



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-18926 APN: 125-21-313-003

Name of Property Owner: CIMARRON-FRONTAGE, LLC

Name of Applicant: SAM J. FACCHINI (METRO PIZZA - NORTHWEST)

Name of Representative: TERRE GROVE (GROVE, 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: MAYOR OSCAR GOODMAN

Partner(s): DAVID CARVER KEVIN PARKINSON

APN: APEX INDUSTRIAL PARK

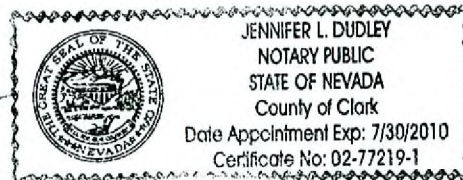
Signature of Property Owner: *Kevin M. Parkinson*

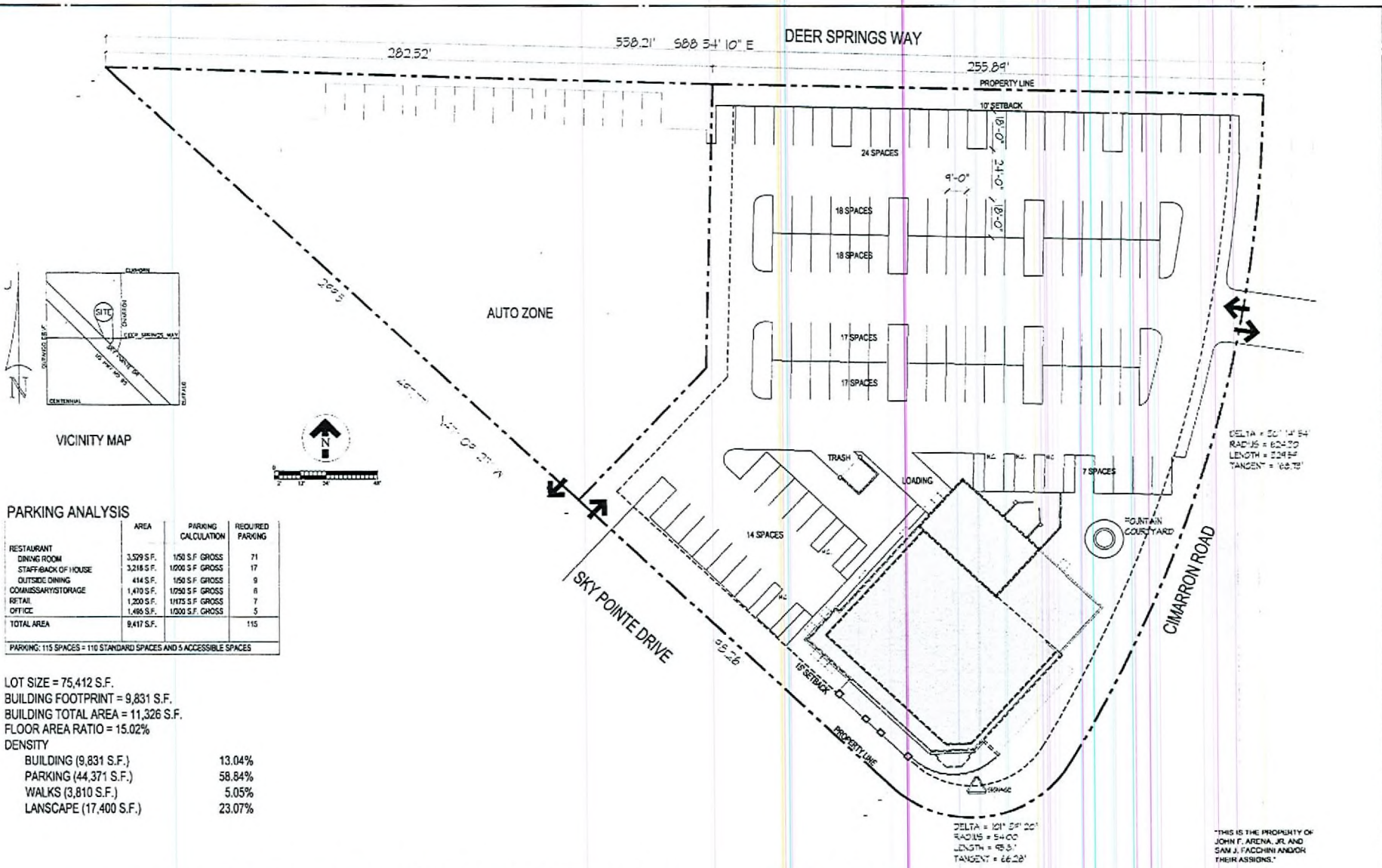
Print Name: Kevin M. Parkinson

Subscribed and sworn before me

This 26 day of December, 2006

Jennifer L. Dudley
Notary Public in and for said County and State





VICINITY MAP

PARKING ANALYSIS

	AREA	PARKING CALCULATION	REQUIRED PARKING
RESTAURANT			
DINING ROOM	3,329 S.F.	1/50 S.F. GROSS	71
STAFF/BACK OF HOUSE	3,216 S.F.	1/1000 S.F. GROSS	17
OUTSIDE DINING	414 S.F.	1/50 S.F. GROSS	9
COMMISSARY/STORAGE	1,410 S.F.	1/1050 S.F. GROSS	6
RETAIL	1,200 S.F.	1/175 S.F. GROSS	7
OFFICE	1,486 S.F.	1/1000 S.F. GROSS	5
TOTAL AREA	9,417 S.F.		115

PARKING: 115 SPACES = 110 STANDARD SPACES AND 5 ACCESSIBLE SPACES

LOT SIZE = 75,412 S.F.
 BUILDING FOOTPRINT = 9,831 S.F.
 BUILDING TOTAL AREA = 11,326 S.F.
 FLOOR AREA RATIO = 15.02%
 DENSITY

