



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35195** APN: 139-26-201-004

Name of Property Owner: 4444 South Valley View Drive LLC

Name of Applicant: A Cab Taxi CO.

Name of Representative: Ballard Spahr Andrews & Ingersoll, LLP

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

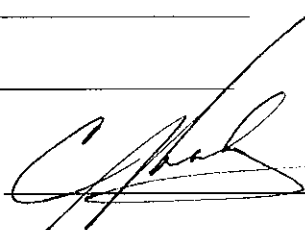
☒ No

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: _____

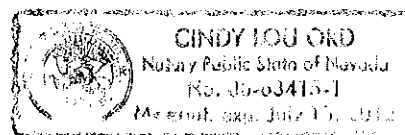
Signature of Property Owner: 

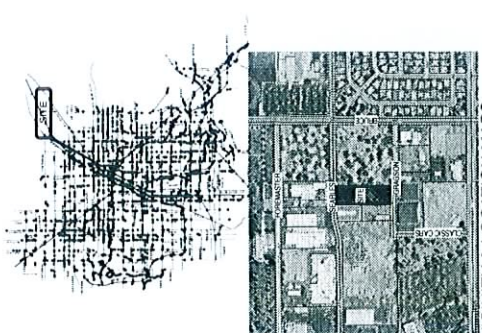
Print Name: Creighton J. Nady

Subscribed and sworn before me

This 14th day of July, 2009

Cindy Lou Ord
Notary Public in and for said County and State





SITE DATA

[illegible]

