



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-34463** APN: 139-19-802-001 & 003

Name of Property Owner: Andrew & Eva Frank

Name of Applicant: Andrew Frank

Name of Representative: Moser Architecture Studio / Brent Cajthaml

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: _____

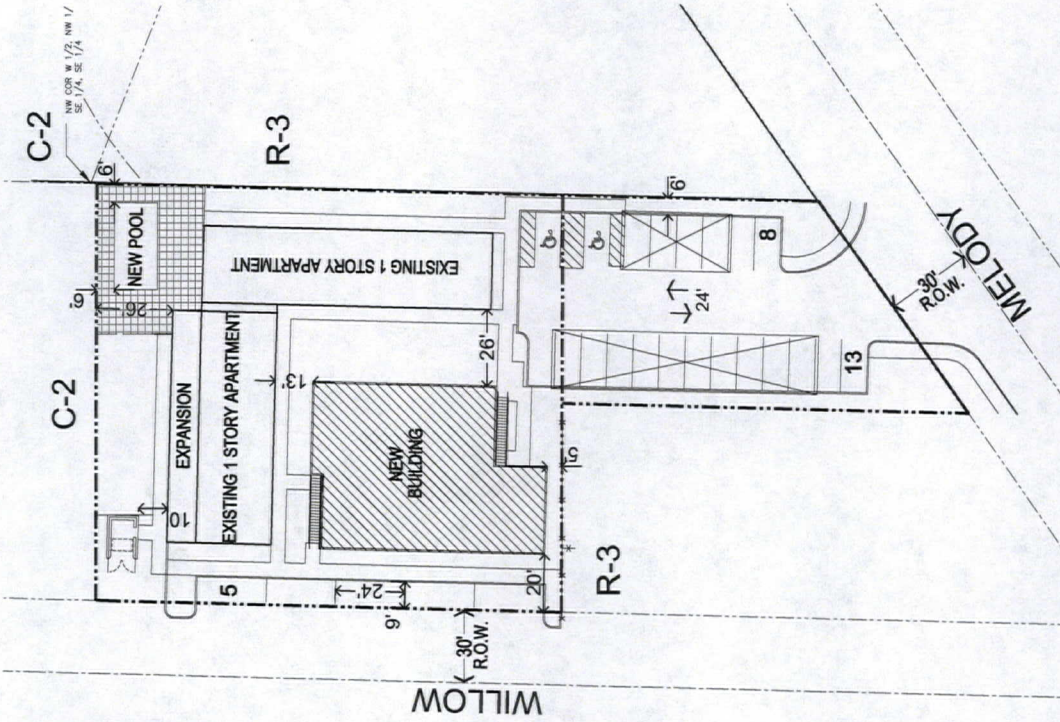
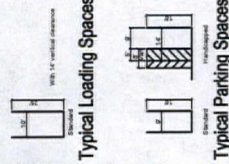
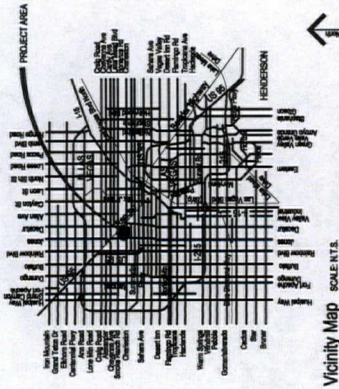
Signature of Property Owner: [Signature]

Print Name: ANDREW FRANK

Subscribed and sworn before me

This 7 day of May, 2009
[Signature]
Notary Public in and for said County and State





4 SITE PLAN - FIRST FLOOR
SCALE: 1/8"

SITE INFORMATION

1774 WILLOW
LAS VEGAS, NV 89108

APN: 139-19-802-001 & 139-19-802-003
ZONING: R-3

SITE AREA (ESTIMATE, TO BE VERIFIED):
0.72 NET ACRES
0.87 GROSS ACRES

UNITS
EXISTING: 9 1 BEDROOM
PROPOSED: 9 1 BEDROOM
18 TOTAL UNITS

PARKING REQUIRED:
18 * 1.25 = 23 SPACES
18 / 6 = 3 SPACES
26 TOTAL SPACES

PARKING PROVIDED: 26 SPACES

HC PARKING
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

DENSITY:
ALLOWED: 25 UNITS/ACRE
PROPOSED: 25 UNITS/ACRE

SETBACKS:	REQUIRED	PROVIDED
FRONT	20'	20'
SIDE	5'	5'
REAR	20'	20'

