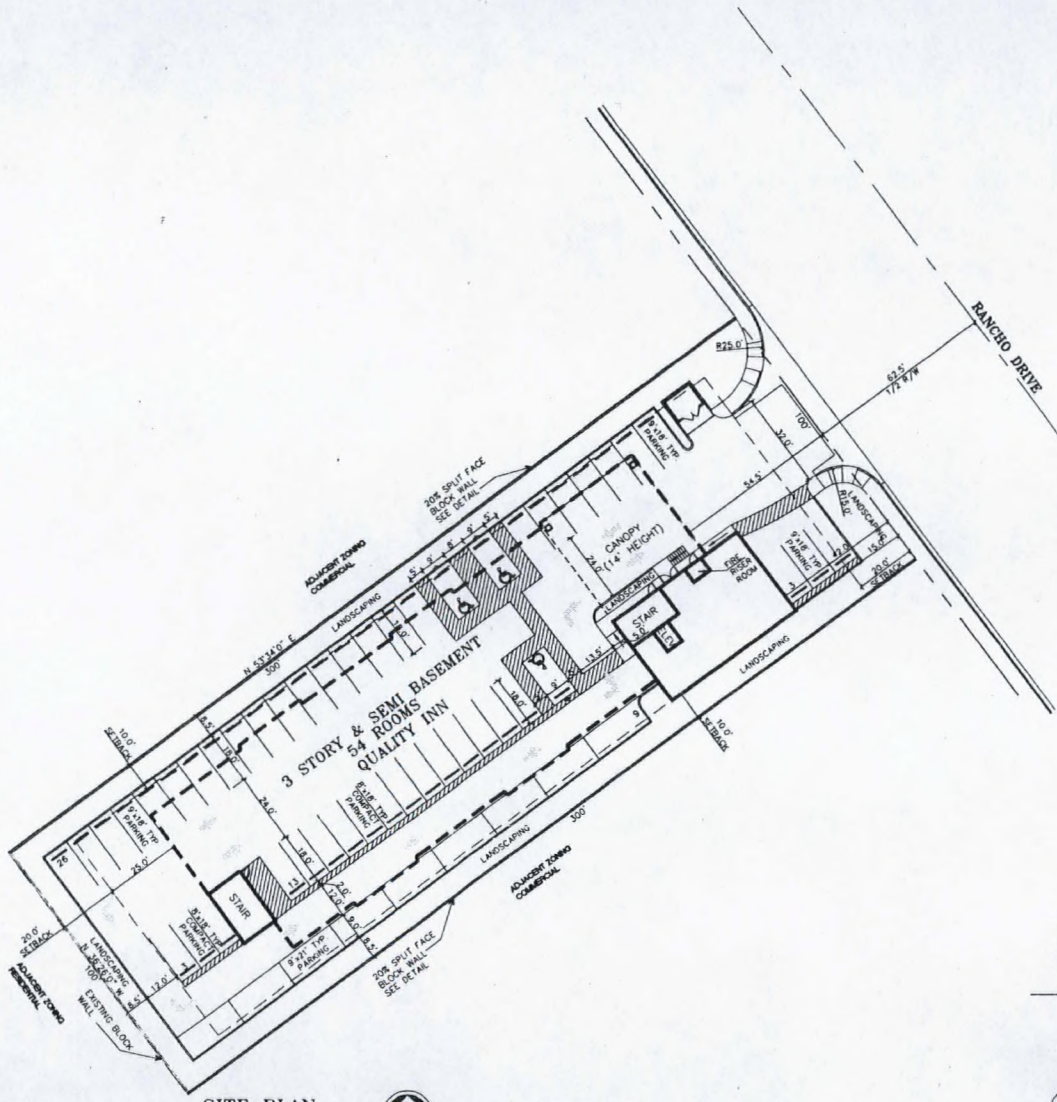
Signature of Property Owner: Amrik Singh

Print Name: AMRIK SINGH

Subscribed and sworn before me

This  _____
Notary Public in and for said County and State

RECEIVED
DEC 11 2007



SITE PLAN
SCALE: - 1/20" = 1'-0"

