PLANNING & DEVELOPMENT

DEVELOPMENT SERVICE CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-29440** APN: 162-02-110-014

Name of Property Owner: ECT Holdings, LLC

Name of Applicant: Eliezer Mizrachi

Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferrario (Jennifer Lazovich)

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: _____

Print Name: Eli Mizrachi

Subscribed and sworn before me

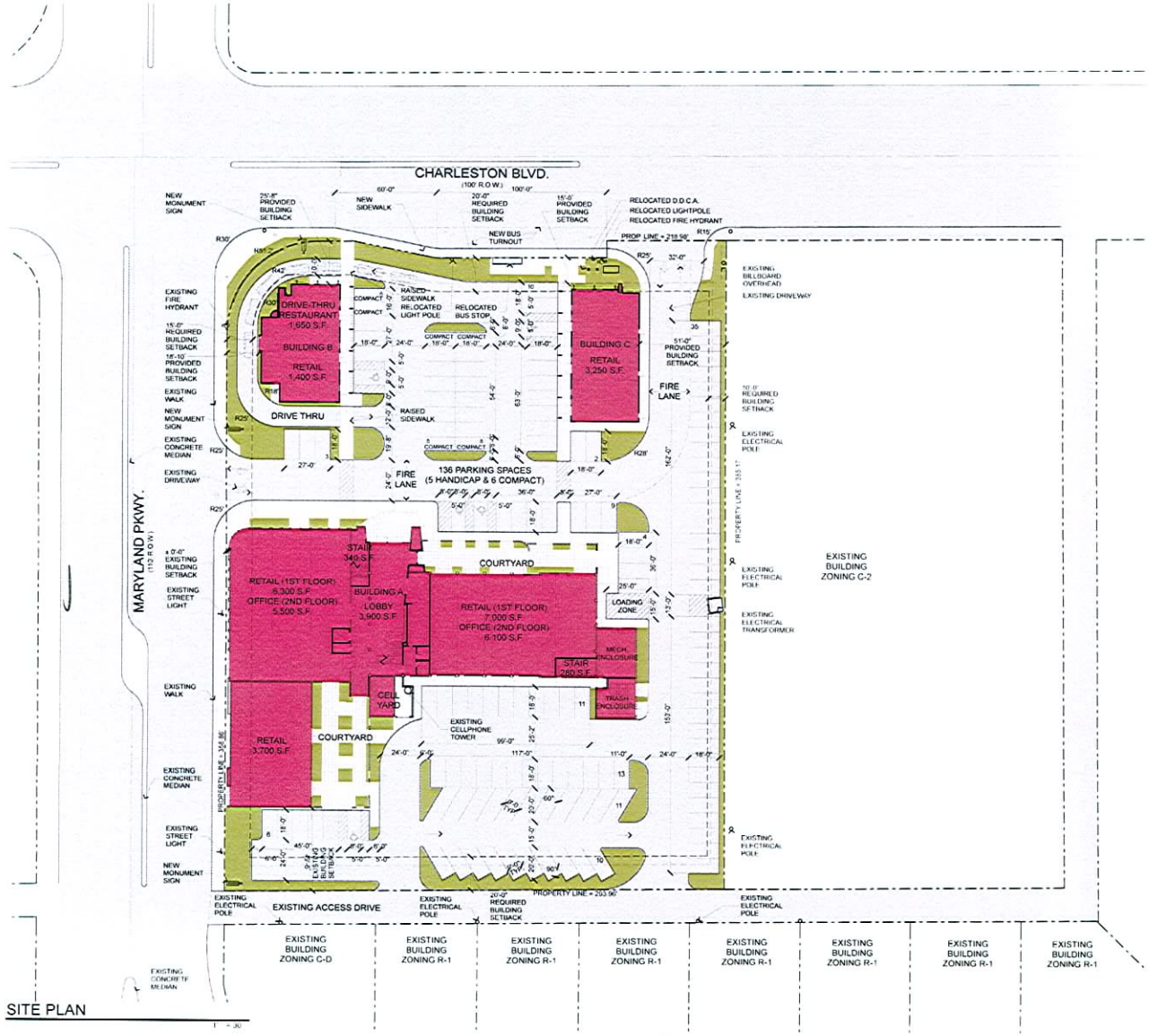
This 11 day of August, 2008

Notary Public in and for said County and State

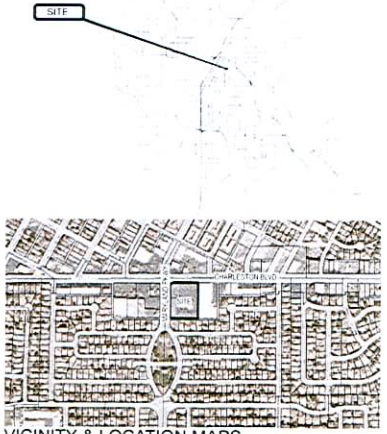
JAKKE CLINE-HICKS
Notary Public State of Nevada
No. 07-3057-1
My appt. exp. Apr. 17, 2011

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc



SITE PLAN



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	[illegible]
JURISDICTION	CITY OF LAS VEGAS, [illegible]
EXISTING GENERAL PLAN	D.SC GC
EXISTING ZONING	C-2
PROPOSED USE	RETAIL & OFFICE
SITE AREA	[illegible] NSF [illegible] NET ACRES

SETBACKS - BUILDING

	REQUIRED	PROVIDED
FRONT	20'-0"	[illegible]
INTERIOR SIDE	10'-0"	[illegible]
SIDE STREET	15'-0"	[illegible] (EXISTING)
REAR	20'-0"	[illegible] (EXISTING)

MAX HEIGHT	10 STORIES
ACTUAL HEIGHT	[illegible] (EXISTING)
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	[illegible]

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
OCCUPANCY	M, B
FIRE SPRINKLERS PROVIDED	YES

BUILDING AREAS

RETAIL	23,300 SF
OFFICE	11,600 SF
COURTYARD	4,320 SF
TOTAL SQUARE FOOTAGE	39,220 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING
CALCULATED AS RETAIL SHOPPING CENTER	
RETAIL	23,300 SF @ 1/250 = 93
OFFICE	11,600 SF @ 1/250 = 46.5
	TOTAL REQUIRED = 139
STANDARD PARKING SPACES PROVIDED	131
HANDICAPPED SPACES PROVIDED	5
TOTAL PARKING	136
[illegible]	[illegible]

