

Plans (PMT)



Separator Sheet

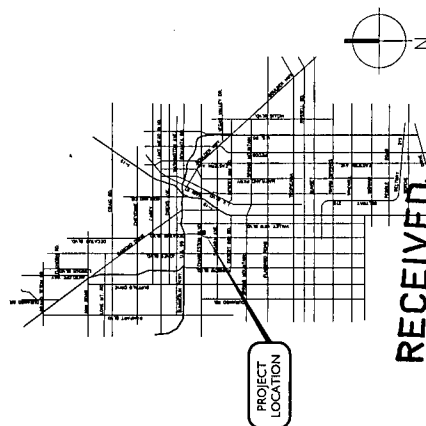
Site Data

ASSESSORS PARCEL NUMBER (APN) 82-04-1021-000
 CURRENT ZONING C-1
 SITE AREA 23,228 S.F. ± PRIOR TO W. DEDICATION
 23,228 S.F. ± 2,500 S.F. ± 20,228 S.F. (NET)
 BLDG. FOOTPRINT 2,227 S.F.
 P.A.R. 11%
PARKING ANALYSIS:
 TACO BELL 2271 SF.
 PARKING REQUIRED 23 SPACES
PARKING PROVIDED: 23 SPACES
 (INCLUDING 142 SPACES AND 4 COMPACT SPACES)
 4 COMPACT SPACES = 11%
 DRIVE-IN/IN STACK = 110 S CARS
 - VARIANCE REQUIRED FOR
 REDUCTION OF 8 PARKING SPACES
 - WAIVER REQUIRED FOR
 REDUCTION LANDSCAPE

Owner / Developer

LAS-CAL CORPORATION DBA TACO BELL
 3275-A RAINBOW BLVD. SUITE 102
 LAS VEGAS, NV 89102
 PH (702) 880-5888 FX (702) 880-5878
 DAVID BONANNI, VP OF DEVELOPMENT

Vicinity Map



RECEIVED

DEC 05 2006

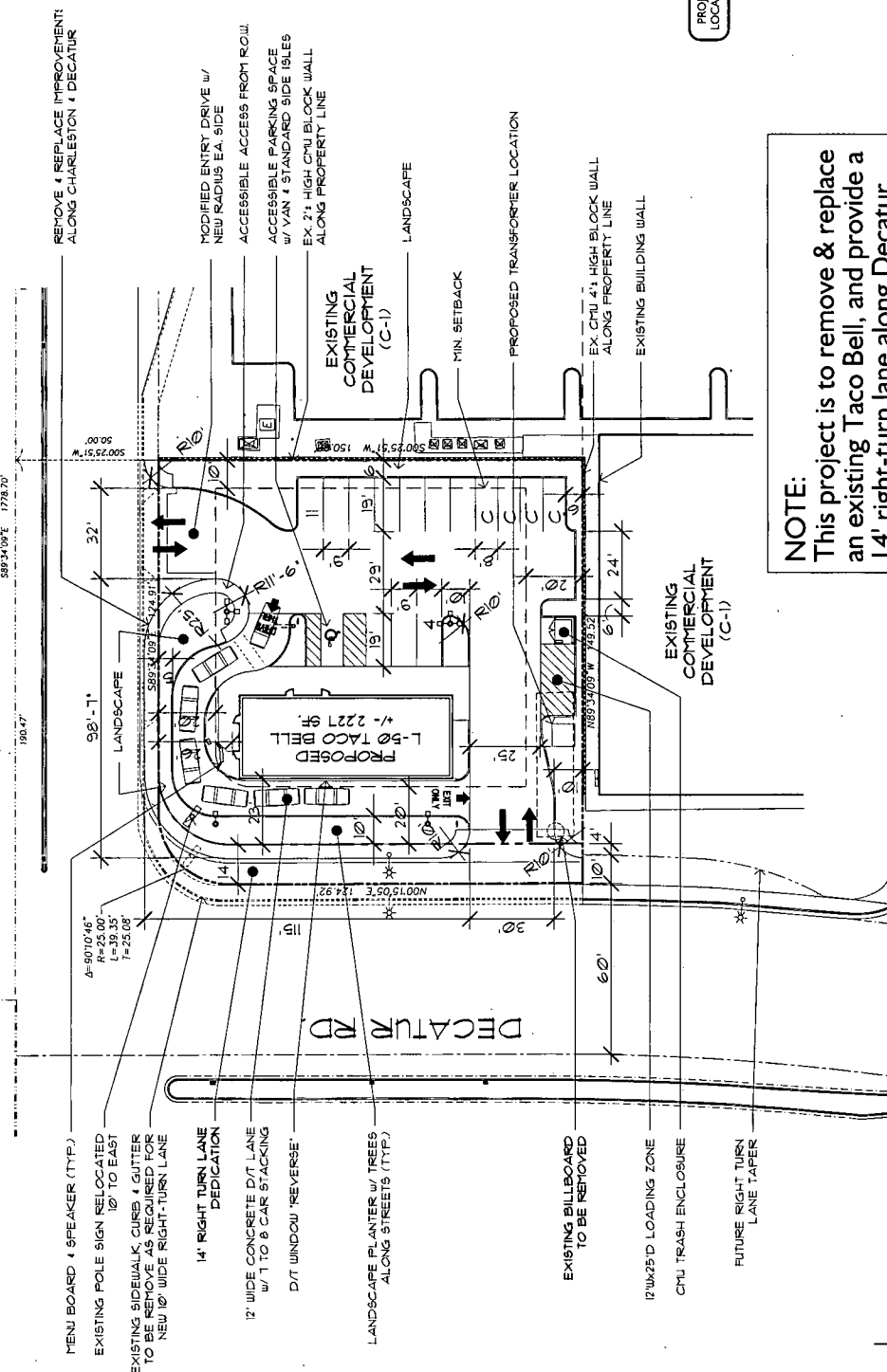
LABAR
 architecture, inc.
 architecture & design planning
 458 WEST 16TH AVENUE
 SUITE 200
 DENVER, CO 80202
 PH 303.733.0001

SDR-17999

REVISED

12/21/06 PC

CHARLESTON BLVD.



Site Plan

Scale: 1" = 40'-0"

Taco Bell Restaurant @ Charleston & Decatur

Site Development Review

July 2006 (REVISED 11-29-06)

North

Note: This plan is Conceptual in Nature and
 No Guarantee of its accuracy is implied.

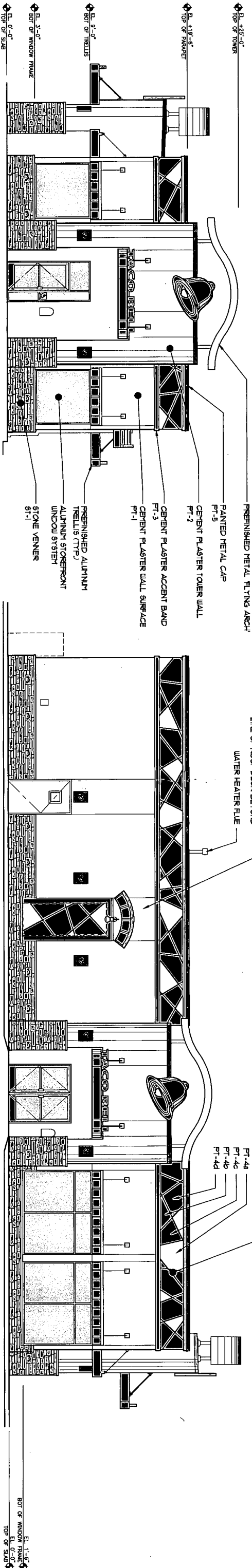
Plans (Elevations)



