



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48637** APN: 162-06-813-004

Name of Property Owner: Larson S Family L P

Name of Applicant: Dapper Development

Name of Representative: John David Burke, Architect

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: [Signature]

Print Name: Steve Larson

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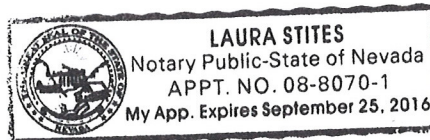
MAR 14 2013

City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 6 day of March, 2013

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: site development plan review (SDR)
 Project Address (Location) 3866 W. Sahara Ave.
 Project Name Water Vending Kiosk Proposed Use _____
 Assessor's Parcel #(s) 162-06-813-004 Ward # 1 - Tarkanian
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 2,835 s.f. Floor Area Ratio 10.8%
 Gross Acres 0.6 acres Lots/Units _____ Density _____
 Additional Information Construct a new free standing 35 s.f. water vending kiosk using 1 existing parking space

PROPERTY OWNER Larson S Family L P Contact Steve Larson
 Address 2950 E. Flamingo Rd. #H Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89121
 E-mail Address _____

APPLICANT Dapper Development Contact J Dapper
 Address 985 White Dr., Ste. 100 Phone: (702) 733-3622 Fax: (702) 733-8653
 City Las Vegas State Nevada Zip 89119
 E-mail Address j@dapper.com

REPRESENTATIVE John David Burke, Architect Contact John David Burke
 Address 3471 W. Oquendo Rd., #301 Phone: (702) 876-4863 Fax: (702) 876-9355
 City Las Vegas State Nevada Zip 89118
 E-mail Address jburke@jburkearchitect.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Steve Larson

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

Print Name Steve Larson

Subscribed and sworn before me

This 6 day of March, 20 13.

Laura Stites

Notary Public in and for said County and State



LAURA STITES
 Notary Public-State of Nevada
 APPT. NO. 08-8070-1
 My App. Expires September 25, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SDR-48637

Meeting Date: 5/14/13

Total Fee: 1030

Date Received:* 3/13/13

Received By: [Signature]

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

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

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City of Las Vegas
 Department of Planning

February 11, 2013

Rietz Consulting, Inc.
5740 S. Arville St., #206
Las Vegas, NV 89118

Re: Water Vending Kiosk – 3866 W. Sahara Avenue
Traffic Evaluation

Dear Mr. Rietz;

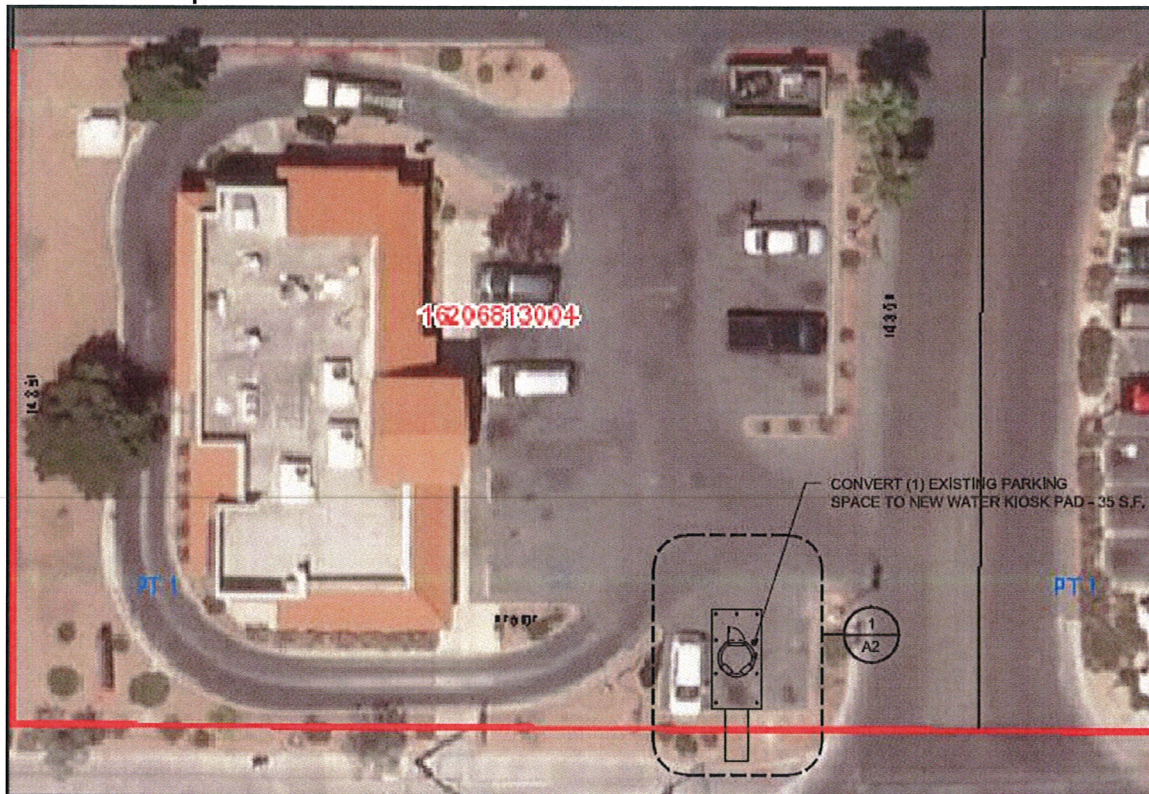
At your request, Slater Hanifan Group (SHG) has reviewed the proposed water kiosk project at 3866 W. Sahara Avenue in regard to traffic operations and circulation. The water kiosk will be located within an existing shopping center in the northwest quadrant of the Sahara Avenue / Valley View Boulevard intersection (See Exhibit 1). The shopping center includes a mixture of integrated structures and outparcels. The water kiosk is proposed to occupy the equivalent of one (1) existing parking space within a Carls' Jr. fast-food outparcel adjacent to Sahara Avenue (See Exhibit 2).

