



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36962** 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): _____

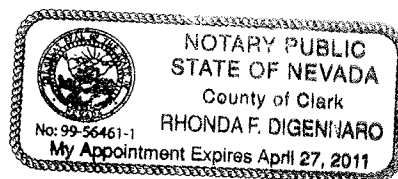
APN: _____

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



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

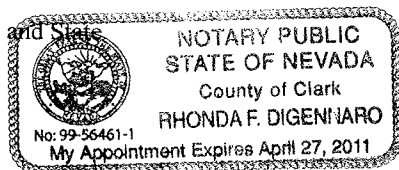
Property Owner Signature* _____
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 2010.
Rhonda F. Digenaro

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-36962</u>
Meeting Date:	<u>2/25/10</u>
Total Fee:	<u>1,030.00</u>
Date Received:*	<u>1/28/10</u>
Received By:	<u>[Signature]</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.

f:\depot\Application Packet\Application Form.pdf

MASTERPLAN PARKING DATA

APN NO. 163-06-816-015

PROPERTY SIZE: 1.08 ACRES (46,174 SQUARE FEET)

EXISTING FLOOR AREA: 6,648 SF + 1,188 (PATIO) = 7,756 SF

F.A.R. (FLOOR AREA RATIO): 7,756 S.F. / 46,174 S.F. = 0.17%

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELI) = 2,036 SF (PATIO) = 2,229 SF

COMBINED TOTAL F.A.R.: 7,756 + 2,229 / 46,174 SF = 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: 608 SF (150 = 13 SPACES)

NEW EAST DELI: 1,428 SF (120 = 8 SPACES)

NEW PATIO: 230 SF (30 = 6 SPACES)

TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

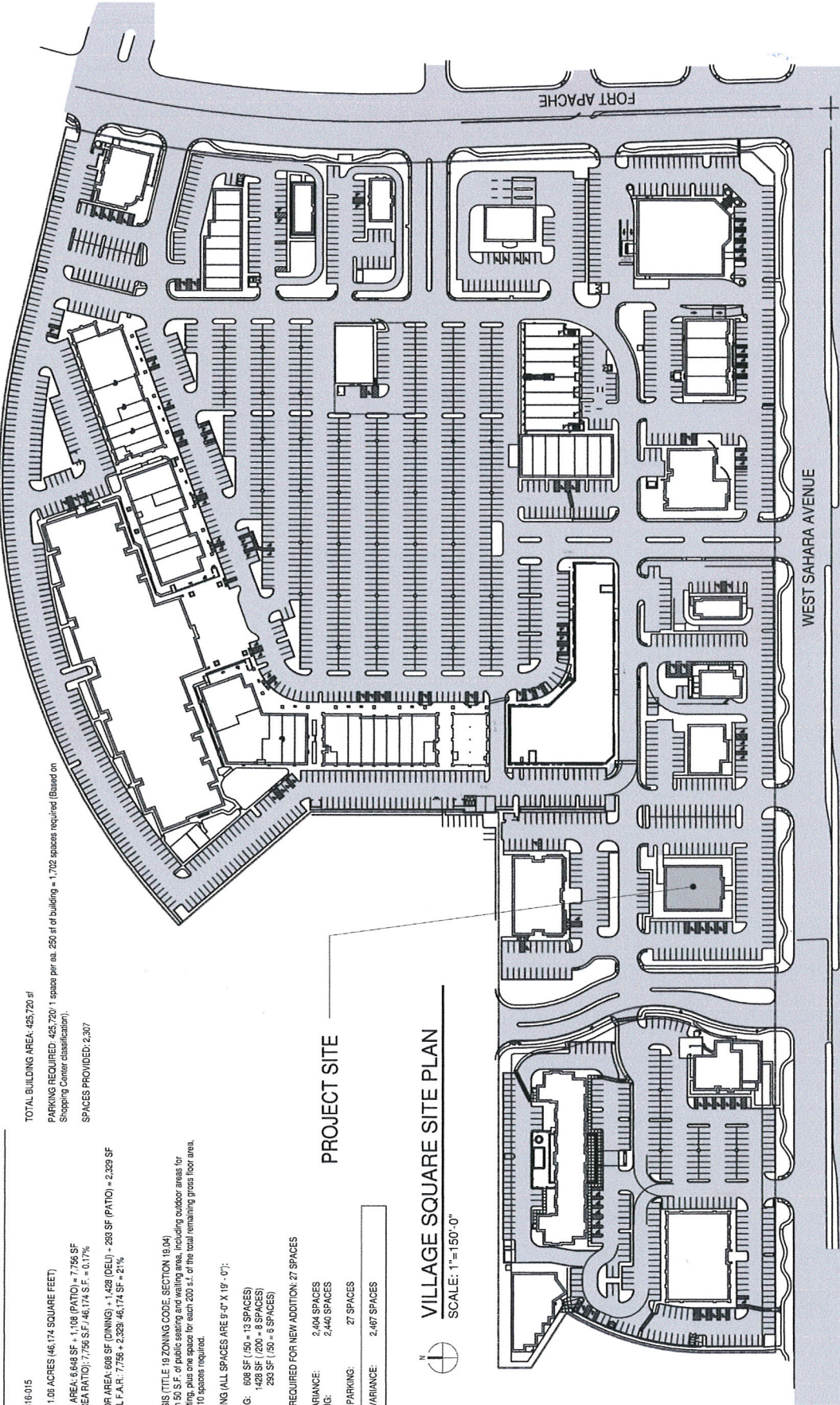
EXISTING 2005 VARIANCE: 2,404 SPACES

EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES

TOTAL BUILDING AREA: 425,729 S.F.
PARKING REQUIRED: 425,729 / 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

VILLAGE SQUARE OVERALL SITE PLAN

DRAWN BY	DRE	SCALE	1"=150'-0"
SIENNA DELI			
9500 West Sahara Avenue			
Las Vegas, Nevada 89134			
DATE ISSUED	DRE		
1/28/2010			
PROJECT NO.			
02-0013			

A1.01
NO.

RECEIVED
JAN 28 2010

SDR-36962
02/25/10 PC

SIENNA DELI SITE 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 S.F./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 SF = 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.

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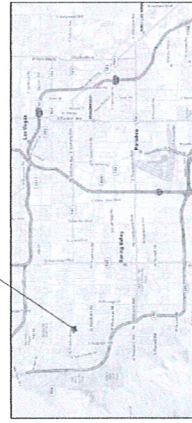
PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES

SIENNA DELI SITE PLAN

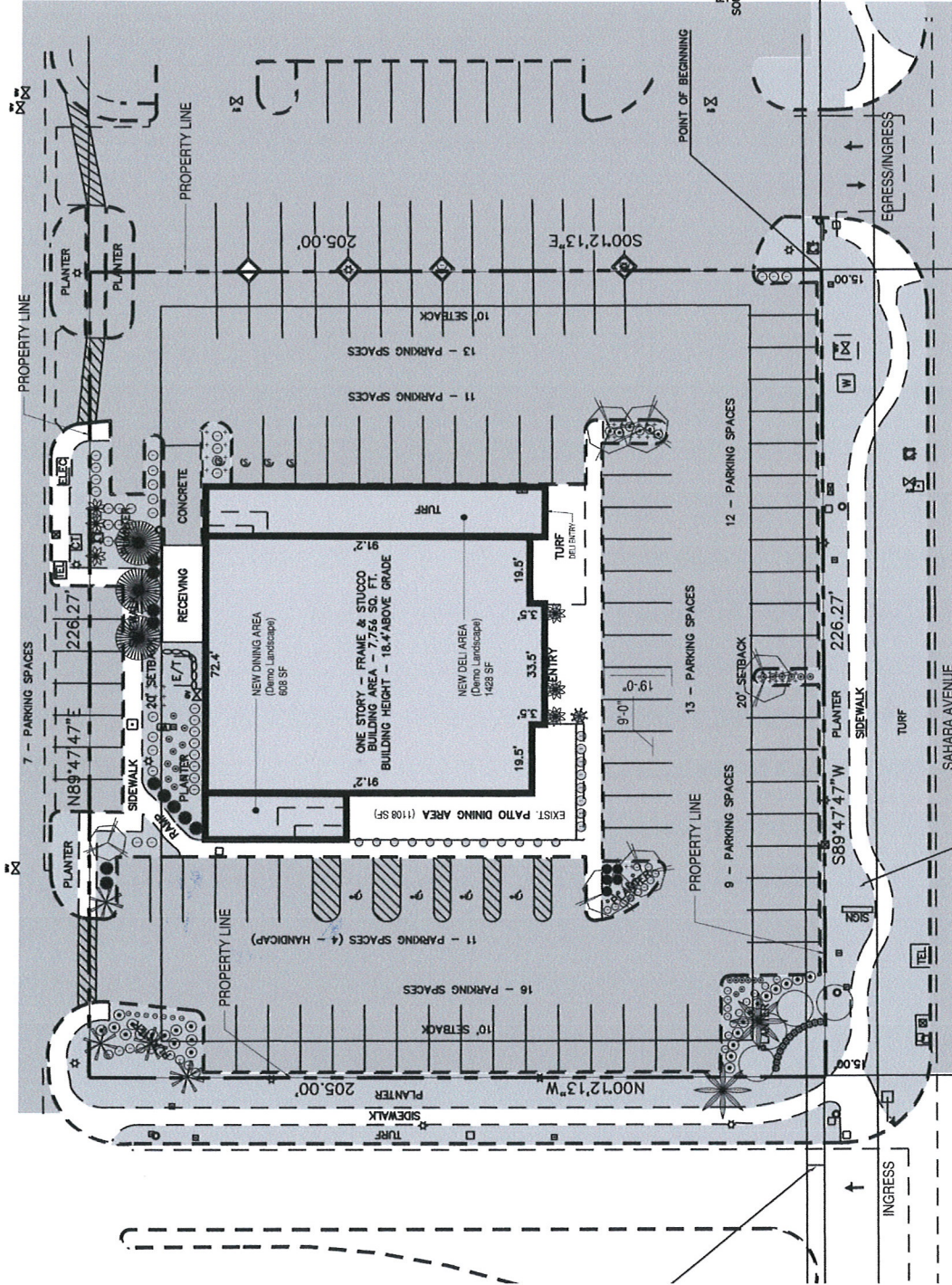
1" = 30'-0"

