



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) SDR, Variance, SUP

Project Address (Location) 4543 N Rancho Drive, Las Vegas, NV 89130

Project Name Draft House improvements **Proposed Use** add front yard

Assessor's Parcel #(s) 138-02-202-014 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-2 Proposed C-2

Additional Information improve front yard, relocate parking

Property Owner Wiesner Survivors Trust & Lynn Wiesner Lynn TRSC **Contact** Robert Snyder

Address 4547 N Rancho Drive #A **City** Las Vegas **State** NV **Zip** 89130

E-mail rsnyder@bdhginc.com **Phone** 702-368-3715

Applicant Same as Property Owner **Contact** _____

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

E-mail _____ **Phone** _____

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 **City** Las Vegas **State** NV **Zip** 89134

E-mail stewplan@gmail.com **Phone** 702-499-6469

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 Lynn Wiesner

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

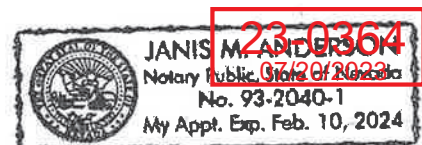
Print Name Lynn Wiesner

Subscribed and sworn before me

This 18th day of JULY, 20 23

Janis M. Anderson

Notary Public in and for said County and State



SITE DATA

ASSESSOR'S PARCEL NUMBER:	138-02-202-014
CURRENT ZONING:	C-2 (GENERAL COMMERCIAL)
PLANNED USE:	GENERAL COMMERCIAL
SITE AREAS:	NET (LEASE AREA) - 148,068 S.F. (3.33 ACRES)
SETBACKS:	REQUIRED PROVIDED
FRONT -	10'-0" 47'-5"
REAR -	10'-0" 16'-11"
SIDE (INTERIOR) -	10'-0" 76'-8"
SIDE (INTERIOR) -	10'-0" 48'-0"
LOT COVERAGE	PROVIDED 14%

BUILDING DATA

SPECIAL USE REQUEST	OUTDOOR SEATING/DINING
BUILDING AREAS:	
EXISTING TO REMAIN:	

EXISTING RESTAURANT (FOH)	4,994 SF
EXISTING BAR/RESTAURANT	3,363 SF
EXISTING BREWERY HOUSE	3,333 SF
EXISTING PATIO (FOH)	1,131 SF
TOTAL EXIST. BLDG. AREA	13,821 SF
EXISTING OFFICE @ MTL. BLDG.	1,600 SF
EXISTING STORAGE @ MTL. BLDG.	2,400 SF
TOTAL EXIST. WAREHOUSE	4,000 SF
TOTAL	17,821 SF
NEW:	
NEW PLAZA AREA	1,881 SF

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
EXIST REST (FOH) 1:50	100
EXIST BAR/RESTAURANT 2:50	122
EXIST BREWERY (MANUF.) 1:1,000	4
TOTAL REQUIRED	126
EXIST WAREHOUSE METAL BLDG. 1:1,000	4
EXIST NORTH PATIO (FOH) 1:50	130
EXIST PLAZA AREA 1:50	23
TOTAL REQUIRED	156

EXISTING ON-SITE PARKING	PROVIDED
SPACES PROVIDED BY JOINT USE	118
AGREEMENT WITH PROPERTY TO SOUTH	20
TOTAL EXISTING	138
TOTAL PROVIDED	174

ACCESSIBLE PARKING REQUIREMENTS:

REQUIRED	6
PROVIDED (EXISTING)	3
REQUIRED (NEW)	3
TOTAL	6

PLANTING LEGEND

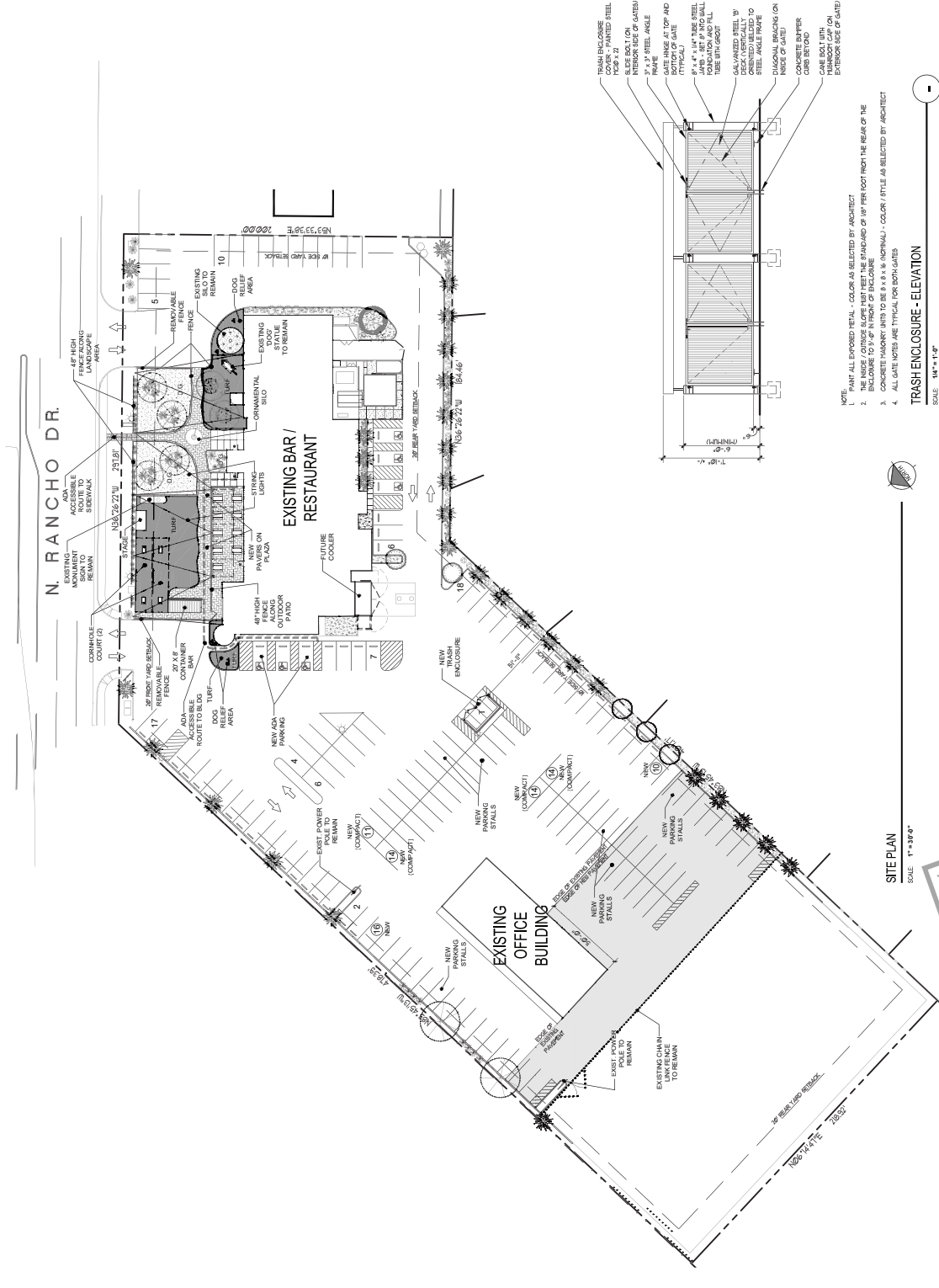
TREES:

SPECIES NAME / COMMON NAME	SIZE	QTY.
FRAXINUS OXYCARPA/RYWOOD ASH	24" BOX	3
SPACED 50' O.C.		

