



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35903** APN: 125-27-101-036

Name of Property Owner: FINDLAY CLIFF & DONNA FAMILY TR

Name of Applicant: Youngblood Architecture, Ltd

Name of Representative: Tyler Corder

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

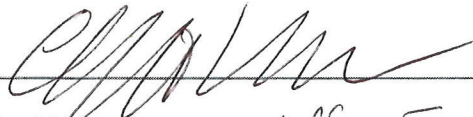
☒ No

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): _____

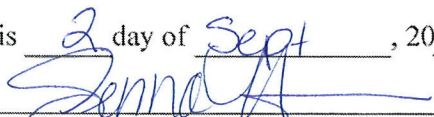
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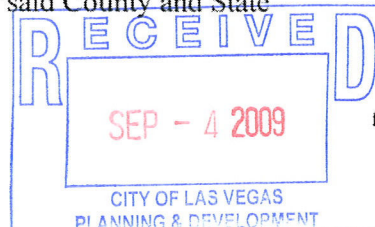
Signature of Property Owner: 

Print Name: Cliff Findlay

Subscribed and sworn before me

This 2 day of Sept, 2009


Notary Public in and for said County and State





OVERALL COLORED SITE PLAN
SCALE: NTS

SDR-35903
REVISED
10/22/09 PC

RECEIVED

OCT 05 2009

ISSUE DATE: 10/25/2009
PROJECT NO.: 4521
ISSUED FOR: PRELIMINARY CONFERENCE
SHEET NO.: DRI.01

SHEET TITLE:
OVERALL
COLORED SITE
PLAN

PROJECT
FINDLAY VOLKSWAGEN
NORTH

NO.	REVISIONS

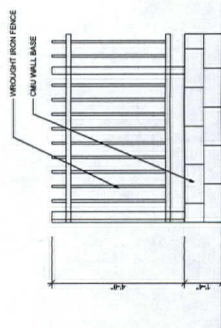
YOUNGBLOOD ARCHITECTURE, LPA
4045 Deane Avenue, Suite 100
Louisville, KY 40219
P: 502.499.0200 F: 502.499.0208
www.youngbloodarchitecture.com