BUILDING (9,831 S.F.)	13.04%
PARKING (44,371 S.F.)	58.84%
WALKS (3,810 S.F.)	5.05%
LANDSCAPE (17,400 S.F.)	23.07%



METRO PIZZA - NORTHWEST

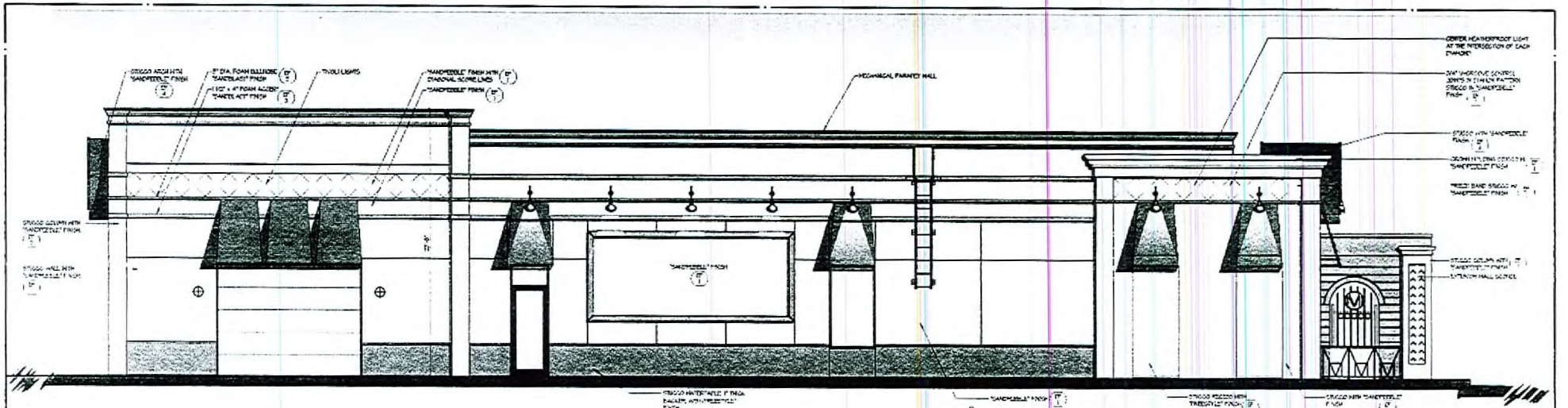
SITE AND PARKING PLAN

PREPARED BY ARCHITECT: J. G. A. ARCHITECTURAL DESIGN PAWTUCKET, RI

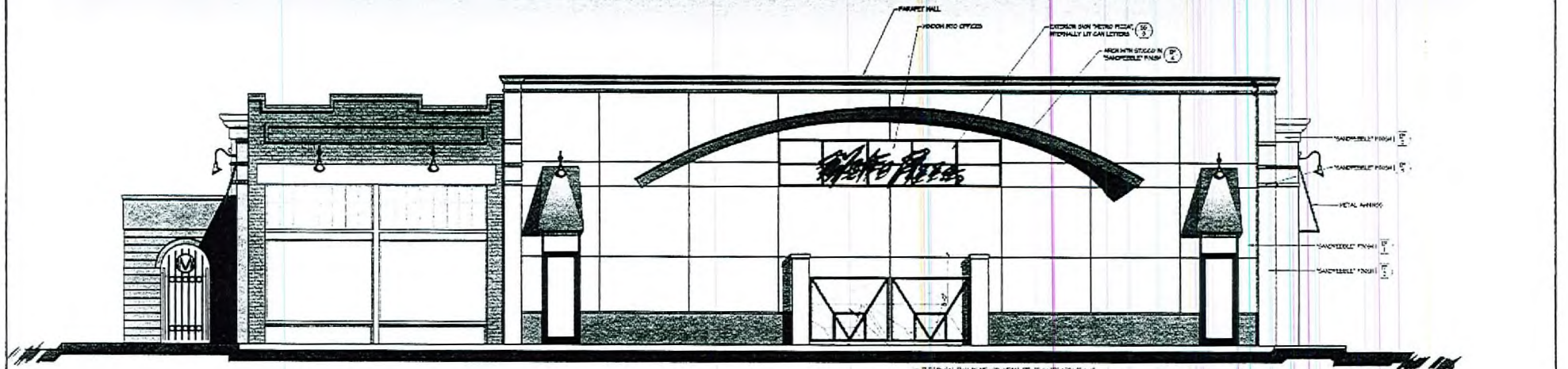
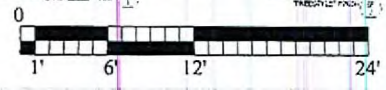
SUP-18927
 SDR-18926
 02/08/07 PC

P1-3-SITE-4667 22 DECEMBER 2006

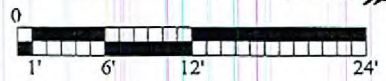
"THIS IS THE PROPERTY OF JOHN F. ARENA, JR. AND SAM J. FACCHINI AND/OR THEIR ASSIGNS."



