



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35043** APN: 162-01-401-010

Name of Property Owner: 2301 East Sahara LLC

Name of Applicant: John David Burke, Architect

Name of Representative: J. Dapper

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: _____

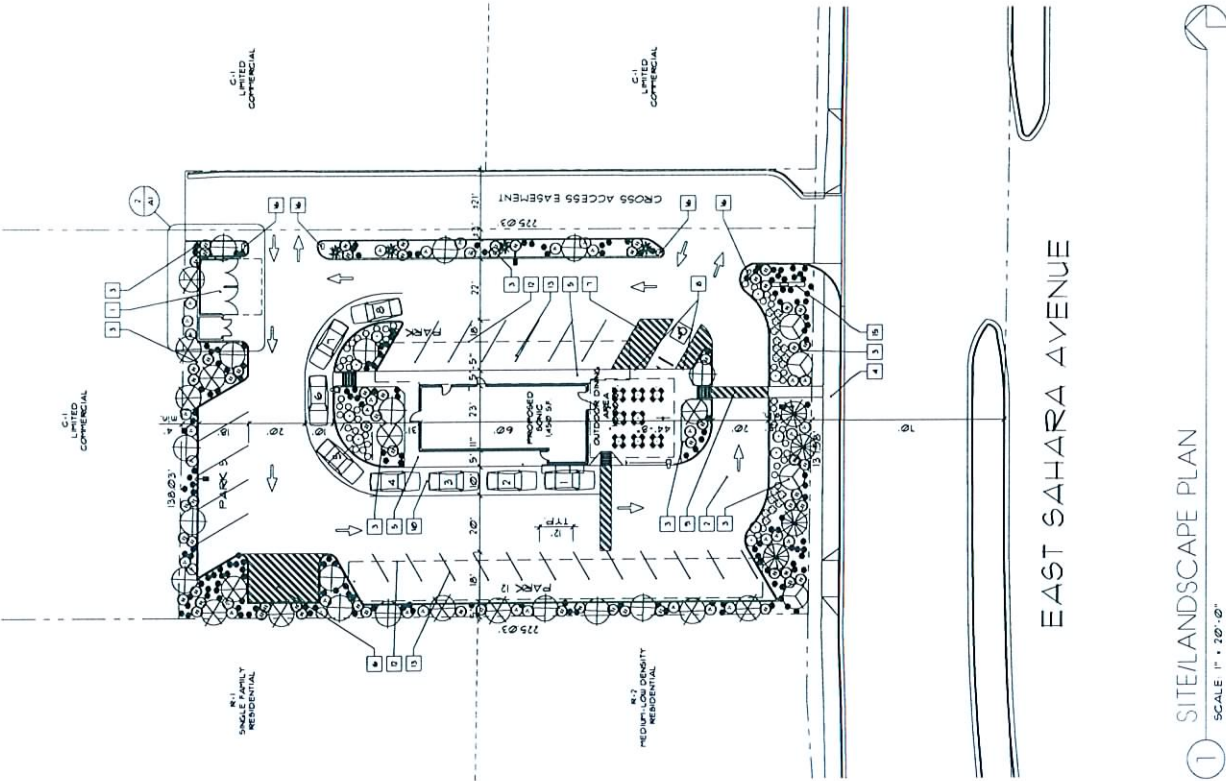
Print Name: J. Dapper

Subscribed and sworn before me

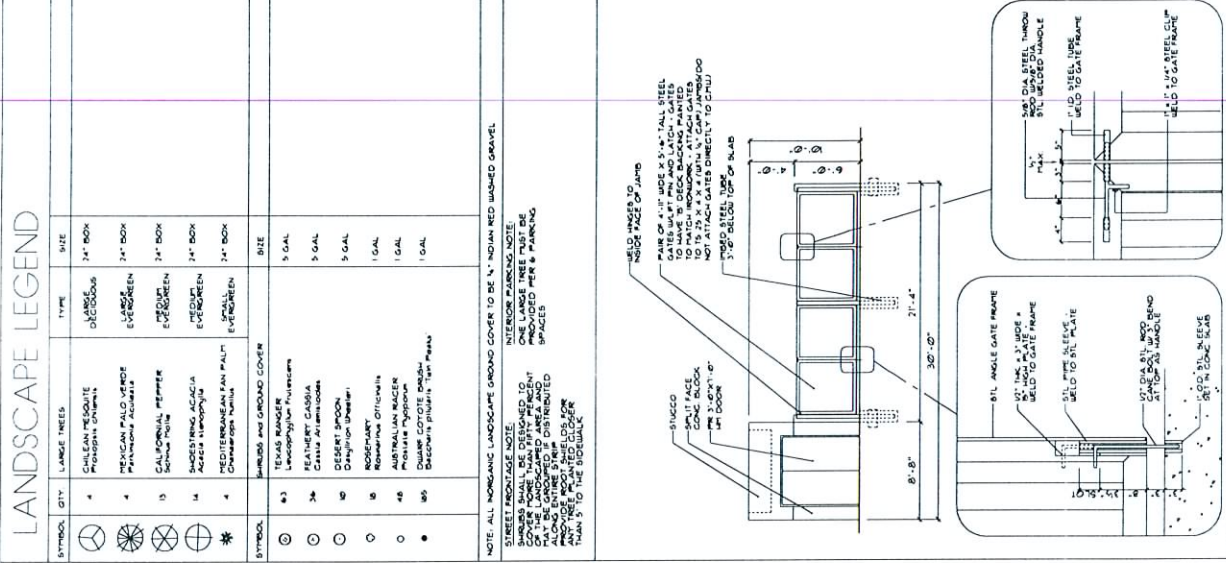
This 22nd day of June, 2009

Virginia G. Shelton
Notary Public in and for said County and State





① SITE/LANDSCAPE PLAN
SCALE: 1" = 20'-0"



② DETAIL
NO SCALE

LANDSCAPE LEGEND

SYMBOL	QTY	NAME	TYPE	SIZE
⊙	4	DESERT MESQUITE Prosopis juliflora	SMALL EVERGREEN	3" DIA
⊙	4	MEXICAN PALM VEROE Pantodon aculeata	SMALL EVERGREEN	3" DIA
⊙	3	CALIFORNIA PEPPER Schinus molle	SMALL EVERGREEN	3" DIA
⊙	4	SHAGBARK ACACIA Acacia greggii	SMALL EVERGREEN	3" DIA
