



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39469** APN: 125-34-515-005

Name of Property Owner: Ryan, ME, LLC

Name of Applicant: Team Ford

Name of Representative: Doug Purvis, (Douglas G. Purvis Architect Ltd.)

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: _____

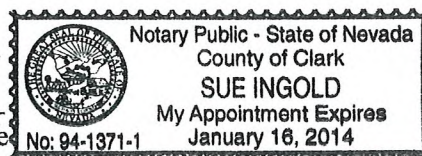
Signature of Property Owner: Edward J. Olliges - ME RYAN

Print Name: EDWARD J OLLIGES

Subscribed and sworn before me

This 2 day of Sept, 2010

Sue Ingold
Notary Public in and for said County and State



RECEIVED
SEP 07 2010

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/07/2010
2	ISSUED FOR PERMIT	09/07/2010
3	ISSUED FOR PERMIT	09/07/2010
4	ISSUED FOR PERMIT	09/07/2010
5	ISSUED FOR PERMIT	09/07/2010
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7	ISSUED FOR PERMIT	09/07/2010
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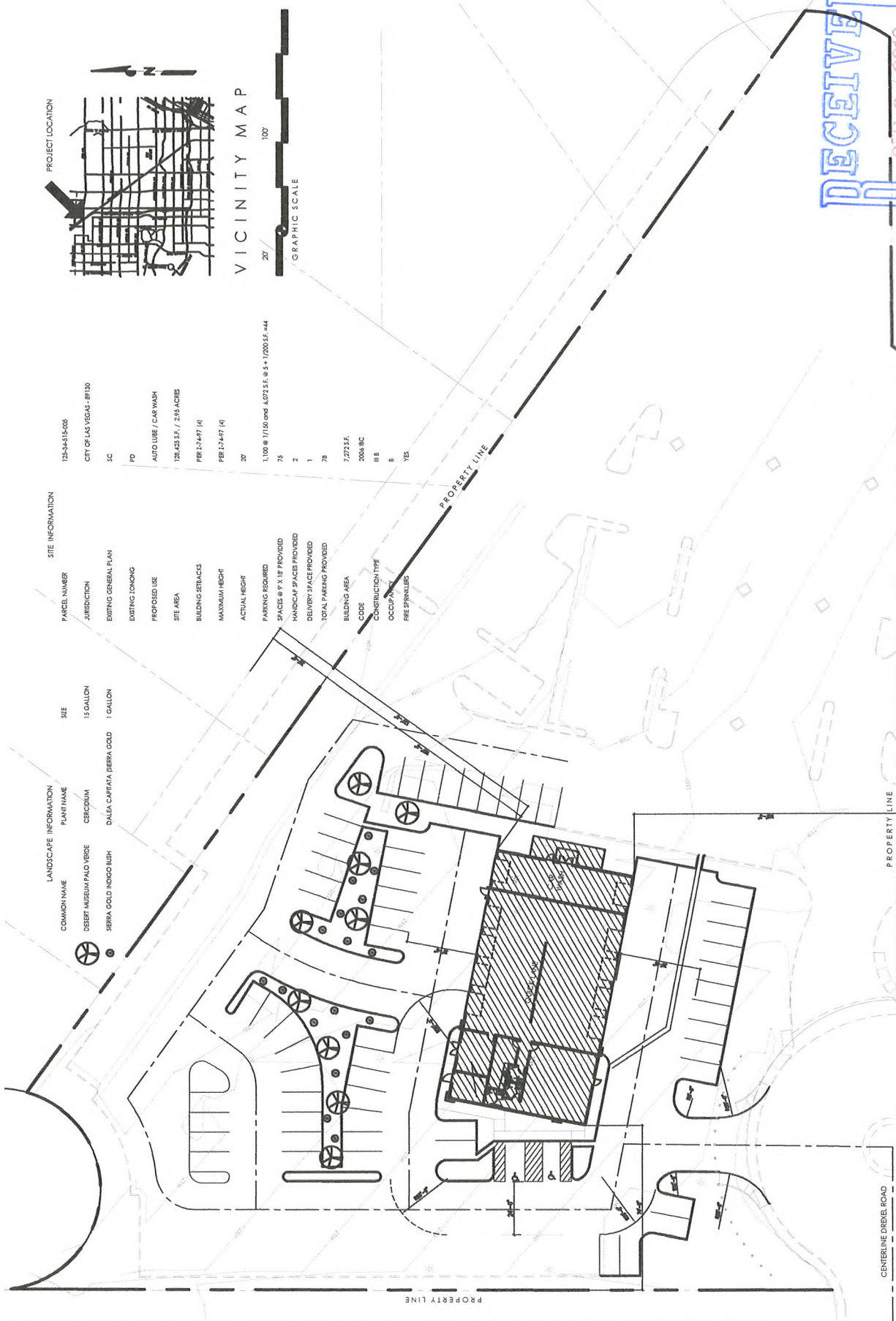
PROJECT TITLE
**TEAM FORD
 QUICK LANE**
 5446 DREXEL ROAD
 LAS VEGAS, NV
 89130

