



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): _____

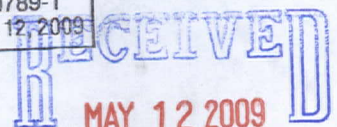
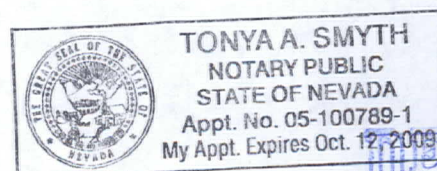
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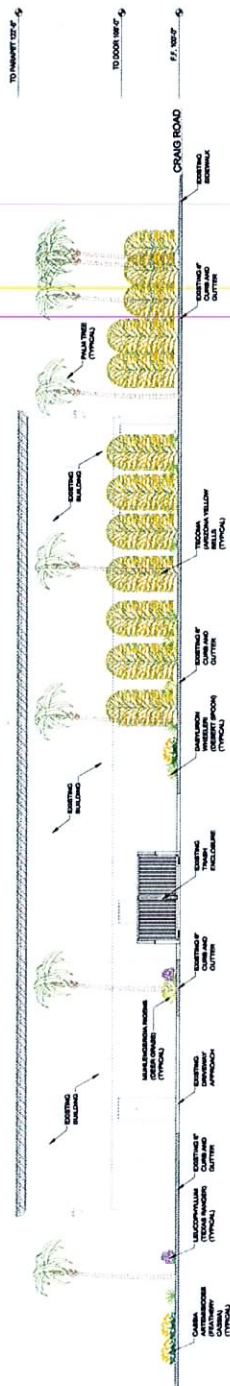
Signature of Property Owner: _____