HEIGHT:
ALLOWED: 2 STORIES OR 35'
PROPOSED: 2 STORIES - 32'



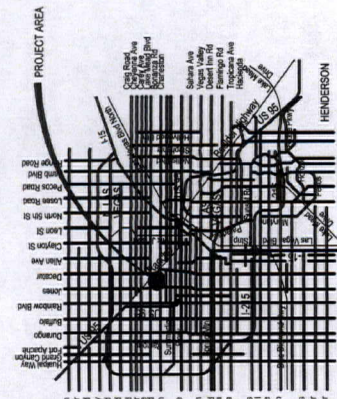
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MAY 12 2009

Willow and Melody Apartment Homes

LAS VEGAS, NV

FRONTLINE
MOSER architecture studio

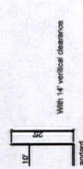
SDR-34463
06/25/09 PC



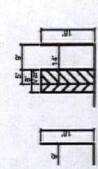
Map SCALE N.T.S.



Map SCALE N.T.S.



cal Loading Spaces



cal Parking Spaces

and Melody Apartment Homes

NV

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SDR-34463
06/25/09 PC

Scale: 1:20



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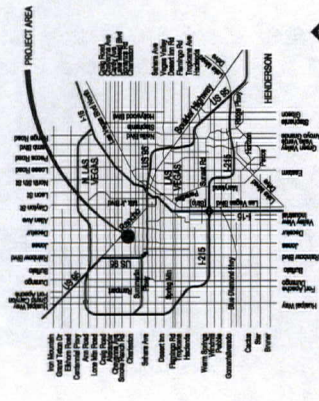
4 SITE PLAN- FIRST FLOOR

1 LANDSCAPE PLAN

SCALE 1:20

MAY 12 2009

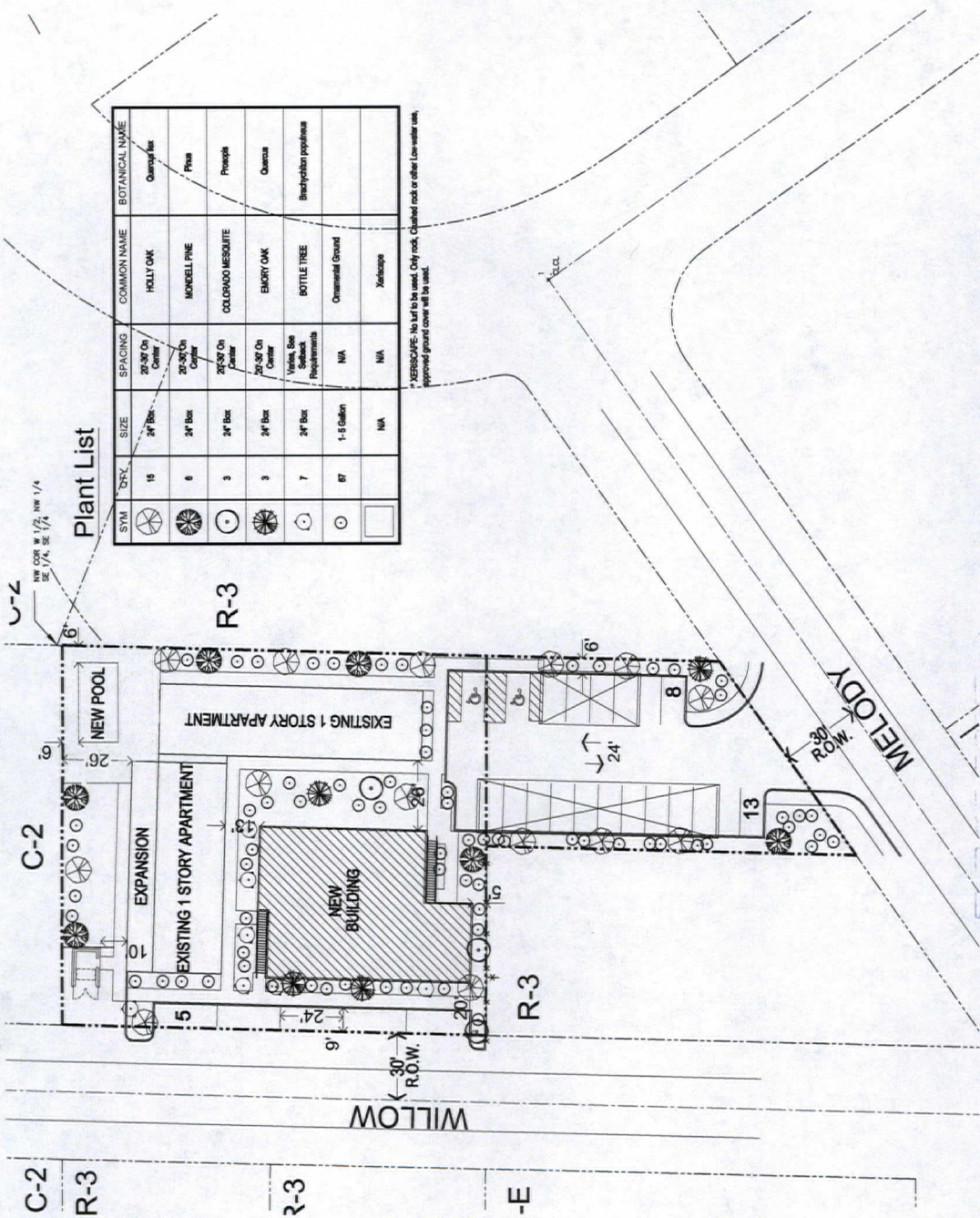
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Vicinity Map SCALE: 1" = 1/4" MILE



