



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54766

Case Number: PRJ-54496 APN: 140-32-401-013

Name of Property Owner (In Escrow): Rich Development Enterprises, LLC

Name of Applicant: Amor Architectural Corporation

Name of Representative: Bill Beebe; 909-923-6763; bbeebe@amorarch.com

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): _____

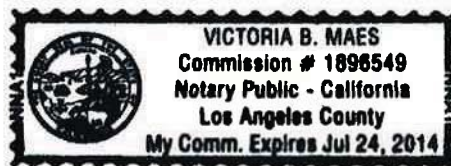
APN: _____

Signature of Property Owner (In Escrow): _____

Print Name: Joseph W. Rich, Manager

Subscribed and sworn before me

This 20th day of June, 2014
Victoria B. Maes Notary Public
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Liquor Off-Sale
 Project Address (Location) 4440 East Charleston Boulevard
 Project Name Smart & Final Proposed Use Grocery
 Assessor's Parcel #(s) 140-32-401-013 Ward # 3
 General Plan: existing Same proposed Same Zoning: existing C-1 proposed C-1
 Commercial Square Footage 66,943 Floor Area Ratio 25
 Gross Acres 6.93 Lots/Units _____ Density _____
 Additional Information Past two Off-Sale applications were approved.

PROPERTY OWNER (In Escrow): Rich Development Enterprises, LLC Contact: Joe Rich
 Address: 1000 N Western Ave #200 Phone: (310)547-3326
 Fax: (310)547-1177 City: San Pedro State: CA
 Zip: 90732 E-mail Address: joe@richdevelopment.com

APPLICANT Amor Architectural Corporation Contact Bill Beebe
 Address 2121 S. Haven Avenue; Suite 200 Phone: (909) 923-6763 Fax: _____
 City Ontario State CA Zip 91761
 E-mail Address bbeebe@amorarch.com

REPRESENTATIVE Smart & Final Properties 1 LLC Contact Patrick Barber
 Address 600 Citadel Drive Phone: (323) 869-7984 Fax: _____
 City Commerce State CA Zip 90040
 E-mail Address Patrick.Barber@smartandfinal.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Joseph W. Rich, Manager

Subscribed and sworn before me
 This _____ day of _____, 20____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **SUP-54766**
 Meeting Date: **08/12/14 PC**
 Total Fee: _____
 Date Received:* _____
 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 20, 2014

Date

before me, Victoria B. Maes

Notary Public

personally appeared Joseph W. Rich

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Victoria B. Maes

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: City of Los Angeles, CA

Document Date: No date

Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Joseph W. Rich

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: Manager

Signer Is Representing: Rich

Development Enterprises, Inc.

