



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	24-0460
Meeting Date	09/18/2024
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Plan Review for a Restaurant with Drive Thru

Project Address (Location) Nellis Blvd and Bonanza Road

Project Name Whataburger Proposed Use Restaurant with drive thru

Assessor's Parcel #(s) 140-32-517-001 Ward # 3

General Plan: Existing _____ Proposed n/a Zoning: Existing C-2 Proposed N/A

Additional Information _____

Property Owner Panda Inn, Inc. Contact n/a
Address 1683 Walnut Grove Avenue City Rosemead State CA Zip 91770
E-mail n/a Phone 000-000-0000

Applicant Panda Inn, Inc. Contact n/a
Address 1683 Walnut Grove Avenue City Rosemead State CA Zip 91770
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 aplerce@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 X [Signature]

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

Print Name PC997 TSI94 (Lenny)

Subscribed and sworn before me

This _____ day of _____ Please See Attached

Notary Public in and for said County and State

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

24-0460
001133200

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 AUG 19 2024 before me, Christian Alexander Galeana (Notary Public),
(Here insert name and title of the officer)

personally appeared Peggy Tsing Cherny,
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.

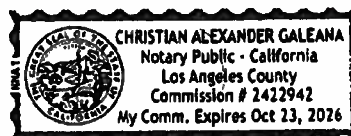
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple



24-0460
09/18/2024

ISSUE DATE:

DATE: Description:

WHATABURGER
NELLIS SPRING
LAS VEGAS

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Soil Signature:

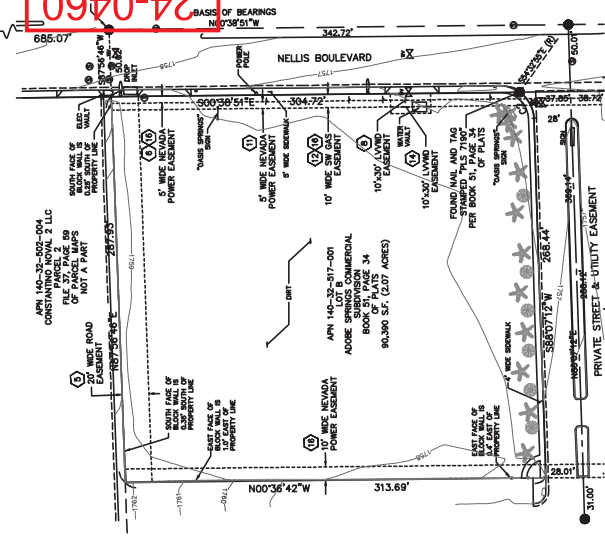
NOT FOR
CONSTRUCTION

Project Name: DT22M
NELLIS SPRING

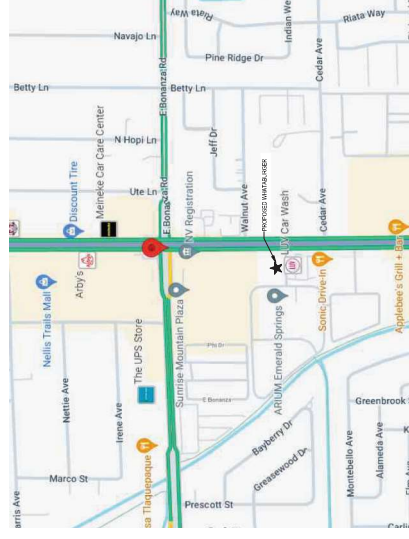
Project Number:
025400

Revision:
OVERALL SITE PLAN

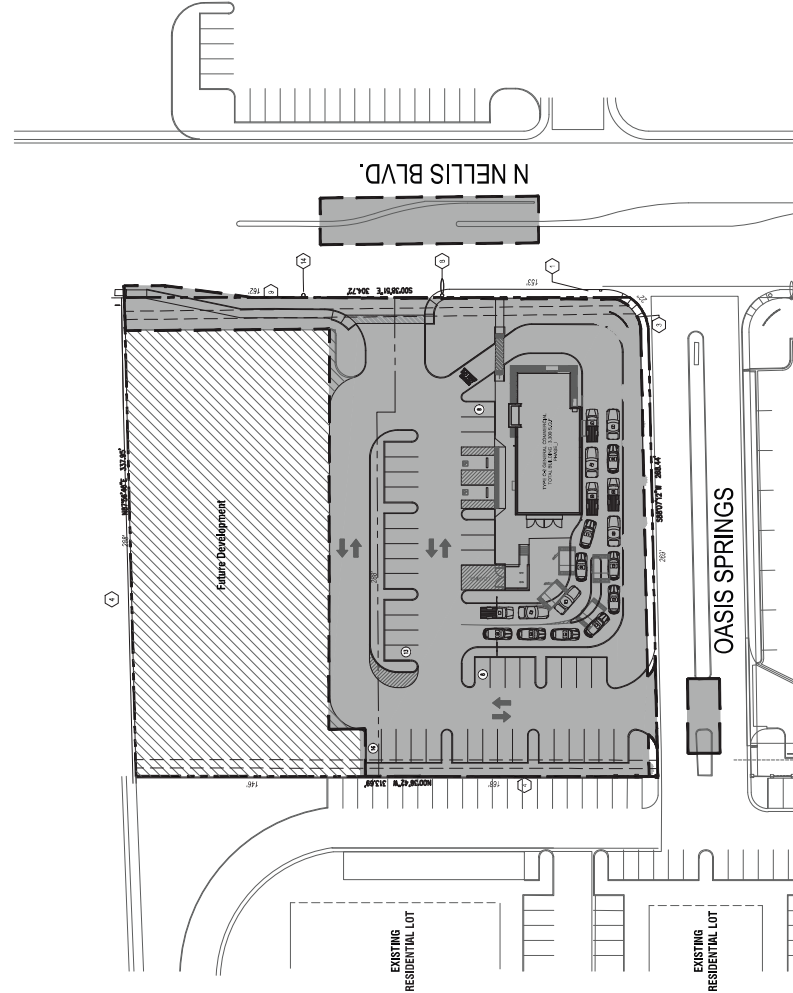
A0.0



2 ALTA LAND TITLE SURVEY



3 VACINITY MAP



- KEY NOTES:
- 1 EXISTING PUBLIC RIGHT-OF-WAY
 - 2 PROPOSED CURB CUT
 - 3 EXISTING SIGN
 - 4 EXISTING LOT
 - 5 LOT OF CONSTRUCTION
 - 6 PROPOSED LOT
 - 7 EXISTING POWER POLE TO BE RELOCATED
 - 8 EXISTING POWER POLE TO BE RELOCATED
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1 OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"

Table with 2 columns: Item, Description. Includes site information such as project name, location, and owner details.

SITE INFORMATION

Table with 2 columns: Item, Description. Includes parking requirements and other site-specific details.

