



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36941** APN: 125-21-313-003

Name of Property Owner: Metro Sky Pointe, LLC

Name of Applicant: Sam J. Facchini (Metro Sky Pointe, LLC)

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

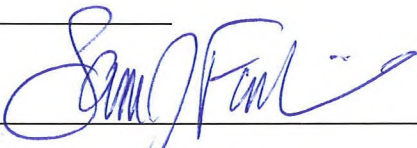
☒ No

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: _____

Partner(s): _____

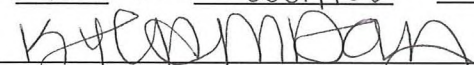
APN: _____

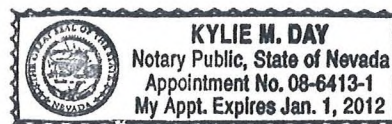
Signature of Property Owner: 

Print Name: Sam J. Facchini

Subscribed and sworn before me

This 15th day of December, 20 09


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18926 with a Waiver
 Project Address (Location) 6715 Sky Pointe Drive
 Project Name Metro Pizza - Northwest Proposed Use Restaurant
 Assessor's Parcel #(s) 125-21-313-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing SXTC proposed SXTC
 Commercial Square Footage 9,831 Floor Area Ratio 15.02%
 Gross Acres 1.73 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Metro Sky Pointe, LLC Contact Sam J. Facchini
 Address 4420 S. Arville, Suite 8 Phone: (702) 339-1191 Fax: (702) 876-3444
 City Las Vegas State Nevada Zip 89103
 E-mail Address sjf@metropizza.com

APPLICANT Metro Sky Pointe, LLC Contact Sam J. Facchini
 Address 4420 S. Arville, Suite 8 Phone: (702) 339-1191 Fax: (702) 876-3444
 City Las Vegas State Nevada Zip 89103
 E-mail Address sjf@metropizza.com

REPRESENTATIVE Grove, Inc. Contact Terre Grove
 Address 2920 S. Rainbow Blvd., Suite 130 Phone: (702) 795-8100 Fax: (702) 795-8722
 City Las Vegas State Nevada Zip 89146
 E-mail Address _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

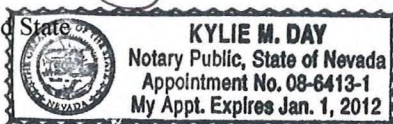
Print Name Sam J. Facchini

Subscribed and sworn before me

This 15th day of December, 20 09.

[Signature]

