



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	23-0588
Meeting Date	11/15/2023
Total Fee	
Received By/Date	

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

Project Address (Location) Craig Road & Jones Blvd

Project Name Marketon

Proposed Use Grocery Store

Assessor's Parcel #(s) 138-01-312-002

Ward # 5

General Plan: Existing NMX-U

Proposed n/a

Zoning: Existing C-1

Proposed N/A

Additional Information

Property Owner William P Miguel Living Trust

Contact William Miguel

Address 140 S. Decatur Blvd

City Las Vegas **State** NV **Zip** 89107

E-mail n/a

Phone 000-000-0000

Applicant William P. Miguel Living Trust

Contact William Miguel

Address 140 S. Decatur Blvd

City Las Vegas **State** NV **Zip** 89107

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

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

Print Name

William P. Miguel

Subscribed and sworn before me

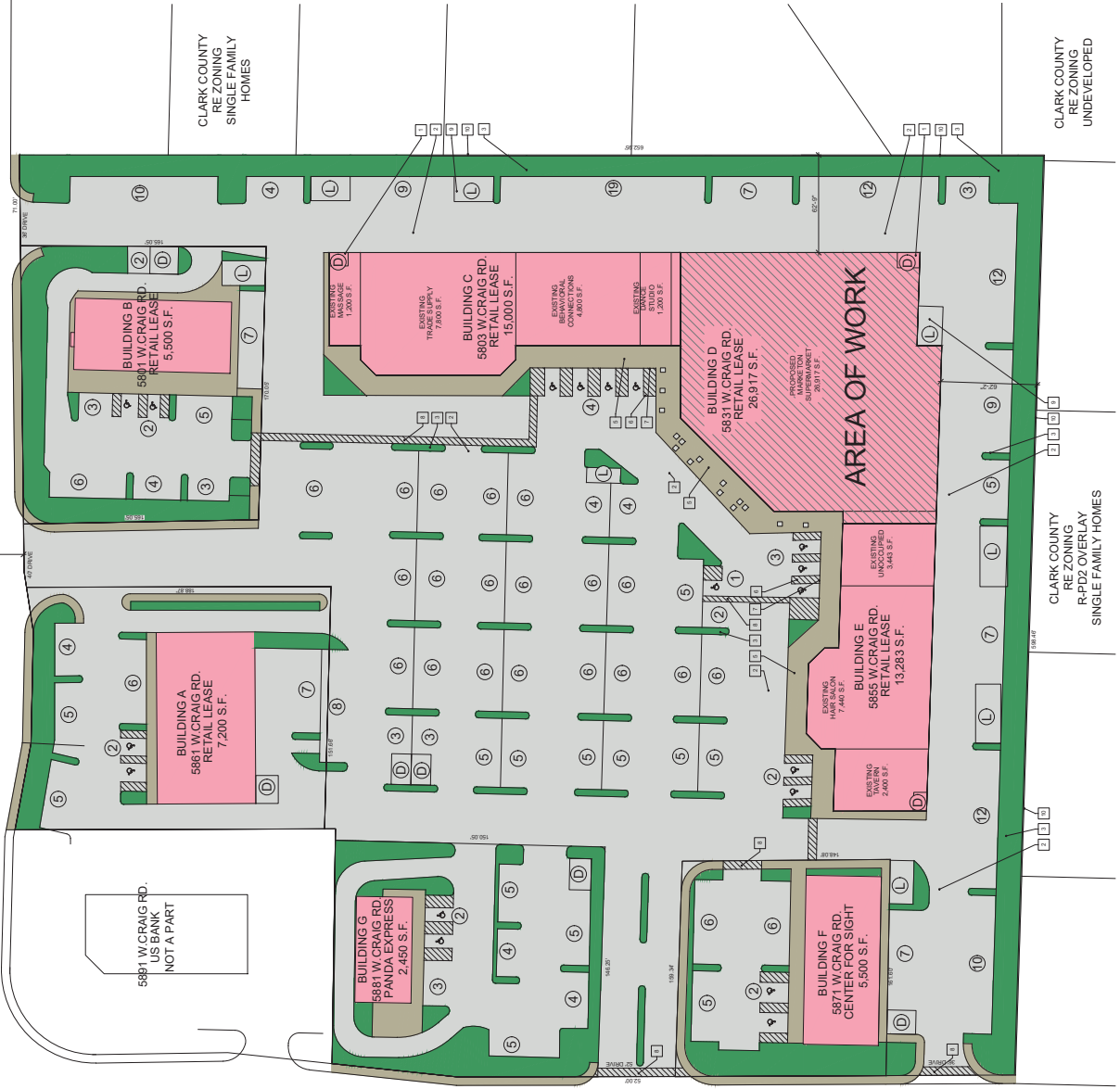
This 6th day of November, 2023

Kristin M. McRiley Morones
Notary Public in and for said County and State



WEST CRAIG ROAD

NORTH JONES BLVD.



