



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-34602** APN: 163-04-408-003

Name of Property Owner: Church Lakes Lutheran

Name of Applicant: Church Lakes Lutheran

Name of Representative: Kummer, Kaempfer, Bonner, Renshaw & Ferrario - Christopher Kampfer

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: _____

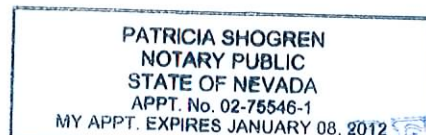
Signature of Property Owner: Mark W. Myers

Print Name: MARK W. MYERS

Subscribed and sworn before me

This 11th day of MAY, 2009

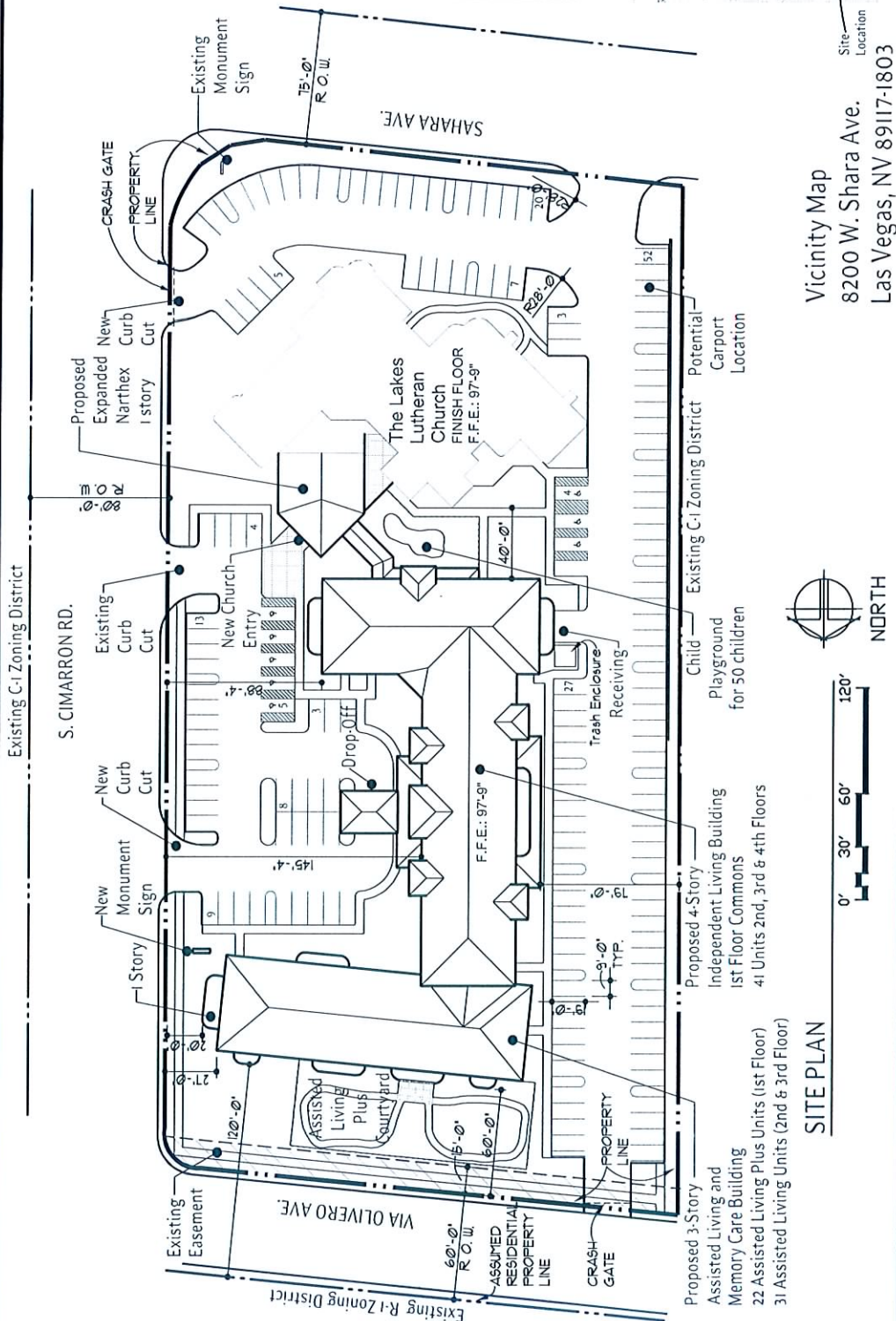
Patricia Shogren
Notary Public in and for said County and State