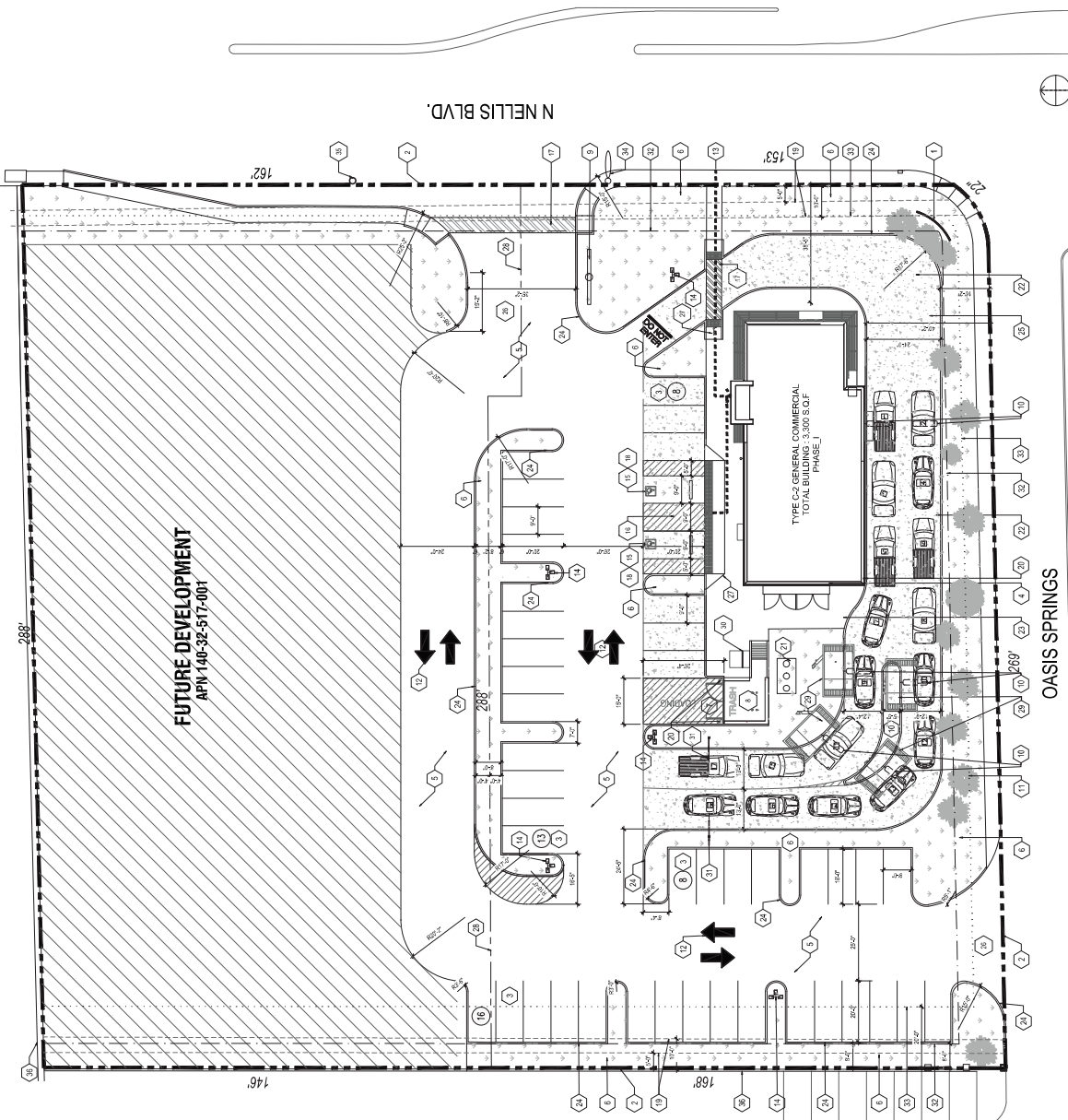
PARKING REQUIREMENTS

PROJECT INFORMATION

KEY NOTES

- 1. EXISTING APARTMENT BURN
- 2. PROPERTY LINE
- 3. PARKING COUNT
- 4. NEW SWITCHGEAR
- 5. PAVING
- 6. PRIGATED LANDSCAPING
- 7. HEAVY DUTY CONCRETE APRON FOR COMPACTOR ENCLOSURE.
- 8. TRASH ENCLOSURE. CONFORM WITH LOCAL WASTE MANAGEMENT COMPANY.
- 9. Pylon SIGN
- 10. DRIVE THRU LANE SIGN/ LOOP INSTALLATION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THRU WINDOW.
- 11. EXISTING PAINT TREES TO REMAIN
- 12. DIRECTIONAL ARROW
- 13. ACCESSIBLE PARKING SPACES (SEE BUILDING NOTES FOR REQUIREMENTS)
- 14. SITE LIGHT POLE, RE-ELECTRICAL
- 15. INTERNATIONAL ACCESSIBILITY SYMBOL & PARKING SPACE
- 16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT
- 17. LOADING ZONE 14' WIDE, DRIVE TO 10' WIDE
- 18. PART 4' WIDE SOLID PAVING STRIPING IN TWO (2) COATS, HIGHWAY WHITE PAINT
- 19. DESIGNATED ACCESSIBLE PARKING SPACE
- 20. UTILITY EASEMENT LINE
- 21. STEEL PIPE ENCLOSURE, BOLLARD TO BE PAINTED SAFETY YELLOW PAINT TO APPLICATION OF LOCAL AGENCY
- 22. UNDERGROUND OVERSEE INTERCEPTOR
- 23. CONC. DRIVEWAY
- 24. EDGE OF SUBWALK AT PLANTER
- 25. CONCRETE CURB AT LANDSCAPE AREA
- 26. EXPANSION JOINT @ 2' OF O.C. MAX.
- 27. PROPOSED PROPERTY DRIVEWAY ENTRANCE
- 28. ACCESSIBLE RAMP
- 29. LEASE LINE
- 30. ORDER CONCRETE TO ROAD
- 31. BIKERACK/POCKET RACK/BIKE SERIES US20 AND BIKE LOCKER
- 32. CLEARANCE BARBERS INSTALLED BY SIGN VENDOR
- 33. LANDSCAPE RETRACTION (SOUTH WEST (S.E. EAST))
- 34. BUILDING SETBACKS (IF FRONT SETBACK) (S.E. EAST)
- 35. CITY LIGHT POLE TO BE RELOCATED
- 36. POWER POLE TO BE RELOCATED
- 37. EXISTING 6' CMU WALL

KEY NOTE



1 SITE PLAN SCALE 1/16" = 1'-0"



24-0460
09/18/2024

PROJECT INFORMATION

KEY NOTES

- 1. EXISTING APARTMENT BURN