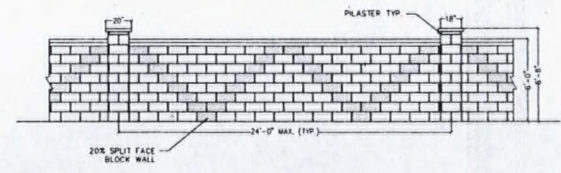
PROJECT DATA

A.P.N.	138-02-101-006
ZONING	C2
JURISDICTION	LAS VEGAS-89108
HEIGHT PROVIDED	48'-9" (TOP OF RIDGE) (3 STORY+SEMI BASEMENT)
TOTAL # OF ROOMS	54
TOTAL PARKING REQUIRED	54 SPACES
TOTAL STANDARD PARKING PROVIDED	38 SPACES
TOTAL COMPACT PARKING PROVIDED	16 SPACES < 30% OF REQUIRED PARKING
GRAND TOTAL PARKING PROVIDED	54 SPACES

SQUARE FOOTAGE BREAKDOWN

BASEMENT FLOOR SQUARE FOOTAGE	= 1642 SQ.FT.
CANOPY AREA SQUARE FOOTAGE	= 1440 SQ.FT.
FIRST FLOOR SQUARE FOOTAGE	= 263 SQ.FT. (STAIR) + 1642 SQ.FT. (ADMIN) = 1905 SQ.FT.
SECOND FLOOR SQUARE FOOTAGE	= 12846 SQ.FT.
THIRD FLOOR SQUARE FOOTAGE	= 12846 SQ.FT.
TOTAL BUILDING SQUARE FOOTAGE	= 29239 SQ.FT.

NOTE: FULL FIRE ALARM SYSTEM WITH DETECTOR IN EACH ROOM TO BE PROVIDED.



BLOCK WALL DETAIL
SCALE: - N.T.S.

SDR-25990
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02/14/08 PC

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SDR-25990

REVISIONS:
 A. REVISED AS PER PLANNING COMMENTS DATED 02-14-08

ACE ENGINEERING
 5095 S. DURANGO DRIVE
 LAS VEGAS, NV 89108
 PHONE: 702 946-8800, FAX: 702 946-7702
 CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

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

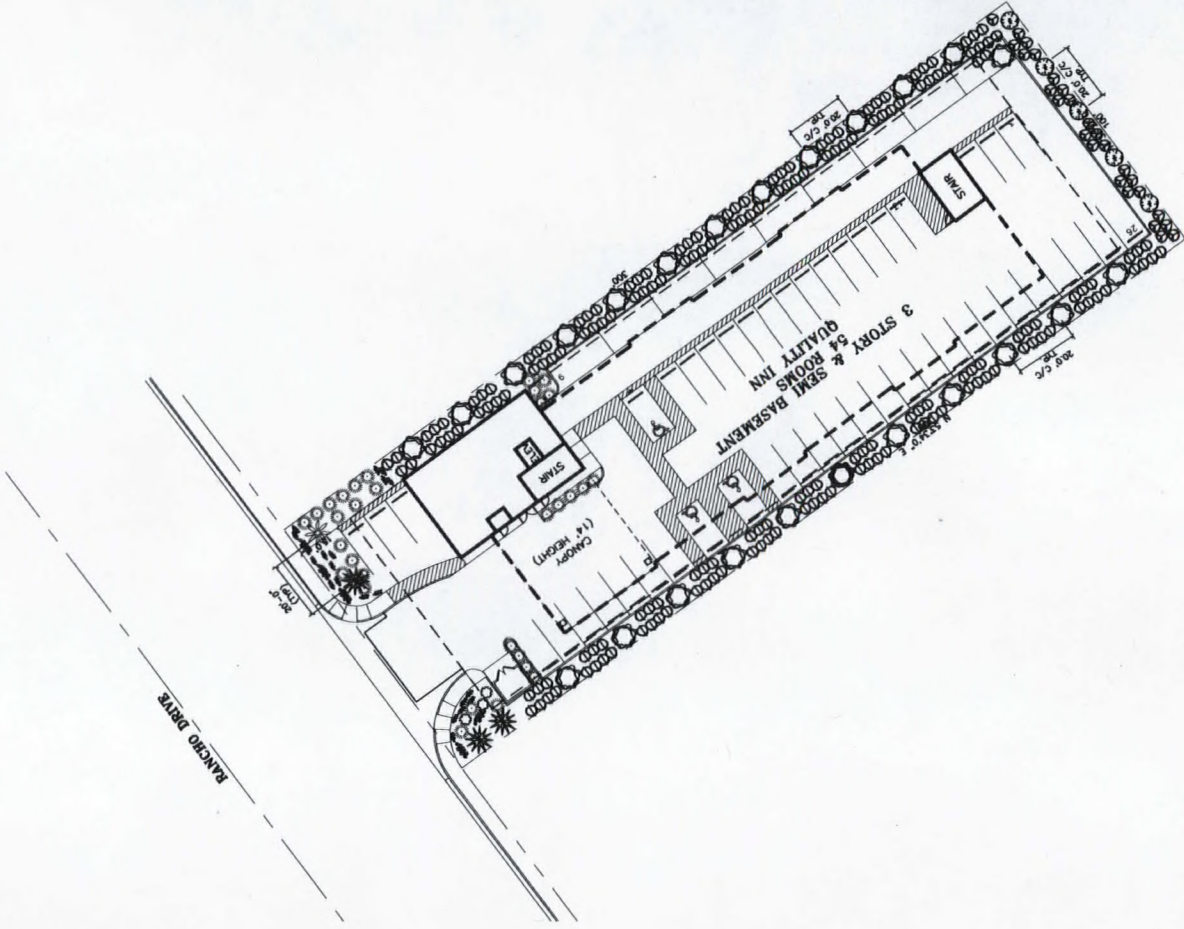
PROJECT SEAL
 JASPA S. SHU
 02/13/08
 0213796

