

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: _____

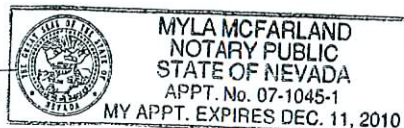
Signature of Property Owner: Maria Enamorado

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



SITE INFORMATION:

APN: 05-21-222-001
 17.17 ACRES
 SUBDIVISION: MONTECITO EAST
 LOT BLOCK LOT 2

PARKING ANALYSIS:

CONVENIENCE STORE: 1 SPACE PER 15 SF
 TENANT RETAIL: 1 SPACE PER 15 SF

CONVENIENCE STORE: 3334 SF/15'
 LEASE SPACE (RETAIL): 1665 SF/15'

TOTAL REQUIRED: 20 SPACES
 TOTAL PROVIDED: 20 SPACES

20 REGULAR SPACES + 2 ACCESSIBLE SPACES



1 VICINITY MAP
 N.T.S.
 PROJECT LOCATION
 NORTH

AZURE DRIVE
 (120' PUBLIC ROW)

EXISTING AVENUE ZONE TREATMENT +
 LANDSCAPING PER PLAN #01 V3855
 PER TETRA TECH, INC.

EXISTING AVENUE ZONE TREATMENT +
 LANDSCAPING PER PLAN #01 V3855
 PER TETRA TECH, INC.

PROVIDE LANDSCAPING PER TOWN
 STANDARDS (SEE NOTE)

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

123'-4"

28'-0"

80'-6"

27'-0"

43'-0"

20'-0"

20'-0"

20'-0"

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gk3

2111 EDEWOOD AVENUE
 LAS VEGAS, NEVADA 89102
 TEL: (702) 834-0000 • FAX: (702) 834-0008
 WWW.GK3ARCHITECTS.COM

WWW.GK3ARCHITECTS.COM

GULZAR KULAR

PROJECT:

SW CORNER OF

TENAYA & AZURE

LAS VEGAS, NV

DATE:

REVISIONS:

NO. DESCRIPTION:

SHEET TITLE:

SITE PLAN

SCALE:

DATE:

DESIGNED BY:

DRAWN FOR:

CHECKED BY:

SHEET:



A1.0

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

SDR-32534

REVISED

09/10/09 PC

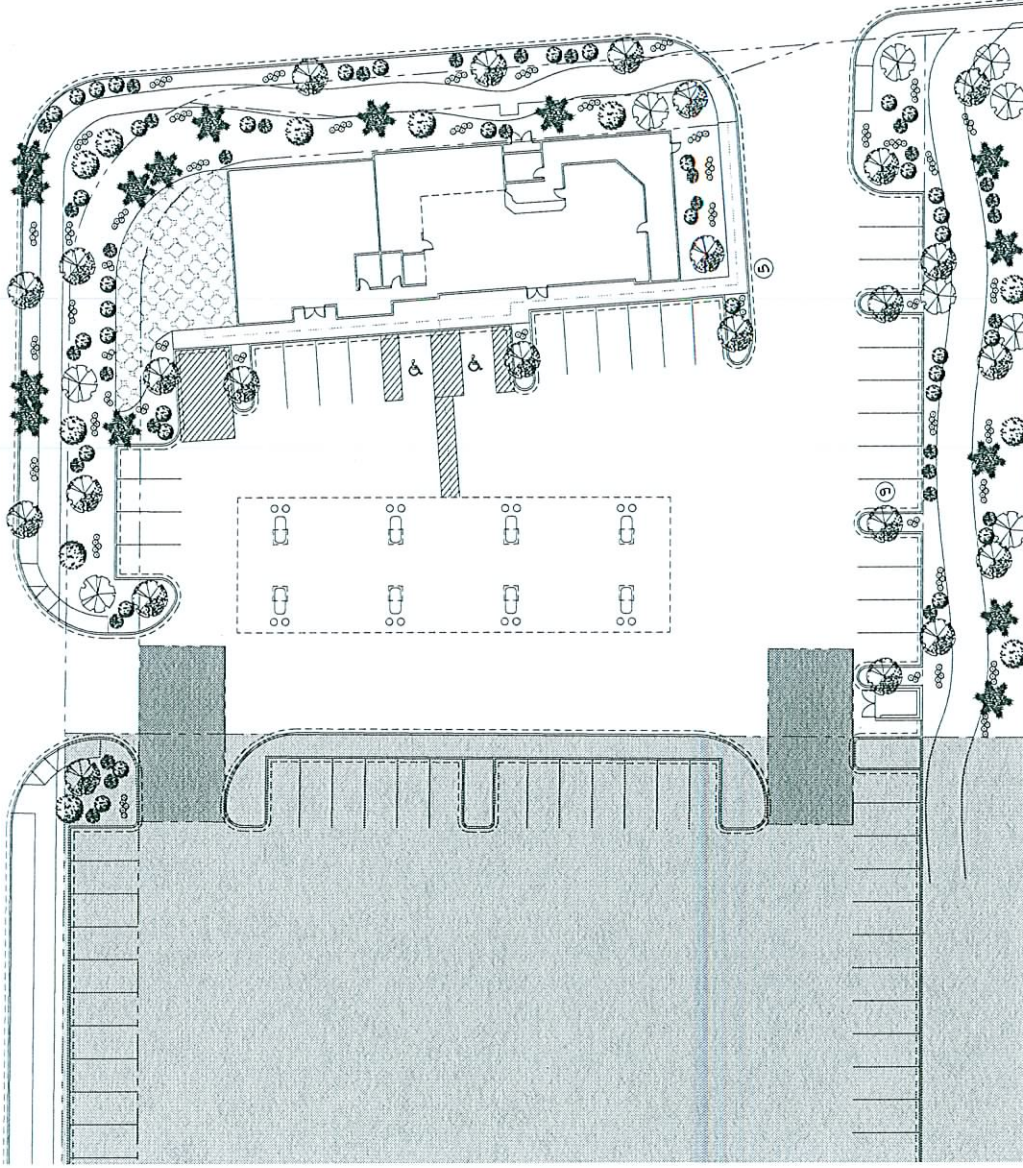
AUG 17 2009

PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLY REQ.	COMMON NAME
	28 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANCE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	LOUISIANA IRIS
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. LANDSCAPE COVER TO BE 100% MULCH 3/4" SCREENED 2" DEPTH IN ALL LANDSCAPE PLANTERS. COLOR BY OWNER.
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SIGHT SHALL BE TRIMMED TO 84" ABOVE FINISH GRADE.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, 30 AT MINIMUM. THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED UNDER TREES AND SHRUBS. BARRIERS SHALL BE INSTALLED UNDER OTHER STRUCTURES 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.



1 LANDSCAPE PLAN
1/16"=1'-0"

RECEIVED

AUG 07 2009

SDR-32534

REVISED

09/10/09 PC

L1.0

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WWW.GK3ARCHITECTURE.COM

GULZAR KULAR

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

SCALE:

NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SCALE	AS NOTED
DATE	08-04-2009
DRAWN BY	DESIGN REVIEW
SHEET	

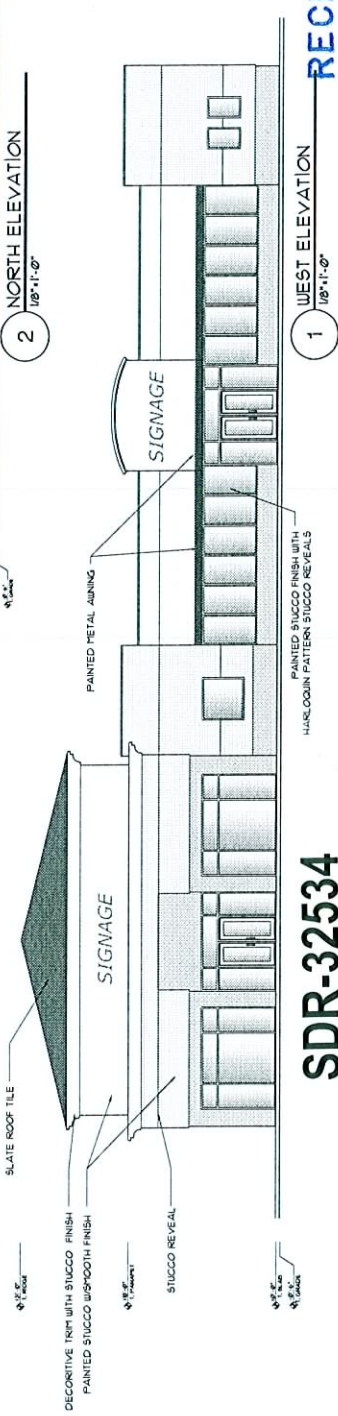
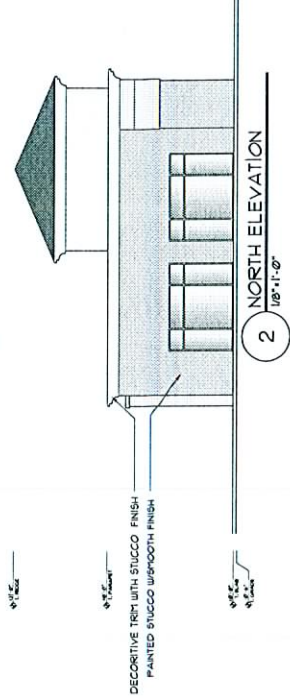
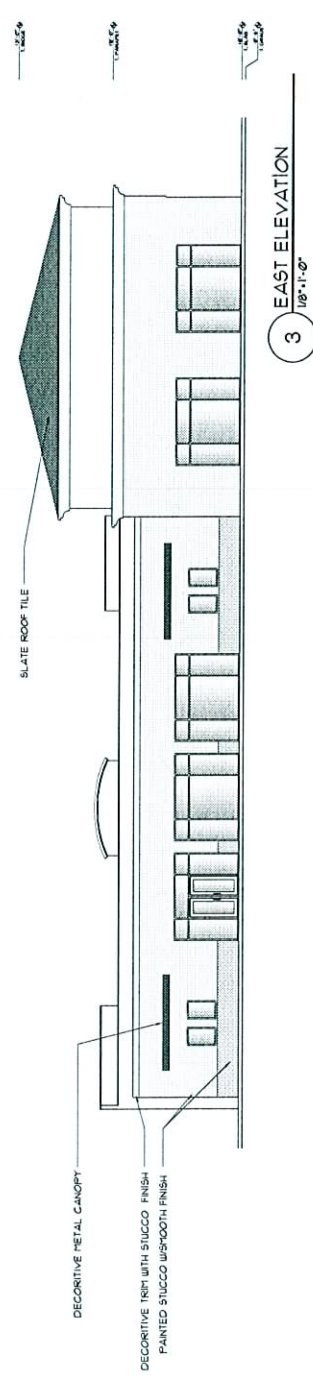
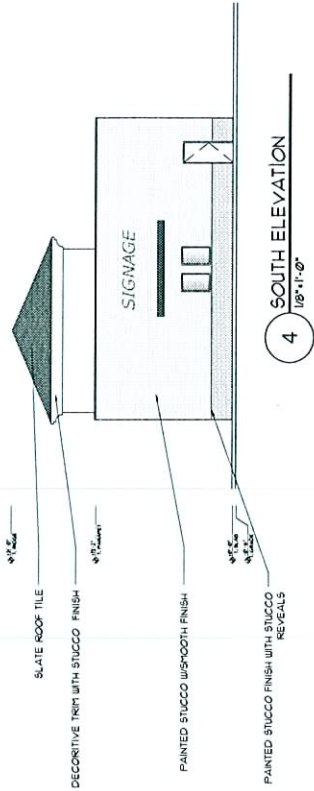
NO.	DESCRIPTION