Location Map SCALE: 1" = 1/4" MILE

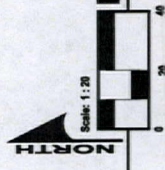


Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
(Symbol)	15	24" Box	20' x 20' On Center	HOLLY OAK	Quercus laevis
(Symbol)	6	24" Box	20' x 20' On Center	MONTELL PINE	Pinus
(Symbol)	3	24" Box	20' x 20' On Center	COLORADO MESQUITE	Prosopis juliflora
(Symbol)	3	24" Box	20' x 20' On Center	EMORY OAK	Quercus
(Symbol)	7	24" Box	20' x 20' On Center	BOTTLE TREE	Brasylmela populnea
(Symbol)	87	1-6 Gallon	N/A	Ornamental Ground	
(Symbol)		N/A	N/A	Xeriscape	

* XERISCAPE: No turf to be used. Only rock, drought-tolerant plants or other low-water use, approved ground cover will be used.

Conceptual Landscape Plan : Sheet Title
 MAY-2009 : Project Number
 5-12-09 : Date



FRONTLINE group
 MOSER architecture studio

Willow and Melody Apartment Homes

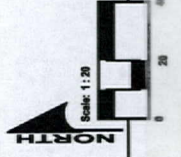
LAS VEGAS, NV

SDR-34463
 06/25/09 PC

LANDSCAPE PLAN
 SCALE: 1" = 20'
 MAY 12 2009



FRONTLINE (JUN 11)



Scale: 1:20

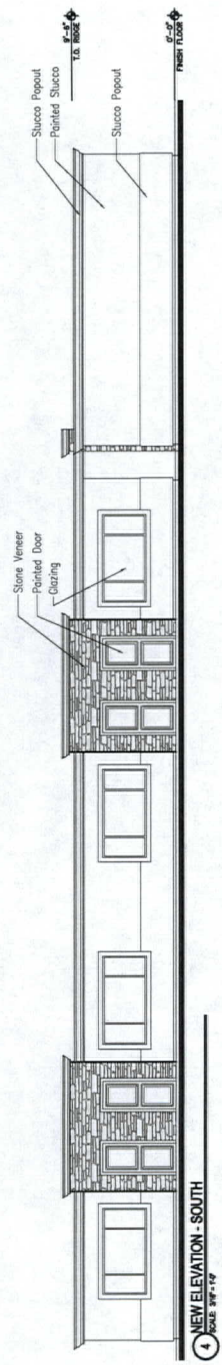
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 MAY 12 2009

