



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: _____

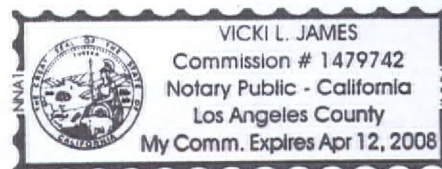
Signature of Property Owner: _____

Print Name: MICHAEL J. DONNELLY

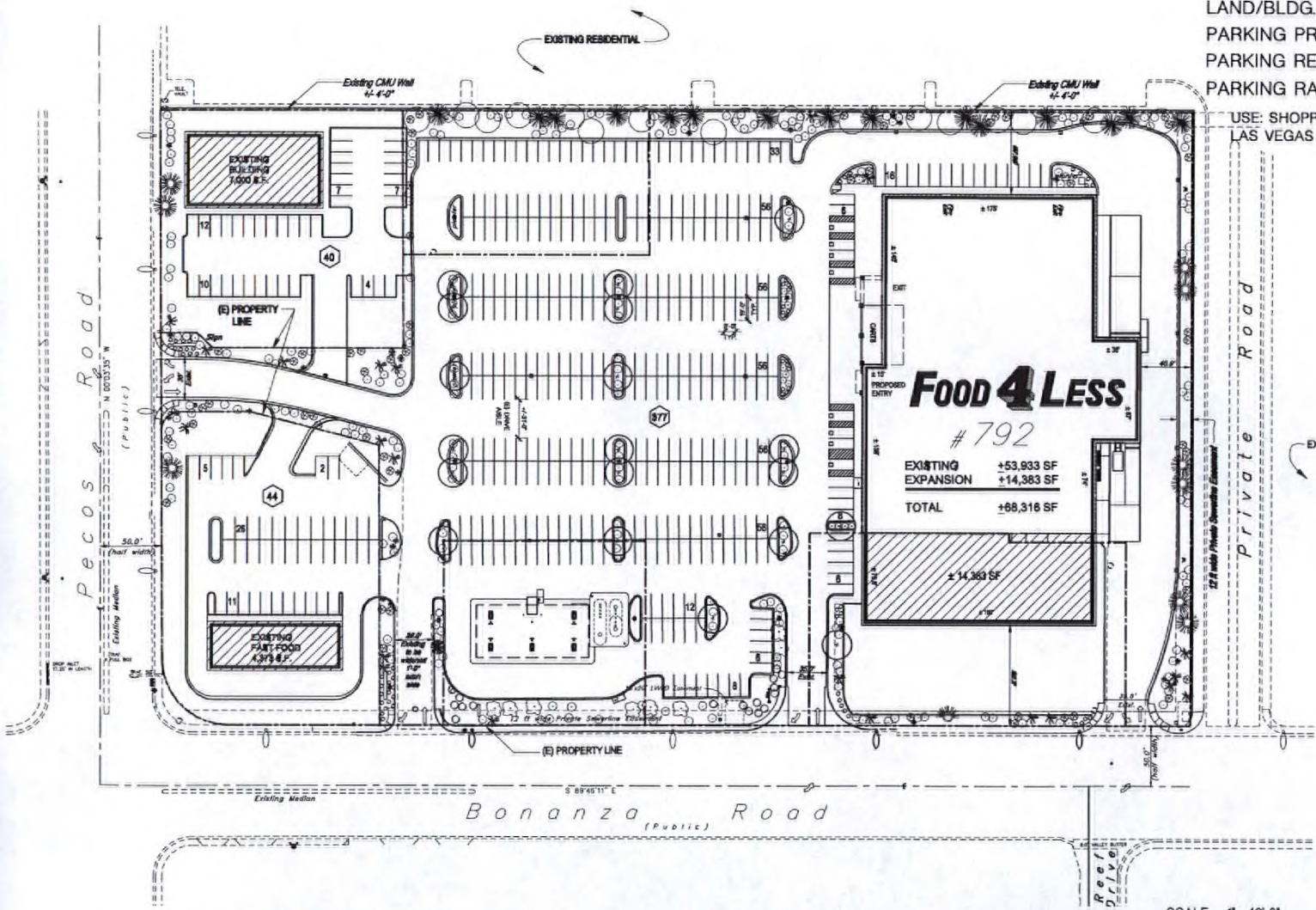
Subscribed and sworn before me

This 25th day of MARCH, 2008

Vicki L. James
Notary Public in and for said County and State



RECEIVED
MAR 31 2008

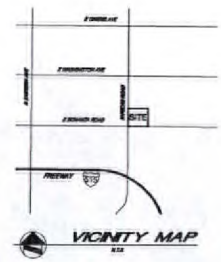


Summary

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

Food 4 Less	
# 792	
EXISTING	+53,933 SF
EXPANSION	+14,383 SF
TOTAL	+68,316 SF

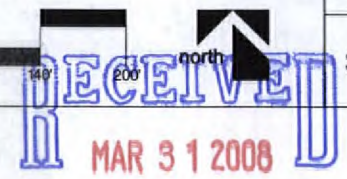


THIS SITE PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

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

SCALE: 1" = 40'-0"

SDR-27593
05/22/08 PC



111 W Ocean Blvd
21st Floor
Long Beach, CA 90802
562-628-8000
562-628-8003 fax

Corporate Office:
Long Beach, CA

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

Client Info.

