



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48160 APN: 125-28-713-007

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Farmer Boy's Food, Inc.

Name of Representative: John David Burke, Architect

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: By R. S. president

Print Name: BARRY L. LAZARUS

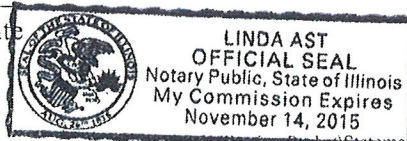
Subscribed and sworn before me

This 18 day of January, 2013

Linda Ast

Notary Public in and for said County and State

Du Page, IL



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City of Las Vegas
Dept. of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 7701 W. Tropical Parkway
 Project Name Farmer Boys Proposed Use Restaurant
 Assessor's Parcel #(s) 125-28-713-007 Ward # 6
 General Plan: existing T-C proposed T-C Zoning: existing T-C proposed T-C
 Commercial Square Footage 104,867sf/3,195sf Floor Area Ratio 30.6
 Gross Acres 7.86 Lots/Units n/a Density n/a
 Additional Information allow a single story 3,195sf convenience restaurant with drive thru service

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, llc Contact Barry L. LAZARUS
 Address 2901 Butterfield Rd. Phone: (630) 218-8000 Fax:
 City Oakbrook State IL Zip 60523
 E-mail Address : blazarus@inlandgroup.com

APPLICANT Farmer Boys Food, Inc. Contact Kevin Kelly
 Address 3452 University Ave Phone: (951) 823-8510 Fax:
 City Riverside State CA Zip 92501
 E-mail Address kkelly@farmerboys.com

REPRESENTATIVE John David Burke, Architect Contact John David Burke, Architect
 Address 3471 W. Oquendo Rd. #301 Phone: (702) 876-4863 Fax: (702) 876-9355
 City Las Vegas State NV Zip 89118
 E-mail Address jburke@jburkearchitect.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* Barry L. Lazarus president

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

Print Name Barry L. LAZARUS

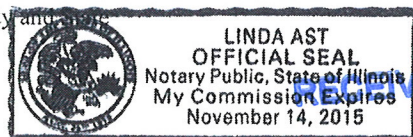
Subscribed and sworn before me

This 18 day of January, 20 13.

Linda Ast

Notary Public in and for said County of San Diego, IL

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SUP-48160
 Meeting Date: 03/12/13
 Total Fee: 1030.00
 Date Received*: 01/24/13
 Received By: Jonathan

*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.

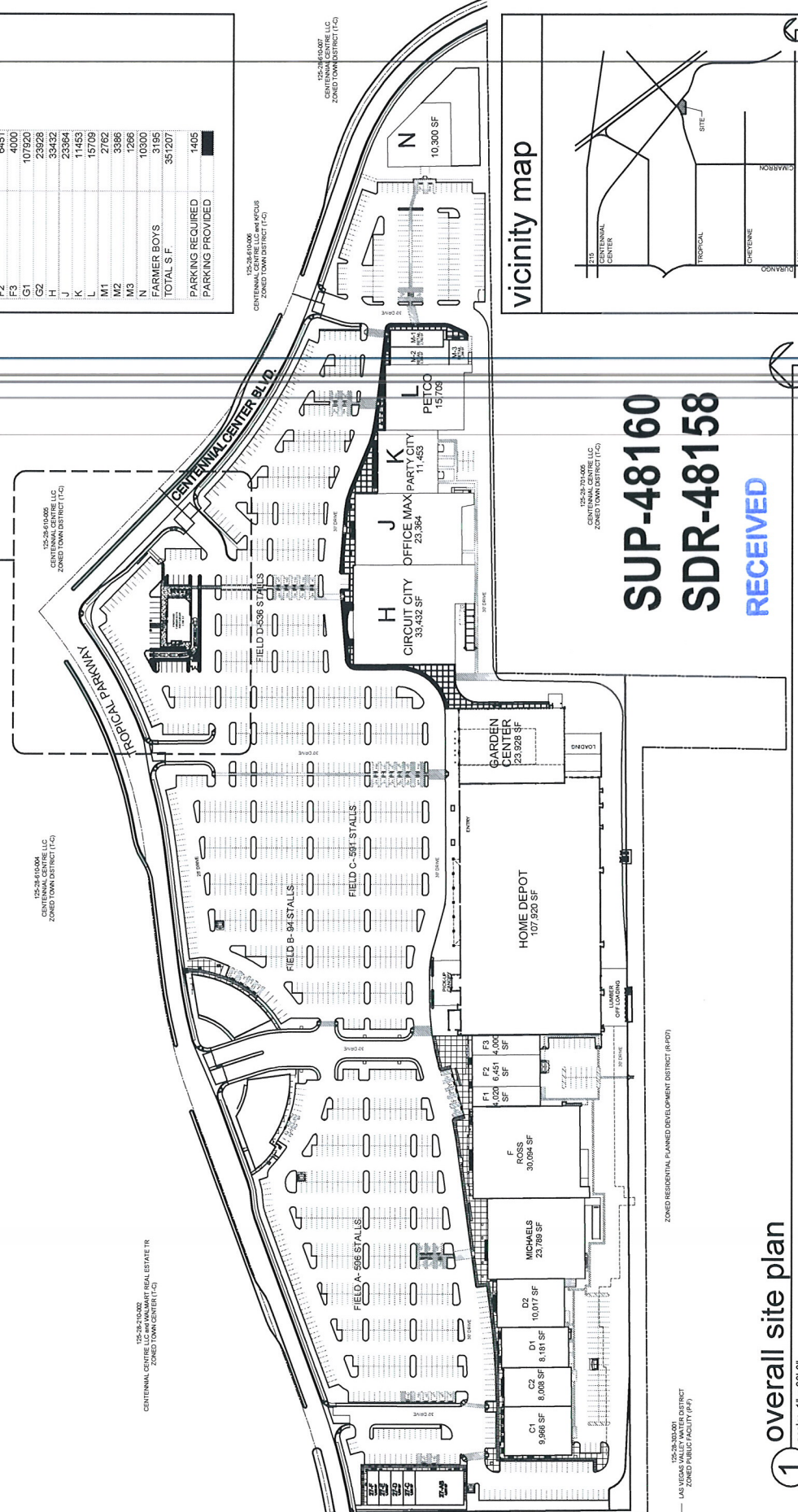
F:\depot\Application Packet\Application Form.pdf

