



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-27298** APN: 138-24-305-001 & 003

Name of Property Owner: Michael Village , LLC

Name of Applicant: Primack Family Companies, LLC

Name of Representative: Primack Family Companies, LLC

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): _____

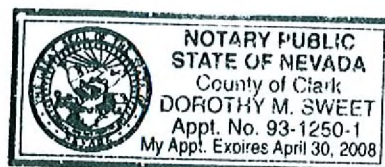
APN: _____

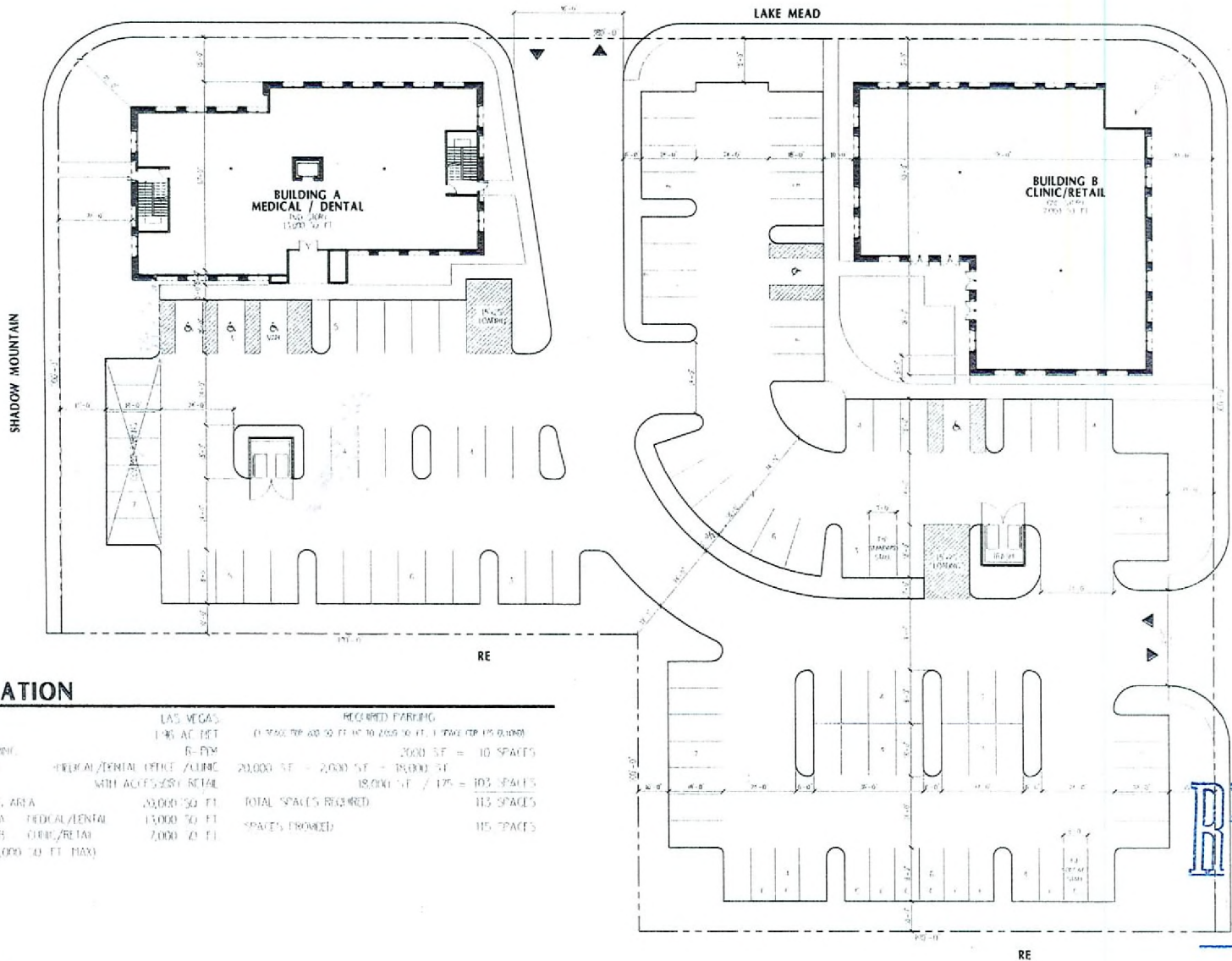
Signature of Property Owner: Brett Primack

Print Name: Brett Primack

Subscribed and sworn before me

This 10 day of March 2008
Dorothy M. Sweet
Notary Public in and for said County and State





