

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
 Project Address (Location) NORTHEAST CORNER MEADOWS & DECATUR
 Project Name RETAIL GROCERY Proposed Use RETAIL
 Assessor's Parcel #(s) 139-31-111-001 Ward # 1
 General Plan: existing ✓SC proposed SC Zoning: existing ✓C-1 proposed C-1
 Commercial Square Footage 72,000 GSF Floor Area Ratio 0.24
 Gross Acres 6.81 Lots/Units _____ Density _____
 Additional Information REPLACE EXISTING RETAIL BUILDING

PROPERTY OWNER DDR MDT MV West Las Vegas LLC Contact Bryan Zabell
 Address 3300 Enterprise Parkway Phone: (216) 755-5456 Fax: _____
 City Beechwood State Ohio Zip 44122
 E-mail Address bzabell@ddrc.com

APPLICANT TAIT & ASSOCIATES Contact BRIAN LUKIN
 Address 345 BOBWHITE COURT #200 Phone: 208-345-2418 Fax: 208-345-3757
 City BOISE State ID Zip 83706
 E-mail Address _____

REPRESENTATIVE JON MARCOTTE Contact JON MARCOTTE
 Address 345 BOBWHITE COURT #200 Phone: 208-345-2418 Fax: 208-345-3757
 City BOISE State ID Zip 83706
 E-mail Address JMARCOTTE@ID.TAIT.COM

Property Owner Signature* David E. Weiss *srp*

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

Print Name David E. Weiss Senior Vice President

Subscribed and sworn before me

This 14th day of December, 2009.

Jeanne Joseph

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

JEANNE JOSEPH
 Notary Public, State of Ohio
 My Commission Expires Cuyahoga County
 September 7, 2014



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36927** APN: 139-31-111-001

Name of Property Owner: DDR MDT MV West Las Vegas LLC

Name of Applicant: TAIT & ASSOCIATES

Name of Representative: TAIT & ASSOCIATES - JON MARCOTTE

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): _____

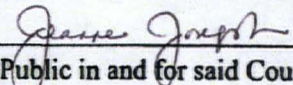
APN: _____

Signature of Property Owner:  SVP

Print Name: David E. Weiss, Senior Vice President

Subscribed and sworn before me

This 14th day of December, 2009


Notary Public in and for said County and State



JEANNE JOSEPH
Notary Public, State of Ohio, Cuyahoga County
My Commission Expires
September 7, 2014



