



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

Project Address (Location) 2360 N. Martin Luther King Blvd.

Project Name Golden Chick - N. MLK & Carey Proposed Use Restaurant w/ Drive-thru

Assessor's Parcel #(s) 139-21-501-008, 139-21-501-009 Ward # 5

General Plan: Existing _____ Proposed X Zoning: Existing X Proposed _____

Additional Information _____

Property Owner Good Cluck West, LLC Contact Rolando Leal

Address 1604 Wynn Joyce Rd. City Garland State TX Zip 75043

E-mail rleal@lealres.com Phone (972) 897-8602

Applicant Good Cluck West, LLC Contact Rolando Leal

Address 1604 Wynn Joyce Rd. City Garland State TX Zip 75043

E-mail rleal@lealres.com Phone (972) 897-8602

Representative Forza Design Group Contact Darryll Brandwine

Address 10801 W. Charleston Blvd., STE 530 City Las Vegas State NV Zip 89135

E-mail darryll@forza-lv.com Phone (702) 460-8891

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 N/A Partner(s) N/A

Partner(s) N/A

- 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 [Signature]

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

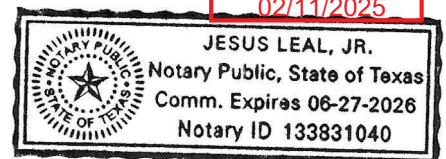
Print Name Christopher Aslauer

Subscribed and sworn before me

This 10th day of February, 20 25

Notary Public in and for said County and State Dallas County TEXAS

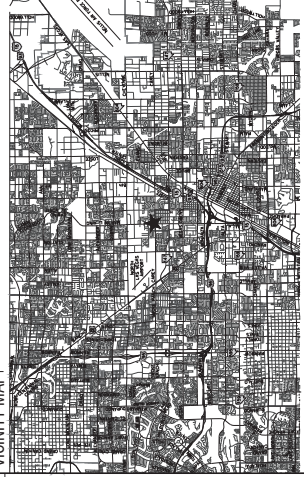
25-0046
02/11/2025



[illegible]

SITE PLAN N

- [illegible]



★ DENOTES PROJECT LOCATION

SITE DATA F

RESTAURANT

Descriptor: An establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out, etc. (42220) and similar uses.

Conditional Use Regulation 5C

The restaurant use must be ancillary to a primary use, and shall not exceed 20,000 square feet in gross floor area.
On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including 0.00001 area for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.

DISCUSSION: The use of a drive-also drive knowledge, incidental to a principal use, provides access to a station, such as a

door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.

Conditional Use Regulations

A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station.

The drive-through shall be screened in accordance with LVMC 19.04.040. In the O (Office) and C-O (Designed Commercial) Districts, a drive-through shall be separated from any immediately-adjacent property by an intervening building and shall not have access to be at residential streets.

On-site Parking requirement: An additional parking required beyond that which is required for the principal use(s) on the site. Stacking areas provided for the drive through shall not count toward the required on-site parking.

OFFICE OTHER THAN LISTED

Description: A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which a

respectively listed in this file. This use includes a radio broadcasting facility and a recording studio.

ON-SITE PARKING REQUIREMENT: One space for each 300 square feet of gross floor area.

TABLE 1
continued

86,665 SF / 153 AC
2,380 0= 3,000=5,300 SF
TOTAL BLDG 40.5 AC
TOTAL LAND 153 AC

LAURE/BIODERMA PAINFUL 04,005 / 3,350 = 12.3 %

[illegible]

USDA LAND:	
LAND/BLDG:	34,050 SF / 0.18 AC
	14.5%

Q91 FOOTPRINT: 2,300 SF

SERVICE AREA: 011 SF
1.000.00

BOOK	1,000 SF
BOOKING CALLS & STOPS	0.41 5.0 - 16.85 - 1.7

FORMER CALCULATIONS:
 $0.41/0.0 = 0.02 = 11$
 $1.59/2.00 = 7.6 = 8$

PARKING REQUIRED: 25 PARKING SPACES / TOTAL PROVIDED: 25
IMMEDIATE TO 3,000,000 C.F.T. 1.1

Year	Value
2000	40,000
2001	40,000
2002	40,000
2003	40,000
2004	40,000
2005	40,000
2006	40,000
2007	40,000
2008	40,000
2009	40,000
2010	40,000
2011	40,000
2012	40,000
2013	40,000
2014	40,000
2015	40,000
2016	40,000
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2086	40,000
2087	40,000
2088	40,000
2089	40,000
2090	40,000
2091	40,000
2092	40,000
2093	40,000
2094	40,000
2095	40,000
2096	40,000
2097	40,000
2098	40,000
2099	40,000
2100	40,000