DATE: 02/06/2008
 JOB: 07-19
 DWG. BY: JAURA
 CHK. BY: ME
A1.0.0
 SHEET
 1 OF 4

SDR-25990
 REVISED
 02/14/08 PC

JAN 15 2008

LANDSCAPE PLAN
 SCALE: 1/80" = 1'-0"



LANDSCAPE NOTES:

- LANDSCAPING REQUIRED, EXCEPT FOR LINES, GRAVEL PITS, TEMPORARY USERS, PUBLIC FACILITIES WITHOUT BUILDINGS, AND THE AREAS OF MULTI-FAMILY DWELLINGS. ANY DISTURBED AREA OF A DEVELOPED PROPERTY NOT OCCUPIED BY SUCH FACILITY AREAS / STORAGE AREAS, PARKING, DRIVEWAYS, DRIVE ALLEYS, AND SIDEWALK SHALL BE LANDSCAPED AND MAINTAINED IN A CLEAN CONDITION DISTURBED AREAS DESIGNATED FOR FUTURE DEVELOPMENT NEED NOT HAVE LIVE LANDSCAPING.
- ALL REQUIRED PLANT MATERIAL SHALL BE PLANTED WITH LIVE PLANTS FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEA LEVEL OR MORE. NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF A DECAPIATED RIGHT-OF-WAY.
- ANY TREE WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED.
- LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OR VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USES DEEMED HARMFUL TO THE LANDSCAPING. HOWEVER, SIGNS ARE PERMITTED.
- ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.
- LANDSCAPING REQUIREMENTS FOR CONCRETE FENCES AND WALLS SHALL BE MAINTAINED OR COMMON LOT ON ANY MAJOR OR MINOR SUBDIVISION MAP.
- IF A SIDEWALK IS ESTABLISHED BEHIND LANDSCAPING OR IF THE SIDEWALK HEADERS, LANDSCAPING SHALL BE SUBJECT TO THE PROVISIONS OF MAINTENANCE ASSOCIATION AND A LICENSE AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	WASHINGTON FAN PALM		4 NOS.	
	REVOLUTA PALM		4 NOS.	
	STONE PINE		24" BOX 26 NOS.	
	MEXICAN BRODIAEA		3 NOS.	
	JASMINE		9 NOS.	
	PERUVIAN VERBENA		3 NOS.	
	PITOSPORAUM TOMRA		175 NOS.	
	GOLDEN EUCALYPTUS		5 GALLONS 26 NOS.	
	TEXAS OLIVE		24" BOX 5 NOS.	

