



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33023** APN: 14030803013
Name of Property Owner: Local Union 525
Name of Applicant: Local Union 525
Name of Representative: Caron Richardson

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: Brett C. McCoy

Print Name: Brett C. McCoy

Subscribed and sworn before me

This 13th day of January, 2009
Tiffany England
Notary Public in and for said County and State

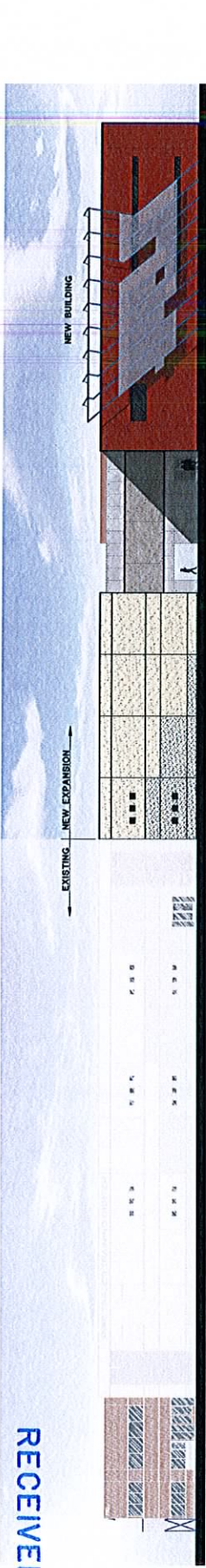


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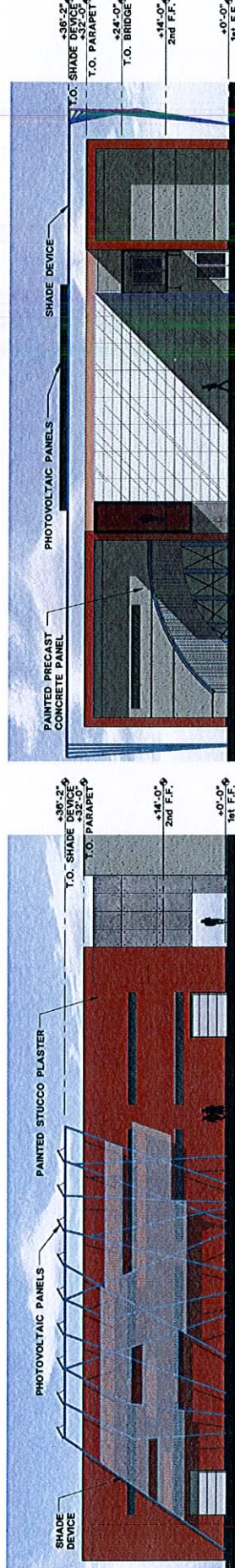
JAN 13 2009

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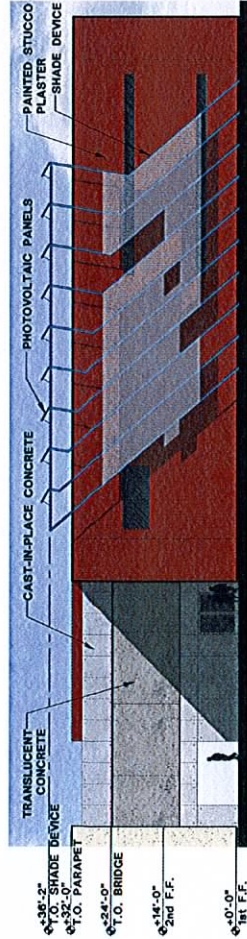
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WEST OVERALL ELEVATION



EAST ELEVATION (NEW BUILDING)



WEST ELEVATION (NEW BUILDING)

