



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 Extension

Project Address (Location) 807 S. MAIN ST. LAS VEGAS NV 89101

Project Name Letty's EOT Land Use Entitlement **Proposed Use** _____

Assessor's Parcel #(s) 13934310081 **Ward #** 3

General Plan: Existing ☒ Proposed _____ **Zoning:** Existing ☒ Proposed _____

Additional Information We are applying for an extension of our project.

Property Owner LS Ventures LLC **Contact** Leticia Mitchell

Address 4307 Spooner Lake Cir. **City** LV **State** NV **Zip** 89147

E-mail Leticia@leticiasocina.com **Phone** 702-400-6819

Applicant LS Ventures, LLC **Contact** Leticia Mitchell

Address 4307 Spooner Lake Cir. **City** LV **State** NV **Zip** 89147

E-mail leticia@leticiasocina.com **Phone** 702-400-6819

Representative n/a **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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 [Signature]

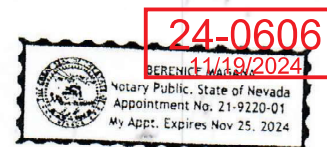
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Leticia Mitchell

Subscribed and sworn before me

This 18TH day of November, 20 24

Notary Public in and for said County and State



REV	DESCRIPTION	APPROVAL	DATE

LETTY'S DE LETICIA'S COCINA
EXTERIOR IMPROVEMENTS
NEW SITE PLAN
807 MAIN STREET
LAS VEGAS, NV 89101



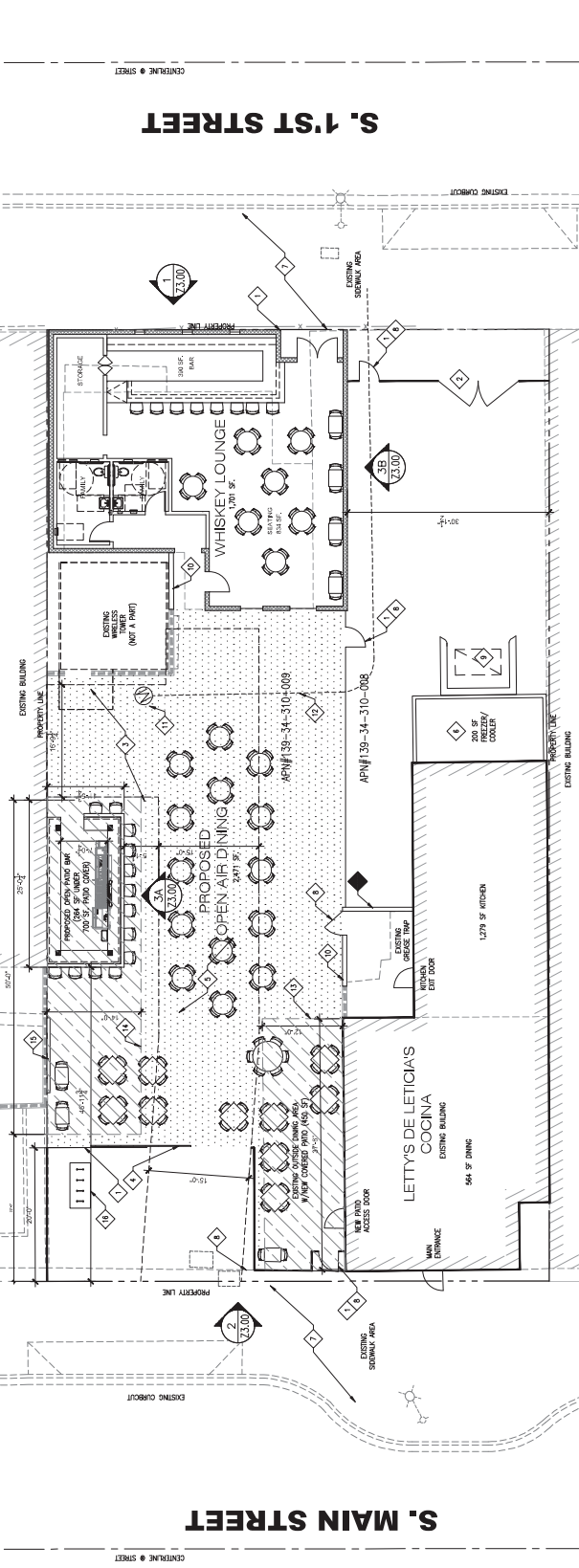
DATE	9/20/2022
PROJ. NO.	220756
OWNER	U.S. VENTURES LLC
DESIGNED BY	U.S. VENTURES LLC
CHECKED BY	U.S. VENTURES LLC
SCALE	1/8"=1'-0"
SCALE 24.36	1/8"=1'-0"

