



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36961** 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): _____

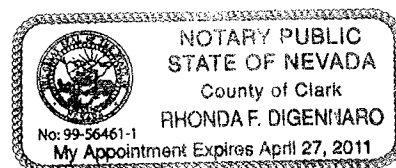
APN: _____

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.

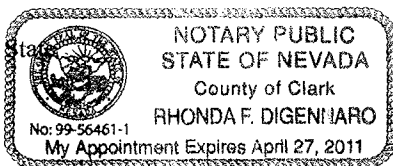
Print Name Antonio Accornero

Subscribed and sworn before me

This 30th day of January, 20 10.

Rhonda F. Digeni-Iaro

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-36961</u>
Meeting Date:	<u>2/25/10</u>
Total Fee:	<u>1,280.00</u>
Date Received:*	<u>1/28/10</u>
Received By:	<u> </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: 163-06-816-015

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

EXISTING FLOOR AREA: 6,648 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.

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

NEW WEST DINING: 608 SF (/50 = 13 SPACES)
NEW EAST DELI: 1428 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: 2,467 SPACES

TOTAL BUILDING AREA: 425,720 sf

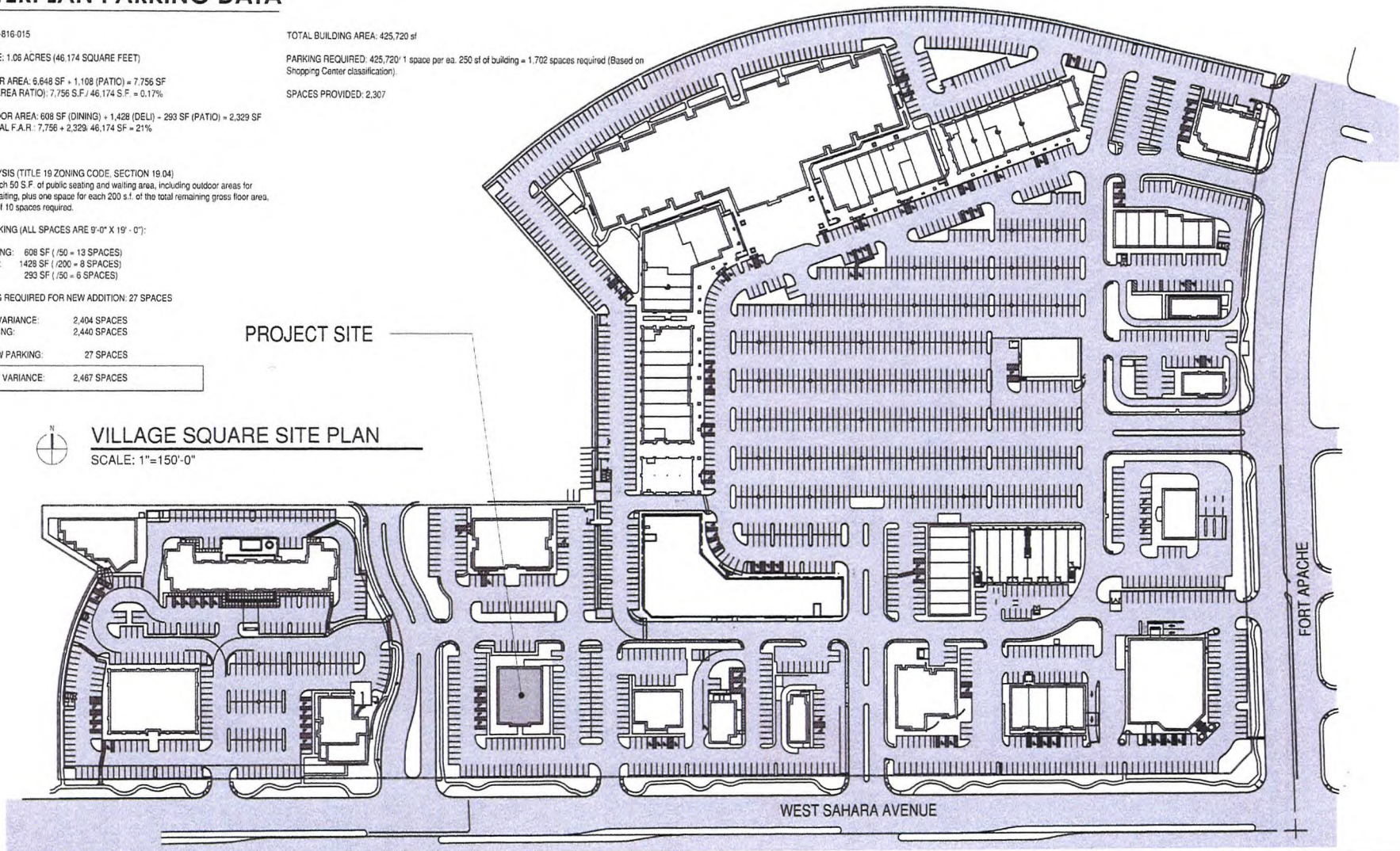
PARKING REQUIRED: 425,720/1 space per sq. 250 sf of building = 1,702 spaces required (Based on Shopping Center classification)

