



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37326** APN: 139-34-410-178/179

Name of Property Owner: HARRISON PROPERTIES, LTD.

Name of Applicant: _____

Name of Representative: KEVIN THISTLE

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: _____

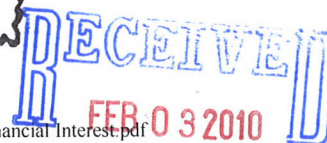
Signature of Property Owner: _____

Print Name: Richard K. Harrison

Subscribed and sworn before me

This 15th day of January, 2010

Angela Whitney
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE PLAN REVIEW
 Project Address (Location) 709/713 LAS VEGAS BLVD. S.
 Project Name GOLD & SILVER PAWN SHOP Proposed Use PAWN SHOP
 Assessor's Parcel #(s) 139-34-410-178/179 Ward # 3
 General Plan: existing C proposed C Zoning: existing C-2 proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HARRISON PROPERTIES LTD Contact RICK HARRISON
 Address 713 LAS VEGAS BLVD. S. Phone: 385-7912 Fax: _____
 City LAS VEGAS State NV Zip 89101
 E-mail Address _____

APPLICANT SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE PK THISTLE ARCHITECT Contact KEVIN THISTLE
 Address 7283 ATACAMP AVE. Phone: 435-7814 Fax: 914-1970
 City LAS VEGAS State NV Zip 89179
 E-mail Address PKTHISTLEARCHITECT@CDX.NET

Property Owner Signature* _____

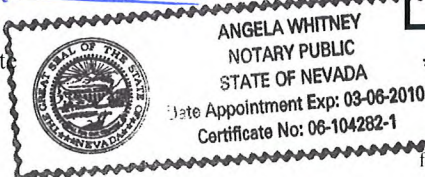
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Richard K. Harrison

Subscribed and sworn before me

This 15th day of January, 20 10.

Notary Public in and for said County and State



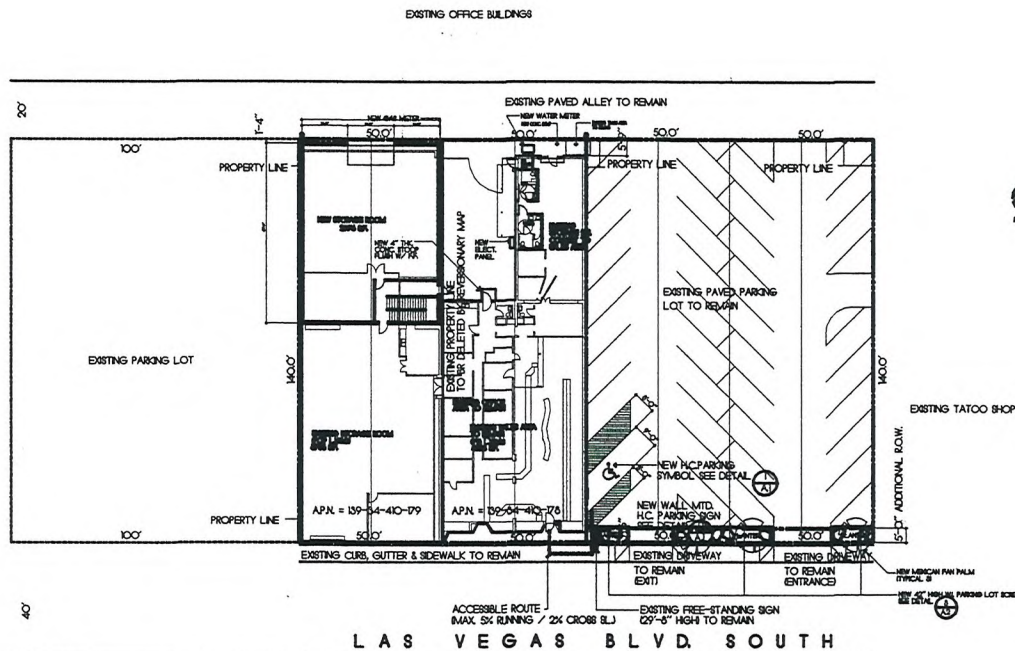
FOR DEPARTMENT USE ONLY

Case #	<u>DR-37326</u>
Meeting Date:	<u>3/25/10</u>
Total Fee:	<u>41,030</u>
Date Received:	<u>3/3/10</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.

