



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-34450** APN: 139-34-311-092
Name of Property Owner: 521 SOUTH THIRD LLC
Name of Applicant: Eckley M. Keach
Name of Representative: Sheldon Colen

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): _____

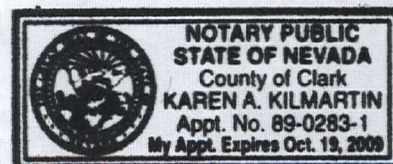
APN: _____

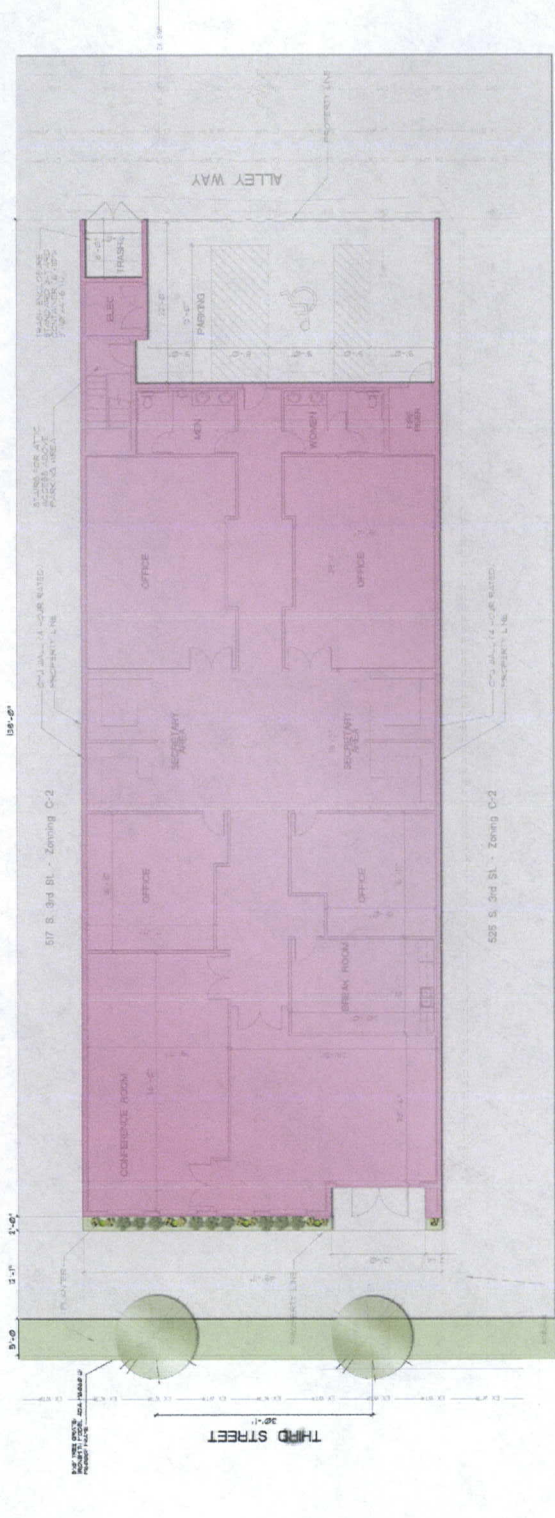
Signature of Property Owner: _____
Print Name: Eckley M. Keach, Managing Member

Subscribed and sworn before me

This 11 day of May, 2009

Karen A. Kilmartin
Notary Public in and for said County and State





SITE/FLOOR PLAN

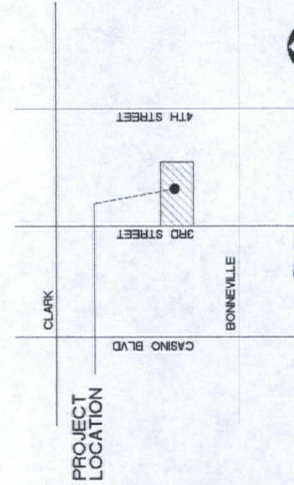


1/8"=1'-0"

