



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

**SDR-73718**

Case Number: PRJ-72952 APN: 139-35-401-006

Name of Property Owner: BROWN KIOS, Inc

Name of Applicant: \_\_\_\_\_

Name of Representative: Ken Smith / Eerie Padua SSA ARCHITECTURE

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: \_\_\_\_\_

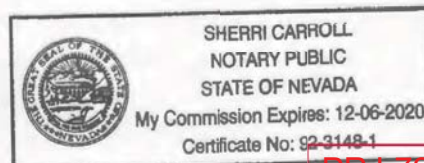
Signature of Property Owner: [Signature]

Print Name: Jim G. Brown

Subscribed and sworn before me

This 14<sup>th</sup> day of may, 2018

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



PRJ-72952  
06/14/18



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: SETE DEVELOPMENT  
 Project Address (Location) 1625 E. CHARLESWAY BLVD  
 Project Name LOS TACOS Proposed Use office/retail  
 Assessor's Parcel #(s) 139-35-401-006 Ward #             
 General Plan: existing C proposed N/A Zoning: existing C-1 proposed N/A  
 Commercial Square Footage 4,234 Floor Area Ratio 0.15  
 Gross Acres 0.64 Lots/Units            Density             
 Additional Information           

PROPERTY OWNER Brown LLC Contact Jay G. Jara  
 Address 1710 E CHARLSTON BLVD Phone: (702) 301-2979 Fax:             
 City Las Vegas State NV Zip 89104  
 E-mail Address           

APPLICANT Jay G. Jara Contact             
 Address 1710 E CHARLSTON BLVD Phone: (702) 301-2979 Fax:             
 City Las Vegas State NV Zip 89104  
 E-mail Address Gallino911@yahoo.com

REPRESENTATIVE SSA ARCHITECTURE Contact Ernie Padaca / Ken Sman  
 Address 4634 S. ANVIL ST, SUITE A Phone: 702.873.1718 Fax: 702.873.1726  
 City LAS VEGAS State NV Zip 89103  
 E-mail Address erniep@smallstudioassociates.com

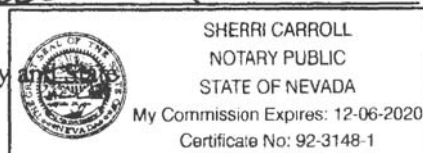
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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\* [Signature]  
 \* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name Jay G. Jara

Subscribed and sworn before me  
 This 14th day of MAY, 20 18

[Signature]

Notary Public in and for said County of Clark



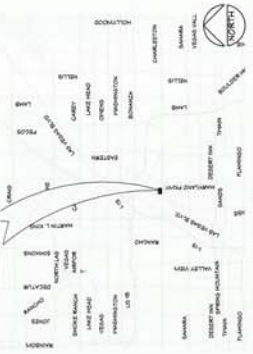
### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <b>SDR-73718</b> |
| Meeting Date:   |                  |
| Total Fee:      |                  |
| Date Received:* |                  |
| Received By:    | <u>PRJ-72952</u> |

\*The application 06/14/18 deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



