



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39812** APN: 138-24-101-001

Name of Property Owner: Becker Investment Company LP

Name of Applicant: George Shoshani

Name of Representative: Lora Dreja of Brown, Brown & Premsrirut

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: [Signature]

Print Name: Barry W. Becker Gen Proctor

Subscribed and sworn before me

This 2 day of September, 2010

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for package Liquor Off-Sale Establishment
Project Address (Location) 2339 North Jones Blvd
Project Name Allstar Minimart Proposed Use _____
Assessor's Parcel #(s) 138-24-101-001 Ward # 5 - Barlow
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage 2310 Floor Area Ratio _____
Gross Acres 1.47 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Becker Investment Company LP Contact _____
Address 50 South Jones #100 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89107

APPLICANT Allstar Minimart Contact George Shoshani
Address 2339 North Jones Blvd Phone: (619) 733-0526 Fax: _____
City Las Vegas State NV Zip 89130

REPRESENTATIVE Brown, Brown & Premsrut Contact Lora Dreja
Address 520 South 4th St Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State NV Zip 89101

Property Owner Signature* [Signature] GP

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

Print Name Barry W. Becker

Subscribed and sworn before me

This 2 day of September, 20 10.

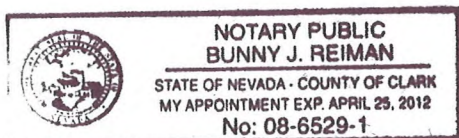
[Signature]

Notary Public in and for said County and State

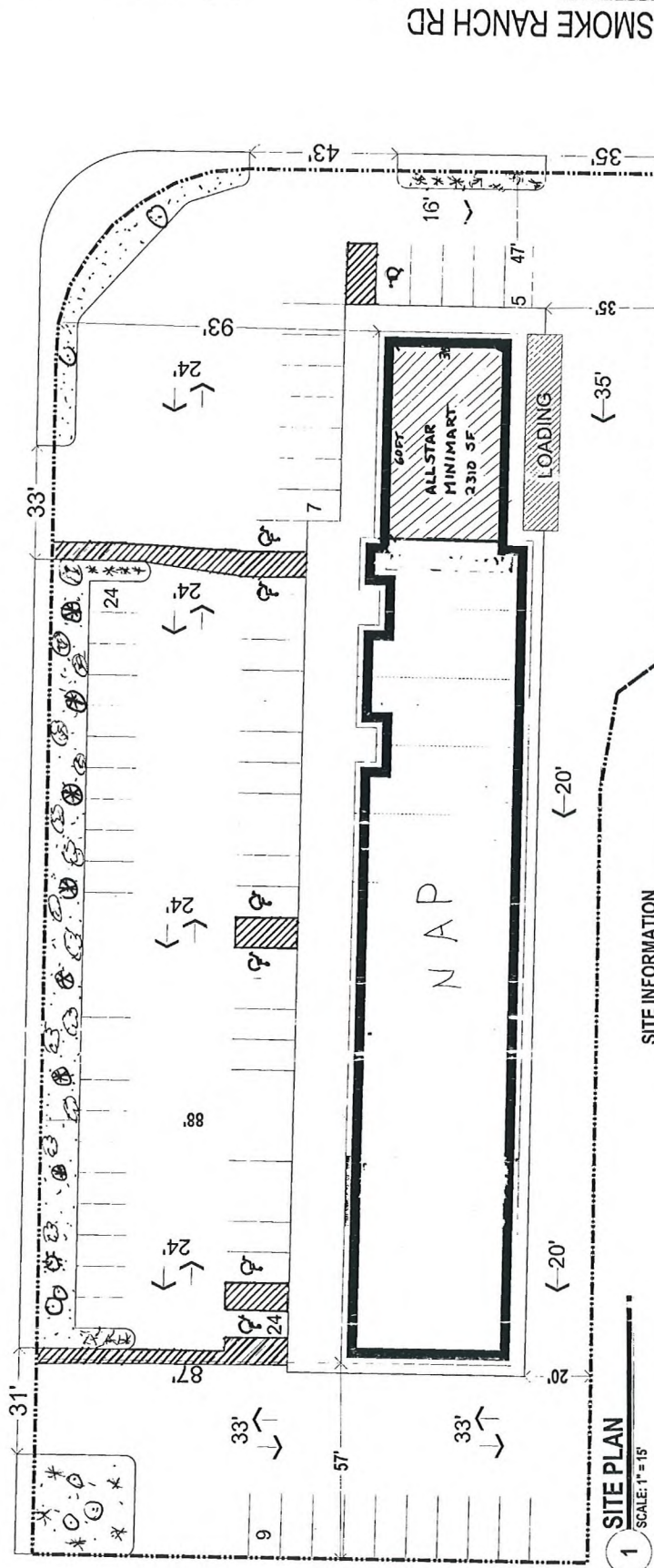
FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39812</u>
Meeting Date:	<u>11/13/10 PC</u>
Total Fee:	<u>\$1,280</u>
Date Received:*	<u>10/5/10</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.



JONES BLVD



1 SITE PLAN
SCALE: 1" = 15'

SITE INFORMATION

ZONING: Clark County, NV
APN# 138-24-01-001
Zoning: C-1

AREA (Approximate, to be verified)
Gross Area 91,115 Sq. Ft.
Net Area 64,033 Sq. Ft.