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

C1-LIMITED
COMMERCIAL

C1-LIMITED
COMMERCIAL

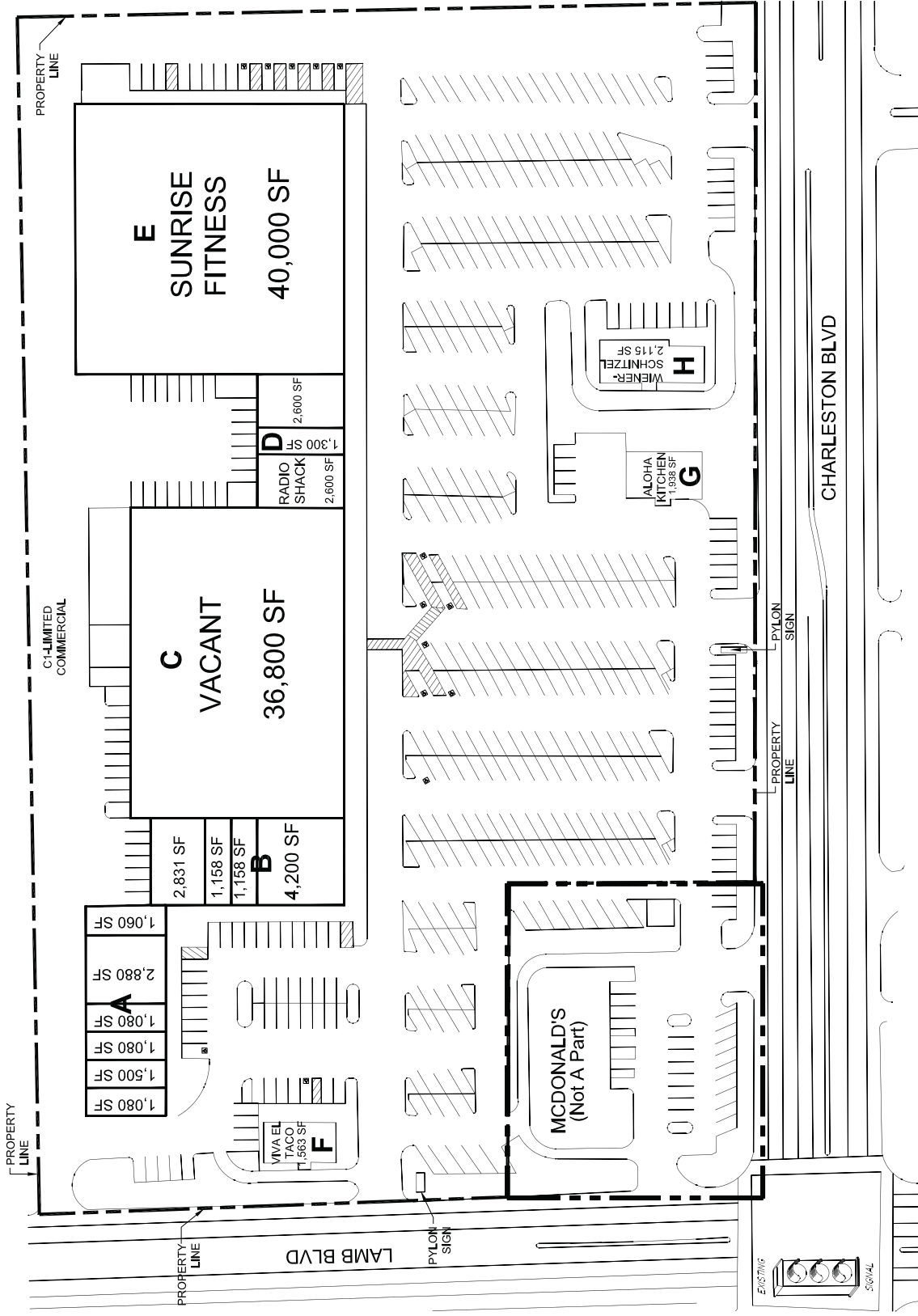
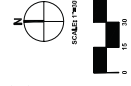
TOTAL SITE AREA		±101 AC*
BUILDING		AREA
A	RETAIL SHOPS	8,660 S.F.
B	RETAIL SHOPS	9,347 S.F.
C	GROCERY STORE	36,000 S.F.
D	RETAIL SHOPS	6,000 S.F.
E	RETAIL SHOPS	40,000 S.F.
F	RESTAURANT	1,603 S.F.
G	RESTAURANT	1,908 S.F.
H	RESTAURANT	2,115 S.F.
TOTAL BUILDING AREA		106,943 S.F.

SHOPPING CENTER PARKING DATA	
BUILDING AREA	REQUIRED** PROVIDED
106,943 FT ²	428 STALLS 433 STALLS
SURPLUS:	
TOTAL ACCESSIBLE PARKING REQUIRED	
TOTAL ACCESSIBLE PARKING PROVIDED	
SURPLUS:	
5 STALLS	
9 STALLS	
14 STALLS	
5 STALLS	

NOTE: AREA CALCULATIONS ARE ESTIMATES ONLY AND MUST BE VERIFIED.