SITE PLAN

AS100

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AUG 03 2009

VAC-35193 SDR-35195

REVISÉ

09/10/09 PC

THE FLAIN

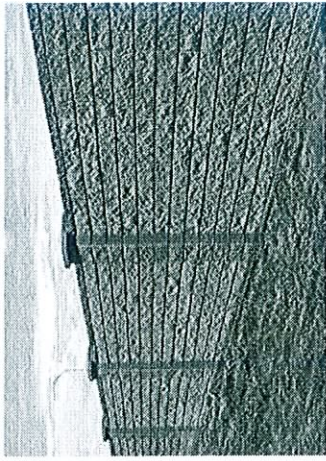
A Cab Taxi Company

Site Development Review

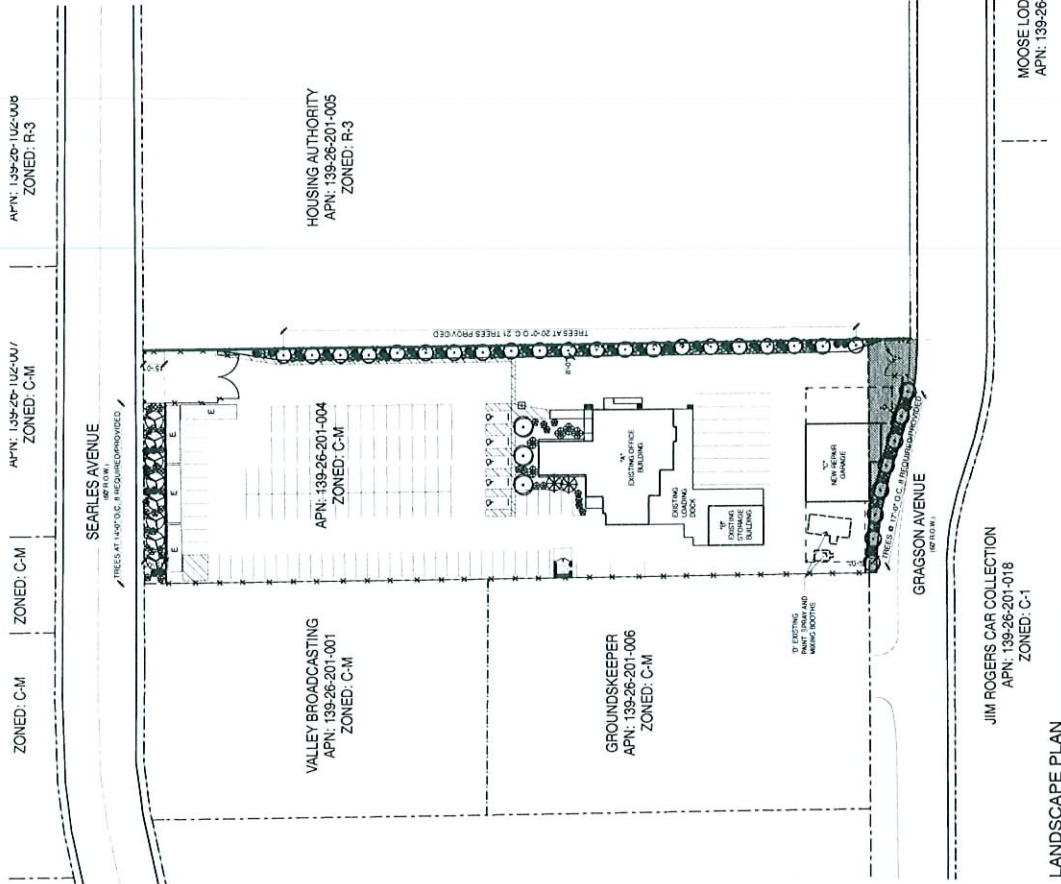
1500 Searles Avenue

Las Vegas, Nevada 89101

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APTUS Architecture
 1200 South 4th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.819.1200
 F 702.819.1213



PROPERTY LINE WALL



LANDSCAPE PLAN

A Cab Taxi Company
 Site Development Review
 1500 Searles Avenue
 Las Vegas, Nevada 89101

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PLANTING PLAN

L100

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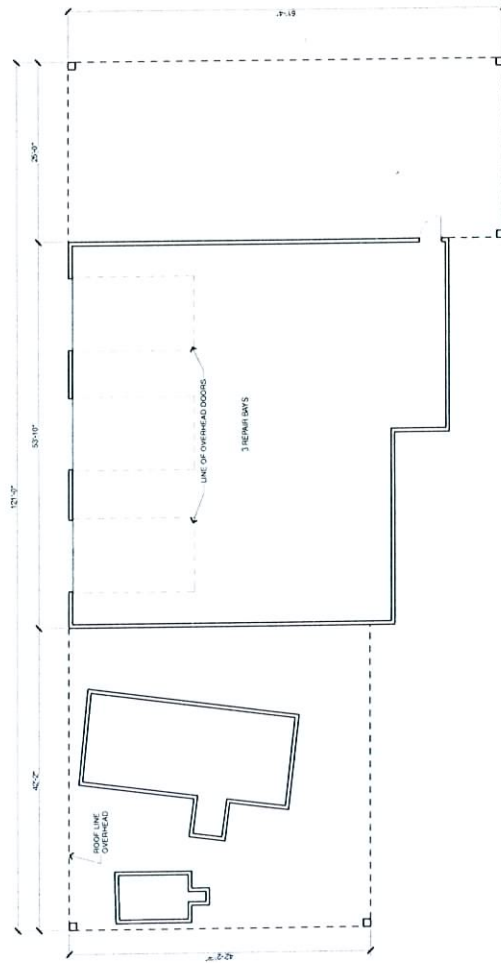
AUG 03 2009



EXISTING OFFICE BUILDING



APTUS Architecture
 1500 Searles Avenue
 Las Vegas, Nevada 89101
 P: 702.899.1212
 F: 702.899.1213



FLOOR PLAN - AUTO REPAIR

1/8" = 1'-0"



FLOOR PLAN - OFFICE

1/8" = 1'-0"

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

FLOOR PLANS

A100

City of Las Vegas, NV
City of Las Vegas, NV
City of Las Vegas, NV

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APTUS Architecture
1500 Searles Avenue
Las Vegas, NV 89101
P: 702.891.1212

SDR 35195				
A Cab Taxi, Co.				
1500 Searles Ave.				
Proposed 8.3 thousand square foot taxi-cab and service facility				
Traffic produced by proposed development:				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	8.3	6.97	58
AM Peak Hour			0.92	8
PM Peak Hour			0.98	8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Searles Ave.				
Average Daily Traffic (ADT)	1,742			
PM Peak Hour	139			
(heaviest 60 minutes)				
Bruce St.				
Average Daily Traffic (ADT)	13,232			
PM Peak Hour	1059			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Searles Ave.	16900			
Bruce St.	34500			
This project will add approximately 58 trips per day on Searles Ave. and Bruce St. This will increase the existing volumes by about 3 percent on Searles and by less than 1 percent on Bruce. Searles is at about 10 percent of capacity and Bruce is at about 38 percent of capacity.				
Based on Peak Hour use, this development will add roughly 8 additional cars into the area; which works out to about 2 every 15 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				