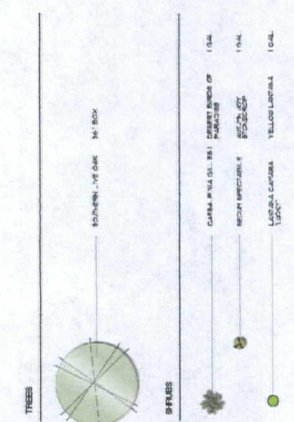
PROJECT INFO

ADDRESS	521 S. THIRD STREET, LAS VEGAS, NEVADA
BUILDING SF.	5,705 SF. - NOT INCLUDING MECH SPACE
LOT SF.	6,900 SF. - .16 ACRES
BUILDING HEIGHT	33'-8"
PARKING	3 SPACES PROVIDED - INCLUDING 1 HC SPACE PROJECT IS IN CENTRAL OVERLAY
ZONING	C-2

VICINITY MAP

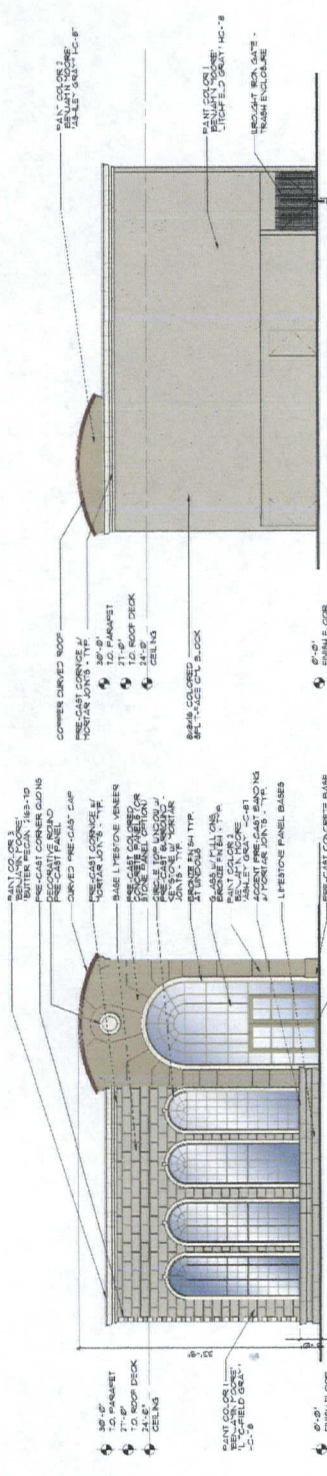


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06/25/09 PC



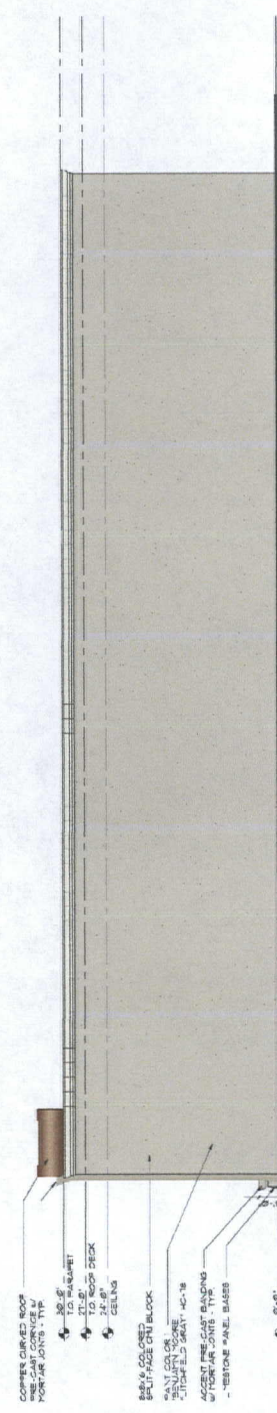
521 S. Third Street Office
 SITE/FLOOR PLAN
 Date 6/1/09
 Drawn By MGA
 Checked By MGA

sca design
 907 S. Peacock Road, Ste. 4400
 Henderson, Nevada 89074
 T 702-79-2020 F 702-898-9873