DRAWING NUMBER
22.00
SHEET 2 OF 2

SITE INFORMATION:

PARCEL NO.: 139-34-310-008 &
ACRES: .11 & .14 ACRES
ZONING: COMMERCIAL, INDUSTRIAL
JURISDICTION: LAS VEGAS
OWNER: U.S. VENTURES LLC

SYMBOL	DESCRIPTION
1	DECOMMISSION FENCE W/WHITE ACCESS GATE (2) 8'-0" DOORS
2	NEW ENERGY METER LOCATION
3	NEW ENERGY METER
4	COVERED PATIO
5	FREE STANDING PATIO COVER W/OUTSIDE SEATING AREA AND OPEN BAR BELOW
6	GREEN PRIVACY SCREEN WALL BELOW PATIO COVER
7	BIKE RACKS
8	NEW 1000 FREEZER/COOLER
9	EXISTING SIDEWALK
10	PERESTINA ACCESS GATE W/PANIC HARMONIC
11	SINGLE BAY TRASH AREA W/DOOR
12	NEW 4' BLACK WALL



NEW PARKING CALCULATIONS:

NEW WHISKEY TASTING LOUNGE:
834 SF. DINING/SEATING X 0.5 = 16.68 SPACES
390 SF. BAR/STORAGE X 0.5 = 1.95 SPACES
REQUIRED PARKING = 18.63

EXISTING LETTY'S RESTAURANT:
564 SF. DINING AREA X 0.5 = 11.28 SPACES
1,279 SF. KITCHEN X 0.5 = 6.395 SPACES
REQUIRED PARKING = 17.675

TOTAL PARKING REQUIRED = 36.305 (37 SPACES)
PARKING PROVIDED = NO SPACES WITHIN DOWNTOWN AREA.