Separator Sheet

Color Legend

PT-1: #SW6122 CAMELBACK Sherwin Williams	PT-3: #SW2823 ROCKWOOD CLAY Sherwin Williams	PT-4b: #SW2861 AVOCADO Sherwin Williams	PT-4d: #SW6558 PLUMNY Sherwin Williams	ST-1: Idaho Drystack CARMEL MOUNTAIN Coronado Stone Products
PT-2: #SW6657 AMBER WAVE Sherwin Williams	PT-4a: #SW6383 GOLDEN RULE Sherwin Williams	PT-4c: #SW2803 ROCKWOOD TERRA COTTA Sherwin Williams	PT-5: #SW7069 IRON ORE Sherwin Williams	

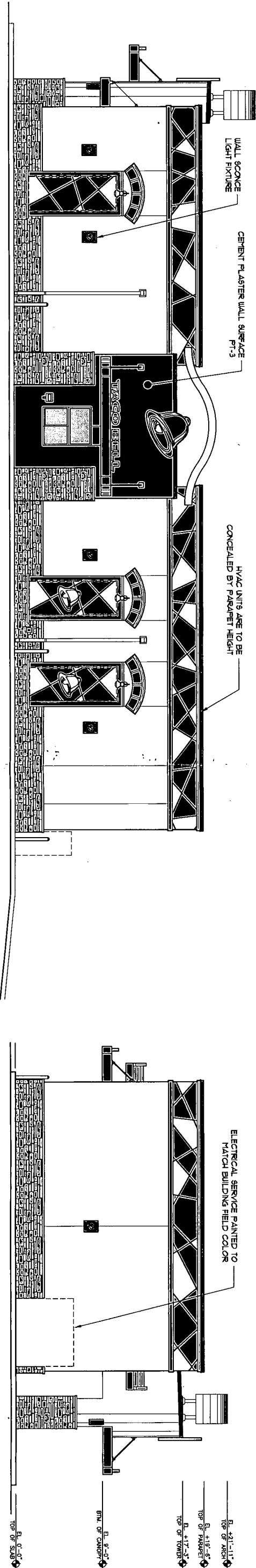


Front Elevation (North)

Scale: 3/32" = 1'-0"

Front Side Elevation (East)

Scale: 3/32" = 1'-0"



Drive-Thru Side Elevation (West)

Scale: 3/32" = 1'-0"

Rear Elevation (South)

Scale: 3/32" = 1'-0"

Taco Bell Restaurant @ Charleston & Decatur

July 2006

Site Development Review

City of Las Vegas, Nevada

NOTE: SIGNAGE (N.I.C.) TO BE REVIEWED
UNDER SEPARATE SUBMITTAL

NOV 06 2006

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architecture & design & planning
458 WEST 15th AVENUE
SPOKANE, WA 99203
ph. 509.363.0240 fx. 509.363.0241

VAR-17998; SDR-17999 12/21/06 R → CC 01/17/07

11/5/2011
EMMA

Plans (Landscape Plans)



PLANS - LANDSCAPE PLANS

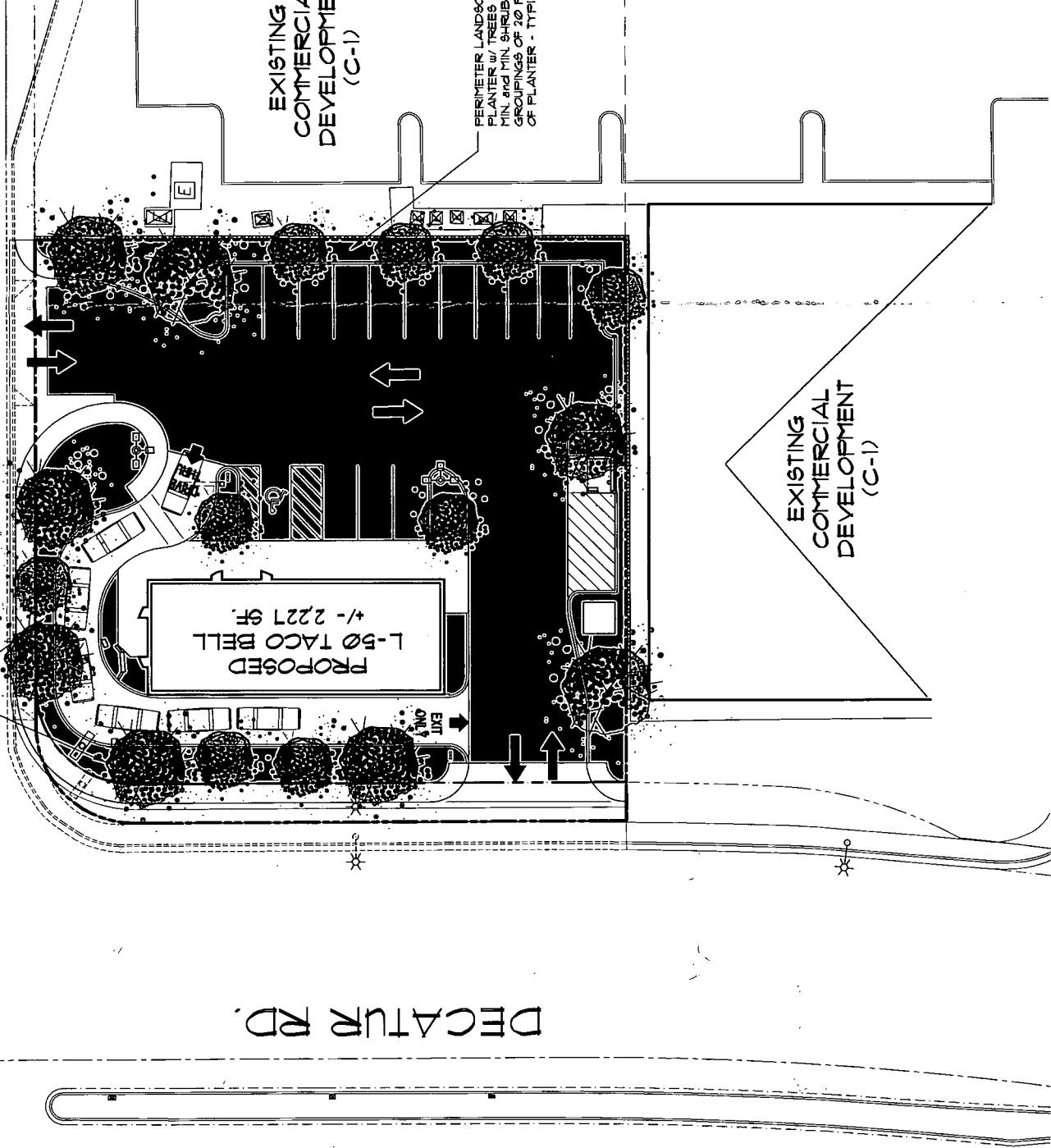
Separator Sheet



CHARLESTON BLVD.

STREET LANDSCAPE PLANTER W/
TREES @ 20' O.C. MIN. AND MIN. SHRUB
GROUPINGS OF 20 PER 100' LF OF
PLANTER - TYPICAL

DECATUR RD.



EXISTING
COMMERCIAL
DEVELOPMENT
(C-1)

PERIMETER LANDSCAPE
PLANTER W/ TREES @ 30' O.C.
MIN. AND MIN. SHRUB
GROUPINGS OF 20 PER 100' LF
OF PLANTER - TYPICAL

PROPOSED
L-50 TACO BELL
+/- 2,227 SF.

