PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18349** APN: 125-09-401-031

Name of Property Owner: GRAND TETON LODGE LAND, LLC

Name of Applicant: GRAND TETON LODGE LAND, LLC

Name of Representative: PACIFIC DESIGN CONCEPTS

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: STUART APPLEGATE

Subscribed and sworn before me

This 21st day of NOV, 2006

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
PHYLLIS B. RICE
My Appointment Expires
May 31, 2009

Revised 11-14-06

PROJECT DATA:

APPLICATION#: ZC-1782-98

LEGAL DESCRIPTION:
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

ASSESSORS PARCEL NUMBER: 176-09-401-031

SITE AREA: 115,739 SF. (2.65 ACRES)

CURRENT ZONING: CI

LOT COVERAGE: 12 %

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	20'-0"	20'-0"
SIDES:	15'-0"	20'-0"
REAR:	20'-0"	20'-0"
CORNER:	15'-0"	-

BUILDING AREA:

CAR-WASH	13,931 SF.
C-STORE	500 SF.
FAST FOOD RESTAURANT	4,056 SF.
EXISTING LODGE / TAVERN	2,100 SF.
	6,375 SF.

PARKING CALCULATIONS:

REQUIRED:

CAR WASH 500 SF. : 1 : 150 — 3.33 SPACES

C-STORE 4,056 SF. : 1 : 250 — 16.22 SPACES

FAST FOOD RESTAURANT

PUBLIC SEATING AREA 650 SF. 1:50 — 13 SPACES

REMAINING AREA 2,050 SF. 1:200 — 10.25 SPACES

EXISTING TAVERN:

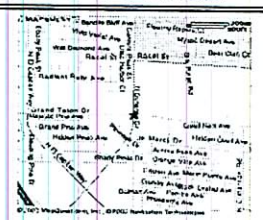
TAVERN: 1 : 90 PUBLIC SEATING (3,171/90 =) — 64 SPACES

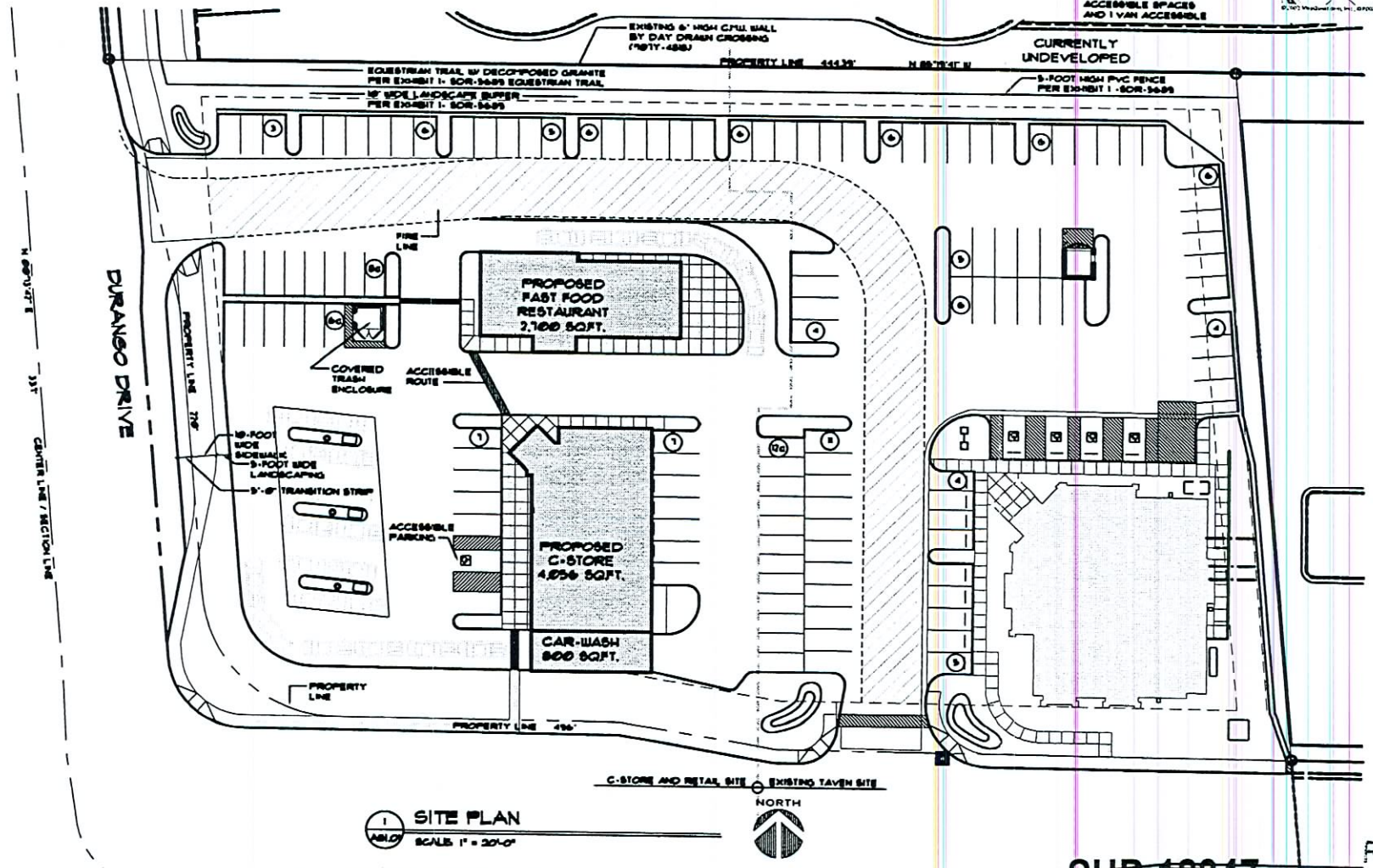
1 : 200 SF FOR REST (3,204/200 =) — 16 SPACES