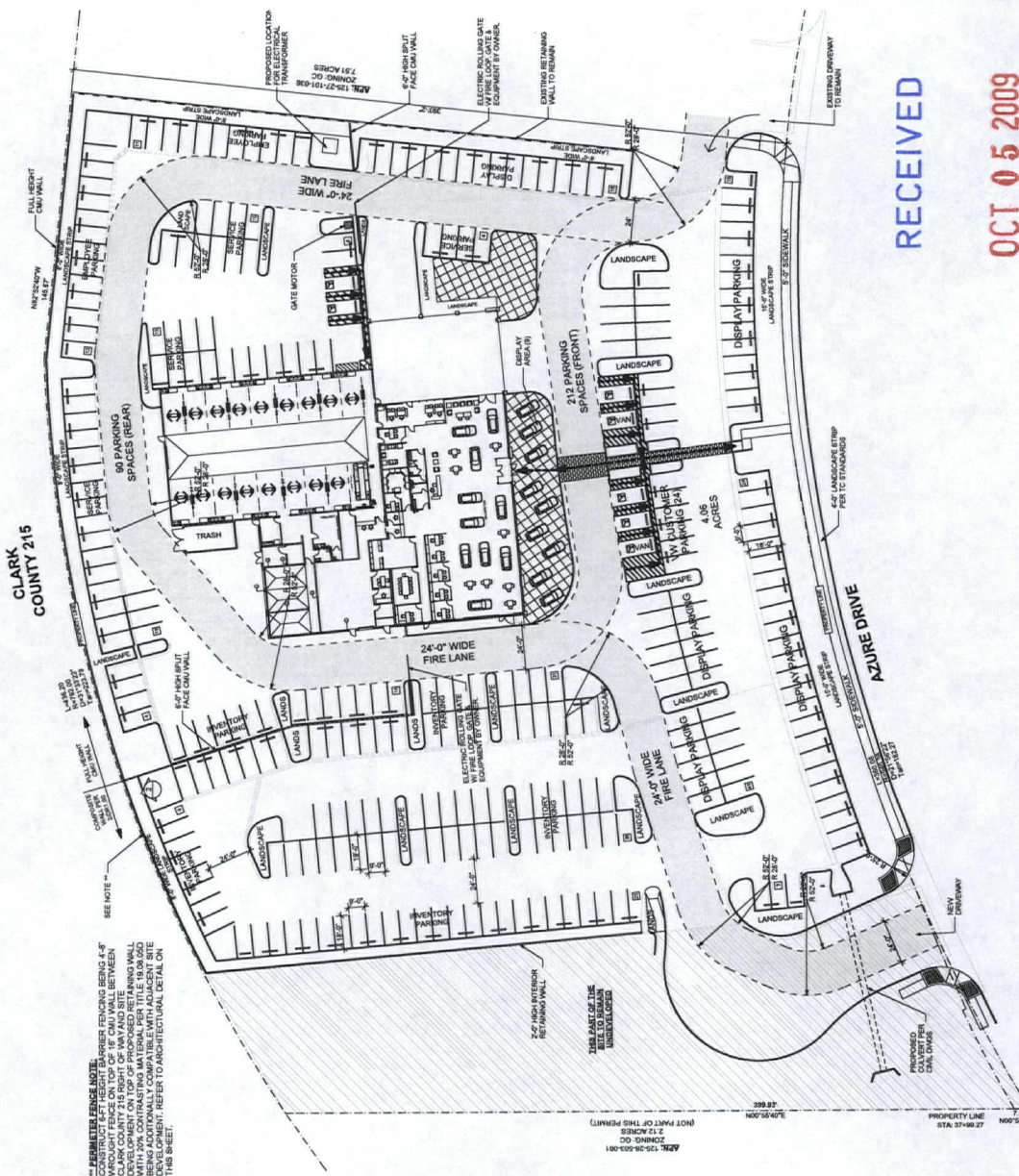
PROJECT DATA	
SITE AREA (PORTION OF LARGER SITE - 11.57 ACRES)	4.05 ACRES (176,650 SF)
BUILDING AREA	25,375 SF
LOT COVERAGE	14.3%
LANDSCAPED AREA	24,390 SF
LANDSCAPE PERCENTAGE OF SITE	13.8%
PARKING DATA	
AUTO DEALERSHIP	25,375 SF / 500
ALL AREAS	51
TOTAL PARKING REQUIRED	51
TOTAL PARKING PROVIDED	302
EXCESS CAPACITY	251
OUTDOOR DISPLAY AREAS	9
CUSTOMER PARKING	25
EMPLOYEE PARKING	28
INVENTORY PARKING	48
H.G. SPACES REQUIRED	201 TO 300
H.G. SPACES PROVIDED	INCL. 2 VAN 7



ACCESSIBILITY ROUTE



PERIMETER FENCE ELEVATION
SCALE 1/8" = 1'-0"



PERIMETER FENCE NOTE:
CONSTRUCT 6-FT HIGH BARRIER FENCING BEING 4-FT
TALL FENCE WITH 2-FT HIGH BARRIER FENCING BETWEEN
CLARK COUNTY 215 RIGHT OF WAY AND SITE
DEVELOPMENT ON TOP OF PROPOSED RETAINING WALL
BEING ADDITIONALLY COMPATIBLE WITH ADJACENT SITE
DEVELOPMENT. REFER TO ARCHITECTURAL DETAIL ON
THIS SHEET.