SUBJECT SITE



VICINITY MAP

NTS



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702.522.9292 O | 702.332.7975 C

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

SDR-36962
02/25/10 PC

SITE PLAN

SIENNA DELI		SCALE	1"=30'-0"
9500 W. Sahara Avenue	DRE	3FN	
Las Vegas, Nevada 89148	DATE ISSUED		
	1/28/2010		
	PROJECT NO.		
	163-06-816-015		
	NO.		

SIENNA DELI

9500 W. Sahara Avenue
Las Vegas, Nevada 89115

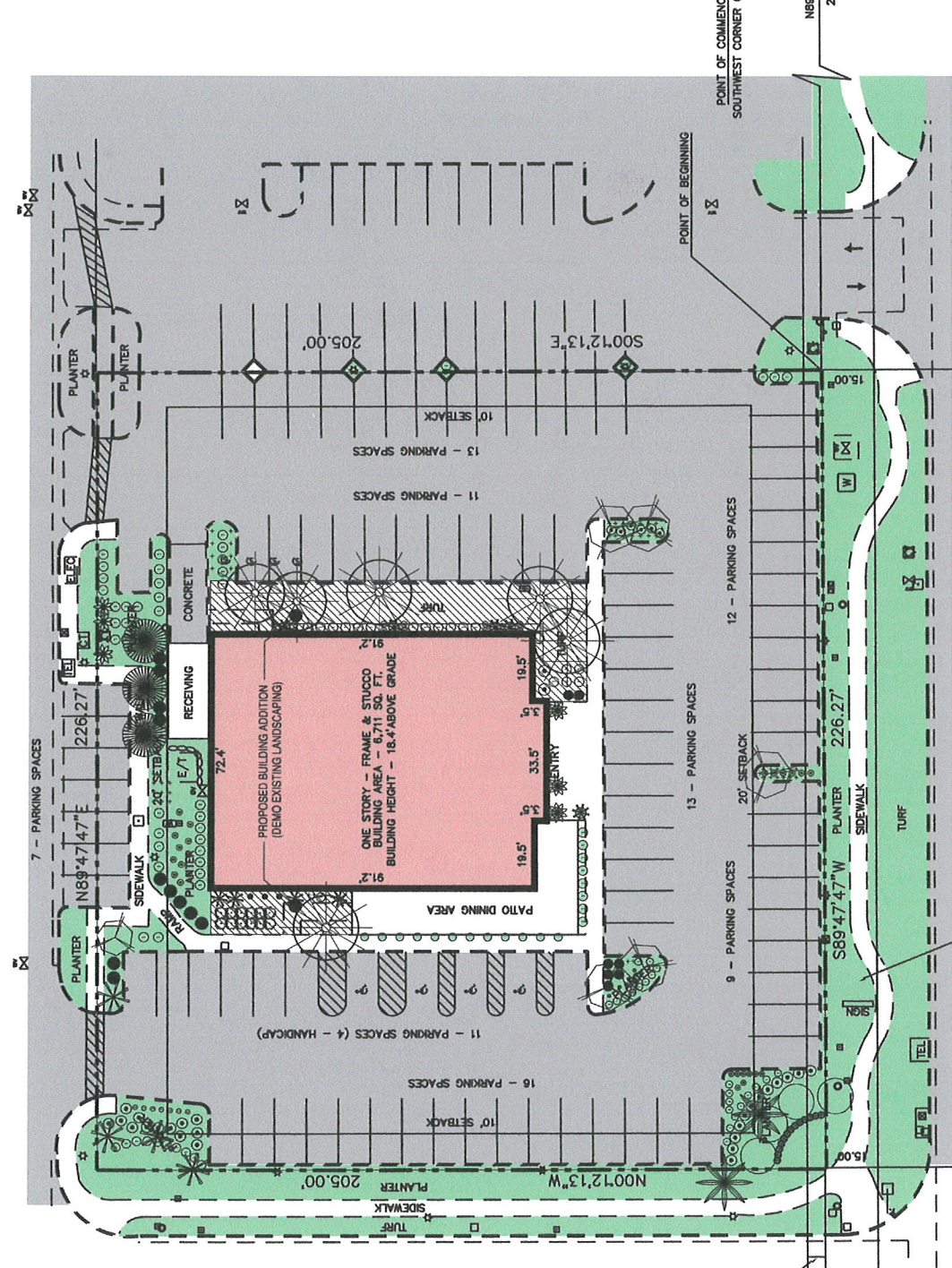
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JAN 28 2010

