PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

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 6th day of November, 2008

Notary Public in and for said County and State

MYLA MCFARLAND
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-1045-1
MY APPT. EXPIRES DEC. 11, 2010

SITE INFORMATION:

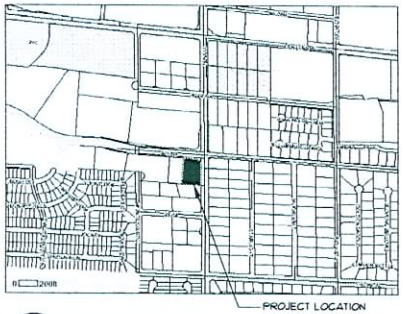
APN: 125 27 222 009
SITE AREA: 1.12 ACRES
ZONING: T-C
SUBDIVISION: MONTECITO EAST
LOT BLOCK: LOT 2

PARKING ANALYSIS:

CONVIENIENCE STORE: 1 SPACE PER 175 SF
TENANT (RETAIL): 1 SPACE PER 175 SF

CONVIENIENCE STORE:	3,334 SF/175=	19 SPACES
LEASE SPACE (RETAIL):	1,665 SF/175=	10 SPACES
TOTAL REQUIRED:		29 SPACES
TOTAL PROVIDED:		30 SPACES*

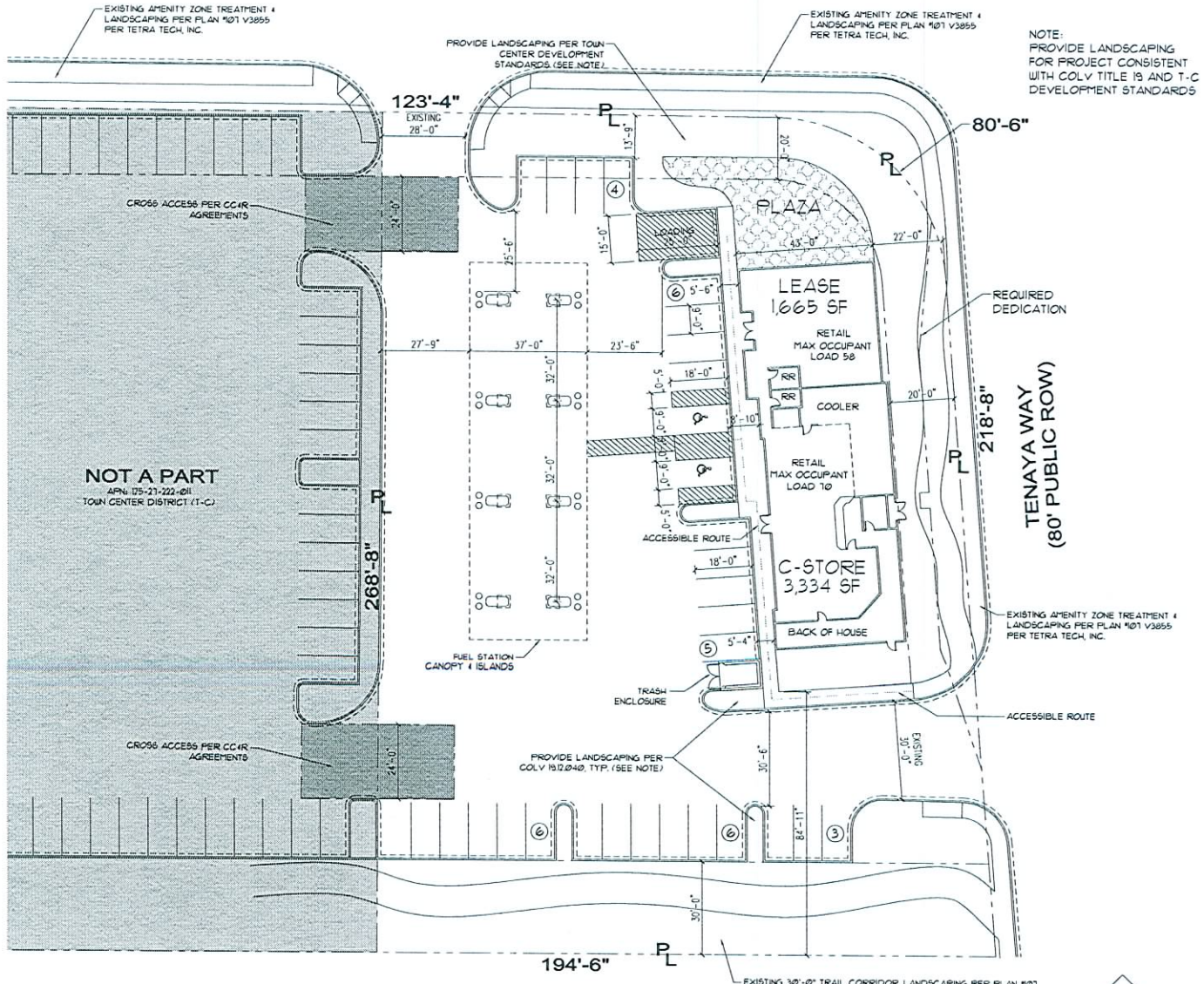
*28 REGULAR SPACES, 2 ACCESSIBLE SPACES



1 VICINITY MAP
N.T.S.

NORTH

AZURE DRIVE
(120' PUBLIC ROW)



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

SDR-32534
REVISED
09/10/09 PC

AUG 17 2009

gk3 architecture
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LAS VEGAS, NEVADA 89102
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WWW.GK3ARCHITECTURE.COM

OWNER:
GULZAR KULAR

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

SEAL:

REVISIONS
NO. DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
08-04-2009

ISSUED FOR:
DESIGN REVIEW

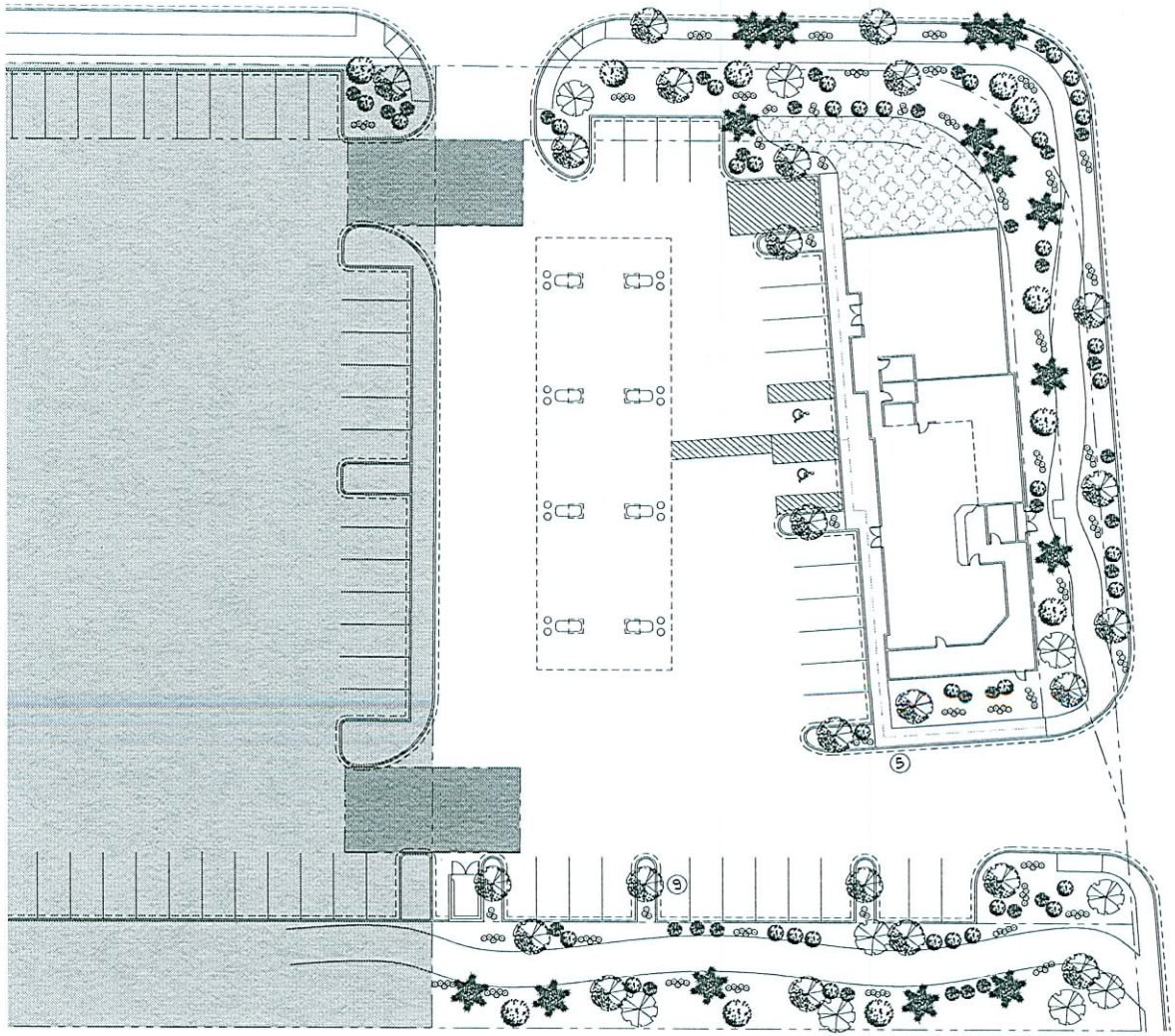
SHEET:
A1.0

PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	25 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANDE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	COYOTE BRUSH
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" 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 SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERES SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR 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.



N

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

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AUG 07 2009

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OWNER:
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PROJECT:
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LAS VEGAS, NV

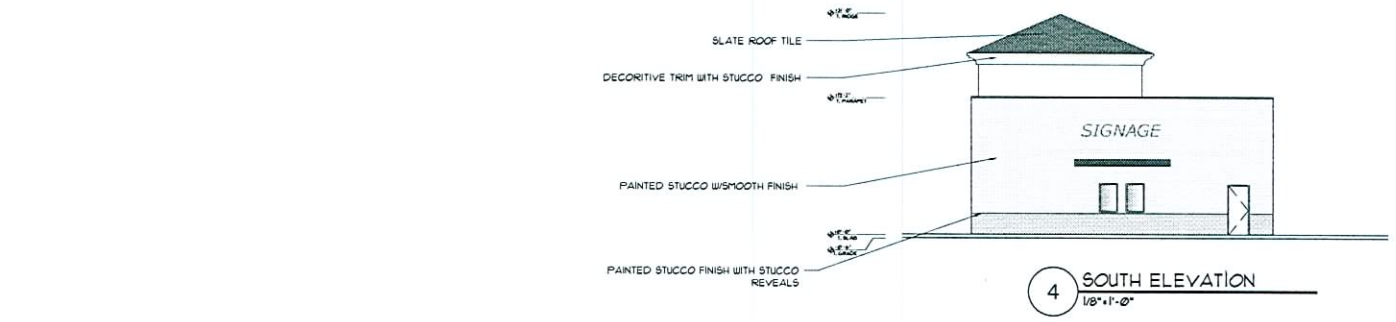
SEAL:

REVISIONS

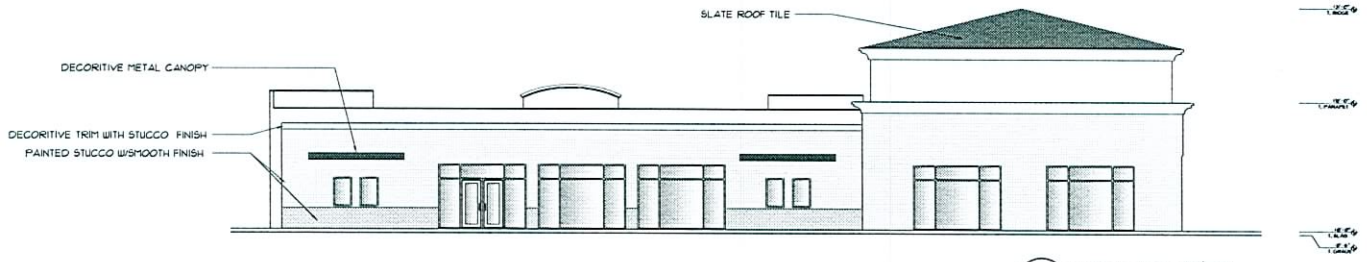
NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

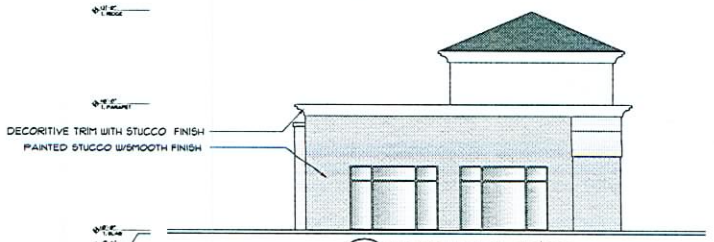
SCALE: AS NOTED
DATE: 08-04-2009
ISSUED FOR: DESIGN REVIEW
SHEET: **L1.0**



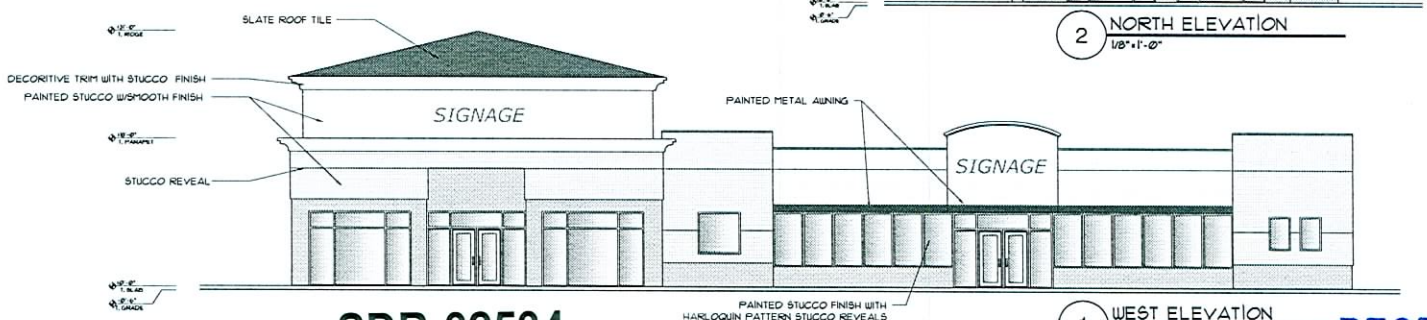
4 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



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



1 WEST ELEVATION
1/8"=1'-0"

SDR-32534
REVISED
09/10/09 PC

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

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: AS NOTED
DATE: 08-04-2009
ISSUED FOR: DESIGN REVIEW
SHEET: A1.0

RECEIVED
AUG 07 2009

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

RECEIVED

DEC 0 9 2008

SDR-32534

01/22/09 PC

gk3 architecture

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OWNER:
GULZAR KULAR

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

SEAL:

REVISIONS

NO	DESCRIPTION

SHEET TITLE:
MATERIAL BOARD

SCALE:
AS NOTED

DATE:
12-09-2008

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.