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OCT 05 2009

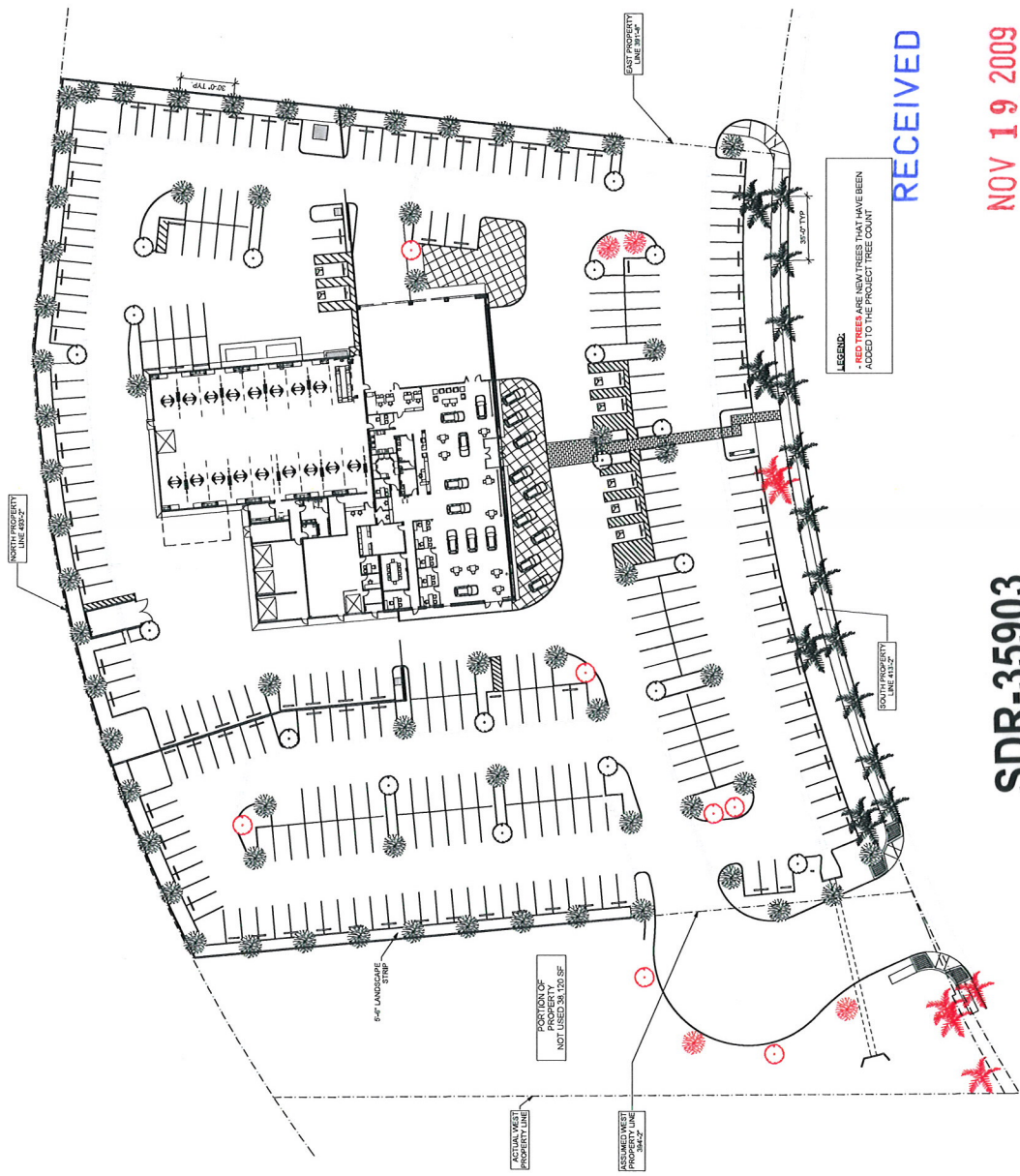
SDR-35903
REVISED
10/22/09 PC

1 OVERALL SITE PLAN
SCALE 1" = 75'

NOV 19 2009

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LEGEND:
- RED TREES ARE NEW TREES THAT HAVE BEEN ADDED TO THE PROJECT TREE COUNT



PLANTING LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	MAJESTIC OAK	MAJESTIC OAK	24\"/>

- NOTES:
- ALL PLANTING BEDS TO RECEIVE DECOMPOSED GRANITE.
 - ALL PLANTING BEDS TO MATCH EXISTING MIN. 2\"/>

ISSUE DATE
PROJECT NO.
ISSUED FOR
REVIEW
SHEET NO.

