PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35051** APN: 162-08-303-019

Name of Property Owner: Josephs Family Ltd. Partnership

Name of Applicant: Matthews Development

Name of Representative: Adele Matthews

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: Jennifer Josephs

Print Name: Jennifer Josephs

Subscribed and sworn before me

This 29th day of June, 2009

Notary Public in and for said County and State

SHELLY TABACZYNSKI
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: March 31, 2010
Certificate No: 06-104195-1

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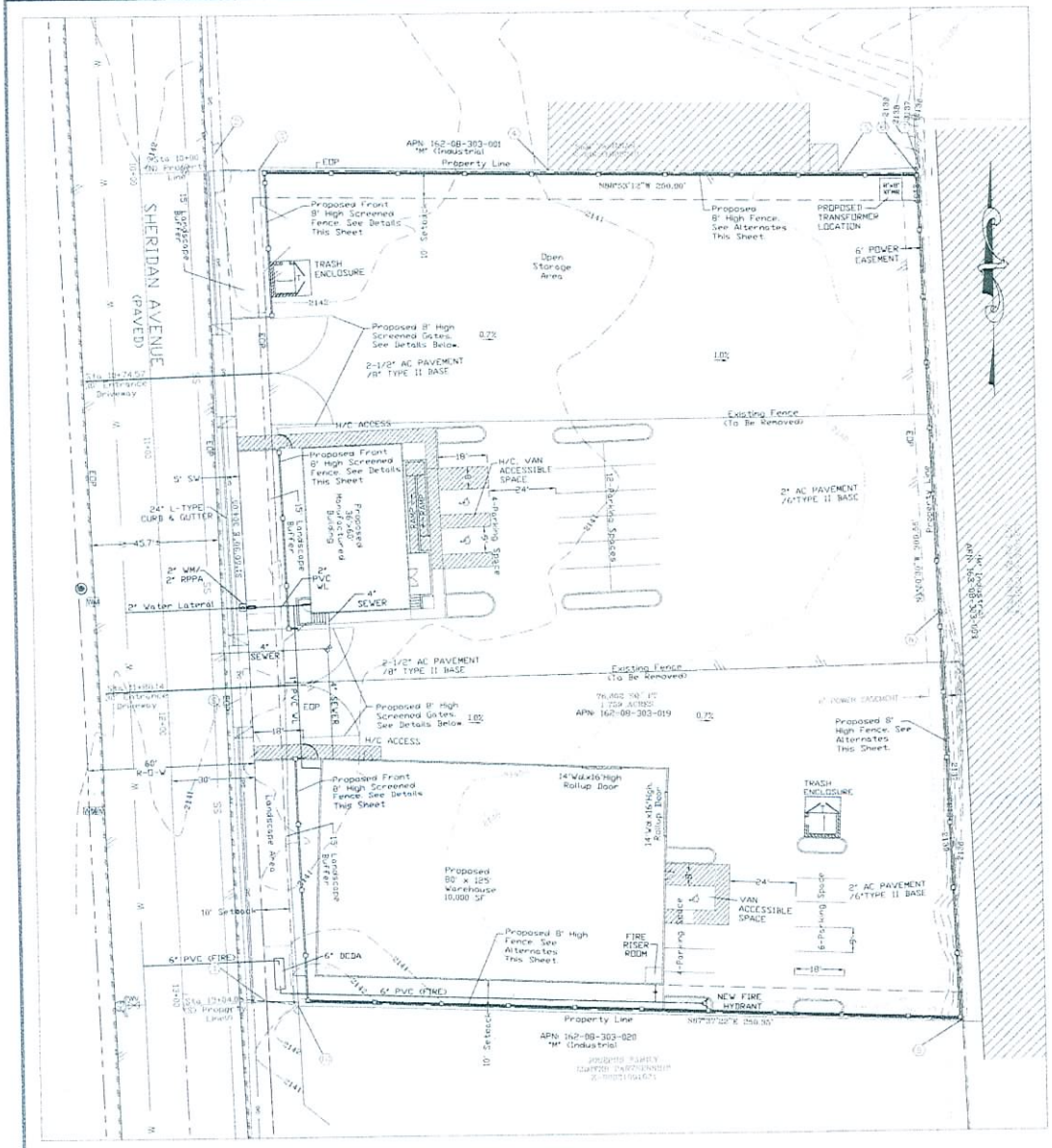
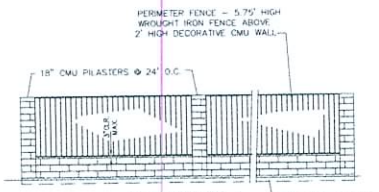
JUN 30 2009

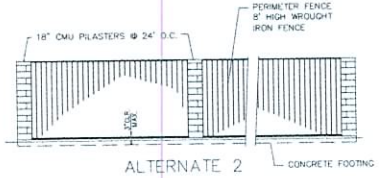


GRAPHIC SCALE

1 inch = 20 ft.



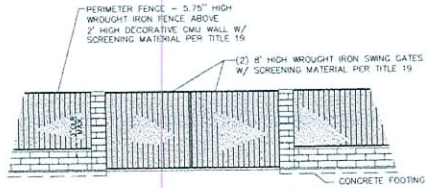
ALTERNATE 1



ALTERNATE 2

PERIMETER FENCE ALTERNATES

NTS



DECORATIVE FENCE AND GATES W/SCREENING MATERIAL ADJACENT TO ROW

NTS

VICINITY MAP

NTS

APN

162-08-303-019

OWNER/DEVELOPER

Jennifer Joseph
5395 Polaris Avenue
LAS VEGAS, NV. 89118

LEGAL DESCRIPTION

Located in the Southwest Quarter of Section 8, Township 21 South, Range 61 East, Mount Diablo Base & Meridian Las Vegas, Nevada

SITE DATA

APN: 162-08-303-019	
CURRENT ZONING	M
MASTER PLAN:	M
GROSS ACREAGE:	1.759 AC.
NUMBER OF UNITS:	2
DENSITY (GROSS):	1.13/AC.

