DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-41267 APN: 139-35-501-001

Name of Property Owner: C Eagle Spirit, LLC

Name of Applicant: Koster Finance, LLC

Name of Representative: _____

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: Mary Connolly

Print Name: MARY CONNOLLY

State of Nevada
County of Washoe
Subscribed and sworn before me

This 20th day of April, 2011, by
xx Mary Elizabeth Connolly. xx

Kimberly K. Foster
Notary Public in and for said County and State

KIMBERLY K. FOSTER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-0552-2 - Expires July 13, 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2300 E. Bonanza Rd.

Project Name Koster's Cash Loans #E **Proposed Use** Title Loan

Assessor's Parcel #(s) 139-35-501-001 **Ward #** 3 - Reece

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 4845 **Floor Area Ratio**

Gross Acres 8.77 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER C Eagle Spirit, LLC **Contact** Connolly Properties

Address 3212 Jefferson St., Suite 414 **Phone:** (702) 455-1081 **Fax:** (702) 451-4522

City Napa **State** CA **Zip** 94558

E-mail Address

APPLICANT Koster Finance, LLC **Contact** Paul M. Smith

Address 4170 S. Decatur Blvd., Suite B-5 **Phone:** NV **Fax:** (702) 247-9687

City Las Vegas **State** NV **Zip** 89103

E-mail Address PSmith@KosterFinance.com

REPRESENTATIVE **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

Property Owner Signature* Mary Connolly

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

Print Name Mary Connoly

Subscribed and sworn before me

This 21st day of April, 2011.

Irma Borrego

Notary Public in and for said County and State

IRMA BORREGO
Notary Public, State of Nevada
Appointment No. 02-74306-1
My Appt. Expires Feb 28, 2014

