



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: BONANZA GARDENS
 Project Address (Location): 4901 E. BONANZA RD.
 Project Name: BONANZA GARDENS Proposed Use: MULTY-FAM. RESIDENTIAL
 Assessor's Parcel #(s): 140-32-502-002 Ward #: _____
 General Plan: existing H proposed NO CHARGE PROPOSED Zoning: existing R-5 proposed NO CHARGE PROPOSED
 Commercial Square Footage: 228,584 SF Floor Area Ratio: 0.72
 Gross Acres: 7.27 Lots/Units: 315 Density: 43.33

Additional Information

PROPERTY OWNER: EL CAPITAN MHP LLC Contact: PAUL THORNYK
 Address: 76 ST. JOHNS WOOD Phone: _____ Fax: _____
 City: HENDERSON N.V. State: NV. Zip: 89015
 E-mail Address: lannonmagic@hotmail.com

APPLICANT: EL CAPITAN MHP LLC Contact: ROBERT LANNON
 Address: 2187 OKOA ST. Phone: _____ Fax: _____
 City: HONOLULU HI State: HI Zip: 96821
 E-mail Address: _____

REPRESENTATIVE: Paul Thornyk Contact: _____
 Address: _____ Phone: 619 995 9905 Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

Property Owner Signature* Robert Lannon

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

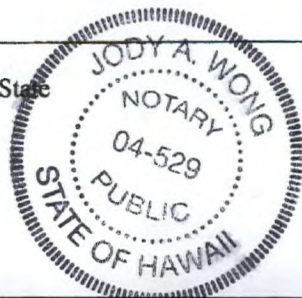
Print Name: Robert Lannon managing member

Subscribed and sworn before me

This 8 day of September, 2009

[Signature]

Notary Public in and for said County and State



Jody A. Wong

Notary Public, State of Hawaii

My Commission Expires September 19, 2012

FOR DEPARTMENT USE ONLY

Case # SDR-35988
 Meeting Date: 11/05/09
 Total Fee: \$1030.00
 Date Accepted: 09/11/09
 Accepted By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

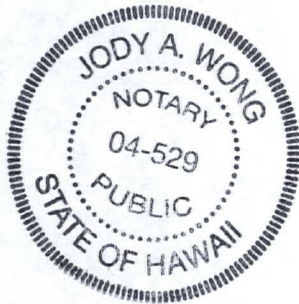
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STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

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} ss.
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Subscribed and sworn to before me this 8 day of September,
2009 by Robert Cannon -

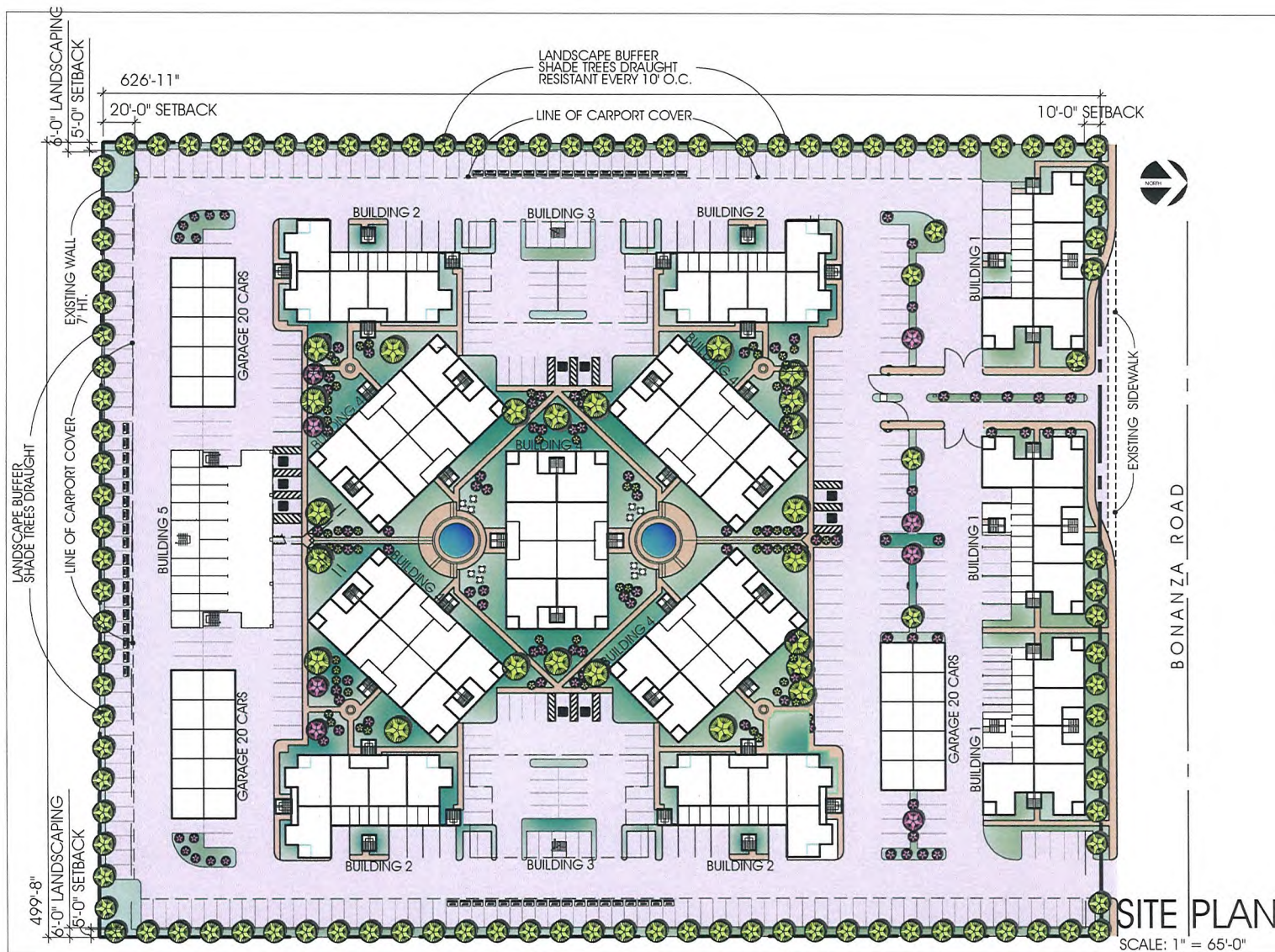


[Signature]
Jody A. Wong
Notary Public, State of Hawaii
My Commission Expires September 19, 2012

