



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): _____

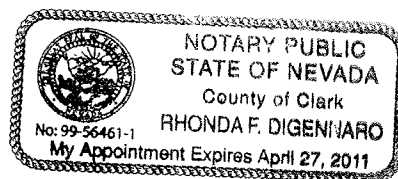
APN: _____

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@dresearchitecture.com

Property Owner Signature* [Signature]

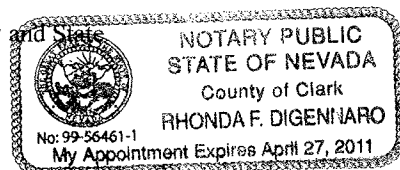
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 20 10.
[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>6DR-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 + 1,108 (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) = 2,036 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: 1,428 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 sq

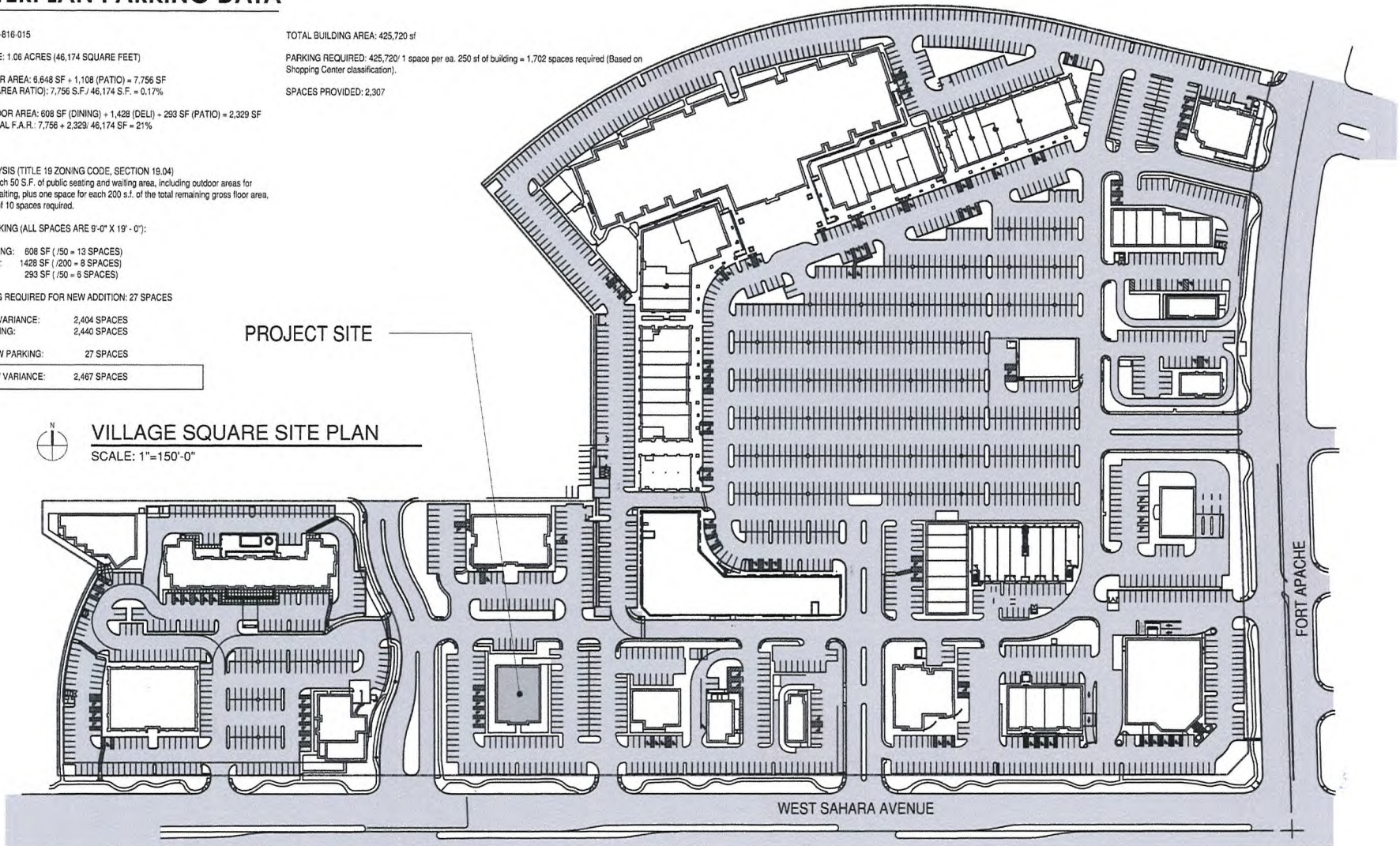
PARKING REQUIRED: 425,720 / 1 space per sq. = 1,702 spaces required (Based on Shopping Center classification).