2 VICINITY MAP
SCALE: 1" = 200'-0"

ZONE: P-R
PROFESSIONAL
OFFICES & PARKING

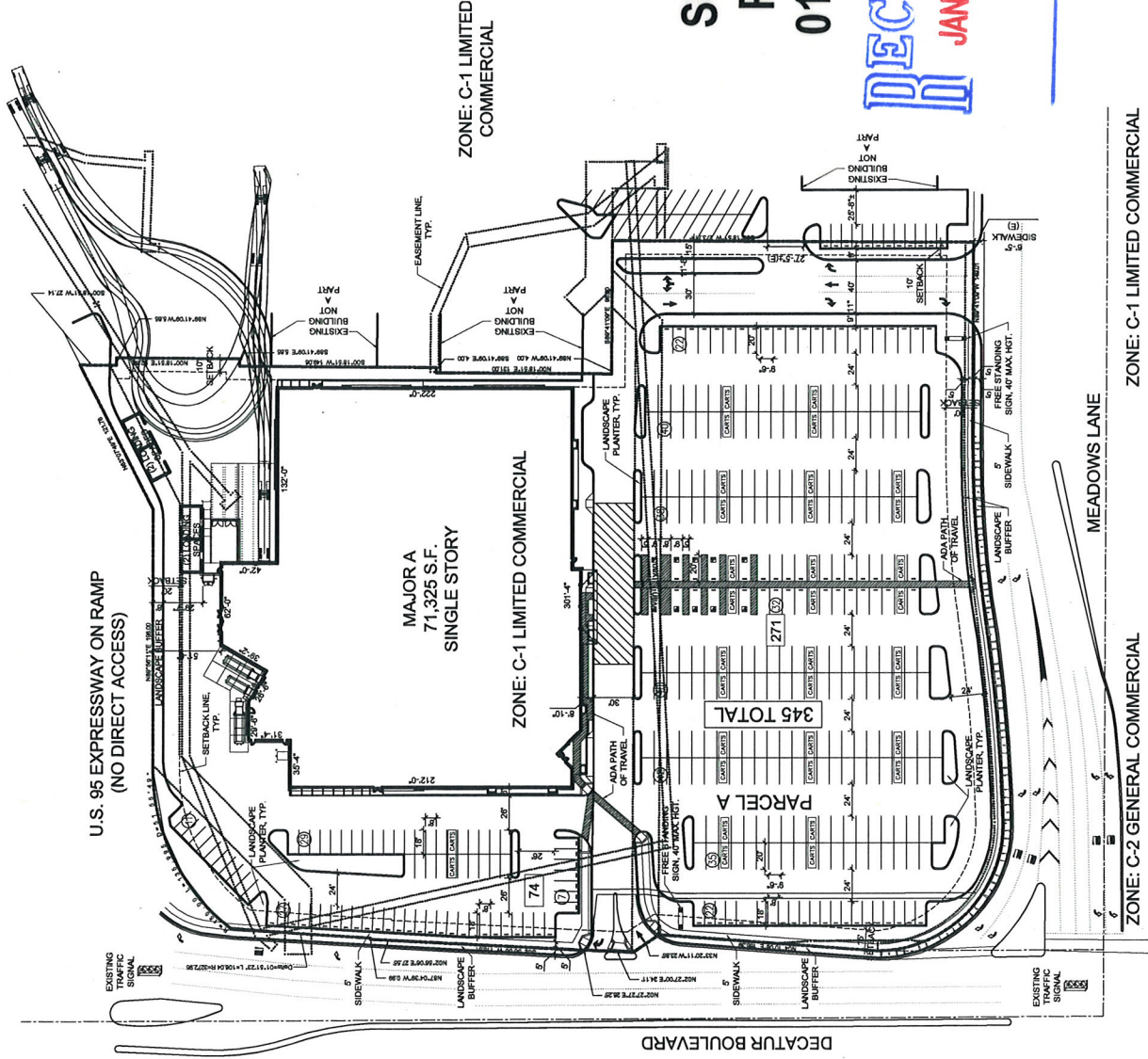
ZONE: C-1 LIMITED
COMMERCIAL

ZONE: C-2 GENERAL
COMMERCIAL

PARCEL A	6.63 ACRES	71,325 S.F.	MAJOR A	345 STALLS	4.84/1000	238 RECD
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TOTAL PARKING DATA	
STANDARD	9'-0"X20'-0"
COMPACT	8'-0"X18'-0"
HANDICAP	18'-0"X22'-0"
HANDICAP	22'-0"X32'-0"

LEGEND	
ADA PATH OF TRAVEL	ACCESSIBLE ROUTE OF TRAVEL
SMOOTH CONCRETE	PARKING STALL COUNT (ROW)
CART RACKS	PARKING STALL COUNT (OVERALL)
PROPERTY LINE	CENTER LINE OF STREET
PROPERTY PARCEL LINE	