S. CIMARRON RD.

Total Site Acreage:	3.89 Acres
New Square Footage:	100,943
Church Square Footage:	13,808
Site Floor/Area Ratio:	1.53

Parking Spaces	
Existing:	125
33 Assisted Living Units @ 1 space/3 residents	= 11 spaces
41 Senior Apartments @ .75 spaces/unit	= 31 spaces
22 Assisted Living Plus Units @ 1 space/6 beds	= 4 spaces
1 space for each employee (on large shift)	= 17 spaces
3 spaces for use by Medical Professionals	= 3 spaces
Church (previously approved)	= 123 spaces
Spaces Required:	189
Spaces Proposed:	160
Handicapped Required:	6
Handicapped Proposed:	8



SITE PLAN

Vicinity Map

8200 W. Shara Ave.
Las Vegas, NV 89117

The Lakes Lutheran Church
Senior Housing
Las Vegas, NV

Randal L. Peek
Architect
1255 Energy Park Drive
St. Paul, MN 55108-5118

SDR-34602
07/09/09 PC

Commission No.	21752-09035
Drawn by	WI, LJH
Date	5/22/09
Sheet	

ECUMEN
Living fully after 50

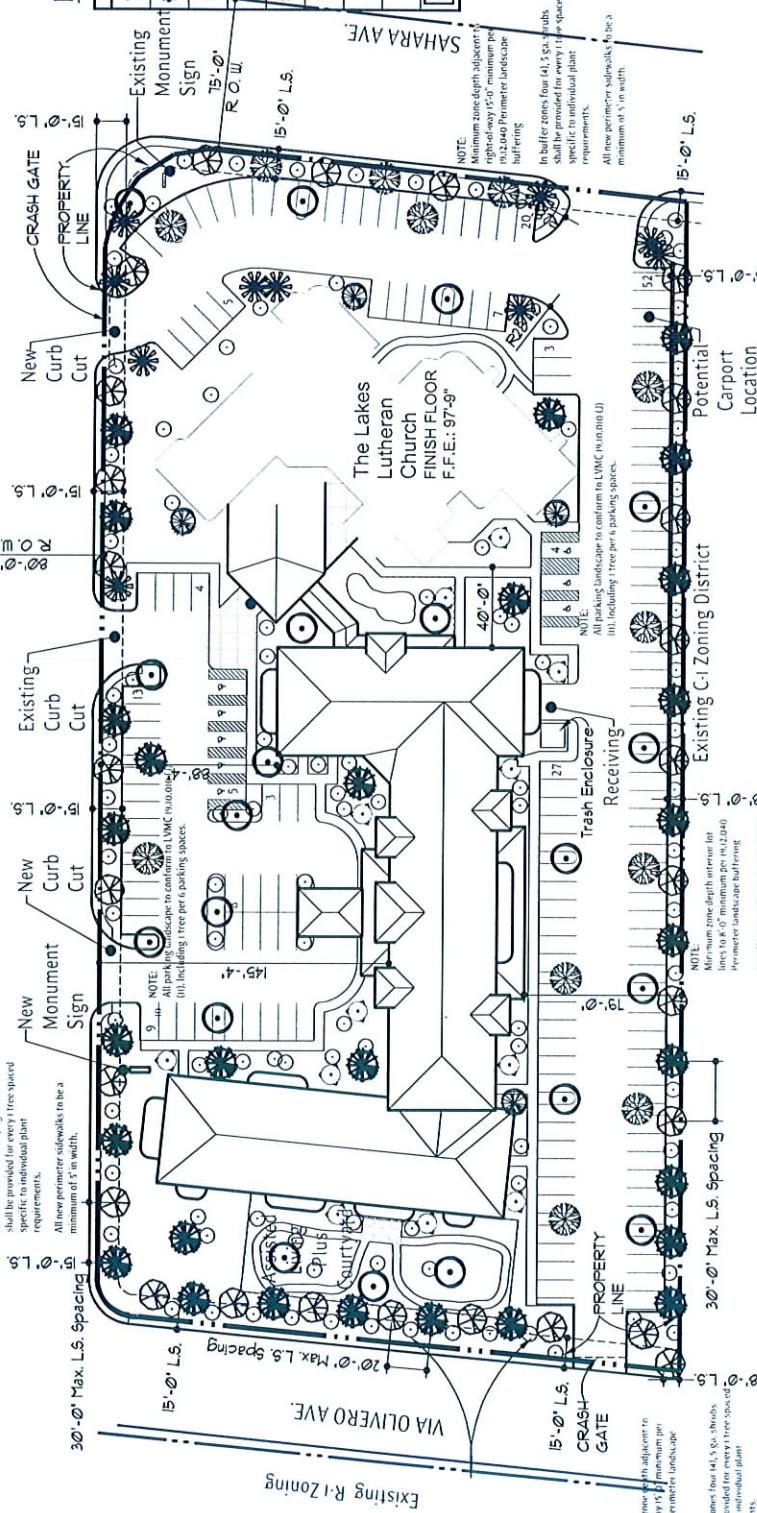
THEATRE

MAY 26 2009

Existing C-1 Zoning District
S. CIMARRON RD.

NOTE:
Minimum zone depth adjacent to
1912.040 Perimeter Landscape
buffering.