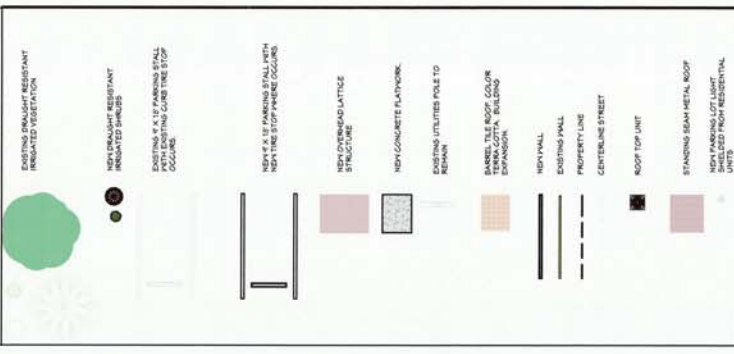
# SITE LOCATION



## SITE LOCATION

SCALE: NONE

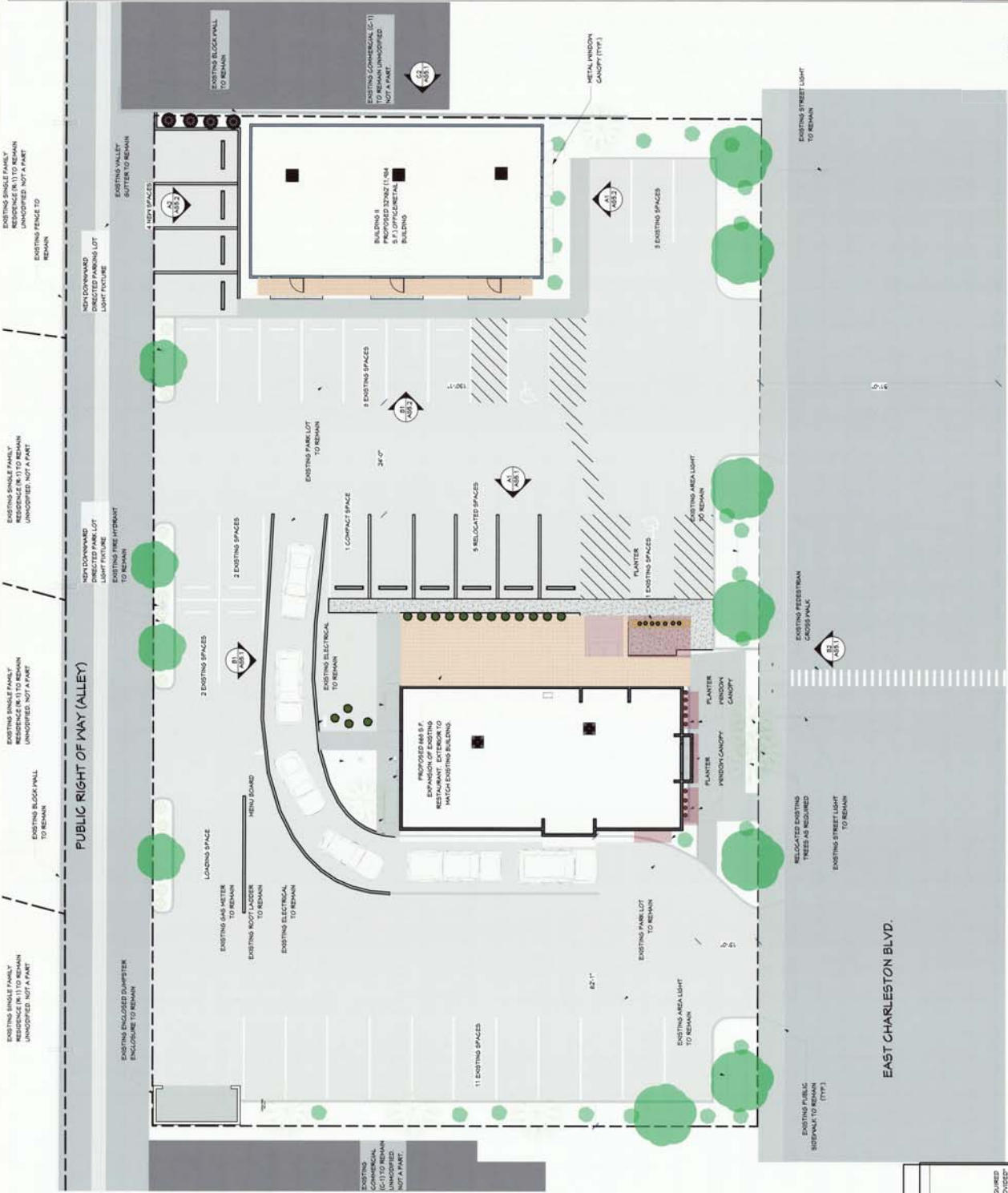
### KEY



### PARK CALCULATIONS

| SPACE                       | AREA PARKING CALCULATION | LOAD FACTOR | TOTAL PARKING |
|-----------------------------|--------------------------|-------------|---------------|
| RESTAURANT (BUILDING 1)     | 1000 S.F.                | 200         | 5             |
| RESTAURANT (BUILDING 2)     | 1000 S.F.                | 200         | 5             |
| DINING INDOOR               | 700 S.F.                 | 30          | 19            |
| DINING OUTDOOR              | 400 S.F.                 | 200         | 4             |
| OTHER SPACES/ADDITION       | 115 S.F.                 | 50          | 4             |
| BUILDING 1 - RETAIL         | 1904 S.F.                | 110         | 13            |
| 41 PARKING SPACES REQUIRED  |                          |             | 41            |
| INCLUDES 2 HANDICAP PARKING |                          |             |               |

- NOTE:
1. REFER TO PERSPECTIVES A2/A3/A4 FOR PHOTOGRAPHS OF THE EXISTING BUILDING.
  2. REFER TO EXISTING SITE PLAN ON DETAIL B2/A5.2
  3. BUILDING 1 - 1904 S.F. TOTAL SQUARE FT. 1904 S.F. + 668 S.F. = 2572 SQUARE FT.
  4. BUILD 2 PROPOSED AREA (INTERIOR SPACE ONLY) = 1,904 SQUARE FT.



## ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



PROJECT: 202552  
06/14/18  
A1

AS1.1

SSA ARCHITECTURE  
4830 South Arroyo, Suite A  
Los Angeles, CA 90048  
TEL: 310-477-9798  
FAX: 310-477-9798

LOS ANGELES  
MAY 10 2018

LOS ANGELES ENTITLEMENTS  
1000 E. CHARLESTON BLVD.  
LOS ANGELES, CA 90015  
APN: 139-35-413-028

SHEET TITLE  
ARCHITECTURAL SITE PLAN

FOR PLANNING  
DEPARTMENT  
ONLY

REVISION  
DATE

SHEET NAME

SDR-73718



**SSA ARCHITECTURE**  
4630 South Arville, Suite A  
Las Vegas, Nevada 89103  
(702) 873-1718  
Fax: 873-1728



MAY 18 2018

LOS TACOS ENTITLEMENTS  
=====

1625 E. CHARLESTON BLVD.  
LAS VEGAS, NV  
=====

APN: # 139-35-413-028

SHEET TITLE:  
EXTERIOR ELEVATIONS  
AND PERSPECTIVES

But as the world's largest IT services provider, we know that the future of IT is not just about the technology. It's about the people who use it. And that's why we're committed to helping our clients and partners achieve their goals. We're committed to the future of IT.

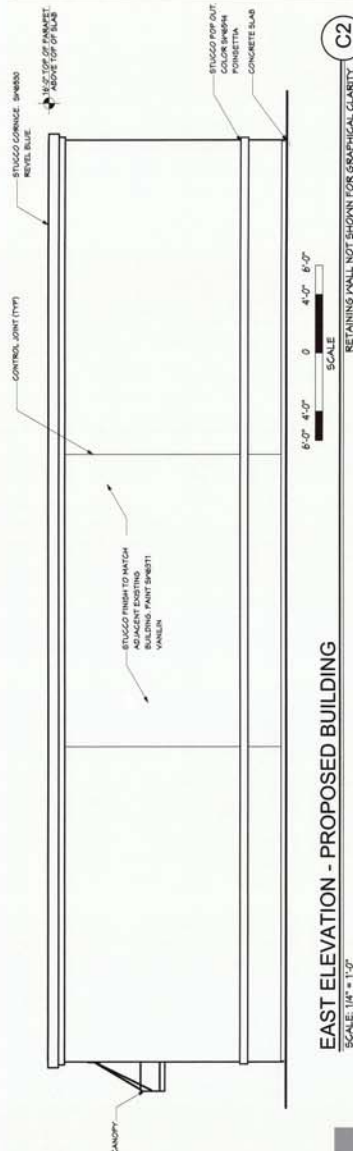
FOR PLANNING  
DEPARTMENT  
ONLY

1000

NET NAME:

## AS5.1

DOI NO: 177ACD8044E1520A



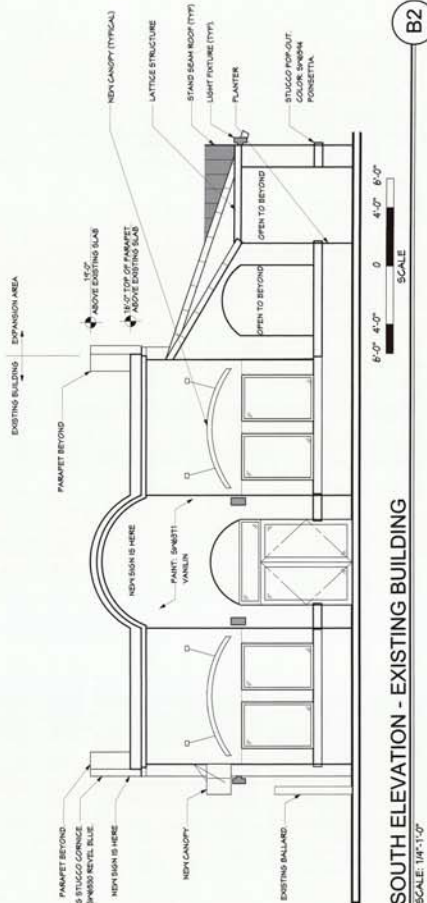
EAST ELEVATION - PROPOSED BUILDING

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



PERSPECTIVE OF NORTH EXTERIOR WALL - EXISTING BUILDING

SCALE: NTS



**SOUTH ELEVATION - EXISTING BUILDING**

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



PERSPECTIVE LOOKING WEST



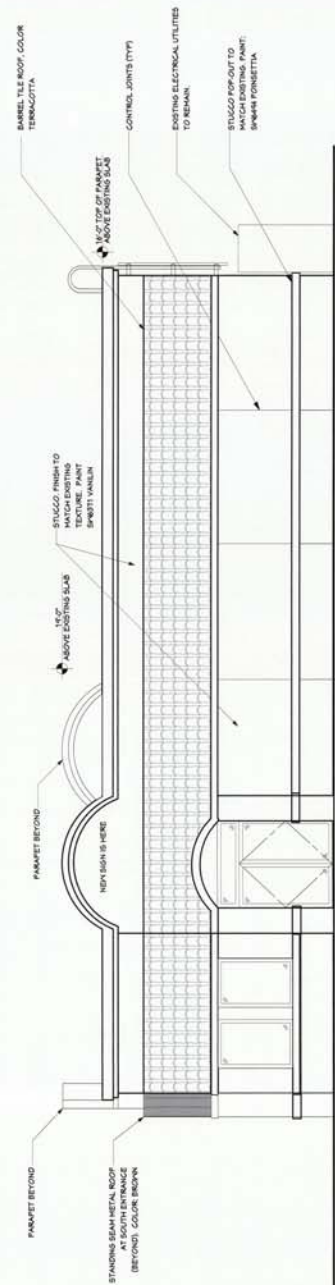
PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING SOUTHWEST



## PERSPECTIVE LOOK



EAST ELEVATION - EXISTING BUILDING

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



A1

**SDR-73718**

PRJ-72952  
06/14/18

A2





SSA ARCHITECTURE  
4630 South Arroyo, Suite A  
Las Vegas, NV 89146  
Tel: 702-873-1778  
Fax: 873-1728



REV 16 2018

LOS TACOS ENTITLEMENTS  
1025 E. CHARLESTON BLVD.  
LAS VEGAS, NV  
APN: #10-16-413-028



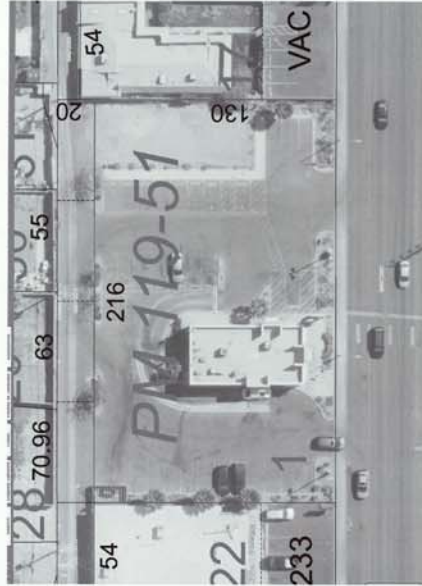
FOR PLANNING  
DEPARTMENT  
ONLY

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |

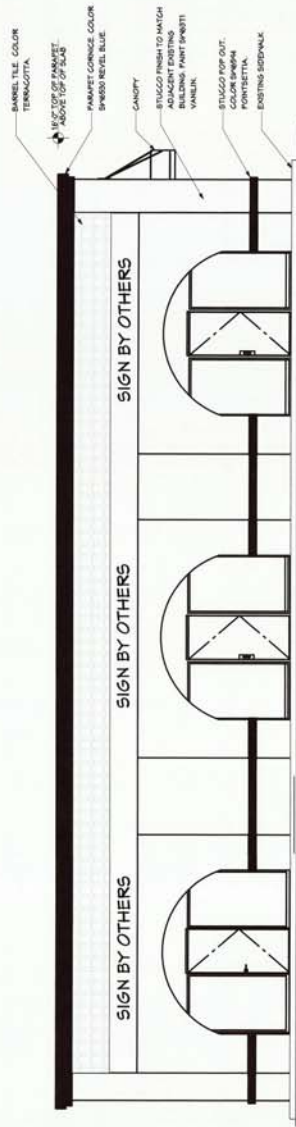
SHEET NAME:

AS5.2

ISSUED: 11/20/2018  
DRAWN BY: J. TRAN  
CHECKED BY: J. TRAN  
DATE: 10/16/2018

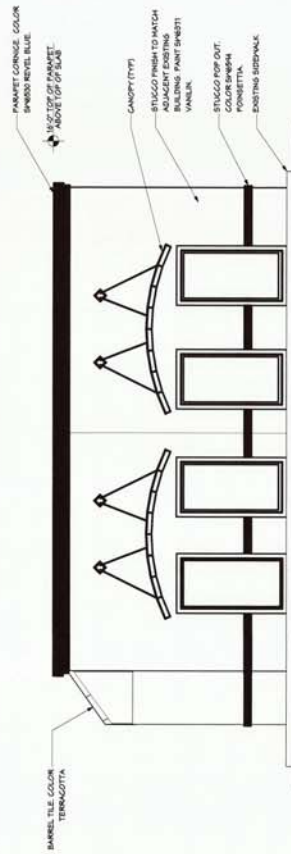


SITE PLAN - EXISTING CONDITIONS  
SCALE: NTS



WEST ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"

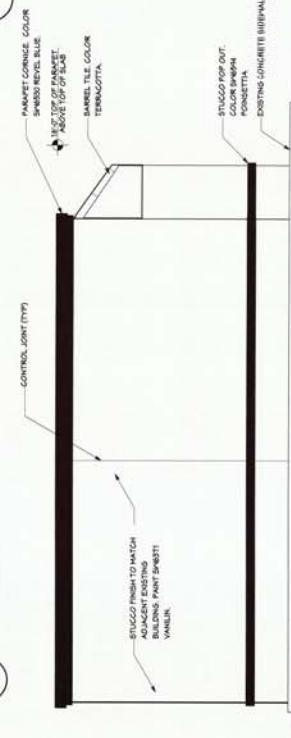
B1



SOUTH ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"

A1

B2



NORTH ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"