Type of Document: Planning + Development Dept Number of Pages: 1
Other Signers: - Date of Document: 9/8/2009

Doc. Date: 9/8/2009 # Pages: 1
Notary Name: Jody A. Wong First Circuit
Doc. Description: Planning + Development Dept.
-
[Signature] 9/8/2009
Notary Signature Date

SDR-35988



PROJECT INFORMATION

UNIT 'A' 1 BEDROOM 157
 UNIT 'B' 1 BEDROOM 68
 UNIT 'C' 2 BEDROOM 90
 TOTAL UNITS : 315

PARKING REQUIREMENTS:

1 BEDROOM UNITS 225 X 1.25 281.25
 2 BEDROOM UNITS 90 X 1.75 157.50
 PARKING: 438.75

GUEST PARKING: 1 PER EVERY 6 UNITS
 SPACES: 53

HANDICAP PARKING: 9

TOTAL PARKING: 520.75

TOTAL PARKING PROVIDED: 521

GARAGES:

GARAGES STAND ALONE: 60
 BUILDING 1: 18
 BUILDING 2: 20
 BUILDING 5: 16
 TOTAL: 114

STORAGE:

GARAGES STAND ALONE: 15

BUILDING 2: 27

TOTAL: 78



SITE PLAN

SCALE: 1" = 65'-0"

VECINITY MAP

BONANZA
 VEGAS LUXURY LIVING

A PAUL THORYK DEVELOPMENT
 VEGAS, NEVADA

THORYK ARCHITECTURE
 INCORPORATED

1235 SHAFTER STREET
 SAN DIEGO, CA 92106
 PH (619) 523-9050 E-MAIL thoryk@thorykarch.com



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PLANT LEGEND

	Mulga Tree <i>Acacia aneura</i>	(1)	
	Desert Willow <i>Chilopsis linearis</i>	(2)	
	Autumn Sage <i>Salvia greggii</i>	(3)	
	Damianita <i>Chrysactinia mexicana</i>	(4)	
	Texas Ranger <i>Leucophyllum candidum</i>	(5)	
	Desert Spoon <i>Dasyvirion wheeleri</i>	(6)	

ARTIFICIAL TURF

(7)

QUEEN PALM

(SYAGRUS ROMANZOFFIANA)

(8)

LANDSCAPE PLAN

SCALE: 1" = 65'-0"



VECINITY MAP

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VEGAS LUXURY LIVING
A PAUL THORYK DEVELOPMENT
VEGAS NEVADA

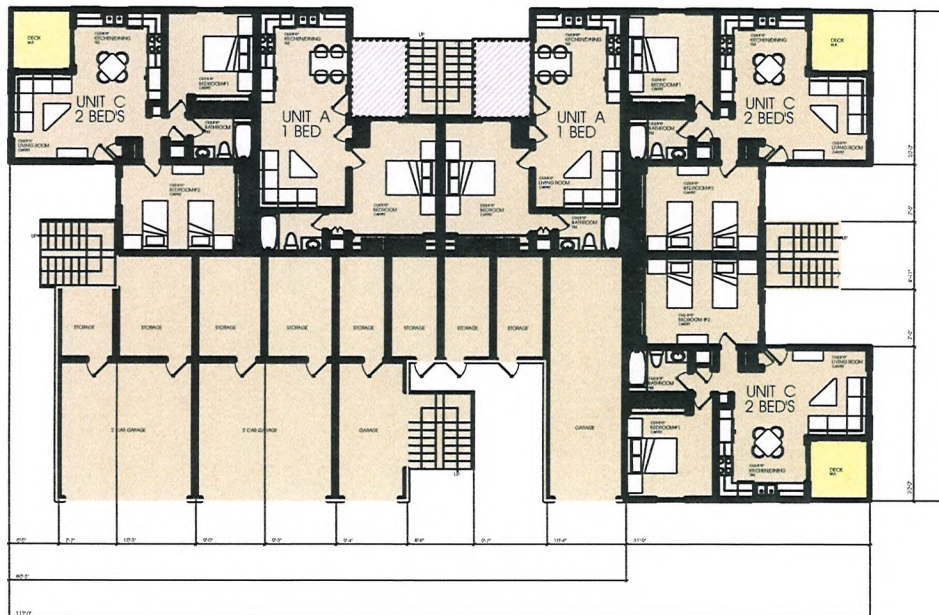
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BUILDING 1 (LOWER LEVEL)
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING "1"
LOWER FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	1,204 SF	
UNIT C	3,168 SF	192 SF

STORAGE	385 SF
GARAGE	502 SF

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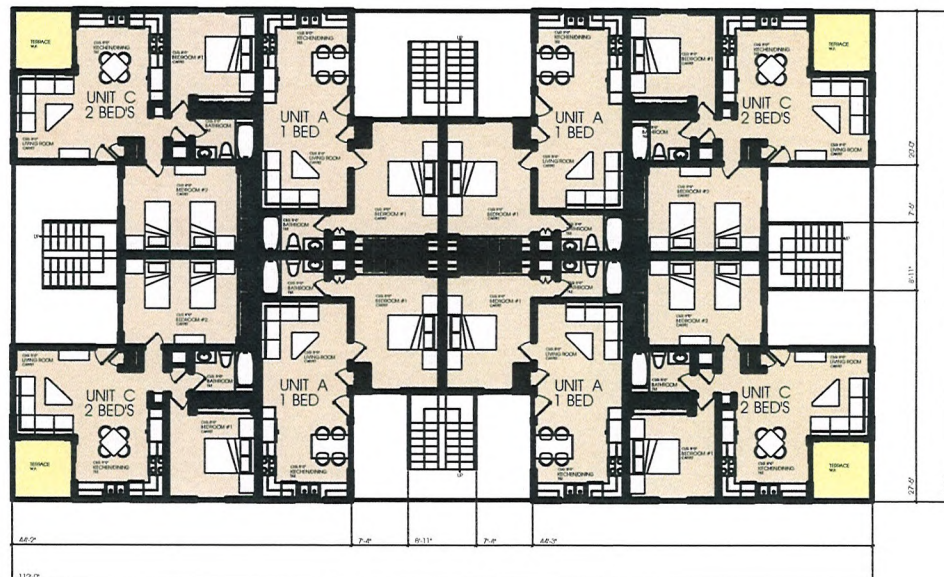
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PROJECT INFORMATION

