

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33013** APN: 139 35211 057

Name of Property Owner: 11th Street Holdings, LLC

Name of Applicant: 11th Street Holdings, LLC

Name of Representative: Sam Cherry

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

☒ 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: _____

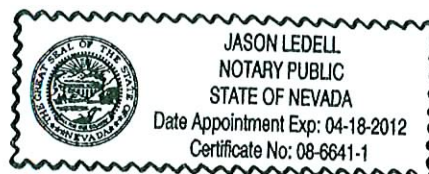
Signature of Property Owner: *[Signature]*

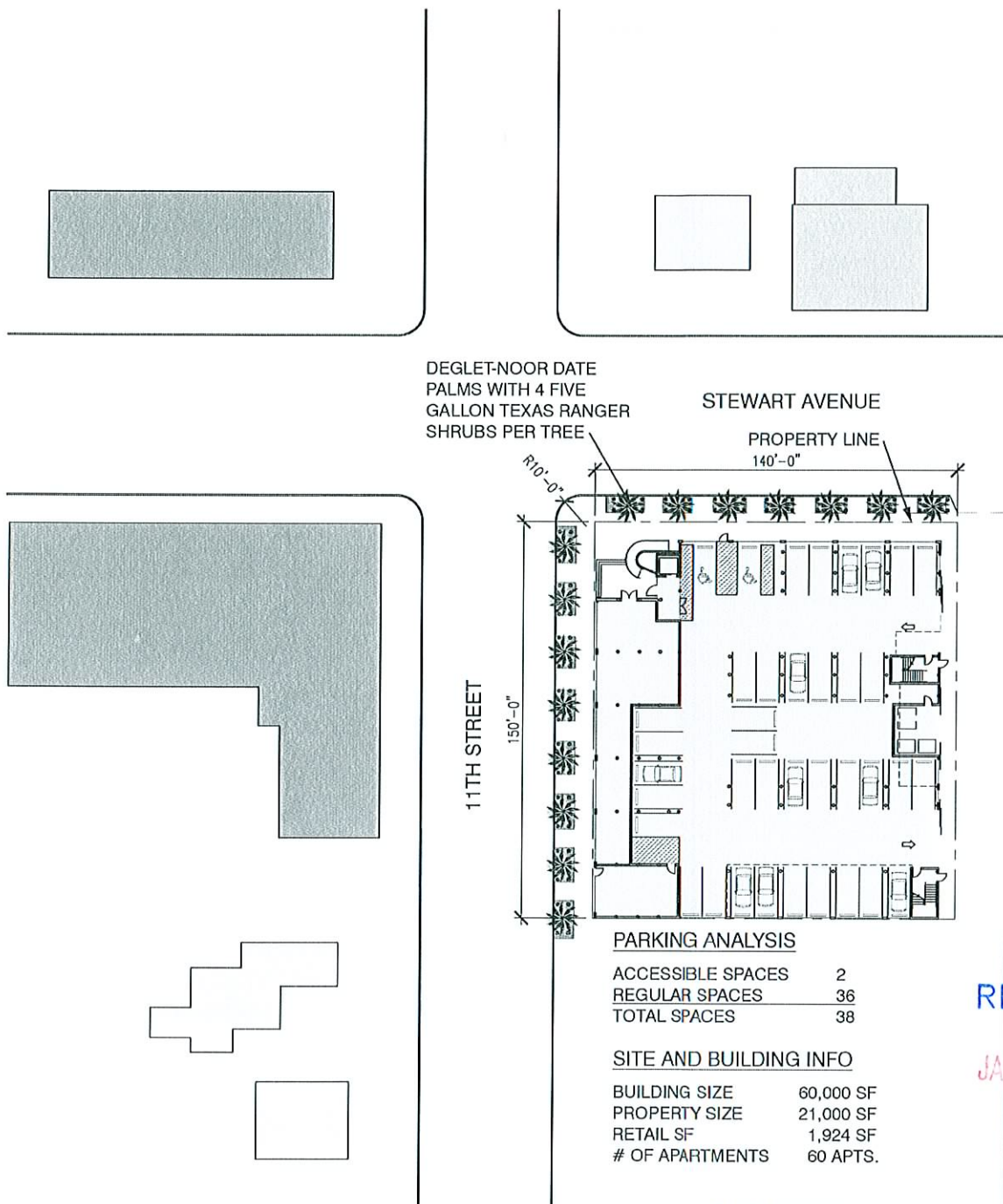
Print Name: Sam Cherns

Subscribed and sworn before me

This 10th day of January, 2009

Notary Public in and for said County and State





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- Multi-family Residential
- Single Family Residential
- Commercial
- Landscaping
- Proposed Mixed-use Building

