



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-29426** APN: 162-03-514-021

Name of Property Owner: Robert D. Lawson

Name of Applicant: Stephen P. Quinn / Precision Construction

Name of Representative: JAMES A. KEMP / APTUS Architecture

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: Robert Lawson

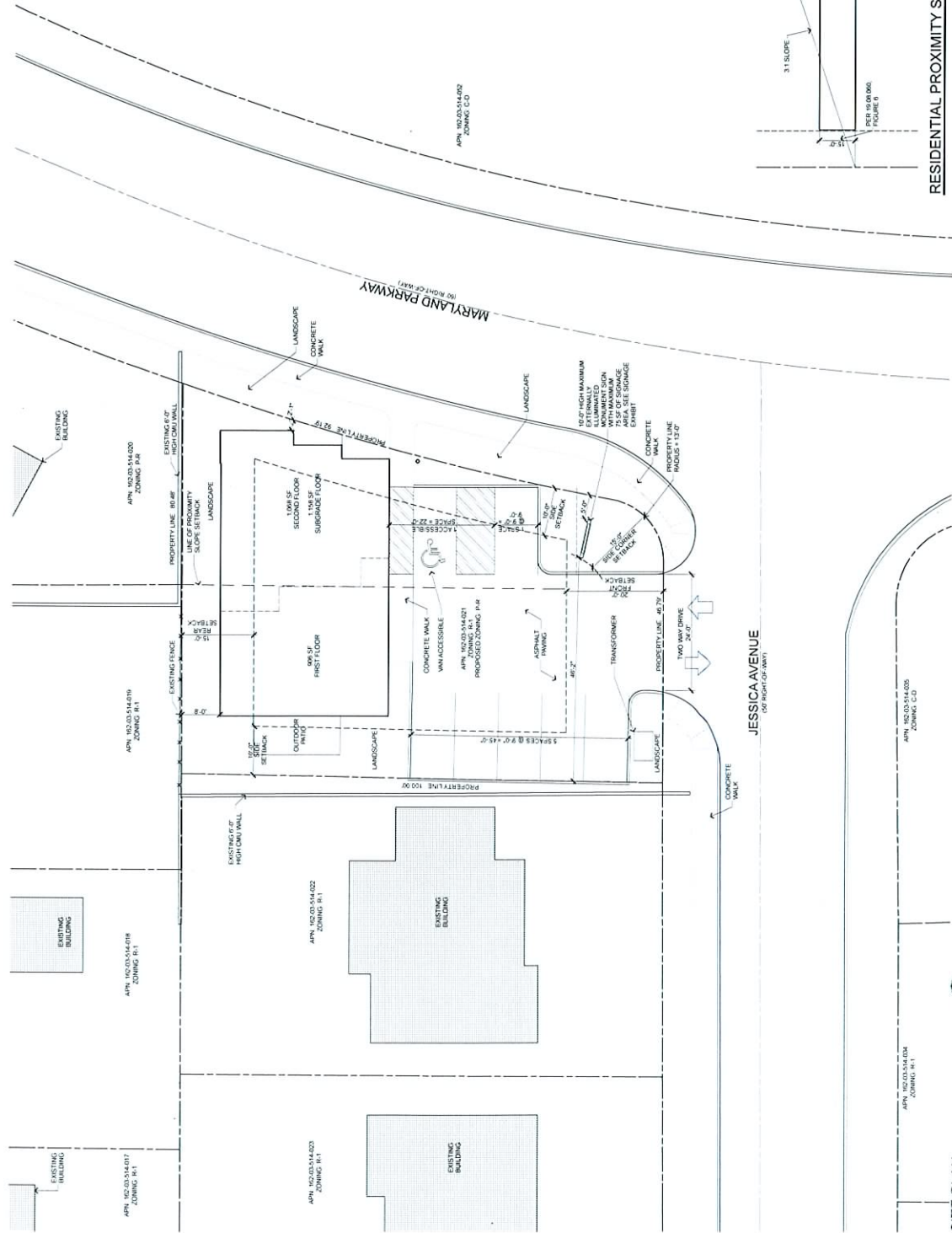
Print Name: Robert Lawson

Subscribed and sworn before me

This 1th day of August, 2008

Charlene Gonzales
Notary Public in and for said County and State





VICINITY & LOCATION MAPS

SITE DATA
 PARCEL NUMBER: 10-003-514-021
 CITY OF LAS VEGAS: RB1A
 EXISTING ZONING: RB1
 PROPOSED ZONING: RB1
 SITE AREA: 7,482 NET SQUARE FEET
 11,881 GROSS SQUARE FEET
 237 PERMITS/ADJACENT

