



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-56653** APN: 125-27-101-035

Name of Property Owner: Centennial-Azure, LLC

Name of Applicant: John Staluppi Jr.

Name of Representative: Michael 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: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Handwritten Signature]

Print Name: JOHN STALUPPI JR.

Subscribed and sworn before me

This 23rd day of October, 2014

Shawn L. Million
Notary Public in and for said County and State



PRJ-56361
10/23/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change & Site Development Review

Project Address (Location)

Project Name Planet Nissan Truck Center Proposed Use Auto Sales/Service

Assessor's Parcel #(s) 125-27-101-035 Ward # 6 - Ross

General Plan: existing TC-SC proposed TC-6C Zoning: existing C-1 proposed C-2

Commercial Square Footage 22,625 s/f, Floor Area Ratio 9.6:1

Gross Acres 4.43 Lots/Units N/A Density N/A

Additional Information

PROPERTY OWNER Centennial-Azure, LLC Contact Michael Bellon
Address 5850 Centennial Center Blvd. Phone: (702) 501-6392 Fax: (702) 605-8161
City Las Vegas State Nevada Zip 89149
E-mail Address elysium_mb@hotmail.com

APPLICANT John Staluppi, Jr. Contact Michael Bellon
Address 5850 Centennial Center Blvd. Phone: (702) 501-6392 Fax: (702) 605-8161
City Las Vegas State Nevada Zip 89149
E-mail Address elysium_mb@hotmail.com

REPRESENTATIVE Elysium Enterprises, Inc. Contact Michael Bellon
Address 1408 Saintsbury Drive Phone: (702) 501-6392 Fax: (702) 605-8161
City Las Vegas State Nevada Zip 89144
E-mail Address elysium_mb@hotmail.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* [Signature]

Print Name JOHN STALUPPI JR

Subscribed and sworn before me

This 23rd day of October, 2014.

[Signature]

Notary Public in and for said County and State of Nevada
SHAWN L. MILLION
Notary Public-State of Nevada
APPT. NO. 04-86594-1
My App. Expires January 23, 2016

FOR DEPARTMENT USE ONLY
Case # SDR-56653
Meeting Date: 12/09/14 PC
Total Fee:
Date Received:*
Received By:

*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 City Code.
PRJ-56361
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North side of Azure Drive, west of Tenaya Way

Proposed 22.625 thousand square foot motor vehicle sales.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/ UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	22.625	33.34	754
AM Peak Hour			2.03	46
PM Peak Hour			2.59	59

Existing traffic on all nearby streets:

Azure Drive

Average Daily Traffic (ADT)	8,150
PM Peak Hour (heaviest 60 minutes)	652

Tenaya Way

Average Daily Traffic (ADT)	11,463
PM Peak Hour (heaviest 60 minutes)	917

Adjacent Street ADT Capacity

Azure Drive	34,500
Tenaya Way	34,500

This project is expected to add about 754 trips per day on Azure Dr., Tenaya Way & Sky Pointe Dr. Currently, Azure is at about 24 percent of capacity and Tenaya is at about 33 percent of capacity. With this project, Azure is expected to be at about 26 percent of capacity and Tenaya to be at about 35 percent of capacity. Counts are not available for Sky Pointe Dr. in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this project will add about 59 trips in the peak hour, or about one every minute.

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