



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35518** APN: 13836316007

Name of Property Owner: GARETH SPICER

Name of Applicant: GARETH SPICER

Name of Representative: GGW ARCHITECTS

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: Gareth Spicer

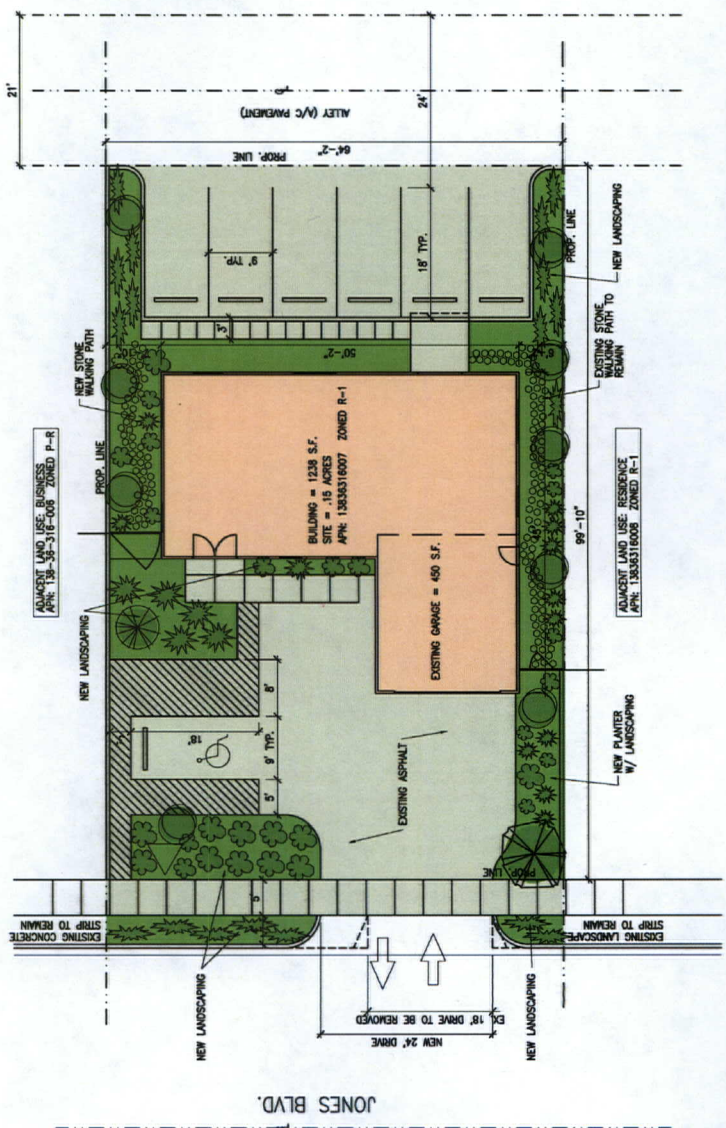
Subscribed and sworn before me

This 30th day of July, 2009

Judith A. Harrington
Notary Public in and for said County and State

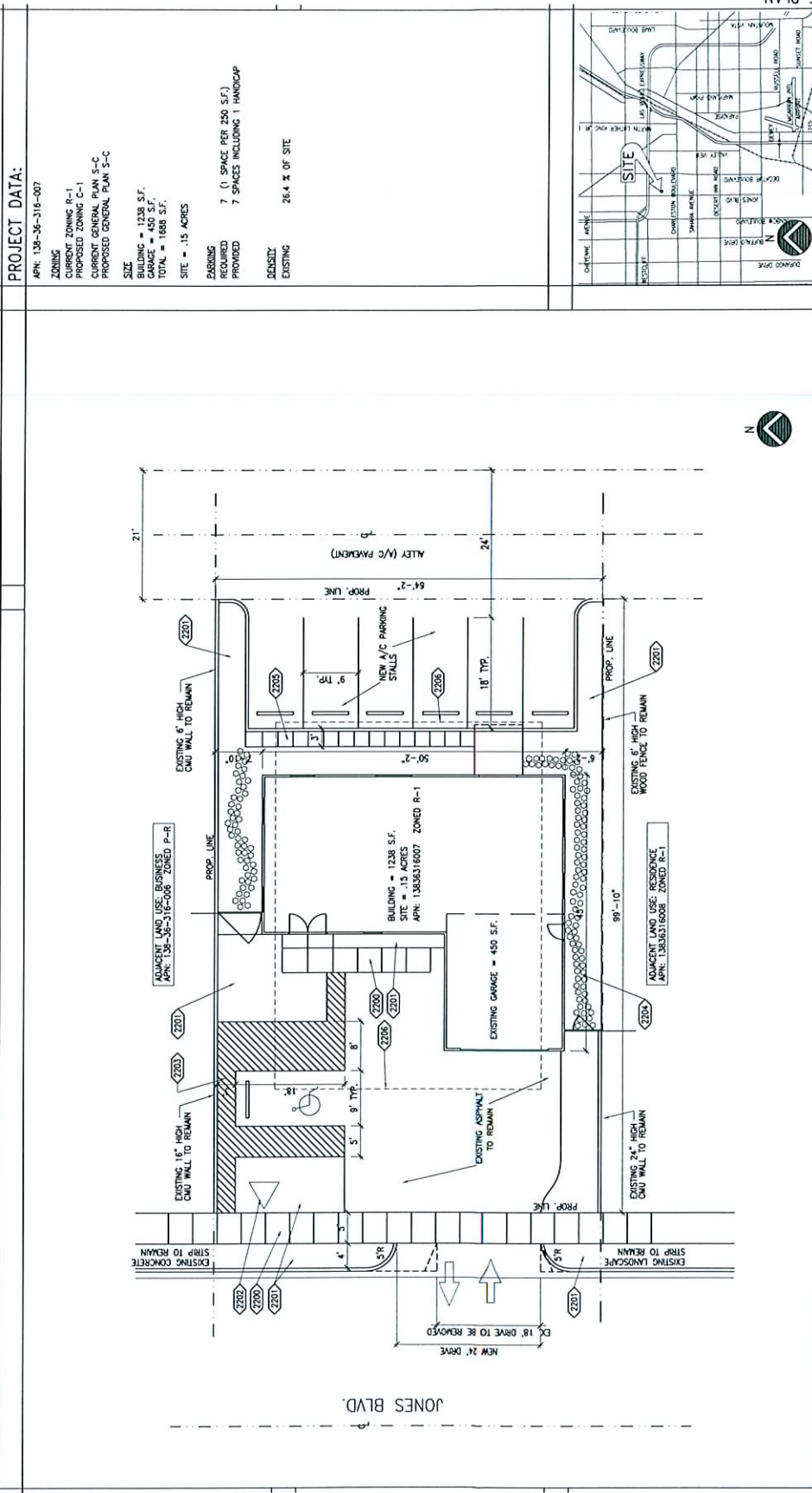


LANDSCAPE PLAN



KEYNOTES: THIS SHEET ONLY

- (2200) EXISTING CONC. SIDEWALK TO REMAIN
- (2201) NEW LANDSCAPING AREA
- (2202) EXISTING MONUMENT SIGN
- (2203) HDP, ACCESS ISLES, VAN ACCESSIBLE STALL AND ACCESS TO THE PUBLIC WAY, PAINTED ON EXISTING A/C PAVING.
- (2204) EXISTING STONE WALKING PATH TO REMAIN
- (2205) NEW 3'-0" WIDE CONCRETE SIDEWALK
- (2206) SETBACK LINE (C-1 ZONE, FRONT 20', SIDE 10' AND REAR 20')



SITE PLAN SC: 1/8"=1'-0" 5

VICINITY MAP SC: NTS: 1

SDR-35518

09/24/09 PC

AUG 07 2009

GARY GUY WILSON
ARCHITECTS, P.C.
17021876-0665
1825 South McDowell Road, Suite 100
Las Vegas, Nevada 89103