- 2. PROPERTY LINE
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KEY NOTE

WHATABURGER
NELLIS SPRING
LAS VEGAS

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NOT FOR CONSTRUCTION

Project Name: PT 222M
NELLIS SPRING
Project Number: 02540
Description: SITE PLAN

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NELLIS SPRING

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Project Name: PT 222M
NELLIS SPRING

Project Number: 02540

Description: SITE PLAN

ISSUE DATE:

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A1.0





WHATABURGER
NELLIS & BONANZA LAS VEGAS, NV.

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name PT22M
JELLIS & BONANZA

Project Number
035443

CONSTRUCTION FLOOR PLAN

A1.1



NOTES

- [illegible]

9. VENDOR SHALL PROVIDE A WRITTEN GUARANTEE OF THE QUALITY OF THE WORKMANSHIP OF THE INSTALLATION OF THE FLOORING. THE GUARANTEE SHALL BE IN WRITING AND SHALL BE VALID FOR A PERIOD OF NOT LESS THAN 12 MONTHS FROM THE DATE OF COMPLETION OF THE INSTALLATION.
10. VENDOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. VENDOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. VENDOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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127	TRAP ACCESS 45000R
171	SEAL COATING OF TUBES, BURN AFTER DISCHARGE, INSTANT
440	AT SINK, DRAIN, PRESSURE COUPLER, VET. EQUIP. 1000 CUBIC GALLONS
441	AT SINK, DRAIN, PRESSURE COUPLER, VET. EQUIP. 1000 CUBIC GALLONS
442	AT SINK, DRAIN, PRESSURE COUPLER, VET. EQUIP. 1000 CUBIC GALLONS
443	AT SINK, DRAIN, PRESSURE COUPLER, VET. EQUIP. 1000 CUBIC GALLONS
444	AT SINK, DRAIN, PRESSURE COUPLER, VET. EQUIP. 1000 CUBIC GALLONS



24-0460
09/18/2024

ISSUE DATE

Date Description

WHATABURGER
NELLIS & BONANZA LAS VEGAS, NV.

