



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-29879** APN: 126-01-601-016

Name of Property Owner: AHERN CAROLYN L 1998 SEP PPTY TR & AHERN CAROLYN

Name of Applicant: Carolyn Ahern

Name of Representative: 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: *Carolyn Ahern*

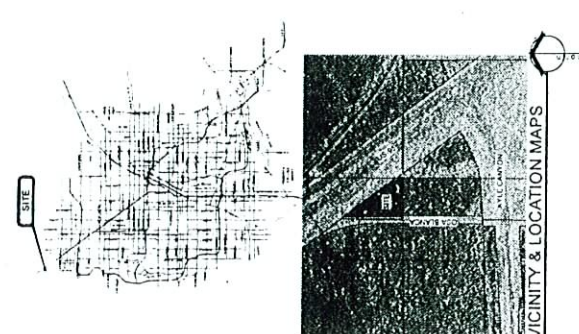
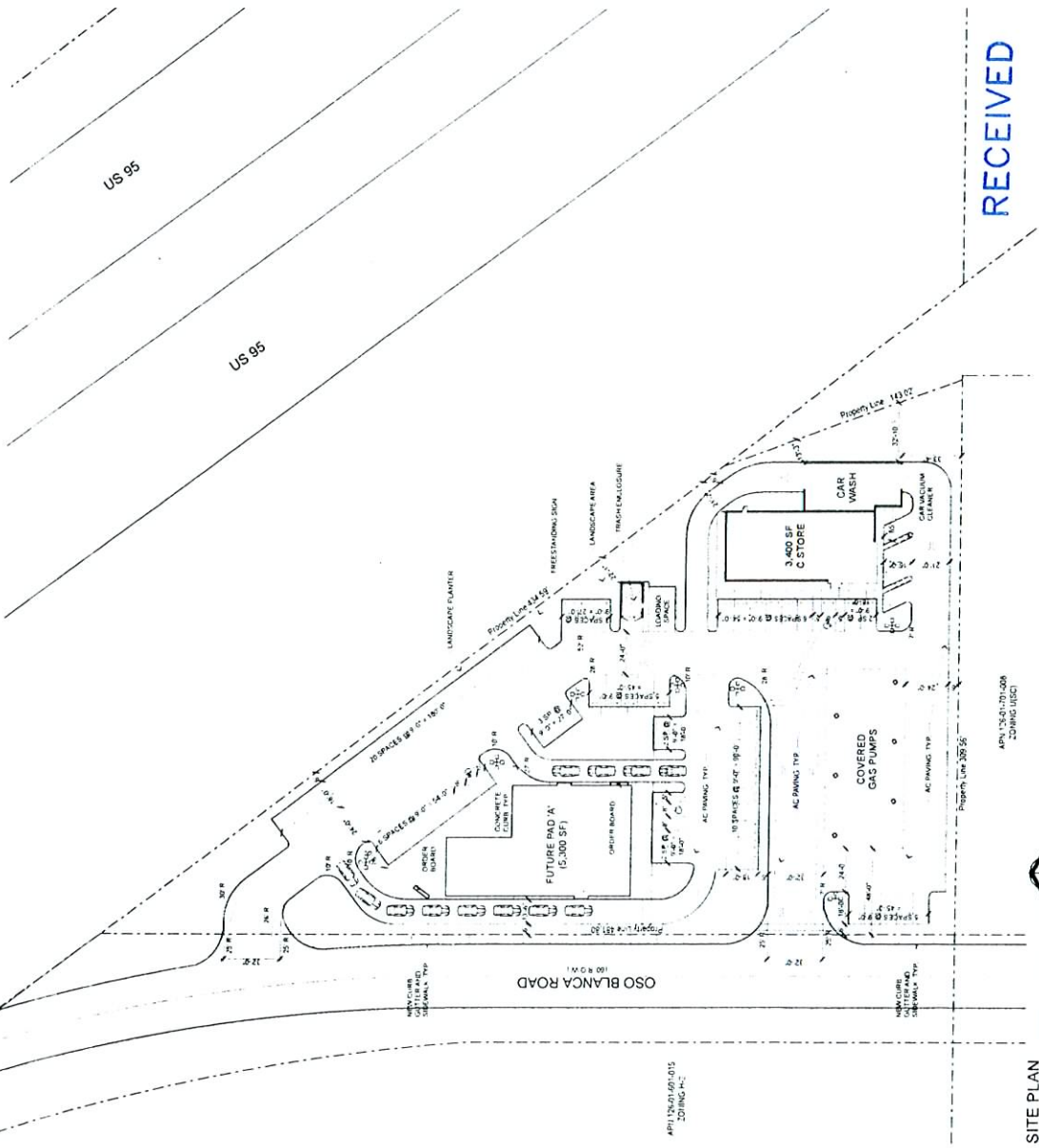
Print Name: Carolyn Ahern