BUILDING "1"
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT C	3,168 SF	256 SF

STORAGE
GARAGE



BUILDING 1 (MIDDLE LEVEL)

SCALE: 1/16" = 1'-0"

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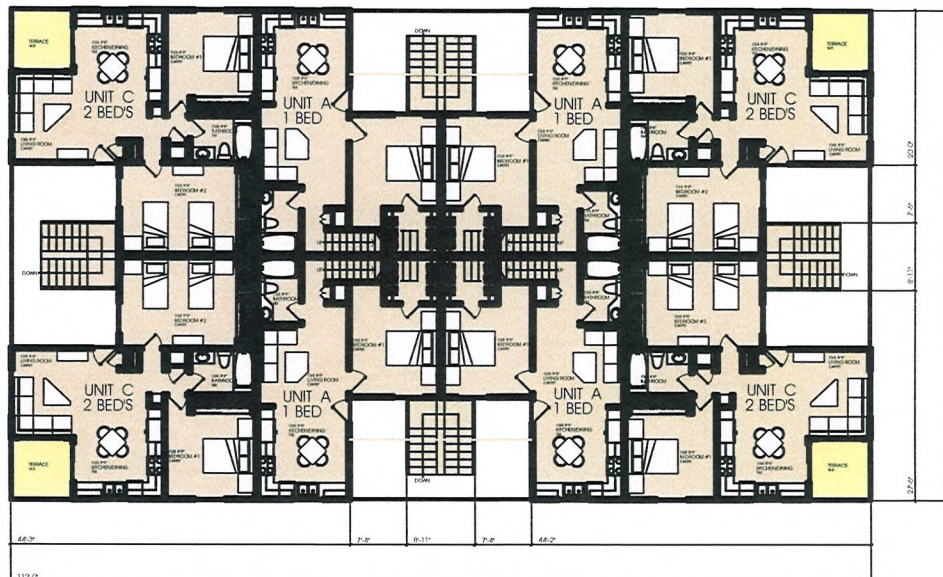
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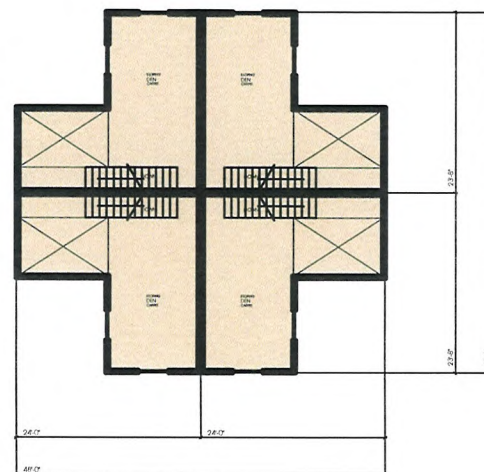
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BUILDING 1 (UPPER LEVEL)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 1 " UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	1,682 SF	
UNIT C	3,168 SF	256 SF

STORAGE
CARPORT

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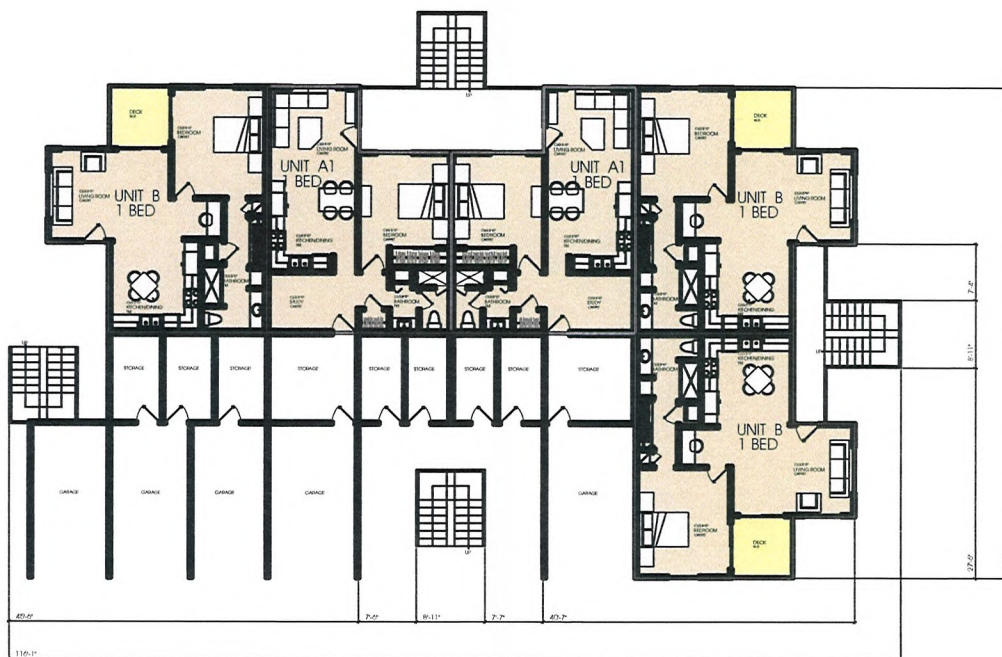
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BUILDING 2 (LOWER LEVEL)
SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 2 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A1	1,358 SF	
UNIT B	2,211 SF	282 SF
STORAGE	889 SF	
GARAGE	937 SF	

