



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32534** APN: 125-27-222-009

Name of Property Owner: Maria Enamorado

Name of Applicant: GK3 Architecture

Name of Representative: GK3 Architecture

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 X 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: _____

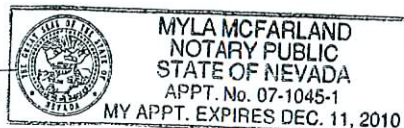
Signature of Property Owner: Maria Enamorado

Print Name: MARIA ENAMORADO President

Subscribed and sworn before me

This 14th day of November, 2006

[Signature]
Notary Public in and for said County and State



APN: 125 21 222 009
SITE AREA: 112 ACRES
ZONING: T-C
SUBDIVISION: MONTE
LOT BLOCK: LOT 2

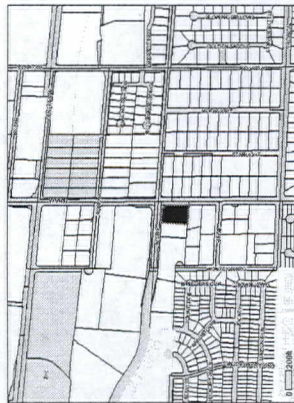
PARKING ANALYSIS:

CONVENIENCE STORE: 1 SPACE PER 175 SF
 TENANT RETAIL: 1 SPACE PER 115 SF

CONVENIENCE STORE: 3,600 SF/115;
 LEASE SPACE RETAIL: 1,300 SF/115;

TOTAL REQUIRED: 28 SPACES
 TOTAL PROVIDED: 28 SPACES

26 REGULAR SPACES; 2 ACCESSIBLE SPACES



VICINITY MAP

475



NORTH

NOT A PART
APN: 175-27-222-011
TOWN CENTER DISTRICT (T-C)