TABULATION

DESCRIPTION	LAS VEGAS	REQUIRED PARKING
LOT AREA	1.16 AC. NET	(1 SPACE PER 400 TO 500 SF TO 2,000 SF FT. 1 SPACE PER 1,000 SF)
APPROVED ZONING	R-PM	2,000 SF = 10 SPACES
PROPOSED USE	MEDICAL/DENTAL OFFICE / CLINIC WITH ACCESSORY RETAIL	20,000 SF = 2,000 SF = 10,000 SF 18,000 SF / 175 = 103 SPACES
TOTAL PROPOSED AREA	20,000 SF	TOTAL SPACES REQUIRED
BUILDING A MEDICAL/DENTAL	15,000 SF	113 SPACES
BUILDING B CLINIC/RETAIL	7,000 SF	SPACES PROVIDED
(RETAIL 1,000 SF MAX)		113 SPACES

SITE PLAN

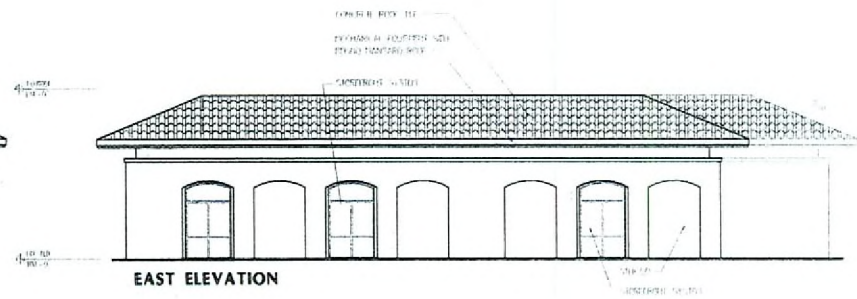
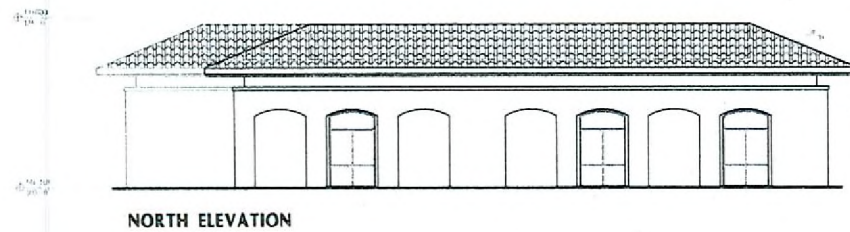
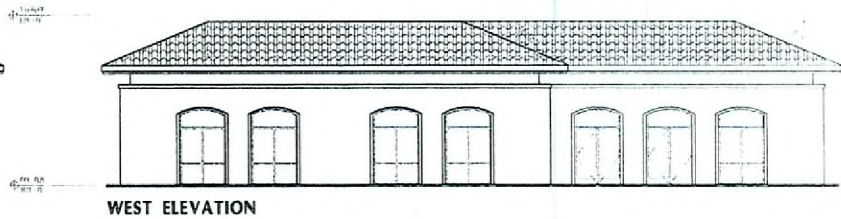
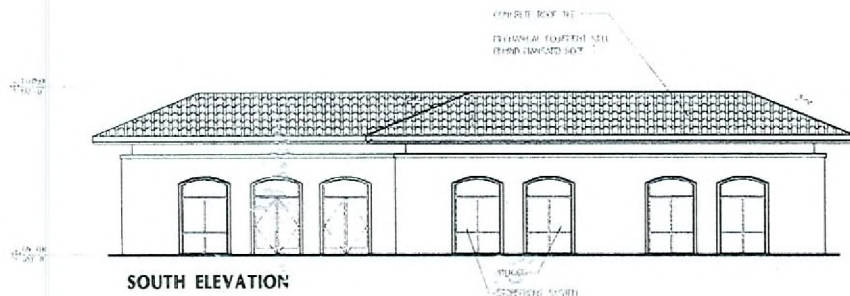
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

