



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

23-0645
12/20/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SPECIAL USE PERMIT

Project Address (Location) 623 S. 4th STREET

Project Name DOWNTOWN SANCHEZ CANTINA and COMIDA Proposed Use TAVERN

Assessor's Parcel #(s) 139 - 34 - 311 - 138 Ward # 3 (DIAZ)

General Plan: Existing MXU Proposed SAME Zoning: Existing C-1 Proposed SAME

Additional Information Formally approved under SUP - 78135 that expired in 2022

Property Owner DOWNTOWN SANCHEZ LLC c/o VISICON PROPERTIES LLC Contact DARREN C. PETERSEN, Manager

Address 5052 S. JONES BLVD. SUITE 110 City LAS VEGAS State NV Zip 89118

E-mail dpetersen@visiconlv.com Phone 702 - 768 - 1861

Applicant VISICON PROPERTIES LLC c/o PETERSEN MANAGEMENT LLC Contact DARREN C. PETERSEN, Manager

Address 5052 S. JONES BLVD. SUITE 110 City LAS VEGAS State NV Zip 89118

E-mail dpetersen@visiconlv.com Phone 702 - 768 - 1861

Representative D C PETERSEN PROFESSIONAL CONSULTANTS Contact RICHARD C. GALLEGOS

Address 5052 S. JONES BLVD. SUITE 110 City LAS VEGAS State NV Zip 89118

E-mail rgallegos@visiconlv.com Phone 702 - 524 - 0054

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 DARREN C. PETERSEN

Subscribed and sworn before me

This 3RD day of OCTOBER, 20 23

Notary Public in and for said County and State



GENERAL NOTES

1. TAPE AND SAND GYPSUM BOARD ON ALL WALLS UNLESS NOTED OTHERWISE.
2. COORDINATE AND VERIFY LOCATIONS OF ALL ELECTRICAL CONDUITS AND CIRCUITS.
3. COORDINATE AND VERIFY LOCATIONS OF ALL WATER AND SEWER LINES CONNECTIONS.
4. WITH PLUMBING DRAWINGS AND EXISTING CONDITIONS, VERIFY THE LOCATION OF ANY KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC) AND THE NATIONAL PLUMBING CODE (NPC).
6. REFER TO ACCESSIBILITY DETAILS FOR INFORMATION PERTAINING TO STRUCTURE.
7. NEW WALLS ARE SHOWN IN A HEAVY LINE WEIGHT.

