



# 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) Site Development Plan

**Project Address** (Location) West Lake Mead Blvd. & North Rampart Blvd. in Las Vegas

**Project Name** Dutch Bros Coffee NV0314 **Proposed Use** drive-thru coffee shop

**Assessor's Parcel #(s)** A portion of 138-20-521-003 **Ward #** :

**General Plan:** Existing SC Proposed SC **Zoning:** Existing C-1 Proposed C-1

**Additional information** \_\_\_\_\_

**Property Owner** Columbia Group Big LLC **Contact** Ben Swenson

**Address** 10940 Wilshire Blvd. Ste 1960 **City** Los Angeles **State** CA **Zip** 90024

**E-mail** [REDACTED] Bswenson@amcco.com **Phone** 310-860-5409

**Applicant** Dutch Bros Coffee **Contact** John Caglia

**Address** 110 SW 4th Street **City** Grants Pass **State** OR **Zip** 97526

**E-mail** john.caglia@dutchbros.com **Phone** 714-883-9092

**Representative** Barghausen Consulting Engineers, Inc **Contact** Sandy King

**Address** 18215 72nd Avenue South **City** Kent **State** WA **Zip** 98032

**E-mail** sking@barghausen.com **Phone** 425-251-6222

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** By: Jan Zakowski, C.E.O.

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

**Print Name** JAN ZAKOWSKI

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public in and for said County and State

**23-0155**  
07/31/2023

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 06/20/2023

Date

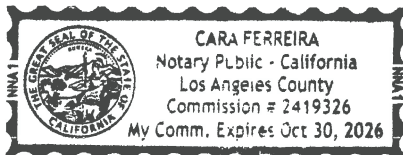
before me, Cara Ferreira, Notary Public

Here Insert Name and Title of the Officer

personally appeared Jan Zakowski

Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Application/Petition & Statement of Financial Interest

Document Date: None

Number of Pages: One

Signer(s) Other Than Named Above: No other signers.

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jan Zakowski

☒ Corporate Officer – Title(s): C.E.O.

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: Columbia Group BIG LLC

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

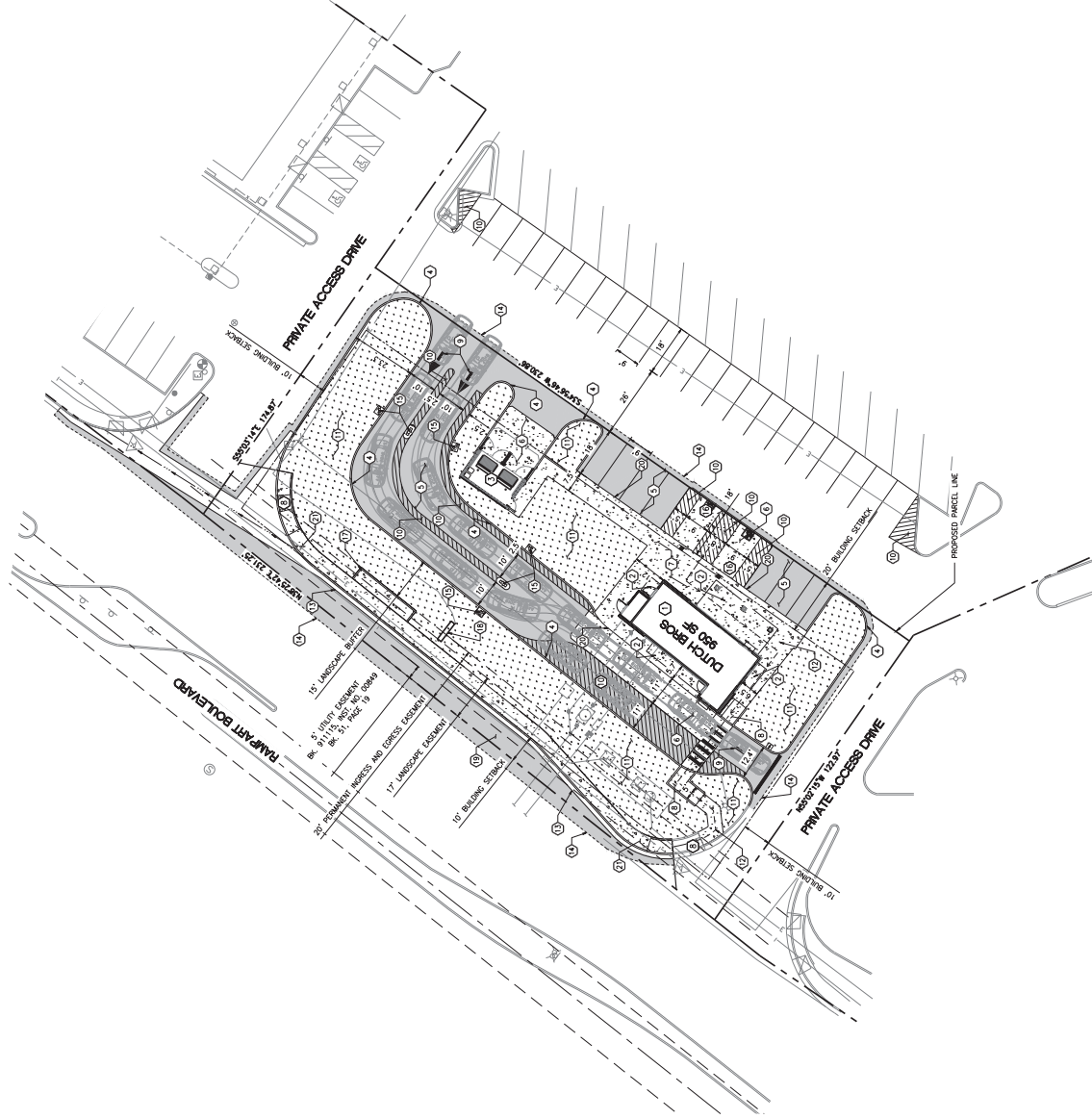
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