Subscribed and sworn before me

This 8th day of Sept, 20 08

Karen Benner
Notary Public in and for said County and State





Site Zoning & Data

SITE DATA

PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROPOSED GENERAL PLAN: [REDACTED]
 PROPOSED ZONING: [REDACTED]
 PROPOSED LOT AREA: [REDACTED]
 ZET AREA: [REDACTED]

SETBACKS - (BUILDING)

FRONT: [REDACTED]
 REAR: [REDACTED]
 SIDE: [REDACTED]
 MAX HEIGHT: [REDACTED]
 ACTUAL HEIGHT: [REDACTED]
 TOTAL LOT COVERAGE: [REDACTED]
 TOTAL BUILDING COVERAGE: [REDACTED]

BUILDING AREA

RETAIL/RESIDENTIAL: [REDACTED]
 OFFICE: [REDACTED]
 TOTAL COURT FOOTPRINT: [REDACTED]

PARKING AREA

REQUIREMENTS: [REDACTED]
 TOTAL PROVIDED: [REDACTED]
 STANDARD PARKING SPACES PROVIDED: [REDACTED]
 TOTAL PARKING PROVIDED: [REDACTED]
 LEASING SPACE (TOTAL) PROVIDED: [REDACTED]
 CAPACITY SPACES: [REDACTED]

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 Site Development Review
 Oso Blanca & US-95
 Las Vegas, Nevada 89166

