



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) REZONING

**Project Address** (Location) 1503 S. Casino Center Blvd, Las Vegas NV 89104

**Project Name** Brewhouse **Proposed Use** Restaurant and Brewery

**Assessor's Parcel #(s)** 162-03-210-091 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed X **Zoning:** Existing \_\_\_\_\_ Proposed X

**Additional Information** \_\_\_\_\_

**Property Owner** PROVIEW SERIES 34, LLC **Contact** KAMRAN FOULADBAKSH

**Address** 2211 S. LAS VEGAS BLVD #100 OFFICE **City** LAS VEGAS **State** NV **Zip** 89104

**E-mail** construction126@gmail.com **Phone** 702-750-1668

**Applicant** KAMRAN FOULADBAKSH **Contact** \_\_\_\_\_

**Address** 3726 LAS VEGAS BLVD S. #3005W **City** LAS VEGAS **State** NV **Zip** 89104

**E-mail** construction126@gmail.com **Phone** 702-468-9900

**Representative** ADAM FOULADBAKSH **Contact** \_\_\_\_\_

**Address** 1100 E. BRIDGER AVE **City** LAS VEGAS **State** NV **Zip** 89101

**E-mail** afoulad@klacapital.com **Phone** 702-468-5999

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

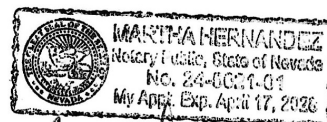
**Print Name** Kamran Fouladbaksh

Subscribed and sworn before me

This 30th day of January, 2025

State of Nevada / County of Clark

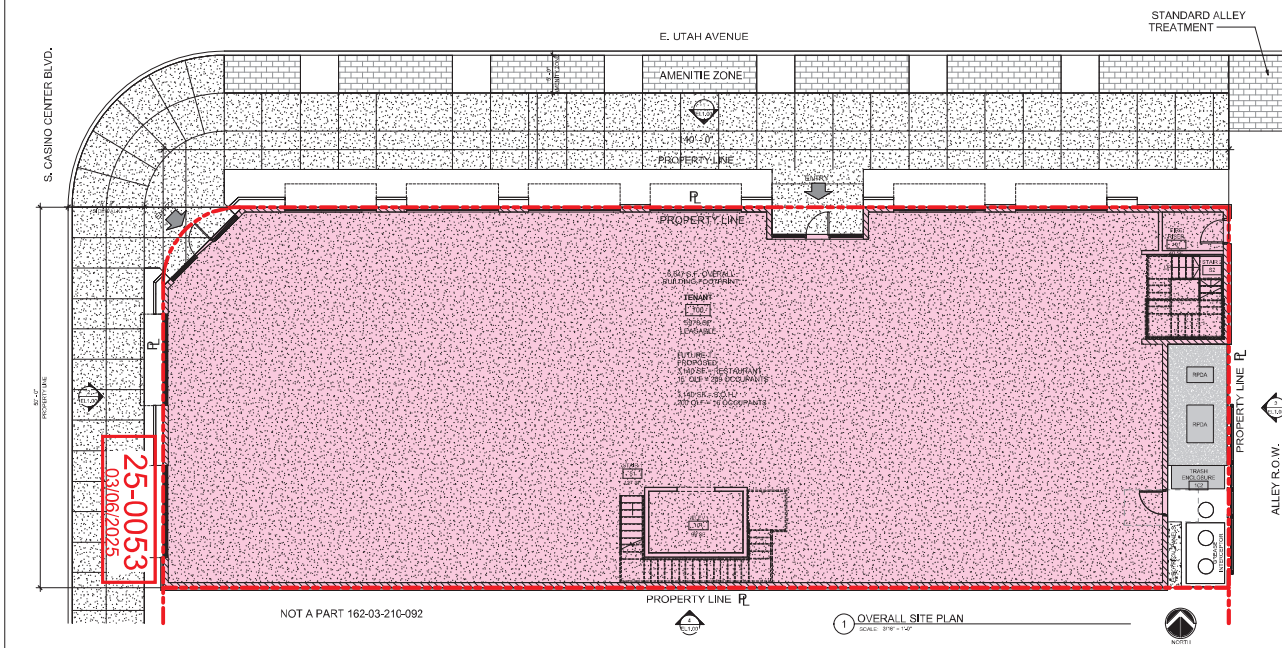
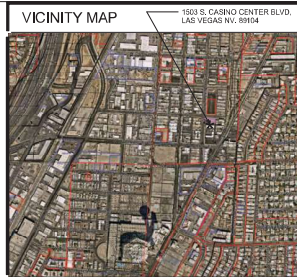
Notary Public in and for said County and State



