



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-71561** APN: 162-04-110-016, 017 & 162-04-111-001
Name of Property Owner: Charleston Land LLC
Name of Applicant: Charleston Land LLC
Name of Representative: Brown, Brown and 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: _____

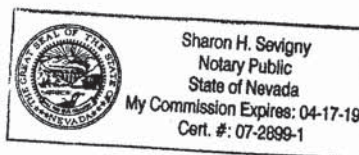
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 24th day of August, 2017

Sharon H. Seigny
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPR and Parking Variance for Drive Through Restaurant
 Project Address (Location) not constructed
 Project Name Charleston Land Proposed Use _____
 Assessor's Parcel #(s) 162-04-110-016, 017 & 162-04-111-001 Ward # 1 (Tarkanian)
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage proposed 2055 restaurant Floor Area Ratio _____
 Gross Acres 0.69 Lots/Units _____ Density _____
 Additional Information add restaurant/drive thru to development with existing office & parking

PROPERTY OWNER Charleston Land LLC Contact Justin Michaels
 Address 820 Rancho Lane STE 85 Phone: (702) 383-3033 Fax: (702) 383-8571
 City Las Vegas State NV Zip 89106
 E-mail Address jmicrohals@cornerstonecre.com

APPLICANT same as owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Brown, Brown and Premsrirut Contact Lora Dreja
 Address 520 South 4th Street Phone: (702) 598-1408 Fax: (702) 385-1023
 City Las Vegas State NV Zip 89101
 E-mail Address lora@brownlawlv.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 Richard Towell

Subscribed and sworn before me

This 24th day of August, 2017.