PROPOSED RETAIL BUILDING
1700 MEADOWS LANE
LAS VEGAS, NEVADA

.04

FLASH PLAN

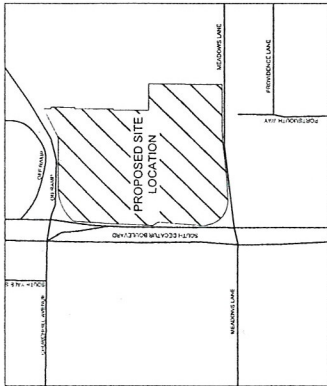
SDR-36927
JAN 08 2010

1 FLASH PLAN
SCALE: 1" = 60'-0"

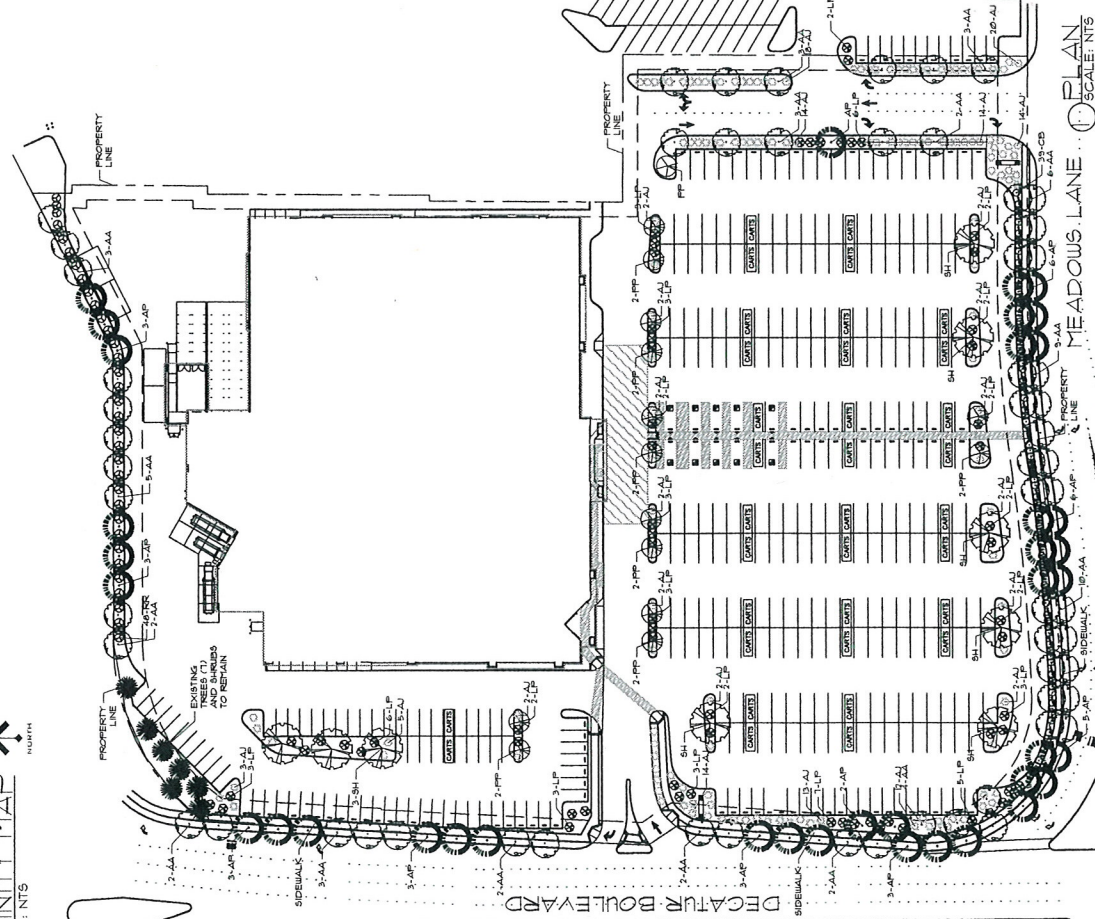
SDR-36927
REVISED
01/28/10 PC
RECEIVED
JAN 08 2010

ZONE: C-1 LIMITED COMMERCIAL
MEADOWS LANE
ZONE: C-2 GENERAL COMMERCIAL

C0.1



1 VICINITY MAP
SCALE: NTS



1 PLAN
SCALE: NTS

PLANT LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS

NOTE: PLANT COUNTS ARE SHOWN FOR JURISDICTIONAL REVIEW PURPOSES ONLY, AND NOT FOR BIDDING PURPOSES.

STREET TREES	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	23	AA	ARIZONA ASH	FRAXIUM VELUTINA	1-1/2" CAL. MIN.	STRAIGHT TRUNK, 24" BOX SPECIMAN QUALITY
	15	AP	ALEPPO PINE	PINUS HALEPENSIS	6' HT. MIN.	STRAIGHT TRUNK, 24" BOX SPECIMAN QUALITY
	38					

SITE TREES	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	24	AA	ARIZONA ASH	FRAXIUM VELUTINA	1-1/2" CAL. MIN.	STRAIGHT TRUNK, 24" BOX SPECIMAN QUALITY
	12	AP	ALEPPO PINE	PINUS HALEPENSIS	6' HT. MIN.	STRAIGHT TRUNK, 24" BOX SPECIMAN QUALITY
	36					

