



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36936** APN: 139-34-111-038

Name of Property Owner: Abraham Schiff

Name of Applicant: Schiff Enterprises

Name of Representative: APTUS Architecture

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: Abraham Schiff

Print Name: Abraham Schiff

Abraham Schiff

Subscribed and sworn before me

This 9th day of Dec, 2009

Patricia A. Washington
Notary Public in and for said County and State

Atlantic / NJ

PATRICIA A. WASHINGTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 20, 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 25 Fremont
 Project Name 25 Fremont Proposed Use Commercial
 Assessor's Parcel #(s) 139-34-111-038 Ward # 3-Reese
 General Plan: existing _____ proposed n/a Zoning: existing C-2 proposed n/a
 Commercial Square Footage 5,000 Floor Area Ratio n/a
 Gross Acres .25 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Abraham Schiff Contact Bob Schiff
 Address 1004 New road Phone: (609) 839-0358 Fax: _____
 City Northfield State NJ Zip 08225
 E-mail Address rbobby1946@aol.com

APPLICANT Schiff Enterprises Contact Bob Schiff
 Address 25 Fremont Phone: (609) 839-0358 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address rbobby1946@aol.com

REPRESENTATIVE APTUS Architecture Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State NV Zip 89104
 E-mail Address kristen@aptusarchitecture.com

Property Owner Signature* Abraham Schiff

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Abraham Schiff

Subscribed and sworn before me

This 9th day of Dec, 20 09.

Patricia A. Washington

Notary Public in and for said County and State

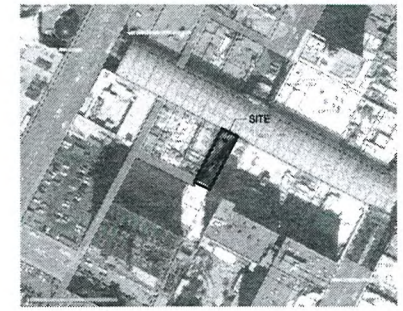
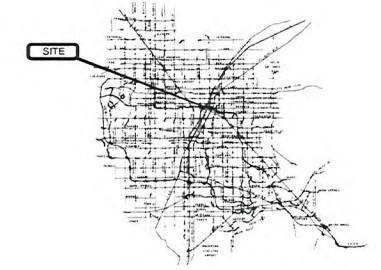
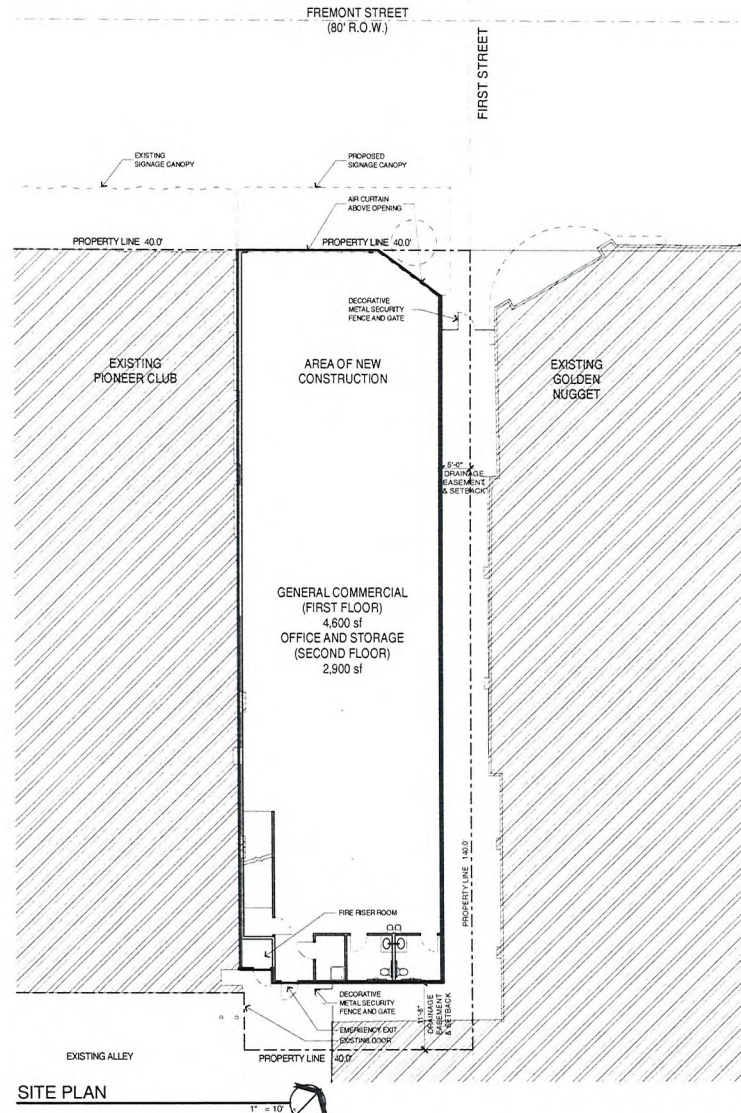
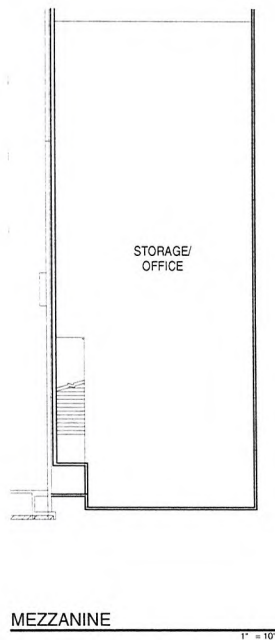
Atlantic/NJ