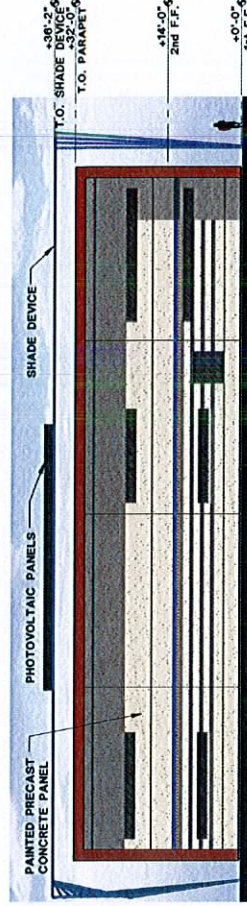
ELEVATIONS

JANUARY 2009

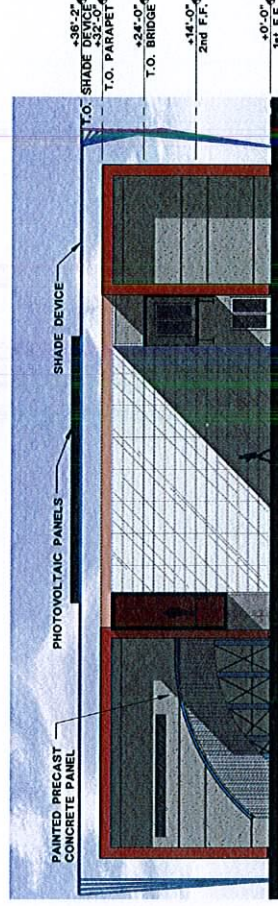
LAS VEGAS - NEVADA

PLUMBERS AND PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

SOUTH ELEVATION (NEW BUILDING)



NORTH ELEVATION (NEW BUILDING)



itp inc. architecture planning interior design

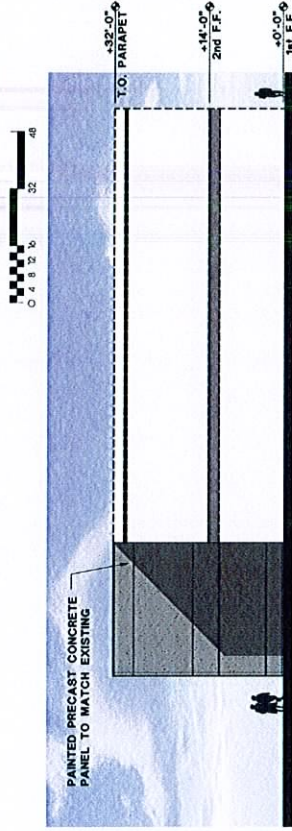
SDR-33023
02/26/09 PC

JAN 13 2009

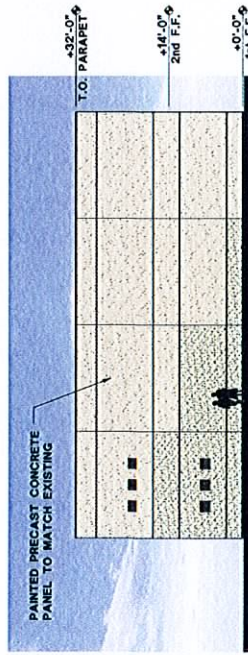
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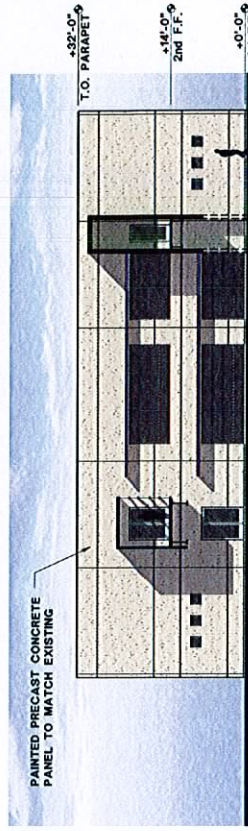
EAST OVERALL ELEVATION



EAST ELEVATION (EXPANSION)



NORTH ELEVATION (EXPANSION)



WEST ELEVATION (EXPANSION)