In buffer zones four (4) 5' ga. shrubs
shall be provided for every 1 tree spaced
specific to individual plant
requirements.
All new perimeter sidewalks to be a
minimum of 5' in width.



SITE PLAN

0' 30' 60' 120'

Vicinity Map
8200 W. Sahara Ave.
Las Vegas, NV 89117-1803

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Las Vegas, NV

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Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
28	24" Box	24" Box	20'x20' On Center	HOLLY OAK	Quercus Ilex
29	24" Box	24" Box	20'x20' On Center	MONTEGUE PINE	Pinus
30	24" Box	24" Box	20'x20' On Center	COLORADO MESQUITE	Prosopis
31	24" Box	24" Box	20'x20' On Center	EMORY OAK	Quercus
32	Highly Varied	Varied	Varied	PALM	Washingtonia robusta
33	Highly Varied	Varied	Varied	CYPRESS	Cupressus
34	24" Box	24" Box	20'x20' On Center	BOTTLE TREE	Eurotychia populnea
35	1-5 Gallon	N/A	N/A	Ornamental Ground	
36	N/A	N/A	N/A	Xeriscape	

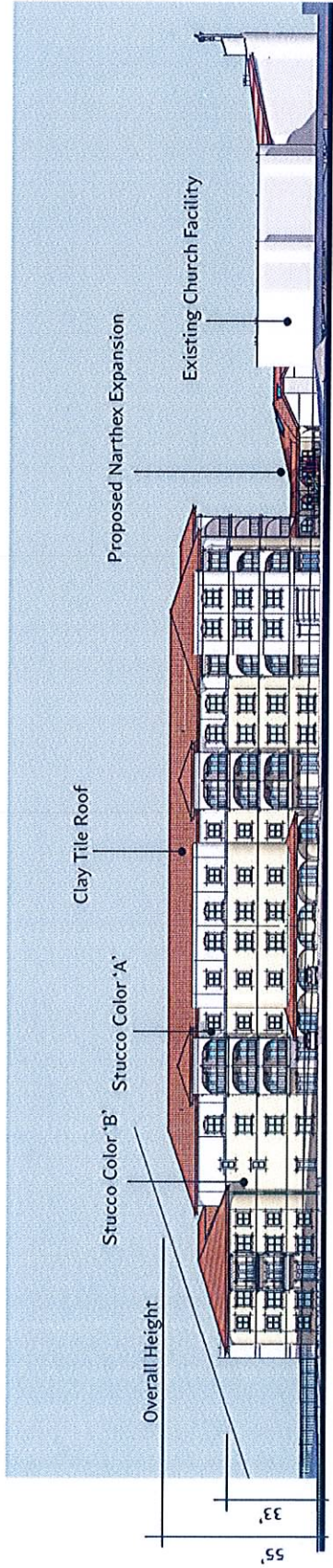
*XERISCAPE: No turf to be used. Only rock, gravel, mulch or other low-water approved ground cover will be used.