WILLOW AND MELODY APARTMENT HOMES

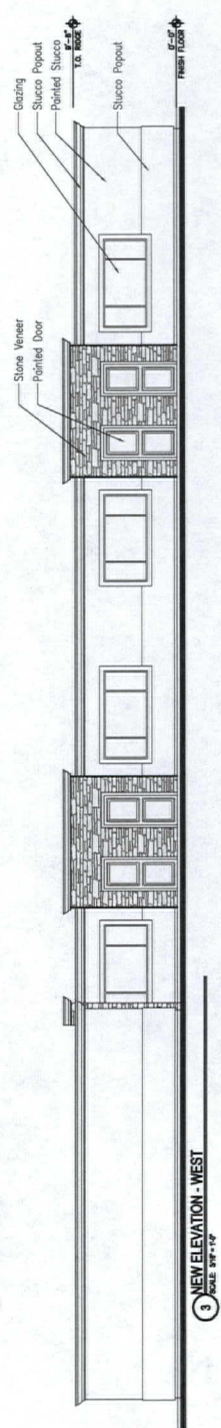
LAS VEGAS, NV

SDR-34463

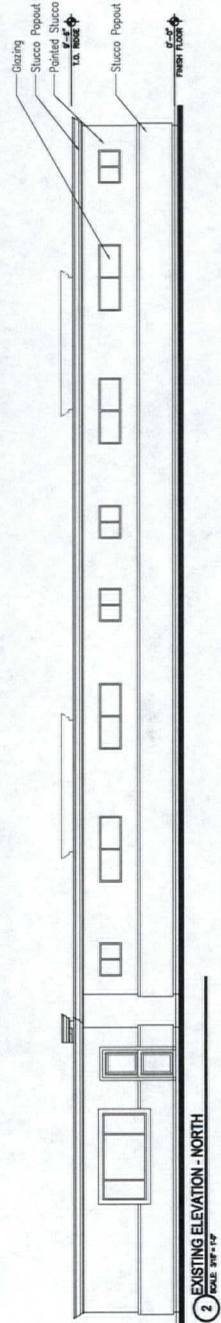
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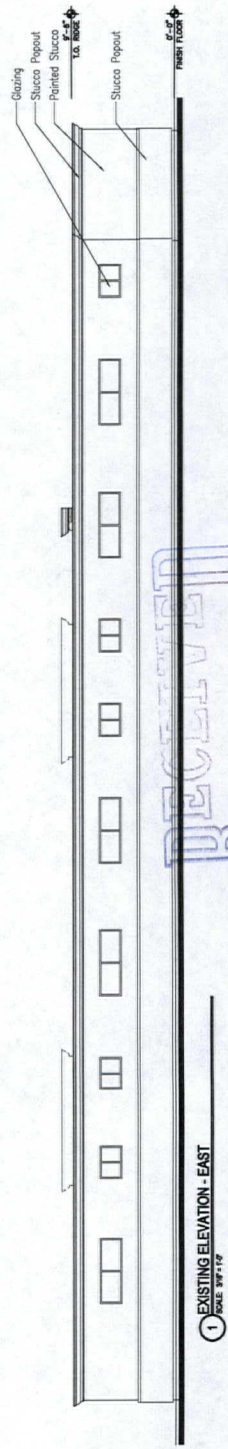
① NEW ELEVATION - SOUTH
 SCALE: 3/8" = 1'-0"



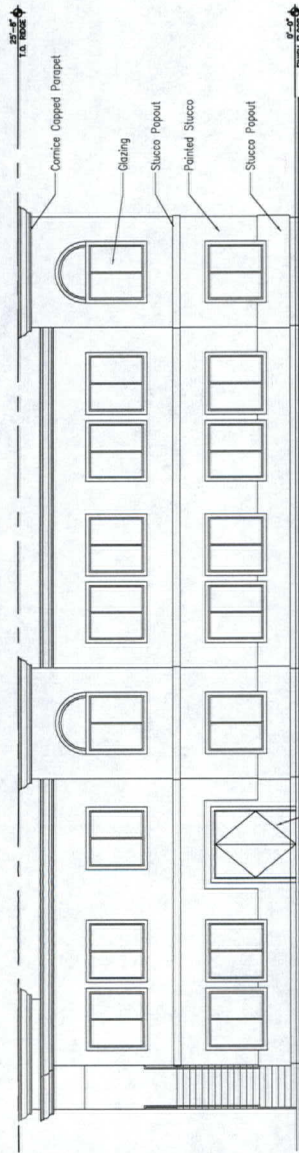
③ NEW ELEVATION - WEST
 SCALE: 3/8" = 1'-0"