0
 NORTHWEST ELEVATION (AUTO ZONE)
 SCALE: 1/4"=1'-0"



1
 NORTHEAST ELEVATION (DEER SPRINGS)
 SCALE: 1/4"=1'-0"



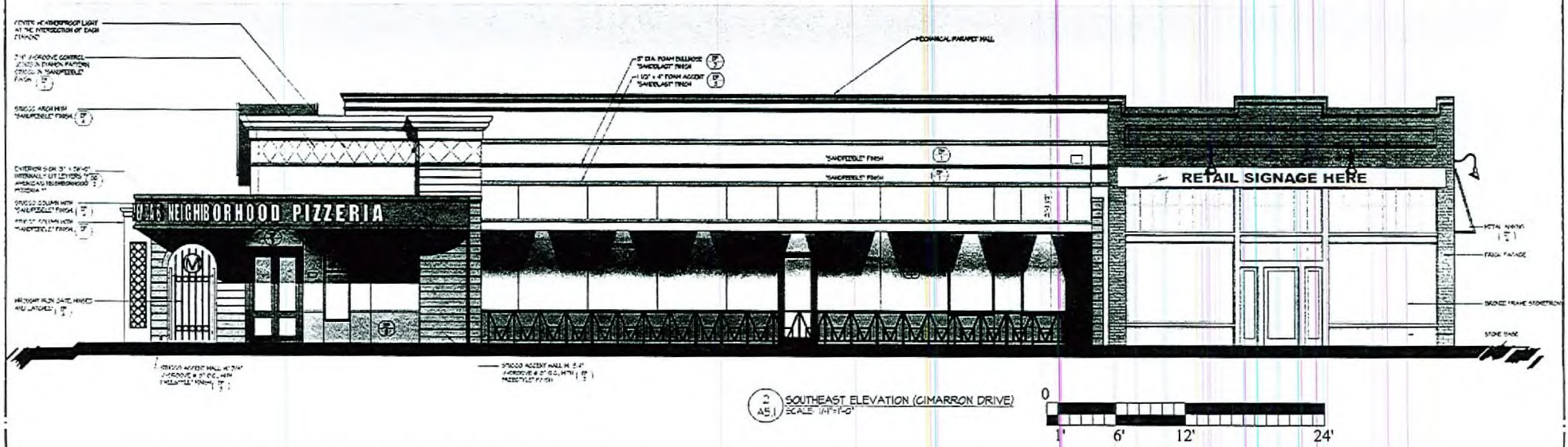
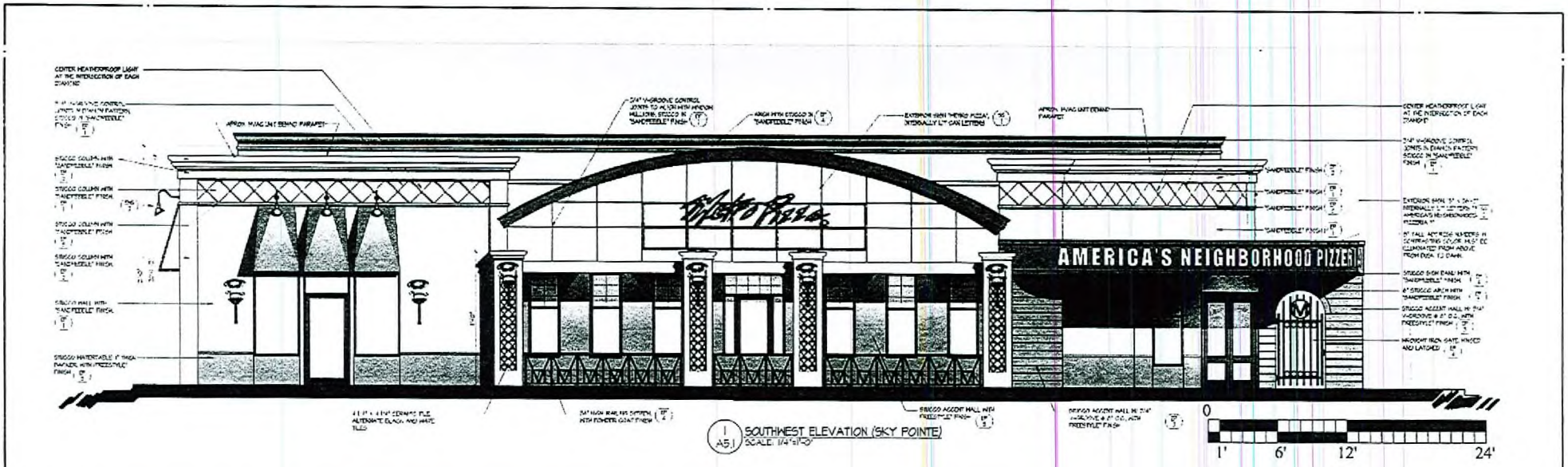
METRO PIZZA - NORTHWEST

