

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



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

**Project Address** (Location) 9480 W. Sahara Ave., Las Vegas, NV 89117

**Project Name** Broken Yolk Cafe **Proposed Use** Restaurant with Full Alcohol On-Premise

**Assessor's Parcel #(s)** 163-06-816-009 **Ward #** 2 - Victoria Seaman

**General Plan:** Existing No Change Proposed No Change **Zoning:** Existing Limited Commercial (C-1) Proposed Limited Commercial (C-1)

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

Restaurant with Full Alcohol On-Premise

**Property Owner** Wanderlust LLC (50%) & Black Desert Capital LLC (50%) **Contact** Henry Lichtenberger

**Address** 8461 W. Farm Rd., Ste. 120-240 **City** Las Vegas **State** NV **Zip** 89131

**E-mail** hlichtenberger@sklar-law.com **Phone** (702) 360-6000

**Applicant** BYC Summerlin LLC **Contact** Randy Corrigan

**Address** 5965 Village Way, Ste. E105-418 **City** San Diego **State** CA **Zip** 92130

**E-mail** randycorrigan1@gmail.com **Phone** (858) 414-4765

**Representative** Argentum Law **Contact** Jeff Donato

**Address** 6037 S. Fort Apache Rd., Ste. 130 **City** Las Vegas **State** NV **Zip** 89148

**E-mail** jeff@argentumnv.com **Phone** (702) 997-0063

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** n/a **Partner(s)** n/a

**Partner(s)** n/a

- 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** \_\_\_\_\_

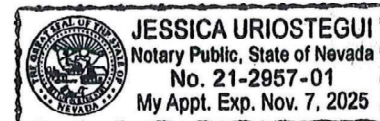
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

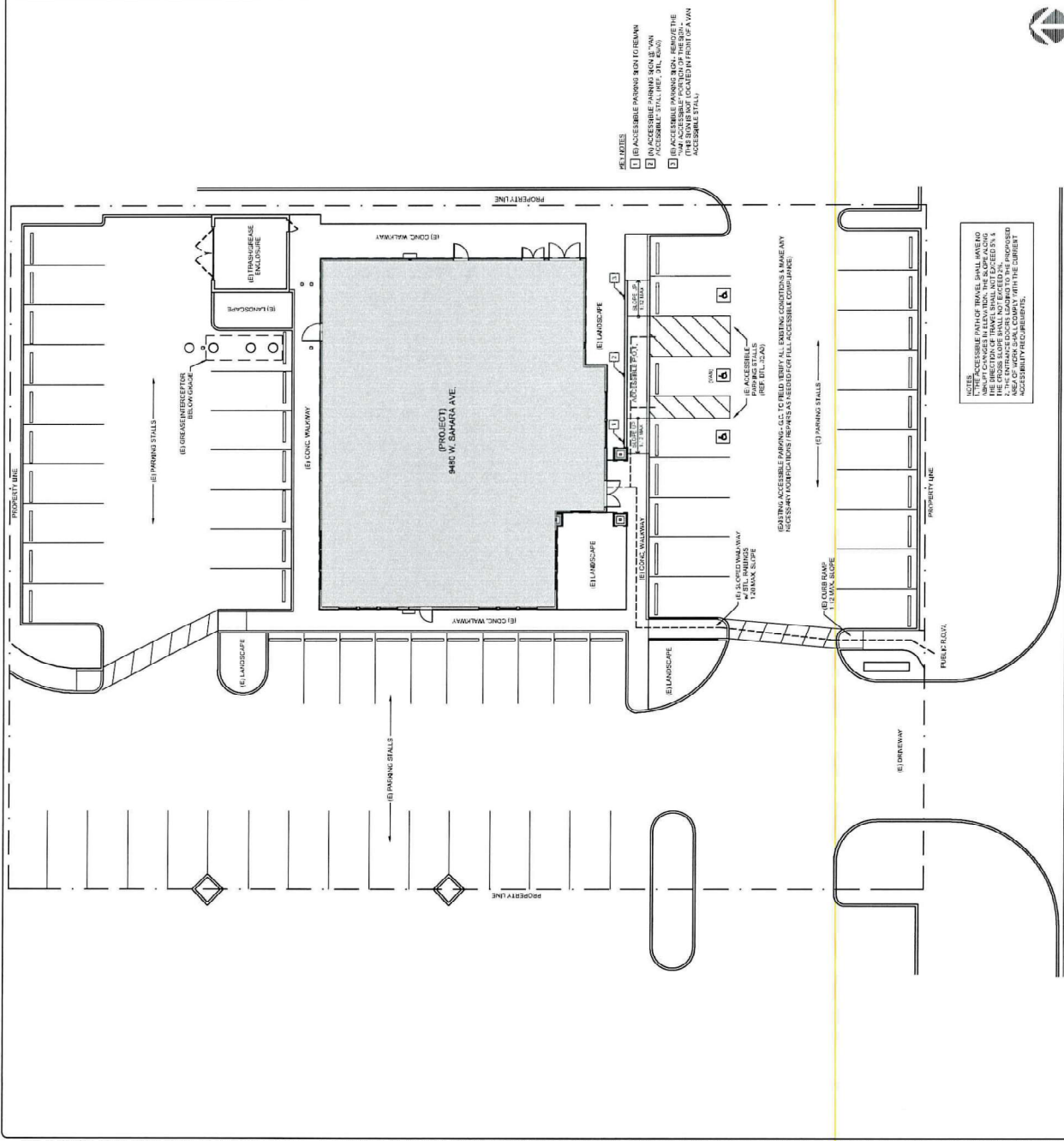
**Print Name** By: Henry Lichtenberger, Its Manager

