

SIENNA DELI SITE DATA

APN NO: 163-06-816-015

PROPERTY SIZE: 1.06 ACRES (46,174 SQUARE FEET)

EXISTING FLOOR AREA: 6,648 SF + 1,108 (PATIO) = 7,756 SF
 F.A.R. (FLOOR AREA RATIO): 7,756 S.F./ 46,174 S.F. = 0.17%

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELI) + 293 SF (PATIO) = 2,329 SF
 COMBINED/TOTAL F.A.R.: 7,756 + 2,329/ 46,174 SF = 21%

DENSITY: N/A

PARKING ANALYSIS (TITLE 19 ZONING CODE, SECTION 19.04)
 One space for each 50 S.F. of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 s.f. of the total remaining gross floor area, with a minimum of 10 spaces required.

REQUIRED PARKING (ALL SPACES ARE 9'-0" X 19' - 0"):

NEW WEST DINING: 608 SF (/50 = 13 SPACES)
 NEW EAST DELI: 1428 SF (/200 = 8 SPACES)
 NEW PATIO: 293 SF (/50 = 6 SPACES)

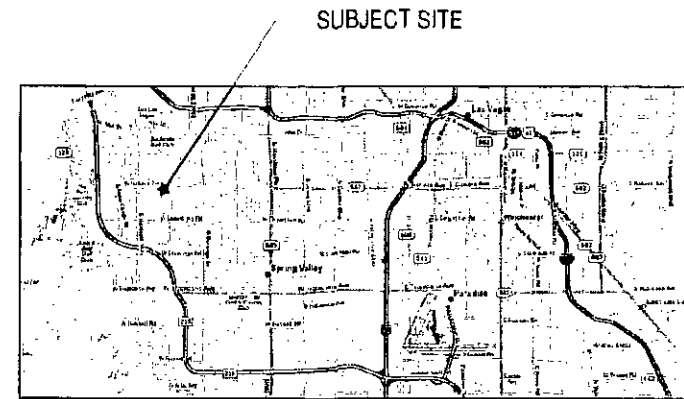
TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

EXISTING 2006 VARIANCE: 2,404 SPACES
 EXISTING PARKING: 2,440 SPACES

PROPOSED NEW PARKING: 27 SPACES

REQUIRED NEW VARIANCE: 2,467 SPACES

SUP-36961
02/25/10 PC

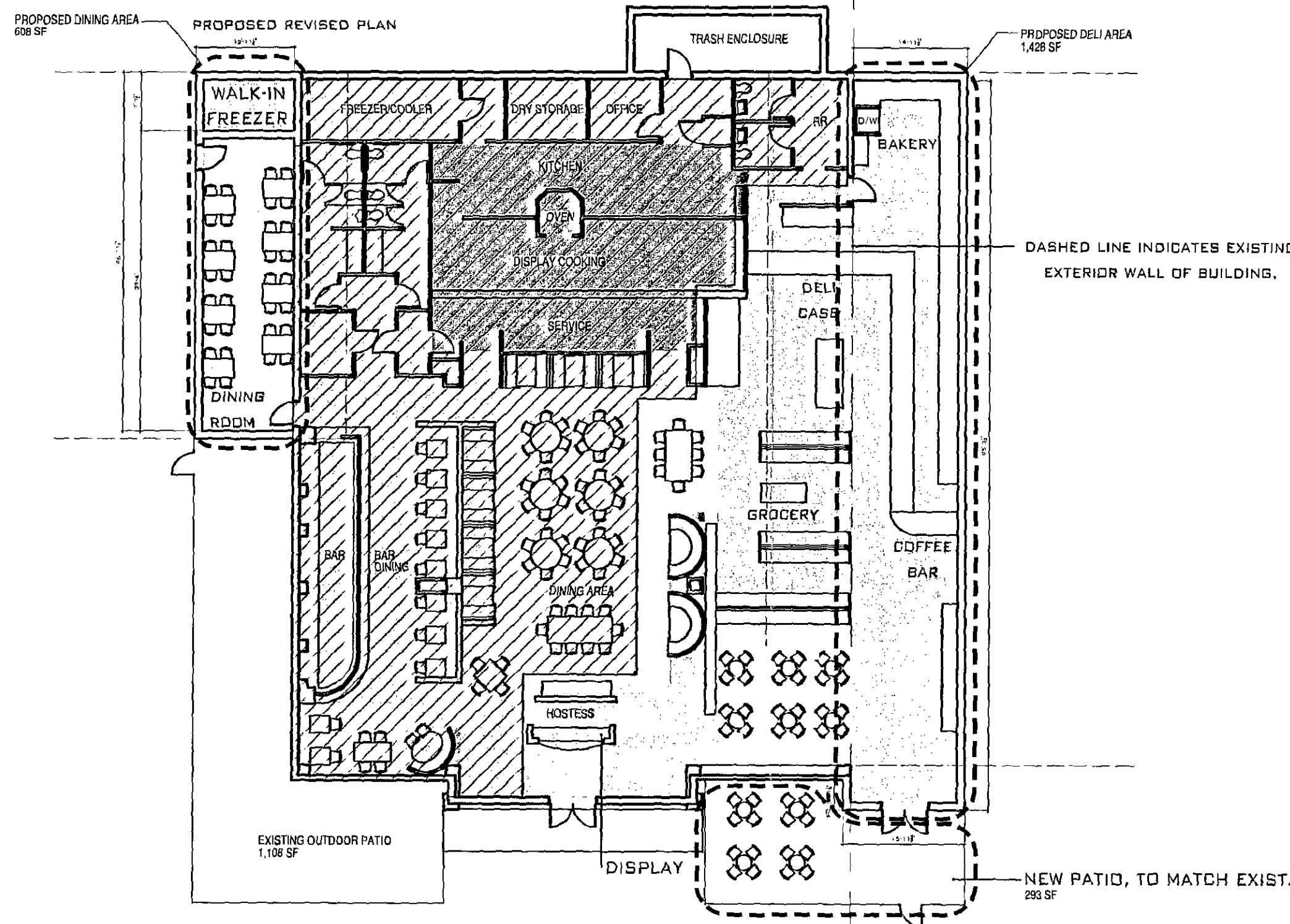


VICINITY MAP

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
 Principal Architect

architecture | interiors | planning
 CONNECT | CREATE | CULTIVATE
 3225 Via Seranova | Henderson, Nevada 89044
 702.522.9292 | 702.332.7975 C

DECEMBER JAN 28 2010	SITE PLAN	
	DRAWN BY	3FN SCALE 1"=30'-0"
	REVIEWED BY	DRE
	DATE ISSUED	1/29/2010
SIENNA DELI 9500 W. Sahara Avenue Las Vegas, Nevada 89117	PROJECT NO. 09-001.00	A1.02 NO.