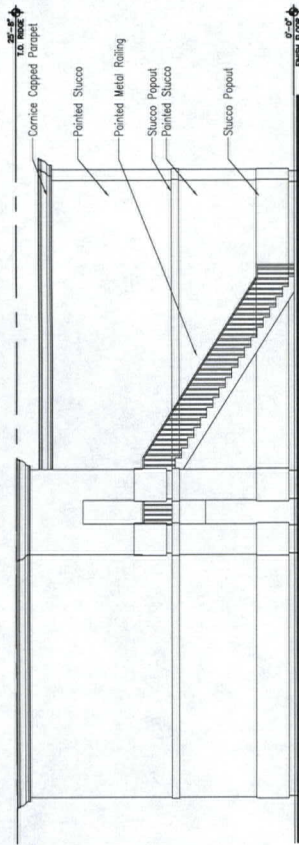
② EXISTING ELEVATION - NORTH
 SCALE: 3/8" = 1'-0"



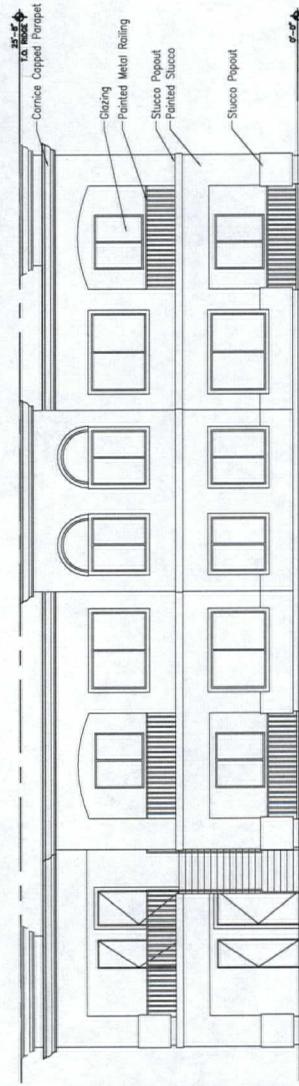
① EXISTING ELEVATION - EAST
 SCALE: 3/8" = 1'-0"



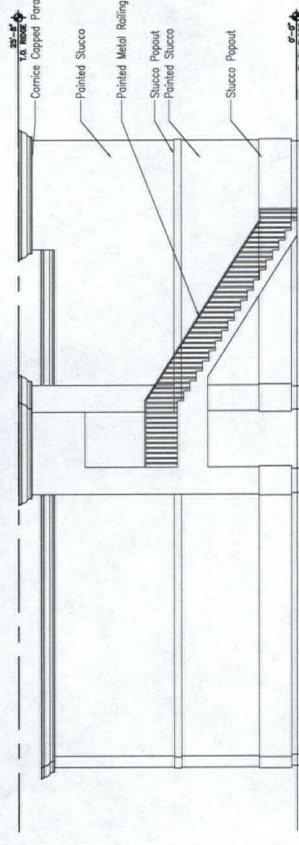
3 WEST ELEVATION
SCALE 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



