



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-34778** APN: 138-02-611-004

Name of Property Owner: Virgin Territory, LLC

Name of Applicant: Glencoe Properties, Inc.

Name of Representative: _____

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: John M. Sullivan

Subscribed and sworn before me

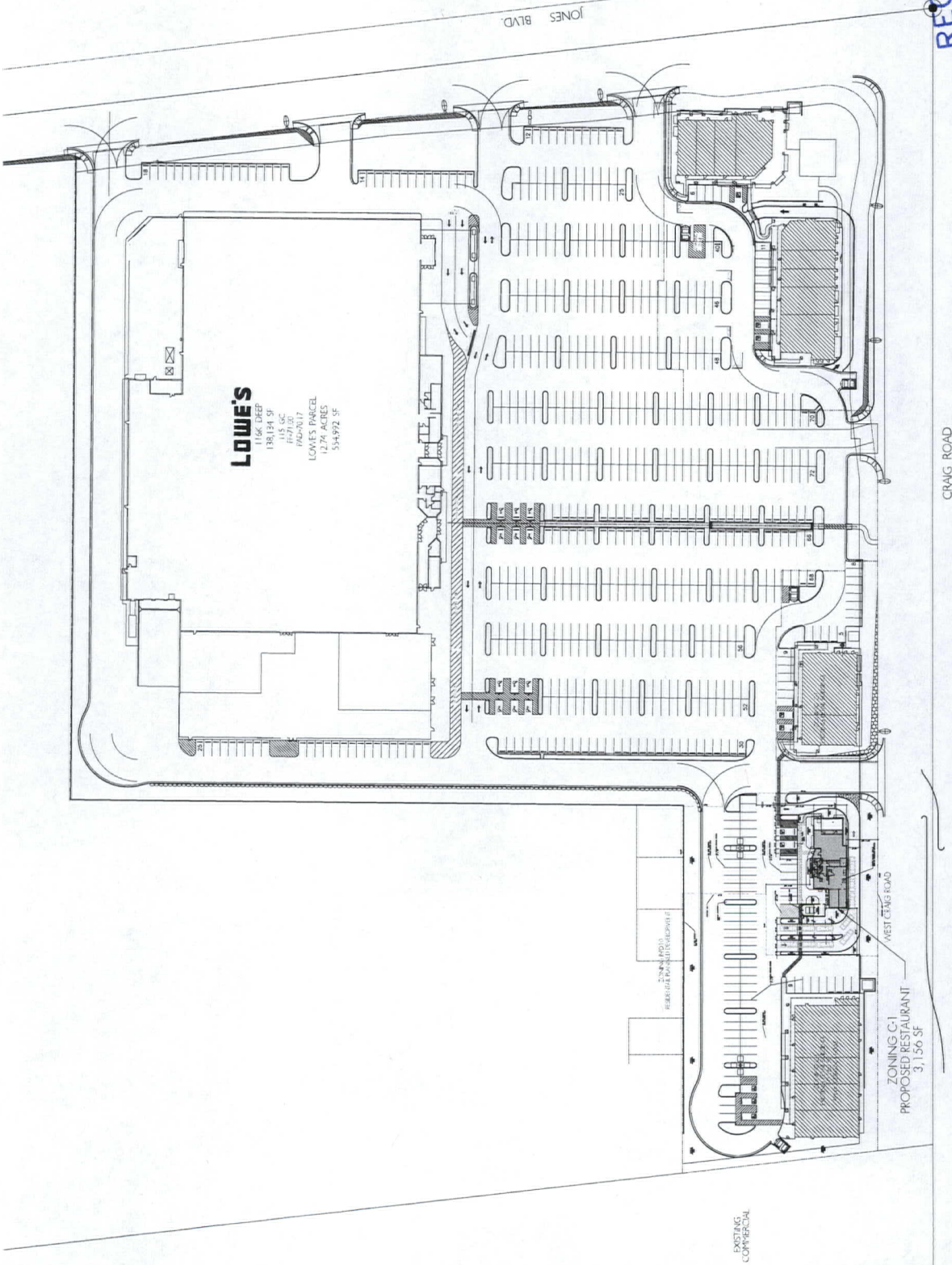
Manager of Sturm Enterprises LLC
its Manager

This 8th day of JUNE, 20 09

Kathleen P. Burns

Notary Public in and for said County and State OF NEVADA
CLARK





RECEIVED

JUN 17 2009

SDR-34778

REVISED

07/23/09 PC

MASTER PLAN

SCALE: 1" = 50'-0"

