



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35903** APN: 125-27-101-036

Name of Property Owner: FINDLAY CLIFF & DONNA FAMILY TR

Name of Applicant: Youngblood Architecture, Ltd

Name of Representative: Tyler Corder

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: \_\_\_\_\_

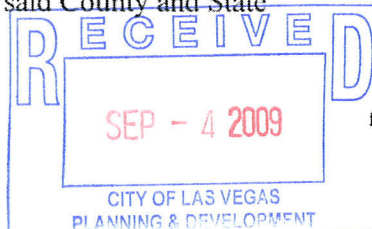
Print Name: \_\_\_\_\_

Cliff Findlay

Subscribed and sworn before me

This 2 day of Sept, 2009

Jenna Hutchinson  
Notary Public in and for said County and State







RECEIVED

**SDR-35903**  
**REVISED**  
**10/22/09 PC**

OCT 05 2009

DATE: 009 CT NO: 08 FOR: 009 NO: 009

OVERALL  
COLORED SITE  
PLAN

FINDLAY VOLKSWAGEN NORTH

[illegible]

4045 Dean Martin Drive  
Las Vegas, NV 89103  
© 702-997-5080 / 702-995-0208

YOUNG BLOOD ARCHITECTURE



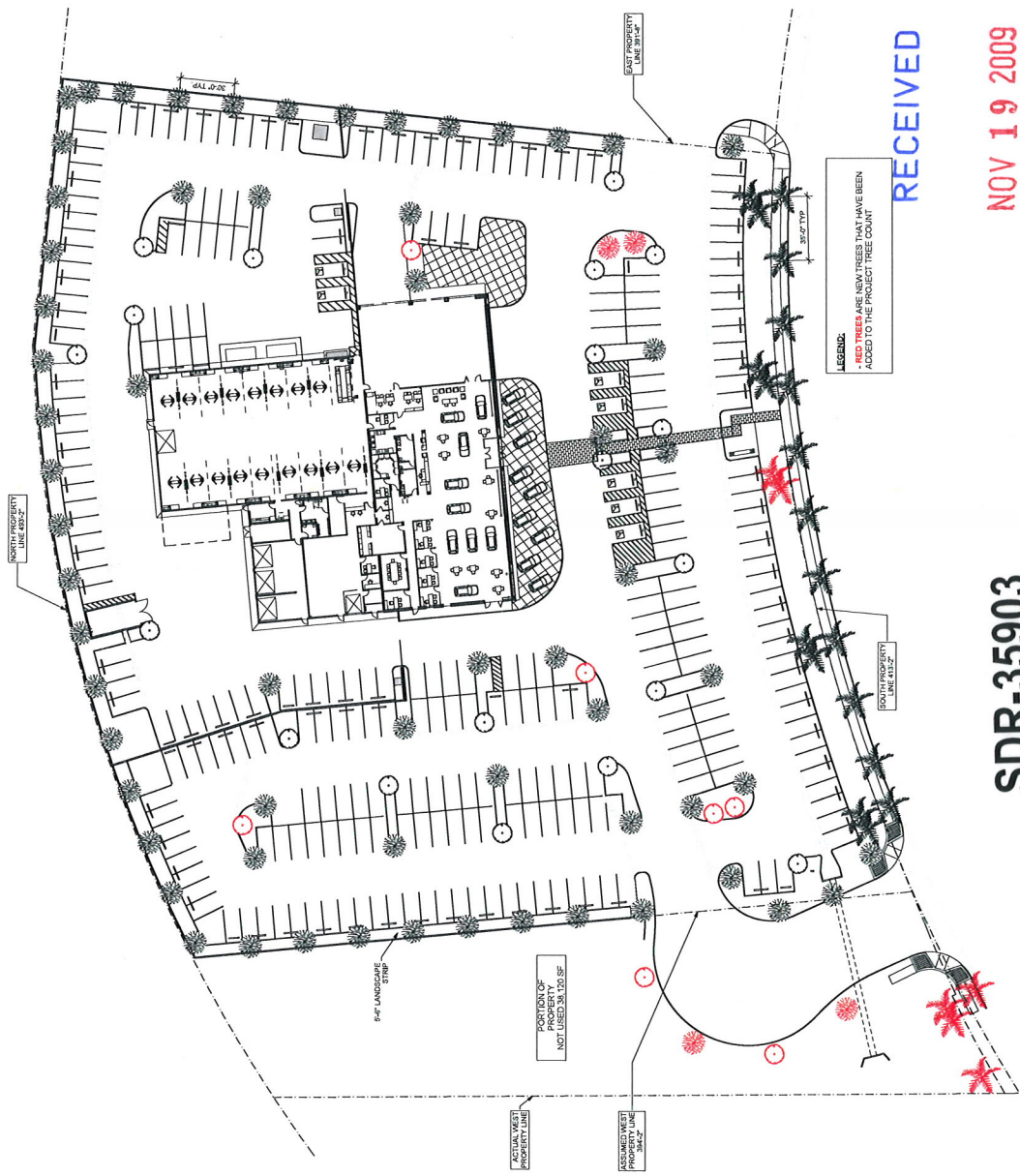




NOV 19 2009

RECEIVED

LEGEND:  
- RED TREES ARE NEW TREES THAT HAVE BEEN ADDED TO THE PROJECT TREE COUNT

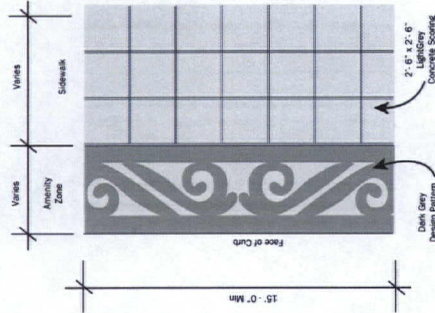
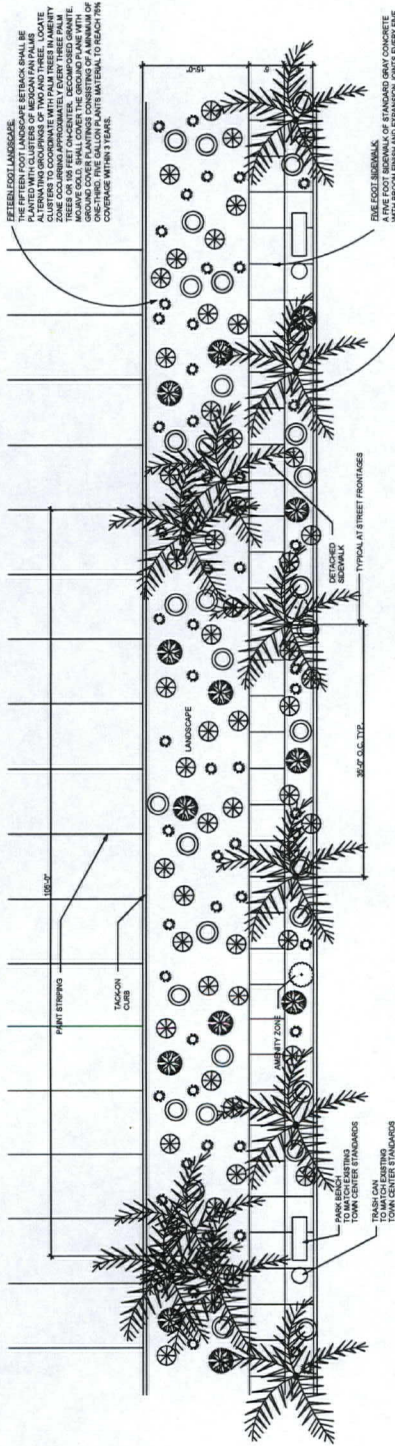


| PLANTING LEGEND |                |              |        |
|-----------------|----------------|--------------|--------|
| SYMBOL          | BOTANICAL NAME | COMMON NAME  | SIZE   |
| <b>TREES</b>    |                |              |        |
|                 | MAJESTIC OAK   | MAJESTIC OAK | 24\"/> |

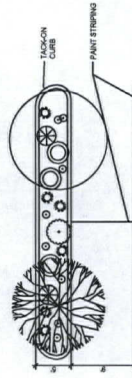
- NOTES:
- ALL PLANTING BEDS TO RECEIVE DECOMPOSED GRANITE.
  - ALL PLANTING BEDS TO MATCH EXISTING 1/2\"/>



