



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: SDR-29641 APN: 125-35-401-012

Name of Property Owner: Ace of Hearts Properties LLC

Name of Applicant: Allen McLane

Name of Representative: KC Camis, Architect

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: A. McLane

Print Name: Allen McLane

Subscribed and sworn before me

This 22 day of August, 2008

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





**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-29641** APN: 125.35.401.012

Name of Property Owner: Ace of Hearts Properties LLC

Name of Applicant: Nancy Tabor

Name of Representative: KC Camis, Architect

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       X       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: [Handwritten Signature]

Print Name: NANCY TABOR

Subscribed and sworn before me

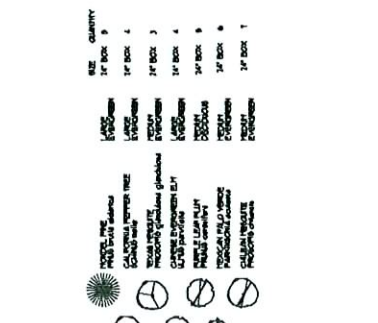
This 22 day of August, 2008

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



NOTES	VICINITY MAP	PROJECT DATA
<p>1. SEE CIVIL FOR ALL FINAL GRADES, UTILITY LOCATIONS, ETC.</p> <p>2. SEE ELECTRICAL FOR ALL ELECTRICAL SYMBOLS, DIMENSIONS, ETC.</p> <p>3. SEE MECHANICAL FOR ALL MECHANICAL SYMBOLS, DIMENSIONS, ETC.</p> <p>4. ACCESSIBLE ROUTE TO THE PUBLIC BAY SHALL HAVE SLOPES OF 1% FOR RUNNING AND 1/4% FOR CROSS SLOPES.</p> <p>5. PARTNER IN CONCRETE SHALL BE TOOKED JOINTS.</p> <p>6. SEE STRUCTURAL FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION.</p>		<p>REQUIRED ZONING: C1</p> <p>EXISTING ZONING: C1</p> <p>PERMITS REQUIRED: 1/2008</p> <p>PLANNING PROVIDED: R and M1 BLDG LOADING ZONE</p> <p>SITE ADDRESS: 41 AC</p> <p>APN: 09-3-146-041</p> <p>AREAS BUILDING IN BLOCK TOTAL BUILDING: 15,000 SQ FT</p>
<p><b>LIGHT SCHEDULE</b></p> <p>□ WALL MOUNTED 2'x4' HIGH METAL HALIDE WALL PACK LIGHT AT 12' HIGH</p>		

DESCRIPTION	SIZE	QUANTITY
1. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	11
2. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	5
3. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	20
4. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	8
5. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
6. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
7. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
8. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
9. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
10. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
11. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
12. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
13. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
14. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
15. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
16. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
17. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
18. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
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99. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4
100. 12" x 12" x 1/2" CONCRETE CURB	12 GAL	4



REVISIONS	DATE	BY	DESCRIPTION
1	09/08/08	MC	ISSUE FOR PERMITS
2	09/08/08	MC	REVISED PERMITS
3	09/08/08	MC	REVISED PERMITS
4	09/08/08	MC	REVISED PERMITS
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98	09/08/08	MC	REVISED PERMITS
99	09/08/08	MC	REVISED PERMITS
100	09/08/08	MC	REVISED PERMITS

**RECEIVED**  
 SEP 10 2008  
 LONE MOUNTAIN ROAD  
 SDR-29641  
 10/09/08 PC  
 REVISED

SITE PLAN (BUILDING SHELL (SHOWING LANDSCAPE)  
 SCALE: 1" = 10'-0"