PATRICIA A. WASHINGTON
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STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 20, 2010

FOR DEPARTMENT USE ONLY

Case #	<u>SDR 36936</u>
Meeting Date:	<u>1/23/2010</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>12/15/09</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Site and Project Information

SITE DATA

PARCEL NUMBER	130-34-111-030
JURISDICTION	CITY OF LAS VEGAS - 80101
EXISTING GENERAL PLAN	COMMERCIAL
EXISTING ZONING	C-2
PROPOSED USE	COMMERCIAL
SITE AREA	10,860 SF 25 GROSS ACRES

SETBACKS - (BUILDING)

	REQUIRED	PROVIDED	
FRONT	20'-0"	0'-0"	N/A
INTERIOR SIDE	10'-0"	5'-0" min. 0'-0" max	50'-0"
REAR	20'-0"	11'-0"	80%
MAX HEIGHT			N/A
ACTUAL HEIGHT			50'-0"
LOT COVERAGE ALLOWED			100%
ACTUAL LOT COVERAGE			80%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	SD
OCCUPANCY	M
FIRE SPRINKLERS PROVIDED	YES
BUILDING AREAS	
COMMERCIAL	4,600 SF
OFFICE	500 SF
STORAGE	2,900 SF
TOTAL SQUARE FOOTAGE	7,900 SF

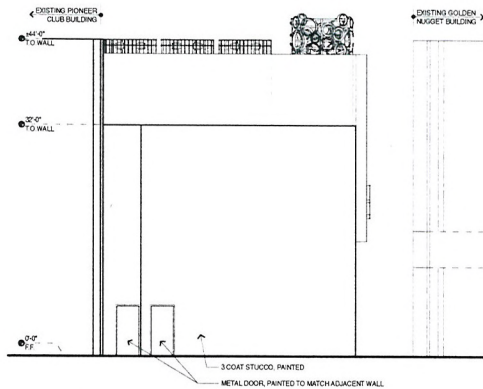
25 Fremont Street
Site Development Review
25 Fremont Street
Las Vegas, Nevada 89101

