



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48469** APN: 163-06-416-006

Name of Property Owner: SH Northeast Land Co.

Name of Applicant: SH Northeast Land Co.

Name of Representative: Frank Pankratz

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: Frank Pankratz

Subscribed and sworn before me

This 21 day of February, 20 13

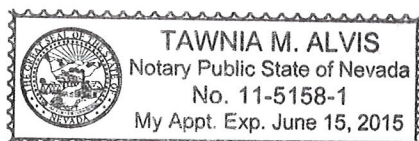
Tawnia M. Alvis

Notary Public in and for said County and State

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FEB 21 2013

City of Las Vegas
Dept. of Planning



f:\depot\Application Packet\Statement of Financial Interest.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara Center
 Project Address (Location) NE corner of Sahara and Hulapai
 Project Name Sahara Center Proposed Use Commercial
 Assessor's Parcel #(s) 163-06-416-006 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 219,100 Floor Area Ratio _____
 Gross Acres 18.11 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER SH Northeast Land Co. Contact Frank Pankratz
 Address 9755 W. Charleston Blvd. Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address frank@ehbcompanies.com

APPLICANT SH Northeast Land Co. Contact Frank Pankratz
 Address 9755 W. Charleston Blvd. Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz Contact Frank Pankratz
 Address 9755 W. Charleston Blvd. Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address frank@ehbcompanies.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* _____

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

Print Name Frank Pankratz

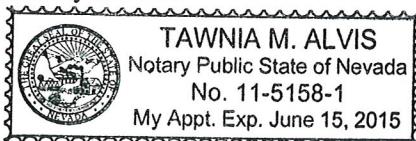
Subscribed and sworn before me

This 21 day of February, 20 13.

Tawnia M. Alvis

Notary Public in and for said County and State

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 Revised 10/27/08
City of Las Vegas
Dept. of Planning



FOR DEPARTMENT USE ONLY

Case # SDR-48469

Meeting Date: 04/09/13

Total Fee: \$1030.00

Date Received: 02/21/13

Received By: Jonathan B.

* 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

PROJECT - INFORMATION

Parcel:

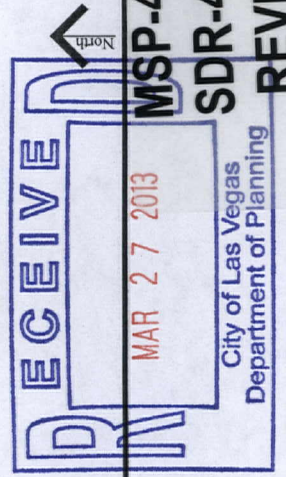
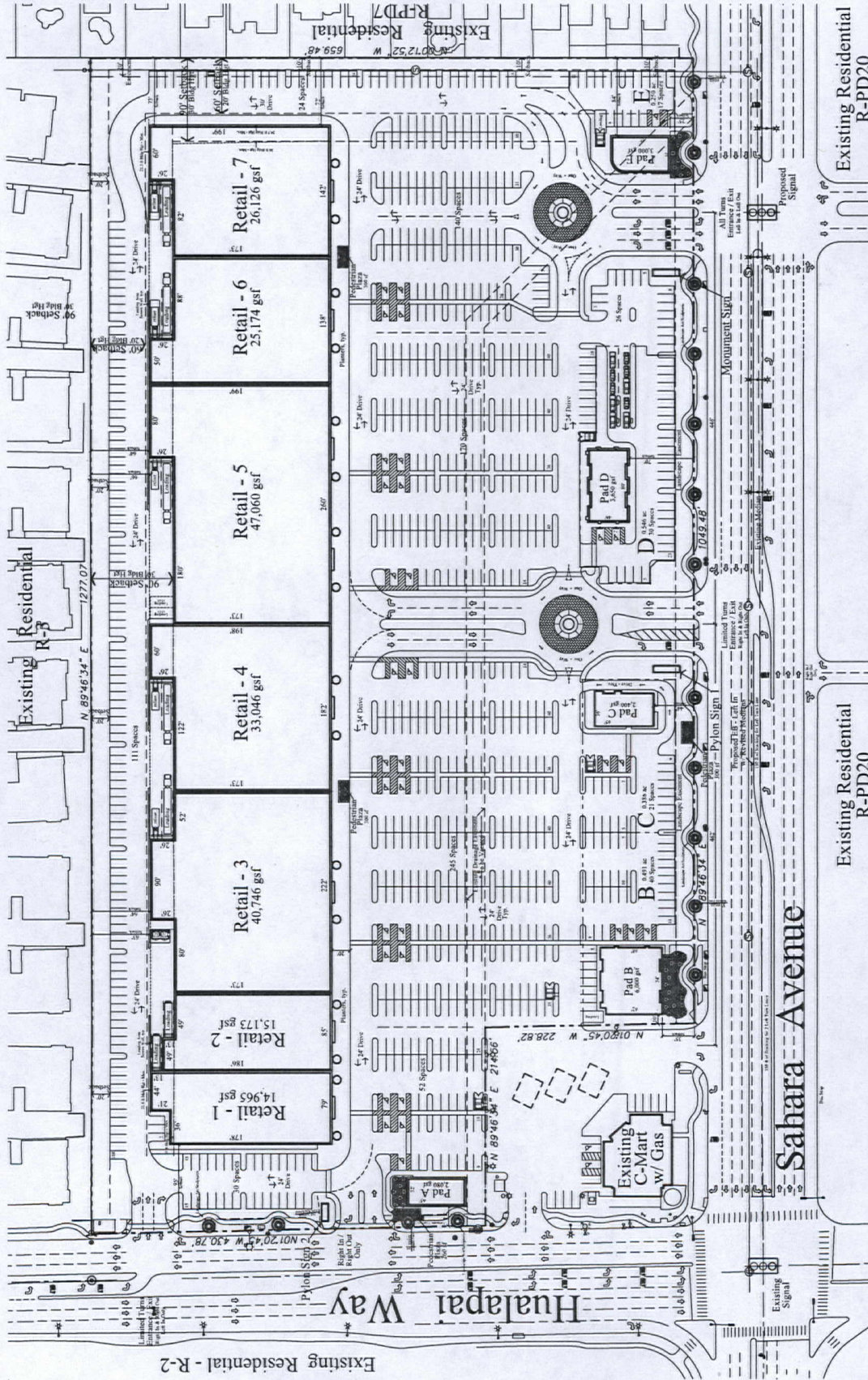
Zoning: Limited Commercial District : C-1
Area: (Tr & V) 20,408 ac
Gross Area: 888,952 sf
Net Area: 788,813 sf