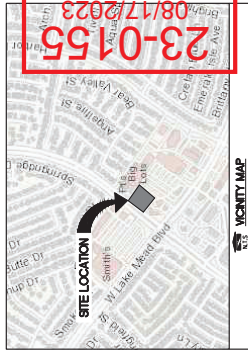
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**DUTCH BROS. COFFEE - NV0314 - LAS VEGAS, NV**  
**PRELIMINARY SITE PLAN**



PRELIMINARY NOT FOR CONSTRUCTION









**ACCESSIBLE PATH OF TRAVEL NOTE:**  
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 36" IN WIDTH, HAVE A 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

**SITE PLAN NOTES:**

1. LOCATION OF DITCH BROSS CUTLINE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF MOUND CUTLINE. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED CONCRETE CURB. SEE ARCHITECTURAL PLAN WITH CONCRETE PAD.
4. PROPOSED CONCRETE BARRIER CURB. TYPICAL.
5. PROPOSED ASPHALT PAVEMENT. TYPICAL.
6. PROPOSED ON-SITE CONCRETE PAVEMENT. TYPICAL.
7. PROPOSED ON-SITE CONCRETE SIDEWALK (WIDTH Varies). TYPICAL.
8. PROPOSED ASPHALT DRIVE. TYPICAL.
9. PROPOSED DIRECTIONAL PAVEMENT MARKINGS. TYPICAL.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS. TYPICAL.
11. PROPOSED LANDSCAPE AREA. TYPICAL.
12. PROPOSED LANDSCAPE AREA. TYPICAL. SEE ACCESSIBLE NOTE SHEET.
13. PROPOSED CURB AND GUTTER. TYPICAL.
14. NEAR SWAUNT HILL AND HILL JAIL. TYPICAL.
15. PROPOSED PAVEMENT. SEE PLAN AFTER CONSTRUCT CONCRETE PAD & IN LANDSCAPE AREA.
16. PROPOSED ACCESSIBLE SLOPE.
17. PROPOSED BUS SHELTER.
18. PROPOSED MONUMENT SIGN WITH VARKES.
19. PROPOSED PLUG CURB.
20. PROPOSED PUBLIC CONCRETE SIDEWALK.