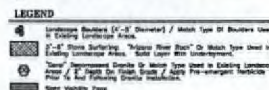
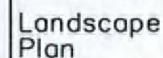
RALPH'S GROCERY CO. 100
West West Avenue Blvd.
Compton, CA 90226

Perkins + Rowe
12111 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: D07292SDWG

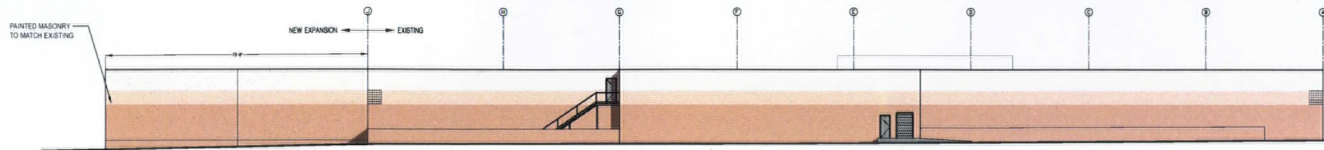
Site Plan



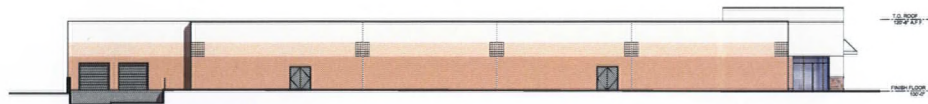
New Plant Materials		See plant numbers above for No. 1 grade or better with full registered breeding rights						
Symbol	Quantity	Botanical Name	Common Name	Size	Height	Flower	Color	Remarks
	100	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100
	100	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100
	100	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100
	100	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	Passiflora ligularis Passiflora ligularis Passiflora ligularis Passiflora ligularis	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100	100 100 100 100

[illegible][illegible]

