



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17998** 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 Serra, trustee
Print Name: Maria Serra, trustee

Subscribed and sworn before me

This 5th day of OCTOBER, 2006
Jana K. Turner, Cullman, Alabama
Notary Public in and for said County and State

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

CHARLESTON BLVD.

MENU BOARD & SPEAKER (TYP.)
 EXISTING POLE SIGN RELOCATED
 10' TO EAST
 EXISTING SIDEWALK, CURB & GUTTER
 TO BE REMOVE AS REQUIRED FOR
 NEW 10' WIDE RIGHT-TURN LANE

10' RIGHT TURN LANE
 DEDICATION

12' WIDE CONCRETE D/T LANE
 w/ 7 TO 8 CAR STACKING
 D/T WINDOW 'REVERSE'

LANDSCAPE PLANTER w/ TREES
 ALONG STREETS (TYP.)

EXISTING BILLBOARD
 TO BE REMOVED

12'x25' D' LOADING ZONE

CMU TRASH ENCLOSURE

FUTURE RIGHT TURN
 LANE TAPER

DECATUR RD.

LANDSCAPE

PROPOSED TACO BELL
 L-50 TACO BELL
 1/2 - 2221 SF.

EXISTING
 COMMERCIAL
 DEVELOPMENT
 (C-1)

EXISTING
 COMMERCIAL
 DEVELOPMENT
 (C-1)

REMOVE & REPLACE IMPROVEMENT:
 ALONG CHARLESTON & DECATUR

MODIFIED ENTRY DRIVE w/
 NEW RADIUS EA. SIDE

ACCESSIBLE ACCESS FROM ROW.
 ACCESSIBLE PARKING SPACE
 w/ VAN & STANDARD SIDE ISLES

EX. 2' HIGH CMU BLOCK WALL
 ALONG PROPERTY LINE

LANDSCAPE

MIN. SETBACK

PROPOSED TRANSFORMER LOCATION

EX. CMU 4' HIGH BLOCK WALL
 ALONG PROPERTY LINE

EXISTING BUILDING WALL

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

Site Data

ASSESSED PARCEL NUMBER (APN)	167-06-107-001
CURRENT ZONING	C-1
SITE AREA	22,326 SF ± PRIOR TO 10' DEDICATION
BLOG. FOOTPRINT	22,326 SF ± 1,500 SF ± 20,826 SF (NET)
P.A.R.	2221
	10.1%
PARKING ANALYSIS:	
TACO BELL, 2221 SF.	1,606 SF ± 223
PARKING REQUIRED:	23 SPACES

PARKING PROVIDED: 23 SPACES
 (INCLUDING 1 HC SPACE AND 4 COMPACT SPACES)
 4 COMPACT SPACES = 21%
 DRIVE-THRU STACK, 1 LG & 2 CARB

- 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 107
 LAS VEGAS, NV 89146
 PH (702) 800-5818 FX (702) 800-5815
 DAVID BONANNI, VP OF DEVELOPMENT

Vicinity Map



North

Site Plan

Scale: 1" = 40'-0"

Taco Bell Restaurant @ Charleston & Decatur

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

July 2006

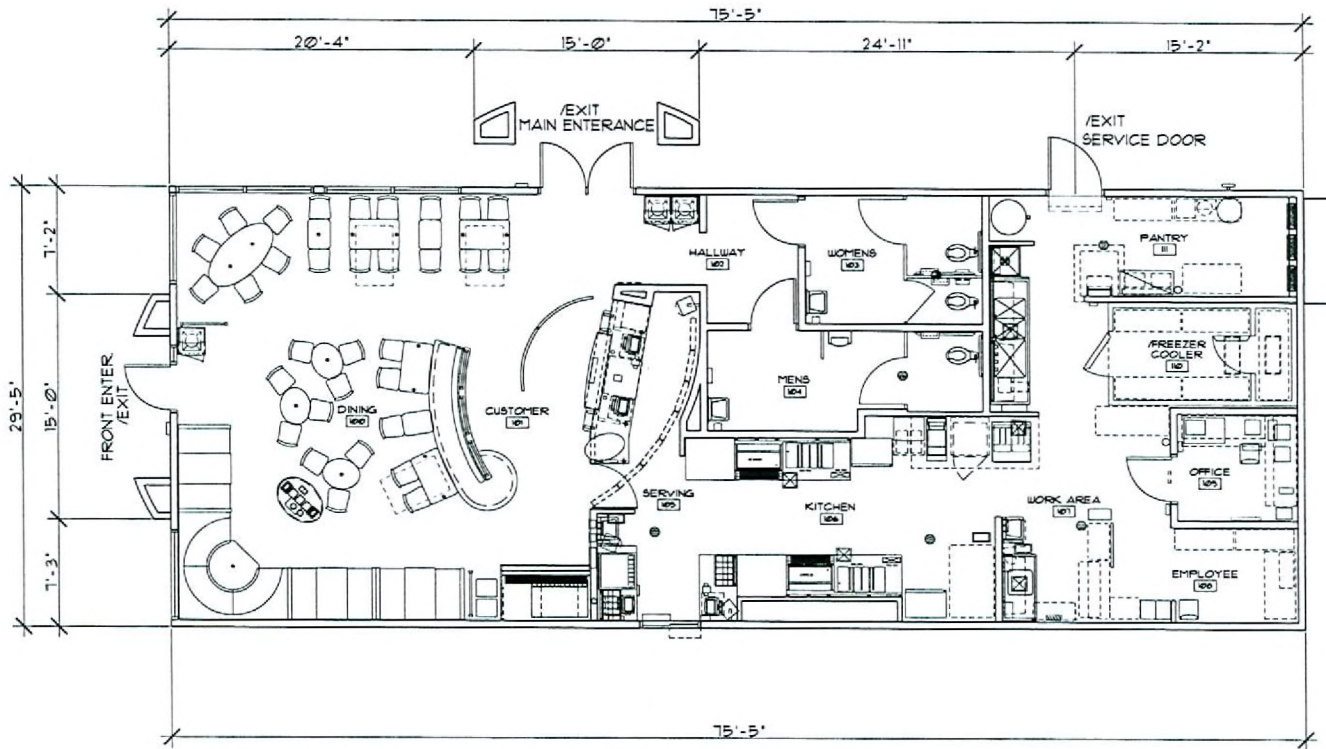
Site Development Review

City of Las Vegas, Nevada

VAR-17998
12/21/06 PC

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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

Taco Bell Restaurant @ Charleston & Decatur

July 2006

Site Development Review

City of Las Vegas, Nevada

LABAR
architecture, inc.

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

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