



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36941** APN: 125-21-313-003

Name of Property Owner: Metro Sky Pointe, LLC

Name of Applicant: Sam J. Facchini (Metro Sky Pointe, LLC)

Name of Representative: Terre Grove (Grove, Inc.)

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

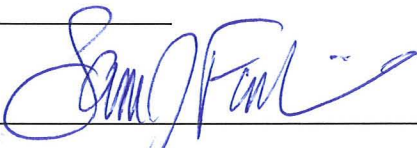
☒ No

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): _____

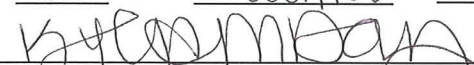
APN: _____

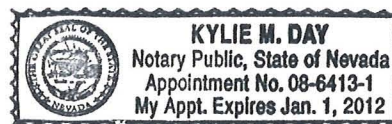
Signature of Property Owner: 

Print Name: Sam J. Facchini

Subscribed and sworn before me

This 15th day of December, 20 09


Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18926 with a Waiver
 Project Address (Location) 6715 Sky Pointe Drive
 Project Name Metro Pizza - Northwest Proposed Use Restaurant
 Assessor's Parcel #(s) 125-21-313-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing SXTC proposed SXTC
 Commercial Square Footage 9,831 Floor Area Ratio 15.02%
 Gross Acres 1.73 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Metro Sky Pointe, LLC Contact Sam J. Facchini
 Address 4420 S. Arville, Suite 8 Phone: (702) 339-1191 Fax: (702) 876-3444
 City Las Vegas State Nevada Zip 89103
 E-mail Address sjf@metropizza.com

APPLICANT Metro Sky Pointe, LLC Contact Sam J. Facchini
 Address 4420 S. Arville, Suite 8 Phone: (702) 339-1191 Fax: (702) 876-3444
 City Las Vegas State Nevada Zip 89103
 E-mail Address sjf@metropizza.com

REPRESENTATIVE Grove, Inc. Contact Terre Grove
 Address 2920 S. Rainbow Blvd., Suite 130 Phone: (702) 795-8100 Fax: (702) 795-8722
 City Las Vegas State Nevada Zip 89146
 E-mail Address _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

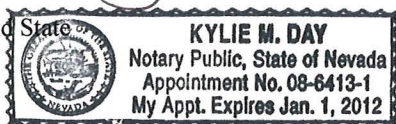
Print Name Sam J. Facchini

Subscribed and sworn before me

This 15th day of December, 20 09.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