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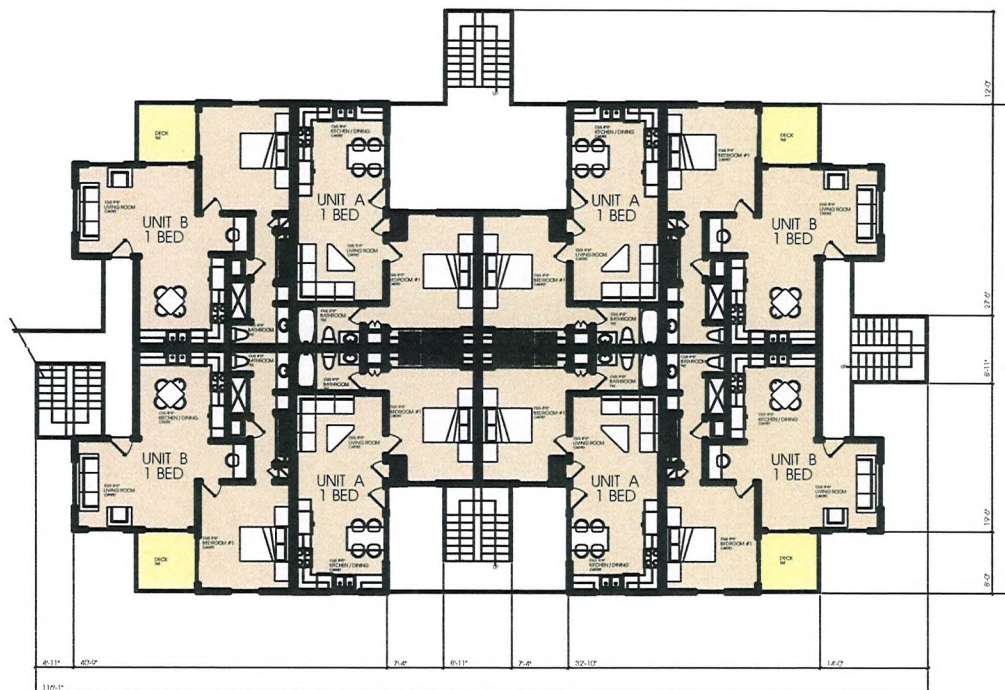
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BUILDING 2 (MIDDLE LEVEL)
SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING "2"
MIDDLE FLOOR

UNITS	LIVING SPACE	DECK
UNIT A	2,408 SF	
UNIT A2 LOFT	2,476 SF	
STORAGE GARAGE		

BONANZA
VEGAS LUXURY LIVING

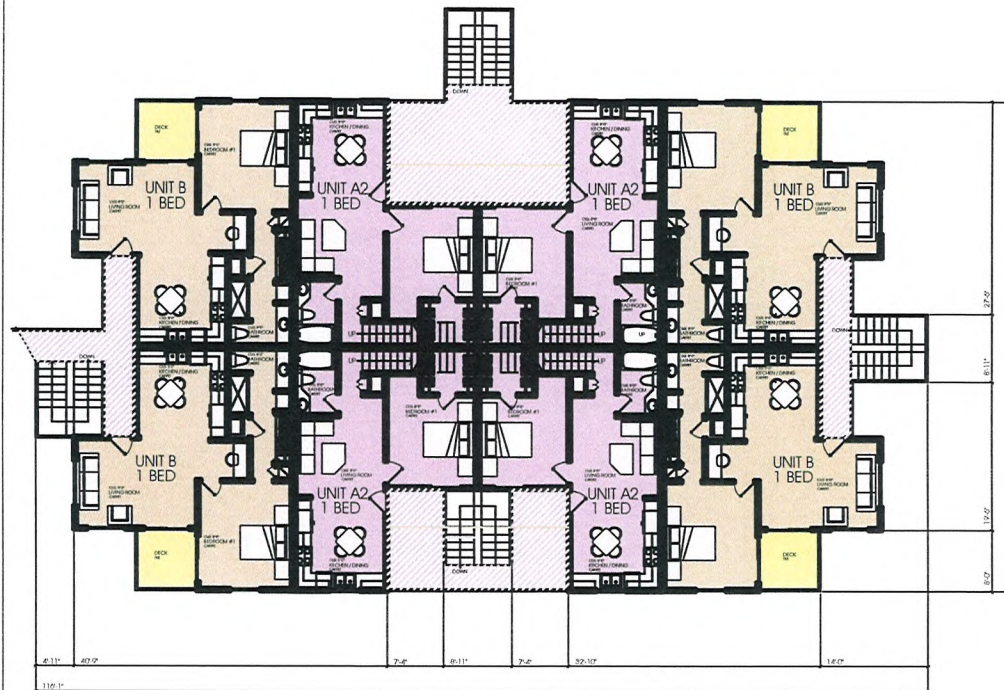
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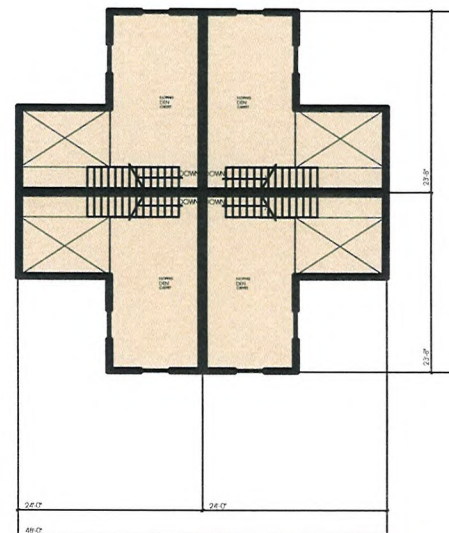


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BUILDING 2 (UPPER LEVEL)

SCALE: 1/16" = 1'-0"



UPPER LOFT

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING " 2 " UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT A2	2,476 SF	
LOFT	417 SF	
UNIT B	2,768 SF	256 SF

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THORYK ARCHITECTURE
I N C O R P O R A T E D

