



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36130** APN: 125-08-806-003
Name of Property Owner: Teton Durango 2008, LLC
Name of Applicant: MARIA ABONITA
Name of Representative: William Allmon Jr.

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: _____

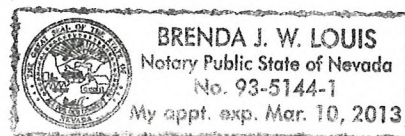
Signature of Property Owner: W.F. Allmon Jr.

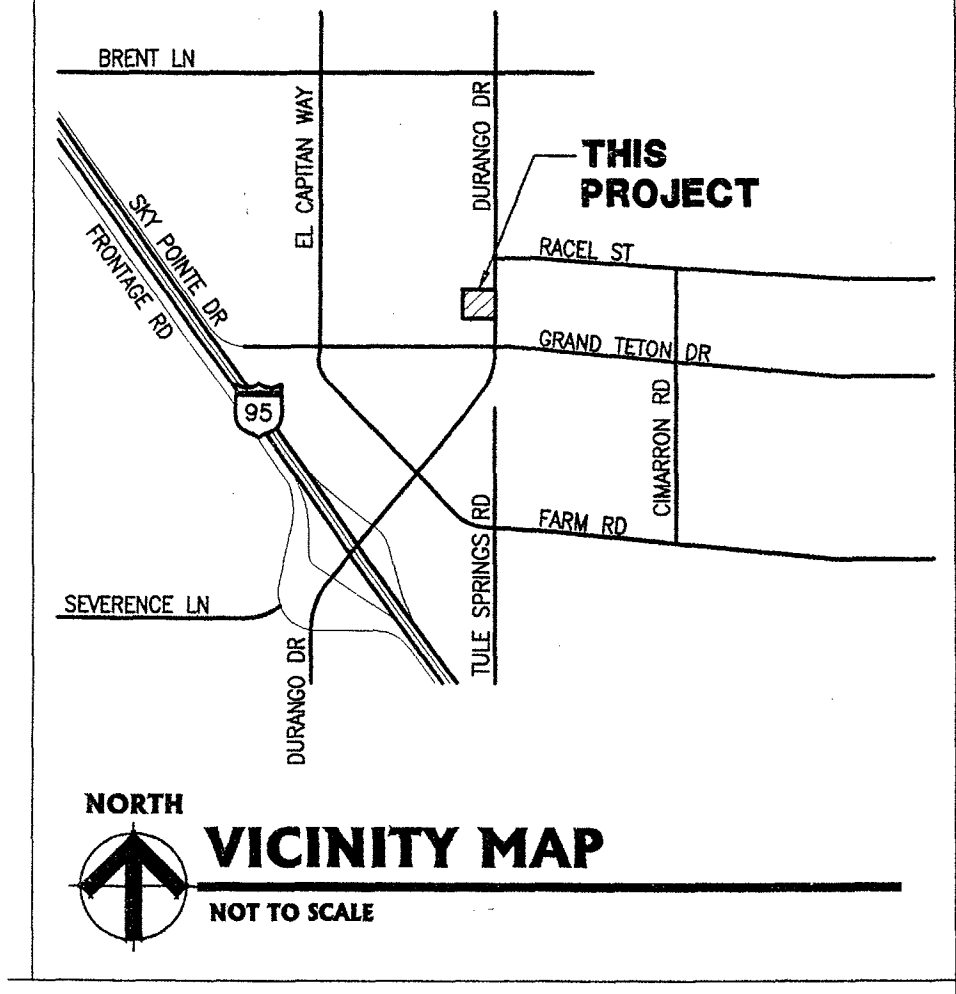
Print Name: WILLIAM ALLMON JR

Subscribed and sworn before me

This 9th day of September, 2009

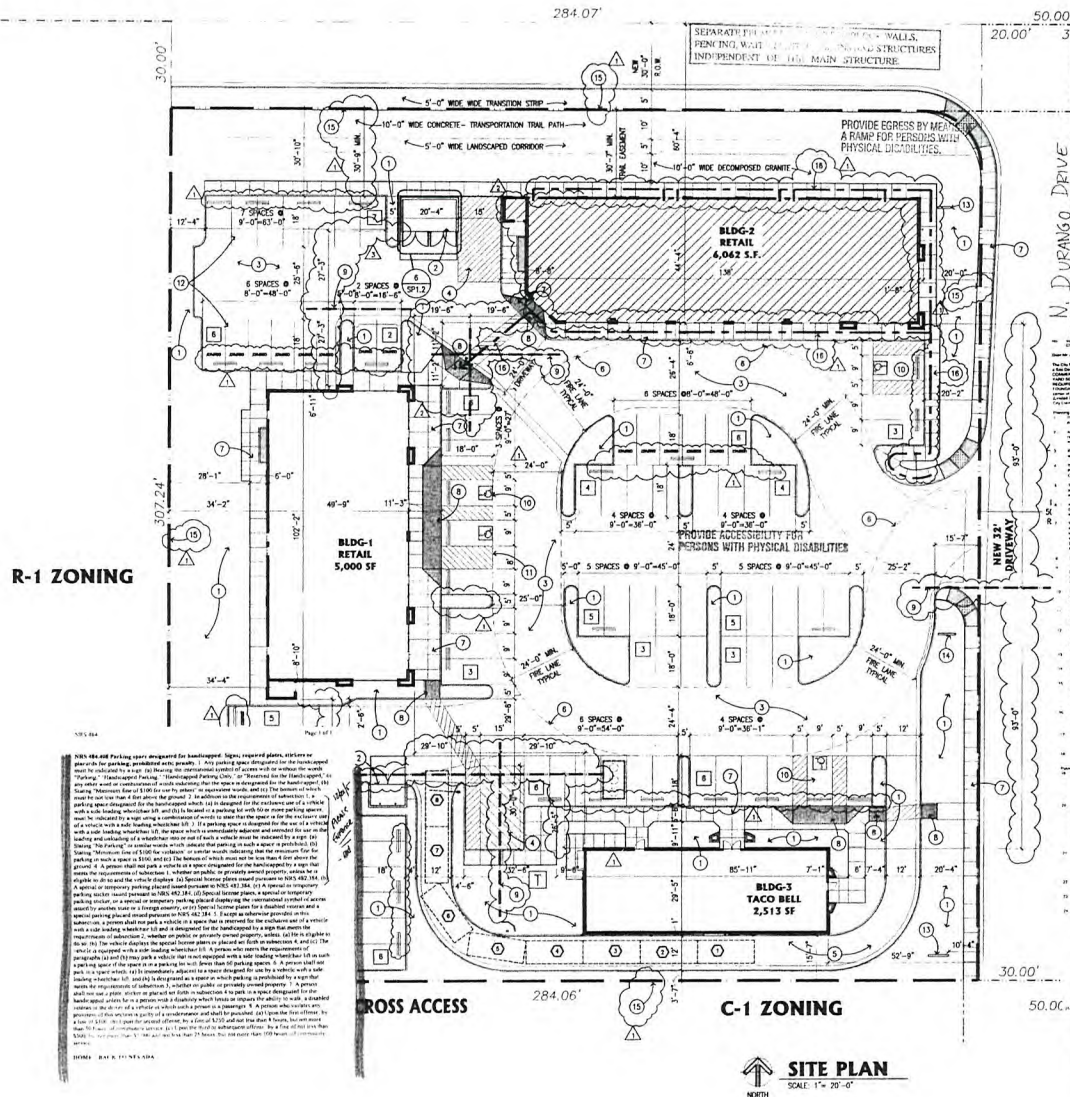
Brenda J. W. Louis
Notary Public in and for said County and State





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SUP-36130
11/05/09 PC



R-1 ZONING

C-1 ZONING

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

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL CENTER (NEW RETAIL, TACO BELL AND FIRE WORKS)
SITE LOCATION: N. OF THE I-17 AND DURANGO DRIVE AND GRAND TETON DRIVE
ACCESSORY'S PARCEL: 125-06-006-003

ZONING: C-1 ZONING
CONSTRUCTION TYPE: V-B

GROSS SITE AREA: 112,459 S.F. (2.59 AC.)
NET SITE AREA: 87,277 S.F. (2.0 AC.)

BUILDING AREA:
RETAIL BLDG-1: 5,000 S.F.
RETAIL BLDG-2: 4,042 S.F.
TACO BELL: 2,513 S.F.
TOTAL BUILDING AREA: 11,555 S.F.