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PROJECT DATA

PARKING ANALYSIS (ENTIRE SHOPPING CENTER)		
PAD	AREA (S.F.)	
AB	4977	
C	1241	
D	1241	
E	1235	
F	1272	
C1	9966	
C2	8008	
D1	8181	
D2	10017	
E	23789	
F	30094	
F1	4020	
F2	6451	
F3	4000	
G1	107920	
G2	23928	
H	33432	
J	23384	
K	11453	
L	15709	
M1	2762	
M2	3386	
M3	1266	
N	10300	
FARMER BOYS		3195
TOTAL S.F.		351207
PARKING REQUIRED		1405
PARKING PROVIDED		



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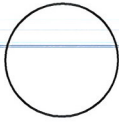
1 overall site plan

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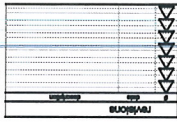
PROJECT DATA

PARKING ANALYSIS (ENTIRE SHOPPING CENTER)

PAD	AREA (S.F.)
AB	4977
C	1341
D	1341
E	1335
F	1272
G	9666
H	8008
I	8181
J	10017
K	23789
L	30094
M	4020
N	6451
O	4000
P	107920
Q	23928
R	33432
S	23364
T	11453
U	15709
V	2762
W	3386
X	1266
Y	10300
Z	3195
TOTAL S.F.	351207
PARKING REQUIRED	1405



John DeBorja, Architect, 3471 West Oakes Blvd. #201, Las Vegas, NV 89118 (702) 718-4813, jdeb@jdebarchitect.com

