



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 Ferrera, Trustee*

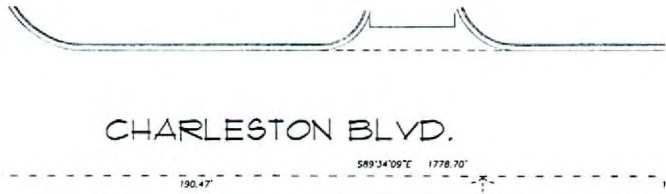
Print Name: Maria Ferrera, Trustee

Subscribed and sworn before me

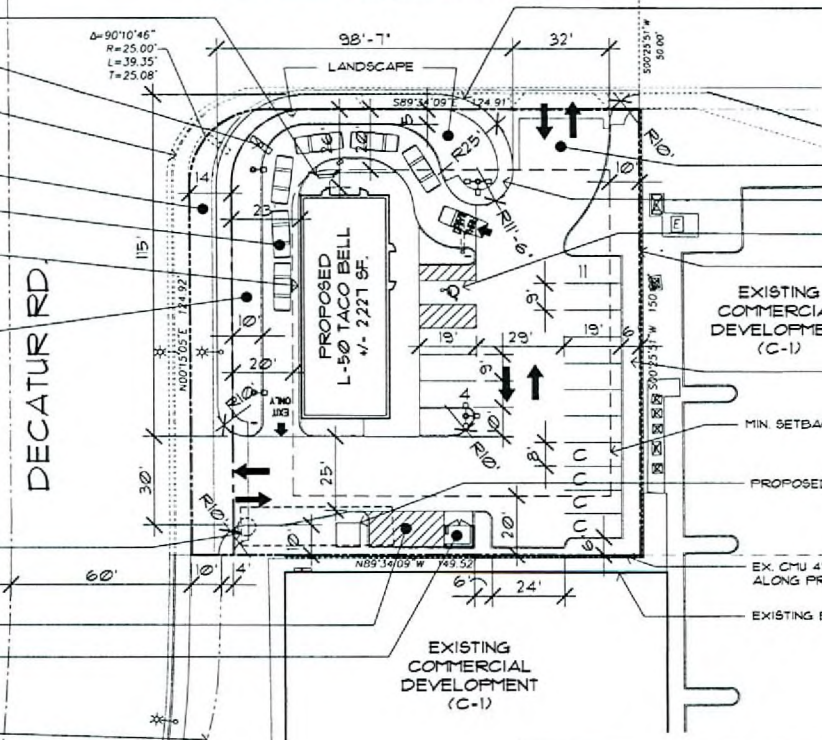
This 26th day of October, 2006

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





- 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
- 14' 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



- 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 14' right-turn lane along Decatur

Site Data

ASSESSORS PARCEL NUMBER (APN)	67-06-107-001
CURRENT ZONING	C-1
SITE AREA	22,326 SF ± PRIOR TO 14' DEDICATION 22,326 SF ± 2,100 SF ± 20,226 SF (NET)
BLDG. FOOTPRINT	2,221
F.A.R.	1%
PARKING ANALYSIS:	
TACO BELL 2221 SF	1,000 SF ± 222
PARKING REQUIRED:	23 SPACES

- PARKING PROVIDED: 8 SPACES**
(INCLUDING 1 LC SPACE AND 4 COMPACT SPACES)
4 COMPACT SPACES & 27% DRIVE-THRU STACK & 7 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
PH (702) 880-5816 FX (702) 880-5819
DAVID BONANNI, VP OF DEVELOPMENT