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Seal / Signature

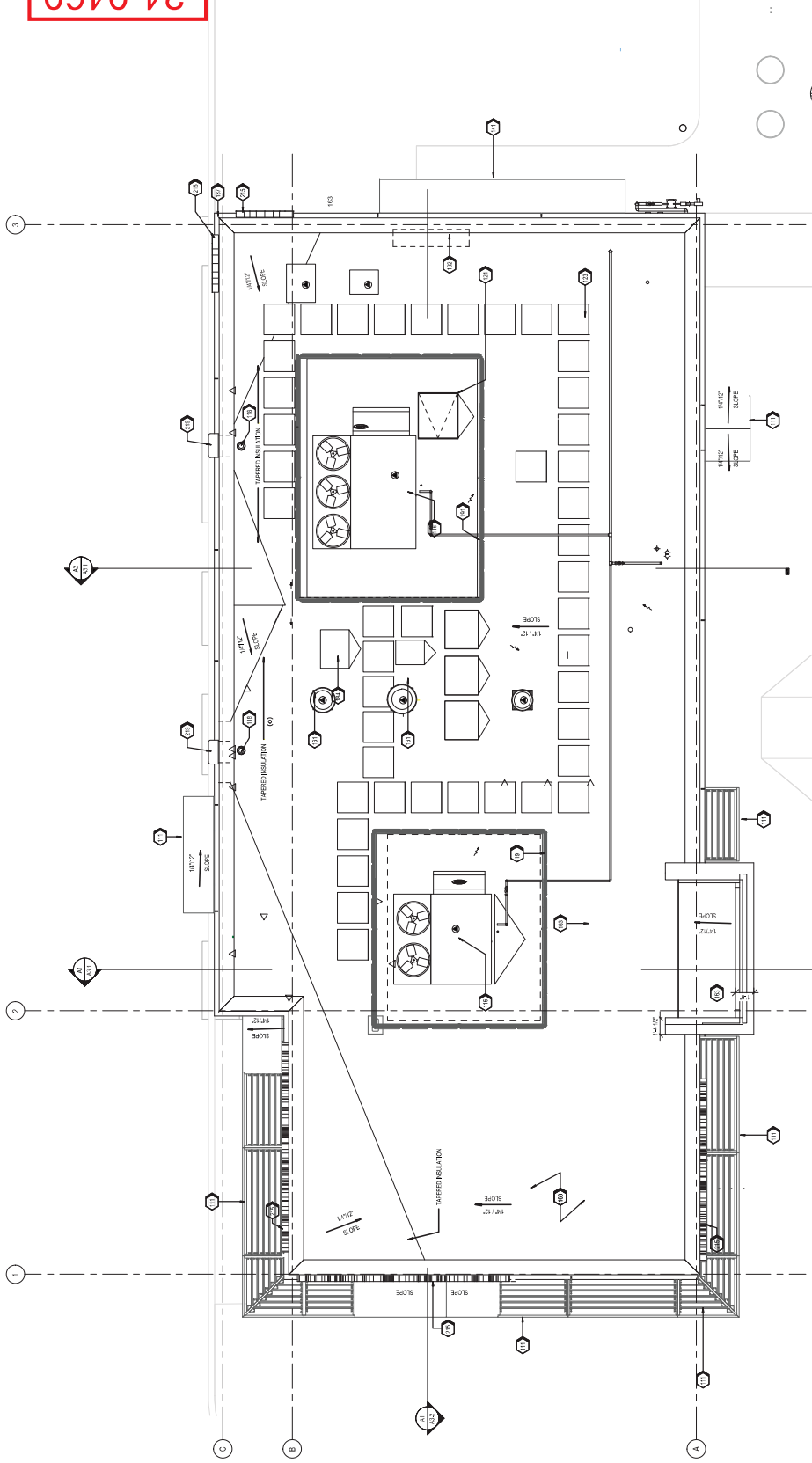
NOT FOR
CONSTRUCTION

Project Name PT22M
NELLIS & BONANZA

Project Number
0354-43

Description
ROOF PLAN

A1.4



KEYNOTES

111	INTERIOR MECHANICALS COMPARTMENT 2' OTHERS
112	INTERIOR MECHANICALS
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200	INTERIOR MECHANICALS

A1 ROOF PLAN
SCALE: 1/4" = 1'-0"

A1 EAST ELEVATION (R.O.W)
1/4" = 1'-0"

SPECIFICATION SECTION: 06 80 00
ITEM: 160 OPAQUE SPANDREL GLASS
