



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0501  
09/23/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of time of 22-0172  
Project Address (Location) Northeast corner of Kyle Canyon and Shaumber Road  
Project Name Rustic House Proposed Use tavern  
Assessor's Parcel #(s) 126-01-301-013 Ward # 6SC  
General Plan: Existing SC Proposed n/a Zoning: Existing C-1 Proposed n/a  
Additional Information \_\_\_\_\_

Property Owner KCRH3, LLC Contact Adam Corrigan  
Address 4100 Flamingo Road #1100 City Las Vegas State NV Zip 89103  
E-mail n/a Phone 000-000-0000  
Applicant KCRH3, LLC Contact Adam Corrigan  
Address 4100 Flamingo Road, #11 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail n/a Phone 000-000-0000  
Representative Kaempfer Crowell Contact Tony Celeste  
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135  
E-mail apierce@kcnvlaw.com Phone 702-792-7048

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) \_\_\_\_\_  
Partner(s) \_\_\_\_\_

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

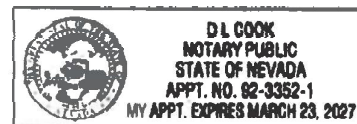
Property Owner Signature [Signature]  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Adam B Corrigan

Subscribed and sworn before me

This 5th day of September, 202024

Notary Public In and for said County and State



**JURISDICTION:** Las Vegas, NV 89166  
**EXISTING ZONING:** Undeveloped/ (U(PCD))

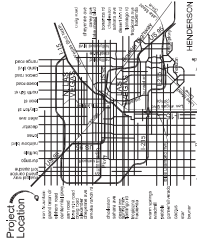
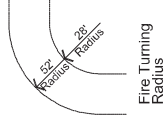
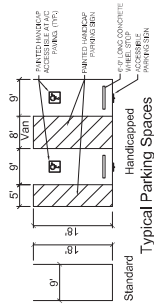
APN #:	126-01-101-013	
PROJECT SITE GROSS AREA:	1.8 ACRES	78,400 S.F.
PROJECT SITE NET AREA:	1.46 ACRES	64,540 S.F.
SETBACK	REQUIRED	PROVIDED
FRONT	10 ft.	15'-6"
SIDE STREET (CORNER)	10 ft.	39'-0"
REAR	20 ft.	165'-8"
HEIGHT	1 STORY	25'-0"
BUILDING AREA		GROSS
TAMEN		3,800 sq. ft.
COFFEE SHOP		2,224 sq. ft.
TOTAL BUILDING AREA		6,024 sq. ft.
TOTAL BUILDING LOT COVERAGE:		9.33 %

**Taverns** – 1 per 50 for public seating and waiting area  
 • 2,130 S.F./50 = 42.60 spaces (43 spaces)  
 – 1 per 200 for back of house • 1,670 S.F./200 = 8.35 spaces (8 spaces)  
**Coffee Shop** – 1 per 50 for public seating and waiting area • 838 S.F./50 = 16.76 (17 spaces)  
 – 1 per 200 for back of house • 1,386 S.F./200 = 6.93 spaces (7 spaces)

PARKING REQUIRED  
PARKING PROVIDED  
(INCLUDES 23 COMPACT SPACES - 50% ALLOWED)  
= 76 SPACES  
= 79 SPACES  
= 4 STALLS  
ACCESSIBLE PARKING REQUIRED:  
= 2 REGULAR STALLS  
ACCESSIBLE PARKING PROVIDED:  
= 2 VAN ACCESSIBLE STALLS INCLUDED  
2 LOADING ZONES PROVIDED

