



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32447** APN: 162-02-115-134

Name of Property Owner: OPA PROPERTIES, LLC

Name of Applicant: SAME.

Name of Representative: CIANNA-STUDIO

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 *[Signature]*

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: _____

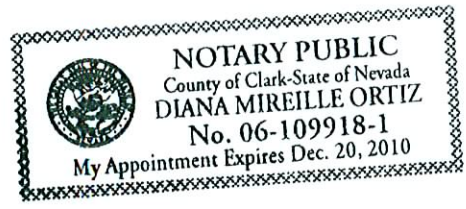
Signature of Property Owner: *Alex De Castroverde*

Print Name: Alex De Castroverde

Subscribed and sworn before me

This 4th day of December, 2008

Diana Mireille Ortiz
Notary Public in and for said County and State



RECEIVED

DEC 04 2008

jawa
studio
architecture
interior design

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Las Vegas, NV 89101
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Fax: 702.598.1724
mail@jwastudio.com

DATE: _____
SCALE: _____
SHEET: _____

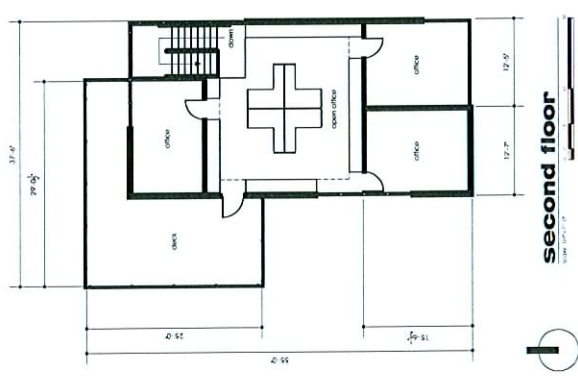
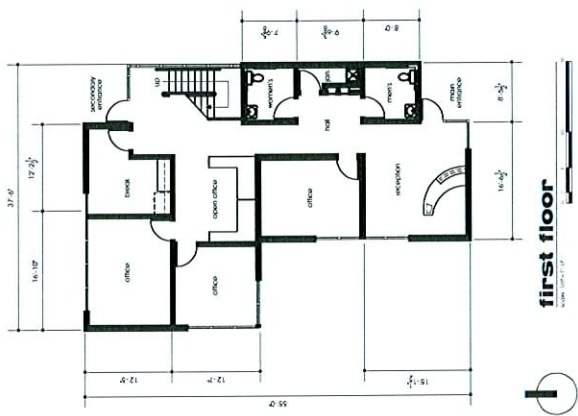
STANDARD

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NO.	DATE
1	01/22/09
2	01/22/09
3	01/22/09
4	01/22/09
5	01/22/09
6	01/22/09
7	01/22/09
8	01/22/09
9	01/22/09
10	01/22/09
11	01/22/09
12	01/22/09

de castroverde
law office
138 Vegas, & Nevada
myrand parkway & francis avenue
LAS VEGAS, NEVADA

first & second floor plans
DATE: 12.01.08
DRAWN BY: DB/JAW
CHECKED BY: OBO/JCB
PROJECT NO: A1.1
SHEET NO: 01/22/09 PC



floor information

NO.	DESCRIPTION	AREA (SQ. FT.)
1	OFFICE	1,214.0
2	OPEN OFFICE	2,179.0
3	RECEPTION	219.0
4	RESTROOM	134.0
5	STAIRS	172.0
6	KITCHEN	172.0
7	TOTAL	6,180.0

SDR-32447
01/22/09 PC

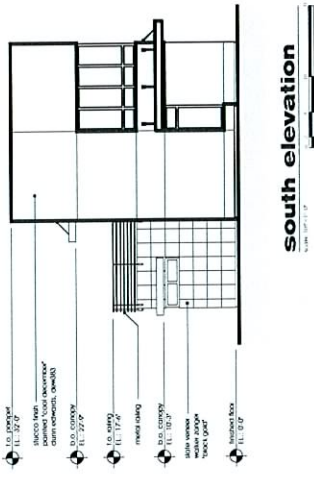
DATE	11.12.08
TYPE	CONCEPT
OWNER	DE/JAW
PROJECT	12.01.08
NO. OF SHEETS	08036
SHEET NO.	A2.1
CONTRACT NO.	08036A2-1

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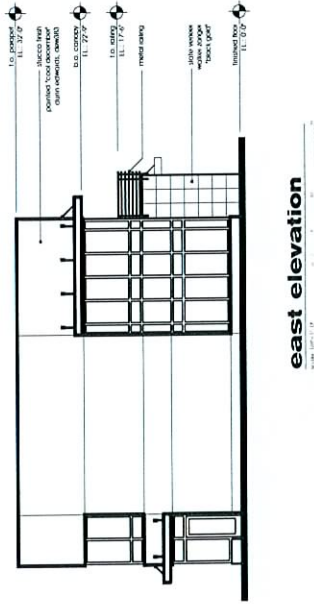
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de castroverde
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 mayland parkway & francis avenue
 las vegas, nevada

exterior elevations
 DE/JAW
 12.01.08
 08036
 A2.1
 08036A2-1



south elevation



SDR 32447				
O & A Properties, LLC				
1141 S. Maryland Pkwy.				
Proposed 2.67 thousand square foot office.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE TENANT OFFICE BUILDING [1000 SF]	2.05	11.57	24
AM Peak Hour			1.80	4
PM Peak Hour			1.73	4
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE TENANT OFFICE BUILDING [1000 SF]	2.67	11.57	31
AM Peak Hour			1.80	5
PM Peak Hour			1.73	5
<i>(heaviest 60 minutes)</i>				
Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SINGLE TENANT OFFICE BUILDING [1000 SF]	0.62		7
AM Peak Hour				1
PM Peak Hour				1
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Maryland Pkwy.				
Average Daily Traffic (ADT)	33,113			
PM Peak Hour	2,649			
<i>(heaviest 60 minutes)</i>				
Charleston Blvd.				
Average Daily Traffic (ADT)	42,376			
PM Peak Hour	3,390			
<i>(heaviest 60 minutes)</i>				
Franklin Ave.				
Average Daily Traffic (ADT)	1,708			
PM Peak Hour	137			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Maryland Pkwy.	51800			
Charleston Blvd.	51800			
Franklin Ave.	16900			
This project will add approximately 7 trips per day on Maryland Pkwy., Charleston Blvd., and Franklin Ave. This will increase expected volumes by less than 1 percent on all of these streets. Currently Maryland is at about 64 percent of capacity, Charleston is at about 82 percent of capacity, and Franklin is at about 10 percent of capacity.				
Based on Peak Hour use, this development will add roughly 1 additional car into the area.				
Note that this report assumes all traffic from this development uses all named streets.				