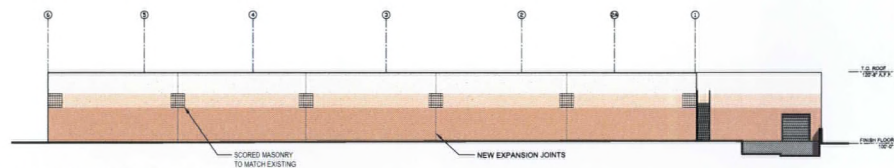
RECEIVED
MAR 31 2008



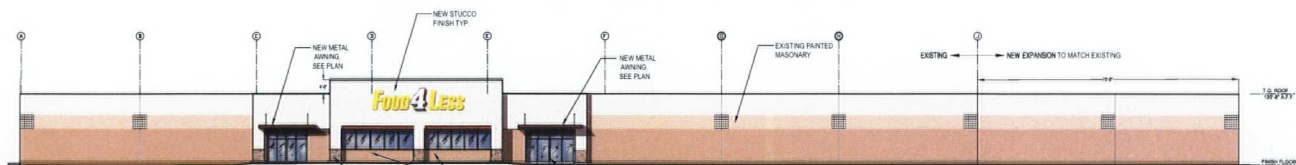
EAST ELEVATION



NORTH ELEVATION

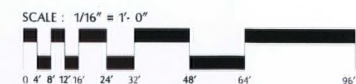


SOUTH ELEVATION



WEST ELEVATION

RECEIVED
MAY 20 2008

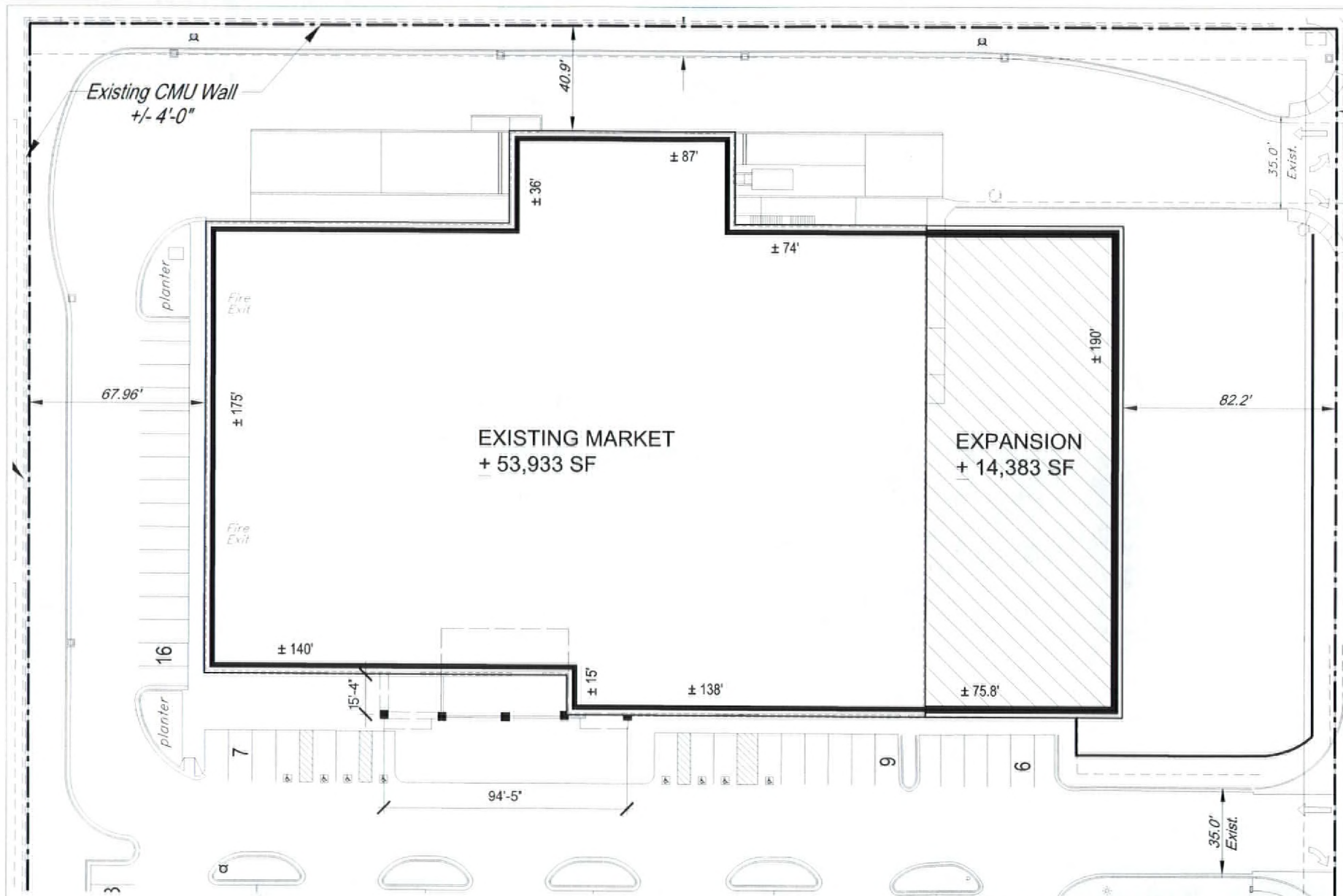


Food 4 Less
Perkowitz + Ruth
ARCHITECTS (702) 648-7000 www.perkowitzruth.com

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

COLOR ELEVATIONS 1
07-306-11
08-0110

SDR-27593
06/12/08 PC
REVISED



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.

SDR-27593
05/22/08 PC



111 W. Ocean Blvd
2nd Floor
Long Beach, CA 90802
562-628-8000
562-628-8003 fax

www.prarchitects.com

Corporate Office:
Long Beach, CA

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

Client Info.

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

Perkowitz + Ruth
ARCHITECTS
10000 BOULEVARD & PIEDRAS BLVD.