TOTAL REQUIRED: 129 SPACES INCLUDING 5 ACCESSIBLE SPACES

PROVIDED: 121 SPACES INCLUDING 76 COMPACTS, 4 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE

PROJECT LOCATION:





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

GRAND TETON DRIVE S 84°39'21" E CENTER LINE / SECTION LINE

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02/08/07 PC

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
C-STORE AT GRAND TETON
GRAND TETON DR. & DURANGO DR.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

AS1.01

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LANDSCAPE LEGEND

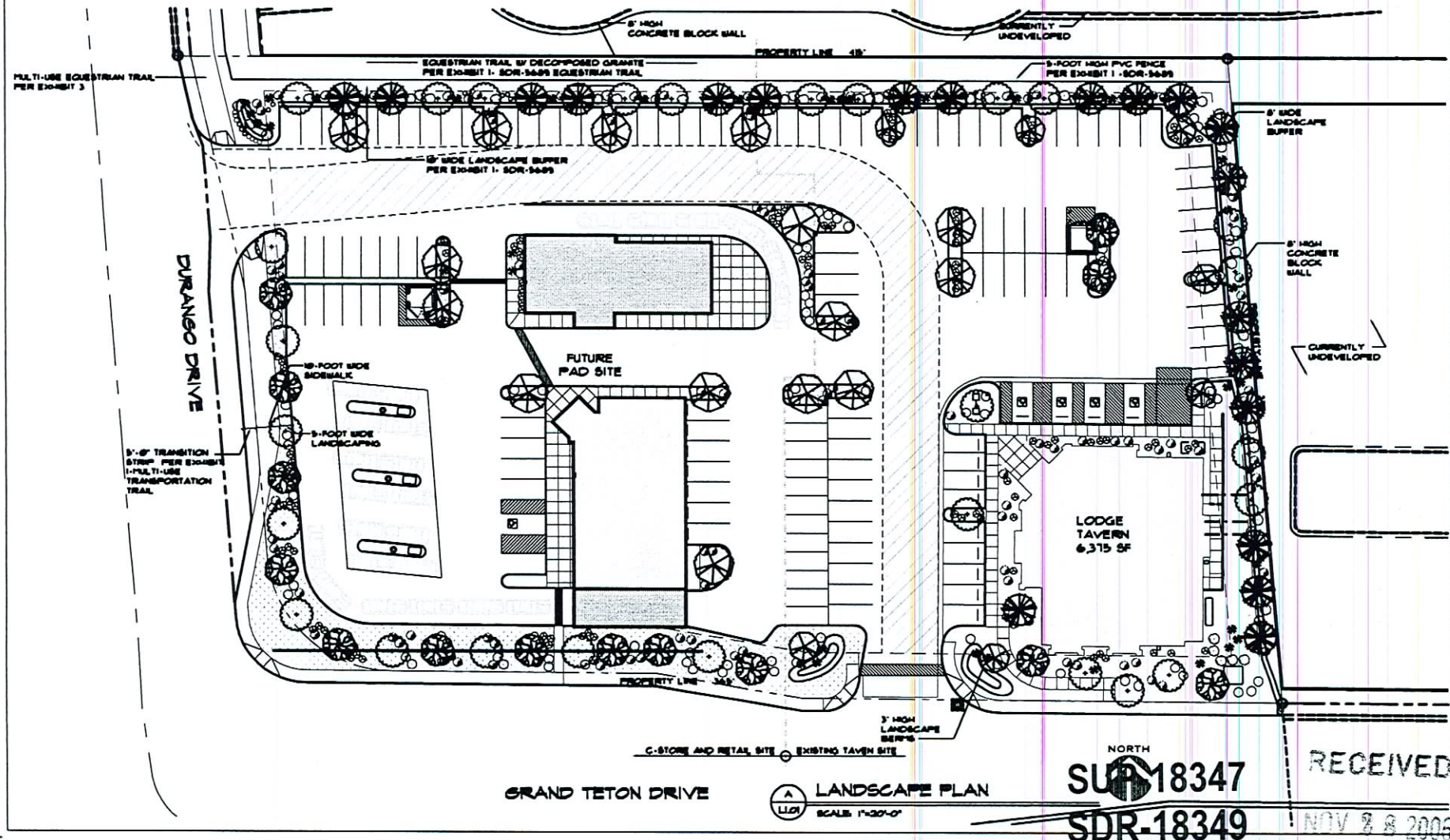
TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PINUS ELDARICA	MONDEL PINE	24" BOX	STANDARD TRUNK
	FRAXINUS VELUTINA	ARIZONA ASH	24" BOX	STANDARD TRUNK
	PROSOPSIS GLANDULOSA	HONEY MESQUITE	24" BOX	STANDARD TRUNK
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	STANDARD TRUNK