Copyright 2008 - by APTUS Architecture

APTUS Architecture
[illegible] South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.829.1200
F 702.829.1213

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

City of Las Vegas Site Development Review: DR-1208

SITE PLAN

AS100

08-033 - Huntridge Revitalization

RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC

LANDSCAPE PLAN

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
	MUSEUM MESQUITE	prosopis glandulosa	24" Box	26
	CHITALPA	chitalpa tashkentensis	24" Box	23
	HONEY LOCUST	gleditsia tracanthos inermis	24" Box	5
	WASHINGTONIA PALM	w. robusta	24" Box	11
	SHOESTRING ACACIA	acacia stenophylla	24" Box	17
SHRUBS				
	GERMANDER	teucrium chamaedrys	5 gal	75
	MEXICAN SAGE	salvia leucantha	5 gal	74
GROUND COVER				
	CATS CLAW	macfadyena	5 gal	18
	LANTANA	lantana	1 gal	52
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal	139
ROCK MULCH	SIZE	COLOR	DEPTH	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STD COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT	15'-0"	10'-0"
INTERIOR SIDE	8'-0"	7'-0"
SIDE STREET	15'-0"	5'-4"
REAR	15'-0"	7'-0"

Copyright 2008 - by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.829.1200
F 702.829.1213

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

City of Las Vegas Site Development Review 08.12.08

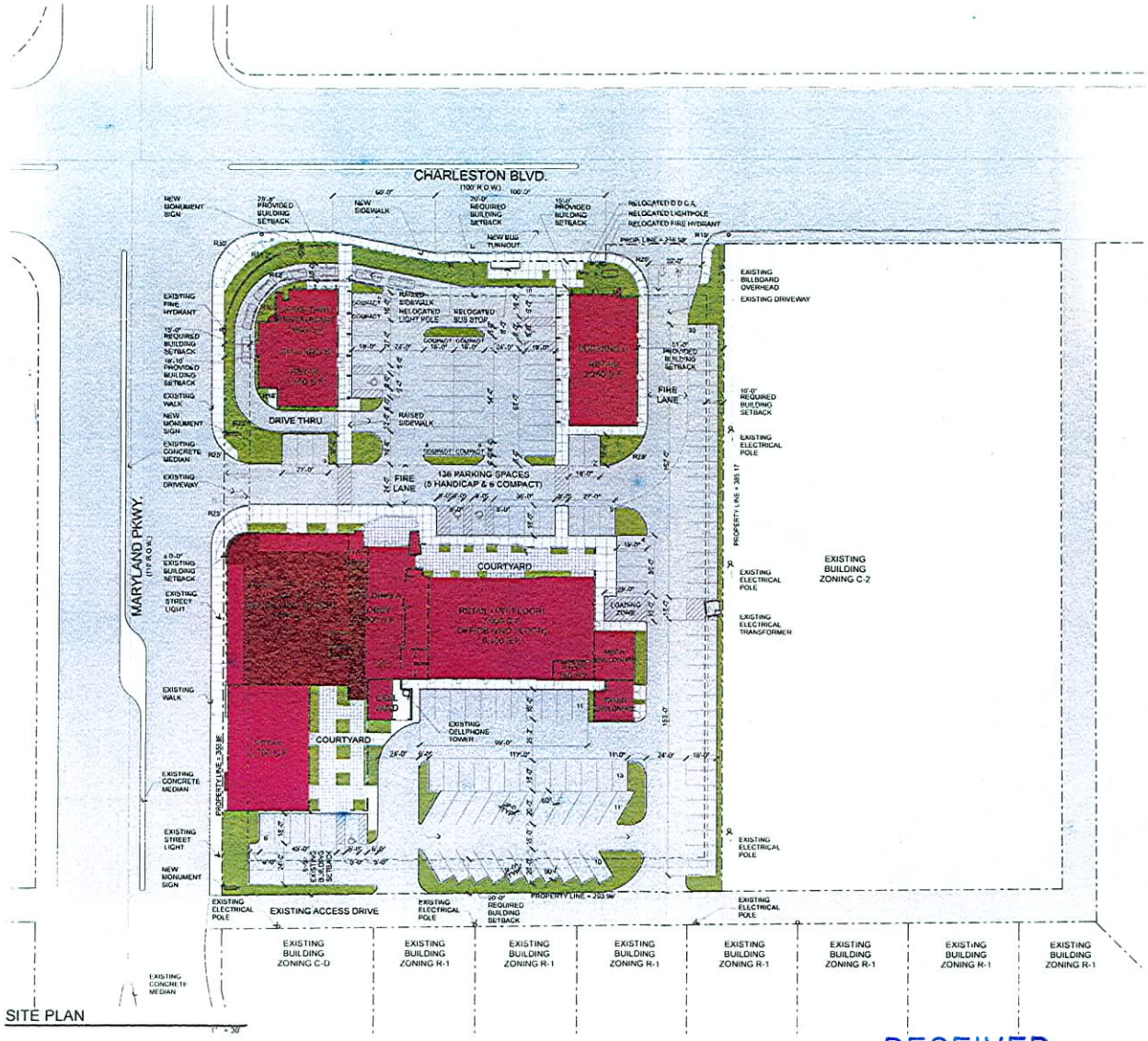
PLANTING PLAN

L100

08033 - Huntridge Revitalization

RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC



SITE PLAN

1" = 30'