## PROJECT DATA

DB2550-A1	
TRASH ENCLOSURE	= 20'x12'
PROPOSED REGULAR PARKING	= 28
PROPOSED ADA PARKING	= 2
TOTAL PARKING	= 30
QUEUING	= 16

<h1>LEGEND</h1>		BUILDING LINE
		EXISTING CURB TO REMAIN
		PROPOSED CURB
		PROPOSED LANDSCAPING
		PROPOSED ASPHALT
		PROPOSED CONCRETE



**For:**

Score:	Designed NRN	Date 08/15/23
Horizontal	Drawn NRN	Checked MTL
Vertical		Approved ALM
N/A		

**Borghausen Consulting Engineers, Inc.**  
1825 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
borghausen.com



Job Number  
22625

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Sheet  
1 OF 1








2019 08  
Architects USA, LLC

PRELIMINARY SITE PLAN  
RAMPART & LAKE MEAD  
LAS VEGAS, NV

**Title:**

The

## PLANT SCHEDULE

IMAGE	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPACING
	OLEA EUROPAEA WILSONI WILSON OLIVE	24" BOX	1.5" CAL	6-8"	
	PRISTIA CHINENSIS RED PINE RED PINE CHINESE RED PRISTACHE	CONT.	1.5" CAL	6-10"	
	PROPIZAS DE LINDERO MANOLERO THINNESS CHILEAN RESCUTITE	24" BOX	1.5" CAL	6-10"	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (W/ 24")	ADDITIONAL	SPACING
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	203		36" x 6"
	LEUCOCORYLLUM LANGSHANAE RO BRAVO RO BRAVO LANGSHAN'S BAGE	5 GAL	606		72" x 6"
	NANA AMERICANA REGINIS DEER GRASS	5 GAL	404		48" x 6"
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (W/ 24")	ADDITIONAL	SPACING
	DECORDIA TIVE COBRILE 3-6" VISTA GOLD 4" DEEP OVER FABRIC				

## PROJECT TEAM

**LANDSCAPE ARCHITECT:**  
EVERGREEN DESIGN GROUP  
1801 PIERCE STREET, SUITE 200  
RIVERSIDE, CA 92505  
909-480-6630  
[WWW.EVERGREENDESIGNGROUP.COM](http://WWW.EVERGREENDESIGNGROUP.COM)  
**CONTACT:** BLAKE RHINHART, P.L.A.  
EMAIL: [BLAKE@EVERGREENDESIGNGROUP.COM](mailto:BLAKE@EVERGREENDESIGNGROUP.COM)

## ROCK MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF IMPROVED VISTA GOLD MULCH (FROM VISTA LANDSCAPE SUPPLY) OR (APPROVED EQUAL) OVER WEED FABRIC IN ALL PLANTING AREAS EXCEPT FOR TURF AREAS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE IN THE PROJECT AFTER ROCK MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE GENERAL GRADING AND PLANTING SPECIFICATIONS AND SPECIFICATIONS).

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF EXISTING ROOT BARRIERS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" (4" DEEP PANELS OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURERS' RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ANALYSIS

GENERAL CALCULATIONS:	8,152 SF
LANDSCAPE AREA PROVIDED:	8,152 SF 100% OF LANDSCAPE
AREA OF DROUGHT-TOLERANT SPECIES:	0 SF (0%)
CURF PROPOSED:	PROVIDED
TILITY BOXES/TRASH ENCLOSURE SCREENED:	

**WINTER LANDSCAPE BUFFER:**

20 1.30 L.F. @ BANGART BLVD	105.30 L.F. @ NORTH PL.
12 TREES (1 PER 20 FT.)	5 TREES (1 PER 20 FT.)
12 TREES	20 TREES (1 PER 20 FT.)
48 SHRUBS (4 PER 1 TREE)	20 TREES (1 PER 20 FT.)
32 SHRUBS (5-GAL.)	20 TREES (1 PER 20 FT.)

**PLANTING:**

TREES REQUIRED:	TREES REQUIRED:
TREES PROVIDED:	TREES PROVIDED:
SHRUBS REQUIRED:	SHRUBS PROVIDED:

**PLANTING LENGTH:**

TREES REQUIRED:	TREES REQUIRED:
TREES PROVIDED:	TREES PROVIDED:
SHRUBS REQUIRED:	SHRUBS PROVIDED:

20 SHRUBS (5-GAL.)  
2 ISLANDS  
2 TREES (1 PER ISLAND)  
2 TREES (4" BOX)  
8 SHRUBS (4 PER 1 TREE)  
8 SHRUBS (5-GAL.)  
PROVIDED

For:



Vertical	AEH
	JAH
Horizontal	JAH
Score:	JAH

12/22/23

**Barghausen Consulting Engineers, Inc.**  
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Job Number 22625



23-0155  
08/17/2023

## IRRIGATION CONCEPT

## GENERAL GRADING AND PLANTING NOTES

- [illegible]