[Signature] **25-0053**  
01/30/2025

SITE INFORMATION	
JURISDICTION	CITY OF LAS VEGAS
ZONING	COMMUNITY APARTMENT RESIDENCE DISTRICT - CM-1 PROPOSED: GENERAL PLAN USE - G-1 COMMERCIAL, G-1 GENERAL COMMERCIAL
ASSESSOR'S PARCEL NUMBER	APN# 803000000
PROJECT ADDRESS NUMBER	1503 CASINO CENTER BLVD LAS VEGAS NV, 89104
SITE SPECIFICS	
BT	7388 SQ. FT.
LEVEL 1	6142 S.F.
ROOFTOP PARKING	4112 S.F.
TOTAL BUILDING SF	9678 S.F.
FLOOR AREA RATIO	0.478
TOTAL PARKING REQ'D (115 BT)	60 PR REQ'D
TOTAL ACCESSIBLE PARKING REQ'D	2 PM + 1 VAN REQ'D
TOTAL PARKING PROVIDED	0 PERMITTED
TOTAL ACCESSIBLE PARKING PROVIDED	0 PERMITTED
PARKING OVERLIES REQUESTED - SEE VARIOUS CIRCULAR FOR AREA 1	

SITE SUMMARY	
PROJECT NAME	1503 CASINO CENTER BLVD LAS VEGAS NV, 89104
JURISDICTION	CITY OF LAS VEGAS
OCCUPANCY CLASSIFICATION	SMALL MULTIFAMILY - TYPICAL, MULTIFAMILY - UNDER SEPARATE PERMIT FLOOR AREA: 9678 SQ. FT. (SEE SITE PLAN)
TYPE OF CONSTRUCTION	TYPICAL
FIRE PROTECTION SYSTEMS	YES - NEW FIRE SUPPRESSION SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 911.1
OCCUPANT LOAD & REQUIRED EXITS	SEE PERMITTING - TYPICAL, MULTIFAMILY - UNDER SEPARATE PERMIT