KC CAMBIE  
ARCHITECT  
BUILDING DESIGN  
RECONSTRUCTION



McLANE ELECTRIC  
41400 GERRIE

REVISIONS

NO.	DESCRIPTION

JOB: 0203107

DATE: 10/09/08

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

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

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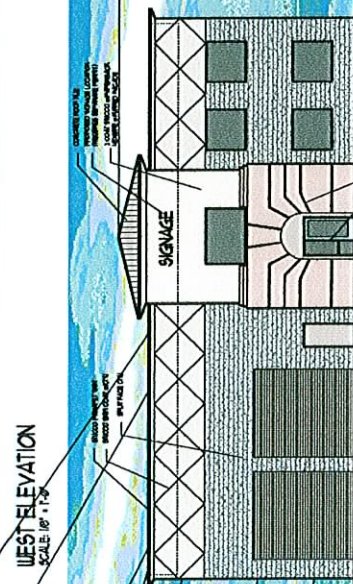
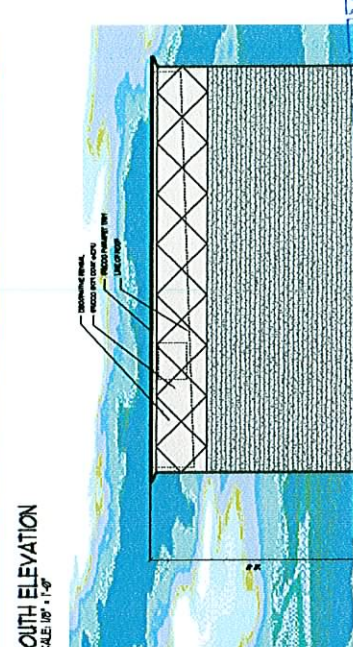
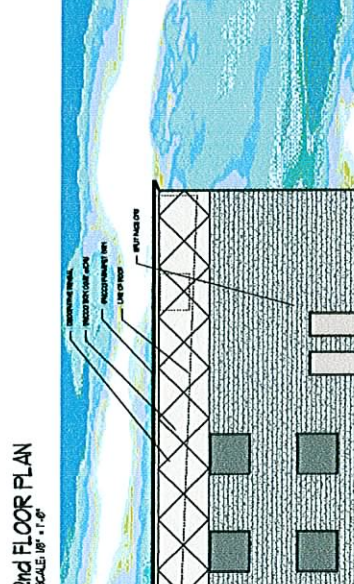
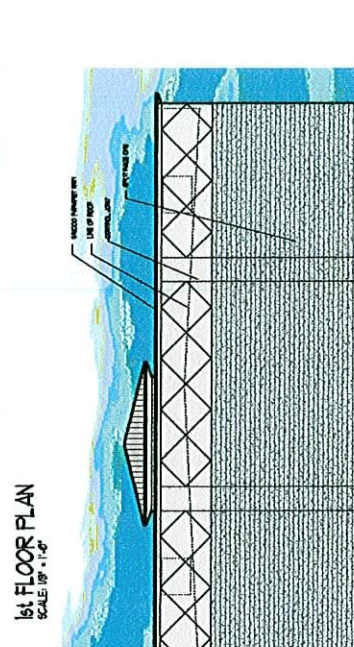
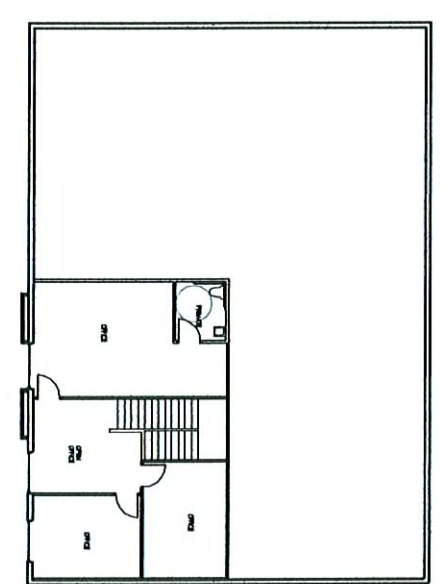
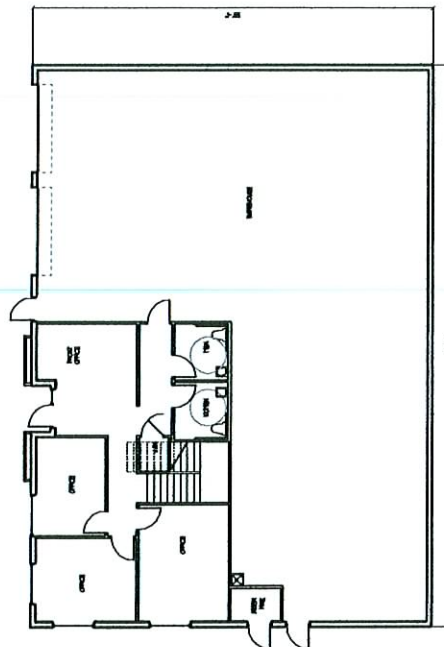
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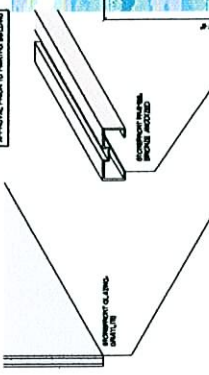
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NOTES: 1. ALL COLOR SCHEMES SUBJECT TO APPROVAL BY THE ARCHITECT. 2. ALL COLOR SCHEMES SUBJECT TO APPROVAL BY THE ARCHITECT. 3. ALL COLOR SCHEMES SUBJECT TO APPROVAL BY THE ARCHITECT.



RECEIVED  
SEP 12 2008

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

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

SDR-29641  
10/09/08 PC  
REVISED

<b>SDR 29641</b>				
<b>KC Camis</b>				
<b>NEC of W. Lone Mountain Rd. &amp; Serene Dr.</b>				
Proposed 2-story, 4.8 thousand square foot building maintenance service and sales development.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	BUILDING MATERIALS & LUMBER STORE [1000 SF]	4.8	45.16	217
AM Peak Hour			2.60	12
PM Peak Hour			4.49	22
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Lone Mountain Rd.</b>				
Average Daily Traffic (ADT)	16,380			
PM Peak Hour	1310			
<i>(heaviest 60 minutes)</i>				
<b>Rancho Dr.</b>				
Average Daily Traffic (ADT)	26,644			
PM Peak Hour	2132			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
Adjacent Street ADT Capacity				
Lone Mountain Rd.	34500			
Rancho Dr.	51800			
This project will add approximately 217 trips per day on Lone Mountain Rd. and Rancho Dr. This will increase expected volumes by about 1 percent on both of these streets. Currently Lone Mountain is at about 47 percent of capacity and Rancho is at about 51 percent of capacity.				
Based on Peak Hour use, this development will add roughly 22 additional cars into the area; which works out to about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				