BUILDING LOT COVERAGE: 13,620 S.F. / 87,277 S.F. = 15.8%
LANDSCAPE SITE COVERAGE: REQUIRED: 15% X 87,277 (NET SITE) = 13,092 S.F.
PROVIDED: 24% X 87,277 (NET SITE) = 21,790 S.F.

BUILDING HEIGHT: 42'-0" MAX.

PARKING CALCULATION:
TOTAL PARKING REQUIRED:
RETAIL BLDG-2 = 6,082 S.F. 1:175 = 34.82 = 35
RETAIL BLDG-1 = 5,000 S.F. 1:200 = 25.00 = 25
TACO BELL = 2,513 S.F. 1:100 (MIN.) = 25.13 = 26
TOTAL = 86 REQ.

TOTAL PARKING PROVIDED:
STANDARD SPACES = 82
COMPACT SPACES (23% OF TOTAL) = 20
ACCESSIBLE SPACES = 4
TOTAL SPACES = 106 = OK

KEY NOTES

1. PLANTER / LANDSCAPE, TYPICAL - REFERENCE CIVIL DOCUMENTS
2. 8'-0" HIGH DRAINAGE CURB DRAINAGE ROOTED TO CONCRETE WITH METAL GRATES, (COMMON FOR BUILDINGS 1) & (2) PER CITY OF LAS VEGAS STANDARDS - REFERENCE CIVIL DOCUMENTS
3. ASPHALT PAVING - REFERENCE CIVIL DOCUMENTS
4. 15'X30' LOADING ZONE - REFERENCE CIVIL DOCUMENTS
5. CONCRETE PAVED DRIVEWAY - REFERENCE CIVIL DOCUMENTS
6. 24" WIDE FIRE LANE, 28' MIN. RADIUS INSIDE AND 52' MIN. RADIUS OUTSIDE - REFERENCE CIVIL DOCUMENTS
7. CONCRETE SIDEWALK - REFERENCE CIVIL DOCUMENTS
8. ACCESSIBLE RAMP - REFERENCE CIVIL DOCUMENTS
9. DESIGNATED MAGNIFY PROPERTY LINE FOR FIRE SEPARATION DETERMINATION
10. ACCESSIBLE PARKING - REFERENCE CIVIL DOCUMENTS
11. VAN ACCESSIBLE PARKING - REFERENCE CIVIL DOCUMENTS
12. COMPACT PARKING - REFERENCE CIVIL DOCUMENTS
13. 8'-0" HIGH MONUMENT SIGN (UNDER SEPARATE PERMIT)
14. 20'-0" MULTI TENANT SIGN (UNDER SEPARATE PERMIT)
15. EXTERIOR PROPERTY LINE WITH FIRE SEPARATION DISTANCE
16. PROVIDE ACCESSIBLE PATHS OF TRAVEL BETWEEN SEPARATE BUILDINGS ON SITE, ENCOMPASSING CONNECTIONS TO SITE DEVELOPED ACCESSIBLE PATHS OF TRAVEL, RAMP, PARKING SPACES, ALL REQUIRED SIGNAGE, AND OTHER NECESSARY APPROPRIATE AND IN COMPLIANCE WITH THE HANDBOOK WITH DISABILITIES ACT, 1992, THE 2003 IBC, CHAPTER 11 ACCESSIBILITY, ICC/ANSI 117.1, AS ADOPTED, AMENDED, AND ADMINISTERED BY THE LOCAL BUILDING AUTHORITY. REFERENCE CIVIL ENGINEERING DOCUMENTS BY OTHERS. ACCESSIBLE PATHS OF TRAVEL TO OTHER BUILDINGS ON SITE SUBMITTED UNDER SEPARATE APPLICATION WILL BE DEFINED ON THESE APPLICATIONS



Jeff
Architect
looker

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 988-6571

BUILDING 2 - RETAIL
8053 N. Durango Drive, Las Vegas, Nevada
FOR: MBA ASSOCIATES
LAS VEGAS, NEVADA

SITE PLAN

REVISIONS
02/27/07 CITY COMMENTS
04/23/07 CITY COMMENTS
05/28/07 CITY COMMENTS

REGISTERED
NO. 2947
ARCHITECT
STATE OF NEVADA

ISSUE DATE
PLANS APPROVED
Job No. 11C-763
SHEET NUMBER
JUN 20 2007
SP1.0

CLV Project #: C-0095-06

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11/05/09 PC

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BUILDING 2 - RETAIL
8053 N. Durango Drive, Las Vegas, Nevada
FOR: MBA ASSOCIATES
LAS VEGAS, NEVADA

