



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-32807 APN: 140-31-501-003

Name of Property Owner: Laborers International Union of North America

Name of Applicant: Laborers Local Union 872 - Office Addition

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

☒ 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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Thomas White

Print Name: Thomas White

Subscribed and sworn before me

This 11 day of December, 2008
Chelsey Torres

Notary Public in and for said County and State



SITE INFORMATION:

APN: 140 31 500 003
 SITE AREA: 5.75 ACRES
 PROPOSED ZONING: C-1
 SUBDIVISION: PT 144-14 SEC 31 20 62

PARKING ANALYSIS:

CLV STANDARDS:
 1 PER STAFF MEMBER PLUS 1 PER
 EVERY 7 STUDENTS IN CLASS AT MAX
 CAPACITY

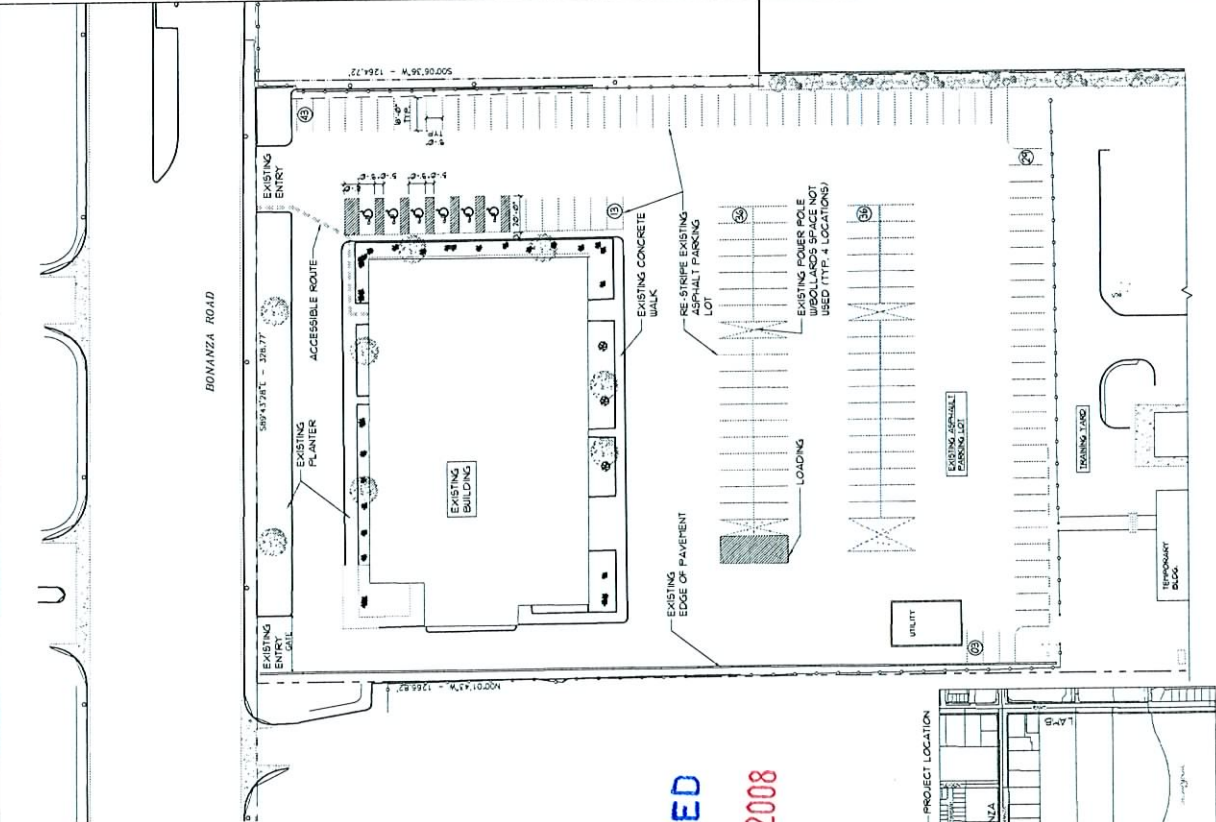
15 STAFF MEMBERS +
 200 STUDENTS =
 TOTAL REQUIRED: 115 SPACES
 TOTAL PROVIDED: 140 SPACES
 154 REGULAR SPACES + 5 ACCESSIBLE
 SPACES = 11 VAN ACCESSIBLE