4 EAST ELEVATION
SCALE 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 3/8" = 1'-0"

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Scale: 1:20



FRONTLINE

MUSER architecture studio

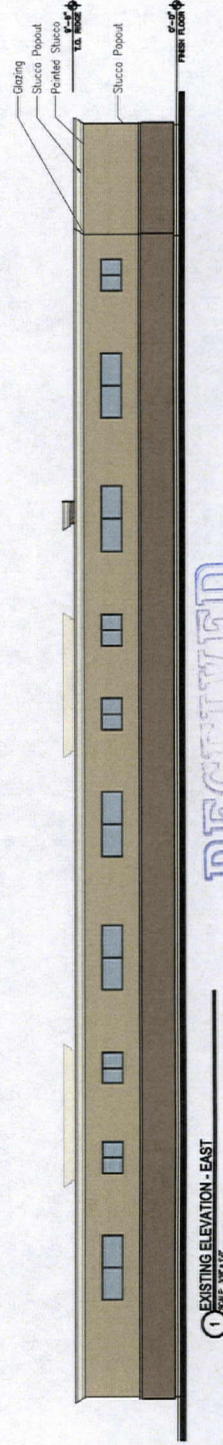
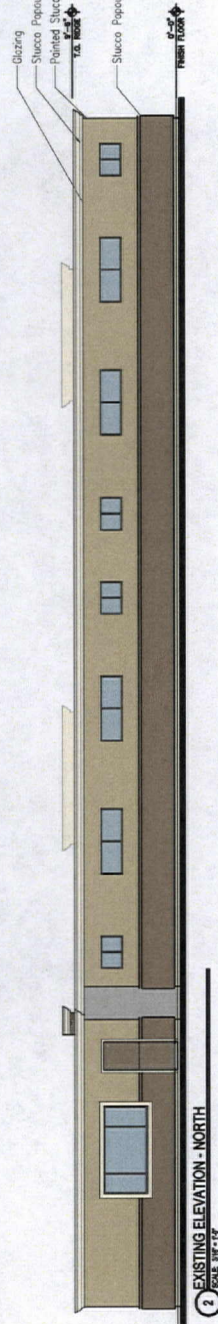
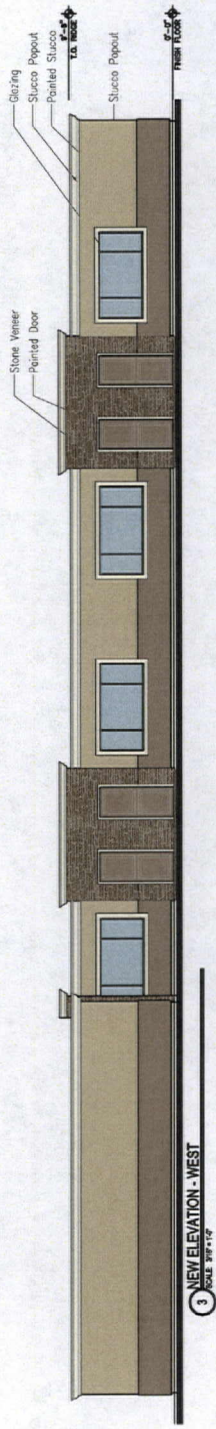
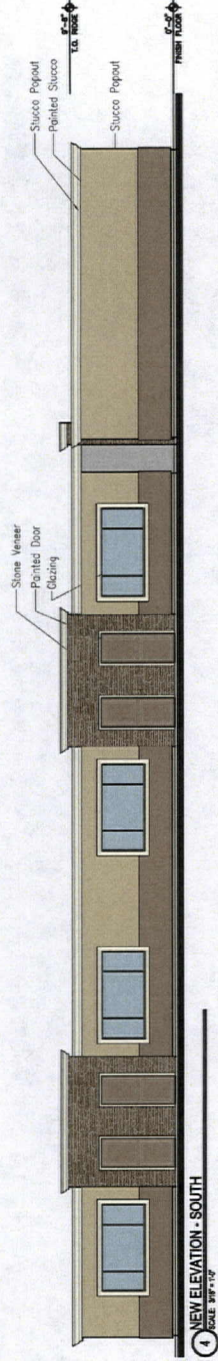
Conceptual Elevations : Sheet Title
MUSE-0001 : Project Number
5-12-09 : Date

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SDR-34463

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NORTH

Scale: 1/8" = 1'-0"