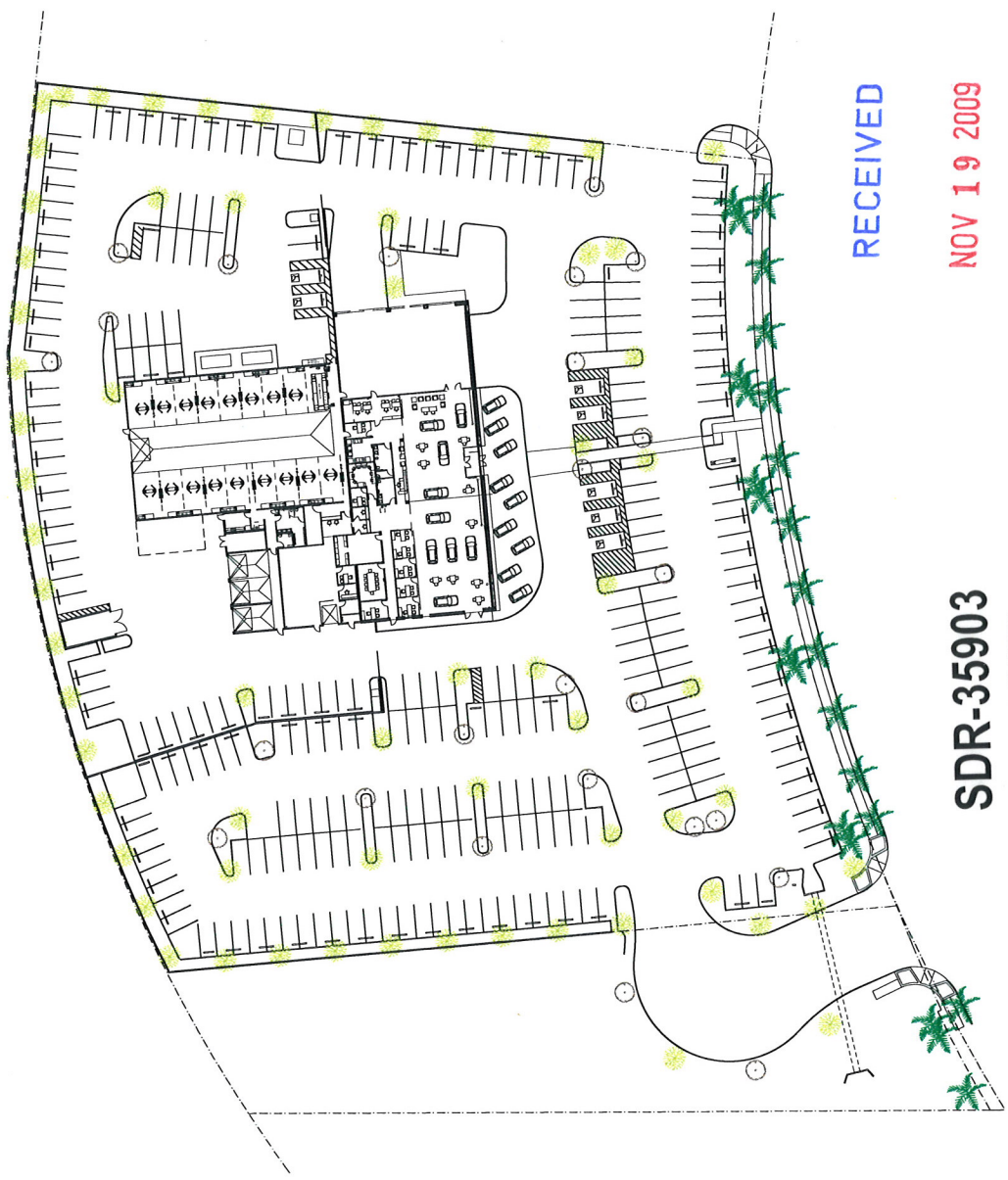
SHEET TITLE
COLORED
LANDSCAPE
PLAN

PROJECT
FINDLAY NORTH
VOLKSWAGEN

NO.	DESCRIPTION

YOUNGBLOOD ARCHITECTURE, LTD.
4045 DeDon Martin Drive
Las Vegas, NV 89103
P 702.992.5000 F 702.992.0208