Sharon H. Sevigny

Notary Public in and for said County and State

Revised 10/27/08



Sharon H. Sevigny
Notary Public
State of Nevada

My Commission Expires: 04-17-19
Cert. #: 07-2899-1

FOR DEPARTMENT USE ONLY

Case # **GPA-71561**

Meeting Date: _____

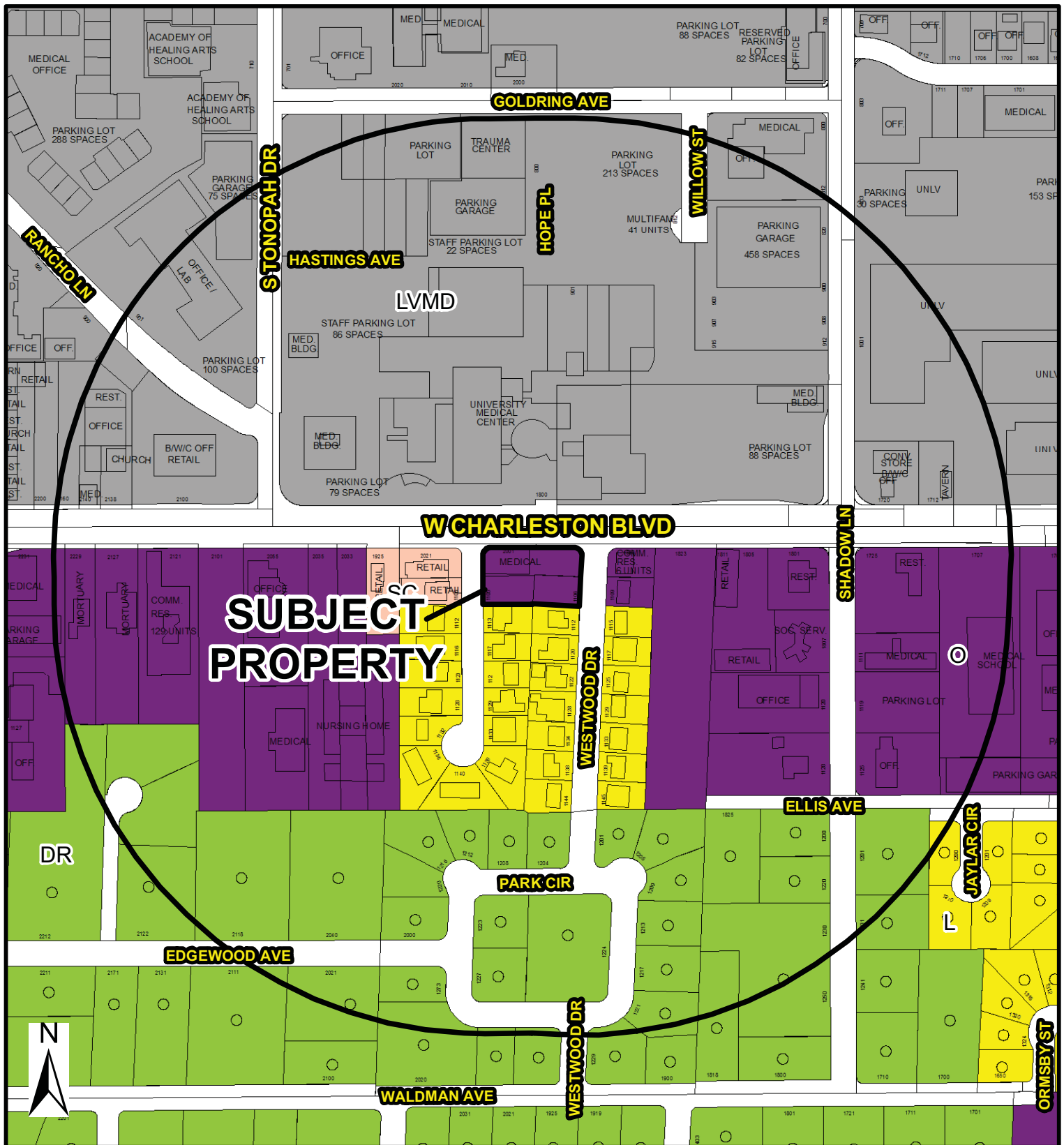
Total Fee: _____

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.

\\depot\Application Packet\Application Form.pdf



General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	LVMD - Las Vegas Medical District	TC - Town Center
DR - Desert Rural	H - High	LI/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

- 1000' Buffer
- City Limits
- Not City
- Subject Property



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, September 05, 2017

FROM O TO SC



VICINITY MAP
SCALE: 1" = 250'

SITE DATA FOR GENERAL PLAN AMENDMENT & REZONE

PINCEL	162044-110016 (0.18 AC)	CA
PROPOSED ZONE	OFFICE & PARKING	
EXT. USE	PARKING	
PROPOSED ZONE	CA	
EXT. USE	PARKING LOT	
PROPOSED ZONE	CA	
EXT. USE	PARKING	
PROPOSED ZONE	CA	
EXT. USE	PARKING LOT	

PARKING ANALYSIS

BUILDING ADJACENT OFFICE SPACE

1 SPACES/500 SF

11 SPACES/500 SF OF KITCHEN

CALCULATIONS

BUILDING A:

4,607.2 SF/2,000

18 SPACES

BUILDING B:

1,358 SF/2,000

14 SPACES

TOTAL PARKING REQUIRED:

32 SPACES

805 STANDARD SPACES

805 ACCESSIBLE SPACES

805 TOTAL SPACES

805 TOTAL SPACES

805 TOTAL SPACES

805 TOTAL SPACES

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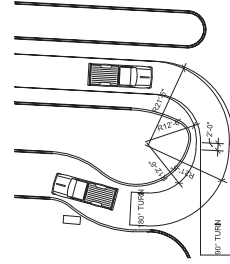
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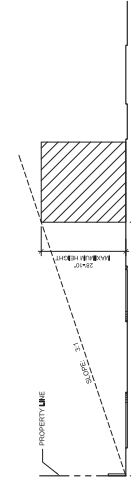
805 TOTAL SPACES

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TYPICAL PARKING SPACES
SCALE: 1/8" = 1'-0"

DETAIL A - TURNING DIAGRAM
SCALE: 1/16" = 1'-0"



DETAIL B - SITE SECTION
SCALE: 1" = 25'-0"



SITE PLAN
SCALE: 1" = 50'-0"