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	BUXUS MICROPHYLLA J.	JAPANESE BOXWOOD	5 GAL.
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL.
	RAPHIOLEPSIS INDICA	INDIA HAWTHORN	5 GAL.
	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL.
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL.

GROUNDCOVER & ACCENT	BOTANICAL NAME	COMMON NAME	SIZE
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.
	LANTANA MONTEVIDENS	LANTANA	1 GAL.
	MYOPORUM PARVIFLORUM	AUSTRALIAN RACER	1 GAL.

General Notes

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MAT'L. IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. 3/4" DECORATIVE ROCK, COLOR TO BE SELECTED BY OWNER. 2" DEPTH TYP. IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER TITLE 30 REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.



A L1.01 LANDSCAPE PLAN
SCALE: 1"=20'-0"

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project title:
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LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

project title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

L1.01

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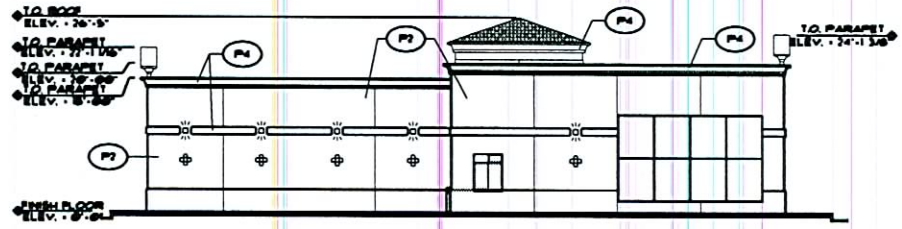
PAINT LEGEND

- P1 PRIMARY COLOR
  FRAZEE #8292W - STRATA LIGHT OR EQUAL
- P2 SECONDARY COLOR
  FRAZEE #8264D - TUCSON CLAY OR EQUAL
- P3 ACCENT COLOR
  FRAZEE #1856A - TOMAHAWK OR EQUAL
- P4 DECORATIVE FASCIA COLOR
  FRAZEE #1806N - ROARING HEARTH OR EQUAL
- S1 CULTURED STONE - FOX VALLEY WEATHEREDGE LEDGESTONE (CSV - 2022) OR EQUAL
- R1 MONIER LIFETILE - CHARCOAL BROWN BLEND OR EQUAL

4 A6.02 LEFT ELEVATION
SCALE: 1/8"=1'-0"



2 A6.02 REAR ELEVATION
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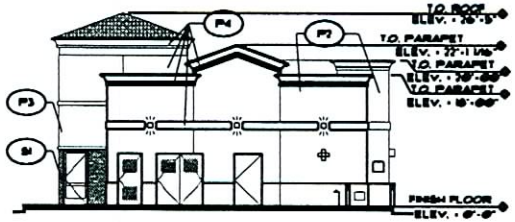

5 A6.02 RIGHT ELEVATION
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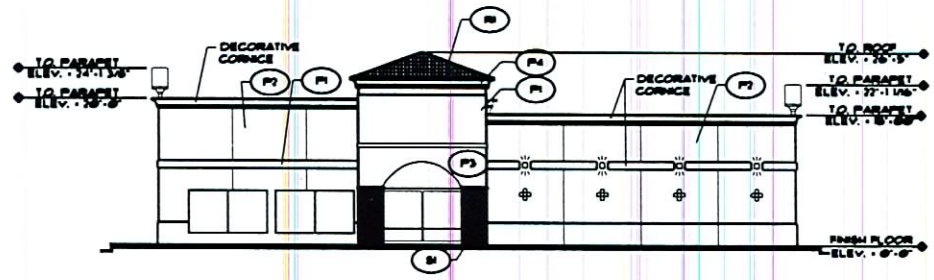

1 A6.02 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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project title:
C-STORE AT GRAND TETON
GRAND TETON DR.&DURANGO DR.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
EXTERIOR ELEVATIONS
FAST FOOD RESTAURANT
LAND USE SUBMITTAL