Copyright 2008 (c) by APTUS Architecture

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 819 1200
F 702 819 1211

0 15 30 60

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

RECEIVED

AUG 12 2008

City of Las Vegas Planning & Zoning Submittal

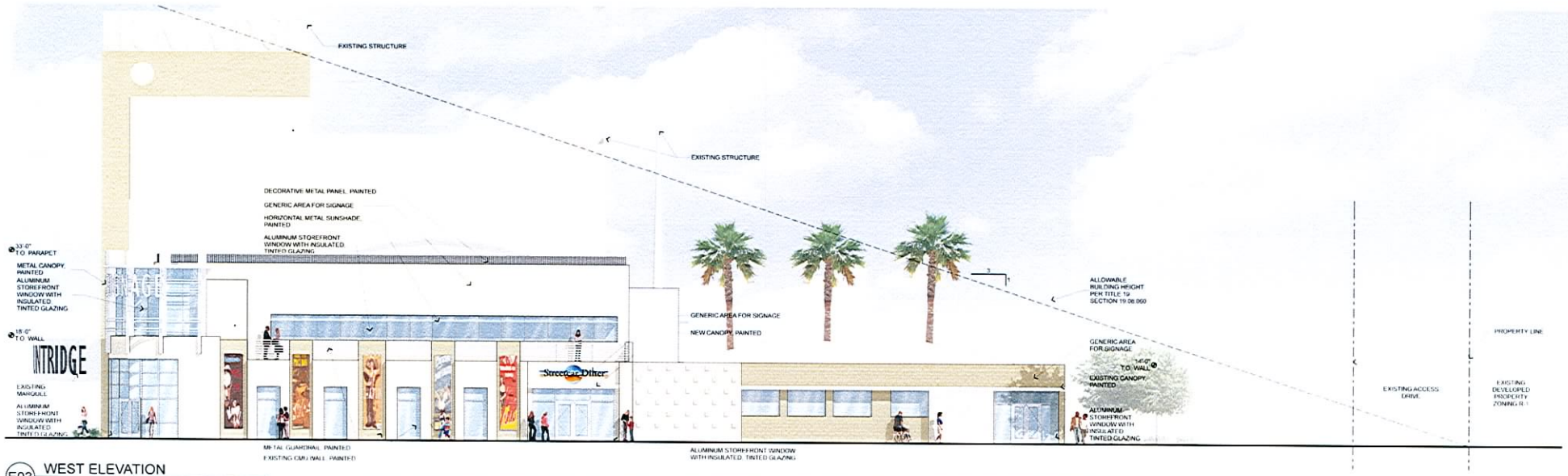
VAR-29443 VAR-29494
SDR-29440

SUPPLEMENTAL
09/25/08 PC

SITE PLAN - EXISTING/NEW DIAGRAM

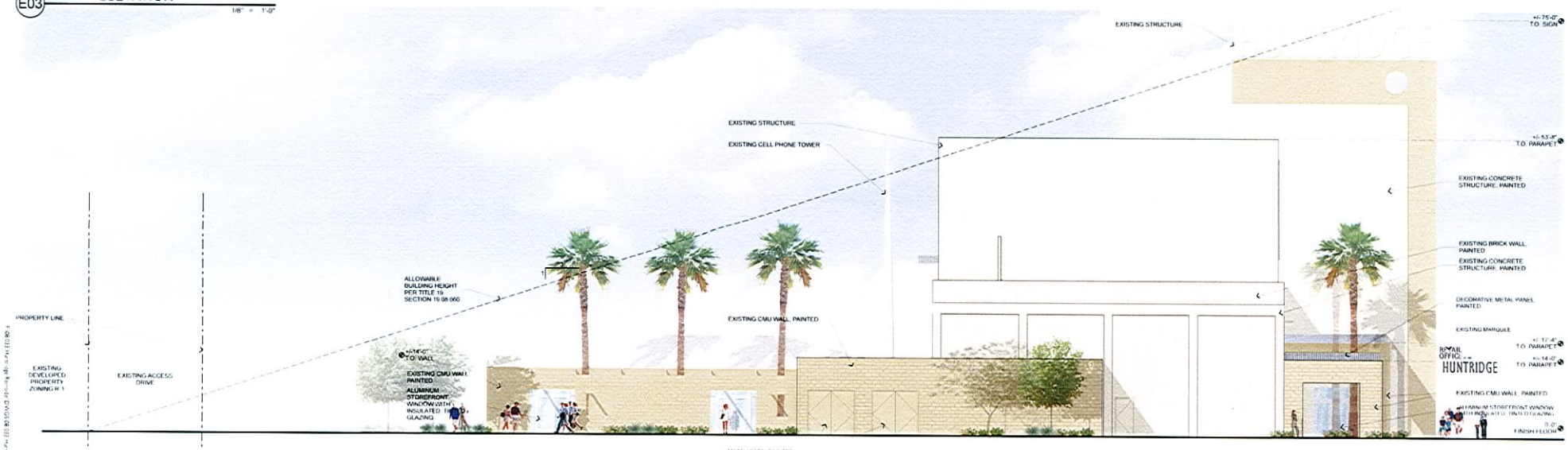
EX 1

Huntridge Revitalization



E03 WEST ELEVATION

1/8" = 1'-0"



E04 EAST ELEVATION

1/8" = 1'-0"

Copyright 2008 - by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.829.1200
F 702.829.1213