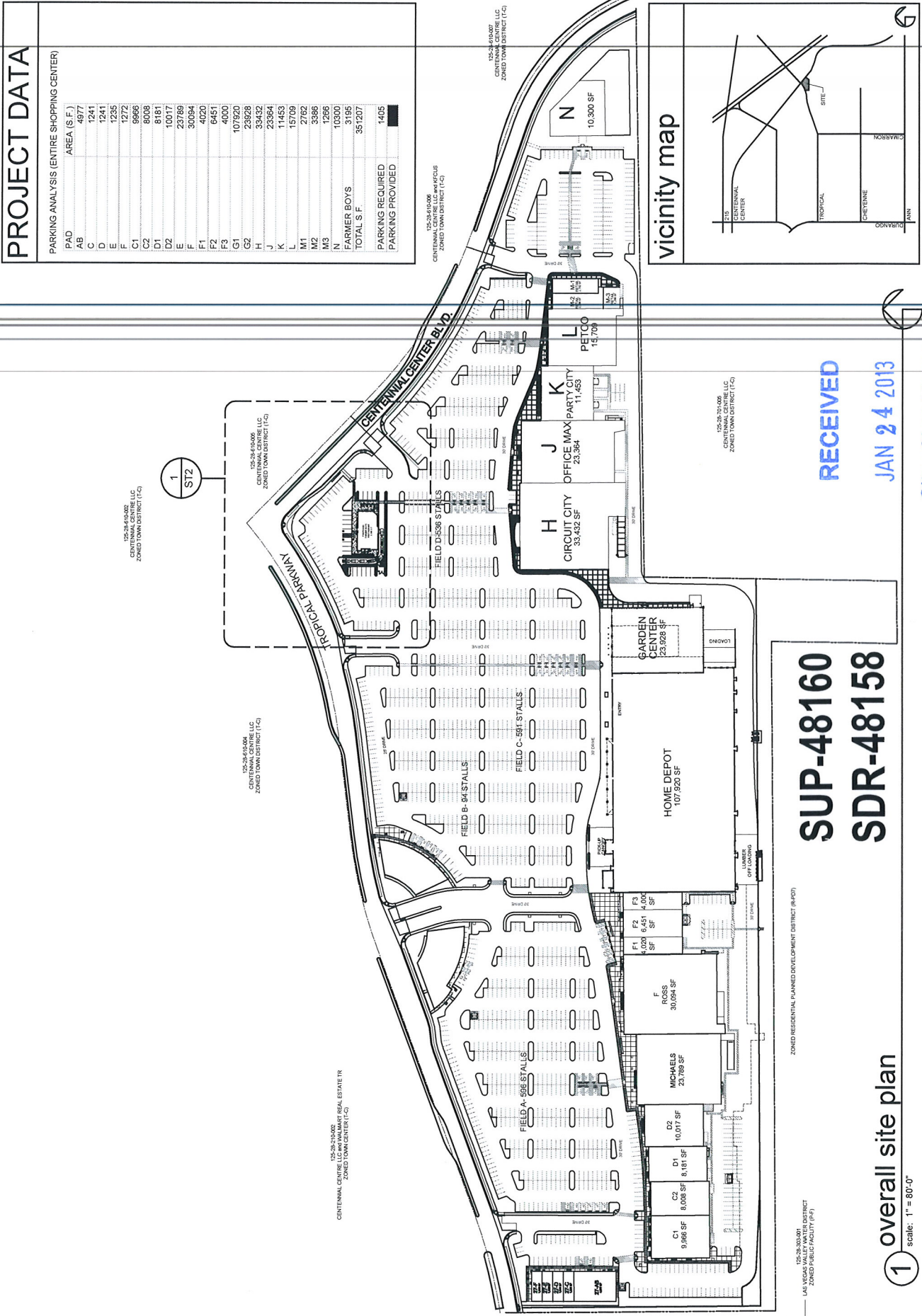


jdB
architect

City of Las Vegas
for: Farmer Boy's
SW corner Centennial Center Blvd & W Tropical Pkwy.
Nevada

sheet no.
ST1
proj. no.
2012.72
date
1/25/2013

designed by
drawn by
checked by



SUP-48160
SDR-48158

overall site plan
scale: 1" = 50'-0"

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keynotes

#	description
1	EXISTING 2" DRAIN CONCRETE BLANK TRAP AND GROUND SURFACE OF WISCONSIN TRAIL GATES WITH STAMPED METAL BACKING AND LEFT HAND LOCKMATH (TO REMAIN)
2	7" A.C. PAVING
3	LANDSCAPED AREA
4	PROPOSED NEW SIGN
5	CONCRETE SIDEWALK
6	HANDICAP ACCESSIBLE ASLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	CONCRETE TIRE BUMPERS
10	15/25 LANDING ZONE
11	EXISTING LANDSCAPING TO REMAIN

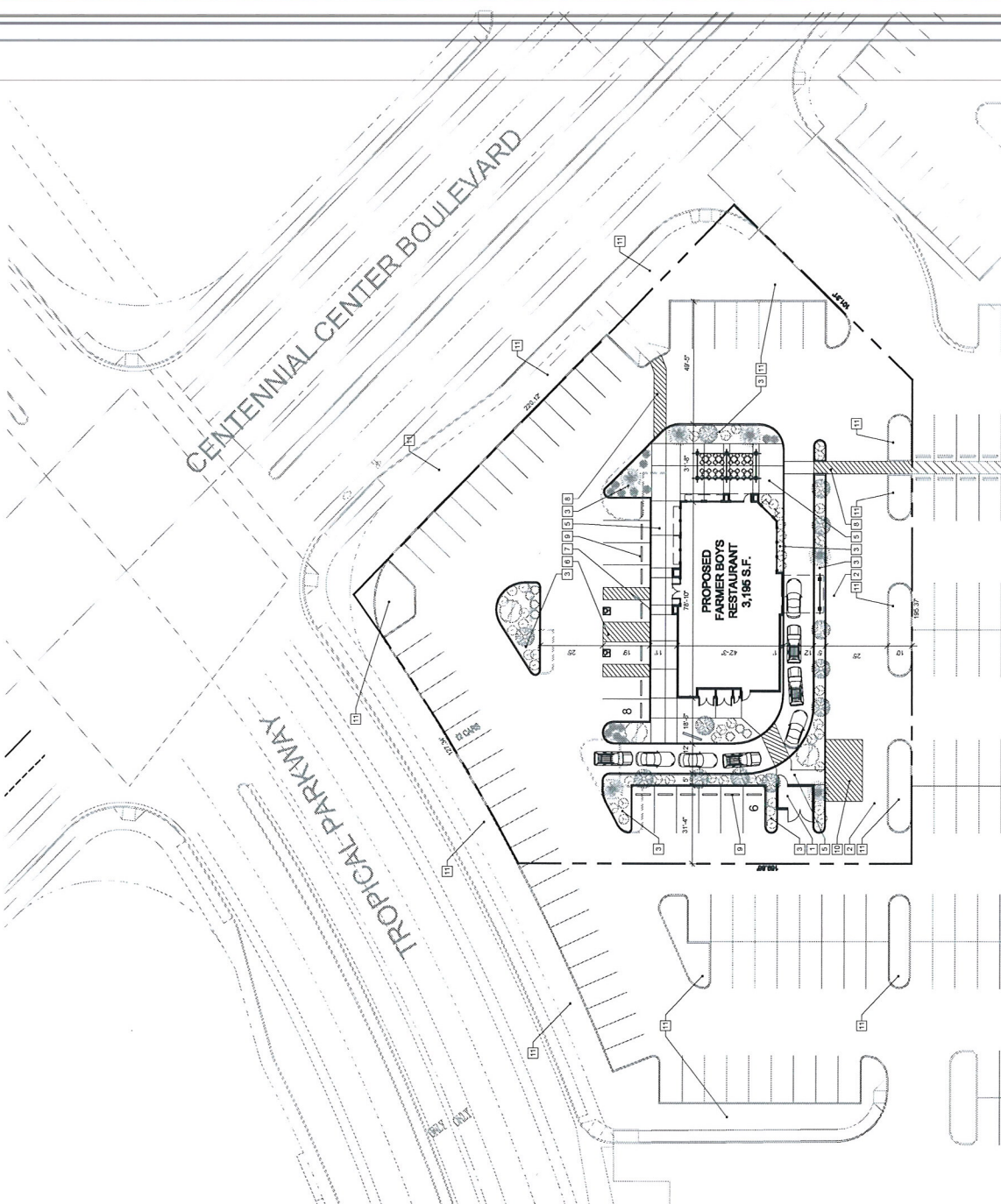
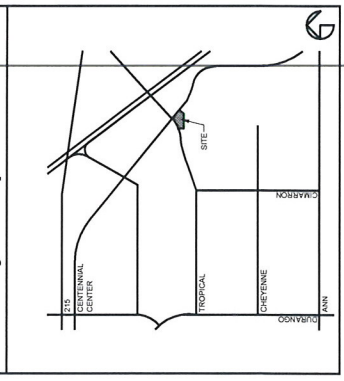
project data