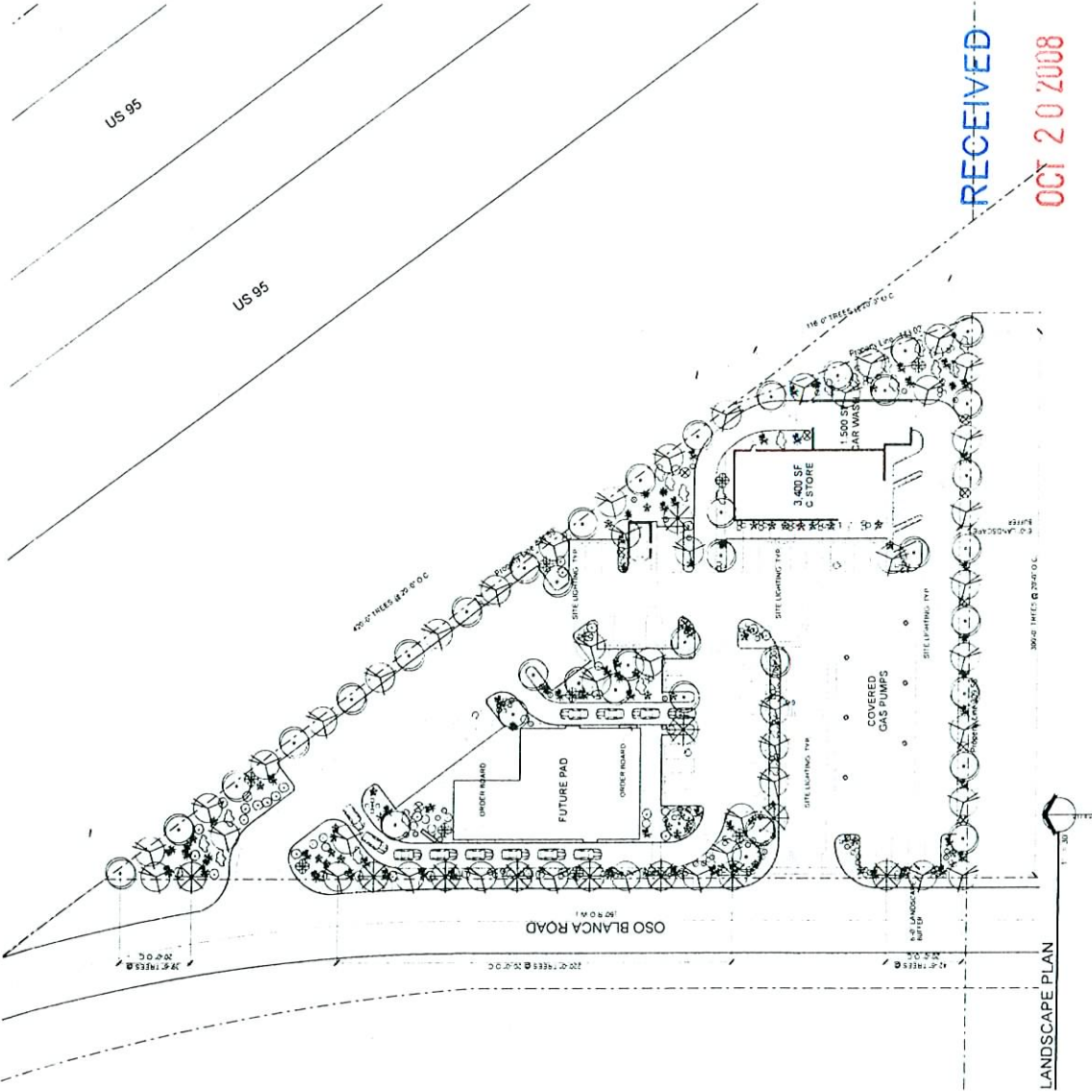
SITE PLAN
AS100

SDR-29879
REVISED
11/20/08 PC

APTUS Architecture
 1000 West Sahara Ave. Suite 100
 Las Vegas, Nevada 89106
 P: 702.734.1111
 F: 702.734.1112

LANDSCAPE BUFFERS

NOTE:
 1. ALL PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE MAINTENANCE MANUAL.
 2. PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE MAINTENANCE MANUAL.
 3. PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE MAINTENANCE MANUAL.



LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	NOTATIONAL NAME	SIZE
(Symbol)	COLONNADO MESQUITE	PROSTRATA MESQUITE	2" BBS
(Symbol)	INDUSTRIAL SCALIA	INDUSTRIAL SCALIA	2" BBS
(Symbol)	TRIPLE RIB LOCUST	TRIPLE RIB LOCUST	2" BBS
(Symbol)	SWEET ALACIA	SWEET ALACIA	2" BBS
(Symbol)	TRIAL MANGROVE	TRIAL MANGROVE	5 gal
(Symbol)	PHOENIXIA	PHOENIXIA	5 gal
(Symbol)	CHRYSEMOLE	CHRYSEMOLE	5 gal
(Symbol)	SCOTTELLA	SCOTTELLA	15 gal
(Symbol)	LAUREL CANYON	LAUREL CANYON	5 gal
(Symbol)	SECRET GARDY	SECRET GARDY	5 gal
(Symbol)	TRAILING LAVATERA	TRAILING LAVATERA	3 gal
(Symbol)	HEALTHY GRASS	HEALTHY GRASS	5 gal
(Symbol)	MESQUITE	MESQUITE	5 gal
(Symbol)	SPYGLASS	SPYGLASS	5 gal
(Symbol)	SPYGLASS	SPYGLASS	5 gal