Lot Coverage
Setbacks
Front 20 ft
Side 15 ft
Rear 20 ft

Corner Side: 15 ft
Rear: 20 ft

BUILDING HEIGHT
Allowed: 35 ft
Provided:

PROJECT AREA

Vicinity Map SCALE: 1" = 1/4 MILE

Location Map

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

PROJECT AREA

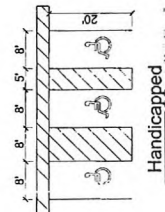
PROJECT AREA

SMOKE RANCH RD

Fire Turning Radius



Typical Loading Spaces



Handicapped

68 Spaces Existing

123 Spaces

55 Spaces

2,300 SF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

1,000 GSF

ALL STAR MINIMART

2310 SF

LOADING

35'

20'

35'

43'

35'

35'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

24'

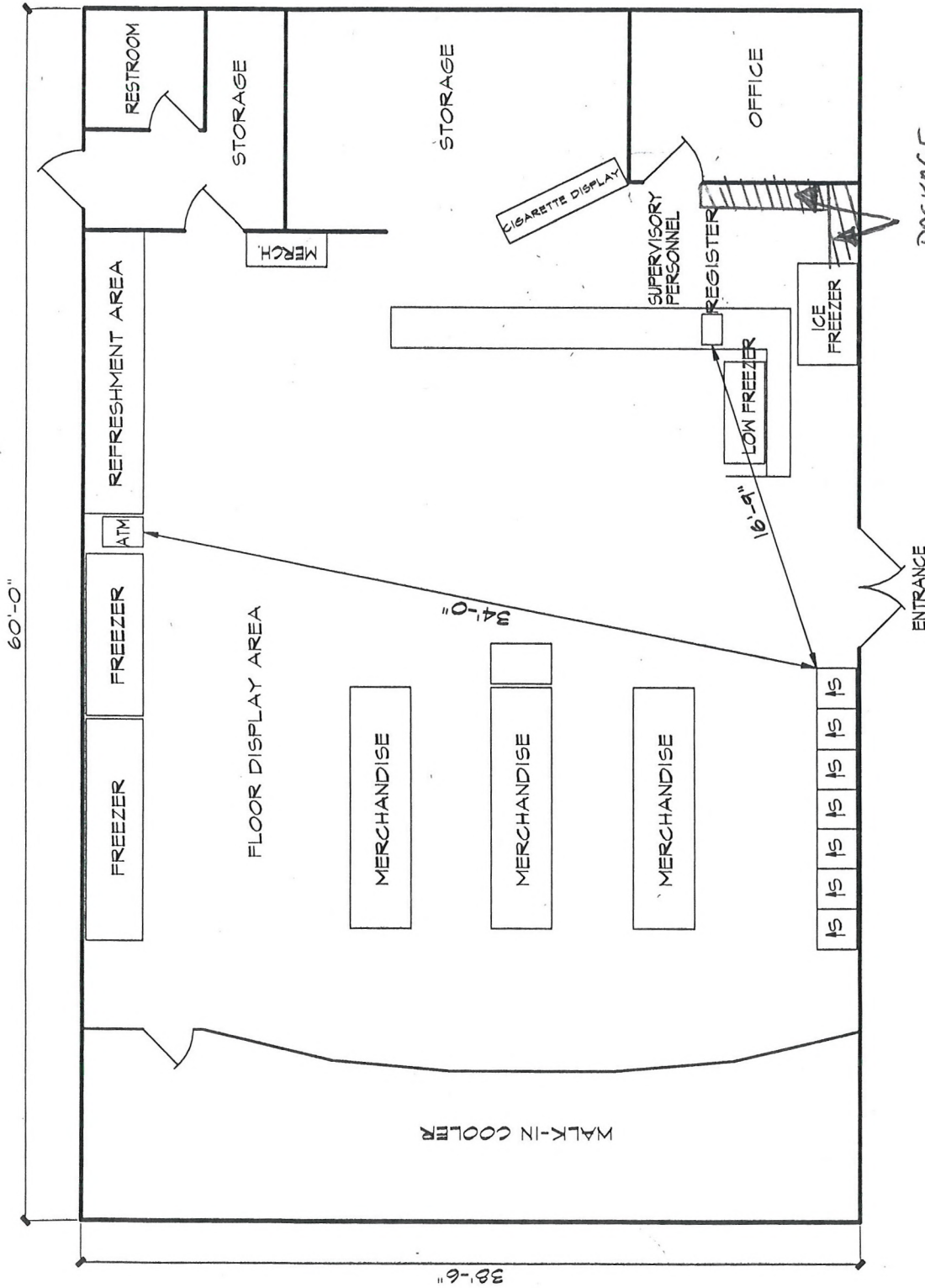
24'

24'

24'

24'

24'



FLOOR PLAN DIAGRAM

SCALE: 1/8" = 1'-0"
1" = 10'

SUP-39812

PACKAGE

LIQUOR
APPROXIMATELY
15 SF
OCT 05 2010

RETAIL SQUARE FOOTAGE: 1,387 SQ.FT.
OVERALL SQUARE FOOTAGE: 2,310 SQ.FT.
S= SLOT MACHINE/GAMING DEVICE

DATE PREPARED: 11-22-2000
LOCATION NAME: ALL-STAR MINI MART
ADDRESS: 2339 N. JONES RI VN