FLOOR PLAN DATA

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302
 GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR
 DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:
 BANQUET HALLS
 NIGHT CLUBS
 RESTAURANTS
 TAVERNS AND BARS

TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED = 6,648 +
 1,108 (EXISTING PATIO) + 608 (NEW DINING) + 1,428 (NEW DELI) + 293
 (NEW PATIO) = 10,085 SF

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT
 (2006 IBC - TABLE 1004.1.1)

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
 4261 GSF/ 100 = 43 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated)
 2189 NSF/ 15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)
 1071 GSF/ 200 = 6 OCCUPANTS


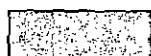


FIXED BOOTH (PER SECTION 1004.7 - 1 Occupant per 24")
 1032" TOTAL SEAT LENGTH/ 24" = 43 OCCUPANTS

TOTAL OCCUPANTS: 238

MAXIMUM DINING CAPACITY: 189 OCCUPANTS

ACTUAL DINING: 183 OCCUPANTS

LEGEND

-  BUSINESS AREAS
-  ASSEMBLY AREAS (WITHOUT FIXED SEATS)
-  COMMERCIAL KITCHEN
-  FIXED BOOTH

RECEIVED
 JAN 28 2010

SUP-36961
02/25/10 PC

FLOOR PLAN
 SCALE: 1/16"=1'-0"

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
 Principal Architect

architecture | interiors | planning
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 3225 Via Seranova | Henderson, Nevada 89044
 702.522.9292 O | 702.332.7975 C

FLOOR PLAN			
SIENNA DELI 9500 W. Sahara Avenue Las Vegas, Nevada 89117	DRAWN BY	3FN	SCALE 1/16" = 1'-0"
	REVIEWED BY	DRE	A3.01
	DATE ISSUED	1/28/2010	
	PROJECT NO.	09-001.00	
			NO.

MASTERPLAN PARKING DATA

APN NO: 163-06-816-015

TOTAL BUILDING AREA: 425,720 sf

PROPERTY SIZE: 1.06 ACRES (46,174 SQUARE FEET)

PARKING REQUIRED: 425,720 / 1 space per ea. 250 sf of building = 1,702 spaces required (Based on Shopping Center classification).

EXISTING FLOOR AREA: 6,648 SF + 1,108 (PATIO) = 7,756 SF
F.A.R. (FLOOR AREA RATIO): 7,756 S.F. / 46,174 S.F. = 0.17%

SPACES PROVIDED: 2,307

PROPOSED FLOOR AREA: 608 SF (DINING) + 1,428 (DELI) + 293 SF (PATIO) = 2,329 SF
COMBINED/TOTAL F.A.R.: 7,756 + 2,329 / 46,174 SF = 21%

DENSITY: N/A

PARKING ANALYSIS (TITLE 19 ZONING CODE, SECTION 19.04)

One space for each 50 S.F. of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 S.F. of the total remaining gross floor area, with a minimum of 10 spaces required.

REQUIRED PARKING (ALL SPACES ARE 9'-0" X 19'-0"):

NEW WEST DINING: 608 SF (/50 = 13 SPACES)
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NEW PATIO: 293 SF (/50 = 6 SPACES)

TOTAL PARKING REQUIRED FOR NEW ADDITION: 27 SPACES

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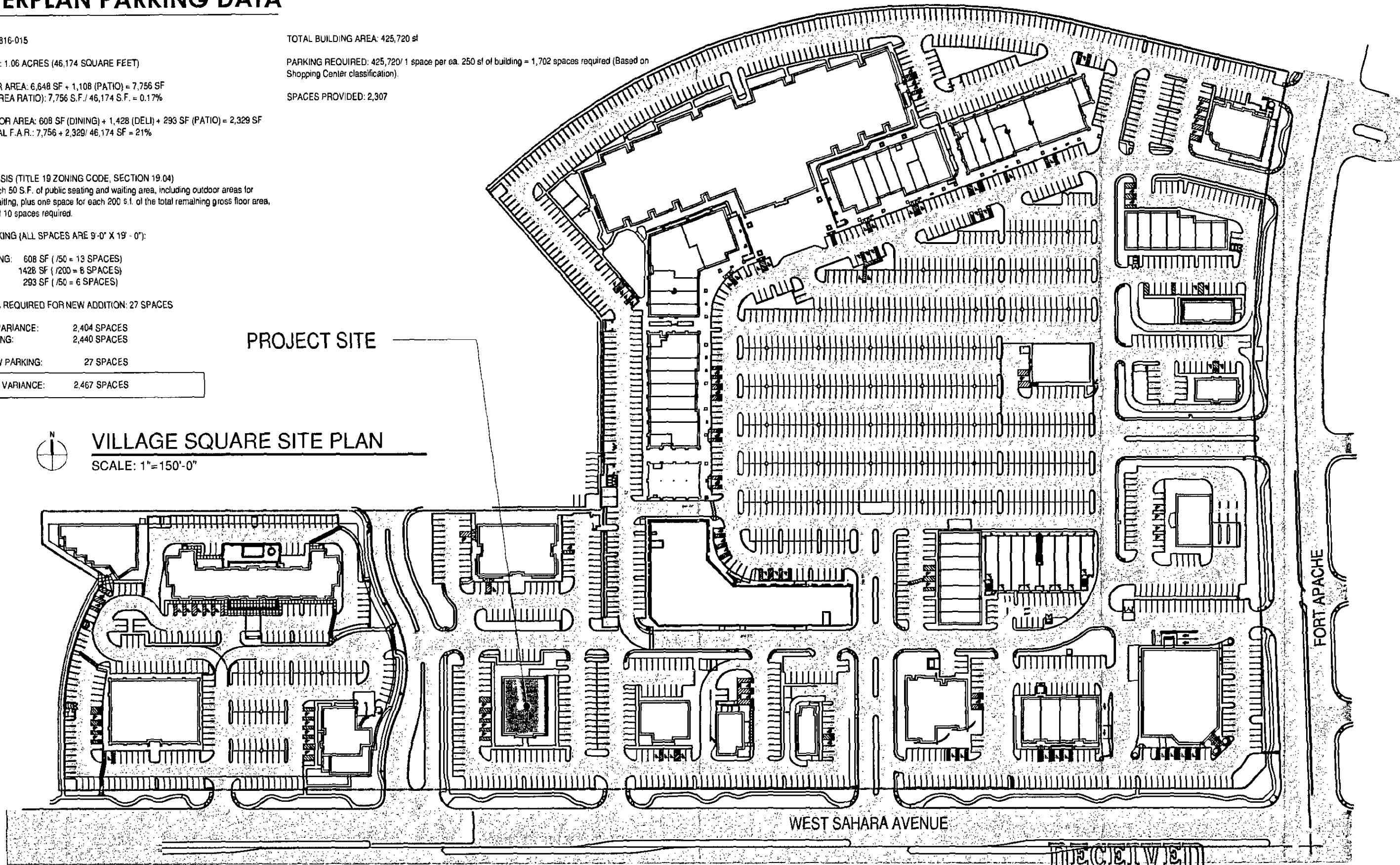
REQUIRED NEW VARIANCE: 2,467 SPACES

PROJECT SITE



VILLAGE SQUARE SITE PLAN

SCALE: 1"=150'-0"



SUP-36961
02/25/10 PC

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
Principal Architect

architecture | interiors | planning
CONNECT | CREATE | CULTIVATE
3225 Via Seranova | Henderson, Nevada 89044
702.522.9292 O | 702.332.7975 C

RECEIVED		JAN 28 2010		VILLAGE SQUARE OVERALL SITE PLAN	
DRAWN BY	DRE	SCALE	1"=150'-0"		
REVIEWED BY	DRE	DATE ISSUED		1/28/2010	
PROJECT NO.					
SIENNA DELI		9500 West Sahara Avenue		Las Vegas, Nevada 89117	



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN O. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



April 9, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: SUP-36961 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 7, 2010
RELATED TO VAR-37295 AND SDR-36962