DEVELOPMENT STANDARDS

1. 10' FRONT SETBACK
2. 10' SIDE SETBACK
3. 0' REAR YARD SETBACK
4. 6' HIGH DECORATIVE CMU/WROUGHT IRON FENCE FRONT
5. 60' WIDE STREETS

PARKING ANALYSIS

REQUIRED

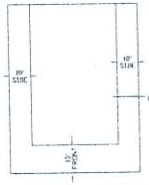
OFFICE TRAILOR		
2160 SF OFFICE	1/300	8
WAREHOUSE		
300 SF OFFICE	1/200	1
9,700 SF WAREHOUSE	1/1000	10
H/C PARKING	1/10 SPACES	1

PROVIDED

OFFICE TRAILOR	17
H/C PARKING	2
WAREHOUSE	10
H/C PARKING	1

NOTES:

1) THIS PROJECT WILL IMPLEMENT RESTRICTIVE COVENANTS
2) LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER
3) UTILITIES PROVIDED BY THE FOLLOWING:
   WATER: LAS VEGAS VALLEY WATER DISTRICT
   SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT
   GAS: SOUTHWEST GAS COMPANY
   ELECTRICITY: NV ENERGY
   TELEPHONE: EMBARQ
   CABLE: COX CABLE
3) THERE ARE NO KNOWN, MAPPED OR OBSERVABLE FAULTS OR FISSURES ON THIS SITE.
4) THE GROUND WATER IN THIS AREA IS GREATER THAN 20 FEET IN DEPTH.
5) THIS SITE LIES IN A FLOOD ZONE "X" AS DESCRIBED ON FEMA FIRM MAP PANEL 2165 OF 4050, EFFECTIVE DATE SEPTEMBER 27, 2002. FLOOD ZONE "X" IS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.



TYPICAL SETBACKS (M)

NTS

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JUL 20 2009

SDR-35051
REVISED
08/13/09 PC

R. LUCERO & ASSOCIATES, INC.
CONSULTING ENGINEERING - PLANNING - DESIGN
9946 LIBERTY VIEW ROAD
LAS VEGAS, NV 89148
PHONE: 702-262-0808
FAX: 702-362-7952

DEVELOPER
Jennifer Joseph
5395 Polaris Avenue
Las Vegas, NV 89118
PHONE: (801) 201-5909
EMAIL:

DESIGNED: RLL
CHECKED: RLL
SCALE: HOR. 1"=20' VER. NA
DATE: 5/13/09
FILE No.

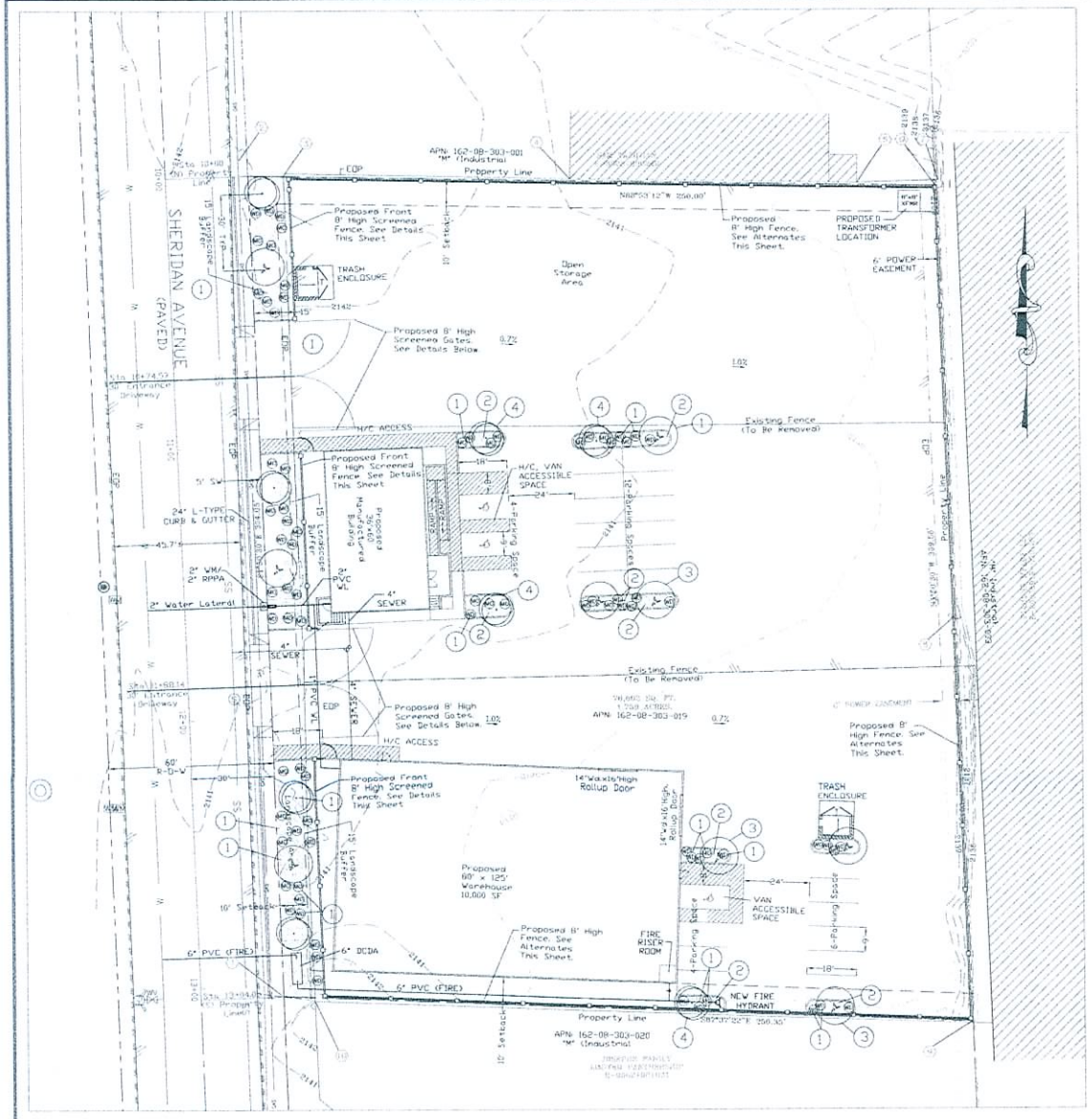
SHERIDAN AVE. PROPERTY
3030/3040 SHERIDAN STREET
OFFICE/WAREHOUSE
SITE PLAN

CITY OF LAS VEGAS NEVADA

REV.	DATE	DESCRIPTION	BY	APPD

SEAL

SHEET SP1
1 OF 2 SHEETS

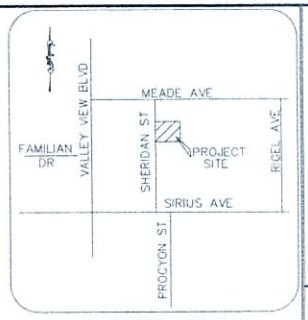


GRAPHIC SCALE

1 inch = 20 ft.

