



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-34464** APN: 138-01-312-003

Name of Property Owner: REGAL PLAZA PAD, D

Name of Applicant: TOWER REALTY & DEVELOPMENT, LLC

Name of Representative: JOHN MORELLI

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): _____

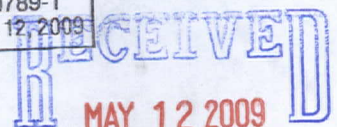
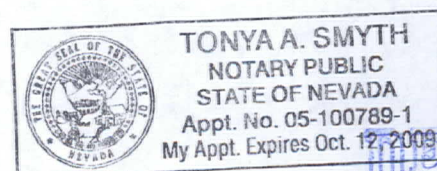
APN: _____

Signature of Property Owner: _____

Print Name: LOUIS V. CARNESALE, MANAGING /MEMBER

Subscribed and sworn before me

This 11th day of May, 2009
Tonya A Smyth
Notary Public in and for said County and State



CONTRACTOR TO FIELD DURING SITE CONFERENCE PRIOR TO BEGINNING CONSTRUCTION. FIELD CONDITIONS DIFFER FROM PLAN AND NOT BY ARCHITECT'S INTENT.

ALL DIMENSIONS ARE TO FACE OF STUDY WALLS UNLESS OTHERWISE NOTED.

WALLS SHALL BE CONSTRUCTED OF 12" THICK CONCRETE WITH REINFORCING BARS, 12" SPACING, ELEVATIONS, ETC., THAT ARE EXISTING AND TO REMAIN. EXISTING WALLS SHALL BE REINFORCED WITH 12" THICK CONCRETE TO BE BUILT UP TO BE DAMAGED DURING DEMOLITION, CONSTRUCTION OR CLEAN UP.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EXISTING AND NEW ELECTRICAL SYSTEMS. THE OWNER SHALL PROVIDE ALL NEW ELECTRICAL AND LIGHTING SUPPLY DURING THIS PROJECT.

REFER TO ELECTRICAL WORKERS PLAN FOR LIGHT FIXTURES, WIRING, AND ELECTRICAL PANELS.

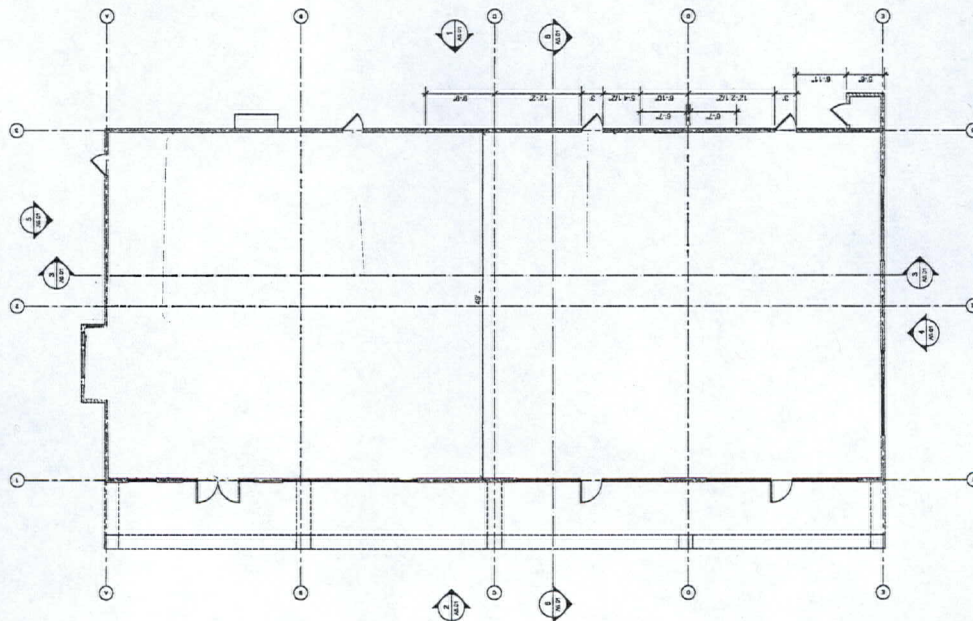
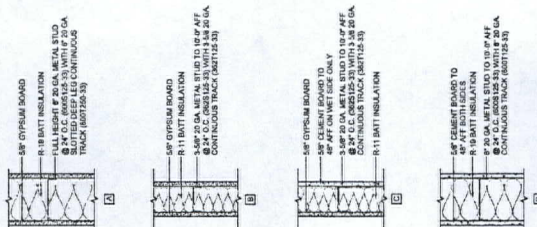
REFER TO MECHANICAL PLAN FOR MECHANICAL EQUIPMENT, PIPING, AND MECHANICAL ROOMS.

REFER TO MECHANICAL PLAN FOR MECHANICAL EQUIPMENT, PIPING, MECHANICAL ROOMS, DUCT SIZES, RELATED EQUIPMENT AND INFORMATION.

NOTIFY CONTRACTOR AND OWNER IF THERE ARE DISCREPANCIES BETWEEN ELECTRICAL AND MECHANICAL PLANS.