⊙	4	MEDITERRANEAN PALM Chamaedorea palmifolia	SMALL EVERGREEN	3" DIA

KEYNOTES

- 4" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF IRON GATES WITH B-DECK BACKING, STEEL TRAILLIS AND LEFT PIN LOCK/LATCH - SEE SHEETS S71 & S73
- AC PAVING
- LANDSCAPED AREA - BY OTHERS
- CONCRETE SIDEWALK CURB - GUTTER AS PER CITY OF LAS VEGAS
- 15'-75" LOADING ZONE - PAINTED STRIPES
- HANDICAP ACCESSIBLE
- ZERO FACE CURB - SEE DRAWINGS BY CIVIL ENGINEER
- HANDICAP ACCESSIBLE ROUTE
- DRIVE THRU
- NEW RETAINING WALL W/ 47" GUARDRAIL ON TOP
- LINE OF CANOPY ABOVE
- PARKING CANOPY COLUMN - NEW BOARD
- NOT USED
- 14'-0" X 8'-0" Pylon Sign 35'-0" MAX HEIGHT (BY OTHERS)
- 3'-4" X 1'-0" INTERIOR SIGN 3'-0" MAX HEIGHT (BY OTHERS)

PROJECT DATA

REQUIRED ZONING	C-1
EXISTING ZONING	C-1
BUILDING AREA	1450 SF
SITE AREA	3100 SF ± N. AC
BUILDING COVERAGE	48.7%
ADJ.	62'-0" LOT END