Dear Mr. Keroles:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO ADD 2,820 SQUARE FEET OF BUILDING AREA AND OUTSIDE SEATING AREA TO AN EXISTING 7,265 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. Special Use Permits (U-0038-98) and (SUP-37062) shall be expunged.
2. Approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-36962) and Variance (VAR-37295) shall be required, if approved.
3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 26, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: SUP-36961 - SPECIAL USE PERMIT

Dear Mr. Keroles:

Your request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO ADD 2,820 SQUARE FEET OF BUILDING AREA AND OUTSIDE SEATING AREA TO AN EXISTING 7,265 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on February 25, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Special Use Permits (U-0038-98) and (SUP-37062) shall be expunged.
2. Approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-36962) and Variance (VAR-37295) shall be required, if approved.
3. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Supper Club use.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



Mr. Andrew Keroles
SUP-36961 - Page Two
February 26, 2010

This item will be considered by the City Council on April 7, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal stroke extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 12, 2010

Mr. Andrew Keroles
Winner Properties, LLC
9601 Orient Express Court
Las Vegas, Nevada 89145

RE: SUP-36961 - SPECIAL USE PERMIT

Dear Mr. Keroles:

Please be advised the City Planning Commission at its regular meeting on *February 25, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, February 19, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 1, 2010
Re: **SUP-36961** Winner Properties, LLC 9500 W. Sahara Ave.
Request for a Special Use Permit for a proposed addition to a supper club

COMMENTS:

We have no comment on the Request to allow a Major Amendment to an approved Special Use Permit application to allow a 2,039 square foot addition to an existing supper club located at 9500 West Sahara Avenue.

Application Information

VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-36961 - SPECIAL USE PERMIT RELATED TO VAR-37295 - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO ADD 2,820 SQUARE FEET OF BUILDING AREA AND OUTSIDE SEATING AREA TO AN EXISTING 7,265 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

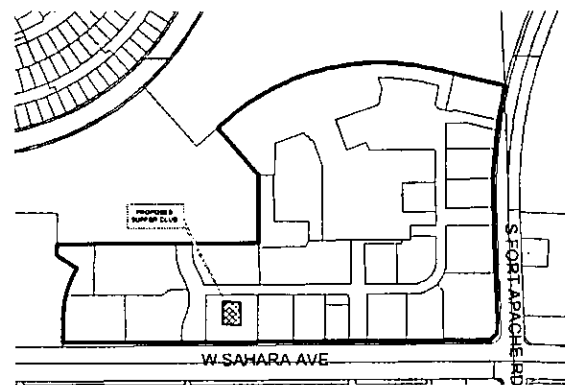
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Application Location

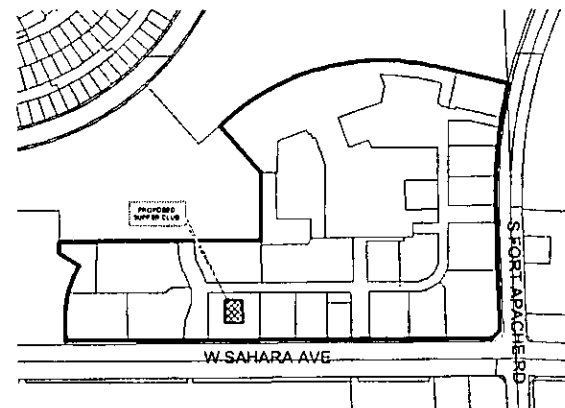


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 25, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



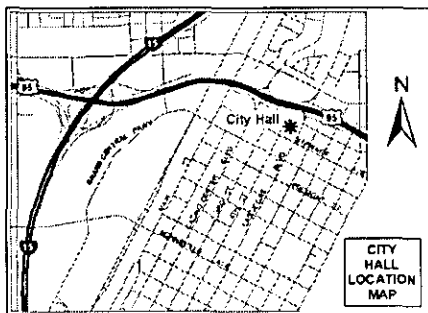
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 25, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

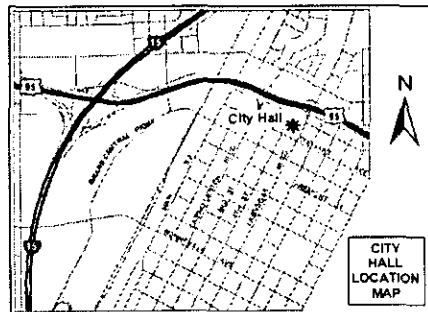
Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 25, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-36961

Canyon Gate Master Association

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

Regency at the Lakes Community HOA

The Lakes Association HOA

The Section Seven Community Association

West Sahara Community Association

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-37295, SUP-36961 &
SDR-36962 – 02/25/10 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

SDPR
01/29/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax*

*SUP-36961 - SPECIAL USE PERMIT RELATED TO VAR-37295 - PUBLIC HEARING -
APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Major Amendment to an approved
Special Use Permit (U-0038-98) FOR A PROPOSED 2,039 SQUARE-FOOT ADDITION TO AN EXISTING
6,648 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1
(Limited Commercial) Zone, Ward 2 (Wolfson)*

*PLANNING COMMISSION: **FEBRUARY 25, 2010**
CITY COUNCIL: **APRIL 7, 2010***

PLANNING SUPERVISOR: STEVE GEBEKE *PUBLIC HEARING*

*Comments Due: **FEBRUARY 5, 2010***

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:



**CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST**

Pre-Application Conference		
Item Required		
YES	NO	

APPLICATION PACKET

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 700.00 (Notification) + \$ 30.00 (Recordation) = \$ 1280.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/>)	

SITE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	-
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All building setbacks labeled	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized:		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All required perimeter landscape planters shown	NOTES:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All required parking lot fingers/islands shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

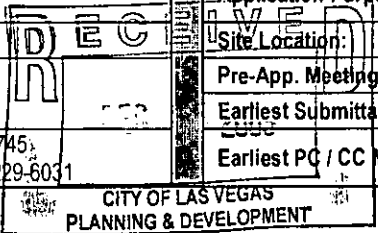
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All building materials and colors noted	NOTES:	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All wall sign locations shown and sizes noted		

FLOOR PLANS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of all rooms noted/labeled	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating Capacity (where applicable)		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	Bertolini's at Village Square / Andrew Keroles	Application Type:	Special Use Permit
Representative:	Keroles Construction, Inc.	Application Purpose:	Major Amendment to an Approved SUP for the expansion of existing 6,648 square-foot Supper Club
APN:	163-06-816-015	Site Location:	9500 West Sahara Avenue
Planner's Signature:		Pre-App. Meeting Date:	09/16/09
Planner:	Ben Sticka, Planner II - 229-6745 Jonathan Boyles, Planner I - 229-6031	Earliest Submittal Deadline:	10/06/09 no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	11/19/09 PC 11/19/09 PC





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13

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Report Date 12/16/2009 10:44 AM

Submitted By

Page 1

A/P # 36961 SPECIAL USE PERMIT

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	12/15/2009 16:01	984528	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-36961 - SPECIAL USE PERMIT RELATED TO SDR-36962 - MAJDR AMENDMENT - APPLICANT/OWNER: WINNER PROPERTIES, LLC - Request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO EXPAND AN EXISTING 6,648 SQUARE-FOOT SUPPER CLUB at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Parent A/P #			Phase #	
Project #	36961	Project/Phase Name SUPPER CLUB EXPANSION	Subdivision Code	
Size/Area	0.00	Size Description	% Completed	0.00
Proposed Start		Proposed Stop		
% Complete Formula				