1 Site plan
scale: 1" = 30'-0"

23-0588
11/16/2023

Keynotes

- # Description (all construction is existing)
- 1 6" HIGH CONCRETE BLOCK TYPICAL EXTERIOR WITH FINISH OF WEAVERSTONE
- 2 6" HIGH CONCRETE BLOCK TYPICAL EXTERIOR WITH FINISH OF WEAVERSTONE
- 3 6" HIGH CONCRETE BLOCK TYPICAL EXTERIOR WITH FINISH OF WEAVERSTONE
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Legend

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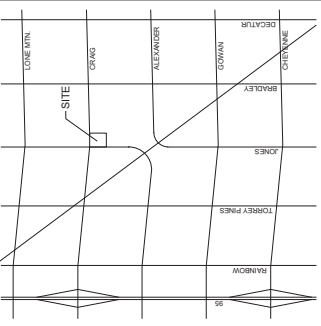
Project data

EXISTING ZONING: C1
PROPOSED ZONING: SC
MASTER PLAN USE: SHOPPING CENTER
EXISTING USE: SHOPPING CENTER
PROPOSED USE: SHOPPING CENTER
APN: 138-01-312-002

AREA SUMMARY/PARKING ANALYSIS

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
BUILDING A	12,000 S.F.			
BUILDING B	5,500 S.F.			
BUILDING C	15,000 S.F.			
BUILDING D	26,917 S.F.			
BUILDING E	13,263 S.F.			
BUILDING F	5,500 S.F.			
BUILDING G	2,450 S.F.			
SHOPPING CENTER	70,860 S.F.	1,050	304	417
LOADING SPACES REQUIRED	4			517
LOADING SPACES PROVIDED	8			
HANDICAP SPACES REQUIRED	8			
HANDICAP SPACES PROVIDED	8			
STREET FRONTAGE	1,100 S.F.			
STREET AREA	1,100 S.F.			
BUILDING COVERAGE	21.7%			

Location map



ST1

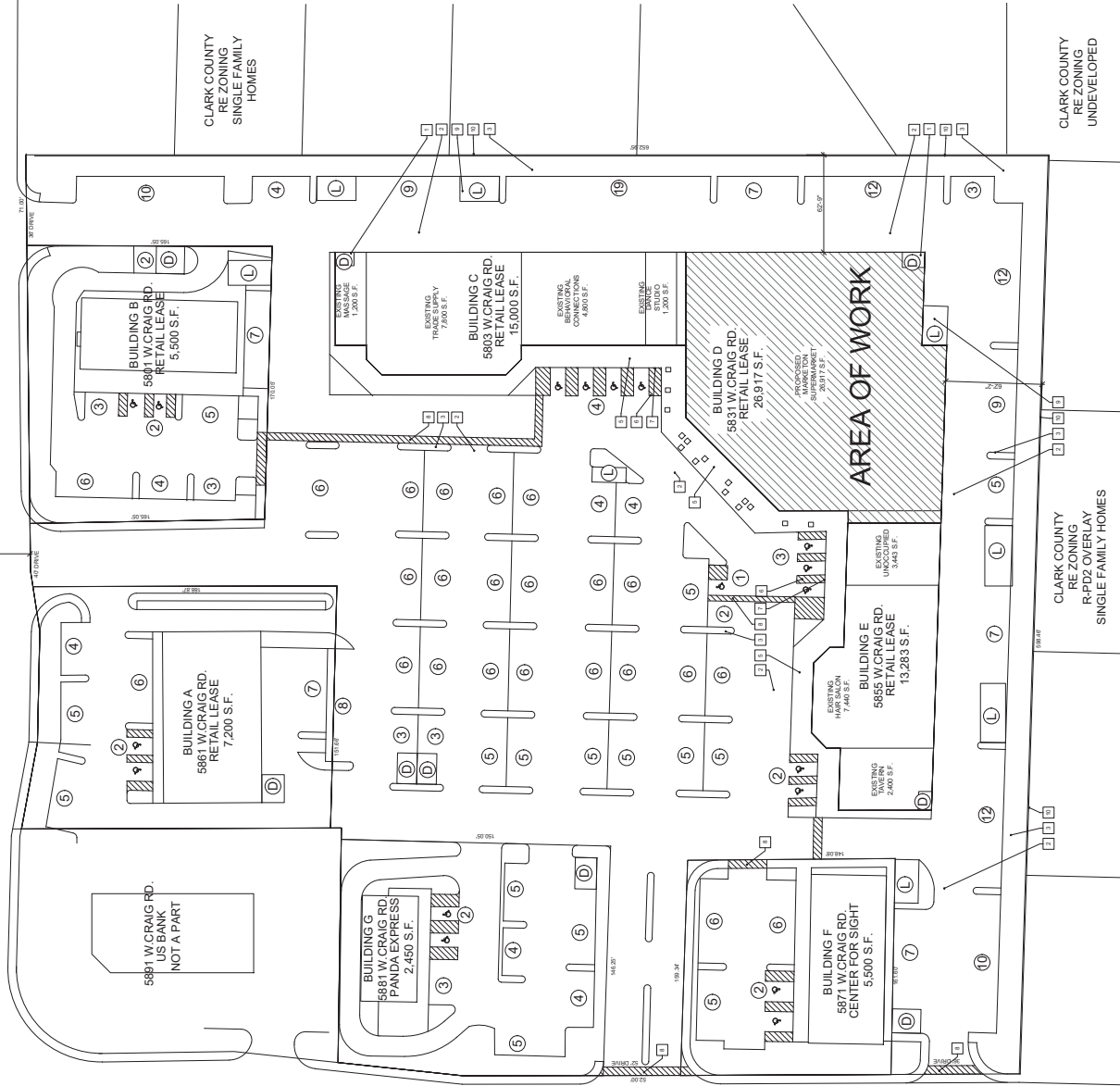
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date
proj. no.
drawn by
checked by