Print Name: LOUIS V. CARNESALE, MANAGING /MEMBER

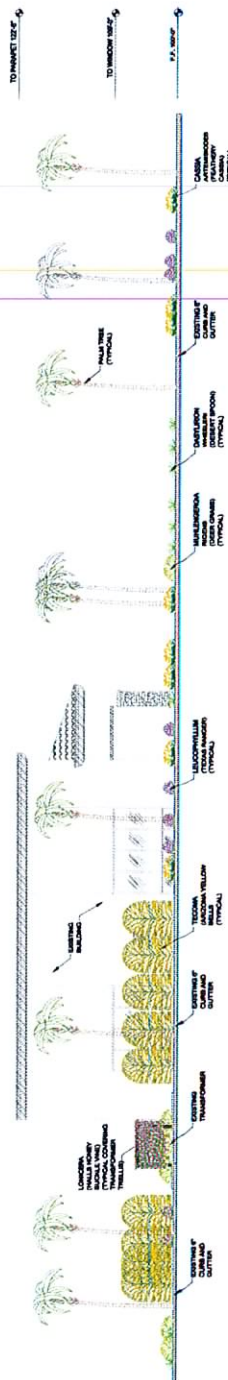
Subscribed and sworn before me

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





1 EAST ELEVATION
L2.00 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
L2.00 / SCALE: 1/8"=1'-0"

RECEIVED
JUL 24 2009

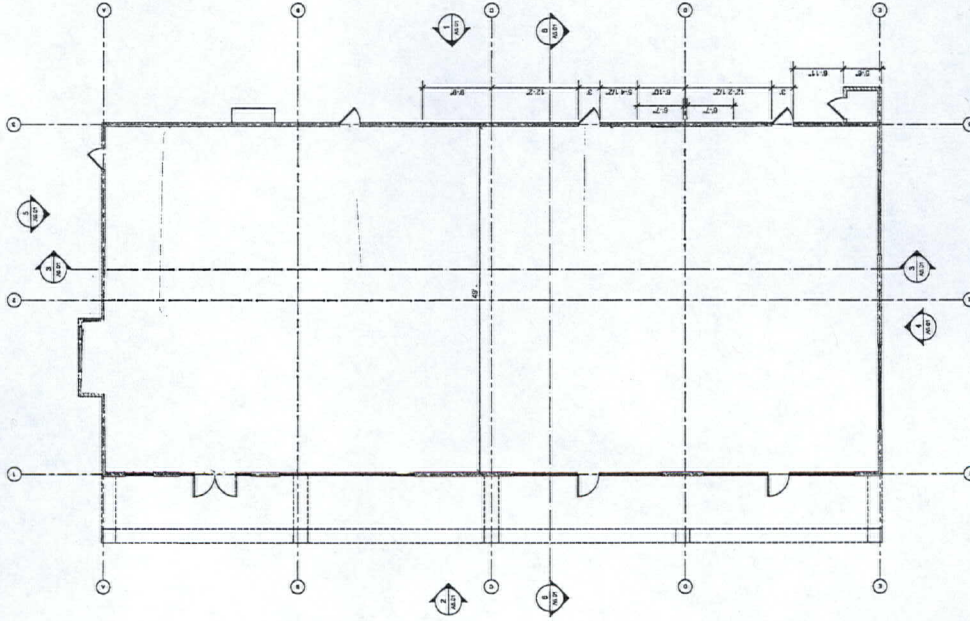
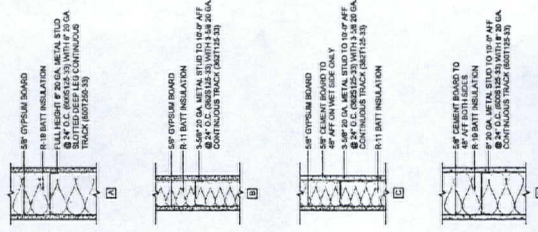
SDR-34464
REVISED
08/13/09 PC

GENERAL NOTES

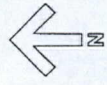
1. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE COMMENCING CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF STUDIOS UNLESS OTHERWISE NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE, REPAIR OR PATCH WALLS, FLOORS, ETC. THAT ARE DAMAGED BY MATERIALS, EQUIPMENT OR METHODS USED IN THE COURSE OF THE PROJECT. ALL DAMAGE MUST BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES. IF ANY UTILITIES OR STRUCTURES ARE DAMAGED, NOTIFY ARCHITECT IMMEDIATELY. CONTRACTOR'S RESPONSIBILITY FOR PROTECTING EXISTING UTILITIES AND STRUCTURES DURING THIS PROJECT.
5. REFER TO ELECTRICAL ENGINEER'S PLANS FOR LIGHT FIXTURES, VENTILATION, HEATING EQUIPMENT AND HE VENTILATION.
6. REFER TO PLUMBING AND MECHANICAL ENGINEER'S PLANS FOR MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT AND HE VENTILATION.
7. NOTIFY CONTRACTOR AND ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS.

EXISTING WALLS
NEW WALLS

WALL TYPES



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



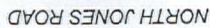
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MAY 12 2009

SDR-34464
06/25/09 PC

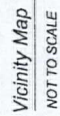
Western US Contractors, LLC
3942 OCTAGON ROAD, NORTH LAS VEGAS, NV 89030
PHONE: 702.664.0444 FAX: 702.664.0443
WWW.WESTERNUSCONTRACTORS.COM

A TENANT IMPROVEMENT,
SUITE #103
6801 WEST CRAIG ROAD
LAS VEGAS, NEVADA 89130

DATE	06/25/09
TIME	10:00 AM
BY	PM
DATE	03/18/09
TIME	AS NOTED
BY	AS NOTED
DATE	A2.01
TIME	FLOOR PLAN



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



PARKING STALL CALCULATIONS

	SQUARE FOOTAGE
BUILDING	60,000
PAVING	5,500
PAVING "A"	5,500
PAVING "B"	52,000
ELECTRIC	2,150
ELECTRIC "A"	2,150
ELECTRIC "B"	79,850
TOTAL	

STALL REQUIREMENT RATIO 1:250 PER TITLE 19, I.

