



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-27593** APN: 140-30-411-003 thru 006  
Name of Property Owner: Ralphs Grocery Company  
Name of Applicant: Ralphs Grocery Company dba Food 4 Less  
Name of Representative: Scott Rooks

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): \_\_\_\_\_

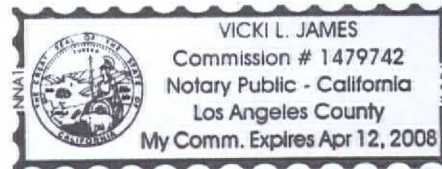
APN: \_\_\_\_\_

Signature of Property Owner: [Handwritten Signature]

Print Name: MICHAEL J. DONNELLY

Subscribed and sworn before me

This 25<sup>th</sup> day of MARCH, 2008  
Vicki L. James  
Notary Public in and for said County and State





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Corporate Office:  
Long Beach, CA

Regional Offices:  
Newport Beach, CA  
Washington, DC  
Portland, OR  
Rogers, AR

Client Info.

RALPH'S GROCERY CO. 100  
West West Adams Blvd  
Compton, CA 90226

Penkowitz & Ruth  
C. H. L. # 411  
BONANZA ROAD & PECOS ROAD  
**FOOD 4 LESS #792**  
Las Vegas, NV

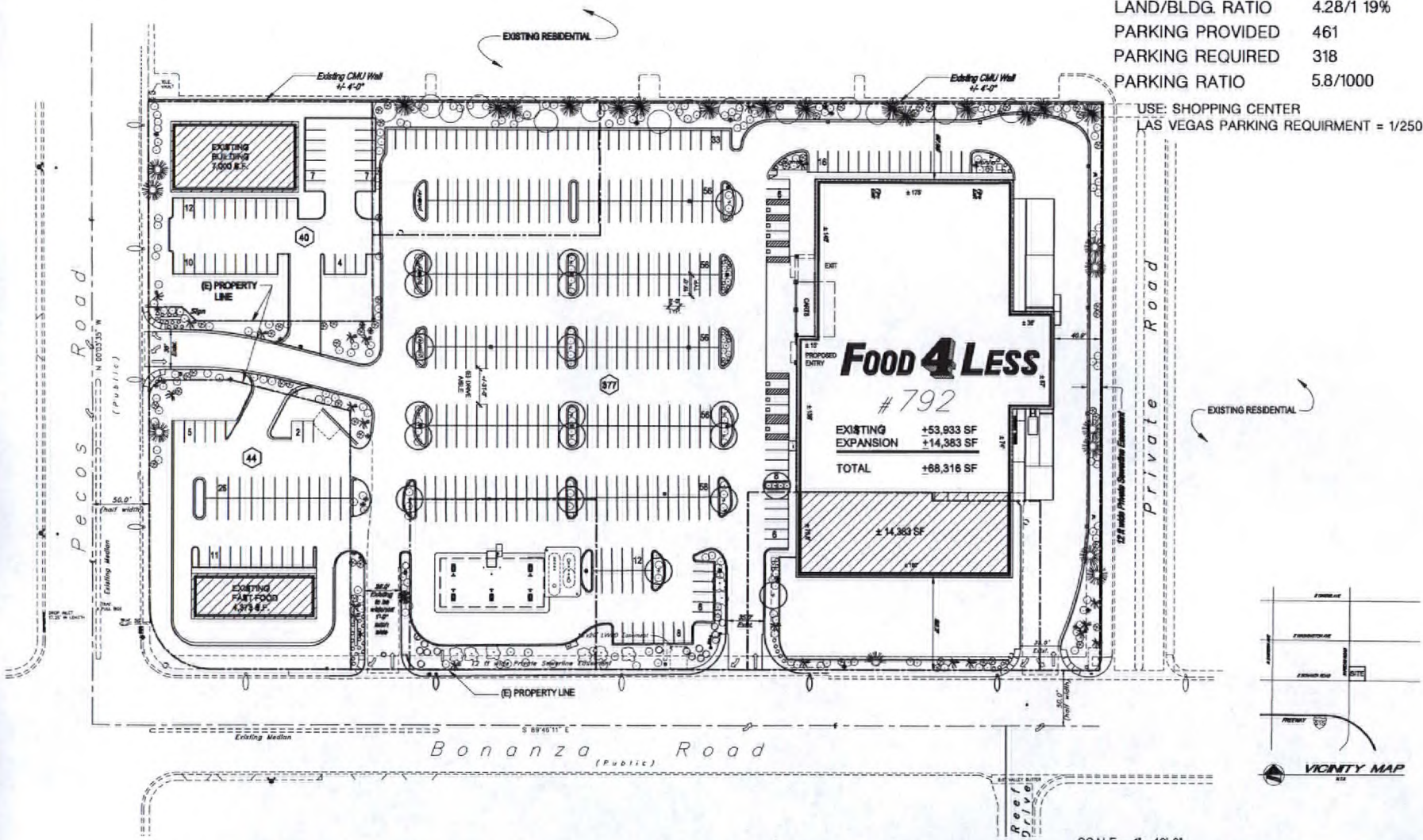
Revisions


Date 03-24-08  
Drawn By WF  
Checked By DS  
Project No. 07-306-11  
File Name D07292S1DWG

Summary

LAND AREA	420, 932 SF
BUILDING AREA	79, 689 SF
LAND/BLDG. RATIO	4.28/1 19%
PARKING PROVIDED	461
PARKING REQUIRED	318
PARKING RATIO	5.8/1000

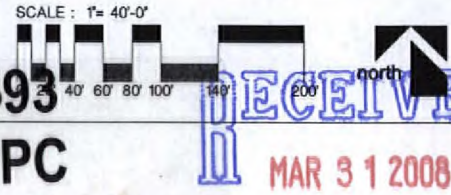
USE: SHOPPING CENTER  
LAS VEGAS PARKING REQUIREMENT = 1/250



THIS SITE PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

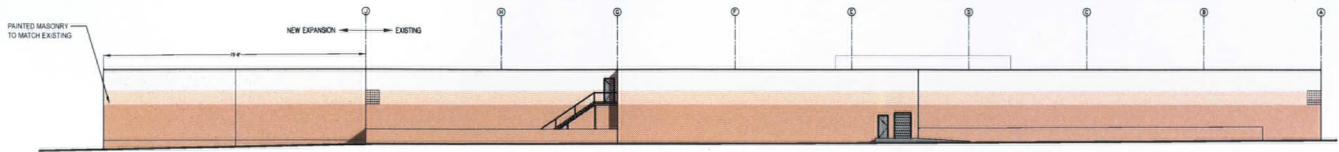
NOTE:  
ALL MISSING OR DEAD TREES WILL NEED TO BE REPLACED.