LANDSCAPE MATERIAL

ROCK 1/2" - 3/4" 0364 MAY 16, 2023

PROJECT #: 22-038
DATE: 17 AUG 2023
ADDRESS: 4300 E. Sunset Road, Suite E-3
LAS VEGAS, NV 89120
JURISDICTION: 138-02-202-014
LAS VEGAS, NEVADA



RWAarchitects
Richardson Welzel Architects
4300 E. Sunset Road, Suite E-3
Las Vegas, NV 89120
Phone: 702-756-8922
RWA-design.com

BIG DOG'S FRONT YARD

SITE PLAN
SCALE 1" = 33' 0"

TRASH ENCLOSURE - ELEVATION
SCALE 1/4" = 1'-0"

- NOTE:
1. PAINT ALL EXPOSED METAL - COLOR AS SELECTED BY ARCHITECT
 2. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH WITH A MINIMUM OF 18" PER FOOT FROM THE REAR OF THE ENCLOSURE TO 9' 6" IN FRONT OF ENCLOSURE
 3. CONCRETE MASONRY UNITS TO BE 8" x 8" x 16" NORMAL - COLOR AS SELECTED BY ARCHITECT
 4. ALL GATE NOTES ARE TYPICAL FOR BOTH GATES

SCALE 1/4" = 1'-0"

SITE DATA

ASSESSOR'S PARCEL NUMBER: 138-02-202-014

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

PLANNED USE: GENERAL COMMERCIAL

NET (LEASE AREA): 146,065 S.F. (3.33 ACRES)

REQUIRED: 10'-0"

PROVIDED: 56'-11"

SETBACKS: FRONT - 20'-0"

REAR - 47'-5"

SIDE (INTERIOR) - 10'-0"

SIDE (INTERIOR) - 78'-8"

LOT COVERAGE: 10'-0"

PROVIDED: 14%

BUILDING DATA

SPECIAL USE REQUEST: OUTDOOR SEATING/ZONING

BUILDING AREAS:

EXISTING TO REMAIN:

EXISTING RESTAURANT (FOR): 4,994 SF

EXISTING BACK OF HOUSE: 4,324 SF

EXISTING BREWERY: 3,383 SF

EXISTING PATIO (FOR): 1,131 SF

TOTAL EXIST. BLDG. AREA: 13,832 SF

EXISTING OFFICE @ MTL. BLDG.: 1,800 SF

EXISTING STORAGE @ MTL. BLDG.: 2,400 SF

TOTAL EXIST. WAREHOUSE: 4,000 SF

TOTAL: 17,832 SF

NEW PLAZA AREA: 1,581 SF

PARKING DATA

PARKING REQUIREMENTS:

EXIST. REST (FOR) 1.50: 100

EXIST. BACK OF HOUSE 1.00: 22

EXIST. BREWERY (MANUF.) 2.11: 1,000

TOTAL REQUIRED: 128

EXIST. WAREHOUSE METAL BLDG.: 1,000

EXIST. TOTAL REQUIRED: 130

EXIST. NEW REST (FOR) 1.50: 23

NEW PLAZA AREA 1.50: 32

TOTAL REQUIRED: 165

EXISTING ON-SITE PARKING: 118

SPACES PROVIDED BY JOINT USE: 20

AGREEMENT WITH PROPERTY TO SOUTH: 20

TOTAL EXISTING: 153

NEW RELOCATED: 21

TOTAL PROVIDED: 174

ACCESSIBLE PARKING REQUIREMENTS: 6

PROVIDED (EXISTING): 3

NEW: 3

PLANTING LEGEND

TREES:

SPECIES NAME / COMMON NAME: SIZE: QTY:

FRAXINUS OXYCARPA/WOOD ASH: 24" BOX: 3

SPACED 30' O.C.