10,093 / 3,067 = 13.2% COVERAGE

OFFICE FOOTPRINT: 3,067 SF

PARKING CALCULATION:

$3,067/200 = 10.22 = 11$ SPACES

IMPASSE DE 1, ACCESSIBLE ET L

DISKING DATA	11 03/05 /TOTAL 0000000: 30 03/05
INFORMATION OF PRODUCTION OFFICE	

STALLS INCLUSIVE OF 1 ADA STALLS
3A STALLS

OVERALL TOTAL PROVIDED:

64 STALLS PROVIDED (+28)

0.0 FTIT SELL G

PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
 - LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
 - PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
 - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SLOPES, ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
 - DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "VALENTINE GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
 - DECOMPOSED GRANITE SHALL CONTAIN 75% 1/2" SCREENED AND 25% 3/8" MINUS. CONTRACTOR TO VERIFY VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
- WHOLESALE DEALER:
ROCK PROS USA
7334 S. ATWOOD SUITE 201
MESA, AZ 85212
TELEPHONE: (726) 272-4252
CONTACT: PETE BATTISTI
- GROUND COVER: CONTRACTOR TO SET 1/4" OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2" TO 4" IN DIAMETER.
- QUANTITIES:
2" BOULDER: 6
3" BOULDER: 11
4" BOULDER: 10
- CONTRACTOR TO INSTALL ROOT GUARD AT THE PERMETER EDGE OF PAVEMENT OF ALL PARKING ISLANDS AND ANY OTHER PLANTING AREAS NOTED ON THE PLANTING PLAN. CONTRACTOR TO INSTALL ROOT GUARD PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

MODEL: UB 24-2
MANUFACTURER: DEEP ROOT PARTNERS, L.P.
345 LORTON AVENUE
BURLINGAME, CA 94010
TELEPHONE: (800) 488-7668

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
	Phoenix dactylifera "Daglet Noor"	1.5' BTH	8
	Daglet Noor Date Palm		
	Basil lancia	24"box	39
	African Sunset		
	Viburnum chinensis	24"box	3
	Chase Tree		
	Acacia senaria	5 gal	34
	Century Plant		
	Lavandula x "Regal Splendor"	5 gal	108
	Regal Splendor Lavender		
	Bulbs for the winter party "El Toro"	5 gal	88
	Nerium oleander "Petal Pink"	5 gal	134
	Yucca x "Summit"	5 gal	21
	Yellow Bell		
	Acacia mediana "Desert Carpet"	5 gal	18
	Trailing Acacia		
	Lantana x "New Gold"	5 gal	198
	New Gold Lantana		

CAREY AVE.

MARTIN LUTHER KING BLVD.

MILLER AVE.



MLK AND CAREY AVE
COMMERCIAL DEVELOPMENT
NORTH LAS VEGAS, NV

Project Number:
20925.00
Date:
02/11/2025
Drawn By:
BF
Checked By:
JMS
Scale:
Revisions:
△
△
△

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Sheet Title:
PLANTING PLAN

Sheet Number:
L1.01

0 30 60 90 feet
SCALE: 1" = 30'

Call before you dig
811
1-702-402-2300
www.811nevada.com

J.W. & D. N. LANDSCAPE ARCHITECTS, INC.
1000 S. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89146
P: 702.253.1010
F: 702.253.1010

**SIGNAGE-AND ADA SIGNAGE
PROVIDED BY GC**

SN1 MENS TOILET

SN2 WOMENS TOILET

SN3 EMPLOYEES ONLY

[illegible]

Figure 1: Typical wall construction details for exterior walls. The figure shows four cross-sections labeled 1, 2, 3, and 4, illustrating different wall types and their components.

- Section 1:** 2" EXTERIOR INSULATION, 4" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD.
- Section 2:** 2" EXTERIOR INSULATION, 4" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD.
- Section 3:** 2" EXTERIOR INSULATION, 4" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD.
- Section 4:** 2" EXTERIOR INSULATION, 4" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD, 1/2" CONCRETE BLOCK, 1/2" GYPSUM BOARD.