Site / Landscape Plan
SCALE 1" = 40'

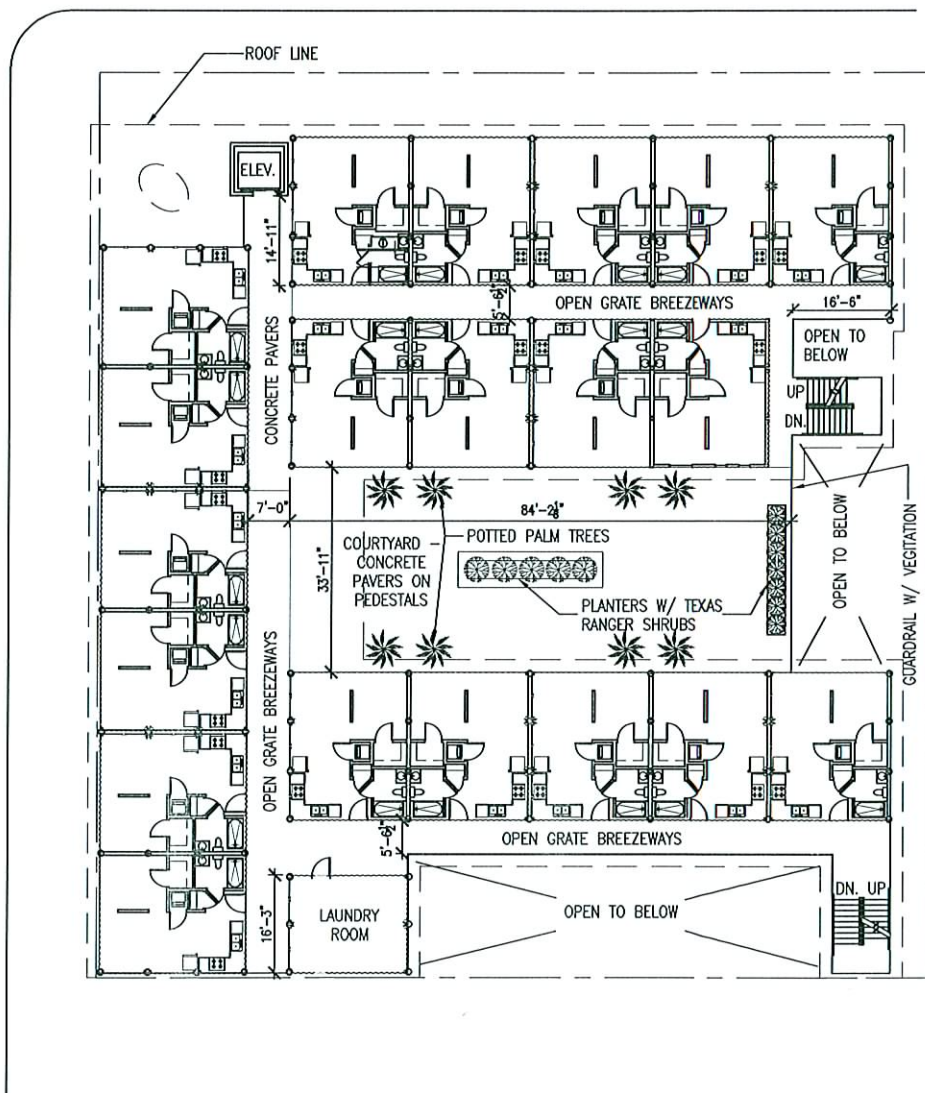
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VICINITY MAP





VAR-33016 VAR-33018
SUP-33014 SDR-33013
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2nd Floor Plan

SCALE 1" = 20'

Maximum Occupancy (Per IBC)