SHEET TITLE:
**BUILDING
 ELEVATIONS**

SCALE:	AS NOTED
DATE:	04-04-2009
DESIGNED BY:	DESIGN REVIEW
SHEET:	

RECEIVED 1.0

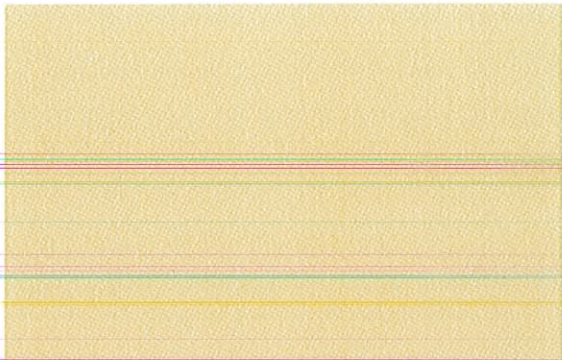
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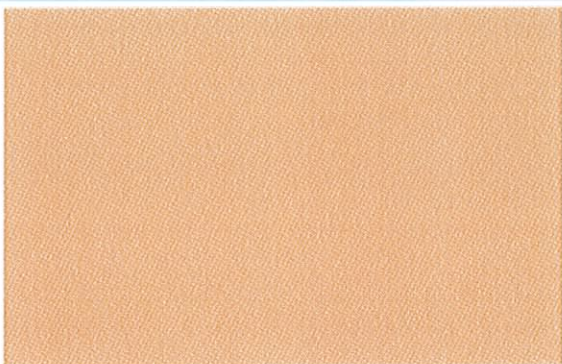
SDR-32534

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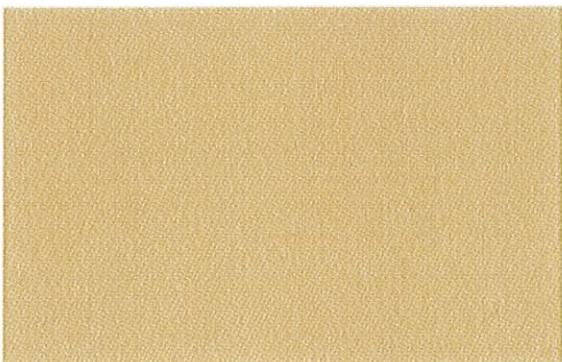
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**FIELD PAINT COLOR
OVER SMOOTH STUCCO**



**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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DEC 09 2008
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01/22/09 PC

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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
0-09-2008

ISSUED FOR
DESIGN REVIEW

SHEET:
MB

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.				