SETBACKS (BUILDING)
 FROM: 20'-0"
 SIDE: 10'-0"
 REAR: 10'-0"
 MAX HEIGHT: 35'-0"
 USE: OFFICE (AS SHOWN)
 ACTUAL LOT COVERAGE: 27.7%

BUILDING INFORMATION
 OCCUPANCY: OFFICE
 CONSTRUCTION TYPE: CONCRETE
 FINISH FLOORS PROVIDED: 3
 BUILDING CLASS: OFFICE
 STORIES: 3
 STAIRS: 1
 ELEVATION: 10'-0"
 TOTAL SQUARE FOOTAGE: 11,881 SF

PARKING AREA
 BUILDING AREA: 3,100 - 7,28
 OFFICE: 300 SF @ 1.20 = 1.13
 STORAGE: 100 SF @ 1.00 = 1.00
 TOTAL: 400 SF @ 1.00 = 4.00
 STANDARD SPACES PROVIDED: 4
 TOTAL PARKING SPACES PROVIDED: 4
 LOADING ZONE: NOT APPLICABLE

LANDSCAPE BUFFERS
 FRONT: 10'-0"
 SIDE: 10'-0"
 REAR: 10'-0"

RESIDENTIAL PROXIMITY SLOPE
 3:1 SLOPE
 PER 90-00-0000 FIGURE 6

2008 INTERNATIONAL BUILDING CODE
 10
 415
 2,000 SF
 3,000 SF
 4,000 SF
 5,000 SF
 6,000 SF
 7,000 SF

1148 South Maryland Parkway
 Site Development Review Submittal
 1148 South Maryland Parkway
 Las Vegas, Nevada 89104

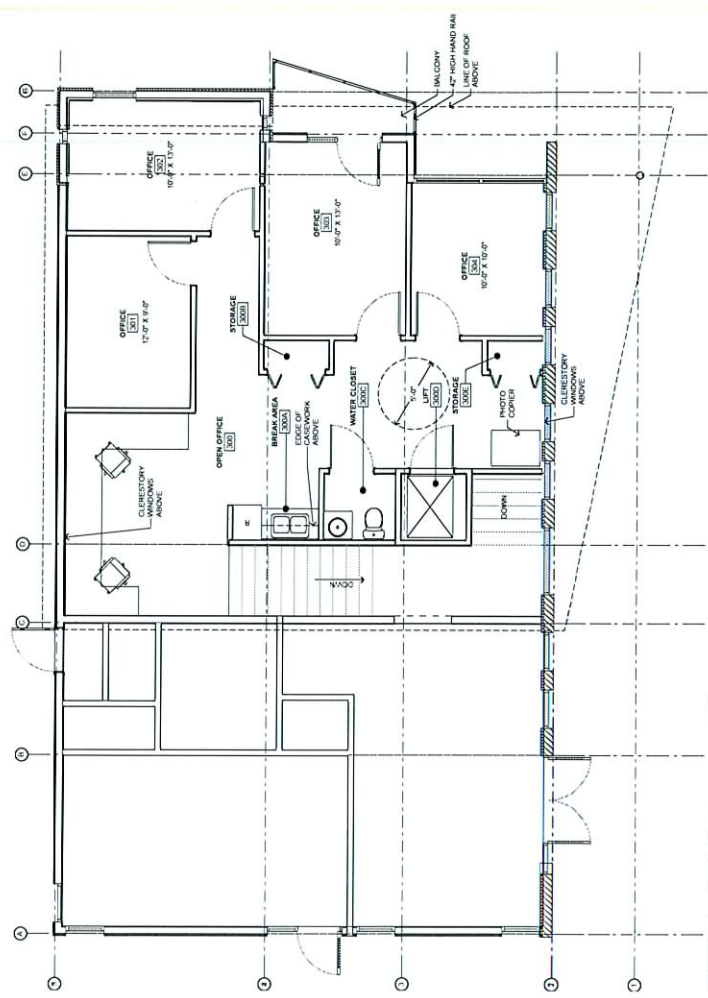
APTUSA architecture
 1148 South Maryland Parkway
 Las Vegas, NV 89104
 P: 702.731.1200
 F: 702.731.1111