** PARKING CALCULATIONS BASED ON: CITY OF LAS VEGAS, NV, 2012, CHAPTER 10, SECTION 10.04.01, 10.04.02, 10.04.03, 10.04.04, 10.04.05, 10.04.06, 10.04.07, 10.04.08, 10.04.09, 10.04.10, 10.04.11, 10.04.12, 10.04.13, 10.04.14, 10.04.15, 10.04.16, 10.04.17, 10.04.18, 10.04.19, 10.04.20, 10.04.21, 10.04.22, 10.04.23, 10.04.24, 10.04.25, 10.04.26, 10.04.27, 10.04.28, 10.04.29, 10.04.30, 10.04.31, 10.04.32, 10.04.33, 10.04.34, 10.04.35, 10.04.36, 10.04.37, 10.04.38, 10.04.39, 10.04.40, 10.04.41, 10.04.42, 10.04.43, 10.04.44, 10.04.45, 10.04.46, 10.04.47, 10.04.48, 10.04.49, 10.04.50, 10.04.51, 10.04.52, 10.04.53, 10.04.54, 10.04.55, 10.04.56, 10.04.57, 10.04.58, 10.04.59, 10.04.60, 10.04.61, 10.04.62, 10.04.63, 10.04.64, 10.04.65, 10.04.66, 10.04.67, 10.04.68, 10.04.69, 10.04.70, 10.04.71, 10.04.72, 10.04.73, 10.04.74, 10.04.75, 10.04.76, 10.04.77, 10.04.78, 10.04.79, 10.04.80, 10.04.81, 10.04.82, 10.04.83, 10.04.84, 10.04.85, 10.04.86, 10.04.87, 10.04.88, 10.04.89, 10.04.90, 10.04.91, 10.04.92, 10.04.93, 10.04.94, 10.04.95, 10.04.96, 10.04.97, 10.04.98, 10.04.99, 10.04.100.

LAND USE	
PROPERTY	C1-LIMITED COMMERCIAL
ADJACENT PROPERTY (NORTH)	C1-LIMITED COMMERCIAL
ADJACENT PROPERTY (EAST)	C1-LIMITED COMMERCIAL



NOTE: ALL BUILDINGS ARE EXISTING AND NONE ARE PROPOSED

Smart & Final
4401 E CHARLESTON BLVD
LAS VEGAS, NEVADA

SITE PLAN
JOB # A1187
PRJ-54496
07/08/2014

SUP-54766 - REVISED

2121 S. HAVEN AVE. SUITE 200
PRJ-54496
07/08/2014
0708 023 0093 TEL
0708 023 6928 FAX
www.AmorArch.com

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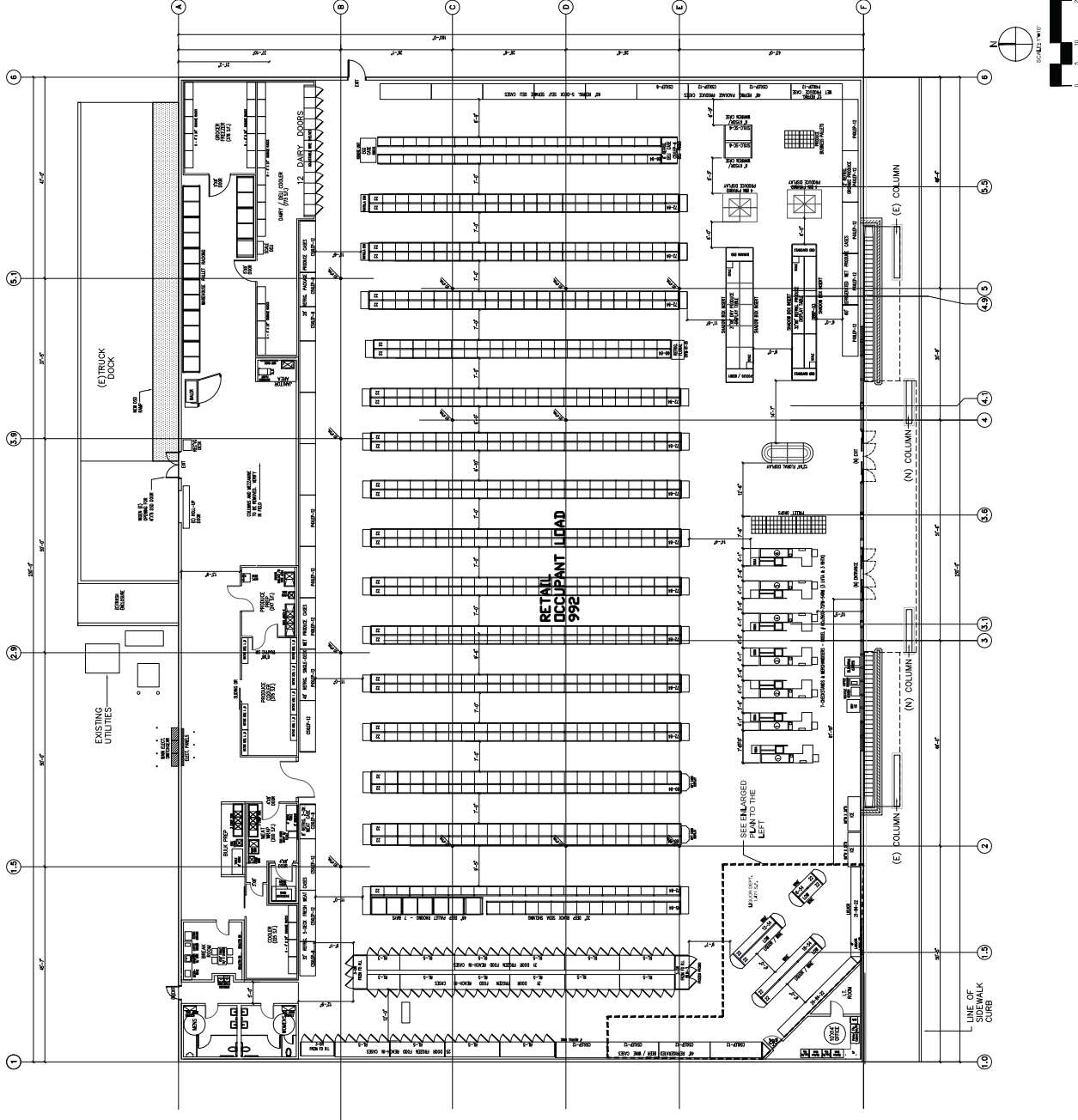
PROJECT DATA