Marketon Grocery Store
5831 West Craig Road
for: Bentler Development, Inc.
City of Las Vegas
Nevada

architect
jdb

REVISIONS

138-01-312-002



Keynotes

- | # | Description (all construction is existing) |
|-----|---|
| 1 | EXISTING CONCRETE BLOCK FOUNDATION WITH TOP OF FOUNDATION FINISH GRADE TO EXISTING FINISH GRADE |
| 2 | EXISTING CONCRETE BLOCK FOUNDATION WITH TOP OF FOUNDATION FINISH GRADE TO EXISTING FINISH GRADE |
| 3 | AC FINISH |
| 4 | AC FINISH |
| 5 | INDICATED AREA |
| 6 | CONCRETE SIDEWALK CURB & UTILITY OF EXISTING SIDEWALK |
| 7 | CONCRETE SIDEWALK W/NOOK SAT FINISH |
| 8 | CONCRETE SIDEWALK W/NOOK SAT FINISH |
| 9 | ACCESSIBLE RAMP |
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Legend

-  LOADING ZONE
 DUMPSTER/TRASH ENCLOSURE
 HANDICAP PARKING

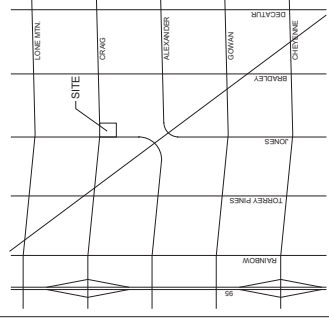
Project data

EXISTING ZONING:	C1
REQUIRED ZONING:	C1
MASTER PLAN USE:	SC
EXISTING USE:	SHOPPING CENTER
PROPOSED USE:	SHOPPING CENTER
APN:	138-01-312-002

AREA SUMMARY/PARKING ANALYSIS

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
BUILDING A	7,200 S.F.			
BUILDING B	10,000 S.F.			
BUILDING C	10,000 S.F.			
BUILDING D	20,917 S.F.			
BUILDING E	12,833 S.F.			
BUILDING F	12,833 S.F.			
BUILDING G	24,000 S.F.			
SHOPPING CENTER	76,800 S.F.	1,050	304	417
LOADING SPACES REQUIRED	4			5,51000
LOADING SPACES PROVIDED	5			
MANHOLES REQUIRED	6			
MANHOLES PROVIDED	17			
SEE APPENDIX A				
BUILDING COVERAGE	240,103 S.F. (NET) = 1.72 ACRES			

