



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 6131 W CRAIG ROAD

Project Name KFC at Rancho and Craig **Proposed Use** Fast food with a drive-through

Assessor's Parcel #(s) 138-02-715-012 **Ward #** 5-CEDRIC CREAR

General Plan: Existing GC Proposed GC **Zoning:** Existing C-2 Proposed C-2

Additional Information Construct a new 2,600 SF KFC with a drive-through

Property Owner PRE RANCHO CRAIG L L C **Contact** Daniel Sullivan

Address One Marina Park Drive, Suite 1500 **City** Boston **State** MA **Zip** 02210

E-mail dsullivan@eastern-re.com **Phone** 708 717-6211

Applicant KFC **Contact** Rehman Ahmed

Address 17154 Butte Creek Rd. Suite 200 **City** Houston **State** TX **Zip** 77090

E-mail rehman@myyumbrands.com **Phone** 281-569-4642 Ext. 120

Representative MK Architecture, LLC **Contact** Majed Khater

Address 50 E Serene Ave Unit 414 **City** Las Vegas **State** NV **Zip** 89123

E-mail mk_arch@outlook.com **Phone** 702-534-8166

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)** _____

Partner(s) _____

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

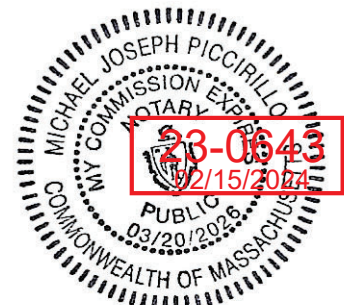
Print Name Daniel Sullivan

Subscribed and sworn before me

This 19th day of January, 20 24

[Signature] SPELL MA

Notary Public in and for said County and State





CLARK COUNTY ENGINEERING
1000 N. RANCHO DRIVE
SUITE 100
MESA, AZ 85201
TEL: (480) 944-1100

OWNER / PROJECT DESCRIPTION
OWNER: SOUTHEAST CORNER OF RANCHO DR & CRAIG ROAD
PROJECT NAME: 88.5 TH ST
DATE: 03/13/2024
DESIGNED BY: MK
CHECKED BY: MK
SCALE: 1/16" = 1'-0"

CONSULTANTS
CONSULTANT: SOUTHEAST CORNER OF RANCHO DR & CRAIG ROAD
PROJECT NAME: 88.5 TH ST
DATE: 03/13/2024
DESIGNED BY: MK
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SOUTHEAST CORNER OF RANCHO DR & CRAIG ROAD
APN#: 138-02-715-012