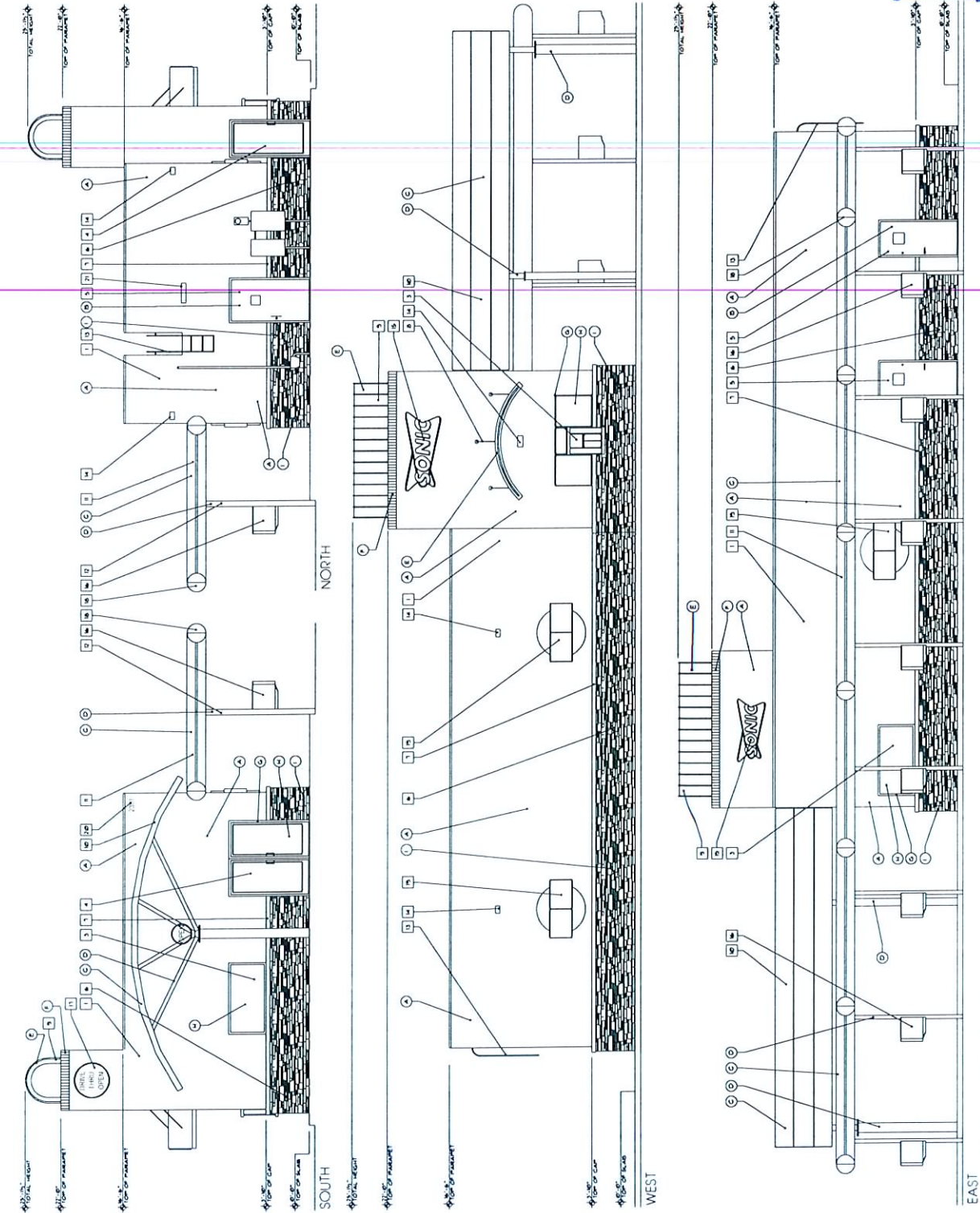
LOCATION

DATE	AREA	ACTION	CALCULATION	REVISIONS	REMARKS
08/13/09	1450 SF	1450 SF	1450 SF	1450 SF	1450 SF
08/13/09	3100 SF	3100 SF	3100 SF	3100 SF	3100 SF
08/13/09	1450 SF	1450 SF	1450 SF	1450 SF	1450 SF
08/13/09	3100 SF	3100 SF	3100 SF	3100 SF	3100 SF

