



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48844** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: _____

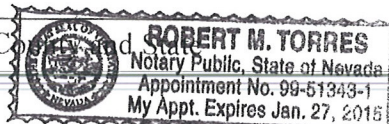
Signature of Property Owner: _____

Print Name: JAMES J. CHAISSON

Subscribed and sworn before me

This 25 day of MARCH, 2013

Robert M. Torres
Notary Public in and for said County of Clark, State of Nevada





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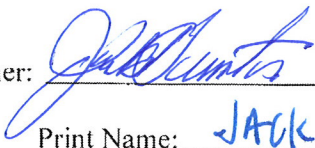
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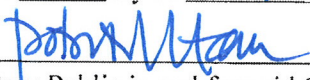
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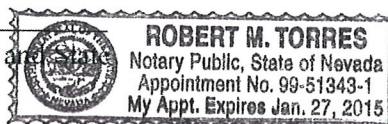
Signature of Property Owner: 

Print Name: JACK Hunter

Subscribed and sworn before me

This 15 day of MARCH, 2013


Notary Public in and for said County of Clark





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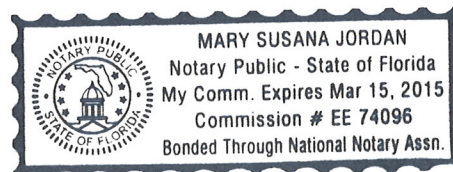
Signature of Property Owner: [Signature]

Print Name: RICHARD STARR, PARTNER

Subscribed and sworn before me

This 25th day of March, 20 13

Indian River Notary Public
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

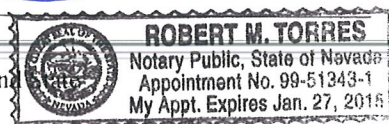
Application/Petition For: Site Development Plan Review
 Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd
 Project Name Walgreens Proposed Use Gen Retail/Drug Store
 Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 Ward # 1 - Tarkanian
 General Plan: existing MXU proposed MXU Zoning: existing C-2 proposed C-2
 Commercial Square Footage 14,490 s.f. Floor Area Ratio 20%
 Gross Acres 3.84 Lots/Units 2 Density n/a
 Additional Information _____

PROPERTY OWNER J R J Properties Contact James Chaisson
 Address 4021 Meadows Lane Phone: 702 682-9011 Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address Jim ChaissonSR@yahoo.com

APPLICANT PECO NNN Development, LLC Contact Robert J. Sherry
 Address 222 South Main Street, Suite 1730 Phone: (503) 538-1096 Fax: (503) 487-6653
 City Salt Lake City State UT Zip 84101
 E-mail Address bsherry@phillipsedison.com

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lrneng.com

Property Owner Signature James Chaisson
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JAMES J. CHAISSON
 Subscribed and sworn before me
 This 25 day of MARCH, 20 13
Potomitan



Notary Public in and for said County and State of Nevada

FOR DEPARTMENT USE ONLY

Case #	<u>SDE-48844</u>
Meeting Date:	<u>5/14/13</u>
Total Fee:	<u>1030.-</u>
Date Received:*	<u>3/28/13</u>
Received By:	<u>[Signature]</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



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APPLICATION / PETITION FORM

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E-mail Address _____

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City Las Vegas State NV Zip 89118
E-mail Address mark.bangan@lrneng.com

Property Owner Signature* [Signature]

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

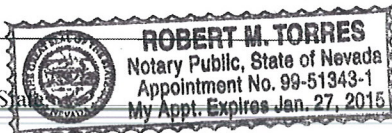
Print Name JACK HUNTER

Subscribed and sworn before me

This 25 day of MARCH, 20 13

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

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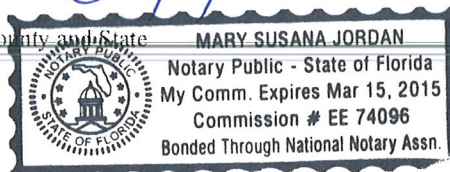
Print Name RICHARD STARR, PARTNER

Subscribed and sworn before me

This 25th day of March, 20 13

Indian River _____

Notary Public in and for said County and State



Revised 10/27/08

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\\depof\Application Packet\Application Form.pdf

SDR 48844
Peco NNN Development

2451 S. Decatur Blvd.

Proposed 14.82 thousand square foot pharmacy.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PHRM/DRUGSTORE W/ DRIVE THRU [1000 SF]	14.82	88.16	1,307
AM Peak Hour			2.66	39
PM Peak Hour			10.35	153

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	42,200
PM Peak Hour (heaviest 60 minutes)	3376

Sahara Avenue

Average Daily Traffic (ADT)	46,050
PM Peak Hour (heaviest 60 minutes)	3684

Adjacent Street ADT Capacity

Decatur Boulevard	51,800
Sahara Avenue	51,800

This project is expected to add about 1,307 trips per day on Decatur Blvd. & Sahara Ave. Currently, Decatur is at about 71 percent of capacity and Sahara is at about 89 percent of capacity. With this project, Decatur is expected to be at about 84 percent of capacity and Sahara is expected to be at about 91 percent of capacity.

Based on Peak Hour use, this project will add about 153 trips in the peak hour, or about five every two minutes.

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