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SITE PLAN

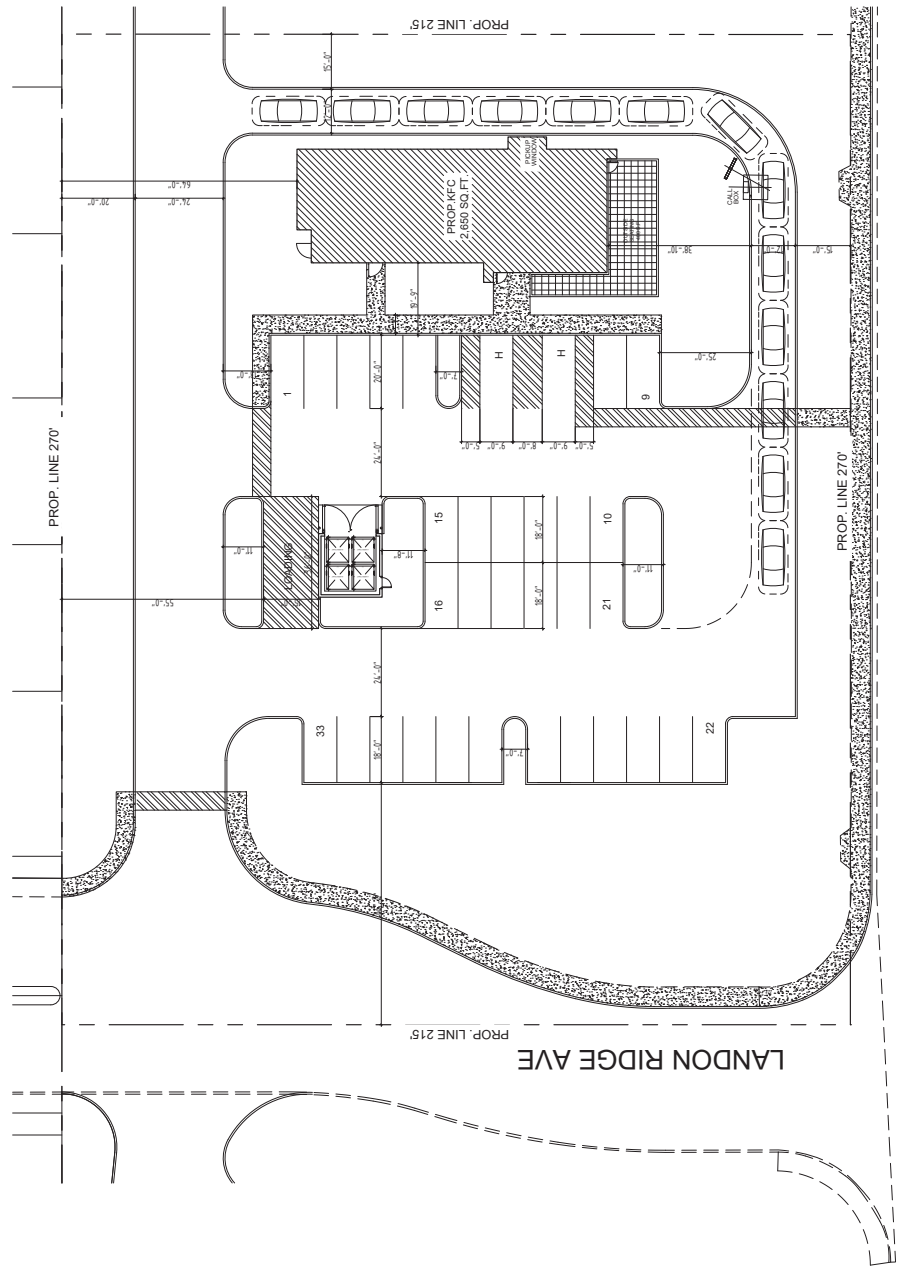
A1.0

PROJECT DATA

BUILD A 2,300 SQUARE FEET KFC RESTAURANT ON A PREDEVELOPED PAD IN A SHOPPING PLAZA AT THE SOUTHEAST CORNER OF RANCHO DRIVE AND CRAIG ROAD

SITE ANALYSIS:
Planned Land Use: Incorporated Clark County (INCORP)
Zoning Classification: General Commercial (C-2)
PROJECT LOCATION: PAD 11
PAD AREA 230' x 215' = 49,450 SQ. FT.
GROSS BUILDING AREA 2,650 SQ. FT.
LOT COVERAGE = 5.3%

