



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0227 05/03/2024

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

Project Address (Location) SEC Rancho Drive and Craig Road

Project Name 7 Brew Coffee **Proposed Use** drive thru coffee establishment

Assessor's Parcel #(s) 138-02-715-012 **Ward #** 5

General Plan: Existing GC Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information _____

Property Owner Pre Rancho Craig, LLC **Contact** N/A

Address One Marina Park Drive Ste. 1500 **City** Boston **State** MA **Zip** 02210

E-mail n/a **Phone** 000-000-0000

Applicant Pre Rancho Craig, LLC **Contact** N/A

Address One Marina Park Drive Ste. 1500 **City** Boston **State** MA **Zip** 02210

E-mail n/a **Phone** 000-000-0000

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

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

Print Name Daniel Sullivan

Subscribed and sworn before me
This 19th day of April, 2024

Notary Public in and for said County and State Judy C. Sullivan





REVIEWER OF RECORD
NAME: NASHA PAVEN
LICENSE NO.: NV-PEN-12203
PROJECT NUMBER:
REVISION:

7 BREW COFFEE
LAS VEGAS, NV
RANCHO DRIVE
LAS VEGAS, NV

C2.1
SITE PLAN

DATE: DATE



PROPOSED USE

RESTAURANT/DRIVE THRU

ZONING

COMMERCIAL CORNER/ALCOHOL

PARKING REQUIREMENTS

1. MINIMUM 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA
2. PROVIDE 10% OF TOTAL SPACES AS DISABLED ACCESSIBLE SPACES

QUEUING FOR DRIVE THRU FACILITIES

1. PROVIDE 10' CLEARANCE FOR DRIVE THRU LANE

PERIMETER LANDSCAPING

1. 10' WIDE STRIP OF LANDSCAPING ALONG PERIMETER

PARKING LOT LANDSCAPING

1. 10' WIDE STRIP OF LANDSCAPING ALONG PARKING LOT

PLANTING LIST

1. 10' WIDE STRIP OF LANDSCAPING ALONG PARKING LOT

PLANTING KEY

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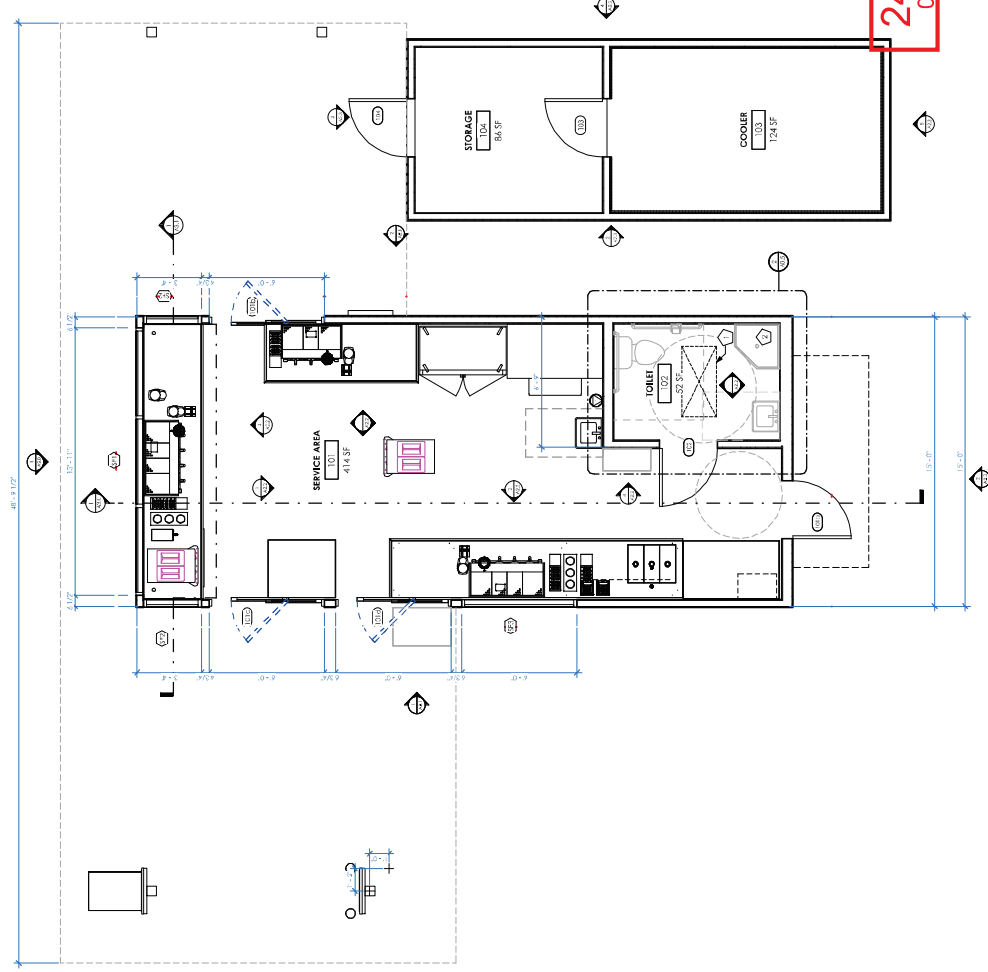
PLANTING KEY