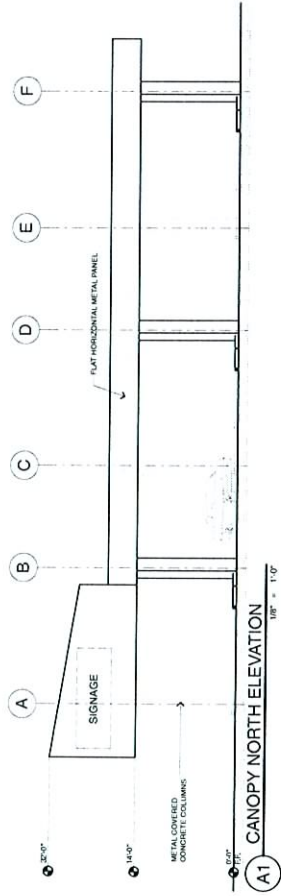
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 Las Vegas, Nevada 89166

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 aptus@aptus.com

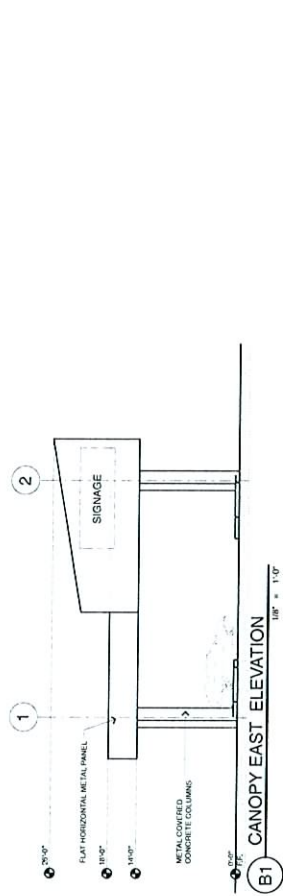
PLANTING PLAN
L100

SDR-29879
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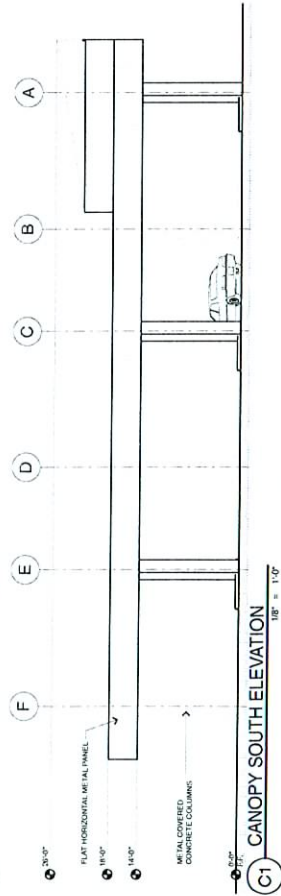
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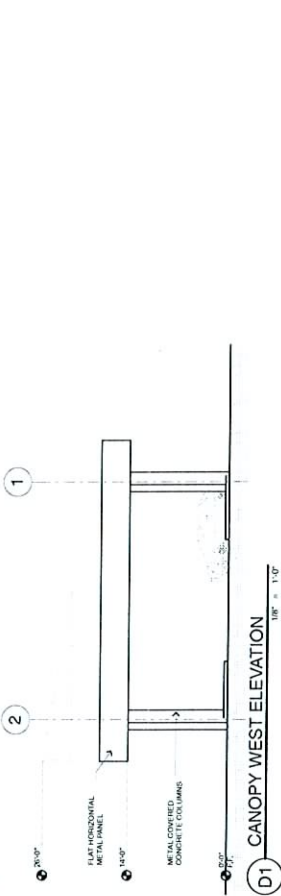
A1 CANOPY NORTH ELEVATION
1/8" = 1'-0"