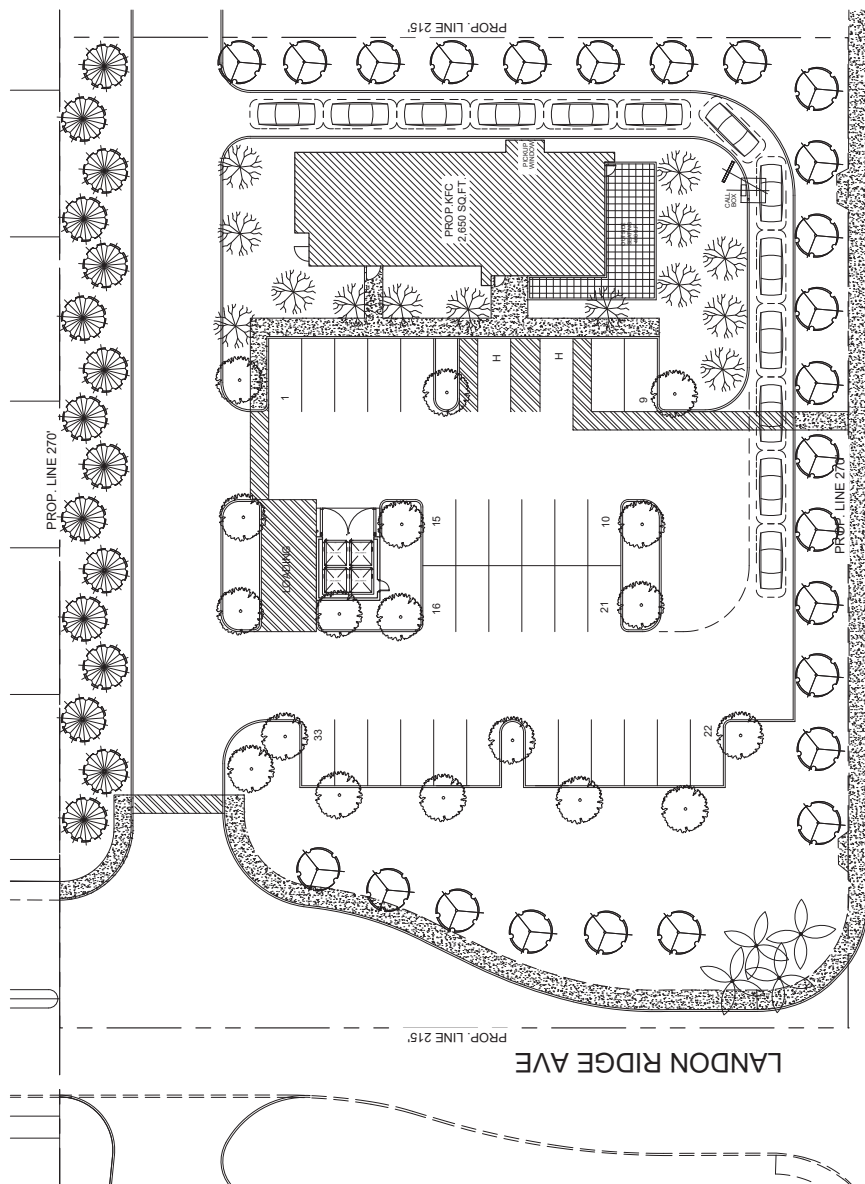
PARKING ANALYSIS:
1 SPACE FOR EACH DINING & WAITING AREA
750/50 = 15 SPACES
1 SPACE PER 200 SQ. FT. ALL OTHER AREA
1,900/200 = 9.5 SPACES
OUTSIDE SEATING AREA 400 SQ. FT.
400/50 = 8 SPACES REQUIRED
TOTAL REQUIRED SPACES = 15 + 9.5 + 8 = 32.5
TOTAL PROVIDED 33 SPACES



N RANCHO DR



23-0643
03/13/2024



PLANT LEGEND (TREES) (USE SOUTHERN NEVADA REGIONAL PLANNING COALITION SUGGESTED PLANT LIST)			
SYMBOL	COMMON NAME (BOTANICAL)	LOCATION	SIZE / QUANTITY
	MAIN STREET TREES PARSONSIA X DESERT MUSEUM / DESERT MUSEUM PALO VERDE PISTACHIO CHINQUAPIN / SARAH'S RADAMANTHUS / CHINESE PISTACHIO PROSPERITY TREES / THORNED OAK / HYBRID MESQUITE		
	RAISING LOT TREES BIG LEAVED YUCCA / YUCCA GLOBA CALIFORNIA LINDEROO / ARTS SEEDLESS / DESERT WILLOW		
	CORNER ENTRANCE TREES WASHINGTON REDBUD MEXICAN FAN PALM		
	BUILDING TREES BRANCHING POPULAR / BOTTLE TREE WINTER AGAVE CACTUS / CHASTE TREE		
	RESIDENTIAL BUFFER PARSONSIA X DESERT MUSEUM / DESERT MUSEUM PALO VERDE PISTACHIO CHINQUAPIN / SARAH'S RADAMANTHUS / CHINESE PISTACHIO		
PLANT LEGEND (SHRUBS) (USE SOUTHERN NEVADA REGIONAL PLANNING COALITION SUGGESTED PLANT LIST)			
SYMBOL	COMMON NAME (BOTANICAL)	SIZE / QUANTITY	
	SUGGESTED SHRUBS MIXTURE GREEN CLOUD TEAKS / RANGELI / GREEN CLOUD ARIZONA REDWOOD / VALLEY IRON CALIFORNIA DESERT BROOM / COYOTE BUSH / CACTUS SANTO DOMINGO DESERT REBELLION / PENINSULARS RED BIRD OF PARADISE / CALIFORNIA BULB / PERILLA MEXICAN BIRD OF PARADISE / CALIFORNIA MEXICANA	5 GAL 4 SHRUBS PER 2' BOX TREE	