1

A1

Date:	JUN 10, 2009
Drawn By:	
Check By:	
Job Number:	090501

Project:	
Scale:	SCALE DRAWING NOTE
Notes:	

MASTER PLAN
BURGER KING RESTAURANT
AT CRAIG RD AND JONES BLVD
CITY OF LAS VEGAS, NEVADA 89130
SCHOOL CAMP RD

PINNACLE ARCHITECTURAL STUDIO, INC.
7535 West Charleston Blvd., Suite 100, Las Vegas, NV 89123
Phone: (702) 586-0520 Fax: (702) 586-0521



SCALE: $3/32" = 1' - 0"$

PRIVATE JUN 08 2009

A4

GROUND COVERS



DECOMPOSED GRANITE, MOJAVE GOLD
MIN. 2" THICK LAYER OVER ALL PLANTING AREAS. SCREENED

LANDSCAPE NOTES:

ALL SELECTED TREES, SHRUBS & GROUND COVERS MATCH EXISTING DEVELOPMENT, AND ARE BLENDED INTO EXISTING ADJACENT LANDSCAPE AREA WHERE IT OCCURS.

BURGER KING RESTAURANT
AT CRAIG RD AND JONES BLVD
4080 W CRAIG RD
CITY OF LAS VEGAS, NEVADA
LANDSCAPE PLAN

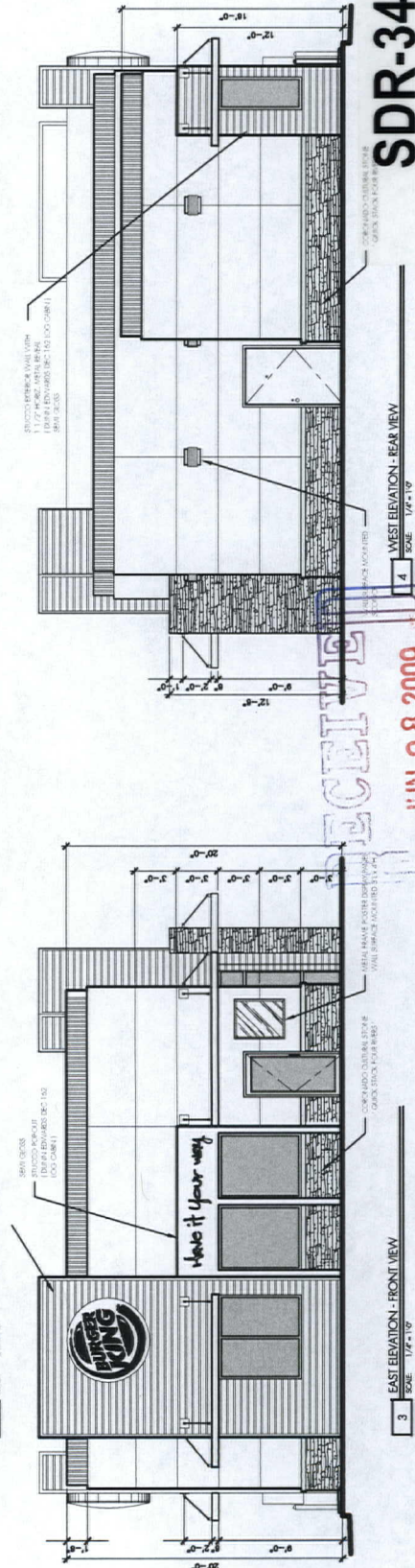
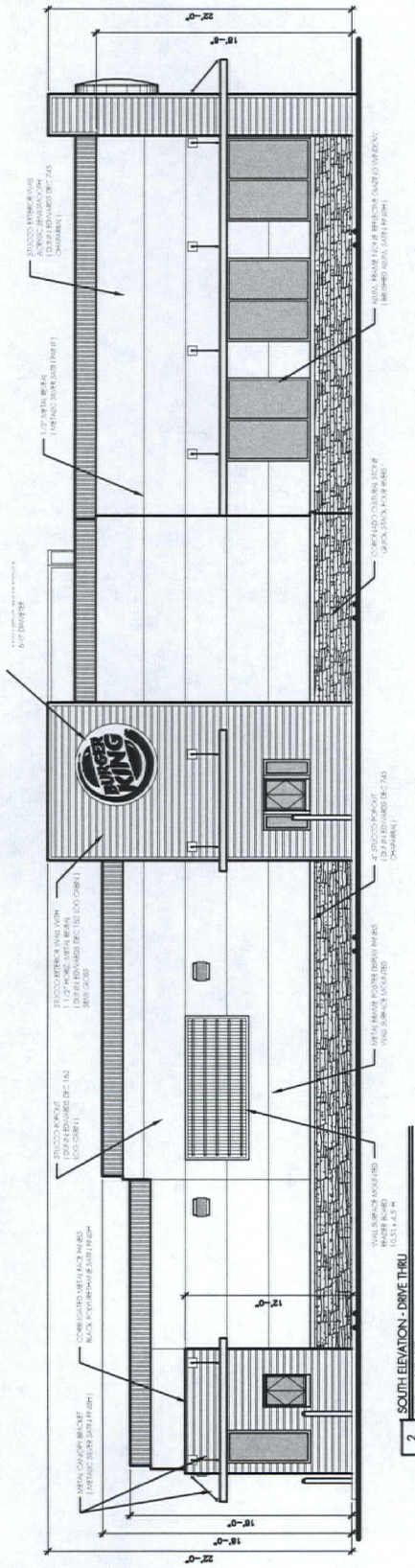
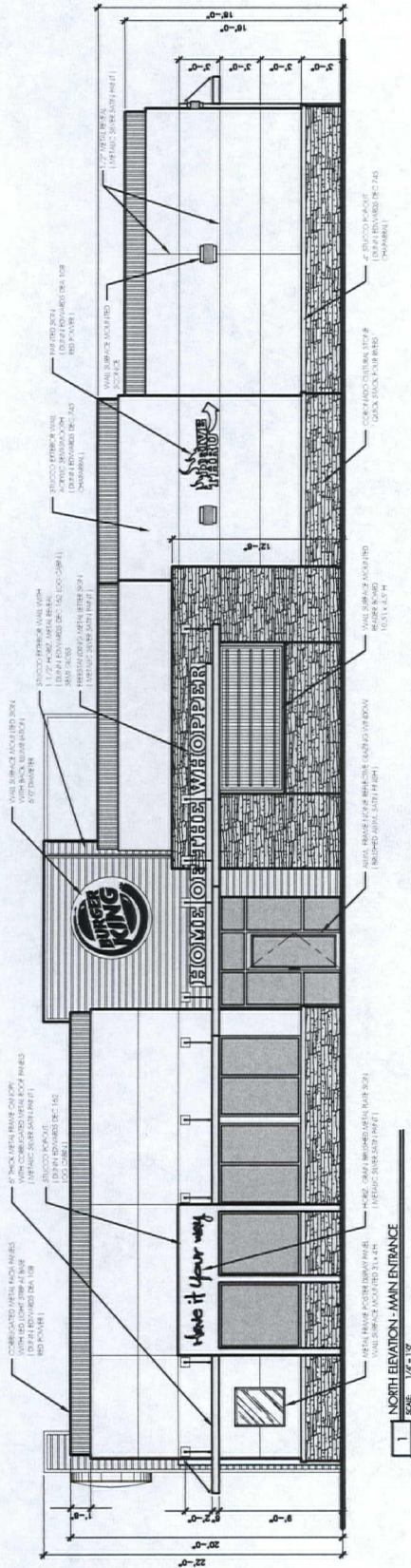
LANDSCAPE PLAN

