



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43961** ^{API} APN: 163-03-806-012, and 013

Name of Property Owner: Danielle Realty / Centennial Azure

Name of Applicant: John Staluppi, Jr.

Name of Representative: Michael J. Bellon

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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: 

Print Name: John Staluppi, Jr.

Subscribed and sworn before me

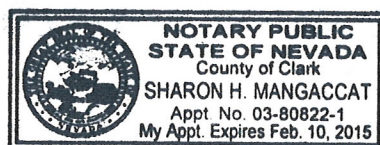
This 21 day of Nov., 20 11

Sharon H. Mangaccat
Notary Public in and for said County and State

Clark Nevada

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NOV 22 2011





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) 7000 West Sahara Avenue, Las Vegas, NV
Project Name Planet Mazda Proposed Use Automobile Sales
Assessor's Parcel #(s) 163-03-806-012, and 013 Ward # 1-Tarkanian
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
Commercial Square Footage 154,638 Floor Area Ratio _____
Gross Acres 3.55 Lots/Units 2 Density _____
Additional Information _____

PROPERTY OWNER Danielle Realty/Centennial Azure Contact Michael Bellon
Address 5850 Centennial Center Blvd. Phone: (702) 876-8000 Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address _____

APPLICANT John Staluppi, Jr. Contact Michael Bellon
Address 5850 Centennial Center Blvd. Phone: (702) 876-8000 Fax: _____
City Las Vegas State NV Zip 89149
E-mail Address _____

REPRESENTATIVE Elysium Enterprises, Inc. Contact Michael Bellon
Address 1408 Saintsbury Drive Phone: (702) 501-6392 Fax: (702) 243-7788
City Las Vegas State NV Zip 89144
E-mail Address elysium_mb@hotmail.com

Property Owner Signature* _____

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

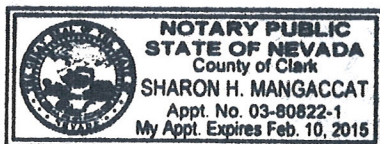
Print Name John Staluppi, Jr.

Subscribed and sworn before me

This 21 day of Nov., 20 11

Sharon H. Mangacat
Notary Public in and for said County and State

Revised 10/27/08



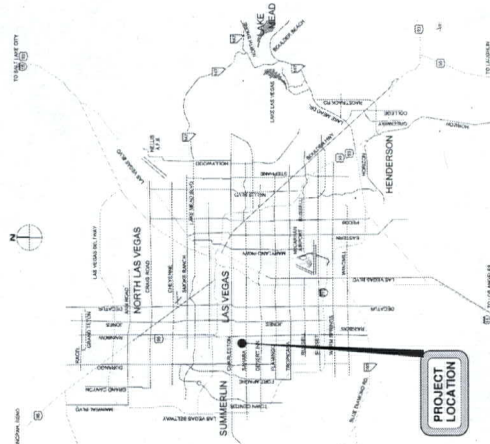
FOR DEPARTMENT USE ONLY

Case #	<u>SDR-43961</u>
Meeting Date:	<u>11/10/11</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>11/22/11</u>
Received By:	<u>Romeo</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