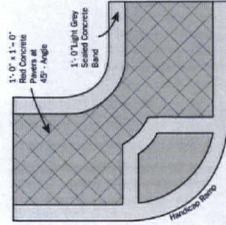




3 FRONTAGE LANDSCAPE  
SCALE 1/8" = 1'-0"



2 PARKING ISLAND @ END  
SCALE 1/8" = 1'-0"



4 AMENITY ZONE DETAIL  
SCALE 1/8" = 1'-0"

1 PARKING ISLAND @ END  
SCALE 1/8" = 1'-0"

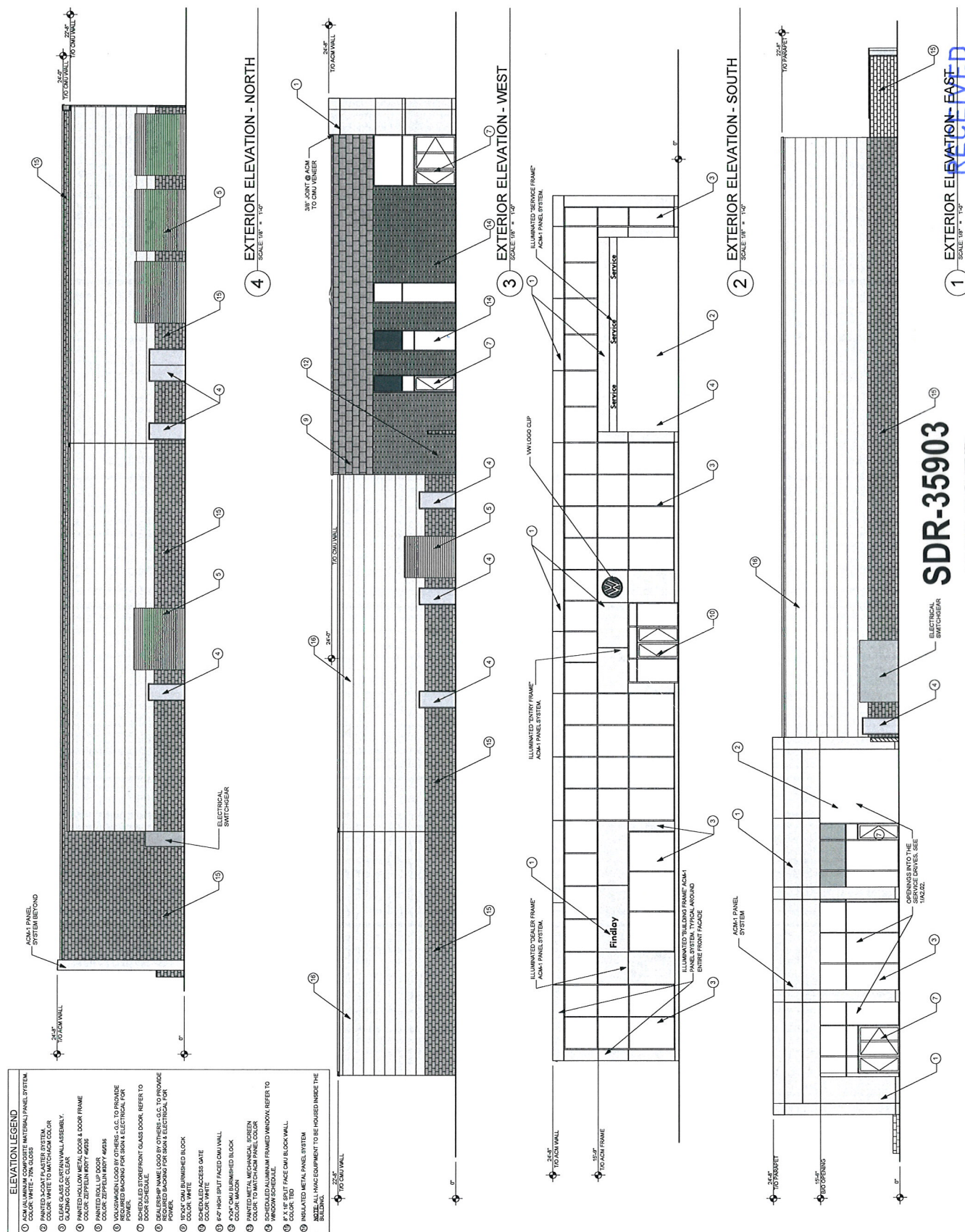
SDR-35903  
REVISED  
10/22/09 PC  
OCT 05 2009  
RECEIVED