Property/Site Information

Parcel 16306816015
Location

Owner/Tenant

Contact ID AC1548109	Name	BERTOLINI'S AT VILLAGE SQUARE	Organization	
Mailing Address 325 N LASALLE #500			State/Province IL	
City CHICAGO			Country	<input type="checkbox"/> Foreign
ZIP/PC 60654-5183			Evening Phone	
Day Phone			Mobile #	
Fax				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9500 W SAHARA AVE
LAS VEGAS, 89117

A/P Addressas

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306816015

Report Date 12/16/2009 10:44 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1548109 Foreign
 Effective Expire
 Name BERTOLINI'S AT VILLAGE SQUARE
 Day Phone Eve Phone Organization
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 325 N LASALLE #500
 CHICAGO, IL 60654-5183
 Seasonal Addr
 Valid From To
 Comments No Comments

Primary Y Capacity APPL Contact ID AC1722230 Foreign
 Effective Expire
 Name WINNER PROPERTIES, LLC
 Day Phone (702)234-6622 x Eve Phone Organization
 Pager PIN # Position
 Fax (702)657-1921 Mobile Profession
 E-Mail
 Address 9601 ORIENT EXPRESS CT
 LAS VEGAS, NV 89145
 Seasonal Addr
 Valid From To
 Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$750.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
370359 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
370357 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
370368 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
370360 FLOOD #1 (FLOOD CONTROL)	Incomplete
370367 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
370358 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
370366 ROW #1 (RIGHT-OF-WAY)	Incomplete
370365 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
370364 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
370363 SURVEY #1 (SURVEY)	Incomplete
370362 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
370361 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	

Report Date 12/16/2009 10:44 AM

Submitted By

Page 3

Item Description

Item Status

(ASSIGN CASE TO A PLANNER)
(AT-COMplete DRT PROCESS)
(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(STAFF RECOMMENDATION)

Check Licenses
Check Children Status
Check Open Cases

Not Checked
Children Successful
0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/15/2009 16:13	750.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/15/2009 16:13	30.00
PROCESSING FEE	P	12/15/2009 16:13	500.00
Total Unpaid		0.00	Total Paid 1280.00

Inspections

There are no Inspections for this Report

Review/Activities
Review #
Comments

Review Type # Status Waived Issued Started Completed Comp By

370357	DEVCO	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370358	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370359	B&S PLAN	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370360	FLOOD	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370361	TRAFFIC	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370362	TEFO	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370363	SURVEY	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370364	SID	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370365	SEWER	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370366	ROW	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370367	LAND DEV	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		
370368	FIRE ENG	1	Incomplete	<input type="checkbox"/>	12/16/2009 10:43		

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By PGRIMYSER

Modified Date/Time 12/15/2009 16:01

Comments

No Comments



Report Date 12/16/2009 10:44 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist N Site Plan (19 Folded Blue Lines, 1 Roiled Colored)
- Y Application/Petition Form N Floor Plan, If Applicable (1 Folded, 1 Roiled)
- N Deed and Legal Description Y Laser Print Site Plan
- Y Justification Letter Y Laser Print Floor Plan
- Y Assessors Parcel Map Y Statement of Financial Interest
- N DINA (Not Always Required)

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				984528	12/15/2009 16:01	

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

SPECIAL USE PERMIT				
N	DINA Required?	Y	Will this go to the City Council?	Final City Council letter received
N	Project of Regional Significance?			Annotated minutes received
N	Parent Project link required?			Is there a condition of approval for a Required Review? If yes, when does it need to be reviewed?
Type of Use SUPPER CLUB				
Y	Is this an Alcohol related Use?			Staff Recommendation
Meeting Information				

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/28/2010	PC	SCHEDULED		0	0	0
PGRIMYSER	12/15/2009					

Report Date 12/16/2009 10:44 AM

Submitted By

Page 5

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/15/2009 16:14		0.00
ANDREW KEROLES; WINNER PROPERTIES LLC; CK#5356; 702-234-6622;					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	984528	12/15/2009 15:59	12/15/2009 15:59	0.00
Submittal checklist - required 6 folded, 1 rolled site plan; 1 rolled, folded and colored floor plan. Applicant purchased property recently - so the name of the owner is still the previous owner. Will bring in papers when he receives them.					

No Model Home Details





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Winner Properties, LLC.
 Project Address (Location) 9500 West Sahara Ave.
 Project Name Siena Italian Expansion Proposed Use Deli/ Market Addition
 Assessor's Parcel #(s) 163-06-816-015 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Winner Properties, LLC Contact Joy Bustamante
 Address 9601 Orient Express Ct. Phone: (213) 760-9377 Fax: _____
 City Las Vegas State NV Zip 89145
 E-mail Address _____

APPLICANT Same Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Dwayne R. Eshenbaugh Contact _____
 Address 3225 Via Seranova Phone: (702) 522-9292 Fax: _____
 City Henderson State NV Zip 89044
 E-mail Address dwayne@dresearchitecture.com

Property Owner Signature* _____

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

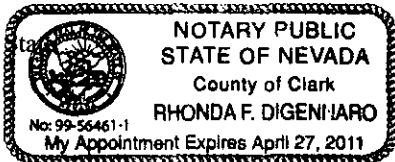
Print Name Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 20 10

Rhonda F. DiGenaro

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-36961</u>
Meeting Date:	<u>2/25/10</u>
Total Fee:	<u>1,280.00</u>
Date Received*:	<u>1/28/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

100

100
100
100
100
100



WINNER

PROPERTIES, L.L.C.

9601 Orient Express Ct.
Las Vegas, NV 89145
TEL: (702) 234-6622
FAX: (702) 657-1921

September 1, 2009

To Whom It May Concern:

Siena Deli was established in Las Vegas thirty years ago as a family-owned/ operated Italian deli, restaurant, and specialty market. In 2008, Winner Properties, L.L.C. purchased Siena Deli. As the town grew majority of the customer base has migrated to the west side of town, so on December 7, 2009 we are acquiring the building at 9500 West Sahara Ave. (formerly Bertolini's at Village Square) in order to keep our business easily accessible to our customers.

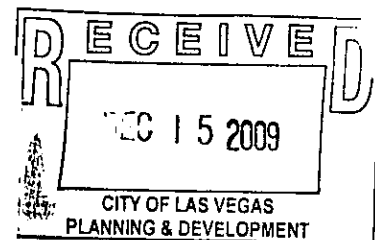
The existing use of the 9500 West Sahara Ave. facility is a fully functional restaurant/ supper club which is currently operational. We wish to make the following changes:

- 1) West side of building: remove existing grass and plants and expand the west wall of the building approximately 15' X 95' to add the Italian-style deli and small specialty market modeled after the current location at 2250 E. Tropicana, #20.
- 2) East side of building: remove existing grass and plants and expand east rear corner of the building approximately 13' X 43' to create a private dining room for meetings.

The building design is to match the existing Italian-themed elevations as shown in our submittal package. The landscape around the lot's perimeter shall be preserved so that visual impact of the change is minimized to passers-by. We expect seating occupancy to exceed the current 258 occupancy by approximately 35 seats or less because the existing private room and part of the dining room shall be lost to the market area.

We believe that these uses complement the adjacent land uses of the shopping center as well as the commercial and residential surroundings by better accommodating both the nearby commercial business-lunch needs at the deli as well as the current loyal customer base desiring authentic Italian food products which to our knowledge are not available in the Peccole Ranch area/ township.

SUP-36961
02/25/10 PC



Parking in the Village Square Shopping Center is governed by a reciprocal parking easement for use with over 2000 spaces available in the Shopping Center. See attached parking easement documents.

