

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP Gaming Establishment - Restricted

Project Address (Location) 789 NORTH NELLIS

Project Name Diamond Market **Proposed Use** _____

Assessor's Parcel #(s) 140-29-802-004 **Ward #** 3-Diaz

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Miguel Constantino Trust and Alice Miguel B'brienTrust **Contact** _____

Address 4205 Baldwin Avenue **City** El Monte **State** CA **Zip** 91731

E-mail _____ **Phone** _____

Applicant Zoni Brothers LLC **Contact** _____

Address 789 North Nellis Blvd **City** Las Vegas **State** NV **Zip** 89110

E-mail _____ **Phone** _____

Representative Brown, Brown and Premsrut **Contact** Lora Dreja

Address 520 South Fourth Street **City** Las Vegas **State** NV **Zip** 89101

E-mail Lora@Brownlawlv.com **Phone** (702) 598-1408

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.

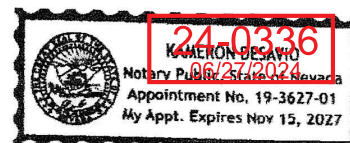
Property Owner Signature _____

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

Print Name Zoni F GBRAEAL

Subscribed and sworn before me

This 13th day of June, 2024
Kameron Dpho



789
NELLIS
3700 SF

[illegible]

WILLIAM STREET

PROPOSED
MARKET
30.876 SQ. FT.

MARKED BY

PARKING 436 SPACES

EXISTING
8,175 SQ. FT.

EXISTING
0.386 SQ. FT

ALL PARTS
OF THE
CITY

EXISTING
7.468 SQ FT

EXISTING
9.406 SQ. FT.

EXISTING
0.386 SQ. FT

EXISTING
COMMERCIAL
SHOPPING
COMPLEX

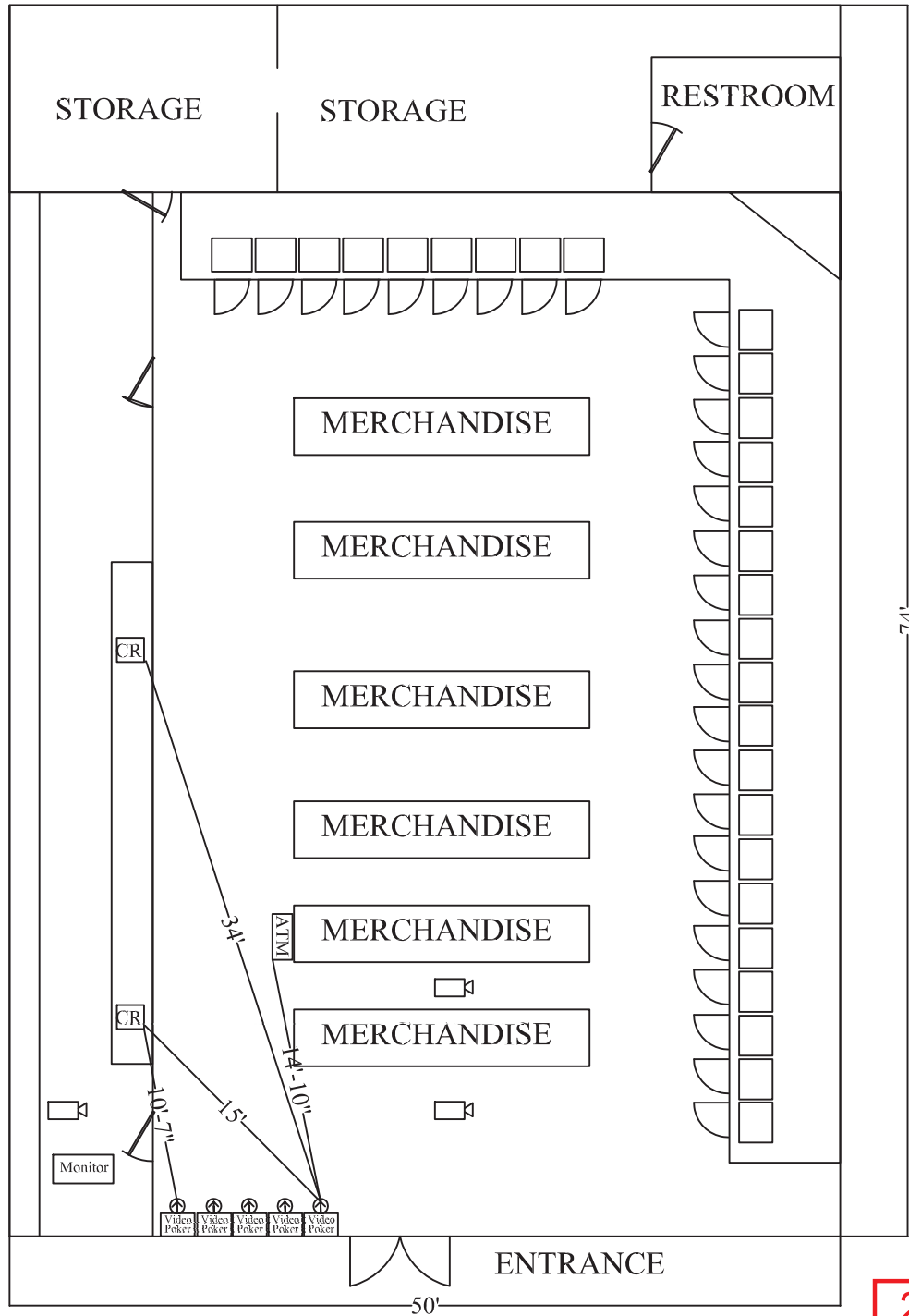
UNCLASSIFIED
LEGEND

789
NELLIS
3700 SF

Diamond Liquor
789 N. Nellis Blvd.
Las Vegas, NV 89110

Total Sq. Ft: 3,700
Retail Sq. Ft.: 2,560
Gaming Sq. Ft.: 75

Date Prepared: 06/26/2024
Scale: 3/32" = 1'-0"
Max Occupancy: 31
☐ = Camera



24-0336
06/27/2024



East Elevation



South Elevation

24-0336
06/27/2024



West Elevation



North Elevation