Residential (200 Gross) - 12,886 SF = 65 occupants

Second Floor Unit count = 20

Lot Coverage - 61.2%

VAR-33016

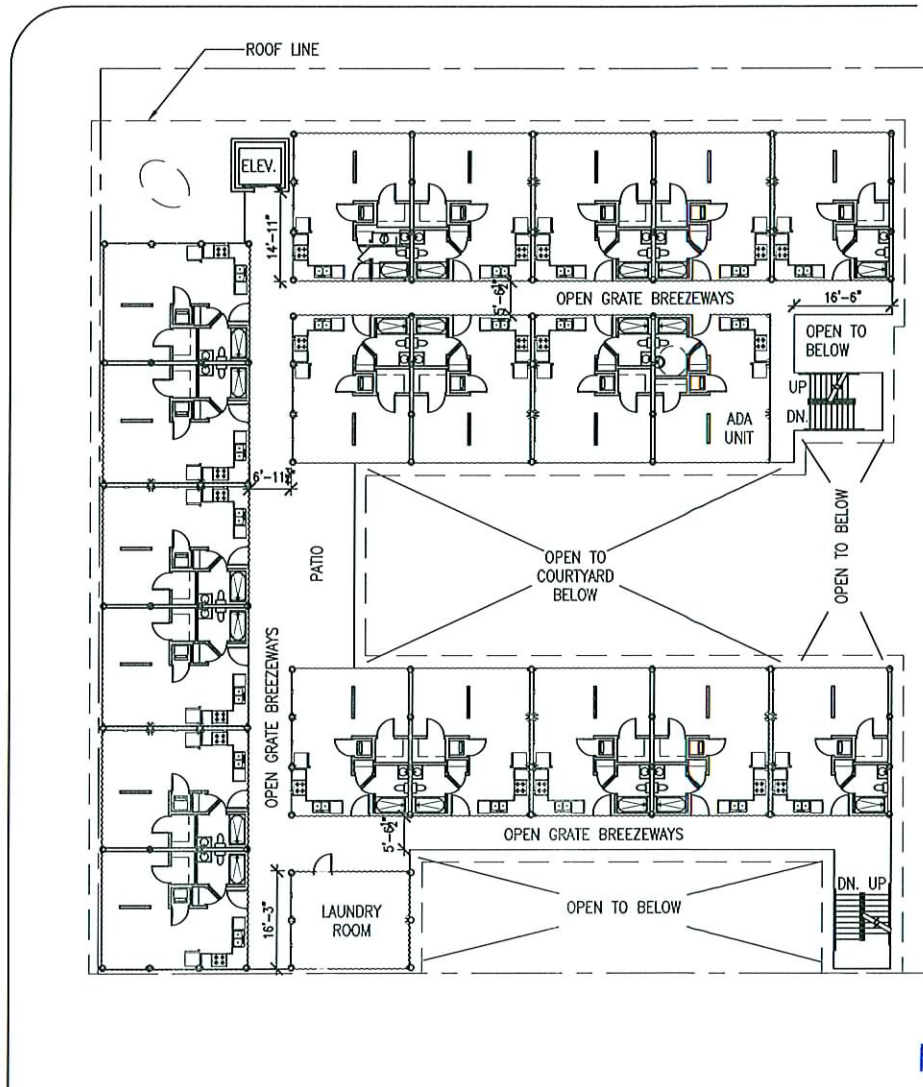
SUP-33014

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VAR-33018

SDR-33013

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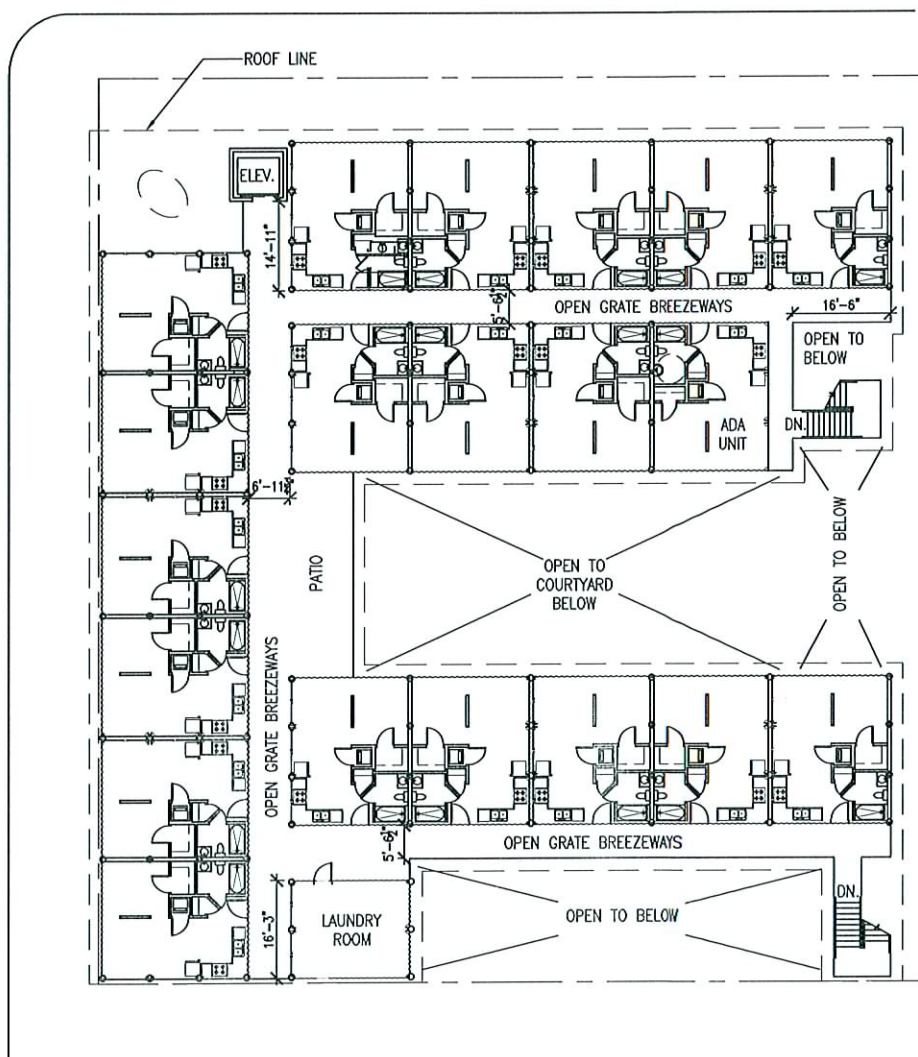
3rd Floor Plan
 SCALE 1" = 20'
 Maximum Occupancy (Per IBC)
 Residential (200 Gross) - 12,886 SF = 65 occupants
 Third Floor Unit count = 20
 Lot Coverage - 62.9%

VAR-33016 **VAR-33018**