The current staff at 9500 West Sahara Ave. (over 20 staff) is trained and capable of handling the additional work provided by the expansion as many of them work shifts at the old location as well. The hours of operation shall not change from the existing (8AM – 10PM). Additionally, the landlord at the existing location is unresponsive and creates a hardship for operations where the majority of businesses have left. Our lease in the old location is up Summer 2010 and we need to make our final move before the clock runs.

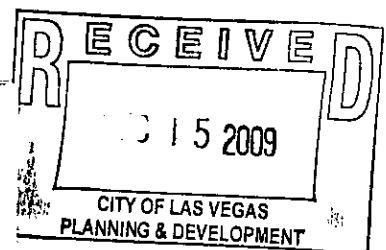
The County recorder's office will likely not update their files on the ownership of the building at 9500 West Sahara Ave. until such reasonable time has passed for their records to update. We will present the grant deed to the you as soon as reasonably possible.

Thank you in advance for your consideration.



Andrew Keroles
Director of Land Development
Winner Properties, L.L.C.
(702) 234-6622

SUP-36961
02/25/10 PC





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12

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-36961** APN: 163-06-816-015

Name of Property Owner: Winner Properties, LLC

Name of Applicant: Same

Name of Representative: Dwayne R. Eshenbaugh

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: _____

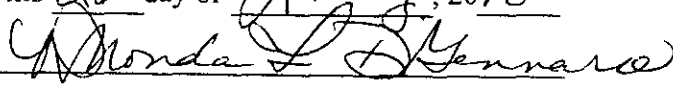
Partner(s): _____

APN: _____

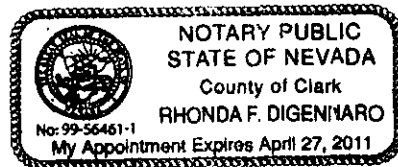
Signature of Property Owner: 

Print Name: Antonio Accornero

Subscribed and sworn before me

This 26th day of January, 2010


Notary Public in and for said County and State



Inst #: 200912070003233

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$8670.00 Ex: #

12/07/2009 02:26:41 PM

Receipt #: 152608

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: MSH Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 163-06-816-015
File No: NCS-409151-HHLV (mf)
R.P.T.T.: \$8670.00

When Recorded Mail To: Mail Tax Statements To:
Winner Properties, LLC
9601 Orient Express
Las Vegas NV 89145

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bertolini's at Village Square, Inc., a Delaware corporation

do(es) hereby GRANT, BARGAIN and SELL to

Winner Properties, LLC, a Colorado limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL 1:

BEING A PORTION OF LOT 1-1 OF THAT "AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 82 OF PLATS, PAGE 86, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 AND A PORTION OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 90 OF SURVEYS, AT PAGE 20, SAME BEING ON THE SOUTH LINE OF SAID LOT 1-1; THENCE SOUTH 89°47'47" WEST ALONG SAID SOUTH LINE, 289.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'47" WEST ALONG SAID SOUTH LINE, 226.27 FEET; THENCE NORTH 00°12'13" WEST DEPARTING SAID SOUTH LINE, 205.00 FEET; THENCE NORTH 89°47'47" EAST, 226.27 FEET; THENCE SOUTH 00°12'13" EAST, 205.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN OF LOT A OF RECORD OF SURVEY ON FILE IN FILE 93 OF SURVEYS AT PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 04, 1998 IN BOOK 980804 AS INSTRUMENT NO. 00367, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

SUP-36961
02/25/10 PC

NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER COMMON AREA LOT EIGHTEEN-ONE-ONEA (18-1-1A) OF AMENDED MAP OF PECCOLE RANCH AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53 OF PLATS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/04/2009

Bertolini's at Village Square, Inc., a Delaware corporation



By: Ronald M. DiNella, Senior Vice-President & CFO

ASSESSOR'S COPY

STATE OF ILLINOIS)SS
COUNTY OF COOK)

On December 1, 2009 before me, LAURA J. RICHARDS
Notary Public, personally appeared Howard H. Dineen, known to me (or proved to
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Laura J. Richards*



My Commission Expires: 05/14/2011

This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 04, 2009 under Escrow No. **NCS-409151-HHLV**.

Laura J. Richards
Expires May 14, 2011

NOTARY PUBLIC'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 163-06-816-015
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ 1,700,000.⁰⁰
 b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
 c) Transfer Tax Value: \$ 1,700,000.⁰⁰
 d) Real Property Transfer Tax Due: \$ 8.670.⁰⁰

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: SVP / CFO
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Bertolini's at Village Square, Inc.
 Address: 325 N. LaSalle Street Suite 500
 City: Chicago
 State: IL Zip: 60654

Print Name: Winner Properties, LLC
 Address: 9601 Orient Express
 City: Las Vegas
 State: NV Zip: 89145

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address: 2490 Paseo Verde Parkway, #100
 City: Henderson

File Number: NCS-409151-HHLV mf/mf
 State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM SIX IN ORIGINAL

0 100 200 300 400 500

NOTES

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LO BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSessor's PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T21S R60E

RS9E	R60E	RE1E
137	138	139
164	163	162
175	176	177

06

8	5	4	3	2	1
7	6	5	4	3	2
18	17	16	15	14	13
18	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

S 2 SE 4

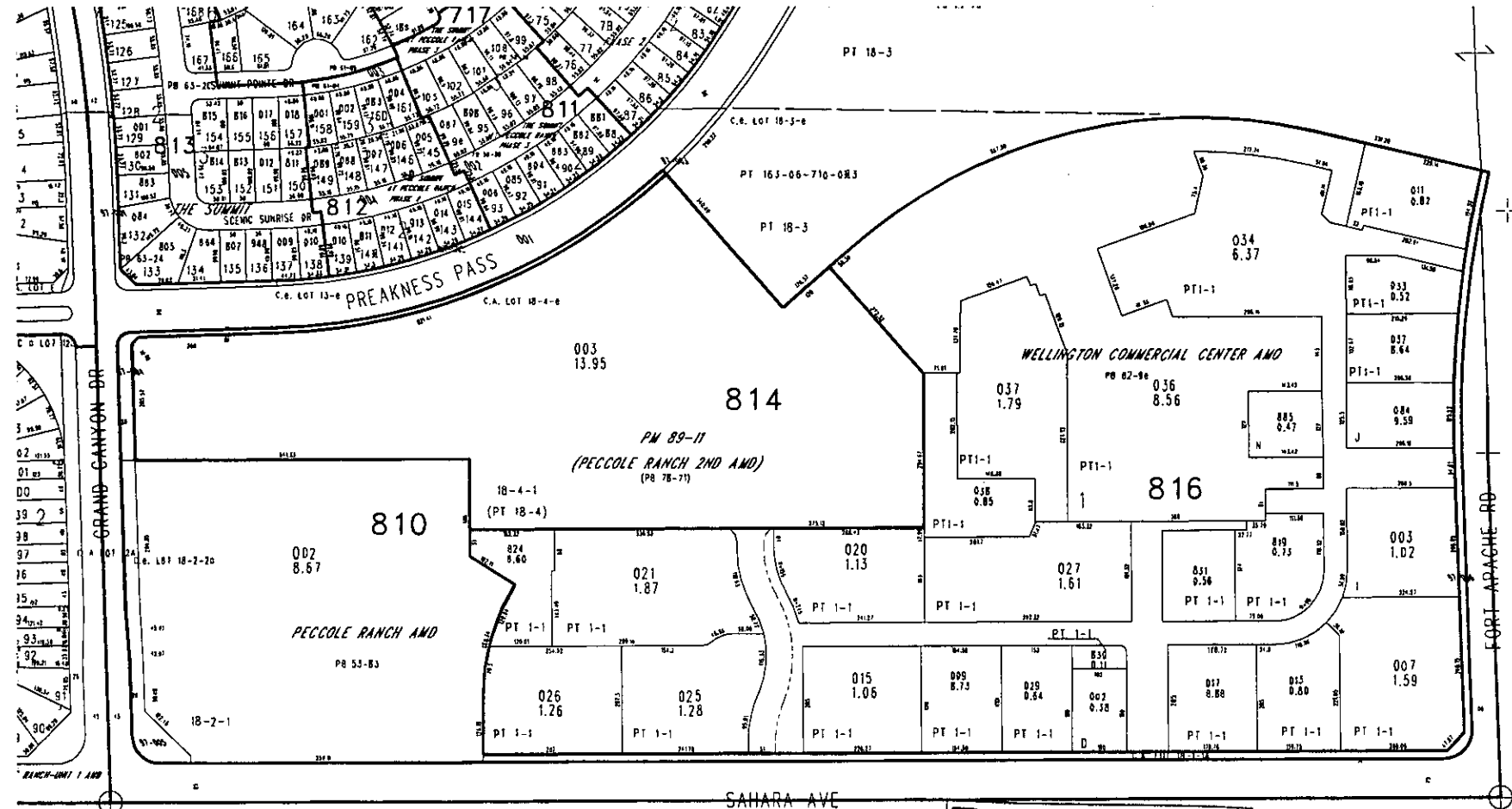
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