Retail:

202,200 gsf
16,810 gsf
219,100 gsf
281

Parking Calc's

Shopping Center
Total Required: 219,144 877
Parking Required:
Parking Field
Parking Pads
Total Provided: 798
906
Parking Ratio: 4.14 per 1000 1 per 242
H/C Required: 2% of Required Parking 19
Provided: 3.6 % 33



Site Plan

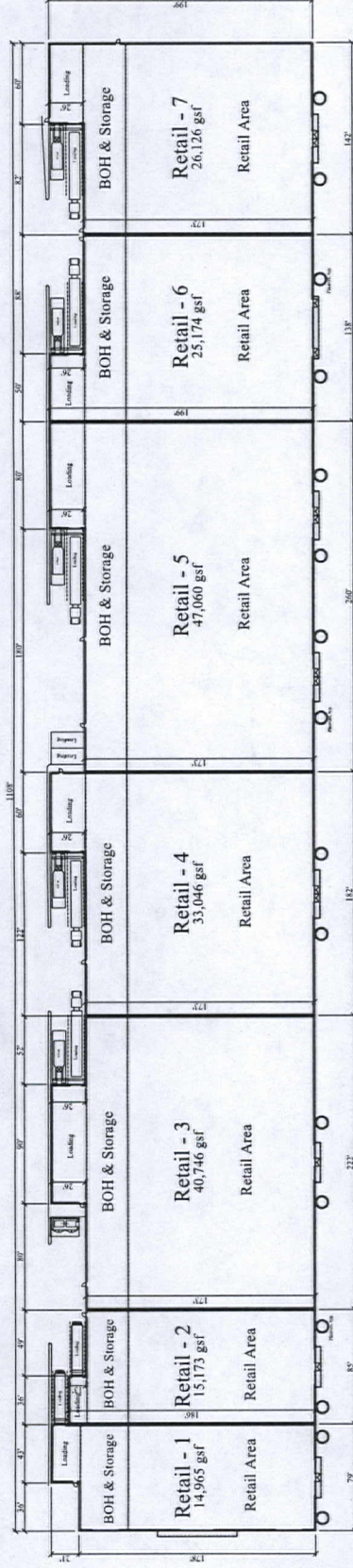
Sahara Center
Las Vegas, Nevada

SH Northeast
Land Company, LLC

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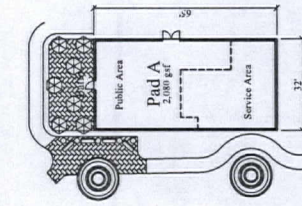
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MSP-48470
SDR-48469
March 20, 2013

