



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32478** APN: 125-07-710-001

Name of Property Owner: Ninety-Five Fort Apache Complex LLC.,

Name of Applicant: Ninety Five Fort Apache Complex LLC.,

Name of Representative: VTN Consulting

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): _____

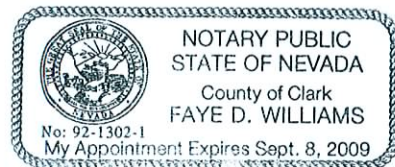
APN: _____

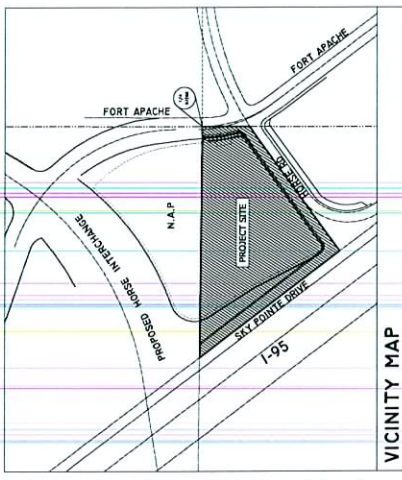
Signature of Property Owner: *Michael Bash*

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 2nd day of December, 2008
Faye D Williams
Notary Public in and for said County and State