SPACES PROVIDED: 2,307

PROJECT SITE

VILLAGE SQUARE SITE PLAN

SCALE: 1"=150'-0"



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

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CONNECT | CREATE | CULTIVATE

3225 Via Seranova | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

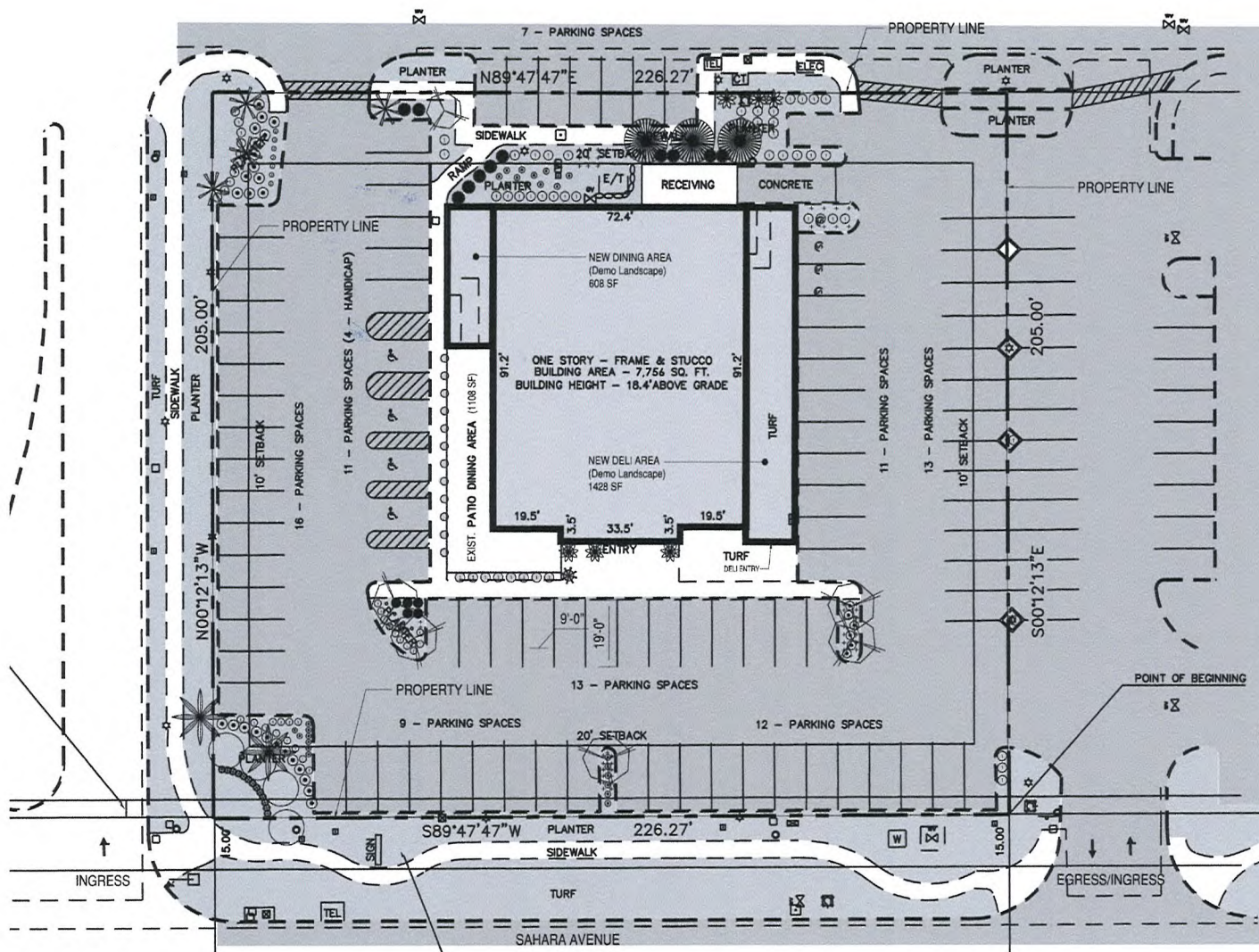
SDR-36962
02/25/10 PC

VILLAGE SQUARE
OVERALL SITE PLAN

SIENNA DELI
9500 West Sahara Avenue
Las Vegas, Nevada 89134

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