DESIGNED BY
DOUGLAS G. PEREYRA
 ARCHITECT, LTD.
 2545 GRIFFIN WOOD COURT
 LAS VEGAS, NV 89128
 702.735.8800
 www.douglasgpereyra.com

PROJECT NO. 100007
 DRAWN BY: DGP
 CHECKED BY: DGP
 DATE: 09/07/2010



SHEET TITLE
**QUICK LANE
 SITE PLAN**
 SHEET NUMBER
AS.1



PROJECT LOCATION



VICINITY MAP



SITE INFORMATION	
PARCEL NUMBER	125-54-515-005
JURISDICTION	CITY OF LAS VEGAS - 89130
EXISTING GENERAL PLAN	SC
EXISTING ZONING	PD
PROPOSED USE	AUTO LUBE / CAR WASH
SITE AREA	128,425 SF / 2.95 ACRES
BUILDING SETBACKS	FRONT 27-677 (4)
MAXIMUM HEIGHT	FRONT 27-677 (4)
ACTUAL HEIGHT	20'
PARKING REQUIRED	1,100 @ 171/SF and 4,072 SF @ 5' x 12/200 SF = 44
SPACES 8' X 18' PROVIDED	75
HANDICAP SPACES PROVIDED	2
DELIVERY SPACE PROVIDED	1
TOTAL PARKING PROVIDED	78
BUILDING AREA	7,272 SF
CODE	2008 IBC
CONSTRUCTION TYPE	III B
OCCUPANCY	B
FIRE SPRINKLERS	YES

LANDSCAPE INFORMATION	
COMMON NAME	PLANT NAME
DESERT MUSEUM PALM VERDE	CERCIDUM
SERENA GOLD INDOOR PALM	DALEA CAFFRATA, BEERA GOLD
SIZE	15 GALLON
	1 GALLON

SDR-39469

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SITE PLAN

CENTERLINE DREXEL ROAD

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CONSULTANT

REVISION #	DESCRIPTION	DATE

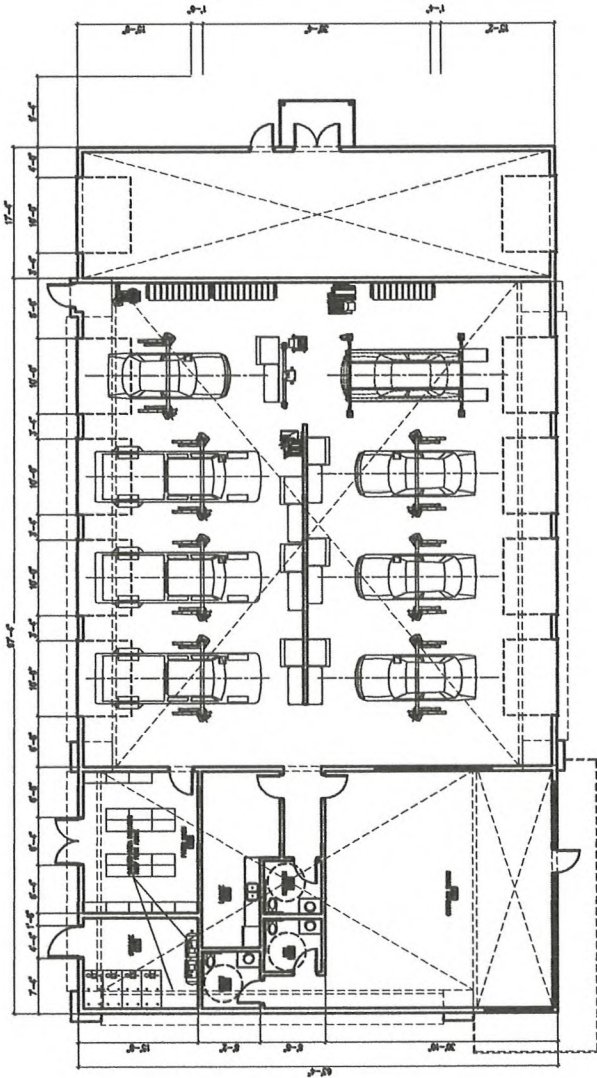
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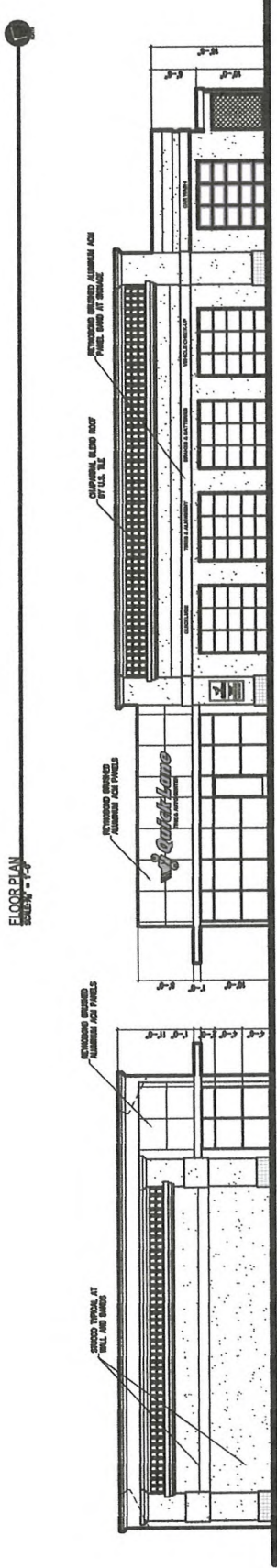
PROJECT NO. 1000
 DRAWN BY: DOP
 CHECKED BY: DOP
 DATE: 06.10.10