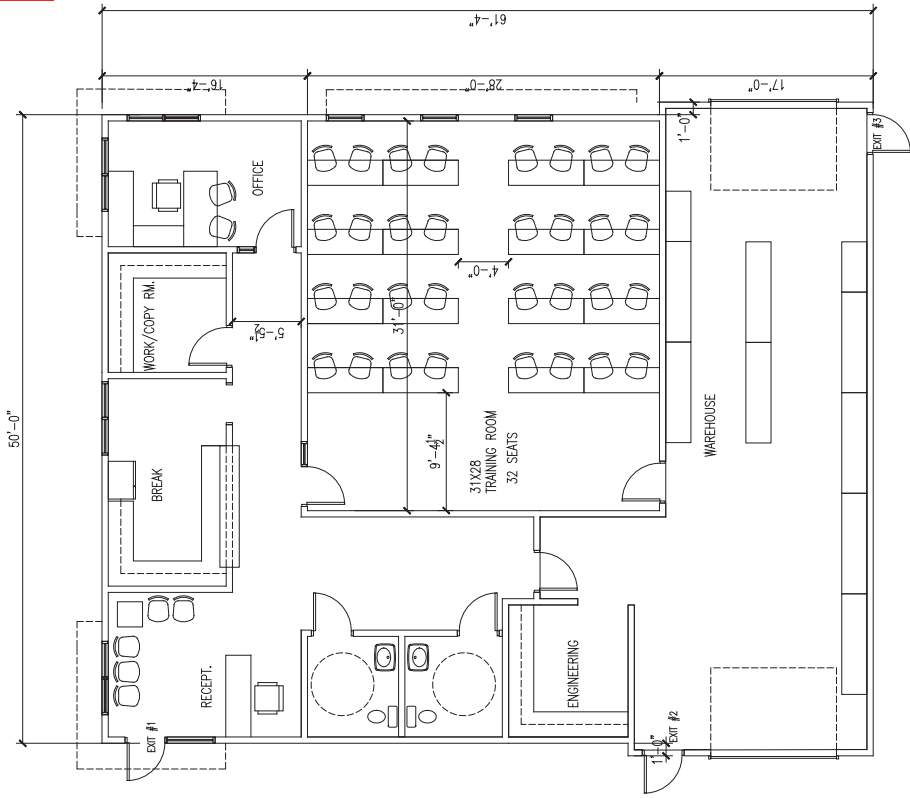
PROVIDED BY GC

SN1 MENS TOILET

SN2 WOMENS TOILET

SN3 EMPLOYEES ONLY

25-0046
02/11/2025



OCCUPANCY - BUSINESS CASE	
OFFICE: 100' x 100' = 10,000 SQ FT	11 PERSONS
WAREHOUSE: 100' x 100' = 10,000 SQ FT	11 PERSONS
TRAINING RM: 31' x 28' = 868 SQ FT	32 PERSONS
TOTAL OCCUPANCY: 48 PERSONS	





CLIENT NAME


Contact:
WEST OF CLUCK, LLC
ATTN: ROLANDO LEAL
214.943.9090
rleal@westofcluck.com



GOLDEN CHICK

PROJECT NAME: GOLDEN CHICK
SEC OF MARTIN LUTHER KING BLVD. & CAREY AVE.
LAS VEGAS, NV 89106
JURISDICTION: CITY OF LAS VEGAS

1994



[illegible]

2020.014	project number	FORZA DESIGN GROUP	drawn	Stephan Winfield, NCARB	project designer/ manager	Stephan Winfield, NCARB	principal in charge
February 11, 2025	date						

Sheet Name:	COLOR BOARD	Sheet Number:
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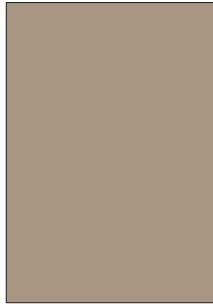
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www.elsevier.com/locate/jmb



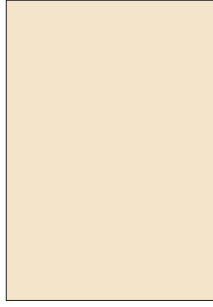
ID: M-4
DESCRIPTION: BRICK
MANUFACTURER: ACME BRICK
FINISH/STYLE: HERITAGE
COLOR: BURGUNDY



