

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP - Alcohol On-Premise, Full

**Project Address** (Location) 9340 West Sahara Suite 100

**Project Name** The Gents Place **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 163-06-816-034 **Ward #** 2 - Seaman

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-1 Proposed C-1

**Additional Information** Companion to personal services (barber) within 400 feet (property line to property line) of place of worship.  
Measurement of front door to property line of place of worship is 1422 feet.

**Property Owner** OPS 1 LLC **Contact** William Bayne

**Address** 8461 West Farm Road suite 120, unit 240 **City** Las Vegas **State** NV **Zip** 89131

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** The Gents Place **Contact** Jeffrey Klien

**Address** 1930 Village Center Circle unit 100 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Representative** Brown, Brown and Premisrur **Contact** Lora Dreja

**Address** 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89101

**E-mail** Lora@Brownlawlv.com **Phone** (702) 598-1408

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** William B Bayne

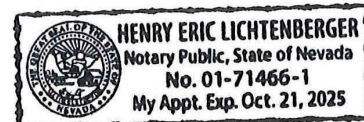
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** William B Bayne, Authorized Agent

Subscribed and sworn before me

This 12th day of June, 2024

Notary Public in and for said County and State



| Building | Tenant   | Sq. Ft. Or Parcel |
|----------|--|-------------------|
| O1       | Kincaid Cate                                     | 3,094             |
| O1       | Sydan Learning Center (Grant Learning LV LLC)    | 2,503             |
| O1       | Vanity Beauty Boutique                           | 730               |
| O1       | The Coder School                                 | 1,588             |
| O1       | Power Yoga (Bumilla Yoga Summerlin LLC)          | 5,180             |
| O1       | Prinade Community Assoc., Nght Inc               | 3,186             |
| O1       | La La Photography                                | 1,163             |
| O1       | Peccole Management and Consulting LLC            | 1,200             |
| O1       | La La Photography (Suite 249)                    | 2,882             |
| O1       | Dakota Clinic (Dr. Carol Chane)                  | 7,647             |
| O2       | Kid to Kid (Khanastasia 7 Inc)                   | 4,023             |
| O2       | Orange Theory Fitness (LV Fitness Summerlin LLC) | 2,915             |
| O2       | Fred Astaire Dance Studio (Martin Raphael)       | 2,680             |

| Building | Tenant                              | Sq. Ft. Or Parcel |
|----------|-------------------------------------|-------------------|
| R4       | The Gents Place (S&S Grooming)      | 2,750             |
| R4       | Euphoria Acquisition, LLC (Ste 103) | 1,000             |
| R4       | Apex Healthcare Professionals Inc   | 1,000             |
| R4       | Rhousy Restaurants LLC              | 3,640             |
| R4       | Euphoria Institute #108             | 6,382             |
| R4       | Euphoria Institute #202             | 2,808             |
| R4       | Euphoria Institute #203             | 2,689             |
| R4       | Euphoria Institute #204             | 1,733             |
| R4       | Euphoria Institute #205, 206, 207   | 8,080             |
| R3       | Arch's Thai Kitchen                 | 3,634             |
| R3       | Color Me Mine (Joyful Creation)     | 1,603             |
| R3       | Alligator Soup                      | 1,400             |
| R3       | Cake Stone Creamery                 | 1,400             |
| R3       | Hanabi (Tora, LLC)                  | 2,200             |
| R3       | Seriebello LLC                      | 4,000             |
| T1       | Regal Entertainment Group           | 71,336            |

| Building | Tenant   | Sq. Ft. Or Parcel |
|----------|--|-------------------|
| R2       | Speckade LLC   | 1,500             |
| R2       | Cape Nacien Candle Co (CARPENY, LLC)                           | 1,500             |
| R2       | Belknap LLC (The Little Avon and Hilo Hibachi)                 | 3,753             |
| R2       | Pro Cyclery (Sewonju Bicycles, Inc - Storage)                  | 1,301             |
| R2       | PT's (Selden+PT Peccole Sahara 72 LLC)                         | 2,100             |
| R2       | PT's (Selden+PT Peccole Sahara 72 LLC) 143A                    | 700               |
| R2       | Korean BBQ (Andy Kim & Donguk Jang)                            | 4,113             |
| R1       | Shops at Grand Canyon 14 Syndication (Captain Louie)           | 1                 |
| R1       | Keller Williams (Large Vision LLC)                             | 15,298            |
| R1       | Vladimir White, LLC  | 2,302             |
| R1       | Sharky's Cuts for Kids (FAD3, LLC)                             | 1,530             |
| R1       | Phase Laser Med Spa (Phase Laser Tattoo Removal Inc) Dr Thakur | 1,530             |
| R1       | Poppo Collective   | 3,120             |
| R1       | Quint Diagnostics Inc  | 2,665             |