ARCHITECTURE
YOUNGBLOOD

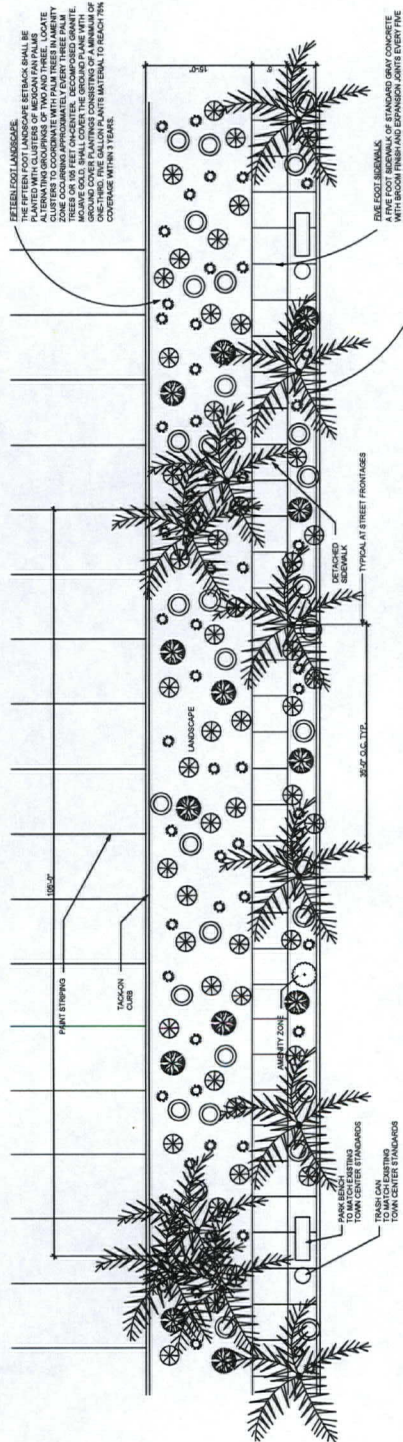


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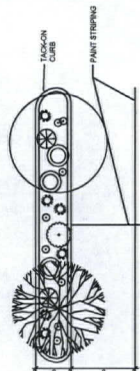
SDR-35903
REVISED
12/03/09 PC

1 COLORED LANDSCAPE PLAN
SCALE 1" = 32'



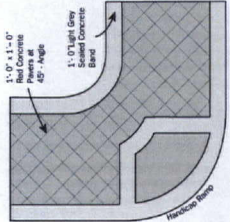
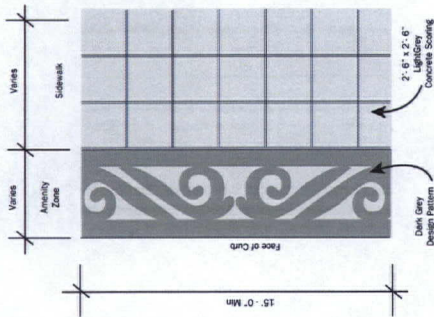
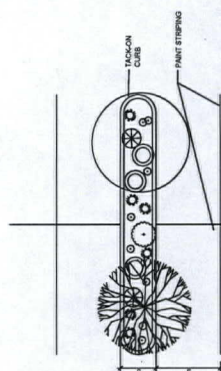
FRONTAGE LANDSCAPE

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



PARKING ISLAND @ END

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



AMENITY ZONE DETAIL

4

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PARKING ISLAND

SCALE 1/8" = 1'-0"

