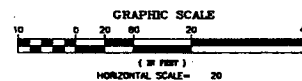
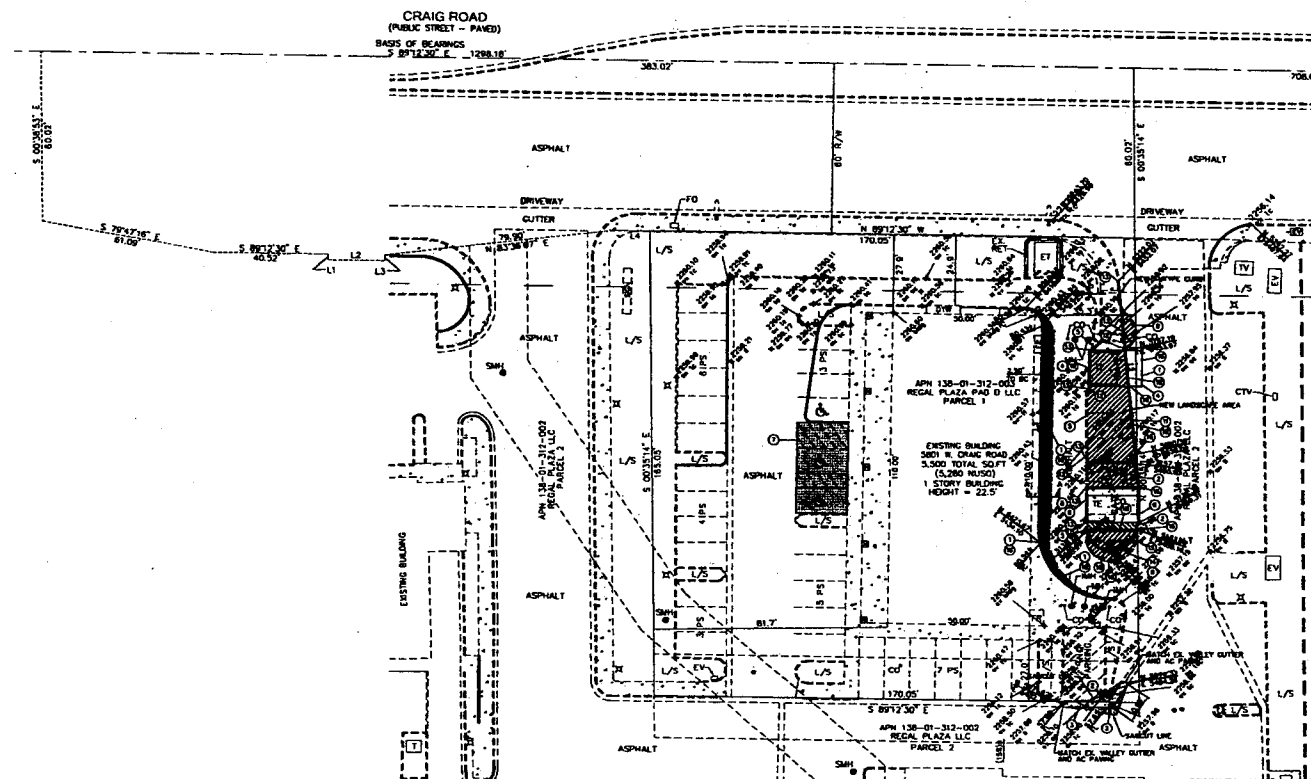


Date 8/13/09 Item 13

Submitted after final agenda



LEGEND

- X SET REBAR W/AL CAP PLS # 8002 WITH REFERENCE MONUMENTS
- SET REBAR W/AL CAP PLS # 8002
- FOUND MONUMENT AS NOTED
- SET NAIL & TAG P.L.S. 8002
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- (R) RECORD BEARING AND/OR DISTANCE
- EXISTING CABLE TV BOX
- EXISTING CABLE TV VAULT
- EXISTING STREETLIGHT VAULT
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- EXISTING WATER METER
- EXISTING WATER M.H.
- EXISTING TELEPHONE M.H.
- EXISTING ELECTRICAL M.H.
- EXISTING SANITARY SEWER M.H.
- EXISTING STORM DRAIN M.H.
- HANDICAPPED MARKING
- EXISTING TELEPHONE BOX
- EXISTING TELEPHONE VAULT
- EXISTING MAIL BOX
- EXISTING STREET LIGHT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING LANDSCAPE LIGHT
- EXISTING BOLLARD/POST
- EXISTING X-WALK POLE
- EXISTING TRAFFIC LIGHT
- EXISTING AREA LIGHT
- EXISTING CONTROLLER BOX
- EXISTING SIGN
- EXISTING GUY WIRE ANCHOR
- EXISTING TELEPHONE POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EDGE OF PAVEMENT
- EXISTING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EX BUILDING LINE
- EXISTING CURB
- EXISTING SIDEWALK
- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- R.O.M. LINE
- SECTION LINE AND SECTIONAL BREAK DOWN LINES
- EXISTING EASEMENT LINE