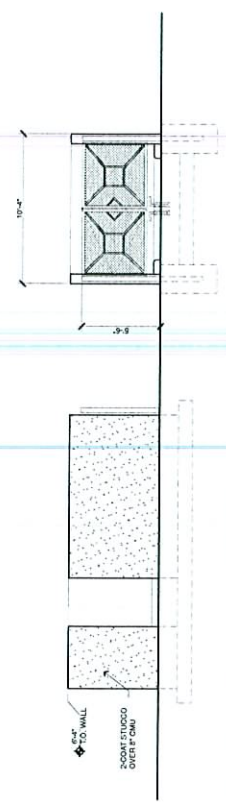
B1 CANOPY EAST ELEVATION
1/8" = 1'-0"



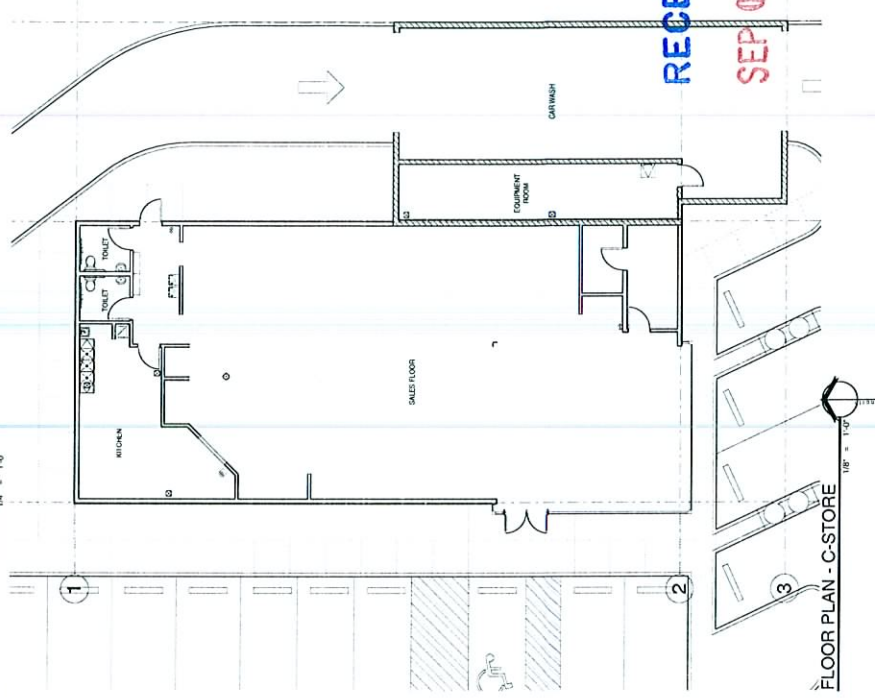
C1 CANOPY SOUTH ELEVATION
1/8" = 1'-0"



D1 CANOPY WEST ELEVATION
1/8" = 1'-0"



A3 TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"



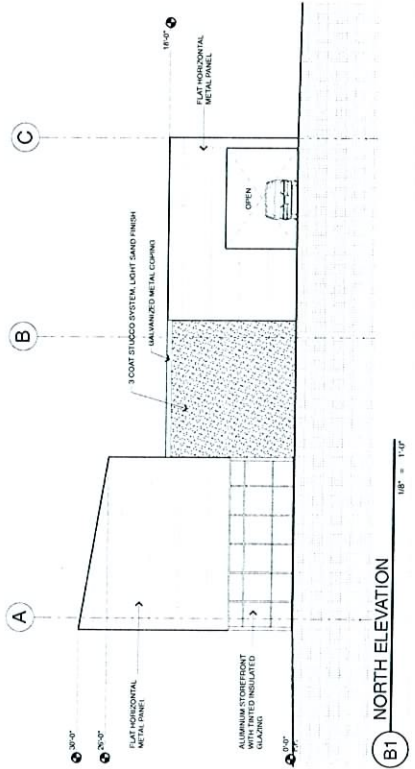
FLOOR PLAN - C-STORE
1/8" = 1'-0"

