

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) 6402 W. Cheyenne Ave las vegas NV

Project Name Dutch Bros Cheyenne **Proposed Use** _____

Assessor's Parcel #(s) 13811410003 **Ward #** _____

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

Additional Information _____

Property Owner Cheyenne Torrey, LLC **Contact** Dean Lazarkis
Address 11700 W. Charleston Blvd. Suite 170-119 **City** Las Vegas **State** NV **Zip** 89135
E-mail djl@delta-realty.com **Phone** _____

Applicant Dutch Bros **Contact** John Caglia
Address 110 SW 4th Street **City** Grant Pass **State** OR **Zip** 97526
E-mail john.caglia@dutchbros.com **Phone** 817-703-4312

Representative Zenith Engineering **Contact** Julia Izzolo
Address 1980 Festival Plaza Drive Suite 450 **City** Las Vegas **State** NV **Zip** 89135
E-mail julia@zenith-lv.com **Phone** 702-835-3496

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 _____

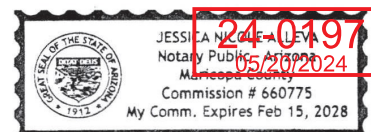
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DEAN LAZARKIS

Subscribed and sworn before me

This 15th day of May, 20 24

Notary Public in and for said County and State State of Arizona
County of Maricopa



| | |
|---------------------------------|--|
| JURISDICTION: | CITY OF LAS VEGAS |
| PARCEL #: | 13B-11-10500 |
| CURRENT ZONING: | C1 LIMITED COMMERCIAL DISTRICT |
| PROPOSED ZONING: | C1 LIMITED COMMERCIAL DISTRICT |
| PROPOSED ZONING CLASSIFICATION: | SC - SERVICE COMMERCIAL |
| CURRENT GENERAL PLAN/LAND USE: | 9C - SERVICE COMMERCIAL |
| PROPOSED GENERAL PLAN/LAND USE: | 9C - SERVICE COMMERCIAL |
| ADDITIONAL COMMENTS: | \$16.66 ACRES WHOLE COMMERCIAL SUBDIVISION \$26.36 ACRES (THIS APPLICATION) \$11.92 ACRES (DRP/DC/FRU) |
| TOTAL BILLING AREA: | |

| BUILDING NAMES | BUILDING AREA (SF) | PARKING REQUIRED |
|--|--|--|
| #121 WEST WITH DRIVE THRU | #121 OFFICE, REPAIRING AREA AND INTERNAL PUBLIC SEATING AND WAITING | #121 1,000.15 DURING SPACES REQUIRED 4 |
| #122 WEST WITH DRIVE THRU NOT FOR PARKING CALCULATIONS OF INTERNAL DIVISION ONLY | #122 87 PUBLIC SEATING AND WAITING (PATIO) #122 87 PUBLIC SEATING AND WAITING (PATIO) #122 87 PUBLIC SEATING AND WAITING (PATIO) #122 87 PUBLIC SEATING AND WAITING (PATIO) | #122 87.00 1.00 1.00 PUBLIC SEATING #122 87.00 1.00 1.00 PUBLIC SEATING #122 87.00 1.00 1.00 PUBLIC SEATING #122 87.00 1.00 1.00 PUBLIC SEATING REQUIRED 28 |
| TOTAL REQUIRED PARKING - 24 TOTALS | TOTAL PROVIDED PARKING - 22 TOTALS | TOTAL SITE PARKING (REGULATORY) 17 TOTAL SITE PARKING (DESIGNATED) 2 TOTAL SITE PARKING (ACCESSIBLE) 2 |

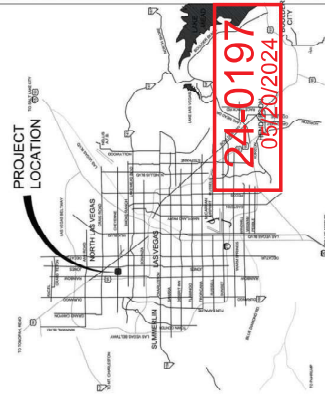
| | |
|----|--|
| 1 | PROPERTY LINE |
| 2 | RED ZONE STRUCK |
| 3 | LANDSCAPE STRUCK |
| 4 | EXISTING WALL TO REMAIN |
| 5 | EXISTING TRAILING ENCLOSURE |
| 6 | NEW ESCAPE LAKE |
| 7 | EXISTING ATTACHED SIDEWALK TO REMAIN |
| 8 | PROPOSED ACCESS FROM STREET TO BUILDING |
| 9 | EXISTING COMMERCIAL ENTRANCE |
| 10 | EXISTING CALL BOX (ON CORNER PARK) |
| 11 | NEW 12' X 20' BUILDING |
| 12 | LINE OF SEGREGATION FOR FUTURE BIG TURNPOCKET LAKE |
| 13 | BOUNDARY OF EXISTING CEMETERY |

