



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/ Date

24-0672
12/19/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 111 N. 7th Street, Las Vegas, NV 89101 115 N. 7TH STREET LV, NV 89101

Project Name SIDRAZZ INVESTMENTS LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-34-601-005 **Ward #** 3

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

Additional Information Conditional Use Permit--to allow for a night club use in a T5 Main Street (T5-MS) zoning district

Property Owner 7TH STREET PROPERTIES L L C **Contact** _____

Address 1013 WHITNEY RANCH DR, Ste 110 **City** HENDERSON **State** NV **Zip** 89014

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

Applicant SIDRAZZ INVESTMENTS LLC **Contact** _____

Address 115 N. 7th Street **City** Las Vegas **State** NV **Zip** 89101

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

Representative TAYLOR CONSULTING GROUP, INC **Contact** _____

Address 8414 W. Farm Road, #180-211 **City** Las Vegas **State** NV **Zip** 89131

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

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.

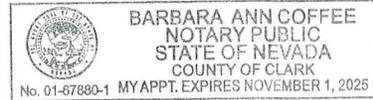
Property Owner Signature N. Armenian

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

Print Name Nora Armenian

Subscribed and sworn before me
This 15th day of October, 2024

Barbara Ann Coffee
Notary Public in and for said County and State



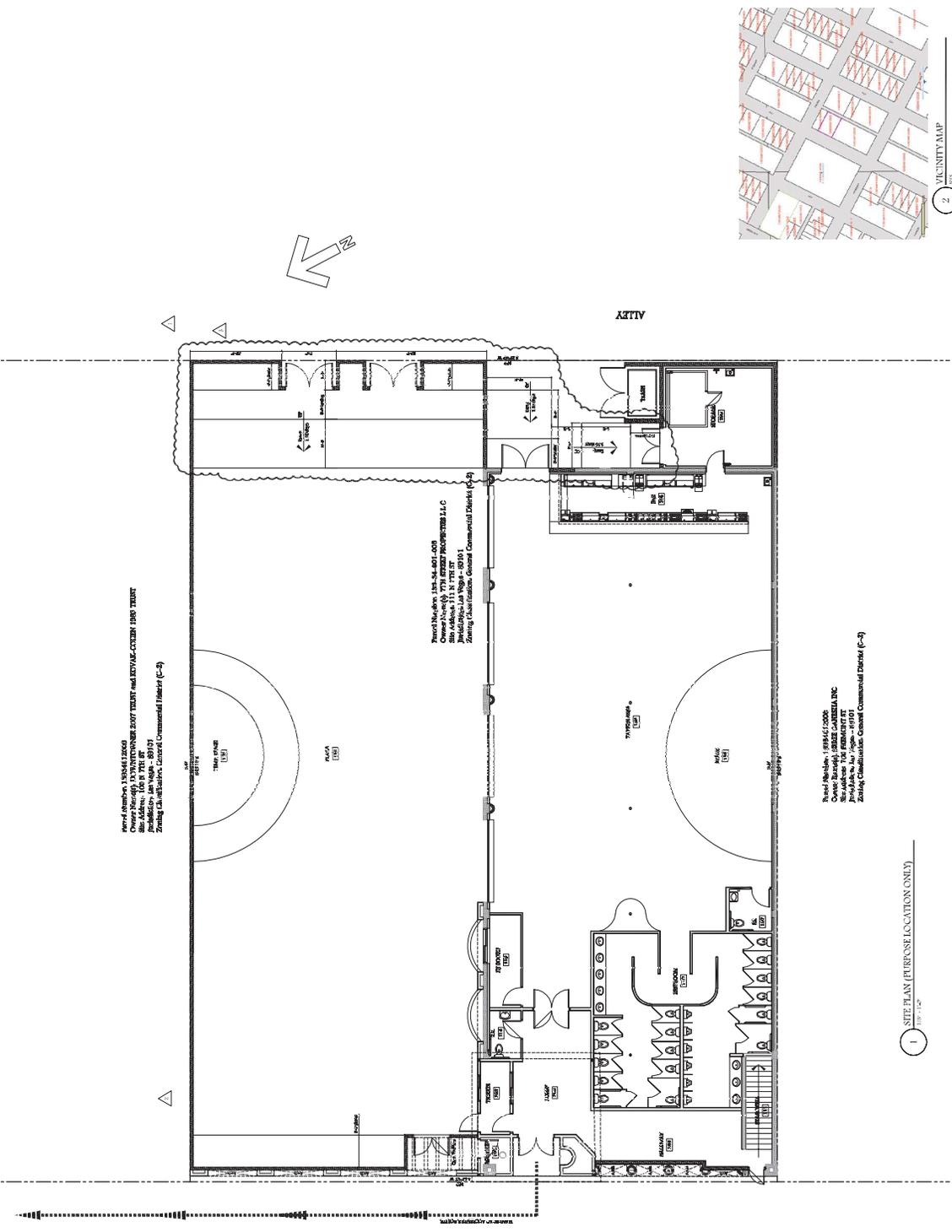


IGNACIO GONZALEZ ARCHITECTS, INC.
 ARCHITECTS - INTERIORS - EXTERIORS
 1111 N. 7TH ST., SUITE 100
 SAN ANTONIO, TEXAS 78205
 (214) 591-1111
 WWW.IGNACIOGONZALEZARCHITECTS.COM

FRANCISCO FARRAS
 ARCHITECT
 1111 N. 7TH ST., SUITE 100
 SAN ANTONIO, TEXAS 78205
 (214) 591-1111
 WWW.FRANCISCOFARRASARCHITECT.COM

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	11-20-24
2	FOR GENERAL NOTES SEE A0.00	