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

City of Las Vegas Site Development Review 08.12.08

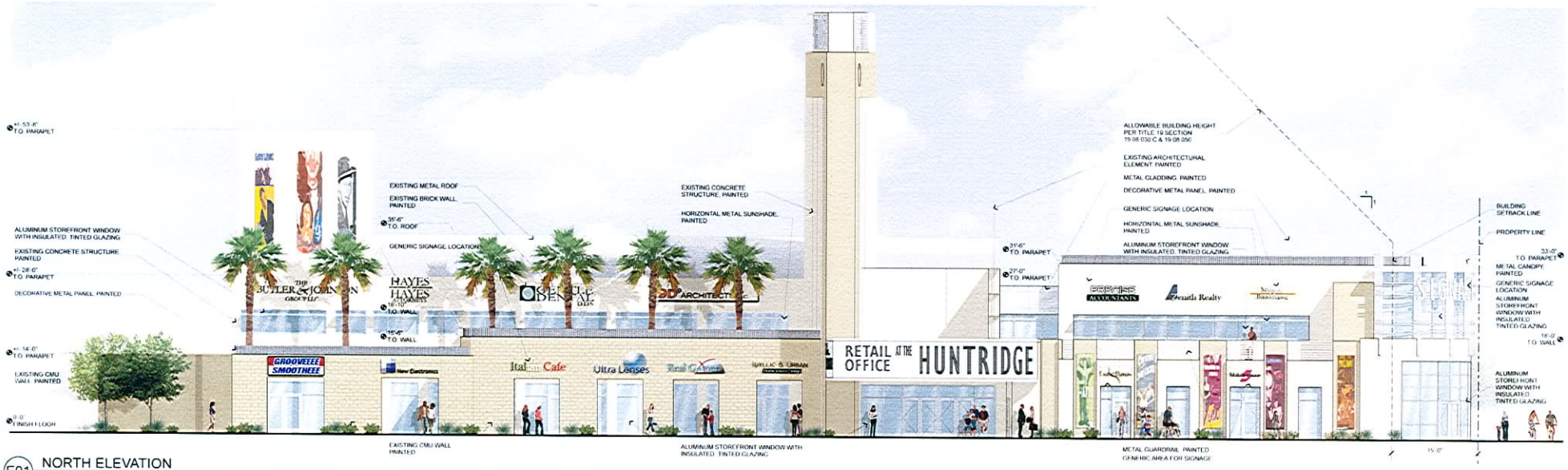
BUILDING ELEVATIONS

A103

08.033 Huntridge Revitalization

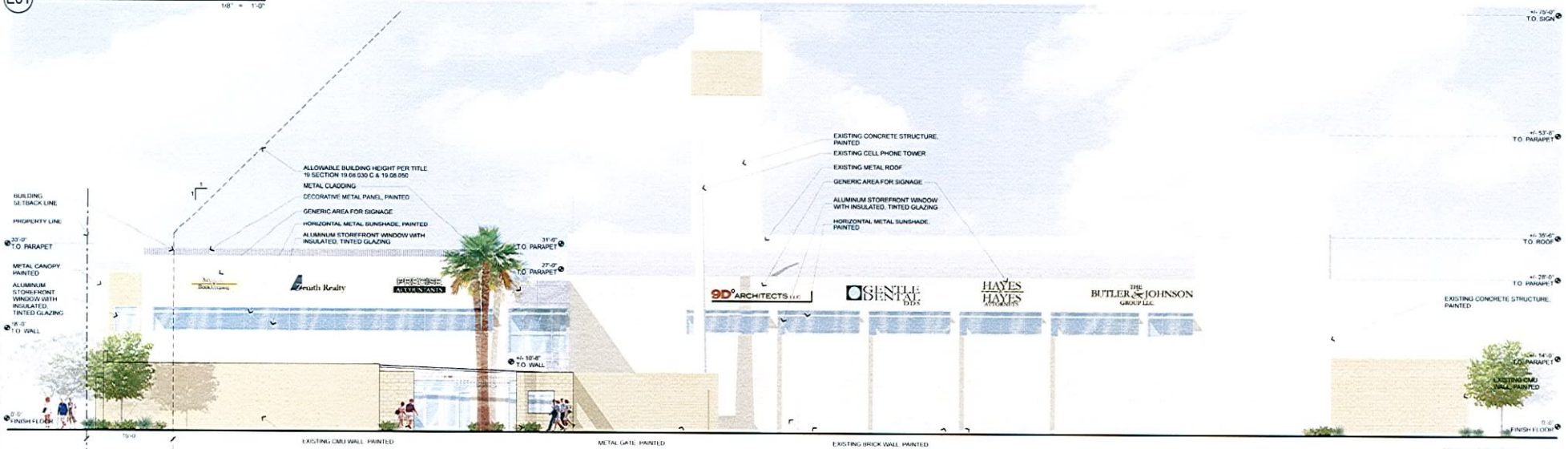
RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC



E01 NORTH ELEVATION

1/8" = 1'-0"



E02 SOUTH ELEVATION

1/8" = 1'-0"

Copyright 2008 - by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 829 1200
F 702 829 1213

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

City of Las Vegas Site Development Review 08.12.08

BUILDING A - BUILDING ELEVATIONS

A102

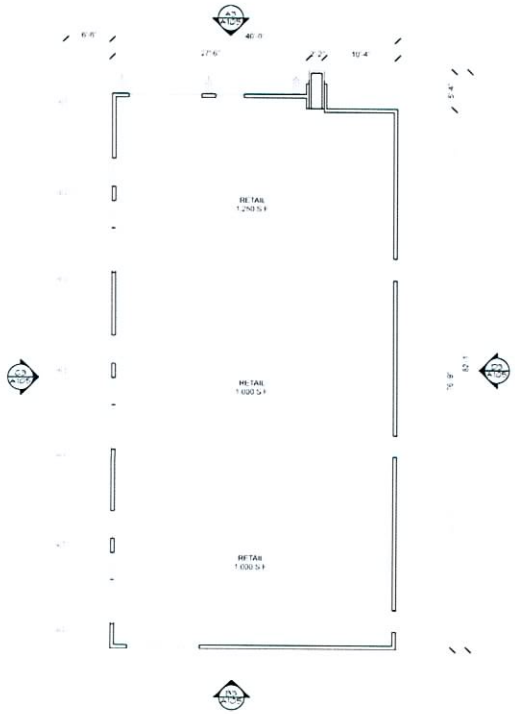
08.033 Huntridge Revitalization

RECEIVED

AUG 12 2008

SDR-29440

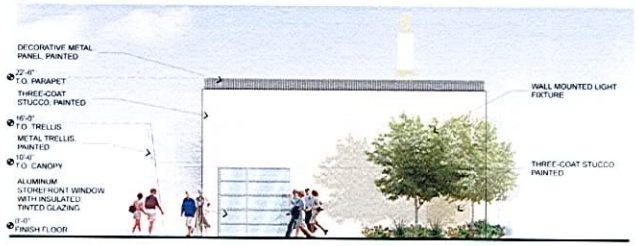
09/25/08 PC



FIRST FLOOR PLAN

A3 NORTH ELEVATION

1/8" = 1'-0"