PLANT LEGEND

	SYMBOL	PLANT COMMON NAME	SIZE
1	WD	WHEELERS DWARF	5g
	MO	MOCK ORANGE	5g
2		USC PERRIWINKLE W/ 3/8"-3/4" DIA DECOMPOSED GRANITE (GREY/BROWN)	FLATS-1 GAL
3		MIMOSA (MULTI-TRUNK)	24" BOX
4		ARIZONA ASH	24" BOX



VICINITY MAP
NTS

APN
162-08-303-019

OWNER/DEVELOPER
Jennifer Joseph
5395 Polaris Avenue
LAS VEGAS, NV. 89118

LEGAL DESCRIPTION
Located in the Southwest Quarter of Section 8, Township 21 South, Range 61 East, Mount Diablo Base & Meridian Las Vegas, Nevada

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5395 Polaris Avenue
Las Vegas, NV 89118
PHONE: (801) 201-5999
FAX:

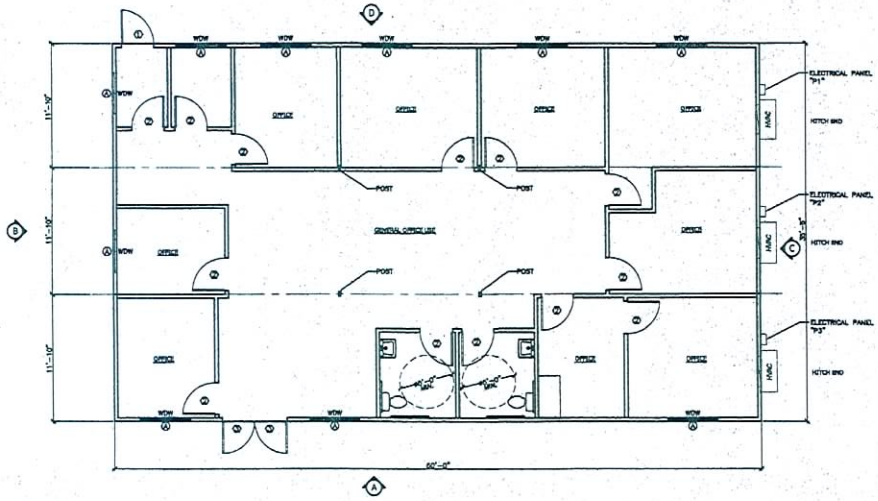
DESIGNED: RLL
CHECKED: RLL
SCALE: HOR. 1"=20' VER. NA
FILE No.: DATE: 5/19/09

SHERIDAN AVE. PROPERTY
3030/3040 SHERIDAN STREET
OFFICE/WAREHOUSE
LANDSCAPE PLAN
NEVADA
CLARK COUNTY

REV	DATE	DESCRIPTION	BY	APP'D

SEAL

SHEET LS1
2 OF 2 SHEETS

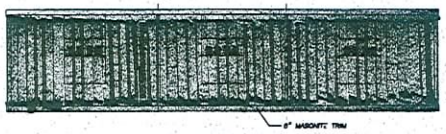


FLOOR PLAN

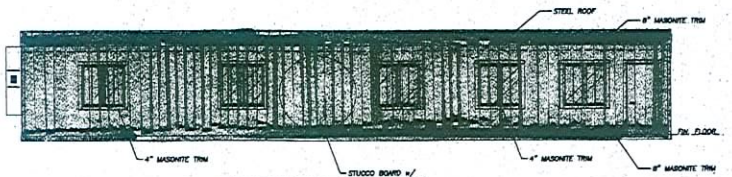
SCALE: 3/16=1'-0"

EAST ELEVATION "A"

SOUTH ELEVATION "B"



NORTH ELEVATION "C"

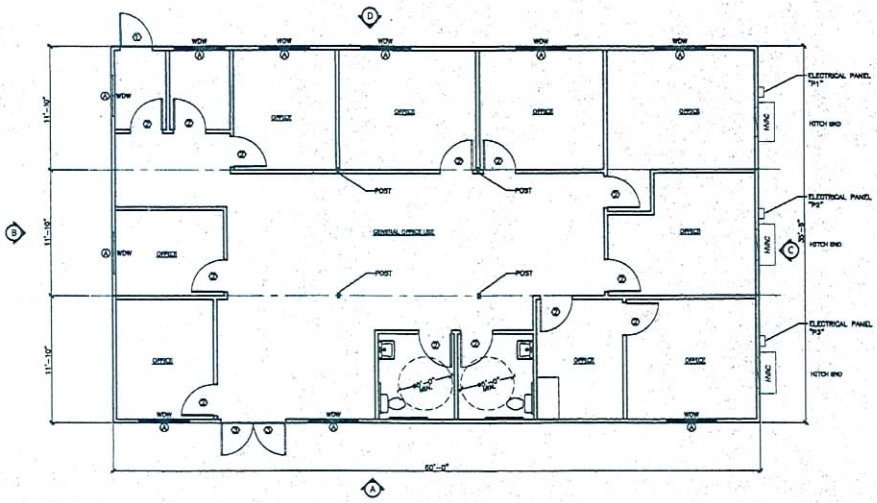


WEST ELEVATION "D"