RECEIVED

11/17/09

11/17/09



ELEVATIONS

SCALE: 1/2" = 1'-0"

SDR-35043
08/13/09 PC

sheet no. A2

date 6/6/09
proj. no. 2301
drwn. by J.D. Merrill
chkd. by

SONIC DRIVE - IN
2301 East Sahara
for: J.D. Merrill
City of Las Vegas
Nevada

JOHN DAHL
dahl, architec
3411 W COLEMAN ROAD, SUITE 100, LAS VEGAS, NV 89118 (702) 761-4263

REVISIONS



KEYNOTES

- 1. DESCRIPTION
- 2. STUCCO
- 3. STUCCO CONTROL JOINT W/ 1" WIDE GROOVE
- 4. STONEFRONT WINDOW
- 5. STONEFRONT DOOR
- 6. 4" STONE VENEER WAINSCOT
- 7. 4" STONE CAP TO MATCH WAINSCOT
- 8. ANCHORED DRIVE-THRU CANOPY
- 9. ANCHORED DRIVE-THRU TOWER CAP
- 10. ANCHORED PARKING CANOPY ON STEEL STRUCTURE
- 11. PARKING CANOPY
- 12. STALL CANOPY COLUMN
- 13. ROOF LADDER W/ SECURITY GATE
- 14. LIGHT FIXTURE
- 15. BACK-LIT SIGN BY OWNER
- 16. INDIVIDUAL MENU BOARDS AT EACH PARKING STATION
- 17. ROUND LED DRIVE-THRU SIGN
- 18. LED "STALL SIGN"
- 19. POSTER DISPLAY BOARD
- 20. 4" HIGH ADDRESS LETTERS
- 21. OVERHUNG SCUMPER

COLOR LEGEND

- 1. STUCCO FIELD
SHERWIN WILLIAMS SW-252 - "SOFT AMBIGUITY"
- 2. EXTERIOR DOORS, FRAMES, CORNICE, METAL TRIM
SHERWIN WILLIAMS SW-252 - "BLACKSTONE"
- 3. CANOPY DRIVE-THRU PANELS
SHERWIN WILLIAMS SW-252 - "WHITE WHITE"
- 4. CANOPY COLUMN, MATCH CANOPY TRUSSER & BEAMS
SHERWIN WILLIAMS SW-441 - "EVERGREENS"
- 5. ANCHORED DRIVE-THRU TOWER CAP, CANOPY
SHERWIN WILLIAMS SW-252 - "LEMON TWIST"
- 6. FASCIA CAP
NICOLS ALUMINUM SILVER METALLIC, DEV 5000
- 7. STONEFRONT FRAMES
AD - BRONZE
- 8. GLAZING
AD - BRONZE