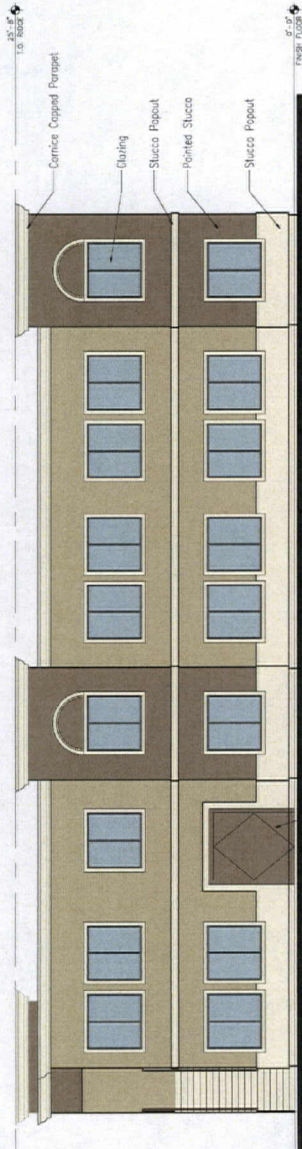
FRONTLINE

SDR-34463

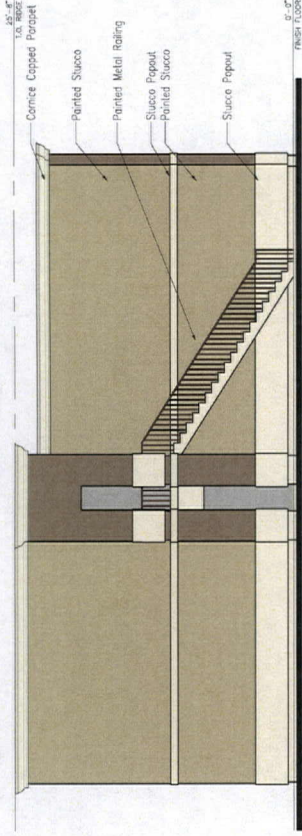
06/25/09 PC

Conceptual Elevations : Best Title
MAY 2009 : Project Number
4348 : Date

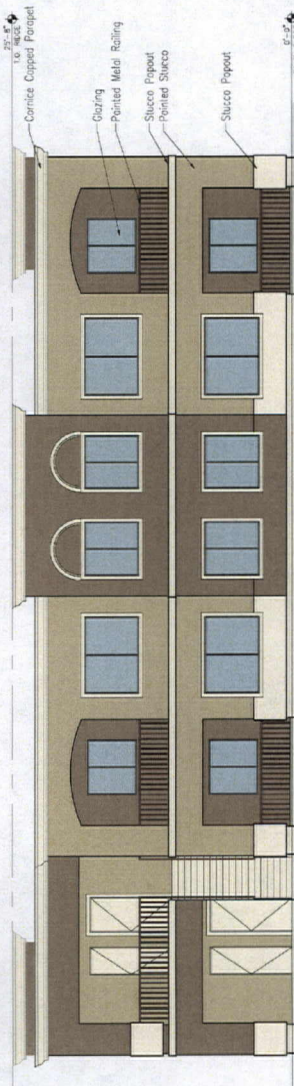
MUSCIE architecture studio



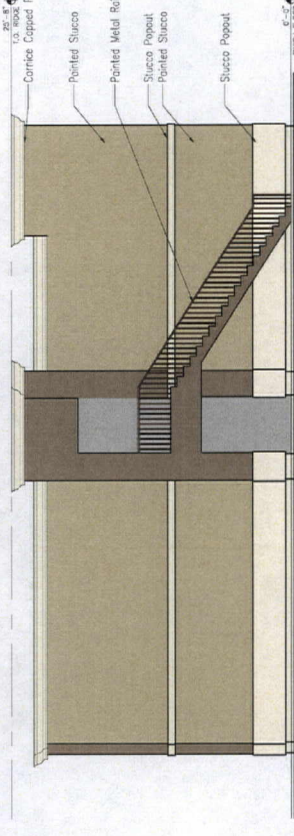
3 WEST ELEVATION
SCALE 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



4 EAST ELEVATION
SCALE 3/8" = 1'-0"

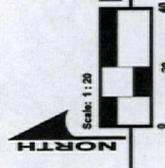


2 SOUTH ELEVATION
SCALE 3/8" = 1'-0"

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LAS VEGAS, NV

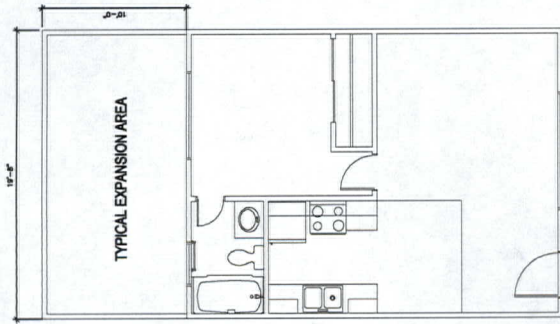


Scale: 1:20
0 20 40
NORTH

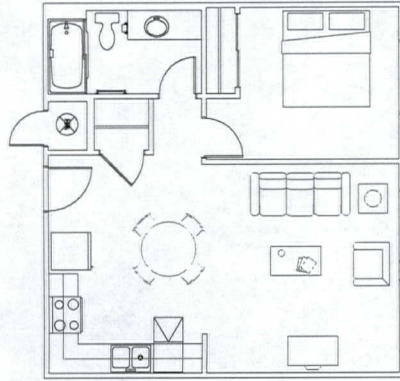
Conceptual Elevations : Sheet Title
M489-0081 : Project Number
4-3-09 : Date