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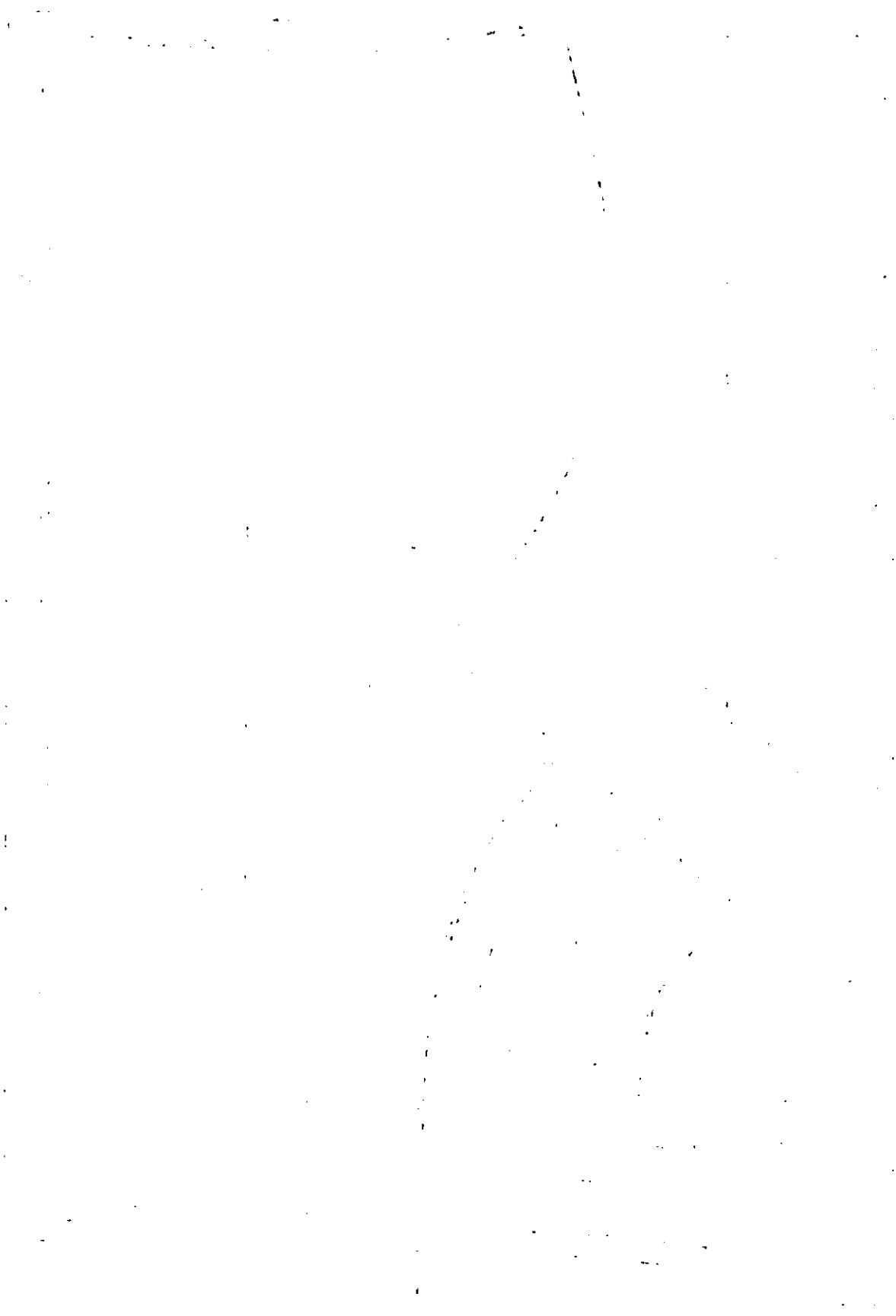
801 1.88 PARCEL NUMBER
ACREAGE
202 PARCEL SUB/SEO NUMBER
PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GDU LOT NUMBER

Scale: 1"=200' Rev: 02/06/07



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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TAX DIST 200
SUP-36961
01/28/10 PC



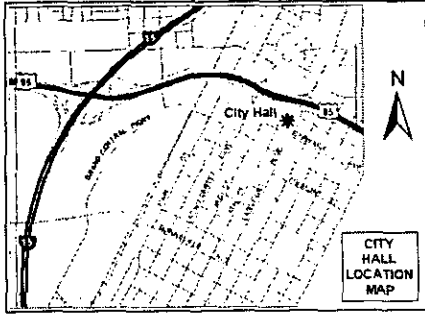
City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
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I SUPPORT
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Please use available blank space on card for your comments.

VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

NOT ENOUGH INFO TO WHAT IT IS BEING FOR.