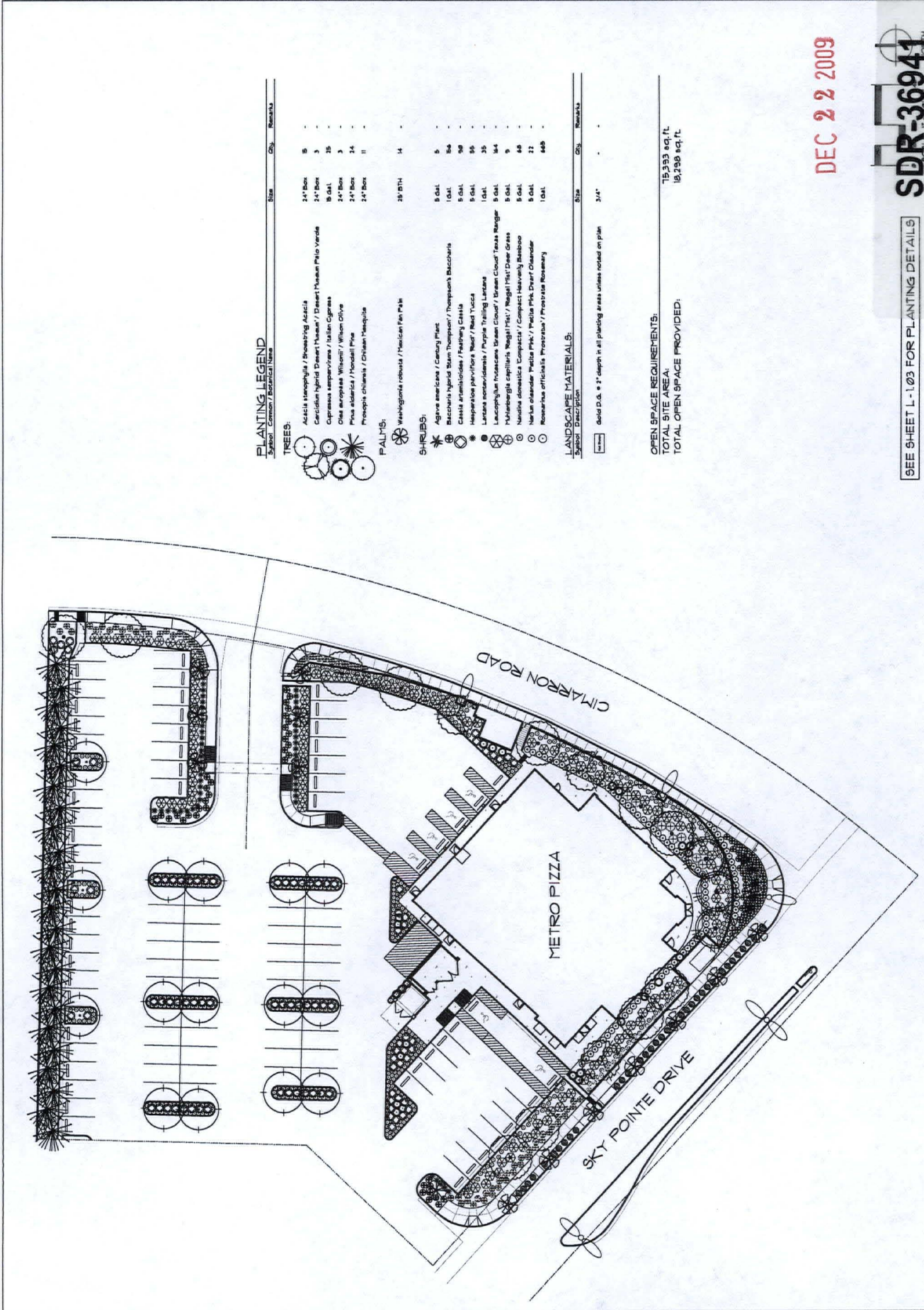
FOR DEPARTMENT USE ONLY

Case #	<u>SDR-36941</u>
Meeting Date:	<u>1-28-09</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>12-15-09</u>
Received By:	<u>F.S</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

NOTATIONS: The plans are prepared and submitted by the contractor as an exception to the standard specifications for the project. The plans are prepared and submitted by the contractor as an exception to the standard specifications for the project. The plans are prepared and submitted by the contractor as an exception to the standard specifications for the project.



PLANTING LEGEND

Symbol: Common / Botanical Name

Size Qty. Remarks

TREES:

- Acacia biuncifolia / Brumby Acacia
- Callitriche hybrid / Desert Hummel / Desert Hummel Palo Verde
- Cupressus sempervirens / Italian Cypress
- Olus arborescens / Willow
- Pinus albertiana / Monodill Pine
- Prosopis juliflora / Chilean Mesquite

PALMS:

- Washingtonia robusta / Washingtonia Palm

SHRUBS:

- Agave americana / Century Plant
- Baccharis hybrid / Desert Hummel / Thompson's Baccharis
- Cassia artemisioides / Feathered Castilleja
- Hesperaloe parviflora / Red Yucca
- Larrea tridentata / Silver Cholla
- Leucosiphon frutescens / Green Cloud / Texas Ranger
- Muhlenbergia capillaris / Night Hawk / Compact Heavenly Bamboo
- Nolina domestica / Compact Heavenly Bamboo
- Nerium oleander / Nerium Oleander
- Rosa arvensis / Prairie Rose
- Rosa arvensis / Prairie Rose