City of Las Vegas
Department of Planning



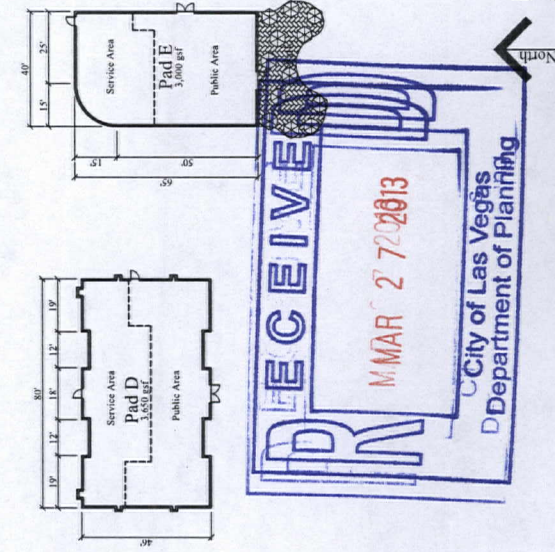
Retail 1 ~ 7 - Floor Plans

Scale: 1" = 40'



Pads A ~ E - Floor Plans

Scale: 1" = 20'



Floor Plans

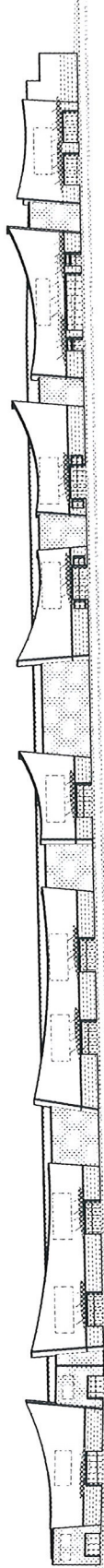
SH Northeast
Land Company, LLC

Sahara Center
Las Vegas, Nevada

MSP-48470
SDR-48469
REVISED

Project No.: 112032 February 21, 2013

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SOUTH HUALAPAI WAY

WEST SAHARA AVE

3D PERSPECTIVE

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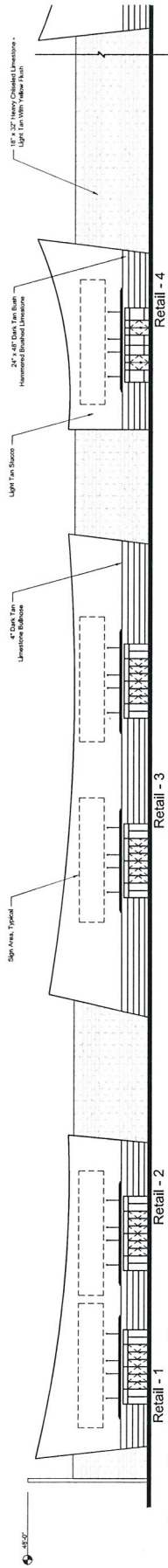
SH NORTHEAST
LAND COMPANY, LLC

SAHARA CENTER
LAS VEGAS, NEVADA

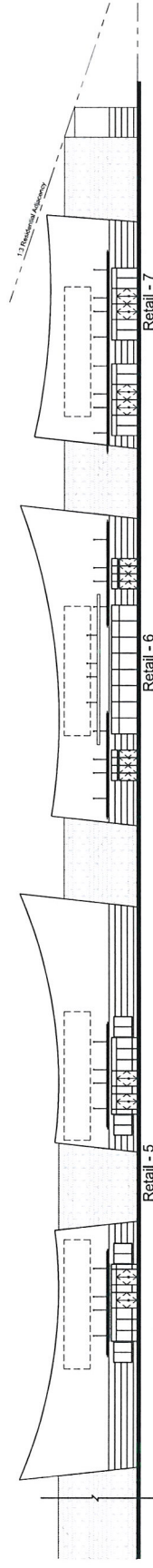
MSP-48470
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Not To Scale PROJECT No. 112032 FEBRUARY 21, 2013

