



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

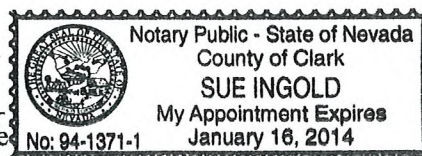
Print Name: EDWARD J OLLIGES

Subscribed and sworn before me

This 2 day of Sept, 2010

Sue Ingold

Notary Public in and for said County and State



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SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review
Project Address (Location) 5446 Drexel Road
Project Name Team Ford Quick Lane Proposed Use Lube/Oil/Car Wash
Assessor's Parcel #(s) 125-34-515-005 Ward # _____
General Plan: existing SC proposed nc Zoning: existing P-D proposed nc
Commercial Square Footage 7,272 Floor Area Ratio na
Gross Acres 18.6 Lots/Units na Density na
Additional Information _____

PROPERTY OWNER Ryan, M E, LLC Contact Edward J Olliges
Address 5446 Drexel Road Phone: (702) 870-7221 Fax: (702) 877-6575
City Las Vegas State NV Zip 89130
E-mail Address _____

APPLICANT Team Ford Contact _____
Address 5445 Drexel Road Phone: (702) 395-5100 Fax: (702) 395-5192
City Las Vegas State NV Zip 8913
E-mail Address _____

REPRESENTATIVE Purvis Architects Contact Doug Purvis
Address 2545 Quail Wood Court Phone: (702) 876-9690 Fax: (702) 876-9691
City Henderson State NV Zip 89074
E-mail Address doug@purvisarchitects.com

Property Owner Signature* [Signature]

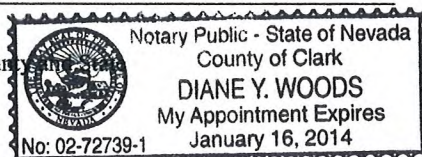
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name EDWARD J. OLLIGES

Subscribed and sworn before me

This 31st day of AUGUST, 20 10

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39469</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>9/7/10</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.

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These drawings were prepared by the Architect on the basis of information furnished by the Client. The Architect assumes no responsibility for the accuracy or completeness of the information furnished by the Client. The Architect is not responsible for the design of the building structure, the design of the mechanical, electrical, plumbing, and fire protection systems, or the design of the landscape. The Architect is not responsible for the design of the building structure, the design of the mechanical, electrical, plumbing, and fire protection systems, or the design of the landscape.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/11/2010
2	ISSUED FOR PERMIT	08/11/2010
3	ISSUED FOR PERMIT	08/11/2010
4	ISSUED FOR PERMIT	08/11/2010
5	ISSUED FOR PERMIT	08/11/2010
6	ISSUED FOR PERMIT	08/11/2010
7	ISSUED FOR PERMIT	08/11/2010
8	ISSUED FOR PERMIT	08/11/2010
9	ISSUED FOR PERMIT	08/11/2010
10	ISSUED FOR PERMIT	08/11/2010

PROJECT TITLE
TEAM FORD
QUICK LANE
5446 DREXEL ROAD
LAS VEGAS, NV
89130

DOUGLAS GORREY
ARCHITECT, LTD.
2545 GRIFFIN WOOD COURT
LAS VEGAS, NV 89128
PH: 702.734.8800
FAX: 702.734.8801
WWW.DGARCHITECT.COM
PROJECT NO. 100007
DRAWN BY: DGP
CHECKED BY: DGP
DATE: 08/11/2010

2545 GRIFFIN WOOD COURT
LAS VEGAS, NV 89128
PH: 702.734.8800
FAX: 702.734.8801
WWW.DGARCHITECT.COM
PROJECT NO. 100007
DRAWN BY: DGP
CHECKED BY: DGP
DATE: 08/11/2010



SHEET TITLE
QUICK LANE
SITE PLAN
SHEET NUMBER
AS.1



SITE INFORMATION

PACEL 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	SIZE
DESERT MUSEUM PALM VERDE	CERCIDUM	15 GALLON
SEREA GOLD INDOOR PALM	DALEA CAFFRICA SEREA GOLD	1 GALLON

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SDR-39469

SITE PLAN
SHEET 1 OF 1

Drawings are the property of the Architect and are to be used only for the project and site for which they were prepared and shall not be used for any other project without the written consent of the Architect.

Drawings and specifications remain the property of the Architect.

Consent of the Client and Architect is required for any use of these drawings for any other project without the written consent of the Architect.