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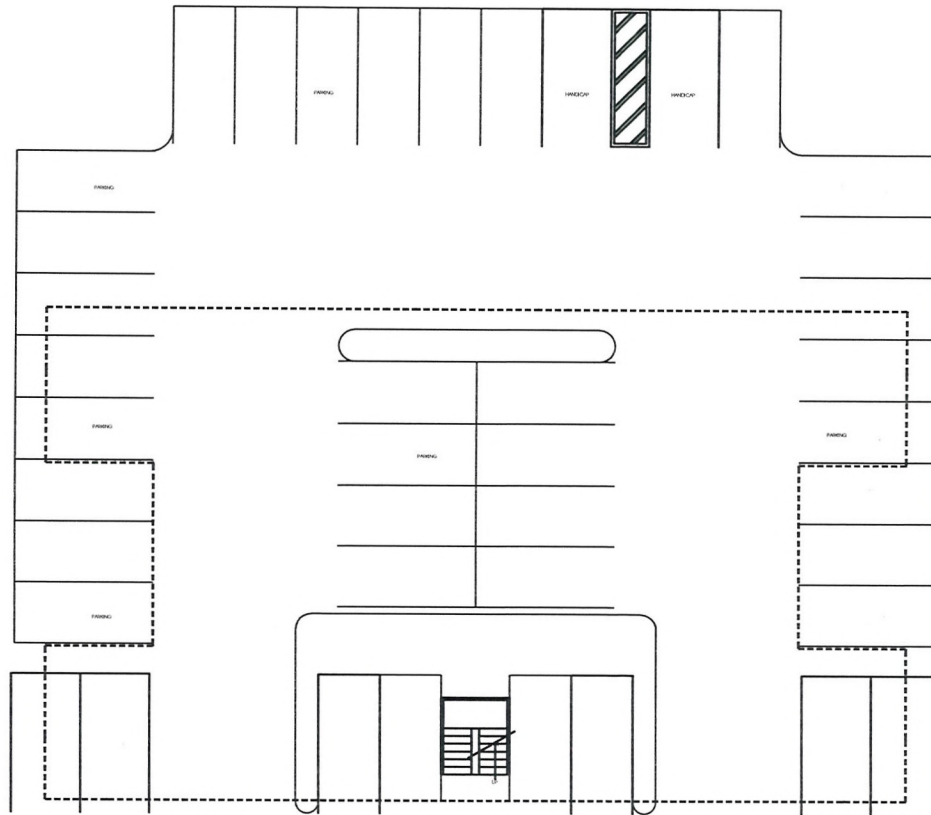


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PROJECT INFORMATION

BUILDING " 3 "
LOWER FLOOR

PARKING SPOTS: 40
HANDICAP: 2



BUILDING 3 (LOWER LEVEL)

SCALE: 1/16" = 1'-0"

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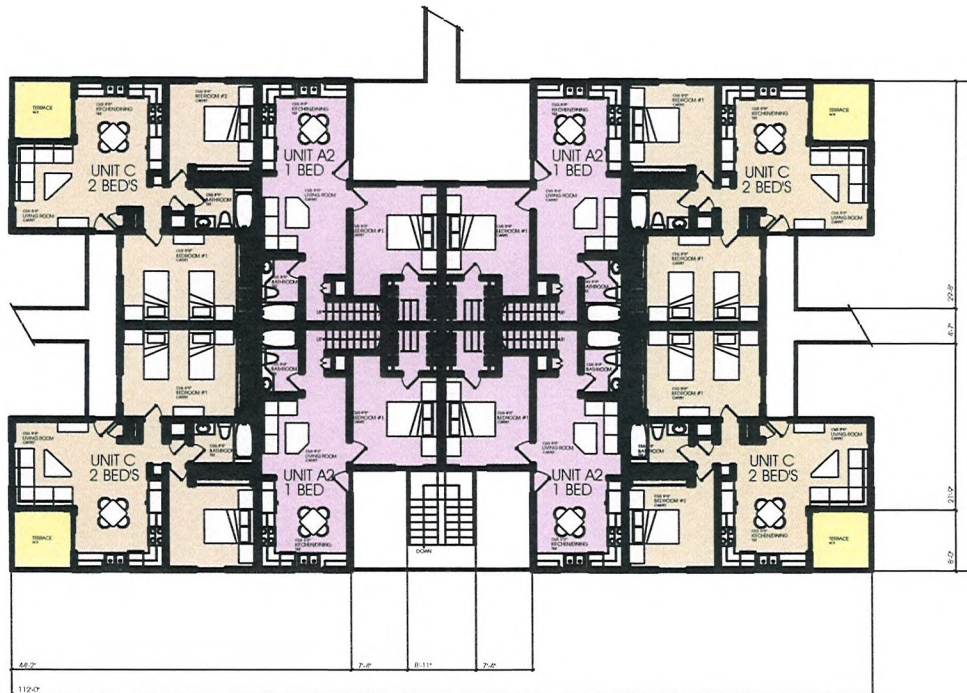


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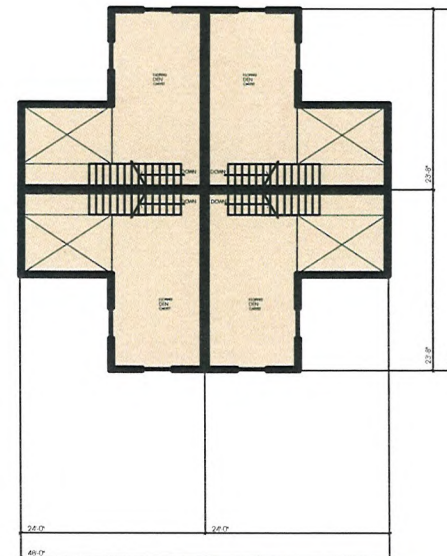
PROJECT INFORMATION

BUILDING " 3 "
UPPER FLOOR & LOFT

UNITS	LIVING SPACE	DECK
UNIT C	3,168 SF	256 SF
UNIT A2	2,476 SF	
LOFT	1,686 SF	



BUILDING 3 (UPPER)
SCALE: 1/16" = 1'-0"



UPPER LOFT
SCALE: 1/16" = 1'-0"