Notary Public in and for said County and State



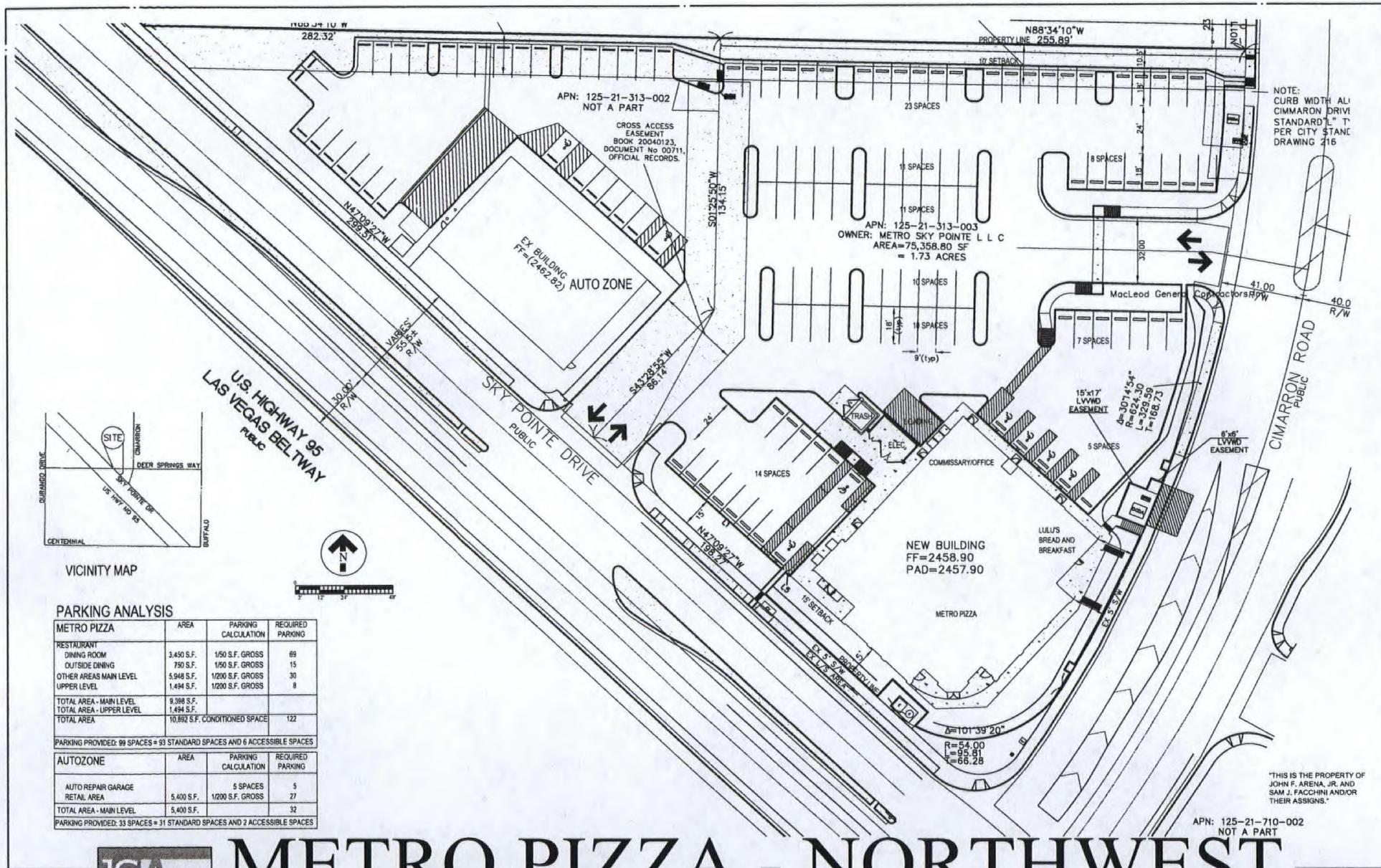
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-36941</u>
Meeting Date:	<u>1-28-09</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>12-15-09</u>
Received By:	<u>F.S</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



PARKING ANALYSIS

METRO PIZZA			
RESTAURANT	AREA	PARKING CALCULATION	REQUIRED PARKING
DINING ROOM	3,450 S.F.	1/50 S.F. GROSS	69
OUTSIDE DINING	750 S.F.	1/50 S.F. GROSS	15
OTHER AREAS MAIN LEVEL	5,948 S.F.	1/200 S.F. GROSS	30
UPPER LEVEL	1,494 S.F.	1/200 S.F. GROSS	8
TOTAL AREA - MAIN LEVEL	9,398 S.F.		
TOTAL AREA - UPPER LEVEL	1,494 S.F.		
TOTAL AREA	10,892 S.F. CONDITIONED SPACE		122
PARKING PROVIDED: 99 SPACES = 93 STANDARD SPACES AND 6 ACCESSIBLE SPACES			
AUTOZONE			
AREA	AREA	PARKING CALCULATION	REQUIRED PARKING
AUTO REPAIR GARAGE		5 SPACES	5
RETAIL AREA	5,400 S.F.	1/200 S.F. GROSS	27
TOTAL AREA - MAIN LEVEL	5,400 S.F.		32
PARKING PROVIDED: 33 SPACES = 31 STANDARD SPACES AND 2 ACCESSIBLE SPACES			