**Subscribed and sworn before me**

This 15th day of July, 20 24

Notary Public in and for said County and State





**BROKEN YOLK CAFE**  
 9480 W. SAHARA AVE.  
 LAS VEGA, NV 89117

24-0470  
 09/16/2024

A0

2 TYP. ACCESSIBLE PARKING

SCALE: N.T.S.

3 TYP. PARKING SIGNAGE

SCALE: N.T.S.

THE INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS IS CONFIDENTIAL AND SHALL REMAIN PROPRIETARY INFORMATION OF PRATT CONSTRUCTION AND SHALL NOT BE DISSEMINATED TO THE PUBLIC OR FILED IN ANY PUBLIC RECORD UNLESS REQUIRED BY LAW.

Building	Tenant	Sq. Ft. Or Parcel	Building	Tenant	Sq. Ft. Or Parcel	Building	Tenant	Sq. Ft. Or Parcel	Building	Tenant	Sq. Ft. Or Parcel	Building	Tenant	Sq. Ft. Or Parcel
G1	Endersfield Cafe	3,284	B4	The Gentle Place (SAS Greening)	2,750	B2	Starchitect LLC	1,650	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Square Learning Center (Sloan Learning 1P LLC)	2,865	B4	Euphorie Acquisition LLC (Sloan 1P)	1,800	B2	Cape Western Casino Co (SAPPHIRE LLC)	1,650	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Vandy Brown Boutique	790	B4	Apex Healthcare Professionals Inc.	1,000	B2	DesignHub LLC (The Little Assist and H&M)	2,010	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	The Golden Sinner	1,588	B4	Albury Restaurants LLC	3,640	B2	Pho Canyon (Savannah Signage, Inc. Storage)	1,380	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Power Yoga Studio Yoga Summers LLC	5,180	B4	Euphorie Institute #108	5,380	B2	PT's Custom IPT Peccole Sahara 75 LLC	2,100	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Peccole Community Asset Mgmt Inc	5,180	B4	Euphorie Institute #102	2,800	B2	PT's Custom IPT Peccole Sahara 75 LLC 140A	700	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	La La Photography	1,141	B4	Euphorie Institute #102	2,660	B2	Autism HHS (Only Non & Douglas Jorg)	4,113	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Peccole Management and Consulting LLC	1,293	B4	Euphorie Institute #104	1,750	B2	Shops of Grand Canyon 14 Sundations (Capitol Asset)	1	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	La La Photography (Sloan 345)	8,460	B4	Euphorie Institute #105, 205, 207	8,200	B2	Keller William Sarge Nelson LLC	15,038	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G1	Defence Clinic (Dr. David Chaney)	8,847	B4	Academy of Music	3,654	B2	Shawarma LLC	2,300	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Kid to Kid Monitors T Inc	8,030	B4	Good Day 1010 (Sloan 345)	1,800	B2	Shawarma LLC for Wine (SANDS LLC)	1,300	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Chicago Fitness Fitness 1P Fitness Summers LLC	2,915	B4	Adaptive Soap	1,400	B2	Pharm Laser Med Spa (Pharm Laser Dallas Pharmacy Inc. Dr. Foster)	1,500	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Final Future Design Studio (Sloan 345)	2,880	B4	Good (Sloan 345)	1,400	B2	Pharm Laser Med Spa (Pharm Laser Dallas Pharmacy Inc. Dr. Foster)	1,500	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Final Future Design Studio (Sloan 345)	2,880	B4	Harmon Home LLC	2,400	B2	Pharm Laser Med Spa (Pharm Laser Dallas Pharmacy Inc. Dr. Foster)	1,500	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Final Future Design Studio (Sloan 345)	2,880	B4	Sandwich LLC	1,000	B2	Pharm Laser Med Spa (Pharm Laser Dallas Pharmacy Inc. Dr. Foster)	1,500	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650
G2	Final Future Design Studio (Sloan 345)	2,880	B4	Real Entertainment Group	71,200	B2	Pharm Laser Med Spa (Pharm Laser Dallas Pharmacy Inc. Dr. Foster)	1,500	P	Starchitect LLC	1,650	P	Starchitect LLC	1,650