REQUIRED ZONING	T-C		
EXISTING ZONING	T-C		
<u>AREA SUMMARY PARKING (OVERALL SITE)</u>			
USE	AREA	FACTOR	PARKING REQUIRED
SHOPPING CENTER	35,207 S.F.	1/200	1405
			1757
SITE ACREAGE			
P.A.R. (FLOOR AREA RATIO)			
33.87 ac (1,470,377 s.f.)			
23.8%			
a portion of 120,267/13,507			
APNF			

landscape legend

SYMBOL	SIZE
BLUE PALM TREE	24" BOX
CREOSOTE BUSH	24" BOX
ACACIA	24" BOX
MESQUITE	24" BOX
SHRUBS AND GROUND COVER	5 GAL
RED YUCCA	5 GAL
FLORIDA PALM	5 GAL
FLORIDA GRASS	5 GAL
FLORIDA WILLOW	5 GAL
FLORIDA CACTUS	5 GAL
FLORIDA BUSH	5 GAL
FLORIDA TREE	5 GAL
FLORIDA PALM	5 GAL
FLORIDA GRASS	5 GAL
FLORIDA WILLOW	5 GAL
FLORIDA CACTUS	5 GAL
FLORIDA BUSH	5 GAL
FLORIDA TREE	5 GAL

vicinity map



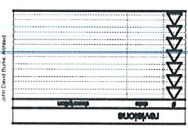
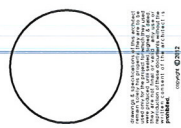
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enlarged site plan
scale: 1" = 20'-0"

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SDR-48158

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Dept. of Planning



John David Bunk Architects, Inc.
1411 W. 10th Street, Suite 100
Las Vegas, NV 89102
702.735.1111
jdb@jdbarchitect.com

Farmer Boy's
for Farmer Boy's
City of Las Vegas
Nevada

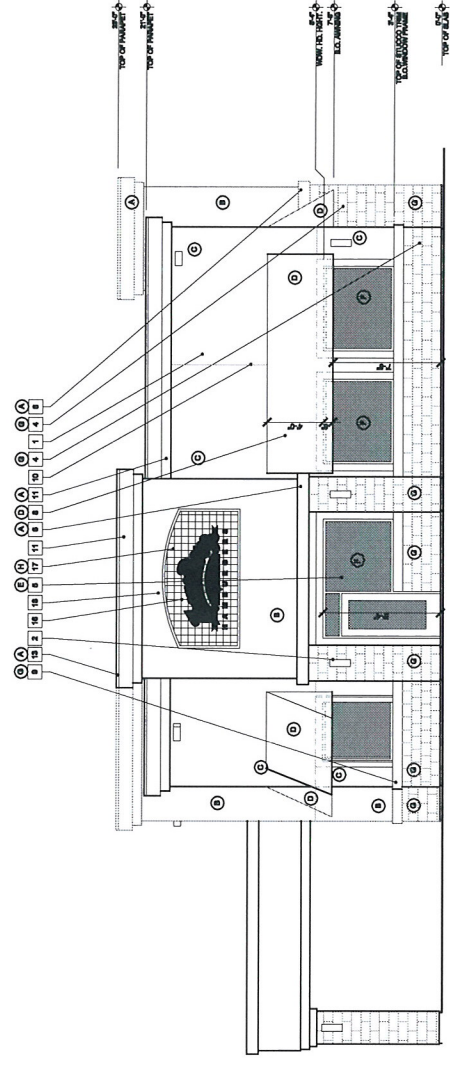
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Keynotes

