

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-34011 APN: 138-03-602-007

Name of Property Owner: JON SCOTT ASHTIAN

Name of Applicant: JON Scott ASHTIAN

Name of Representative: TIM WASHBURN

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: _____

Print Name: TON SCOTT ASHTIAN

Subscribed and sworn before me

This 14th day of March, 2009

Notary Public in and for said County and State





SCOTT L. BAKER,
ARCHITECT, INC.



4505 & 4515 BALSAM
LAS VEGAS, NV

DATE	03/25/2009
BY	SLB
CHECKED	SLB
APPROVED	SLB

DATE	03/25/2009
BY	SLB
CHECKED	SLB
APPROVED	SLB

4515 & 4505
SITE PLAN
& LANDSCAPE
PLAN
A1.1

SITE DATA

4515 BALSAM - 130-03-000-007
4505 BALSAM - 130-03-000-007
2,160 S.F.

UNIT / BUILDING DATA

4515 BALSAM - 130-03-000-007
4505 BALSAM - 130-03-000-007
2,160 S.F.

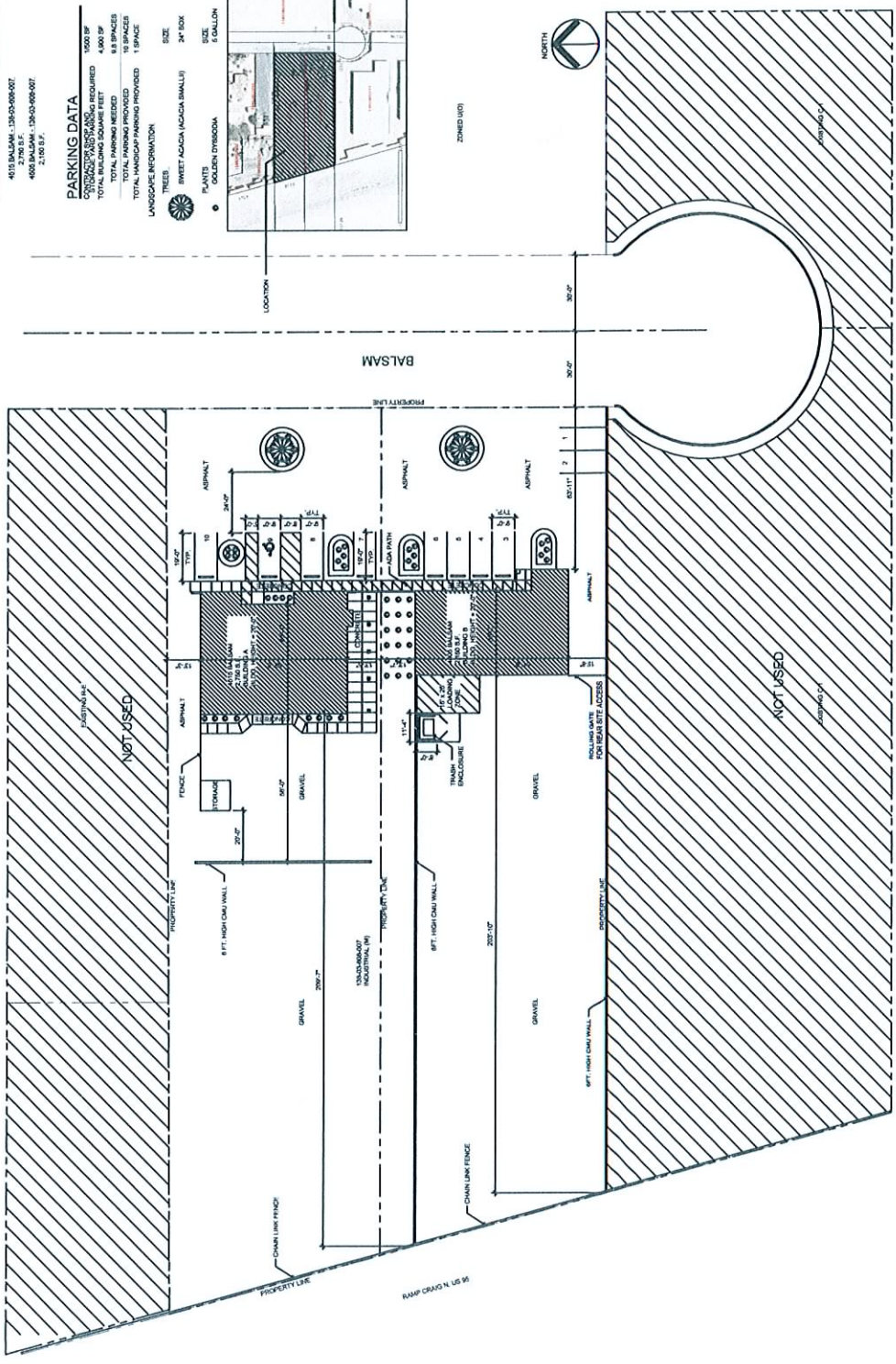
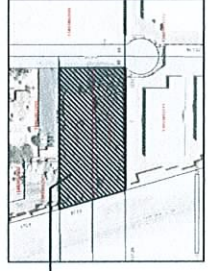
PARKING DATA