NOTE:
Minimum zone depth adjacent to
right-of-way 15'0" minimum per
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In buffer zones four (4) 5' ga. shrubs
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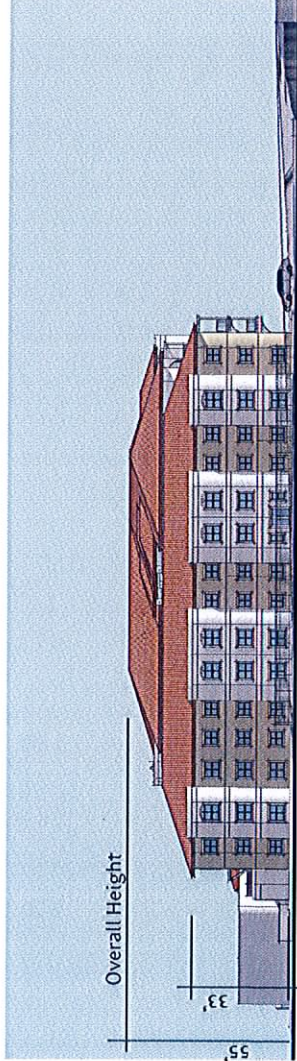
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Drawn by WJ, LHM
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LIVING FULLY ALIVE 30



WEST ELEVATION
Not to scale

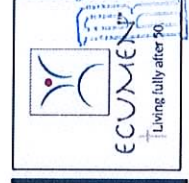