SUP-33014 **SDR-33013**
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Las Vegas - SG Blocks - 3rd Floor Plan

0' 5' 10' 20'



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4th Floor Plan
SCALE 1" = 20'

Maximum Occupancy (Per IBC)
Residential (200 Gross) - 12,886 SF = 65 occupants

Fourth Floor Unit count = 20

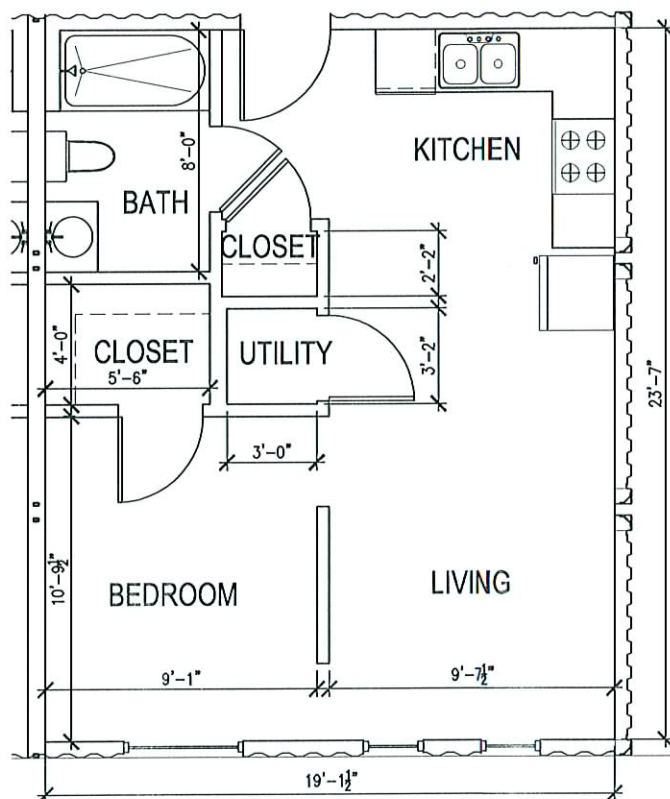
Lot Coverage - 62.9%

VAR-33016 **VAR-33018**
SUP-33014 **SDR-33013**
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Las Vegas - SG Blocks - 4th Floor Plan