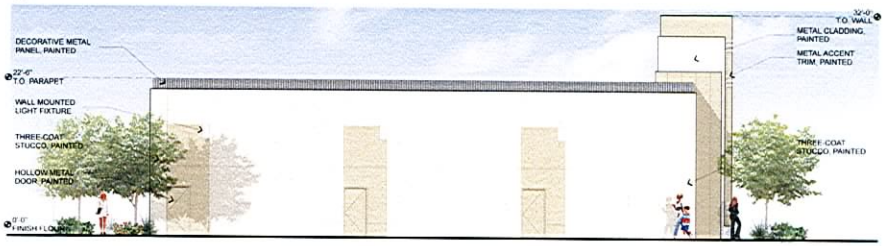


B3 SOUTH ELEVATION

1/8" = 1'-0"

C3 WEST ELEVATION

1/8" = 1'-0"



D3 EAST ELEVATION

1/8" = 1'-0"

Copyright 2008 - by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 829 1200
F 702 829 1213

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

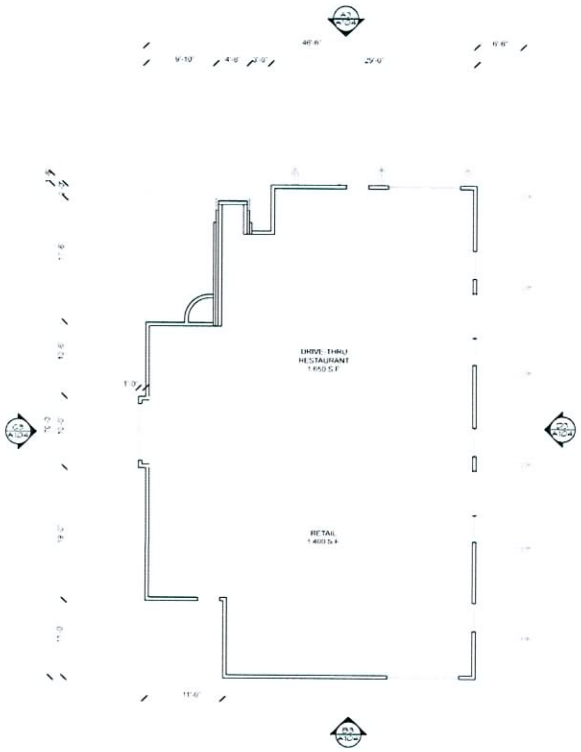
City of Las Vegas Site Development Review 08.12.08

BUILDING C - FLOOR PLAN

A105

RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC



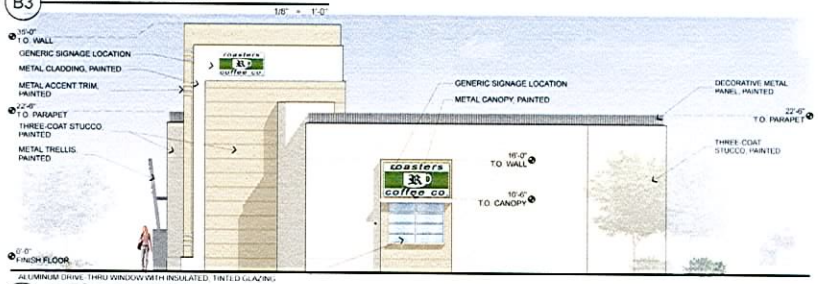
FIRST FLOOR PLAN

A3 NORTH ELEVATION

1/8" = 1'-0"

B3 SOUTH ELEVATION

1/8" = 1'-0"



C3 WEST ELEVATION

1/8" = 1'-0"

D3 EAST ELEVATION

1/8" = 1'-0"

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

Copyright 2008 - by APTUS Architecture

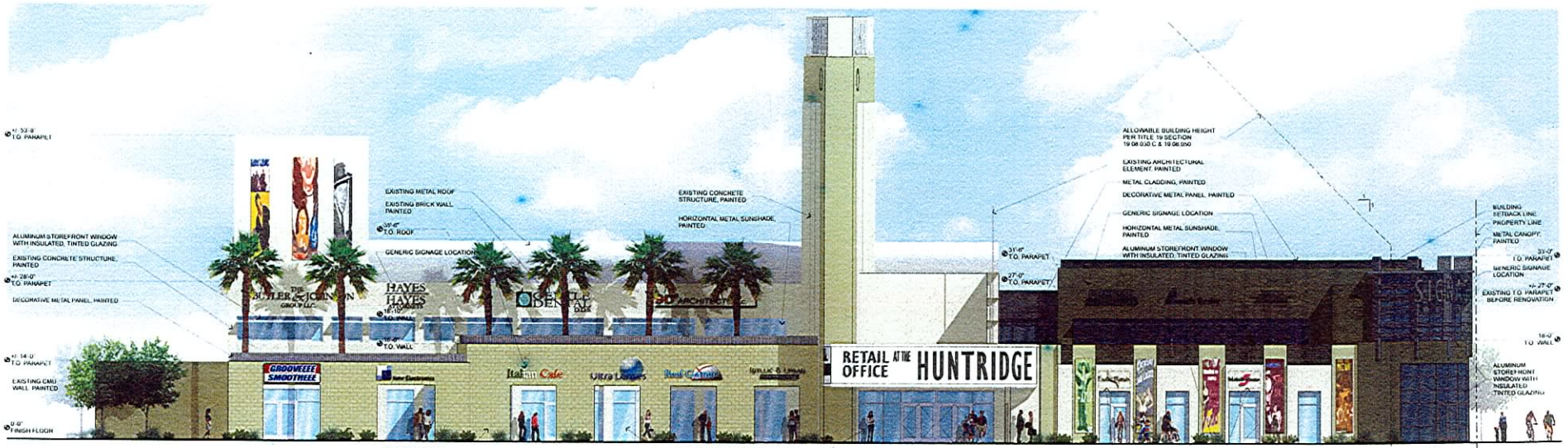
APTUS Architecture
1700 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 829 1700
F 702 829 1213