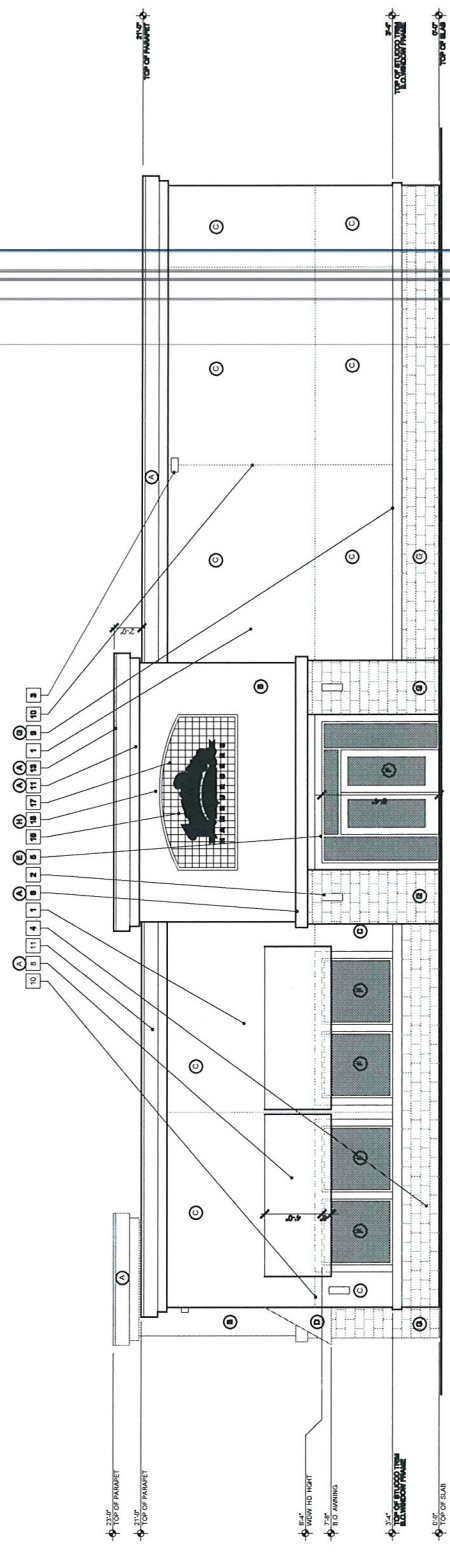
#	Description
1	7/8" STUCCO WITH SAND FINISH AND (2) COATS OF ELASTOMERIC EXTERIOR LATEX PAINT
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
4	MASONRY VENEER - INSTALL PER SECTION 1405 OF THE 2009 I.B.C. & ESR-205
5	ALUMINUM STOREFRONT
6	STUCCO TRIM CAP
7	STEEL DOOR W/ STEEL DOOR FRAME
8	AWNING BY SUBIRELLA GREQUAL
9	STUCCO MANICOT CAP TRIM
10	STUCCO CONTROL JOINT
11	CUSTOM CORNICE W/ PLASTER (STUCCO) - SEE DETAILS
12	STUCCO GANTRY
13	FLASHING CORNER
14	SPRINKLER SYSTEM WITH BACKFLOW PREVENTER (FPMIT)
15	PAINTED STEEL TUBE TRUSS BEAM & RAFTERS
16	BRIDGE - PROVIDE JACK UNDER SEPARATE PERMIT
17	GLAZED CERAMIC WALL TILE BY DALL TILE OR INTERCERAMIC
18	2X6 STUCCO PLANT ON BORDER

Color Scheme

Sym.	Color Material	Location
A	INTERCERAMIC - SW 6725	CORNICE TRIM & TRUSS
B	SHERWIN WILLIAMS - SW 7065	STUCCO TOWER
C	SHERWIN WILLIAMS - SW 6007	STUCCO FIELD
D	COMPATIBLE CREAM	CANVAS AWNINGS
E	BROWN ANOZED	STOREFRONT FRAMES
F	GLASS INSULATED	GLAZING
G	PRC SOLARBAN TOTAL	CULTURED STONE
H	WALNUT CREEK	VERNER
I	DALL TILE	GLAZED CERAMIC WALL TILE



2 Elevation
SCALE: 1/4" = 1'-0"



1 Elevation
SCALE: 1/4" = 1'-0"

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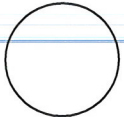
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proj. no.	201272
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checked by	