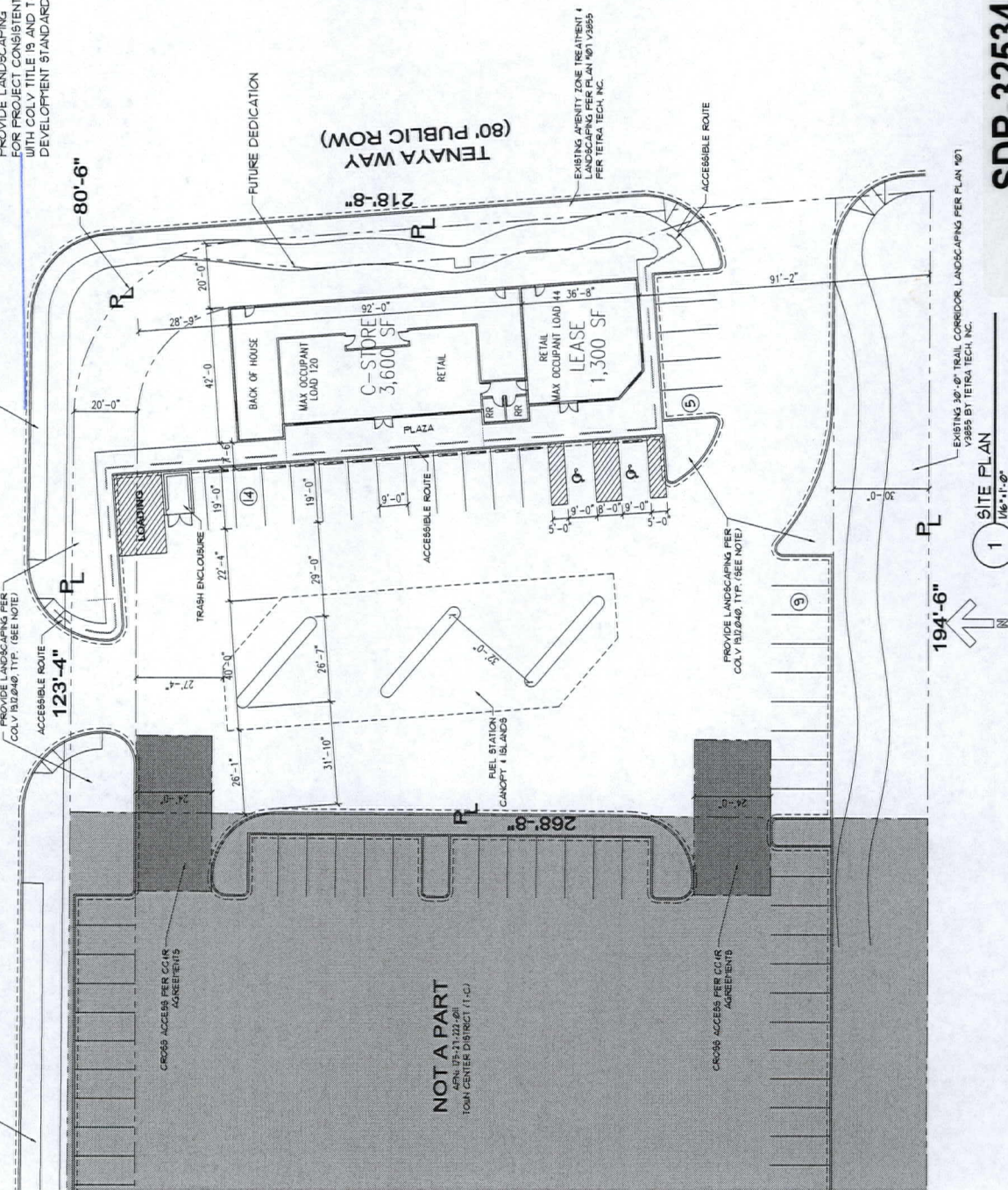
**AZURE DRIVE
(120' PUBLIC ROW)**

EXISTING AMENITY ZONE TREATMENT &
LANDSCAPING PER PLAN #01 V3855
PER TETRA TECH, INC.

EXISTING AMENITY ZONE TREATMENT &
LANDSCAPING PER PLAN #07 V3055
PER TETRA TECH, INC.

NOTE:
PROVIDE LANDSCAPING
FOR PROJECT CONSISTENT
WITH COLY TITLE 19 AND T-C
DEVELOPMENT STANDARDS

TOTAL PROVIDED: 285



1 SITE PLAN

(16° 1' 0")

SDR-32534

REVISED
01/22/09 PC

A1.0

gk³ architecture
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• patrick@gk3architect.com
WWW.GK3ARCHITECTURE.COM

GULZAR KULAR

PROJECT: **SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

REAL:

SHEET TITLE:

SITE PLAN

SCALE:	AS NOTED
DATE:	12-09-2008
ISSUED FOR:	DESIGN REVIEW
TEST:	