CONSTRUCTION NOTES

CHASSIS		FLOOR		EXTERIOR WALLS			
FRAMING	2x6 / 11" OVER 2x	JOIST	2x6	FRAME	2x6	FRAME	2x6 / 16" O.C. STUD WALL
FRAMING	2x6	FRAMING	2x6	FRAMING	2x6	FRAMING	2x6
FRAMING	2x6 / 16" O.C.	FRAMING	2x6 / 16" O.C.	FRAMING	2x6	FRAMING	2x6
FRAMING	2x6	FRAMING	2x6	FRAMING	2x6	FRAMING	2x6
FRAMING	2x6	FRAMING	2x6	FRAMING	2x6	FRAMING	2x6
SHEATHING	2x6 / 24" O.C.	SHEATHING	2x6 / 24" O.C.	SHEATHING	2x6	SHEATHING	2x6
FINISH	2x6	FINISH	2x6	FINISH	2x6	FINISH	2x6
FINISH	2x6	FINISH	2x6	FINISH	2x6	FINISH	2x6
FINISH	2x6	FINISH	2x6	FINISH	2x6	FINISH	2x6
FINISH	2x6	FINISH	2x6	FINISH	2x6	FINISH	2x6
FINISH	2x6	FINISH	2x6	FINISH	2x6	FINISH	2x6
SPECIAL NOTES	2x6 SPA 2 PLAY	SPECIAL NOTES	-	SPECIAL NOTES	2x6 / 16" O.C.	SPECIAL NOTES	2x6 / 16" O.C. STUD WALL

ROOF		RIDGE BEAM		CLEAR SPAN		ACCESSORIES	
ROOF DVR	SHEET STEEL	FRAMING	2x6 / 24" O.C.	FRAME	2x6	CABINET	-
SHEATHING	-	SHEATHING	2x6 / 24" O.C.	FRAMING	2x6	COUNTER	-
COLOR	-	SHEATHING	2x6 / 24" O.C.	FRAMING	2x6	COUNTER	-
FRAMING	2x6	FRAMING	2x6	FRAMING	2x6	COUNTER	-
FRAMING	2x6 / 24" O.C.	GLUE-LAM BEAM	-	FRAMING	2x6	COUNTER	-
FRAMING	2x6			FRAMING	2x6	WINDOW	-
FRAMING	2x6	SPIKULK SYSTEM		FRAMING	2x6	COLOR	-
FRAMING	2x6 / 24" O.C.	BRACKET	2 / 2x6 / 24" O.C.	FRAMING	2x6	COLOR	-
FRAMING	2x6					SKIRTING	
FRAMING	2x6	CLOSE-UP PREP.				TYPE	-
FRAMING	2x6					COLOR	-
FRAMING	2x6	FRAMING	2x6 / 24" O.C.				
FRAMING	2x6	SHEAT.	2x6 / 24" O.C.				
FRAMING	2x6 / 24" O.C.	SPECIAL NOTES	-				
FRAMING	2x6						
FRAMING	2x6						
FRAMING	2x6	

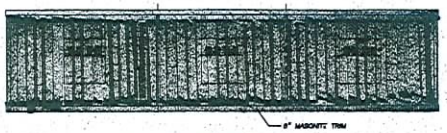


FLOOR PLAN

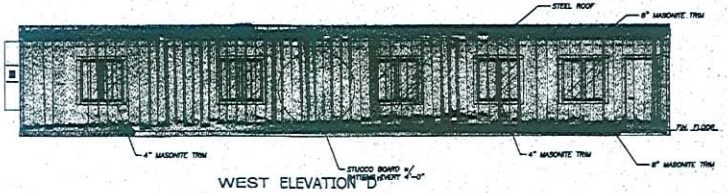
SCALE: 3/16=1'-0"

EAST ELEVATION "A"

SOUTH ELEVATION "B"



NORTH ELEVATION "C"



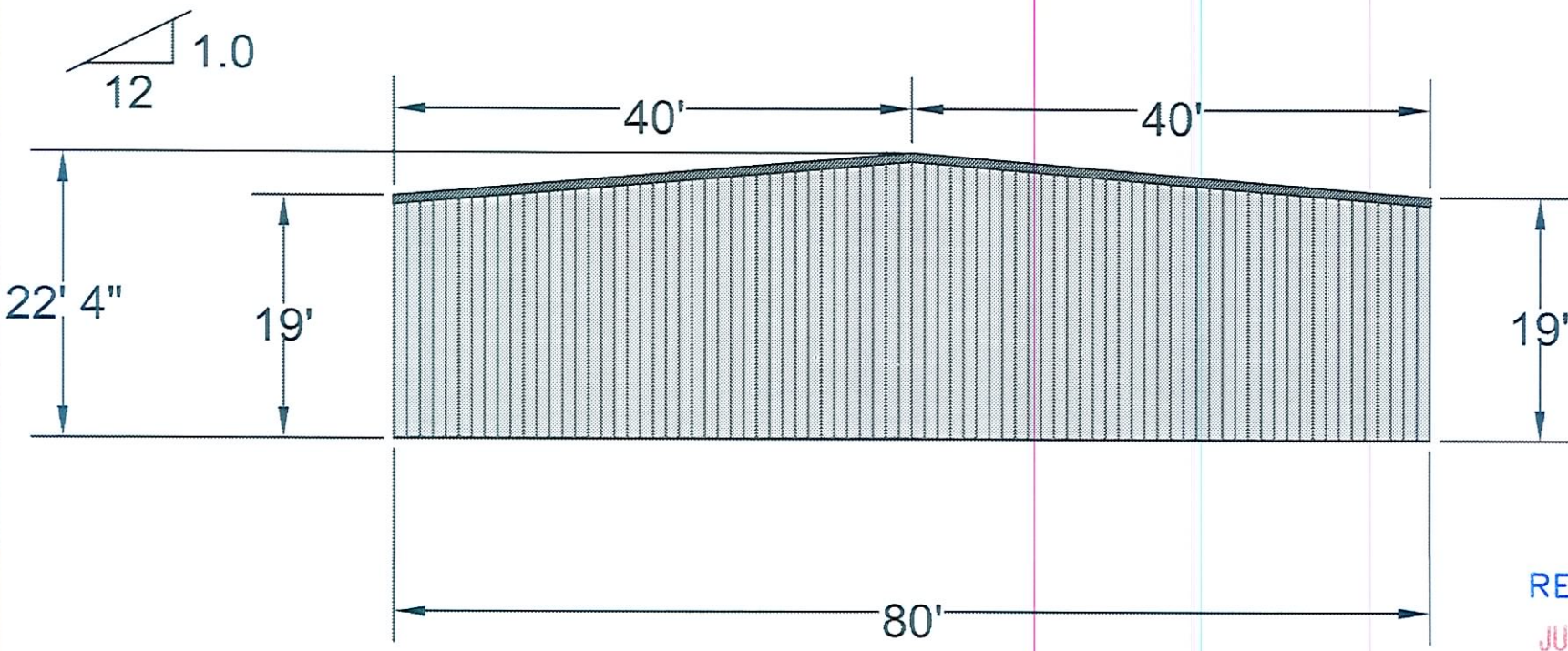
WEST ELEVATION "D"