NORTH ELEVATION
Not to scale

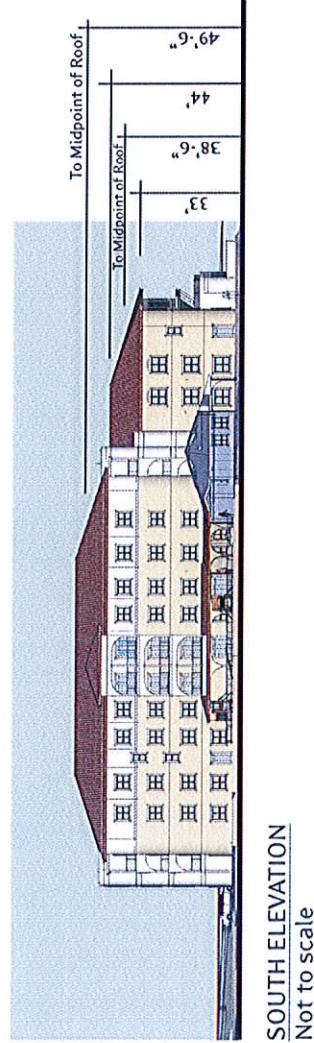
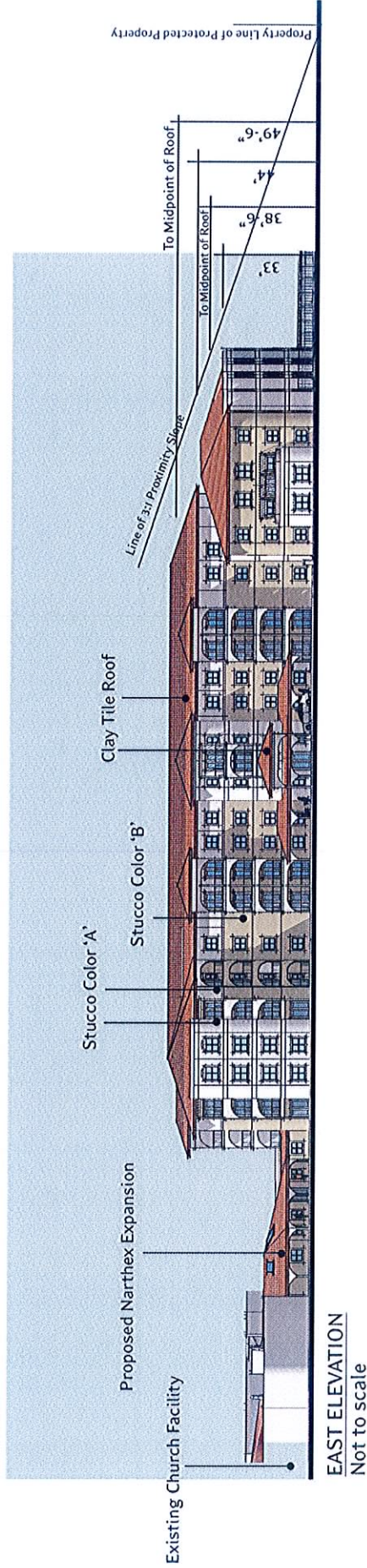
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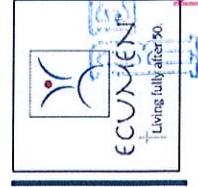
Commission No. 21752-09035
From by W. L. L. L.
Date 07/09/09
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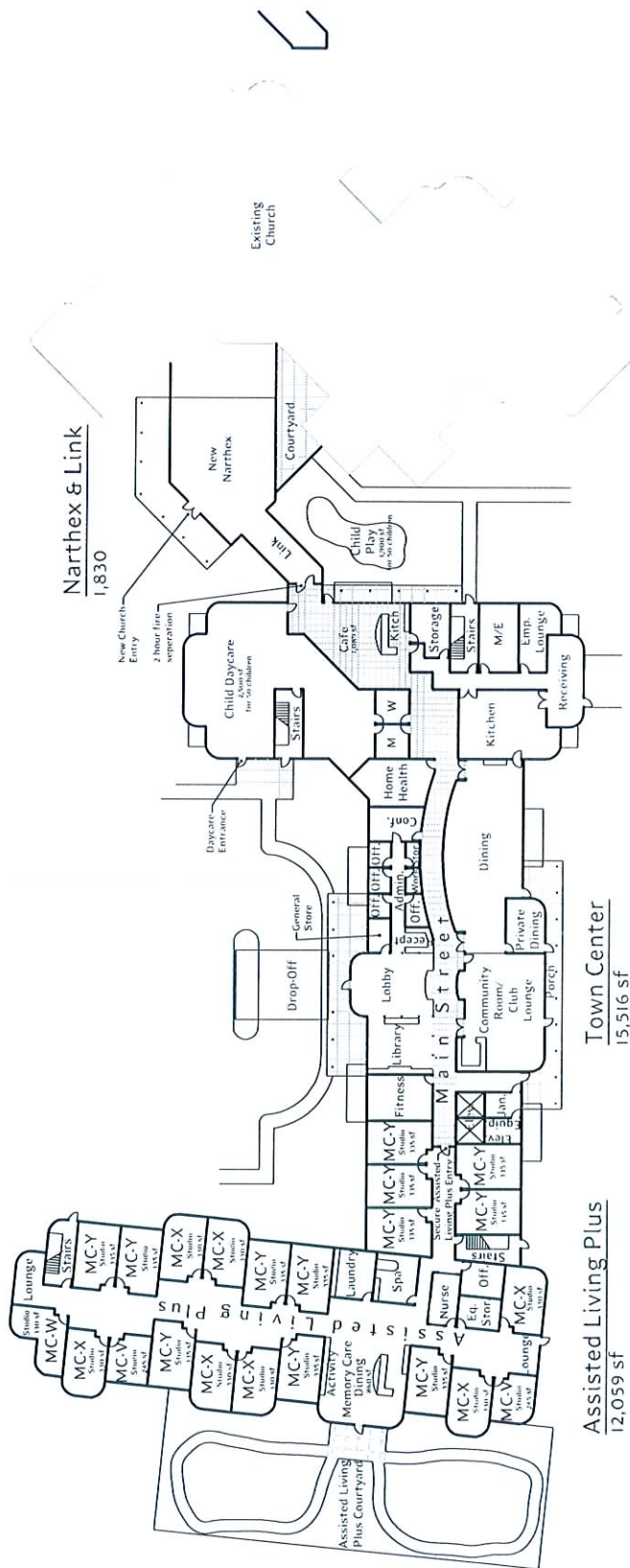
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Commission No. 21752-00055
Drawn by W.L. L.H.
Date 5/22/09