sheet no.
A6.02

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PAINT LEGEND

- P1 PRIMARY COLOR FRAZEE #8292W - STRATA LIGHT OR EQUAL
- P2 SECONDARY COLOR FRAZEE #8264D - TUCSON CLAY OR EQUAL
- P3 ACCENT COLOR FRAZEE #1856A - TOMAHAWK OR EQUAL
- P4 DECORATIVE FASCIA COLOR FRAZEE #1806N - ROARING HEARTH OR EQUAL
- P5 AWNING COLOR FRAZEE #1856A - TOMAHAWK OR EQUAL
- S1 CULTURED STONE - FOX VALLEY WEATHEREDGE LEDGESTONE (CSV - 2022) OR EQUAL
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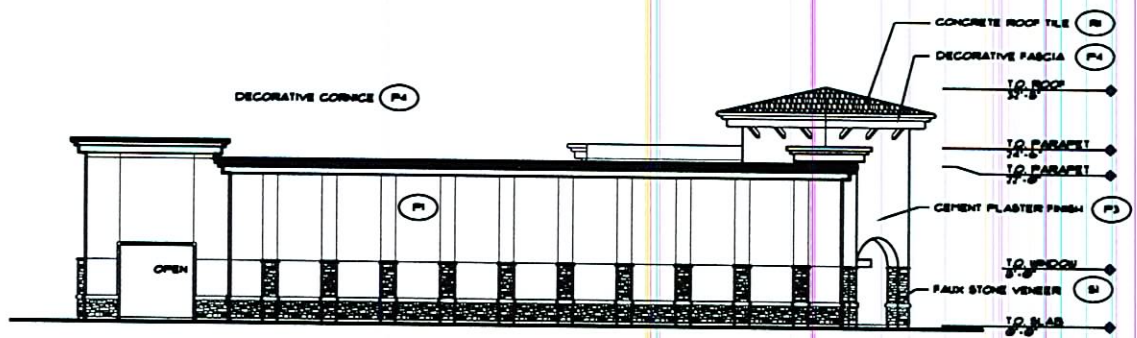

2 A6.01 EAST ELEVATION
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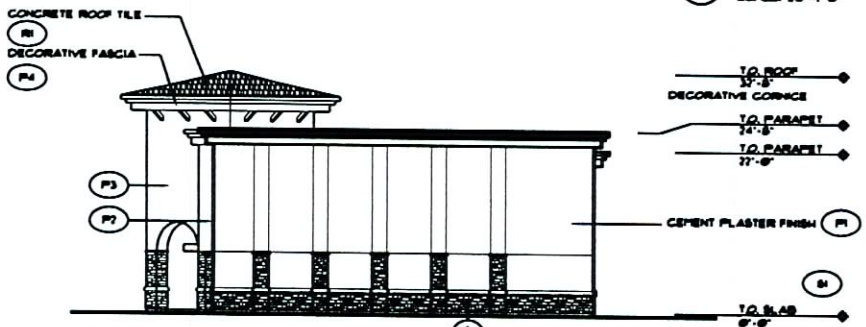

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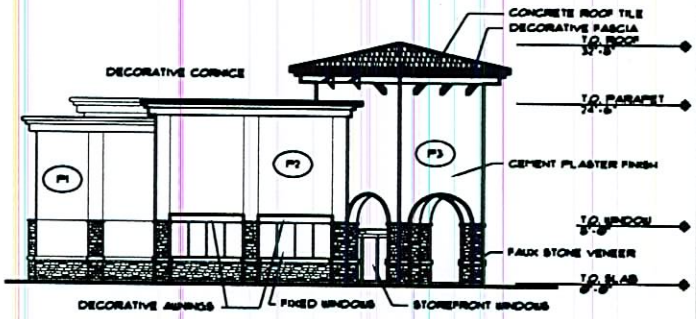