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JUN 29 2009
ARCHITECTURAL DEPARTMENT
CITY OF LAS VEGAS

sheet no. 3

date	9/15/9
proj. no.	10001
drwn. by	
chkd. by	

SONIC DRIVE-IN
2301 East Sahara
for: J.D. Merrill
City of Las Vegas
Nevada

John
daniel
bunke, architect

REVISIONS

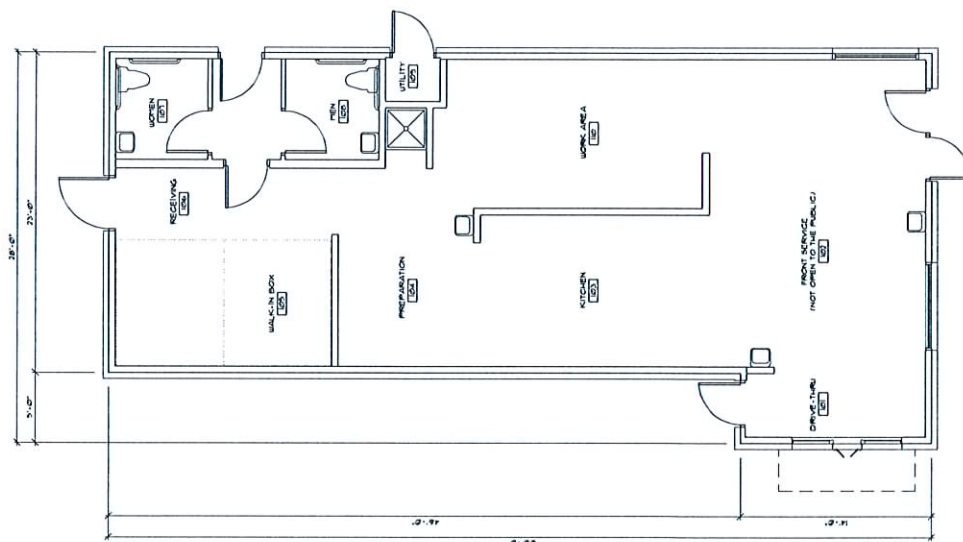


BUILDING TYPE IX = 1,450 SF.

SDR-35043
08/13/09 PC

FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



COLOR/MATERIALS BOARD



(A)

HERBEN WILLIAMS
SUNGLASS
PORT AFRICOT

STUCCO FIELD



(B)

HERBEN WILLIAMS
SUNGLASS
BLACK/RED

EXTERIOR DOORS &
FRAMES DOORS &
METAL TRIM



(C)

HERBEN WILLIAMS
SUNGLASS
WHITE/LITE

CANOPY BEAMS, RAILING
PANELS



(D)

HERBEN WILLIAMS
SUNGLASS
DARK GREEN

CANOPY COLUMNS
RATIO CANOPY RAILINGS
BEAMS



(E)

HERBEN WILLIAMS
SUNGLASS
YELLOW

LACHED DRIVE-IN
OVERHEAD CANOPY



(F)

HERBEN WILLIAMS
SUNGLASS
LIGHT GREY

FASO A



(G)

HERBEN WILLIAMS
SUNGLASS
AB-4 BRONZE

STONEFRONT PRIMES



(H)

HERBEN WILLIAMS
SUNGLASS
BRONZE REFLECTIVE

GLAZING



(I)

CORONADO
HONEY LEDGE
GOLDEN HAZE

CULTURED STONE
VENISER

APPROVED BY: _____
DATE: _____

SONIC DRIVE-IN
2301 East Sahara
For: J.D. Merritt
City of Las Vegas Nevada

John
dani
bunke, architect
241 EAST 22ND AVE. #2 LAS VEGAS NV 89101 (702) 636-1863

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SDR-35043

08/13/09 PC

SDR 35043				
Jay Dapper				
2301 E. Sahara Ave.				
Proposed 2.45 thousand square foot restaurant with drive-thru.				
Traffic produced by proposed development:				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD NO INDOOR SEAT-COFFEE [1000 SF]	1.7	1,400.00	2,380
AM Peak Hour			260.00	442
PM Peak Hour			60.00	102
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.07	42.94	89
AM Peak Hour			1.03	2
PM Peak Hour			3.75	8
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	2.4	127.15	305
AM Peak Hour			11.52	28
PM Peak Hour			10.92	26
(heaviest 60 minutes)				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.45	496.12	1,215
AM Peak Hour			53.11	130
PM Peak Hour			34.64	85
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	-3.72		-1,559
AM Peak Hour				-342
PM Peak Hour				-51
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	40,937			
PM Peak Hour	3275			
(heaviest 60 minutes)				

Eastern Ave.				
Average Daily Traffic (ADT)	54,076			
PM Peak Hour <i>(heaviest 60 minutes)</i>	4326			
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51800			
Eastern Ave.	49210			
This project will add approximately 1,215 trips per day on Sahara Ave. and Eastern Ave. This will increase the existing volumes by about 3 percent on Sahara and about 2 percent on Eastern. Sahara is at about 79 percent of capacity and Eastern is currently over capacity.				
Based on Peak Hour use, this development will add roughly 130 additional cars into the area; which works out to about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				