



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48464** APN: 139-34-810-101 thru 105,074,075 ^{+ 139-34-812-003} ~~2039-34-81~~

Name of Property Owner: Charleston Towers, LLC

Name of Applicant: Charleston Towers, LLC

Name of Representative: G.C. Garcia, 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

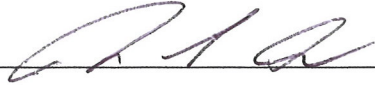
☒ No

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: 

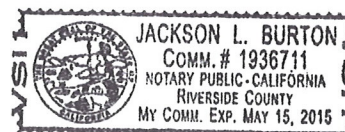
Print Name: Mark S. Dix

Subscribed and sworn before me

This 13th day of February, 2013

Mark S. Dix
Notary Public in and for said County and State

Jackson L. Burton, Notary Public



RECEIVED
FEB 21 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this

13th day of February, 2013, by
Date Month Year

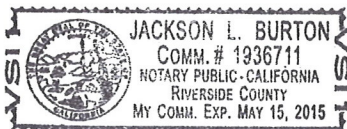
(1) MARK S. DIX
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (,)

(and
(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature Jackson L. Burton, Notary Public
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 2/13/13 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) Charleston & 10th
 Project Name Charleston Towers Proposed Use Mixed-Use Office, Retail & Resid.
 Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 Ward # 3 (Coffin)
 General Plan: existing C proposed N/C Zoning: existing C-1 proposed N/C
 Commercial Square Footage 47,100 sq ft Floor Area Ratio 4.2
 Gross Acres 1.91 +/- Lots/Units 166 Density _____
 Additional Information _____

PROPERTY OWNER Charleston Towers, LLC Contact Mark Dix
 Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
 City Lake Elsinore State CA Zip 92530
 E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC Contact Mark Dix
 Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
 City Lake Elsinore State CA Zip 92530
 E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com (Andrea)

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* _____

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

Print Name Mark Dix

Subscribed and sworn before me

This 13th day of February, 20 13.

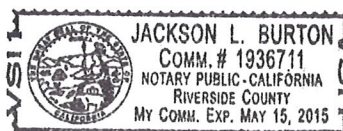
Mark S. Dix
Jackson L. Burton, Notary Public
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-48464</u>
Meeting Date:	<u>4/9/13</u>
Total Fee:	<u>\$1030.-</u>
Date Received:*	<u>2/21/13</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.

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



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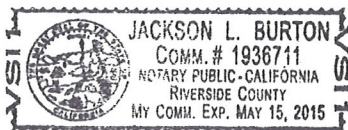
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Signature of Document Signer No. 2 (if any) _____

State of California

County of Riverside



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RIGHT THUMBPRINT
OF SIGNER #1
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RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

NWC Charleston Blvd & 10th St

Proposed 166 unit multi-family residential development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	166	6.65	1,104
AM Peak Hour			0.51	85
PM Peak Hour			0.62	103

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	47.1	42.94	2,022
AM Peak Hour			1.00	2
PM Peak Hour			3.73	176

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	166	6.65	3,126
AM Peak Hour			0.51	87
PM Peak Hour			0.62	279

Existing traffic on all nearby streets:

Charleston Blvd.

Average Daily Traffic (ADT)	31,613
PM Peak Hour (heaviest 60 minutes)	2,529

10th St.

Average Daily Traffic (ADT)	2,375
PM Peak Hour (heaviest 60 minutes)	190

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Blvd.	34,500
10th St.	16,300

This project is expected to increase traffic on Charleston Blvd. & 10th St. by about 3,126 trips per day. Currently, Charleston is at about 92 percent of capacity and 10th is at about 15 percent of capacity. With this project, Charleston is expected to be over capacity and 10th to be at about 34 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 279 trips in the peak hour, or about nine every two minutes.

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