1 OF 1 SHEET
 L1.0.0
 JOB: 07-18
 DRG. BY: JALTRA
 CHK. BY: MJD
 DATE: 01/14/2008

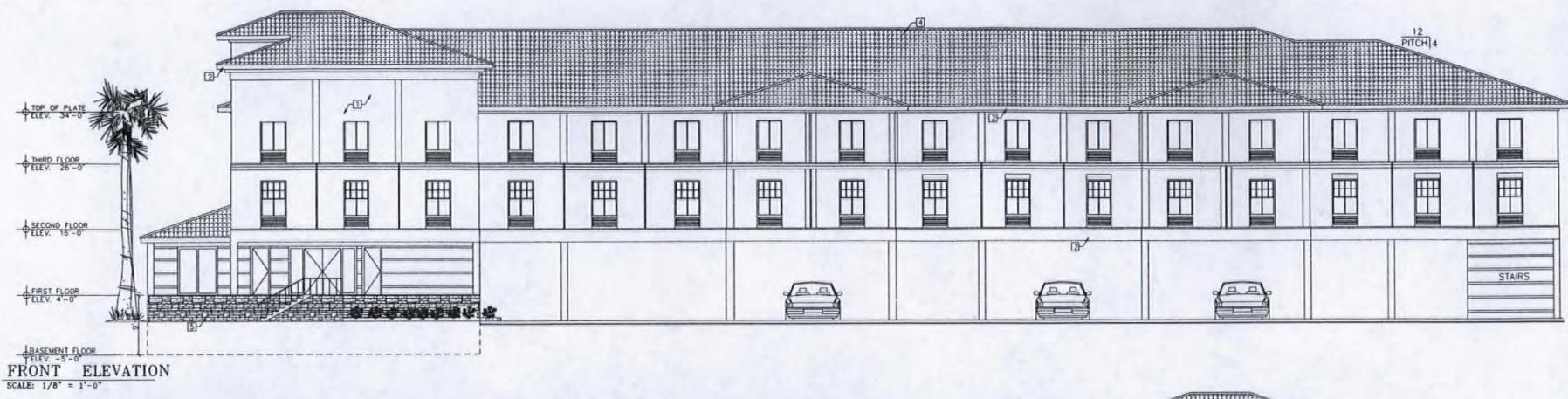
PROJECT TITLE
 LANDSCAPE PLAN

QUALITY INN
 4700 NORTH RANCHO DRIVE
 LAS VEGAS, NEVADA 89108

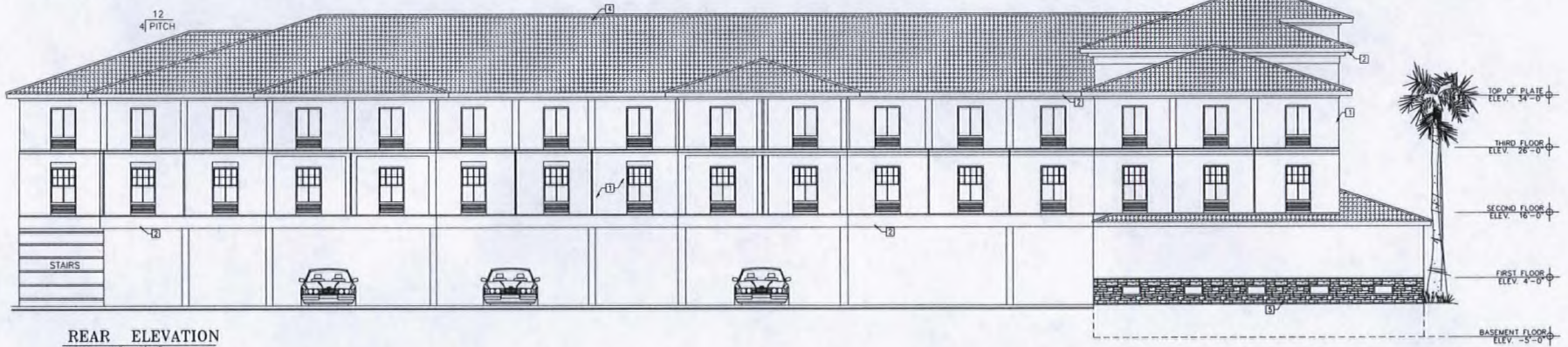


ACE ENGINEERING
 595 S. DURANGO DRIVE
 LAS VEGAS, NV 89102
 PHONE: 702 596-0800, FAX: 702 596-7700
 CELL: 702 596-0800, LAND DEVELOPMENT - BUILDING DESIGN

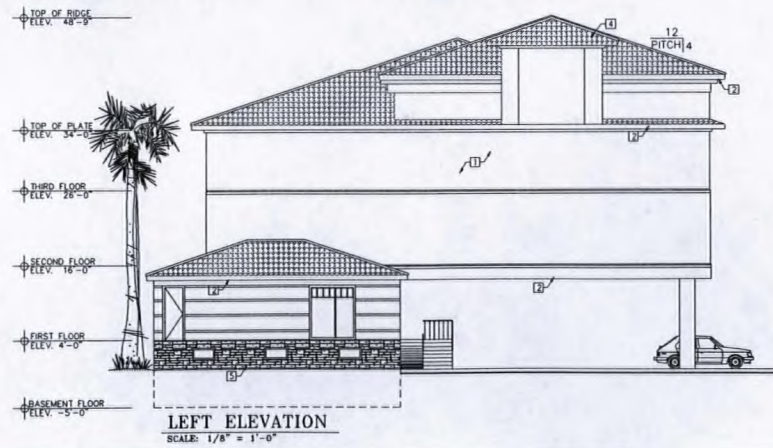
REVISIONS:



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



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



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

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EXT. COLOR & MATERIALS SCHD (FOR STUCCO)		STUCCO NOTES
1	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	CORNADO STONE DRYSTACK LEDGESTONE, HONEY LEDGER IN SHAFTER BLEND
		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'-2" 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

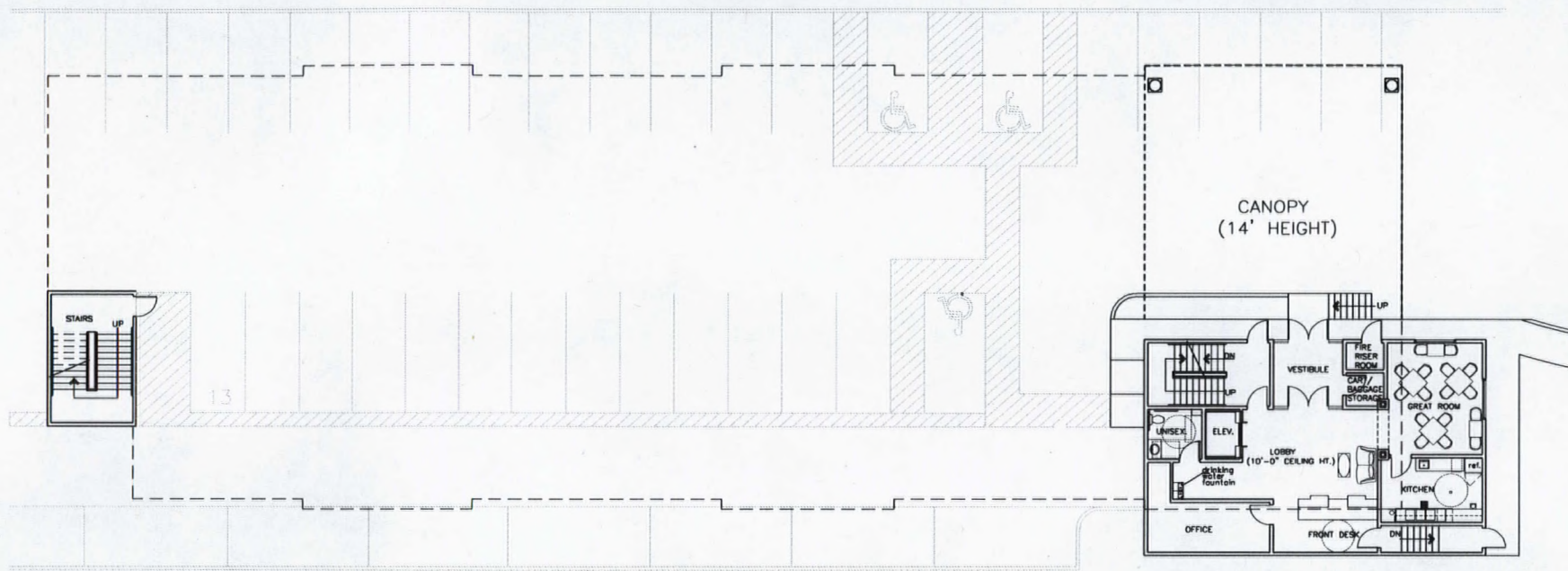
ACE ENGINEERING
5195 S. DURANGO DRIVE
LAS VEGAS, NV 89115
PHONE: 702 596-5800, FAX: 702 596-7902
CIVIL - PLANNING - LAND DEVELOPMENT - BUILDING DESIGN

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

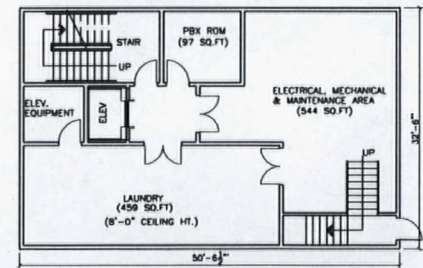
TITLE PROJECT SEAL
LICENSED ENGINEER-STATE OF NEVADA
JASEP SHARI
No. 13796

DATE: 01/31/2008
JOB: 07-19
DWG. BY: JSC
CHK. BY: MG
A2.1.0
SHEET
4 OF 4

FEB 01 2008



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

ACE ENGINEERING
5995 S. DURANGO DRIVE
LAS VEGAS, NV 89108
PHONE: 702-944-8800, FAX: 702-944-7702
CIVIL, PLANNING, LAND DEVELOPMENT, BUILDING DESIGN