12/03/09 PC

**SDR-35903**  
**REVISED**

1 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



10/22/09 PC  
SDR-35903

1 FIRST LEVEL PLAN - AREA A  
SCALE: 1/8" = 1'-0"

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SEP - 4 2009  
CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT

9/11/2009  
PROJECT NO:  
06-00108  
ISSUED FOR:  
FREE APP CONFERENCE  
SHEET NO:  
DR1.10

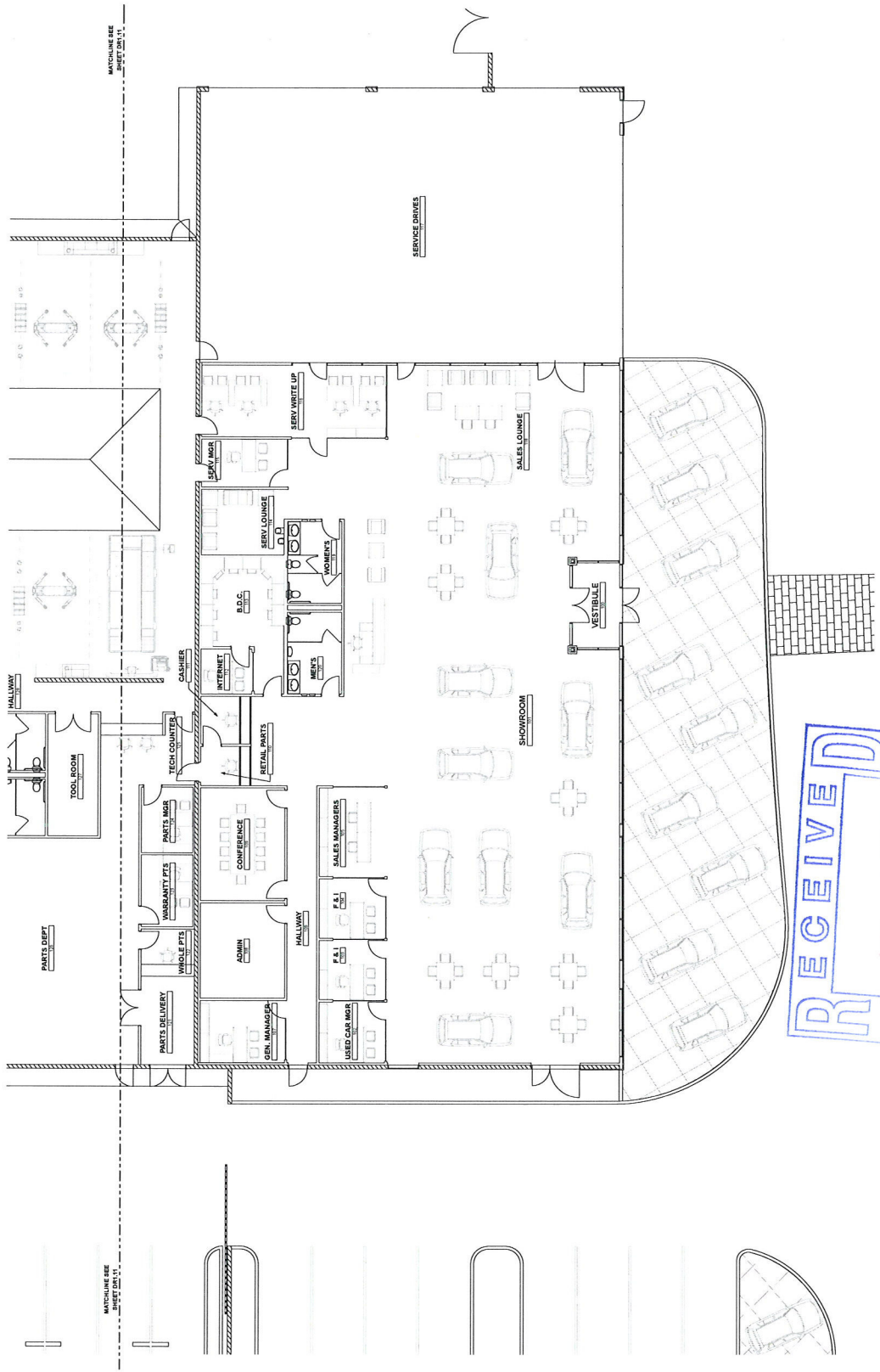
SHEET TITLE:  
FIRST LEVEL PLAN  
- AREA 'A'