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 SEP 04 2008
 VAR-29430

ASI00

09/07/11 1148 South Maryland Parkway

REVISED 09/25/108 PC



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

BUILDING SQUARE FOOTAGES

RESTROOM	270.00 SF
OFFICE	441.00 SF
STORAGE	210.00 SF
WATER CLOSET	210.00 SF
TOTAL SQUARE FOOTAGE	1131.00 SF

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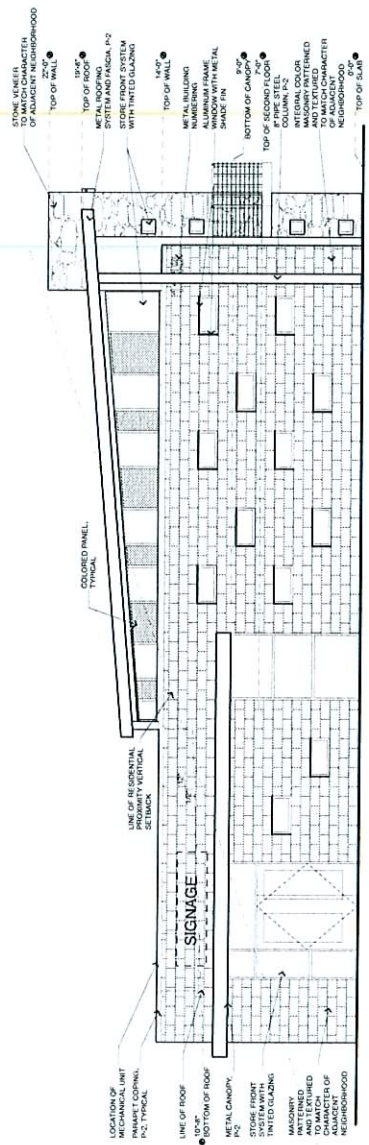
SECOND FLOOR
PLAN

A101

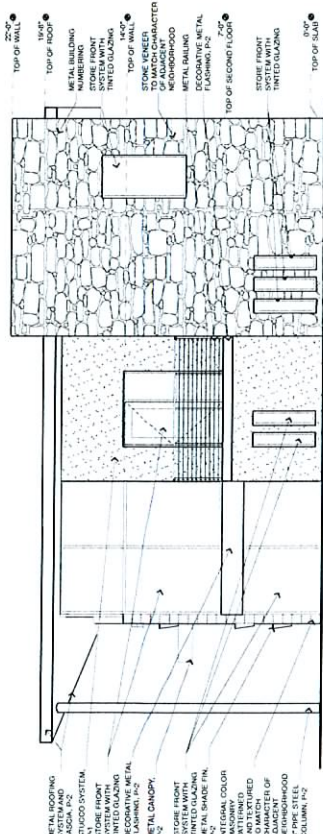
SDR-29426
09/25/08 PC

1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P: 702.734.1200
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SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

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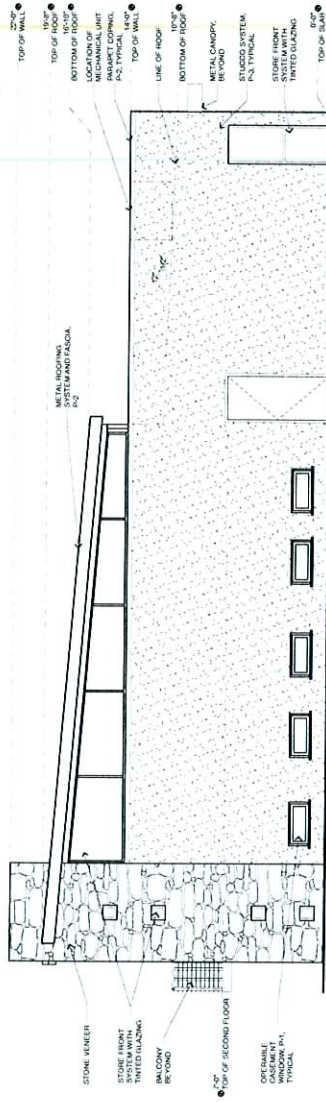
BUILDING ELEVATIONS
A200