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

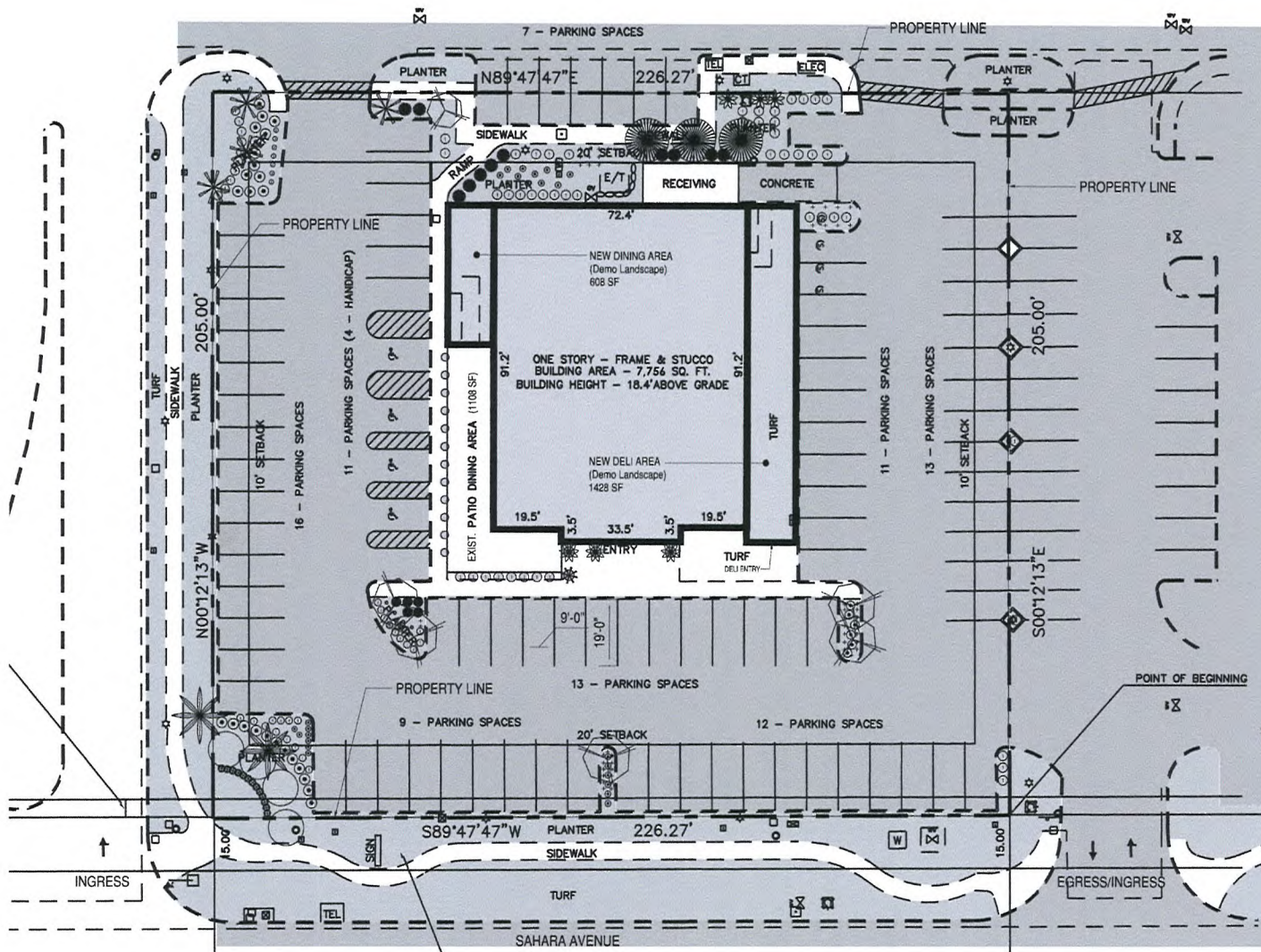
SUP-36961
02/25/10 PC

VILLAGE SQUARE
OVERALL SITE PLAN

DRAWN BY	DRE	SCALE	1"=150'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/28/2010		
PROJECT NO.	02-101-D		
		A1.01	NO

SIENNA DELI
9500 West Sahara Avenue
Las Vegas, Nevada 89134

RECEIVED
JAN 28 2010



SIENNA DELI SITE DATA

APN NO: 163-06-816-015

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

EXISTING FLOOR AREA: 6,648 SF + 1,108 (PATIO) = 7,756 SF
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EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES

SIENNA DELI SITE PLAN
1" = 30'-0"



VICINITY MAP

NTS

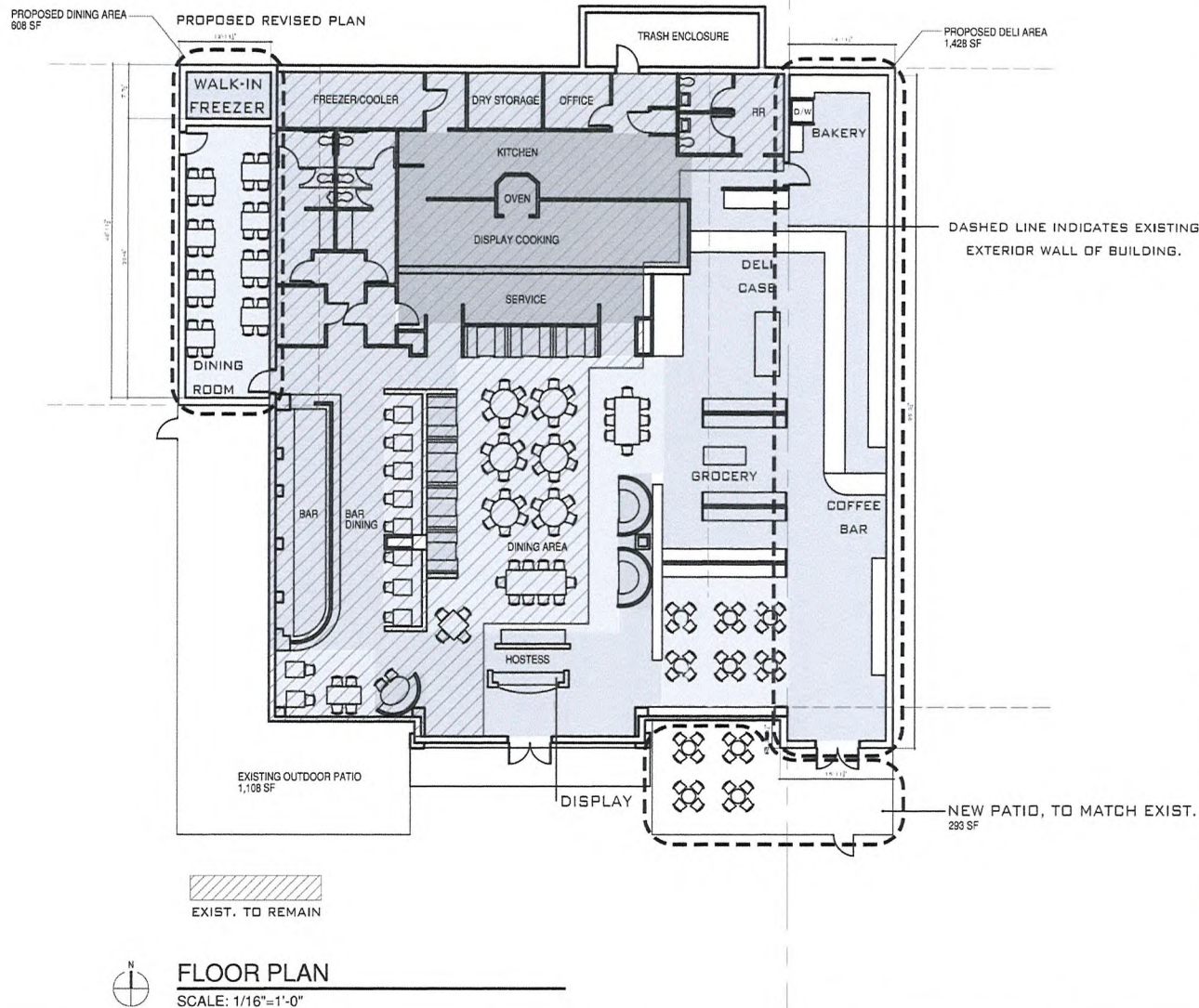
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SUP-36961
02/25/10 PC

SITE PLAN			
SIENNA DELI	DRAWN BY	3FN	SCALE
9500 W. Sahara Avenue	REVIEWED BY	DRE	1"=30'-0"
Las Vegas, Nevada 89117	DATE ISSUED	1/29/2010	A1.02
	PROJECT NO.	09-101.00	NO.

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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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SUP-36961
02/25/10 PC

FLOOR PLAN			
SIENNA DELI	DRAWN BY	3FN	SCALE 1/16" = 1'-0"
9500 W. Sahara Avenue	REVIEWED BY	DRE	A3.01
Las Vegas, Nevada 89117	DATE ISSUED	1/28/2010	
	PROJECT NO.	000001.00	NO

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JAN 28 2010