EXISTING
COMMERCIAL
DEVELOPMENT
(C-1)

Planting Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	9
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	6
	PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX	2

SUGGESTED SHRUB LIST

CASSIA PHYLLODENIA SILVER LEAF CASSIA	5 GALLON
CHRYSAECTINIA MEXICANA DAIMINITA	1 GALLON
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GALLON
DASYLIRION WHEELERI DESERT SPOON	5 GALLON
HEPERALOE PARVIFLORA RED HESPERALOE	5 GALLON
LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GALLON
LEUCOPHYLLUM SPECIES TEXAS RANGER	5 GALLON
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	1 GALLON

APPROVED

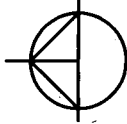
CITY COUNCIL DATE: 01/17/07

PLANNING COMMISSION DATE: 12/21/06

BY:
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" DECOMPOSED GRANITE TO MATCH THE ADJACENT SHOPPING CENTER ROCK. MATCH COLOR CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.



North

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.

Conceptual Landscape Plan

Scale: 1" = 40'-0"

Taco Bell Restaurant @ Charleston & Decatur

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NOV 06 2006

July 2006

Site Development Review

City of Las Vegas, Nevada

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architecture • design • planning
458 WEST 15th AVENUE
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

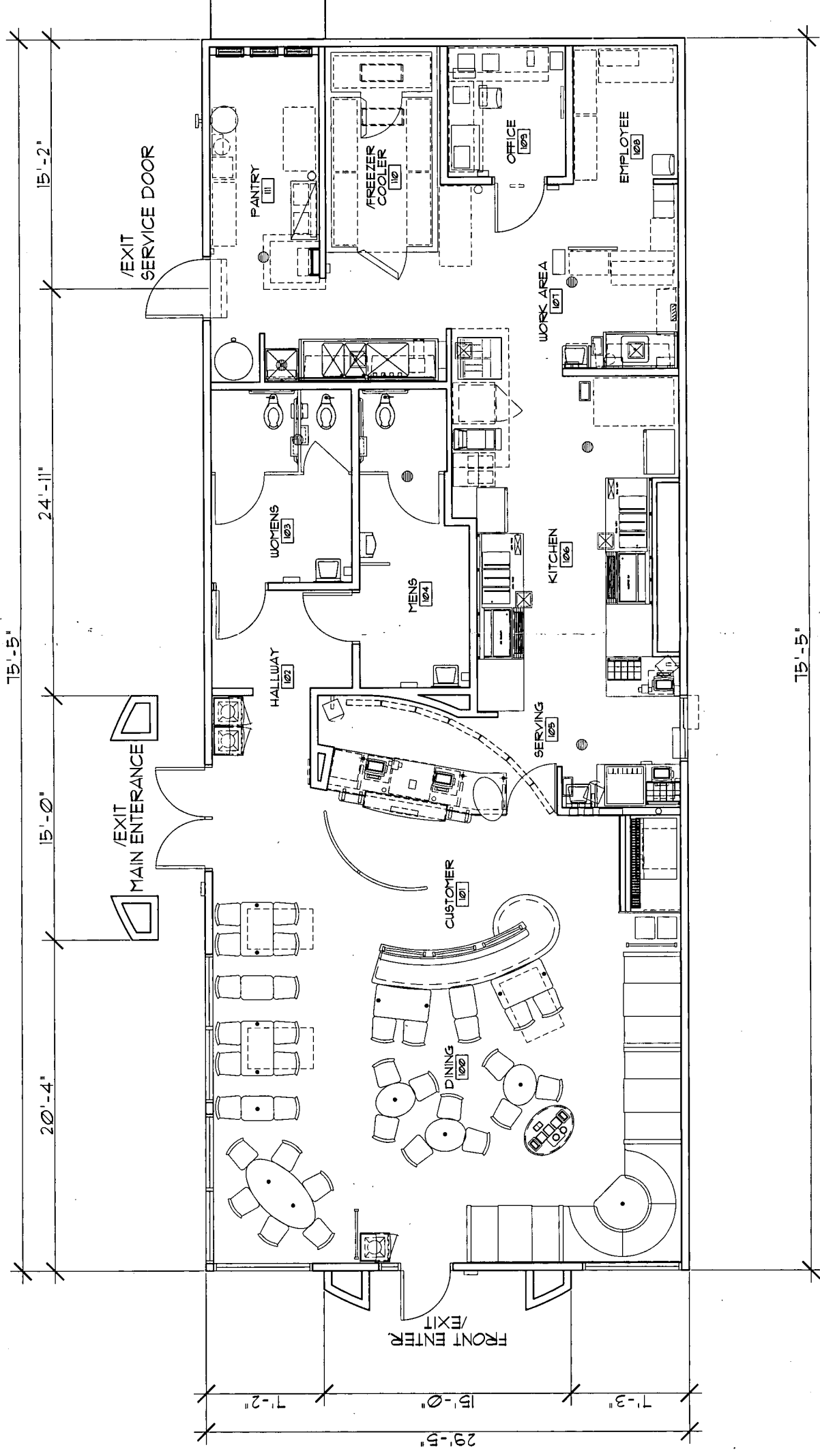
VAE-17998, SDO-17999 12/21/06 RC -> CC 01/17/07

11/17/09
SCANNED

Plans (Floor Plans)



Separator Sheet



Floor Plan

Scale: 1/8" = 1'-0"

BUILDING AREA: 2,227 SF
OCCUPANT LOAD : 67 PERSONS
(2 EXITS REQ'D; 3 PROVIDED)
FIXED SEATS = 50
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Taco Bell Restaurant @ Charleston & Decatur

July 2006

Site Development Review

City of Las Vegas, Nevada

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SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

APPROVED
CITY COUNCIL DATE: 01/17/04
PLANNING COMMISSION DATE: 12/21/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

VAR-17998, COR-17999 12/21/06 REC-2000117107

RECEIVED
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
MAY 19 1964

11/17/06
SCANNED

Plans (Approved Site Plan)