Project:

CONSULTANT:

REVISION #	DESCRIPTION
DATE	

PROJECT TITLE

TEAM FORD
QUICK LANE
5446 DREXEL ROA
LAS VEGAS, NV
89130

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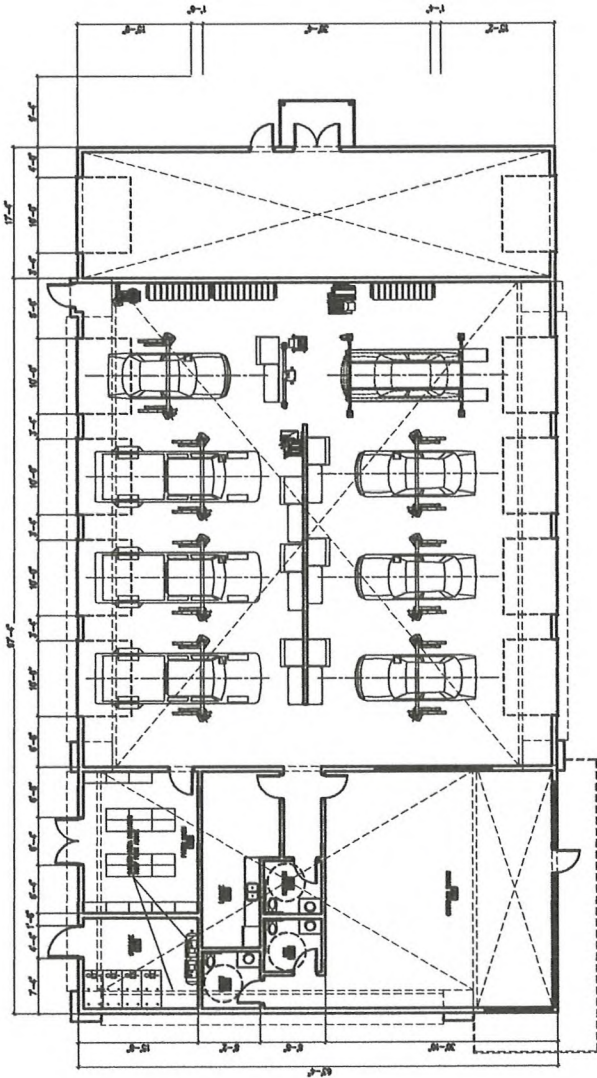
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DRAWN BY: DOP
CHECKED BY: DOP
DATE: 06.10.10



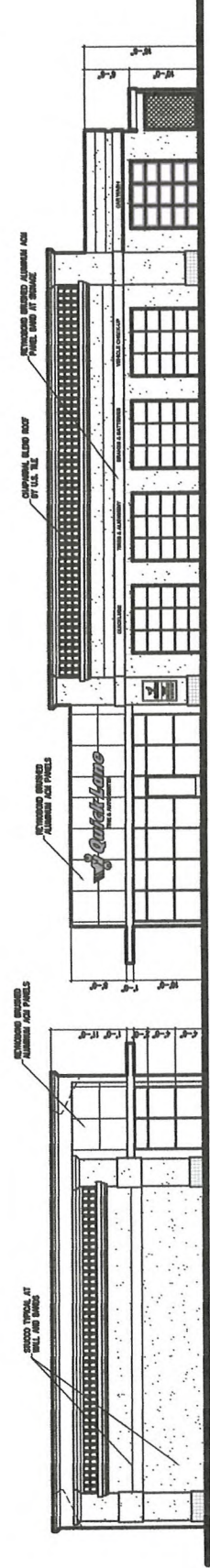
SHEET TITLE

QUICK LANE
FLOOR PLAN
AND ELEVATIONS

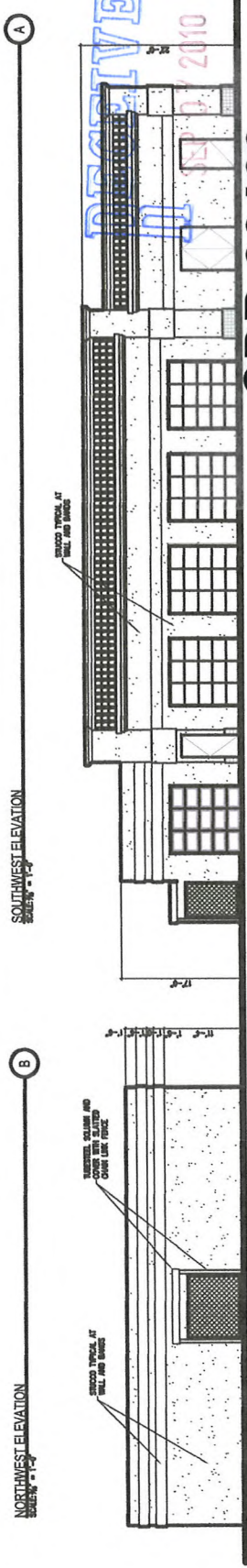
SHEET NUMBER
A.1



FLOOR PLAN
SCALE = 1/4"



SOUTHWEST ELEVATION
SCALE = 1/4"



NORTHEAST ELEVATION
SCALE = 1/4"

SDR-39469

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.