Farmer Boy's
for: Farmer Boy's
City of Las Vegas
Nevada

jdb
architect

REVISIONS	
NO.	DESCRIPTION
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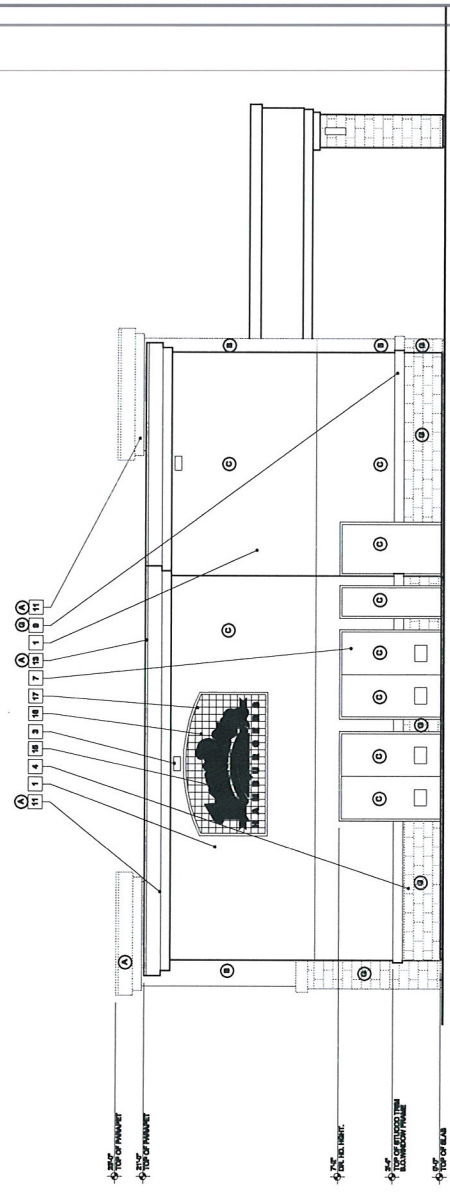


Keynotes

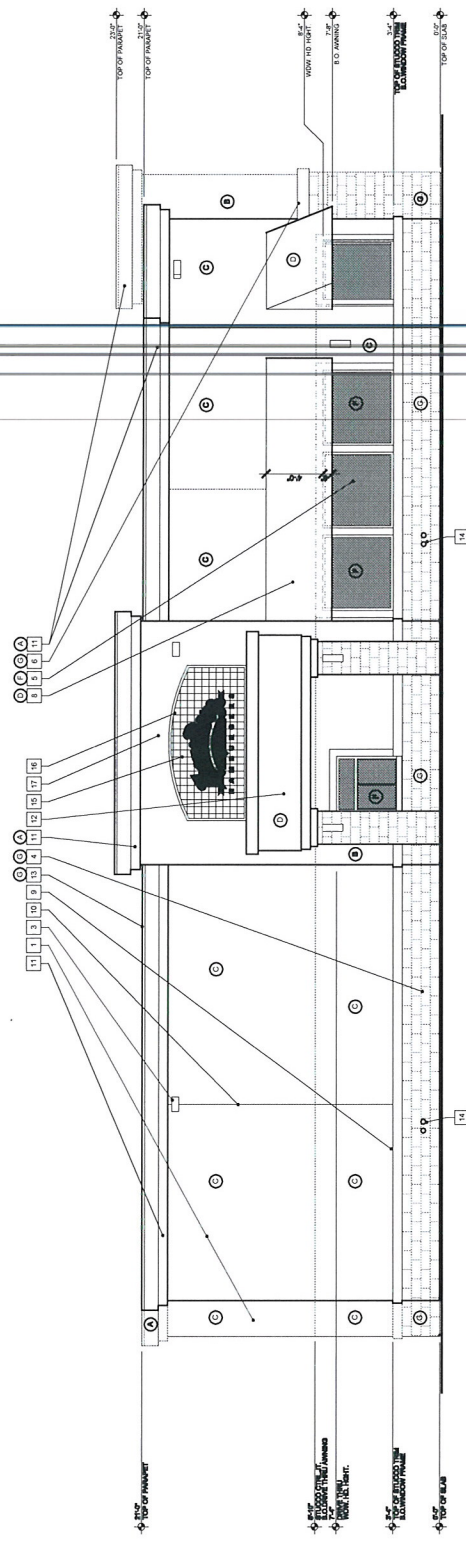
#	Description
1	PR STUCCO WITH SAND FINISH AND 2 COATS OF ELASTOMERIC EXTERIOR LATEX PAINT
2	WALL MOUNTED SCONCE LIGHTING
3	EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
4	MASONRY VENEER - INSTALL PER SECTION 1405 OF THE 2009 I.B.C. & ESR-205
5	ALUMINUM STORE FRONT
6	STUCCO TRIM CAP
7	STEEL DOORS W/ STEEL DOOR FRAME
8	AWNING BY "SUNBELLA" OR EQUAL
9	STUCCO MANICOT CAP TRIM
10	STUCCO CONTROL JOINT
11	CUSTOM CORNICE W/ PLASTER (STUCCO) - SEE DETAIL
12	STUCCO GALLERY
13	FLASHING/ROOFING
14	ROOF DRAIN & OVERFLOW - DOWNSPOUT NOZZLES (1" SMITH OR EQUAL)
15	SKIDAGE - PROVIDE JACK (UNDER SEPARATE PERMIT)
16	GLAZED CERAMIC WALL TILE BY DALTILE OR INTERCERAMIC
17	2X6 STUCCO PLANT ON BORDER