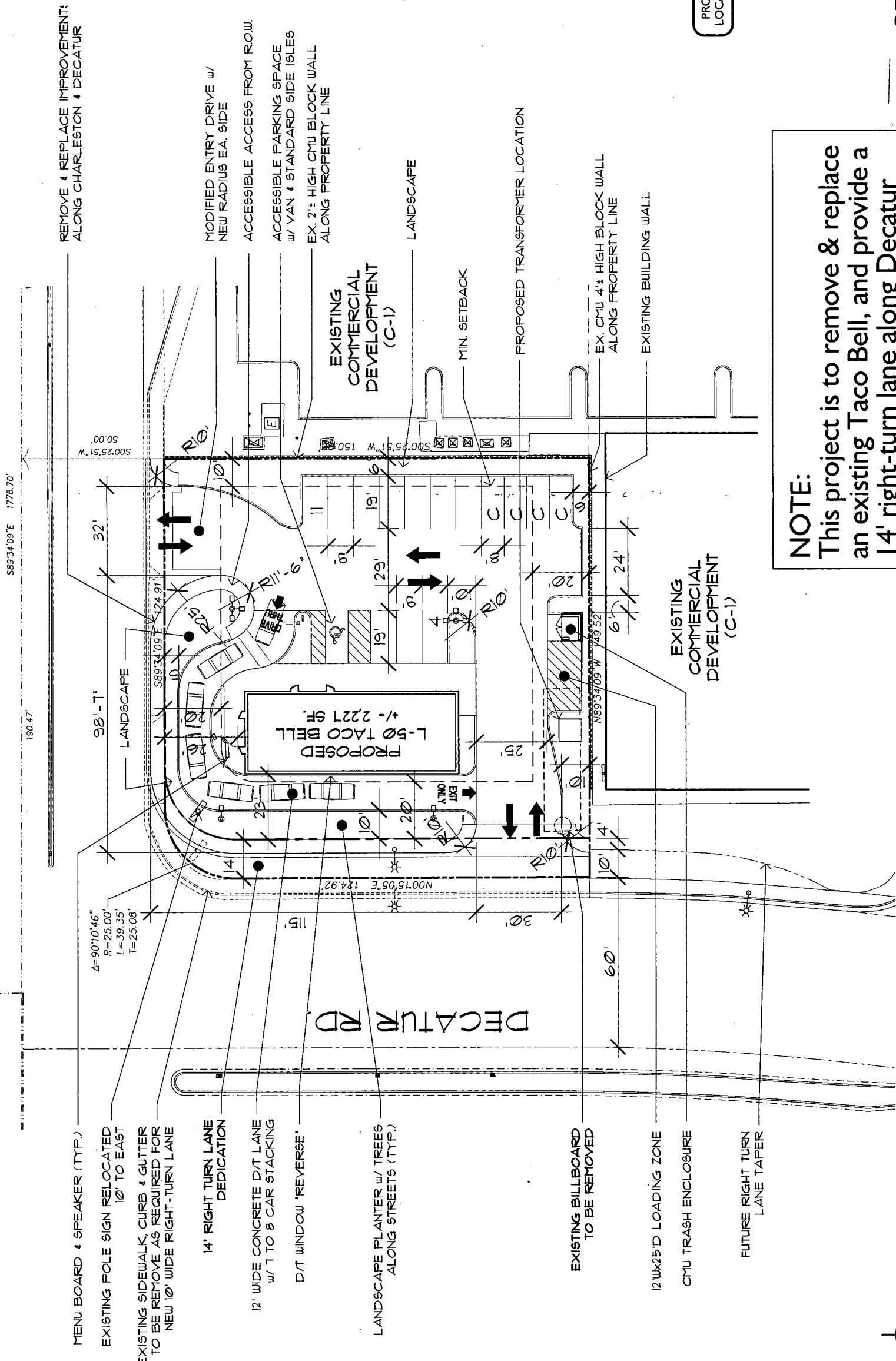
Separator Sheet



Site Data

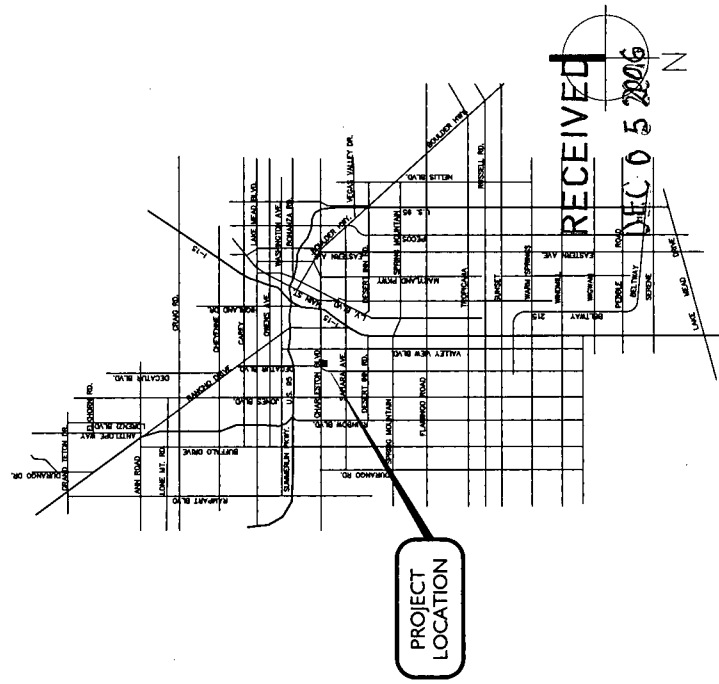
ASSESSORS PARCEL NUMBER (APN) 162-06-102-001
CURRENT ZONING C-1
SITE AREA: 22,328 SF ± PRIOR TO 14' DEDICATION
22,328 SF ± 2,100 SF ± 20,228 SF ± (NET)
BLDG. FOOTPRINT: 2,227
F.A.R. 11%
PARKING ANALYSIS:
TACO BELL: 2,227 SF. 1/200 SF ± 222
PARKING REQUIRED: 23 SPACES
PARKING PROVIDED: 15 SPACES
(INCLUDING 1 HC SPACE and 4 COMPACT SPACES)
4 COMPACT SPACES ± 21%
DRIVE-THRU STACK ± 1 to 8 CARS
- VARIANCE REQUIRED FOR
REDUCTION OF 8 PARKING SPACES
- WAIVER REQUIRED FOR
REDUCTION LANDSCAPE
Owner / Developer
LAG-CAL CORPORATION dba TACO BELL
3225-A RAINBOW BLVD., SUITE 102
LAS VEGAS, NV 89146
PH (702) 880-5818 FX (702) 880-5819
DAVID BONANNI, VP OF DEVELOPMENT

CHARLESTON BLVD.



NOTE:
This project is to remove & replace
an existing Taco Bell, and provide a
14' right-turn lane along Decatur

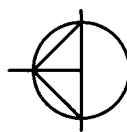
Vicinity Map



SDR-17999
REVISED
12/21/06 PC

Site Plan

Scale: 1" = 40'-0"



North

Taco Bell Restaurant @ Charleston & Decatur

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.

July 2006 (REVISED 11-29-06)

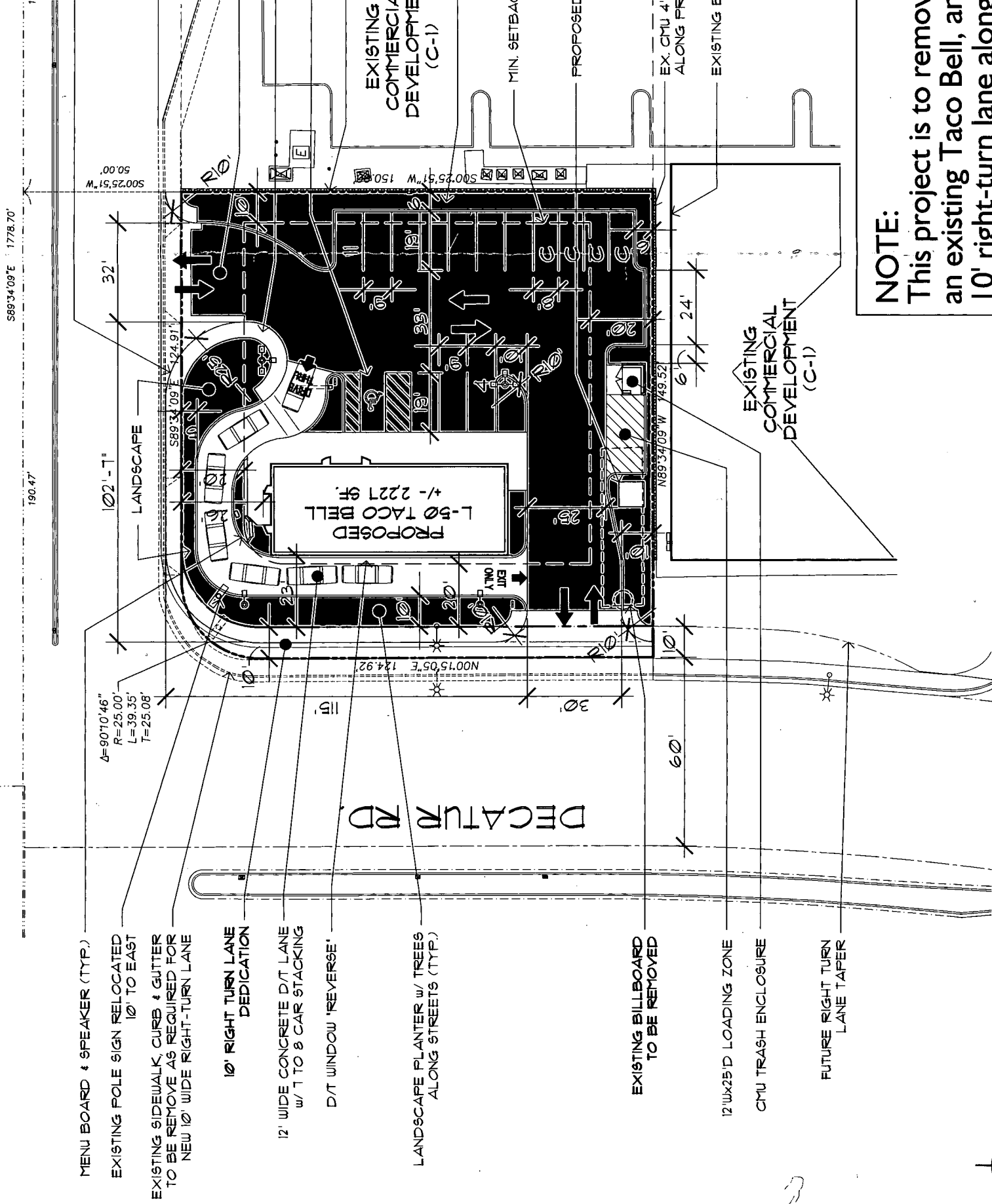
Site Development Review

City of Las Vegas, Nevada

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458 WEST 15th AVENUE
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241



CHARLESTON BLVD.