CONVENTIONAL PARKING REQUIRED 1,000 SF
TOTAL BUILDING SQUARE FEET 4,500 SF
TOTAL PARKING REQUIRED 8 SPACES
TOTAL HANDICAP PARKING PROVIDED 1 SPACE

LANDSCAPE INFORMATION

TREES
PLANTS
SIZE
34" SIZE
SIZE
5.0 GALLON

PLANTS
GOLDEN DENDROBIA
SIZE
5.0 GALLON

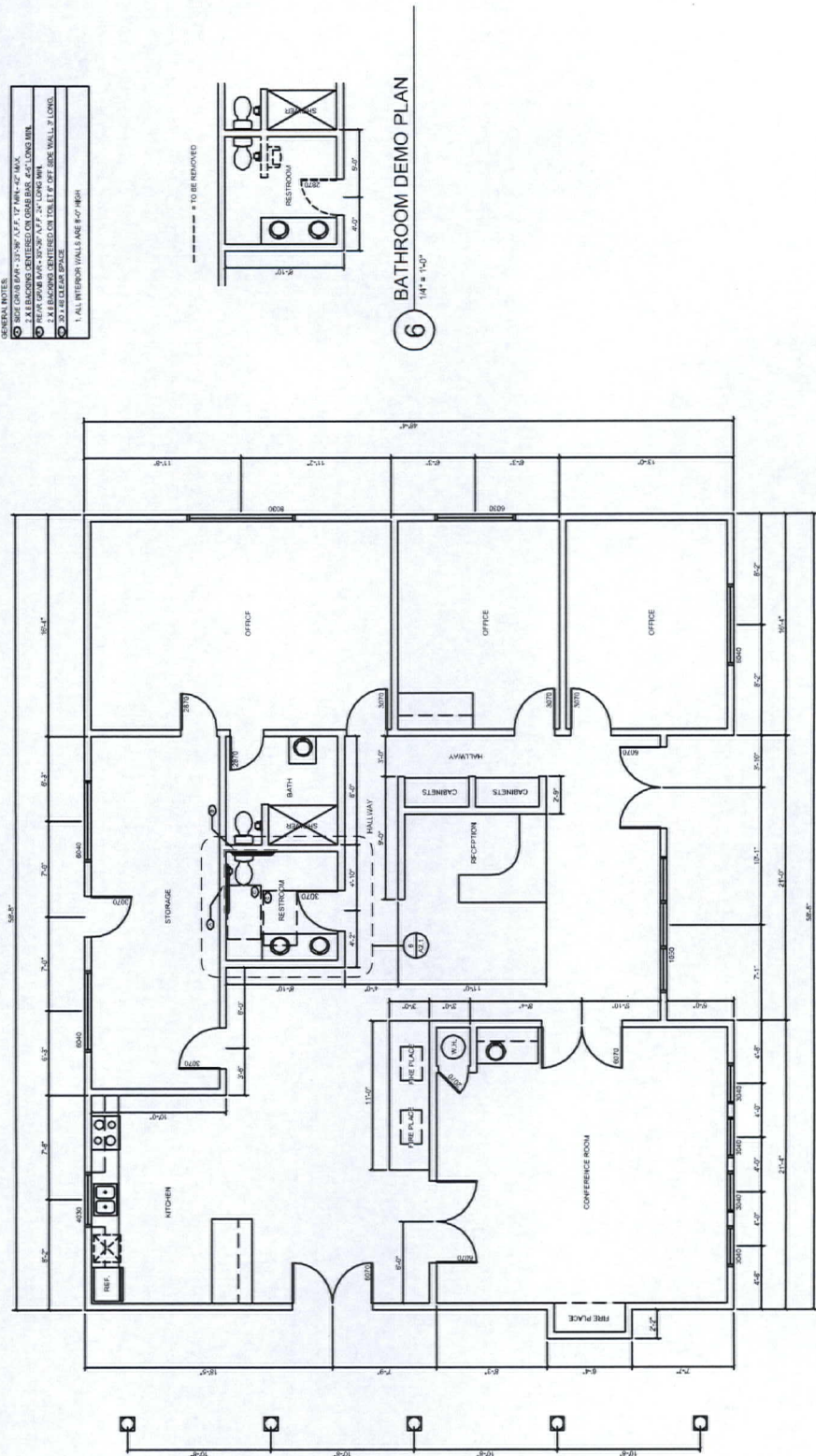


7 SITE PLAN
1" = 10'

VAR-34013
SDR-34011
05/14/09 PC
REVISED

RECEIVED

APR 21 2009



6 BATHROOM DEMO PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. SIDE GRAB BAR - 33'-36" A.F.F., 17" MIN.-42" MAX.
2. X L BACING CENTERED ON GRAB BAR, 4"x4" LONG MIN.
3. REAR GRAB BAR - 33'-36" A.F.F., 24" LONG MIN.
2. X L BACING CENTERED ON TIE L OFF SIDE WALL, 3' LONG.
3. 20' x 40' CLEAR SPACE.
1. ALL INTERIOR WALLS ARE 8'-0" HIGH.

----- = TO BE REMOVED

7 FLOOR PLAN
1/4" = 1'-0"

VAR-34013 SDR-34011
REVISED 05/14/09 PC

SDR 34011				
Scott Ashjian				
4505 & 4515 Balsam Street				
Proposed 4.9-thousand square foot contractor's plant, shop and storage yard.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.9	18.63	91
AM Peak Hour			1.55	8
PM Peak Hour			1.49	7
(heaviest 60 minutes)				
Old Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	2	12.63	25
AM Peak Hour			0.75	2
PM Peak Hour			1.01	2
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.9	13.47	66
AM Peak Hour			1.55	6
PM Peak Hour			1.49	5
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rainbow Blvd.				
Average Daily Traffic (ADT)	4,399			
PM Peak Hour	352			
(heaviest 60 minutes)				
Lone Mountain Rd.				
Average Daily Traffic (ADT)	12,676			
PM Peak Hour	1,014			
(heaviest 60 minutes)				
Craig Rd.				
Average Daily Traffic	37,031			

(ADT)				
PM Peak Hour	2,962			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Rainbow Blvd.	16300			
Lone Mountain Rd.	32775			
Craig Rd.	51800			
Balsam St.	3000			
This project will add approximately 66 trips per day on Rainbow Blvd., Lone Mountain Rd., Craig Rd, and Red Coach Ave. This will increase expected volumes by about 2 percent on Rainbow, and by less than 1 percent on Lone Mountain and Craig. Currently Rainbow is at about 27 percent of capacity, Lone Mountain is at about 39 percent of capacity and Craig is at about 71 percent of capacity. Count data for Balsam St. is not available, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 6 additional cars into the area; which works out to about one every ten minutes.				
Note that this report assumes all traffic from this development uses all named streets.				