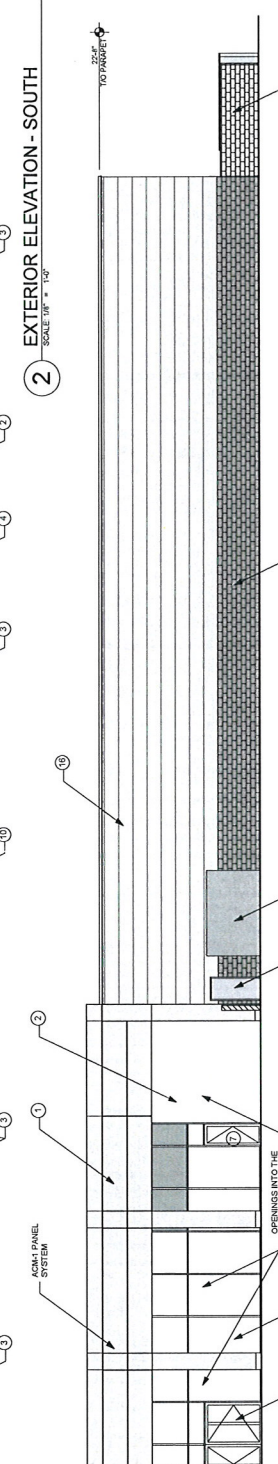
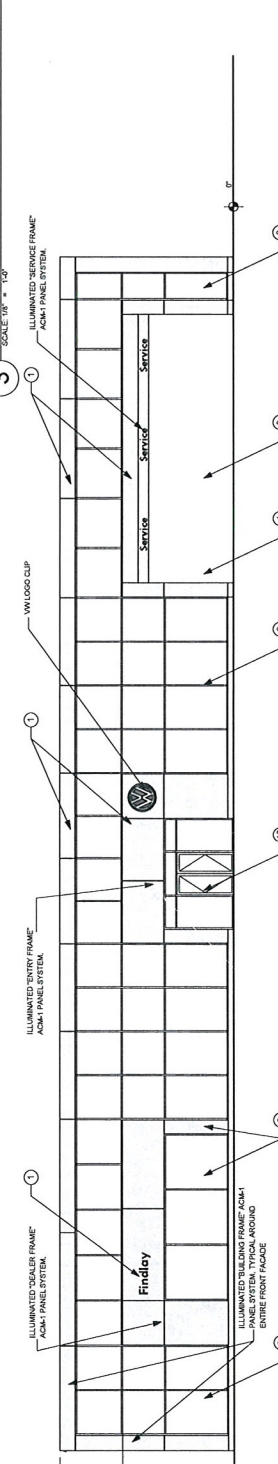