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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
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)

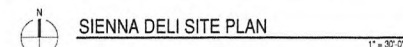
TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

EXISTING 2006 VARIANCE: 2,404 SPACES

EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES



SIENNA DELI SITE PLAN



VICINITY MAP

NTS

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Principal Architect

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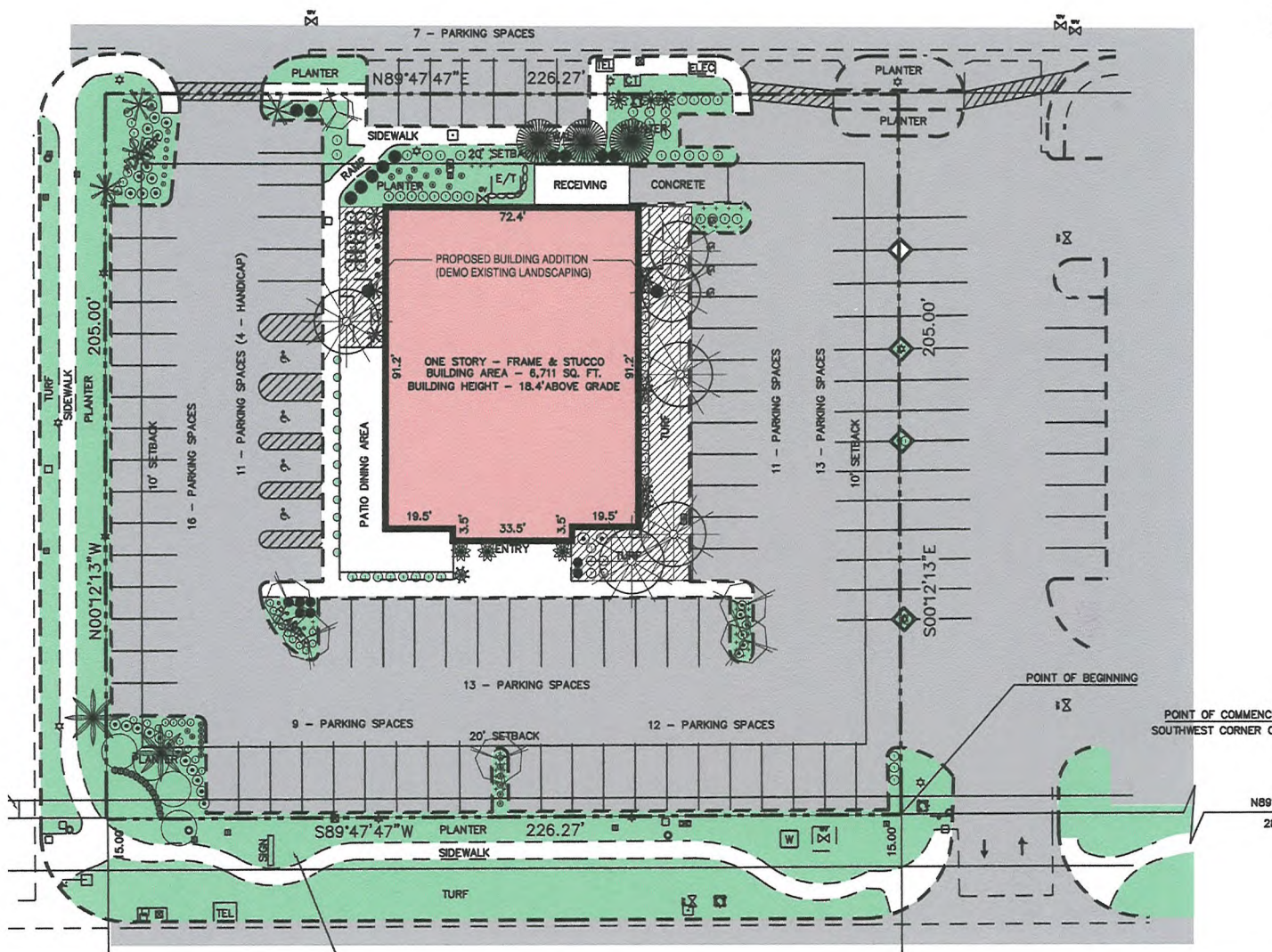
3225 Via Seranova | Henderson, Nevada 89044