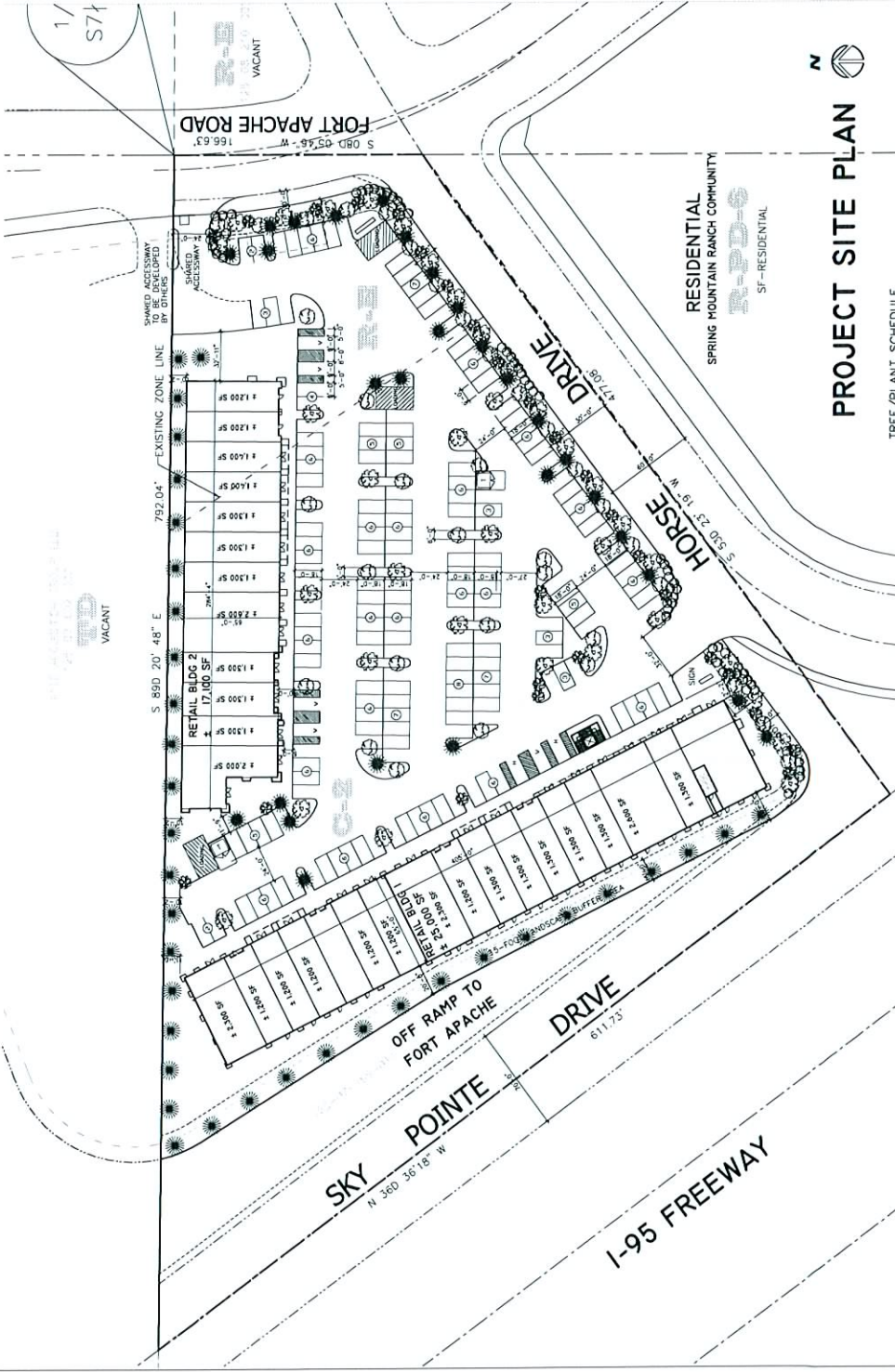


PROJECT DATA:
 GROSS SITE AREA: ±5.23 AC
 NET SITE AREA: ±3.88 AC
 EXISTING ZONING: C-2 & R-E
 PROPOSED ZONING: C-2
 APN: 125-07-710-001
 RETAIL BLDG 1: ±24,000 SF
 RETAIL BLDG 2: ±17,100 SF
 OFFICE ON 2ND FLR: ±9,000 SF
 TOTAL BUILDING AREA: ±50,100 SF
 FLOOR TO AREA RATIO: 22.6%
 COVERAGE: 18.6%
 PARKING ANALYSIS:
 TOTAL REQUIRED (471000SF): 201 SPACES
 PARKING ON GRADE: ±194 SPACES
 HANDICAP PARKING: ±7 SPACES
 TOTAL PROVIDED: ± 201 SPACES

NOTE:
 DENOTES TRASH ENCLOSURE PER CITY STANDARDS
 DENOTES PROPERTY LINE
 DENOTES HANDICAPPED PARKING STALLS
 9' X18" WITH 5' LOADING

RECEIVED
 DEC - 8 2008
 YIHONG LIU & ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR

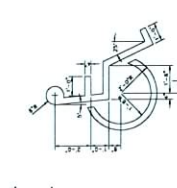
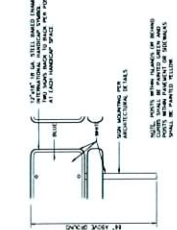
SDR-32478
01/22/09 PC
 SCALE 1"=30'-0"
 AUG 08, 2008



