



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-74821

Case Number: PRJ-74663 APN: 138-23-110-007

Name of Property Owner: _____

Name of Applicant: Cadea Robinson AND Justin Verhais

Name of Representative: Same as Applicant

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): _____

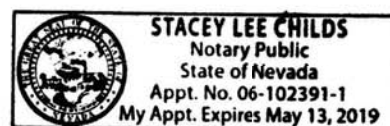
APN: _____

Signature of Property Owner: [Signature]
as authorized Agent of Cadea Robinson AND Justin Verhais
Print Name: Hadley C. Hodgkin

Subscribed and sworn before me

This 18th day of OCTOBER, 20 18

Stacey Lee Childs
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location): 6663 Smoke Ranch Drive, Las Vegas, NV 89108
 Project Name: Scooped N Baked Parking Variance Proposed Use: _____
 Assessor's Parcel #(s): 138-23-110-007 Ward #: _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: _____ Lots/Units: _____ Density: _____
 Additional Information: _____

PROPERTY OWNER: Hadley C. Hodgkin Contact: Roma Delin
 Address: 6018 S. Durango Dr. Unit #110 Phone: (702) 396-4300 Fax: _____
 City: Las Vegas State: NV Zip: 89113
 E-mail Address: rdelin@teglv.com

APPLICANT: Carla Robinson & Justin Vachnis Contact: _____
 Address: 6663 Smoke Ranch Dr. Phone: (201) 546-7856 Fax: _____
 City: Las Vegas State: NV Zip: 89108
 E-mail Address: scoopednbaked@gmail.com

REPRESENTATIVE: Same as Applicant 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* Hadley C. Hodgkin

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

Print Name: Hadley C. Hodgkin

Subscribed and sworn before me

This 18th day of OCTOBER, 20 18

Stacey Lee Childs

Notary Public in and for said County and State



STACEY LEE CHILDS
 Notary Public
 State of Nevada
 Appt. No. 06-102391-1
 My Appt. Expires May 13, 2019

FOR DEPARTMENT USE ONLY

Case # **VAR-74821**

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.

Site Information

ZONING
C-1 (EXISTING)
AREA (APPROXIMATE)
Net Area: 118,231.00 sq. ft. 73 acres

BUILDING AREA
EXISTING SHOPPING CENTER
EXISTING BUILDING #1
PROPOSED ICE CREAM SHOP: 14,727 sq. ft.
14,935 sq. ft.

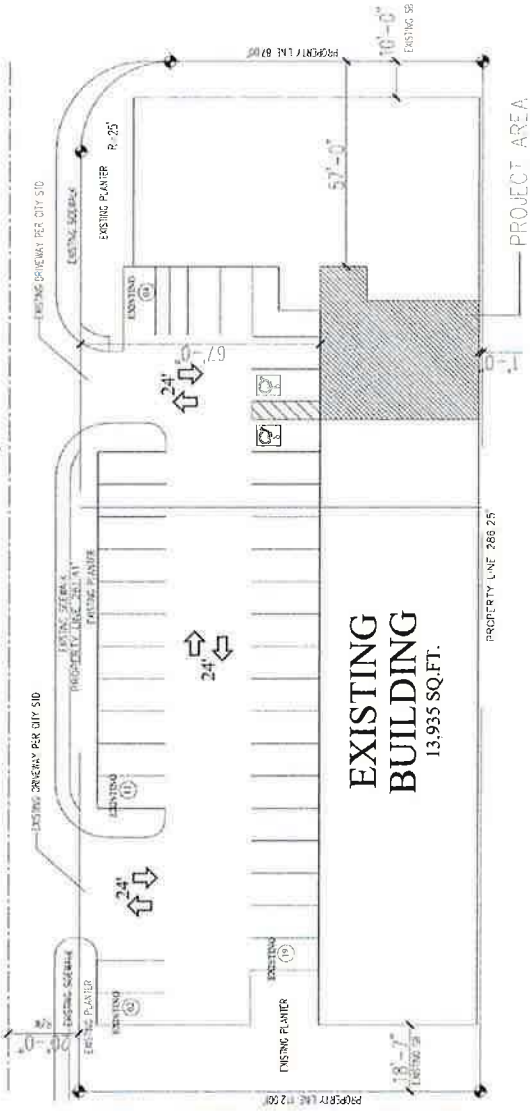
Total EX-Building Area 13,935 sq. ft.

FAIR 0.43

Parking Analysis

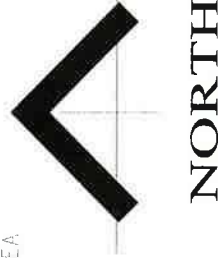
ICE CREAM SHOP 14,727 SQ. FT. 4 PER 1000 = 6 SPACES NEEDED
TOTAL REQUIRED PARKING = 6 SPACES NEEDED
TOTAL PROVIDED PARKING 34 STD. 21C = 36 TOTAL PARKING STALLS

SMOKE RANCH RD.



EXISTING SITE PLAN

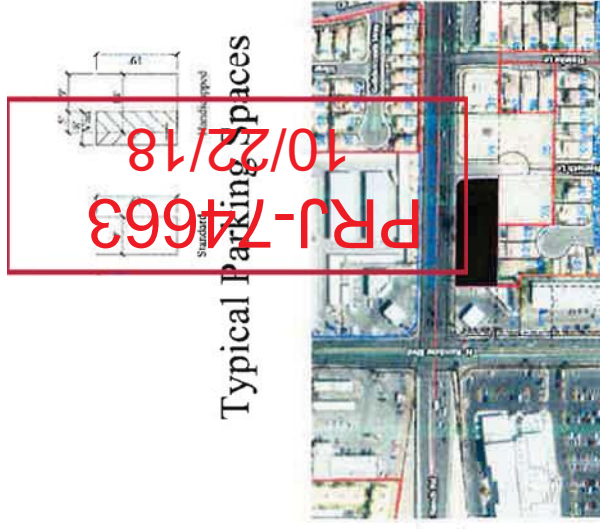
SCALE 1/8" = 1'-0"



NORTH

PRJ-74663
10/22/18

Typical Parking Spaces



VICINITY MAP

SCALE 1/8" = 1'-0"

Note:

This plan has been prepared without benefit of a complete survey. It is intended as a guide and no guarantee of its accuracy is implied.

VAR-74821

34-299


$$G_{\text{eff}} = 10^9 \text{ g cm}^{-3} \text{ s}^{-1}$$

TOTAL BUILDING: 1472 SQUARE FEET
TOTAL= 28 OCC

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