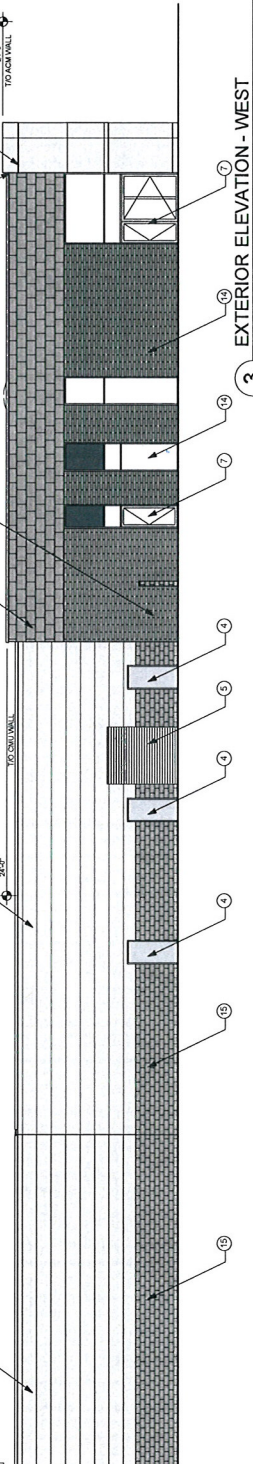
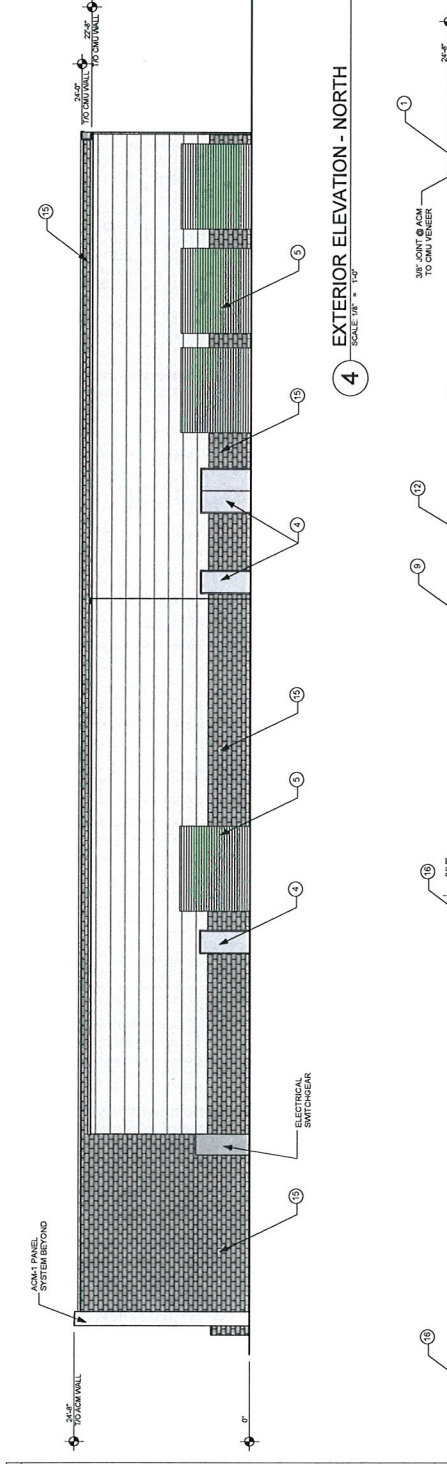
SDR-35903