PROJECT ANALYSIS:

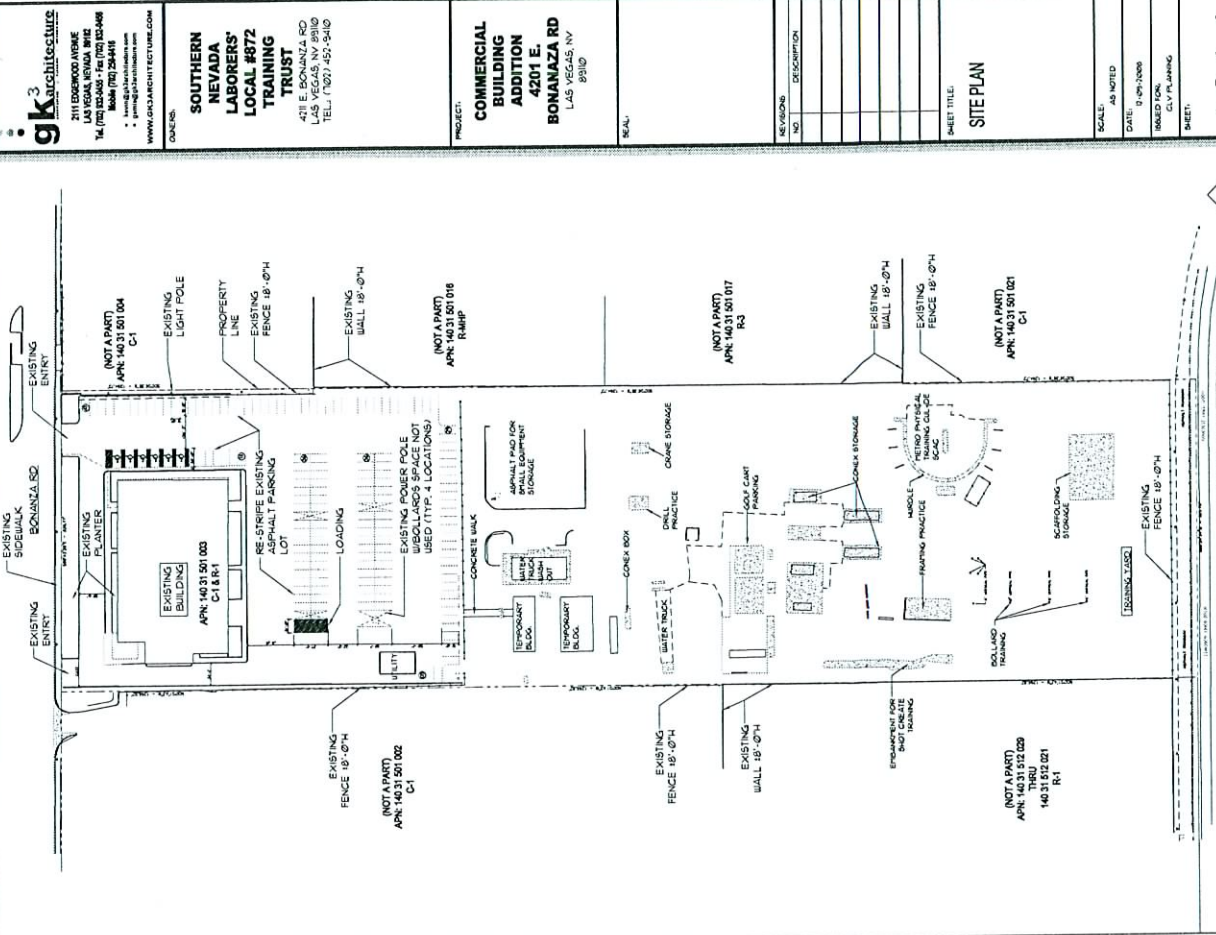
EXISTING BUILDING: 14,030 SF
 LEVEL ONE ADDITION: 3,951 SF
 LEVEL TWO ADDITION: 3,618 SF
 ADDITION TOTAL: 7,569 SF
 BUILDING TOTAL: 21,599 SF