EXISTING ON-SITE PLANT LEGEND

SPECIES	NUMBER and SIZE
MEXICAN SYCAMORE	6 - 15 GALLON TREES (ALL WILL BE REMOVED FOR NEW CONSTRUCTION).
GLOSSY PRIVET	6 - 24" BOX TREES
CANARY ISLAND DATE PALM	1 - ON PROPERTY - 25 8TH
MONDALE PINE	3 - 24" BOX
PLUM TREE	3 - 24" BOX
MEXICAN FAN PALM	12 - 15 GALLON (8 - IN POTS WILL BE REMOVED FOR NEW CONSTRUCTION).
SAGO PALM	3 - 15 GALLON
TEXAS RANGER	18 - 15 GALLON (2 - WILL BE REMOVED FOR NEW CONSTRUCTION).
INDIA HAWTHORNE	88 - 15 GALLON (23 - WILL BE REMOVED FOR NEW CONSTRUCTION).
DAYLILY	70 - 1 GALLON (2 - WILL BE REMOVED FOR NEW CONSTRUCTION).
WHEELERS DWARF	42 - 15 GALLON (14 - WILL BE REMOVED FOR NEW CONSTRUCTION).
CONCRETE PLANTER	21 - 5 WILL BE REMOVED FOR THE NEW CONSTRUCTION.
ROSEMARY	12 - 15 GALLON
DESERT MARIGOLD	13 - 15 GALLON
TEXANUM PRIVET	4 - 5 GALLON
ROSE BUSH	7 - 15 GALLON

NOTE: ALL LANDSCAPING IN COMMON AREAS TO REMAIN UNDISTURBED. THE ONLY LANDSCAPING TO BE REMOVED IS IN THE TWO AREAS IDENTIFIED WITH CROSS HATCH FOR THE NEW CONSTRUCTION.



BASED ON A L.T.A. SURVEY BASED ON AERIAL PHOTO BASED ON SITE VISIT & PHOTOS	LANDSCAPE AS-BUILT
SIENNA DELI LANDSCAPE AS-BUILT 9500 W. SAHARA AVE. Las Vegas, NV 89117	DRAWN BY DRE SCALE 1" = 30'-0"
	REVIEWED BY DRE DATE ISSUED January 11, 2010
	PROJECT NO. 62-234-00 L1.01

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702.522.9292 O | 702.332.7975 C