MANUFACTURER: VITRO
PRODUCT NAME: OPACI-COAT-300
FINISH: #3-0323 OLD EAGLE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

KEYNOTES

NORTH ELEVATION

1065

24-0460
09/18/2024

$$\overline{1/4^\circ} = 1' \cdot 0''$$

A2.2

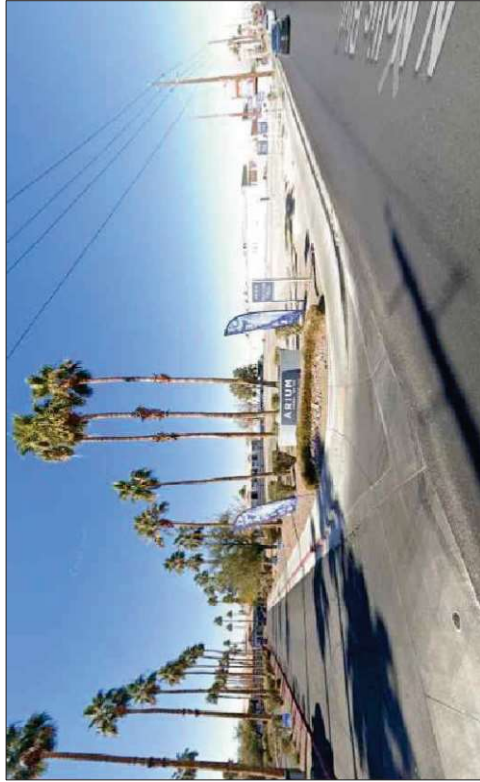
© 2023 Gensler



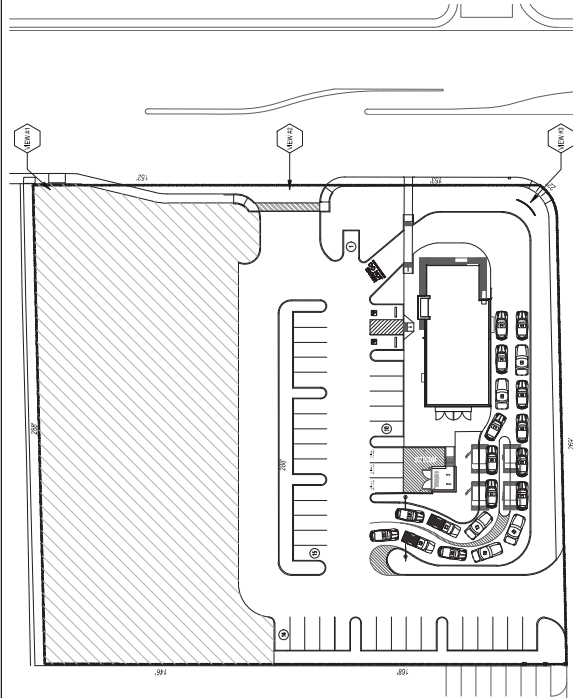
V1 NORTH / EAST VIEW



V2 EAST VIEW



V3 SOUTH / EAST VIEW



K1 KEY PLAN
FIG. 1-10



24-0460
09/18/2024

ISSUE DATE

Date Description

WHATABURGER
MELISSA & DOMINIC LAS VEGAS, NV.

