

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32540** APN: 134-27-111-053

Name of Property Owner: Marquis Delafayette Nave

Name of Applicant: MARQUIS Delafayette Nave

Name of Representative: _____

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: _____

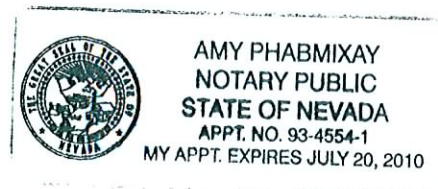
Signature of Property Owner: Marquis D. Nave

Print Name: MARQUIS D. Nave

Subscribed and sworn before me

This 8 day of December, 2008

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



PROPOSED C2 USE

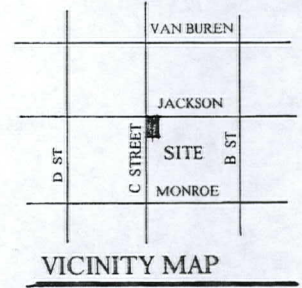
FOR

NAVE PROPERTY

ADDRESS

1318 C STREET, LAS VEGAS, NEVADA 89106
APN 139-27-111-053

R3 ZONING



S. JACKSON STREET

BUILDING FOOTAGE

FIRST FLOOR :	
COMMERCIAL	250 SQ. FT.
RESIDENTIAL	556 SQ. FT.
GARAGE	400 SQ. FT.
SECOND FLOOR :	
RESIDENTIAL	1006 SQ. FT.
TOTAL FOOTAGE	1812 SQ. FT.
TOTAL GARAGE	400 SQ. FT.