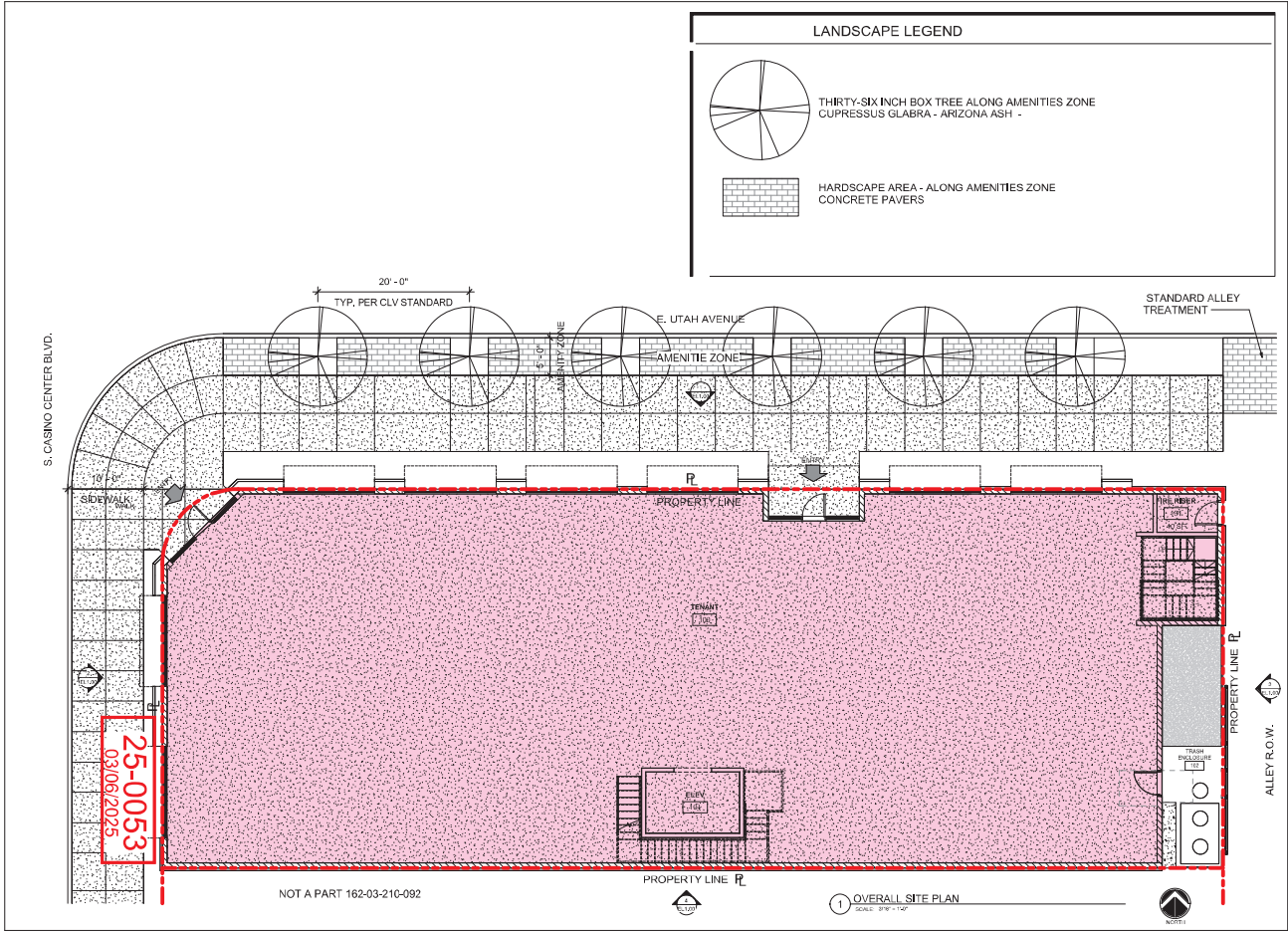


SITE PLAN  
 Preview Series 34, LLC  
 1503 CASINO CENTER BLVD.  
 1503 CASINO CENTER BLVD LAS VEGAS, NV 89104

Revision Number	Revision Description	Date
1	Initial	

PRE #22-0622  
 PRE-APPS 101076-PRR  
 11/10/2022

SHEET NUMBER  
 SP01



LANDSCAPE LEGEND

THIRTY-SIX INCH BOX TREE ALONG AMENITIES ZONE  
CUPRESSUS GLABRA - ARIZONA ASH

HARDSCAPE AREA - ALONG AMENITIES ZONE  
CONCRETE PAVERS



LANDSCAPE PLAN  
Proview Series 34, LLC  
1503 CASINO CENTER BLVD.  
1503 CASINO CENTER BLVD. LAS VEGAS, NV 89104

Revision #	Revision Description	Revised Date

PRE #22-0622  
PRE-APPS 11/10/2022  
11/10/2022

SHEET NUMBER  
LP01

SITE INFORMATION

JURISDICTION

CITY OF LAS VEGAS

ZONING

COMMERCIAL APARTMENT RESIDENCE DISTRICT - CM  
PROPOSED: GENERAL PLAN USE - G-1 COMMERCIAL, G-2 GENERAL COMMERCIAL

ASSESSOR'S PARCEL NUMBER

APN# 8000000000

PROJECT ADDRESS NUMBER

1503 CASINO CENTER BLVD LAS VEGAS NV, 89104

SITE SPECIFICS

BT

LEVEL 1

ROOFTOP PATIO

TOTAL BUILDING SF

FLOOR AREA RATIO

TOTAL PARKING REQ (1:15 SF)