COLOR SCHEME

Sym	Color/Material	Location
A	SHERWIN WILLIAMS - SW6125	CORNICE, TRIM & PELLIS
B	SHERWIN WILLIAMS - SW7205	STUCCO TOWER
C	SHERWIN WILLIAMS - SW6507	STUCCO FIELD
D	SHERWIN WILLIAMS - SW6507	CANVAS AWNINGS
E	SHERWIN WILLIAMS - SW6507	STUCCO CONTROL JOINT
F	BRONZE ANODIZED	STOREFRONT FRAMES
G	EXPOSED C.M.U. VENEER	GLAZING
H	PRG SOLARBAN 70 XL	CULTURED STONE
I	DALTILE - GREY	GLAZED CERAMIC WALL TILE
J	DALTILE - TIMBERLINE	GLAZED CERAMIC WALL TILE



2 Elevation
SCALE: 1/4" = 1'-0"



1 Elevation
SCALE: 1/4" = 1'-0"

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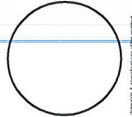
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date	1/22/2013
proj. no.	2012-22
drawn by	
checked by	

Farmer Boy's
for: Farmer Boy's
City of Las Vegas
Nevada

jdb architect
jdb architect
jdb architect

revisions	
1	1/22/2013
2	1/22/2013
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100	1/22/2013



Keynotes

#	Description
1	STEEL TUBE POST INSIDE PONY WALL - SEE DETAILS A & B ON SHEET M
2	DASHED LINE OF ANCHORING ABOVE - SEE EXTERIOR ELEVATIONS
3	ROOF ACCESS LADDER - SEE DETAIL 2M
4	TILED ROOF HATCH ABOVE - SEE DETAIL 3M
5	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
6	GRANITE WALL CAP FOLLOW WALL PER DETAIL 4M
7	ADAMANTI ACCESSIBLE ALUMINUM THRESHOLD
8	NOT USED
9	1/2" STUCCO SKIM (U.N.O.) COAT @ 2" 52. CM PLASTER W/ 1/4" 43. VERTICAL & 43. TIES @ 16" O.C. HORIZONTAL - SOLID GROUDED TYPICAL OF 3
10	DINING BOOTHS, TABLES & CHAIRS TO BE PROVIDED BY OWNERS (O)
11	SAVES TO BE PROVIDED BY OWNER - GO TO COORDINATE
12	ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET
13	CASH REGISTER - SEE KITCHEN EQUIPMENT DRAWINGS
14	GRANITE COUNTERTOP PER ID
15	MILWORK - SEE EXTERIOR ELEVATIONS SHEET A12
16	DASHED LINE OF STUCCO CANOPY ABOVE - SEE EXTERIOR ELEVATIONS
17	EMPLOYEE LOCKERS - PROVIDE A MINIMUM 1% OF HANDICAP ACCESSIBLE
18	DASHED LINE OF SHELVES ABOVE - SEE EXTERIOR ELEVATIONS
19	PRE MANUFACTURED WALK-IN COOLER - BY OTHERS



2000 Blvd. Suite 100, Las Vegas, NV 89101 (702) 343-1111
 Las Vegas, NV 89101 (702) 343-1111
 Las Vegas, NV 89101 (702) 343-1111