DR 07 - 1148 South Maryland Parkway

SDR-29426
09/25/08 PC

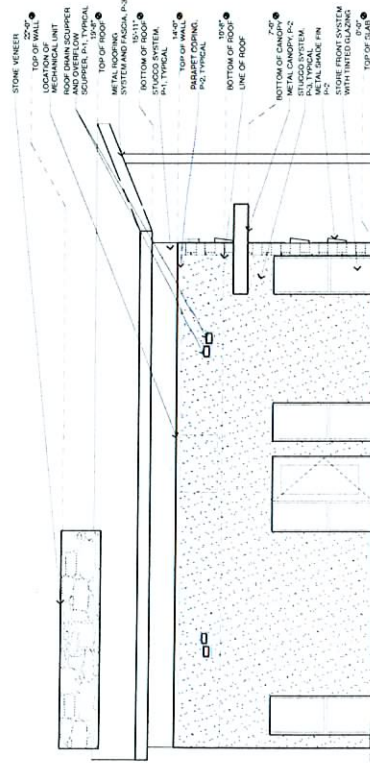
1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

APTUS Architecture
1148 South Maryland Parkway
Las Vegas, NV 89104
P: 702.591.1200
F: 702.591.1213



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

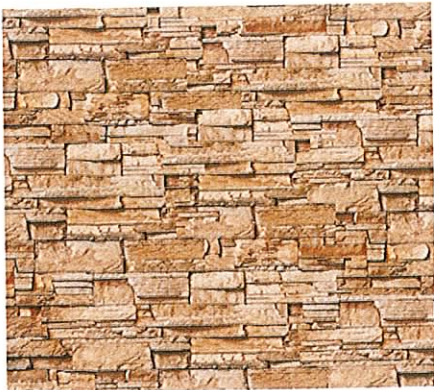
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BUILDING ELEVATIONS
A201

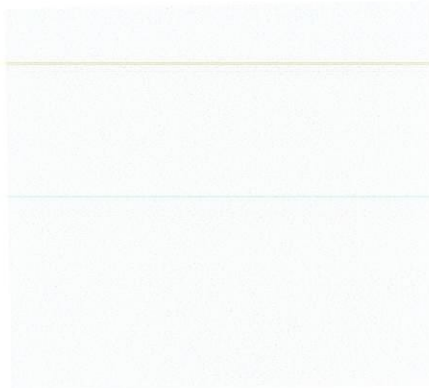
1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

APTUS Architecture
2000 South 46th Street
Las Vegas, Nevada 89154
P: 702.938.1200
F: 702.938.1413

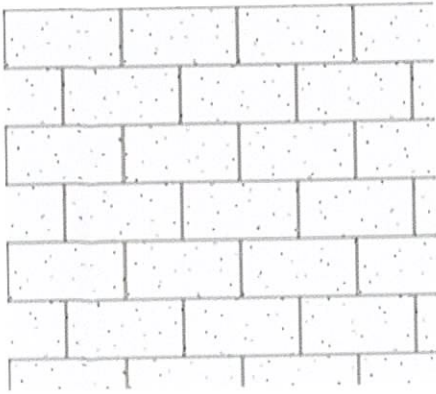
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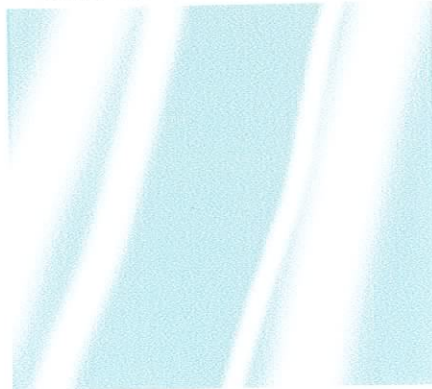
Stone Veneer



