

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) 1421 S. Commerce St., Las Vegas, NV 89102

Project Name Sublimotion LV Proposed Use Restaurant

Assessor's Parcel #(s) 16203201005 Ward # 3

General Plan: Existing INCORP Proposed No Change Zoning: Existing C-M Proposed No Change

Additional Information \_\_\_\_\_

Property Owner STICKY VIII LLC Contact \_\_\_\_\_

Address 2118 Edgewood Avenue City Las Vegas State NV Zip 89102

E-mail garysr@wsspartan.com, gary@wsspartan.com Phone \_\_\_\_\_

Applicant Pacific Palisades Capital Investments LLC Contact Heika Bom - Bakker, CEO

Address 9480 S. Eastern Ave. #208 City Las Vegas State NV Zip 89123

E-mail Claudia@palisades.capital Phone 424-355-3580

Representative Pacific Palisades Capital Investments LLC Contact Heika Bom

Address 9420 W Sahara ave, suite 100 City Las Vegas State NV Zip 89117

E-mail claudiaheika@gmail.com, claudia@palisades.capital Phone 424-355-3580

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 Trinity Schlottman (GC) Partner(s) Gary George Creagh JR

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 Gary George Creagh JR

State of Nevada, Clark County

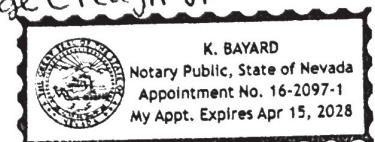
Subscribed and sworn before me

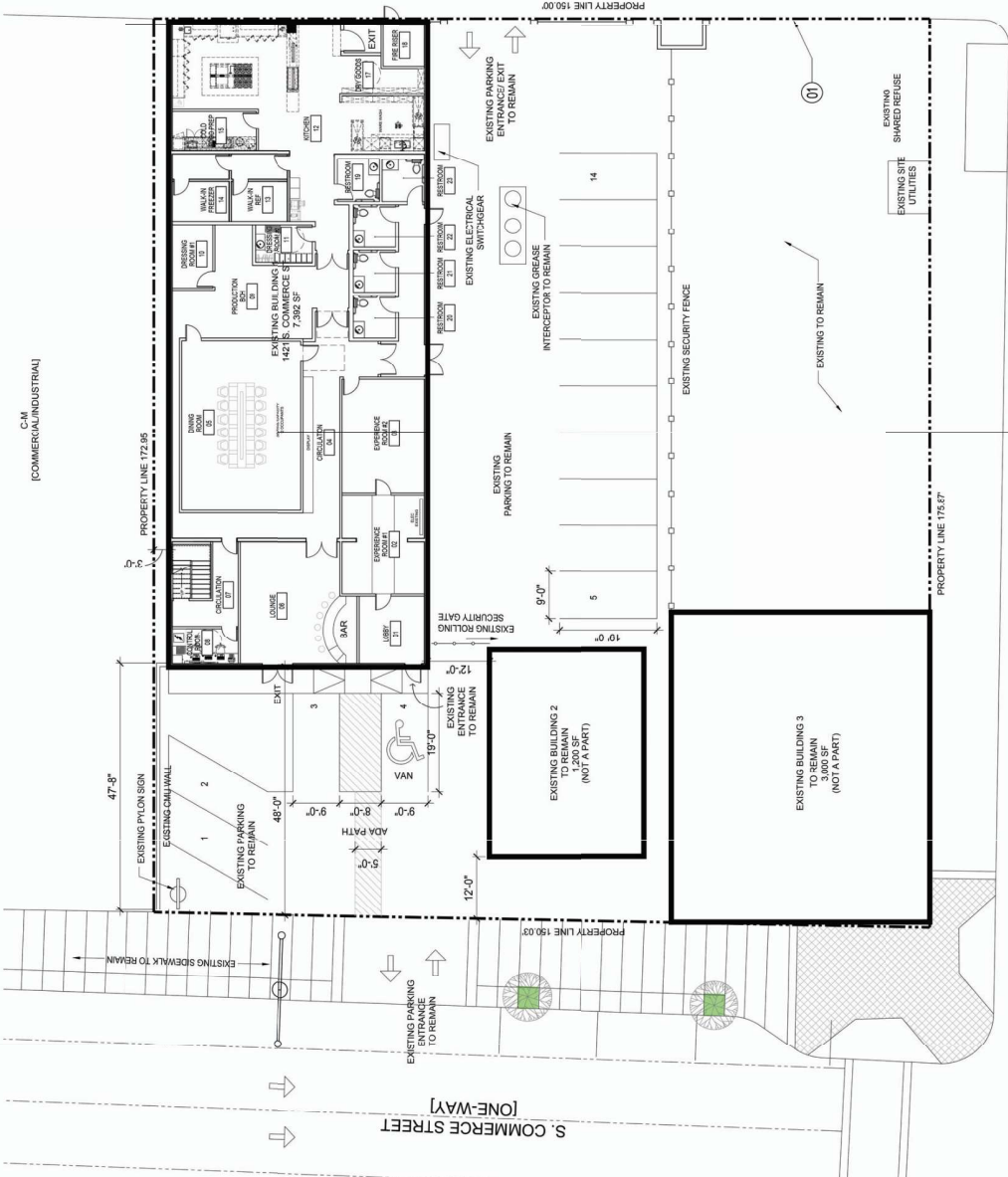
This 30th day of October, 20 21 By Gary George Creagh JR