A2

PRJ-72952  
06/14/18

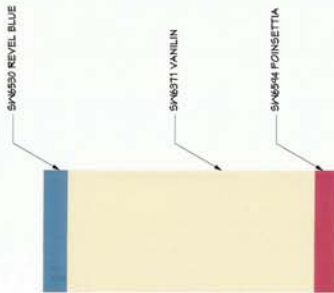
SDR-73718



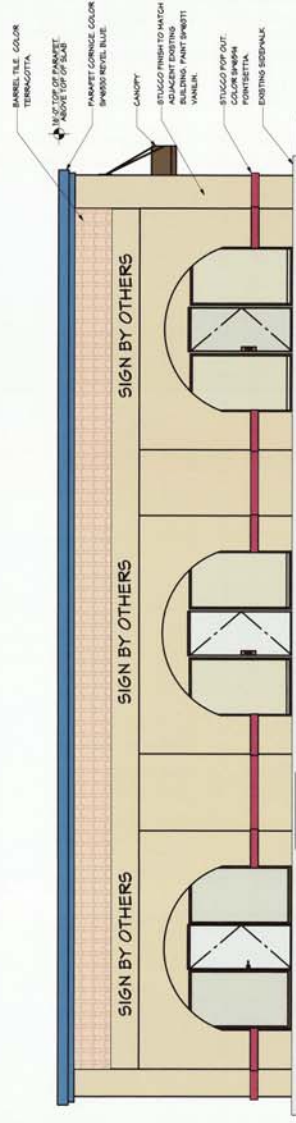




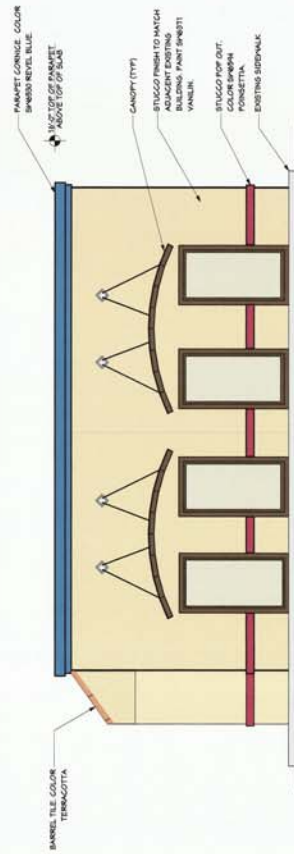
SITE PLAN - EXISTING CONDITIONS  
SCALE: NTS



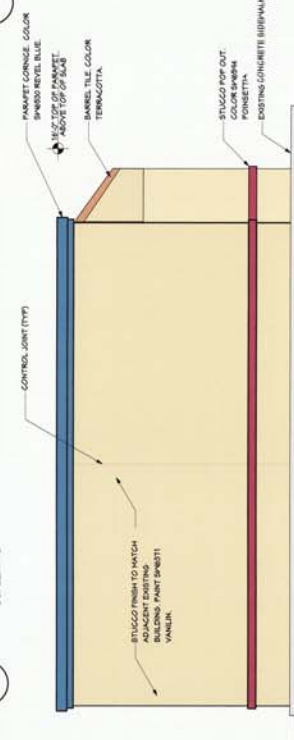
PROPOSED COLOR PALETTE  
SCALE: NTS



WEST ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED BUILDING  
SCALE: 1/4" = 1'-0"