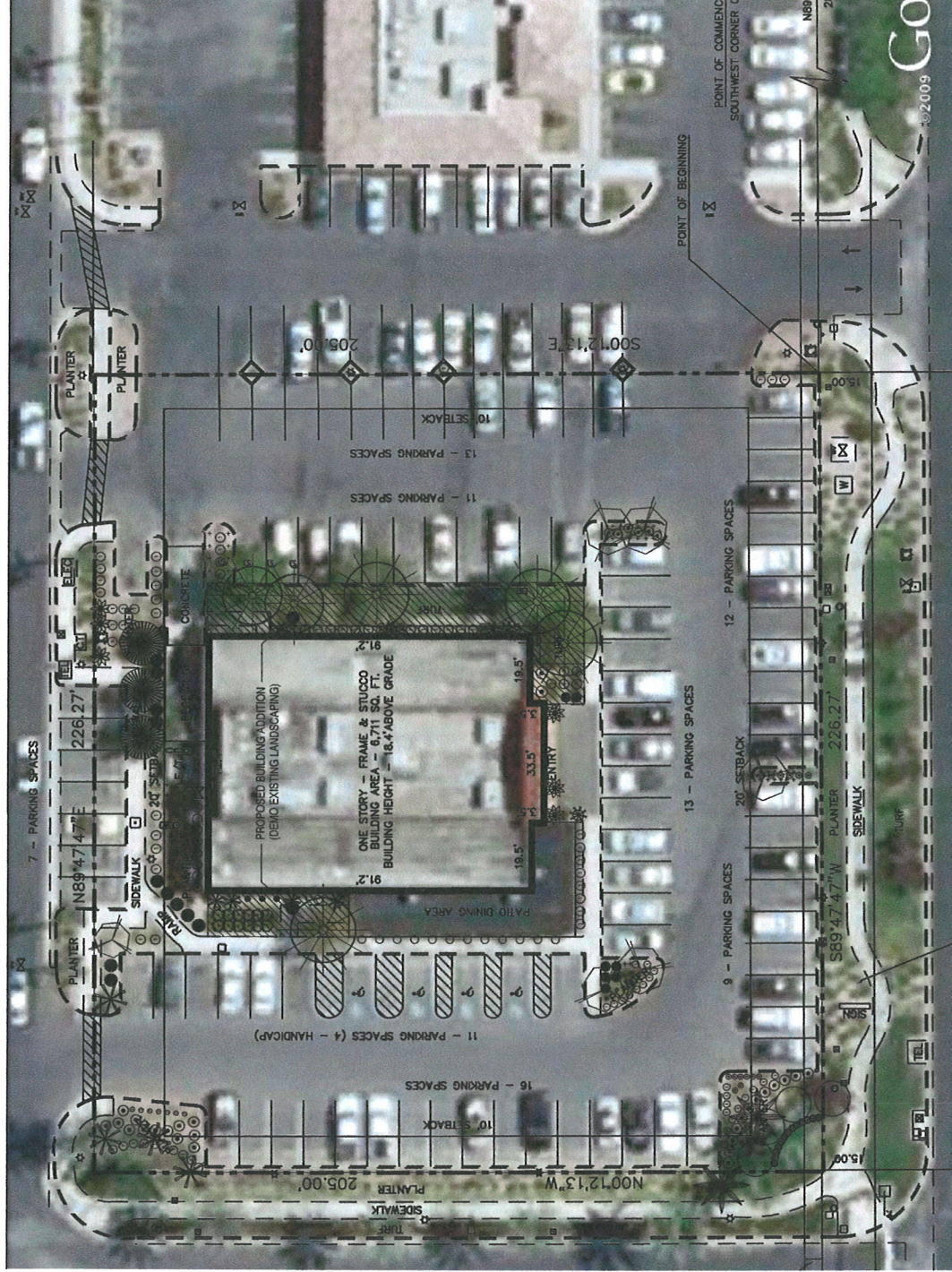
LANDSCAPING SITE PLAN
1" = 30'-0"

SDR-36962
02/25/10 PC

RECEIVED
JAN 10 2010

EXISTING ON-SITE PLANT LEGEND

SPECIES	NUMBER and SIZE
MEXICAN SYCAMORE	6-15 GALLON TREES (ALL WILL BE REMOVED FOR NEW CONSTRUCTION).
GLOSSY PRIVET	6-24" BOX TREES
CANARY ISLAND DATE PALM	1- ON PROPERTY - 25 8TH
MONDALE PINE	3- 24" BOX
PLUM TREE	3- 24" BOX
MEXICAN FAN PALM	12- 15 GALLON (8- IN POTS WILL BE REMOVED FOR NEW CONSTRUCTION).
SAGO PALM	3- 15 GALLON
TEXAS FRANGER	18- 15 GALLON (2- WILL BE REMOVED FOR NEW CONSTRUCTION).
INDIA HAWTHORNE	88- 15 GALLON (23- WILL BE REMOVED FOR NEW CONSTRUCTION).
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NOTE:	ALL LANDSCAPING IN COMMON AREAS TO REMAIN UNDISTURBED. THE ONLY LANDSCAPING TO BE REMOVED IS IN THE TWO AREAS IDENTIFIED WITH CROSS HATCH FOR THE NEW CONSTRUCTION.



LANDSCAPE AS-BUILT	LANDSCAPE AS-BUILT
BASED ON A.L.T.A. SURVEY BASED ON AERIAL PHOTO BASED ON SITE VISIT & PHOTOS	SIENNA DELI LANDSCAPE AS-BUILT 9500 W. SAHARA AVE. Las Vegas, NV 89117
DRAWN BY REVIEWED BY DATE ISSUED PROJECT NO.	DRE DRE January 11, 2010 884117
SCALE	1"=30'-0"
DATE	L1.01

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CONNECT | CREATE | CULTIVATE
3225 Via Seranova Drive | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

LANDSCAPING SITE PLAN	1"=30'-0"
LANDSCAPING SITE PLAN	1"=30'-0"