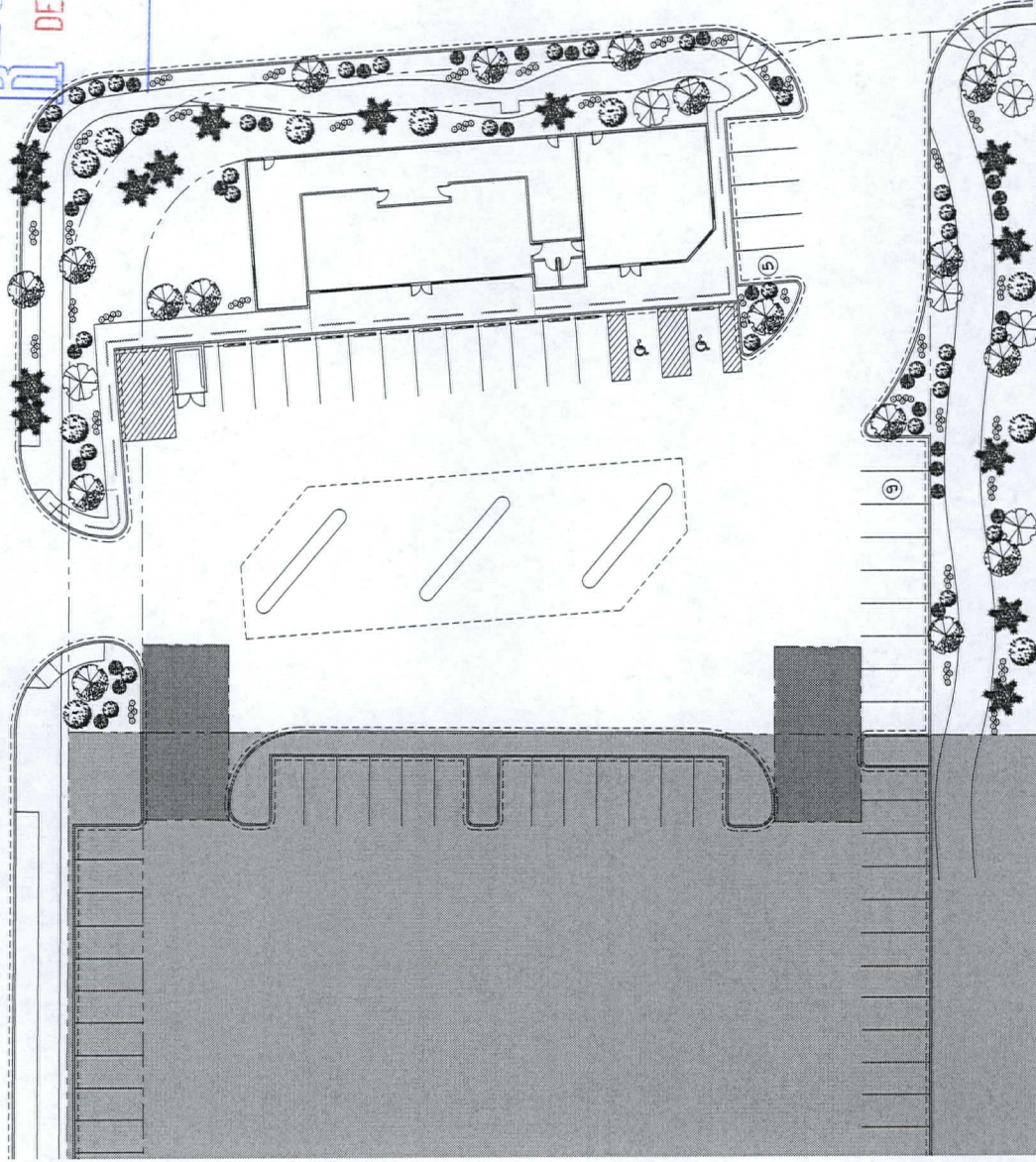
PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLY REQ.	COTTON NAME
	15 FEET HEIGHT			COTTON FAN PALM
	36" BOX			SHADE TREE
	36" BOX			ACCENT TREE
	36" BOX			CHITALPA TREE
	36" BOX			PURPLE ROSE TREE
	36" BOX			FLOWERING TREE
	5 GAL.			COYOTE BRUSH
	5 GAL.			DESERT CASSIA
	5 GAL.			NEW GOLD LANTANA
	5 GAL.			GROUND COVER

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK WITH 3/8" SCREENED, 2" DEPTH
2. TREES IN SIGHT VISIBILITY RESTRICTIONS (SAPPHIRE) (SAPPHIRE) SHALL BRANCH AT OR ABOVE 6' TO AVOID FINISH GRADE. SHRUBS IN SIGHT VISIBILITY RESTRICTIONS (SAPPHIRE) (SAPPHIRE) SHALL BRANCH AT OR ABOVE 6' TO AVOID FINISH GRADE.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED UNDER TREES, SHRUBS, AND OTHER PLANTS TO PREVENT ROOTS FROM GROWING UNDER BUILDINGS, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER TOWN CENTER DESIGN STANDARDS.

