



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) _____

Project Address (Location) 622 Sunny Place, Las Vegas, NV 89106

Project Name TH Canopy and Gas Pumps **Proposed Use** General Retail (Gasoline Sales)

Assessor's Parcel #(s) 139-28-304-009 & 010 **Ward #** 5

General Plan: Existing TOD-2 Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information Addition of canopy and gas pumps on adjacent parcel with existing convenience store located on parcel number 139-28-304-010 (1500 W. Bonanza Rd.).

Property Owner Sparks CC, LLC **Contact** Donald Emas
Address P.O. Box 1207 **City** Gausti **State** CA **Zip** 91743
E-mail donaldemas@gmail.com **Phone** 951 203-7702

Applicant Terrible Herbst, Inc. **Contact** Hollen Herbst
Address 5195 Las Vegas Blvd., South **City** Las Vegas **State** NV **Zip** 89119
E-mail hherbst@terribles.com **Phone** (702) 597-6260

Representative RWA Architects **Contact** Caron Richardson
Address 4300 E. Sunset Rd., Suite E-3 **City** Henderson **State** NV **Zip** 89014
E-mail caronrichardson1528@gmail.com **Phone** (702) 5232-2724

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 Donald Emas

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

Print Name Donald Emas

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

23-0478
10/19/2023

SEE
ATTACHED

CALIFORNIA NOTARY JURAT

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.

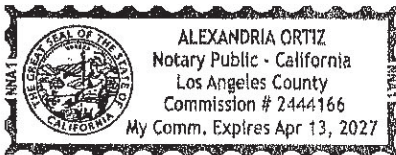
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 31st day of August, 20 23,

By Donald Emas

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



(Seal)

Signature Alexandria Ortiz

23-0478
10/19/2023

SITE DATA

| | |
|---------------------------|--|
| ASSESSOR'S PARCEL NUMBER: | 139-28-304-010 & 009 |
| CURRENT ZONING: | C-1 (LIMITED COMMERCIAL) |
| PLANNED USE: | TOD-2 (TRANSIT ORIENTED DEV-LOW) |
| SITE AREAS: | NET (LEASE AREA)- 76,134 SF (1.72 ACRES) |
| SETBACKS: | REQUIRED PROVIDED |
| FRONT - | 15'-0" 15'-0" |
| REAR - | 20'-0" 25'-0" |
| SIDE (CORNER) - | 15'-0" 80'-0" |
| LOT COVERAGE | PROVIDED 18% |

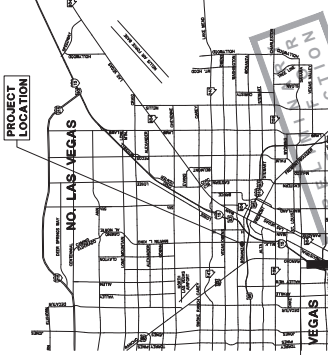
BUILDING DATA

| | |
|-------------------|------------------------------------|
| PROPOSED USES: | GAS STATION/FUEL CANOPY |
| BUILDING AREAS: | EXIST. CONV. STORE 3,236 SF |
| | EXIST. CAR WASH 1,894 SF |
| | EXIST. FUEL CANOPY 5,500 SF |
| | PROPOSED FUEL CANOPY 3,890 SF |
| TOTAL: | 12,105 SF |
| BUILDING HEIGHTS: | PROPOSED FUEL CANOPY - 19'-6" MAX. |

PARKING DATA

| | |
|--------------------------------|-------------|
| PARKING REQUIREMENTS: | REQUIRED |
| EXISTING CONV. STORE - 11758SF | 19 |
| EXISTING FUEL CANOPY - 5500SF | 0 |
| PROPOSED FUEL CANOPY | 19 |
| TOTAL: | PROVIDED 23 |