RECEIVED
APR 04 2008



SDR-27298
REVISED
04/24/08 PC



BUILDING - B - CLINIC / RETAIL
EXTERIOR ELEVATIONS

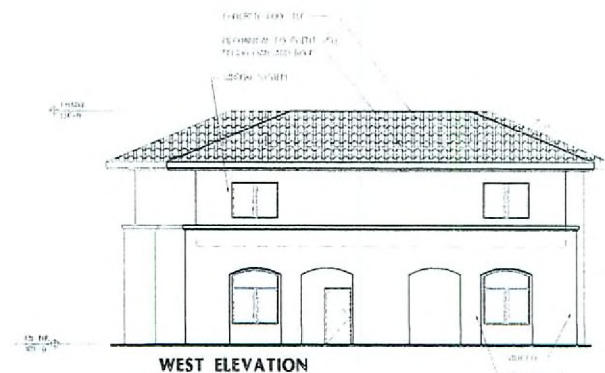
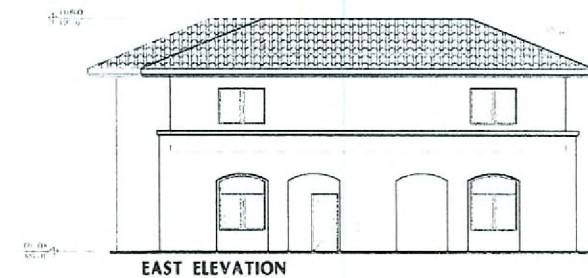
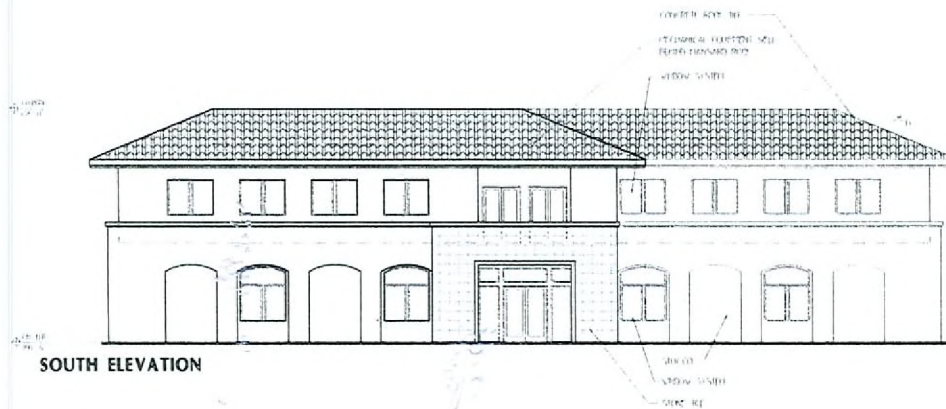
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

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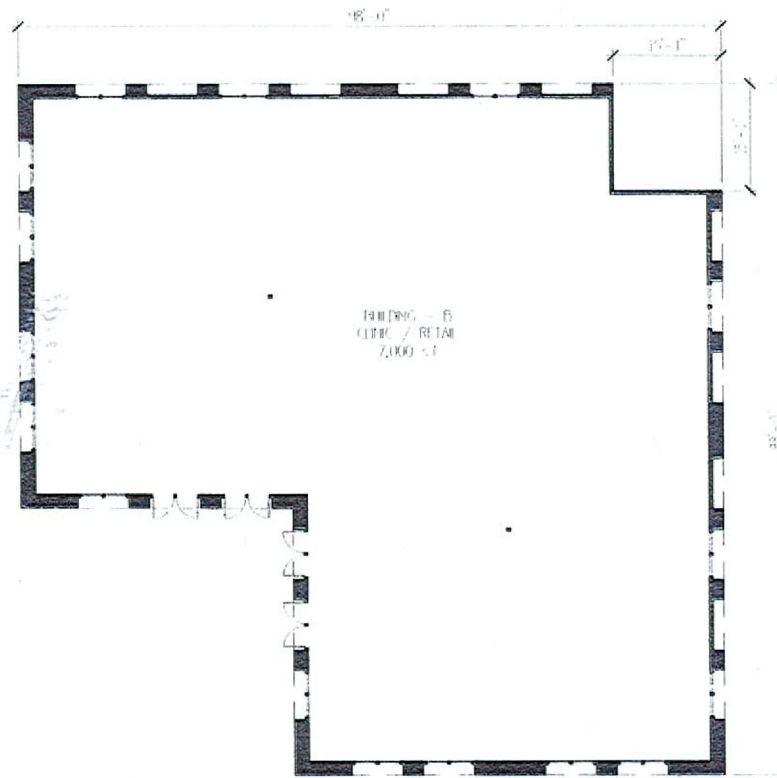
BUILDING - A - MEDICAL / DENTAL
EXTERIOR ELEVATIONS

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC



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BUILDING - B - CLINIC / RETAIL
FLOOR PLAN - 7,000 s.f.