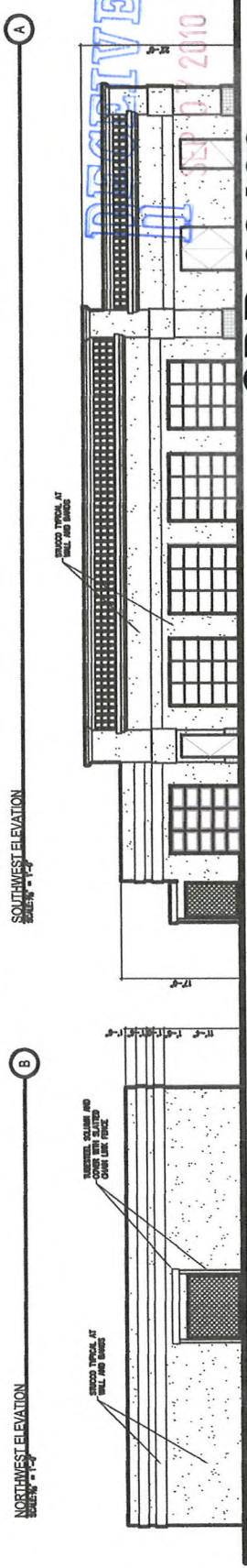
SHEET TITLE
 QUICK LANE
 FLOOR PLAN
 AND ELEVATIONS
 SHEET NUMBER
 A.1



FLOOR PLAN
 SCALE = 1/4"



SOUTHWEST ELEVATION
 SCALE = 1/4"



NORTHEAST ELEVATION
 SCALE = 1/4"

SDR-39469

SOUTHEAST ELEVATION
 SCALE = 1/4"

SDR 39469

Team Ford

5446 Drexel Road

Proposed 7 thousand square foot auto repair garage, minor.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE PART SALES [1000SF]	7	61.91	433
AM Peak Hour			2.21	15
PM Peak Hour			5.98	42

Existing traffic on all nearby streets:

Drexel Rd

Average Daily Traffic (ADT)	9,138
PM Peak Hour (heaviest 60 minutes)	731

Ann Rd

Average Daily Traffic (ADT)	23,363
PM Peak Hour (heaviest 60 minutes)	1,869

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Drexel Rd	16,300
Ann Rd	51,800

This project is expected to add 433 trips per day on Drexel Rd. and Ann Rd. This will increase traffic on Drexel Rd. by about 5 percent and on Ann Rd. by about 2 percent. Currently, Drexel is at about 56 percent of capacity and Ann is at about 45 percent of capacity.

Based on Peak Hour use, this development will add about 42 additional cars into the area in the peak hour, or about three every two minutes.

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