VICINITY MAP



APPROVAL _____

Signature _____

Print Name _____

DATE: 10 NOV 23

ADDRESS: 622 SUNNY PLACE
LAS VEGAS, NV 89106

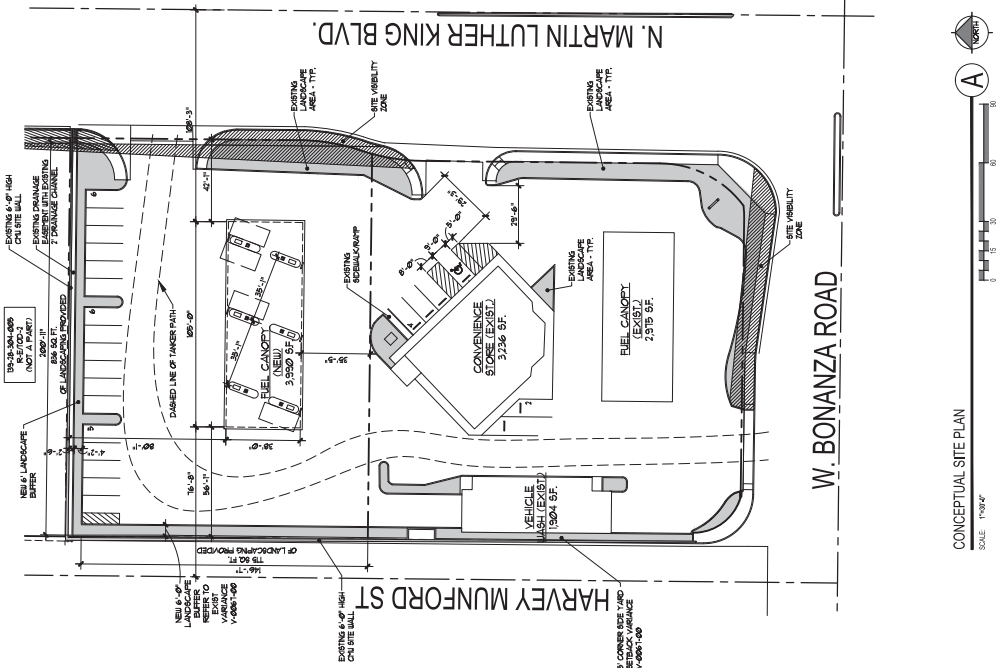
JURISDICTION: CITY OF LAS VEGAS, NV

PROJECT #: 22-093

DATE: 10 NOV 23

ADDRESS: 622 SUNNY PLACE
LAS VEGAS, NV 89106

JURISDICTION: CITY OF LAS VEGAS, NV

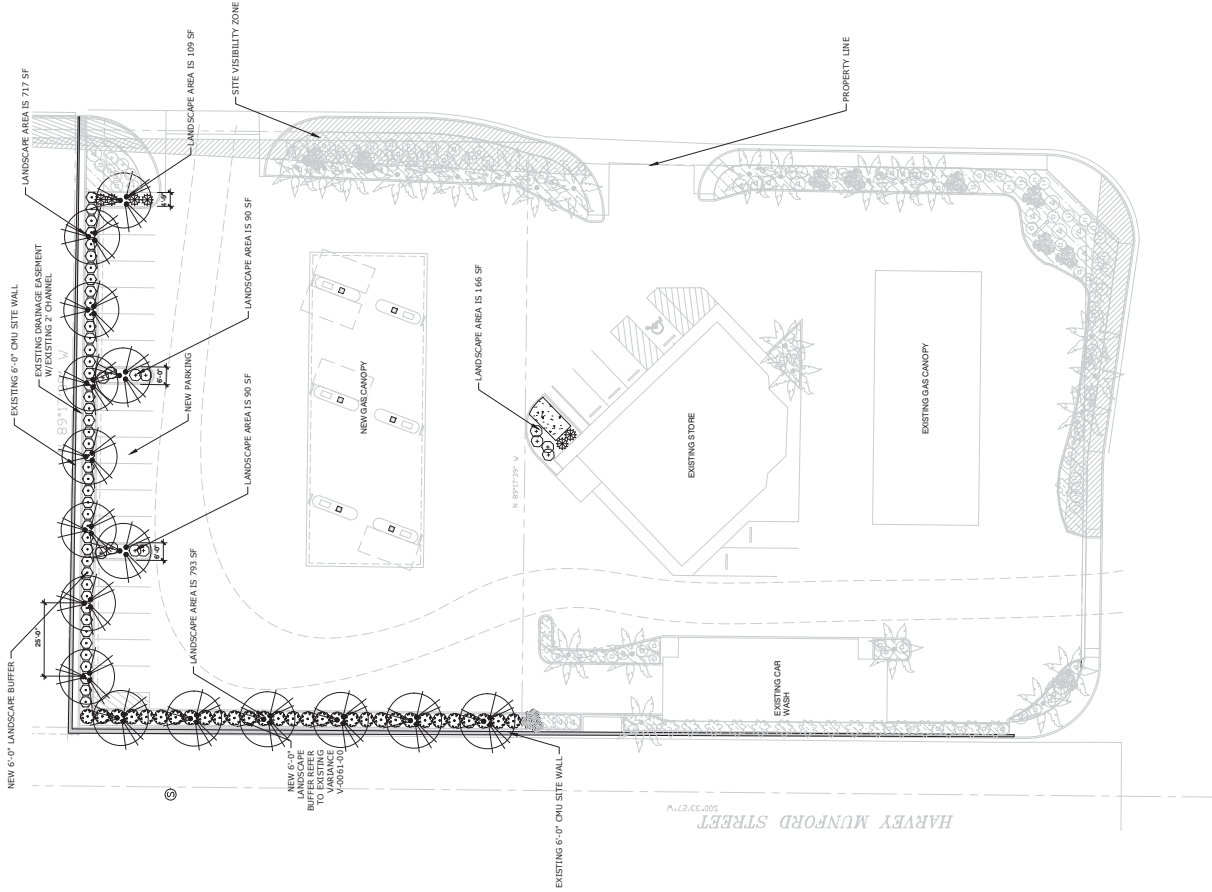


TERRIBLE'S

NWC BONANZA & MARTIN LUTHER KING

PLANT SCHEDULE

| SYMBOL | QTY | COMMON / BOTANICAL NAME | SIZE |
|--------|-----|--|---------|
| | 16 | MASTIC TREE / PISTACHIA LENTISCUS | 24" BOX |
| | 1 | MEDITERRANEAN FAN PALM / CHAMÆDORPS HUMULUS | — |
| | 44 | BLUE BELLS BUSH / EREMOPHILA HYGROPHANA BLUE BELLS | 5 GAL |
| | 6 | DEERT GRASS / MUHLBERGIA RUPESTRIS | 5 GAL |
| | 30 | PRO DRAGON LANTANA / LANTANA CANADENSIS PRO DRAGON | 5 GAL |
| | 19 | INDIAN HAWTHORN / RAMPHOLEPIS INDICA | — |
| | 19 | MEXICAN GRASS TREE / NOLINA LONGIFOLIA | — |
| | 69 | MOCK ORANGE / PHAEDELPHUS | — |
| | 22 | PROSTRATE GERANIUM / GERANIUM PROSTRATUM | — |
| | 29 | TOOTHLESS DESERT SPOON / DASYLIRION LONGISSIMUM | — |
| | 12 | NEW GOLD LANTANA / LANTANA X NEW GOLD | 1 GAL |
| | | EXISTING LANDSCAPE AREAS TO REMAIN | |



LANDSCAPE ANALYSIS

SHRUB REQUIREMENT PER ONLY CODE 17.24.060: 4 SHRUBS PER TREE
TOTAL SHRUBS REQUIRED: 64
TOTAL SHRUBS ON PLAN: 62

23-0478
11/14/2023

GENERAL NOTE

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- CONTRACTOR TO GIVE 48 HOUR NOTICE PRIOR TO INSTALLATION OF ALL PLANT MATERIAL.
- PLANT MATERIAL TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, AND VARIETY, ETC.
- IT IS THE INTENT OF THE DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THE PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR TRIMMING OUT AT A LATER DATE.
- PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN SITE VISIBILITY ZONE.
- ANY TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, STREET, OR PUBLIC UTILITY FACILITY ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM.
- DECORATIVE GRANITE GROUND COVER 3/4" SCREENED, COLOR: APACHE BROWN, 2" DEPTH TYPICAL IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO MATCH EXISTING DEVELOPMENT DECORATIVE ROCK IF APPLICABLE.
- ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ALL APPROVED ELEVATIONS, GRADING, AND DRAINAGE.
- THE DATA INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, LEVELS, ELEVATIONS, AND DIMENSIONS ARE TO BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION FOR GUIDANCE AND SECURE THE OWNER'S APPROVAL OF ALL CHANGES IN ADVANCE.
- ALL WORK MATERIALS, METHODS, ETC. SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
- CONTRACTOR OR SUB-CONTRACTOR COVERING ANY OR ALL TRACES SHALL NOTIFY BUILDING OWNER PRIOR TO ANY REMOVAL OF ANY COMPACT BETWEEN DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
- NO DISCREPANCIES FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.