Vicinity Map



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

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

Taco Bell Restaurant @ Charleston & Decatur

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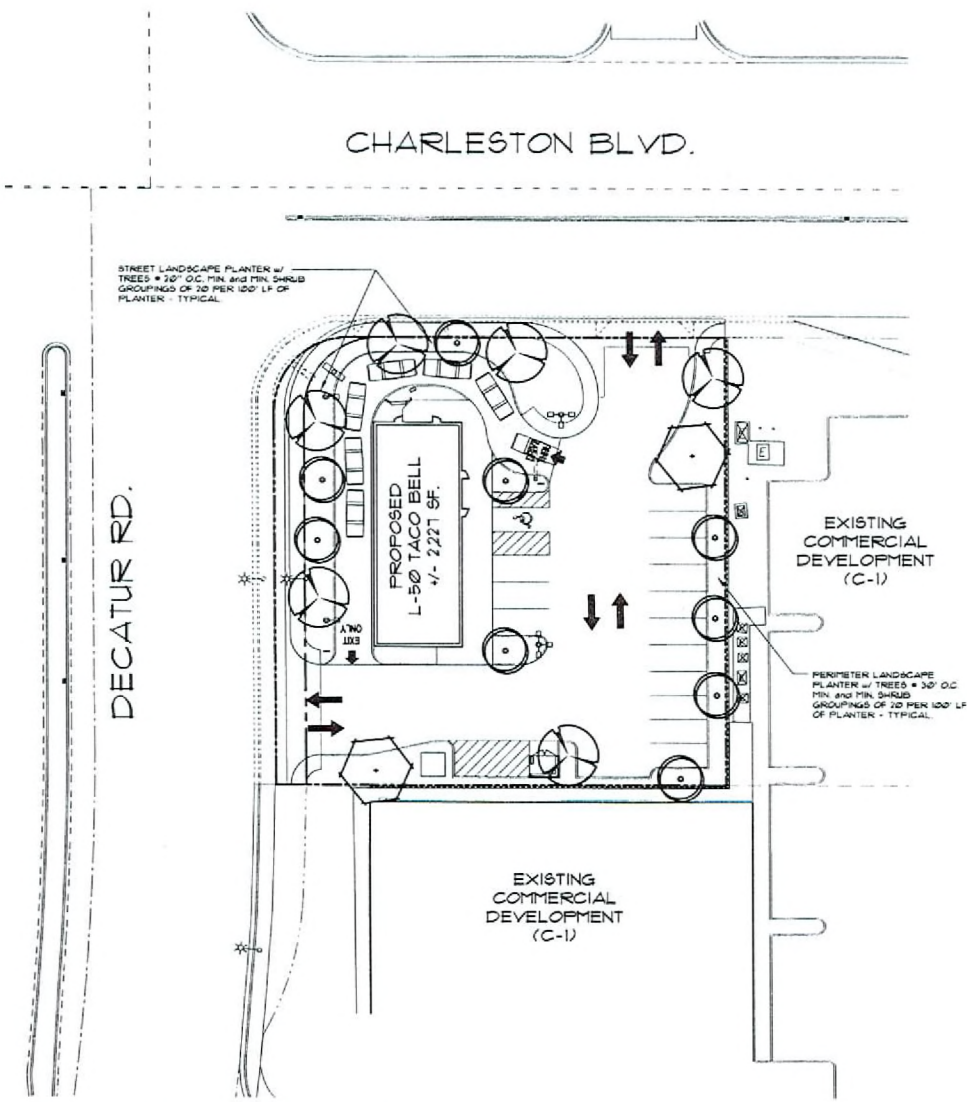


July 2006 (REVISED 11-29-06)

Site Development Review

City of Las Vegas

SDR-17999
REVISED
12/21/06 PC



Planting Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	5
	CHITALMA TASHKENTENSIS CHITALKA	24" BOX	6
	PROSOPIA CHILENSIS THORNLESS MESQUITE	24" BOX	2

SUGGESTED SHRUB LIST

CASSIA PHYLLOGENIA SILVER LEAF CASSIA	5 GALLON
CHRYSOACTINIA MEXICANA DAMPNITA	1 GALLON
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GALLON
DASTYLION WHEELERI DESERT SPOON	5 GALLON
HEPHERALOE PANVILORA RED HESPERALOE	5 GALLON
LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GALLON
LEUCOPHYLLUM SPECIES TEXAS RANGIER	5 GALLON
PHLEBENDGIA CAPILLARIS NEGAL FIRST DEER GRASS	1 GALLON

Notes:

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



North

Conceptual Landscape Plan

Scale: 1" = 40'-0"

Taco Bell Restaurant @ Charleston & Decatur

July 2006

Site Development Review

SDR-17999

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458 WEST 15th AVENUE
SPOKANE, WA 99203
ph 509 363 0240 fx 509 363 0241

