



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit: Beer/Wine Off-Sale Establishment
Project Address (Location) 4401 East Bonanza Road
Project Name Nevada City Partners, LLC dba City Stop #11 Proposed Use Convenience Store
Assessor's Parcel #(s) 14032101014 Ward # 3
General Plan: existing XX proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER PacProp Service, LLC Contact Steve Glusker
Address 12100 Wilshire Blvd., Suite 1025, Los Angeles, CA 90025 Phone: _____ Fax: _____
City Los Angeles State CA Zip 90025
E-mail Address steve@ppgla.com

APPLICANT Nevada City Partners, LLC Contact Bruce I. Familian
Address 4534 West Hacienda Avenue, Suite A Phone: (702) 227-9267 Fax: (702) 227-9273
City Las Vegas State NV Zip 60015
E-mail Address bruce@familian.org

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts
Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 671-2490
City Las Vegas State Nevada Zip 89101
E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____

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

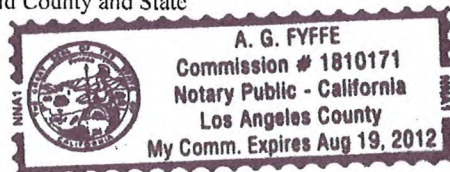
Print Name Steve Glusker

Subscribed and sworn before me

This 26th day of October, 20 09
A.G. Fyffe, Los Angeles County, California

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-36779</u>
Meeting Date:	<u>01/14/2010</u>
Total Fee:	<u>\$1280.00</u>
Date Received:*	<u>11/25/09</u>
Received By:	<u>P. GRIMYER</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.

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NOV 25 2009

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36779** APN: 14032101014

Name of Property Owner: PacProp Service, LLC

Name of Applicant: Nevada City Partners, LLC

Name of Representative: Attn: Jennifer Roberts, Lionel Sawyer & Collins

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: _____

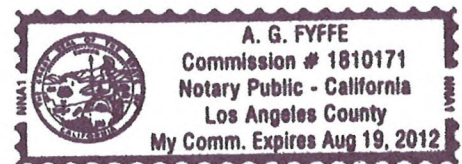
Signature of Property Owner: _____

Print Name: Steve Glusker

Subscribed and sworn before me

This 26th day of October, 20 09

A.G. Fyffe, Los Angeles County, California
Notary Public in and for said County and State



Revised 11-14-06



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LAMB BOULEVARD

N00°18'50"E 653.20'

DEDICATED PER 0003:05096, O.R.

DEDICATED PER 19940929:02072, O.R.

DEDICATED PER 0770:0618592, O.R.

(EX. R/W)

(EX. R/W)

(EX. R/W)

(EX. STOP SIGN)

(EX. DWY)

(EX. SW)

(EX. PYLON SIGN)

N87°36'19"E 674.59' BASIS OF BEARINGS

BONANZA ROAD
DEDICATED PER 0003:05096, O.R.

DEDICATED PER 0770:0618592, O.R.

DEDICATED PER 20001017:00788, O.R.

APN 140-32-101-012
PARCEL 2-A
FILE 99, PAGE 88
OF PARCEL MAPS
5.39 ACRES
C-1
(NOT A PART)

APN 140-32-101-015
LOT 2
FILE 116, PAGE 67
OF PARCEL MAPS
1.67 ACRES
C-1
(NOT A PART)

(EX. CVS PHARMACY)
(NOT A PART)

(EX. ALBERTSON'S STORE)
(NOT A PART)

SUP-36779
01/14/10 PC



WIE
WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

NOTES:

- LOT 1 & 2 ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR SURFACE WATER DRAINAGE, EXCEPTING WITHIN BUILDINGS OR STRUCTURES PER FILE 116, PAGE 67 OF PARCEL MAPS.
- LOTS 1 & 2 ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, EGRESS AND EGRESS, ACROSS THE DRIVEWAYS ON EACH PARCEL PER FILE 116, PAGE 67 OF PARCEL MAPS.
- LOTS 1 & 2 ARE SUBJECT TO A PERPETUAL, COMMON ACCESS EASEMENT FOR PRIVATE, VEHICULAR AND PEDESTRIAN TRAVEL, EXCEPTING AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE INCURRED AND GRANTED FOR EACH LOT OR LOTS WITHIN FILE 116, PAGE 67 OF PARCEL MAPS.
- LOTS 1 & 2 ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE EASEMENTS AND EASEMENTS AND COMMON AREA MAINTENANCE AGREEMENT AND RECORDS JANUARY 11, 2007, IN BOOK 1030111 AS INSTRUMENT NO. 03318 OF OFFICIAL RECORDS.