4 A6.01 SOUTH ELEVATION
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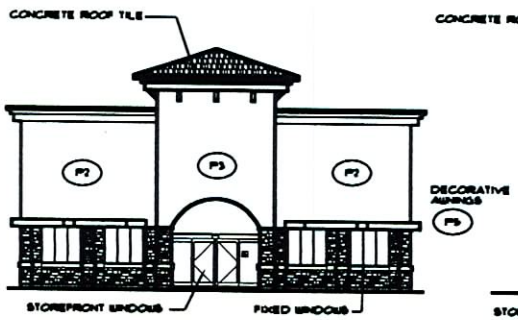

5 A6.01 ENTRACE ELEVATION
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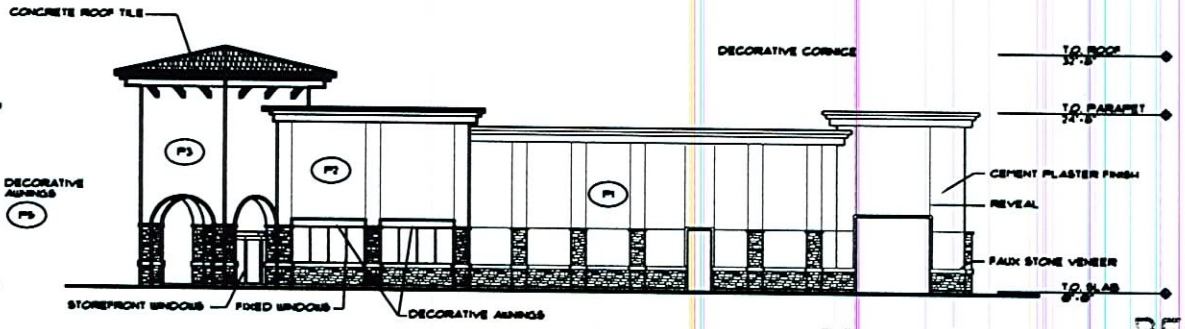

5 A6.01 WEST ELEVATION
SCALE: 1/8"=1'-0"

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project title:
C-STORE AT GRAND TETON
ADDRESS
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
EXTERIOR ELEVATIONS
C- STORE
LAND USE SUBMITTAL

issue date: 11/21/06
drawn by: M.G.S.
checked by: R.C.A.
project no.: 06-182
revisions:

sheet no.
A6.01

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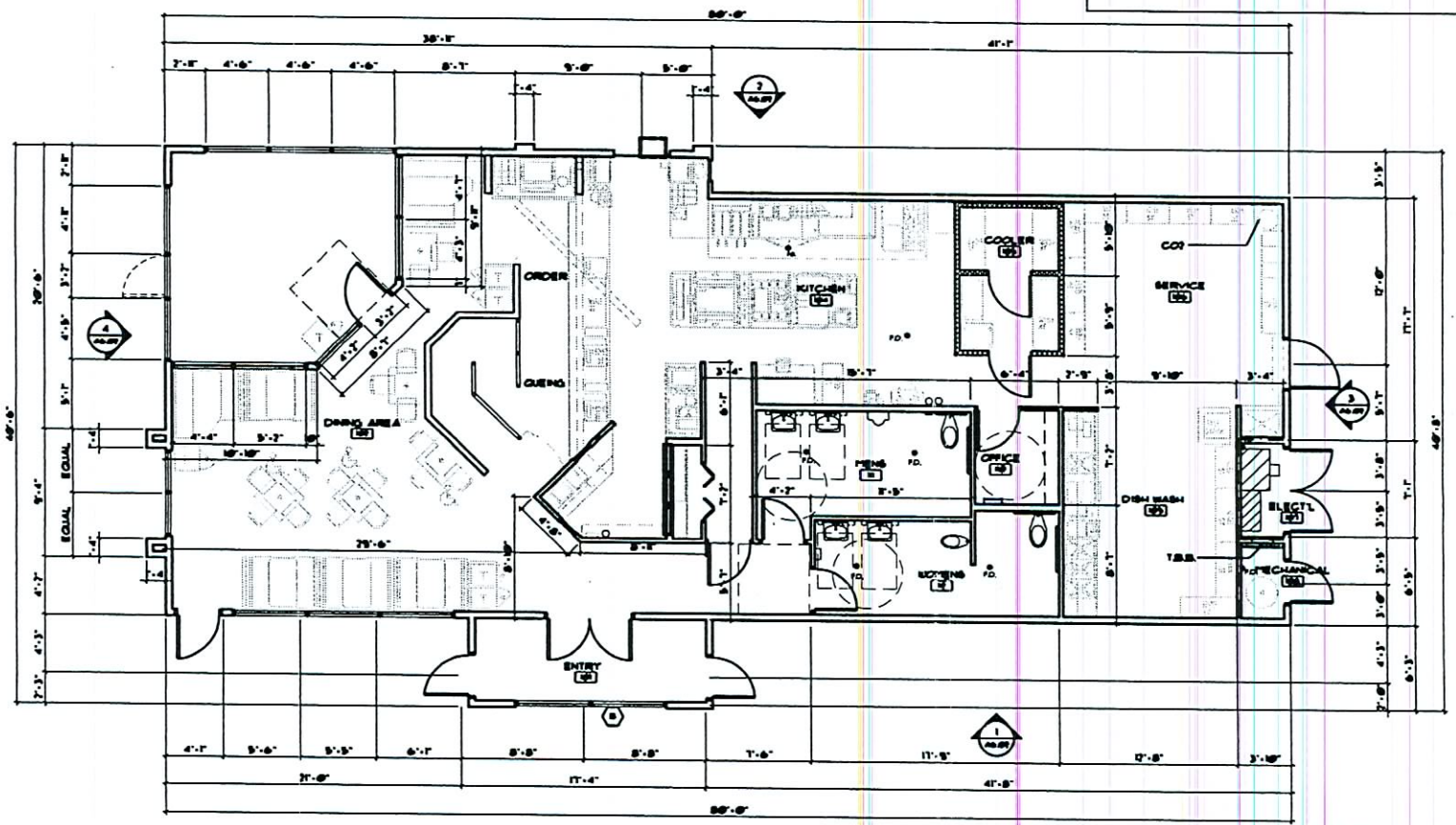
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS AND CENTER LINE OF GRIDS AND COLUMNS, U.N.O.
2. FOR DOOR/ WINDOW TYPES AND SCHEDULE SEE SHEETS A2.01
3. FOR ROOM FINISH SCHEDULE SEE SHEET A2.01
4. SEE DETAILS A2.20 FOR INTERIOR WALL FRAMING DETAILS
5. USE MOISTURE RESISTANT GYPSUM BOARD AS REQUIRED AT WET LOCATIONS
6. PROVIDE SOUND BATT INSULATION AT ALL FULL HEIGHT WALLS
7. PROVIDE BACKING AS REQUIRED FOR CASEWORK, GRAB BARS, ETC
8. SEE EQUIPMENT PLAN A1.40 FOR KITCHEN EQUIPMENT AND FIXTURE IDENTIFICATION