ELEVATIONS

JANUARY 2009

LAS VEGAS - NEVADA

PLUMBERS AND PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

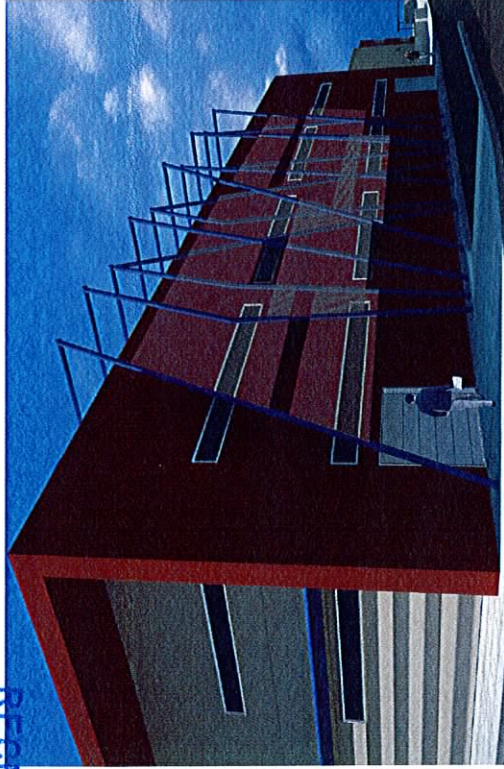
itp inc.
architecture
planning
interiors
landscape
civil
mechanical
electrical
sanitary
structural
vertical transportation
10000 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89135
TEL: 702.735.1100
FAX: 702.735.1101
WWW.ITPINC.COM

SDR-33023

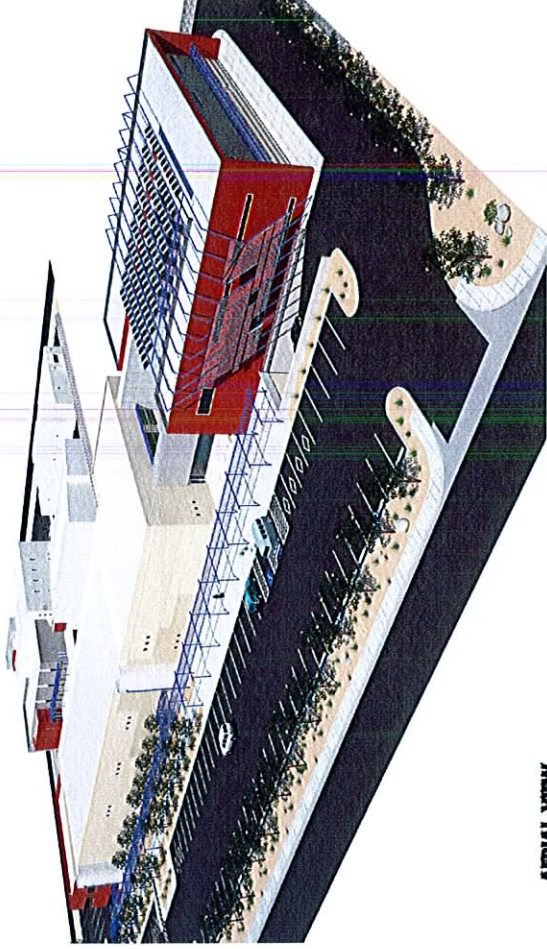
02/26/09 PC

JAN 13 2009

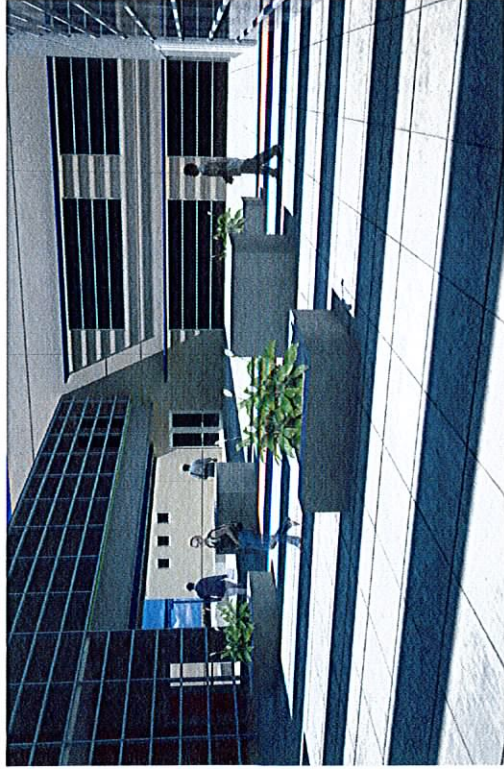
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VIEW OF EAST FACADE