RECEIVED
JAN 10 2010

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02/25/10 PC

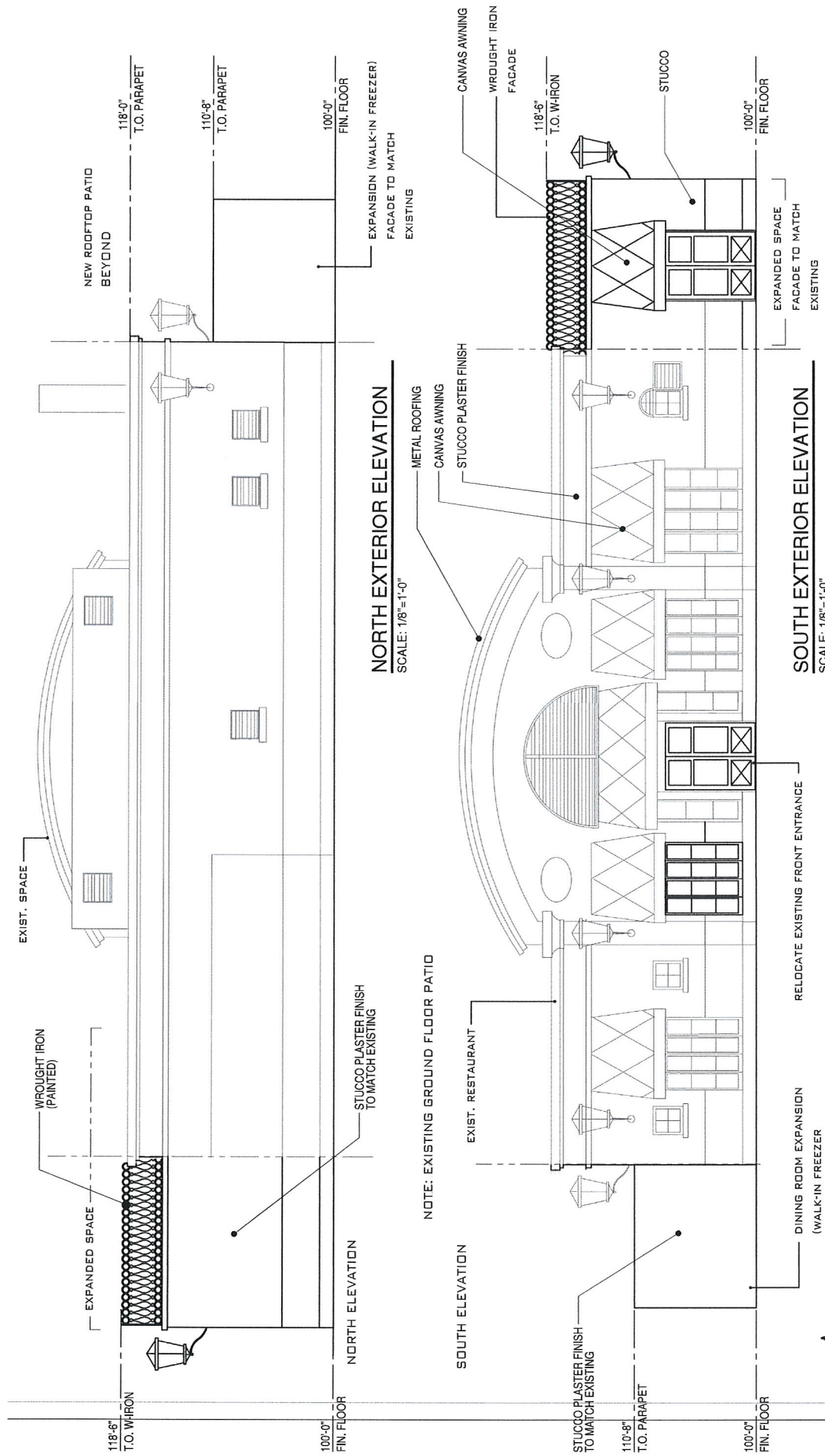


LANDSCAPE PHOTOS			
BASED ON A.L.T.A. SURVEY BASED ON AERIAL PHOTO BASED ON SITE VISIT & PHOTOS	DRAWN BY	DRE	SCALE
SIENNA DELI LANDSCAPE AS-BUILT 9500 W. SAHARA AVE. Las Vegas, NV 89117	REVIEWED BY	DRE	NTS
	DATE ISSUED	1/11/2010	L1.00
	PROJECT NO.	02-030406	1 NO. 1