K. Bayard

Notary Public in and for said County and State

24-0611  
11/21/2024





C-M  
[COMMERCIAL/INDUSTRIAL]

W. UTAH AVENUE

1 SITE PLAN - PROPOSED

### SITE DATA

APN: 02-032-01-005  
SITE: 26,151 SF - .60 ACRES  
EXISTING BLDG COVERAGE = 10,450 SF  
EXISTING P.A.R. = 16%  
EXISTING BLDG 1 COVERAGE = 6,250 SF  
EXISTING BLDG 2 COVERAGE = 3,000 SF  
EXISTING BLDG 3 COVERAGE = 3,000 SF  
TOTAL COVERAGE = 10,450 SF

### BUILDING DATA

EXISTING BUILDING 1:  
LEVEL 1: 6,250 SF  
MEZZANINE: 7,152 SF  
TOTAL: 13,402 SF  
(NOT A PART)  
EXISTING BLDG 2: 3,000 SF  
EXISTING BLDG 3: 3,000 SF  
ROOF WILL NOT BE OCCUPIED

### PARKING

EXISTING PARKING TO REMAIN:  
EXISTING BLDG 1: 13 TYPICAL STALLS  
14 STALLS TOTAL

### GENERAL NOTES

1. ALL SITE ELEMENTS TO REMAIN AS EXISTING.

### KEY NOTES

1. EXISTING FENCE/WALL WILL BE REMOVED AND NEW FENCE/WALL WILL BE ADDED IN THE FUTURE.

### VICINITY MAP



**kora**  
architecture • interiors • design  
www.korarchitecture.com

ARCHITECT:  
CARLY KOTKIN  
N.V. L.C. #7297  
CARLY@KORARCHITECTURE.COM  
KORA LLC  
PHONE: 702.860.4329  
8844 S. LAS VEGAS BLVD. SUITE 101  
LAS VEGAS, NV 89148