Project Name
COMMERCIAL DEVELOPMENT @ W.
CHEYENNE AVE. AND N. TORREY PINES
DR.
6402 W. CHEYENNE AVE,
LAS VEGAS, NEVADA 89108
APN: 138-11-410-003

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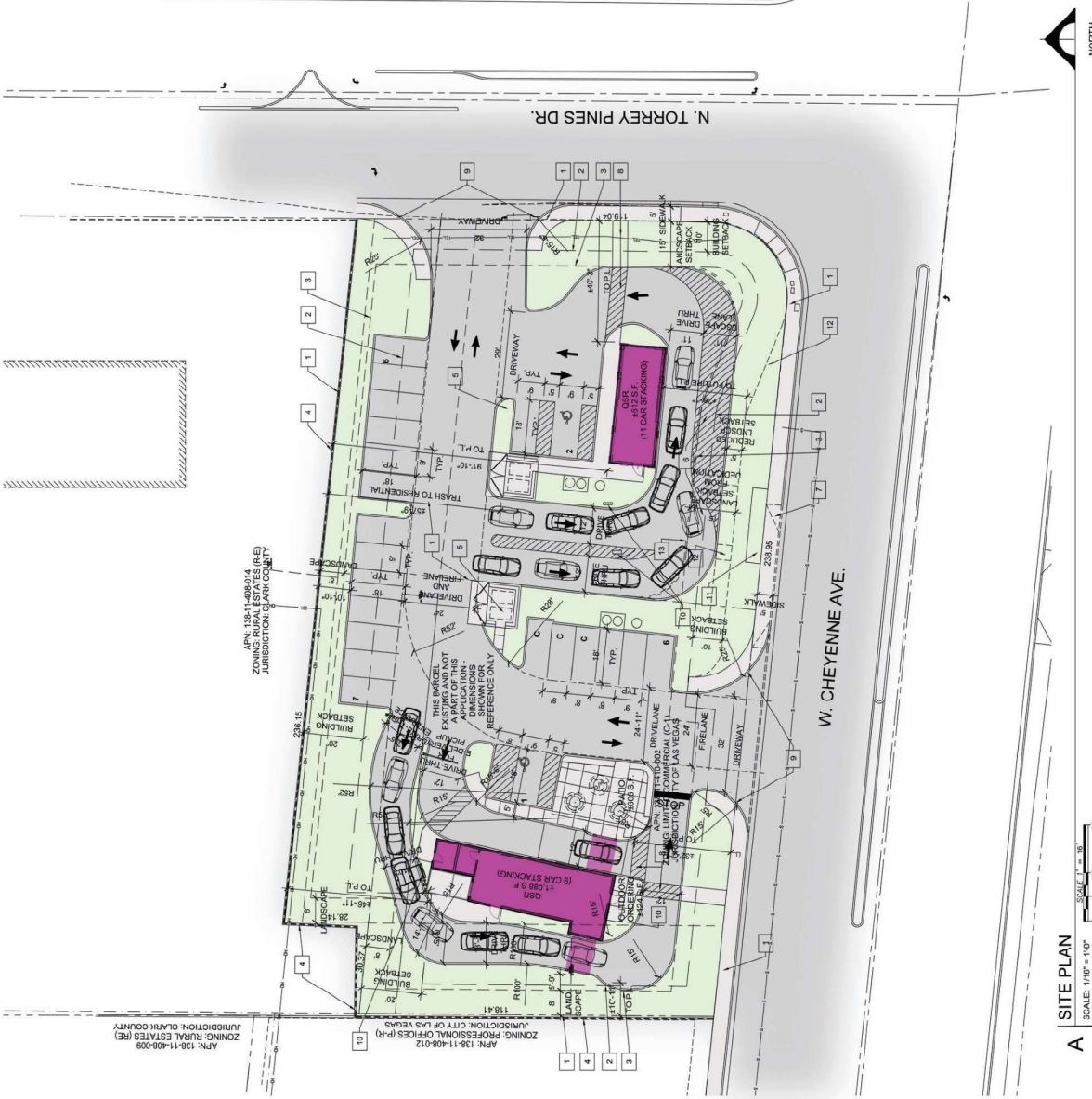
Project Number
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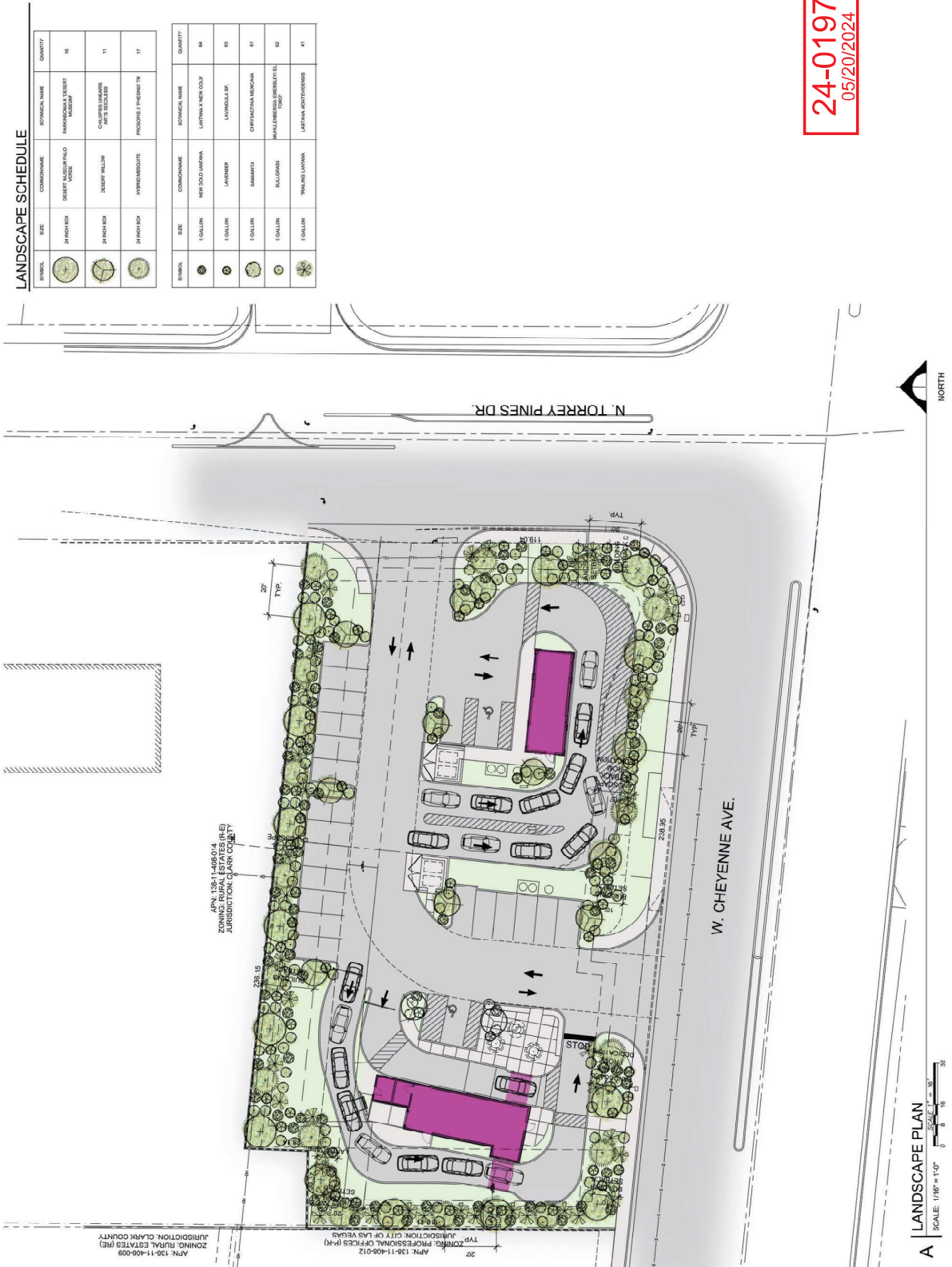
AS1.100



24-0197
05/20/2024

OVERALL VICINITY MAP





A LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

24-0197
05/20/2024

AS1.01
LANDSCAPE PLAN
24-004
Project Number

| No. | Date | Description |
|-----|-------------|--------------|
| | 01 APR 2024 | ENTITLEMENTS |
| | | |
| | | |
| | | |
| | | |
| | | |

Project Name
COMMERCIAL DEVELOPMENT @ W
DR.
CHEYENNE AVE. AND N. TORREY PINES
LAS VEGAS, NEVADA 89108
APN: 138-11-410-003

CARROLL DESIGN
COLLABORATIVE

1980 FESTIVAL PLAZA DRIVE, SUITE 400 LAS VEGAS, NV 89135
THINK OUTSIDE THE BOX. CHALLENGE THE CONVENTIONAL. COLLABORATE.
We are a team of landscape architects, planners, and engineers. We work with clients to create sustainable, functional, and beautiful landscapes. Our team is experienced in all aspects of landscape design, from conceptual design to construction administration. We are committed to providing our clients with the highest quality of service and the most innovative solutions.