LANDSCAPE MATERIALS:

Symbol Description

Size Qty. Remarks

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

1/4" - 1/2" depth in all planting areas unless noted on plan

DEC 22 2009

SDR-36941

SEE SHEET L-1.03 FOR PLANTING DETAILS

REVISED

01/28/10 PC

RECEIVED
JAN 06 2010

SDR-36941
REVISED
01/28/10 PC

PROCESS SET - DATE: 12/15/09

1. METRO PIZZA

2. SKY PONTA DRIVE

3. LAS VEGAS, NEVADA

4. JGA

5. ARCHITECTURAL CONSULTANTS

6. 1000 S. LINCOLN AVE. SUITE 200

7. LAS VEGAS, NV 89104

8. PHONE: (702) 731-1234 FAX: (702) 731-1234

9. SOUTH & EAST EXTERIOR BUILDING ELEVATIONS

10. PROJECT NUMBER: 200020

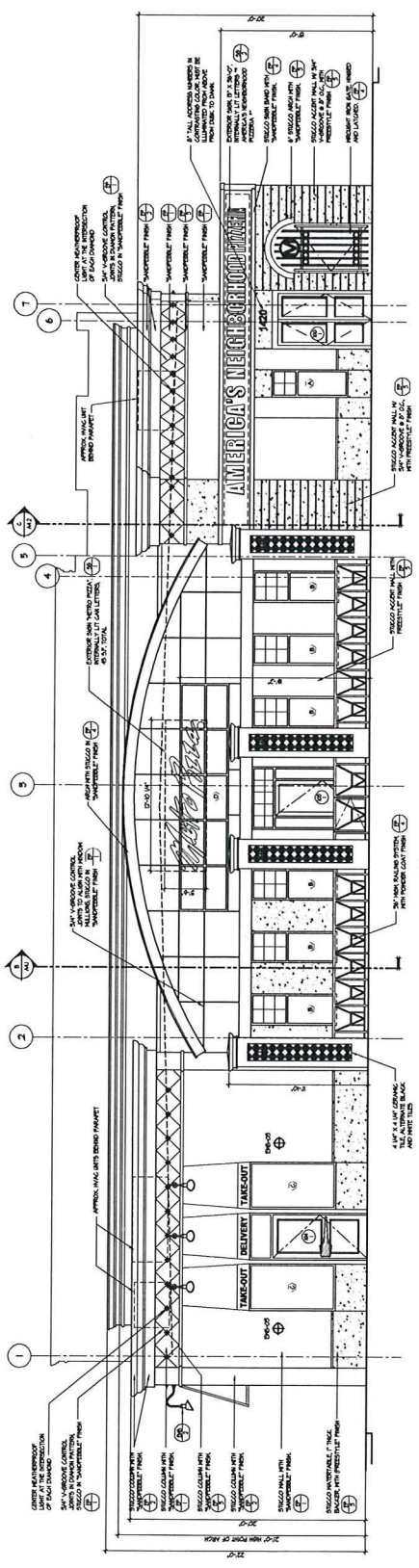
11. DRAWN BY: TAP

12. CHECKED BY: WJ

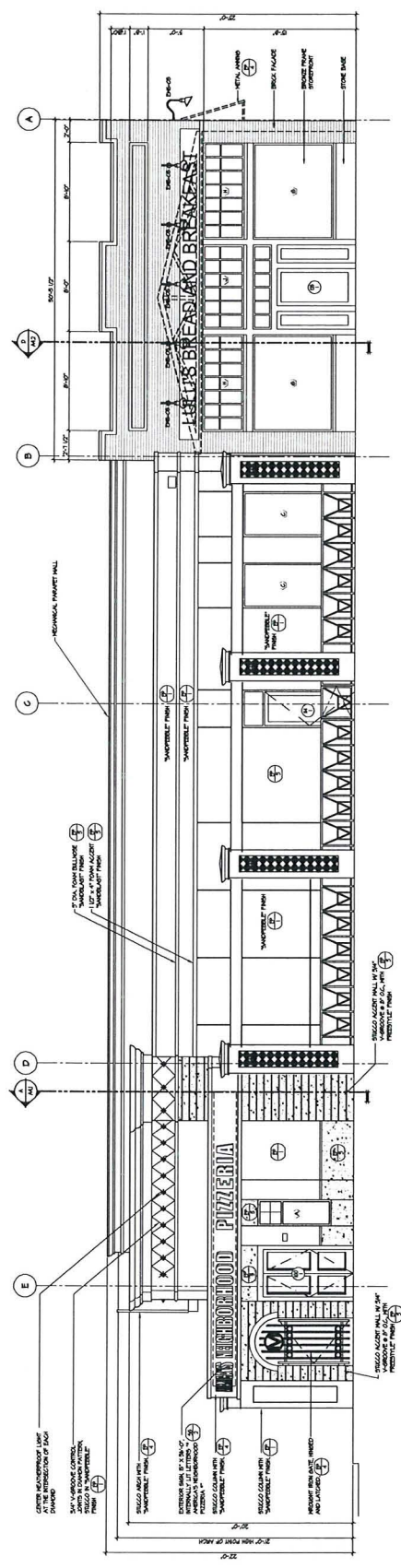
13. DATE: 01/28/10

14. SCALE: NOTED

15. THIS IS THE PROPERTY OF JOHN F. ARENA, JR. AND HIS PARTNERS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JOHN F. ARENA, JR. AND HIS PARTNERS.