1. 10' WIDE STRIP OF LANDSCAPING ALONG PARKING LOT

PLANTING KEY

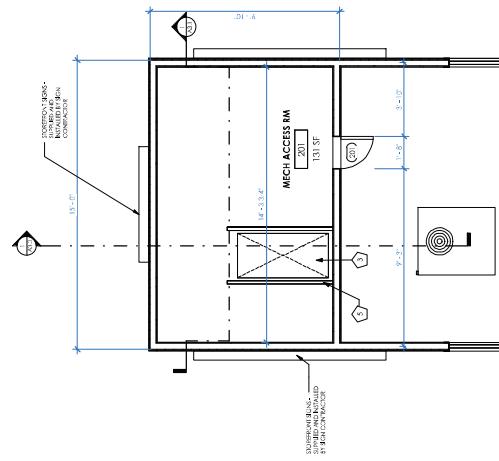
1. 10' WIDE STRIP OF LANDSCAPING ALONG PARKING LOT

24-0227
05/08/2024



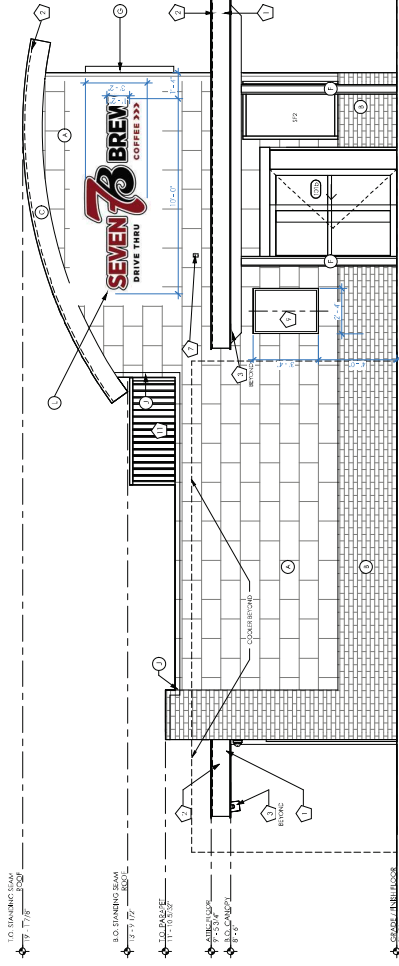
1 FLOOR PLAN

FLOOR PLAN KEYNOTES	
NOTE NUMBER	NOTE TEXT
1	42" HALL DOOR TO CHANGING ROOMS
2	18" HALL DOOR TO CHANGING ROOMS
3	18" HALL DOOR TO CHANGING ROOMS
4	18" HALL DOOR TO CHANGING ROOMS

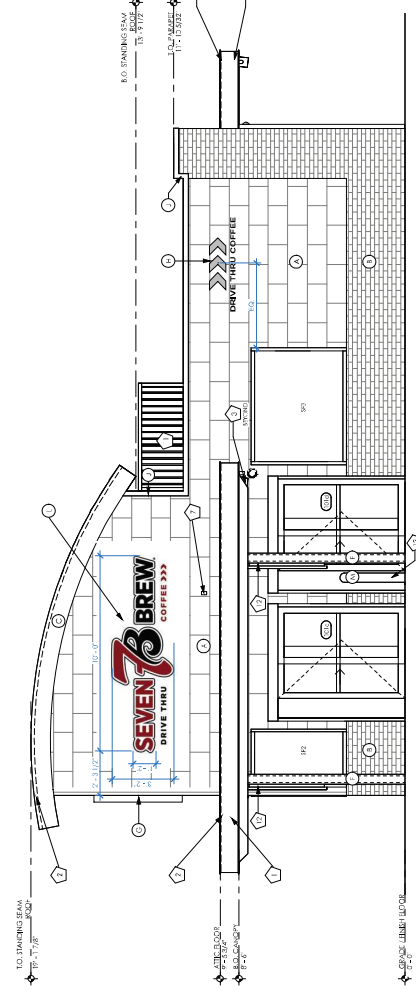


2 MECH ACCESS RM
2.12 = 1.47

[illegible][illegible]



2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'



① EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

[illegible]

EXTERIOR ELEVATION MATERIALS LEGEND	
A	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
B	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
C	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
D	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
E	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
F	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
G	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
H	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
I	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
J	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
K	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
L	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
M	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
N	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
O	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
P	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
Q	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
R	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
S	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
T	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
U	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
V	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
W	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
X	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
Y	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)
Z	MASSACHUSETTS BROWN GRANITE WALL PANELS (20%)

BRAXE METAL - TINSFAN

BRAXE METAL - TINSFAN & COOL

BRAXE METAL - TINSFAN & COOL

NICHIA T. FLECK

NICHIA T. FLECK

NICHIA T. FLECK

24-0227

05/08/2024

24-0227
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1 REMOTE COOLER PLAN