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DEC 23 2008



1 LANDSCAPE PLAN
1/8" = 1'-0"

SDR-32534

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L1.0

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GULZAR KULAR

PROJECT
SW CORNER OF
TENAYA & AZURE
LAS VEGAS, NV

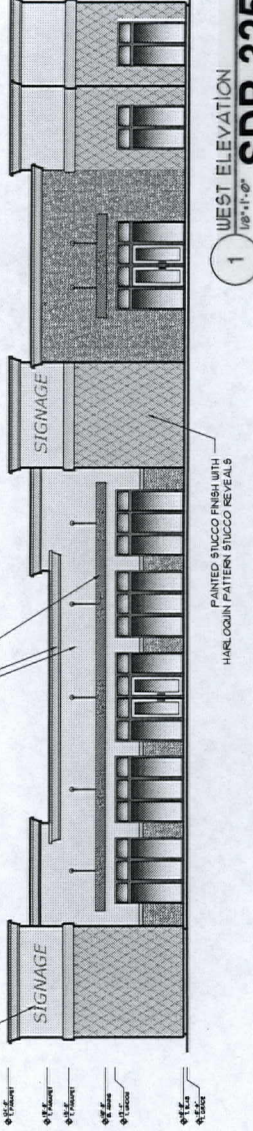
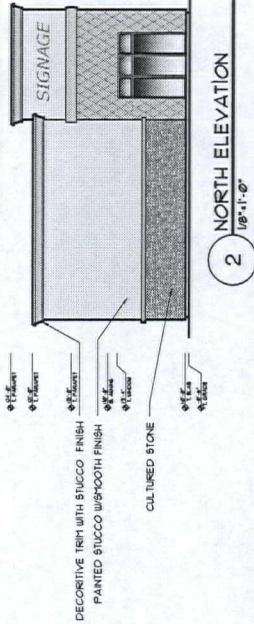
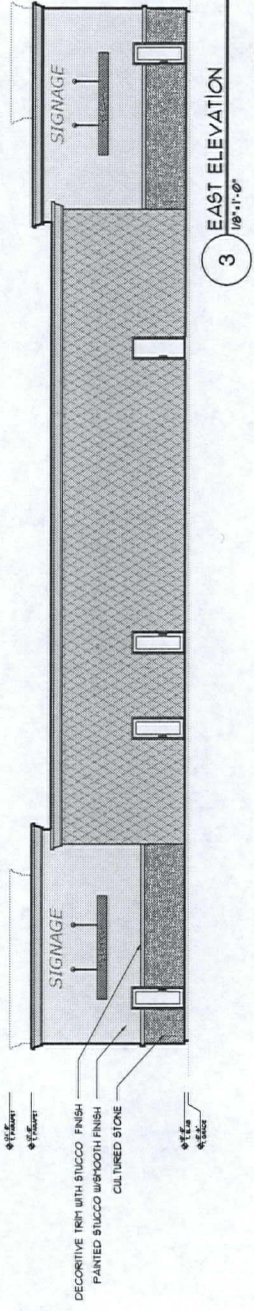
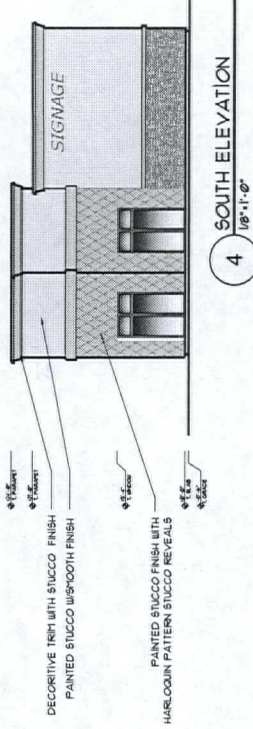
SHEET