METRO PIZZA - NORTHWEST

SITE AND PARKING PLAN

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

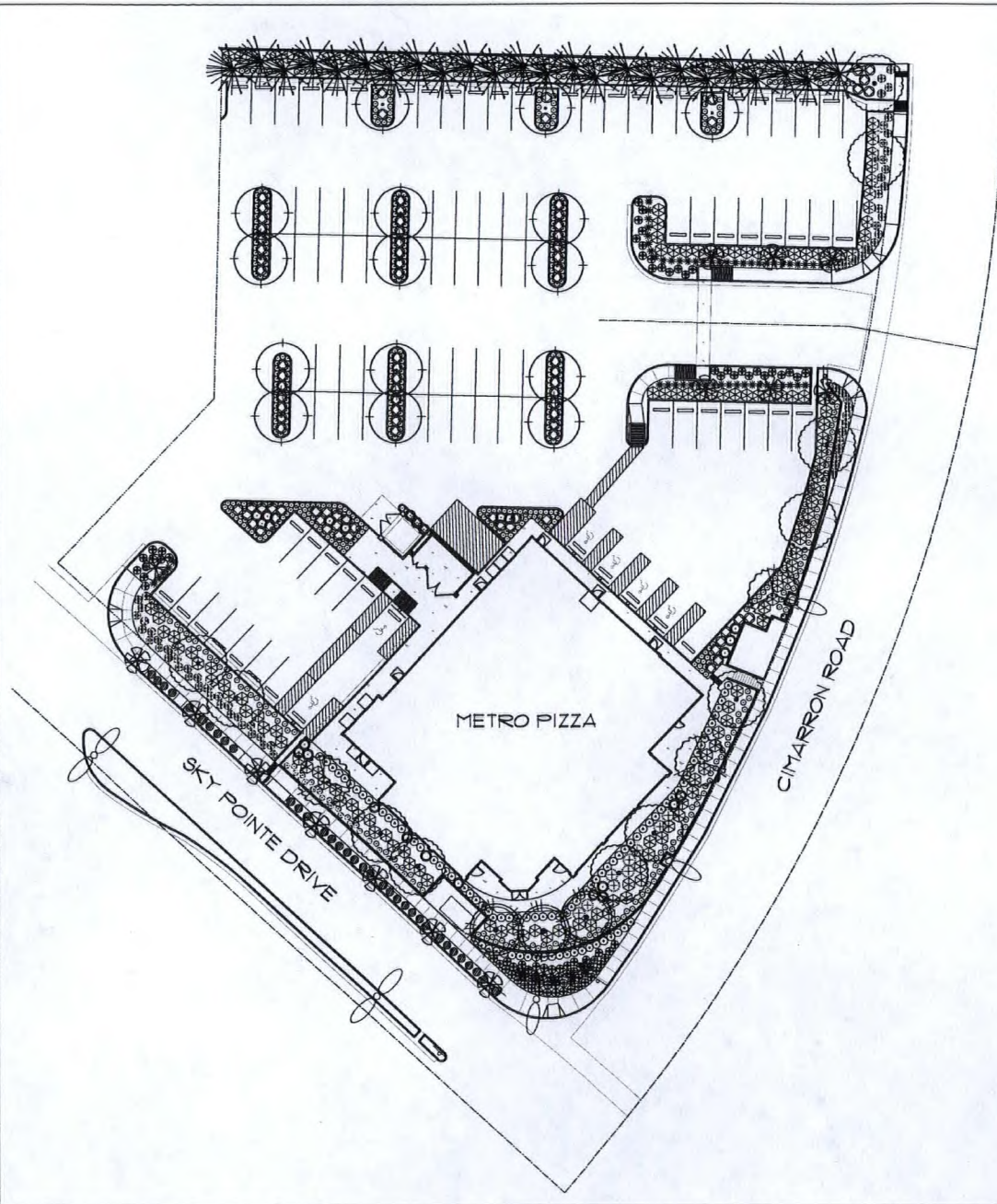
P1-5 SITE-0820 21 DECEMBER, 2009

SDR-36941

REVISED

01/28/10 PC

DEC 22 2009



PLANTING LEGEND

Symbol	Common / Botanical Name	Size	Qty.	Remarks
TREES:				
⊙	Acacia stenophylla / Showstring Acacia	24" Box	15	-
⊙	Cercidium hybrid 'Desert Museum' / Desert Museum Palo Verde	24" Box	3	-
⊙	Cupressus sempervirens / Italian Cypress	15 Gal	25	-
⊙	Olea europaea 'Wilsonii' / Wilson Olive	24" Box	3	-
⊙	Pinus alderica / Mondell Pine	24" Box	24	-
⊙	Prosopis chilensis / Chilean Mesquite	24" Box	11	-
PALMS:				
⊙	Washingtonia robusta / Mexican Fan Palm	15' BTH	14	-
SHRUBS:				
⊙	Agave americana / Century Plant	5 Gal	5	-
⊙	Baccharis hybrid 'Stem Thompson' / Thompson's Baccharis	1 Gal	50	-