| Building | Tenant                                       | Sq. Ft. Or Parcel |
|----------|--|-------------------|
| P        | Burgundy - French Bakery/Cafe                | 1,800             |
| P        | Bloom LLC                                    | 1,475             |
| P        | Alpha Golf Center, LLC                       | 1,200             |
| P        | State Farm (Jada Yap Agency LLC)             | 1,200             |
| P        | Edward D Jones & Co                          | 1,200             |
| P        | Miracle Wands Wellness Center LV, Inc        | 1,200             |
| P        | Blow N Go (PAGO Holdings LLC)                | 1,200             |
| P        | HO Nails LLC                                 | 1,440             |
| P        | Pro Cyclery (Sewonju Bicycles Inc)           | 4,306             |
| P        | Viva Mercado's (Beamers, LLC)                | 5,405             |
| P        | Cederal Comics (Desert Wind Enterprises Inc) | 1,781             |

| Building | Tenant                              | Sq. Ft. Or Parcel |
|----------|-------------------------------------|-------------------|
| P        | Arboreana Olive LLC                 | 1,575             |
| P        | Grabagreen (Kadadu Investments LLC) | 1,780             |
| P        | All Nevada Insurance                | 1,673             |
| P        | Auto Return US, LLC                 | 1,627             |
| P        | PURSAMO LAW LLP                     | 2,922             |
| P        | NEPC LLC                            | 4,087             |
| P        | Han Healthcare Management           | 2,729             |
| P        | The Refined Agency L.L.C.           | 4,827             |
| P        | Lash Reality, LLC                   | 880               |
| P        | Tide Alliance of Las Vegas, LLC     | 2,256             |
| P        | European Massage Therapy School Inc | 6,211             |

| Unit      | Tenant                                     | Sq. Ft. Or Parcel | Acres |
|-----------|--|-------------------|-------|
| Pad Sites |  |                   |       |
| Pad A     | Torah Learning Center                      | 7,500             | 0.6   |
| Pad B     | La Parilla LLC                             | 27,600            | 1.26  |
| Pad C     | Fort Apache Investments (LaQuinta Suites)  | 41,340            | 1.87  |
| Pad D     | Continental Properties, LLC (Nacho Dacio)  | 6,200             | 1.28  |
| Pad E     | 1750 Fifth Avenue                          | 19,500            | 1.13  |
| Pad F     | Soma Deli (Wimmer Properties, LLC)         | 7,000             | 1.06  |
| Pad G     | INOP #1613 (Wanderlust, LLC)               | 4,700             | 0.73  |
| Pad H     | Money Tree (Katsam, LLC)                   | 2,700             | 0.64  |
| Pad I     | El Pollo Loco (YVL SANG REALTY GROUP LLC)  | 2,400             | 0.38  |
| Pad J     | UMC (Uptown, LLC)                          | 8,600             | 0.8   |
| Pad K     | Sprint and Rubio's (Bradson Investments, L | 8,383             | 0.8   |
| Pad L     | Walgreens (Nogal Fred Properties LLC)      | 17,175            | 1.56  |
| Pad M     | Bank of America                            | 4,571             | 1.02  |
| Pad N     | Taco Bell (Fort Apache 6, LLC)             | 2,500             | 0.56  |
| Pad O     | Jack in the Box JB 7297 (J G MGMT PROPER   | 2,637             | 0.64  |
| Pad P     | HSIH EDWARD (Pad L)                        | 5,675             | 0.52  |
| Pad Q     | Auto Zone (LJR, LLC)                       | 5,400             | 0.42  |
| Pad R     | Chicago Brewing (Chicago Brewing Co Inc)   | 6,400             | 0.82  |

| Building                                | Tenant                                      | Sq. Ft. Or Parcel |
|---|---|-------------------|
| Village Square Tenants                  |   |                   |
| Behind Building R1                      | Southwest Wireless Inc dba Verizon Wireless | 1                 |
| On the Corner of Fort Apache and Sahara |   | 0                 |
| R5                                      | Captain Louie                               | 0.85 Acres        |