NO.	DESCRIPTION

SHEET TITLE
LANDSCAPE PLAN

SCALE	AS NOTED
DATE	0-09-2008
DRAWN FOR	DESIGN REVIEW
SHEET	

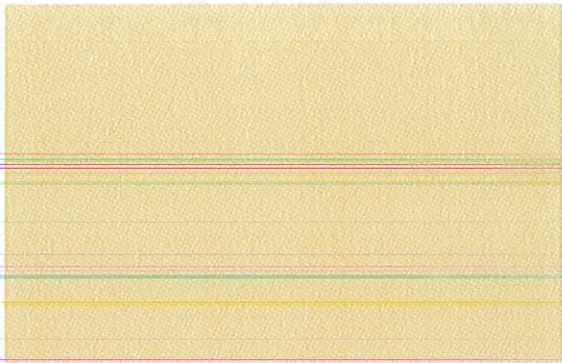
NO.	DESCRIPTION



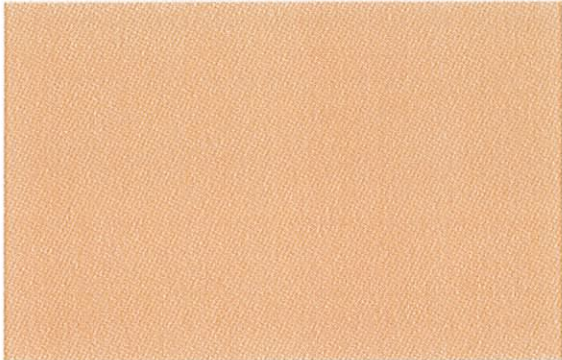
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TYPICAL BUILDING SIGN 1'-6" HEIGHT

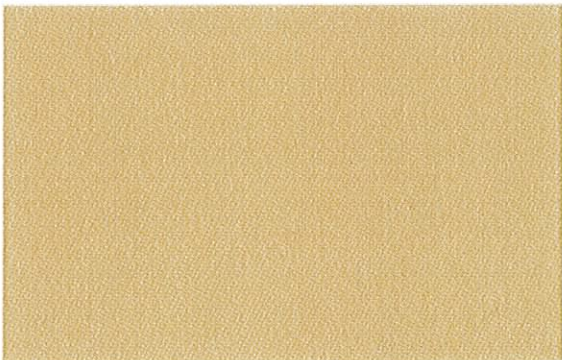
SDR-32534
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**FIELD PAINT COLOR
OVER SMOOTH STUCCO**



**ACCENT PAINT COLOR OVER
CUSTOM FOAM CORNICE &
BUILDING ACCENTS W/
SMOOTH STUCCO FINISH**



**ACCENT PAINT COLOR OVER
SMOOTH STUCCO FINISH W/
HARLEQUIN STUCCO REVEAL**



**CULTURED STONE WATER
TABLE**

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• www.gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:

GULZAR KULAR

PROJECT:

**SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

DEAL:

REVISIONS

NO	DESCRIPTION

SHEET TITLE:

**MATERIAL
BOARD**

SCALE:

AS NOTED

DATE:

01-09-2008

ISSUED FOR:

DESIGN REVIEW

SHEET:

MB

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DEC 09 2008

**SDR-32534
01/22/09 PC**

SDR 32534				
MFE, Inc.				
SWC of Tenaya Way & Azure Dr.				
Proposed 4.9 thousand square foot convenience market with gas pumps and attached retail.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.6	845.60	3,044
AM Peak Hour			45.58	164
PM Peak Hour			60.61	218
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	1.3	44.32	58
AM Peak Hour			6.84	9
PM Peak Hour			2.71	4
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.9		3,102
AM Peak Hour				173
PM Peak Hour				222
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Tenaya Way				
Average Daily Traffic (ADT)	11,624			
PM Peak Hour	930			
(heaviest 60 minutes)				
Azure Dr.				
Average Daily Traffic (ADT)	6,983			
PM Peak Hour	559			
(heaviest 60 minutes)				
Centennial Pkwy.				
Average Daily Traffic (ADT)	3,677			
PM Peak Hour	294			
(heaviest 60 minutes)				
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,896			
PM Peak Hour	792			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Tenaya Way	34500			
Azure Dr.	34500			
Centennial Pkwy.	34500			
Sky Pointe Dr.	34500			
This project will add approximately 3,102 trips per day on Tenaya Way, Azure Dr., Centennial Pkwy., and Sky Pointe Dr. This will increase expected volumes by about 27 percent on Tenaya, by about 44 percent on Azure, by about 84 percent on Centennial, and by about 31 percent on Sky Pointe. Currently Tenaya is at about 34 percent of capacity, Azure is at about 20 percent of capacity, Centennial is at about 11 percent of capacity, and Sky Pointe is at about 29 percent of capacity.				
Based on Peak Hour use, this development will add roughly 222 additional cars into the area; which works out to a little less than 4 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				