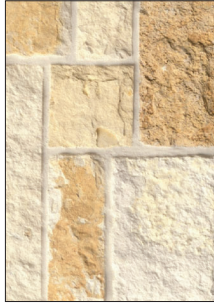
ID: M-8
DESCRIPTION: EIFS - PAINTED
MANUFACTURER: SHERWIN WILLIAMS
FINISH/STYLE: FLAT
COLOR: "SANDERLING" SW 7513



ID: M-3
DESCRIPTION: CAST STONE
MANUFACTURER: ACME BRICK
FINISH/STYLE:
COLOR: WHITE



ID: M-7
DESCRIPTION: EFS - PAINTED
MANUFACTURER: SHERWIN WILLIAMS
FINISH/STYLE: FLAT
CON. OR. #: 71/ANILLI INP 5M 6374



ID: M-2
DESCRIPTION: STONE
MANUFACTURER: ACME BRICK
FINISH/STYLE: LIMESTONE/SANDSTONE - A SHLAR PATTERN
COLOR: GROUT: AVANNAH IVORY



ID: M-6
DESCRIPTION: METAL TRIMELEMENTS
MANUFACTURER: SHERWIN WILLIAMS
FINISH/STYLE: ADVANCED AIRCRAFT
COLOR: W59706 ACRY-GLO