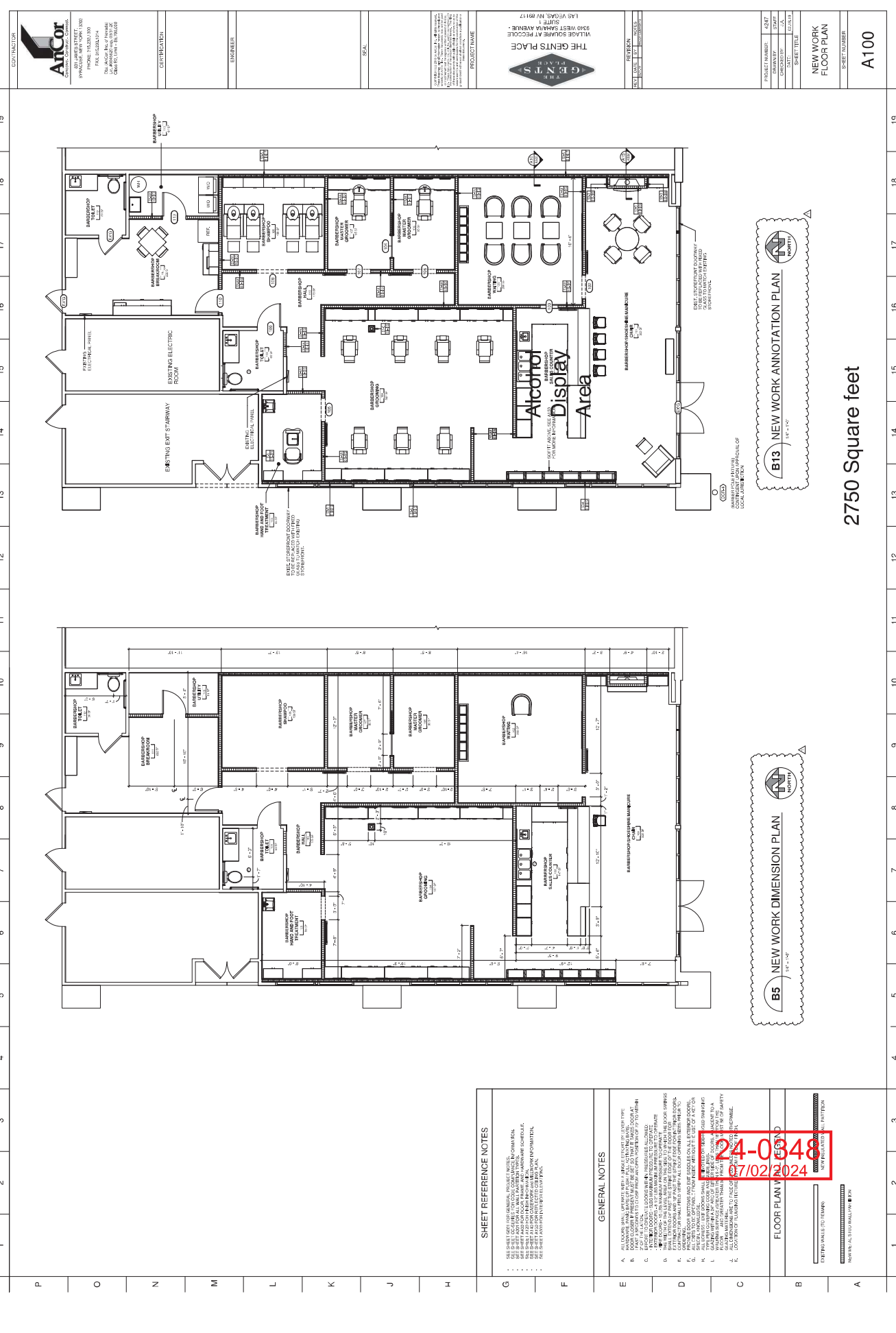


## Village Square at Peccole Ranch

Ops 1 LLC managed by Peccole Management and Consulting  
NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

The Gents Place 9340 West Sahara Avenue #100  
Use Permit for Alcohol, On-Premise Full

24-0348  
07/02/2024



CONTRACTOR

ANCOR GROUP, GENERAL CONTRACTORS  
SYNAGUE CITY, NY 10815  
PHONE: 345.678.9010  
THE ANCOR GROUP OF COMPANIES  
10000 ROUTE 92, SUITE 100  
SYNAGUE CITY, NY 10815

CERTIFICATION

ENGINEER

SEAL

PROJECT NAME

THE GENTS PLACE  
VILLAGE SQUARE AT RECOCLE  
SUITE 100  
9340 WEST SHAWAN AVENUE  
LAKESIDE, NY 11947

REVISION

PROJECT NUMBER

000000

DATE

00/00/00

QUANTITY

1

UNIT

SQ. FT.

SHEET TITLE

NEW WORK  
FLOOR PLAN

SHEET NUMBER

A100

PERMIT SUBMISSION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

P O N M L K J I H G F E D C B A

2750 Square feet

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