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

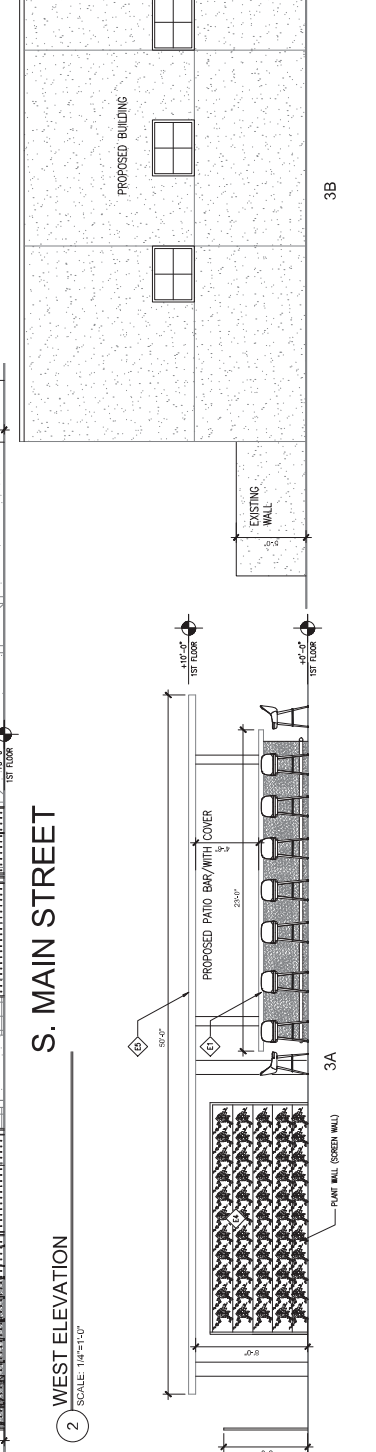
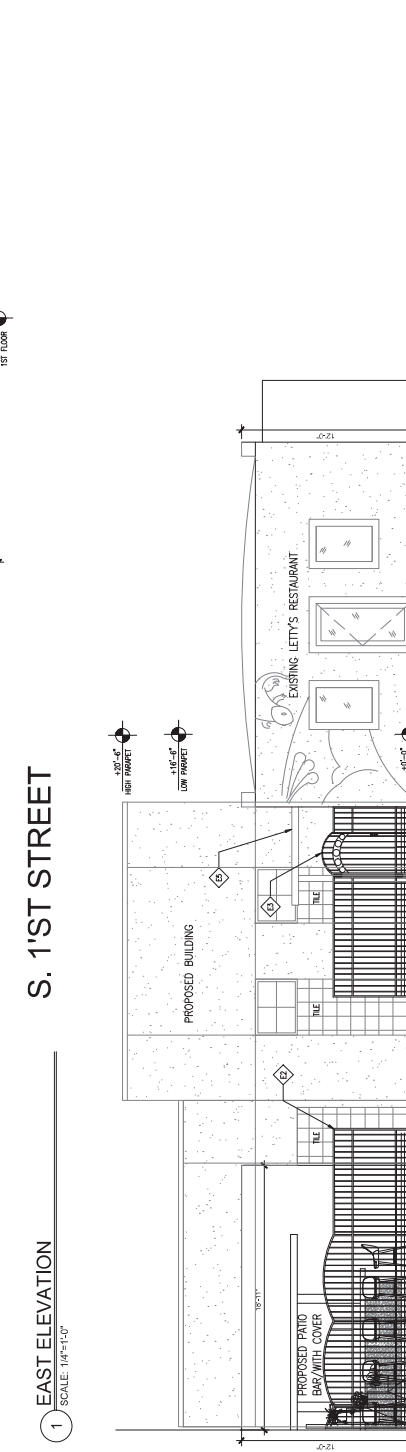
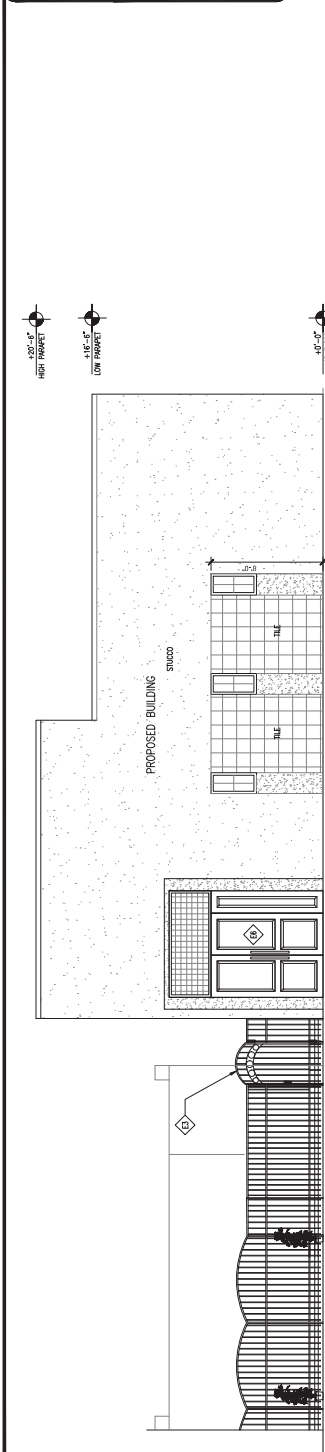
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LETY'S DE LETICIAS COCINA
EXTERIOR IMPROVEMENTS
EXTERIOR ELEVATIONS
907 MAIN STREET
LAS VEGAS, NV 89101