### SUBLIMATION LV

PROJECT LOCATION:  
A.P.N. 16203201005  
1421 S. COMMERCE ST., LAS VEGAS, NV 89102

OWNER:  
PACIFIC PALISADES CAPITAL INVESTMENTS LLC

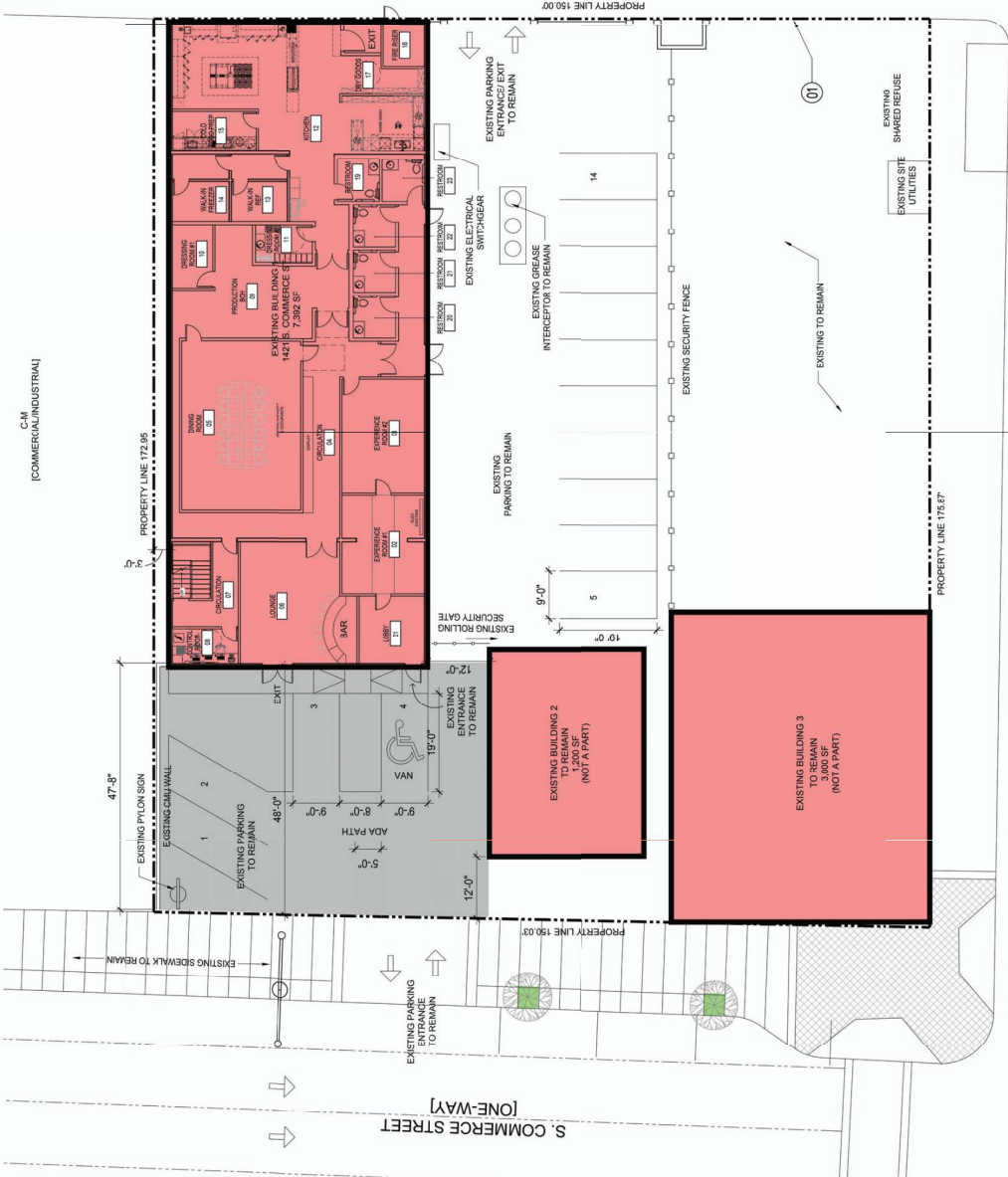
DRAWING ISSUE  
SUBMIT FOR PERMITTING

DATE  
10/20/2024

ISSUE FOR PLANNING REVIEW  
NOT FOR CONSTRUCTION

SCALE 1" = 16'-0"  
0 5' 10' 20'

SITE PLAN PROPOSED



C-M  
[COMMERCIAL/INDUSTRIAL]

W. UTAH AVENUE

S. COMMERCE STREET  
[ONE-WAY]

1 SITE PLAN - PROPOSED

SITE DATA

APN: 02-032-01-005  
SITE: 26,151 SF - .60 ACRES  
EXISTING BLDG COVERAGE = 10,450 SF  
EXISTING F.A.R. = .16%  
EXISTING BLDG 1 COVERAGE = 6,250 SF  
EXISTING BLDG 2 COVERAGE = 3,000 SF  
EXISTING BLDG 3 COVERAGE = 3,000 SF  
TOTAL COVERAGE = 10,450 SF

BUILDING DATA

EXISTING BUILDING 1:  
LEVEL 1:  
MEZZANINE:  
13 TYP.  
7,250 SF  
7,250 SF  
1,200 SF  
EXISTING BLDG 2: 1,200 SF  
EXISTING BLDG 3: 3,000 SF  
ROOF WILL NOT BE OCCUPIED

PARKING

EXISTING PARKING TO REMAIN:  
EXISTING BLDG 1: 13 TYPICAL STALLS  
14.87% COEFF. TO TYP.