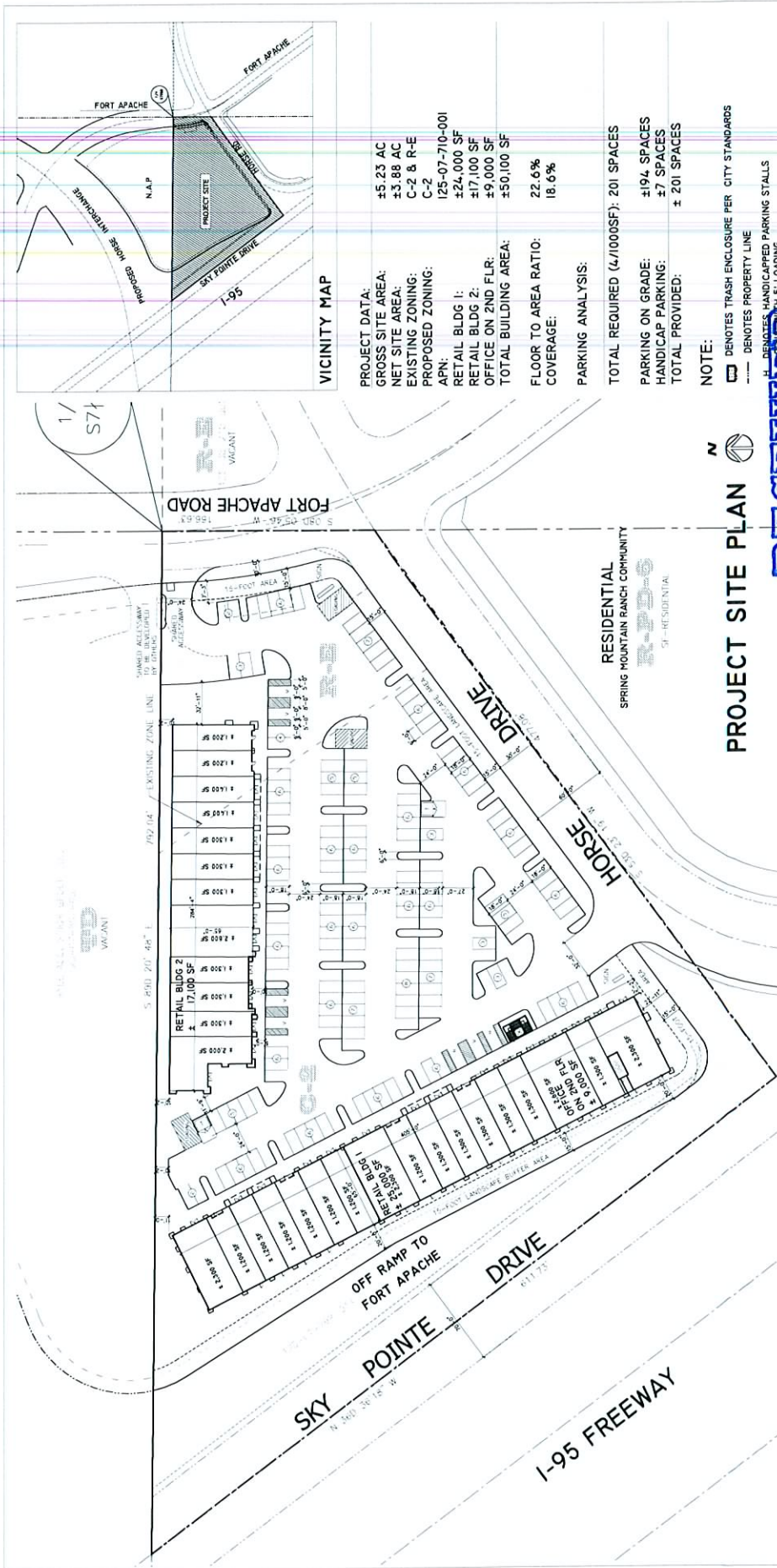
TREE / PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
☀	36	74" BOX	30' O.C.	MORNING GLORY
☀	35	24" BOX	20' O.C.	MONIE PINE
☀	36	74" BOX	20' O.C.	DATE PALM
☀	27	GALLON	VARIES	PHOTINIA
○	60	15 GALLON	VARIES	FLOWERING PLUM
○	26	1 GALLON	VARIES	GROUND SROUPE

GENERAL NOTES:
 1. All plants shall conform to requirements of the City of Las Vegas.
 2. Ground cover shall be designed to cover more than 50% of the landscaped area.
 3. Landscaping and plants are conceptual only. Detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the Final Engineering Plan.
 4. Plant types and types of plant may vary from this proposed conceptual plan.
 5. The Applicant reserves the right to change the plant shown on this plan, if required.