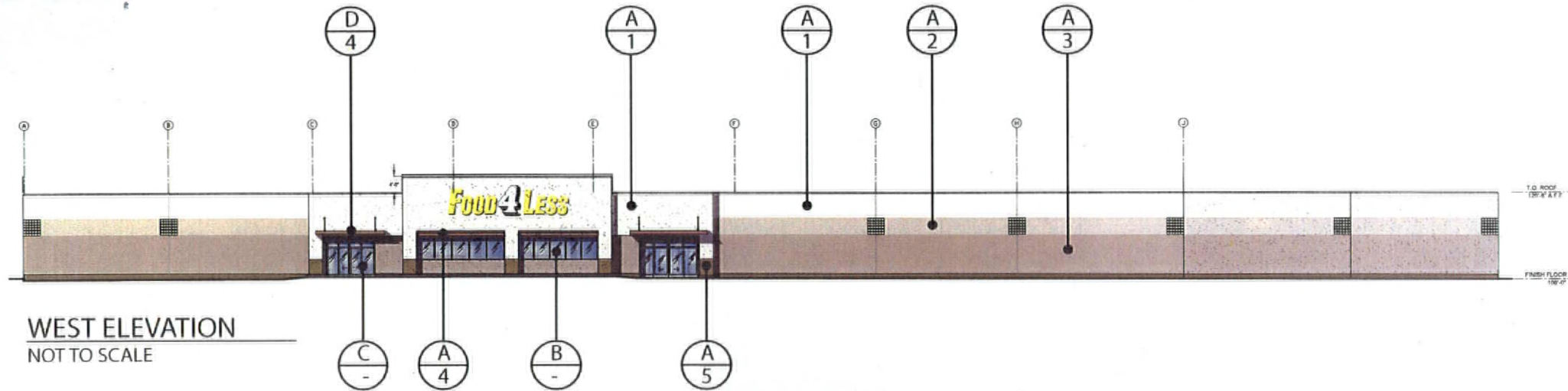
FOOD 4 LESS #792
Las Vegas, NV

Revisions

Date	01-10-08
Drawn By	MF
Checked By	DS
Project No.	07-306-11
File Name	D07292S1.DWG

Floor Plan

MATERIAL BOARD



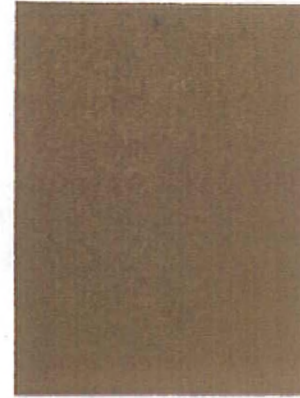
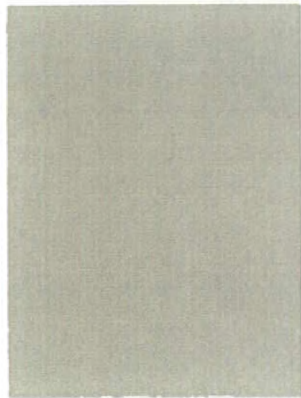
1

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

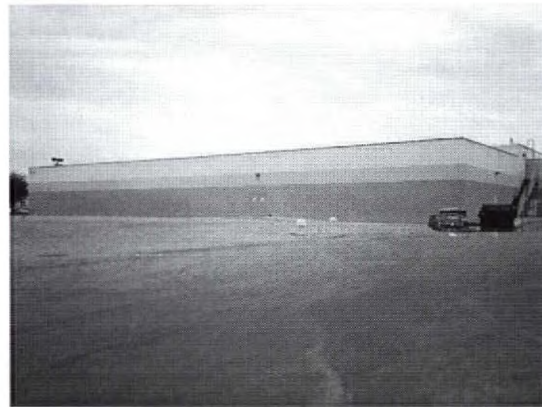
Perkowitz + Ruth
ARCHITECTS

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

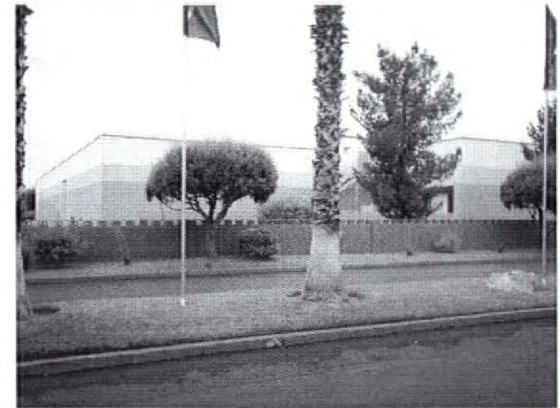
PR
ARCHITECTS



①



②



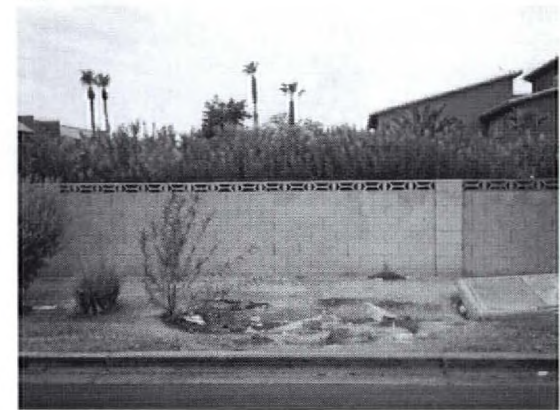
③



③

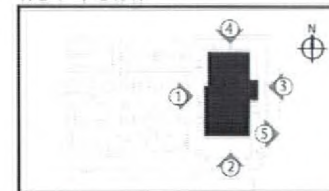


④



⑤

KEY PLAN



Food 4 Less

Perkowitz+Ruth
ARCHITECTS

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

RECEIVED
MAR 31 2008

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

Traffic Capacity of adjacent streets:				
	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.				