"(C) FUEL CENTER EXCLUSIVE USE EASEMENT"

WHAT CERTAIN FUEL CENTER EXCLUSIVE USE EASEMENT MADE AND ENTERED INTO AS OF JUNE 2, 2006, BETWEEN CVS, AS THE OWNER OF PARCEL 1, AND ASPRI, AS OWNER OF PARCEL 2 (WHICH ALSO, AS SET FORTH HEREIN, INCLUDES THE CONVENIENCE STORE AND FUEL FACILITIES LOCATED ON PARCEL 1 AS OF THE DATE OF THIS DECLARATION).

"(D) GRANT OF EASEMENT: GRANITON (NEVADA) CVS PHARMACY, LLC) CONVEYS TO GRANITE (ASPRI), INC. AN EXCLUSIVE USE EASEMENT OVER THE FUEL STATION PROPERTY FOR THE TERM (AS HEREINAFTER DEFINED), TO BE USED BY GRANITE AS A FUEL STATION AND ALL ACCESS AND EGRESS THEREON. GRANITE ALSO GRANTS TO GRANITE A NON-EXCLUSIVE EASEMENT DURING THE TERM FOR THE PURPOSE OF ACCESS TO THE FUEL STATION PROPERTY AND LAMB BOULEVARD AND BONANZA BOULEVARD AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF NECESSARY UTILITIES FOR THE FUEL STATION PROPERTY, OVER, UNDER, AND ACROSS THAT PORTION OF THE GRANITE PROPERTY OR AREAS WHERE THE UTILITIES ARE CURRENTLY LOCATED."

SITE AREA:

NET
0.39 ACRES (16,901 SQUARE FEET)

BUILDING SQUARE FOOTAGE:
2,029 SF., EX. C-STORE LOCATED ON PARCEL

PARKING SPACE DIMENSIONS:

APN 140-32-101-014	WIDTH	LENGTH	QUANTITY
CATEGORY	9'-0"	18'-0"	9
AUTOMOBILE			
TOTAL SPACES			9

PARKING REQUIREMENTS:

(PER SECTION 19.04.010 TABLE 2: ON-SITE PARKING REQUIREMENTS)
TECHNICAL USE: CONVENIENCE STORE
1,175 SQUARE FEET OF GROSS FLOOR AREA
2,029 SF. 12 SPACES

APN 140-32-101-014	TOTAL AUTOMOBILE PARKING SPACES:	8 SPACES
	TOTAL HANDICAP PARKING SPACES:	1 SPACE
	TOTAL SPACES:	9 SPACES

NOTE: THIS PARCEL HAS SHARED PARKING WITH ADJACENT PARCEL SO PARKING REQUIREMENT IS MET.

LEGAL DESCRIPTION

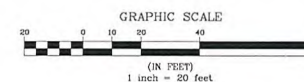
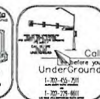
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N3/4, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:
PARCELS 1-A AS SHOWN BY MAP THEREIN IN FILE 99 OF PARCEL MAPS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
CONSISTING OF 88,684 SQUARE FEET (2.059 ACRES) MORE OR LESS, AS DETERMINED BY COMPUTER TECHNIQUES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH 87°36'19" EAST AS DEFINED BY THE MONUMENTS SHOWN ON MAP 22228, BEING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT SHIELD MEMORIAL, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SAME BEING THE CONTROL LINE OF BONANZA ROAD AS DERIVED BY FILE 99, PAGE 88 OF PARCEL MAPS.