HARDSCAPE PLAN

• REVISIONS •
02/27/07 CITY COMMENTS
04/03/07 CITY COMMENTS

NO. 2947
ARCHITECT
STATE OF NEVADA

• ISSUE DATE •
MAR. 23, 2007
Job No. LC-703
A1.1

HARDSCAPE LEGEND

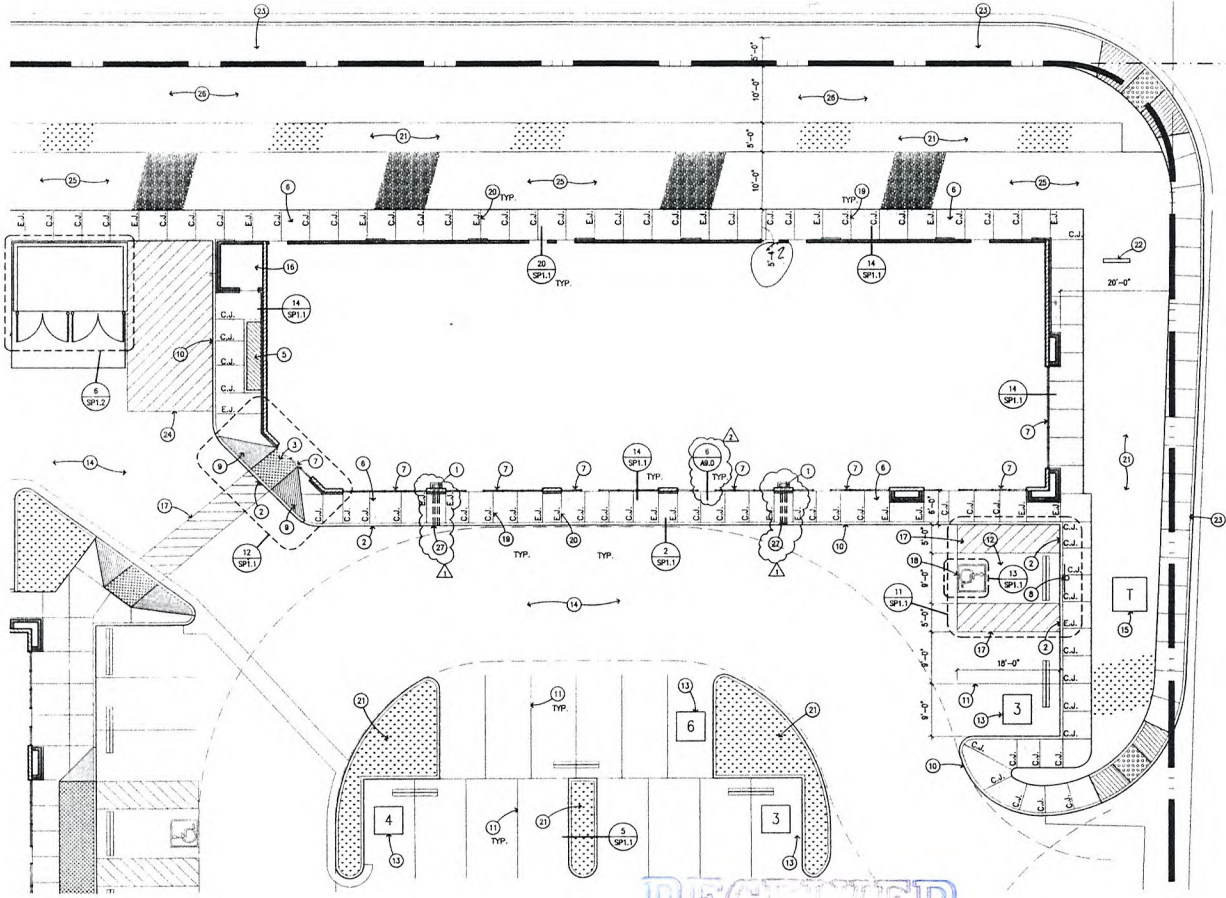
- E.J. INDICATES EXPANSION JOINT
- C.J. INDICATES CONTROL JOINT
- MEDIUM BROOM FINISH STANDARD GREY COLORED CONCRETE. SLOPE TO DRAIN AWAY FROM BUILDING MIN. OF 1% AND NOT TO EXCEED 2% MAX. IN ANY DIRECTION. PROVIDE CONTROL AND EXPANSION JOINTS AS NOTED ON PLAN
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS FOR GROUND COVERAGE, PLANTS, TREES, SHRUBS AND/OR BUSHES. LANDSCAPE AREAS ARE TO BE DESIGNED PER CITY STANDARDS
- 8" CMU WALL