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

Color Legend

PT-1: #SW6122
CAMELBACK
Sherwin Williams

PT-2: #SW6657
AMBER WAVE
Sherwin Williams

PT-3: #SW2823
ROCKWOOD CLAY
Sherwin Williams

PT-4a: #SW6J83
GOLDEN RULE
Sherwin Williams

PT-4b: #SW2861
AVOCADO
Sherwin Williams

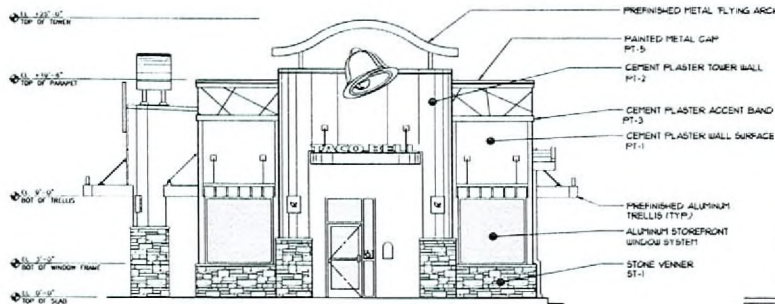
PT-4c: #SW2803
ROCKWOOD TERRA COTTA
Sherwin Williams

PT-4d: #SW6558
PLUMMY
Sherwin Williams

PT-5: #SW7069
IRON ORE
Sherwin Williams

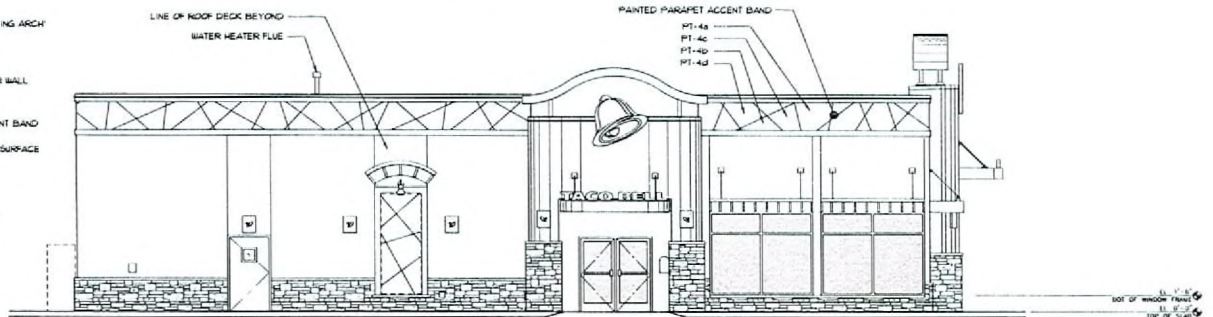


ST-1: Idaho Drystack
CARMEL MOUNTAIN
Coronado Stone Products



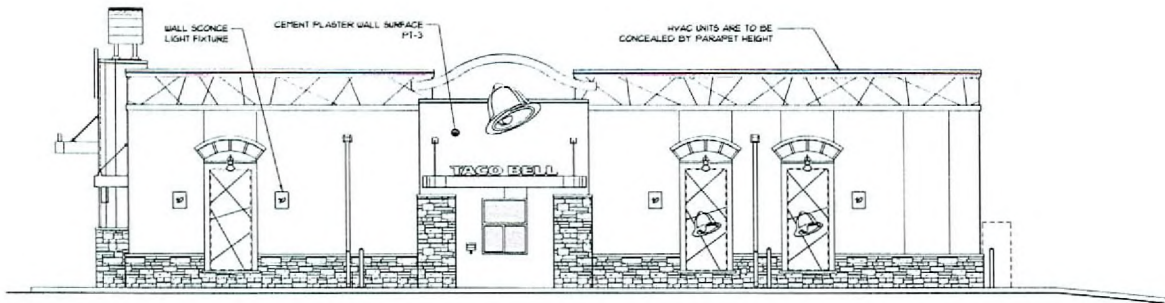
Front Elevation (North)

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



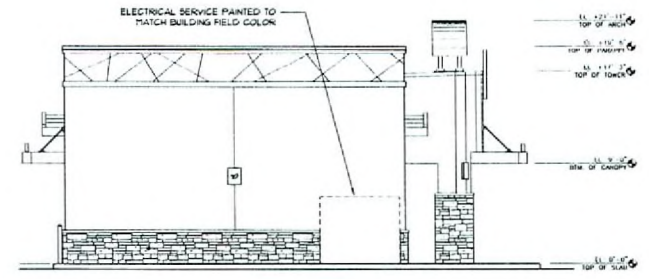
Front Side Elevation (East)

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



Drive-Thru Side Elevation (West)

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



Rear Elevation (South)