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SDR-36962
02/25/10 PC

SITE PLAN			
DRAWN BY	3FN	SCALE	1"=30'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/29/2010		
PROJECT NO.	03011.00		
SIENNA DELI			A1.02
9500 W. Sahara Avenue			
Las Vegas, Nevada 89115			
			NO.

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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' BTH
 MONDALE PINE	3 - 24" BOX
 PLUM TREE	3 - 24" BOX
 MEXICAN FAN PALM	12 - 15 GALLON (6 - 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).
 DAYLILLY	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.



LANDSCAPING SITE PLAN

1" = 30'-0"

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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

LANDSCAPE
AS-BUILT

DRAWN BY	DRE	SCALE	1" = 30'-0"
REVIEWED BY	DRE		
DATE ISSUED	January 11, 2010		L1.01
PROJECT NO.	69-004-00		

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EXISTING ON-SITE PLANT LEGEND

SPECIES	NUMBER and SIZE
 MEXICAN SYCAMORE	6 - 15 GALLON TREES (ALL WILL BE REMOVED FOR NEW CONSTRUCTION).
 GLOSSY PRIVIT	6 - 24" BOX TREES
 CANARY ISLAND DATE PALM	1 - ON PROPERTY - 25" BTH
 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).
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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.



LANDSCAPING SITE PLAN

1" = 30'-0"

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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