REVISED

10/22/09 PC

OCT 05 2009

- ELEVATION LEGEND**
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SDR-35903
REVISED
12/03/09 PC

NOV 19 2009

10/22/09 PC

1 FIRST LEVEL PLAN AREA 'A'
SCALE 1/8" = 1'-0"

DATE: _____
EJECT NO.: 009
4-08
O FOR: _____
PP CONFERENCE
NO: _____
DR1.10

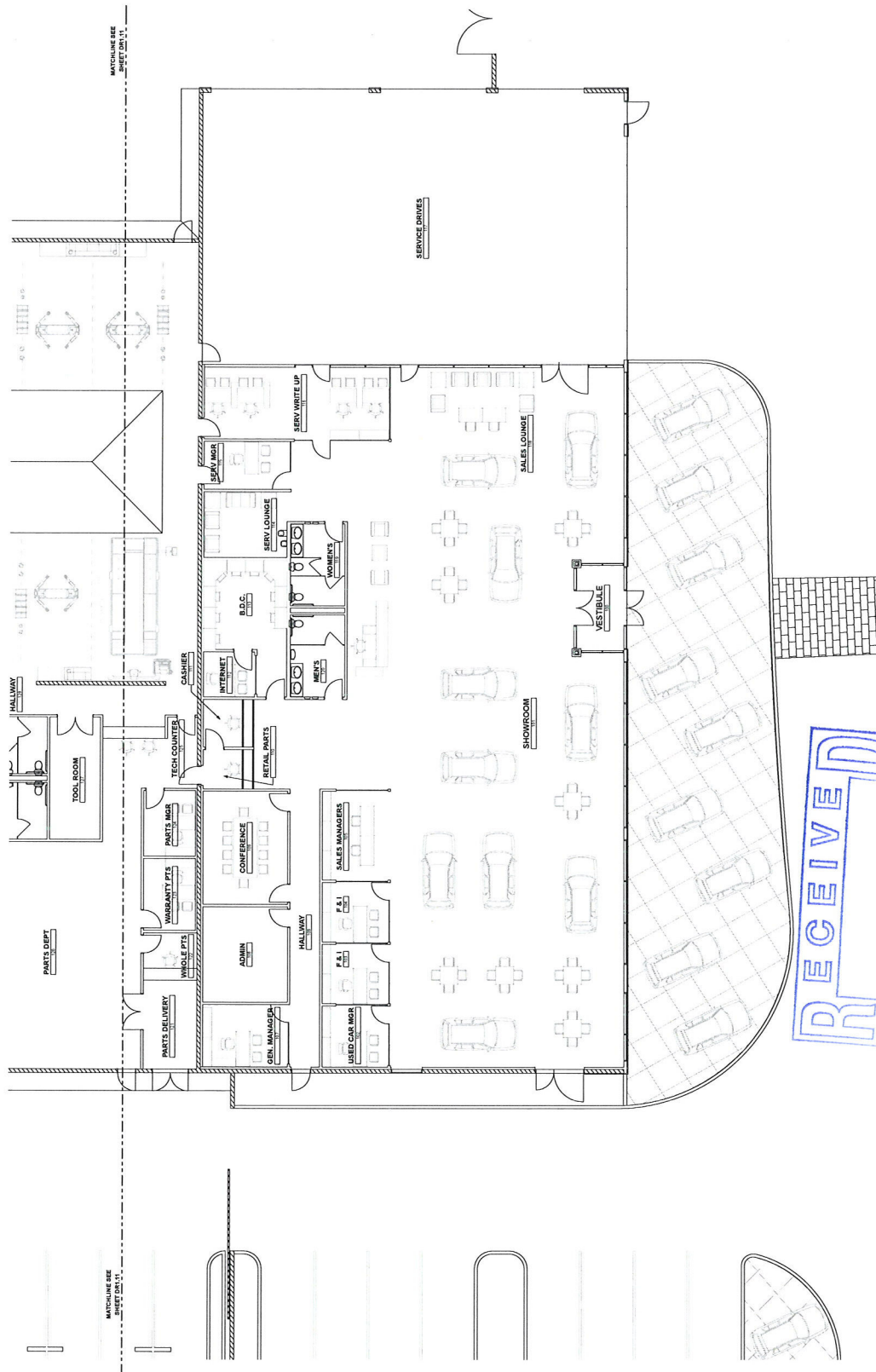
SHEET TITLE: FIRST LEVEL PLAN - AREA 'A'

PROJECT
FINDLAY VOLKSWAGEN
NORTH

REVISIONS

YOUNGBLOOD ARCHITECTURE, LTD.
405 Dean North Drive
Los Angeles, Nt 91010
o 702-995-5080 / 702-995-0208

YOUNG BLOOD ARCHITECTURE



SDR 35903				
Youngblood Architecture				
7494 W. Azure Dr.				
Proposed 25.4 thousand square foot new car sales and service development.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	25.4	33.34	847
AM Peak Hour			2.05	52
PM Peak Hour			2.64	67
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Azure Dr.				
Average Daily Traffic (ADT)	9,075			
PM Peak Hour	726			
(heaviest 60 minutes)				
Centennial Center Blvd.				
Average Daily Traffic (ADT)	14,746			
PM Peak Hour	1,180			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	11,328			
PM Peak Hour	906			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Azure Dr.	34500			
Centennial Center Blvd.	34500			
Tenaya Way	34500			
This project will add approximately 847 trips per day on Azure Dr., Centennial Center Blvd., and Tenaya Way. This will increase the existing volumes by about 9 percent on Azure, by about 6 percent on Centennial Center, and by about 7 percent on Tenaya. Currently, Azure is at about 26 percent of capacity, Centennial Center is at about 43 percent of capacity, and Tenaya is at about 33 percent of capacity.				
Based on Peak Hour use, this development will add roughly 67 additional cars into the area; which works out to a little more than 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				