PROJECT:  
FINDLAY VOLKSWAGEN  
NORTH

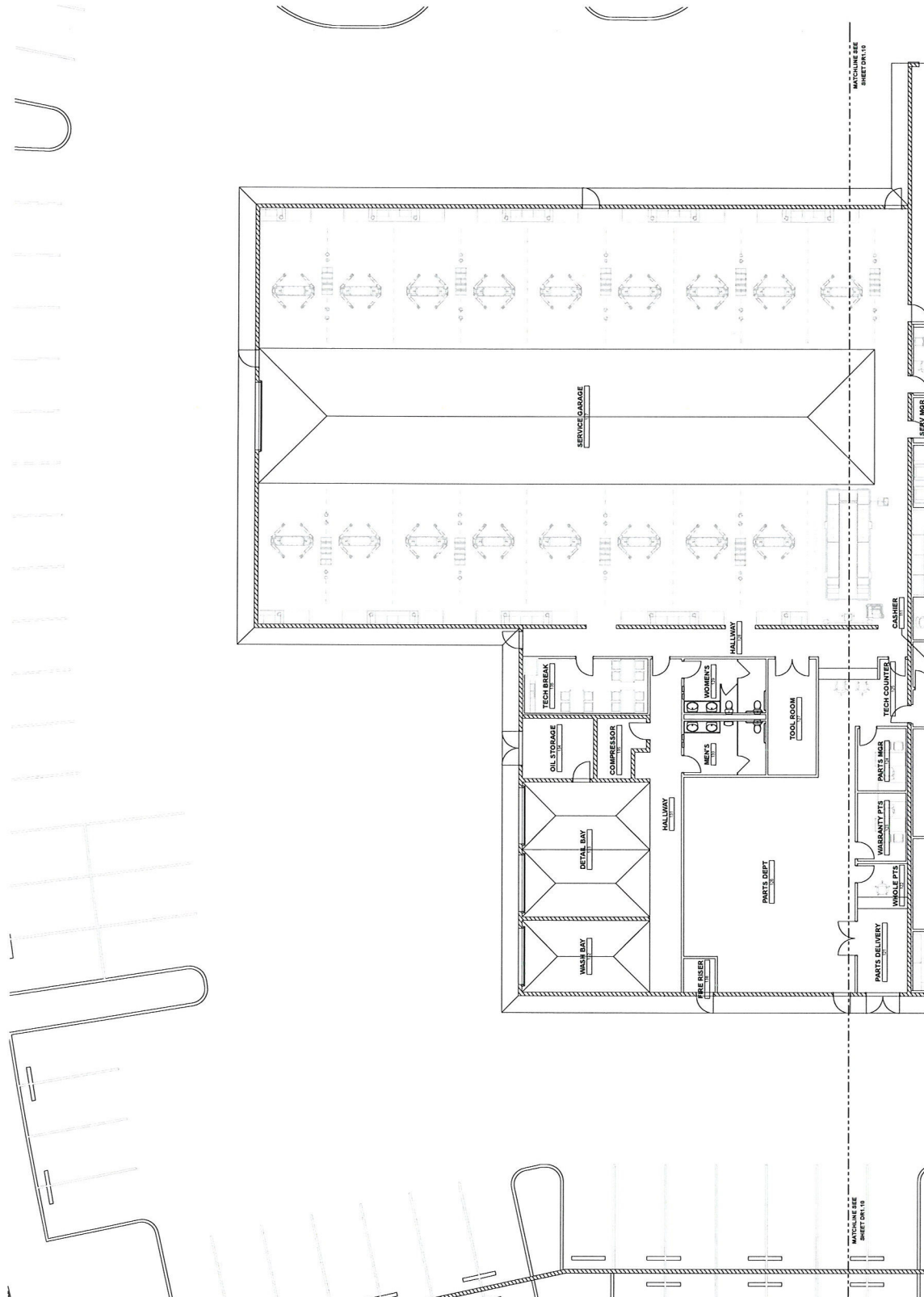
| NO. | REVISIONS |
|-----|-----------|
|     |           |
|     |           |
|     |           |
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|     |           |
|     |           |
|     |           |

