

MASTERPLAN PARKING DATA

APN NO: 153-06-816-015

PROPERTY SIZE: 1.06 ACRES (46,174 SQUARE FEET)

EXISTING FLOOR AREA: 6,848 SF + 1,108 (PATIO) = 7,956 SF
F.A.R. (FLOOR AREA RATIO): 7,956 SF / 46,174 SF = 0.17%

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELT) = 2,036 SF (PATIO) = 2,329 SF
COMBINED TOTAL F.A.R.: 7,956 + 2,329 / 46,174 SF = 0.21%

DENSITY: N/A

PARKING ANALYSIS: TITLE 19 ZONING CODE, SECTION 19.04:
One space for each 50 S.F. of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 S.F. of the total remaining gross floor area, with a minimum of 10 spaces required.

REQUIRED PARKING (ALL SPACES ARE 9'-0" X 19'-0"):

NEW REST DINING: 608 SF / 50 = 12 SPACES
NEW EAST DELT: 1,428 SF / 200 = 7 SPACES
NEW PATIO: 293 SF / 50 = 6 SPACES

TOTAL PARKING REQUIRED FOR NEW ADDITION: 25 SPACES

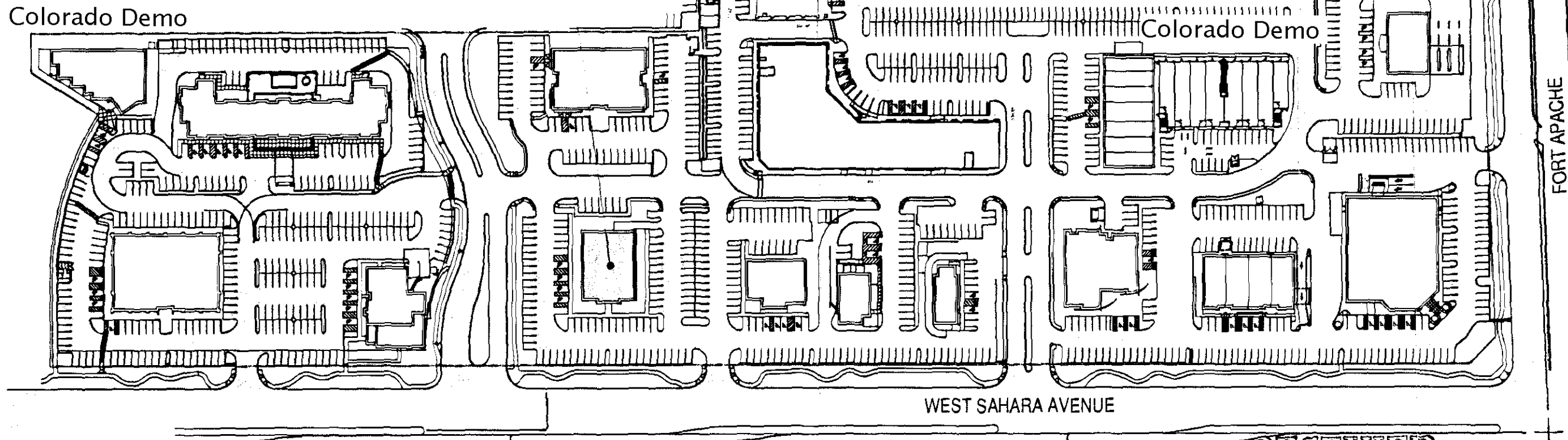
EXISTING 2006 VARIANCE: 2,404 SPACES
EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 25 SPACES

REQUIRED NEW VARIANCE: 2,465 SPACES

PROJECT SITE

VILLAGE SQUARE SITE PLAN
SCALE: 1"=150'-0"



DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
Principal Architect
Colorado Demo

architecture | interiors | planning
CONNECT | CREATE | CULTIVATE
3225 Via Seranova | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

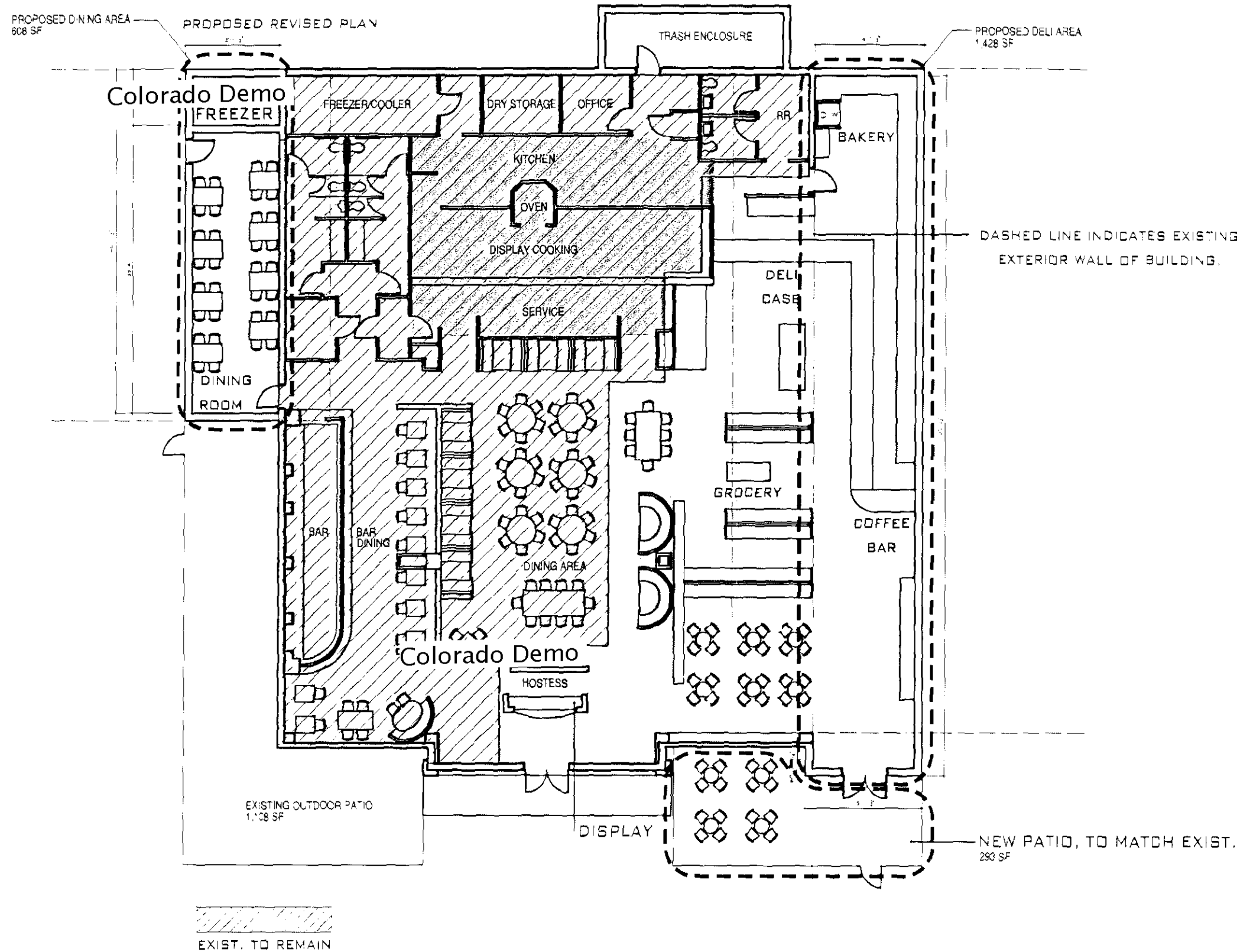
RECEIVED
JAN 28 2010

VILLAGE SQUARE
OVERALL SITE PLAN

DRAWN BY	DRE	SCALE	1"=150'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		A1.01
PROJECT NO.	09-001-00		NO.