RECEIVED

DEC 30 2008



2 ENLARGED SITE PLAN
 1/32" = 1'-0"

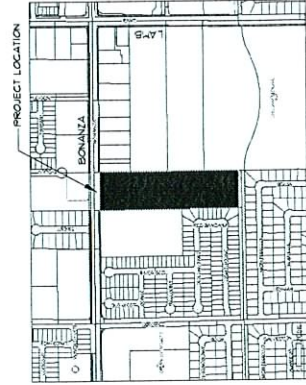


1 SITE PLAN
 1/64" = 1'-0"

gk³ architects 7111 DORWOOD AVENUE LAS VEGAS, NV 89129 TEL: (702) 833-4488 FAX: (702) 254-4415 WWW.GK3ARCHITECTURE.COM	
SOUTHERN NEVADA LABORERS' LOCAL #872 TRUST 471 E. BONANZA RD LAS VEGAS, NV 89101 TEL: (702) 551-5410	
PROJECT: COMMERCIAL BUILDING ADDITION 4201 E. BONANAZA RD LAS VEGAS, NV 89101	
REVISIONS: NO. DESCRIPTION 1. 12/15/08	
SHEET TITLE: SITE PLAN	
SCALE: AS NOTED DATE: 12/15/08 DRAWN FOR: CLV PLANNING SHEET:	

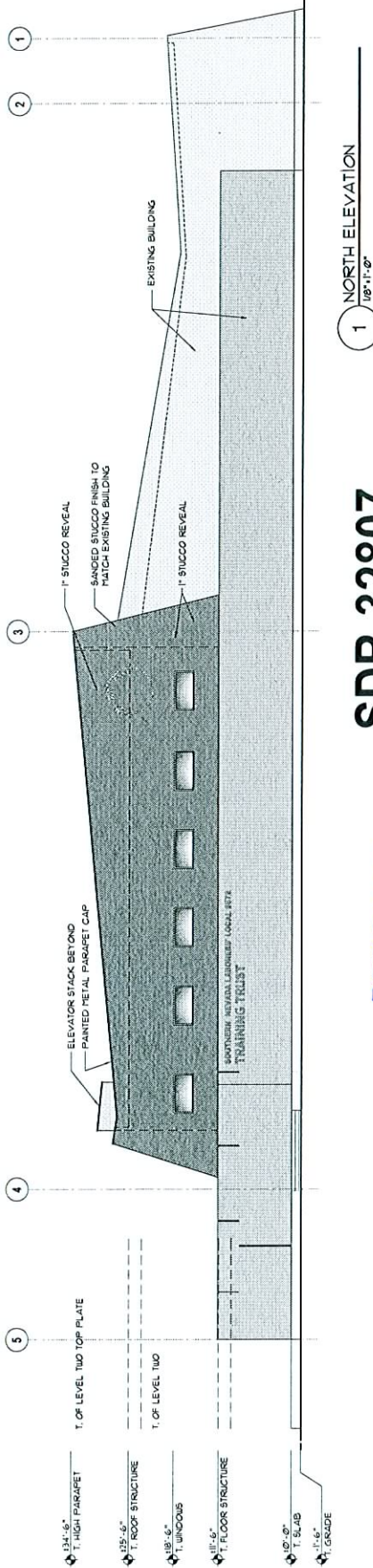
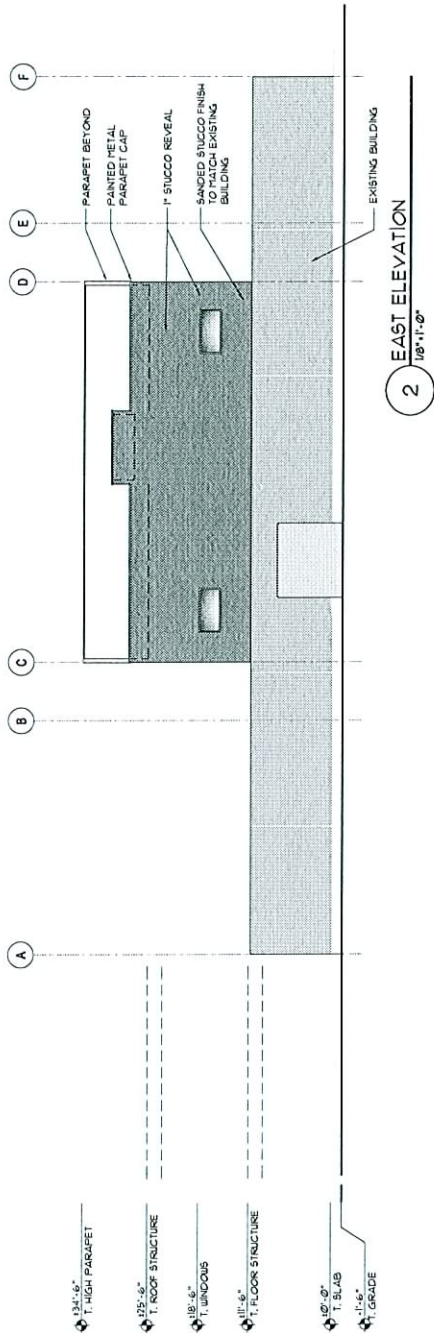
AS1.1