## PRELIMINARY NOT FOR CONSTRUCTION



PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALITY OF LANDSCAPE CONSTRUCTION SHALL BE AS SPECIFIED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE LANDSCAPE CONSTRUCTION.
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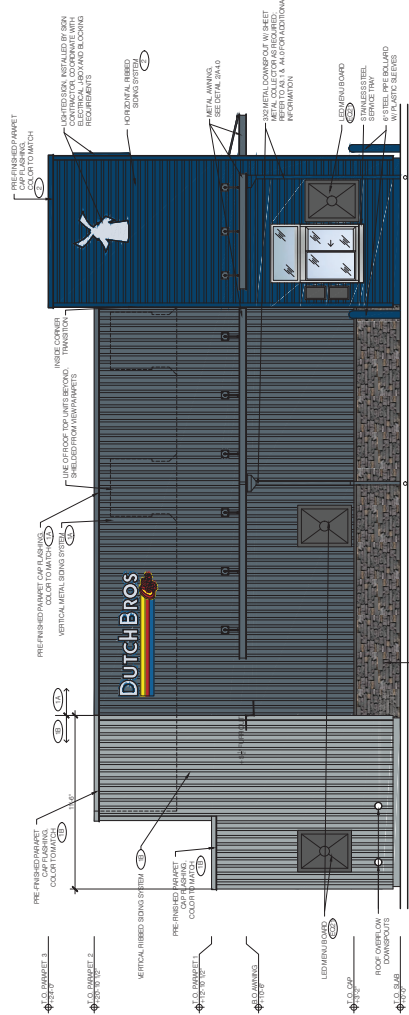
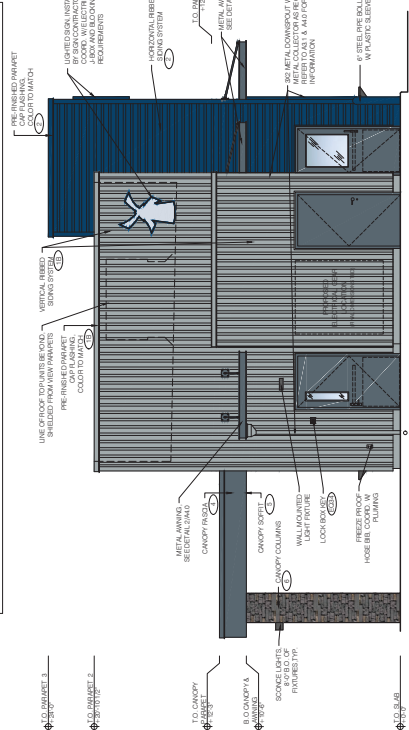
DUTCH BROS. COFFEE - NV0314 - LAS VEGAS, NV

**LANDSCAPE PLANTING SPECIFICATIONS & DETAILS**

**LANDSCAPE PLANTING SPECIFICATIONS & DETAILS**

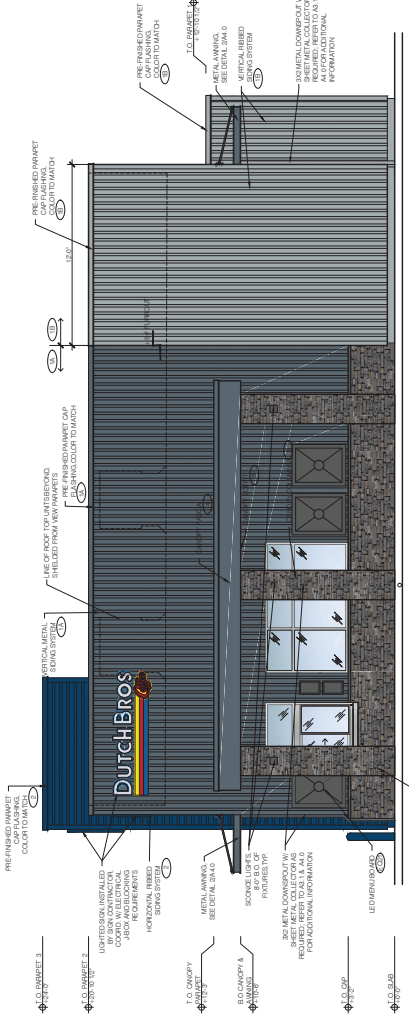
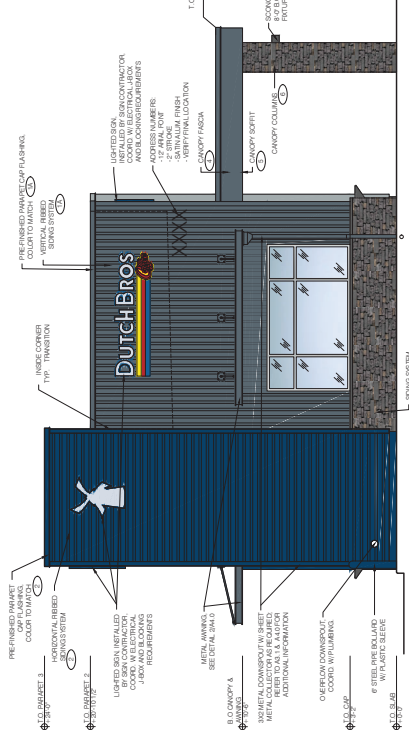
**LANDSCAPE PLANTING SPECIFICATIONS & DETAILS**

EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga	ORIENTATION VERTICAL COLOR: BUDS
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga	ORIENTATION HORIZONTAL COLOR: BUDS
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga	ORIENTATION HORIZONTAL COLOR: BUDS
ZONE 3 (BASE & COLUMNS)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE BANFF SPRINGS	ORIENTATION VERTICAL COLOR: BUDS
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	METAL FASCIA	ORIENTATION HORIZONTAL COLOR: BUDS
5	SOFFIT	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga	ORIENTATION HORIZONTAL COLOR: BUDS
6	COLUMNS	ELDORADO STONE	CLIFFSTONE BANFF SPRINGS	ORIENTATION VERTICAL COLOR: BUDS



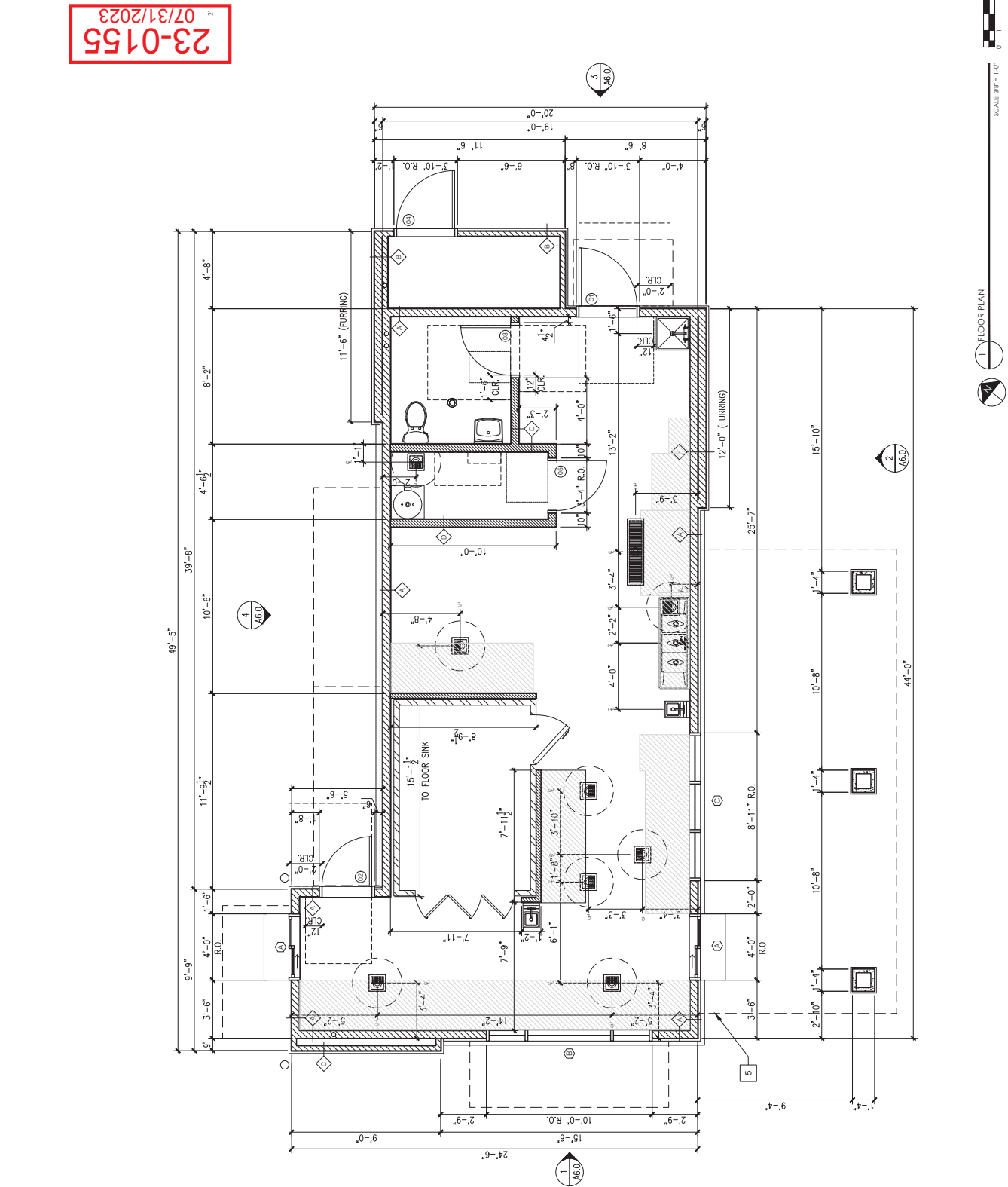
3 - NORTHWEST REAR ELEVATION  
SCALE: 1/4" = 1'-0"