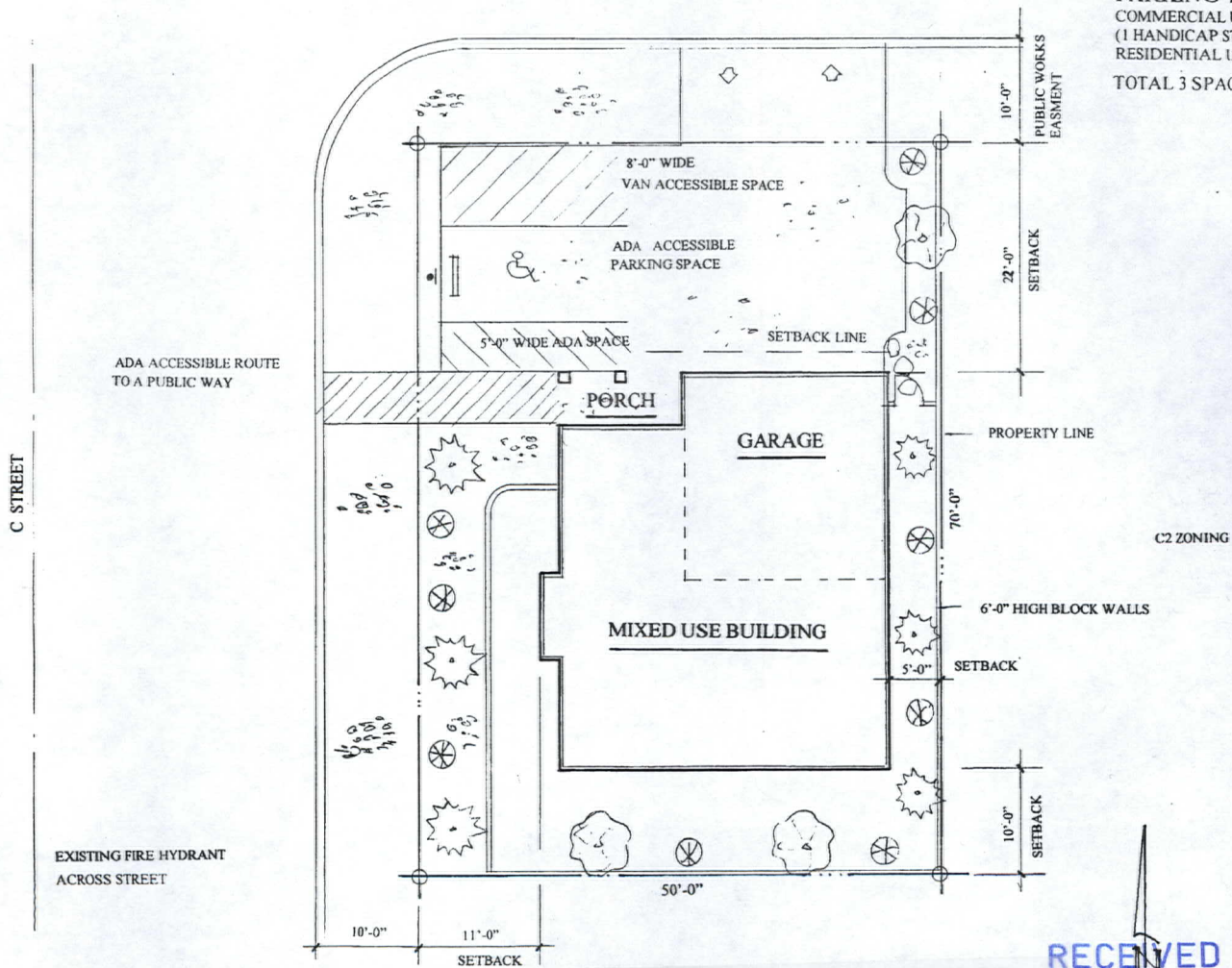
MODESTO ASH
FLOWERING PLUM
INDIAN HAWTHORNE

LANDSCAPING LEGEND

- 24" BOX TREES AT 20'-0" O.C.
- 24" BOX TREES AT 20'-0" O.C.
- 5 gal. SHRUB 1 PER TREE
- CRUSHED DECORATIVE ROCK

PARKING PROVIDED

COMMERCIAL USE 1 PER 300 SQ. FT.
(1 HANDICAP STALL PROVIDED)
RESIDENTIAL USE 2 CAR GARAGE
TOTAL 3 SPACES



SITE PLAN **VAR-32541 SUP-32543**

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

SDR-32540

REVISED

DEC 29 2008

01/22/09 PC

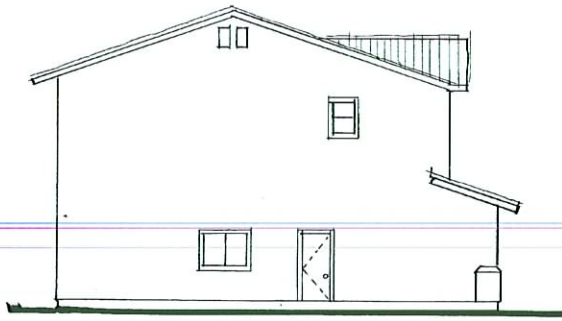
RECEIVED

PROJECT **PROPOSED LOT USE FOR MARQUIS NAVE**
1318 C STREET, LAS VEGAS, NEVADA 89106
APN 139-27-111-053

SHEET **SITE PLAN**

DATE 12-8-08
SCALE 1/8" = 1'-0"