LEGEND/ABBREVIATIONS

PROPERTY LINE
STREET CENTERLINE
DEDICATION BOUNDARIES
EXISTING BUILDING
EXISTING CURB & GUTTER
EXISTING CURB



REVISIONS

DATE	REVISION	DESCRIPTION

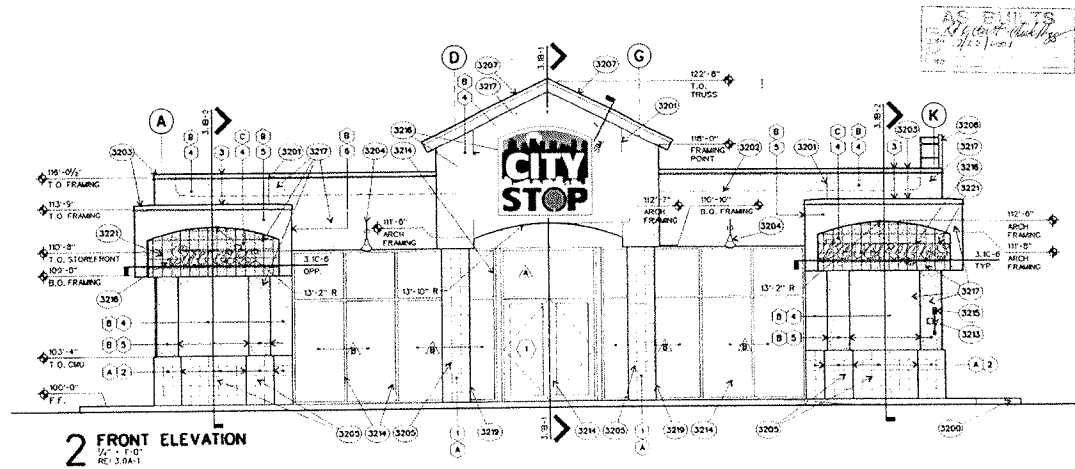
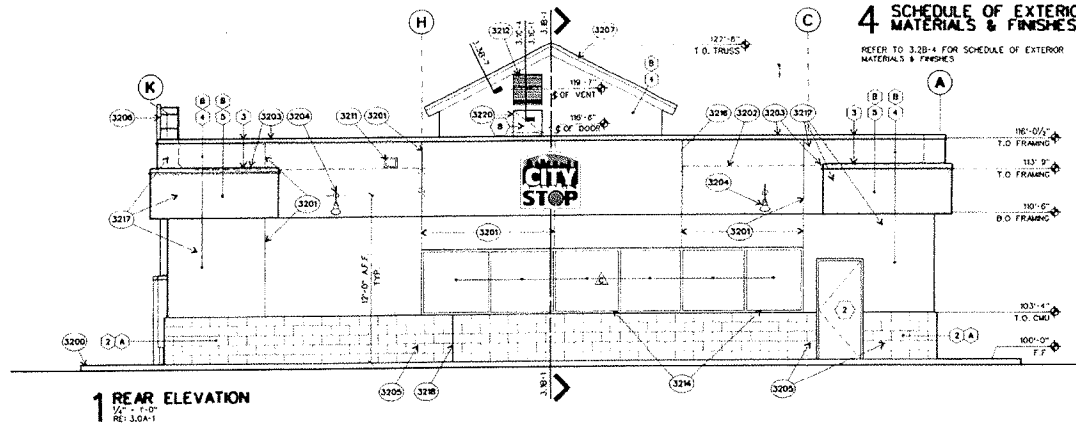
CITY STOP 11
SEC LAMB & BONANZA

SITE PLAN

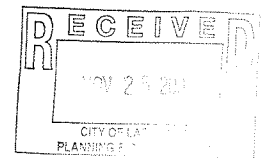
SUBMITTAL NO. 1
DATE: OCTOBER 22, 2009
PROJECT NO. 1150.01
AGENCY NO.
SHEET NO. SP
1 OF 1 SHEETS

REFER TO 3.2B-3 FOR SCHEDULE OF KEYED NOTES

REFER TO 3.2B-4 FOR SCHEDULE OF EXTERIOR MATERIALS & FINISHES



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01/14/10 PC



3 SCHEDULE OF KEYED NOTES

REF: 3.2A & 3.2B

4 SCHEDULE OF EXTERIOR MATERIALS & FINISHES

REF: 3.2A & 3.2B

- 3200 CONC. CURB & WALK, REF: 3.2C-2
- 3201 E.I.T.S. CONTROL JOINT, TYP. REF: 3.2C-8
- 3202 GALVANIZED METAL CORNER, PAINT, REF: 3.2A-1
- 3204 LEFT FINISHES REF: 7.2A-1 POINT CENTER OF WALL
- 3205 SPRT. FACE CURB VENEER, PAINT, TYP. REF: 3.2B-4
- 3206 ALUMINUM LADDER, PAINT, REF: 3.2B-4
- 3207 STANDING SEAM METAL ROOF, REF: 3.2B-4
- 3208 FLET. AND LIGHTING CONTROL CABINET W/ SHRT. REF: 7.2A-1 & 7.2B-1, PAINT
- 3209 ELEC. PANEL, PAINT, REF: 3.2B-4
- 3210 INSTAL. 20 GA. CL. CLOSURE BETWEEN ELEC. CLOSURE, REF: 3.2B-4
- 3211 GABLET, REF: 3.2B-4
- 3212 WALK VENT, REF: 3.2C-1
- 3213 EMERGENCY PUMP SHUTOFF, REF: 7.2A-1
- 3214 ALUMINUM STONE/ENTRANCE, REF: 3.2A-2 & 3.2B-3
- 3215 OVERTELL ALUM. HORN AND SHUTOFF SWITCH, REF: 7.2A-1
- 3216 SCN BY OTHERS, PROVIDE BLOCKING
- 3217 METEORAL COLOR E.I.T.S. OVER W/ BUILDING FELT. REF: 3.2B-4
- 3218 WALK CONTROL, TYP. REF: 3.2C-3
- 3219 CURB DOWN, PAINT, REF: 3.2B-4
- 3220 CANOPY ACCESS DOOR, REF: 3.2C-4
- 3221 E.I.T.S. SCORE JOINT AT B.O. E.A. WAY, REF: 3.2C-8