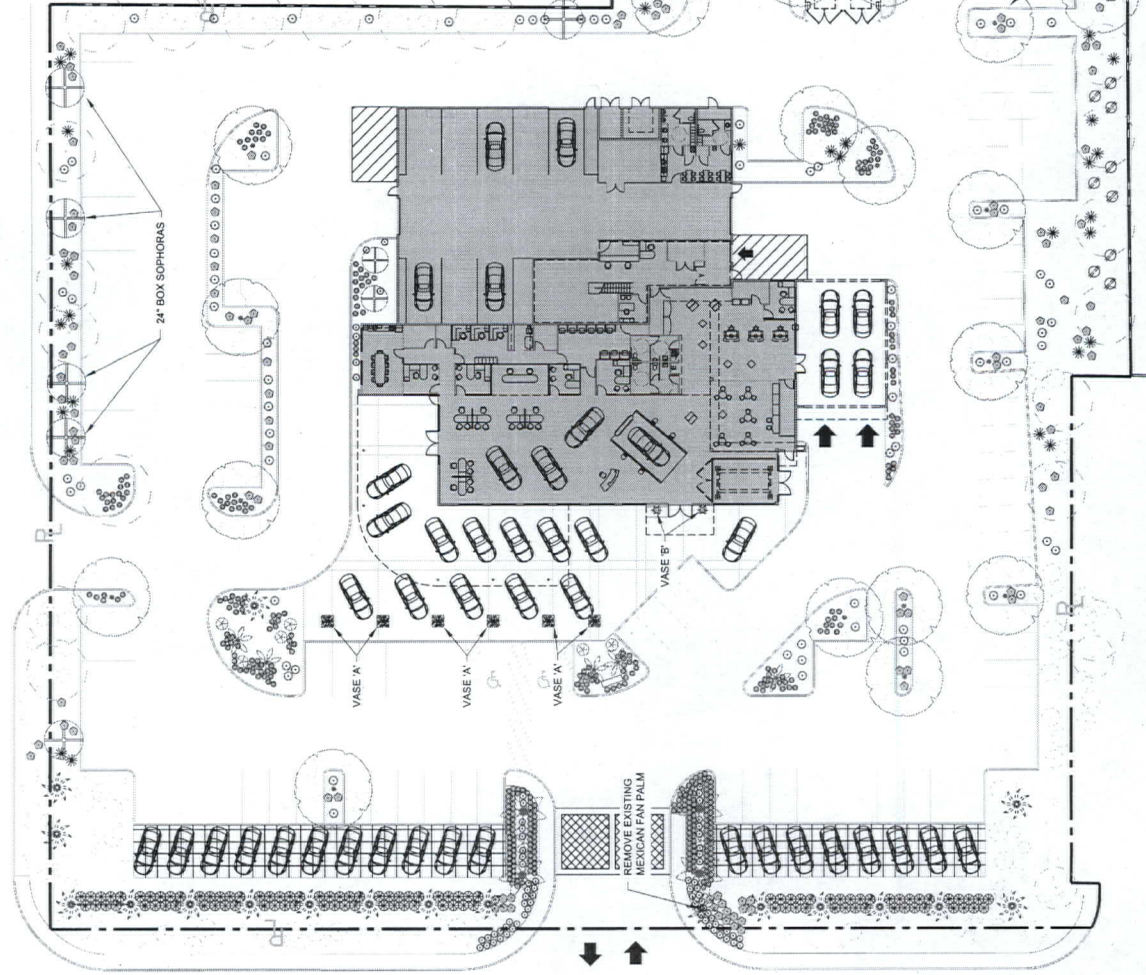
f:\depot\Application Packet\Application Form.pdf

VICINITY MAP

[illegible]

LANDSCAPE NOTES:

1. CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
2. ALL PLANT AREAS TO RECEIVE A 2" LAYER OF 1/4" SCREENED CRUSHED GRANITE ROCK GROUND COVER, 'CANYON CORAL RED' COLOR, FROM MINERAL PARK DECORATIVE ROCK, OR EQUAL.
3. PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.



**HILL
CLARK**
LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357

Vedelago Petsch
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

Date: 12/1/2011

Project No: 2011-121

Scale: 1" = 20'-0'

A compass rose with a circle and a vertical line passing through its center. The word "NORTH" is written vertically above the circle, indicating the orientation of the map.

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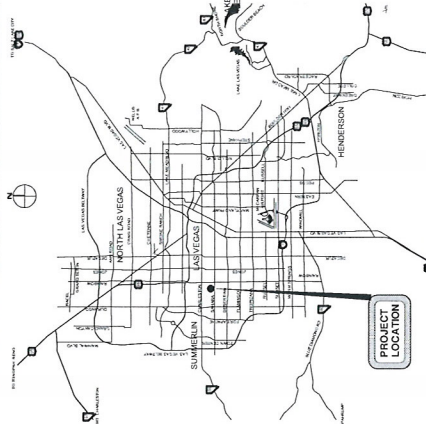
PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LANDSCAPE PLANNING