A101



N 7th St

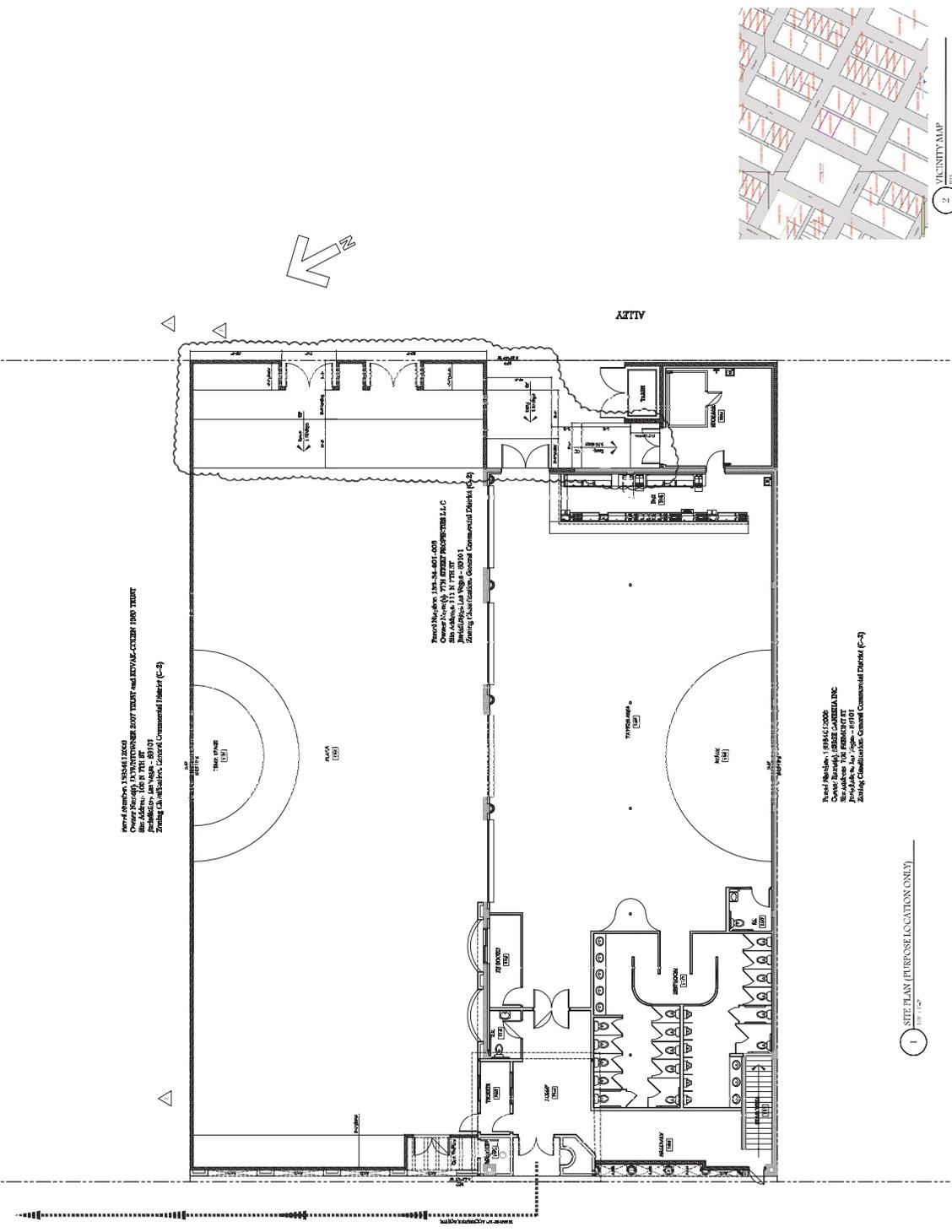


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 ARCHITECTS - INTERIORS - EXTERIORS
 1111 N. 7TH ST. SUITE 200
 AUSTIN, TEXAS 78701
 (512) 476-1111
 www.ignaciogonzalez.com

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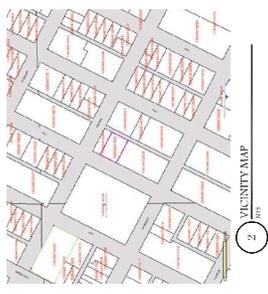


Site Address: 1001 N. 7TH ST
 Owner: [REDACTED]
 Zoning: [REDACTED]

Site Address: 1111 N. 7TH ST
 Owner: [REDACTED]