1. SOUTH ELEVATION (SKY PONTA DRIVE)
SCALE: 1/4" = 1'-0"

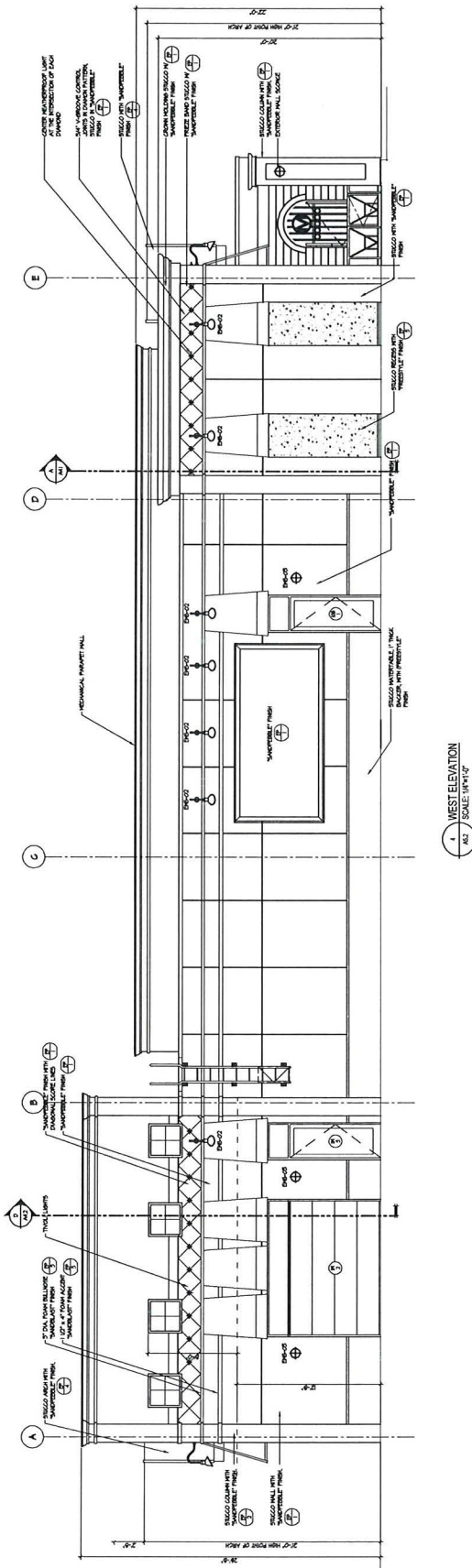
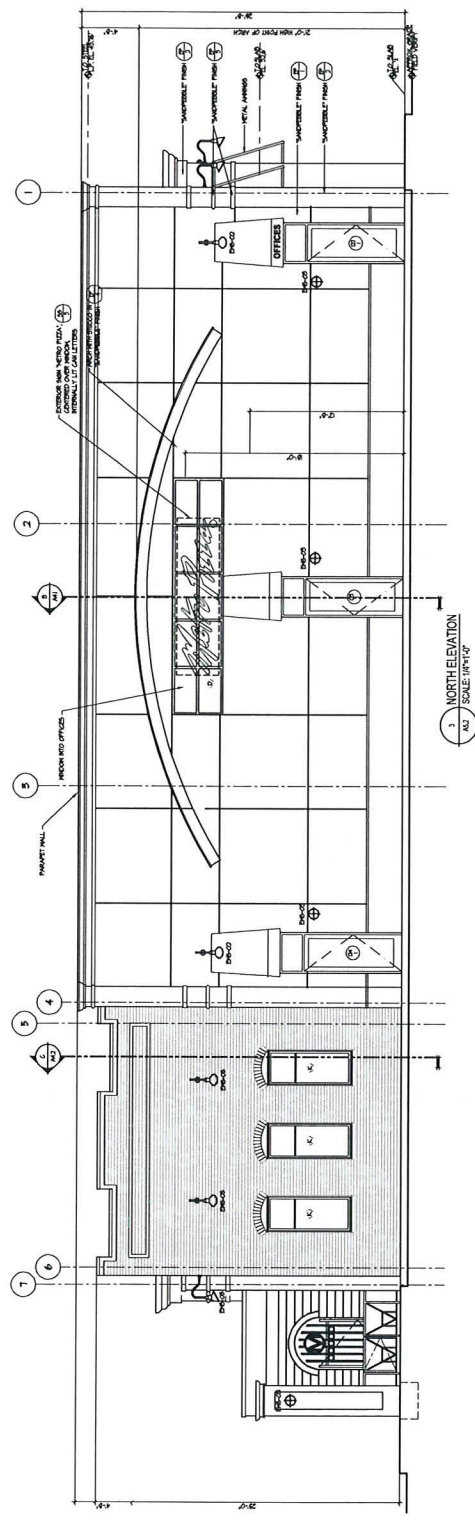