SPRING MOUNTAIN RETAIL / OFFICE
at US-95 & Fort Apache
 LAS VEGAS, NV



PROJECT SITE PLAN

NOTE:
 DENOTES TRASH ENCLOSURE PER CITY STANDARDS
 DENOTES PROPERTY LINE
 DENOTES HANDICAPPED PARKING STALLS
 DENOTES VAN PARKING STALLS
 DENOTES COMPACT PARKING STALLS 8'X18'
 DENOTES 15'X25' LOADING SPACE

TOTAL REQUIRED (471000SF): 201 SPACES
 PARKING ON GRADE: ±194 SPACES
 HANDICAP PARKING: ±7 SPACES
 TOTAL PROVIDED: ± 201 SPACES

PROJECT DATA:
 GROSS SITE AREA: ±5.23 AC
 NET SITE AREA: ±3.88 AC
 EXISTING ZONING: C-2 & R-E
 PROPOSED ZONING: C-2
 APN: 125-07-710-001
 RETAIL BLDG 1: ±24,000 SF
 RETAIL BLDG 2: ±17,100 SF
 OFFICE ON 2ND FLR: ±9,000 SF
 TOTAL BUILDING AREA: ±50,100 SF
 FLOOR TO AREA RATIO: 22.6%
 COVERAGE: 18.6%
 PARKING ANALYSIS:

RESIDENTIAL
 SPRING MOUNTAIN RANCH COMMUNITY
 91 - RESIDENTIAL

15' X 25' LOADING SPACE
 15' X 18' COMPACT PARKING STALLS
 18' X 30' VAN PARKING STALLS
 18' X 30' STANDARD PARKING STALLS

RESERVED PARKING ONLY
 15' X 25' LOADING SPACE
 15' X 18' COMPACT PARKING STALLS
 18' X 30' VAN PARKING STALLS
 18' X 30' STANDARD PARKING STALLS

HANDICAP SYMBOL DETAIL
 HANDICAP SIGN DETAILS
 TYPICAL ACCESSIBLE PARKING DETAIL

TYPICAL PARKING SPACE DETAIL

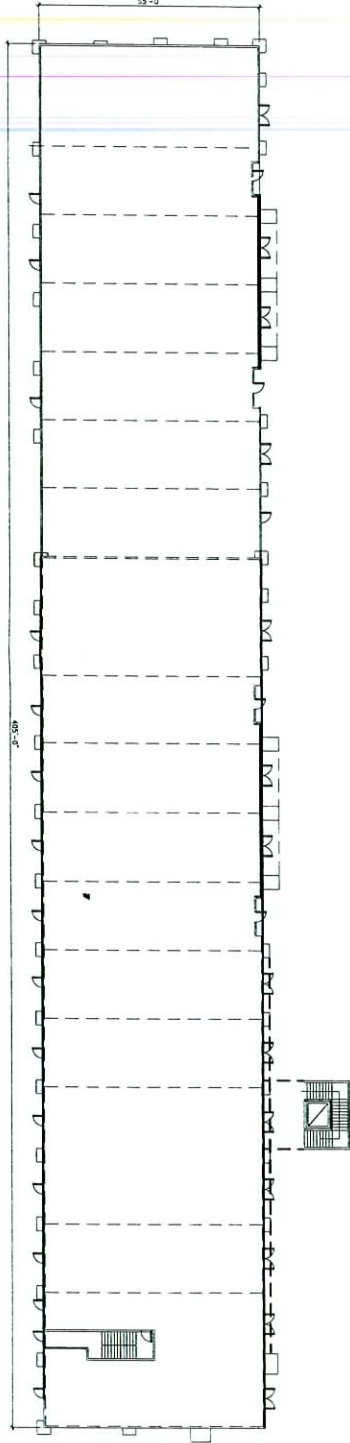
SCALE: 1" = 30'-0"