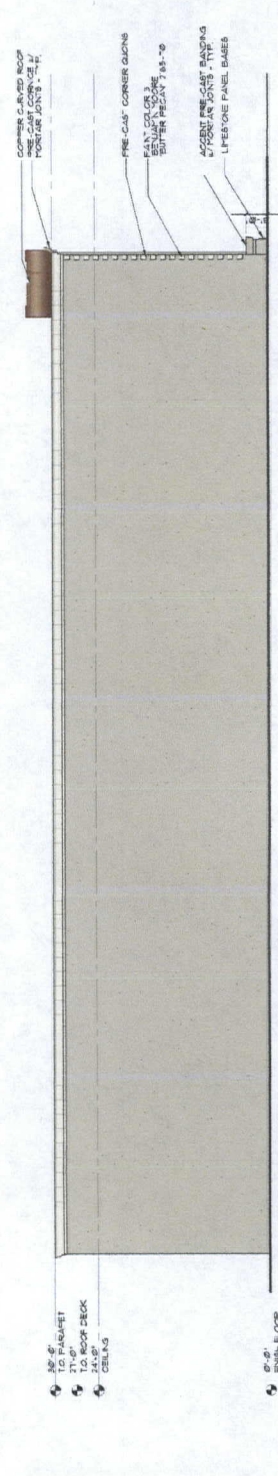


WEST ELEVATION

EAST ELEVATION



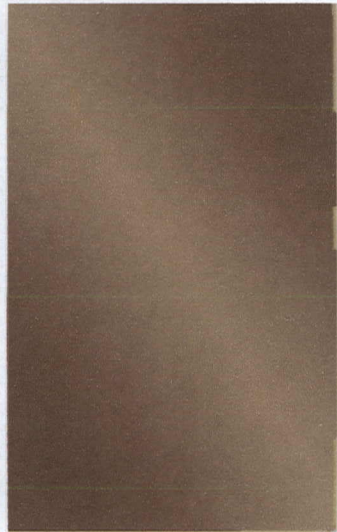
SOUTH ELEVATION



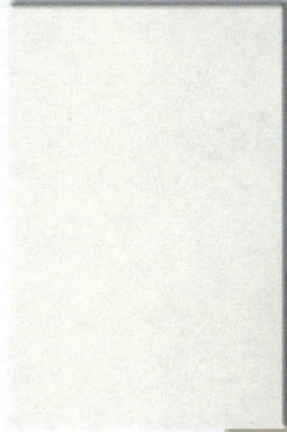
NORTH ELEVATION

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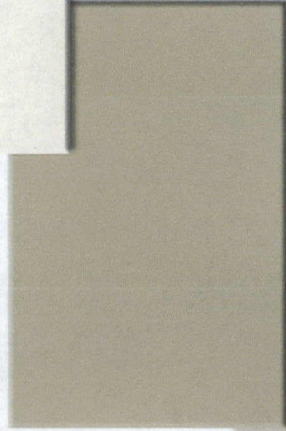
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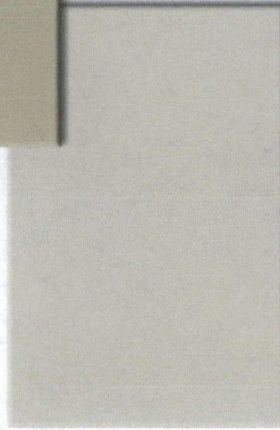
METAL ROOF
BERRIDGE ROOFING
'COPPER-COTE'