NOTE:
This project is to remove & replace an existing Taco Bell, and provide a 10' right-turn lane along Decatur

Site Data

ASSESSORS PARCEL NUMBER (APN) 162-06-102-001

CURRENT ZONING C-1

SITE AREA: 22,328 SF ± PRIOR TO DEDICATION
22,328 SF ± - 15,000 SF ± = 7,000 SF ± (NET)

BLDG. FOOTPRINT: 2227

FAIR: 10.1%

PARKING ANALYSIS:

TACO BELL: 2227 SF

PARKING REQUIRED: 23 SPACES

PARKING PROVIDED: 15 SPACES
(INCLUDING 1 HC SPACE and 4 COMPACT SPACES)

4 COMPACT SPACES = 21%
DRIVE-THRU STACK = 1 to 8 CARS

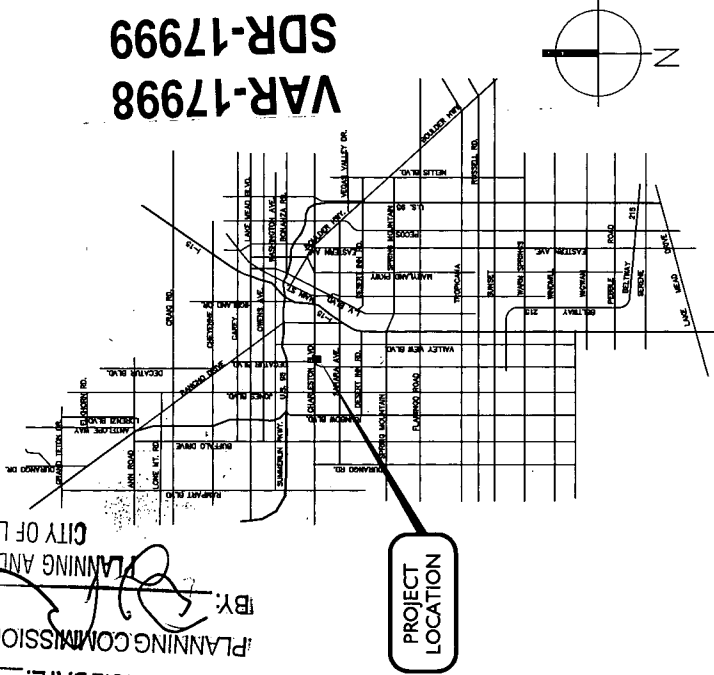
- VARIANCE REQUIRED FOR REDUCTION OF 8 PARKING SPACES

- WAIVER REQUIRED FOR REDUCTION LANDSCAPE

Owner / Developer

LAS-CAL CORPORATION dba TACO BELL
3225-A RAINBOW BLVD., SUITE 102
LAS VEGAS, NV 89146
FH (702) 880-5818 FX (702) 880-5819
DAVID BONANNI, VP OF DEVELOPMENT

Vicinity Map

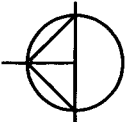


APPROVED

CITY COUNCIL DATE: 01/14/07
PLANNING COMMISSION DATE: 12/21/06
BY: [Signature]

CITY OF LAS VEGAS

Site Plan
Scale: 1" = 40'-0"



North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

July 2006

Site Development Review

Taco Bell Restaurant @ Charleston & Decatur

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NOV 06 2006

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SPOKANE, WA 99203
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VAR-17998
SDR-17999
12/21/06 PC

VAR-17998; SDR-17999 12/21/06 PC 7 CC 0117/07

11/17/06
SCANNED

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdley, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: December 4, 2006
Re: **SDR-17999** Lascal Corporation 4717 W. Charleston Blvd.
Request for a Site Development Plan Review for a restaurant with drive through (Taco Bell)

CONDITIONS OF APPROVAL:

1. Dedicate a 14 foot right turn lane along the east side of Decatur Boulevard adjacent to this site prior to the issuance of any permits.
2. Grant a Traffic Signal Chord Easement at the southeast corner of Charleston Boulevard and Decatur Boulevard prior to the issuance of any permits.
3. Coordinate the construction of any new improvements with the City Engineer's Section of the Department of Public Works.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways on Charleston Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a; Driveways on Decatur Boulevard shall meet the approval of the Nevada Department of Transportation (N.D.O.T.).
5. Landscape and maintain all unimproved rights-of-way, if any, on Charleston Boulevard and Decatur Boulevard adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

City of Las Vegas
ADMINISTRATIVE ACTIONS

☒ Action: REVISED SITE PLAN

Date: 11/29/2006 Staff: J. ALABADO

Notes: PW requires additional ROW along Decatur Rd.
Building footprint has been shifted.
14 foot ded. along Decatur.

☐ Action: Hansen Header change.

Date: 12/14/06 Staff: Mabryls

Notes: Revised Hansen Header to read Manaterra as
Owner.

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

Deed



Separator Sheet

State of Nevada
Declaration of Value

20020402
01954

1. Assessor Parcel Number(s)

- a) 162-06-102-001
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Single Family Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$1,264,000.00

\$1,264,000.00

\$3,160.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Seller

Signature: _____

Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jerry E. Potts

Address: _____

City/State/Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Ferra, Trustee of the Anthony Ferra

Marital Trust

Address: _____

City/State/Zip: _____

1080 Pelican Lake Lane

Las Vegas, NV 89123

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 02-03-0579-JKH

Address: 3320 West Sahara, Suite 200

City: _____

State: NV

Zip: 89102-0000

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1957

State of Nevada
Declaration of Value

20020402
01954

1. Assessor Parcel Number(s)

- a) 162-06-102-001
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Single Family Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$1,264,000.00

\$1,264,000.00

\$3,160.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jerry E. Potts, Dean C. HARRIS, GUY, PRINCE Capacity: Seller

Signature: _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jerry E. Potts, Dean C. HARRIS, GUY, PRINCE
Address: 900 West Sahara, Suite 200
City/State/Zip: Las Vegas, NV 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Ferra, Trustee of the Anthony Ferra Marital Trust
Address: 1080 Pelican Lake Lane
City/State/Zip: Las Vegas, NV 89123

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 02-03-0579-JKH
Address: 3320 West Sahara, Suite 200
City: Las Vegas State: NV Zip: 89102-0000

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3
A.P.N.: 162-06-102-001
R.P.T.T.: \$3,160.00

Recorded at the Request of: Nevada Title Company - Escrow No.: 02-03-0579-JKH

Mail tax bill to and
When recorded mail to:
Ms. Maria Ferra,
1080 Pelican Lake Lane
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That JERRY E. POLIS DECA CHARL, a Nevada Limited Partnership,, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Maria Ferra, Trustee of the Anthony Ferra Non-Exempt Marital Trust,, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