TOTAL BUILDING 36,800 S.F.
LIQUOR DEPARTMENT 1,471 S.F. = 4%
LIQUORWINE DRY 81 L.F.
LIQUORWINE CHILLED 48 L.F.
TOTAL 129 L.F.

OCCUPANT LOAD (NET AREA):

RETAIL AREA 29,787 S.F. / 30 = 992
OFFICE AREA 203 S.F. / 100 = 2
BREAKROOM 206 S.F. / 100 = 2
COOLER FREEZER STORAGE 2,274 S.F. / 300 = 7
STOCK ROOM / STORAGE 3,585 S.F. / 300 = 11
TOTAL OCCUPANCY 1,014

EGRESS WIDTH REQ'D (1,014 X 0.2) 202 L-in
EGRESS WIDTH PROVIDED: 228 L-in
DOOR 36" + DOOR 48" + 2 DOORS 72" = 228



PROPOSED FLOOR PLAN
JOB # A1187
PRJ-54496
06/13/2014

SUP-54766

Smart & Final
4100 E CHARLESTON BLVD
LAS VEGAS, NEVADA

The floor plan and design are provided as a guide only. The client is responsible for obtaining all necessary permits and approvals from the local authorities. The client is also responsible for ensuring that the design complies with all applicable codes and regulations. The client is further responsible for ensuring that the design is suitable for the intended use and that it meets the client's requirements. The client is also responsible for ensuring that the design is suitable for the intended use and that it meets the client's requirements.