SDR-27593  
05/22/08 PC

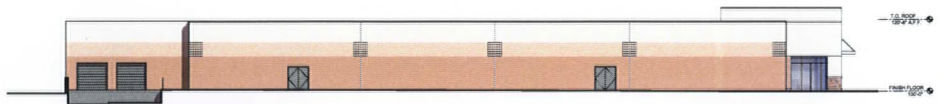


Site Plan

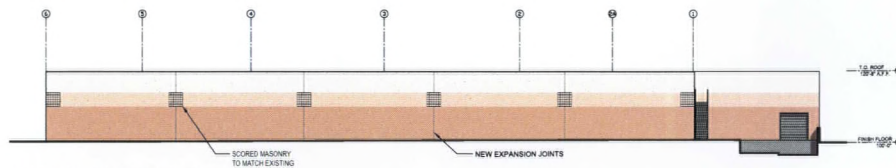




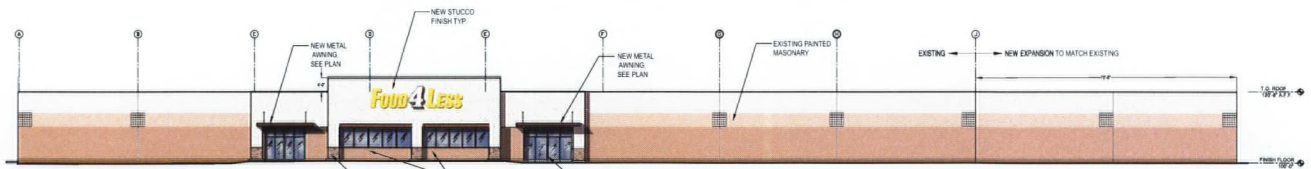
EAST ELEVATION



NORTH ELEVATION

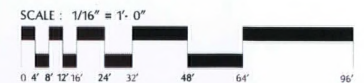


SOUTH ELEVATION



WEST ELEVATION

RECEIVED  
MAY 20 2008



**SDR-27593**  
**06/12/08 PC**  
**REVISED**



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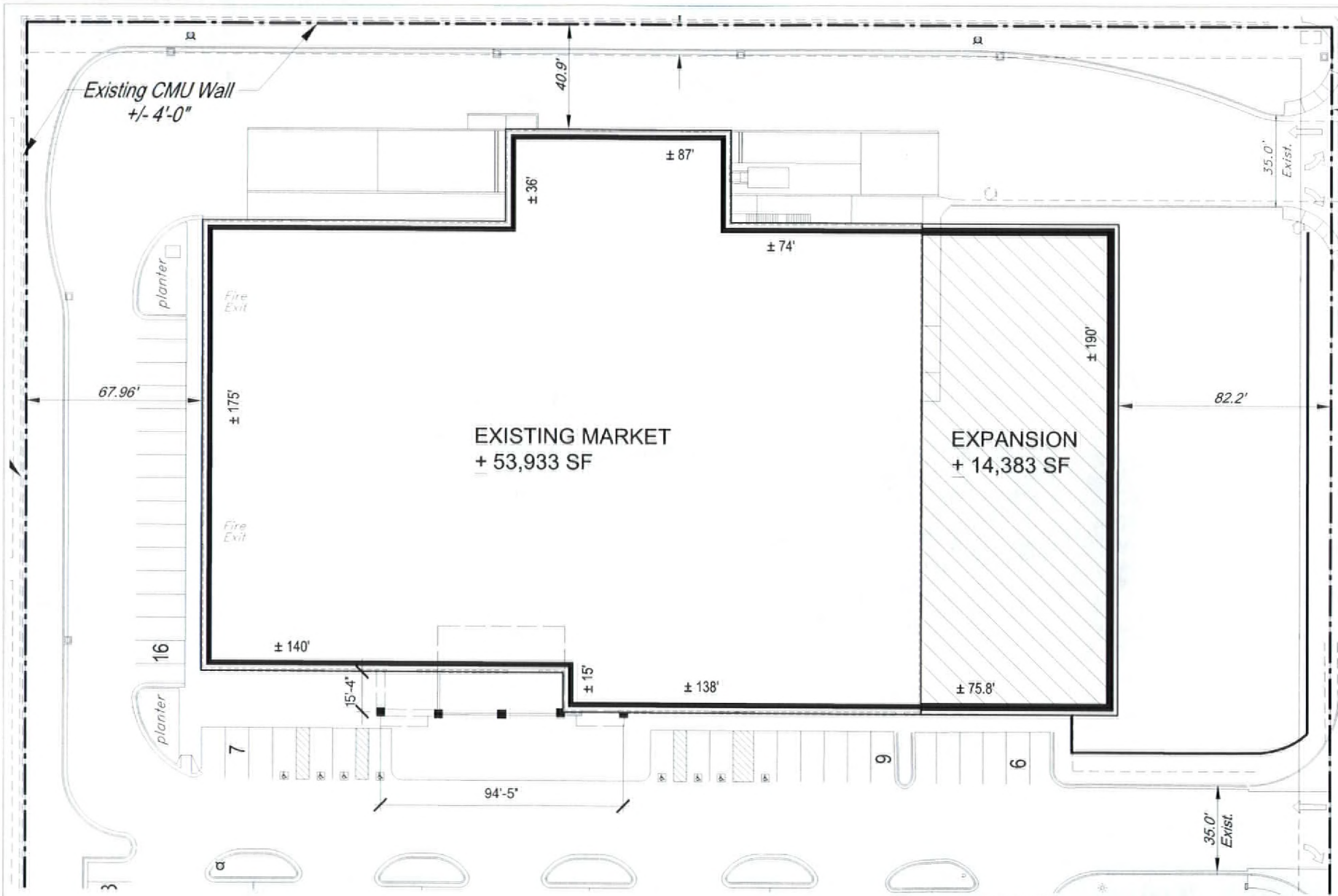
RALPHS GROCERY CO. 100  
West West Arnska Blvd,  
Compton, CA 90220