RECEIVED
FEB 03 2010

GARCES AVENUE



SITE & LANDSCAPE PLAN

SCALE: 1" = 20'-0"

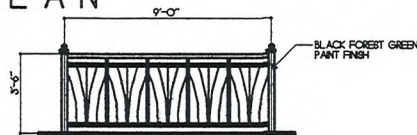
SITE NOTES:

1- EXISTING FLOOR AREA 709 LAS VEGAS BLVD. S. = 3756 SF.
NEW ADDITIONAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 2976 SF. (FIRST FLOOR)
NEW ADDITIONAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 2628 SF. (SECOND FLOOR)
TOTAL FLOOR AREA 709 LAS VEGAS BLVD. S. = 9360 SF.
EXISTING FLOOR AREA 713 LAS VEGAS BLVD. S. = 5263 SF.
TOTAL FLOOR AREA FOR BOTH SITES = 14,623 SF.

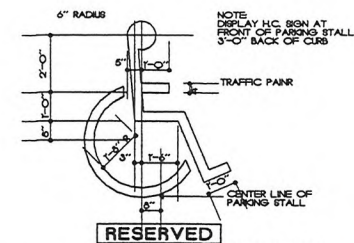
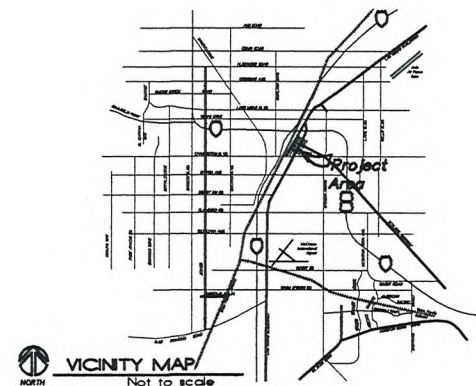
2- TOTAL PARKING PROVIDED = 35 SPACES (9' X 19')

3- SITE AREA = 28,000 SF.

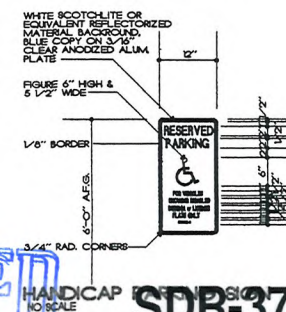
4- F.A.R. = 42% COVERAGE



PARKING LOT SCREEN DETAIL
NO SCALE



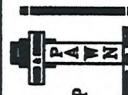
PAINTED H.C. PARKING SYMBOL 1
NO SCALE



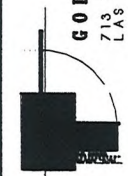
HANDICAP PARKING SIGN
NO SCALE

PK
THISTLE AIA
ARCHITECTURE
PLANNING
840 S. RAYMOND WAY
SUITE 100
HENDERSON, NEVADA 89015
PHONE (702) 488-0841 FAX (702) 488-7328

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GOLD & SILVER PAWN SHOP
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA



JOB NO.
DATE: 5/1/10
SCALE:
A2
CHECKED BY: PKT

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MAR 02 2010

SDR-37326

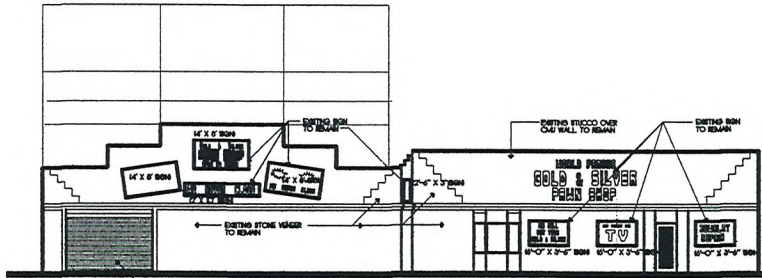
REVISED

03/25/10 PC

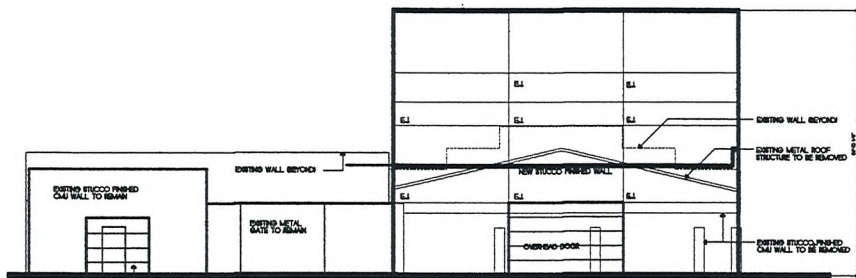
PJK
THOSTLE AIA
 ARCHITECTURE
 PLANNING
 54 BARNET WAY SUITE 101
 HENDERSON, NEVADA 89015
 PHONE (702) 438-0844 FAX (702) 438-7503