L1.1

PRELIMINARY

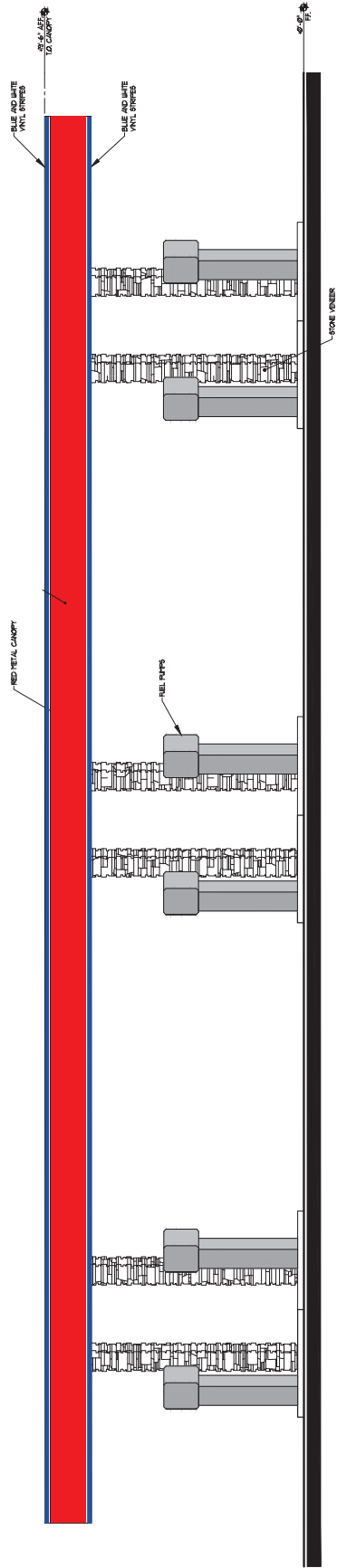
LICENSE NUMBER: 0067990
5558 S CAMERON, SUITE - A
LAS VEGAS, NEVADA 89118
OFFICE - (702) 942-4384
FAX - (702) 871-1097



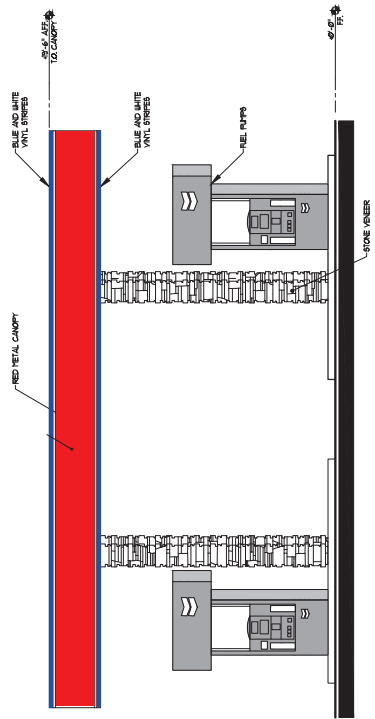
TERRIBLE HERBST
1500 WEST BONANZA ROAD
NORTH LAS VEGAS, NV
PARKING LOT ADDITION

| REVISION | DATE | BY |
|----------|------|----|
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| | | |
| | | |

TH: MILK & BONANZA
PROJECT: AS
DATE: 11.9.23
SHEET NUMBER



1
EXTERIOR ELEVATION - NORTH AND SOUTH
SCALE 1/8" = 1'-0"



2
EXTERIOR ELEVATION - EAST AND WEST
SCALE 1/8" = 1'-0"