BUILDING B - FLOOR PLAN & ELEVATIONS

A104

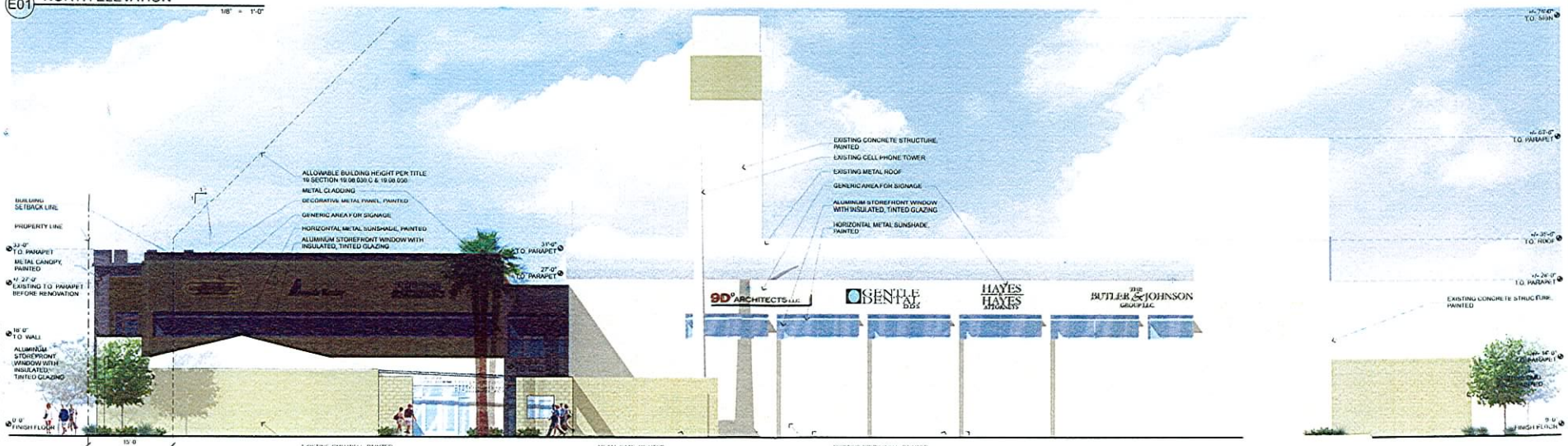
RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC



E01 NORTH ELEVATION

1/8" = 1'-0"



E02 SOUTH ELEVATION

1/8" = 1'-0"

Copyright 2008 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 819 1200
F 702 819 1213