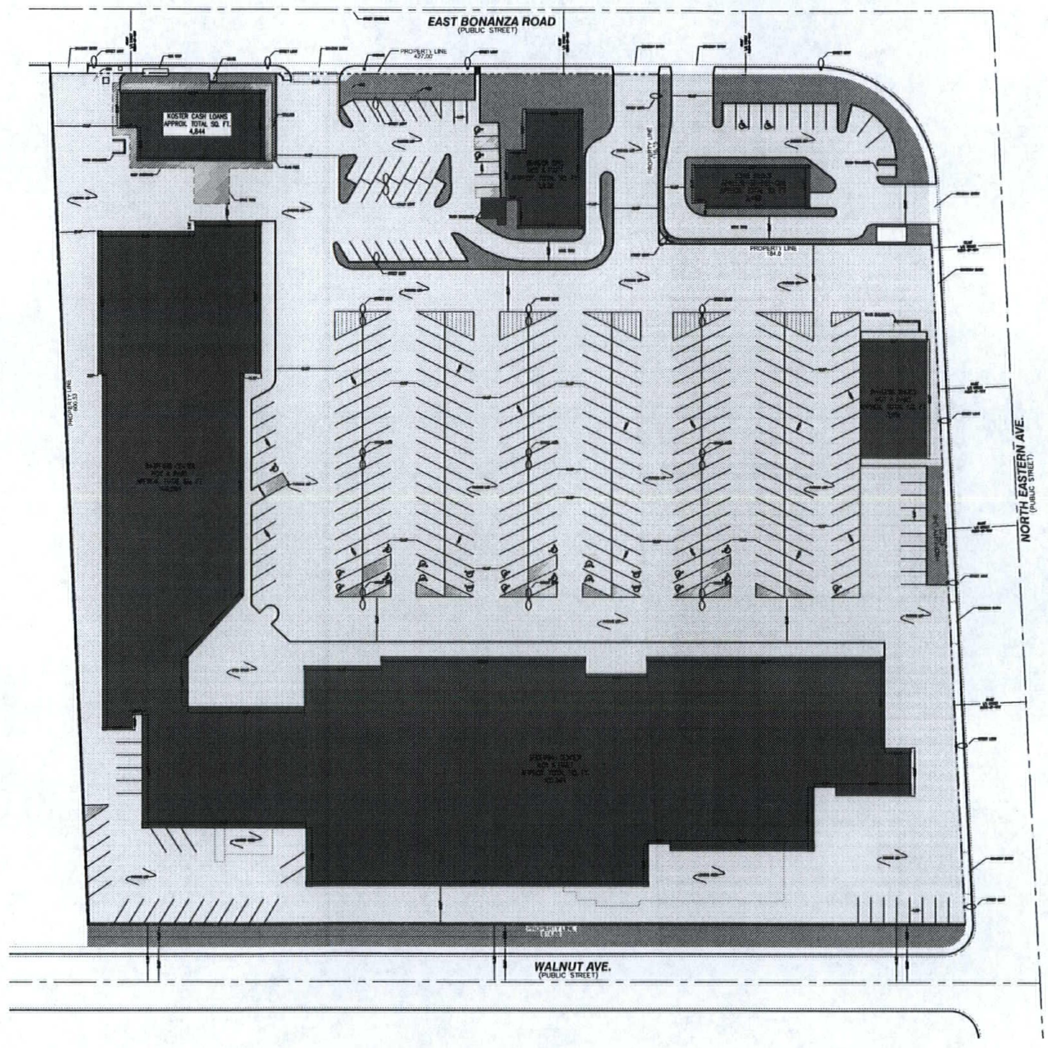
FOR DEPARTMENT USE ONLY

Case #	SUP-41267
Meeting Date:	5/10/11
Total Fee:	$1030.00
Date Received:*	4/21/11
Received By:	

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

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

Revised 10/27/08



SITE PLAN
SCALE: 1"-30'
NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

CENTER LINE (TYP)
CURB AND GUTTER
RIGHT OF WAY
BUILDING OVERHANG
E EXISTING ELECTRIC (TYP)
W EXISTING WATER (TYP)
PEDESTRIAN SIGNAL
EXISTING HANDICAP RAMPS (TYP)
EXISTING REMOVABLE BOLLARD (TYP)
PIPE BOLLARDS(TYP)

SITE CALCULATIONS

SQUARE FOOTAGES:

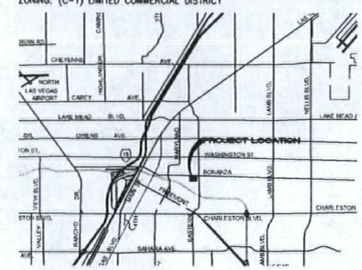
PROPERTY SIZE	8.77 ACRES
OVERALL BUILDING SIZE	4,844 SQ. FT.
KOSTER'S RETAIL	4,844 SQ. FT.

PARKING:

TOTAL EX. PARKING SPACES	309 TOTAL
TOTAL EX. HANDICAP SPACES	14 TOTAL
KOSTER'S RETAIL REQUIRED SPACES	25 (MIN. 5 PER 1000 SQ.FT)

PROPERTY INFORMATION

PARCEL NUMBER: 139-35-501-001
OWNER NAME: C EAGLE SPIRIT, LLC
SITE ADDRESS: 2300 E BONANZA RD LAS VEGAS, NV 89101
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT



VICINITY MAP

NOT TO SCALE

RECEIVED
APR 12 2011

DRAWING DISCLAIMER:

THIS DISCLAIMER APPLIES TO ALL IDEAL SOLUTIONS CUSTOMERS AS WELL AS ANY PARTY USING THESE DRAWINGS TO OBTAIN INFORMATION NEEDED TO ORDER, COORDINATE, CONSTRUCT, FABRICATE, OR INSTALL MATERIALS FOR THIS PROJECT.THIS ALSO APPLIES TO ALL CONTRACTORS AND TRADES.
THIS DRAWING IS AN INTERPERTATION OF THE PROJECT BY IDEAL SOLUTIONS. THIS DRAWING WAS GENERATED FOR IDEAL SOLUTIONS CLIENT. THE INTERPERTATION OF THESE DRAWINGS IS AFFECTED BY THE INFORMATION GIVEN TO IDEAL SOLUTIONS BY ITS CLIENT AS WELL AS INDUSTRY STANDARDS AND TECHNICAL INFORMATION. IN CASES WHERE IDEAL SOLUTIONS IS NOT PROVIDED WITH THE NECESSARY INFORMATION, IT WILL BE IDEAL SOLUTIONS DECISION WETHER TO ASSUME, EXTRAPOLATE OR OMIT THIS INFORMATION IN ORDER TO COMPLETE THE DRAWINGS. IT IS THE RESPONSIBILITY OF IDEAL SOLUTIONS CLIENT (OR END USER IF APPLICABLE) TO REVIEW THE PLAN DRAWINGS. IDEAL SOLUTIONS NOR IT'S DRAFTSMAN SHALL NOT BE LIABLE OR RESPONSIBLE FINANCIALLY FOR ANY ERRORS AND/OR OMISSIONS FROM THESE DRAWINGS. ARCHITECTURAL, ENGINEER AND/OR CONTRACTOR APPROVAL DOES NOT RELIEVE IDEAL SOLUTIONS CLIENT FROM REVIEWING THESE DRAWINGS AS NOTED ABOVE.

NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA
SHEET:
EXISTING SITE PLAN LAYOUT
2300 E. BONANZA ROAD
LAS VEGAS, NV 89101

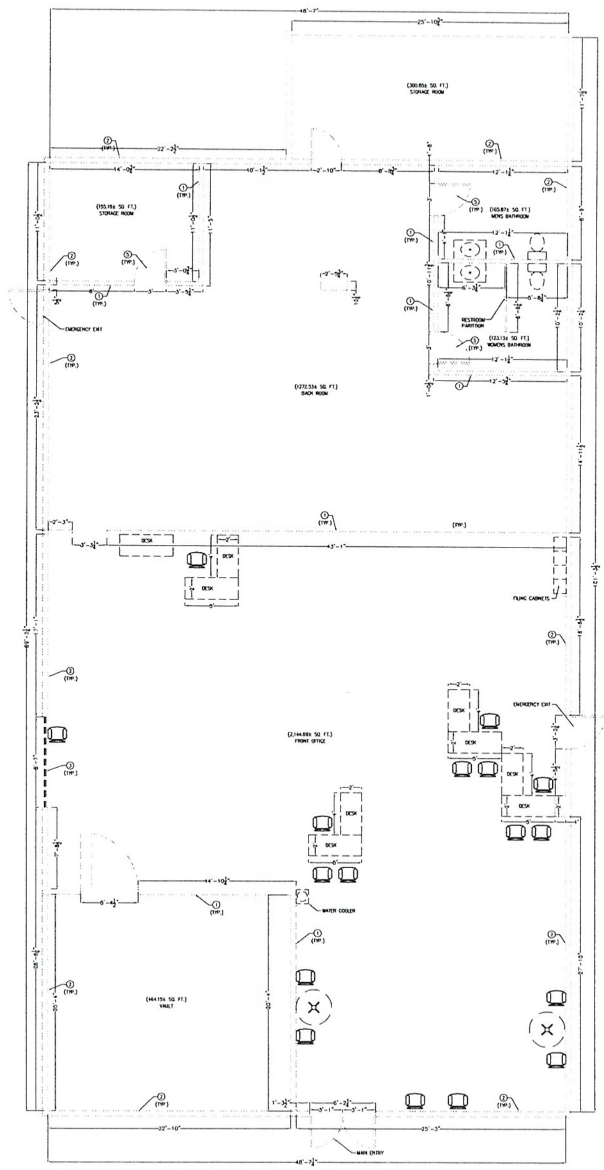
Ideal Solutions
CAD DRAFTING AND DESIGN CONSULTING SERVICES
3651 LINDELL ROAD SUITE D, LAS VEGAS, NEVADA 89103
TEL: (702) 358-2363 EMAIL: INFO@ISOLUTIONSDRAFTING.COM
WWW.ISOLUTIONSDRAFTING.COM

CLIENT INFO:
KOSTER FINANCE, LLC
4170 S. DECATUR BLVD.
BLDG #B-5
LAS VEGAS, NV 89103
PH. 702.296.6324
FAX. 702.247.9687

DESIGNED BY: RDP
DRAWN BY: RDP
CHECKED BY: RDP
SCALE: 1/4" = 1'
PROJECT DATE: MARCH, 2011

SHEET
S-2
2 OF 2

SUP-41267
REVISED



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'
NORTH

DRAWING GUIDELINES

1. ALL DIMENSIONS SHOWN ON THIS DRAWING SHOULD BE CHECKED/VERIFIED PRIOR TO THE ORDERING OF ANY MATERIALS AND PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS.

2. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A FULL SET OF ARCHITECTURAL DRAWINGS. SOME PERIMETER CONDITIONS MAY BE SHOWN AS UNKNOWN. THESE CONDITIONS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION FOR THEIR EFFECT ON THE WORK BEING PERFORMED.

3. THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF STRUCTURAL DRAWINGS. THIS MAY AFFECT THE LOCATION AND SIZING. THE STRUCTURAL LAYOUT IN THESE AREAS SHOULD BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF THE WORK.

DRAWING DISCLAIMER:

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EXISTING CONDITIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING WORK SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION THE CLIENT AND IDEAL SOLUTIONS FOR POSSIBLE CLARIFICATION OR RECONCILIATION.

ADA AND LEGAL DISCLAIMER

THIS DOCUMENT IS NOT REPRESENTED TO COMPLY WITH ALL REQUIREMENTS CONTAINED IN THE ADA OR OTHER LAWS. IDEAL SOLUTIONS IS NOT LICENCED TO INTERPRET LAWS OR GIVE ADVISE CONCERNING LAWS. THE OWNER SHOULD HAVE THIS DOCUMENT REVIEWED BY HIS ATTORNEY TO DETERMINE LEGAL COMPLIANCE.

CONTRACTOR'S NOTE

EXISTING POWER AND UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING POWER AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. IDEAL SOLUTIONS ASSUMES NO RESPONSIBILITY FOR POWER AND UTILITIES NOT SHOWN OR POWER AND UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

LEGEND

- EXISTING
- EX. TO BE REMOVED
- PROPOSED
- EX. GFI OUTLET
- EX. STANDARD OUTLET
- EX. 125V 30A OUTLET
- EX. FOUR PLEX OUTLET
- EX. JUNCTION BOX
- EX. OUTLET
- EX. DATA JACK
- EX. TELEPHONE JACK
- EX. TELEVISION JACK
- EX. SINGLE SWITCH
- EX. WATER HEATER
- EXISTING DOOR
- EXISTING TOILET
- EXISTING WALL
- EXISTING WINDOW
- EXISTING TABLE

KEY NOTES – EX. FLOOR PLAN

1. EXISTING INTERIOR WALL
2. EXISTING EXTERIOR WALL
3. EXISTING WINDOW
4. EXISTING SLIDING GLASS DOOR
5. EXISTING STANDARD DOOR
6. EXISTING POCKET DOOR

ABBREVIATIONS

DO	DOOR OPENING	SIM	SIMILAR	SPAND	SPANDREL
REQ'D	REQUIRED	VER	VERIFY	INSUL	INSULATION
OPP	OPPOSITE	PTD	PAINTED		
BO	BY OTHERS	WC	WATER CLOSET		
FV	FIELD VERIFY	WH	WATER HEATER		
ANG	ANGLE	WDW	WINDOW		
SHT	SHEET	EA	EACH		
DTL	DETAIL	FLR	FLOOR		
ELEV	ELEVATION	EXT	EXTERIOR		
SURF	SURFACE	INT	INTERIOR		

CALCULATIONS

NAME:	SQUARE FOOTAGE:	USAGE
FROONT ROOM	2,144.69	X
BACK ROOM	1272.53	X
STORAGE ROOM	155.16	X
MENS BATHROOM	105.87	X
WOMENS BATHROOM	123.13	X
VAULT	464.15	X
STORAGE ROOM	300.85	
TOTAL OVERALL INTERIOR SQUARE FOOTAGE:	4,647.36	
TOTAL OVERALL EXTERIOR SQUARE FOOTAGE:	4,844.00	

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PROPERTY INFORMATION

PARCEL NUMBER: 13935501001
OWNER NAME: C EAGLE SPIRIT LLC
SITE ADDRESS: 2300 BONANZA LAS VEGAS, NV 89101
ZONING: (C-1) LIMITED COMMERCIAL DISTRICT
ESTIMATED INTERIOR SQUARE FOOTAGE: 3,726.78 SQ.FT.

NO.	REVISION	BY	DATE	APP.	DATE
6					
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3					
2					
1					

KOSTER'S CASH LOANS
LAS VEGAS, NEVADA

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