⊙	Cassia artemisioides / Feathered Cassia	5 Gal	50	-
⊙	Hesperaloe parviflora 'Red' / Red Yucca	5 Gal	55	-
⊙	Lantana montevidensis / Purple Trailing Lantana	1 Gal	35	-
⊙	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Ranger	5 Gal	104	-
⊙	Muhlenbergia capillaris 'Ragel Mist' / Ragel Mist Deer Grass	5 Gal	9	-
⊙	Nandina domestica 'Compacta' / Compact Heavenly Bamboo	5 Gal	60	-
⊙	Nerium oleander 'Petite Pink' / Petite Pink Dwarf Oleander	5 Gal	22	-
⊙	Rosmarinus officinalis 'Prostratus' / Prostrate Rosemary	1 Gal	600	-

LANDSCAPE MATERIALS:

Symbol	Description	Size	Qty.	Remarks
⊙	Gold D.G. @ 2" depth in all planting areas unless noted on plan	3/4"	-	-

OPEN SPACE REQUIREMENTS:

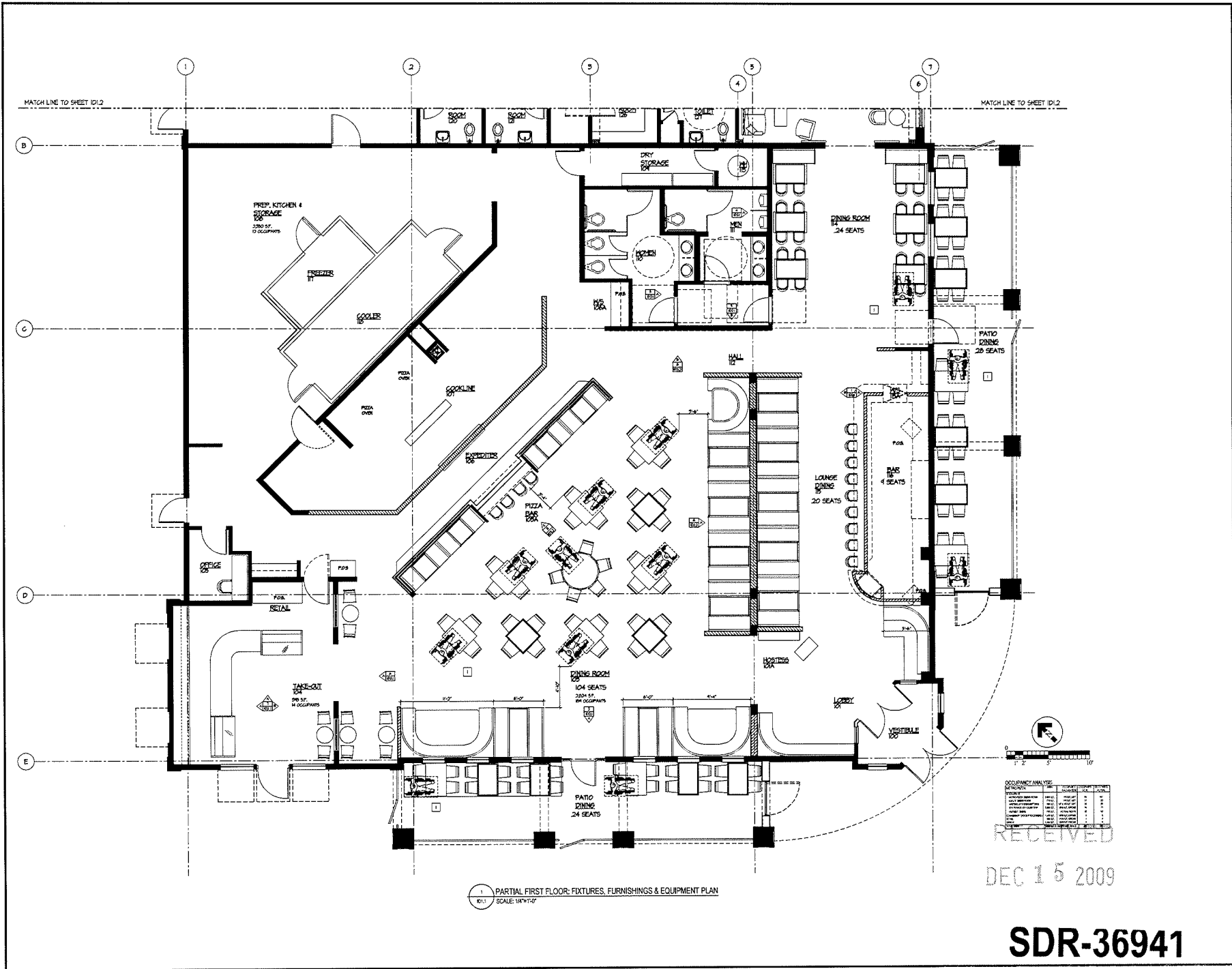
TOTAL SITE AREA:	75,393 sq. ft.
TOTAL OPEN SPACE PROVIDED:	18,298 sq. ft.