REVISED

VICINITY MAP

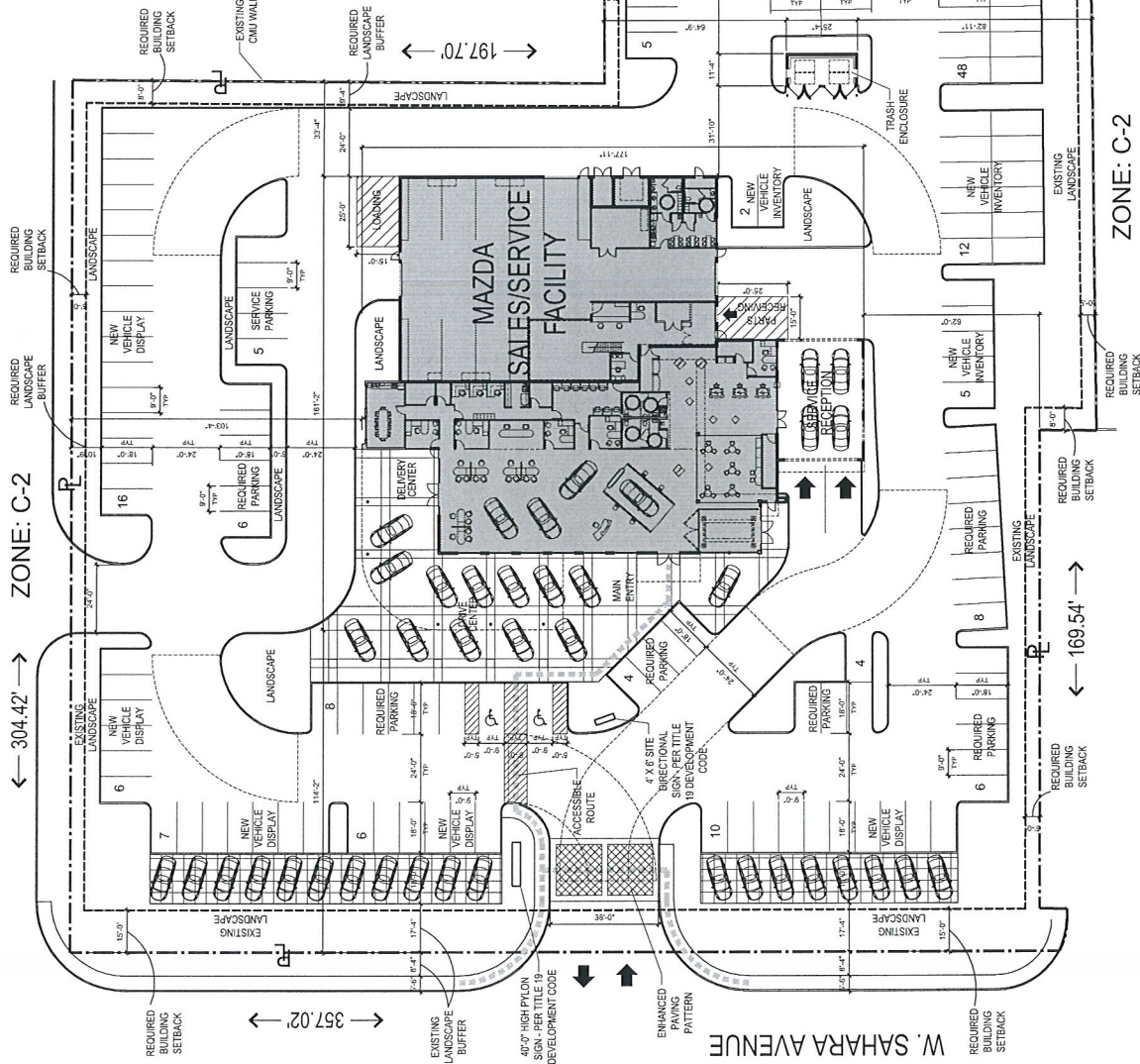


SITE INFORMATION

SITE AREA: 3.55 ACRES OR 154,638 S.F.
CURRENT ZONING / JURISDICTION: C-2 / LAS VEGAS

BUILDING AREA: 8,540 S.F.
SHOWROOM AREA: (INCLUDES SUPPORT FUNCTIONS)
SERVICE DEPT. AREA (LEVEL ONE): 7,925 S.F.
SERVICE DEPT. AREA (LEVEL TWO): 1,370 S.F.
TOTAL BUILDING AREA: 17,835 S.F.
FUTURE FREE STANDING CAR WASH: 902 S.F.