Exhibit 1 – Shopping Center (Northwest Quadrant Sahara Avenue/Valley View Boulevard)



Source: <http://gisgate.co.clark.nv.us/openweb/> (February 4, 2013)

Exhibit 2 – Proposed Water Vender Kiosk Location



A shopping center is an integrated group of commercial establishments that operates together sharing access driveways, on-site circulation routes and parking. A shopping center does not need to provide code required parking based on individual uses since parking can be accesses and shared between uses. This shared parking concept reduces the overall parking demand because the uses do not all share common hours or peak operating times.

Exhibit 3 – Additional Parking Opportunities



Source: <http://qisgate.co.clark.nv.us/openweb/> (February 4, 2013)

In this instance, the Carl's Jr. outparcel where the water kiosk is proposed currently operates with fifteen (15) parking spaces. Immediately north of the fast-food establishment is the main parking field for the shopping center complex (See Exhibit 3). These additional spaces can be utilized, if necessary, to accommodate peaks in demand. This type of sharing is a common occurrence in shopping centers and other commercial subdivisions both large and small.

The developer of the water kiosk currently operates a similar facility in the northeast corner of Sahara Avenue and Nellis Avenue. This facility is located in a single parking stall in a Carl's Jr. fast-food outparcel of the Winterwood Pavillion. The owner of the Carl's Jr. in the Winterwood Pavillion also owns the Carl's Jr. where the new water kiosk is proposed. The developer indicated that this facility dispenses, on average, 450 gallons of water per day. The average transaction is 10 gallons. This equates to

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approximately 45 transactions per day. Transaction data was not available by time of day. However, the developer indicated the majority of these transactions occur between 6AM and 10PM (a 16 hour period). If the transactions were spread evenly over this 16 hour period it would equate to one (1) transaction approximately every twenty-one (21) minutes, or roughly three (3) transactions per hour. The developer noted that transaction activity at their water kiosk in the Winterwood Pavillion is heaviest in the early morning (6AM) and early evening (6PM) hours. The developer estimates that roughly 10-25% of all transactions occur during these peak periods. Assuming 10% of the transactions occur in either the AM or PM peak hour yields approximately five (5) transactions per hour or one (1) transaction every twelve (12) minutes. Assuming 25% of the transactions occur in either the AM or PM peak commuting hour yields approximately eleven (11) transactions per hour or one (1) transaction roughly every five (5) minutes.

Conclusions

The proposed water kiosk is anticipated to experience transactions in a similar manner to the developer's other water kiosk in the Winterwood Pavillion. Based on this transaction history and the similarity of the installations, the proposed water kiosk is not anticipated to adversely impact operations of the fast food facility or significantly impact parking availability during peak operating hours. The location of the water kiosk is also not anticipated to adversely impact drive-thru or driveway operations.

Sincerely,

SLATER HANIFAN GROUP, INC.



Randy Carroll, P.E., PTOE



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