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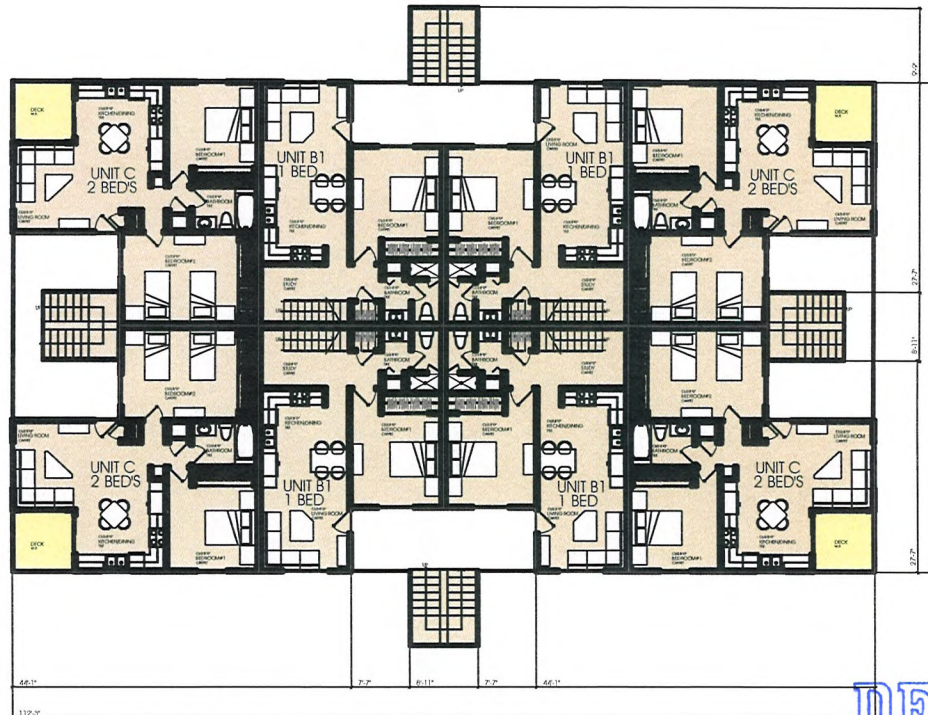
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BUILDING 4 (LOWER & MIDDLE LEVELS)
SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

BUILDING " 4 "
LOWER & MIDDLE FLOOR

UNITS	L. SPACE	DECK
B	2,712 SF	359 SF
C	3,168 SF	930 SF

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VEGAS NEVADA

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INCORPORATED

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UNITS	L. SPACE	DECK
* B *	3,070 SF	358 SF
* C *	3,168 SF	930 SF
LOFT	1,684 SF	

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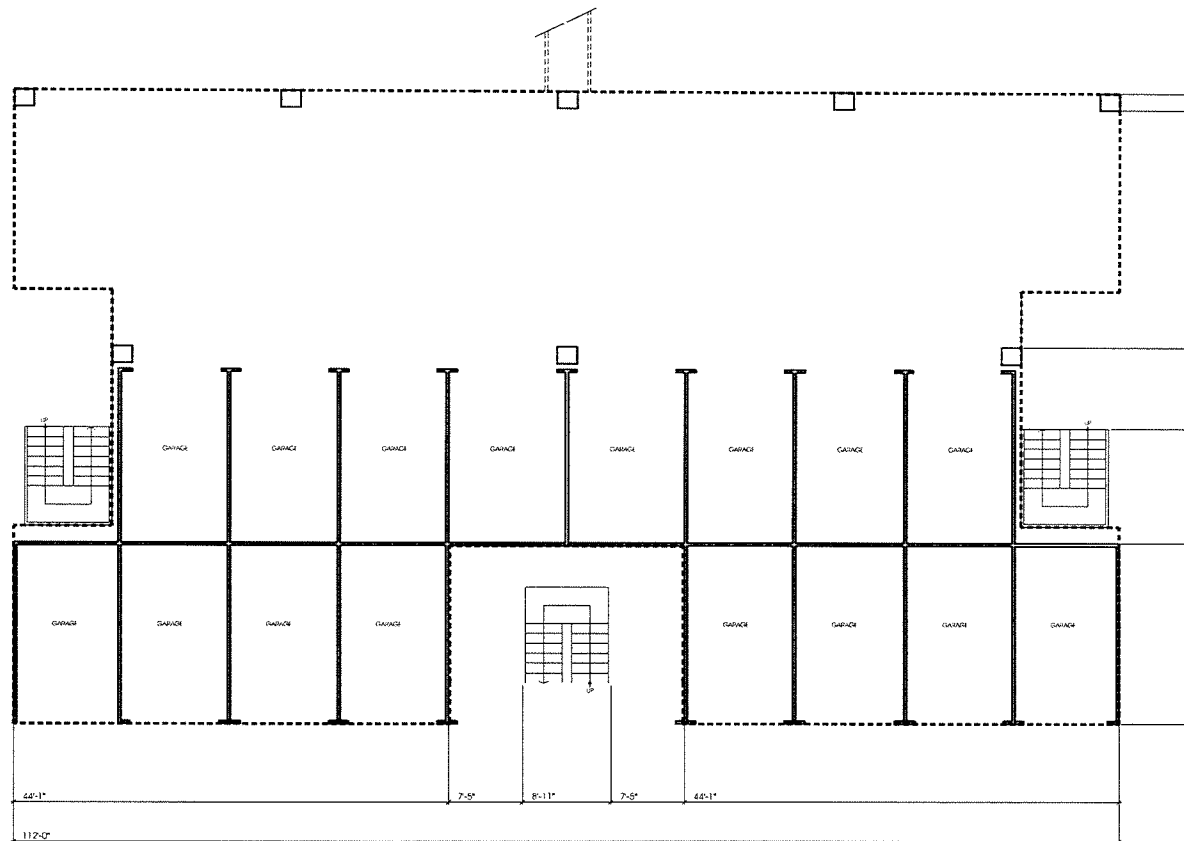
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THORYK ARCHITECTURE
INCORPORATED

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S A N D I E G O , C A 9 2 1 0 6
P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thony@thonykarch.com



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BUILDING 5 (LOWER)