0' 5' 10' 20'

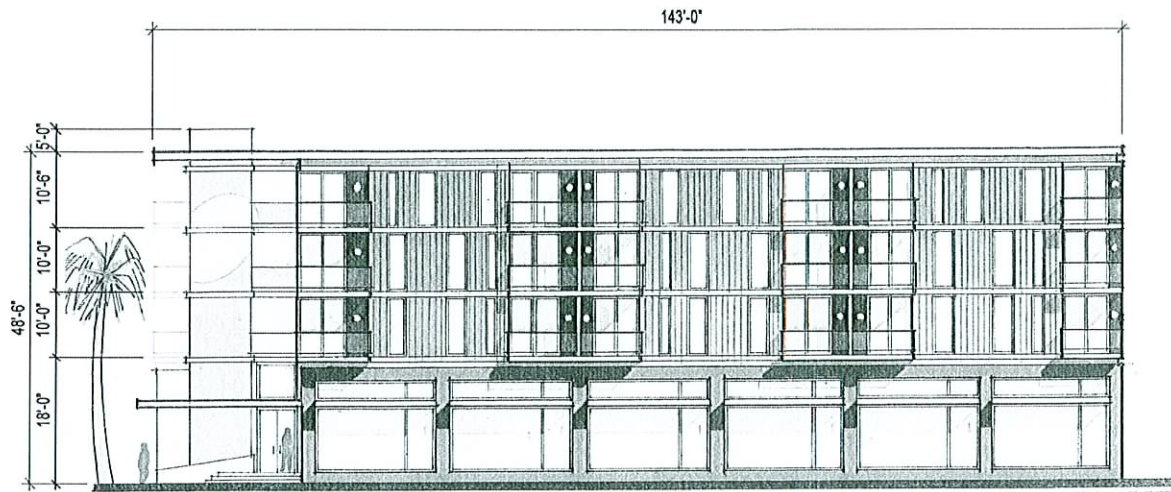


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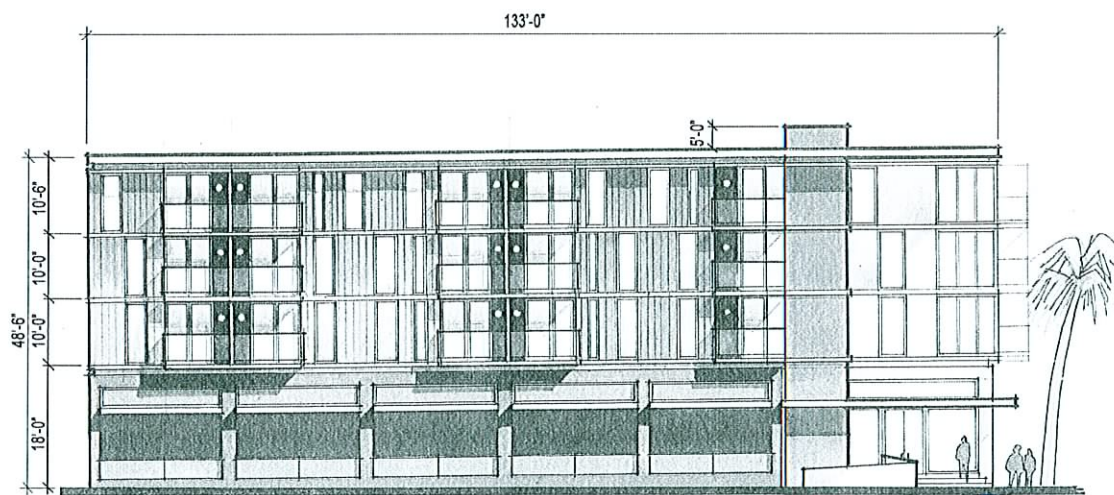
Typ Unit 450 sf.
SCALE 1/4" = 1'-0"