Unit	Tenant	Sq. Ft. Or Parcel	Area
Unit 101	Travis Learning Center	7,800	0.8
Unit 102	La Familia LLC	17,600	1.24
Unit 103	Fort Apache Investments (LaFamilia Subsidiary)	41,340	1.87
Unit 104	Continental Properties LLC (Rachio Dallas)	6,200	1.20
Unit 105	7700 RFB Avenue	19,200	1.15
Unit 106	Santa Day (Sloan Properties, LLC)	2,000	1.08
Unit 107	WSP #1019 (Sloan 345)	4,700	0.13
Unit 108	Money Tree (Sloan 345)	2,700	0.84
Unit 109	10100 Locus (Sloan 345) (Sloan 345) (Sloan 345)	2,400	0.38
Unit 110	LMC (Sloan 345)	8,000	0.8
Unit 111	Sprint and Nacion (Sloan 345) (Sloan 345)	8,300	0.8
Unit 112	Waggers (Sloan 345) (Sloan 345)	17,170	1.28
Unit 113	State of America	4,571	1.20
Unit 114	Next Best (Sloan 345) (Sloan 345)	2,000	0.38
Unit 115	Jack in the Box (Sloan 345) (Sloan 345)	2,657	0.84
Unit 116	WSP #1019 (Sloan 345)	8,870	0.82
Unit 117	Auto Zone (Sloan 345)	1,400	0.47
Unit 118	Chicago Bowling (Sloan 345) (Sloan 345)	5,400	0.80

Building	Tenant	Sq. Ft. Or Parcel
Building 1	Chicago Bowling	5,400
Building 2	Auto Zone	1,400
Building 3	WSP #1019	8,870
Building 4	Jack in the Box	2,657
Building 5	Next Best	2,000
Building 6	State of America	4,571
Building 7	Waggers	17,170
Building 8	Sprint and Nacion	8,300
Building 9	LMC	8,000
Building 10	10100 Locus	2,400
Building 11	Money Tree	2,700
Building 12	WSP #1019	4,700
Building 13	Santa Day	2,000
Building 14	7700 RFB Avenue	19,200
Building 15	Continental Properties	6,200
Building 16	Fort Apache Investments	41,340
Building 17	La Familia	17,600
Building 18	Travis Learning Center	7,800



**Village Square at Peccole Ranch**  
Ops 1 LLC managed by Peccole Management and Consulting  
NWC Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