PT-3
BENJAMIN MOORE PAINTS
'BUTTER PECAN'
2165-70



PT-2
BENJAMIN MOORE PAINTS
'ASHLEY GRAY'
HC-87



PAINT-1
BENJAMIN MOORE PAINTS
'LITCHFIELD GRAY'
HC-78

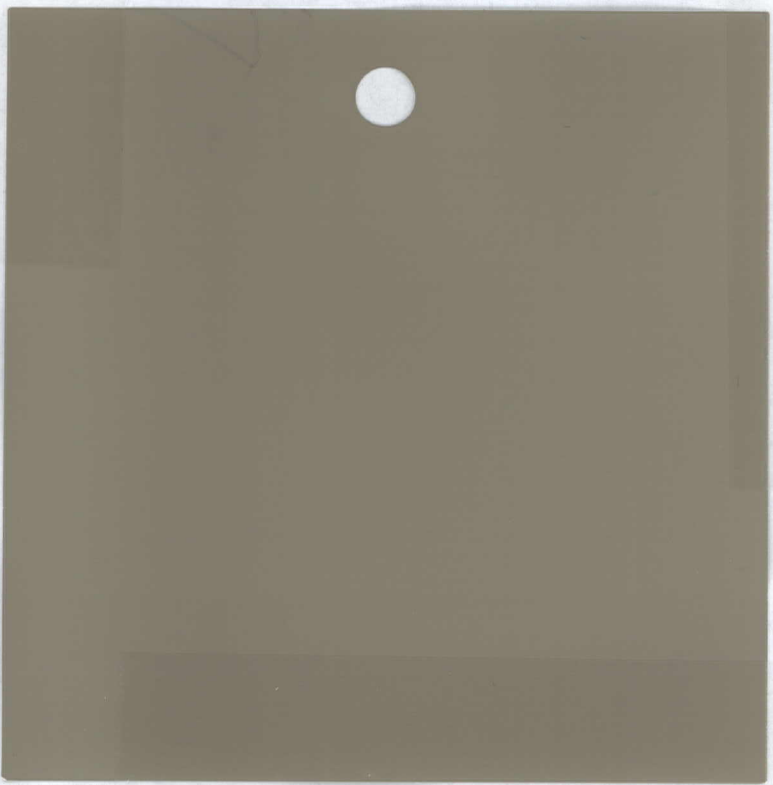
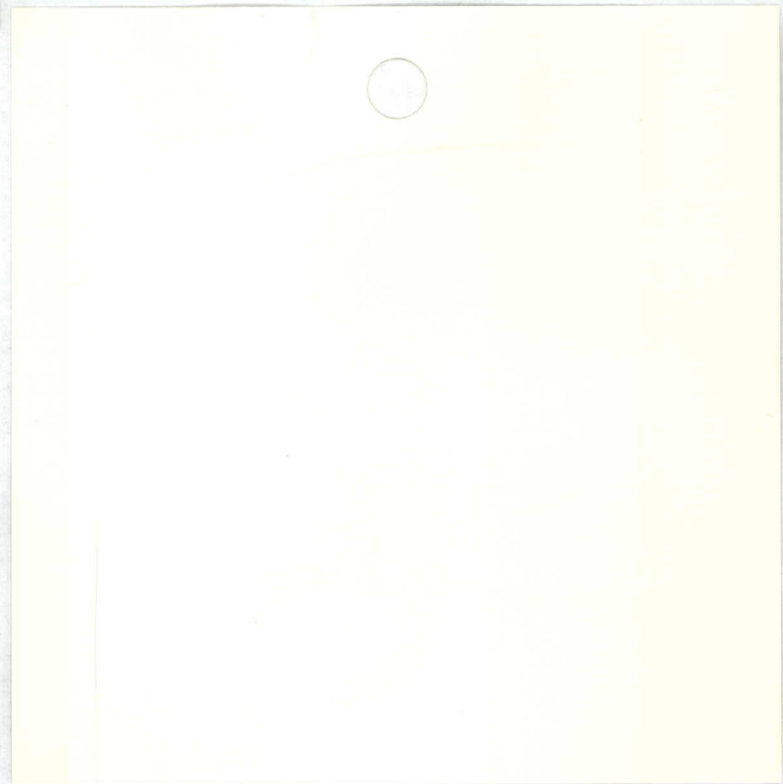


9017 S. PECOS RD. SUITE 4450
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-269-9673

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521 S. THIRD STREET OFFICE
COLOR BOARD



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SDR 34450				
SCA Design, Inc.				
521 S. 3rd St.				
Proposed amendment to a previously approved site plan for a 5.7 thousand square foot office building.				
Traffic produced by proposed development:				
Proposed Amendment	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.7	11.01	63
AM Peak Hour			1.55	9
PM Peak Hour			1.49	8
(heaviest 60 minutes)				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	10.2	11.01	113
AM Peak Hour			1.55	16
PM Peak Hour			1.49	15
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	-4.5		-50
AM Peak Hour				-7
PM Peak Hour				-7
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
3rd Street				
Average Daily Traffic (ADT)	5,125			
PM Peak Hour	410			
(heaviest 60 minutes)				
Bonneville Ave.				
Average Daily Traffic (ADT)	8,088			
PM Peak Hour	647			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
3rd Street	16300			
Bonneville Ave.	17115			
This project will add approximately 63 trips per day on 3rd St. and Bonneville Ave. This will increase expected volumes by about 1 percent on both of these streets. 3rd is at about 31 percent of capacity and Bonneville is at about 47 percent of capacity.				
Based on Peak Hour use, this development will add roughly 9 additional cars into the area; which works out to about 3 every 20 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				