



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74079

Case Number: PRJ-73706 APN: 125-17-613-001

Name of Property Owner: FARM AND DURANGO INVESTORS LLC

Name of Applicant: DEE MALLAS

Name of Representative: N/A

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: BENJAMIN CHANG

Subscribed and sworn before me

This 1 day of August, 2018

Christine Reeves-Barth
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BEER AND WINE LICENSE
Project Address (Location) 8431 FARM ROAD, STE 130, LAS VEGAS, NV 89131
Project Name LEMONGRASS & LIME A THAI BISTRO Proposed Use RESTAURANT
Assessor's Parcel #(s) _____ Ward # 6
General Plan: existing YES proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage 2,500 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Farm and Durango Investors LLC **Contact** Benjamin Chang
Address 848 N Rainbow Blvd #5465 **Phone:** 510-435-3729 **Fax:** _____
City Las Vegas **State** NV **Zip** 89107
E-mail Address bschang@gmail.com

APPLICANT DEE MALLAS **Contact** DEE MALLAS
Address 8431 FARM ROAD, STE 130 **Phone:** 7025283593 **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89131
E-mail Address deem@eb5nv.com

REPRESENTATIVE N/A **Contact** _____
Address _____ **Phone:** _____ **Fax:** _____
City _____ **State** _____ **Zip** _____
E-mail Address _____

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* James Chang

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

Print Name James Chang

Subscribed and sworn before me

This _____ day of _____, 20____
See Attached Certificate

Notary Public in and for said County and State

Revised 03/28/16

See Attached Certificate

FOR DEPARTMENT USE ONLY

Case # **SUP-74079**

Meeting Date:

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.

PRJ-73706
08/01/18

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**☒ See Attached Document (Notary to cross out lines 1-6 below)☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)_____
*Signature of Document Signer No. 1*_____
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me

on this 17 day of July, 2018,
by Date Month Year(1) James Sheng Yu Chang

(and (2) _____),

*Name(s) of Signer(s)*proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document**Title or Type of Document:****Number of Pages:****Signer(s) Other Than Named Above:**

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PRJ-73706
08/01/18**SUP-74079**

Summary

AHJ: Las Vegas
 ADDRESS: 8451 Farm Rd, Las Vegas, NV 89131
 APN: 125-17-601-007, 010, 013, 020 & 021
 Zoning: T-C
 Existing: No Change
 Proposed: No Change

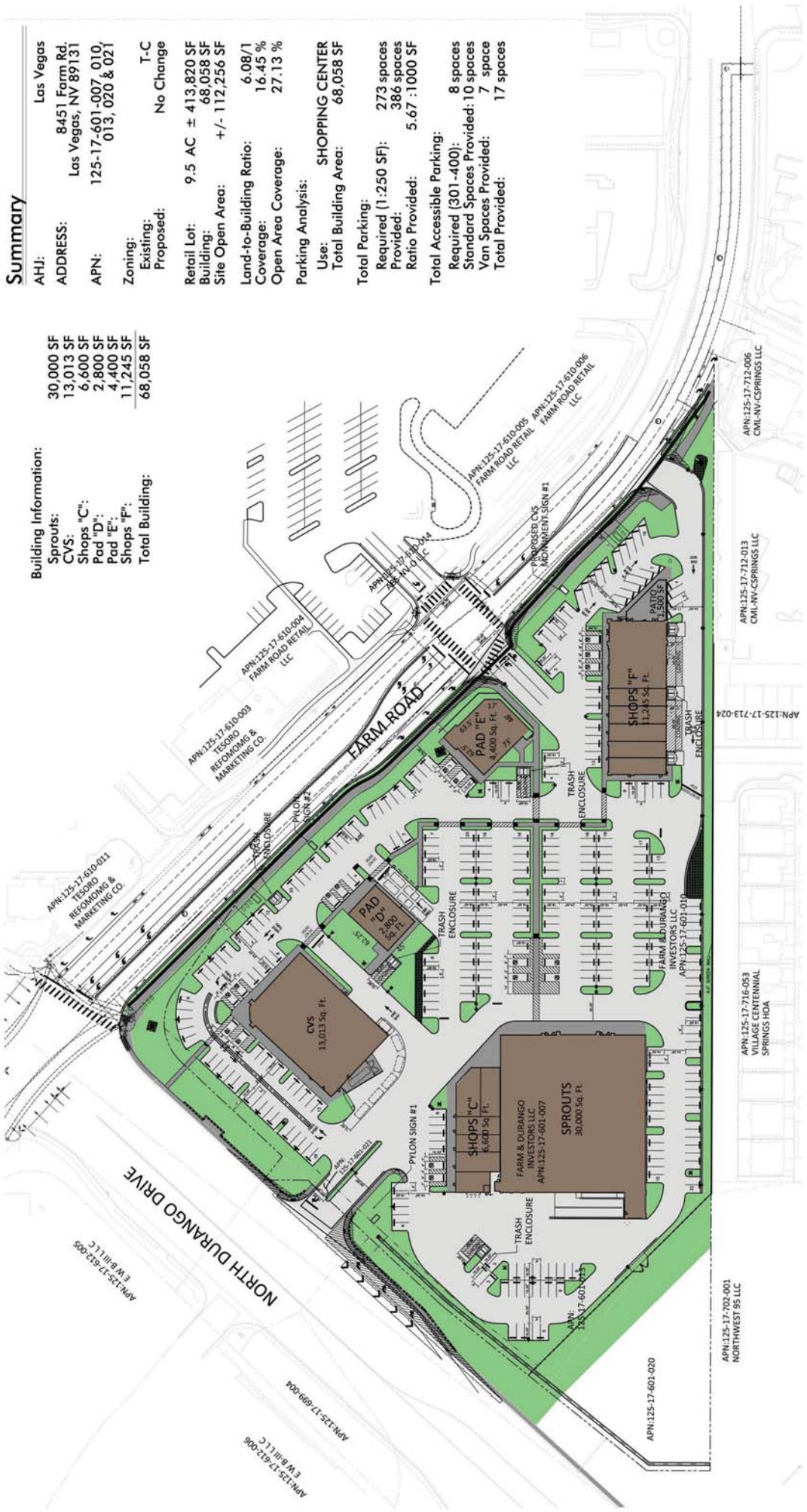
Retail Lot: 9.5 AC ± 413,820 SF
 Building: 68,058 SF
 Site Open Area: +/- 112,256 SF
 Land-to-Building Ratio: 6.08/1
 Coverage: 16.45 %
 Open Area Coverage: 27.13 %