24-0470  
09/16/2024





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

EXISTING STUD WALL  
EXISTING 1-HR RATED STUD WALL  
NEW MTL. STUD PARTITION WALL

1	OCCUPANT (AND SEAT BELT) IN A POSTED NEAR MISS ZONE FOR ENTER (160 OCCUPANTS MAX)	2	ACTUATE ENTER BEHOLD - HET - DT, ON SKEET AS BUT IN NORTH BENCH SEATING BY G.C.	3	HOST STATION WORK BY G.C.	4	BANKING BANK BY G.C.	5	ACCESSIBLE BANK CENTER - 50 MIN WIDE (25 A.F.F., 50 A.F.F.)	6	BUT IN SERVICE STATION WORK BY G.C.	7	CLASS 2 PORTABLE FIRE EXTINGUISHER - WALL MOUNT (45 A.F.F.) (NORTH DT) & LOCAL (NORTH DT) LOCATIONS - FIRE DEPT.	8	CLASS 3 PORTABLE FIRE EXTINGUISHER - WALL MOUNT (45 A.F.F.) (NORTH DT) & LOCAL (NORTH DT) LOCATIONS - FIRE DEPT.	9	CUSTOMER SERVICE COUNTERS BY G.C. - REF. FOOD SERVICE DIVISION.	10	REWORK ACCESS LADDER	11	BUT IN WORK DISPLAY BANK BY G.C.
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2018 BIC TRAVEL DATA		2017 BIC TRAVEL DATA	
TRAVEL TYPE	SO. FT.	TRAVEL TYPE	SO. FT.
ANALYST TRAVEL	1,000	ANALYST TRAVEL	1,000
MANAGER TRAVEL	1,000	MANAGER TRAVEL	1,000
SALES TRAVEL	1,000	SALES TRAVEL	1,000
TECHNICAL TRAVEL	1,000	TECHNICAL TRAVEL	1,000
OTHER TRAVEL	1,000	OTHER TRAVEL	1,000
TOTAL TRAVEL	5,000	TOTAL TRAVEL	5,000
TRAVEL TYPE BREAKDOWN		TRAVEL TYPE BREAKDOWN	
TRAVEL TYPE	SO. FT.	TRAVEL TYPE	SO. FT.
ANALYST TRAVEL	1,000	ANALYST TRAVEL	1,000
MANAGER TRAVEL	1,000	MANAGER TRAVEL	1,000
SALES TRAVEL	1,000	SALES TRAVEL	1,000
TECHNICAL TRAVEL	1,000	TECHNICAL TRAVEL	1,000
OTHER TRAVEL	1,000	OTHER TRAVEL	1,000
TOTAL TRAVEL	5,000	TOTAL TRAVEL	5,000
TRAVEL TYPE BREAKDOWN		TRAVEL TYPE BREAKDOWN	
TRAVEL TYPE	SO. FT.	TRAVEL TYPE	SO. FT.
ANALYST TRAVEL	1,000	ANALYST TRAVEL	1,000
MANAGER TRAVEL	1,000	MANAGER TRAVEL	1,000
SALES TRAVEL	1,000	SALES TRAVEL	1,000
TECHNICAL TRAVEL	1,000	TECHNICAL TRAVEL	1,000
OTHER TRAVEL	1,000	OTHER TRAVEL	1,000
TOTAL TRAVEL	5,000	TOTAL TRAVEL	5,000

- EGRESS PATH OF TRAVEL FROM DINING AREAS SHALL NOT PASS THROUGH A KITCHEN, STORAGE ROOM, CLOSET OR SPACE USED FOR SIMILAR PURPOSES.
- THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

1. VERIFY ALL EXISTING CONDITIONS

2. INTERIOR DIMENSIONS ARE TO FACE OF SHEATHING U.S.G.N.

3. SEE FOOD SERVICE SHEETS FOR THE NEW EQUIPMENT LAYOUT

4. ACCESSIBLE TABLES AND SEATING SHALL BE NORMATIVE THROUGHOUT THE PROJECT WITH KNEE CLEARANCE AT LEAST 34" HIGH, 27" WIDE, AND 27" DEEP WITH NO FIXED SEATING. MIN. 5% OF ALL SEATING SHALL BE ACCESSIBLE (PER ADA, 28 CFR, 36.306)

5. ALL TABLES & CHAIRS PROVIDED BY THE OWNER OF THE FOOD SERVICE AREA

24-0470  
09/09/2024

SCHEDULE



**Scott S. Vamoss, R.A.**  
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