20020402
.01954

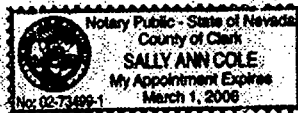
IN WITNESS WHEREOF, this instrument has been executed this 29 day of MARCH, 2002

JERRY E. POLIS - DERA CHART, A NEVADA LIMITED PARTNERSHIP
by Jerry E. Polis, GENERAL PARTNER
Jerry E. Polis

State of Nevada }
County of Clark } ss:

This instrument was acknowledged before me on
by Jerry E. Polis, GENERAL PARTNER

NOTARY PUBLIC
My Commission Expires: 3/29/06



20020402
01954

EXHIBIT "A"

Situate in the County of Clark, State of Nevada, described as follows:

Being that portion of Government Lot Four (4) in Section 6, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the Northwest corner of Said Section 6; thence South $89^{\circ}30'42''$ East along the North line of said Lot Four (4) a distance of 599.90 feet to the southeast corner of Section 36, Township 20 South, Range 60 East, M.D.B. & M.; thence South $89^{\circ}34'09''$ East continuing along the North line of said Lot Four (4) a distance of 40.00 feet to a point; thence South $0^{\circ}15'05''$ West a distance of 50.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land; thence continuing South $0^{\circ}15'05''$ West a distance of 138.13 feet to a point; thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 960.00 feet and subtending a central angle of $10^{\circ}42'32''$ an arc length of 11.88 feet to a point; thence South $89^{\circ}34'09''$ East a distance of 149.60 feet to a point; thence North $0^{\circ}25'51''$ East a distance of 150.00 feet to a point; thence North $89^{\circ}34'09''$ West parallel to and 50 feet south of the north line of said Lot Four a distance of 150.00 feet the TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING that portion of Government Lot Four in Section 6, Township 21 South, Range 61 east, M.D.B. & M., described as follows:

COMMENCING at the Northwest corner of said Section 6; thence South $89^{\circ}41'29''$ East along the North line of said Section 6 a distance of 599.90 feet to the southeast corner of Section 36, Township 20 South, Range 60 East, M.D.B. & M.; thence South $89^{\circ}44'59''$ East continuing along the North line of said Section 6 a distance of 40.00 feet to a point in the line that is parallel with and distant 60.00 feet easterly, measured at right angles from the east boundary line of that certain parcel of land described in the deed to Harris P. Sharp, et ux, recorded August 7, 1961 as Document No. 252013 of Official Records of Clark County, Nevada; thence South $00^{\circ}04'01''$ West along said parallel line a distance of 50.00 feet to the South line of the North 50.00 feet of said Section 6, being the TRUE POINT OF BEGINNING; thence continuing South $00^{\circ}04'01''$ West along said parallel line a distance of 25.07 feet to a point; thence from a tangent at said point which bears North $00^{\circ}04'01''$ East, northeasterly along a curve to the right, concave southeasterly, having a radius of 25.00 feet through a central angle of $90^{\circ}11'00''$, an arc distance of 39.31 feet to the point of tangency of said curve with the south line of the North 50.00 feet of said Section 6; thence North $89^{\circ}44'59''$ west along the south line of said North 50.00 feet a distance of 25.07 feet the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NEVADA TITLE COMPANY

04-02-2002 14:17 PM
OFFICIAL RECORDS

BOOK: 20020402 INST: 01954

FEE: 16.00 RPT: 3,162.00

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17999** APN: 162-06-102-001

Name of Property Owner: _____

Name of Applicant: David Bonanni of Las Cal Corporation dba Taco Bell

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: Maria Ferra, Trustee

Print Name: Maria Ferra, trustee

Subscribed and sworn before me

This 26th day of October, 20 06

Jana K. Turner, Cullman, Alabama
Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



July 11, 2006

Ronald D. LaBar, AIA
458 West 15th Avenue
Spokane, WA 99203
Ph: (702) 304-1660 or (509) 363-0240
Fx: (509) 363-0241

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **Justification Letter – Taco Bell Restaurant @ W. Charleston & Decatur Blvd.**

To Whom It May Concern:

This letter is addressed to the City of Las Vegas, Planning & Development Department as required by the Title 19A: Site Development Plan Review Submittal Requirements. Assessor's Parcel Number(s) are **163-06-102-001**.

The site is currently an existing Taco Bell restaurant and is nearing the end of its life-cycle. For the past few years the franchisee has considered remodeling the restaurant but was informed that Public Works would require a right-turn lane dedication of 10' along Decatur as a condition of any building permit issuance. A direct result of losing 10' on an already tight site would have eliminated (7) parking stalls, but it also created a snowball affect for the redevelopment of the site. Along with the dedication, the entry drive on Charleston closest to the intersection would require a redesign to meet current standards...Charleston is under control of NDOT and Kent Sears of NDOT said they would not approve a design that has an entry drive that close to the intersection. They would only support a design that has one entry/exit drive as far as possible to the east property line on Charleston. NDOT has reviewed this proposed site design and will support it. The location of the Decatur entry/exit drive as far to the south property line is supported by Public Works. Along with the redesign of the entry drives the Development Code would require additional landscaping and a loading zone. It was determined that the only way to satisfy the requirements of the various agency having control over the site was to completely demolish the existing building and site improvements and start with a blank site. This includes eliminating the overhead billboard located in the southwest corner of the site along Decatur.

By completely redeveloping the site we are able to provide the 10' dedication for a right-turn lane along Decatur, provide drive locations as requested by NDOT and Public

SDR-17999
12/21/06 PC

Works, and provide more landscaping, including a loading zone for Planning. The site also flows better than the prior design and the drive-thru lane has more stacking and is easier to access than before. The new Taco Bell building will be slightly smaller than the current building so the parking demand will not be increased, but due to all of the above conditions the parking provided for the site will be reduced. The Gross Area of the building is 2,227 SF, and at 1/100 SF that is 22.3 or rounded up to 23 required parking spaces were 15 parking spaces are provided, including (1) Accessible space and (4) compact spaces. We are requesting a Variance for the reduction of (8) parking spaces due to the hardship incurred to provide the right-turn dedication as requested by Public Works and the other related issues as mentioned above. The Taco Bell franchisee and YUM Brands! are comfortable with this site's reduced parking because there are several factors that will help mitigate the situation: (1) The drive-thru has been redesigned with more stacking and better site flow which will handle more customers than the current arrangement...as much as 70% of a stores business can be conducted through the drive-thru alone relieving the need for parking spaces; (2) The site's proximity to a large shopping center development with ample parking will allow patrons of the shopping center businesses to dine at Taco Bell without the need to park onsite; and (3) There is a large amount of pedestrian traffic in the area that will not require parking.

The landscaping in the proposed design is a significant improvement over, and more than doubles what is existing in the current development, but will still require a Waiver for Reduction of Landscape. We have provided a 10' landscape buffer along Decatur where 15' is required (5' is existing); Charleston requires a 15' buffer, which is provided, but the depth is reduced to 5' adjacent to the drive-thru lane (as little as 3' is existing). The south and east property lines require an 8' buffer were no landscape is provided on the existing site. There is a CMU wall along these property lines that is about 4' high on the south and 2' high on the east. We can provide a varying depth of landscape along the south ranging from 10' to 3' and on the east ranging from 25' to 6', both property lines will receive trees and various shrubs as indicated on the landscape plan.

The proposed use complies with the current approved and adjacent property uses, which are commercial. Again, this site is an existing Taco Bell restaurant that is proposed to be replaced with a new building and site development so there is no change of use.

With the exceptions noted above, the proposed facility complies with the provisions of the Development Code provided by the City of Las Vegas.

The proposed facility will not impose any new use impacts to the adjacent properties and neighborhood in general. This includes architectural aesthetics. This development will enhance the street landscape and site development.

Public Safety, transportation and utility services will be able to access and serve the proposed facility's property.