LANDSCAPE
AS-BUILT

DRAWN BY	DRE	SCALE	1" = 30'-0"
REVIEWED BY	DRE		
DATE ISSUED	January 11, 2010		L1.01
PROJECT NO.	08-0011.00		

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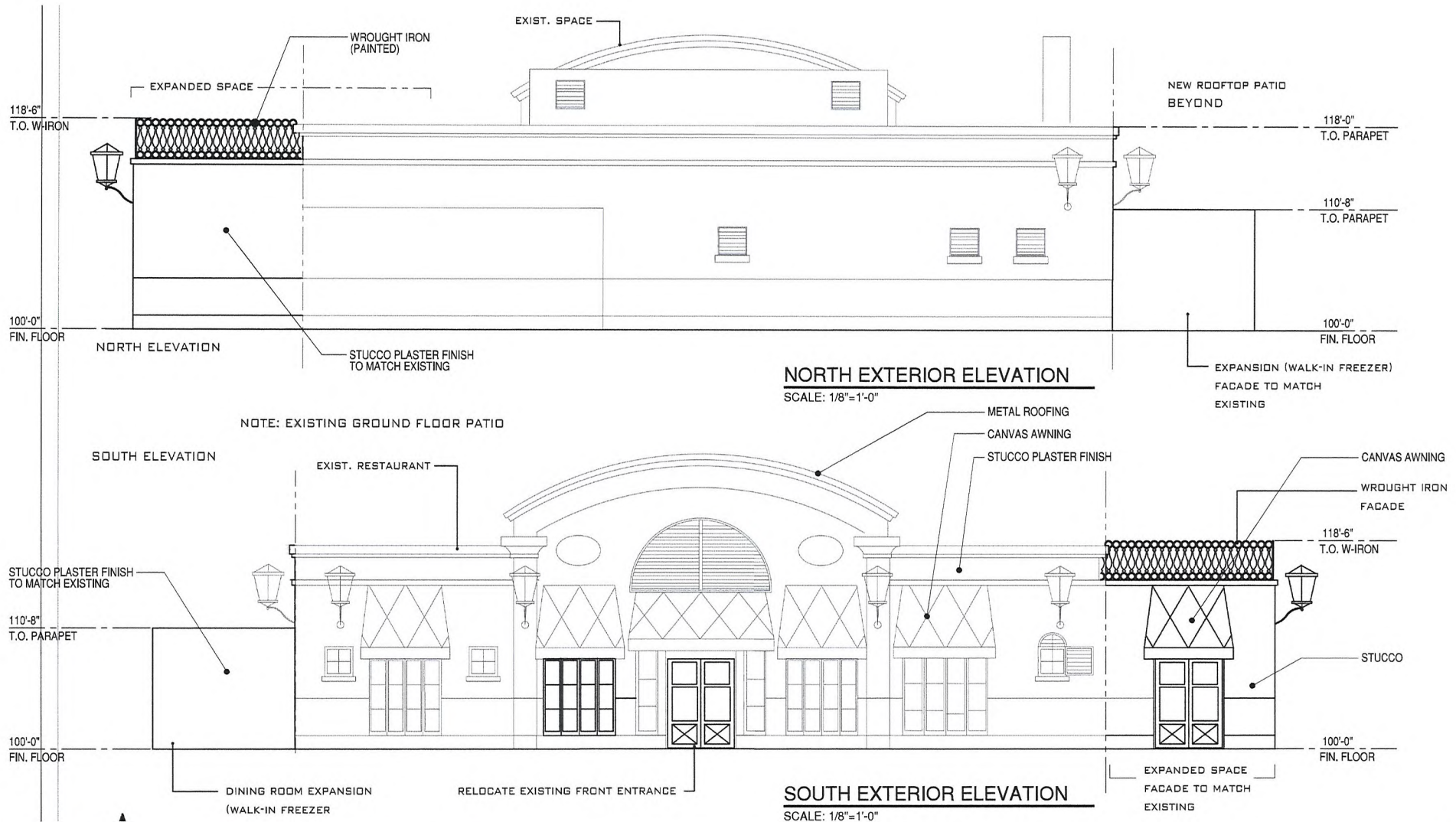


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 CONNECT | CREATE | CULTIVATE
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 702.522.9292 O | 702.332.7975 C

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02/25/10 PC

LANDSCAPE PHOTOS			
DRAWN BY	DRE	SCALE	NTS
REVIEWED BY	DRE		
DATE ISSUED	1/11/2010		L1.00
PROJECT NO.	02-024-00		1 NO. 1

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Principal Architect

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702.522.9292 O | 702.332.7975 C

SIENNA DELI
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Las Vegas, Nevada 89117