ACCESSIBLE PARKING BASED UPON 2018 BC TABLE 1106.1  
4 ACCESSIBLE STALLS OUT OF 76-100 STALLS

© = COMPACT VEHICLE



24-0501  
10/08/2024

Site Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date

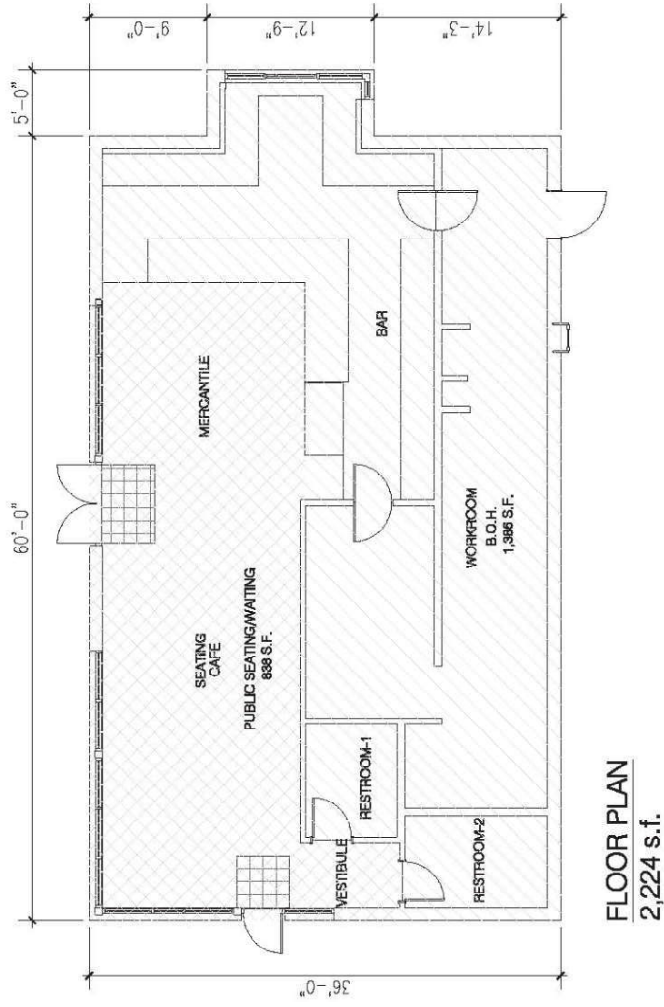


Las Vegas, Nevada 89166

Scale: 1" = 20'







## CHRIS JOHNSON TAVERN - COFFEE SHOP PLAN

**Las Vegas Nevada 89166**

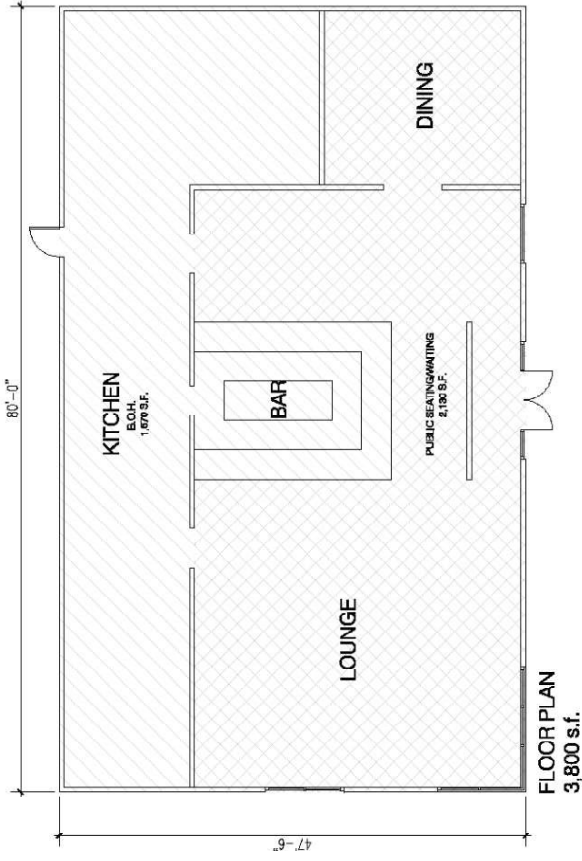
Scale: 1/4" = 1'-0"



Floor Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date

24-0501

10/08/2024



# CHRIS JOHNSON TAVERN - TAVERN PLAN

Las Vegas Nevada 89166

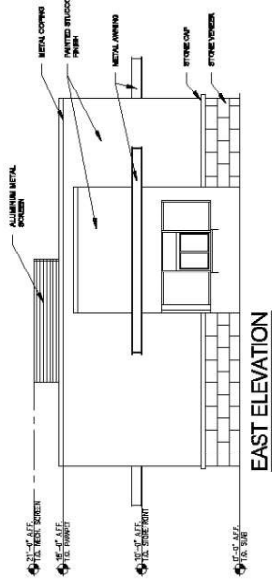
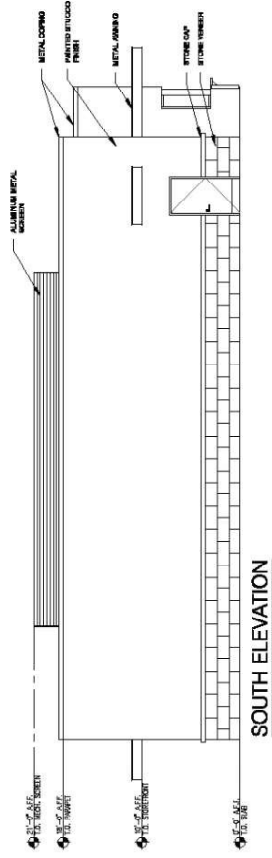
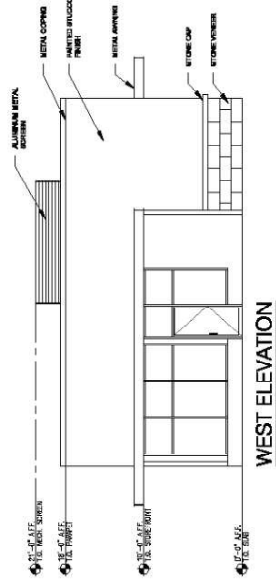
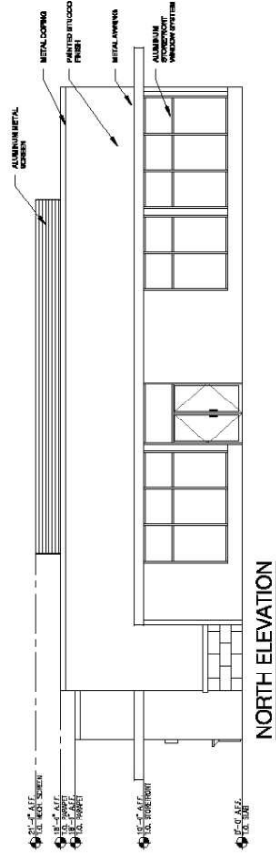