**Perkowitz + Ruth**  
ARCHITECTS  
FOOD 4 LESS #792  
Las Vegas, NV

Revisions


Date 01-31-08  
Drawn By MF  
Checked By DS  
Project No. 07-306-11  
File Name D07252S1.DWG

Floor Plan

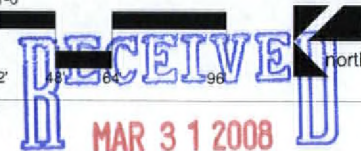


THIS FLOOR PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

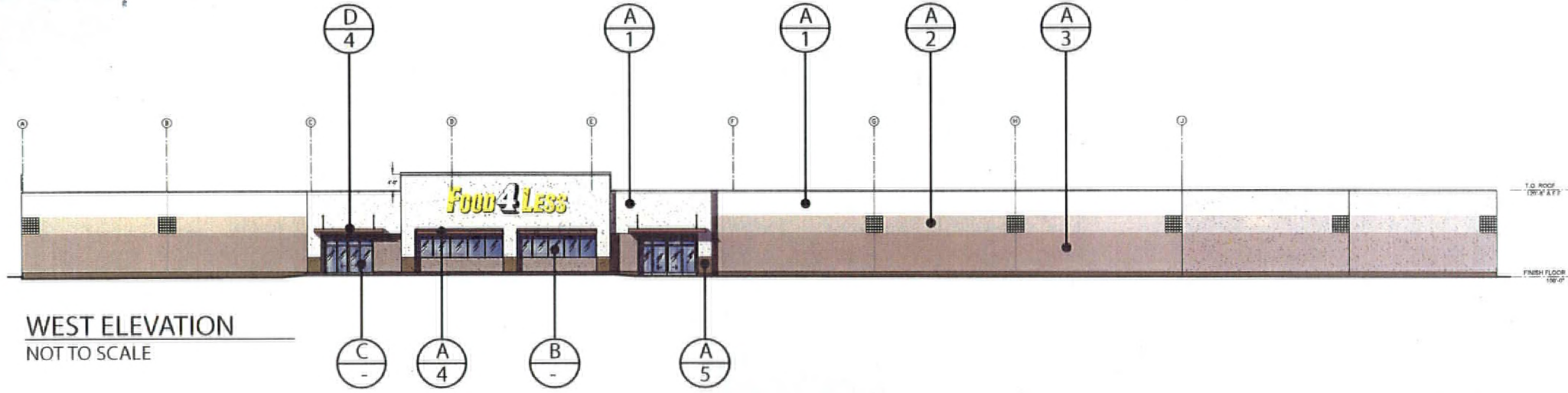
SCALE: 1/16" = 1'-0"



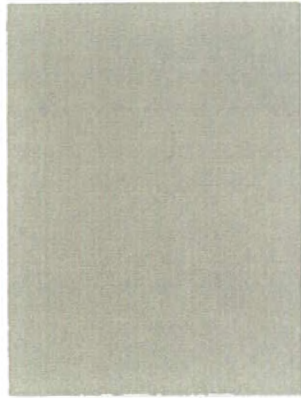
**SDR-27593**  
**05/22/08 PC**



# MATERIAL BOARD



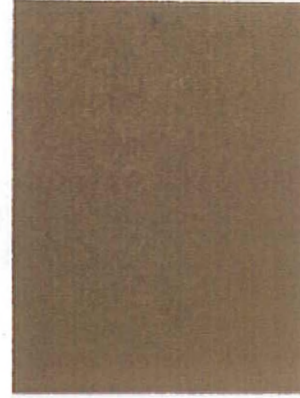
WEST ELEVATION  
NOT TO SCALE



2



3



4



5

## MATERIAL

- A Paint
- B Glazing
- C Aluminum Storefront
- D Metal Awning

## FINISH

- 1 ICI - Antique White Rm. - L0065
- 2 ICI - Mushroom Cap - L0739
- 3 ICI - Brownington Court - L1762
- 4 ICI - Padre Island - L0552
- 5 ICI - Cordwood - L1820