VAR-33016 VAR-33018
SUP-33014 SDR-33013
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● West Elevation (11th Street)

0' 5' 10' 20'



● North Elevation (Stewart Avenue)

0' 5' 10' 20'

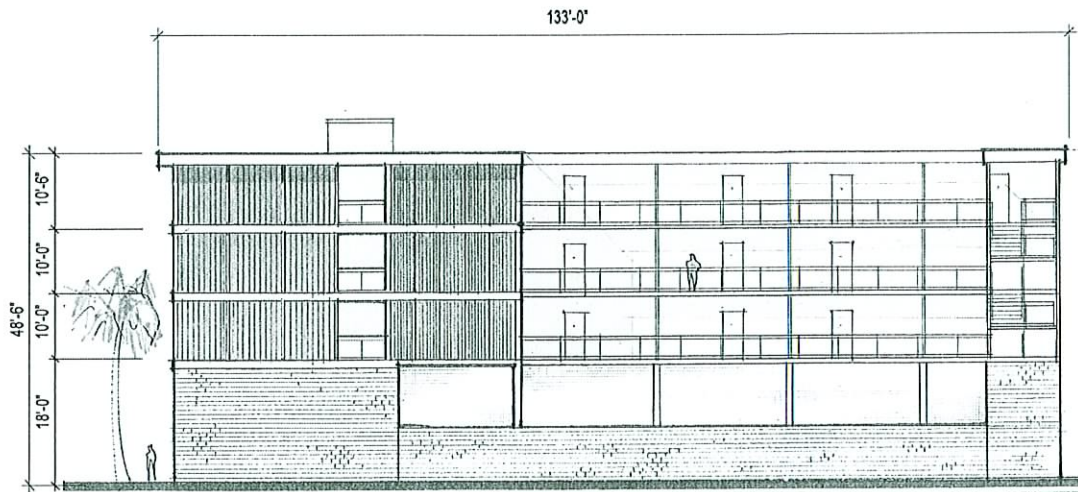
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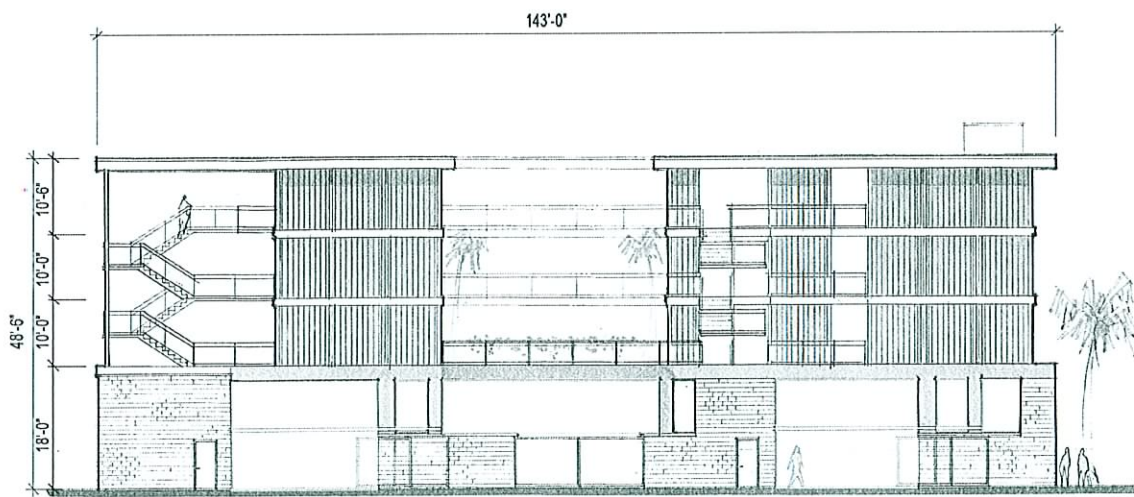
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● South Elevation

0' 5' 10' 20'



● East Elevation (Alley)

0' 5' 10' 20'