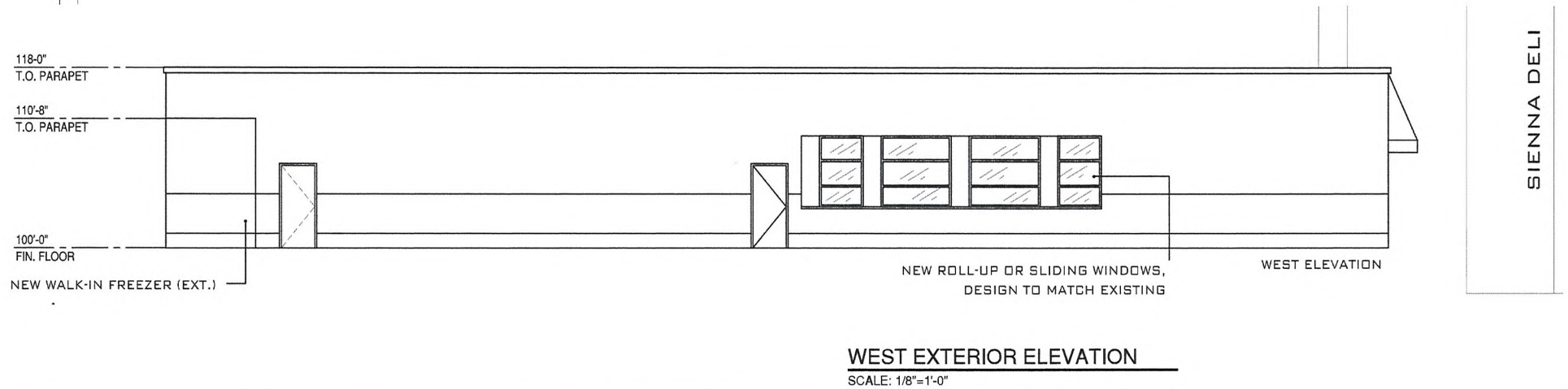
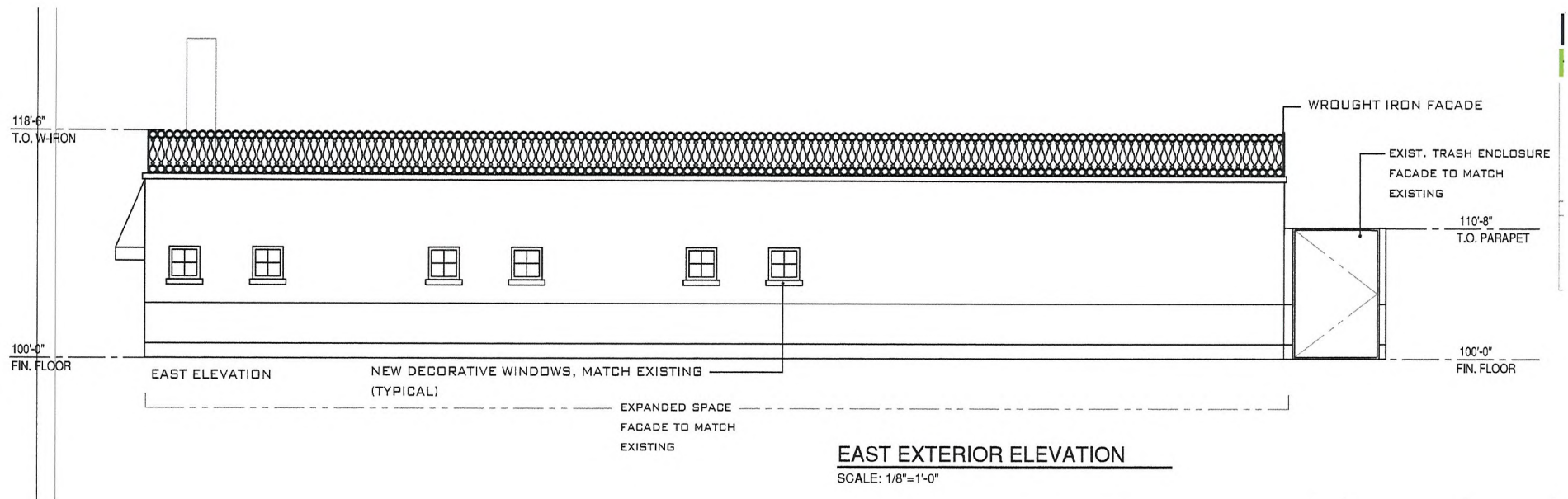
**EXTERIOR
BUILDING ELEVATIONS**

DRAWN BY	3FN	SCALE	1/8" = 1'-0"
REVIEWED BY	DRE		
DATE ISSUED	1/26/2010		
PROJECT NO.	09-001.00		

A2.01
NO.