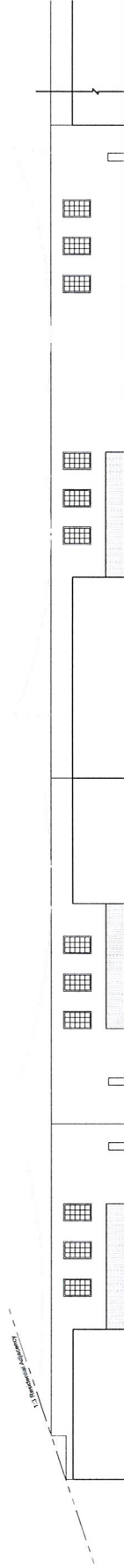




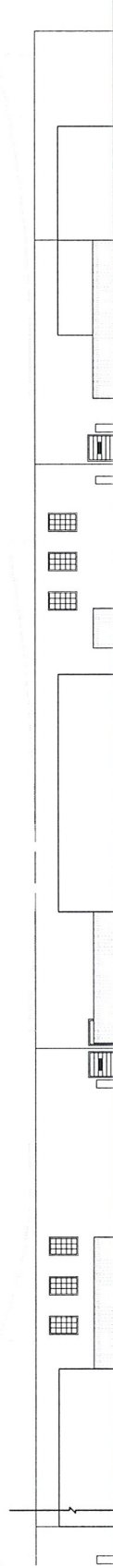
South Elevation



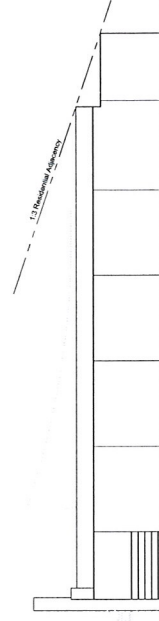
South Elevation, Cont.



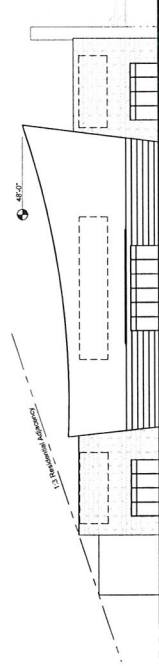
North Elevation



North Elevation, Cont.



East Elevation



West Elevation

Retail 1-7 Elevations

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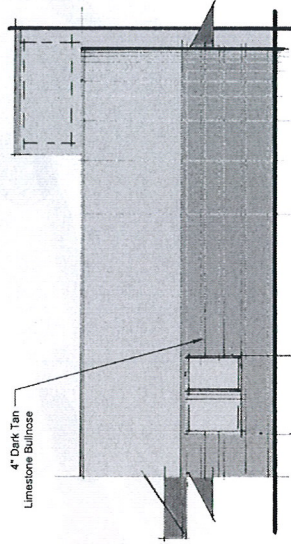
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Department of Planning

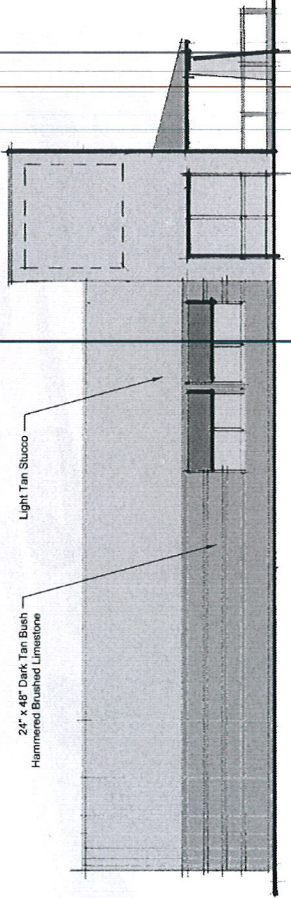
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Project No.: 112032
February 21, 2013

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LAS VEGAS • SCOTTSDALE

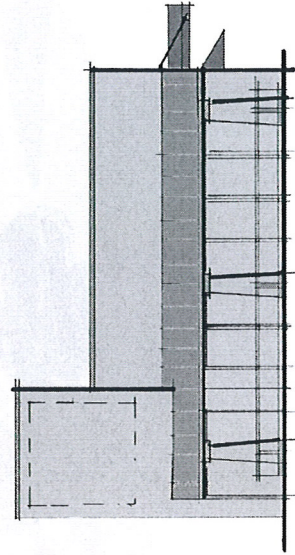
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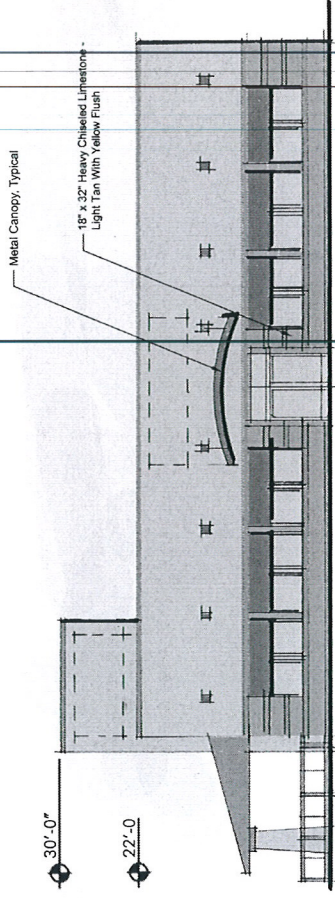
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PAD A & E ELEVATIONS

