



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0175  
03/25/2024

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

Project Address (Location) 116 NORTH 3RD ST, LAS VEGAS, NV 89101

Project Name YAMA FREMONT LLC Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 13934510021 Ward # 5-CEDRIC CREAM

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

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

Property Owner CIM 116 N. 3RD LV, LLC (David Thompson) Contact 323-860-4900

Address 4700 WILSHIRE BLVD City LOS ANGELES State CA Zip 90010

E-mail GENERALCOUNSEL@CIMGROUP.COM Phone 323-860-4900

Applicant IN CHUN LEE Contact 213-700-2022

Address 350 E DESERT INN RD UNIT B202 City LAS VEGAS State NV Zip 89109

E-mail JAMESYUCPA@YAHOO.COM Phone 702-735-7878

Representative IN CHUN LEE Contact 213-700-2022

Address 350 E DESERT INN RD UNIT B202 City LAS VEGAS State NV Zip 89109

E-mail JAMESYUCPA@YAHOO.COM Phone 702-735-7878

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 David Thompson

Subscribed and sworn before me

This 22nd day of March, 20 24

gKalinowski

Notary Public in and for said County and State

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

Subscribed and sworn to (or affirmed) before me on this 22nd  
day of March, 2024, by David Thompson

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



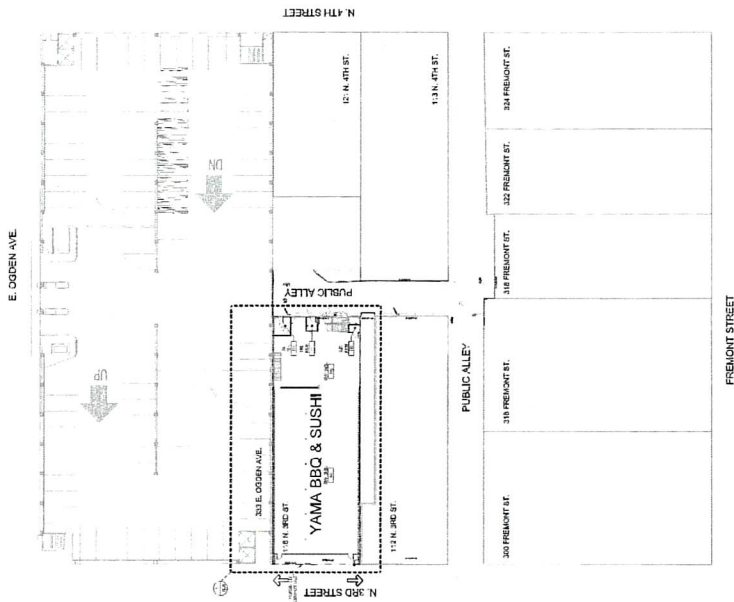
(Seal)

Signature J Kalinowski

24-0175  
03/25/2024

# YAMA BBQ & SUSHI

116 N 3RD ST LAS VEGAS, NV 89101

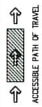


24-0175  
03/21/2024

1 SITE PLAN  
SCALE: 1/8" = 1'-0"



LEGEND



## SCOPE OF WORK

TEENANT IMPROVEMENT WORK FOR 6,200 SFT TABLE TOP BBQ RESTAURANT

## DESIGN/CODE ANALYSIS

2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS  
2018 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS  
2018 INTERNATIONAL ELECTRICAL CODE (IEC) AMENDMENTS  
2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AMENDMENTS  
2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AMENDMENTS  
2018 INTERNATIONAL SPECTATOR SPECTATOR CODE (ISSC) AMENDMENTS  
2018 INTERNATIONAL ACCESSIBILITY STANDARDS (ICC A117.1-2009) ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

OCCUPANCY GROUP : A-2

CONSTRUCTION TYPE : TYPE II-B (FOR EXISTING SHELL BUILDING & THE NEW "T")

OCCUPANCY OF ADJACENT TENANT : 5-SPRINKLING CANAL, B

OCCUPANCY SEPARATION : NON-SEPARATION

FIRE SPRINKLERS : YES (EXISTING)

FIRE ALARM : YES (EXISTING)

BUILDING HEIGHT : 26'-4" (EXISTING BLDG)

STORIES : 2 STORY (EXISTING BLDG)

FLOOR AREA :

6,201 SQFT (LEVEL 01) + 1,917 (LEVEL 02)

2,885 SQFT

1,917 SQFT

1,362 SQFT

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