EXISTING WALLS	NEW WALLS
07777777	

WALL TYPES

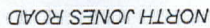


FLOOR PLAN

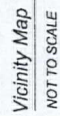


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- (E) ACCESSIBLE EXTERIOR
- (E) ACCESSIBLE PARKING
- (L) LOADING ZONES
- (D) DUMPSTER LOCATIONS



PARKING STALL CALCULATIONS

BUILDING	SQUARE FOOTAGE
BUILDING A	7,200
BUILDING B	5,500
BUILDING C	55,200
BUILDING D	5,500
BUILDING E	2,450
	<u>75,850</u>

TOTAL
STALL REQUIREMENT RATIO 1:250 (PER TABLE 19, 19.10, TABLE 1)

Category	Count
Parking Required	303
Standard Stalls	4
Loading Zones	6
Handicap Stalls	0
Parking Supplied	399
Standard Stalls	6
Loading Zones	17
Handicap Stalls	0

NO.	REVISIONS DESCRIPTION	DATE
1		04/01/00
2		04/01/00
3		04/01/00
4		04/01/00
5		04/01/00
6		04/01/00

SHEET: AI.01

Western US Contractors, LLC
5052 SOUTH JONES, LV, NV 89118
Ph. 702-366-0444 Fax. 702-644-3443

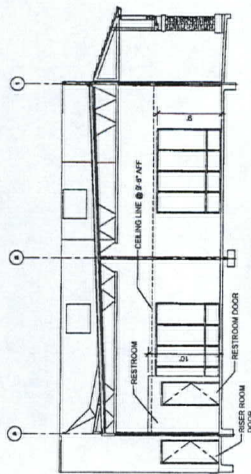
REGAL PLAZA
PARKING ANALYSIS
3855 WEST CRAIG ROAD, SUITE 105
LAS VEGAS, NEVADA 89149

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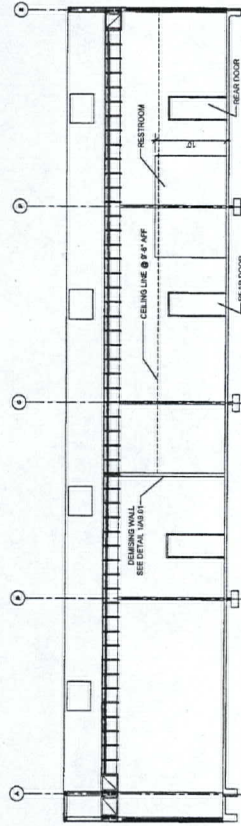
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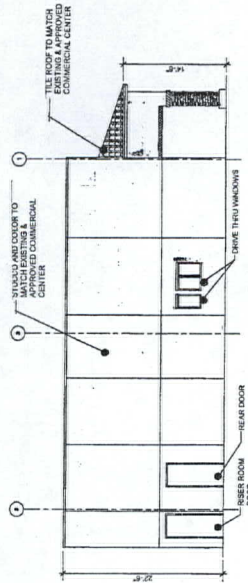
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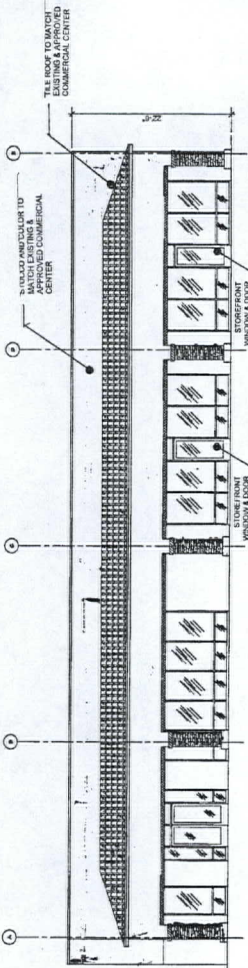
6 SECTION
1/8"=1'-0"



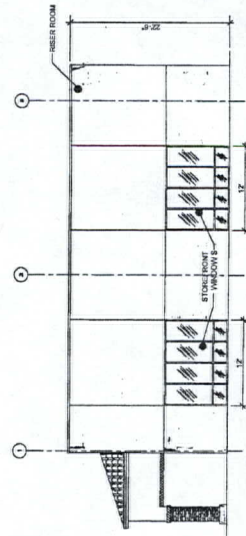
3 SECTION
1/8"=1'-0"



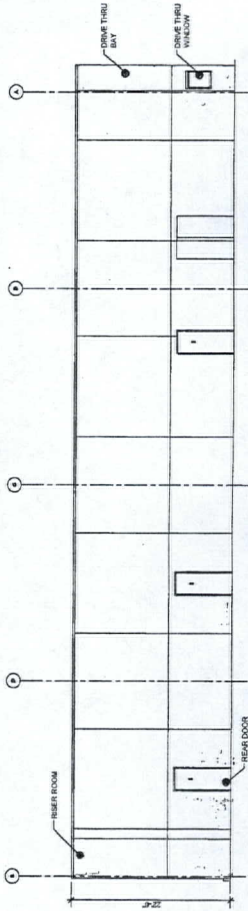
5 NORTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"



1 EAST ELEVATION
1/8"=1'-0"

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SDR 34464				
Tower Realty & Development, LLC				
SEC Craig Rd. & Jones Blvd.				
Proposed amendment to a previously approved site plan for a 5.57 thousand square foot drive-thru restaurant.				
Traffic produced by proposed development:				
Proposed Amendment	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	5.57	496.12	2,764
AM Peak Hour			53.11	296
PM Peak Hour			34.64	193
(heaviest 60 minutes)				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	5.50	496.12	2,729
AM Peak Hour			53.11	293
PM Peak Hour			34.64	191
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	0.07		35
AM Peak Hour				3
PM Peak Hour				2
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Craig Rd.				
Average Daily Traffic (ADT)	32,537			
PM Peak Hour	2,603			
(heaviest 60 minutes)				
Jones Blvd.				
Average Daily Traffic (ADT)	24,032			
PM Peak Hour	1,923			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Craig Rd.	51800			
Jones Blvd.	34500			
This project will add approximately 2,764 trips per day on Craig Rd. and Jones Blvd. This will increase expected volumes by about 8 percent on Craig and by about 12 percent on Jones. Craig is at about 63 percent of capacity and Jones is at about 70 percent of capacity.				
Based on Peak Hour use, this development will add roughly 296 additional cars into the area; which works out to about 5 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				