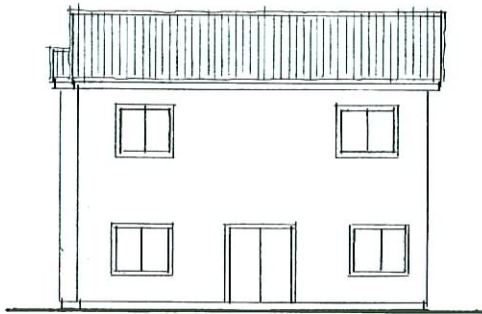
SHEET **A-1**



EAST ELEVATION

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

SIDE



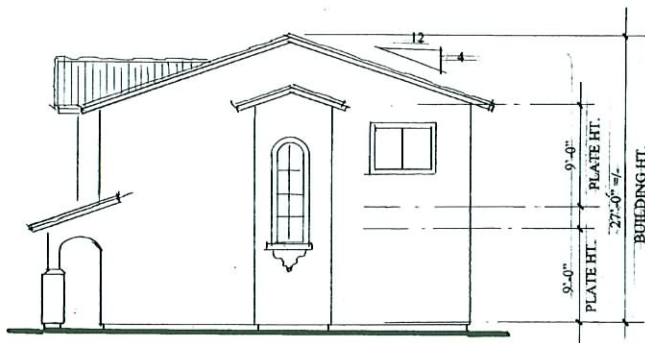
SOUTH ELEVATION

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

REAR

COLOR CHART

BASE COLOR - FRAZEE HOOPER CL 2772W
 TRIM - FRAZEE TOFFEE CL 2773W
 FASCIA - FRAZEE TOFFEE CL 2773W



WEST ELEVATION

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

SIDE



NORTH ELEVATION

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

FRONT

RECEIVED
 DEC - 9 2008

PROPOSED LOT USE FOR MARQUIS NAVE
 1318 C STREET, LAS VEGAS, NEVADA 89106
 APN 139-27-111-053

PROJECT

EXTERIOR ELEVATIONS

SHEET

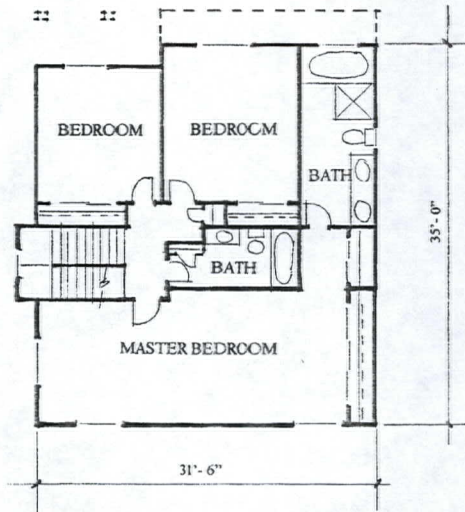
VAR-32541 SUP-32543
SDR-32540 01/22/09 PC

DATE 12-8-08

SCALE 1/8" = 1'-0"

SHEET

A-2

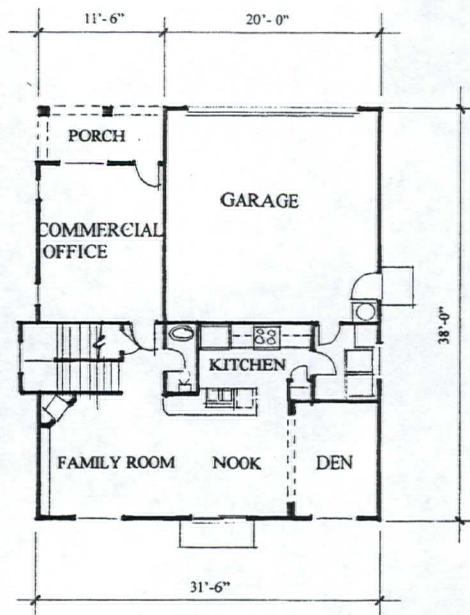


SECOND FLOOR FLOOR PLAN

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

BUILDING FOOTAGE

FIRST FLOOR :	
COMMERCIAL	250 SQ. FT.
RESIDENTIAL	556 SQ. FT.
GARAGE	400 SQ. FT.
SECOND FLOOR :	
RESIDENTIAL	1006 SQ. FT.
TOTAL FOOTAGE	1812 SQ. FT.
TOTAL GARAGE	400 SQ. FT.



FIRST FLOOR FLOOR PLAN

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

RECEIVED

VAR-32541 SUP-32543 29 2008
SDR-32540 REVISED
01/22/09 PC

PROJECT
PROPOSED LOT USE FOR MARQUIS NAVE
 1318 C STREET, LAS VEGAS, NEVADA 89106
 APN 139-27-111-053

SHEET
FLOOR PLANS

DATE 12-8-08
 SCALE 1/8" = 1'-0"

SHEET
A-3

SDR 32540				
Marquis Delafayette Nave				
SEC Jackson Ave. & C St.				
Proposed 0.25 thousand square foot mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	1	6.72	7
AM Peak Hour			0.51	1
PM Peak Hour			0.62	1
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.25	11.01	3
AM Peak Hour			1.55	0
PM Peak Hour			1.49	0
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	MIXED-USE DEVELOPMENT [1000 SF]	2.21		10
AM Peak Hour				1
PM Peak Hour				1
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for both Jackson Ave. and C St.				
Owens Ave.				
Average Daily Traffic (ADT)	6,823			
PM Peak Hour	546			
(heaviest 60 minutes)				
Harrison Ave.				
Average Daily Traffic (ADT)	5,105			
PM Peak Hour	408			
(heaviest 60 minutes)				
D St.				
Average Daily Traffic (ADT)	5,363			
PM Peak Hour	429			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Owens Ave.	20700			
Harrison Ave.	20700			
D St.	16300			
This project will add approximately 10 trips per day on Owens Ave., Harrison Ave., and D St. This will increase expected volumes by less than 1 percent on all of these streets. Currently Owens is at about 33 percent of capacity, Harrison is at about 25 percent of capacity, and D St. is at about 33 percent of capacity. Count data was unavailable for both Jackson Ave. and C St.; both are believed to be under 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.				