Existing Summary

OCCUPANCY LOADS
 (FROM THE FOLLOWING)
 KITCHEN
 DINING

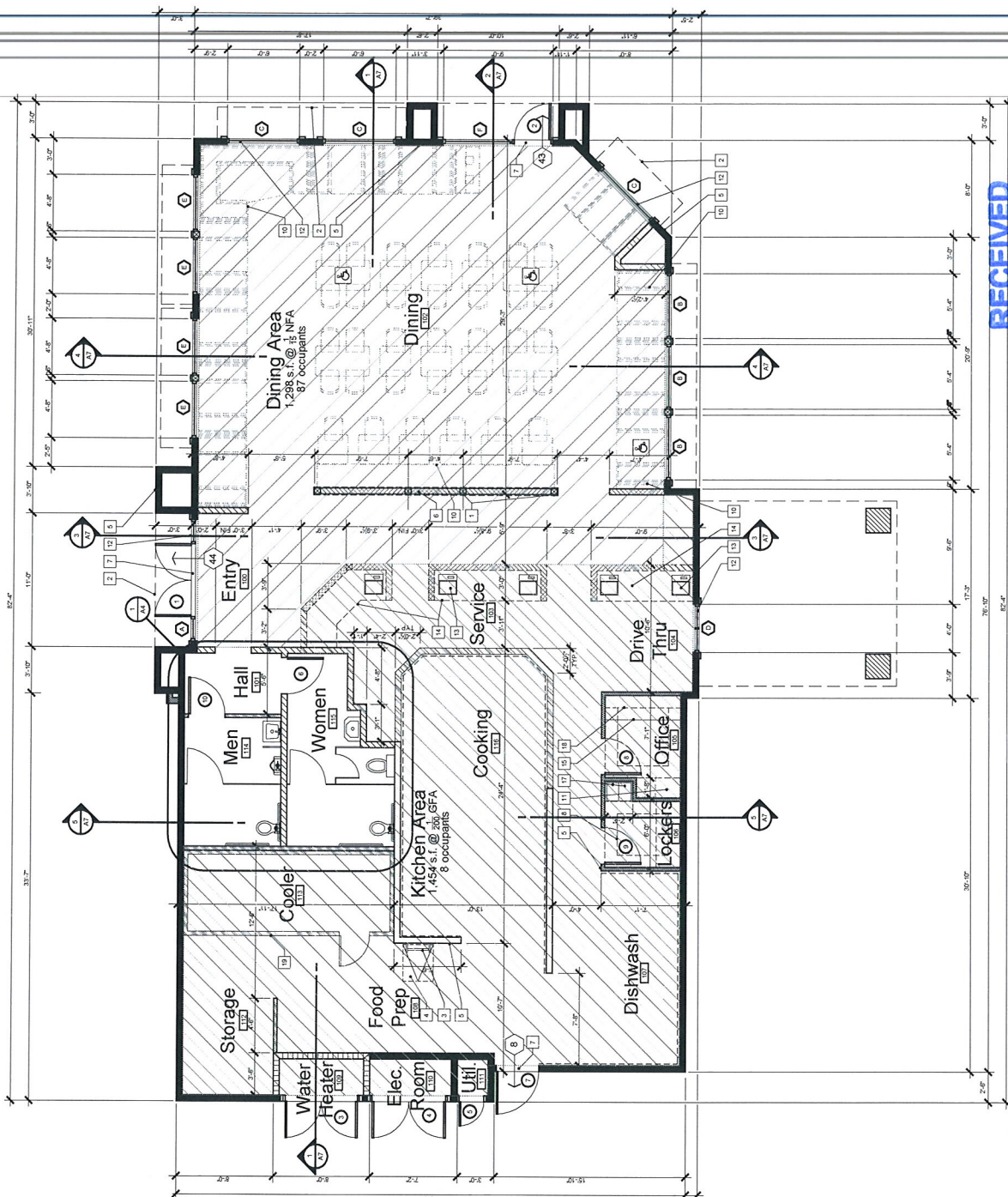
1.000' 1200 S.F. 6 F.A.
 1.000' 115 S.F. 6 F.A.

Existing Legend

NUMBER OF OCCUPANTS EXISTING BUILDING

Wall Legend

2X6 EXTERIOR WOOD STUDS (L&D) WITH EXTERIOR PLYWOOD WALLS - 1/2" 1/2" INTERIOR GYP. BOARD & 1/2" 1/2" @ 16"
2X6 EXTERIOR WOOD STUDS (L&D) WITH EXTERIOR PLYWOOD WALLS - 1/2" 1/2" INTERIOR GYP. BOARD & 1/2" 1/2" @ 16"
2X4 WOOD STUDS (L&D) WITH 1/2" 1/2" INTERIOR GYP. BOARD BOTH Sides
1/2" 1/2" INTERIOR PARTITION @ ELECTRICAL ROOM
(1) 1/2" 1/2" TYPE "X" GYP. BD. EACH SIDE 2X6 STUDS @ 24" O.C. TABLE 12.10 (12.10) 12.10
EXTERIOR GLAZING (1/4" HEIGHT) SILL AT 1/4" 1/4" F.F. (SEE PLAN FOR WIDTH)
WALK-IN COOLER - PROVIDED BY MANUFACTURER
1/2" CEMENT BOARD, 1/2" HIGH IF KITCHEN BASE AS SHOWN & FULL DESCRIPTION
SEE PLAN FOR LOCATIONS - SEE DETAIL 2M FOR FLOOR PLAN
SEE FLOOR PLAN & EXTERIOR ELEVATIONS
1" 20 GA. METAL STUDS @ 24" O.C. TO 5'0" HIGH
1" 20 GA. METAL STUDS @ 24" O.C. FULL HEIGHT



1 Floor Plan
 scale: 1/4" = 1'-0"

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Farmer Boy's
 5W corner Commercial Center Blvd. & W. Tropical Pkwy.
 City of Las Vegas
 Nevada

date	2013-12-12
proj. no.	2013-12-12
drawn by	
checked by	

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sheet no.



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Keynotes