 Zoning: [REDACTED]

Site Address: 1111 N. 7TH ST
 Owner: [REDACTED]
 Zoning: [REDACTED]

1 SITE PLAN (PURPOSE LOCATION ONLY)
 1/8" = 1'-0"



2 VICINITY MAP
 1/8" = 1'-0"

FOR GENERAL NOTES SEE A0.00

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12/19/2024

N 7 TH ST



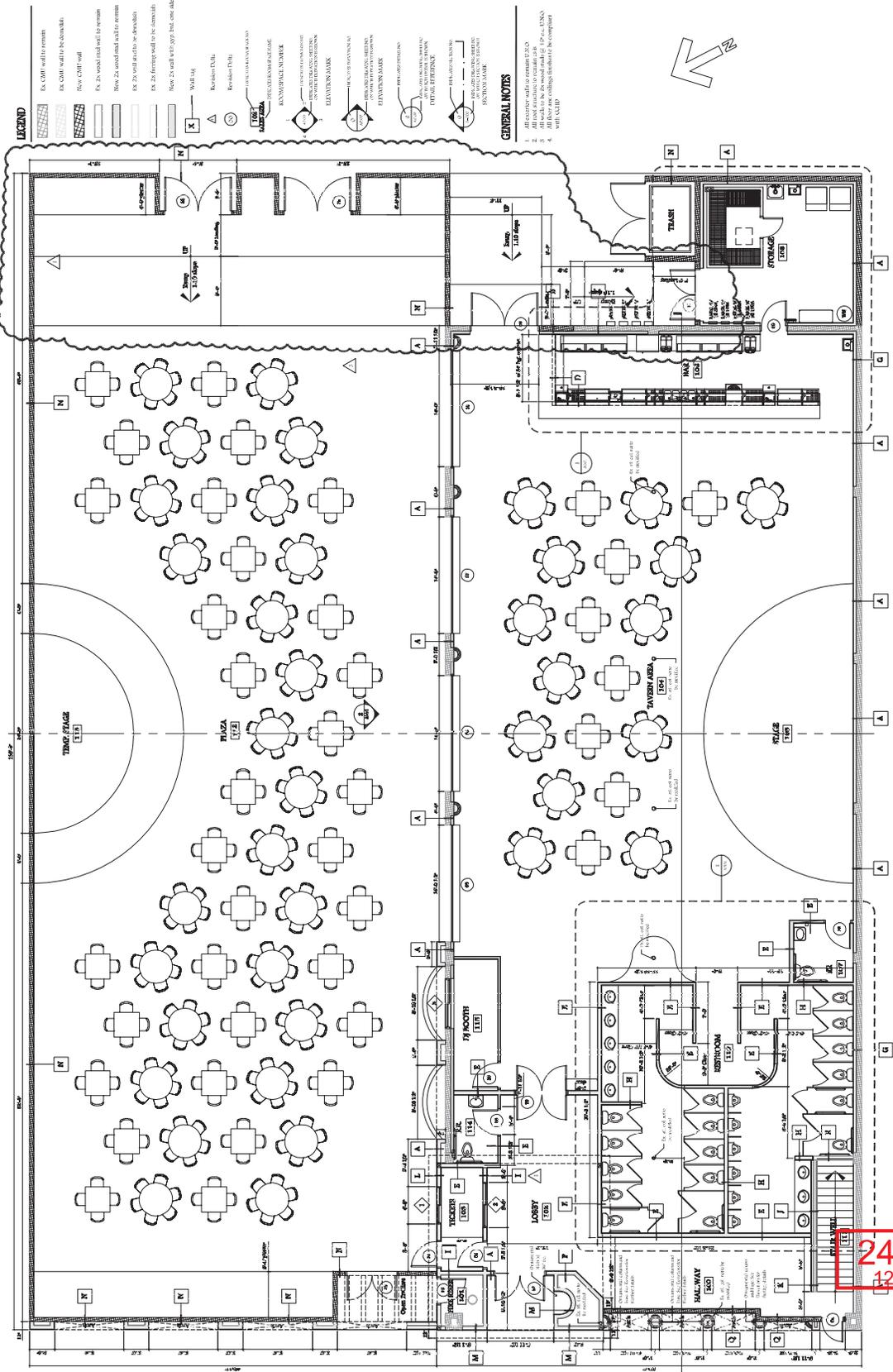
IGNACIO GONZALEZ ARCHITECTS, INC.
 1115 7th St. Suite 100
 San Francisco, CA 94103
 Tel: 415.774.8888
 Fax: 415.774.8889
 www.ignaciogonzalez.com