These drawings and associated specifications are prepared by the architect for the use of the client. They are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or specifications.

Scale / Signature

NOT FOR CONSTRUCTION

Project Name: PT722M
Project Number: 025403

EXISTING CONDITION PHOTOS

A3.0



24-0460
09/18/2024

ISSUE DATE

Date Description
10.27.2023 2023-24 PT22 Prototype Restaurant

WHATABURGER
HELLIS & SOMMERS LAS VEGAS, NV.

These drawings and associated specifications are prepared by the Architect and are not to be construed as a contract. The Architect is not responsible for the construction of the building or the performance of the building systems. The Contractor is responsible for the construction of the building and the performance of the building systems.

Seal Signature

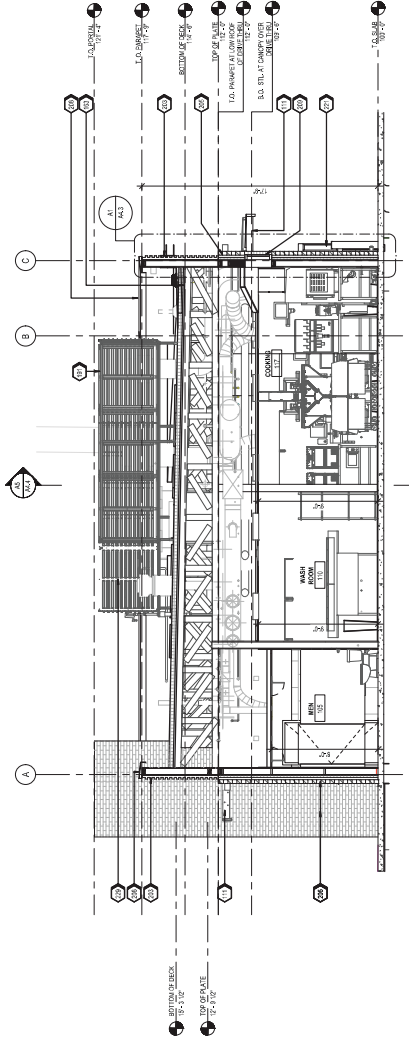
NOT FOR
CONSTRUCTION

Project Name PT22M
Project Location HELVIS & SOMMERS

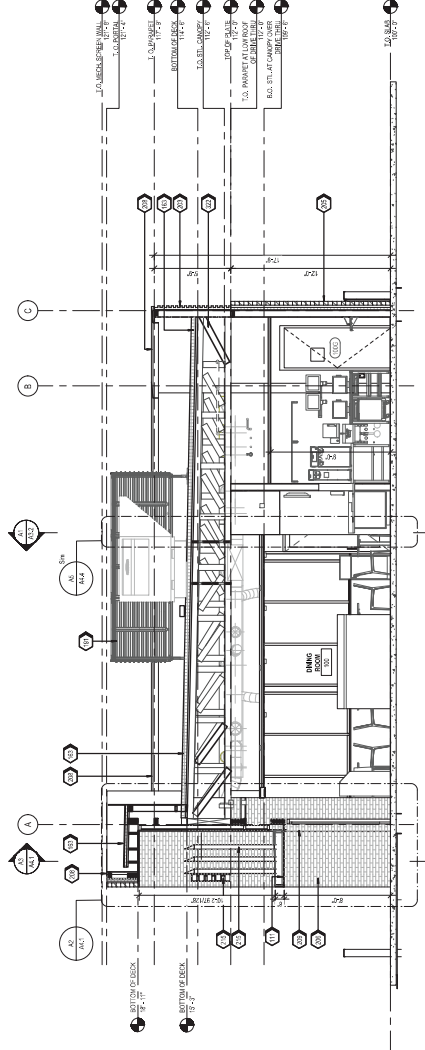
Project Number
025403

Drawings
BUILDING SECTIONS

A3.1



A2 TRANSVERSE SECTION 2
SCALE 1/4" = 1'-0"