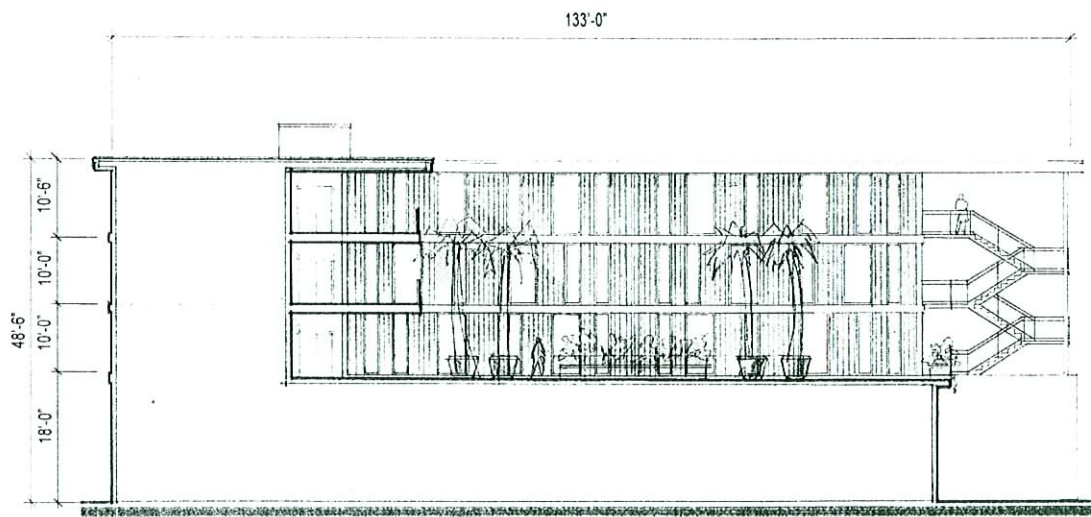
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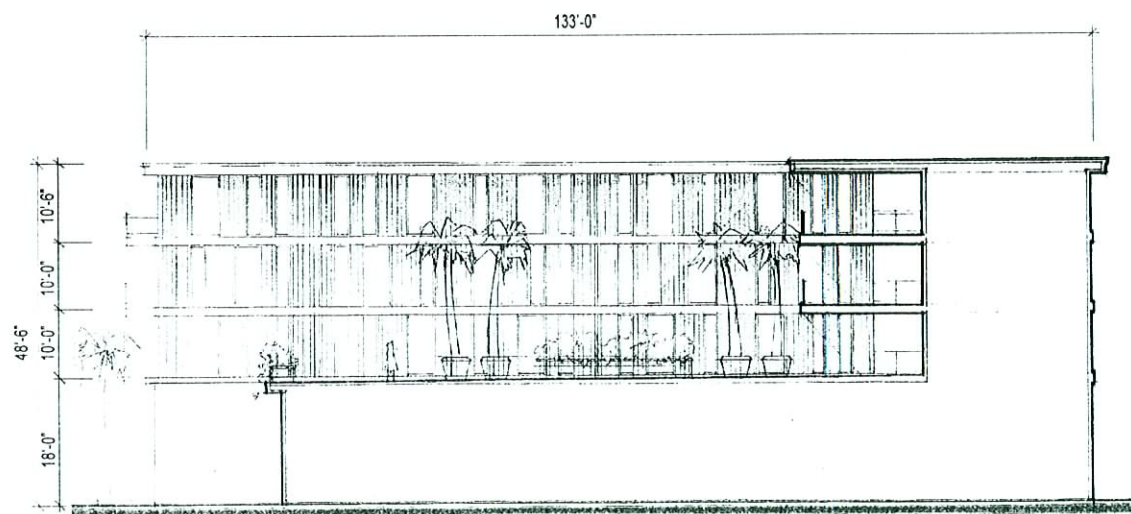
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● South Elevation - Courtyard

0 5 10 20'



● North Elevation - Courtyard

0 5 10 20'

