



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36936** APN: 139-34-111-038

Name of Property Owner: Abraham Schiff

Name of Applicant: Schiff Enterprises

Name of Representative: APTUS Architecture

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: Abraham Schiff

Print Name: Abraham Schiff Abraham Schiff

Subscribed and sworn before me

This 9th day of Dec, 2009

Patricia A. Washington
Notary Public in and for said County and State

Atlantic / NJ

PATRICIA A. WASHINGTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 20, 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 25 Fremont
 Project Name 25 Fremont Proposed Use Commercial
 Assessor's Parcel #(s) 139-34-111-038 Ward # 3-Reese
 General Plan: existing _____ proposed n/a Zoning: existing C-2 proposed n/a
 Commercial Square Footage 5,000 Floor Area Ratio n/a
 Gross Acres .25 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Abraham Schiff Contact Bob Schiff
 Address 1004 New road Phone: (609) 839-0358 Fax: _____
 City Northfield State NJ Zip 08225
 E-mail Address rbobby1946@aol.com

APPLICANT Schiff Enterprises Contact Bob Schiff
 Address 25 Fremont Phone: (609) 839-0358 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address rbobby1946@aol.com

REPRESENTATIVE APTUS Architecture Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State NV Zip 89104
 E-mail Address kristen@aptusarchitecture.com

Property Owner Signature* Abraham Schiff

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

Print Name Abraham Schiff

Subscribed and sworn before me

This 9th day of Dec, 20 09.

Patricia A. Washington

Notary Public in and for said County and State

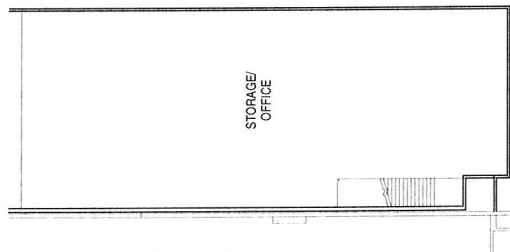
Atlantic/NJ

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STATE OF NEW JERSEY
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FOR DEPARTMENT USE ONLY

Case #	<u>SDR 36936</u>
Meeting Date:	<u>1/23/2010</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>12/15/09</u>
Received By:	<u>[Signature]</u>

