

COPY



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43360** APN: 139-28-501-005
Name of Property Owner: JGM Holdings LLC, Gina MAZZA
Name of Applicant: Trandy HESTER
Name of Representative: John Roddell Arch

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): _____

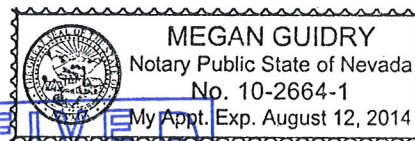
APN: _____

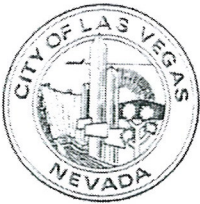
Signature of Property Owner: Trandy Hester
Print Name: Trandy HESTER

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

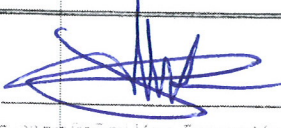
APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
 Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.
 Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.
 Assessor's Parcel #(s) 139-28-501-005 Ward # _____
 General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE
 Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 SF Floor Area Ratio 20.8%
 Gross Acres .88 AC Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER JGM HOLDINGS LLC Contact GINA MAZZA
 Address 116 RIVINGTON AVE Phone: (917) 250-4978 Fax: NONE
 City STATEN ISLAND State NY Zip 10314
 E-mail Address GMAZZA804@AOL.COM

APPLICANT BUST'N SUDS CARWASH Contact TRANDY HESTER
 Address 4901 SPARKLING SKY AVENUE Phone: 702-860-1201 Fax: _____
 City LAS VEGAS State NEVADA Zip 89130
 E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL
 Address 7524 E. ANGUS DRIVE #1 Phone: 480-946-0242 Fax: 480-946-0182
 City SCOTTSDALE State AZ Zip 85251
 E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* 

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

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

This 28 day of September 2011



NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 LISA STARR PORTER
 Appt. No. 04-88607-1
 Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case # SDR-43360

Meeting Date: 11-8-11

Total Fee: 1032.00

Date Accepted: 9-22-11

Accepted By: FS

SDR 43360
Bustin' Suds Carwash

1326 M. Martin L. King Boulevard

Proposed 1 stall car wash.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	1	108.00	108
AM Peak Hour			8.00	8
PM Peak Hour			5.54	6

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Martin L. King Blvd.

Average Daily Traffic (ADT)	33,838
PM Peak Hour	2,707

(heaviest 60 minutes)

Owens Ave.

Average Daily Traffic (ADT)	12,925
PM Peak Hour	1,034

(heaviest 60 minutes)

Washington Ave.

Average Daily Traffic (ADT)	12,813
PM Peak Hour	1,025

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Existing Street Capacity	
Martin L. King Blvd.	51,800
Owens Ave.	34,500
Washington Ave.	34,500

This project will add approximately 108 trips per day on Martin L. King Boulevard, Owens Avenue and Washington Avenue. Martin L. King is currently at about 65 percent of capacity, and Owens and Washington are both at about 37 percent of capacity. After this project is added, Martin L. King is expected to be at about 66 percent of capacity, and Owens and Washington to be at about 38 percent of capacity.

Based on Peak Hour use, this development will add roughly 8 additional cars into the area, which works out to about two every fifteen minutes.

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