Maintenance of subject property and accompanying utilities/infrastructure will be assured.

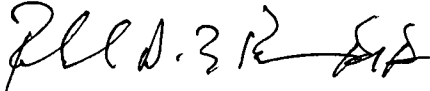
The natural environment surrounding the proposed facility will not be compromised in any fashion. Any potential conflicts would be mitigated. The proposed facility will not exceed the capacity of public services, which cannot be mitigated.

SDR-17999
12/21/06 PC

In general, we request approval base on the above information and drawings provided.

If you have any questions or require further information regarding this request letter, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "R.D. LaBar" with a stylized flourish at the end.

Ronald D. LaBar, AIA

SDR-17999
12/21/06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
 Project Address (Location) 4717 W. Charleston Blvd.
 Project Name Taco Bell Restaurant @ Charleston & Decatur Proposed Use Restaurant
 Assessor's Parcel #(s) 162-06-102-001 Ward #
 General Plan: existing proposed Zoning: existing C-1 proposed C-1
 Commercial Square Footage 2,227 SF Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information Replace existing older Taco Bell building with new building and site development

PROPERTY OWNER Maria Ferra, Trustee Contact SAME
 Address 1710 COUNTRY RD 548 Phone: 256-352-4889 Fax: SAME
 City HANCEVILLE State AL Zip 35077

APPLICANT LasCal Corporation dba Taco Bell Contact David Bonanni, VP
 Address 3225-A S. Rainbow Blvd. Suite 102 Phone: (702) 880-5818 Fax: (702) 880-5819
 City Las Vegas State NV Zip 89146

REPRESENTATIVE LABAR architecture, inc. Contact Ronald D. LaBar, AIA
 Address 458 W. 15th Ave. Phone: (509) 363-0240 Fax: (509) 363-0241
 City Spokane State WA Zip 99203

FOR DEPARTMENT USE ONLY

Property Owner Signature Maria Ferra, Trustee

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

Print Name MARIA FERRA, TRUSTEE

Subscribed and sworn before me

This 26th day of October, 2006

Spina K. Turner, Cullman, Alabama

Notary Public in and for said County and State

Notary Public, AL State at Large
My Comm. Expires April 20, 2009

Case #	<u>SDR-17999</u>
Meeting Date:	<u>12/21/06</u>
Total Fee:	<u>\$800.00</u>
Date Received:*	<u>11/6/06</u>
Received By:	<u>Spurman</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 11/06/2006 03:41 PM

Submitted By

Page 1

A/P # 17999 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/06/2006 10:44	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-17999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -APPLICANT: LASCAL CORPORATION DBA TACO BELL - OWNER: MARIA FERRA - Request for a Site Development Plan Review FOR A PROPOSED 2,227 SQUARE-FOOT RESTAURANT on 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 17998
Project # 17999 Project/Phase Name TACO BELL DEMOLITION AND REBUI
Size/Area 0.52 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16206102001

Location

Owner/Tenant

Contact ID AC806883 Name FERRA A NON-EXEMPT MARITAL TR
Mailing Address 1710 COUNTY RD #548 Organization
City HANCEVILLE State/Province AL
ZIP/PC 35077-6361 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4717 W CHARLESTON BLVD
LAS VEGAS, 89102-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16206102001

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 11/06/2006 03:41 PM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Y Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED	0	0	0
SSWANTON	11/06/2006				

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT RON LEBAR, LAS CAL CORP, CK#2186, 451-1380	984053	11/06/2006 10:56		0.00

Project Checklist



PROJECT CHECKLIST

Separator Sheet



☐ Meeting

☐ Telephone

Conversation Record

Project Name _____

Page _____ of _____
Date 6/23/06
Time 10:00 am pm

Conversation between CLV Representative(s): Steve Swanton
and, _____

Name	Company/Department	Phone	FAX
<u>Ron Labar</u>			
<u>Victor Bolanos</u>			
<u>Gina Venglass</u>			
<u>Rod Clark</u>			

☐ see Meeting Attendance Sheet

Comments:

No special planning areas.

Parking 1:100 SF (includes outdoor seating) with stacking space for six in drive-thru.

NDOT and PW agree on design of drive-thru and entrance reducing to one driveway

Need for right-turn lane wipes out 7 spaces - now Variance is required for reduction of parking (18 spaces where 23 required)

Waivers of landscaping along Decatur and Charleston - 15' required 8' required on side/rear perimeter

Trees: 1/30' o.c.

Remove and replace substandard ROW improvements

He accessible route to ROW - show on site plan

Refer to Title 19 sign standards for sign projection and extension above roof

Recommend removal of existing billboard

06/23/06 and 06/23/06
10:00 AM
06/23/06
06/23/06

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
Item Required			
YES	NO		
APPLICATION			
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s) <i>0</i>	<i>request waiver of perimeter LS standards</i>
☒	☐	Grant deed and legal description ☒	
☒	☐	<i>Detailed</i> justification letter ☒	
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations ☒	
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations	
☒	☐	Correct fee(s): \$ <i>500</i> \$ <i>300</i> \$ <i> </i> Total = \$ <i>800-00</i>	
☒	☐	Statement of Financial Interest <i>0</i>	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
		SITE PLAN	Folded Plans: <i>(19)</i> Rolled/Colored Plans: <i>(19)</i>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: <i>1-100</i>	
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total	
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	
		LANDSCAPE PLAN	Folded Plans: <i>(3)</i> Rolled/Colored Plans: <i>(12)</i>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> required perimeter landscape planters shown	
☒	☐	<i>All</i> required parking lot fingers/islands shown	
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	
		BUILDING ELEVATIONS	Folded Plans: <i>(2)</i> Rolled/Colored Plans: <i>(12)</i>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of <i>all</i> buildings	
☒	☐	<i>All</i> building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	<i>All</i> wall sign locations shown and sizes noted	
		FLOOR PLANS	Folded Plans: <i>(12)</i> Rolled Plans: <i>(12)</i>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	<i>All</i> building entrances/exits shown	
☒	☐	Use of <i>all</i> rooms noted/labeled	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Ron Labar Architecture Application Type: SDR- Fast Food Restaurant (2,227 SF) w/Drive-thru

APN: 162-06-102-001 Location: 4717 W. Charleston Blvd. Update 11/6/06

Planner: Swanton Pre-App Meeting Date: 6/23/06 Earliest PC Date: 12/24/06 *no significant changes*

Swanton

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-17999 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17998 - PUBLIC HEARING - APPLICANT: LASCAL CORPORATION - OWNER: MARIA FERRA - Request for a Site Development Plan Review FOR A PROPOSED 2,227 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE BUFFERING REQUIREMENTS on 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: NOVEMBER 20, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-17999

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/06/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 21,2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-17999

Artesian Heights NA

Charleston Heights South NA

Charleston Preservation NA #14

Charleston Preservation NA #15

Harmony Park NA

James Down Towers Resident Council

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood PreservationNA

Palomino Area Preservation NA

Rancho Oakey NA

Rancho South NA

Sartini Plaza and Annex Resident Council

Spanish Oaks HOA

Westleigh NA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-17999

APPLICANT: LASCAL CORPORATION - OWNER: MARIA FERRA - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 2,227 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG INTERIOR LOT LINES WHERE 8 FEET IS REQUIRED AND A 5-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG PUBLIC RIGHT-OF-WAY ON 0.52 ACRES AT 4717 WEST CHARLESTON BOULEVARD (APN 162-06-102-001), C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