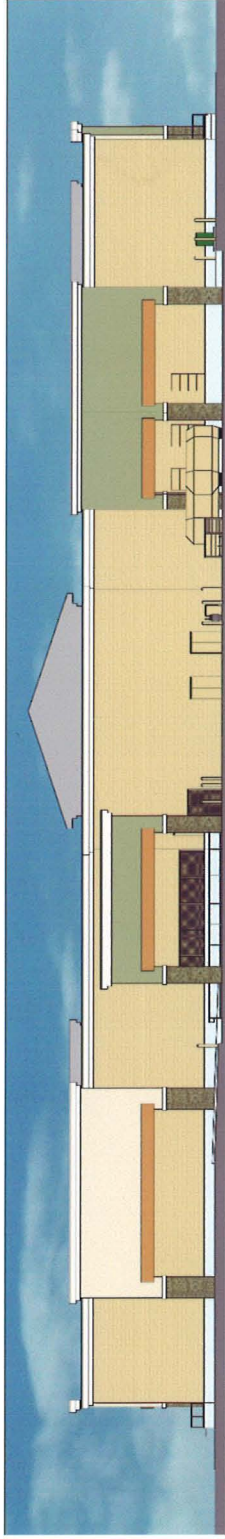
SHRUBS	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	112	AJ	ARCADIA JUNIFER	JUNIPERUS SABINA 'ARCADIA'	5 GAL. 24" WIDTH MIN.	SPECIMAN QUALITY, SPACING 4' O.C.
	22	LP	LOWBOY PYRACANTHA	PYRACANTHA COCCINEA 'LOWBOY'	5 GAL. 24" WIDTH MIN.	SPECIMAN QUALITY, SPACING AS SHOWN ON PLAN
	48	RR	PURPLE ROCK ROSE	CISTUS X PURPUREUS	5 GAL. 12" WIDTH MIN.	SPECIMAN QUALITY, SPACING 5' O.C.
	182					

SDR-36927
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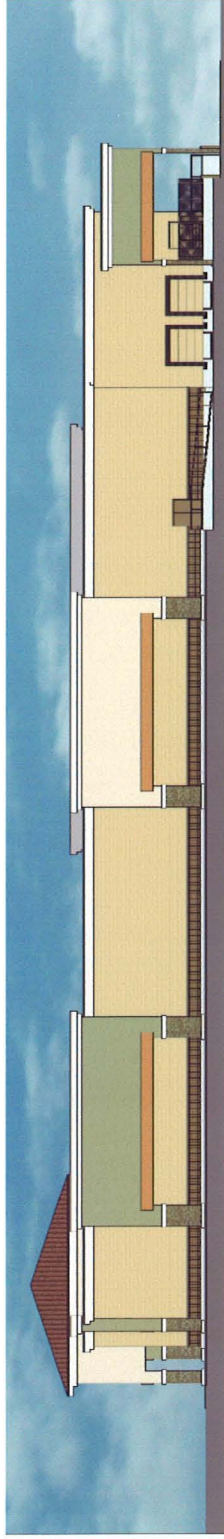
RECEIVED
JAN 08 2010



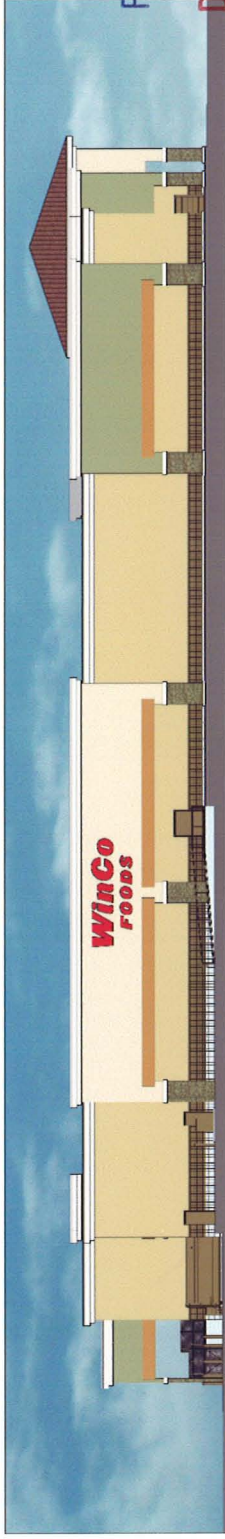
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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DEC 15 2009



Benjamin Moore
Bleeker Beige
HC-80



Benjamin Moore
Peanut Shell
2162-40



Benjamin Moore
Alligator Green
2143-20



Benjamin Moore
Plymouth Brown
HC-73



Benjamin Moore
Venetian Gold
2158-20



Benjamin Moore
Monterey White
HC-27



Clay Tile Roofing



Cultured Stone

SDR-36927

Architect

Project

Las Vegas, NV

01/28/10 PC

Tallit & Associates
345 Bobwhite Court, Ste. 220
Boise, ID 83706
208.345.2428

SUMMARY:

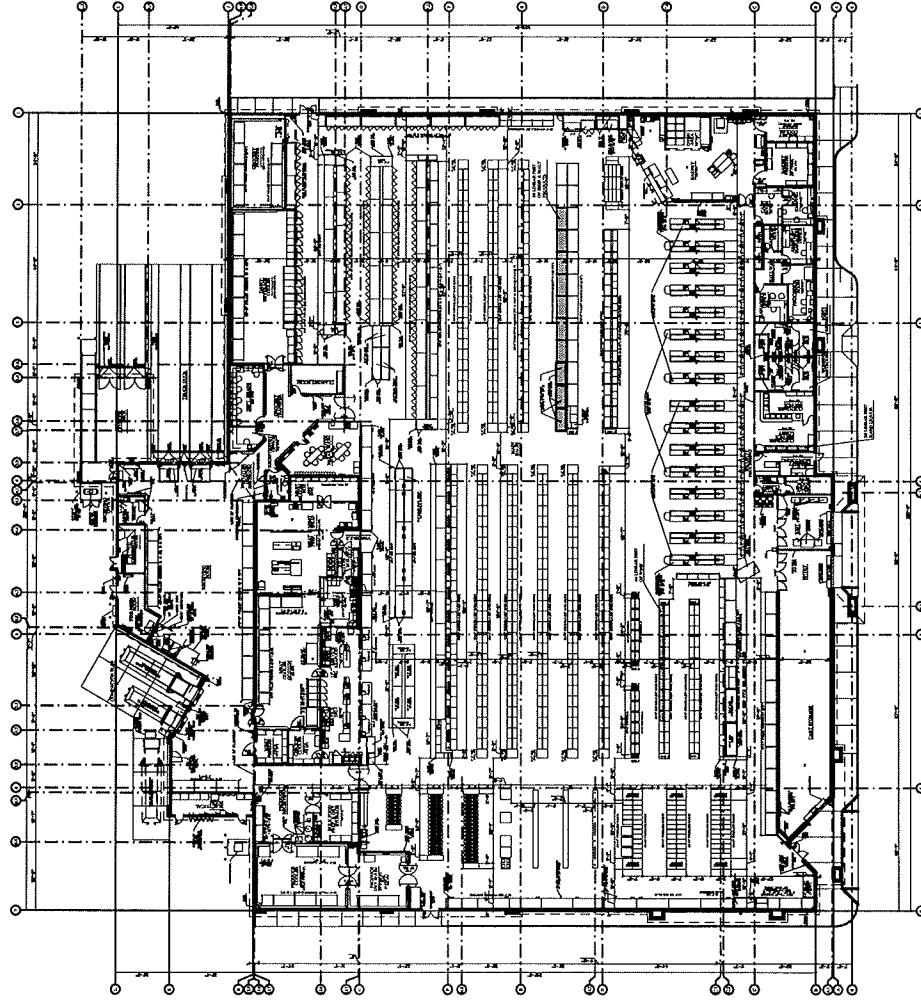
14 LINEAR FEET OF BEER, WINE, & HARD LIQUOR
 3121 TOTAL LINEAR FEET OF SALES
 4.8% OF TOTAL SALES DEDICATED TO ALCOHOL SALES

LEGEND:

NUMBER & LOCATION OF
 LINEAR FEET OF BEER, WINE
 ON HARD LIQUOR

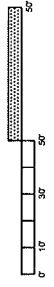
OCCUPANCY LOAD CALCULATIONS:

MAIN FLOOR:	
RETAIL SALES (1/30)	1,816.31
STORAGE (1/300)	46,882.30
OFFICE (1/100)	14,472.24
KITCHEN (1/200)	2,811.10
TOTAL	71,322.35
TOTAL OCCUPANT LOAD	1,793



SDR-36927
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REAR
 LEFT
 RIGHT
 FRONT



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 DEC 15 2009

SDR 36927				
Tait & Associates				
4700 Meadows Lane				
Proposed 71.3 thousand square foot grocery store.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	71.3	102.24	7,290
AM Peak Hour			3.59	256
PM Peak Hour			10.50	749
Existing traffic on all nearby streets:				
Decatur Blvd.				
Average Daily Traffic (ADT)	60,675			
PM Peak Hour (heaviest 60 minutes)	4854			
Meadows Ln.				
Average Daily Traffic (ADT)	19,564			
PM Peak Hour (heaviest 60 minutes)	1565			
Traffic Capacity of adjacent streets:				
	Adjacent Street ADT Capacity			
Decatur Blvd.	51800			
Meadows Ln.	32775			
This project will add approximately 7,290 trips per day on Decatur Blvd. and Meadows Ln. This will increase expected volumes by about 12 percent on Decatur and by about 37 percent on Meadows. Currently, Decatur is over capacity and Meadows is at about 60 percent of capacity.				
Based on Peak Hour use, this development will add roughly 749 additional cars into the area; or about 25 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				