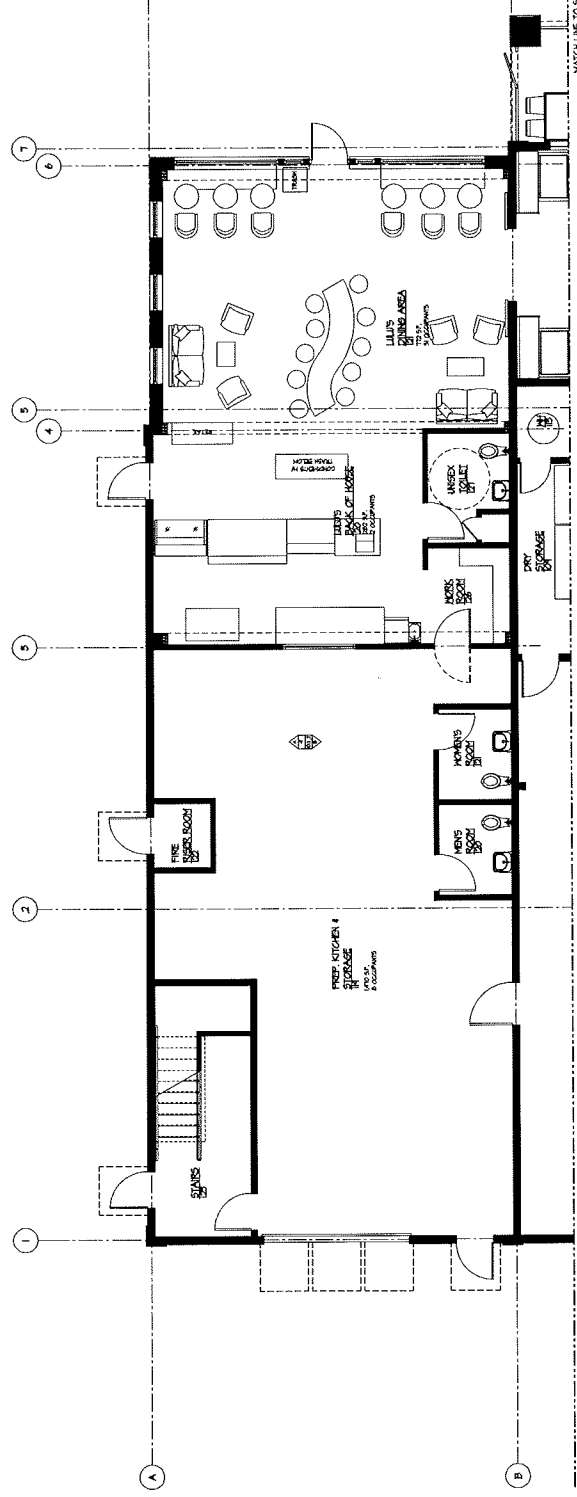
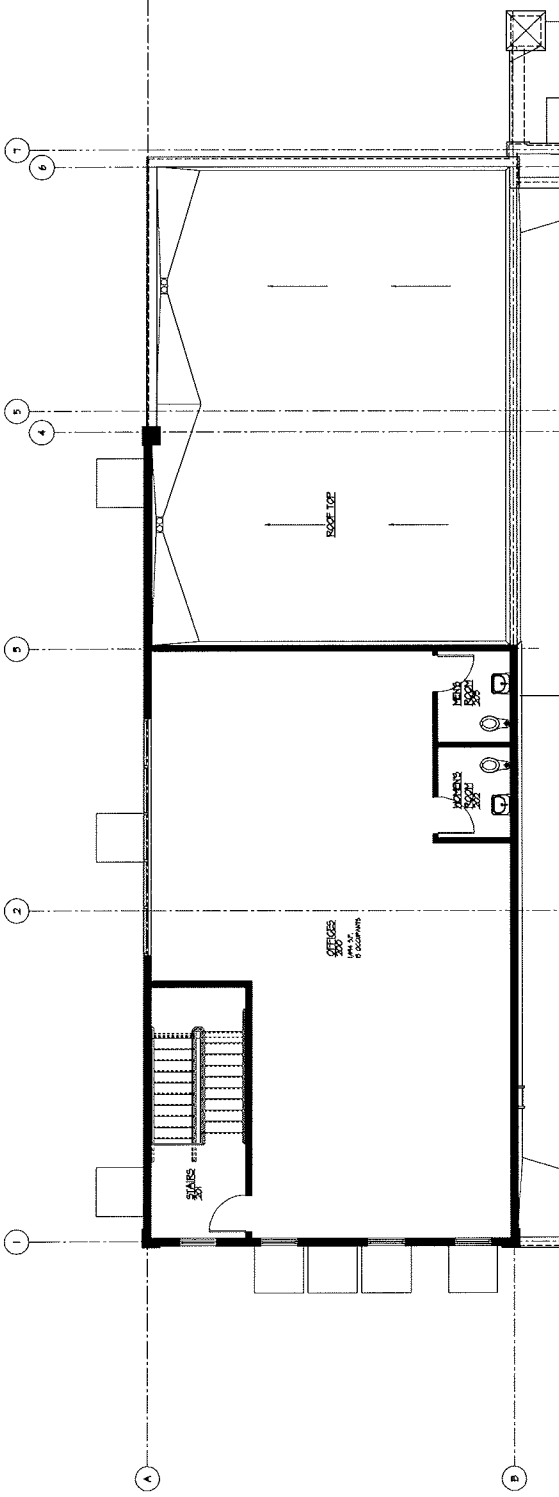
2. EAST ELEVATION (CIMARRON ROAD)
SCALE: 1/4" = 1'-0"