1 A1.01 FLOOR PLAN
SCALE: 1/4"=1'-0"
5,250 S.F.

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project title:
C-STORE AT GRAND TETON
ADDRESS
LAS VEGAS, NEVADA

PRELIMINARY
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sheet title:
FAST FOOD
FLOOR PLAN
LAND USE SUBMITTAL

issue date:
drawn by:
checked by:
project no.:
revisions:

sheet no.
A1.02

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sheet title:	C-STORE FLOOR PLAN
	LAND USE SUBMITTAL
sheet no.	A1.01

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project title:
C-STORE AT GRAND TETON
ADDRESS
LAS VEGAS, NEVADA

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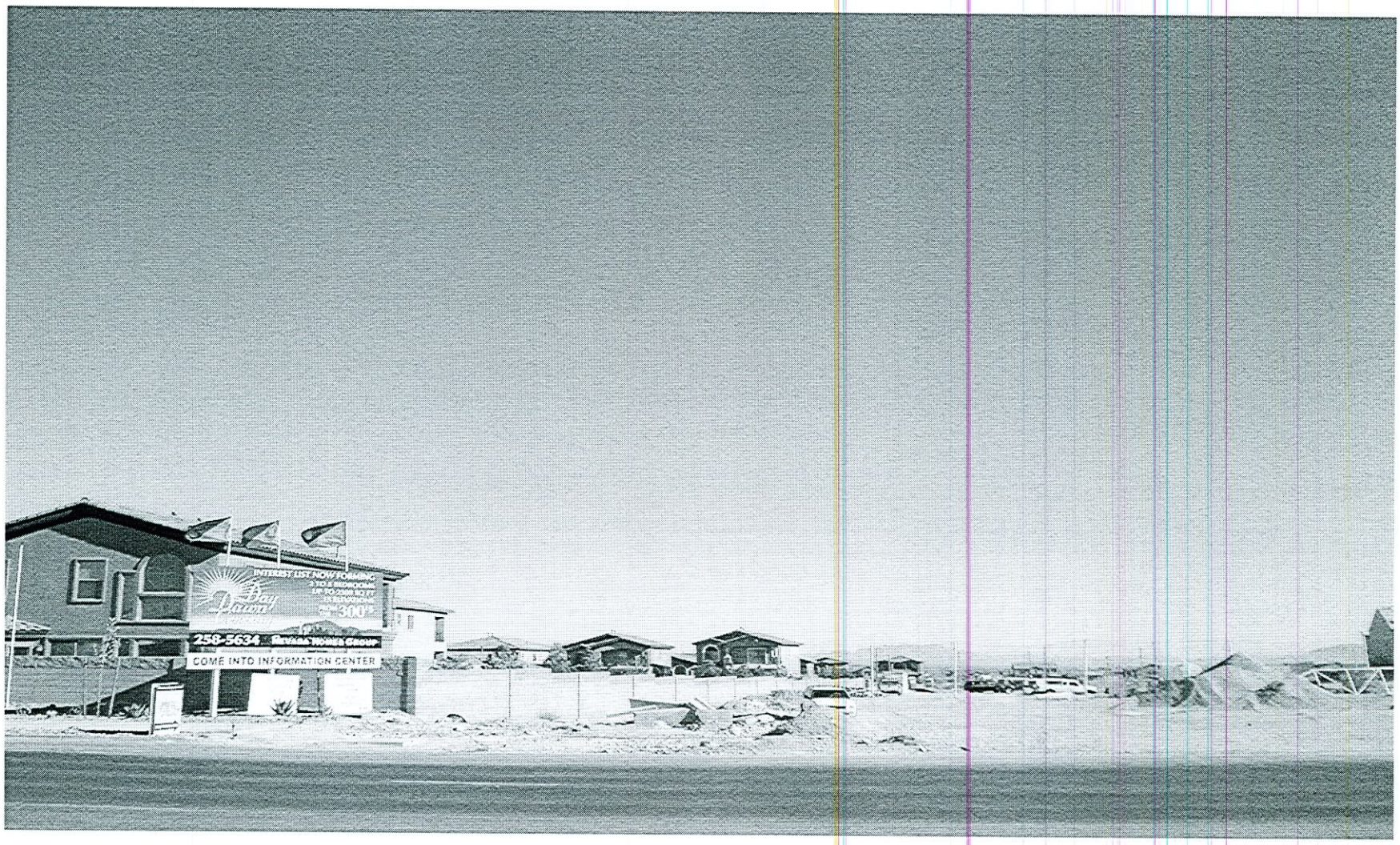
SDR 18349				
Grand Teton Lodge LLC				
NEC Grand Teton & Durango				
Proposed 7.556 thousand square foot expansion of a commercial development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.856	845.60	4,106
AM Peak Hour			45.58	221
PM Peak Hour			60.61	294
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.7	496.12	1,340
AM Peak Hour			53.11	143
PM Peak Hour			34.64	94
(heaviest 60 minutes)				
Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	7.556		5,446
AM Peak Hour				365
PM Peak Hour				388
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Grand Teton Parkway				
Average Daily Traffic (ADT)	3,904			
PM Peak Hour	312			
(heaviest 60 minutes)				
Durango Drive				
Average Daily Traffic (ADT)	9,755			
PM Peak Hour	780			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Grand Teton Parkway	51700			
Durango Drive	51700			
This project will add approximately 5,446 trips per day on Grand Teton and				
Durango. This will increase expected volumes by about one hundred fifty four percent				
on Grand Teton and about sixty two percent on Durango. Grand Teton is at about 8				
percent of capacity and Durango is at about 19 percent of capacity.				
Based on Peak Hour use, this development will add roughly 388 additional				
cars into the area; which works out to about one every five minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06

SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
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FEBRUARY 8, 2007 PLANNING COMMISSION

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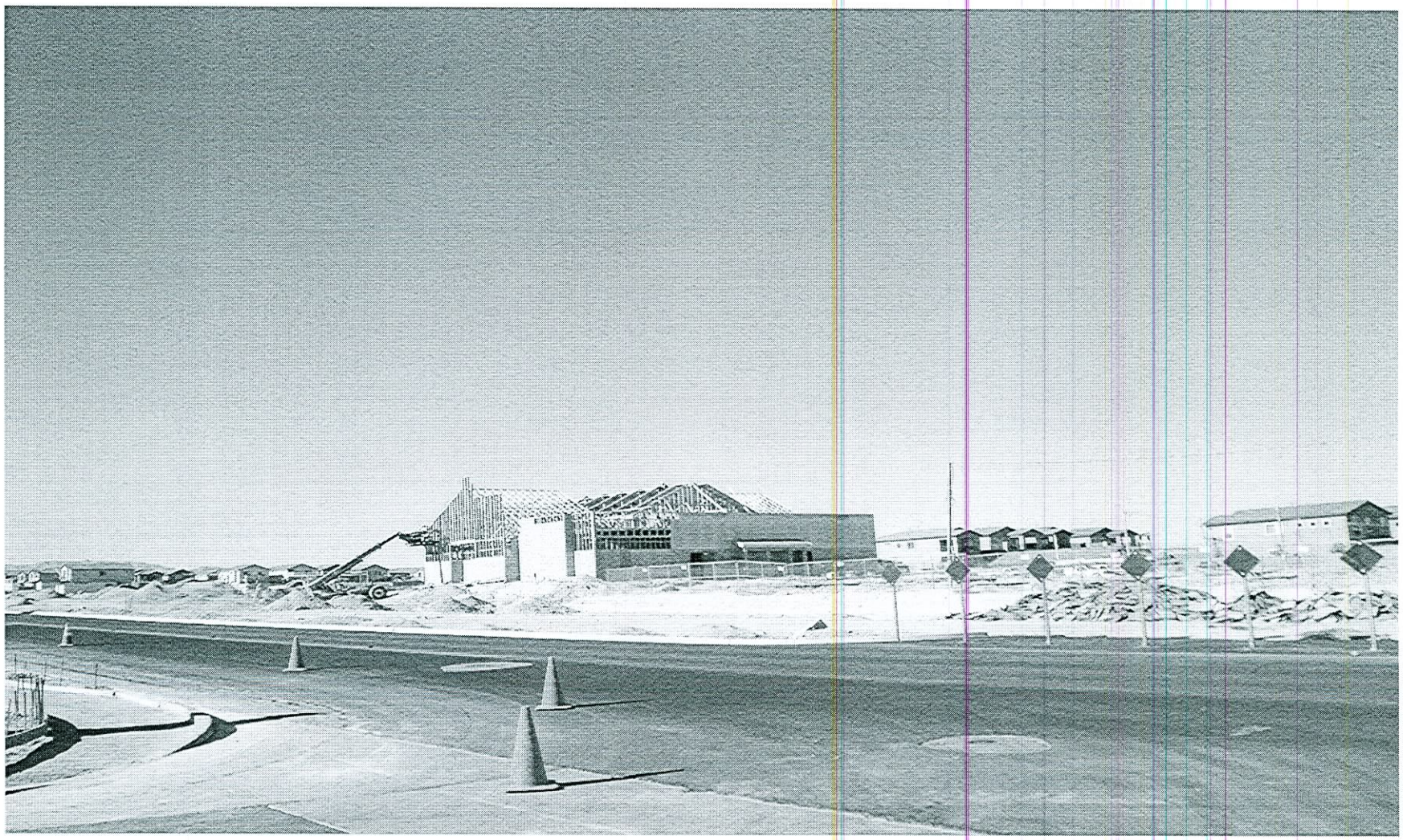