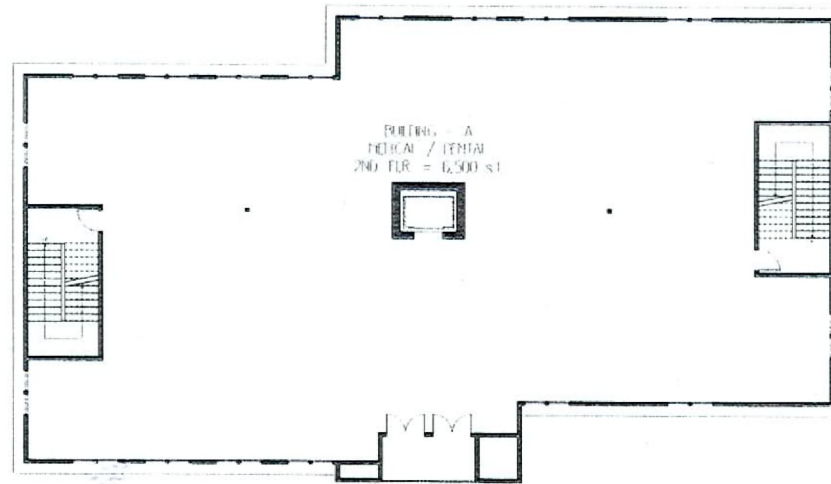
MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

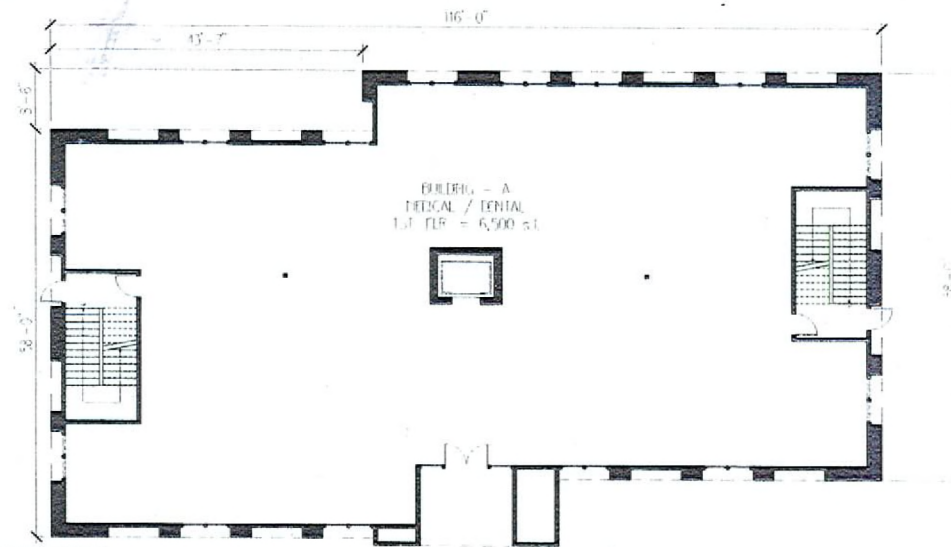
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SECOND FLOOR



GROUND LEVEL



BUILDING - A - MEDICAL / DENTAL
FLOOR PLAN - 13,000 s.f.

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ROOF TILE

EAGLE ROOFING
CANYON BROWN



FIELD COLOR #1

ICI PAINTS
427 DEERFIELD



FIELD COLOR #2

ICI PAINTS
#364 MAPLE SEASON



STONE ACCENT

PARADISO DARK
GRANITE TILE

RECEIVED

MAR 11 2008

MATERIAL BOARD

MICHAEL HEALTH PLAZA

MICHAEL VILLAGE, LLC

SDR-27298

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SDR 27298				
Primack Family Companies, LLC				
SWC Lake Mead Blvd. & Michael Way				
Proposed 20 thousand square foot medical office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	20	36.13	723
AM Peak Hour			2.48	50
PM Peak Hour			3.72	74
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Lake Mead Blvd.				
Average Daily Traffic (ADT)	29,294			
PM Peak Hour	2,344			
(heaviest 60 minutes)				
Michael Way				
Average Daily Traffic (ADT)	4,422			
PM Peak Hour	354			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Lake Mead Blvd.	32775			
Michael Way	16900			
This project will add approximately 723 trips per day on Lake Mead Blvd. and Michael Way. This will increase expected volumes by about 2 percent on Lake Mead and by about 16 percent on Michael. Lake Mead is at about 89 percent of capacity and Michael is at about 26 percent of capacity.				
Based on Peak Hour use, this development will add roughly 74 additional cars into the area; which works out to about 5 every 4 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				