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FIRST FLOOR PLAN

32,938 GSF



Assisted Living Plus
12,059 sf

Town Center
15,516 sf

Narthex & Link
1,830

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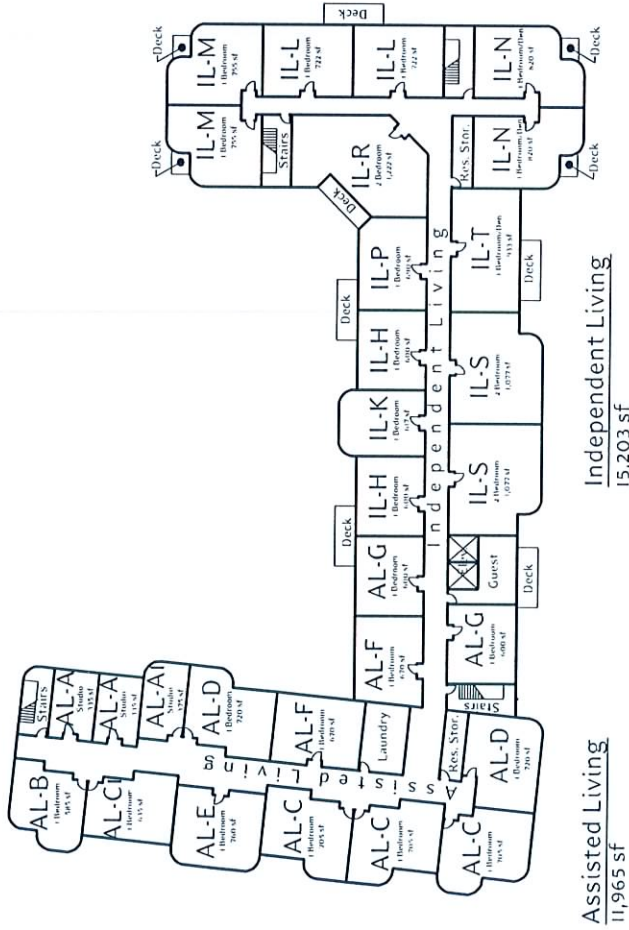


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ECUMENTM
Living fully alive! 50

RECEIVED
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THIRD FLOOR PLAN

30,530 GSF

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Rev. 5/22/09

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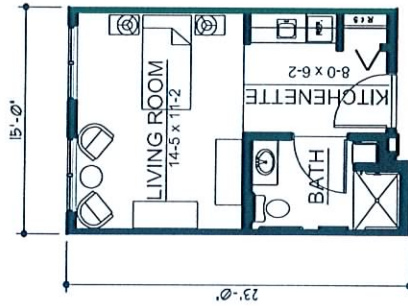


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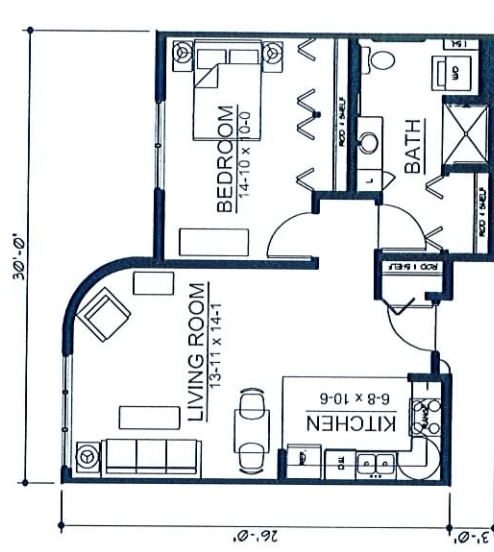
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TYPICAL ASSISTED LIVING PLUS UNIT PLAN
STUDIO - 335 SF