SIENNA DELT
9500 West Sahara Avenue
Colorado Demo Las Vegas, Nevada 89117

Colorado Demo



FLOOR PLAN
SCALE: 1/16"=1'-0"

FLOOR PLAN DATA

Colorado Demo CLASSIFICATION PER 2006 IBC SECTION 302
GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR
DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:
BANQUET HALLS
NIGHT CLUBS
RESTAURANTS
TAVERNS AND BARS

TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED = 6,648 +
1,108 (EXISTING PATIO) + 608 (NEW DINING) + 1,428 (NEW DELI) + 293
(NEW PATIO) = 10,085 SF

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT
(2006 IBC - TABLE 1004.1.1)

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
4261 GSF/100 = 43 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated)
2189 NSF/15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)
1071 GSF/200 = 6 OCCUPANTS

FIXED BOOTH (PER SECTION 1004.7 - 1 Occupant per 24")
1032" TOTAL SEAT LENGTH/24" = 43 OCCUPANTS

TOTAL OCCUPANTS: 238

MAXIMUM DINING CAPACITY: 189 OCCUPANTS

ACTUAL DINING: 183 OCCUPANTS

LEGEND

- BUSINESS AREAS
- ASSEMBLY AREAS (WITHOUT FIXED SEATS)
- COMMERCIAL KITCHEN
- FIXED BOOTH

RECEIVED
JAN 28 2010

VAR-37295
02/25/10 PC

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
Principal Architect

architecture | interiors | planning

CONNECT | CREATE | CULTIVATE

3225 Via Seranova | Henderson, Nevada 89044

702.522.9292 O | 702.332.7277 F

Colorado Demo

FLOOR PLAN

DRAWN BY	3FN	SCALE	1/16" = 1'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
PROJECT NO.	99-001-00		

SIENNA DELI
9500 W. Sahara Avenue
Las Vegas, Nevada 89117

A3.01

NO

Colorado Demo

Colorado Demo

Colorado Demo



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

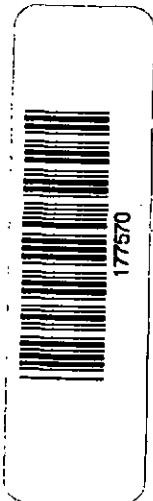
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



April 9, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: VAR-37295 - VARIANCE
CITY COUNCIL MEETING OF APRIL 7, 2010
RELATED TO SUP-36961 AND SDR-36962

Dear Mr. Keroles:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024; through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (SUP-36961) and Site Development Plan Review (SDR-36962), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 26, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: VAR-37295 - VARIANCE

Dear Mr. Keroles:

Your request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on February 25, 2010.

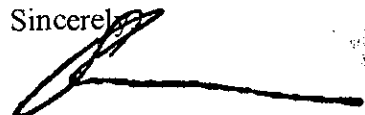
The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (SUP-36961) and Site Development Plan Review (SDR-36962), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on April 7, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 12, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: VAR-37295 - VARIANCE

Dear Mr. Keroles:

Please be advised the City Planning Commission at its regular meeting on **February 25, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, February 19, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC -
Request for a Variance to ALLOW 2,307 PARKING SPACES WHERE 2,467 SPACES ARE REQUIRED on 36.8 acres generally located at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

PLANNING COMMISSION: FEBRUARY 25, 2010
CITY COUNCIL: APRIL 7, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: FEBRUARY 5, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW: LUMPID INTERGOVERNMENTAL SERVICES

No SIGNIFICANT LAW ENFORCEMENT ISSUES AT THIS TIME.



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 1, 2010
Re: **VAR-37295** Winner Properties, LLC NWC Fort Apache Rd. & Sahara Ave.
Request for a Parking Variance

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 2,307 parking spaces where 2,467 spaces are the minimum allowed for an existing shopping center located at the northwest corner of Fort Apache Road and Sahara Avenue.



44



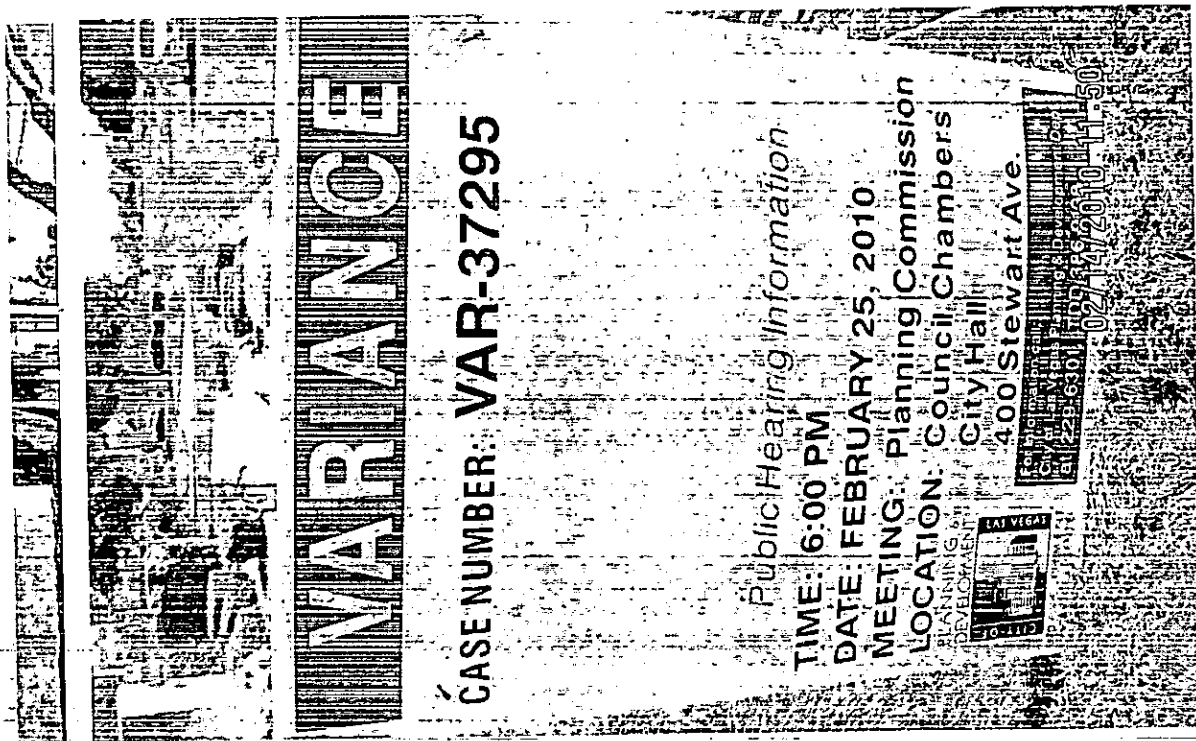
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-37295

MEETING DATE: 02/25/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

2-14-10
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 25, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-37295

