



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39491** APN: 138-03-602-013
Name of Property Owner: Segebrush Property Ventures
Name of Applicant: Sequoia Electric
Name of Representative: Pacific Design Concepts - Richard Gallegos

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: [Signature]

Print Name: BLAKE BARSY

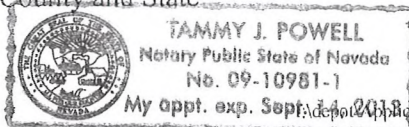
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell

Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA



Revised 11-14-06

RECEIVED
SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
Project Address (Location): 4485 N. Rainbow Blvd.
Project Name: Rainbow & Circle Sequoia Hotel Proposed Use: Industrial
Assessor's Parcel #(s): 138-03-602-013 Ward #: 4
General Plan: existing SC proposed U/R Zoning: existing C-1 proposed CM
Commercial Square Footage: 8,880 Floor Area Ratio: N/A
Gross Acres: 1.21 Lots/Units: N/A Density: N/A
Additional Information: _____

PROPERTY OWNER SAGEBRUSH PROPERTY ^{VERNO VEE} Contact: Blake Barsy
Address: 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: 454-7842
City: LAS VEGAS State: NV Zip: 89108
E-mail Address: _____

APPLICANT Sequoia Electric Contact: Blake Barsy
Address: 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City: LAS VEGAS State: NV Zip: 89108
E-mail Address: _____

REPRESENTATIVE Pacific Design Concepts Contact: Richard Gallegos
Address: 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City: Henderson State: NV Zip: 89052
E-mail Address: richardg@pacdesignconcepts.com

Property Owner Signature* [Signature]

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

Print Name: BLAKE BARSY

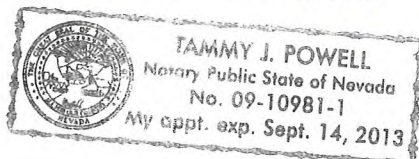
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[Signature]
COUNTY CLARK
STATE NEVADA

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39491</u>
Meeting Date:	<u>10/21/10 PC</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>9/7/10</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.

F:\depot\Application Packet\Application Form.pdf

SDR 39491
Sequoia Electric

4485 N. Rainbow Boulevard

Proposed 8.88 thousand square foot expansion of an existing contractor's yard.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	4	6.96	28
AM Peak Hour			0.84	3
PM Peak Hour			0.86	3

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	8.88	6.96	62
AM Peak Hour			0.84	7
PM Peak Hour			0.86	8

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	INDUSTRIAL PARK [1000 SF]	12.88	6.96	90
AM Peak Hour			0.84	10
PM Peak Hour			0.86	11

Existing traffic on all nearby streets:

Rainbow Blvd

Average Daily Traffic (ADT)	9,338
PM Peak Hour (heaviest 60 minutes)	747

Craig Rd

Average Daily Traffic (ADT)	33,588
PM Peak Hour (heaviest 60 minutes)	2,687

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Rainbow Blvd	16,300
Craig Rd	51,800

This project is expected to add 62 trips per day on Rainbow Blvd. and Craig Rd. This will increase traffic on Rainbow Blvd. and Craig Rd. by less than 1 percent. Currently, Rainbow is at about 57 percent of capacity and Craig is at about 65 percent of capacity.

Based on Peak Hour use, this development will add about 8 additional cars into the area in the peak hour, or about one every eight minutes.

Note that this report assumes all traffic from this development uses all named streets.