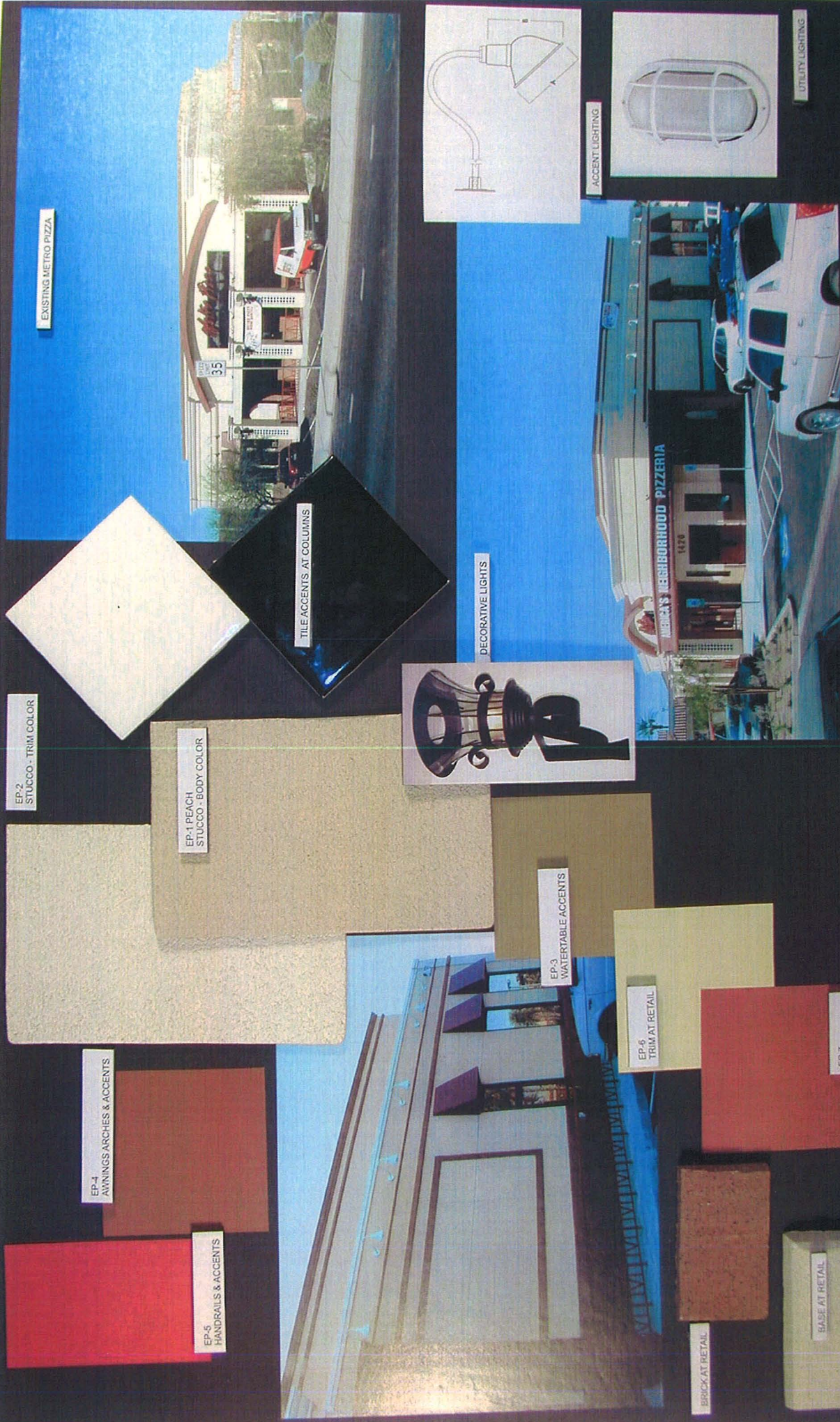
LITERATURE	
CONSULTANT'S NAME	
THIS DRAWING IS THE PROPERTY OF JGA&A ARCHITECTURAL CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JGA&A ARCHITECTURAL CONSULTANTS, INC. THE USER OF THIS DRAWING AGREES TO HOLD JGA&A ARCHITECTURAL CONSULTANTS, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION.	
REVISIONS	DESCRIPTION
NO. DATE	
PROJECT NAME: METRO PIZZA	
PROJECT ADDRESS: 800 PONTI DRIVE, LAS VEGAS, NEVADA	
FIRM: JGA&A ARCHITECTURAL CONSULTANTS, INC.	
FIRM ADDRESS: 7000 S. RAYMOND AVE. SUITE 200, LAS VEGAS, NV 89118-1000	
FIRM PHONE: (702) 735-1234 FAX: (702) 735-1234	
DRAWN BY: NORTH & WEST EXTERIOR BUILDING ELEVATIONS	
PROJECT NUMBER: 200020	DATE: 12/15/09
DRAWN BY: TAP	CHECKED BY: WJ
DATE: 12/15/09	DATE: 12/15/09
SCALE: AS SHOWN	SCALE: AS SHOWN
THIS IS THE PROPERTY OF JGA&A ARCHITECTURAL CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JGA&A ARCHITECTURAL CONSULTANTS, INC. THE USER OF THIS DRAWING AGREES TO HOLD JGA&A ARCHITECTURAL CONSULTANTS, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION.	
A5.2	