Canyon Gate Master Association

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

Regency at the Lakes Community HOA

The Lakes Association HOA

The Section Seven Community Association

West Sahara Community Association

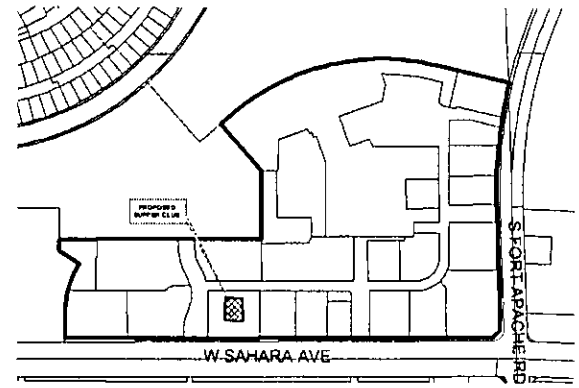
Application Information

VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-36961 - SPECIAL USE PERMIT RELATED TO VAR-37295 - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO ADD 2,820 SQUARE FEET OF BUILDING AREA AND OUTSIDE SEATING AREA TO AN EXISTING 7,265 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 25, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

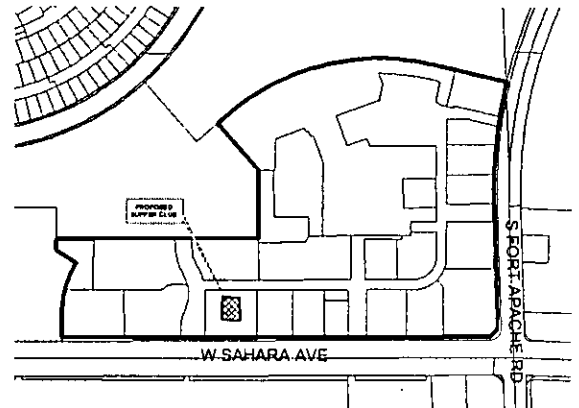
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Application Location



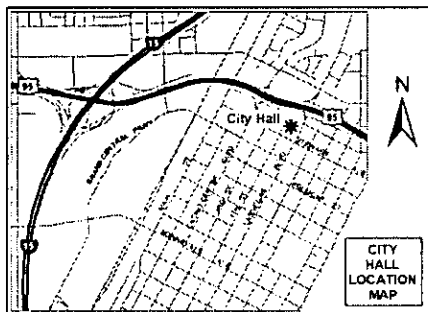
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 25, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

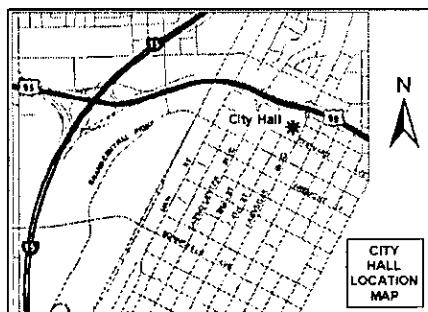
Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-37295, SUP-36961 &
SDR-36962 – 02/25/10 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE
ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
01/29/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC -
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PLANNING COMMISSION: FEBRUARY 25, 2010
CITY COUNCIL: APRIL 7, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: FEBRUARY 5, 2010

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Report Date 06/30/2011 08:38 AM

Submitted By

Page 1

A/P # 37295 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/28/2010 16:08	984387	Temp COO		
Approved			COO Issued		
Final			Expires	04/07/2012	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Parent A/P #

Project #	37295	Project/Phase Name	PARKING VARIANCE	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16306816015

Location

Owner/Tenant

Contact ID	AC1548109	Name	BERTOLINI'S AT VILLAGE SQUARE	
Mailing Address	325 N LASALLE #500	Organization		
City	CHICAGO	State/Province	IL	
ZIP/PC	60654-5183	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9500 W SAHARA AVE
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306816002

Report Date 06/30/2011 08:38 AM

Submitted By

Page 2

A/P Linked Parcels

16306816003
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16306816038

Applicants/Contacts

<u>Primary</u>	N	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1548109 ☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>				
<u>Name</u>	BERTOLINI'S AT VILLAGE SQUARE					
<u>Day Phone</u>		<u>Eve Phone</u>		<u>Organization</u>		
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>		
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>		
<u>E-Mail</u>						
<u>Address</u>	325 N LASALLE #500 CHICAGO, IL 60654-5183					
<u>Seasonal Addr</u>						
<u>Valid From</u>		<u>To</u>				
<u>Comments</u>	No Comments					
<u>CONTACT ADDITIONAL</u>						

WORKCARD: Work Card # 0
Expiration Date

[illegible]

Report Date 06/30/2011 08:38 AM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
376080 We support present City Code parking requirements, therefore we cannot support the variance request to allow 2,307 parking spaces where 2,467 spaces are the minimum allowed for an existing shopping center located at the northwest corner of Fort Apache Road and Sahara Avenue.	DEVCO	1	Incomplete	☐	01/29/2010 12:19	02/01/2010 10:32	02/01/2010 10:32	880185
376081	NEIGH P&S	1	Approved	☐	01/29/2010 12:19	05/17/2010 10:30	05/17/2010 10:30	982362
376082	B&S PLAN	1	Incomplete	☐	01/29/2010 12:19			
376083 No comment	LAND DEV	1	Approved	☐	01/29/2010 12:19	02/01/2010 07:29	02/01/2010 08:29	980255
376084 No comments	FLOOD	1	Approved	☐	01/29/2010 12:19	02/01/2010 15:04	02/01/2010 15:04	984317
376085 No comments	SEWER	1	Approved	☐	01/29/2010 12:19	02/02/2010 14:43	02/02/2010 14:44	980139
376086	TRAFFIC	1	Approved	☐	01/29/2010 12:19	02/01/2010 15:22	02/01/2010 15:23	984767
376087	SURVEY	1	Approved	☐	01/29/2010 12:19	02/04/2010 08:09	02/04/2010 08:09	980146
376088 No comment.	TEFO	1	Approved	☐	01/29/2010 12:19	02/02/2010 11:15	02/02/2010 11:15	984744
376089	SID	1	Incomplete	☒	01/29/2010 12:19			
376090 2/2/10VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Variance to ALLOW 2,307 PARKING SPACES WHERE 2,467 SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038)ref: sdr 36962, sup 36961 r/w o.k. (see sdr 36962) fmi: bart said due to age of project mapping, cross access is o.k. mw r/w	ROW	1	Cond Apprv	☐	01/29/2010 12:19	02/02/2010 08:11	02/02/2010 08:11	984056
376091 fire sprinkler sytem is required	FIRE ENG	1	Cond Apprv	☐	01/29/2010 12:19	02/02/2010 08:35	02/02/2010 08:35	940292

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

Supervisor Required

Comments

Z-LEGAL SATSFD 984640 06/18/2010 11:42 984387 01/28/2010 16:08 984640
N
RECORDED 05/06/10. FEE \$362. DOC 20100506-0004033 THRU 0004039, 0004046, 0004047, 0004049, 0004050, AND 0004054 THRU 0004067.

RECORDED 05/06/10. FEE INCLUDED WITH SUP-36961 & SDR-36962). DOC 20100506-0004051.

Report Date 06/30/2011 08:38 AM

Submitted By

Page 5

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review? N

If yes, when does it need to be reviewed?