PARKING REQUIRED: 36 SPACES @ 1500 S.F.
SHOWROOM + SERVICE (17,835 S.F.): (INCLUDES SUPPORT FUNCTIONS)
PARKING PROVIDED: 36 SPACES @ 1500 S.F.
SHOWROOM + SERVICE (17,835 S.F.): INCLUDES 2 (THREE) HANDICAPPED PARKING SPACES
REQUIRED ON SITE LOADING ZONES: 2 @ 15' X 25' EACH



VIA OLIVERO AVENUE

Date: 11/18/2011
Project No: 2011-121

Scale: 1" = 20'-0"



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Scale: 1" = 20'-0"

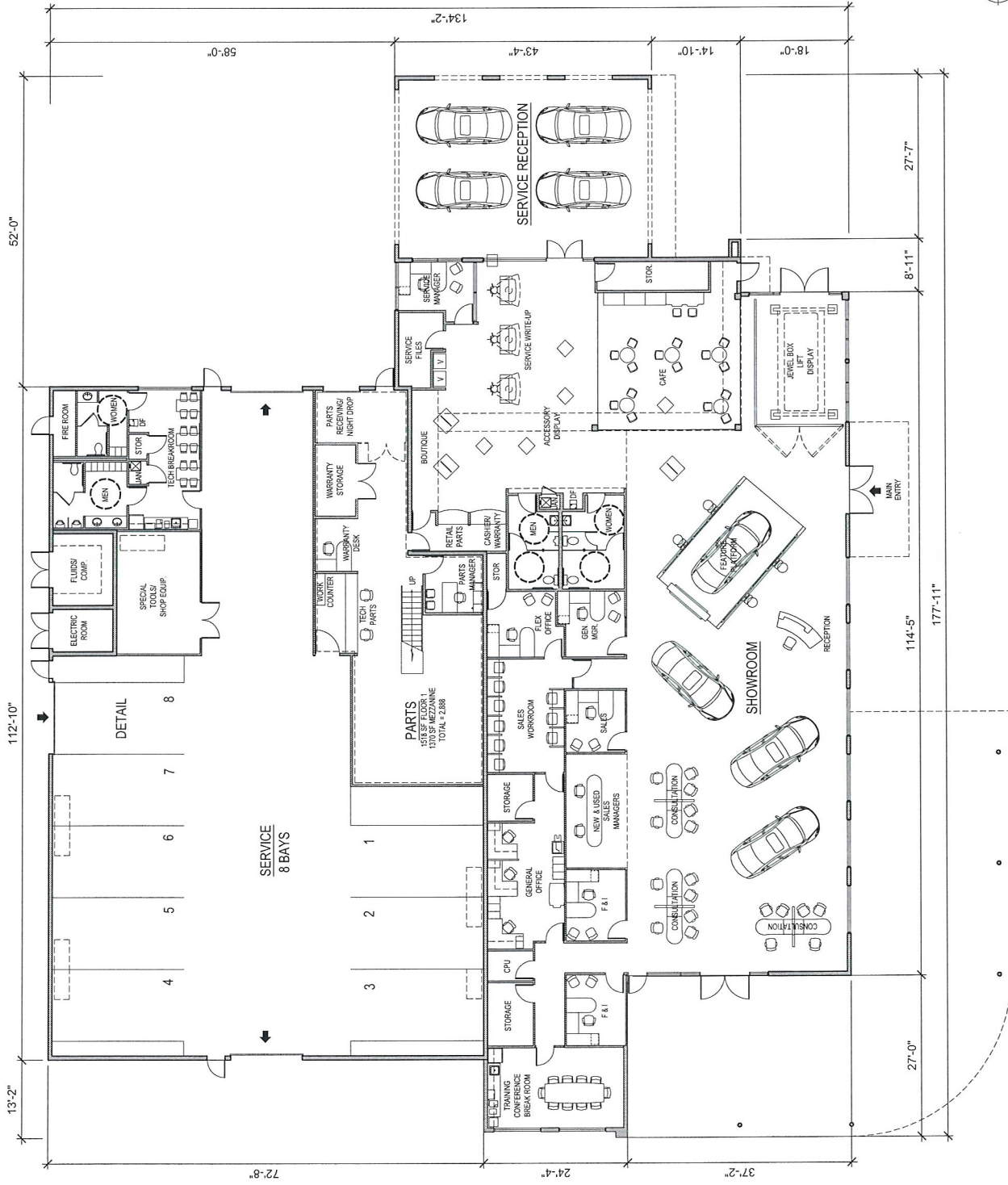
WEST SAHARA AVE. - LAS VEGAS, NV

SITE PLAN

SDR-43961

Vediegas Petch AIA
 3505 Executive Terminal Dr.
 Suite 310
 North Las Vegas, NV 89121
 Phone (702) 451-0000
 Fax (702) 451-0002

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BUILDING INFORMATION

SHOWROOM AREA: (INCLUDES SUPPORT FUNCTIONS)	8,540 S.F.
SERVICE DEPT. AREA: (INCLUDES SUPPORT FUNCTIONS)	6,407 S.F.
PARTS WAREHOUSE - LEVEL ONE:	1,518 S.F.
TOTAL LEVEL ONE BUILDING AREA:	16,465 S.F.

OCCUPANCY	
SHOWROOM (8,540 S.F.)	B
MAXIMUM OCCUPANCY (1/100 S.F.): PER 2009 IBC TABLE 1004.1.1	86 OCCUPANTS
SERVICE DEPT. (6,407 S.F.)	S-1
MAXIMUM OCCUPANCY (1/200 S.F.): PER 2009 IBC TABLE 1004.1.1	32 OCCUPANTS
PARTS WAREHOUSE (1,518 S.F.):	S-2
MAXIMUM OCCUPANCY (1/500 S.F.): PER 2009 IBC TABLE 1004.1.1	4 OCCUPANTS
LEVEL ONE TOTAL OCCUPANT LOAD:	122 OCCUPANTS

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Date: 11/18/2011
Project No: 2011-121
Scale: 1/8" = 1'-0"

Vedelago Petch AIA
3535 Eureka Terminal Dr.
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Henderson, Nevada 89052
Tel: (702) 651-4396
Fax: (702) 651-4392