2121 S. HAVEN AVE. SUITE 200
PRJ-54766
908-923-6993 TEL.
908-923-6993 FAX.
www.AmorArch.com

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Smart & Final
Parcel Line

Southern Nevada GIS ~ OpenWeb Info Mapper

Church
Parcel Line

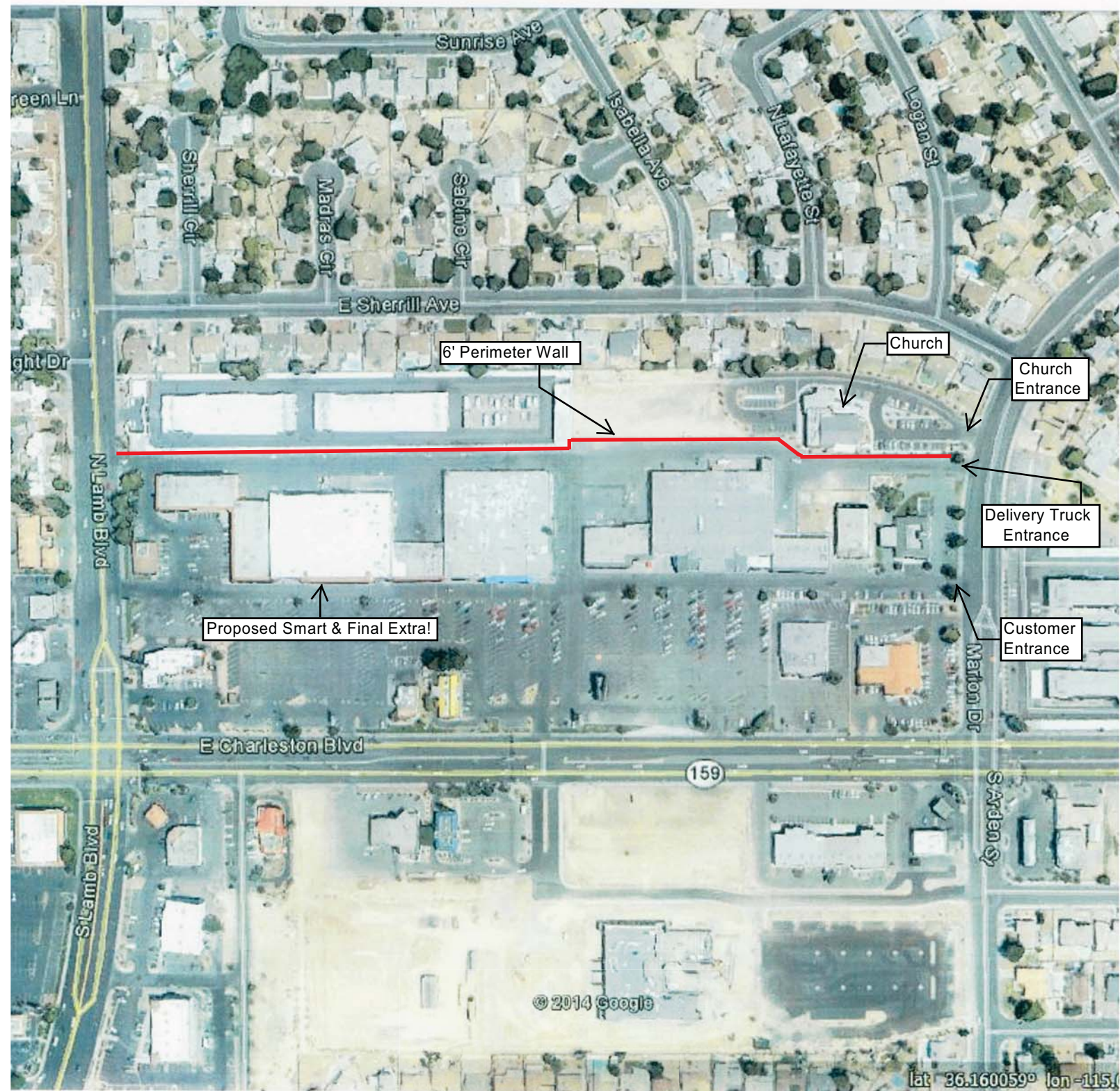


The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 4/27/2014

PRJ-54496
08/05/14

SUP-54766 - REVISED



PRJ-54496
08/05/14

SUP-54766 - REVISED



Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

<http://ccsd.net/departments/real-property>

Date Filed 07/03/2014 Application Number SUP-54766, PRJ-54496 Entity LV

Company Name Amor Architectural Corporation

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Smart & Final

Project Description 4440 E. Charleston Blvd

APN's 140-32-401-013

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.195 = 0	x 0.102 = 0	x 0.135 = 0
Multi-Family Units (2)	x 0.135 = 0	x 0.056 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	0	0	0

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

CCSD Comments* no comment

☐ Approved

☐ Disapproved