Staff Recommendation DENIAL

Entitlement Exercised? Y

Meeting Information

<u>Meeting Information</u>		<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Meeting Date</u>	<u>Comments</u>	<u>Add Date</u>	<u>Modified By</u>	<u>Modified Date</u>		
04/07/2010		CC	APPROVED			
				0	0	0
CBURNEY		04/08/2010				
04/07/2010		CC	SCHEDULED			
				0	0	0
CBURNEY		02/26/2010				
02/25/2010		PC	RECOM APPROVAL			
AMENDED CONDITIONS						
				0	0	0
CBURNEY		02/26/2010				
02/25/2010		PC	SCHEDULED			
				0	0	0
MREX		01/28/2010				

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
----------------------	--------------	-----------------	---------------	--------------

No children exist for this project

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
984056	WULFF	MARY	A	ext 2139
984224	KAPOVICH	GREGORY	D	x6137
880185	BAILEY	ROGER	W	x2196

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>	<u>Comments</u>				

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		01/28/2010 16:11	01/28/2010 16:11	0.00
	Inputted as instructed				

Report Date 06/30/2011 08:38 AM

Submitted By

Page 6

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	01/28/2010 16:11		0.00
Winner Properties ck 1698 / 234-6622 / andrew					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Winner Properties, LLC.
 Project Address (Location) 9500 West Sahara Ave.
 Project Name Siena Italian Expansion Proposed Use Deli/ Market Addition
 Assessor's Parcel #(s) 163-06-816-015 Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER Winner Properties, LLC Contact Joy Bustamante
 Address 9601 Orient Express Ct Phone: (213) 760-9377 Fax:
 City Las Vegas State NV Zip 89145
 E-mail Address

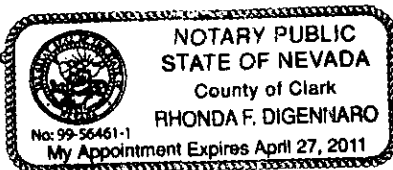
APPLICANT Same Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

REPRESENTATIVE Dwayne R. Eshenbaugh Contact
 Address 3225 Via Seranova Phone: (702) 522-9292 Fax:
 City Henderson State NV Zip 89044
 E-mail Address dwayne@dresearchitecture.com

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 Antonio Accornero

Subscribed and sworn before me
 This 26th day of January, 2010
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-37295</u>
Meeting Date:	<u>2/25/06</u>
Total Fee:	<u>830⁰⁰</u>
Date Received:*	<u>1/28/09</u>
Received By:	<u>MREX</u>

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

PARKING VARIANCE

WINNER

PROPERTIES, L.L.C.

9601 Orient Express Ct.
Las Vegas, NV 89145
TEL: (702) 234-6622
FAX: (702) 657-1921

September 1, 2009

To Whom It May Concern:

Siena Deli was established in Las Vegas thirty years ago as a family-owned/ operated Italian deli, restaurant, and specialty market. In 2008, Winner Properties, L.L.C. purchased Siena Deli. As the town grew majority of the customer base has migrated to the west side of town, so on December 7, 2009 we are acquiring the building at 9500 West Sahara Ave. (formerly Bertolini's at Village Square) in order to keep our business easily accessible to our customers.

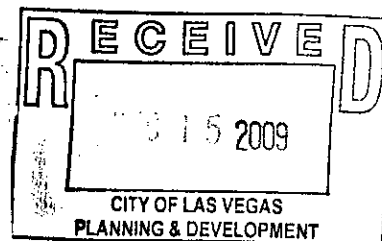
The existing use of the 9500 West Sahara Ave. facility is a fully functional restaurant/ supper club which is currently operational. We wish to make the following changes:

- 1) West side of building: remove existing grass and plants and expand the west wall of the building approximately 15' X 95' to add the Italian-style deli and small specialty market modeled after the current location at 2250 E. Tropicana, #20.
- 2) East side of building: remove existing grass and plants and expand east rear corner of the building approximately 13' X 43' to create a private dining room for meetings.

The building design is to match the existing Italian-themed elevations as shown in our submittal package. The landscape around the lot's perimeter shall be preserved so that visual impact of the change is minimized to passers-by. We expect seating occupancy to exceed the current 258 occupancy by approximately 35 seats or less because the existing private room and part of the dining room shall be lost to the market area.

We believe that these uses complement the adjacent land uses of the shopping center as well as the commercial and residential surroundings by better accommodating both the nearby commercial business-lunch needs at the deli as well as the current loyal customer base desiring authentic Italian food products which to our knowledge are not available in the Peccole Ranch area/ township.

VAR-37295
02/25/10 PC



Parking in the Village Square Shopping Center is governed by a reciprocal parking easement for use with over 2000 spaces available in the Shopping Center. See attached parking easement documents.

The current staff at 9500 West Sahara Ave. (over 20 staff) is trained and capable of handling the additional work provided by the expansion as many of them work shifts at the old location as well. The hours of operation shall not change from the existing (8AM – 10PM). Additionally, the landlord at the existing location is unresponsive and creates a hardship for operations where the majority of businesses have left. Our lease in the old location is up Summer 2010 and we need to make our final move before the clock runs.

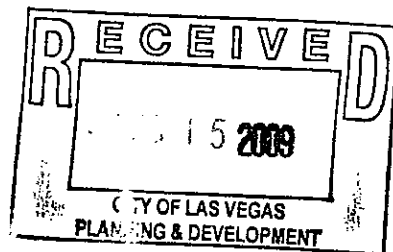
The County recorder's office will likely not update their files on the ownership of the building at 9500 West Sahara Ave. until such reasonable time has passed for their records to update. We will present the grant deed to the you as soon as reasonably possible.

Thank you in advance for your consideration.



Andrew Keroles
Director of Land Development
Winner Properties, L.L.C.
(702) 234-6622

VAR-37295
02/25/10 PC





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR - 37295 APN: 163-06-816-015

Name of Property Owner: Winner Properties, LLC

Name of Applicant: Same

Name of Representative: Dwayne R. Eshenbaugh

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): _____

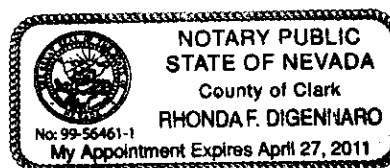
APN: _____

Signature of Property Owner: _____

Print Name: Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 2010
Rhonda F. DiGenaro
Notary Public in and for said County and State





11/11

A.P.N.: 163-06-816-015
File No: NCS-409151-HHLV (mf)
R.P.T.T.: \$8670.00

Inst #: 200912070003233
Fees: \$16.00 N/C Fee: \$25.00
RPTT: \$8670.00 Ex: #
12/07/2009 02:26:41 PM
Receipt #: 152608
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: MSH Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Winner Properties, LLC
9601 Orient Express
Las Vegas NV 89145

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bertolini's at Village Square, Inc., a Delaware corporation

do(es) hereby GRANT, BARGAIN and SELL to

Winner Properties, LLC, a Colorado limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL 1:

BEING A PORTION OF LOT 1-1 OF THAT "AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 82 OF PLATS, PAGE 86, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 AND A PORTION OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 90 OF SURVEYS, AT PAGE 20, SAME BEING ON THE SOUTH LINE OF SAID LOT 1-1; THENCE SOUTH 89°47'47" WEST ALONG SAID SOUTH LINE, 289.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'47" WEST ALONG SAID SOUTH LINE, 226.27 FEET; THENCE NORTH 00°12'13" WEST DEPARTING SAID SOUTH LINE, 205.00 FEET; THENCE NORTH 89°47'47" EAST, 226.27 FEET; THENCE SOUTH 00°12'13" EAST, 205.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN OF LOT A OF RECORD OF SURVEY ON FILE IN FILE 93 OF SURVEYS AT PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 04, 1998 IN BOOK 980804 AS INSTRUMENT NO. 00367, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

VAR-37295
02/25/10 PC

NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER COMMON AREA LOT EIGHTEEN-ONE-ONEA (18-1-1A) OF AMENDED MAP OF PECCOLE RANCH AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53 OF PLATS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/04/2009

Bertolini's at Village Square, Inc., a Delaware corporation



By: Ronald M. DiNella, Senior Vice-President & CFO

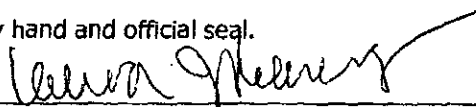
ASSESSOR'S COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

On December 1, 2009 before me, LAURA J. RICHARDS
Notary Public, personally appeared Howard H. Dineen, known to me (or proved to
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

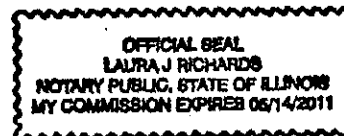
WITNESS my hand and official seal.