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

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

Taco Bell Restaurant @ Charleston & Decatur

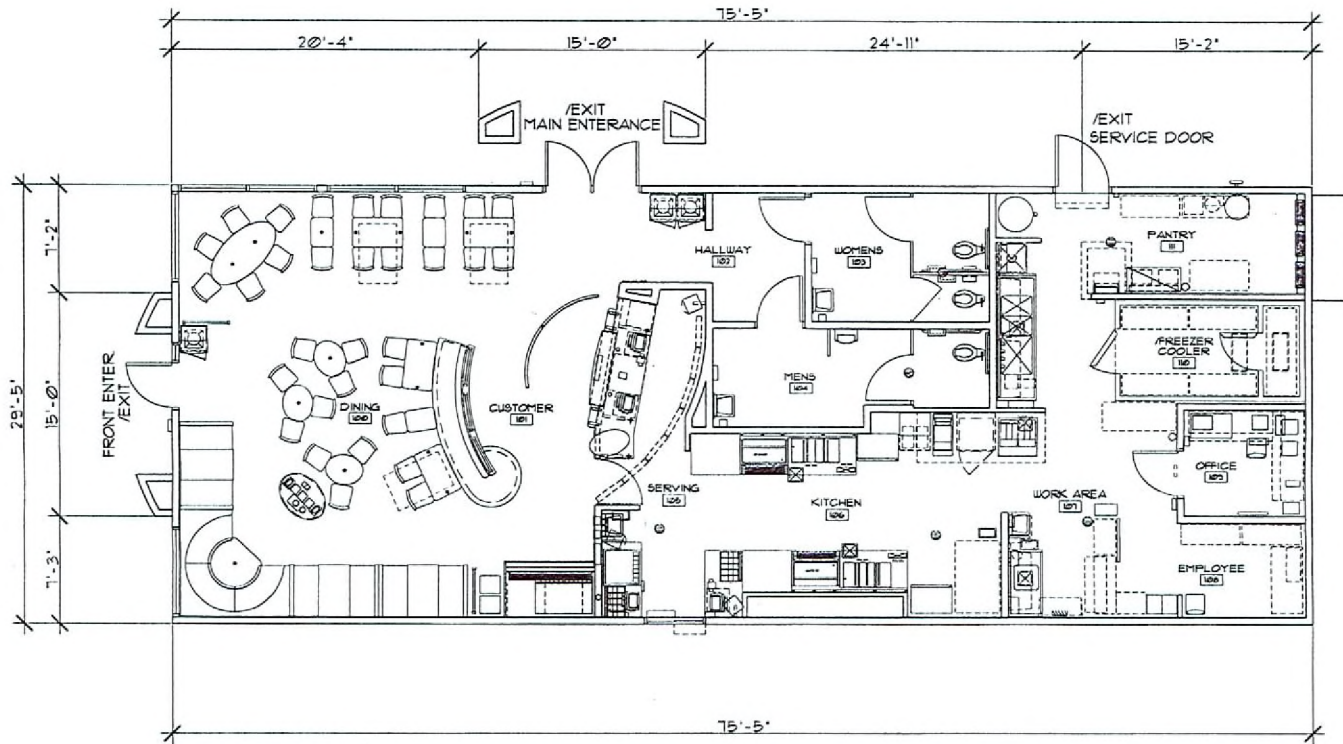
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Floor Plan

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

VAR-17998
SDR-17999
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Paint Color Legend

- 

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CAMELBACK
Sherwin Williams
- 

PT-2: #SW6657
AMBER WAVE
Sherwin Williams
- 

PT-3: #SW2823
ROCKWOOD CLAY
Sherwin Williams
- 

PT-4a: #SW6383
GOLDEN RULE
Sherwin Williams
- 

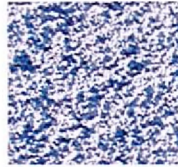
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AVOCADO
Sherwin Williams
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PT-4c: #SW2803
ROCKWOOD TERRA COTTA
Sherwin Williams
- 

PT-4d: #SW6558
PLUMMY
Sherwin Williams
- 

PT-5: #SW7069
IRON ORE
Sherwin Williams

Material Legend



STUCCO FINISH - MEDIUM DASH



STUCCO FINISH - HEAVY SAND FLOAT



ALUM. STOREFRONT w/
POWDER COATED PAINT FINISH
& TINTED INSUL. GLASS



ST-1: Idaho Drystack
CARMEL MOUNTAIN
Coronado Stone Products

Color & Materials Board

Scale: N.T.S.

Taco Bell Restaurant @ Charleston & Decatur

July 2006

Site Development Review

City of Las Vegas, Nevada

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VAR-17998 & SDR-17999 - APPLICANT: LASCAL CORPORATION - OWNER: MARIA FERRA
4717 WEST CHARLESTON BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



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