4 - NORTHWEST ELEVATION - DRIVE-THRU WINDOW  
SCALE: 1/4" = 1'-0"



1 - SOUTHWEST FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

2 - SOUTHEAST ELEVATION - WALK-UP WINDOW  
SCALE: 1/4" = 1'-0"



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



1 FLOOR PLAN

23-0155  
07/31/2023

ARMET DAVIS NEWLOVE &  
ASSOCIATES, AIA ARCHITECTS  
1321 OLIVE STREET, SUITE 200  
DALLAS, TEXAS 75201-2000  
TEL: 214.760.1234  
WWW.ADMANARCHITECTS.COM

PROJECT NO: NV0314  
DUTCH BROS COFFEE - NEW FREESTANDING STORE  
2550 - A1 PROTOTYPE  
8570 W LAKE MEAD BOULEVARD  
LAS VEGAS, NV 89128

DATE: 07/21/2023  
REV: 01  
DESCRIPTION: FLOOR PLAN / DETAILS / SCHEDULES

SHEET NAME: A2.0  
SHEET NUMBER: 2

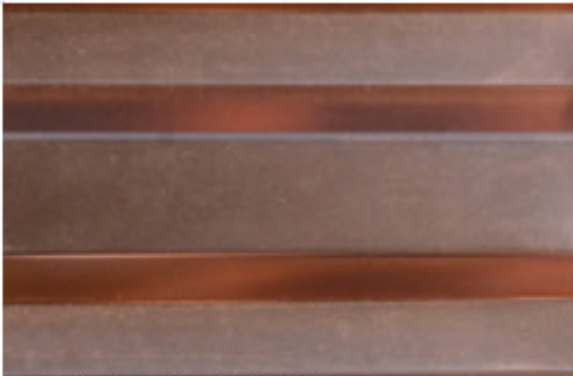
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STONE VENEER AT WAINSCOT  
ELDORADO STONE  
COLOR: BANFF SPRINGS



WAINSCOT SILL  
ELDORADO STONE - SNAPPED EDGE  
COLOR: PEWTER



METAL PANEL AT TOWER:  
WESTERN STATES METAL - WESTERN WAVE, 24 GA  
ORIENTATION: HORIZONTAL



COLOR: DUTCH BROS BLUE



METAL PANEL AT BUILDING:  
WESTERN STATES METAL - WESTERN WAVE, 24 GA  
ORIENTATION: VERTICAL



COLOR: DUTCH BROS DARK GRAY



COLOR: DUTCH BROS LIGHT GRAY

**23-0155**  
07/31/2023



NV0314 Dutch Bros Coffee  
8570 West Lake Mead Blvd  
Las Vegas, NV



ARMET DAVIS NEWLOVE ARCHITECTS  
PHONE: 310-773-7772