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FEBRUARY 8, 2007 PLANNING COMMISSION

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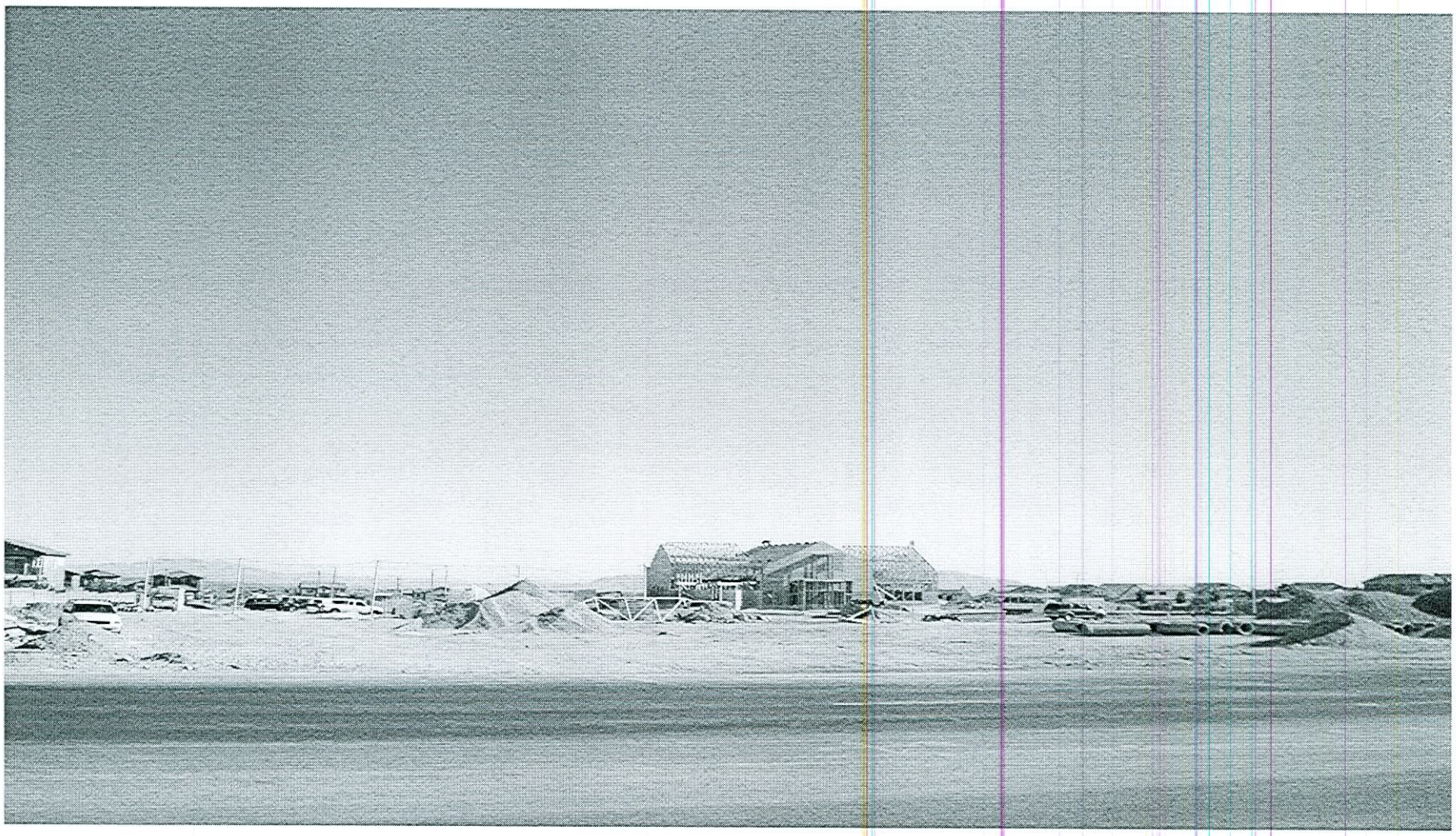

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12/08/06