AERIAL VIEW



VIEW OF COURTYARD



VIEW FROM STREET OF WEST ELEVATION

PERSPECTIVES

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PLUMBERS AND PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

SDR-33023

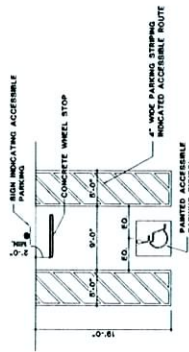
02/26/09 PC

itp inc.
architecture
interior
landscape

THE RICHARDSON PARTNERSHIP, INC.
ARCHITECTS
1000 EAST FLORISSANT AVE.
SUITE 100
LAS VEGAS, NV 89119
(702) 735-1100

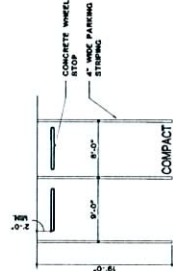
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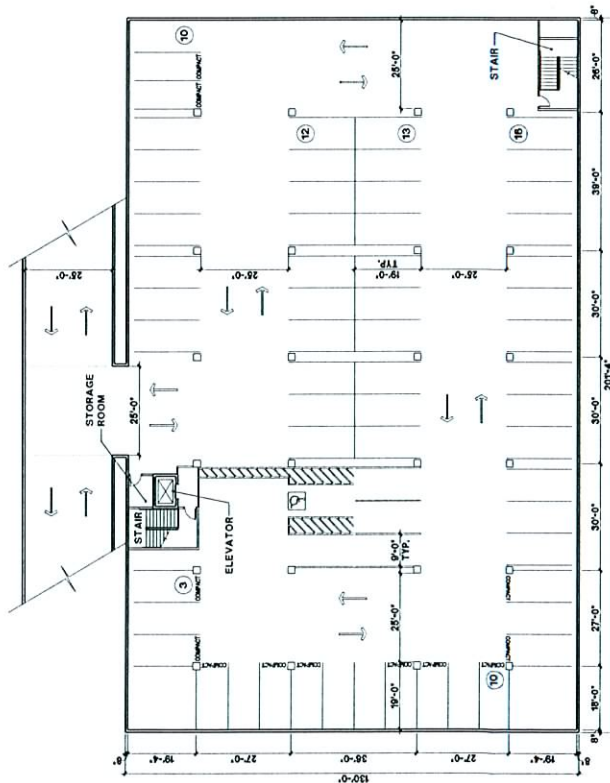
ACCESSIBLE PARKING