Signature



My Commission Expires:

5/14/2011



This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 04, 2009 under Escrow No. **NCS-409151-HHLV**.

Laura J. Richards
Expires May 14, 2011

NOTARY'S COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 163-06-816-015

b)

c)

d)

2. Type of Property

a) ☐ Vacant Land b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse d) ☐ 2-4 Plex

e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l

g) ☐ Agricultural h) ☐ Mobile Home

i) ☐ Other

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$ 1,700,000.⁰⁰

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$ 1,700,000.⁰⁰

d) Real Property Transfer Tax Due

\$ 8.670.⁰⁰

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Bertolini's at Village Square, Inc.

Address: 325 N. LaSalle Street Suite 500

City: Chicago

State: IL

Zip: 60654

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Winner Properties, LLC

Address: 9601 Orient Express

City: Las Vegas

State: NV

Zip: 89145

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-409151-HHLV mf/mf

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

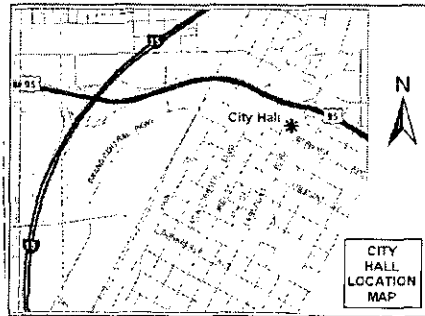
State: NV

Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

PRESORTED
FIRST CLASS



UNITED STATES
POSTAL SERVICE

02 1M
0004279218
MAILED FROM ZIP CODE 89101

\$00.414

FEB 12 2010

Case: VAR-37295-LABELS
16305314006
CALIBOSO MARIA LUISA M.
4700 GLENWILLOW DR
LAS VEGAS NV 89117-5300

NOT
ENOUGH
INFO.
TO WHAT
IT IS REZONED
FOR.

RECEIVED
FEB 24 PM 4:34
PLANNING AND
DEVELOPMENT

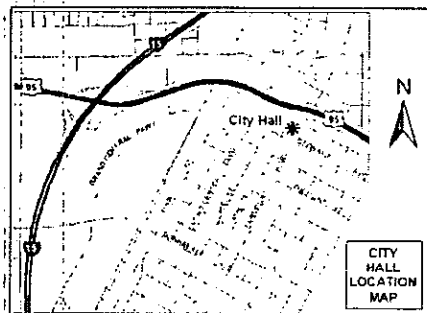
LAUS11 20117



Submitted after final agenda
Date
Item

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

**Return Service Requested
 Official Notice of Public Hearing**



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☐

I SUPPORT
 this Request

☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

PRESORTED
 FIRST CLASS



UNITED STATES
 32 1M
 0004279218
 FEB 12 2010
 MAILED FROM ZIP CODE 89101

Case: VAR-37295-LABELS
 16306711012
 AYOTTE, ALLYN A & FAM, REV LIV TR
 18582 VALLEY DR
 VILLA PARK CA 92861-2814

RECEIVED
 10 FEB 24 PM 4:34

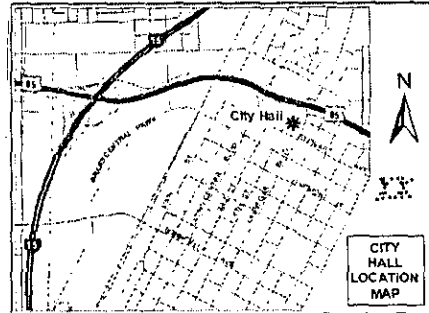
LAUDS11 92561



Submitted after final agenda
 Date Item

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



XX LAS VEGAS NV 890 02-12-10

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



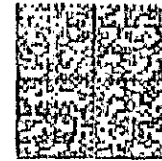
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

PRESORTED
FIRST CLASS



UNITED STATES
02 114
00342792 8
\$00.41
FEB 12 2010
MAILED FROM ZIP CODE 89101

Case: VAR-37295-LABELS
HAVASI TIMOTHY & KATHERYN M
2240 BELMONT
CASPER WY 82604-4672

10 FEB 24 PM 4:33

RECEIVED

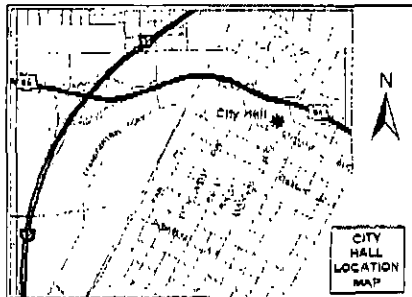
LAUDE11 82604



Submitted after final agenda
Date Item

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

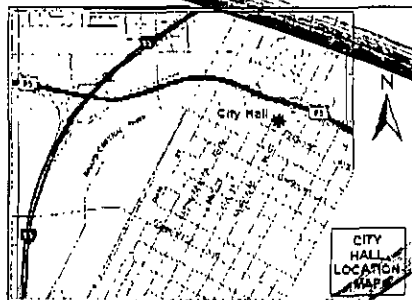
16305415171 Case VAR-37295-LABELS
 THOMPSON JANA P
 328 S BUFFALO DR #102
 LAS VEGAS NV 89145-4990

LA00511 00142



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-36962

Planning Commission Meeting of 2/25/2010

PRESORTED
 FIRST CLASS

RECEIVED
 FEB 24 2010

16305415171 Case: SDR-36962-LABELS
 THOMPSON JANA P
 328 S BUFFALO DR #102
 LAS VEGAS NV 89145-4990

Submitted after final agenda

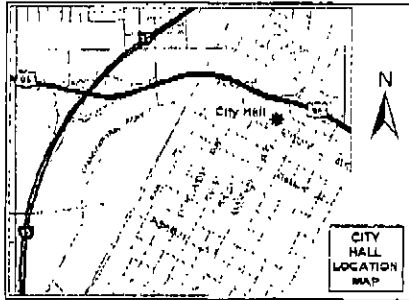
Date Item

LA00511 00142



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

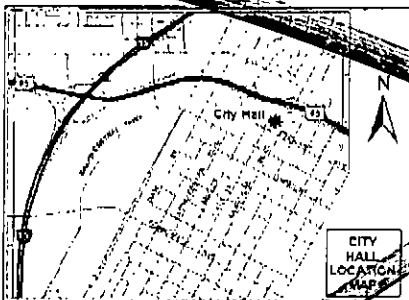
Case VAR-37295-LABELS
 16305415171
 THOMPSON JANA P
 325 S BUFFALO DR #102
 LAS VEGAS NV 89145-4990

LA VEGAS 11 25 14 25



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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SDR-36962

Planning Commission Meeting of 2/25/2010

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Case: SDR-36962-LABELS
 16305415171
 THOMPSON JANA P
 325 S BUFFALO DR #102
 LAS VEGAS NV 89145-4990

Submitted after final agenda

Date

Item

LA VEGAS 11 25 14 25



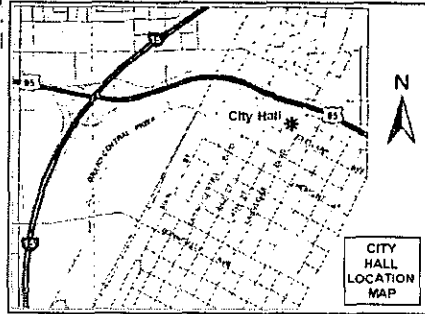
2. Submittal of the following information:

Hand

25

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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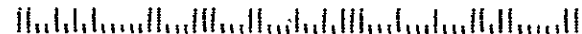
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

LAUDE11 A9117



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\$ 00.44
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PLANNING AND
DEVELOPMENT

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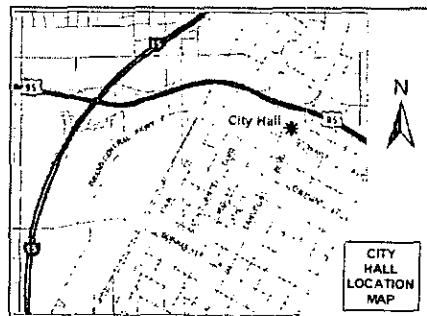
16306713051
BROWNE-AINGE BRICKEN
1816 SCENIC SUNRISE DR
LAS VEGAS NV 89117-7207

Case VAR-37295-LABELS

Submitted after final agenda
Date
Item 11P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☒ I SUPPORT
this Request



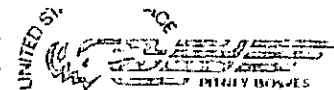
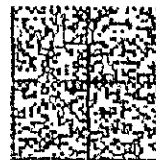
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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FEB 22 2010

Case: VAR-37295-LABELS
13308110022
LEASKAS PETER G
2728 TIDEWATER CT
LAS VEGAS NV 89117-2447

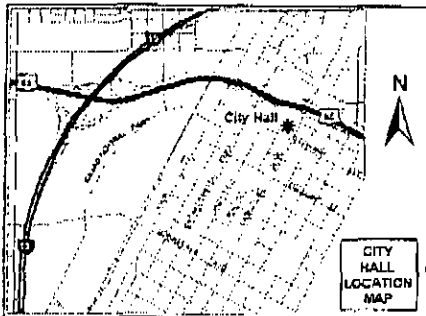
LAUSD11 89117



Submitted after final agenda
Date
Item 11A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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FEB 22 2010

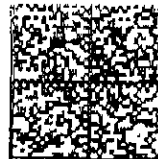
Case: VAR-37295-LABELS
16306713052
AVILA HEATHER T R
1812 SCENIC SUNRISE DR
LAS VEGAS NV 89117-7207

Submitted after final agenda

Date

Item 1A

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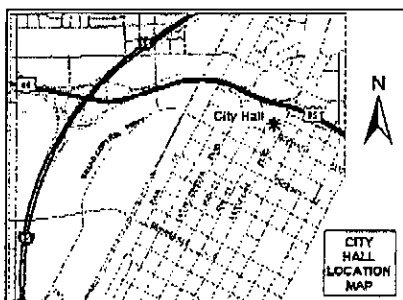
UNITED STATES
02 1M
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MAILED FROM ZIP CODE 89101
\$ 00.414
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DATE _____

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

Case: VAR-37295-LABELS
16306411037
NELSON RICHARD H & BELVA E
2212 MADAGASCAR LN
LAS VEGAS NV 89117-5927

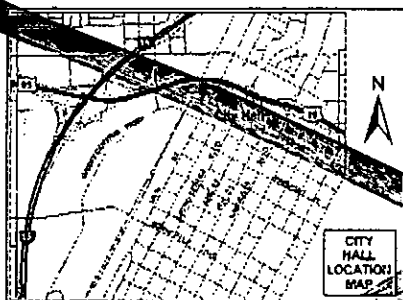
*THIS WOULD LEAVE NO PARKING SPACES
FOR THE SUPPER CLUB OR ANY
BUSINESSES NEAR IT!*

LAUDE11 89117



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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SDR-36962

Planning Commission Meeting of 2/25/2010

Case: SDR-36962-LABELS
16306411037
NELSON RICHARD H & BELVA E
2212 MADAGASCAR LN
LAS VEGAS NV 89117-5927

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FEB 16 2010

LAUDE11 89117



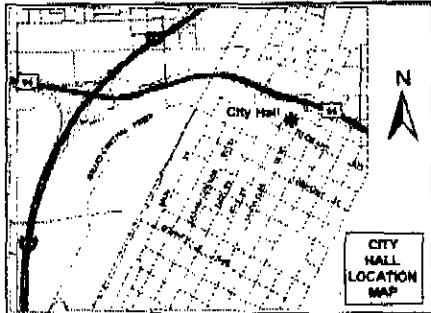
119



Abstract

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing**



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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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MAILED FROM ZIP CODE 89101

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FEB 16 2010

Case: VAR-37295-LABELS
16305315042
YONEMURA TOM M & YUKO 1980 TRUST
1924 BAY HILL DR
LAS VEGAS NV 89117-5732



10-11-1964

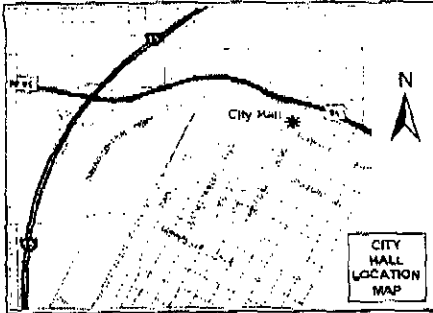
FROM : TOMSICH

PHONE NO. : 7022280025

Feb. 13 2010 07:20PM P1/1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☒ I SUPPORT
this Request

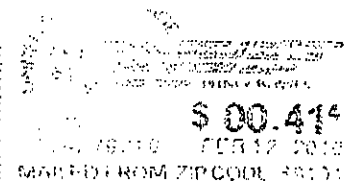
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this Request

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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FEB 12 2010
MAILED FROM ZIP CODE 89101

16307512050 Case: VAR-37295-LABELS
TOMSICH CAROL ELAINE REV TR
9333 HOLLYCREST DR
LAS VEGAS NV 89117-0409

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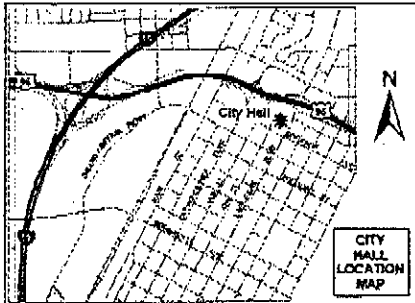
11A



10/11/11

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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UNITED STATES
PATNEY BOWEN
02 1M \$ 00.41⁴
0004279218 FEB 12 2010
MAILED FROM ZIP CODE 89101

Case: VAR-37295-LABELS
16307510011
HORN SIDNEY W
9600 LAZY RIVER DR
LAS VEGAS NV 89117-0662

LA00511 89117



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11A

MASTERPLAN PARKING DATA

APN NO: 163-06-816-015

PROPERTY SIZE: 1.06 ACRES (46,174 SQUARE FEET)

EXISTING FLOOR AREA: 8,648 SF + 1,108 (PATIO) = 7,756 SF
F.A.R. (FLOOR AREA RATIO): 7,756 SF / 46,174 S.F. = 0.17%

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELI) + 293 SF (PATIO) = 2,329 SF
COMBINED TOTAL F.A.R.: 7,756 + 2,329 / 46,174 S.F. = 0.21%

DENSITY: N/A

PARKING ANALYSIS (TITLE 19 ZONING CODE, SECTION 19.04)
One space for each 50 S.F. of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 ± 1 of the total remaining gross floor area, with a minimum of 10 spaces required.