ID: M-1
DESCRIPTION: 12" x 12" GRANITE WALL TILE
MANUFACTURER: ACME BRICK
FINISH/STYLE: IN702P
COLOR: PREMIUM BLACK

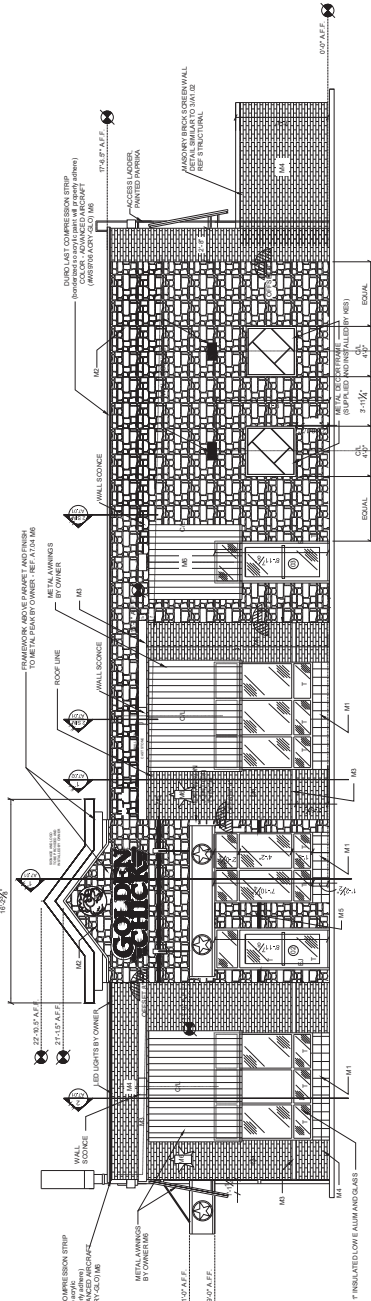


ID: M-5
DESCRIPTION: BRICK
MANUFACTURER: ACME BRICK
FINISH/STYLE: VELOUR
COLOR: WESTCHESTER

EXTERIOR ELEVATION NOTES

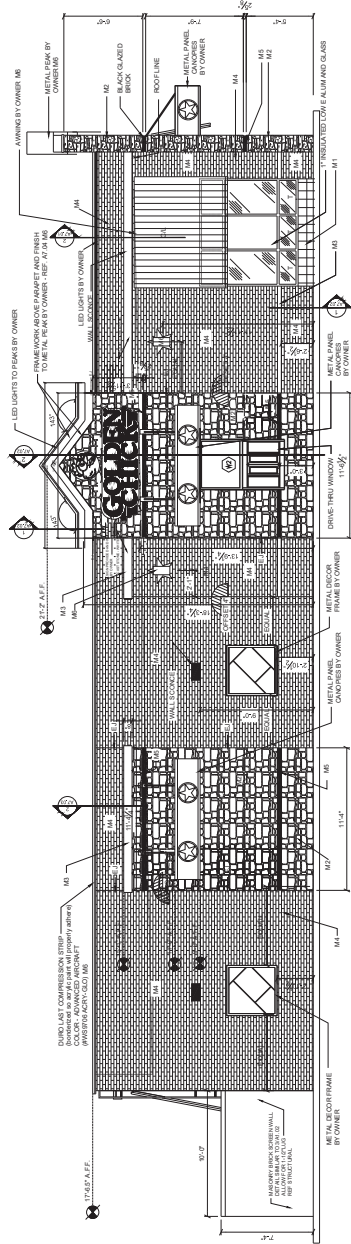
1. LEAVE SHOWN FOR THE DESIGNER. MAKE NOTED CHANGES.
2. MAKE ALL CHANGES TO THE DESIGNER'S DRAWING. MAKE NOTED CHANGES TO THE DESIGNER'S DRAWING. MAKE NOTED CHANGES TO THE DESIGNER'S DRAWING.
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25-0046
02/11/2025



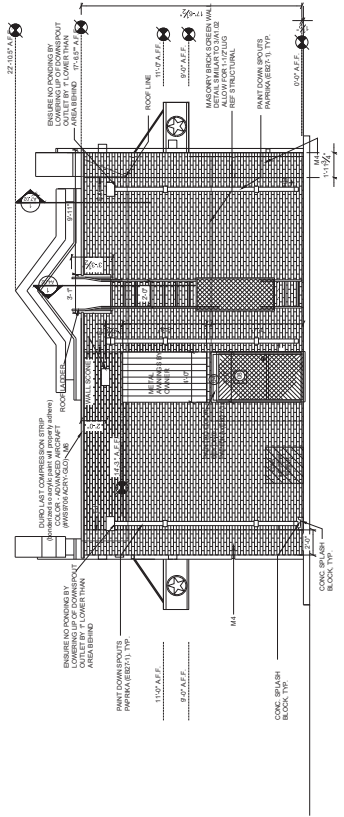
2 Exterior Elevation

1/4" = 1'-0"



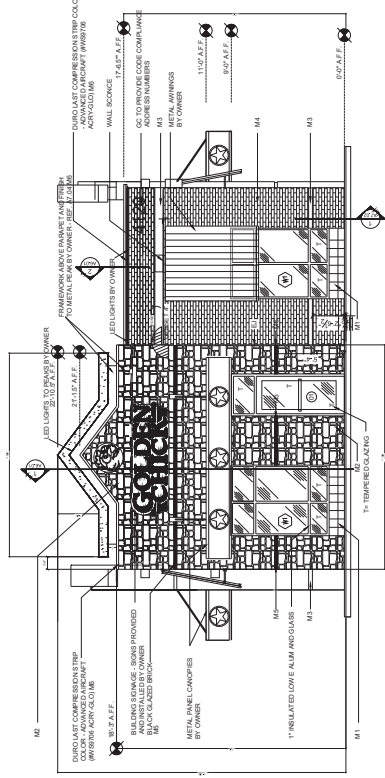
3 Exterior Elevation

1/4" = 1'-0"



4 Exterior Elevation

1/4" = 1'-0"



1 Exterior Elevation

1/4" = 1'-0"

FORZA DESIGN GROUP

CLIENT

STAMP

PROJECT TITLE

REVISIONS

PROJECT INFO

EXTERIOR ELEVATIONS

A5.01



CLIENT
Contact:
JESSIE GUYTON, LLC
ATTN: ROLAND LEAL
214-843-3900
roland@jessie.com



PROJECT TITLE
PROJECT NAME: GOLDEN CHICK
SHELDON BLVD & LUTHER KING
ARCHITECT: CITY OF LAS VEGAS
LAS VEGAS, NV 89106
APR#:
SHELDON BLVD & LUTHER KING