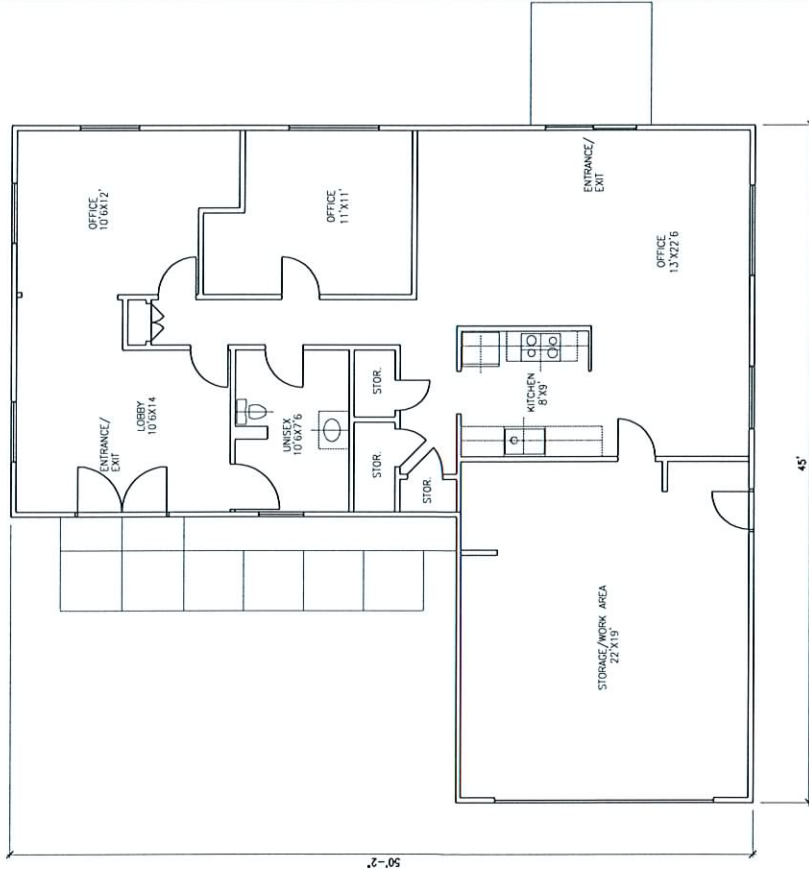
SPICER ZONE CHANGE & SITE DEVELOPMENT REVIEW
FOR: MR. GARETH SPICER
CITY OF LAS VEGAS, NEVADA

PROJECT NO. 17021876-0665
DESIGNED BY: GARY GUY WILSON
DRAWN BY: GARY GUY WILSON
DATE: 09/24/09
TECH: N
ARCH: CHM
PH: 2/3
REV: 1
REV: 2
REV: 3

KEYNOTES: THIS SHEET ONLY

LEGEND:

EXISTING INTERIOR AND EXTERIOR
2x4 STUD WALLS TO REMAIN.



SDR-35518
09/24/09 PC



1/8" = 1' - 0"

FLOOR PLAN

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

5

SHR NO. 02.1
FLOOR PLAN

RECEIVED
AUG 07 2009

SPICER ZONE CHANGE &
SITE DEVELOPMENT REVIEW
FOR: MR. GARETH SPICER
708 SOUTH JONES
CITY OF LAS VEGAS, NEVADA

PROJECT NO.	17600022.06
PROJECT NAME	708 SOUTH JONES
ARCHITECT	GARY GUY WILSON
DATE	09/24/09
DESIGNER	LSM
ARCHITECT	LSM
DATE	09/24/09
PHASE	N/A
PHASE	N/A

REVISIONS:

CONSULTANTS:
CIVIL: N/A
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
GARY GUY WILSON
ARCHITECTS, PC
1825 South Industrial Road, Suite 100
(702) 796-0668
Professional Corp. / Member of GWS

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2004

SDR 35518				
Gareth J. Spicer				
708 S. Jones Blvd.				
Proposed 1.7 thousand square foot conversion to office.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.7	11.01	19
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
Net Change	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]			9
AM Peak Hour				2
PM Peak Hour				2
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Jones Blvd.				
Average Daily Traffic (ADT)	33,718			
PM Peak Hour	2697			
(heaviest 60 minutes)				
Evergreen Ave.				
Average Daily Traffic (ADT)	2,237			
PM Peak Hour	179			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Jones Blvd.	32775			
Evergreen Ave.	17745			

This project will add approximately 9 trips per day on Jones Blvd. and Evergreen Ave. This will increase the existing volumes by less than 1 percent on both of these streets. Jones is currently over capacity and Evergreen is at about 13 percent of capacity.				

Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				

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