TOTAL ACCESSIBLE PARKING REQ

TOTAL PARKING PROVIDED

TOTAL ACCESSIBLE PARKING PROVIDED

PARKING OVERLAP REQUESTED - SEE VARIOUS ZONING FOR AREA 1

SITE SUMMARY

PROJECT NAME

1503 CASINO CENTER BLVD LAS VEGAS NV, 89104

JURISDICTION

CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION

GROUP 1 - RESIDENTIAL - SINGLE-FAMILY DETACHED - UNDER SEPARATE PERMIT  
FLOOR AREA RATIO 2.00 - SEE ZONING

TYPE OF CONSTRUCTION

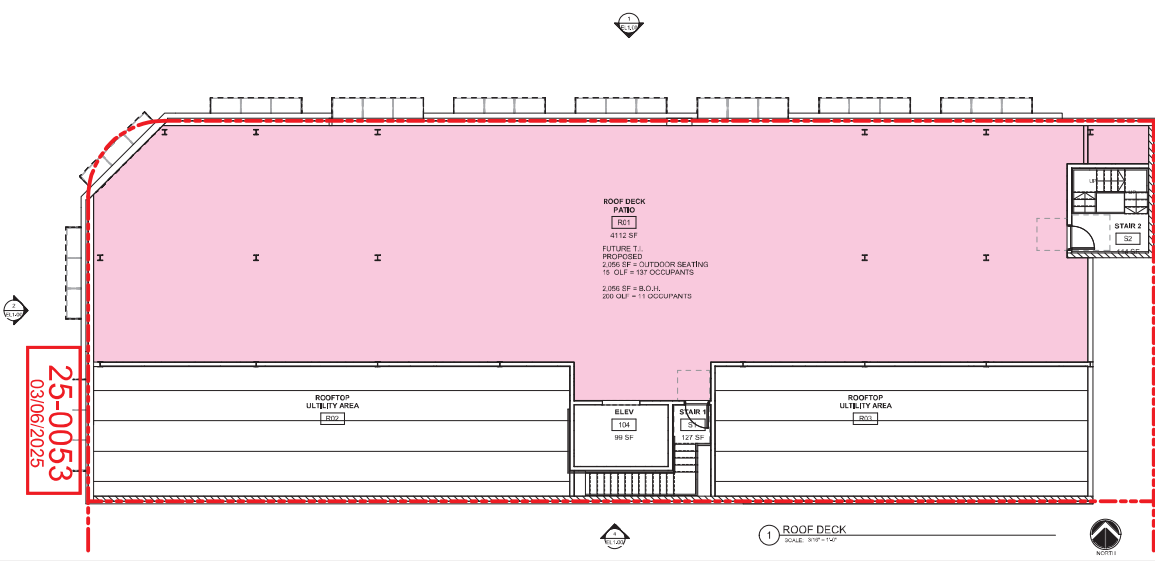
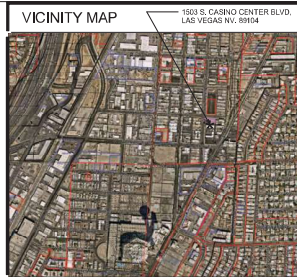
TYPE IIA

FIRE PROTECTION SYSTEMS

YES - NEW FIRE SUPPRESSION SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 911.2