**SDR-27593**  
**05/22/08 PC**

**FOOD 4 LESS #792**  
BONANZA ROAD & PECOS ROAD  
LAS VEGAS, NEVADA

RECEIVED  
MAR 31 2008

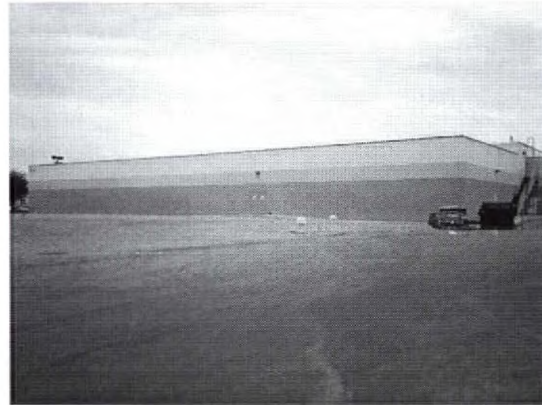
**Perkowitz + Ruth**  
ARCHITECTS

111 W. OCEAN BLVD., LONG BEACH, CA 90802 [562] 628.8000

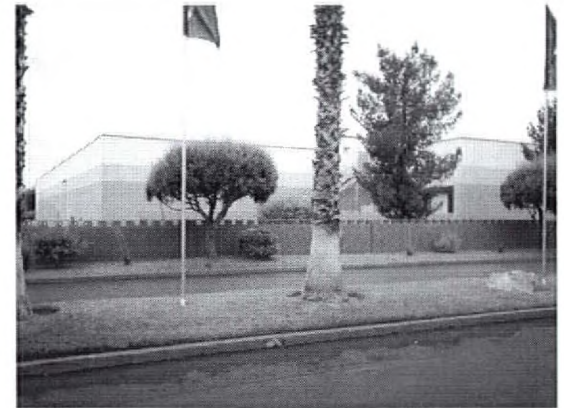
**PR**  
ARCHITECTS



①



②



③



③

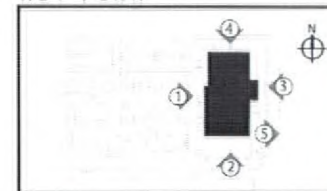


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KEY PLAN



**Food 4 Less**

Perkowitz+Ruth  
ARCHITECTS INC. 4000 W. LAS VEGAS BLVD. SUITE 200

FOOD FOR LESS #792

BONANZA ROAD & PECOS ROAD  
LAS VEGAS, NEVADA

**SDR-27593**  
**05/22/08 PC**

SITE PHOTOGRAPHS

1

07-306.11  
01/30/08

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MAR 31 2008

<b>SDR 27593</b>				
<b>Ralphs Grocery Company</b>				
<b>NEC of Bonanza Rd. &amp; Pecos Rd.</b>				
Proposed 14.3 thousand square foot addition to an existing grocery store.				
<b>Traffic produced by proposed development:</b>				
<b>Existing Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	54	102.24	<b>5,511</b>
AM Peak Hour			3.25	<b>175</b>
PM Peak Hour			10.45	<b>563</b>
<i>(heaviest 60 minutes)</i>				
<b>New Additional Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	14	102.24	<b>1,462</b>
AM Peak Hour			3.25	<b>46</b>
PM Peak Hour			10.45	<b>149</b>
<i>(heaviest 60 minutes)</i>				
<b>Net Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	68		<b>6,973</b>
AM Peak Hour				<b>222</b>
PM Peak Hour				<b>713</b>
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Bonanza Rd.</b>				
Average Daily Traffic (ADT)	28,540			
PM Peak Hour	2,283			
<i>(heaviest 60 minutes)</i>				
<b>Pecos Rd.</b>				
Average Daily Traffic (ADT)	25,518			
PM Peak Hour	2,041			
<i>(heaviest 60 minutes)</i>				

<b>Traffic Capacity of adjacent streets:</b>			
	Adjacent street ADT		
	Capacity		
Bonanza Rd.	49,210		
Pecos Rd.	49,210		
This project will add approximately 1,462 trips per day on Bonanza Rd. and Pecos Rd. This will increase expected volumes by about 5 percent on Bonanza and by about 6 percent on Pecos. Bonanza is currently at about 58 percent of capacity and Pecos is at about 52 percent of capacity.			
Based on Peak Hour use, this development will add roughly 149 additional cars into the area; which works out to about 2 every minute.			
Note that this report assumes all traffic from this development uses all named streets.			