3 VICINITY MAP
 N.T.S.



SDR-32807

02/12/09 PC



SDR-32807

02/12/09 PC

RECEIVED

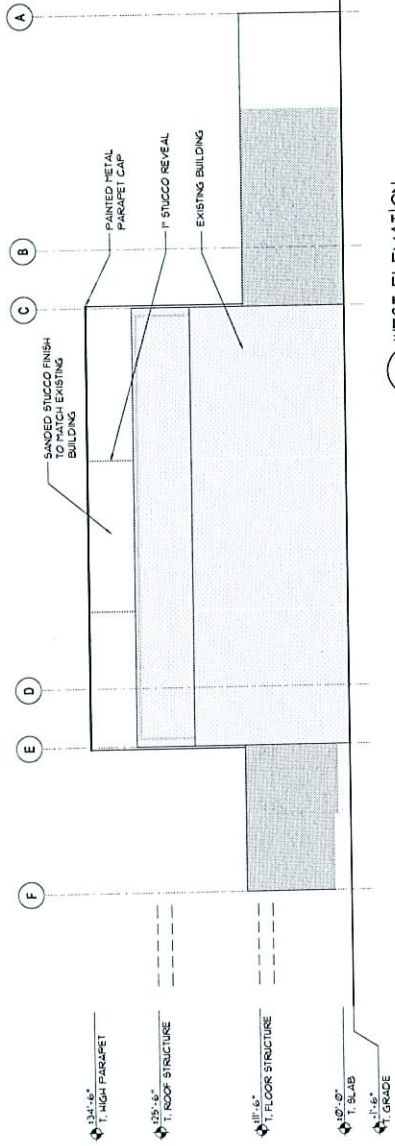
DEC 30 2008

NO.	DESCRIPTION

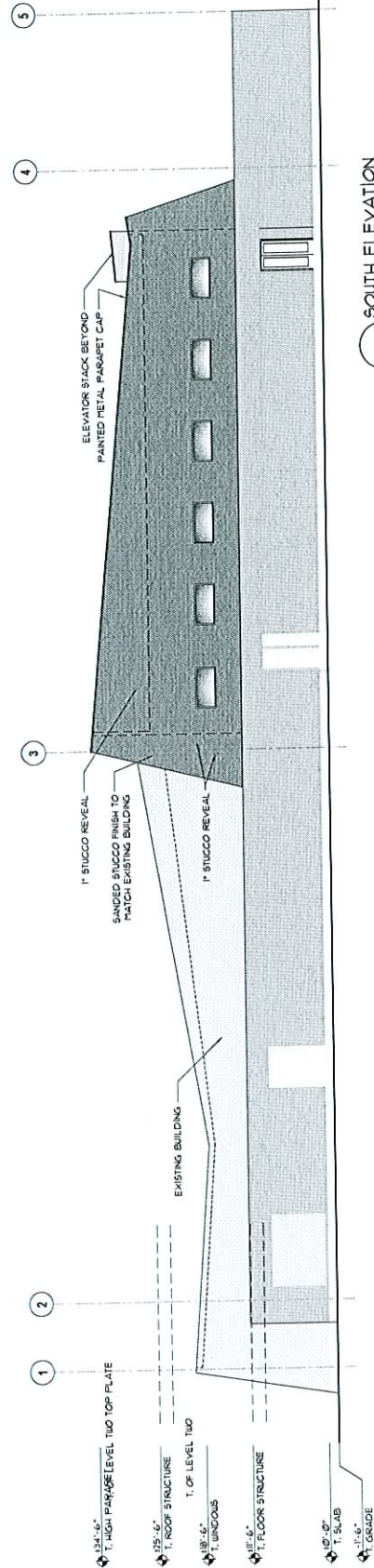
SHEET TITLE:
**ELEVATIONS:
 SOUTH &
 WEST**

SCALE: AS NOTED
 DATE: 02-09-2008
 DRAWN FOR: GUY FLEMING
 SHEET:

A3.2



2 WEST ELEVATION
 1/8"=1'-0"



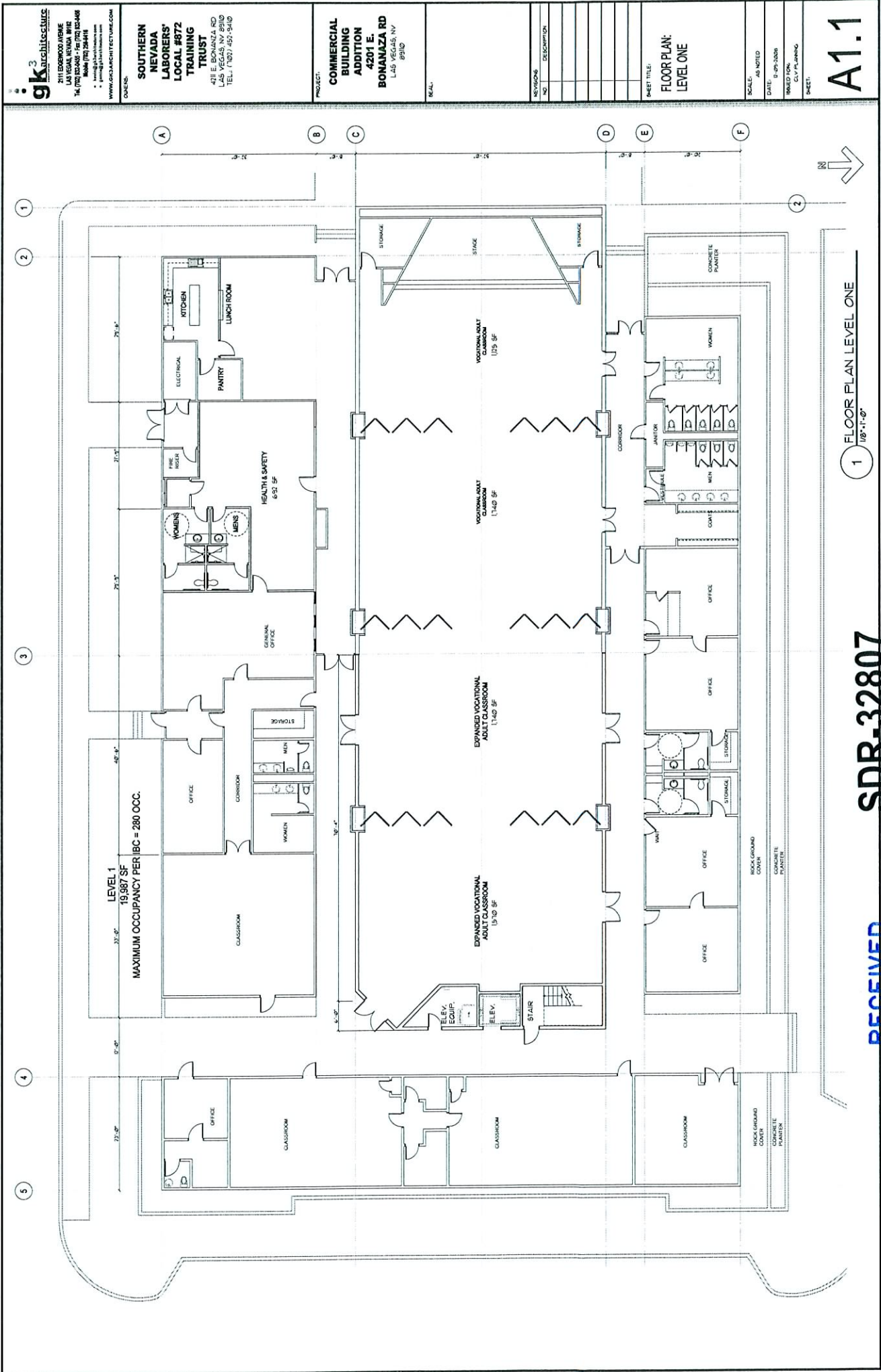
1 SOUTH ELEVATION
 1/8"=1'-0"