CONSTRUCTION NOTES

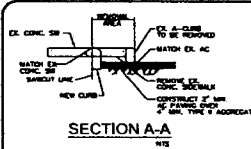
- ① REMOVE EXISTING CONCRETE AND A-CURB. REPLACE WITH AC PAVING (2" MIN) OVER 4" MIN TYPE 1 AGGREGATE.
- ② REMOVE EXISTING AC PAVING. REPLACE WITH NEW AC PAVING (2" MIN) OVER 4" MIN TYPE 1 AGGREGATE.
- ③ REMOVE AND REPLACE 2" WIDE CONCRETE VALLEY GUTTER WITH SHALLOW VALLEY GUTTER STRUCTURE. NEW VALLEY GUTTER TO BE 6" WIDE MIN. WITH 2 - 4" SLOPE (LONGITUDINAL).
- ④ REMOVE EXISTING TRASH ENCLOSURE.
- ⑤ PROTECT EXISTING A-CURB IN PLACE.
- ⑥ CONSTRUCT NEW TRASH ENCLOSURE PER GUY STANDARDS.
- ⑦ REMOVE HANDICAPPED PARKING TO BE IN CONFORMANCE WITH GUY STANDARDS.
- ⑧ REMOVE EXISTING A-CURB.
- ⑨ REMOVE EXISTING CONCRETE AND A-CURB. REPLACE WITH AC PAVING (2" MIN) OVER 4" MIN TYPE 1 AGGREGATE. INSTALL NEW A-CURB. NEW A-CURB TO BE CONSTRUCTED IN LINE SHOWN AS EXISTING CONCRETE.
- ⑩ CONSTRUCT NEW A-CURB IN LINE SHOWN AS EXISTING.
- ⑪ REMOVE EXISTING AC PAVING.
- ⑫ 6" WIDE OPENING IN CURB FOR DRAINAGE.
- ⑬ MATCH EXISTING A-CURB.
- ⑭ INSTALL AC PAVING (2" MIN) OVER 4" MIN TYPE 1 AGGREGATE.
- ⑮ REMOVE EXISTING PAVING.
- ⑯ MATCH EXISTING AC PAVING.

NOTE

AS-BUILT SITE CONDITION IS DEPICTED WITH PROPOSED IMPROVEMENTS SHOWN.

LINE	LENGTH	BEARING
L1	15.42	N 89° 12' 30" E
L2	62.42	N 89° 12' 30" E
L3	62.42	N 89° 12' 30" E
L4	62.42	N 89° 12' 30" E

CURVE	LENGTH	RADIUS
C1	1.01	1.01
C2	1.01	1.01
C3	1.01	1.01
C4	1.01	1.01



DESCRIPTION
A PORTION OF LOT 1, BOOK 80 OF PLATS, PAGE 27, CLARK COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 80 EAST, A.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS LOT 1-1 IN FILE 103 OF SURVEYS, PAGE 39, CLARK COUNTY OFFICIAL RECORDS.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL, PIVOT AND PLATE IN TOP OF CURB ON WEST SIDE OF JONES & MILE NORTH OF CRAIG
STATION: 11500
2002
ELEVATION: 691.2214 METERS (NAVOD83)
2257.70 FEET

SDR-34464
REVISED
08/12/09 DC

RECEIVED
AUG 12 2009

PROPOSED IMPROVEMENTS TO AS-BUILT SITE

REGAL PLAZA PAD D

DATE	BY	REVISION

DATE

Clark County Planning & Development
1000 South Main Street, Suite 100
Las Vegas, NV 89101
Tel: (702) 258-4000
Fax: (702) 258-4000
www.clarkcountynv.gov

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

CLARK COUNTY PLANNING & DEVELOPMENT

SDR-34464 - Supplemental Page One
August 13, 2009 - Planning Commission Meeting

PROJECT DESCRIPTION

Revised site and landscape plans have been submitted by the applicant. The landscape plan depicts a trellis with vines as a screening device for the utility box adjacent to Craig Road. This is not sufficient to meet the minimum requirement of three feet of landscape screening between the box and the right-of-way, and a Waiver is still required. The site plan depicts the removal of 10 parking spaces from the north end of the parking lot on the west side of the existing building to reduce the congestion created by vehicles exiting the proposed drive-through into a dead end parking area. There is no indication on the revised plan as to what will replace the parking spaces to be removed, such as landscaping or a plaza area. Although the removal of the spaces will not result in any parking impairment for the site, and would help to alleviate vehicle congestion at the point of exit for the drive-through, there would still be some confusion for vehicles entering and exiting the parking area, and the vehicles exiting the drive-through. Staff cannot support the request for the Waiver, and as site circulation is not adequate to support the addition of a drive-through, is recommending denial of this request. If this request is denied, the site would be required to be brought into compliance with the previously approved Site Development Plan Review, civil plans and building permits.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirements							
Use	Gross Floor Area of Lot	Required Ratio	Required		Provided		Compliance
			Required	Minimum	Required	Minimum	
Shopping Center	75,850 SF	1:250	296	8	390*	16*	Y
TOTAL			304		406*		Y
Loading Spaces	75,850 SF		4		6		Y

*Includes the elimination of 10 spaces.

CONDITION CHANGES

Added Condition:

- A. A revised site plan and landscape plan shall be submitted prior to or at the time of building permit submittal to depict the removal of the parking spaces and the addition of landscaping or plaza area acceptable to the Planning and Development Department.

Revised Condition:

3. All development shall be in conformance with the site plan, date stamped 08/12/09, the landscape plan, date stamped 07/24/09, and building elevations, date stamped 05/12/09, except as amended by conditions herein.