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

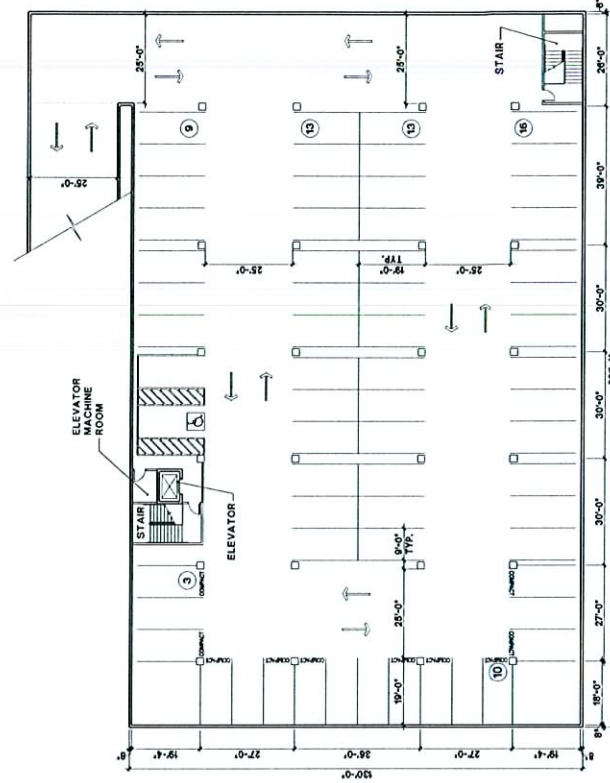


STANDARD PARKING

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



LEVEL ONE PARKING



LEVEL TWO PARKING

UNDERGROUND PARKING PLANS

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PLUMBERS & PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

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LTP inc.
THE RICHARDSON PARTNERSHIP, INC.
10011 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89135
TEL: 702.735.1100
FAX: 702.735.1101
WWW.LTP-INC.COM

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LAS VEGAS - NEVADA

PLUMBERS & PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

trip inc. architecture
planning
interiors

THE RICHARDSON PARTNERSHIP, INC.
315 Mill Road Suite 2, Los Vegas, Nevada 89119
PHONE 702.734.6832 FAX 702.734.8888

SDR-33023

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irp inc.
architecture
planning