AZUL TEQUILA Night Club T.1

FIRST FLOOR PLAN

AZ01

DATE: 11.10.21
 1115 7th St. Suite 100
 San Francisco, CA 94103
 Tel: 415.774.8888
 Fax: 415.774.8889
 www.ignaciogonzalez.com



LEGEND

- 1. NEW PART WALL
- 2. NEW 2x4 WALL
- 3. NEW 2x6 WALL
- 4. NEW 2x8 WALL
- 5. NEW 2x10 WALL
- 6. NEW 2x12 WALL
- 7. NEW 2x14 WALL
- 8. NEW 2x16 WALL
- 9. NEW 2x18 WALL
- 10. NEW 2x20 WALL
- 11. NEW 2x22 WALL
- 12. NEW 2x24 WALL
- 13. NEW 2x26 WALL
- 14. NEW 2x28 WALL
- 15. NEW 2x30 WALL
- 16. NEW 2x32 WALL
- 17. NEW 2x34 WALL
- 18. NEW 2x36 WALL
- 19. NEW 2x38 WALL
- 20. NEW 2x40 WALL
- 21. NEW 2x42 WALL
- 22. NEW 2x44 WALL
- 23. NEW 2x46 WALL
- 24. NEW 2x48 WALL
- 25. NEW 2x50 WALL
- 26. NEW 2x52 WALL
- 27. NEW 2x54 WALL
- 28. NEW 2x56 WALL
- 29. NEW 2x58 WALL
- 30. NEW 2x60 WALL
- 31. NEW 2x62 WALL
- 32. NEW 2x64 WALL
- 33. NEW 2x66 WALL
- 34. NEW 2x68 WALL
- 35. NEW 2x70 WALL
- 36. NEW 2x72 WALL
- 37. NEW 2x74 WALL
- 38. NEW 2x76 WALL
- 39. NEW 2x78 WALL
- 40. NEW 2x80 WALL
- 41. NEW 2x82 WALL
- 42. NEW 2x84 WALL
- 43. NEW 2x86 WALL
- 44. NEW 2x88 WALL
- 45. NEW 2x90 WALL
- 46. NEW 2x92 WALL
- 47. NEW 2x94 WALL
- 48. NEW 2x96 WALL
- 49. NEW 2x98 WALL
- 50. NEW 2x100 WALL

GENERAL NOTES

1. ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL NEW WALLS TO BE CONFORM TO CALIF. CODE.
3. ALL NEW WALLS TO BE CONFORM TO CALIF. CODE.
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