NORTHWEST AND NORTHEAST ELEVATIONS

PREPARED BY ARCHITECT: J. G. A. ARCHITECTURAL DESIGN PAWTUCKET, RI

SUP-18927
 SDR-18926
 02/08/07 PC

RECEIVED
 PS-2-0667- 7 DECEMBER, 2006
 DEC 8 2006



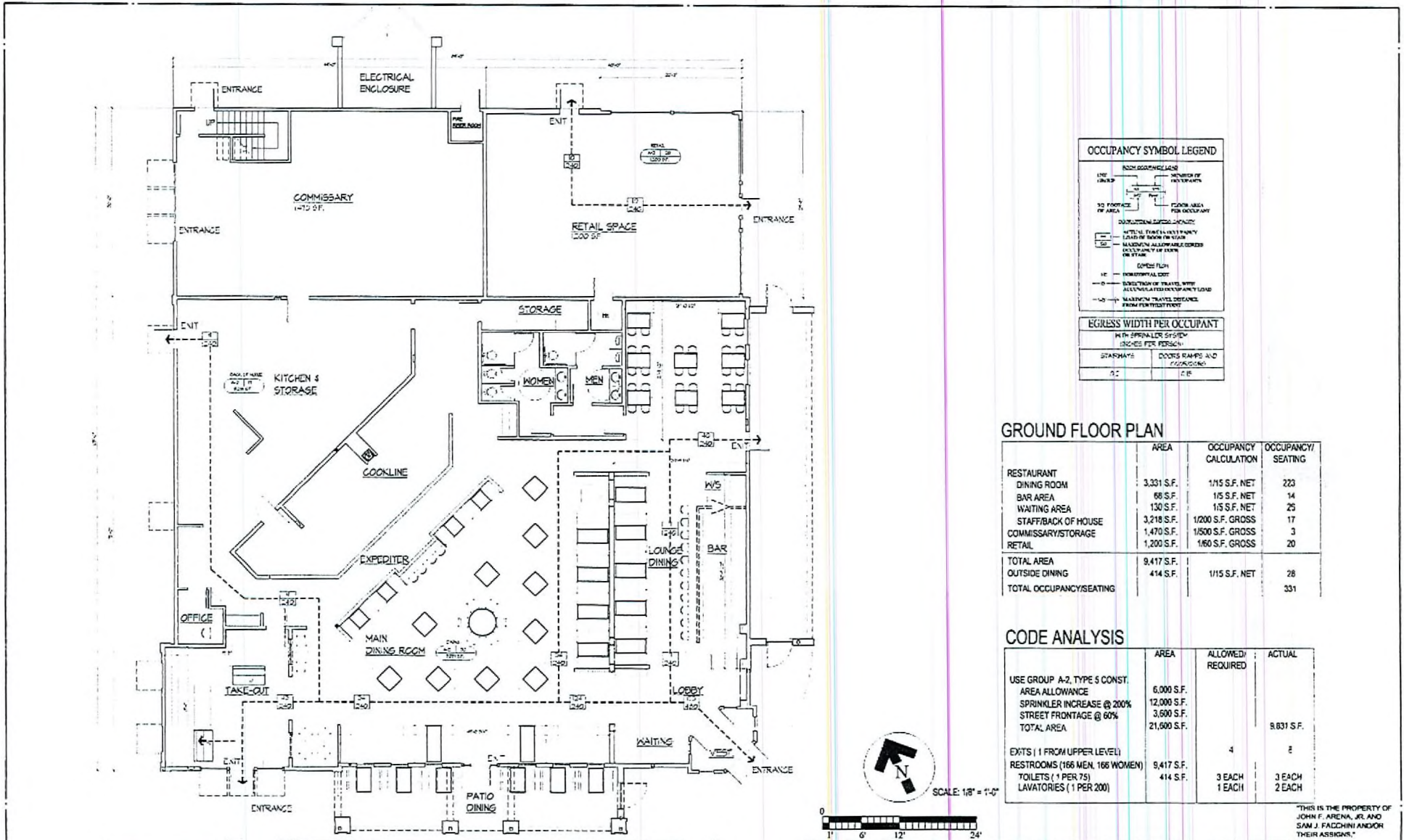
METRO PIZZA - NORTHWEST

SOUTHWEST AND SOUTHEAST ELEVATIONS

PREPARED BY ARCHITECT: J. G. A. ARCHITECTURAL DESIGN PAWTUCKET, RI

SUP-18927
SDR-18926
02/08/07 PC

RECEIVED
PS-1-0667 7 DECEMBER 2006
DEC 26 2006



OCCUPANCY SYMBOL LEGEND

LINE SYMBOL: ROOM OCCUPANCY LOAD, NUMBER OF PERSONS PER SPACE

30 FOOTSPACE OF AREA: FLOOR AREA PER OCCUPANT

DISCONTINUOUS SPECIAL CAPACITY:

- HTL: HOTEL, TRAVEL, TRANSIT, PARTY LOBBY OR SHOW ROOM
- SH: SHOPPING ALLOWABLE CORRIDOR EXCEPT AT THE POINT OF ENTRY
- COF: CONFERENCE ROOM
- HC: HOSPITAL CORRIDOR
- ED: ELEVATION OF TRAVEL WITH ALLOWABLE FLOOR AREA PER PARTY LOAD
- MD: MAXIMUM TRAVEL DISTANCE FROM FIRE TEST POINT

EGRESS WIDTH PER OCCUPANT

IN-FLOORWAY WIDTH: INCHES PER PERSON

STAIRWAYS	DOORS, RAMPS AND PLATFORMS
0.2	0.2

GROUND FLOOR PLAN

	AREA	OCCUPANCY CALCULATION	OCCUPANCY/ SEATING
RESTAURANT			
DINING ROOM	3,331 S.F.	1/15 S.F. NET	223
BAR AREA	66 S.F.	1/5 S.F. NET	14
WAITING AREA	130 S.F.	1/5 S.F. NET	26
STAFF/BACK OF HOUSE	3,218 S.F.	1/200 S.F. GROSS	17
COMMISSARY/STORAGE	1,470 S.F.	1/500 S.F. GROSS	3
RETAIL	1,200 S.F.	1/60 S.F. GROSS	20
TOTAL AREA	9,417 S.F.		
OUTSIDE DINING	414 S.F.	1/15 S.F. NET	28
TOTAL OCCUPANCY/SEATING			331

CODE ANALYSIS

	AREA	ALLOWED/ REQUIRED	ACTUAL
USE GROUP A-2, TYPE 5 CONST.	6,000 S.F.		
AREA ALLOWANCE	12,000 S.F.		
SPRINKLER INCREASE @ 200%	3,600 S.F.		
STREET FRONTAGE @ 60%	21,600 S.F.		
TOTAL AREA			8,831 S.F.
EXITS (1 FROM UPPER LEVEL)		4	2
RESTROOMS (166 MEN, 166 WOMEN)	9,417 S.F.		
TOILETS (1 PER 75)	414 S.F.	3 EACH	3 EACH
LAVATORIES (1 PER 200)		1 EACH	2 EACH



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



"THIS IS THE PROPERTY OF JOHN F. ARENA, JR. AND SAN J. FACCHINI AND/OR THEIR ASSIGNS."



METRO PIZZA - NORTHWEST

GROUND FLOOR PLAN

PREPARED BY ARCHITECT: J. G. A. ARCHITECTURAL DESIGN PAWTUCKET, RI

SUP-18927
SDR-18926
02/08/07 PC

RECEIVED

PI-1-0667 22 DECEMBER, 2006
DEC 26 2006

SDR 18926				
Sam J. Facchini				
NWC Sky Pointe & Cimarron				
Proposed 11.326 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	8.631	127.15	1,097
AM Peak Hour			11.52	99
PM Peak Hour			10.92	94
<i>(heaviest 60 minutes)</i>				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.2	42.94	52
AM Peak Hour			1.03	1
PM Peak Hour			3.75	5
<i>(heaviest 60 minutes)</i>				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.495	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
<i>(heaviest 60 minutes)</i>				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	11.326		1,149
AM Peak Hour				101
PM Peak Hour				99
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Sky Pointe Drive				
Average Daily Traffic (ADT)	9,047			
PM Peak Hour	724			
<i>(heaviest 60 minutes)</i>				

Cimarron Road				
Average Daily Traffic (ADT)	3,026			
PM Peak Hour <i>(heaviest 60 minutes)</i>	242			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sky Pointe Drive	32,600			
Cimarron Road	32,600			
This project will add approximately 1,149 trips per day on Sky Pointe and Cimarron. This will increase expected volumes by about 13 percent on Sky Pointe and about 38 percent on Cimarron. Sky Pointe is at about 28 percent of capacity and Cimarron is at about 9 percent of capacity.				
Based on Peak Hour use, this development will add roughly 99 additional car into the area; which works out to about three every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