RECEIVED
JAN 06 2010

SDR-36941
REVISED
01/28/10 PC







METRO PIZZA - TOWN CENTER, LAS VEGAS

FINISHES & LIGHTING

PREPARED BY ARCHITECT: JGA ARCHITECTURAL DESIGN, PAWTUCKET RI.

SDR-36941

01/28/10 PC

JGA
ARCHITECTURAL DESIGN

SDR 36941				
Metro Sky Pointe, LLC				
NWC Cimarron Rd. & Sky Pointe Dr.				
Proposed 10.9 thousand square foot restaurant.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	10.9	127.15	1,386
AM Peak Hour			11.52	126
PM Peak Hour			11.15	122
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	9.8	127.15	1,246
AM Peak Hour			11.52	113
PM Peak Hour			11.15	109
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	1.1		140
AM Peak Hour				13
PM Peak Hour				13
Existing traffic on all nearby streets:				
Cimarron Rd.				
Average Daily Traffic (ADT)	5,834			
PM Peak Hour (heaviest 60 minutes)	467			
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,761			
PM Peak Hour (heaviest 60 minutes)	781			
Deer Springs Way				
Average Daily Traffic (ADT)	1,181			
PM Peak Hour (heaviest 60 minutes)	95			
Traffic Capacity of adjacent streets:				
	Adjacent Street ADT Capacity			
Cimarron Rd.	32775			
Sky Pointe Dr.	34500			
Deer Springs Way	32775			
This project will add approximately 1,386 trips per day on Cimarron Rd., Sky Pointe Dr., and Deer Springs Way. This will increase expected volumes by about 24 percent on Cimarron, by about 14 percent on Sky Pointe, and by about 117 percent on Deer Springs. Currently, Cimarron is at about 18 percent of capacity, Sky Pointe is at about 28 percent of capacity, and Deer Springs is at about 4 percent of capacity.				
Based on Peak Hour use, this development will add roughly 126 additional cars into the area; or about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				