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

BUILDING "5"
UPPER FLOOR & LOFT

UNITS	SPACES
GARAGE	16

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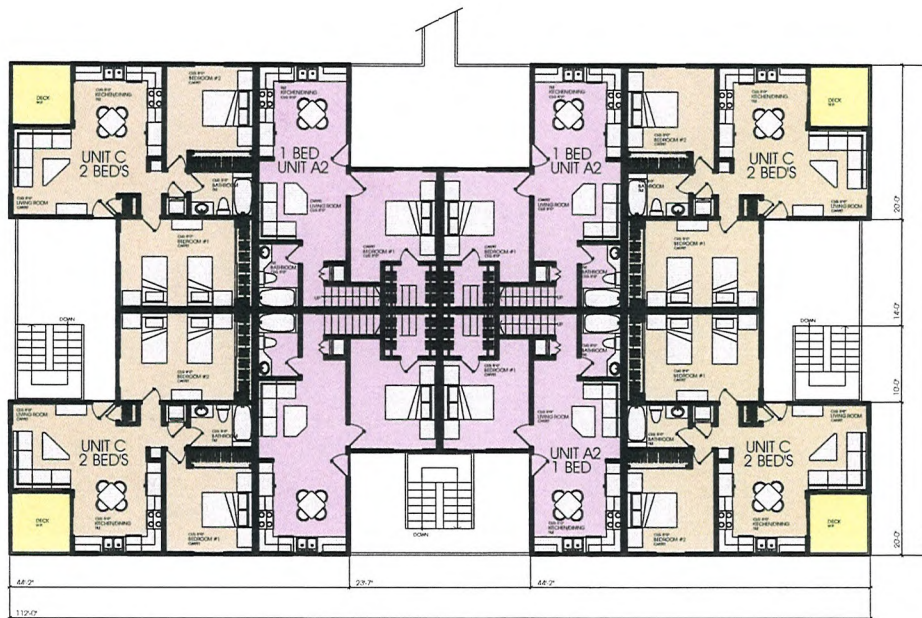
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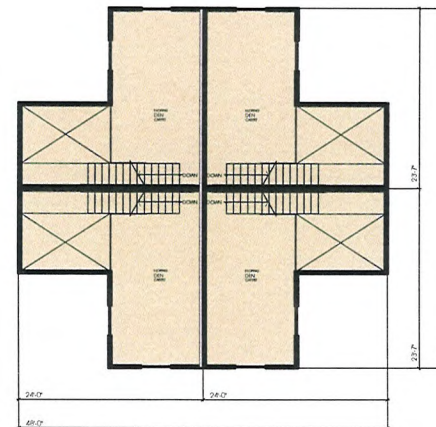
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BUILDING "2"
UPPER FLOOR & LOFT

UNITS	L. SPACE	DECK
"A2"	1,238 SF	209 SF
"C"	3,168 SF	256 SF
LOFT	1,698 SF	



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

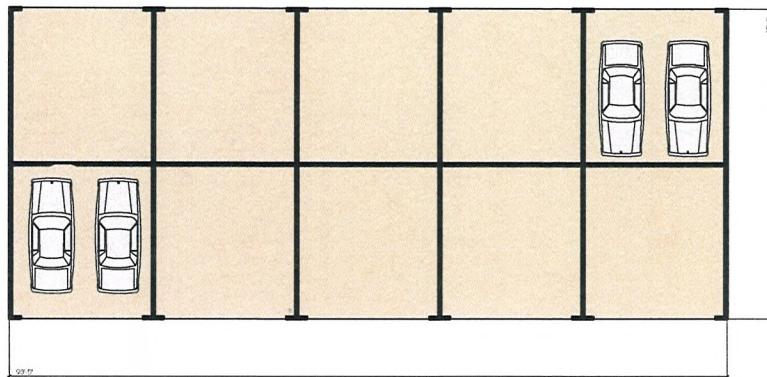
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P H (6 1 9) 5 2 3 - 9 0 5 0 E - M A I L thonyk@thonykarch.com



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PARKING BUILDING GARAGE

SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

PARKING GARAGE BUILDING

UNITS	PARKING SPACES PER GARAGE	AREA
2 CAR GARAGE	2	367 SF

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NORTH STREET ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH STREET ELEVATION

SCALE: 1/32" = 1'-0"

MATERIALS:

- | | | |
|--|----------------------------------|-----------------------------------|
| ① METAL ROOF | ③ 4040 SLIDING VINYL WINDOWS | ⑦ 16076 METAL ROLL-UP GARAGE DOOR |
| ② STUCCO STA. BARBARA
COLOR PER ELEVATION:
A. GREEN
B. YELLOW
C. LIGHT SALMON
D. PURPLE | ④ 4040 VINYL FIX WINDOW | ⑧ 6068 VINYL SLIDING GLASS DOOR |
| | ⑤ 6040 VINYL SLIDING WINDOW | |
| | ⑥ 9076 METAL ROLL-UP GARAGE DOOR | |