CONSTRUCTION NOTES

CHASSIS		FLOOR		EXTERIOR WALLS			
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ROOF		RIDGE BEAM		CLEAR SPAN		ACCESSORIES	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

| DOOR SCHEDULE | | |



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JUN 30 2009

SDR-35051
08/13/09 PC

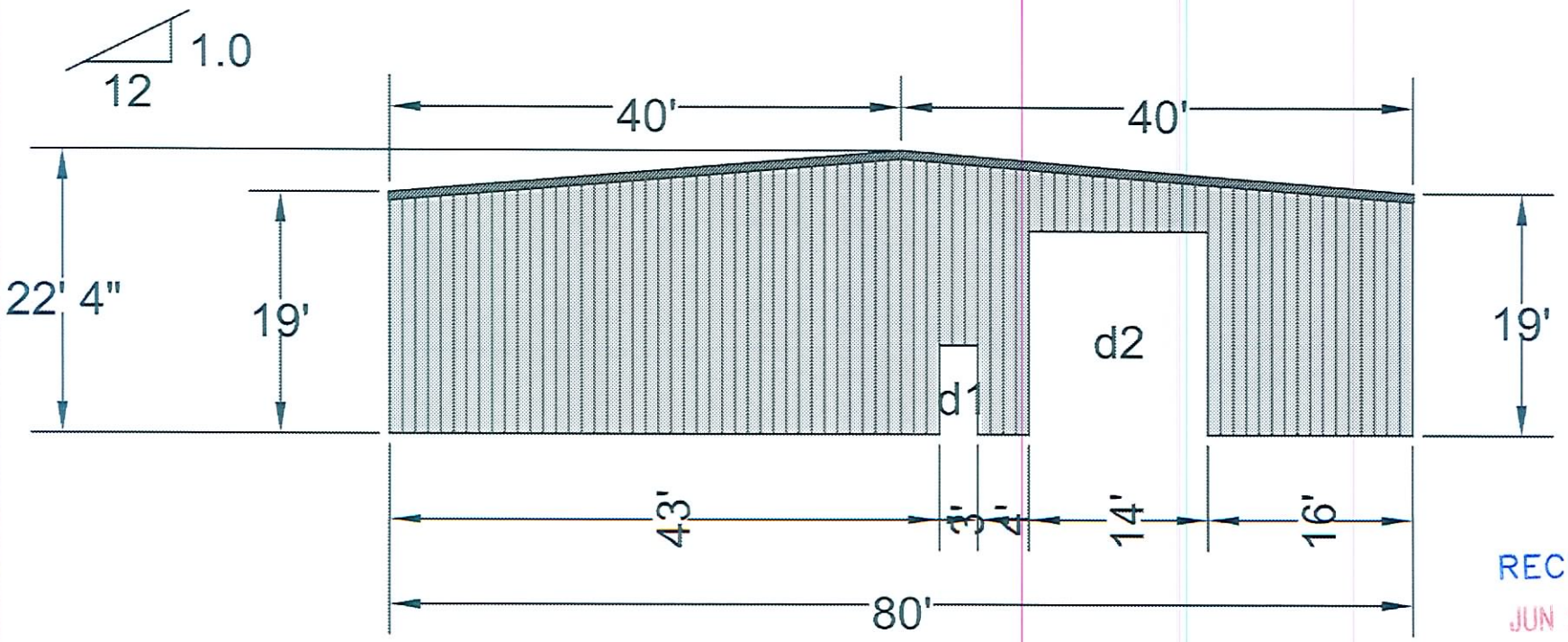
ALL TERRAIN STEEL
1204 N 7TH ST
STE 110
GRAND JCT, 81501
CO
PH: 970-257-9515
FX:

Check One:
☐ Approved as designed ☐ Approved as noted (subject to varification)

Approved by: _____
End Use Customer Signature

PROJECT: Grazier		JOB NO.: ATS1045
DESCRIPTION: Left end wall		
SIZE: 80' x 125' x eave height: 19', peak height: 22' 4"		
CUSTOMER: Grazier		
LOCATION: Las Vegas, 89102		
DATE: 6/2/2009	REV. NO.: 7	SHEET NO.: 3/7

ID	Description
d1	3' x 7'
d2	14' x 16'



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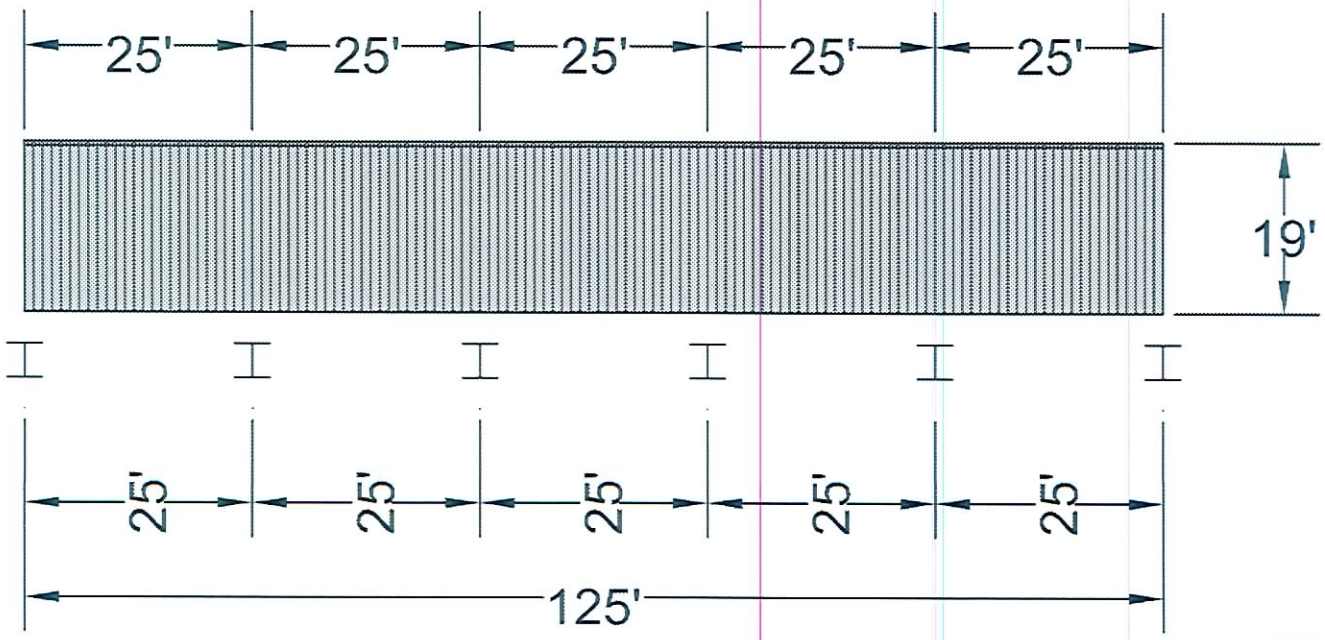
SDR-35051
08/13/09 PC