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PLANNING AND DEVELOPMENT

Case: VAR-37295-LABELS
 CALIBOSO MARIA LUISA M
 1700 GLENWILLOW DR
 LAS VEGAS NV 89117-5300

LAUDE11 59117



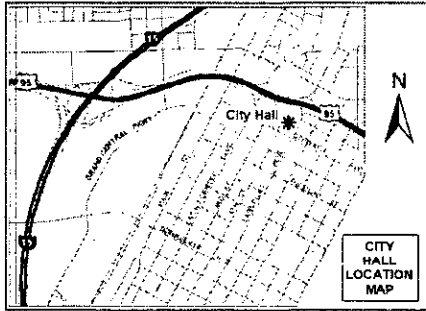
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Submitted after final agenda	
Date	Item

100

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16306711012 Case: VAR-37295-LABELS
 AYOTTE, ALIYA & FAM REV LIV TR
 18684 VALLEY DR
 VILLA PARK, CA 92861-2814

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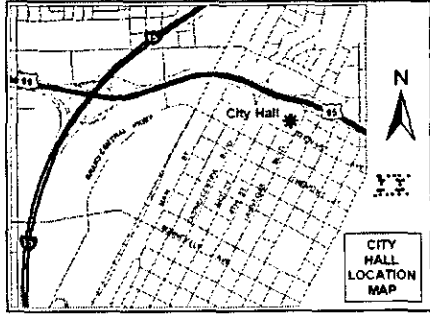
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Submitted after final agenda	
Date	Item

11/11/11 11:11 AM

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LAS VEGAS NV 890 02-13-10

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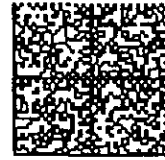
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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Case: VAR-37295-LABELS
 163013406
 PLANNING AND DEVELOPMENT
 HAVAST, TIMOTHY & KATHERYN M
 2240 BELMONT
 CASPER WY 82604-4672

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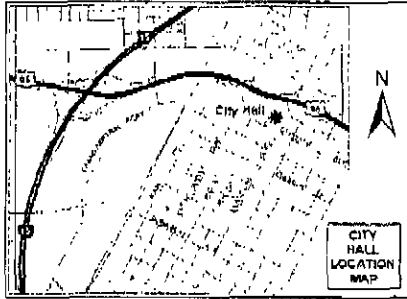
Submitted after final agenda	
Date	Item

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Planning & Development Department
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VAR-37295 & SUP-36961
Planning Commission Meeting of 2/25/2010

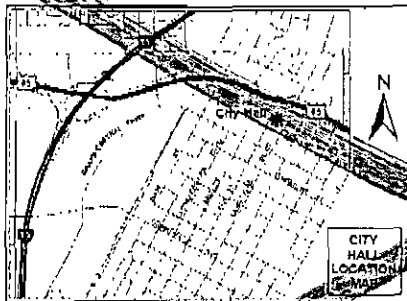
Case VAR-37295-LABELS
16305416171
THOMPSON JANA P
328 S BUFFALO DR #102
LAS VEGAS NV 89145-4990

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Development Services Center
731 S. Fourth Street
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SDR-36962
Planning Commission Meeting of 2/25/2010

Case: SDR-36962-LABELS
16305416171
THOMPSON JANA P
328 S BUFFALO DR #102
LAS VEGAS NV 89145-4990

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Date	Item

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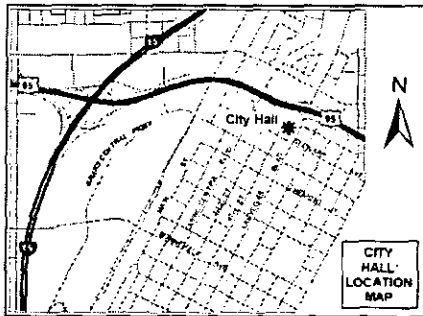


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Date	10/15/1987
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

LAUSD511 89117



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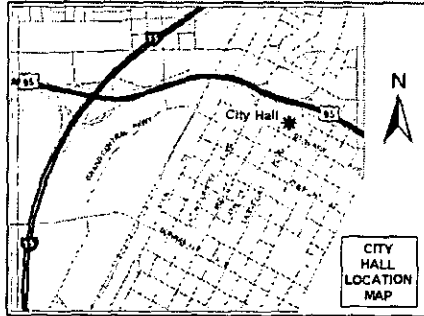
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 CASE VAR-37295-LABELS

16306713051
 BROWNE-AINGE BRICKEN
 1816 SCENIC SUNRISE DR
 LAS VEGAS NV 89117-7207

Submitted after final agenda
 Date _____ Item 128

City of Las Vegas
Planning & Development Department
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731 S. Fourth Street
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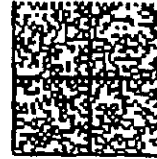
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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Case: VAR-37295-LABELS
13308110022
LEASKAS PETER G
2728 TIDEWATER CT
LAS VEGAS NV 89117-2447

LA0311 89117



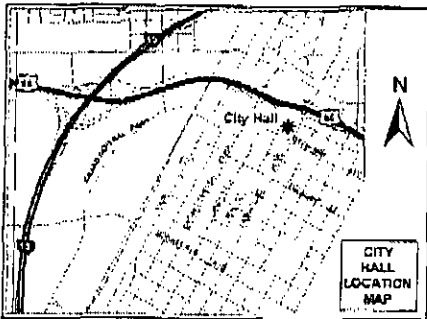
Submitted after final agenda
Date _____
Item 12A



1970-1971
Date

City of Las Vegas
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Case: VAR-37295-LABELS
 16306713052
 AVILA HEATHER T R
 1812 SCENIC SUNRISE DR
 LAS VEGAS NV 89117-7207

Submitted after final agenda	
Date	Item 12A

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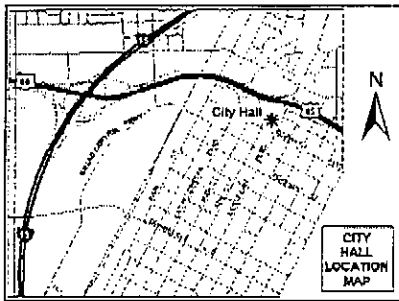




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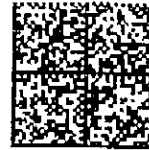
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

LA VEGAS 89117

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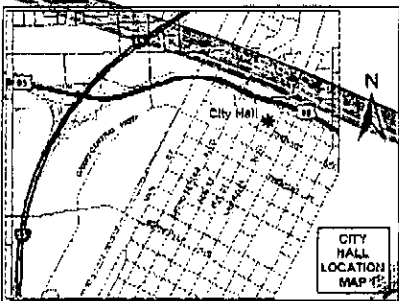
Case: VAR-37295-LABELS
16306411037
NELSON RICHARD H & BELVA E
2212 MADAGASCAR LN
LAS VEGAS NV 89117-5927

*THIS WOULD LEAVE NO PARKING SPACES
FOR THE SUPPER CLUB OR ANY
BUSINESSES NEAR IT!*



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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SDR-36962

Planning Commission Meeting of 2/25/2010

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Case: SDR-36962-LABELS
16306411037
NELSON RICHARD H & BELVA E
2212 MADAGASCAR LN
LAS VEGAS NV 89117-5927

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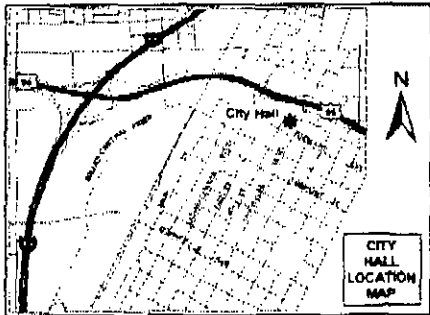
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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 this Request



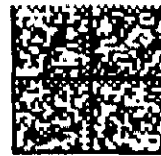
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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

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Case: VAR-37295-LABELS
 16305315042
 YONEMURA TOM M & YUKO 1980 TRUST
 1924 BAY HILL DR
 LAS VEGAS NV 89117-5732

LAUDS11 89117



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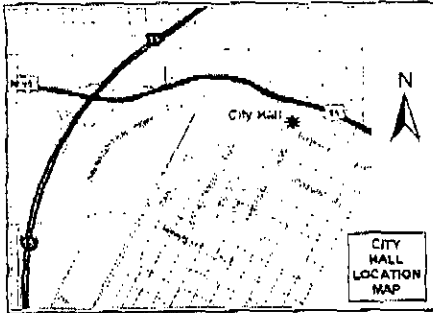
FROM : TOMSICH