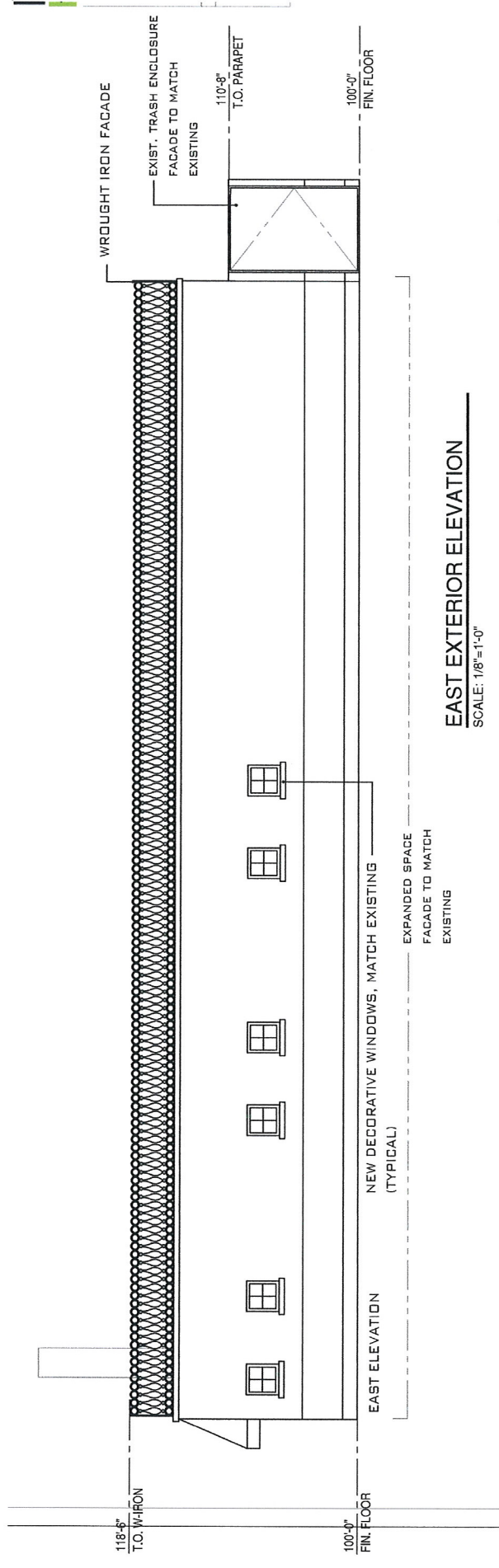
architecture | interiors | planning
CONNECT | CREATE | CULTIVATE
3225 Via Seranova Drive | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

SDR-36962
02/25/10 PC

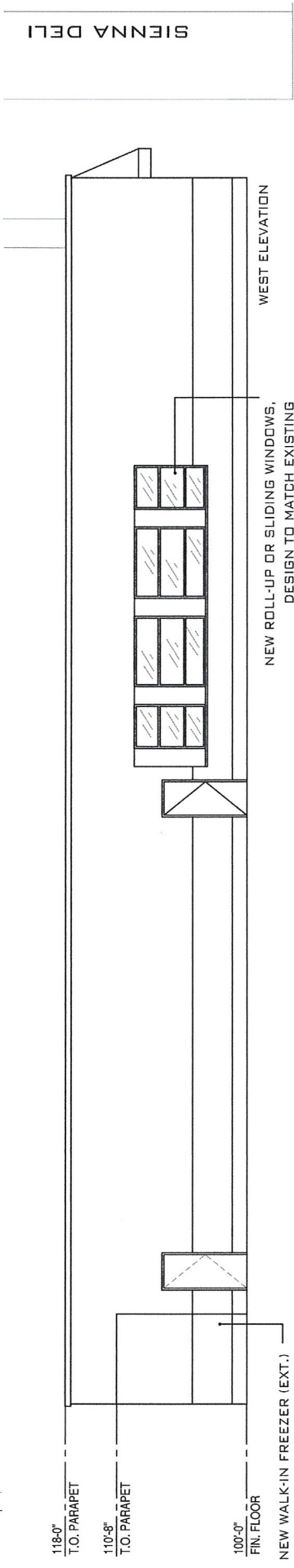
RECEIVED
JAN 10 2010



architecture interiors planning CONNECT CREATE CULTIVATE 3225 Via Seranova Henderson, Nevada 89044 702.522.9292 O 702.332.7975 C		EXTERIOR BUILDING ELEVATIONS DRAWN BY 3FN SCALE 1/8" = 1'-0" REVIEWED BY DRE DATE ISSUED 1/26/2010 PROJECT NO. 09-001.00	
SDR-36962 02/25/10 PC		RECEIVED JAN 26 2010	
DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP Principal Architect		SIENNA DELI 9500 W. Sahara Avenue Las Vegas, Nevada 89117	
		A2.01 NO.	