REQUIRED PARKING (ALL SPACES ARE 9'-0" X 19'-0"):

NEW WEST DINING: 608 SF / 50 = 12 SPACES
NEW EAST DELI: 1,428 SF / 200 = 8 SPACES
NEW PATIO: 293 SF / 50 = 6 SPACES

TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

EXISTING 2006 VARIANCE: 2,404 SPACES
EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,487 SPACES

TOTAL BUILDING AREA: 425,720 sf

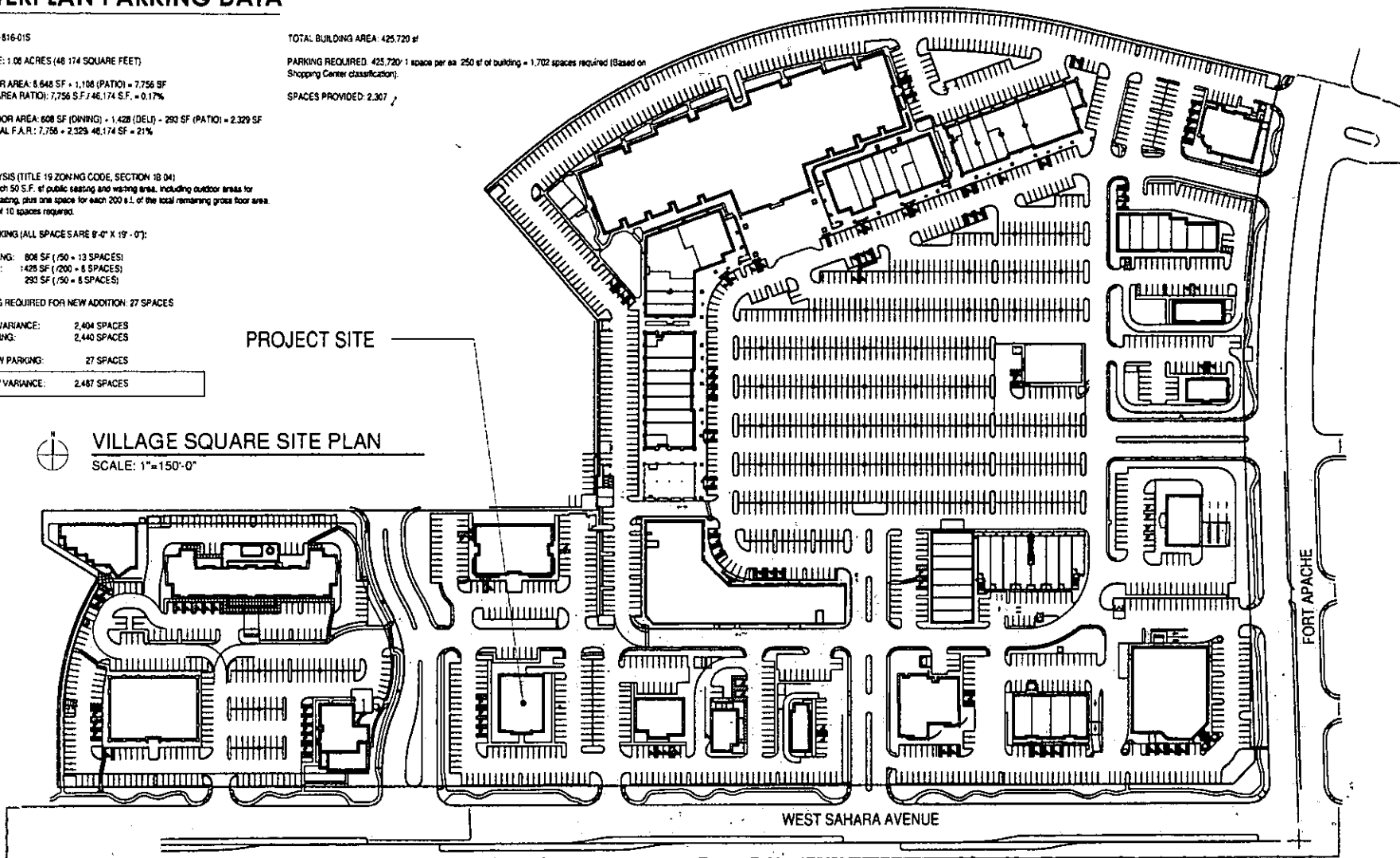
PARKING REQUIRED: 425,720 / 1 space per sq. ft. = 1,702 spaces required (Based on Shopping Center classification)

SPACES PROVIDED: 2,307

PROJECT SITE

VILLAGE SQUARE SITE PLAN

SCALE: 1"=150'-0"



DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
Principal Architect

architecture | interiors | planning
CONNECT | CREATE | CULTIVATE

3225 Via Seranova | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

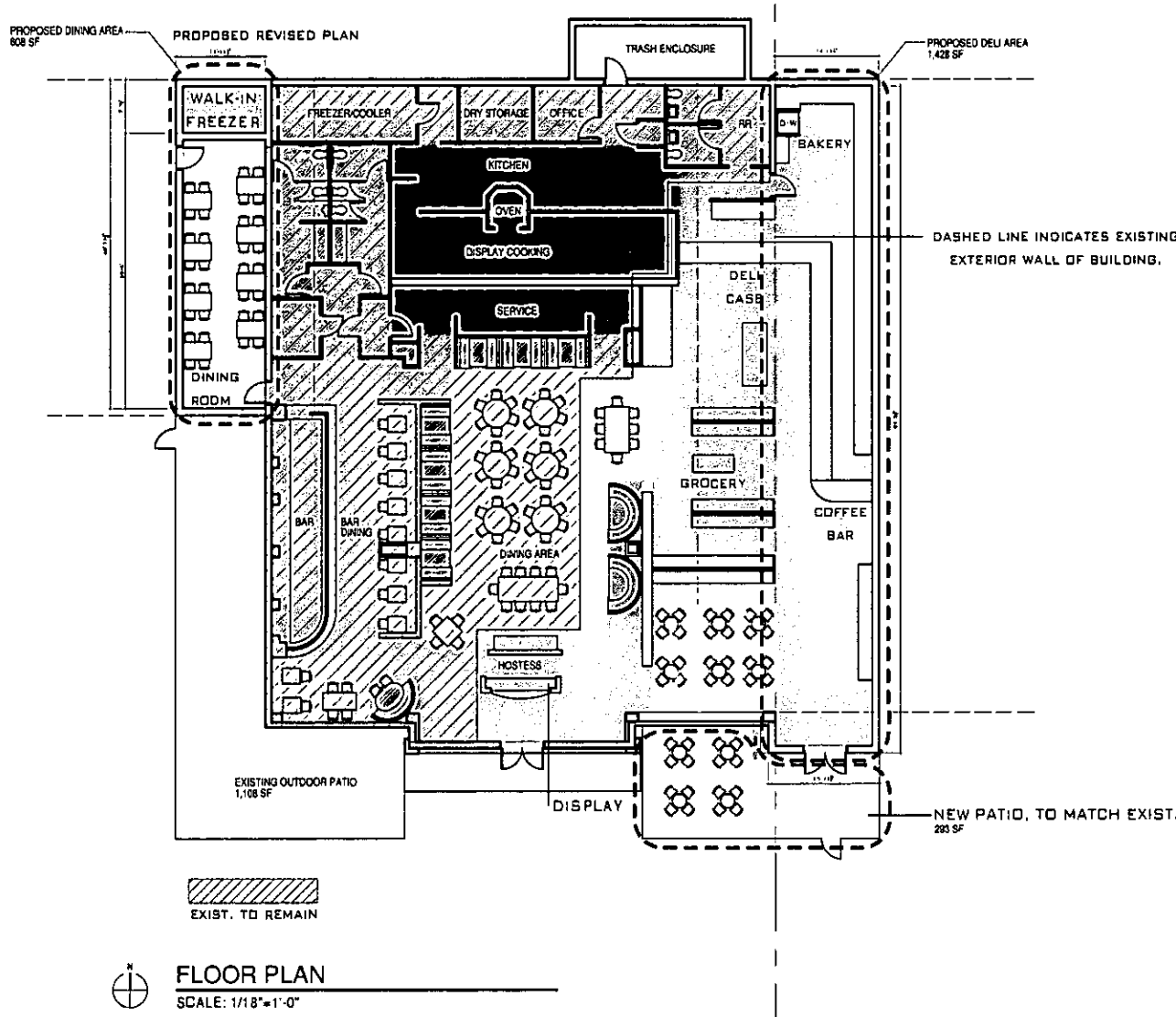
SIENNA DELI
9500 West Sahara Avenue
Las Vegas, Nevada

