



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39394** APN: 139-34-311-092
Name of Property Owner: 521 S. 3rd St. LLC
Name of Applicant: 521 S. 3rd St. LLC
Name of Representative: SCA Design

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: _____

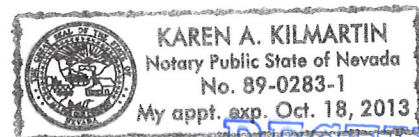
Signature of Property Owner: _____

Print Name: Eckley Kerd, manager 521 South Third LLC

Subscribed and sworn before me

This 27 day of August, 2010

Karen A. Kilmartin
Notary Public in and for said County and State



RECEIVED
AUG 31 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 521 S. 3rd St. LV, NV.
 Project Name 521 S. 3rd St. Office Proposed Use Office
 Assessor's Parcel #(s) 139-34-311-092 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 8,303 Floor Area Ratio _____
 Gross Acres .16 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER 521 South Third, LLC Contact Marty Keach
 Address 520 S. 4th St. Phone: 384-5563 Fax: 383-5960
 City LV State NV Zip 89101
 E-mail Address EMKEACH@YAHOO.COM

APPLICANT SCA Design Contact Sheldon Cohen
 Address 9017 S. Pecos Rd. #4450 Phone: 719-2020 Fax: 269-9673
 City Hend State NV Zip 89074
 E-mail Address SCADESIGNLV@AOL.COM

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

Property Owner Signature* _____

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

Print Name ECKLEY M. KEACH, MANAGING MEMBER

Subscribed and sworn before me

This 31st day of August, 20 10.

Notary Public in and for said County and State

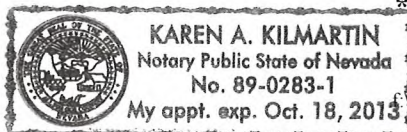
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39394</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>8/31/10</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.

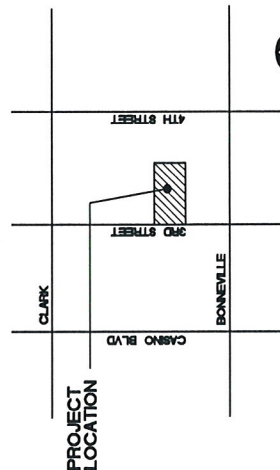
depot\Application Packet\Application Form.pdf



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VICINITY MAP

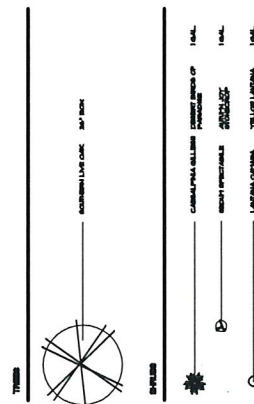


SDR-39394

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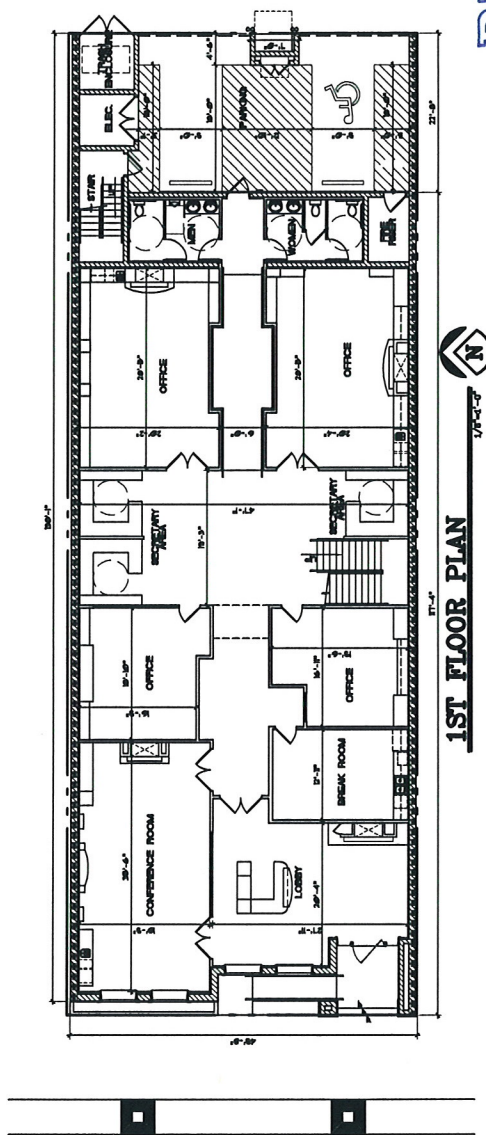
PROJECT INFO

ADDRESS	621 S. THIRD STREET, LAS VEGAS, NEVADA		
BUILDING S.F.	FIRST FLOOR NOT INCLUDING TRASH RM & GARAGE	5,708 S.F.	
	SECOND FLOOR	2,694 S.F.	
		TOTAL - 8,303 S.F.	
LOT S.F.	8,900 S.F. - .18 ACRES		
BUILDING HEIGHT	33'-8"		
PARKING	2 SPACES PROVIDED - 1 HC SPACE, 1 SPACE PROJECT IS IN CENTRAL OVERLAY		
ZONING	C-2		