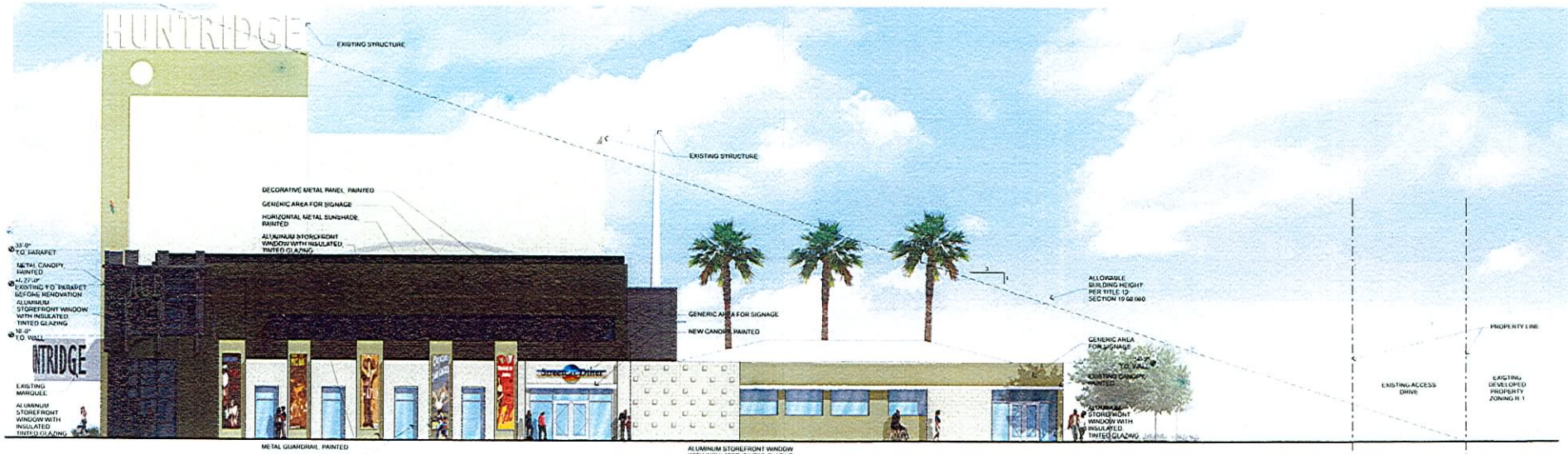
Huntridge Revitalization

Design Review
1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

RECEIVED
AUG 12 2008

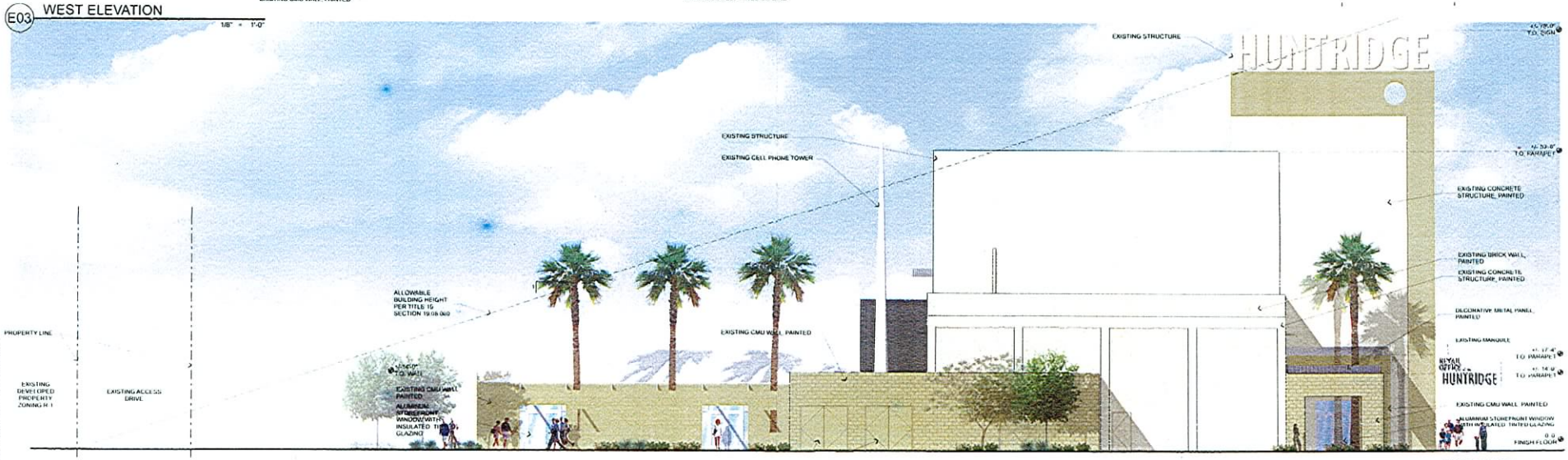
BUILDING A - EXISTING/NEW DIAGRAMS

VAR-29443 VAR-29494 EX 2
SDR-29440
SUPPLEMENTAL
09/25/08 PC



E03 WEST ELEVATION

1/8" = 1'-0"



E04 EAST ELEVATION

1/8" = 1'-0"

Copyright 2008 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 829 1200
F 702 829 1211

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

RECEIVED

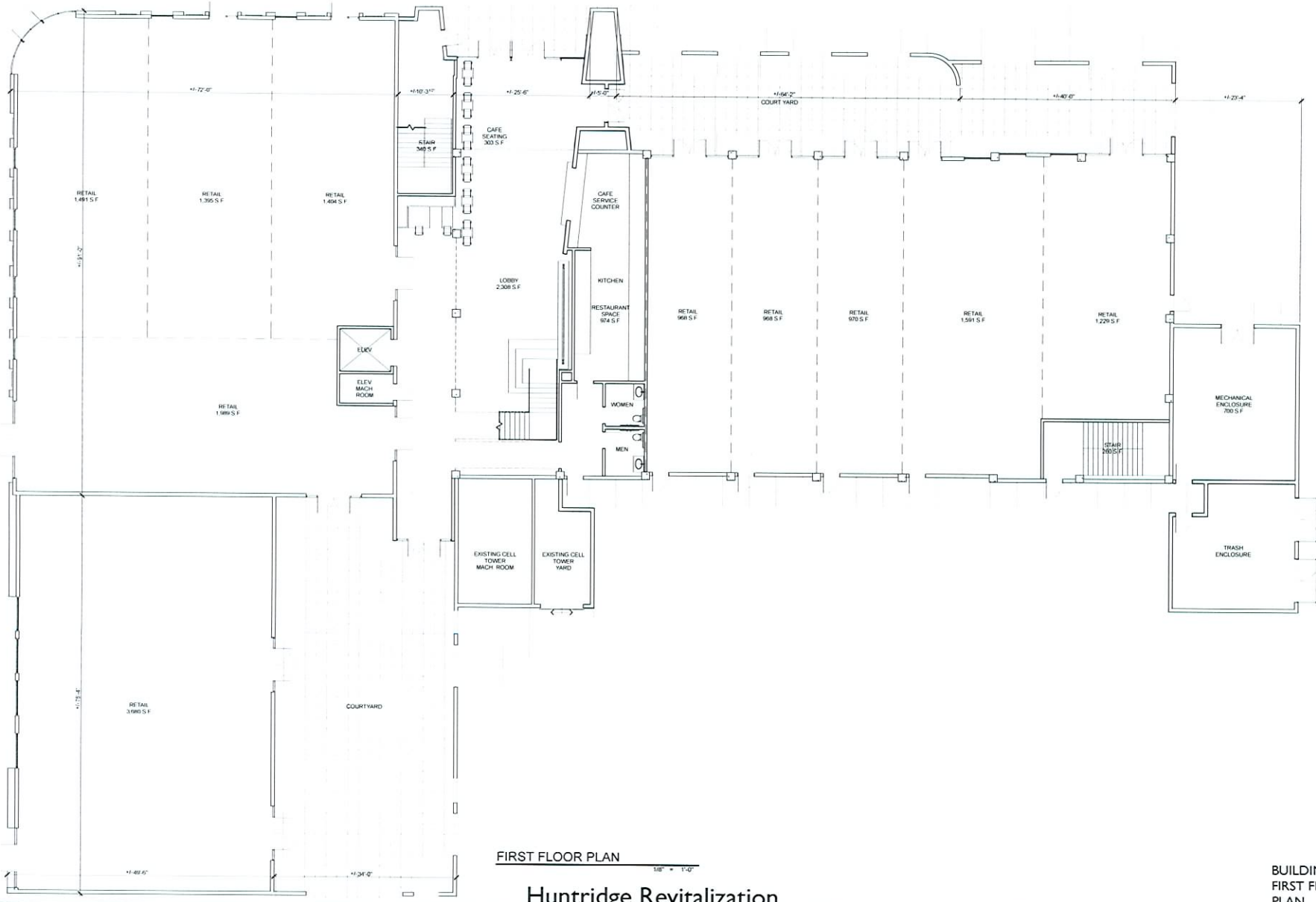
VAR-29443 VAR-29494
SDR-29440
SUPPLEMENTAL
09/25/08 PC

AUG 12 2008

BUILDING A - EXISTING/NEW DIAGRAMS

EX 3

08033 Huntridge Revitalization



FIRST FLOOR PLAN

1/8" = 1'-0"