GENERAL NOTES

1. ALL SITE ELEMENTS TO REMAIN AS EXISTING.

KEY NOTES

1. EXISTING FENCE/WALL WILL BE REMOVED AND NEW FENCE/WALL WILL BE ADDED IN THE FUTURE.

VICINITY MAP



PROJECT LOCATION



KORA  
architecture • interiors • design  
www.koraarchitecture.com  
KORATECT  
CAROL MONTAN  
N.V. LIC. #7267  
CAROL@KORARCHITECTURE.COM  
KORA LLC  
PHONE: 702.860.4329  
8846 S. MOUNTAIN VIEW AVE.  
LAS VEGAS, NV 89148

SUBLIMATION LV

PROJECT LOCATION:  
A.P.N. 16203201005  
1421 S. COMMERCE ST., LAS  
VEGAS, NV 89102

OWNER:  
PACIFIC PALISADES CAPITAL  
INVESTMENTS LLC

DRAWING ISSUE  
ISSUED FOR PLANNING

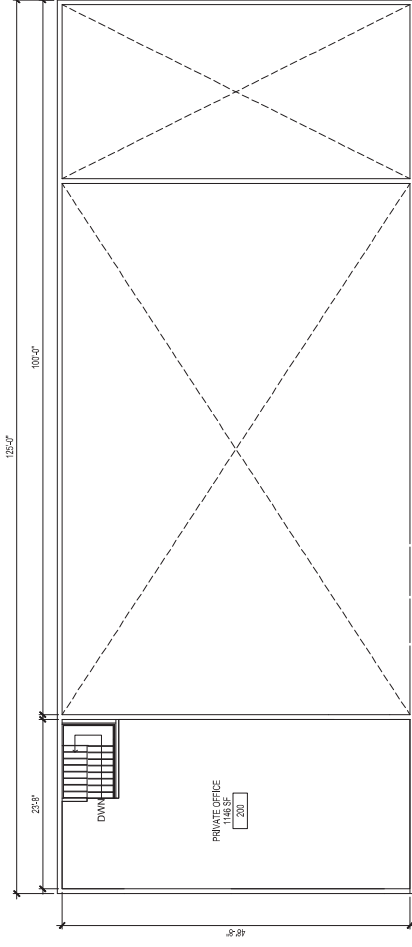
DATE  
10/20/2024

ISSUE FOR PLANNING REVIEW  
NOT FOR CONSTRUCTION

SCALE 1" = 16'-0"  
0 5' 10' 20'

SITE PLAN PROPOSED

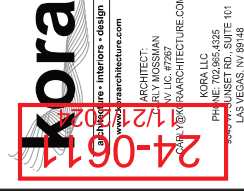
24-0611  
11/21/2024  
SP.10



BUILDING DATA

EXISTING BUILDING 1:	
LEVEL 1:	6,250 SF
MEZZANINE:	<u>1,142 SF</u>
TOTAL	7,392 SF

OCCUPANT LOAD = 153 OCCUPANTS  
(PER IBC 2021 TABLE 1004.5)