DEC 22 2009

SEE SHEET L-1.03 FOR PLANTING DETAILS

SDR-36941

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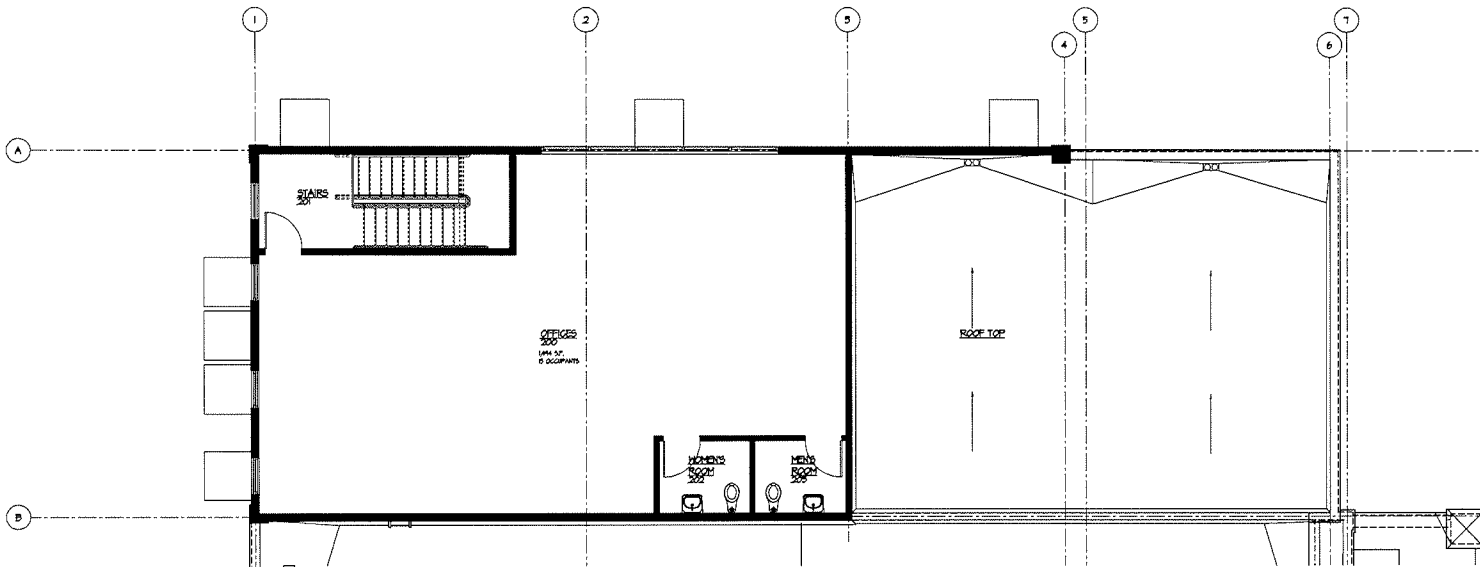
1 PARTIAL FIRST FLOOR: FIXTURES, FURNISHINGS & EQUIPMENT PLAN
SCALE: 1/8"=1'-0"