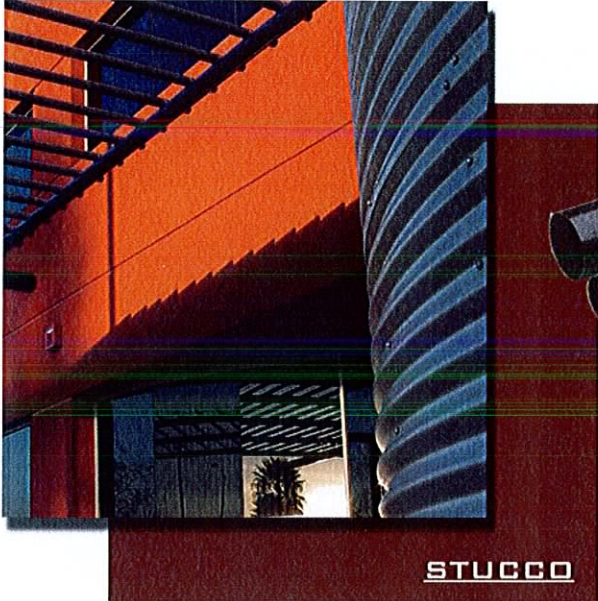
04 APR 1964

LAS VEGAS - NEVADA

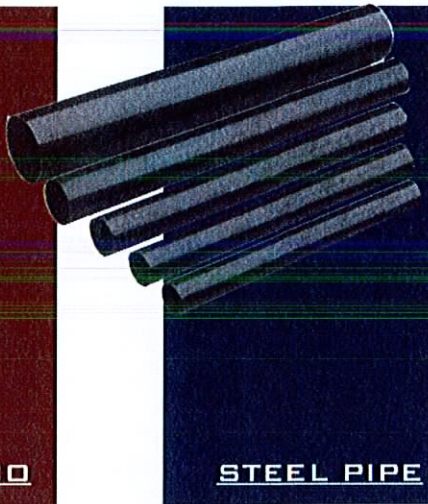
PLUMBERS & PIPEFITTERS UA LOCAL 525 - TRAINING CENTER ADDITION

02/26/09 PC

PLUMBERS AND PIPEFITTERS UA LOCAL 525 - TRAINING CENTER EXPANSION

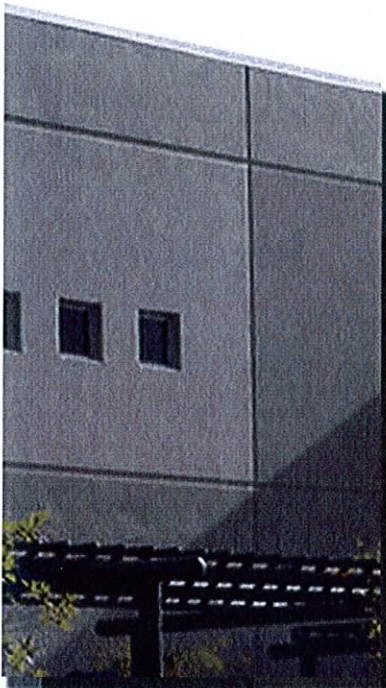


STUCCO

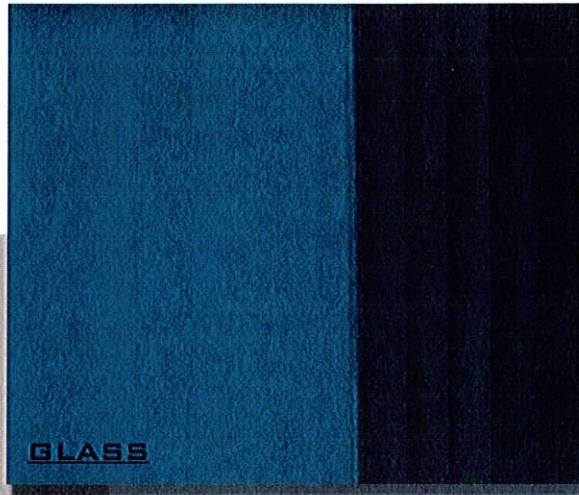


STEEL PIPE

PHOTOVOLTAIC PANELS



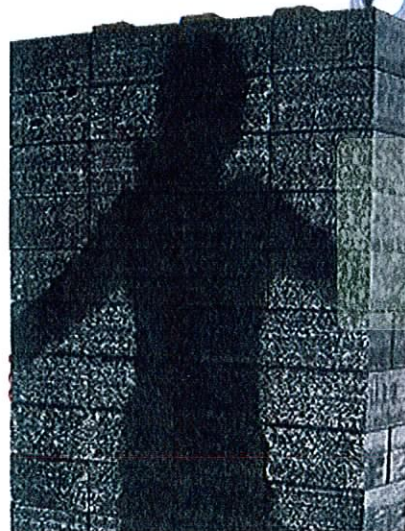
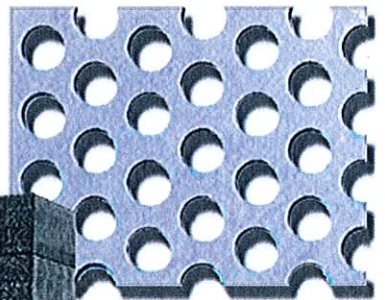
PRECAST CONCRETE



GLASS

ALUMINUM WINDOW FRAME

PAINTED
PERFORATED
METAL



TRANSPARENT CONCRETE

SDR-33023
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SDR 33023				
Local Union 525				
750 Leigon Way				
Proposed 38-thousand square foot office and training facility addition.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	60	11.01	661
AM Peak Hour			1.55	93
PM Peak Hour			1.49	89
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	38	11.01	418
AM Peak Hour			1.55	59
PM Peak Hour			1.49	57
(heaviest 60 minutes)				
New Total Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	98		1,079
AM Peak Hour				152
PM Peak Hour				146
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for Leigon Way.				
Lamb Blvd.				
Average Daily Traffic (ADT)	39,744			
PM Peak Hour	3,180			
(heaviest 60 minutes)				
Bonanza Rd.				
Average Daily Traffic (ADT)	33,351			
PM Peak Hour	2,668			
(heaviest 60 minutes)				
Harris Ave.				
Average Daily Traffic (ADT)	1,210			
PM Peak Hour	97			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Lamb Blvd.	49210			
Bonanza Rd.	49210			
Harris Ave.	16900			
This project will add approximately 418 trips per day on Lamb Blvd., Bonanza Rd., and Harris Ave. This will increase expected volumes by about 1 percent on both Lamb and Bonanza, and by about 35 percent on Harris. Currently Lamb is at about 81 percent of capacity, Bonanza is at about 68 percent of capacity, and Harris is at about 7 percent of capacity. Count data was unavailable for Leigon Way, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 59 additional cars into the area; which works out to about 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				