Kyle Canyon Plaza
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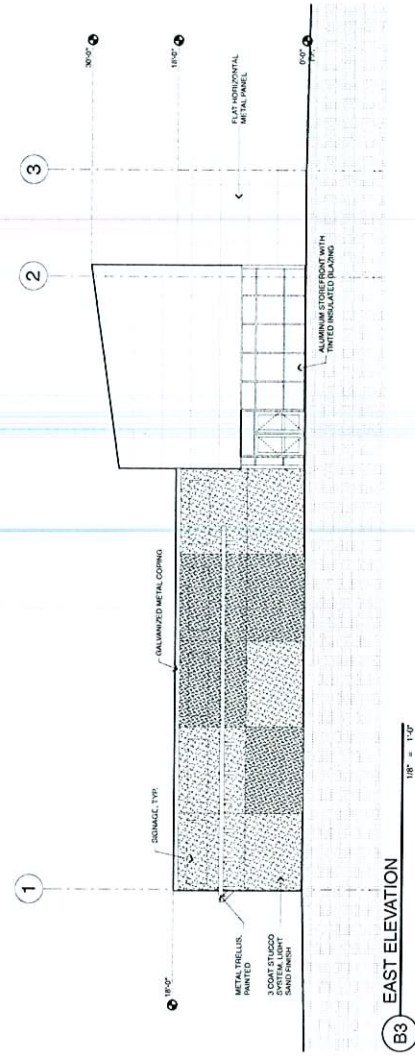
FLOORPLANS
A100
08.16. Kyle Canyon Plaza

SDR-29879
10/23/08 PC

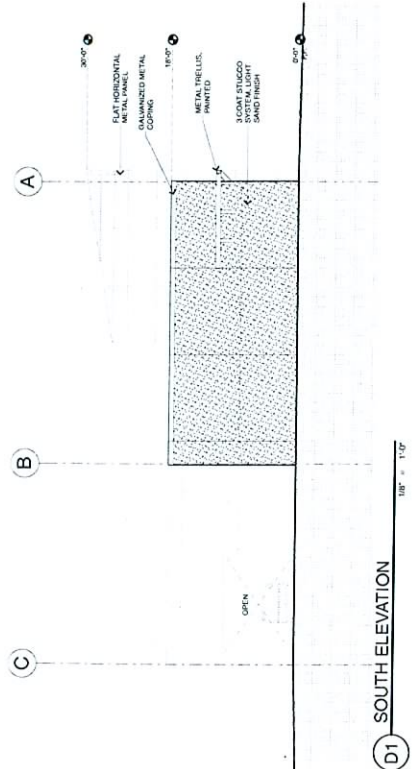
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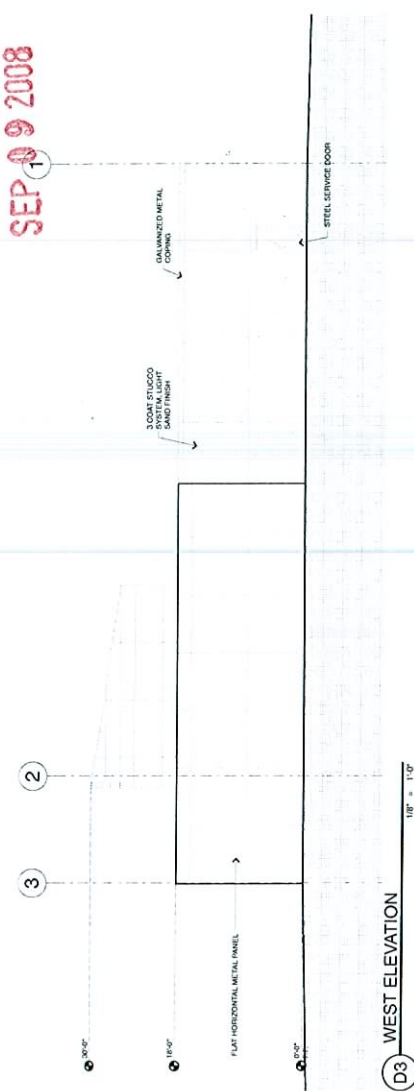
B1 NORTH ELEVATION