N RANCHO DR

23-0643
03/13/2024





CONSULTANTS

OWNER / PROJECT DESCRIPTION

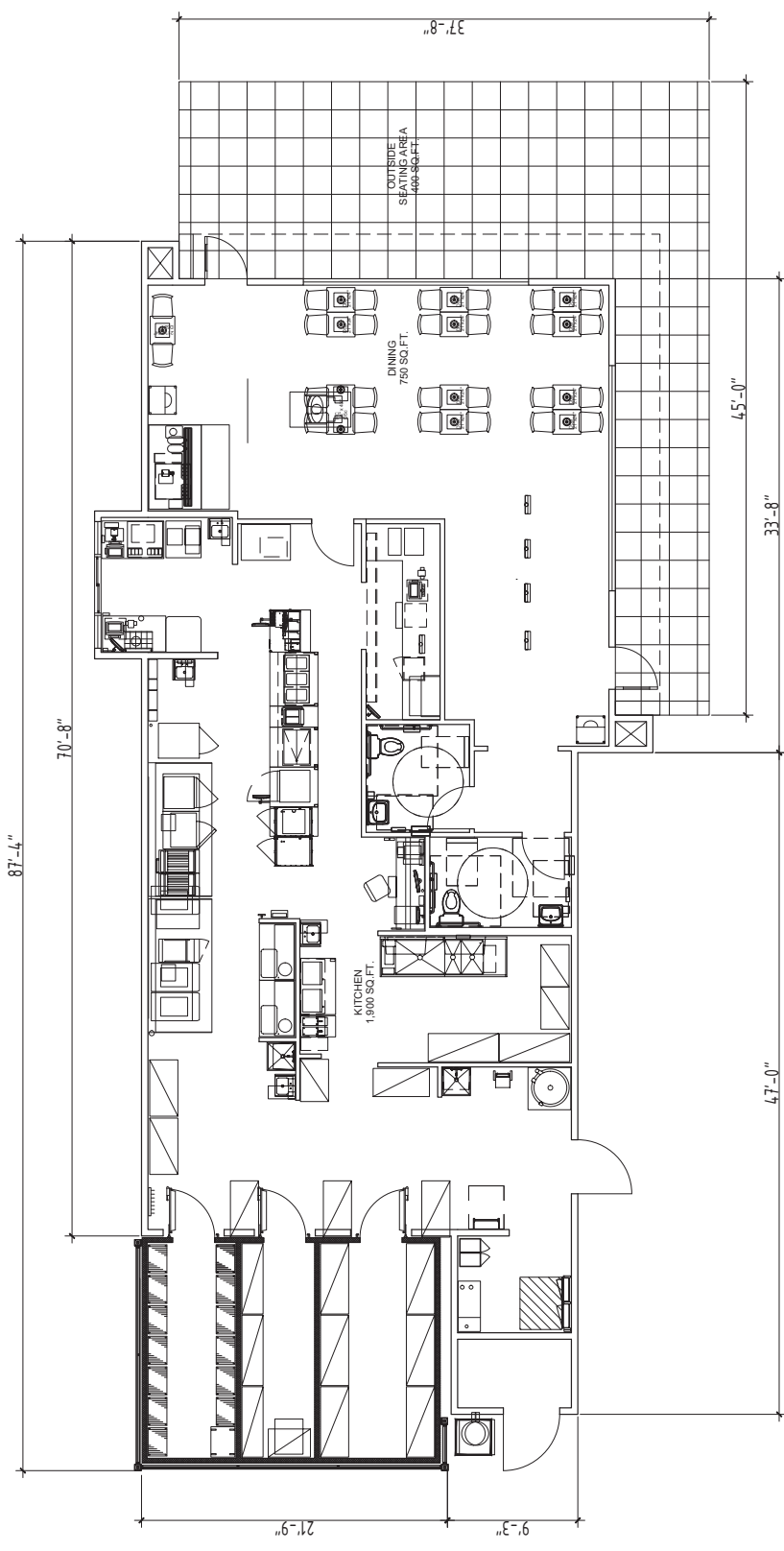
PROJECT NAME: 8811 7TH ST
DATE: 03/13/2024
DRAWN BY: MK

SOUTHEAST CORNER OF
RANCHO DR & CRAIG ROAD
APN#: 138-02-715-012

3/16" = 1'-0"

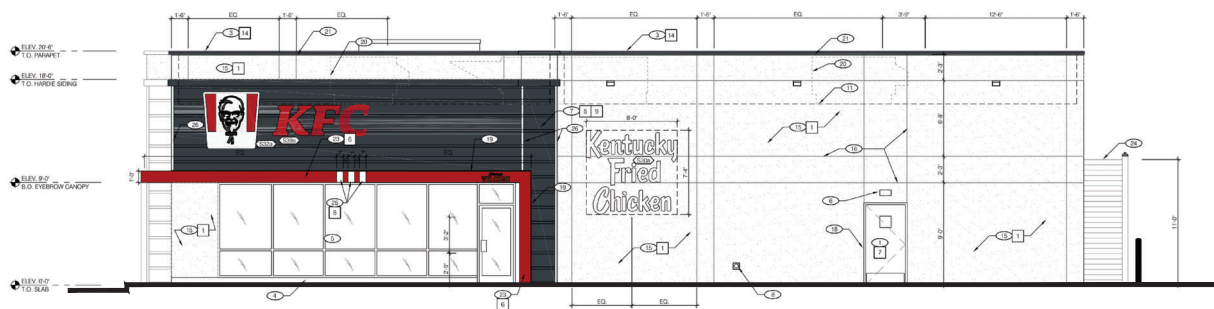
FLOOR PLAN

A2.0






FLOOR PLAN

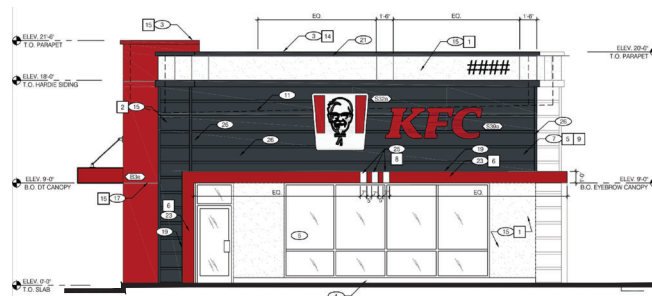
23-0643
03/13/2024



FRONT (SOUTH-EAST) ELEVATION

EXTERIOR MATERIALS AND COLORS

	FIBER CEMENT HORIZONTAL SHIPLAP SIDING COLOR BLACK 7 BM BLACK JACK ZT33-20
	1 1/2" EFIS, 15 COLOR EXOTIC RED 2 BM 2086-10
	1 1/2" EFIS, 15 COLOR GREY BM PAPER WHITE 1500 1



SOUTH-EAST ELEVATION

23-0643
02/20/2024



SCALE

CONSULTANTS

SOUTHEAST CORNER OF
RANCHO DR & CRAIG ROAD
APN#: 138-02-715-012

PROJECT NAME: 800 & 17th ST
PROJECT NO: 23-0643
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 02/20/2024