A1 TRANSVERSE SECTION
SCALE 1/4" = 1'-0"

KEYNOTES

101	SEE DETAIL FOR CONCRETE FINISHES
102	SEE DETAIL FOR CONCRETE FINISHES
103	SEE DETAIL FOR CONCRETE FINISHES
104	SEE DETAIL FOR CONCRETE FINISHES
105	SEE DETAIL FOR CONCRETE FINISHES
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118	SEE DETAIL FOR CONCRETE FINISHES
119	SEE DETAIL FOR CONCRETE FINISHES
120	SEE DETAIL FOR CONCRETE FINISHES



24-0460
09/18/2024

ISSUE DATE

Issue Date Description
10.27.2023 2023-24 PT22M Prototype Restaurant

WHATABURGER
NELLIS & SOMMERLAS VEGAS, NV

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Scale Signature

NOT FOR
CONSTRUCTION

Project Name PT22M
1728 WINDST.

Project Number

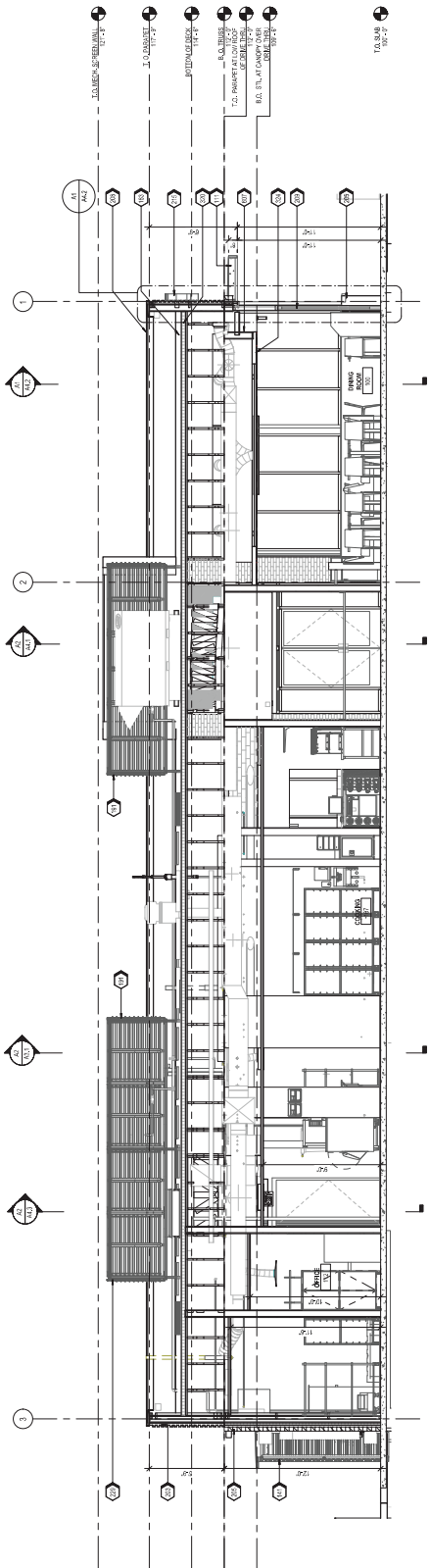
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Drawn by

BUILDING SECTIONS

1/4" = 1'-0"

A3.2



1 LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"

KEYNOTES

101	1. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
102	2. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
103	3. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
104	4. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
105	5. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
106	6. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
107	7. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
108	8. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
109	9. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.
110	10. ALL MATERIALS SHALL BE MANUFACTURED IN THE U.S.A.