PARKING WIDTHS	303
LOADING DOCKS	1
HANDICAP STALLS	8
PARKING SLOTTED	399
STANDARD STALLS	399
LOADING DOCKS	1
HANDICAP STALLS	8

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

PARASITIC REQUIRED	STANDARD STALLS	LOADING ZONES	HAND-CAP STALLS
303	399	6	17
4	6		
8			

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

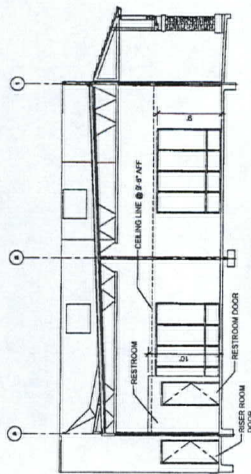
REGAL PLAZA
PARKING ANALYSIS
5855 WEST CRAIG ROAD, SUITE 105
LAS VEGAS, NEVADA 89149

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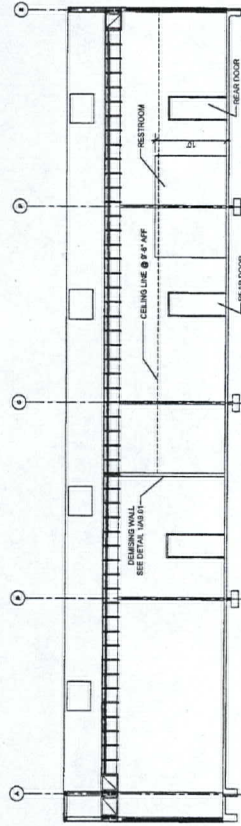
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SDR-34464

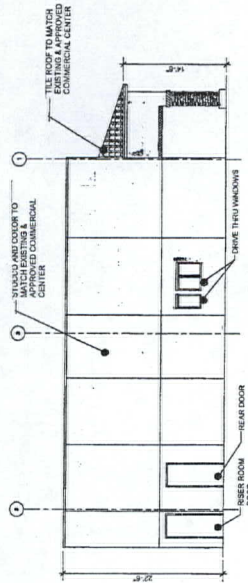
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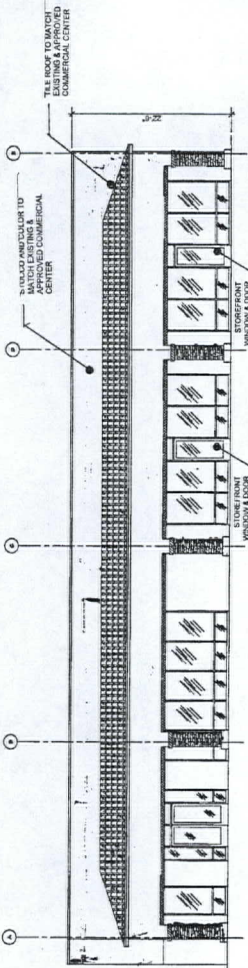
6 SECTION
1/8"=1'-0"



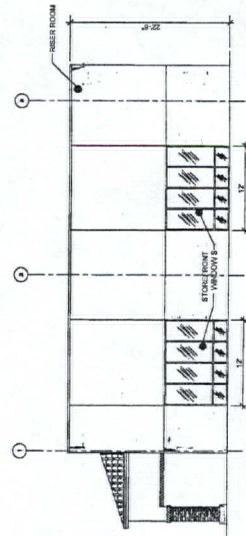
3 SECTION
1/8"=1'-0"



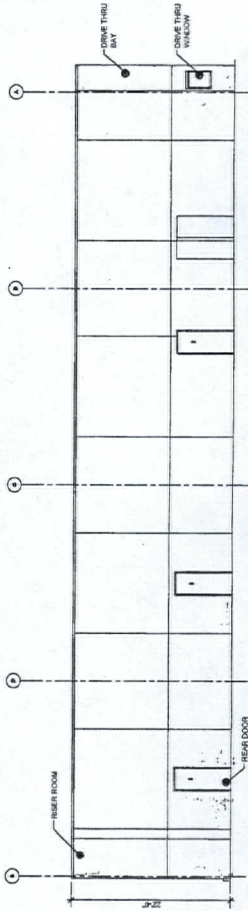
5 NORTH ELEVATION
1/8"=1'-0"



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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MAY 12 2009

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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.				