ELEVATIONS

A4.0

EXTERIOR MATERIALS AND COLORS

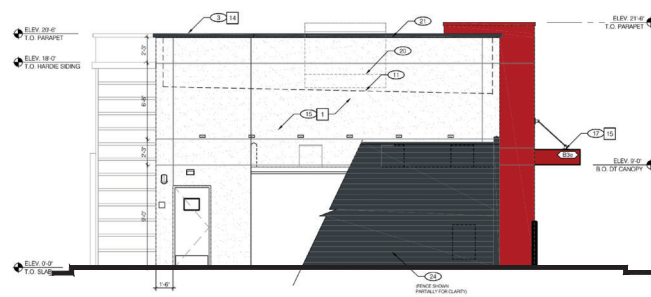


FIBER CEMENT HORIZONTAL
SHIPLAP SIDING
COLOR BLACK
BM BLACK JACK 2133-20

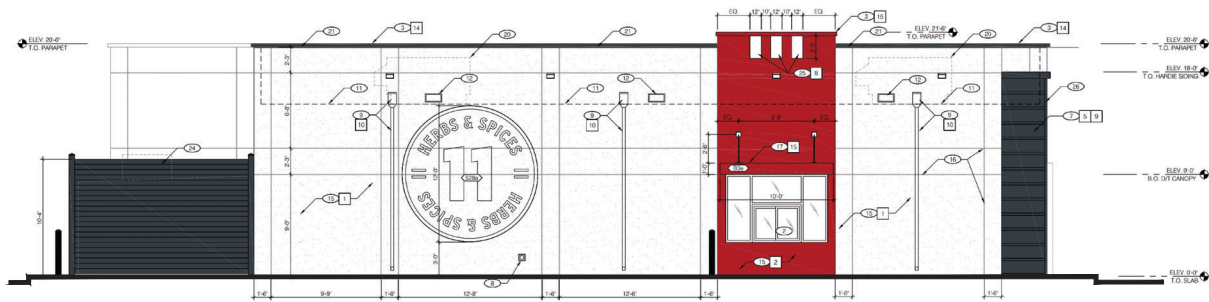


1 1/2" EFIS,
COLOR EXOTIC RED
BM 2086-10

1 1/2" EFIS,
COLOR GREY
BM PAPER WHITE 1590



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

23-0643
02/20/2024

ELEVATIONS

 $\underline{.44^{\circ} = 1^{\circ} - 0^{\circ}}$

A5.0



DATE: 03/30/2024

PROJECT NAME: 400 & 17th St

PROJECT ADDRESS: 400 & 17th St

PROJECT TYPE: Restaurant

PROJECT STATUS: In Progress

PROJECT LOCATION: Rancho Dr & Craig Road

PROJECT OWNER: KFC

PROJECT ARCHITECT: MK

PROJECT CONSULTANT: MK

PROJECT DATE: 03/30/2024

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

PROJECT SHEET: 23-0643

PROJECT SHEET: 03/30/2024

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PROJECT SHEET: 03/30/2024



OWNER / PROJECT DESCRIPTION

CONSULTANT

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EXTERIOR MATERIALS AND COLORS

FIBER CEMENT HORIZONTAL SHIPLAP SIDING
COLOR BLACK
BENJAMIN MOORE
BLACK JACK 2133-20

1 1/2 EFIS,
COLOR GREY
BM PAPER WHITE 1590

1 1/2 EFIS,
COLOR EXOTIC RED
BM 2086-10

STONE VENEER
DARK GRAY COLOR

ENGINEERED WOOD SIDING
COLOR: KFC BISCUIT W/
BLACK PAINTED TRIM

ALUMINUM COMPOSITE PANELS
COLOR EXOTIC RED
BM 2086-10

23-0643
02/20/2024





DRAWINGS INDEX	
A0	COVER SHEET
A1	SITE PLAN
A2	LANDSCAPE PLAN
A3	FLOOR PLAN
A4	ELEVATIONS
A5	COLORLED ELEVATIONS
A6	SITE SECTION

PROJECT LOCATION

W CRAIG RD

N RANCHO DR

N JONES BLVD

PROJECT SITE

23-0643

02/20/2024