REVISIONS

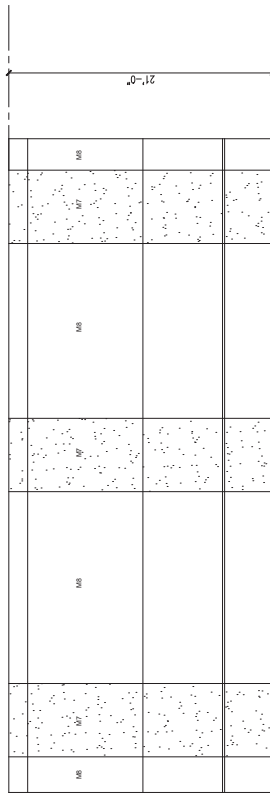
#	DATE	DESCRIPTION
1	02/11/2025	ISSUED FOR PERMIT

PROJECT INFO
2020 214
Project Number
February 11, 2025
DATE
FORZA DESIGN GROUP
OWNER
SHELDON BLVD & LUTHER KING
PROJECT MANAGER: ROLAND LEAL
DESIGNER: JESSIE GUYTON, LLC
DRAWN BY: JESSIE GUYTON, LLC
CHECKED BY: JESSIE GUYTON, LLC
APPROVED BY: JESSIE GUYTON, LLC

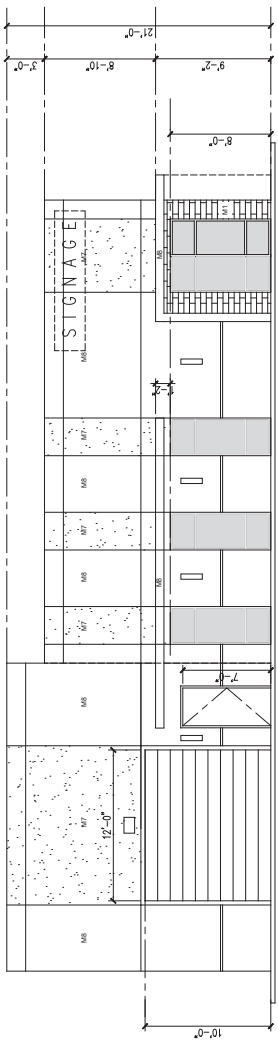
SHEET INFO
SHEET NAME
OFFICE ELEVATIONS
SHEET NUMBER:
A5.02

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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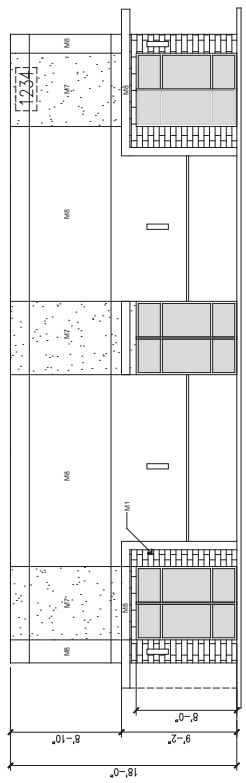
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02/11/2025



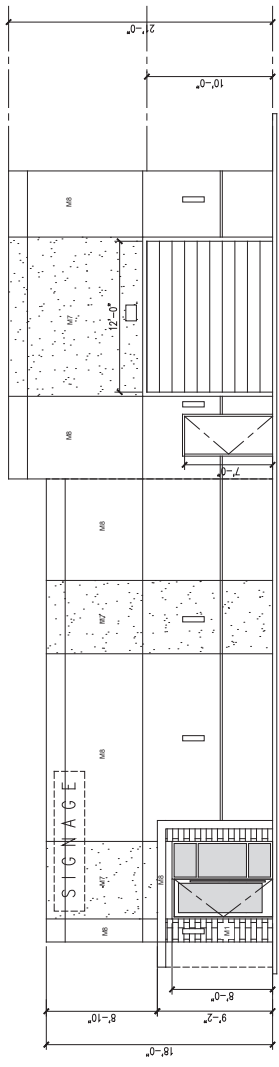
1 South Elevation
1/8"=1'-0"