SSA ARCHITECTURE  
4030 South Arroyo, Suite A  
Las Vegas, NV 89103  
Tel: 702-873-1718  
Fax: 873-1728



REV 16 2018

LOS TACOS ENTITLEMENTS  
1025 E. CHARLESTON BLVD.  
LAS VEGAS, NV  
702-735-1133  
APN: # 135-34-413-028

SHEET TITLE:  
PROPOSED FLOOR PLAN

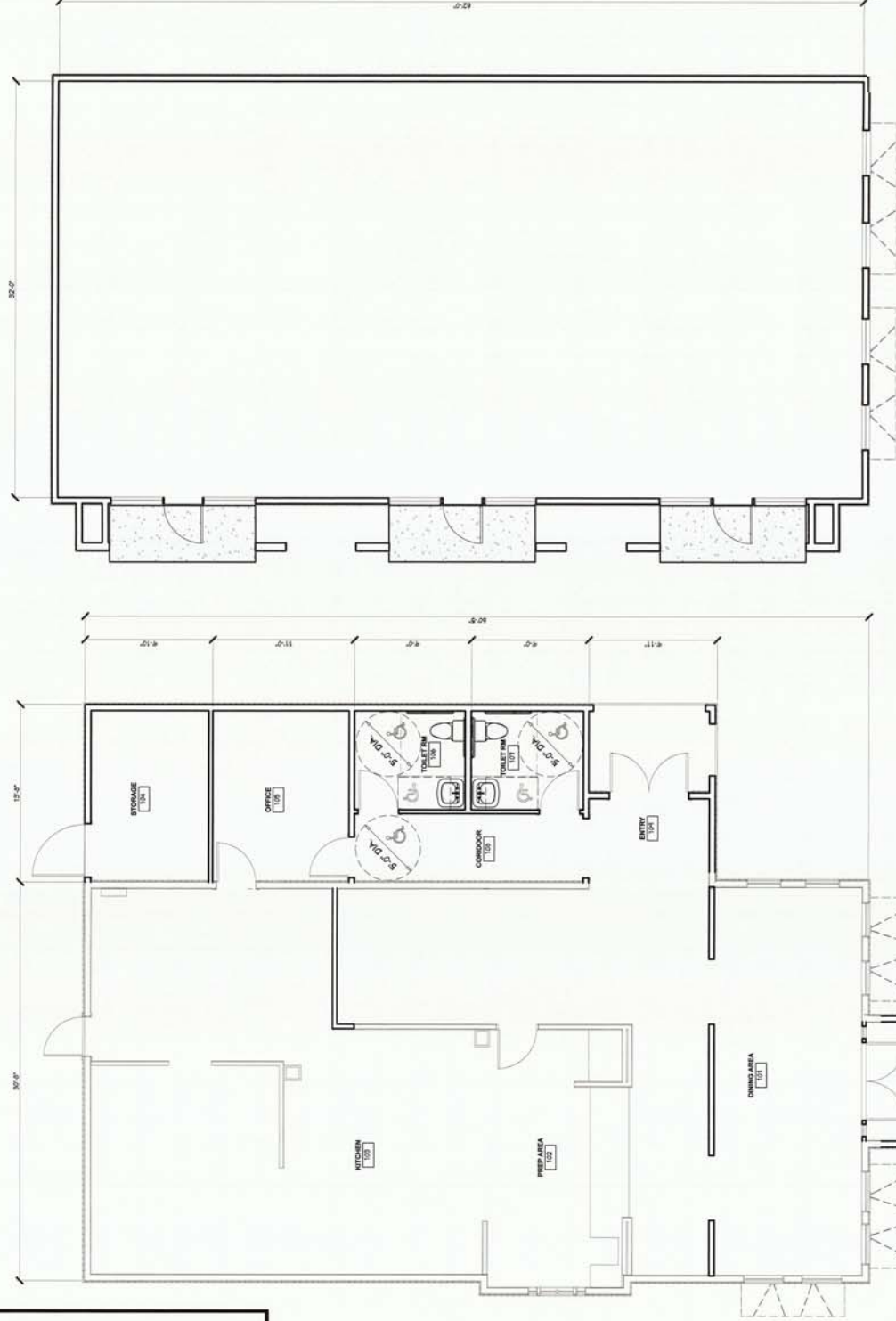
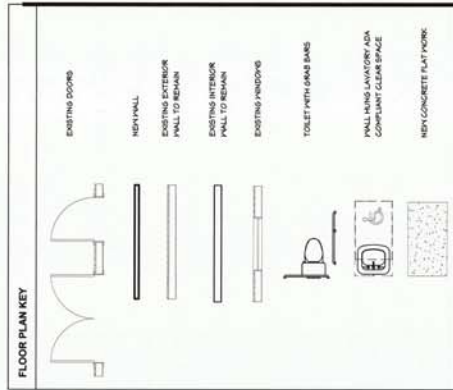
FOR PLANNING  
DEPARTMENT  
ONLY