RECEIVED
DEC 15 2009

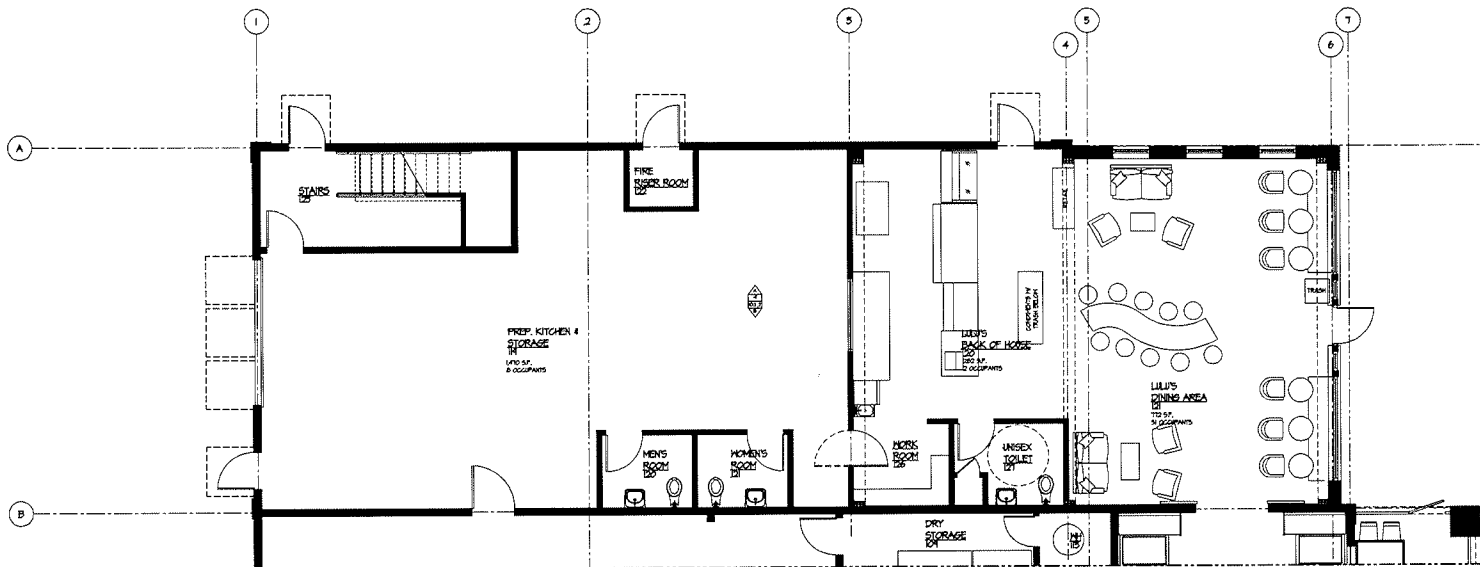
SDR-36941
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PROJECT NAME: METRO PIZZA  SKY PONTIE DRIVE LAS VEGAS, NEVADA																																		
PREPARED BY: JGA ARCHITECTURAL DESIGN 7000 Sunset Tower Lane 2 Las Vegas, NV 89103-1500 Phone: (702) 735-1234 Fax: (702) 735-1235																																		
SHEET TITLE: PARTIAL FIRST FLOOR: FIXTURES, FURNISHINGS & EQUIPMENT PLAN																																		
JGA NUMBER: 2009010 DRAWN BY: TAP CHECKED BY: WJ DATE ISSUED: 01/28/10 SCALE: Noted	THIS IS THE PROPERTY OF JOHN F. ARENA, JR. AND SAM J. FAGGIONI AND/OR THEIR ASSIGNS.																																	
SHEET NUMBER: ID1.1 SHEET SIZE: 36" x 48"																																		