2 East Elevation
1/8"=1'-0"



3 North Elevation
1/8"=1'-0"



4 West Elevation
1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

NO.	FINISH	DETAIL	REMARKS
1	CONCRETE	CONCRETE	CONCRETE
2	PAINT	PAINT	PAINT
3	GLASS	GLASS	GLASS
4	BRICK	BRICK	BRICK
5	STONE	STONE	STONE
6	WOOD	WOOD	WOOD
7	ROOFING	ROOFING	ROOFING
8	LANDSCAPE	LANDSCAPE	LANDSCAPE
9	LIGHTING	LIGHTING	LIGHTING
10	SEWER	SEWER	SEWER
11	WATER	WATER	WATER
12	PLUMBING	PLUMBING	PLUMBING
13	ELECTRICAL	ELECTRICAL	ELECTRICAL
14	MECHANICAL	MECHANICAL	MECHANICAL
15	HEATING	HEATING	HEATING
16	Cooling	Cooling	Cooling
17	INSULATION	INSULATION	INSULATION
18	FOUNDATION	FOUNDATION	FOUNDATION
19	RETAINING WALL	RETAINING WALL	RETAINING WALL
20	CONCRETE	CONCRETE	CONCRETE
21	PAINT	PAINT	PAINT
22	GLASS	GLASS	GLASS
23	BRICK	BRICK	BRICK
24	STONE	STONE	STONE
25	WOOD	WOOD	WOOD
26	ROOFING	ROOFING	ROOFING
27	LANDSCAPE	LANDSCAPE	LANDSCAPE
28	LIGHTING	LIGHTING	LIGHTING
29	SEWER	SEWER	SEWER
30	WATER	WATER	WATER
31	PLUMBING	PLUMBING	PLUMBING
32	ELECTRICAL	ELECTRICAL	ELECTRICAL
33	MECHANICAL	MECHANICAL	MECHANICAL
34	HEATING	HEATING	HEATING
35	Cooling	Cooling	Cooling
36	INSULATION	INSULATION	INSULATION
37	FOUNDATION	FOUNDATION	FOUNDATION
38	RETAINING WALL	RETAINING WALL	RETAINING WALL
39	CONCRETE	CONCRETE	CONCRETE
40	PAINT	PAINT	PAINT
41	GLASS	GLASS	GLASS
42	BRICK	BRICK	BRICK
43	STONE	STONE	STONE
44	WOOD	WOOD	WOOD
45	ROOFING	ROOFING	ROOFING
46	LANDSCAPE	LANDSCAPE	LANDSCAPE
47	LIGHTING	LIGHTING	LIGHTING
48	SEWER	SEWER	SEWER
49	WATER	WATER	WATER
50	PLUMBING	PLUMBING	PLUMBING
51	ELECTRICAL	ELECTRICAL	ELECTRICAL
52	MECHANICAL	MECHANICAL	MECHANICAL
53	HEATING	HEATING	HEATING
54	Cooling	Cooling	Cooling
55	INSULATION	INSULATION	INSULATION
56	FOUNDATION	FOUNDATION	FOUNDATION
57	RETAINING WALL	RETAINING WALL	RETAINING WALL
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59	PAINT	PAINT	PAINT
60	GLASS	GLASS	GLASS
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63	WOOD	WOOD	WOOD
64	ROOFING	ROOFING	ROOFING
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66	LIGHTING	LIGHTING	LIGHTING
67	SEWER	SEWER	SEWER
68	WATER	WATER	WATER
69	PLUMBING	PLUMBING	PLUMBING
70	ELECTRICAL	ELECTRICAL	ELECTRICAL
71	MECHANICAL	MECHANICAL	MECHANICAL
72	HEATING	HEATING	HEATING
73	Cooling	Cooling	Cooling
74	INSULATION	INSULATION	INSULATION
75	FOUNDATION	FOUNDATION	FOUNDATION
76	RETAINING WALL	RETAINING WALL	RETAINING WALL
77	CONCRETE	CONCRETE	CONCRETE
78	PAINT	PAINT	PAINT
79	GLASS	GLASS	GLASS
80	BRICK	BRICK	BRICK
81	STONE	STONE	STONE
82	WOOD	WOOD	WOOD
83	ROOFING	ROOFING	ROOFING
84	LANDSCAPE	LANDSCAPE	LANDSCAPE
85	LIGHTING	LIGHTING	LIGHTING
86	SEWER	SEWER	SEWER
87	WATER	WATER	WATER
88	PLUMBING	PLUMBING	PLUMBING
89	ELECTRICAL	ELECTRICAL	ELECTRICAL
90	MECHANICAL	MECHANICAL	MECHANICAL
91	HEATING	HEATING	HEATING
92	Cooling	Cooling	Cooling
93	INSULATION	INSULATION	INSULATION
94	FOUNDATION	FOUNDATION	FOUNDATION
95	RETAINING WALL	RETAINING WALL	RETAINING WALL
96	CONCRETE	CONCRETE	CONCRETE
97	PAINT	PAINT	PAINT
98	GLASS	GLASS	GLASS
99	BRICK	BRICK	BRICK
100	STONE	STONE	STONE

NOTES
1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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