SDR-32807

02/12/09 PC

RECEIVED

DEC 30 2008



A1.1

1 FLOOR PLAN LEVEL ONE
1/8"=1'-0"

SDR-32807

02/12/09 PC

RECEIVED

DEC 30 2008

gk³ architecture
 2111 EDGEMOOD AVENUE
 LAS VEGAS, NEVADA 89162
 TEL: (702) 735-1000 FAX: (702) 735-4466
 WWW.GK3ARCHITECTURE.COM

SOUTHERN NEVADA LABORERS' LOCAL #872 TRAINING TRUST
 4201 E. BONANZA RD
 LAS VEGAS, NV 89102
 TEL: (702) 457-3400

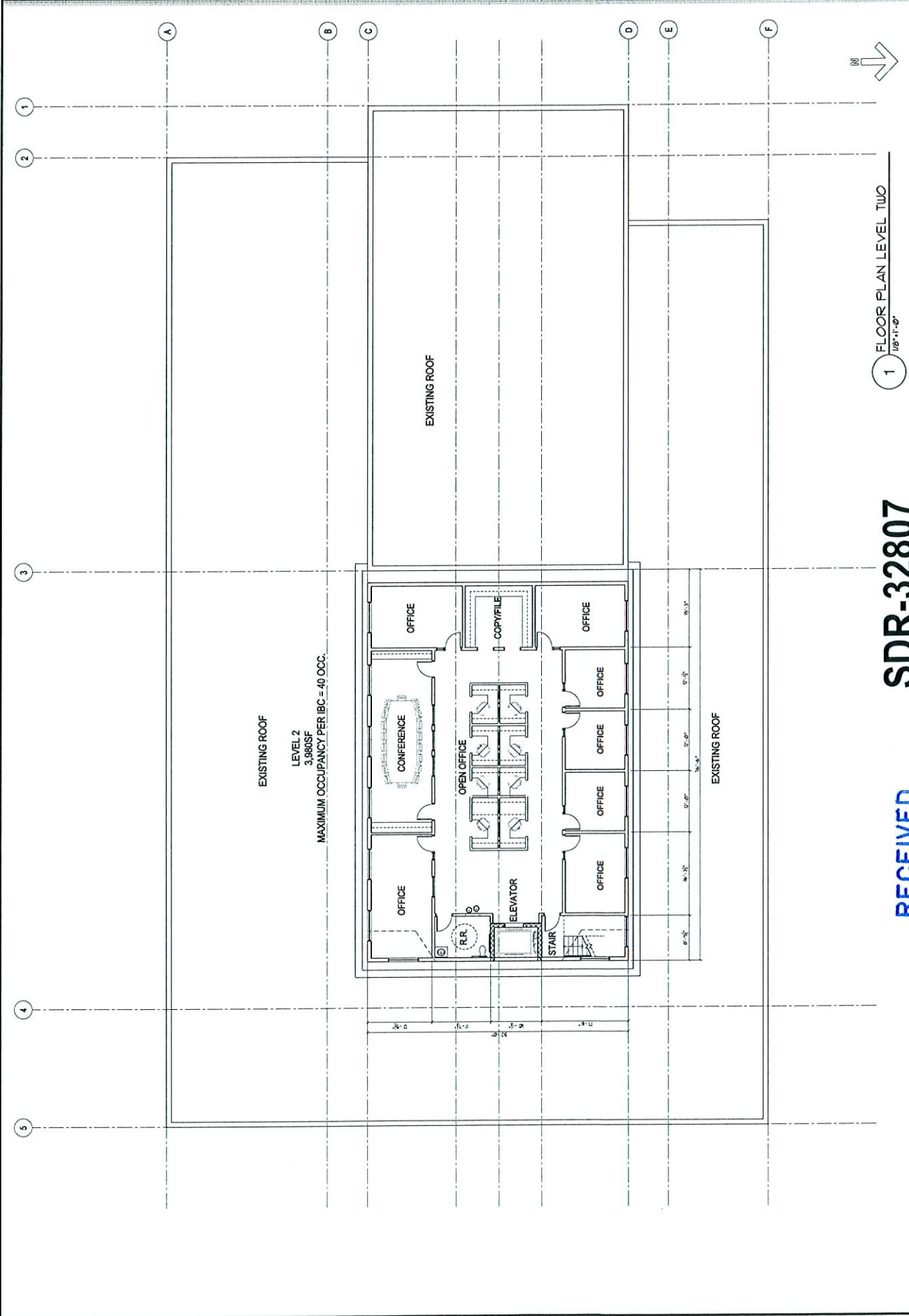
PROJECT:
COMMERCIAL BUILDING ADDITION
4201 E. BONANZA RD
LAS VEGAS, NV 89102

REVISIONS
 NO. DESCRIPTION
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

SHEET TITLE:
FLOOR PLAN: LEVEL TWO

SCALE: AS NOTED
DATE: 0-09-2006
DRAWN BY: C.V.P.
CHECKED BY: C.V.P.
DATE:

A1.2



1 FLOOR PLAN LEVEL TWO
1/8"=1'-0"

RECEIVED
 SDR-32807
 02/12/09 PC
 DEC 30 2008

PLANT LEDGEN

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
★	15 FEET HEIGHT		PALM	EXISTING/ MEXICAN FAN PALM
●	24" BOX TREE		SHADE	RIO GRANDE ASH
○	36" BOX TREE		ACCENT	CHITILIPA
⊗	36" BOX TREE		FLOWERING	PURPLE ROSE LOCUST
⊙	5 GAL.		BUSH	COTYOTE BRUSH
⊕	5 GAL.		BUSH	DESERT CASSIA
⊖	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

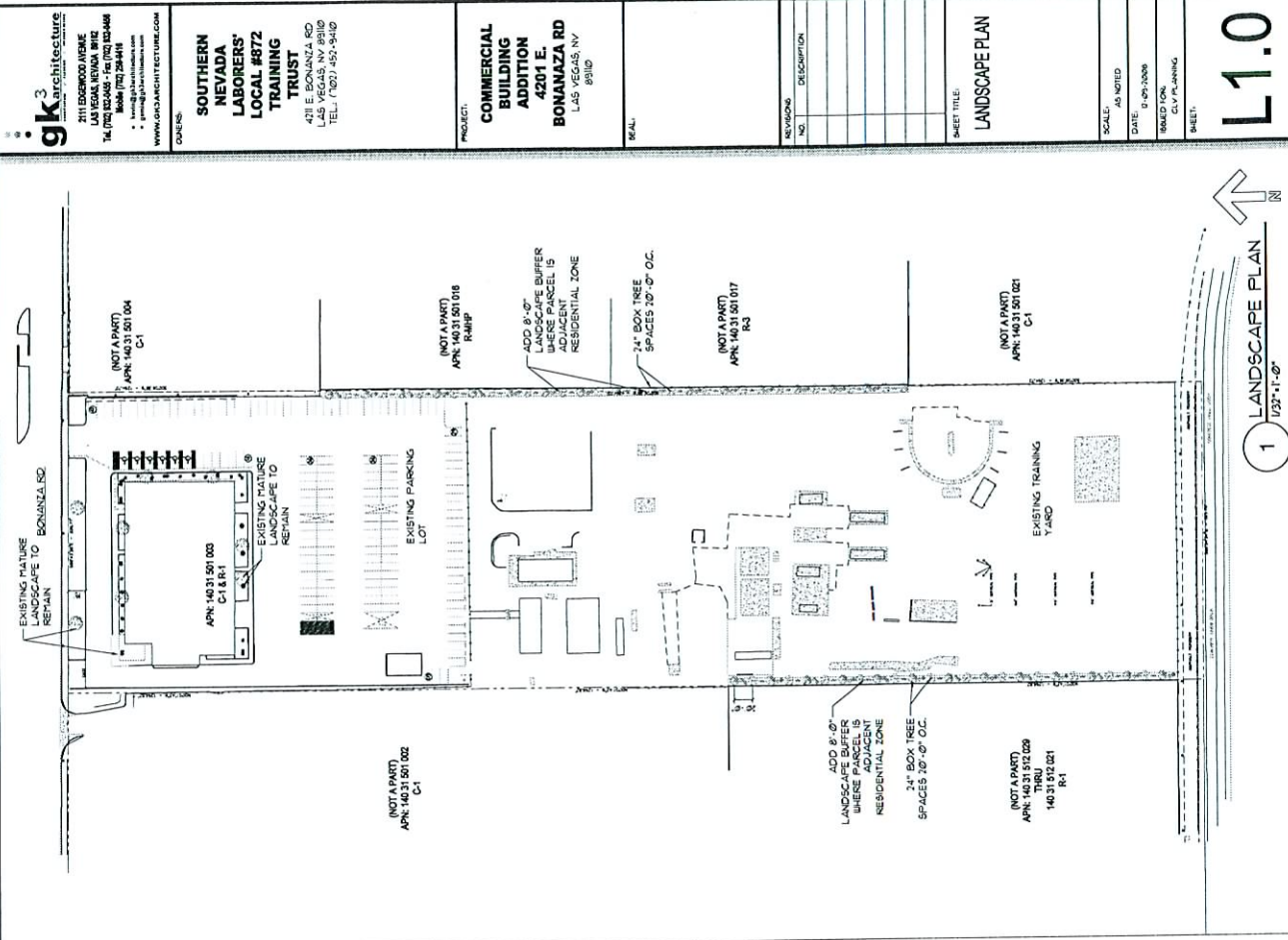
- GROUND COVER TO BE ROCK TILCH 38" SCREENED 1" DEPTH IN ALL LANDSCAPE PLANTERS COLOR BY OWNER
- TREES IN SOFT VIBRANT RESIDUALS (SAGE) SHALL BE PLANTED WITHIN 6 FEET OF BUILDING GRAD. SHADERS IN SWIRE'S SHALL BE BELOW 24" AT MATURITY.
- HOLD SHADERS BACK FROM CURBS AND SIDEWALKS SO AT MATURITY THEY DO NOT SPILL OVER CURBS AND SIDEWALKS. TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES INCLUDING BUILDING WALLS AND FOUNDATIONS.
- SHADERS SHALL BE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES.
- PROVIDE TREES PER CLV DESIGN STANDARDS.