OCCUPANT LOAD & REQUIRED EXITS

SEE PERMIT ONLY - TENANT RESPONSIBILITY UNDER SEPARATE PERMIT



FLOOR PLAN - ROOFTOP PATIO

Proview Series 34, LLC

1503 CASINO CENTER BLVD.

1503 CASINO CENTER BLVD LAS VEGAS, NV 89104

Revision Schedule

Revision #

Revision Description

Revision Date

PRE #22-0622

PRE-APP# 101070-PR

11/10/2022

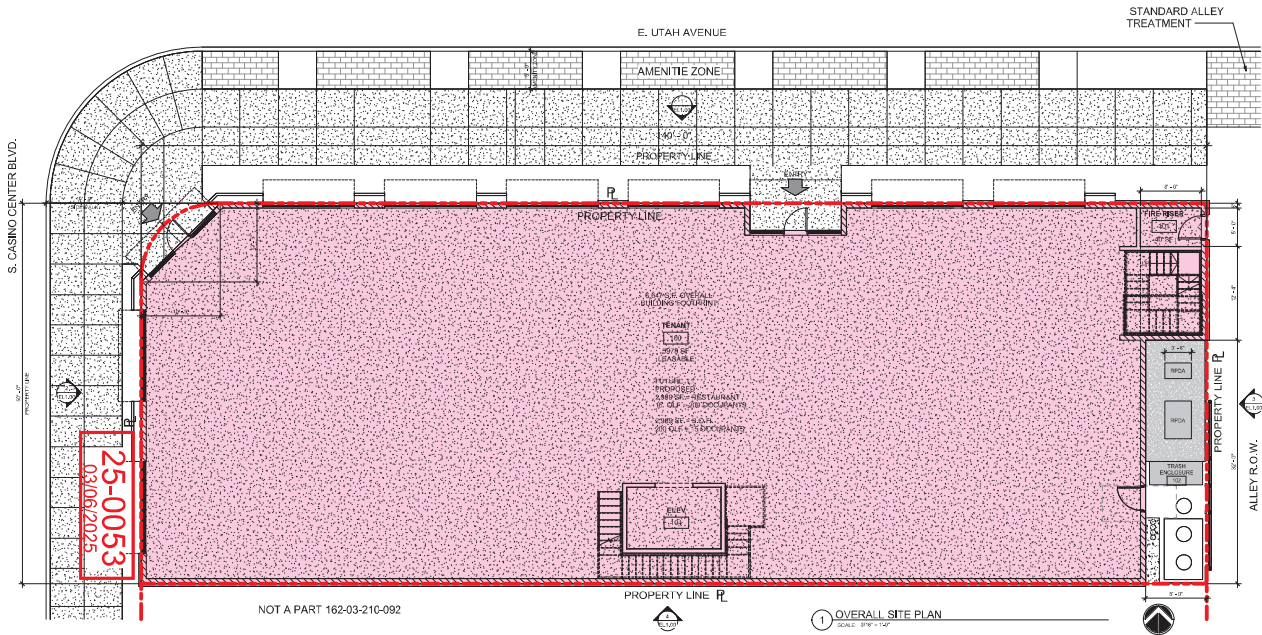
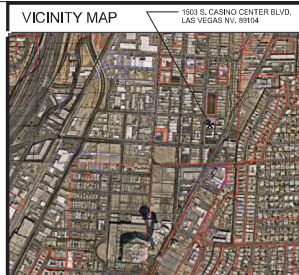
SHEET NUMBER