SDR-36936
01/28/10 PC

RECEIVED
DEC 15 2009

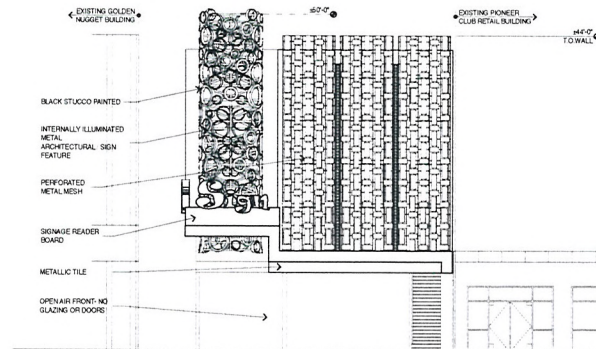
SITE PLAN
AS100

08.049 25 Fremont Street



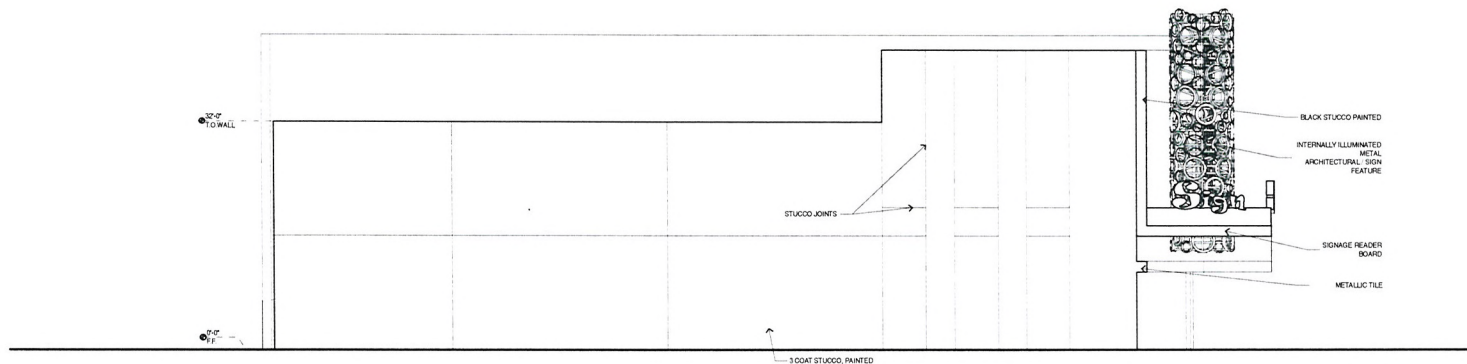
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

25 Fremont Street
Site Development Review
 25 Fremont Street
 Las Vegas, Nevada 89101

City of Las Vegas Site Development Review 12.15.09

**BUILDING
 ELEVATIONS**

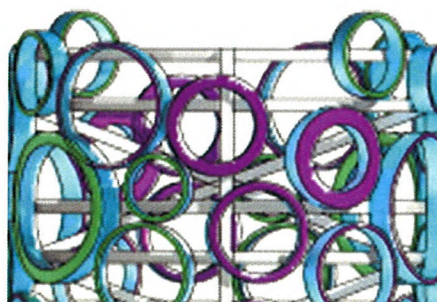
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08 049 25 Fremont Street

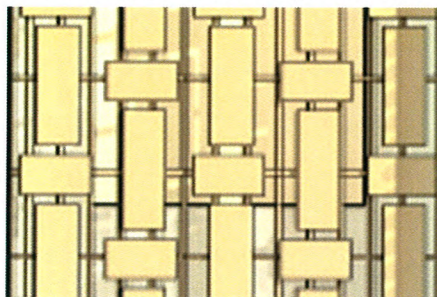
Copyright 2009 by APTUS Architecture
APTUS Architecture
 1200 South Main Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1213

SDR-36936 **RECEIVED**
01/28/10 PC **DEC 15 2009**

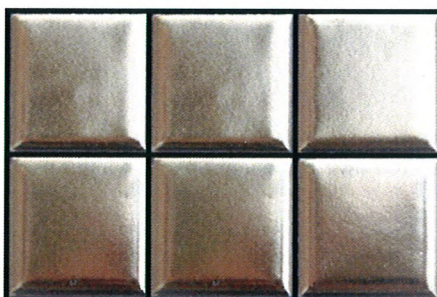
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DEC 13 2009



Metal Architectural / Sign Feature



Perforated Metal Mesh



Metallic Tile



Black Stucco Painted

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

25 Fremont Street
Site Development Review
25 Fremont Street
Las Vegas, Nevada 89101

12.15.09

SDR-36936
01/28/10 PC

SDR 36936				
Abraham Schiff				
25 Fremont St.				
Proposed 7.5 thousand square foot retail and office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF, LEASEABLE]	4.6	42.94	198
AM Peak Hour			1.00	5
PM Peak Hour			3.73	17
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.9	11.01	32
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4
Total Weekday Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	RETAIL	7.5		230
AM Peak Hour				9
PM Peak Hour				21
Existing traffic on all nearby streets:				
Main St.				
Average Daily Traffic (ADT)	16,874			
PM Peak Hour (heaviest 60 minutes)	1350			
Ogden Ave.				
Average Daily Traffic (ADT)	5,565			
PM Peak Hour (heaviest 60 minutes)	445			
Traffic Capacity of adjacent streets:				
Adjacent Street ADT Capacity				
Main St.	32775			
Ogden Ave.	32775			
This project will add approximately 230 trips per day on Main St. and Ogden Ave. This will increase expected volumes by about 1 percent on Main and by about 4 percent on Ogden. Main is currently at about 51 percent of capacity and Ogden is at about 17 percent of capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; or about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				