DATE:	9/20/2022
PROJ. NO:	220156
DRAWN BY:	XX
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	

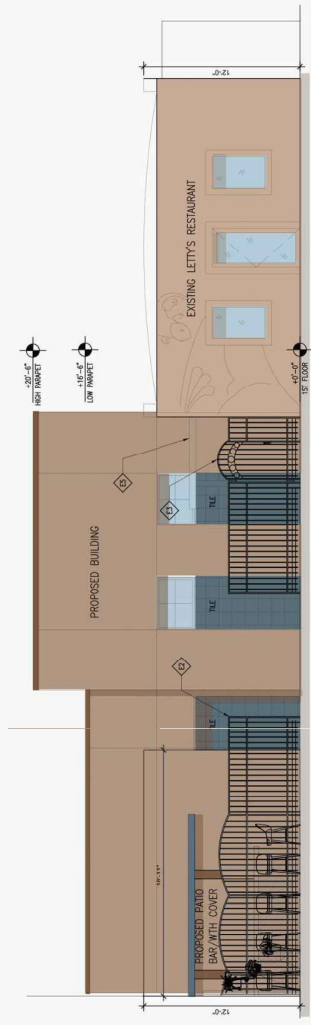
KEYNOTES:	SYMBOL	DESCRIPTION
	(1)	3'-0" B&B TOP FROM FINISH FLOOR
	(2)	15'-0" SLING GATE
	(3)	3'-0" GATE DOOR
	(4)	GREEN PRIVACY SCREEN WALL
	(5)	PAVED COVER
	(6)	ENTRY DOORS



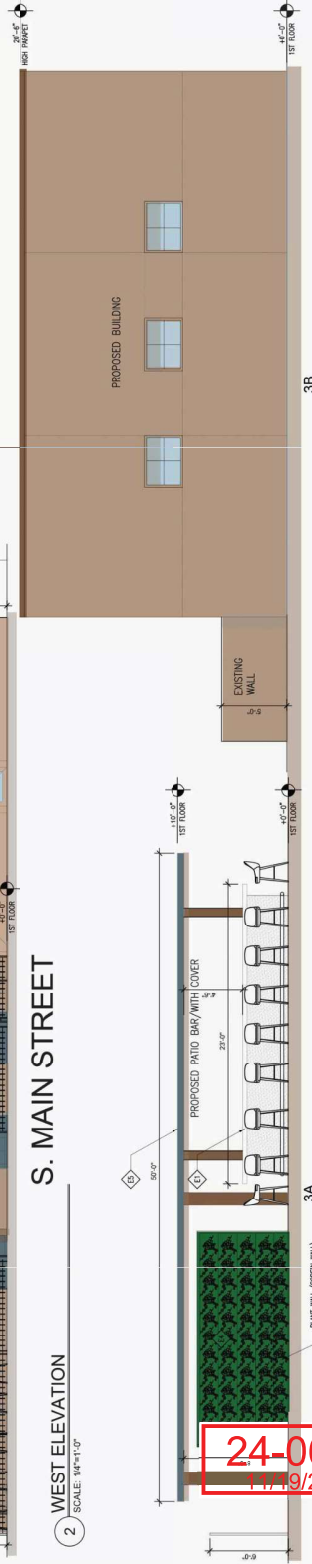
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



06
24



KEYNOTES:

SYMBOL	DESCRIPTION
1	3'-4" WID TOP TRIM FINISHED FLOOR
2	15'-0" SLUNG GATE
3	5'-0" GATE DOOR
4	GREEN PRIVACY SCREEN WALL BELOW WINDO COVER
5	WINDO COVER
6	ENTRY DOORS

15' FLOOR
 4'-0"
 1" = 4'
 N
 HIGH FINISH

807 MAIN STREET
 LAS VEGAS, NV 89101
 807 MAIN STREET
 LAS VEGAS, NV 89101
 807 MAIN STREET
 LAS VEGAS, NV 89101

24-0606
11/19/2024