RECEIVED

DEC 30 2008

SDR-32807

02/12/09 PC



L1.0

1 LANDSCAPE PLAN
1/32\"/>



PAINT EXISTING BUILDING
WITH STUCCO FINISH



PAINT EXISTING BUILDING
WITH STUCCO FINISH



PAINT BUILDING ADDITION
WITH STUCCO FINISH TO MATCH EXISTING

RECEIVED

DEC 30 2008

SDR-32807

02/12/09 PC

MB



7111 DORWOOD AVENUE
ARVING, TEXAS 76010
TEL: (972) 254-5400 • FAX: (972) 254-5408
Mobile: (972) 254-4411
• info@gk3architecture.com
• www.gk3architecture.com

**SOUTHERN
NEVADA
LABORERS'
LOCAL #872
TRAINING
TRUST**

4201 E. BONANZA RD
LAS VEGAS, NV 89119
TEL: (702) 455-5400

PROJECT:

**COMMERCIAL
BUILDING
ADDITION
4201 E.
BONANAZA RD
LAS VEGAS, NV
89119**

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

**MATERIAL
BOARD**

SCALE: AS NOTED

DATE: 2-24-2009

DRAWN FOR: CLV PLANNING

SHEET:

SDR 32807				
Laborers Local 872				
4211 E. Bonanza Rd.				
Proposed 7.6 thousand square foot trade school expansion.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	16.0	11.01	176
AM Peak Hour			1.55	25
PM Peak Hour			1.49	24
(heaviest 60 minutes)				
New Additional Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	7.6	11.01	84
AM Peak Hour			1.55	12
PM Peak Hour			1.49	11
(heaviest 60 minutes)				
New Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	23.6	11.01	260
AM Peak Hour			1.55	37
PM Peak Hour			1.49	35
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	25,876			
PM Peak Hour	2,070			
(heaviest 60 minutes)				
Sandhill Rd.				
Average Daily Traffic (ADT)	9,550			
PM Peak Hour	764			
(heaviest 60 minutes)				
Lamb Blvd.				
Average Daily Traffic (ADT)	46,874			
PM Peak Hour	3,750			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Bonanza Rd.	49210			
Sandhill Rd.	33915			
Lamb Blvd.	49210			
This project will add approximately 84 trips per day on Bonanza Rd., Sandhill Rd., and Lamb Blvd. This will increase expected volumes by about 1 percent on Sandhill and by less than 1 percent on both Bonanza and Lamb. Currently Bonanza is at about 53 percent of capacity, Sandhill is at about 28 percent of capacity, and Lamb is at about 95 percent of capacity.				
Based on Peak Hour use, this development will add roughly 37 additional cars into the area; which works out to about 3 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				