VERSION 4.0 - 11.09.2017

GPA TO SERVICE COMMERCIAL SPR FOR NEW RESTAURANT

GPA-71561, ZON-71562, VAR-71563, SUP-71565 & SDR-71566



WESTAR Architectural Group, Inc.
Architectural/Engineering/Planning/Interior

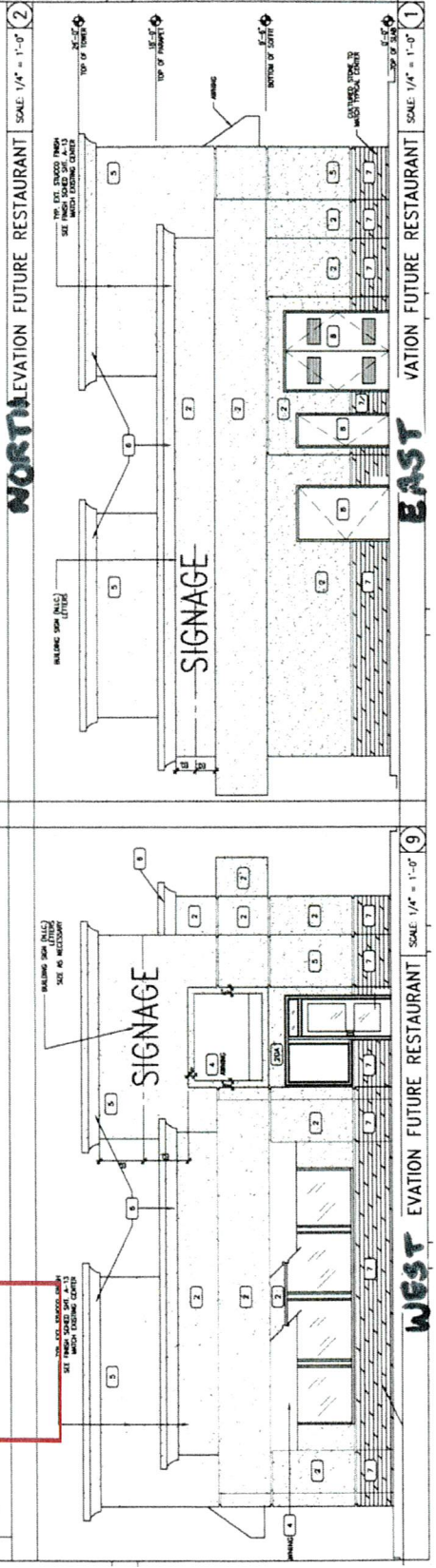
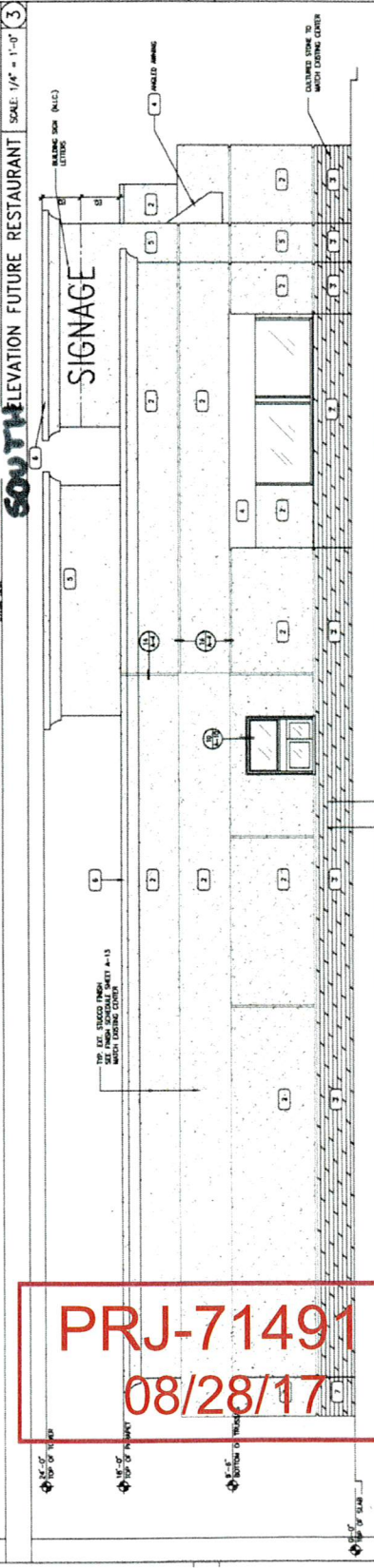
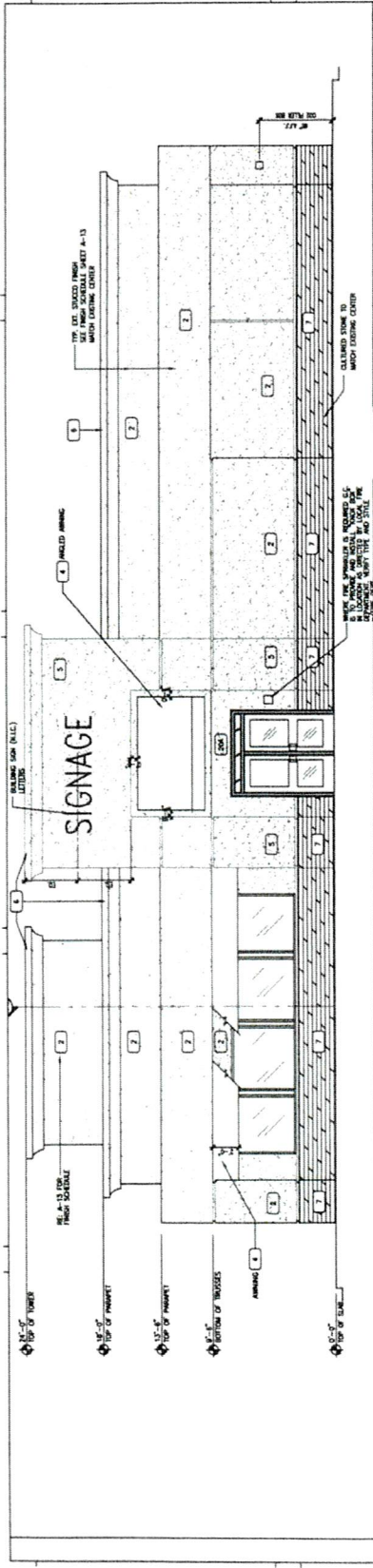
PRJ-71491
11/09/17

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 PROJECT AND FOR THE SPECIFIC PURPOSES
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 THE ARCHITECT.

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 2018

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 WWW.GUYWILSONARCH.COM

CONSULTANTS:
 CIVIL: N/A
 STRUCT: N/A
 ELEC: N/A
 MECH: N/A



GPA-71561, ZON-71562, VAR-71563, SUP-71565 & SDR-71566