TYPICAL ASSISTED LIVING UNIT PLAN
1 BEDROOM - 705 SF



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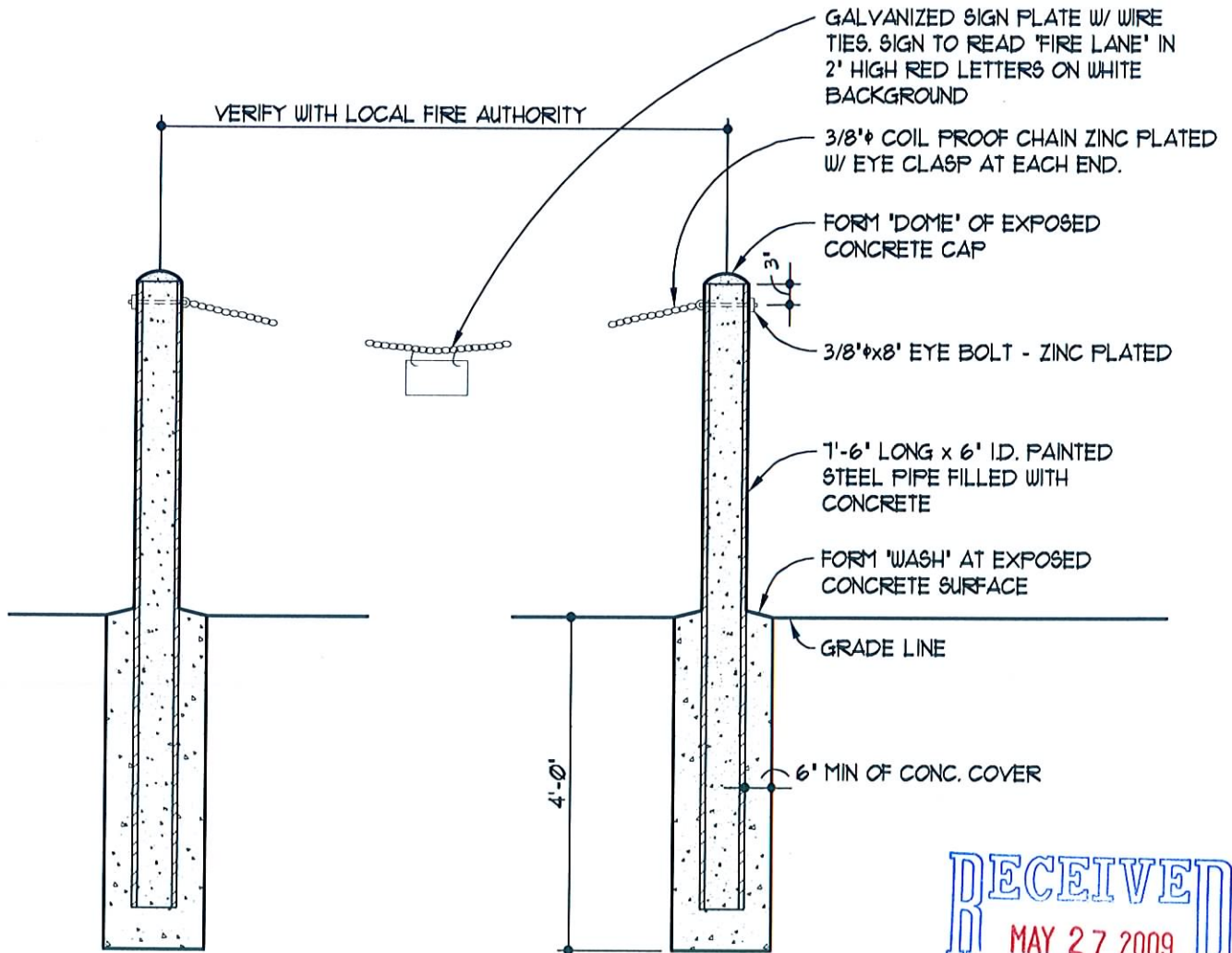
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1 1 **FIRE LANE CHAIN BARRIER** 1/2"=1'-0"

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Date	5/27/09
Sheet	1

SDR 34602				
The Lakes Lutheran Church				
8200 W. Sahara Ave.				
Proposed 100.9 thousand square foot addition of senior adult housing and a church expansion of an existing church site.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	13.8	9.11	126
AM Peak Hour			0.72	10
PM Peak Hour			0.66	9
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [OCC.DWELL]	33	3.48	115
AM Peak Hour			0.08	3
PM Peak Hour			0.11	4
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	41	2.02	83
AM Peak Hour			0.06	3
PM Peak Hour			0.17	7
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	22	2.66	59
AM Peak Hour			0.14	4
PM Peak Hour			0.22	5
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	4.9	9.11	45
AM Peak Hour			0.72	4
PM Peak Hour			0.66	3
(heaviest 60 minutes)				
Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CHURCH EXPANSION [1000 SF]	100.9		302
AM Peak Hour				14
PM Peak Hour				19
(heaviest 60 minutes)				

Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	53,327			
PM Peak Hour	4,266			
<i>(heaviest 60 minutes)</i>				
Cimarron Rd.				
Average Daily Traffic (ADT)	11,419			
PM Peak Hour	914			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Sahara Ave.	51800			
Cimarron Rd.	33915			
This project will add approximately 302 trips per day on Sahara Ave. and Cimarron Rd. This will increase expected volumes by about 1 percent on Sahara and by about 3 percent on Cimarron. Sahara is currently over capacity and Cimarron is at about 34 percent of capacity.				
Based on Peak Hour use, this development will add roughly 19 additional cars into the area; which works out to about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				