



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48826** APN: 138-03-602-007
Name of Property Owner: Jaime & Refugio Espinoza Lopez
Name of Applicant: Jaime Lopez
Name of Representative: David Turner

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: _____

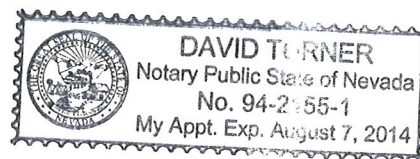
Signature of Property Owner: Jaime A. Lopez

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013
[Signature]

Notary Public in and for said County and State



RECEIVED



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 4515 Balsam St.
 Project Name Concrete Solutions Proposed Use m
 Assessor's Parcel #(s) 138-03-602-007 Ward # 4
 General Plan: existing L1/R proposed L1/R Zoning: existing m proposed m
 Commercial Square Footage 2784 Floor Area Ratio N/A
 Gross Acres 0.41 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER Jaime Lopez Contact Jaime Lopez
 Address 5080 Winter Ave Phone: 277-5368 Fax: 644-8579
 City Las Vegas State NV Zip 89130
 E-mail Address csi@csinv.net

APPLICANT Concrete Solutions Contact Jaime Lopez
 Address 11245 Gallery Echo St. Phone: 277-5368 Fax: 644-8579
 City Las Vegas State NV Zip 89141
 E-mail Address csi@csinv.net

REPRESENTATIVE David Turner Contact David Turner
 Address 1210 Hinson St. Phone: 289-1714 Fax: 878-2695
 City Las Vegas State NV Zip 89102
 E-mail Address davidt@baughman-turner.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* JAIME A. LOPEZ

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 20 13

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FOR DEPARTMENT USE ONLY

Case # SDR-48826

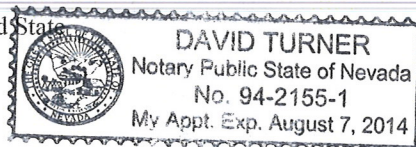
Meeting Date: 05/14/13

Total Fee: \$1030.00

Date Received*: 03/24/13

Received By: Jonathan B

Notary Public in and for said County and State



Revised 10/27/08

MAR 28 2013

City of Las Vegas
Dept. of Planning

*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.

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4515 Balsam Street

Proposed 2.784-thousand square foot contractor's plant, shop and storage yard.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	18.63	52
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

(heaviest 60 minutes)

Old Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	12.63	13
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	14.09	39
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	4,375
PM Peak Hour	350

(heaviest 60 minutes)

Lone Mountain Road

Average Daily Traffic (ADT)	13,938
PM Peak Hour	1,115

(heaviest 60 minutes)

Craig Road

Average Daily Traffic (ADT)	32,788
PM Peak Hour	2,623

(heaviest 60 minutes)

Balsam Street

Average Daily Traffic (ADT)	62
PM Peak Hour	5
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Rainbow Boulevard	16300
Lone Mountain Road	32775
Craig Road	51800
Balsam Street	3000

This project will add approximately 39 trips per day on Rainbow Blvd., Lone Mountain Rd., Craig Rd, and Balsam St. Currently, Rainbow is at about 27 percent of capacity, Lone Mountain is at about 43 percent of capacity, Craig is at about 63 percent of capacity, and Balsam is at about 2 percent of capacity. With this project, Rainbow, Lone Mountain and Craig are expected to remain unchanged, and Balsam is expected to be at about 3 percent of capacity.

Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.

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