



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: _____

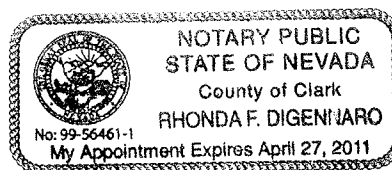
Signature of Property Owner: _____

Print Name: Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 2010

Rhonda F. Digeniaro
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

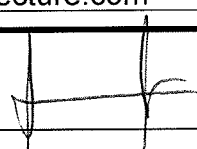
APPLICATION / PETITION FORM

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@drearchitecture.com

Property Owner Signature* 

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

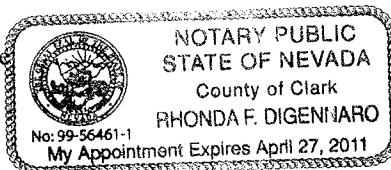
Print Name Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 20 10.

Rhonda F. Digennaro

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-37295</u>
Meeting Date:	<u>2/25/10</u>
Total Fee:	<u>830⁰⁰</u>
Date Received:*	<u>1/28/10</u>
Received By:	<u>M REX</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.

MASTERPLAN PARKING DATA

APN NO. 163-06-016-015

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): 7.756 S.F./46,174 S.F. = 0.17%

PROPOSED FLOOR AREA: 688 SF (DINING) + 1,428 (DELI) - 293 SF (PATIO) = 2,323 SF
COMBINED TOTAL F.A.R.: 7.756 + 2.323 = 10.079 S.F./46,174 S.F. = 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 WEST DINING: 688 SF / (50 = 13 SPACES)

NEW EAST DELI: 1,428 SF / (200 = 6 SPACES)

NEW PATIO: 293 SF / (50 = 6 SPACES)

TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

EXISTING 2008 VARIANCE: 2,404 SPACES

EXISTING PARKING: 2,440 SPACES

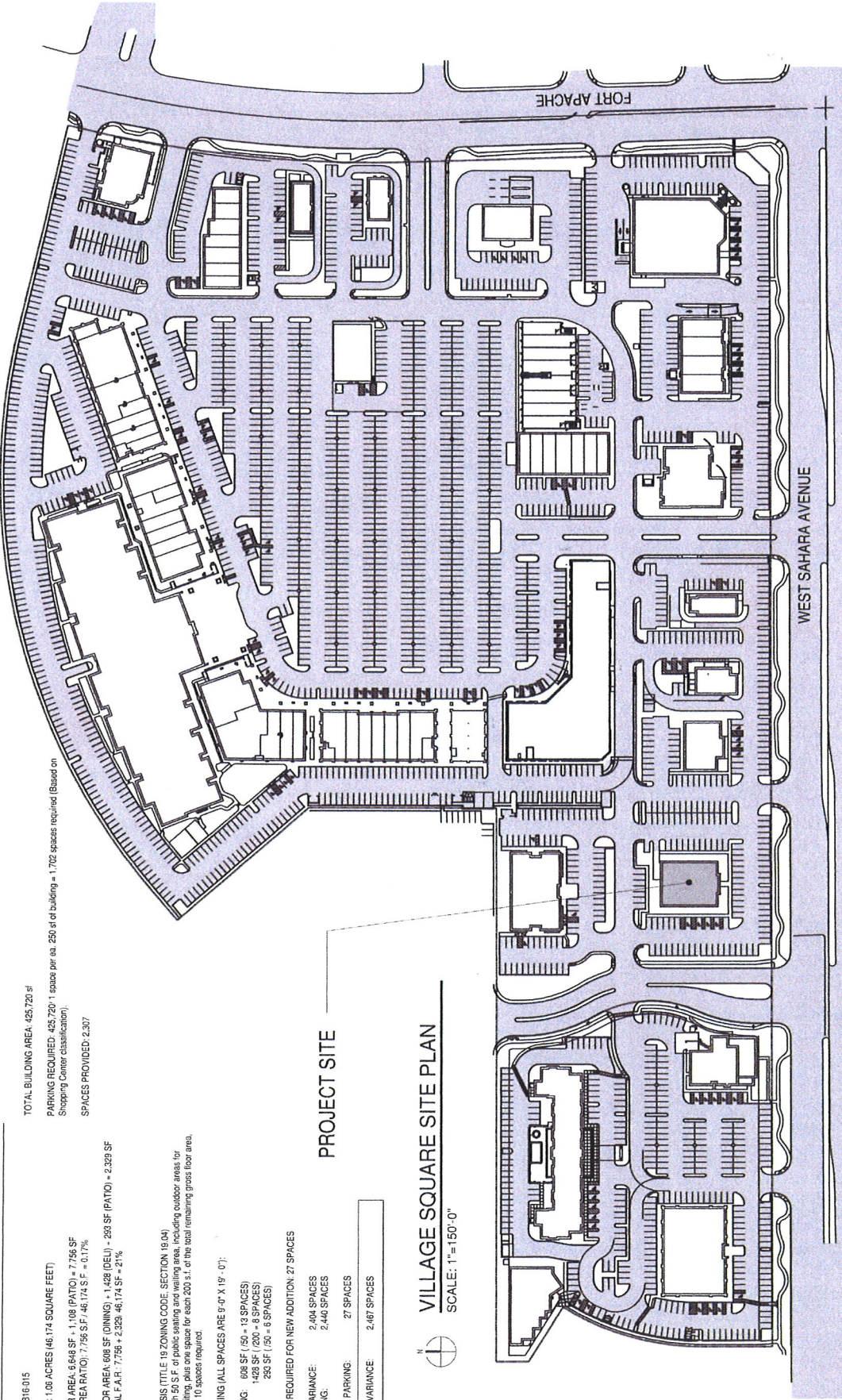
PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES

PROJECT SITE

VILLAGE SQUARE SITE PLAN

SCALE: 1"=150'-0"



TOTAL BUILDING AREA: 425,720 s.f.
PARKING REQUIRED: 425,720 / 1 space per sq. 250 s.f. of building = 1,702 spaces required (Based on Shopping Center classification)
SPACES PROVIDED: 2,307

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

VILLAGE SQUARE OVERALL SITE PLAN			
DRAWN BY	DRE	SCALE	1"=150'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
PROJECT NO.	03-10104		
SIENNA DELI		A1.01	
9500 West Sahara Avenue		NO	
Las Vegas, Nevada 89135			

RECEIVED
JAN 28 2010

VAR-37295
02/25/10 PC

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)

2188 NSF / 15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)

1071 GSF / 200 = 5 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

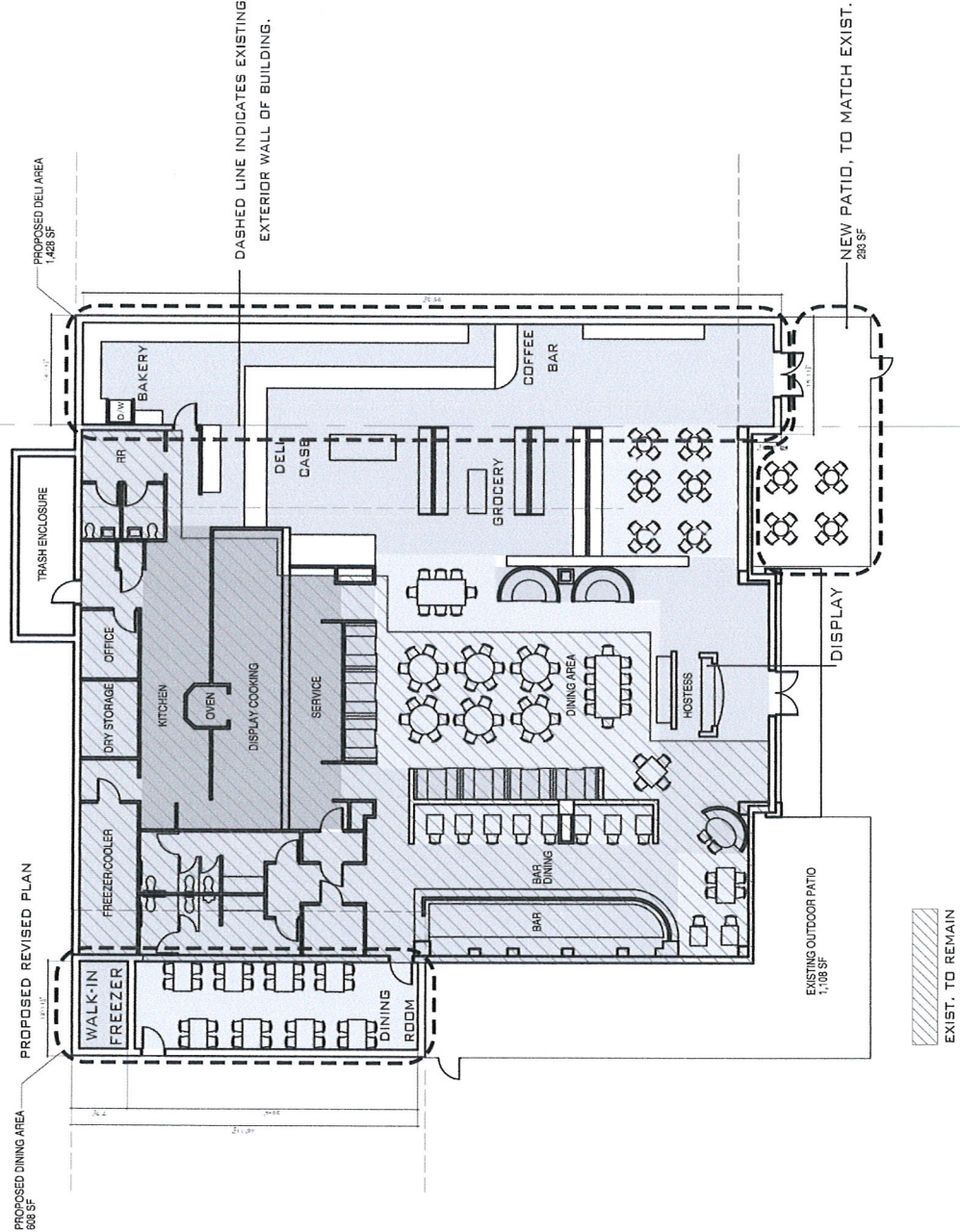
LEGEND

BUSINESS AREAS

ASSEMBLY AREAS (WITHOUT FIXED SEATS)

COMMERCIAL KITCHEN

FIXED BOOTH



FLOOR PLAN

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



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

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VAR-37295
02/25/10 PC

FLOOR PLAN			
DRAWN BY	3PN	SCALE	1/16" = 1'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
PROJECT NO.	09-001.00		

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

JAN 28 2010

A3.01
NO.