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



25 Fremont Street

Las Vegas, Nevada 89101

SDR-36936
01/28/10 PC

City of Las Vegas Site Development Review 12.15.09

RECEIVED

DEC 15 2009

AS100

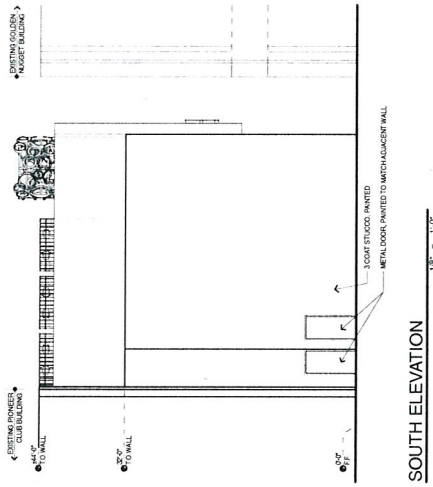
Call 049 25 Fremont Street



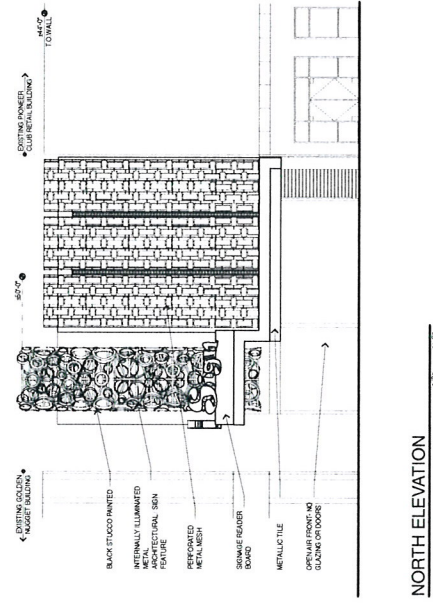
SITE DATA

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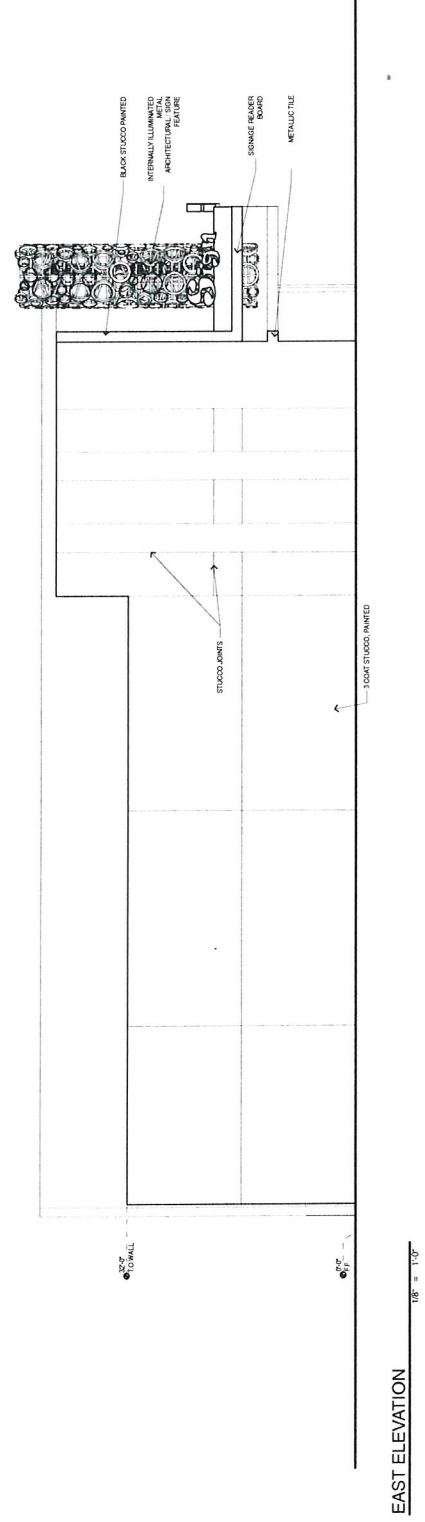
BUILDING INFORMATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

25 Fremont Street
Site Development Review
 25 Fremont Street
 Las Vegas, Nevada 89101

**BUILDING
 ELEVATIONS**

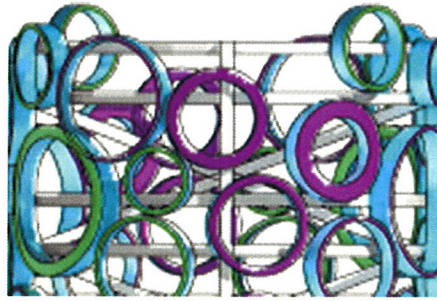
City of Las Vegas Site Development Review 12.15.09

A200

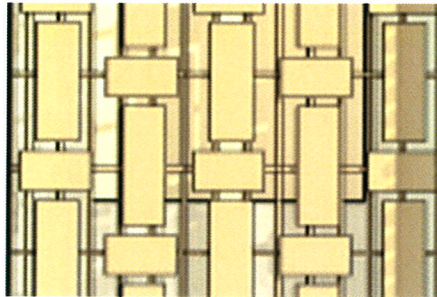
SDR-36936
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01/28/10 PC
DEC 15 2009

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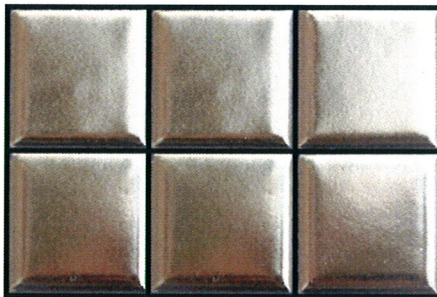
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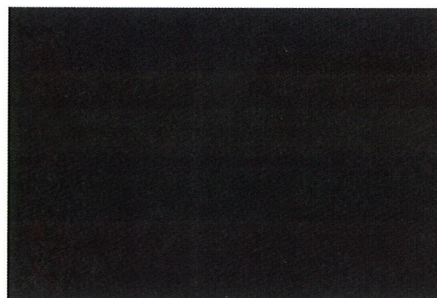
Metal Architectural / Sign Feature



Perforated Metal Mesh



Metallic Tile



Black Stucco Painted

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

25 Fremont Street
Site Development Review
25 Fremont Street
Las Vegas, Nevada 89101

12.15.09

SDR-36936
01/28/10 PC

SDR 36936					
Abraham Schiff					
25 Fremont St.					
Proposed 7.5 thousand square foot retail and office development.					
Traffic produced by proposed development:					
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL	
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF, LEASEABLE]	4.6	42.94	198	
AM Peak Hour			1.00	5	
PM Peak Hour			3.73	17	
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL	
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.9	11.01	32	
AM Peak Hour			1.55	4	
PM Peak Hour			1.49	4	
Total Weekday Use	DESCRIPTION	#UNIT		TOTAL	
Average Daily Traffic (ADT)	RETAIL	7.5		230	
AM Peak Hour				9	
PM Peak Hour				21	
Existing traffic on all nearby streets:					
Main St.					
Average Daily Traffic (ADT)	16,874				
PM Peak Hour (heaviest 60 minutes)	1350				
Ogden Ave.					
Average Daily Traffic (ADT)	5,565				
PM Peak Hour (heaviest 60 minutes)	445				
Traffic Capacity of adjacent streets:					
Adjacent Street ADT Capacity					
Main St.	32775				
Ogden Ave.	32775				
This project will add approximately 230 trips per day on Main St. and Ogden Ave. This will increase expected volumes by about 1 percent on Main and by about 4 percent on Ogden. Main is currently at about 51 percent of capacity and Ogden is at about 17 percent of capacity.					
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; or about 1 every 3 minutes.					
Note that this report assumes all traffic from this development uses all named streets.					