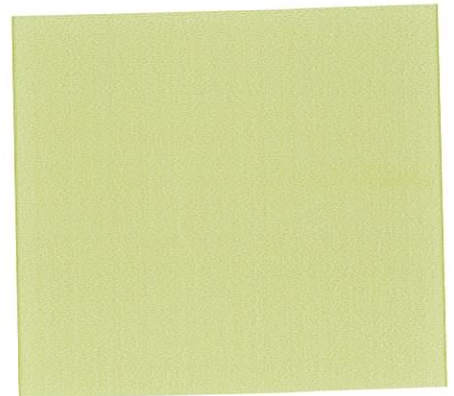
Store Front & Window Frame



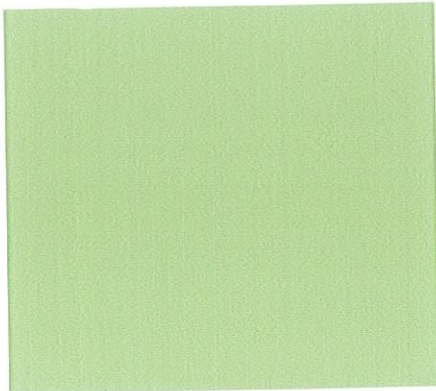
CMU



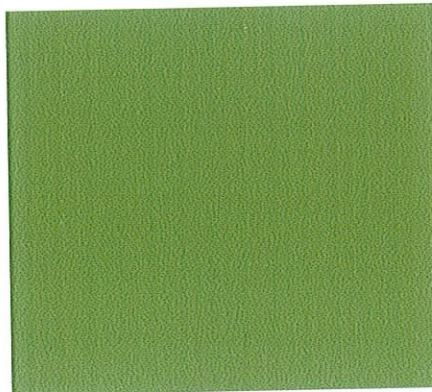
Glazing



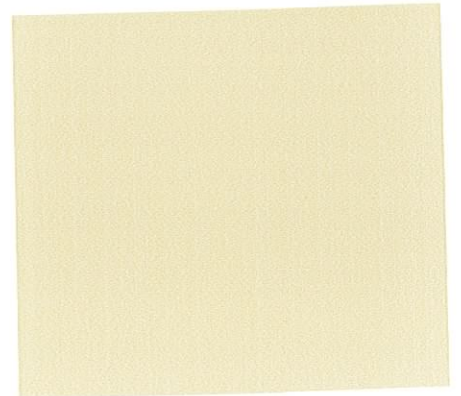
Colored Window Panel



Paint 1



Paint 2



Paint 3

SDR-29426

09/25/08 PC

8.12.08

SDR 29426				
Roberto D. Lawson				
1148 S. Maryland Pkwy.				
Proposed 3.13 thousand square foot conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.13	11.01	34
AM Peak Hour			1.55	5
PM Peak Hour			1.49	5
<i>(heaviest 60 minutes)</i>				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
<i>(heaviest 60 minutes)</i>				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.13		24
AM Peak Hour				4
PM Peak Hour				4
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	40,358			
PM Peak Hour	3229			
<i>(heaviest 60 minutes)</i>				
Maryland Pkwy.				
Average Daily Traffic (ADT)	32,399			
PM Peak Hour	2592			
<i>(heaviest 60 minutes)</i>				
Franklin Ave.				
Average Daily Traffic (ADT)	1,708			
PM Peak Hour	137			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:			
	Adjacent street ADT		
	Capacity		
Charleston Blvd.	45220		
Maryland Pkwy.	47600		
Franklin Ave.	16900		
<p>This project will add approximately 1,686 trips per day on Charleston Blvd., Maryland Pkwy., and Franklin Ave. This will increase expected volumes by less than 1 percent on Charleston and Maryland, and by about 6 percent on Franklin. Charleston is at about 89 percent of capacity, Maryland is at about 68 percent of capacity, and Franklin is at about 10 percent of capacity.</p>			
<p>Based on Peak Hour use, this development will add roughly 4 vehicles to the area; which works out to about 1 every 15 minutes.</p>			
<p>Note that this report assumes all traffic from this development uses all named streets.</p>			