Huntridge Revitalization

Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

Copyright 2008 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0 2 4 6 8 16

BUILDING A - FIRST FLOOR PLAN

A100

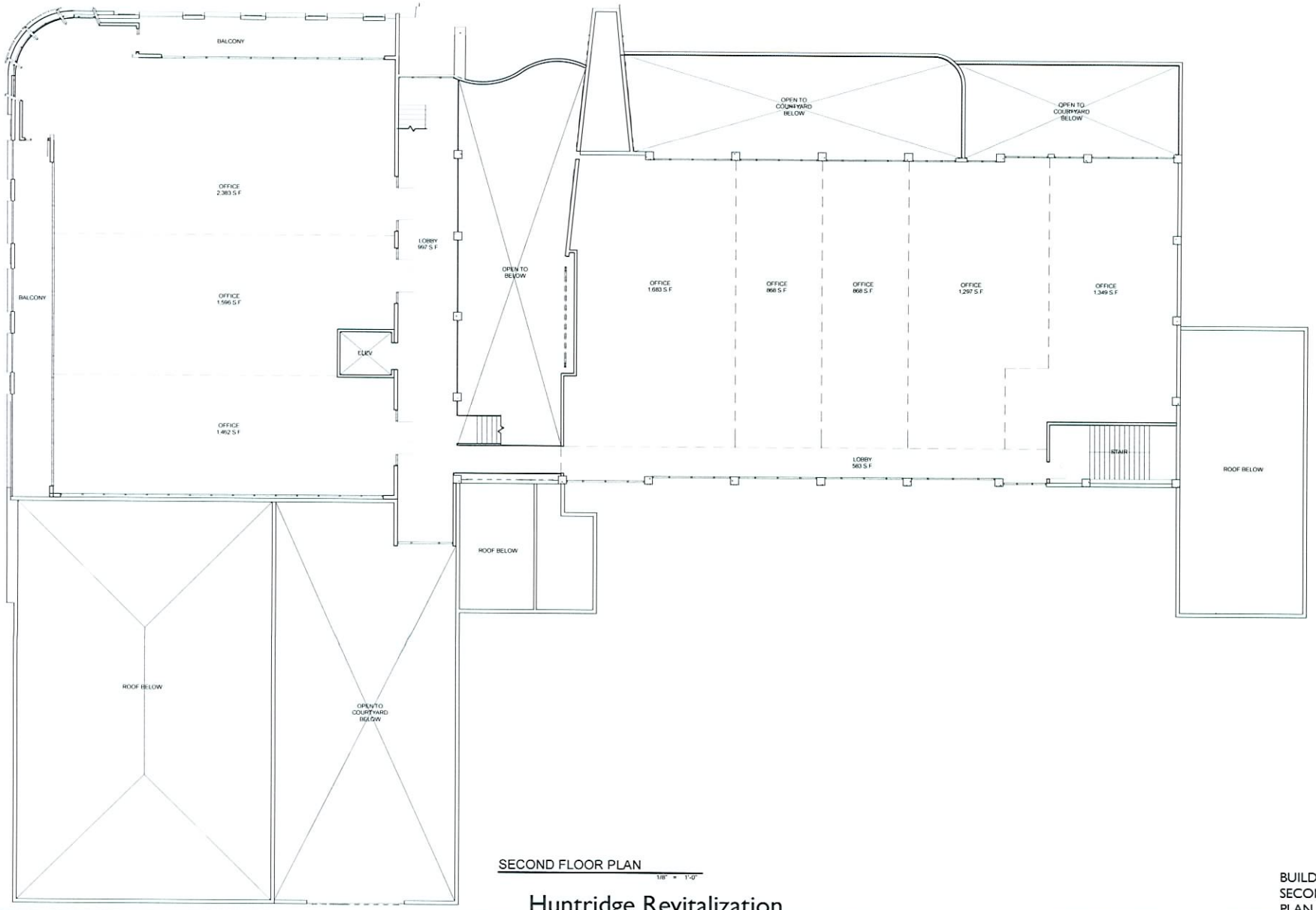
City of Las Vegas Site Development Review 08.12.08

08.033 Huntridge Revitalization

RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC

F:\08033 Huntridge Remodel\DWGS\08.033 Huntridge Building A.dwg 8/12/2008 9:17 AM SPad



SECOND FLOOR PLAN

1/8" = 1'-0"

Copyright 2008 © by APTUS Architecture

APTUS Architecture
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Huntridge Revitalization
Design Review
1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

BUILDING A - SECOND FLOOR PLAN

A101

City of Las Vegas Site Development Review 08.12.08

08.033 Huntridge Revitalization

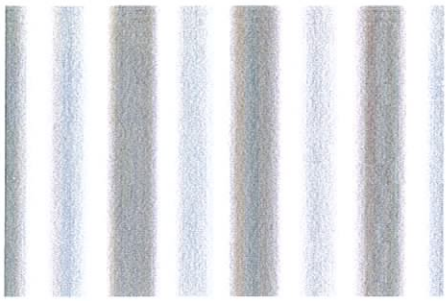
RECEIVED
AUG 12 2008

SDR-29440
09/25/08 PC

F:\08.033 Huntridge Remodel\DWGS\08.033 Huntridge Building A.dwg\A-101 8.12.2008 9:17 AM SFed

Field Color 1

Field Color 2



Decorative Metal Panels

Field Color 3

Glazing

Painted White Metal

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

Huntrige Revitalization
Design Review

1208 E. Charleston Blvd.
Las Vegas, Nevada 89104

8.12.08

RECEIVED
AUG 12 2008

SDR-29440
VAR-29443
09/25/08 PC

SDR 29440				
ECT Holdings, LLC				
1208 E. Charleston Blvd.				
Proposed 39.42 thousand square foot commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	21.65	42.94	**279**
AM Peak Hour			1.03	**22**
PM Peak Hour			3.75	**81**
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	1.65	496.12	**1,095**
AM Peak Hour			53.11	**88**
PM Peak Hour			34.64	**57**
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	16.1	11.01	**312**
AM Peak Hour			1.55	**25**
PM Peak Hour			1.49	**24**
(heaviest 60 minutes)				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	39.4		**1,686**
AM Peak Hour				**135**
PM Peak Hour				**162**
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	40,358			
PM Peak Hour	3229			
(heaviest 60 minutes)				
Maryland Pkwy.				
Average Daily Traffic (ADT)	28,535			
PM Peak Hour	2283			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	45220			
Maryland Pkwy.	47600			
This project will add approximately 1,686 trips per day on Charleston Blvd. and Maryland Pkwy. This will increase expected volumes by about 4 percent on Charleston and by about 6 percent on Maryland. Charleston is at about 89 percent of capacity and Maryland is at about 60 percent of capacity.				
Based on Peak Hour use, this development will add roughly 162 additional cars into the area; which works out to about 3 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				