YIHONG LIU + ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR

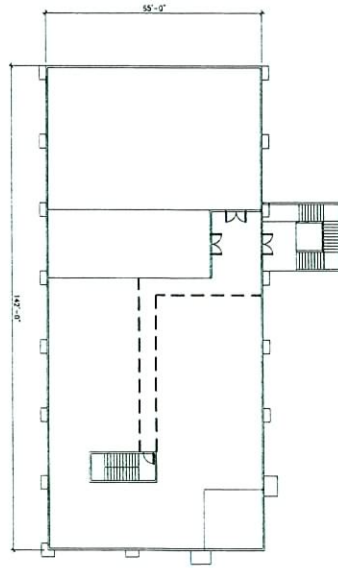
SDR-32478
 01/22/09 PC

SPRING MOUNTAIN RETAIL / OFFICE
 at US-95 & Fort Apache
 LAS VEGAS, NV

Site Development Plan - Sheet 1 of 2



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING 1

SPRING MOUNTAIN RETAIL / OFFICE
at 95 & fort apache

LAS VEGAS, NV

RECEIVED
DEC - 8 2008



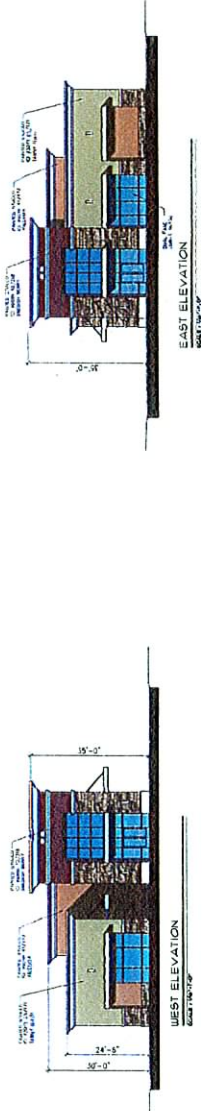
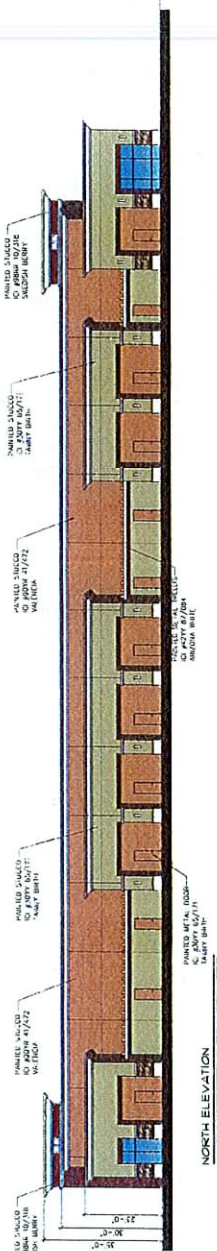
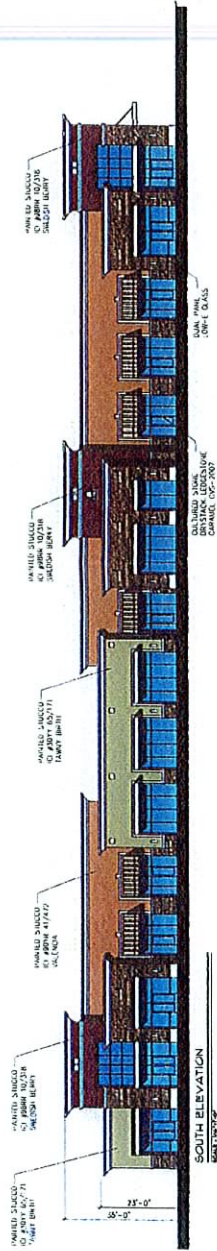
YIHONG LIU & ASSOCIATES
ARCHITECTS