GENERAL NOTES

- ALL THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AND BEVELED EDGES WITH THE SLOPE BEING NO GREATER THAN 1:5.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL UNDERGROUND PLUMBING AND ELECTRICAL INFORMATION.
- ALL FINISHES AND FINISH MATERIALS, COLORS OR TEXTURES SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
- THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST CLARITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION JOINTS AT ALL EXTERIOR CONCRETE - SEE PROJECT SPECIFICATIONS.
- ELEVATION AND SIZE OF LANDINGS AND FLOORS ON EACH SIDE OF DOORS AND HEIGHTS OF THRESHOLDS SHALL COMPLY WITH THE CURRENT EDITION OF THE U.L.C. AND/OR I.B.C. AND THE A.D.A.

KEYNOTES

- ROOF DRAIN & OVERFLOW LEADERS. SEE DETAIL 18/SP1.1
- DEPRESS CURB TO ALLOW FOR SIDEWALK ACCESS RAMP. SEE DETAIL 3/SP1.1
- PROVIDE ACCESSIBLE RAMP SIDEWALK WITH TRUNCATED DOMES DETECTABLE WARNING PER ICC/ANSI 117.1, 705 DETECTABLE WARNING, 705.3.1 TRUNCATED DOMES
- REFERENCE ARCHITECTURAL FLOOR PLAN SHEET A-1.0 FOR ADDITIONAL SHELL BUILDING INFORMATION
- S.E.S. PAD LOCATION - REFERENCE ELECTRICAL DOCUMENTS
- CONCRETE SIDEWALK - SEE CIVIL AND STRUCTURAL DWGS. FOR SLAB THICKNESS AND REINFORCING
- STOREFRONT GLASS AND FRAME
- ACCESSIBLE PARKING SIGN - SEE DETAIL 10/SP1.1
- ACCESSIBLE CURB RAMP - SEE DETAIL 12/SP1.1
- CONCRETE CURB - SEE DETAIL 2/SP1.1
- PARKING STRIPES - SEE SITE PLAN, SHE. SP1.0
- ACCESSIBLE PARKING - SEE DETAIL 11/SP1.1
- INDICATES NUMBER OF PARKING SPACES IN ROW, TYP.
- PROVIDE ASPHALT PAVING. REFERENCE CIVIL DOCUMENTS, TYPICAL
- PROVIDE & COORDINATE ELECTRICAL TRANSFORMER ON CONCRETE SLAB ACCORDING TO UTILITY PROVIDER'S REQUIREMENTS. REFERENCE ELECTRICAL DOCUMENTS.
- LOCATION OF FIRE RISER ROOM
- PROVIDE 5 FT. WIDE PAINTED ACCESSIBLE STRIPING - 4" THK. MIN.
- PROVIDE PAINTED STRIPING & SYMBOLS FOR ACCESSIBLE PARKING. SEE DETAIL 13/SP1.1
- CONCRETE CONTROL JOINT. SEE DETAIL 9/SP1.1
- CONCRETE EXPANSION JOINT. SEE DETAIL 9/SP1.1
- LANDSCAPE AREA - SEE LANDSCAPE DWGS. FOR MORE INFORMATION
- EXISTING MONUMENT SIGN
- EXISTING CONCRETE SIDEWALK
- PROVIDE 15 FT. WIDE PAINTED STRIPING FOR LOADING ZONE - 4" THK. MIN.
- PROVIDE 10 FT. WIDE DECOMPOSED GRANITE
- 10 FT. WIDE TRANSPORTATION TRAIL PATH
- CURB BREAK AT ROOF DRAIN OUTLETS



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SEP 22 2009



HARDSCAPE PLAN
SCALE: 1"=10'-0"