B3 EAST ELEVATION



D1 SOUTH ELEVATION



D3 WEST ELEVATION

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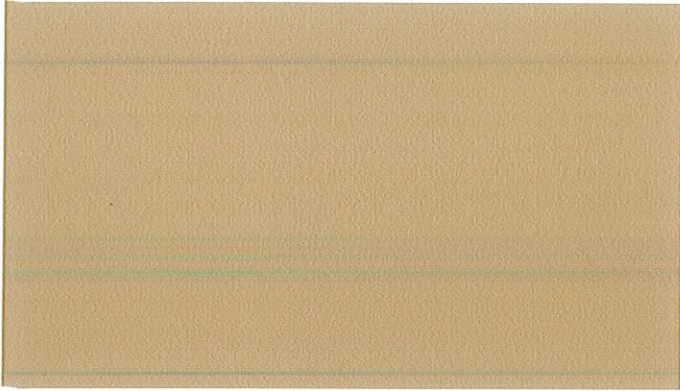
BUILDING ELEVATIONS

A200

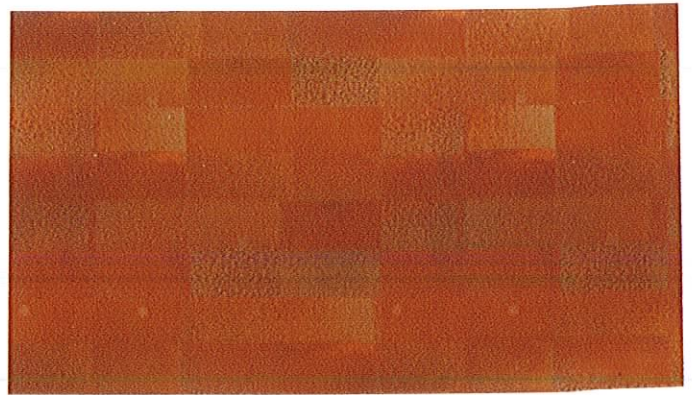
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Paint 1



Metal 1



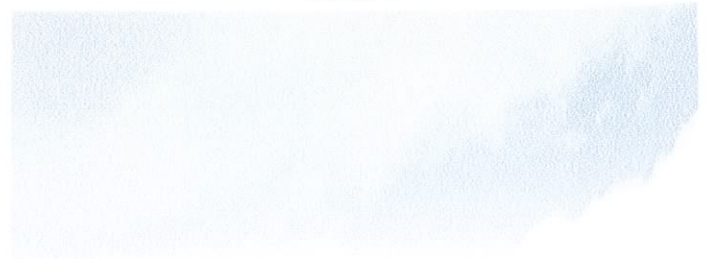
Paint 2



Metal 2



Paint 3



Glazing

APTUSArchitecture

1200 South 4th Street
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info@aptusarchitecture.com

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9.09.08

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SDR-29879
10/23/08 PC

SDR 29879				
Carolyn Ahern				
Oso Blanca Rd., Approx. 850' North of Kyle Canyon Rd.				
Proposed 9.6 thousand square foot mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.4	845.60	2,875
AM Peak Hour			45.58	155
PM Peak Hour			60.61	206
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.1	496.12	1,538
AM Peak Hour			53.11	165
PM Peak Hour			34.64	107
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.1	496.12	1,538
AM Peak Hour			53.11	165
PM Peak Hour			34.64	107
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MIXED-USE DEVELOPMENT [1000 SF]	9.6		5,951
AM Peak Hour				484
PM Peak Hour				421
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Count data unavailable for this area.				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Oso Blanca Rd.	16900			
Kyle Canyon Rd.	16900			
This project will add approximately 5,951 trips per day on Oso Blanca Rd. and Kyle Canyon Rd. Count data was unavailable for the streets in this area, but they are both believed to be currently under capacity.				
Based on Peak Hour use, this development will add roughly 484 additional cars into the area; which works out to about 8 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				