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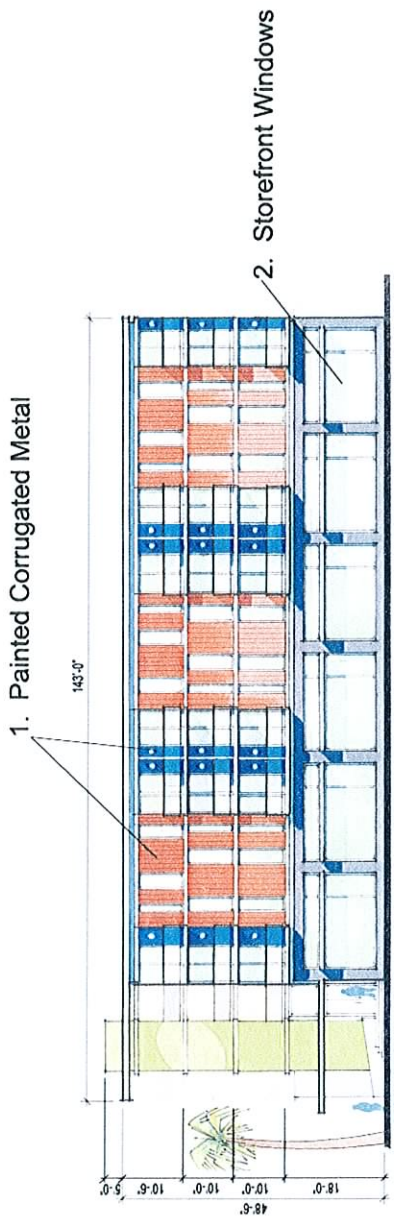
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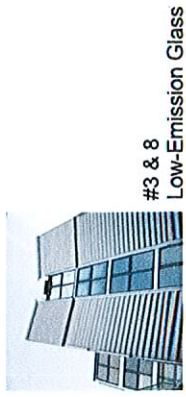
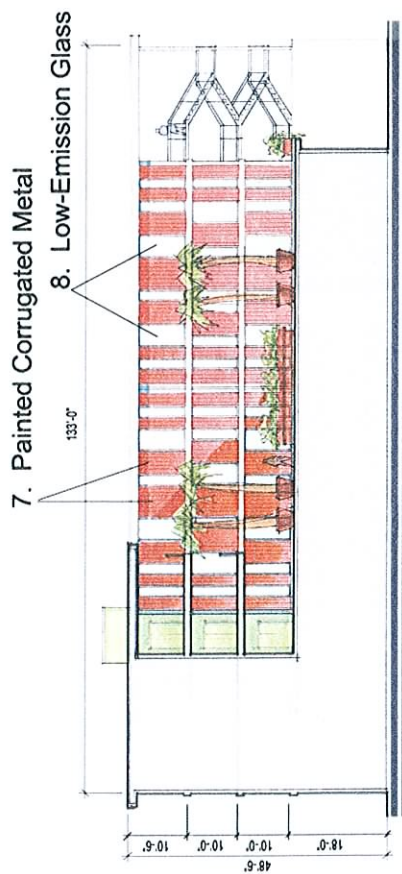
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Cherry LV - Vegas Court - Elevations

Sample Color & Materials



6. Decorative metal cladding similar to Newport Lofts parking garage. See picture.



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SDR 33013				
11th Street Holdings, LLC				
SEC of Stewart Ave. & 11th St.				
Proposed 4-storey mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	60	6.72	403
AM Peak Hour			0.51	31
PM Peak Hour			0.62	37
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.9	42.94	82
AM Peak Hour			1.03	2
PM Peak Hour			3.75	7
(heaviest 60 minutes)				
Total New Use	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	MIXED-USE DEVELOPMENT			485
AM Peak Hour				33
PM Peak Hour				44
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for 11th St.				
Stewart Ave.				
Average Daily Traffic (ADT)	5,675			
PM Peak Hour	454			
(heaviest 60 minutes)				
Maryland Ave.				
Average Daily Traffic (ADT)	6,381			
PM Peak Hour	511			
(heaviest 60 minutes)				
13th St.				
Average Daily Traffic (ADT)	12,313			
PM Peak Hour	985			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Stewart Ave.	25875			
Maryland Ave.	31080			
13th St.	31080			
This project will add approximately 485 trips per day on Stewart Ave., Maryland Pkwy., and 13th St. This will increase expected volumes by about 9 percent on Stewart, by about 8 percent on Maryland, and by about 4 percent on 13th. Currently Stewart is at about 22 percent of capacity, Maryland is at about 21 percent of capacity, and 13th is at about 40 percent of capacity. Count data was unavailable for 11th St., but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 44 additional cars into the area; which works out to about 3 every 4 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				