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02/25/10 PC

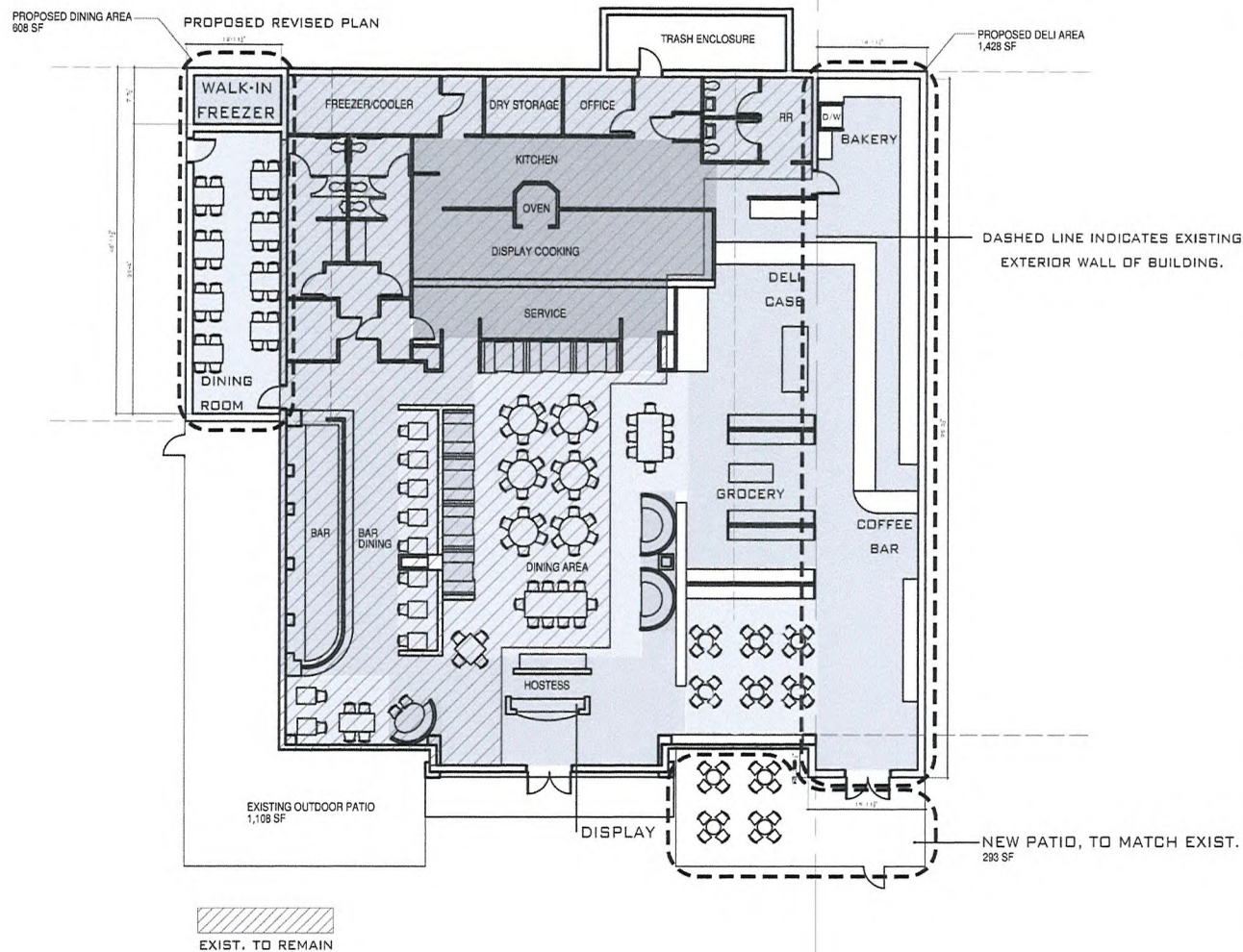
RECEIVED
JAN 26 2010



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

FLOOR PLAN			
DRAWN BY	3FN	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			A3.01 NO

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