## SUBLIMATION LV

PROJECT LOCATION:  
A.P.N. 16203201005  
1421 S. COMMERCE ST., LAS  
VEGAS, NV 89102

OWNER:  
PACIFIC PALISADES CAPITAL  
INVESTMENTS LLC

DRAWING ISSUE	DATE
ISSUE FOR PLANNING	10/30/2024

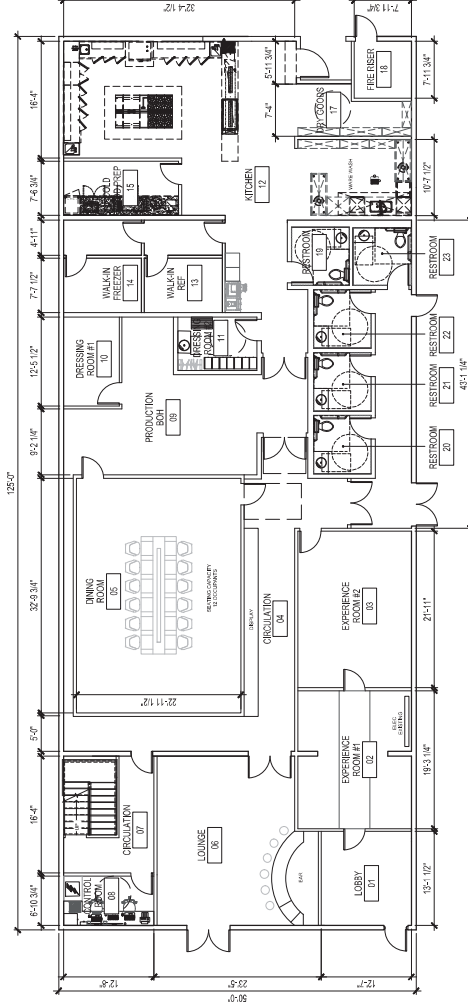
DATE  
10/30/2024

ISSUE FOR PLANNING REVIEW  
NOT FOR CONSTRUCTION

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

**[BUILDING 1]  
FLOOR PLANS  
LEVEL 1 & MEZZANINE**

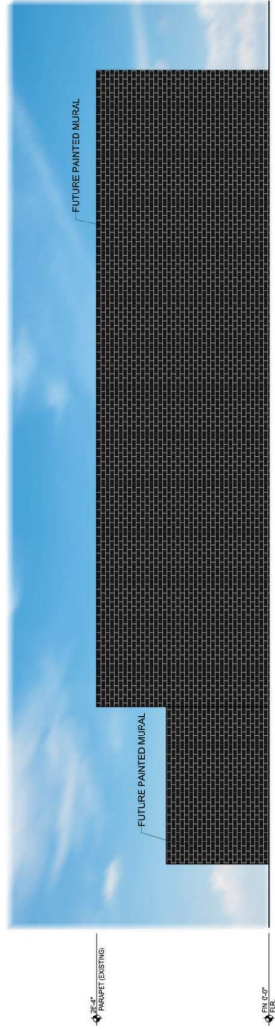
## FP.10



## 1 | FLOOR PLAN LEVEL 1

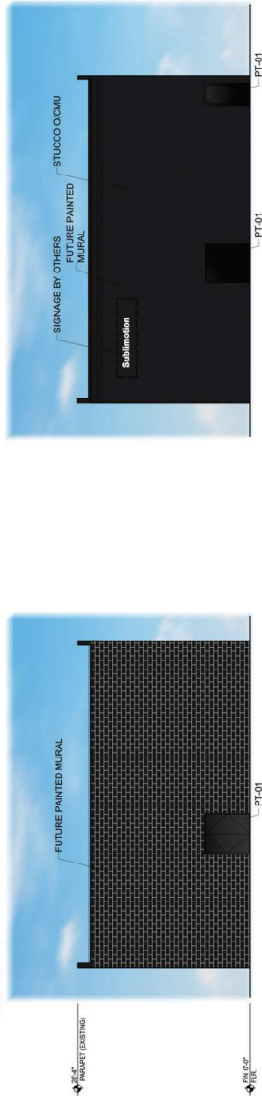
SCALE: 1/8"=1'-0"





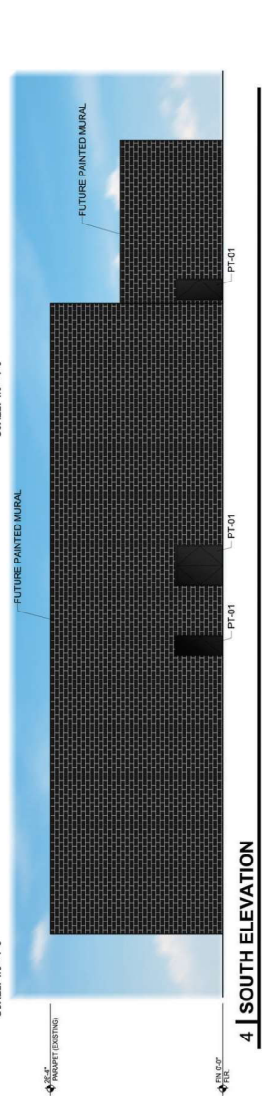
### 1 | NORTH ELEVATION

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



### 2 | EAST ELEVATION

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



### 4 | SOUTH ELEVATION

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

### LEGEND

PT-01 TYPICAL  
DUNN EDWARDS  
CELLULOSE DETRITS

**kora**  
architecture + interiors - design  
www.koradecor.com

ARCHITECT:  
JEREMY MESSMAN  
NY LIC. #7287  
CARL@KORADECOR.COM  
KORAL LLC  
1000 S. LAS VEGAS BLVD. SUITE 101  
9045 W. SUNSET RD. SUITE 101  
LAS VEGAS, NV 89146

### SUBLIMATION LV

PROJECT LOCATION:  
A.P.N. 16203201005  
1421 S. COMMERCE ST., LAS  
VEGAS, NV 89102

OWNER:  
PACIFIC PALISADES CAPITAL  
INVESTMENTS LLC

DRAWING ISSUE  
ISSUE FOR PLANNING

DATE  
1/30/2024

ISSUE FOR PLANNING REVIEW  
NOT FOR CONSTRUCTION

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

### EXTERIOR ELEVATIONS

24-0611  
11/21/2024  
EE.10