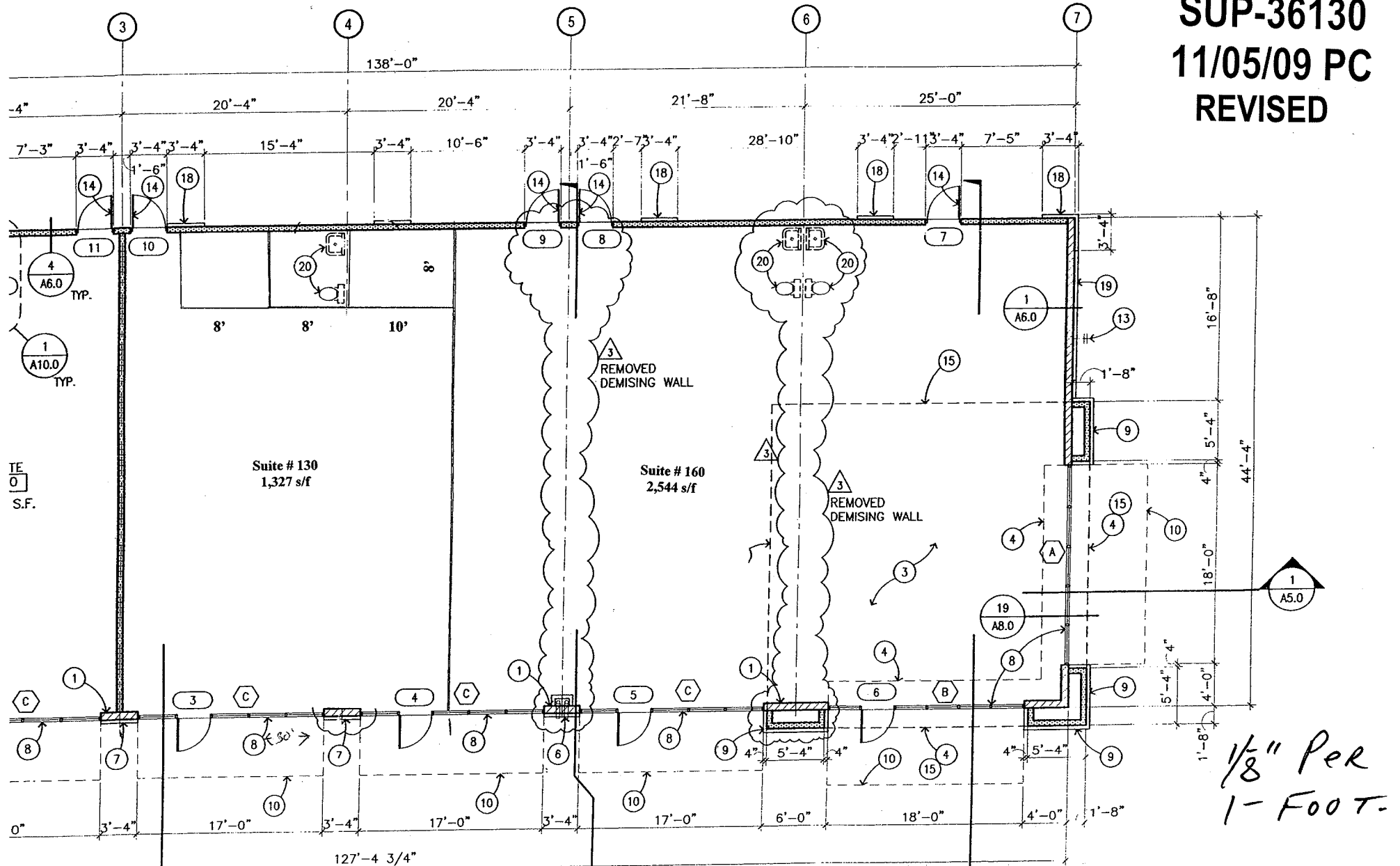
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11/05/09 PC

CLV Project #: C-0095-06

SCALE: 1/8" = 1'-0"

OCT 13 2009

SUP-36130
11/05/09 PC
REVISED



Wonderfits Fashion Exchange Store (FLOOR PLAN)

Suite #130, 8053 N Durango Dr, Las Vegas, NV 89143

9/21/2009

Created by: Wonderfits Fashion Exchange, LLC
Floor Plan Size: 1,355 SFT

↑
south