ALL TERRAIN STEEL
1204 N 7TH ST
STE 110
GRAND JCT, 81501
CO
PH: 970-257-9515
FX:

Check One:
☐ Approved as designed ☐ Approved as noted (subject to varification)

Approved by: _____
End Use Customer Signature

PROJECT: Grazier		JOB NO.: ATS1045
DESCRIPTION: Right end wall		
SIZE: 80' x 125' x eave height: 19', peak height: 22' 4"		
CUSTOMER: Grazier		
LOCATION: Las Vegas, 89102		
DATE: 6/2/2009	REV. NO.: 7	SHEET NO.: 4/7



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08/13/09 PC

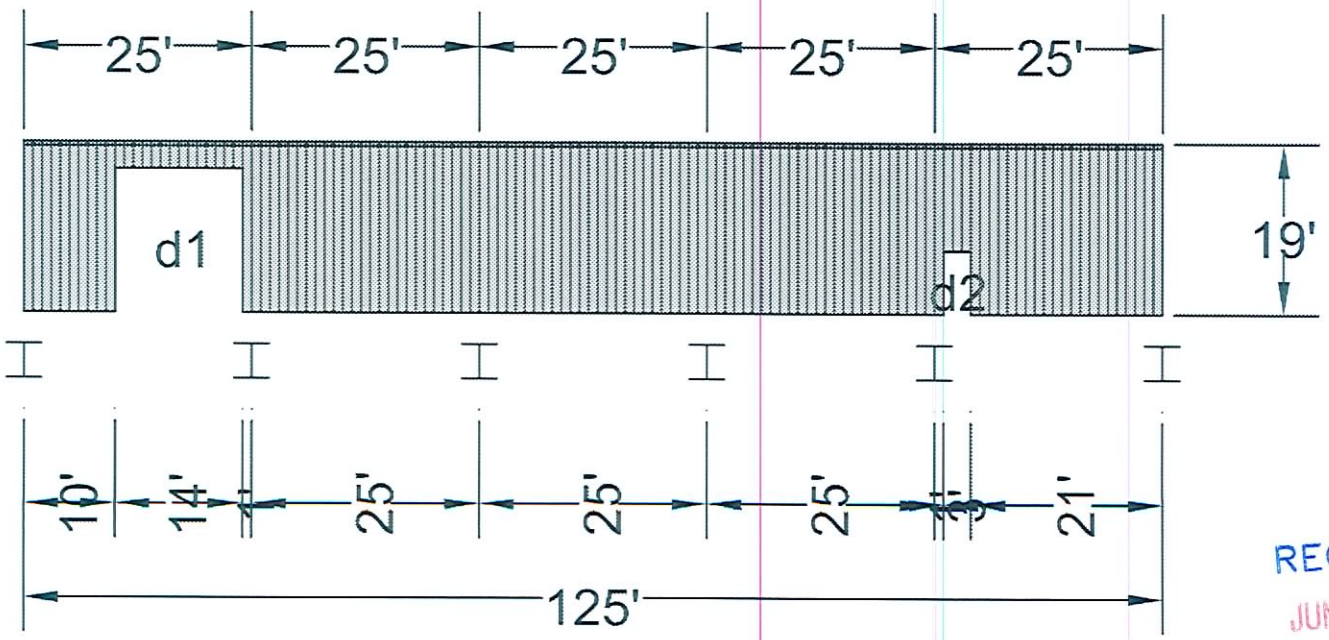
ALL TERRAIN STEEL
1204 N 7TH ST
STE 110
GRAND JCT, 81501
CO
PH: 970-257-9515
FX:

Check One:
☐ Approved as designed ☐ Approved as noted (subject to varification)

Approved by: _____
End Use Customer Signature

PROJECT: Grazier	JOB NO.: ATS1045
DESCRIPTION: Front side wall	
SIZE: 80' x 125' x eave height: 19', peak height: 22' 4"	
CUSTOMER: Grazier	
LOCATION: Las Vegas, 89102	
DATE: 6/2/2009	REV. NO.: 7 / SHEET NO.: 5/7

ID	Description
d1	14' x 16'
d2	3' x 7'



RECEIVED
JUN 30 2009

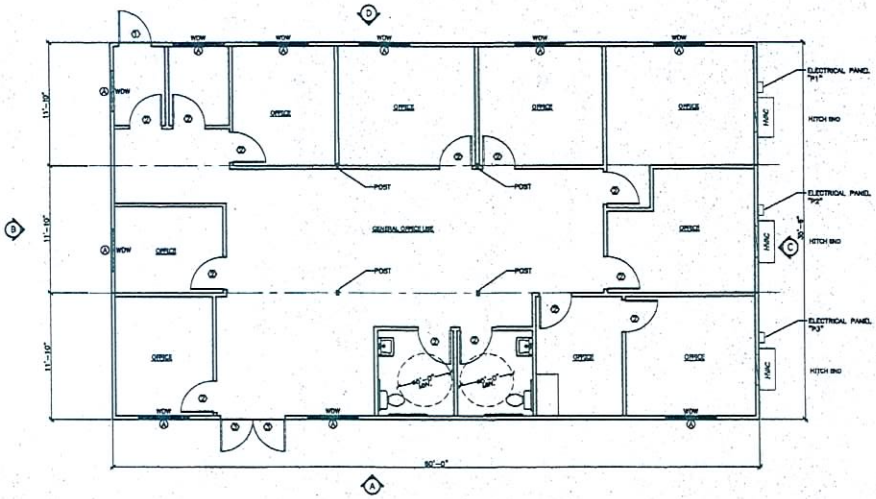
SDR-35051
08/13/09 PC

ALL TERRAIN STEEL
1204 N 7TH ST
STE 110
GRAND JCT, 81501
CO
PH: 970-257-9515
FX:

Check One:
☐ Approved as designed ☐ Approved as noted (subject to varification)

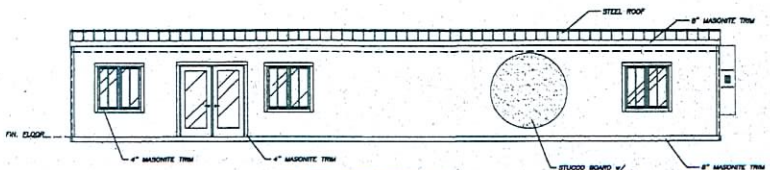
Approved by: _____
End Use Customer Signature

PROJECT: Grazier	JOB NO.: ATS1045
DESCRIPTION: Back side wall	
SIZE: 80' x 125' x eave height: 19', peak height: 22' 4"	
CUSTOMER: Grazier	
LOCATION: Las Vegas, 89102	
DATE: 6/2/2009	REV. NO.: 7	SHEET NO.: 6/7

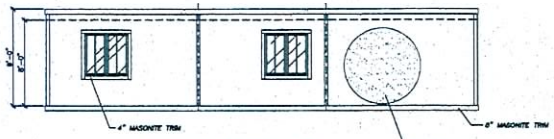


FLOOR PLAN

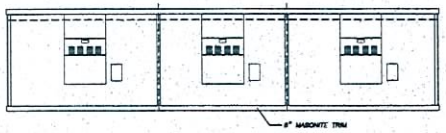
SCALE: 3/16=1'-0"



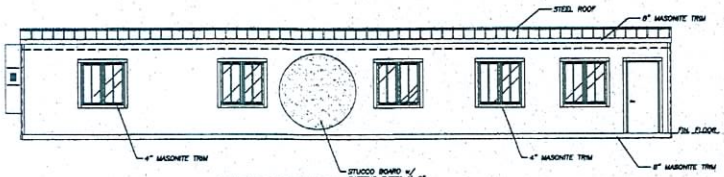
EAST ELEVATION "A"



SOUTH ELEVATION "B"



NORTH ELEVATION "C"



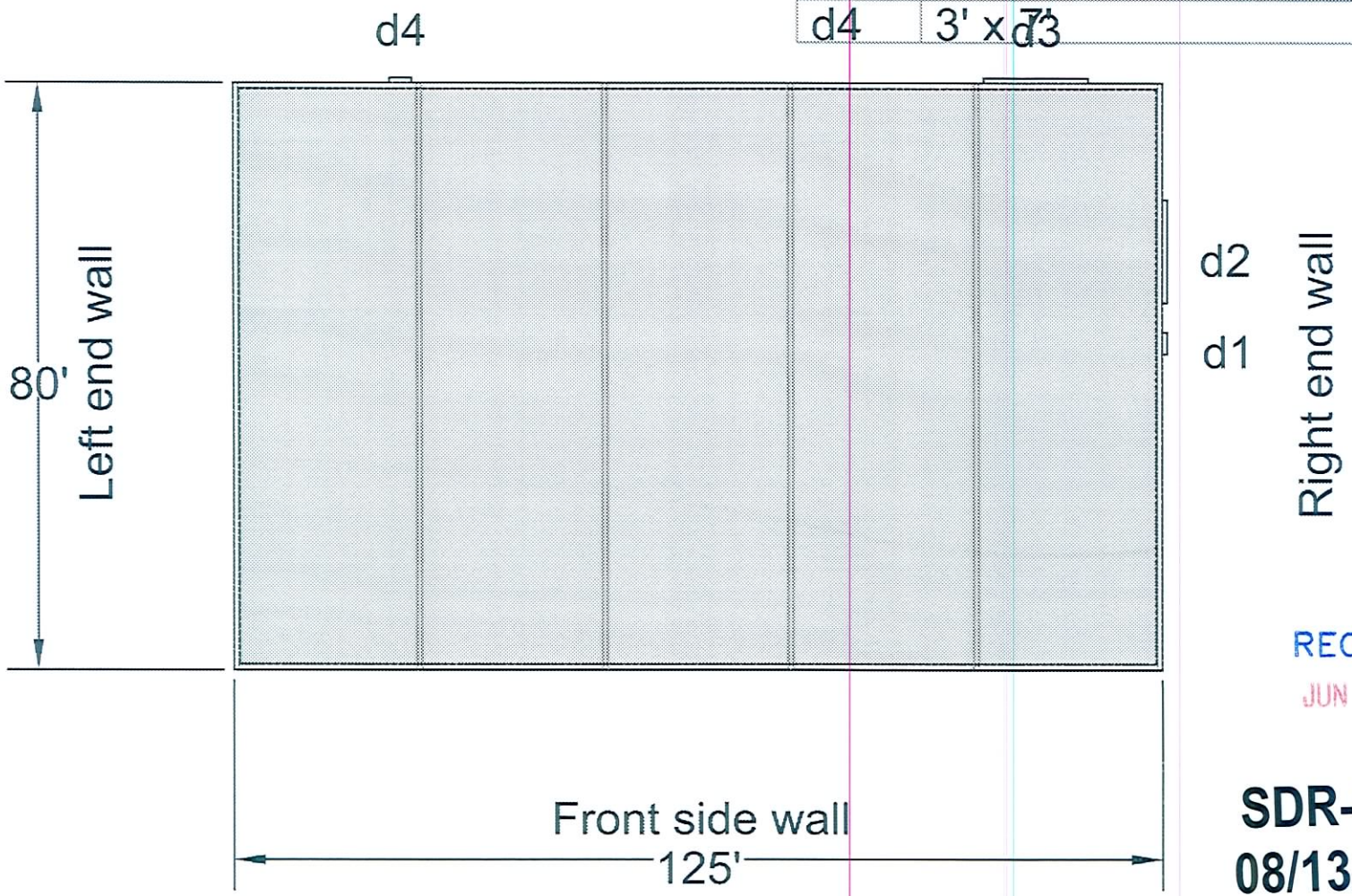
WEST ELEVATION "D"