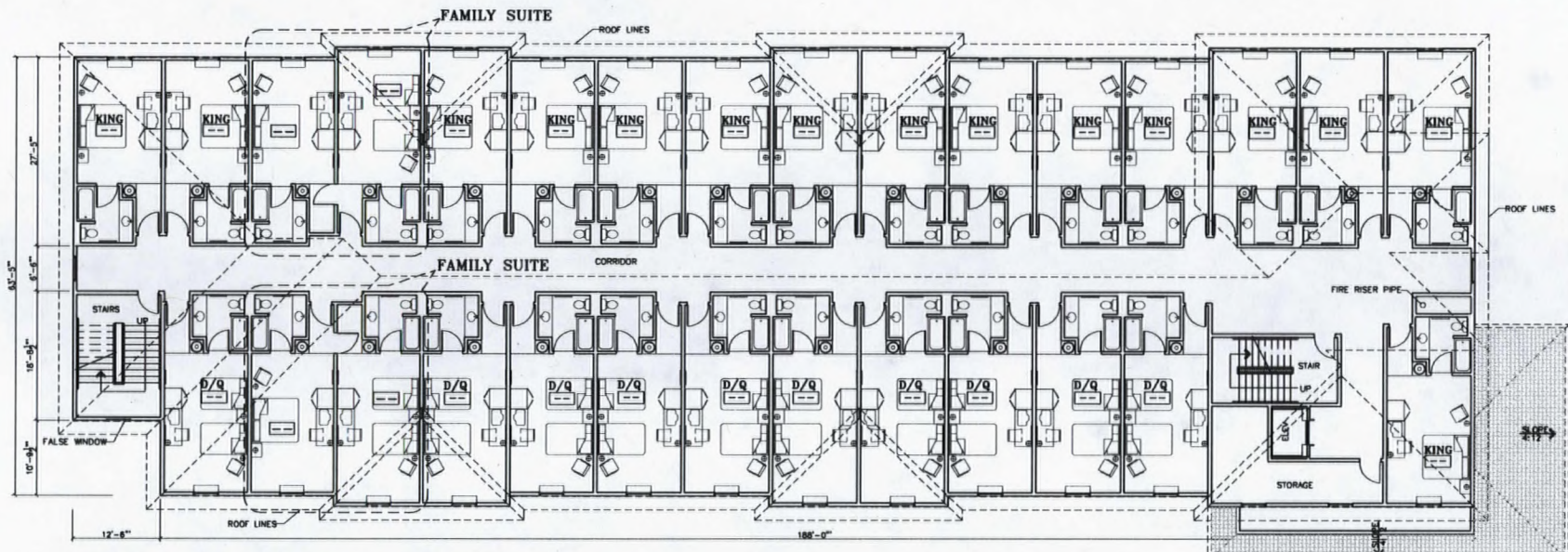
BASEMENT & FIRST FLOOR PLAN
QUALITY INN
4700 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89108

DATE: 01/11/2008
JOB: 07-18
DWG. BY: JSC
CHK. BY: MG

A1.1.0
SHEET
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SECOND & THIRD FLOOR PLAN (GUEST ROOMS) 27+27 = 54 TOTAL
 SCALE: 1/8" = 1'-0"

REVISIONS:

ACE ENGINEERING
 5195 S. DURANGO DRIVE
 LAS VEGAS, NV 89108
 PHONE: 702 944-8800 FAX: 702 944-7782
 CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

TITLE: **SECOND & THIRD FLOOR PLAN**

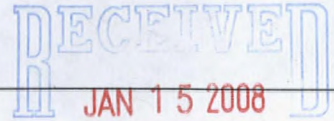
PROJECT: **QUALITY INN**
 4700 NORTH RANCHO DRIVE
 LAS VEGAS, NEVADA 89108



DATE: 01/14/2008
 JOB: 07-19
 DWG. BY: JSC
 CHK. BY: MG

A1.2.0
 SHEET
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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
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Rancho Dr.				
Average Daily Traffic (ADT)	25,375			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2030			
Lone Mountain Rd.				
Average Daily Traffic (ADT)	15,600			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1,248			
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.				