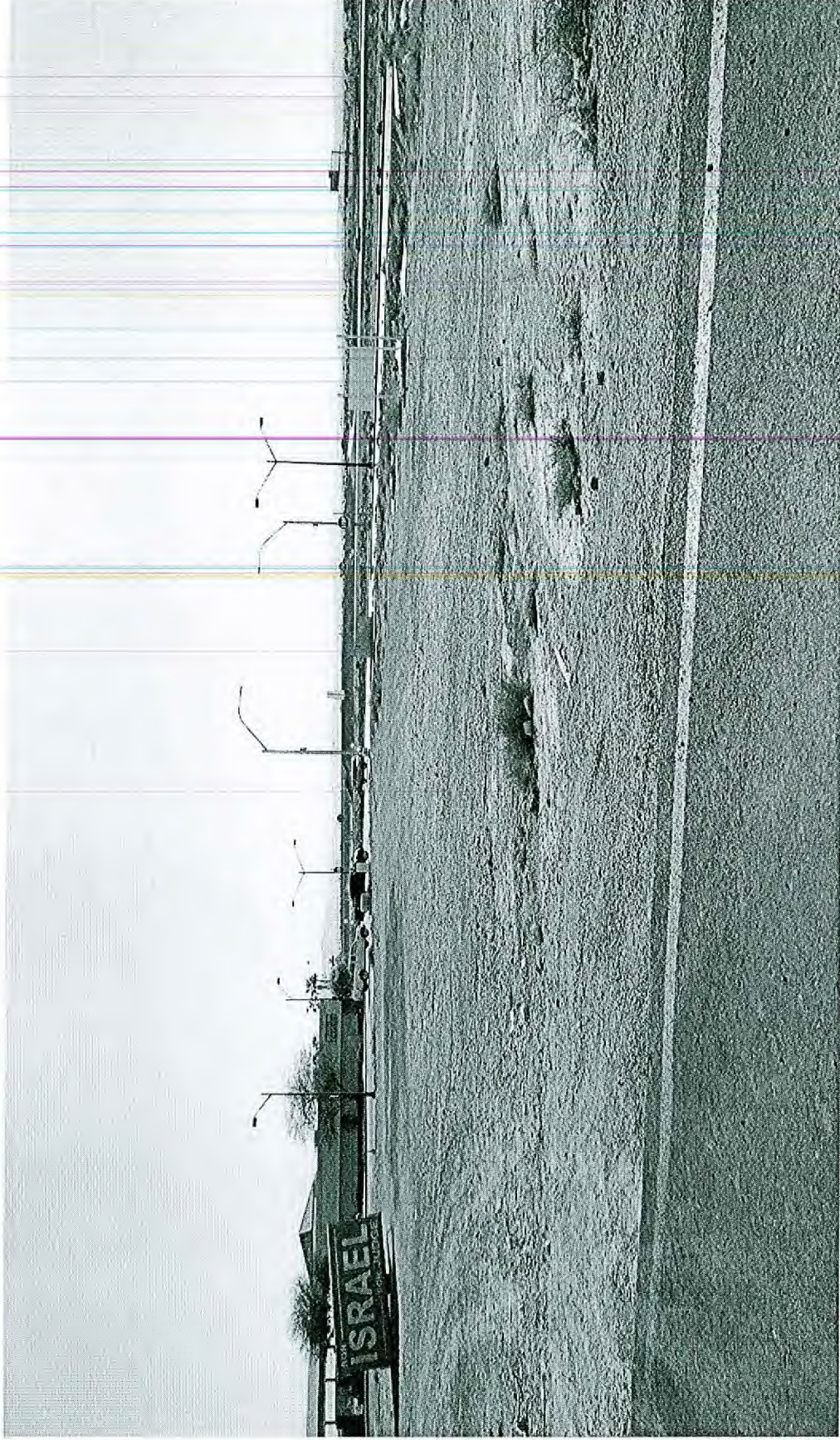


SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION
01/08/07



SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07