LANDSCAPE MATERIAL

ROCK MUD-3: 0.364

MAILED: 09/09/2023

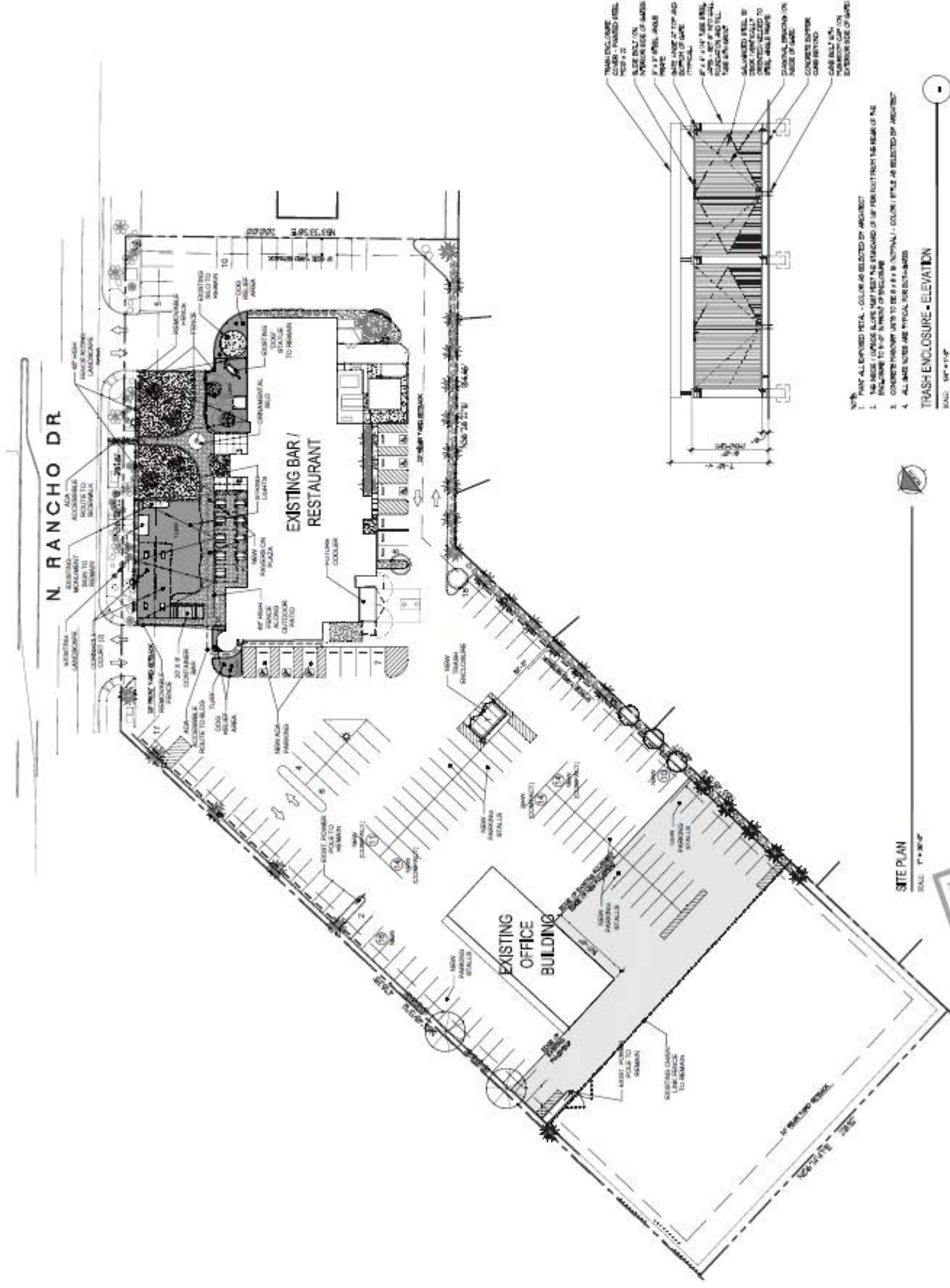
PROJECT #: 22-438

DATE: 10 SEP 2023

ADDRESS: 4543 NORTH RANCHO DRIVE

LAS VEGAS, NV 89136

JURISDICTION: LAS VEGAS, NEVADA



RWAarchitects
Richardson Weitzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702-738-8522
RWA-design.com

BIG DOG'S FRONT YARD

SITE PLAN

SCALE: 1"=30'-0"

TRASH ENCLOSURE - ELEVATION

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

1. FINISH ALL EXPOSED METAL - COLOR AS SELECTED BY ARCHITECT
2. FINISH ALL EXPOSED ALUMINUM - COLOR AS SELECTED BY ARCHITECT
3. CONCRETE FINISHES TO BE 6" MIN. THICK - COLOR: WHITE AS SELECTED BY ARCHITECT
4. ALL SITES NOTES ARE TYPICAL UNLESS NOTED OTHERWISE

DATE: 09/09/2023