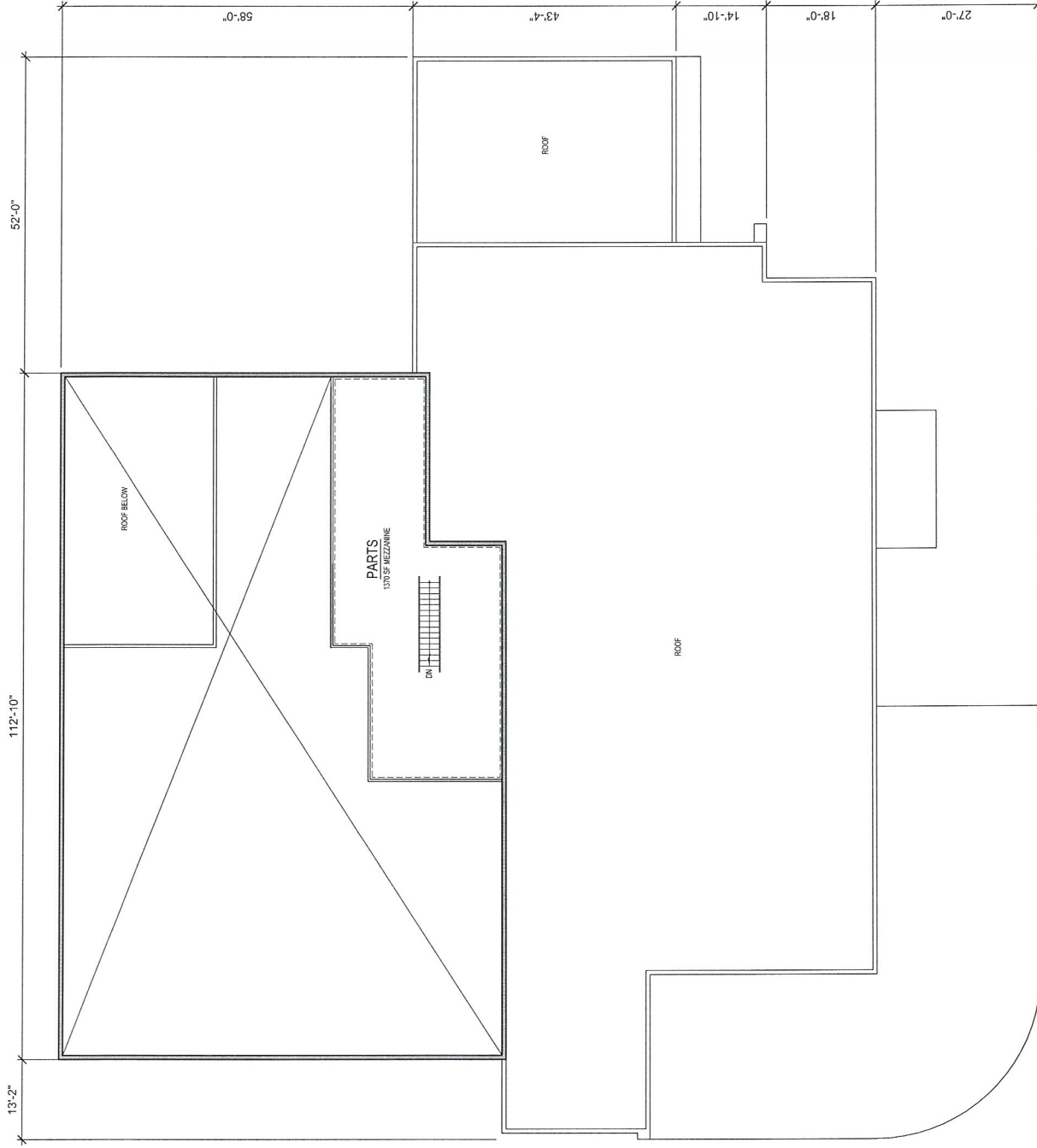
PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LEVEL ONE
FLOOR PLAN

SDR-43961

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BUILDING INFORMATION

PARTS WAREHOUSE - LEVEL TWO: 1,370 S.F.

OCCUPANCY

PARTS WAREHOUSE (1,370 S.F.) S-2
 MAXIMUM OCCUPANCY (1/500 S.F.): 3 OCCUPANTS
 PER 2009 IBC TABLE 1004.1.1

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Date: 11/18/2011
 Project No: 2011-121

Scale: 1/8" = 1'-0"