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LAND COMPANY, LLC

SAHARA CENTER
LAS VEGAS, NEVADA

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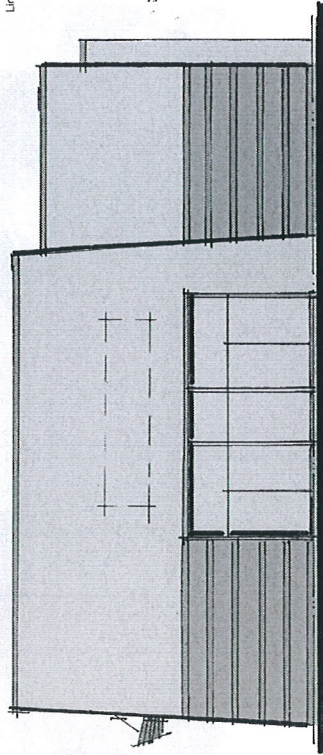
City of Las Vegas
Dept. of Planning

SCALE: 1" = 5'
0 5 10 20
PROJECT NO. 112032 FEBRUARY 21, 2013

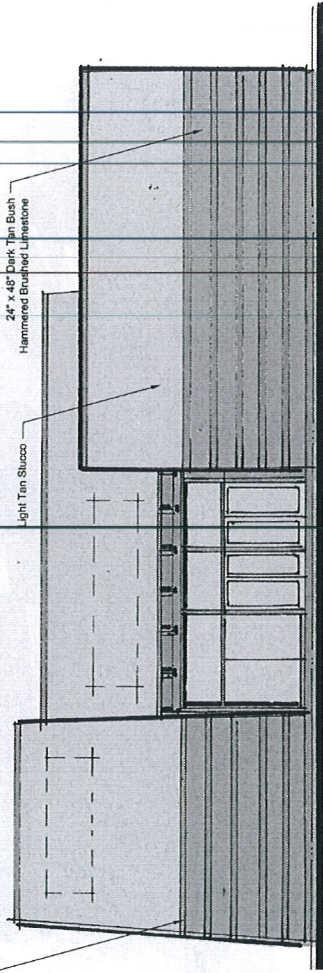
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SDR-48469

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EAST ELEVATION



NORTH ELEVATION

4" Dark Tan
Limestone Bulfinch

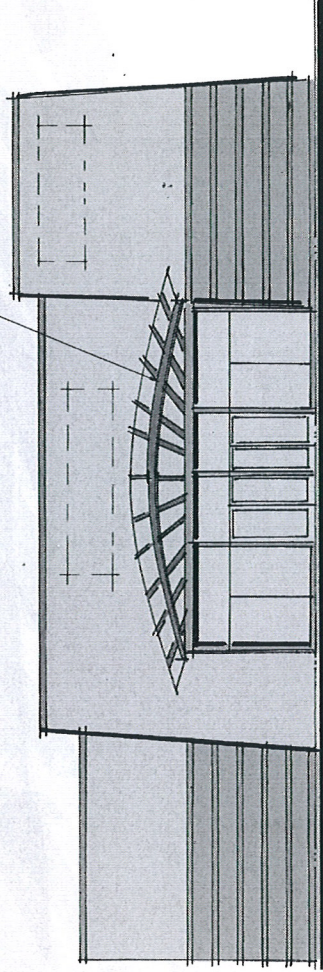
Light Tan Stucco

24" x 48" Dark Tan Bush
Hammered Brushed Limestone

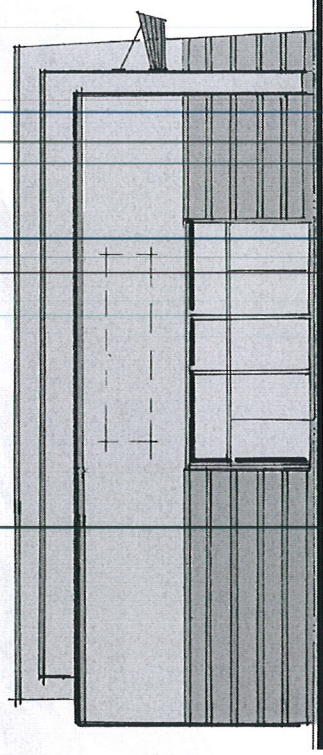
30'-0"

22'-0"

Metal Canopy, Typical



SOUTH ELEVATION



WEST ELEVATION

SCALE: 1" = 5'