Parking Analysis:
 Use: SHOPPING CENTER
 Total Building Area: 68,058 SF
 Total Parking: 273 spaces
 Required (1:250 SF): 273 spaces
 Provided: 386 spaces
 Ratio Provided: 5.67 : 1000 SF

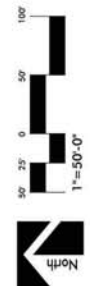
Total Accessible Parking:
 Required (301-400): 8 spaces
 Standard Spaces Provided: 10 spaces
 Van Spaces Provided: 7 spaces
 Total Provided: 17 spaces

Building Information:

Sprouts: 30,000 SF
 CVS: 13,013 SF
 Shops "C": 6,600 SF
 Pad "D": 2,800 SF
 Pad "E": 4,400 SF
 Shops "F": 11,245 SF
 Total Building: 68,058 SF



NADEL



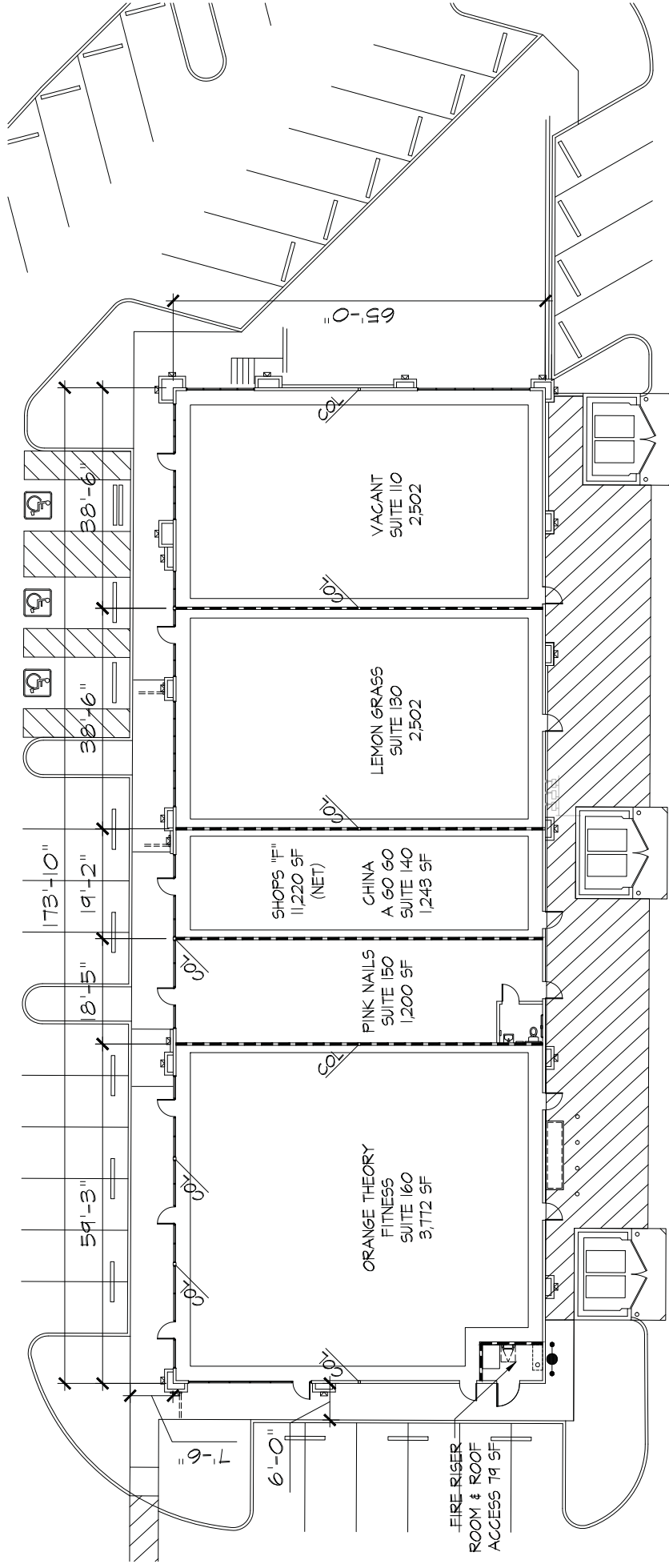
Farm & Durango Commercial Center - Site Plan

Farm Rd. and N. Durango Dr.
 LAS VEGAS, NEVADA

PRJ-73708
 08/01/18
 NADEL INC
 175 E. WARM SPRINGS ROAD
 LAS VEGAS, NV 89179
 P: 702.888.2000
 F: 702.888.2000
 WWW.NADELINC.COM

SUP-74079

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Farm & Durango Commercial Center - Shops "F" Floor Plan

**Farm Rd. and N. Durango Dr.
LAS VEGAS, NEVADA**

VADE

April 17, 2017
15141

PRJ-73706
08/01/18

SUP-74079

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