NOTES: 1. ALL MATERIALS, FINISHES, AND THE CONNECTIONS THEREOF SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE FINISHES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 3. THE FINISHES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

MATERIALS

CONCRETE MAJOR UNITS

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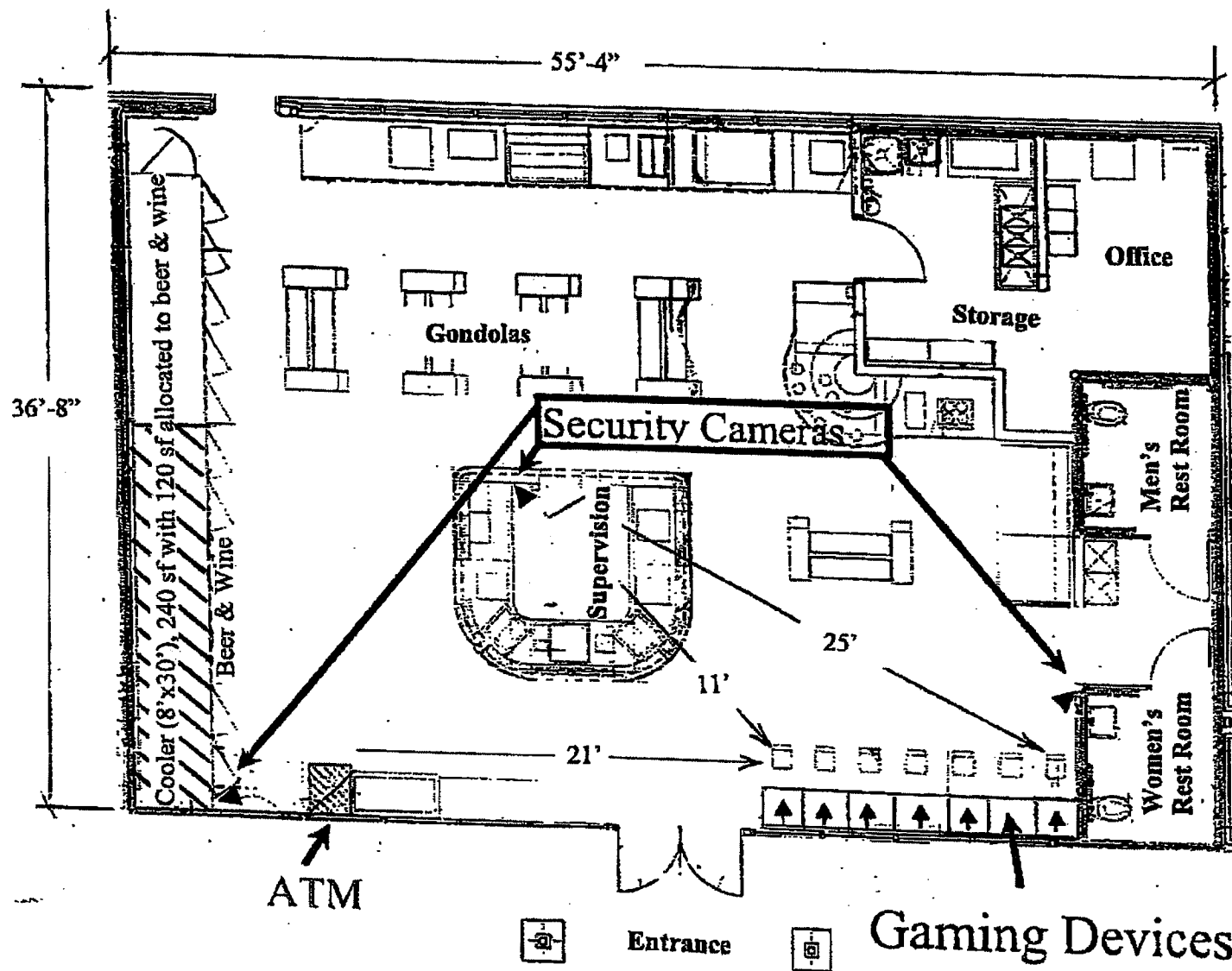
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REF: 3.2A & 3.2B

DEC-09-2009 City Stop #11
4401 E. Bonanza Road
Las Vegas, NV 89110



SUP-36779
01/14/10 PC
REVISED

Scale: 1/8th inch = 1 foot
December 9, 2009

Total Area	2,032 sf
Storage	444 sf
Cooler	240 sf
Retail	1,348 sf

RECEIVED
DEC 09 2009