Scale: 3/16" = 1'-0"

Floor Plan : Sheet Title  
25079 : Project Number  
04-0202 : Date

24-0501

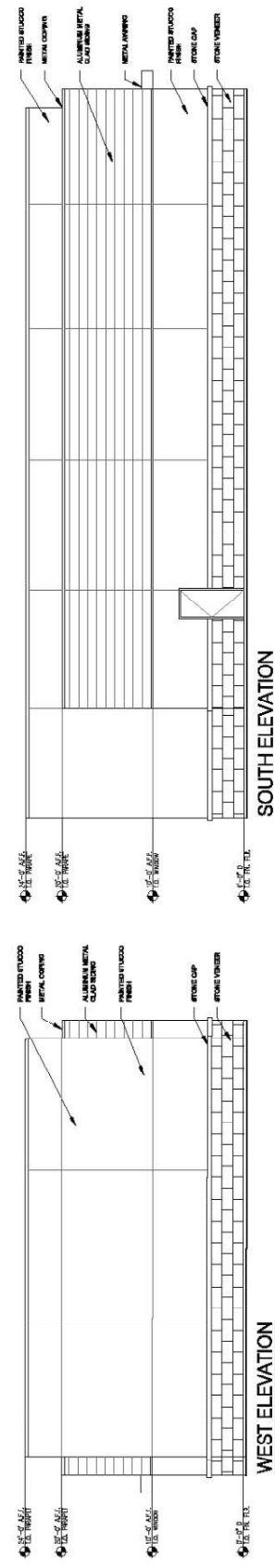
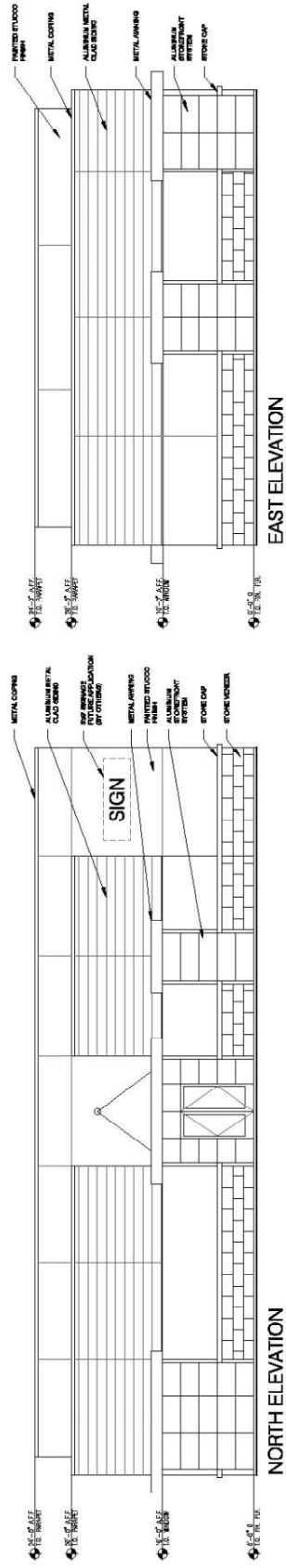
MODERN DESIGN STUDIO



# CHRIS JOHNSON TAVERN - COFFEE SHOP ELEVATIONS

Las Vegas Nevada 89166

Scale: 3/16" = 1'-0"



## CHRIS JOHNSON TAVERN - TAVERN ELEVATIONS

**Las Vegas Nevada 89166**

**Scale: 3/16" = 1'-0"**

24-0501