Location map



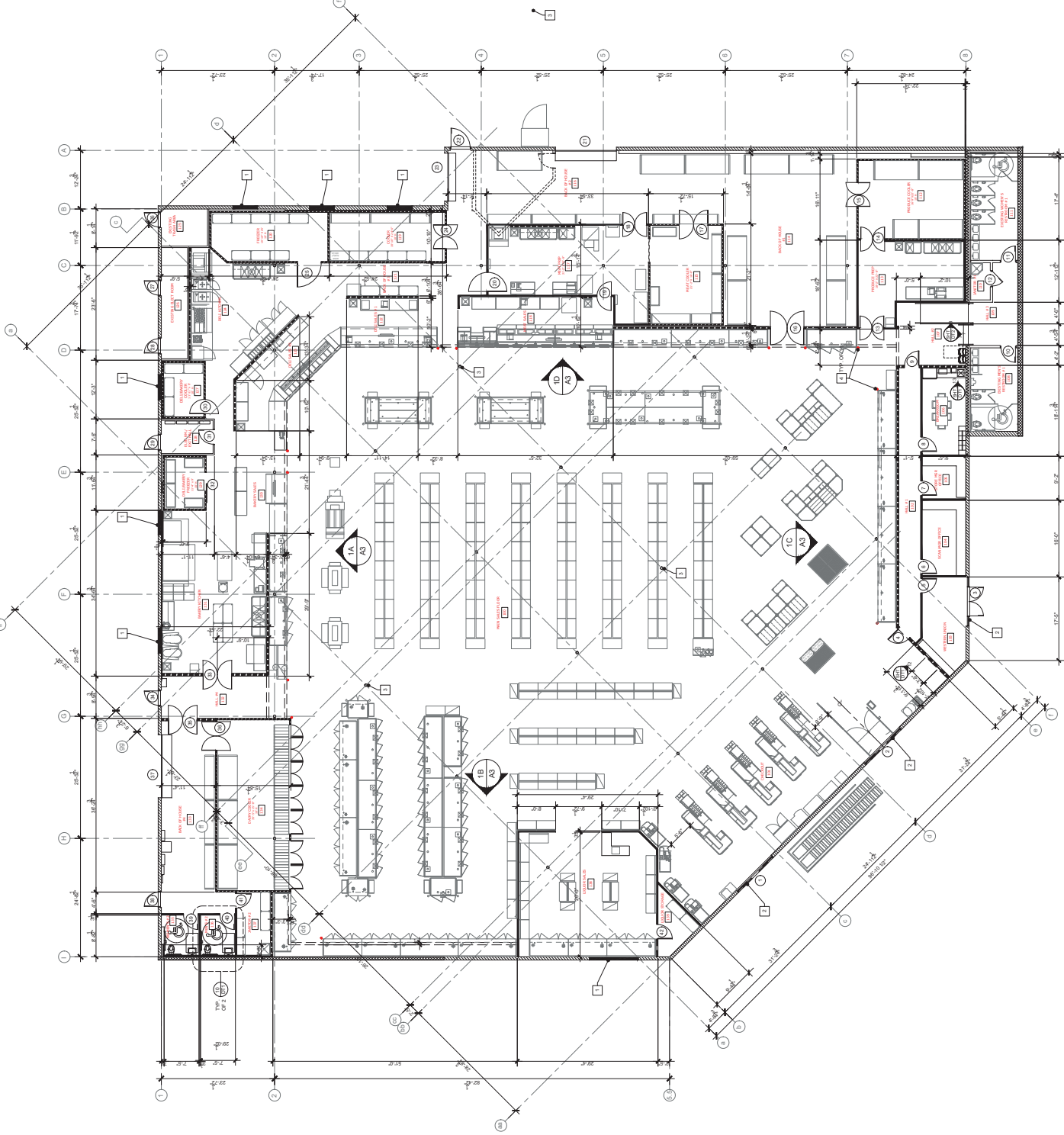
Keynotes

#	Description
1	REMOVE EXISTING STONEWORK AND REEL UP 1 HOUR FIRE RESISTIVE NON-COMBUSTIBLE INSULATED WALL AS PER DETAIL 8.072
2	EXISTING STONEWORK TO BE REFINISHED PER FLOOR SCHEDULE
3	EXISTING STONEWORK TO BE REFINISHED PER FLOOR SCHEDULE
4	ROLLING STONE DETAIL 11.071
5	ADD HANDRAIL PER DETAIL 11.071
6	COURTESY OF - SEE EQUIPMENT PLANS

23-0588
11/16/2023

Wall Legend

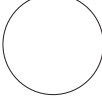
WT	EXISTING CONSTRUCTION TO REMAIN
W1	EXISTING CONSTRUCTION TO BE DEMOLISHED & REMOVED
W2	TYPICAL NON-BEARING 3/8" METAL STUD INTERIOR WALL
W3	SEE SHEET 073 FOR INTERIOR WALL CONSTRUCTION
W4	TYPICAL NON-BEARING 4" METAL STUD INTERIOR WALL
W5	SEE SHEET 073 FOR INTERIOR WALL CONSTRUCTION
W6	TYPICAL COLOUR WALLCEILING PANEL CONSTRUCTION
W7	TYPICAL EXISTING CMU 2 HR FIRE RES. RATED EXTERIOR WALL
W8	TYPICAL EXISTING CMU 4 HR FIRE RES. RATED EXTERIOR WALL



TOTAL SQFT: 26,917 S.F.

1 Floor plan

scale: 1/8" = 1'-0"



REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
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architect

5831 West Craig Road
Nevada

City of Las Vegas
for Bentlar Development, Inc.

Marketon Grocery Store
5831 West Craig Road
Nevada

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