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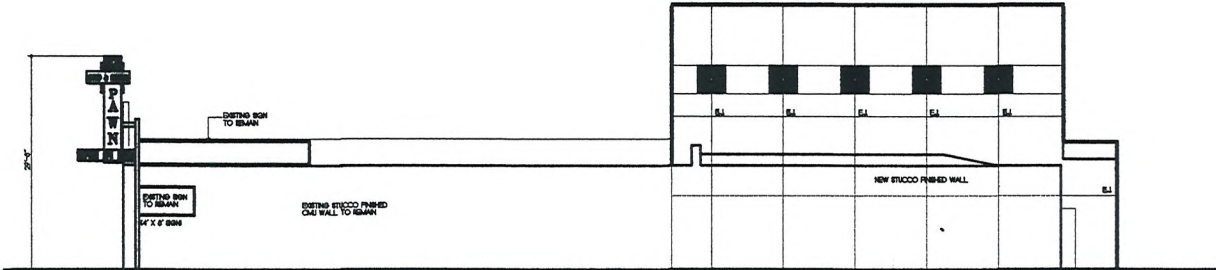
NO.	DESCRIPTION
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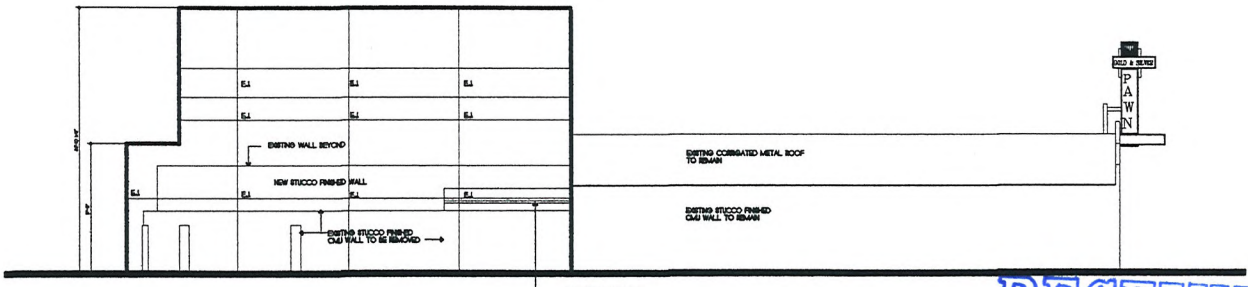
WEST ELEVATION
 SCALE = 1/8" = 1'-0"



EAST ELEVATION
 SCALE = 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE = 1/8" = 1'-0"



NORTH ELEVATION
 SCALE = 1/8" = 1'-0"

GOLD & SILVER PAWN SHOP
 713 LAS VEGAS BLVD. SOUTH
 LAS VEGAS, NEVADA

SDR-37326
REVISED
03/25/10 PC

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 MAR 02 2010

JOB NO. _____
 DATE: 3/25/10
 SCALE: **A3**
 CHECKED BY: PJK

SDR 37326				
P. K. Thistle Architect				
713 S. Las Vegas Blvd.				
Proposed 5.95 square foot addition to an existing commercial building.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.02	42.94	387
AM Peak Hour			1.00	9
PM Peak Hour			3.73	34
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.95	42.94	255
AM Peak Hour			1.00	6
PM Peak Hour			3.73	22
Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	14.97	42.94	642
AM Peak Hour			1.00	15
PM Peak Hour			3.73	56
Existing traffic on all nearby streets:				
Bonneville Ave.				
Average Daily Traffic (ADT)	7,613			
PM Peak Hour (heaviest 60 minutes)	609			
Gass Ave.				
Average Daily Traffic (ADT)	3,775			
PM Peak Hour (heaviest 60 minutes)	302			
Las Vegas Blvd.				
Average Daily Traffic (ADT)	19,763			
PM Peak Hour (heaviest 60 minutes)	1581			
Traffic Capacity of adjacent streets:				
Adjacent Street ADT Capacity				
Bonneville Ave.	17745			
Gass Ave.	16900			
Las Vegas Blvd.	31700			
This project will add approximately 255 trips per day on Bonneville Ave., Gass Ave., and Las Vegas Blvd. This will increase expected volumes by about 3 percent on Bonneville, by about 7 percent on Gass, and by about 1 percent on Las Vegas Blvd. Currently, Bonneville is at about 43 percent of capacity, Gass is at				

about 22 percent of capacity, and Las Vegas is at about 62 percent of capacity. Count data was unavailable for Garces Ave. and 6th St., but both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 22 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.				