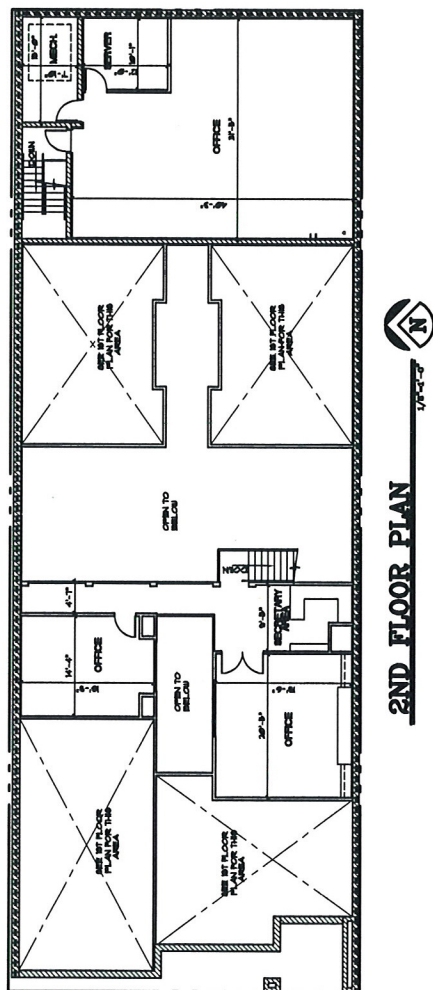
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1st FLOOR-	5,109 S.F. / 100 = 50	
2nd FLOOR-	2,394 S.F. / 100 = 26	
TOTAL OCCUPANTS:		84

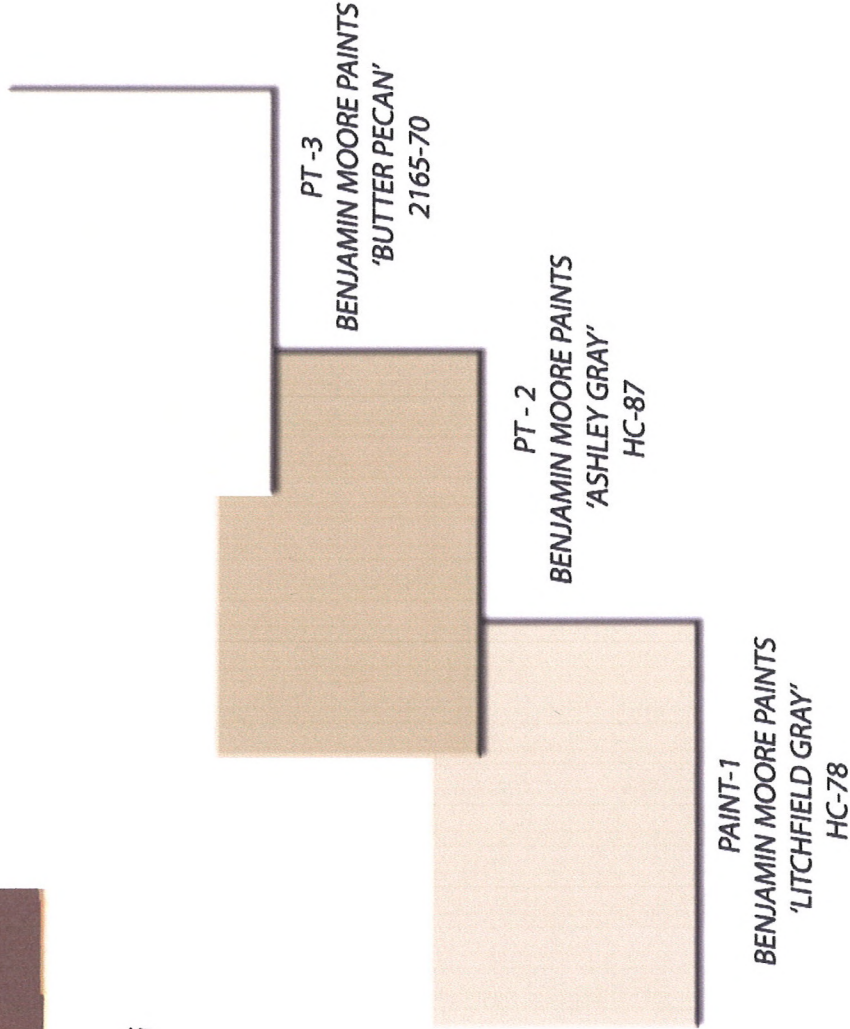
1ST FLOOR PLAN



2ND FLOOR PLAN



METAL ROOF
BERRIDGE ROOFING
'COPPER-COTE'



521 S. THIRD STREET OFFICE
COLOR BOARD



9017 S. PECOS RD. SUITE 4450
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-269-9673

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SDR-39394

521 S. 3rd St.

Proposed amendment to a previously approved site plan, now for an 8.303 thousand square foot office building.

Traffic produced by proposed development:

Current Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	8.303	11.01	92
AM Peak Hour			1.55	13
PM Peak Hour			1.49	12

(heaviest 60 minutes)

Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.7	11.01	63
AM Peak Hour			1.55	9
PM Peak Hour			1.49	8

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.603		29
AM Peak Hour				4
PM Peak Hour				4

(heaviest 60 minutes)

Existing traffic on all nearby streets:

3rd Street

Average Daily Traffic (ADT)	5,125
PM Peak Hour	410

(heaviest 60 minutes)

Bonneville Ave.

Average Daily Traffic (ADT)	8,088
PM Peak Hour	647

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Existing Street Capacity	
3rd Street	16300
Bonneville Ave.	17115

This project will add approximately 92 trips per day on 3rd St. and Bonneville Ave. This will increase expected volumes by about 2 percent on 3rd Street and about 1 percent on Bonneville Ave. 3rd is at about 31 percent of capacity and Bonneville is at about 47 percent of capacity.

Based on Peak Hour use, this development will add roughly 13 additional cars into the area; which works out to about one every five minutes.

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