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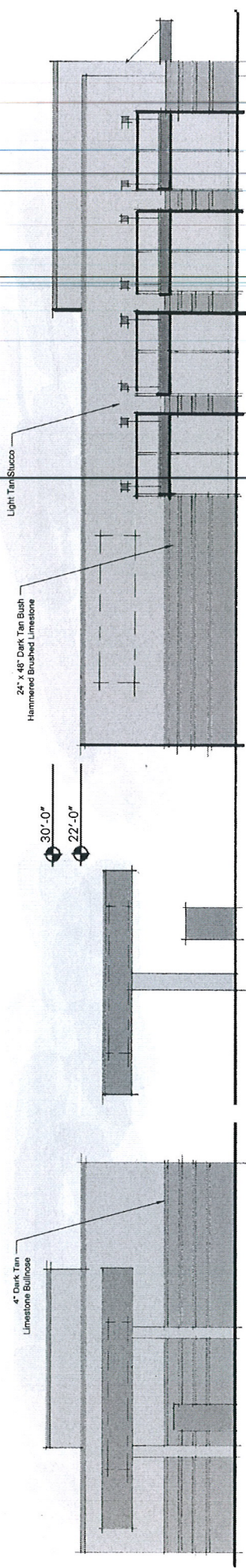
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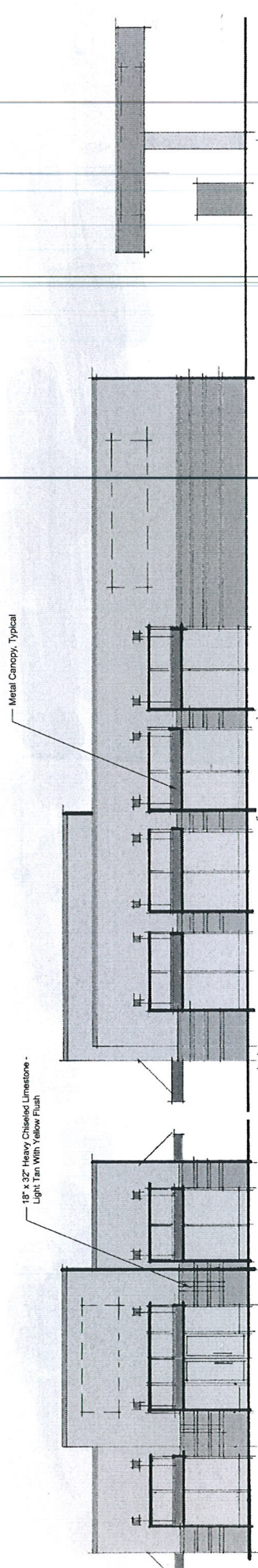
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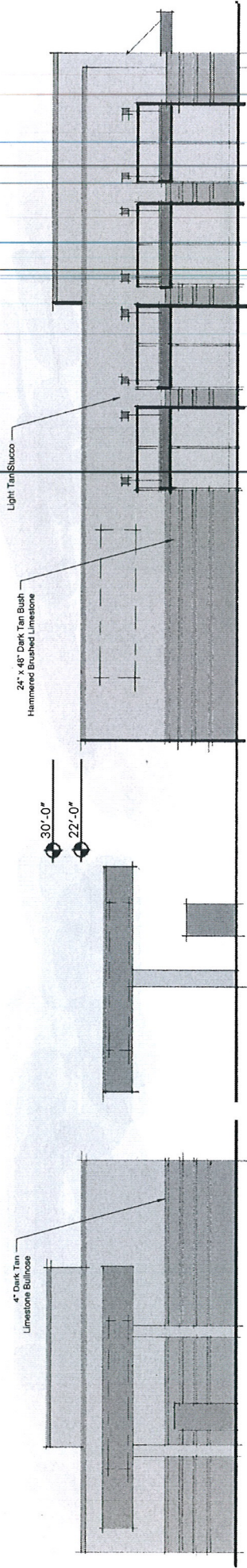
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SCALE: 1" = 5'
0 5 10 20
PROJECT No. 112032 FEBRUARY 21, 2013