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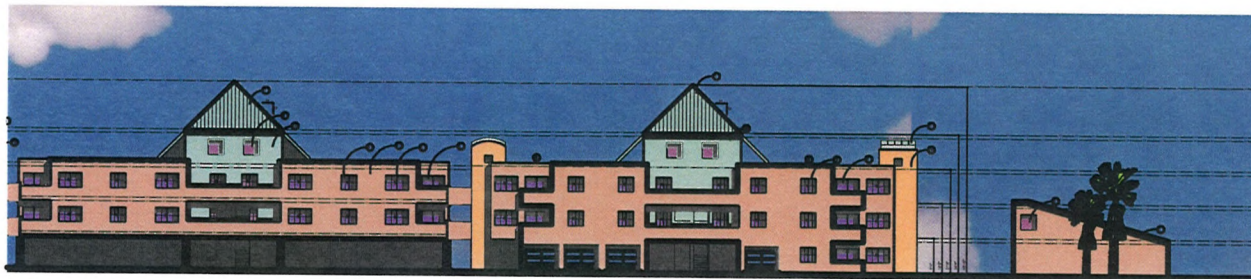
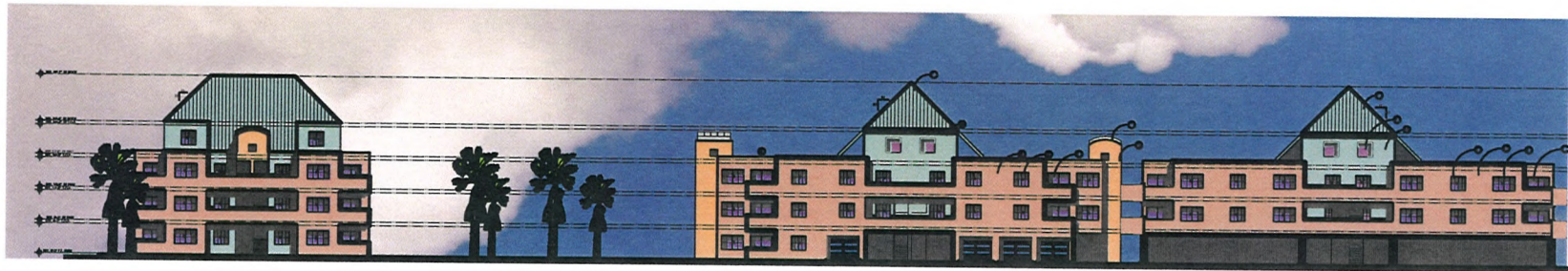
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WEST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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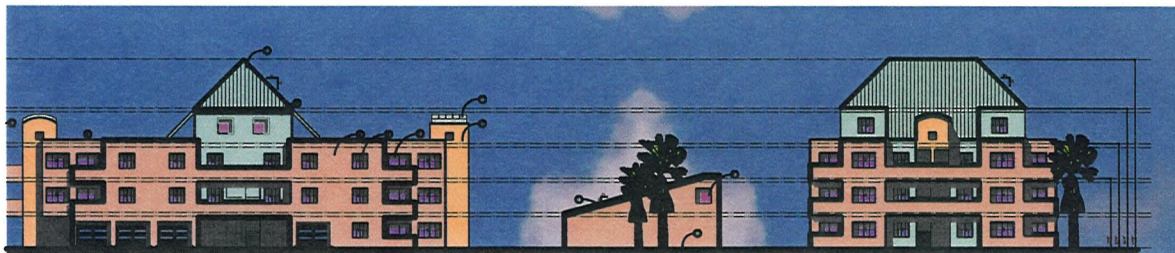
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V E G A S N E V A D A

THORYK ARCHITECTURE
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EAST STREET ELEVATION

SCALE: 1/32" = 1'-0"

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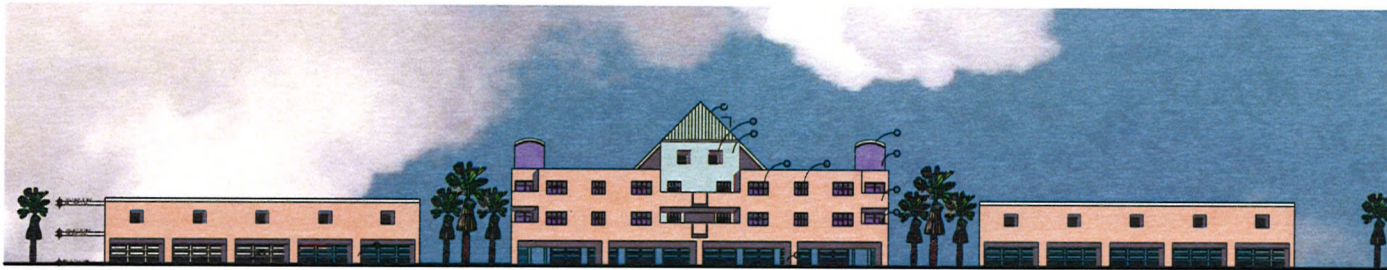
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V E G A S L U X U R Y L I V I N G
A P A U L T H O R Y K D E V E L O P M E N T
V E G A S N E V A D A

THORYK ARCHITECTURE
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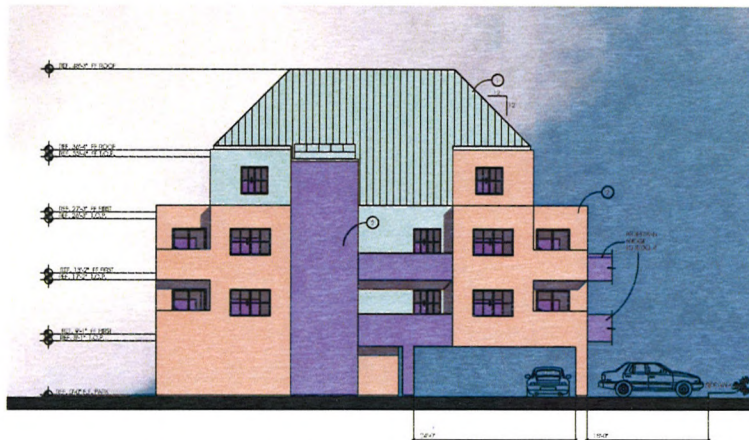


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NORTH VIEW ELEVATION (BUILDING 5)

SCALE: 1/16" = 1'-0"



EAST SIDE ELEVATION (BLDG. 5)

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

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El Capitan MHP, LLC				
4901 E. Bonanza Rd.				
Proposed 315-unit condominium development.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	315	5.86	1,846
AM Peak Hour			0.44	139
PM Peak Hour			0.52	164
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	25,208			
PM Peak Hour	2017			
Marion Dr.				
Average Daily Traffic (ADT)	3,500			
PM Peak Hour	280			
Nellis Blvd.				
Average Daily Traffic (ADT)	59,393			
PM Peak Hour	4,751			
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	49210			
Marion Dr.	17745			
Nellis Blvd.	51800			
This project will add approximately 1,846 trips per day on Bonanza Rd, Marion Dr., and Nellis Blvd. This will increase the existing volumes by about 7 percent on Bonanza, by about 53 percent on Marion, and by about 3 percent on Nellis. Currently, Bonanza is at about 51 percent of capacity and Marion is at about 20 percent of capacity. Nellis is an NDOT controlled roadway; it is currently over capacity.				
Based on Peak Hour use, this development will add roughly 164 additional cars into the area; or about 3 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				