FP02



SITE INFORMATION	
JURISDICTION	
CITY OF LAS VEGAS	
ZONING	
CURRENT APARTMENT RESIDENCE DISTRICT - R-10 PROPOSED GENERAL PLAN USE - G-1 COMMERCIAL G-1 GENERAL COMMERCIAL	
ASSESSOR'S PARCEL NUMBER	
PROJECT ADDRESS NUMBER	
1503 CASINO CENTER BLVD LAS VEGAS NV, 89104	
SITE SPECIFICS	
BT	7,888 SQ. FT.
LEVEL 1	6,842 S.F.
ROOFTOP PARKING	4,115 S.F.
TOTAL BUILDING SF	8,791 S.F.
FLOOR AREA RATIO	0.478
TOTAL PARKING SPACES (115 BT)	40 PER REQ
TOTAL ACCESSIBLE PARKING SPACES	2 PER REQ - 1 VAN REQ
TOTAL PARKING PROVIDED	0 PER REQ
TOTAL ACCESSIBLE PARKING PROVIDED	0 PER REQ
PARKING COVERED REQUESTED - SEE VEHICLE CIRCULATION AREA 1	

SITE SUMMARY	
PROJECT NAME	
1503 CASINO CENTER BLVD LAS VEGAS NV, 89104	
JURISDICTION	
CITY OF LAS VEGAS	
OCCUPANCY CLASSIFICATION	
SHELL, INTERIOR ONLY - TENANT IMPROVEMENT UNDER SEPARATE PERMIT FLOOR AREA 2,240 S.F. (SEE PERMIT)	
TYPE OF CONSTRUCTION	
TYPE IIA	
FIRE PROTECTION SYSTEMS	
YES - NEW FIRE SUPPRESSION SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 911.2	
OCCUPANT LOAD & REQUIRED EXITS	
SHELL RESTROOMS - TENANT IMPROVEMENT UNDER SEPARATE PERMIT	

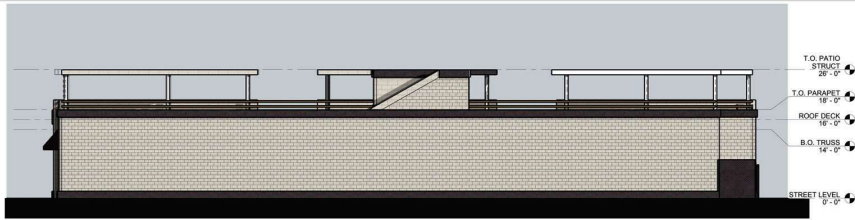


FLOOR PLAN - STREET LEVEL  
Preview Series 34, LLC  
1503 CASINO CENTER BLVD.  
1503 CASINO CENTER BLVD LAS VEGAS, NV 89104

Revision Number	Revision Description	Revision Date
1	Initial	03/06/2025

PRE #22-0622  
PRE-APPS 101076-PRR  
11/10/2022

SHEET NUMBER  
FP01



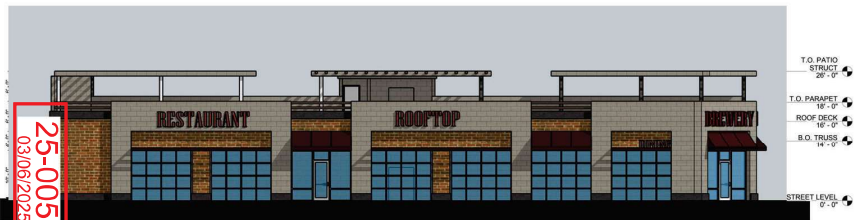
4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



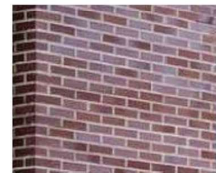
METAL SHADE CANOPY OVER STOREFRONTS



METAL SHADE AWNING OVER STOREFRONTS



MIXTURE OF CMU TEXTURE WALLS



BRICK WALL FEATURE & CLADDING



DECORATIVE ROOF TOP SHADE CANOPIES

EXTERIOR ELEVATIONS  
Proview Series 34, LLC  
1503 CASINO CENTER BLVD.  
LAS VEGAS, NV 89104

Revision Schedule	Revision	Date
Revision Description		
Revision #		

PRE #22-0622  
PRE APP# 101678-PRE  
11/09/22

SHEET NUMBER:  
**EL1.00**