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PAD D ELEVATIONS

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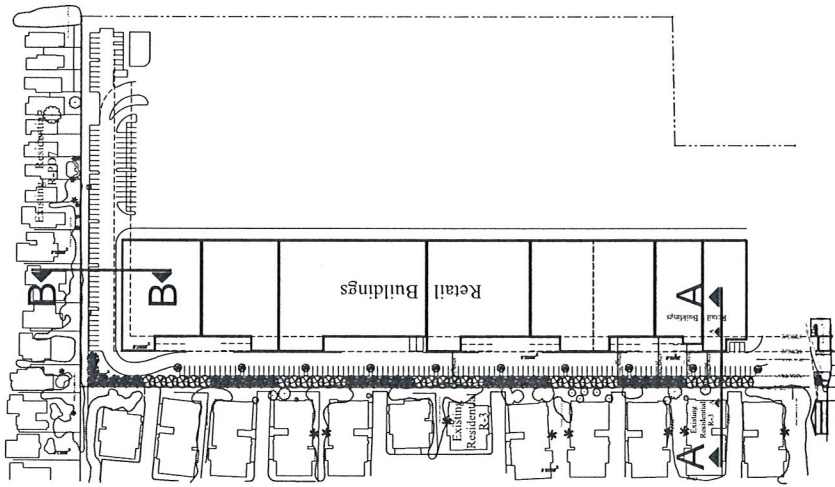
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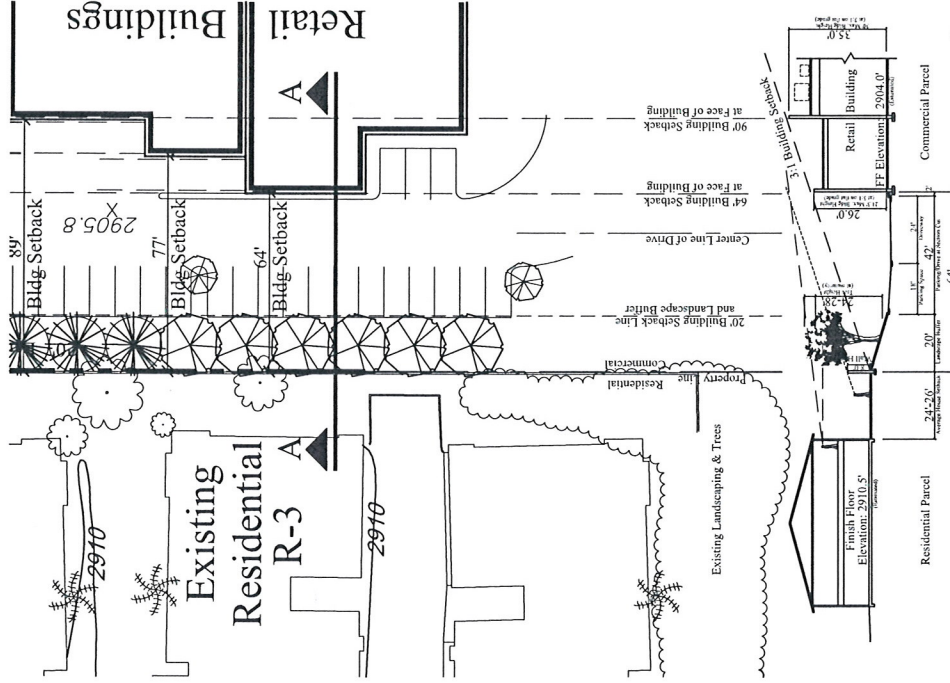
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Note:
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The Actual On-Site Conditions, (i.e. Property Lines, Elevations, etc.) may differ from that Represented with this Exhibit.



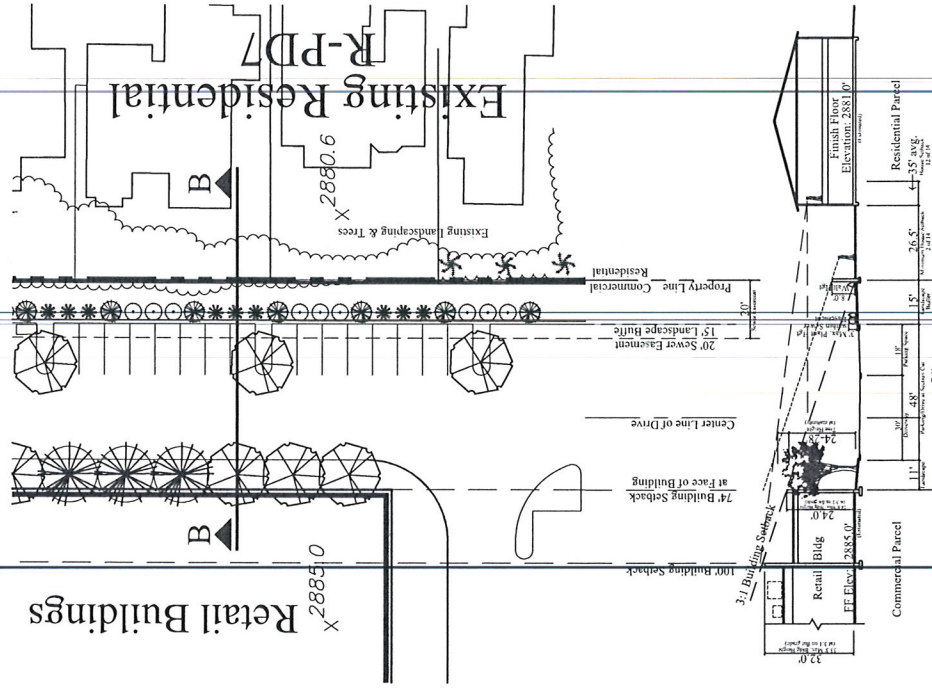
Cross Section Key Plan

Not to Scale



Cross Section A-A

Scale: 1" = 20'