VILLAGE SQUARE
OVERALL SITE PLAN

DRAWN BY	DRE	SCALE	1"=150'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
DATE	1/28/2010		
		A1.01	NO

VAR-37295
02/25/10 PC

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JAN 28 2010



FLOOR PLAN DATA

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302
GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR
DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:

BANQUET HALLS
NIGHT CLUBS
RESTAURANTS
TAVERNS AND BARS

TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED = 6,648 +
1,108 (EXISTING PATIO) + 608 (NEW DINING) + 1,428 (NEW DELI) + 293
(NEW PATIO) = 10,085 SF

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT
(2006 IBC - TABLE 1004.1.1)

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
4261 GSF / 100 = 43 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated)
2189 NSF / 15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)
1071 GSF / 200 = 8 OCCUPANTS

FIXED BOOTH (PER SECTION 1004.7 - 1 Occupant per 24")
1032" TOTAL SEAT LENGTH / 24" = 43 OCCUPANTS

TOTAL OCCUPANTS: 238

MAXIMUM DINING CAPACITY: 189 OCCUPANTS

ACTUAL DINING: 183 OCCUPANTS

LEGEND

- BUSINESS AREAS
- ASSEMBLY AREAS (WITHOUT FIXED SEATS)
- COMMERCIAL KITCHEN
- FIXED BOOTH

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
Principal Architect

architecture | interiors | planning
CONNECT | CREATE | CULTIVATE

3225 Via Seranova | Henderson, Nevada 89044
702.522.9292 | 702.332.7975 C

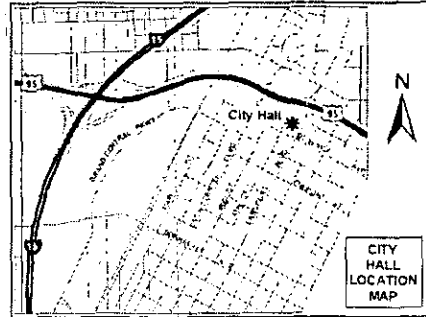
VAR-37295
02/25/10 PC

FLOOR PLAN			
DRAWN BY	3FN	SCALE	1/18" = 1'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
PROJECT NO.	09-001.00		
SIENNA DELI			A3.01
950 Las Vegas Blvd. S. Suite 100			NO

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JAN 28 2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

PRESORTED
FIRST CLASS



UNITED STATES
02 1M
0004279218 FEB 12 2010
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FEB 22 2010

Case: VAR-37295-LABELS
13308110022
LEASKAS PETER G
2728 TIDEWATER CT
LAS VEGAS NV 89117-2447

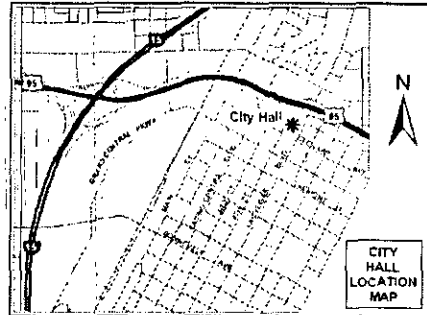
LA VDS11 89117



Submitted after final agenda
Date
Item

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

PRESORTED
FIRST CLASS



UNITED STATES
02 1M
0004279218
FEE 12 2010
MAILED FROM ZIP CODE 89101
\$00.414

RECEIVED
10 FEB 18 PM 3:09
PLANNING AND
DEVELOPMENT
Case VAR-37295-LABELS

16306713051
BROWNE-AINGE BRICKEN
1816 SCENIC SUNRISE DR
LAS VEGAS NV 89117-7207

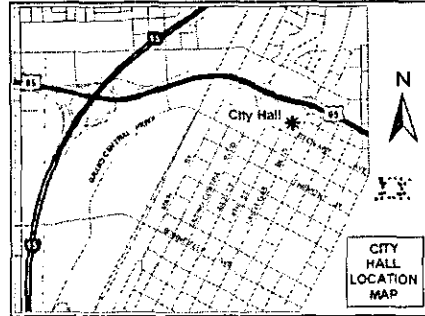
LA VDS11 89117



Submitted after final agenda
Date _____ Item 11P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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UNITED STATES
02 PM
0004279218
FEB 12 2010
MAILED FROM ZIP CODE 89101
\$00.414

XX LAS VEGAS NV 890 02-13-10

RECEIVED
10 FEB 24 PM 4:33
PLANNING AND DEVELOPMENT
15308114006
Case: VAR-37295-LABELS
HAVAST, TIMOTHY & KATHERYN M
2240 BELMONT
CASPER WY 82604-4672

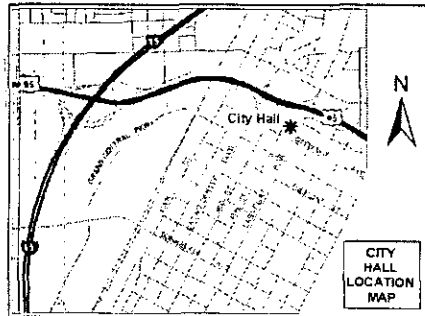
LAUSD 11 82604



Submitted after final agenda
Date Item

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐

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this Request

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I OPPOSE
this Request

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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UNITED STATES

02 1M

0004279218

\$ 00.41

FEB 12 2010

MAILED FROM ZIP CODE 89101

Case: VAR-37295-LABELS
16306711012
AYOTTE ALLYN A & FAM, REV LIV TR
18682 VALLEY DR
VILLA PARK CA 92861-2814

RECEIVED
10 FEB 24 PM 4:34

LA VDS 11 92561



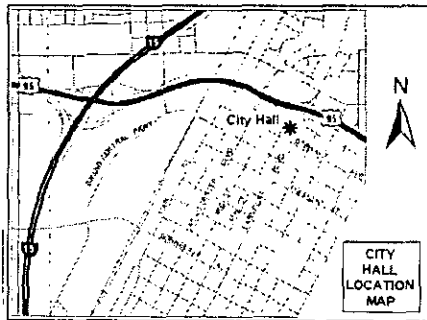
Date

Item

Submitted after final agenda

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing



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☐

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this Request

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I OPPOSE
this Request

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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UNITED STATES POSTAGE
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 MAILED FROM ZIP CODE 89101

Case: VAR-37295-LABELS
 CALIBOSO MARIA LUISA M
 1700 GLENWILLOW DR
 LAS VEGAS NV 89117-5300

NOT ENOUGH INFO TO WHAT PH 4:34 PM 10 FEB 24 RECEIVED

LAU0511 89117



Submitted after final agenda
Date
Item



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-37295

MEETING DATE: 02/25/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

Date

2-14-10

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.