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP Principal Architect	EXTERIOR BUILDING ELEVATIONS		
	DRAWN BY SIENNA DELI	3FN SCALE 1/8" = 1'-0"	A2.02 NO.
	REVIEWED BY 9500 W. Sahara Avenue Las Vegas, Nevada 89117	DATE ISSUED 1/26/2010	
	PROJECT NO. 09-001.00	DRE 1/26/2010	

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702.522.9292 O.I. 702.332.7975 C

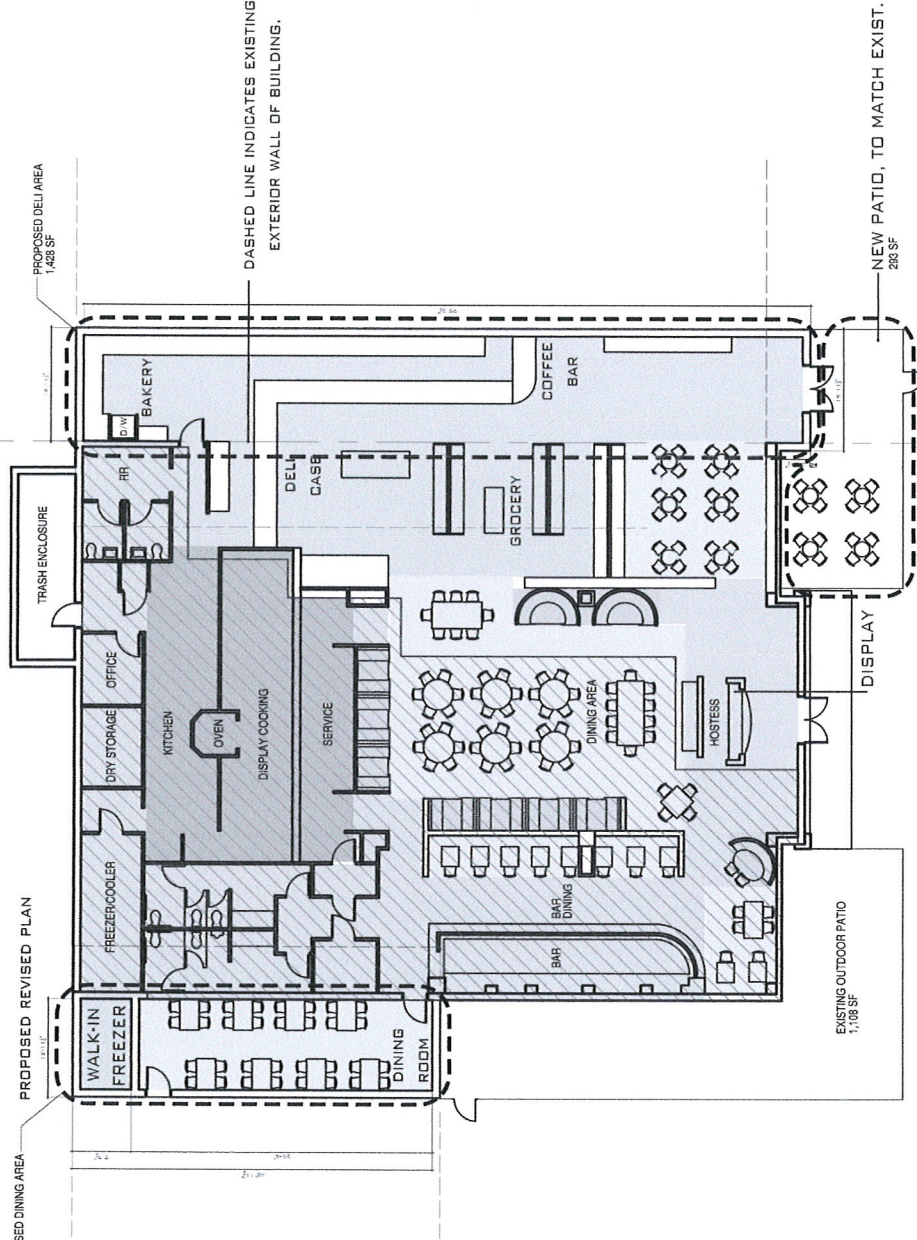
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PROPOSED DINING AREA
888 SF

PROPOSED REVISED PLAN
14' x 11'

PROPOSED DELI AREA
1,428 SF



EXIST. TO REMAIN

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



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 = 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

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SDR-36962
02/25/10 PC

FLOOR PLAN

DRAWN BY
REVIEWED BY
DATE ISSUED
PROJECT NO.
SCALE
DRE
1/28/2010
09-001.00
1/16" = 1'-0"
A3.01
NO

SIENNA DELL
9500 W. Spring Avenue
Las Vegas, Nevada 89117

JAN 28 2010