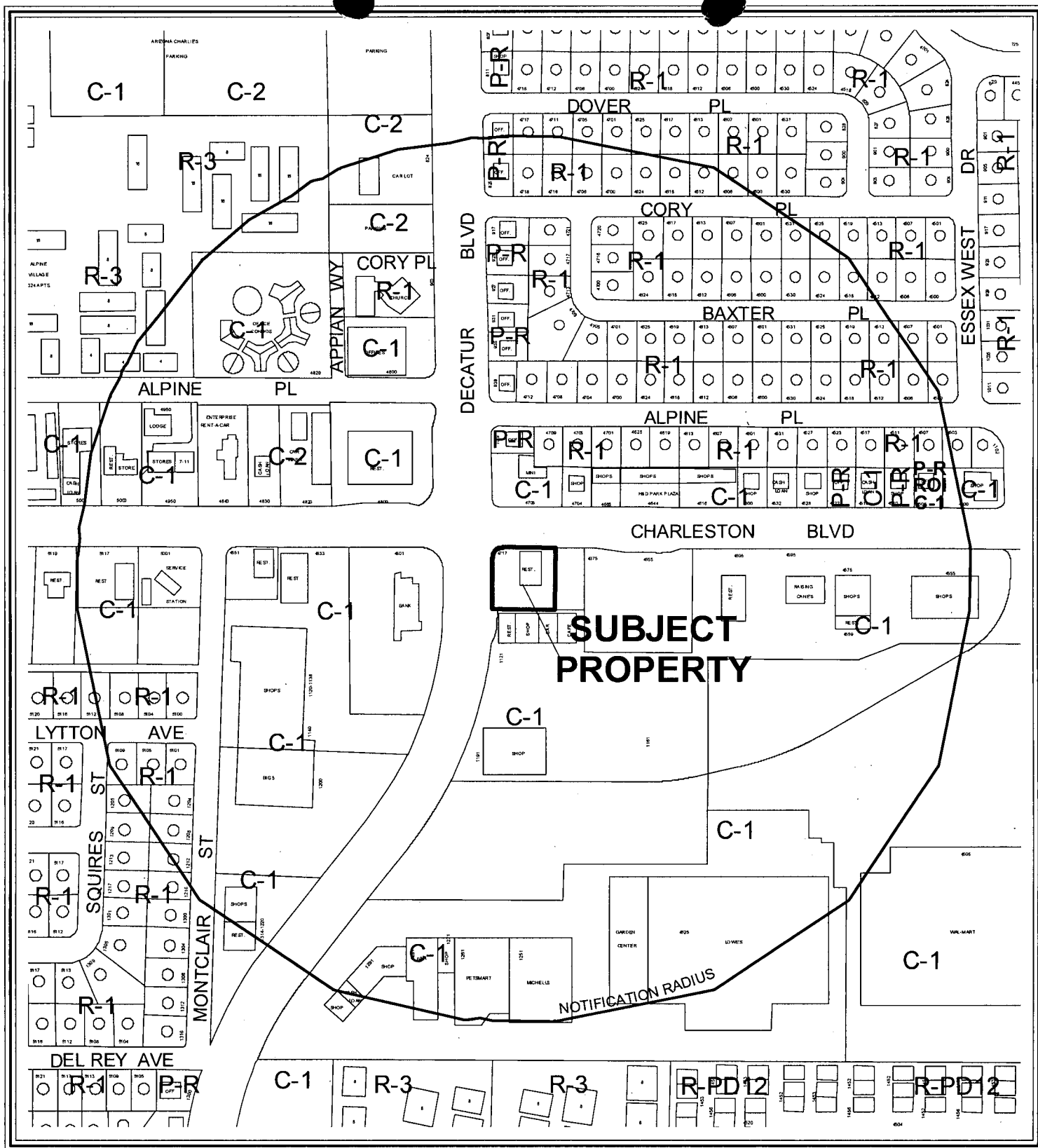
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-17999**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 100 200 Feet



Applicant Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

December 8, 2006

Ms. Maria Ferra
1710 County Road, Suite #548
Hanceville, Alabama 35077

RE: SDR-17999 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Ferra:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rankin".

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. David Bonanni
LasCal Corporation dba
Taco Bell
3225-A South Rainbow Boulevard, Suite #102
Las Vegas, Nevada 89146

Mr. Ron Labar
LABAR Architecture, Inc.
458 West 15th Avenue
Spokane, Washington 99203

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Ms. Maria Ferra
1710 County Road, Suite #548
Hanceville, Alabama 35077

RE: SDR-17999 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Ferra:

Your request for a Site Development Plan Review FOR A PROPOSED 2,227 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG INTERIOR LOT LINES WHERE 8 FEET IS REQUIRED AND A 5-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG PUBLIC RIGHT-OF-WAY on 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 12/05/06, and landscape plan and building elevations date stamped 11/06/06, except as amended by conditions herein.
3. A Waiver of Title 19 – Section 19.12 Commercial Development landscape standards is hereby approved to allow a zero foot landscape buffer along interior lot lines where 8-foot is the required minimum, and a 5 foot landscape buffer where 15 feet is the required minimum along public right-of-way.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit to reflect the changes herein: Modify the site plan to provide a 15-foot by 25-foot loading parking space per Title 19 Commercial Development parking standards.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Prior to the issuance of the Building Permit, revised elevations shall be submitted to the Planning and Development Department to depict a screened and covered trash enclosure in accordance with Title 19 – Section 19.08.050 Commercial Development Standards.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 14 foot right turn lane along the east side of Decatur Boulevard adjacent to this site prior to the issuance of any permits.
15. Grant a Traffic Signal Chord Easement at the southeast corner of Charleston Boulevard and Decatur Boulevard prior to the issuance of any permits.
16. Coordinate the construction of any new improvements with the City Engineer's Section of the Department of Public Works.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways on Charleston Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a; Driveways on Decatur Boulevard shall meet the approval of the Nevada Department of Transportation (N.D.O.T.).
18. Landscape and maintain all unimproved rights-of-way, if any, on Charleston Boulevard and Decatur Boulevard adjacent to this site.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on **January 17, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. David Bonanni
LasCal Corporation dba
Taco Bell
3225-A South Rainbow Boulevard, Suite #102
Las Vegas, Nevada 89146

Mr. Ron Labar
LABAR Architecture, Inc.
458 West 15th Avenue
Spokane, Washington 99203

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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LAS VEGAS, NEVADA 89101

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18112-001-06-05
CLV 7009

January 19, 2007

Ms. Maria Ferra
1710 County Road, Suite #548
Hanceville, Alabama 35077

RE: SDR-17999 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO VAR-17998

Dear Ms. Ferra:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,227 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG INTERIOR LOT LINES WHERE 8 FEET IS REQUIRED AND A 5-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG PUBLIC RIGHT-OF-WAY on 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning & Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 12/05/06, and landscape plan and building elevations date stamped 11/06/06, except as amended by conditions herein.
3. A Waiver of Title 19 – Section 19.12 Commercial Development landscape standards is hereby approved to allow a zero foot landscape buffer along interior lot lines where 8-feet is the required minimum, and a 5 foot landscape buffer where 15 feet is the required minimum along public right-of-way.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit to reflect the changes herein: Modify the site plan to provide a 15-foot by 25-foot loading parking space per Title 19 Commercial Development parking standards.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Prior to the issuance of the Building Permit, revised elevations shall be submitted to the Planning and Development Department to depict a screened and covered trash enclosure in accordance with Title 19 – Section 19.08.050 Commercial Development Standards.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 14 foot right turn lane along the east side of Decatur Boulevard adjacent to this site prior to the issuance of any permits.

Ms. Maria Ferra
SDR-17999 – Page Three
January 19, 2007

15. Grant a Traffic Signal Chord Easement at the southeast corner of Charleston Boulevard and Decatur Boulevard prior to the issuance of any permits
16. Coordinate the construction of any new improvements with the City Engineer's Section of the Department of Public Works.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways on Charleston Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a; Driveways on Decatur Boulevard shall meet the approval of the Nevada Department of Transportation (N.D.O.T.).
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Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Ron Labar
LABAR Architecture, Inc.
458 West 15th Avenue
Spokane, Washington 99203

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