Cross Section B-B

Scale: 1" = 20'

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Scale: 1" = 10'

Project No.: 112032
February 21, 2013

Residential Adjacency Exhibit

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Land Company, LLC

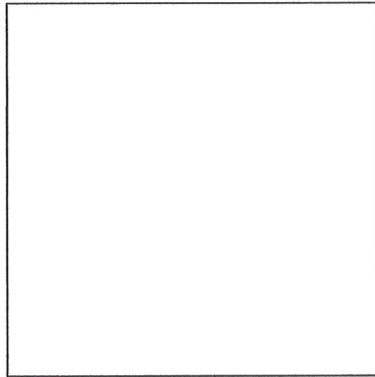
Sahara Center
Las Vegas, Nevada
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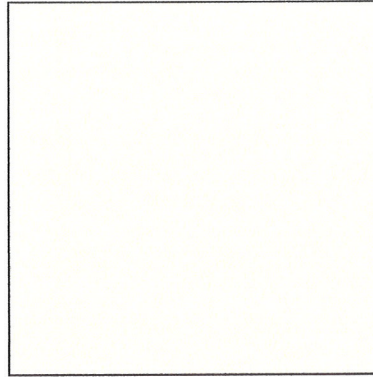
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STUCCO PRIMARY
DEW 380 WHITE



STUCCO SECONDARY
DEW 339 BONE CHINA

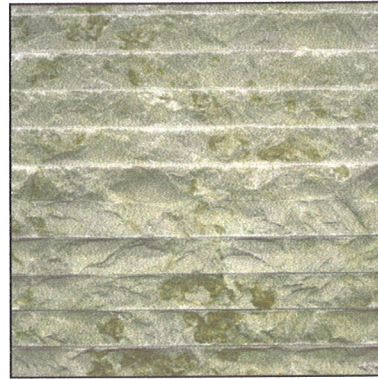


MATERIALS

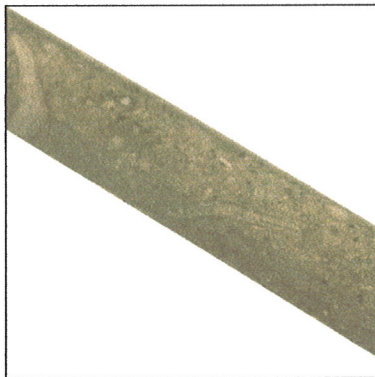
STONE
BUSH HAMMERED LIMESTONE



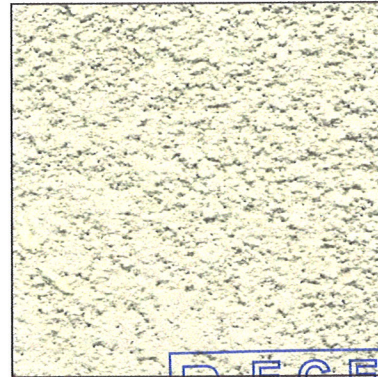
STONE
HEAVY CHISELED LIMESTONE



TRIM
LIMESTONE BULLNOSE



STUCCO



**MSP-48470
SDR-48469
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COLOR AND MATERIALS BOARD



PROJECT No. 112032 FEBRUARY 21, 2013

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**SH NORTHEAST
LAND COMPANY**

SAHARA CENTER
LAS VEGAS, NEVADA

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SDR 48469

SH Northeast Land Company, LLC

NEC Sahara Ave & Hualapai Way

Proposed 219.1 thousand square foot retail development.

Traffic produced by proposed development:

DESCRIPTION		#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	202.29	42.94	8,686
AM Peak Hour			1.00	202
PM Peak Hour			3.73	755

DESCRIPTION		#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	16.81	496.12	8,340
AM Peak Hour			49.35	2
PM Peak Hour			33.84	569

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	219.1	42.94	17,026
AM Peak Hour			1.00	204
PM Peak Hour			3.73	1,323

Existing traffic on all nearby streets:

Sahara Avenue

Average Daily Traffic (ADT)	23,550
PM Peak Hour (heaviest 60 minutes)	1,884

Hualapai Way

Average Daily Traffic (ADT)	16,725
PM Peak Hour (heaviest 60 minutes)	1,338

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Sahara Avenue	51,800
Hualapai Way	51,800

This project is expected to increase traffic on Sahara Ave. & Hualapai Way by about 17,026 trips per day. Currently, Sahara is at about 45 percent of capacity and Hualapai is at about 32 percent of capacity. With this project, Sahara is expected to be at about 78 percent of capacity and Hualapai to be at about 65 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 1,323 trips in the peak hour, or about twenty-two every minute.

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