PHONE NO. : 7022280025

Feb. 13 2010 07:20PM P1/1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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VAR-37295 & SUP-36961

Planning Commission Meeting of 2/25/2010

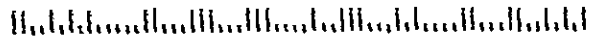
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Case: VAR-37295-LABELS
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TOMSICH CAROL ELAINE REV TR
9333 HOLLYCREST DR
LAS VEGAS NV 89117-0409

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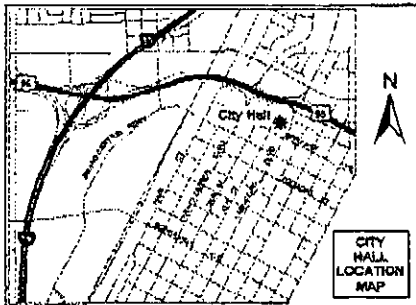
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Planning & Development Department
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Planning Commission Meeting of 2/25/2010

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Case: VAR-37295-LABELS
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LAS VEGAS NV 89117-0662

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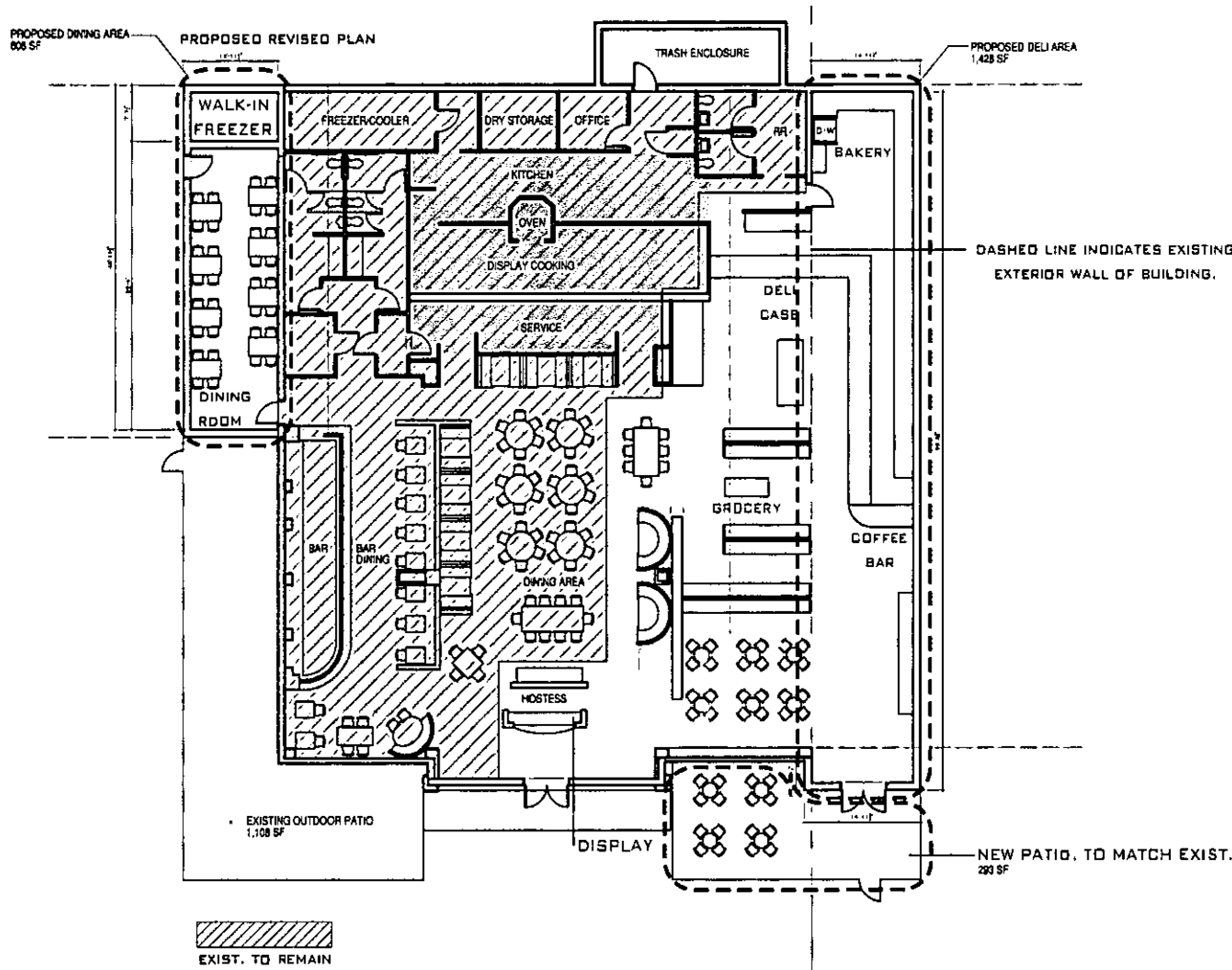


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FLOOR PLAN DATA

USE AND OCCUPANCY CLASSIFICATION PER 2006 IBC SECTION 302 GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING BUT NOT LIMITED TO:
 BANQUET HALLS
 NIGHT CLUBS
 RESTAURANTS
 TAVERNS AND BARS

TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED = 6,648 + 1,108 (EXISTING PATIO) + 608 (NEW DINING) + 1,428 (NEW DELI) + 293 (NEW PATIO) = 10,085 SF

MAXIMUM ALLOWABLE FLOOR AREA ALLOWANCES PER OCCUPANT (2006 IBC - TABLE 1004.1.1)

BUSINESS AREAS (100 GSF Floor Area Per Occupant)
 4261 GSF/ 100 = 43 OCCUPANTS

ASSEMBLY WITHOUT FIXED SEATS (15 Net SF - Unconcentrated)
 2189 NSF/ 15 = 146 OCCUPANTS

COMMERCIAL KITCHEN (200 GSF Floor Area Per Occupant)
 1071 GSF/ 200 = 6 OCCUPANTS

FIXED BOOTH (PER SECTION 1004.7 - 1 Occupant per 24")
 1032' TOTAL SEAT LENGTH/ 24" = 43 OCCUPANTS

TOTAL OCCUPANTS: 238

MAXIMUM DINING CAPACITY: 189 OCCUPANTS

ACTUAL DINING: 183 OCCUPANTS

LEGEND

- BUSINESS AREAS
- ASSEMBLY AREAS (WITHOUT FIXED SEATS)
- COMMERCIAL KITCHEN
- FIXED BOOTH

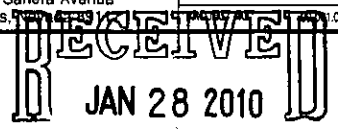
FLOOR PLAN
 SCALE: 1/16" = 1'-0"

DWAYNE R. ESHENBAUGH, AIA, NCARB, LEED AP
 Principal Architect

architecture | interiors | planning
 CONNECT | CREATE | CULTIVATE
 3225 Via Seranova | Henderson, Nevada 89044
 702.522.9292 O | 702.332.7975 C

SUP-36961
02/25/10 PC

		FLOOR PLAN	
		DRAWN BY	3FN
		REVIEWED BY	DRE
		DATE ISSUED	1/28/2010
		SCALE	1/16" = 1'-0"
SIENNA DELI 9500 W. Sahara Avenue Las Vegas, Nevada 89149		A3.01 NO	





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-36961

MEETING DATE: 02/25/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

2-14-10
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.