WALL TYPES

SIZE
REMARKS

1-HOUR RATED WALL
2-HOUR RATED WALL

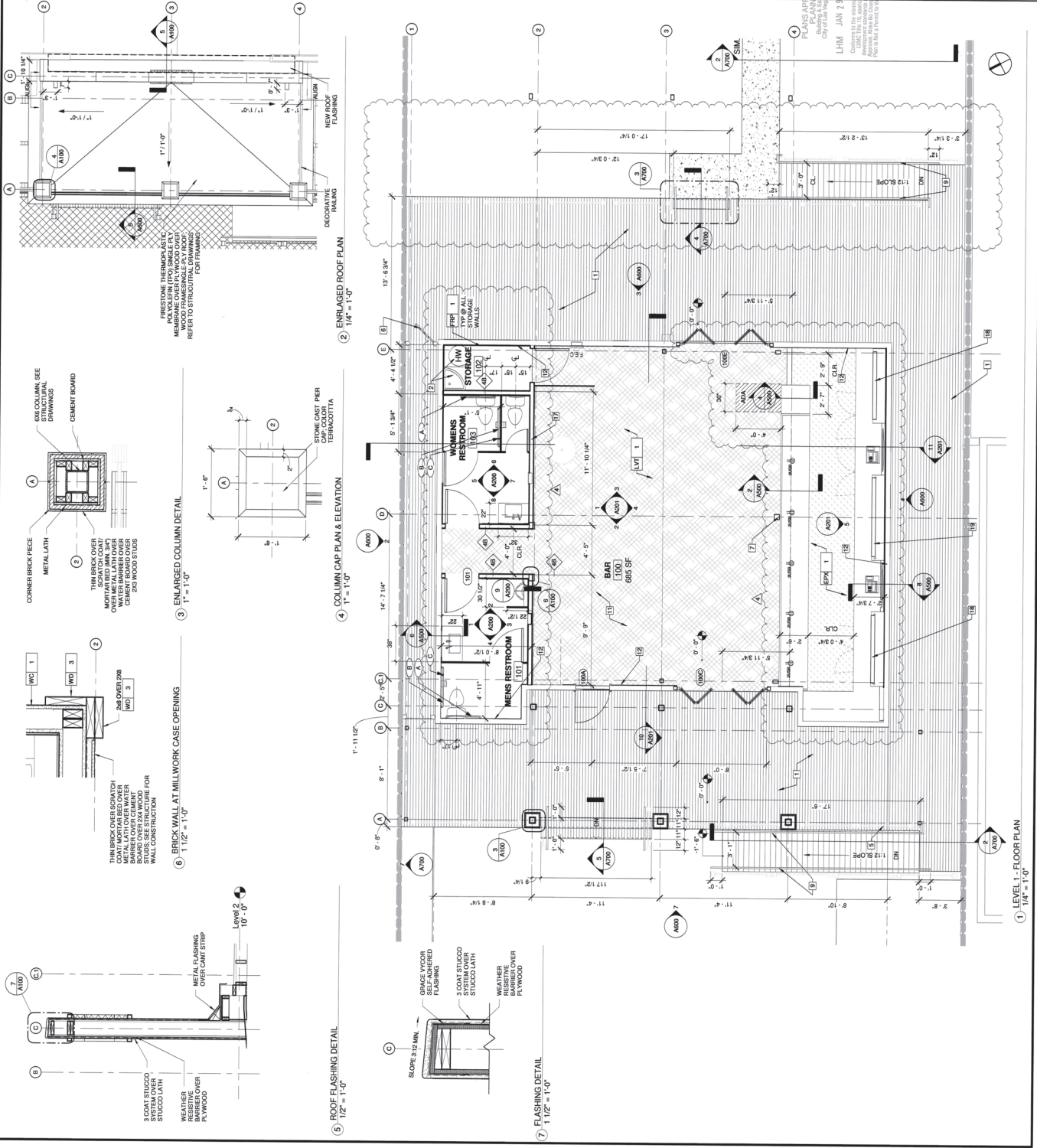
* REFER TO WALL TYPES ON SHEET A150

KEYNOTES

1. NEW WOOD ALTERNATIVE COMPOSITE DECKING AND STAIRS BY ASK OR APPROVED EQUAL. JAMES SEPARATE PERMIT.
2. NEW WOOD ALTERNATIVE COMPOSITE DECKING AND STAIRS BY ASK OR APPROVED EQUAL. JAMES SEPARATE PERMIT.
3. NEW WOOD ALTERNATIVE COMPOSITE DECKING AND STAIRS BY ASK OR APPROVED EQUAL. JAMES SEPARATE PERMIT.
4. LED TAPE LIGHT UNDER BAR.
5. SWAGGARD METAL LATH.
6. NEW WOOD COLUMN. REFER TO STRUCTURAL.
7. FLOOR MOUNT 1-1/2" RADIUS TUBE STEEL HANDRAIL. PAINTED BLACK.
8. WOOD DECK OPERING FIELD VERIFY TRUNK SIZE.
9. PROVIDE NEW GYPSUM BOARD OVER SPAN FLOOR INSULATION. FLOORING FRAME. TYP.
10. BY OTHERS EQUAL TO R-4, TYP.
11. BEER TOWER. SEE FOOD SERVICE SCHEDULE FOR DETAIL.
12. COFFEE MACHINE. SEE FOOD SERVICE SCHEDULE FOR DETAIL.
13. WOOD STUDS WALL. SEE STRUCTURAL DRAWINGS FOR DETAIL.
14. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.
15. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.
16. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.
17. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.
18. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.
19. REMAINING UNLISTED POWER SUPPLY. 2-TIER LED BAR SHELF DISPLAY - 6 FEET BY 18" PRODUCTION OR APPROVE EQUAL. TYP.

FLOOR FINISH SYMBOL

SVT SHEET VINYL FLOORING
WITH 4" SVT CONVE BASE ON
RESTROOM WALLS AND GUT TIE
WOOD ALTERNATIVE
OR APPROVE EQUAL
EPA 1 FLOOR FLOORING WITH CODE COMPLIANCE
SPRAY GROUT BASE
JAN 8.8.208 DK
BUREAU VERITAS NORTH AMERICA, INC.
TILE
WITH 6" WOOD BASE



PROJECT NO.
2017.12.20

DATE
2017.12.20

OWNER CHANGES
REVISIONS TO PLUMBING SCHEDULES
2017.12.20

DELTA NO.
1

REVISION NO.
1

REVISION
OWNER CHANGES

PROJECT NUMBER
15188

DATE
12.12.2017

DRAWN BY
AUTHOR

CHECKED BY
CHECKER

A100