FRONTLINE group
MOSER architecture studio

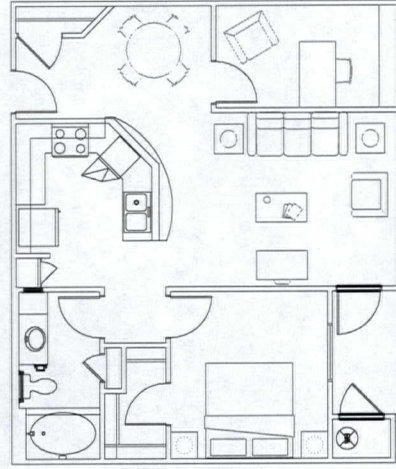
SDR-34463
06/25/09 PC



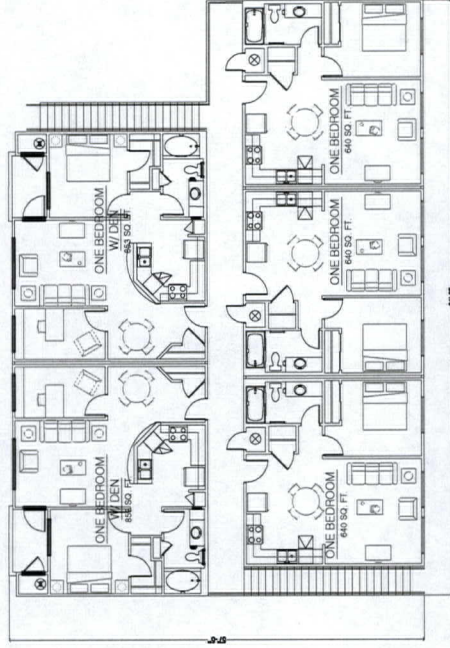
5 TYPICAL ONE BEDROOM IN EXISTING BUILDING - 510 SF
SCALE: 1/8" = 1'-0"



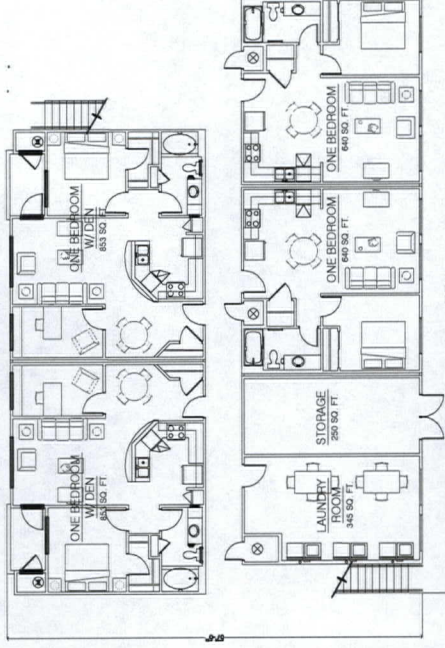
3 ONE BEDROOM - 640 SF
SCALE: 1/8" = 1'-0"



4 ONE BEDROOM WITH DEN - 656 SF
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR UNITS
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR
SCALE: 1/8" = 1'-0"



Conceptual Building Plan : Sheet Title
MAY-0001 : Project Number
5-12-09 : Date



Willow and Melody Apartment Homes
LAS VEGAS, NV

SDR-34463
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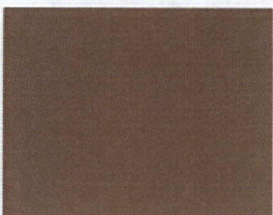
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Color Board

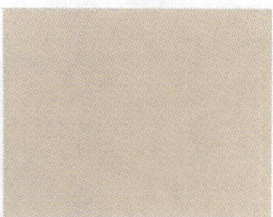
Willow and Melody Apartment Homes
Las Vegas, NV



PRIMARY PAINT
Frazee- Bardon CL 1876A



SECONDARY PAINT
Frazee- Dog Paw CL 2635A



ACCENT PAINT
Frazee- Rata CL 2621W



ACCENT
Coronado Stone
Eastern Mountain Ledge
Dakota Brown

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06/25/09 PC

SDR 34463				
Eva & Andrew Frank				
NEC Melody Lane & Willow Trail				
Proposed 9-unit apartment building.				
Traffic produced by proposed development:				
Proposed Amendment	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	9	6.72	61
AM Peak Hour			0.51	5
PM Peak Hour			0.62	6
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Dr.				
Average Daily Traffic (ADT)	51,818			
PM Peak Hour	4,145			
(heaviest 60 minutes)				
Washington Ave.				
Average Daily Traffic (ADT)	18,494			
PM Peak Hour	1,479			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Rancho Dr.	51800			
Washington Ave.	32775			
This proposed amendment will add approximately 61 trips per day on Rancho Dr. and Washington Ave. This will increase expected volumes by less than 1 percent on both of these streets. Rancho is at about 100 percent of capacity and Washington is at about 56 percent of capacity.				
Based on Peak Hour use, this development will add roughly 6 additional cars into the area; which works out to about 1 every 10 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				