LEVEL TWO

FLOOR PLAN

PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

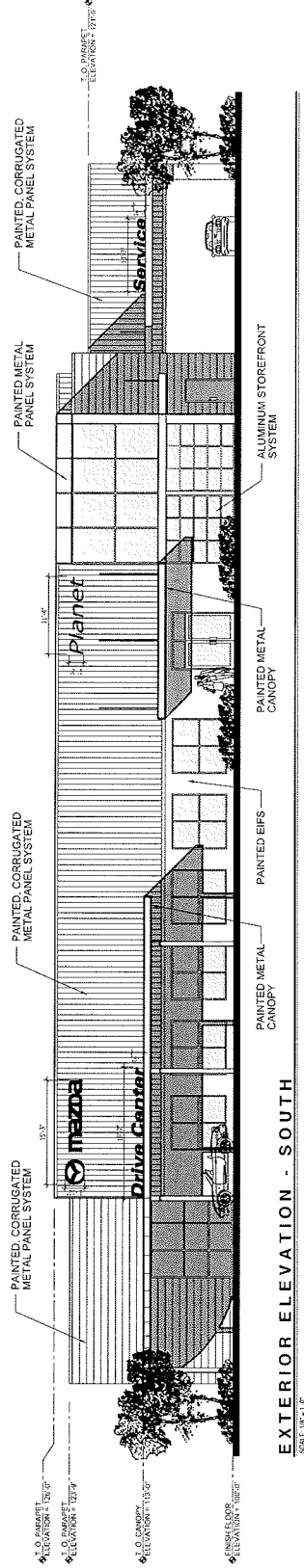
SDR-43961

Veddelago Petsch AIA

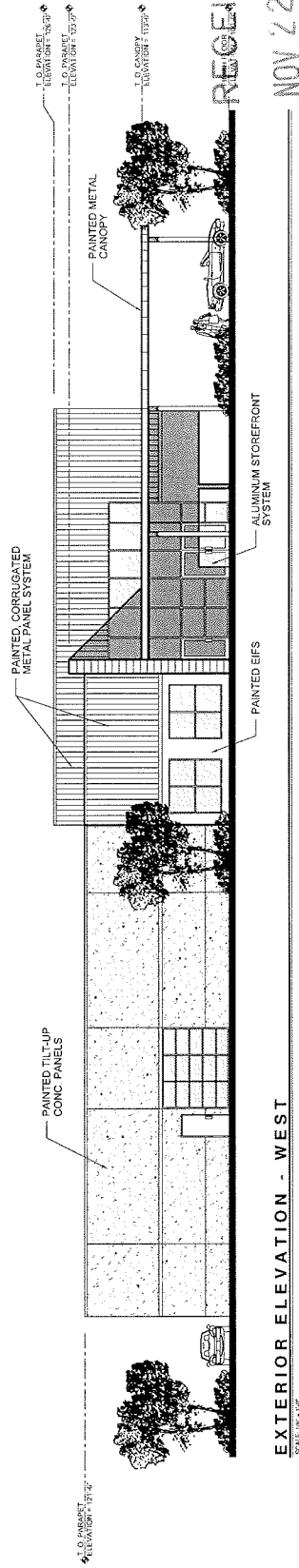
Architects

3535 Executive Terminal Dr.
 Suite 310 - Nevada 89592
 Phone (702) 561-0000
 Fax (702) 561-0002

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



EXTERIOR ELEVATION - WEST
SCALE 1/8" = 1'-0"

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NOV 22 2011

PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

EXTERIOR ELEVATIONS

SDR-43961

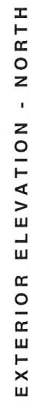
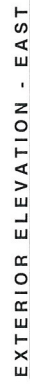
Date: 11/18/2011
Project No: 2011-121

Scale: 1/8" = 1'-0"

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Fax (702) 951-1002

WEST SAHARA AVE. - LAS VEGAS, NV

SDR-43961



SDR 43961
John Staluppi, Jr.

7000 W Sahara Avenue

Proposed 18.737 thousand square foot car dealership.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	18.737	33.34	625
AM Peak Hour			2.05	38
PM Peak Hour			2.64	49

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sahara Ave.

Average Daily Traffic (ADT)	36,588
PM Peak Hour	2,927

(heaviest 60 minutes)

Rainbow Blvd.

Average Daily Traffic (ADT)	51,713
PM Peak Hour	4,137

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Existing Street Capacity	
Sahara Ave.	51,800
Rainbow Blvd.	51,800

This project will add approximately 625 trips per day on Sahara Avenue and Rainbow Boulevard. Sahara is currently at about 72 percent of capacity, and Rainbow is at capacity. After this project is added, Sahara is expected to be at about 72 percent of capacity and Rainbow to be at about capacity.

Based on Peak Hour use, this development will add roughly 49 additional cars into the area, which works out to about one every minute.

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