YOUNGBLOOD ARCHITECTURE, LTD.  
400 CHURCH AVENUE, SUITE 200  
LOS ANGELES, CA 90013  
TEL: 213.697.5000 FAX: 213.697.5008  
WWW.YOUNGBLOODARCHITECTURE.COM

ARCHITECTURE  
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1 FIRST LEVEL PLAN - AREA 'B'  
SCALE 1/8" = 1'-0"

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CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT

|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------|-------------|-------|
| SDR 35903                                                                                                                                                                                                                                                                                                                                                                                                              |                        |       |             |       |
| Youngblood Architecture                                                                                                                                                                                                                                                                                                                                                                                                |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| 7494 W. Azure Dr.                                                                                                                                                                                                                                                                                                                                                                                                      |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Proposed 25.4 thousand square foot new car sales and service development.                                                                                                                                                                                                                                                                                                                                              |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Traffic produced by proposed development:                                                                                                                                                                                                                                                                                                                                                                              |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                           | DESCRIPTION            | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                                                                            | NEW CAR SALES [1000SF] | 25.4  | 33.34       | 847   |
| AM Peak Hour                                                                                                                                                                                                                                                                                                                                                                                                           |                        |       | 2.05        | 52    |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                                                                           |                        |       | 2.64        | 67    |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                                                                  |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Existing traffic on all nearby streets:                                                                                                                                                                                                                                                                                                                                                                                |                        |       |             |       |
| Azure Dr.                                                                                                                                                                                                                                                                                                                                                                                                              |                        |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                                                                            | 9,075                  |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                                                                           | 726                    |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                                                                  |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Centennial Center Blvd.                                                                                                                                                                                                                                                                                                                                                                                                |                        |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                                                                            | 14,746                 |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                                                                           | 1,180                  |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                                                                  |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Tenaya Way                                                                                                                                                                                                                                                                                                                                                                                                             |                        |       |             |       |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                                                                            | 11,328                 |       |             |       |
| PM Peak Hour                                                                                                                                                                                                                                                                                                                                                                                                           | 906                    |       |             |       |
| (heaviest 60 minutes)                                                                                                                                                                                                                                                                                                                                                                                                  |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Traffic Capacity of adjacent streets                                                                                                                                                                                                                                                                                                                                                                                   |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        | Adjacent street ADT    |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        | Capacity               |       |             |       |
| Azure Dr.                                                                                                                                                                                                                                                                                                                                                                                                              | 34500                  |       |             |       |
| Centennial Center Blvd.                                                                                                                                                                                                                                                                                                                                                                                                | 34500                  |       |             |       |
| Tenaya Way                                                                                                                                                                                                                                                                                                                                                                                                             | 34500                  |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| This project will add approximately 847 trips per day on Azure Dr., Centennial Center Blvd., and Tenaya Way. This will increase the existing volumes by about 9 percent on Azure, by about 6 percent on Centennial Center, and by about 7 percent on Tenaya. Currently, Azure is at about 26 percent of capacity, Centennial Center is at about 43 percent of capacity, and Tenaya is at about 33 percent of capacity. |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Based on Peak Hour use, this development will add roughly 67 additional cars into the area; which works out to a little more than 1 every minute.                                                                                                                                                                                                                                                                      |                        |       |             |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |       |             |       |
| Note that this report assumes all traffic from this development uses all named streets.                                                                                                                                                                                                                                                                                                                                |                        |       |             |       |