PROCESS SET - DATE: 12/15/09



1 SECOND FLOOR PLAN: FIXTURES, FURNISHINGS & EQUIPMENT PLAN
A12 SCALE: 1/4"=1'-0"



2 PARTIAL FIRST FLOOR: FIXTURES, FURNISHINGS & EQUIPMENT PLAN
B12 SCALE: 1/4"=1'-0"

CERTIFICATION

CONSULTANT LOG

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

METRO PIZZA



SKY POINTE DRIVE
LAS VEGAS, NEVADA

DESIGNED BY

JGA
ARCHITECTURAL DESIGN

7000 Sunset Drive, Suite 2
Pahrump, NV 89048 (702) 733-2222 Fax: (702) 733-2229

REVISIONS

PARTIAL FIRST FLOOR:
FIXTURES, FURNISHINGS &
EQUIPMENT PLAN
SECOND FLOOR: FIXTURES,
FURNISHINGS AND
EQUIPMENT PLAN

DESIGNED BY

2008/10

DESIGNED BY

TAP

CHECKED BY

WJ

DATE ISSUED

SCALE

Noted

"THIS IS THE PROPERTY OF

JOHN F. ARENA, JR. AND

SAM J. FACCHINI AND/OR

THEIR ASSIGNS."

SHEET NUMBER

SHEET SIZE: 11x17

ID1.2

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DEC 15 2009
SDR-36941

01/28/10 PC

PROCESS SET - DATE: 11/15/09



METRO PIZZA - TOWN CENTER, LAS VEGAS

FINISHES & LIGHTING



PREPARED BY ARCHITECT: JGA ARCHITECTURAL DESIGN, PAWTUCKET RI.

SDR-36941

DECEMBER 2008

01/28/10 PC

SDR 36941				
Metro Sky Pointe, LLC				
NWC Cimarron Rd. & Sky Pointe Dr.				
Proposed 10.9 thousand square foot restaurant.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	10.9	127.15	1,386
AM Peak Hour			11.52	126
PM Peak Hour			11.15	122
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	9.8	127.15	1,246
AM Peak Hour			11.52	113
PM Peak Hour			11.15	109
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	1.1		140
AM Peak Hour				13
PM Peak Hour				13
Existing traffic on all nearby streets:				
Cimarron Rd.				
Average Daily Traffic (ADT)	5,834			
PM Peak Hour (heaviest 60 minutes)	467			
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,761			
PM Peak Hour (heaviest 60 minutes)	781			
Deer Springs Way				
Average Daily Traffic (ADT)	1,181			
PM Peak Hour (heaviest 60 minutes)	95			
Traffic Capacity of adjacent streets:				
	Adjacent Street ADT Capacity			
Cimarron Rd.	32775			
Sky Pointe Dr.	34500			
Deer Springs Way	32775			
This project will add approximately 1,386 trips per day on Cimarron Rd., Sky Pointe Dr., and Deer Springs Way. This will increase expected volumes by about 24 percent on Cimarron, by about 14 percent on Sky Pointe, and by about 117 percent on Deer Springs. Currently, Cimarron is at about 18 percent of capacity, Sky Pointe is at about 28 percent of capacity, and Deer Springs is at about 4 percent of capacity.				
Based on Peak Hour use, this development will add roughly 126 additional cars into the area; or about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				