CONSTRUCTION NOTES

CHASSIS		FLOOR		EXTERIOR WALLS		
MANUFACTURER	FIN. FLOOR/GRADE	JOIST	2x6	STUDS	2x4	16" O.C.
SIZE	8"x6"x6"x6"x6"	SPAN	-	SPACING	16" O.C.	SPAN
SPACING	8' O.C.	SPACING	16" O.C.	SHEATHING	1/2"	SHEATHING
SPAN	-	SHEATHING	3/4" T&G	FINISH	1/2" GYP. BOARD	FINISH
FINISH	2x6	FINISH	3/4" T&G PLYWOOD	INSULATION	R-19	INSULATION
INSULATION	R-19	INSULATION	R-11	FINISH	1/2" GYP. BOARD	FINISH
FINISH	1/2" GYP. BOARD			INSULATION	R-19	INSULATION
INSULATION	R-19			FINISH	1/2" GYP. BOARD	FINISH
FINISH	1/2" GYP. BOARD			SPECIAL NOTES		
SPECIAL NOTES	2x6 @ 8' O.C.					

ROOF		RIDGE BEAM		CLEAR SPAN		ACCESSORIES	
ROOF SYS.	BLDG. STEEL	MATERIAL	1-1/4" PARALLAM 1.8E 2000	SIDE	2x4	CABINET	-
SHAPE	-	DIMENSION	1-1/4" PARALLAM 1.8E 2000	SPAN	16'	CANOPY	-
SPACING	16" O.C.	SPAN	16'	SPACING	16" O.C.	COUNTER	-
SPAN	16'	SPACING	16" O.C.	FINISH	1/2" GYP. BOARD	GRILLE	-
SHEATHING	1/2" GYP. BOARD	FINISH	1/2" GYP. BOARD			CURTAINS	-
FINISH	1/2" GYP. BOARD	GLUE-LAM BEAM				DOOR	-
INSULATION	-	MATERIAL	2x6	SPRINKLE SYSTEM		WINDOW	-
FINISH	-	DIMENSION	2x6			GRILLE	-
FINISH	-	SPACING	16" O.C.			LIGHTING	
FINISH	1/2" GYP. BOARD	CLOSE-UP PREP.					
FINISH	1/2" GYP. BOARD	FINISH	1/2" GYP. BOARD				
FINISH	1/2" GYP. BOARD						
FINISH	1/2" GYP. BOARD						
FINISH	1/2" GYP. BOARD	

ID	Description
d1	3' x 7'
d2	14' x 16'
d3	14' x 16'
d4	3' x 7'



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ALL TERRAIN STEEL
1204 N 7TH ST
STE 110
GRAND JCT, 81501
CO
PH: 970-257-9515
FX:

Check One:
☐ Approved as designed ☐ Approved as noted (subject to varification)

Approved by: _____
End Use Customer Signature

PROJECT: Grazier		JOB NO.: ATS1045
DESCRIPTION: Floor plan		
SIZE: 80' x 125' x eave height: 19', peak height: 22' 4"		
CUSTOMER: Grazier		
LOCATION: Las Vegas, 89102		
DATE: 6/2/2009	REV. NO.: 7	SHEET NO.: 7/7

Josephs Family LP

Sheridan Industrial Complex

3030–3040 SHERIDAN STREET

(Proposed Address)

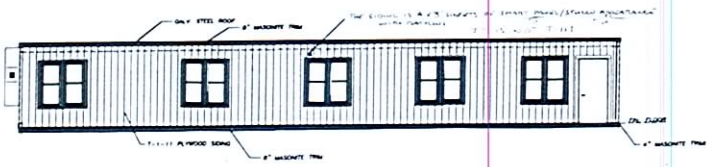
APN.162–08–303–019

MODULAR OFFICE BUILDING

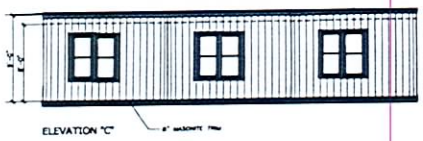
Body – Modspace Light Grey

Material – Wood

WEST ELEVATION D



SOUTH ELEVATION C



Trim – Modspace Dark Grey

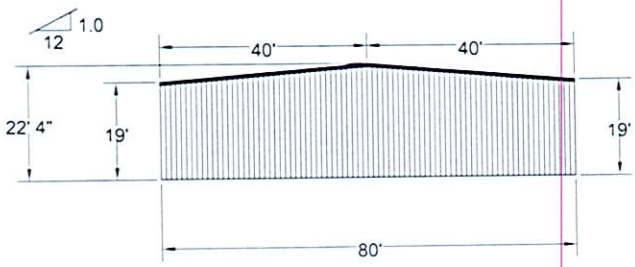
Material – Wood

Commercial Aluminum Frame Glass Doors & Windows

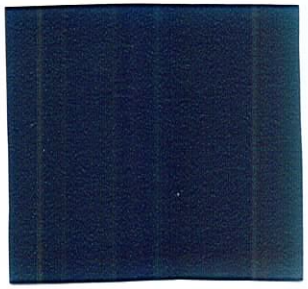
WAREHOUSE

Body – Ash Grey

Material – Steel



Trim – Charcoal Grey



Material – Steel

Color, Materials and Trim consistant on all sides of both buildings

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SDR 35051				
Matthews Development				
East side of Sheridan St., South of Meade Ave.				
Proposed 12.16 thousand square foot office and warehouse development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.16	18.63	40
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	10	5.88	59
AM Peak Hour			0.45	5
PM Peak Hour			0.47	5
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	12.16		99
AM Peak Hour				8
PM Peak Hour				8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Valley View Blvd.				
Average Daily Traffic (ADT)	45,151			
PM Peak Hour	3,612			
(heaviest 60 minutes)				
Sirus Ave.				
Average Daily Traffic (ADT)	9,779			
PM Peak Hour	782			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Valley View Blvd.	32775			
Sirus Ave.	17745			

This project will add approximately 99 trips per day on Valley View Blvd and Sirus Ave. This will increase expected volumes by less than 1 percent on Valley View and by about 1 percent on Sirius. Currently Valley View is over capacity and Sirius is at about 55 percent.				
Based on Peak Hour use, this development will add roughly 8 additional cars into the area; which works out to about 1 every 8 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				