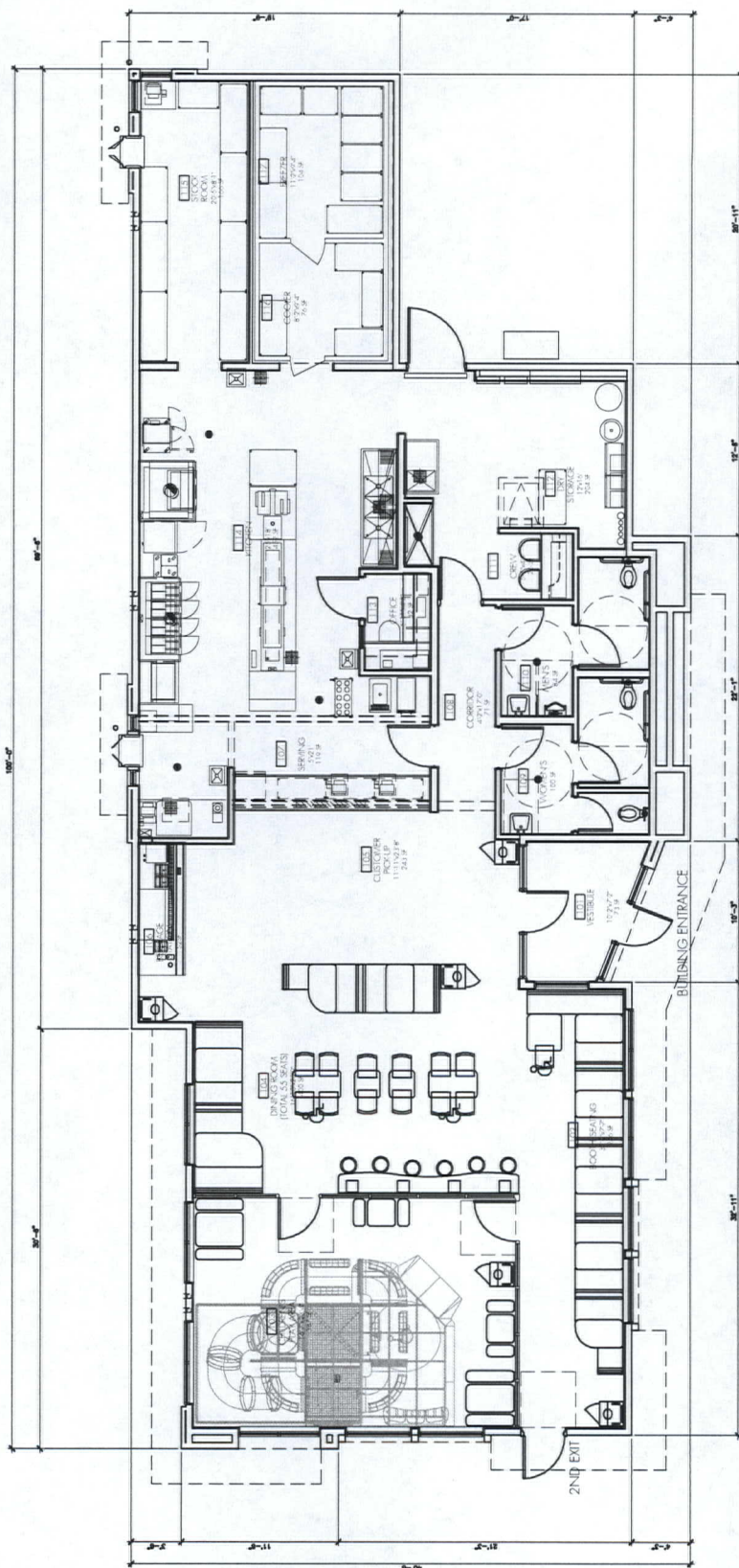
6080 W. CRAW RD.

SCALE DRAWING NOTE

Drawn By:	
Check By:	
Job Number:	09501
Date:	JUNE 08, 2009

PINNACLE ARCHITECTURAL STUDIO, INC.
9755 Wilshire Boulevard, Los Angeles, California 90048-1177 Phone (702) 940-6920 Fax (702) 940-6921





MAXIMUM OCCUPANT LOAD 90

FLOOR PLAN

SCALE: 1/4" = 1'-0"

3.156 SF.

RECEIVED
JUN 08 2009

600280 03 2009

SDR 34778				
Glencoe Properties, Inc.				
North Side of Craig Rd, West of Jones Blvd.				
Proposed addition of a restaurant and the reduction of retail square footage of a previously approved site plan.				
Traffic produced by proposed development:				
Proposed Amendment	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.2	496.12	1,588
AM Peak Hour			53.11	170
PM Peak Hour			34.64	111
(heaviest 60 minutes)				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.8	496.12	1,390
AM Peak Hour			53.11	149
PM Peak Hour			34.64	97
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	0.4		198
AM Peak Hour				21
PM Peak Hour				14
(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.	51800			

This project will add approximately 1,588 trips per day on Craig Rd. and Jones Blvd. This will increase expected volumes by about 5 percent on Craig and by about 7 percent on Tenaya. Craig is at about 63 percent of capacity and Tenaya is at about 46 percent of capacity.				
Based on Peak Hour use, this development will add roughly 170 additional cars into the area; which works out to about 3 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				