REVISION DATE  
DATE

SHEET NAME

A1.1

NO. 1124000000000000  
RELEASE DATE: 06/14/18



A1

BUILDING I - FLOOR PLAN

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



A2

BUILDING II - FLOOR PLAN (SHELL BUILDING)

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



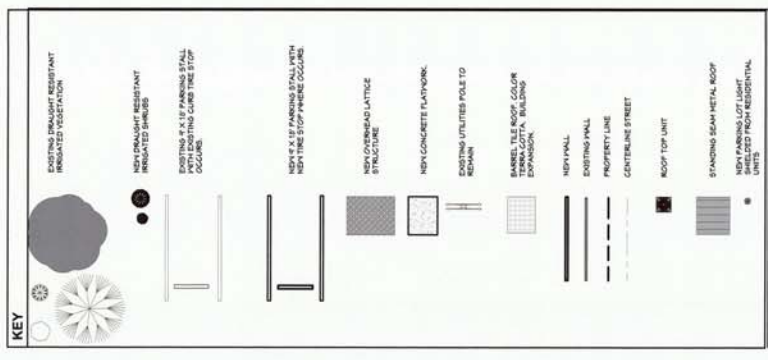
A2

SDR-73718





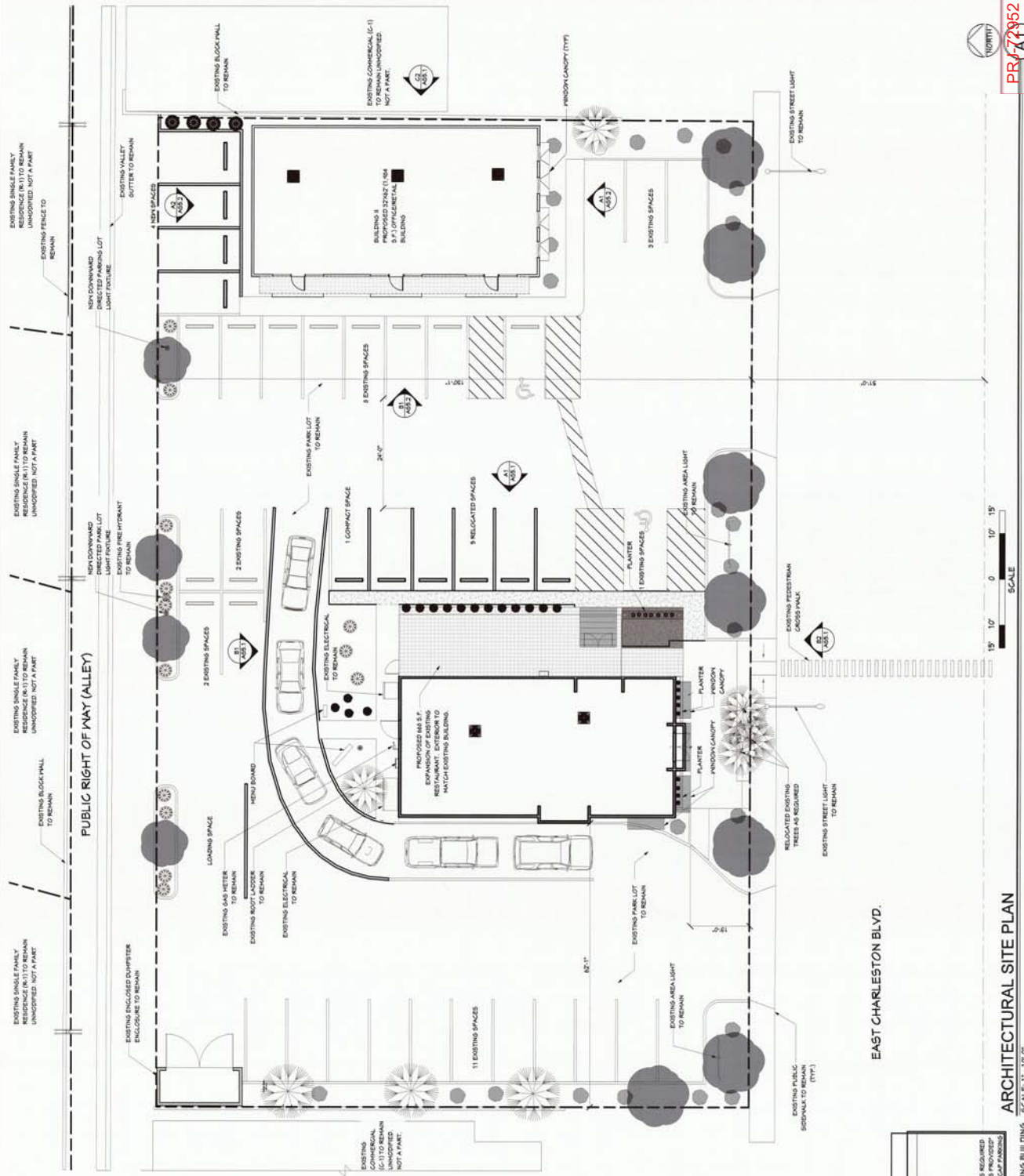
**SITE LOCATION**



| PARK CALCULATIONS          |                          |             |                              |
|----------------------------|--------------------------|-------------|------------------------------|
| SPACE<br>CATEGORY          | AREA PARKING CALCULATION | LOAD FACTOR | TOTAL PARKING                |
| DRIVING SURFACE (BUILDING) |                          |             |                              |
| KITCHEN                    | 1000 S/F                 | 200         | 5                            |
| DINING INDOOR              | 100 S/F                  | 16          | 5                            |
| OTHER SPACE/LOCATION       | 640 S/F                  | 200         | 4                            |
| DINING OUTDOOR             | 112 S/F                  | 50          | 4                            |
|                            |                          |             |                              |
| BUILDING 2 - RETAIL        | 1804 S/F                 | 175         | 13                           |
|                            |                          |             |                              |
|                            |                          |             | 37 PARKING SPACES REQUIRED   |
|                            |                          |             | 37 PARKING SPACES PROVIDED   |
|                            |                          |             | *INCLUDES 2 HANDICAP PARKING |

NOTE:

1. REFER TO PERSPECTIVES A246.1 FOR PHOTOGRAPHS OF THE EXISTING BUILDING.
2. REFER TO EXISTING SITE PLAN ON DETAIL D245.2
3. BUILDING AREA (INTERIOR SPACE ONLY):  
EXISTING + NEW = TOTAL SQUARE FT  
905 + 660 = 2625 SQUARE FT
4. BUILD IMPOVED AREA (INTERIOR SPACE ONLY) = 1,964 SQUARE FT

ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10' 0"

SCALE: 1" = 10'-0"

EAST CHARLESTON BLVD.

SDR-73718