1222 Spring Lake Rd
Las Vegas, NV 89102
Tel: 702.735.1111
Fax: 702.735.1112
www.yhanda.com

AUG 08, 2008

SDR-32478

01/22/09 PC



BUILDING 2

SPRING MOUNTAIN RETAIL / OFFICE
at 95 & fort apache

LAS VEGAS, NV



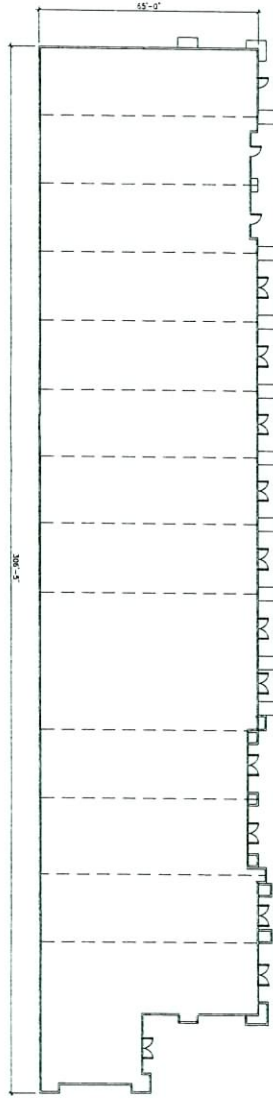
YIHONG LIU + ASSOCIATES
 ARCHITECTS

3000 UNIVERSITY AVENUE, SUITE 200
 LAS VEGAS, NV 89102
 TEL: 702.735.1111
 FAX: 702.735.1112
 WWW.YLIUARCHITECTS.COM

RECEIVED
 DEC - 8 2008

7/10/08, 2008

SDR-32478
01/22/09 PC



FIRST FLOOR PLAN
DATE: 11/27/09



BUILDING 2

**SPRING MOUNTAIN RETAIL / OFFICE
at 95 & fort apache**

LAS VEGAS, NV

RECEIVED
DEC - 8 2008



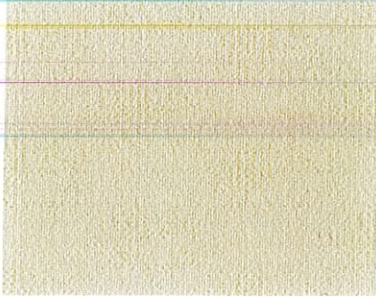
PHONG LU + ASSOCIATES
ARCHITECTS

1122 CROWN POINT AVENUE
SUITE 100
LAS VEGAS, NV 89119
TEL: 702.735.1111
WWW.PHONGLU.COM

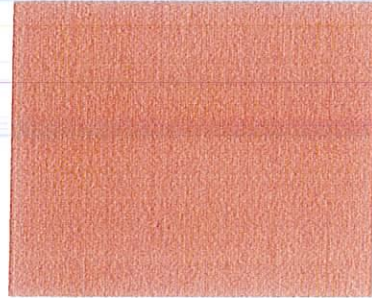
NOV 18, 2008

**SDR-32478
01/22/09 PC**

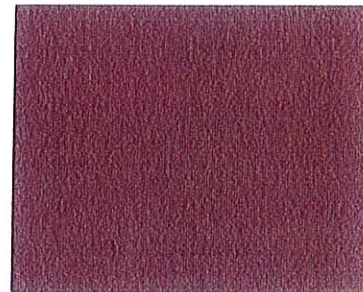
SPRING MOUNTAIN RETAIL / OFFICE AT 95 & FORT APACHE MATERIAL BOARD



ICI #30YY 651/171
TAWNY BIRTH



ICI #90YR 41/472
VALENCIA



ICI #98RR 10/318
SWEDISH BERRY

ICI #42YY 87/084
ARIZONA WHITE



Glazing
DUAL PANE LOW-E Glass
CLEAR



Cultured Stone
DRYSTACK LEDGESTONE
CAMEL CSV-2007

RECEIVED
DEC - 8 2008

SDR-32478
01/22/09 PC

SDR 32478				
Ninety Five Fort Apache				
NWC of Fort Apache Rd. & Horse Dr.				
Proposed 41.1 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]	41.1	42.94	1,765
AM Peak Hour			1.03	42
PM Peak Hour			3.75	154
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	9	11.01	99
AM Peak Hour			1.55	14
PM Peak Hour			1.49	13
<i>(heaviest 60 minutes)</i>				
Total New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	OFFICE AND RETAIL DEVELOPMENT [1000 SF]	50.1		1,864
AM Peak Hour				56
PM Peak Hour				167
<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		Planned Future Capacity	
Horse Dr.	17745		32775	
Fort Apache Rd.	17745		34500	
This project will add approximately 1,864 trips per day on Horse Dr. and Fort Apache Rd. Count data was unavailable for the streets in this area, but they are believed to be currently under capacity.				
Based on Peak Hour use, this development will add roughly 168 additional cars into the area; which works out to about 5 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				