



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0227 05/03/2024

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

**Project Address** (Location) SEC Rancho Drive and Craig Road

**Project Name** 7 Brew Coffee **Proposed Use** drive thru coffee establishment

**Assessor's Parcel #(s)** 138-02-715-012 **Ward #** 5

**General Plan:** Existing GC Proposed n/a **Zoning:** Existing C-2 Proposed n/a

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

**Property Owner** Pre Rancho Craig, LLC **Contact** N/A

**Address** One Marina Park Drive Ste. 1500 **City** Boston **State** MA **Zip** 02210

**E-mail** n/a **Phone** 000-000-0000

**Applicant** Pre Rancho Craig, LLC **Contact** N/A

**Address** One Marina Park Drive Ste. 1500 **City** Boston **State** MA **Zip** 02210

**E-mail** n/a **Phone** 000-000-0000

**Representative** Kaempfer Crowell **Contact** Jennifer Lazovich

**Address** 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** apierce@kcnvlaw.com **Phone** 702-792-7048

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 duly 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** \_\_\_\_\_

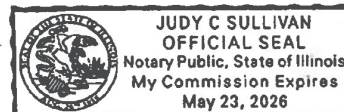
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Daniel Sullivan

Subscribed and sworn before me

This 19th day of April, 2024

Notary Public in and for said County and State Judy C. Sullivan





**PROPOSED USE:**  
RESTAURANT WITH DRIVE THRU.

**ZONING:** \_\_\_\_\_

**PARKING REQUIREMENTS:**

**QUEUING FOR DRIVE THROUGH FACILITIES:**

PERIMETER LANDSCAPING:  
3 THREE VEHICLES PER DRIVE THROUGH LANE = 6 VEHICLES,  
PROVIDED = 12 VEHICLES.

39 L.F. FRONTAGE @ 1 TREE /20 L.F. = 7 TREES  
60 L.F. OF REAR SETBACK @ 1 TREE /20 L.F. = 3 TREES

120 L.F. OF SIDE YARD BUFFER @ 1 TREE/20 L.F. = 15 TREES  
4 SHRUBS/1 TREE = 120 SHRUBS

**PARKING LOT LANDSCAPING:**  
TREE: 6 UNCOVERED PARKING SPACES = 2 TREES

1 TREE/ LANDSCAPE ISLAND = 4 TREES  
4 SHRUBS/ LANDSCAPE ISLAND TREE = 16 SHRUBS

BUILDING HEIGHT TO NEAREST RESIDENCE  
RATIO CALCS:

MIN. DISTANCE TO NEAREST RESIDENCE: 19' 2" x 3' 6" 6"

PROPOSED DISTANCE: 166.50'

COMMON NAME (SCIENTIFIC NAME)	QUANTITY RECEIVED

CANOPY TREES	NON-CANOPY TREES
COONAVITRA WATTLE (ACACIA JENNERAE)	MATIGUICAI (MELALEUCOSIDEA QUINQUEFLORE)

SHRUBS	
JAPANESE BOXWOOD (BUXUS MICROPHYLLA)	
QUEENSLAND GUM (EUCALYPTUS REGINAE)	

PLANTING KEY



NP / NAZAR PAK

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|| JH ( JAPANESE )




 NBS | BLUE INC.



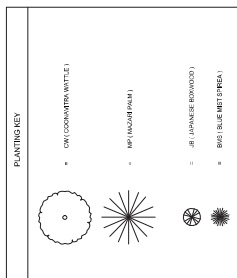
文部科学省

10 20  
C  
1-80  
www.lundberg.com  
E: 1" = 20'

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PLANTING LIST					
TYPE	COMMON NAME (SCE/TYPE NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONC/PAN AND USE	APPROXIMATE MAINTENANCE TIME (HRS)
CUT	CONCORT MATTE ACQUA VERNALE 1	11	17	20" FOR TREE	20'X2'
	NON-COMPACT TREES				
MP	MCARTHAULT (MANOPOPOPO RT-CHAM)	19	15	20" FOR TREE	10'X2'
	SHRUBS				
MP	ROSA (ROSA) (BUSH) (MC-CHAM 1)	60	60	40"	40'
MP	BUFFLEBERRY (SPICE) (MC-CHAM 1)	50	50	50"	40'



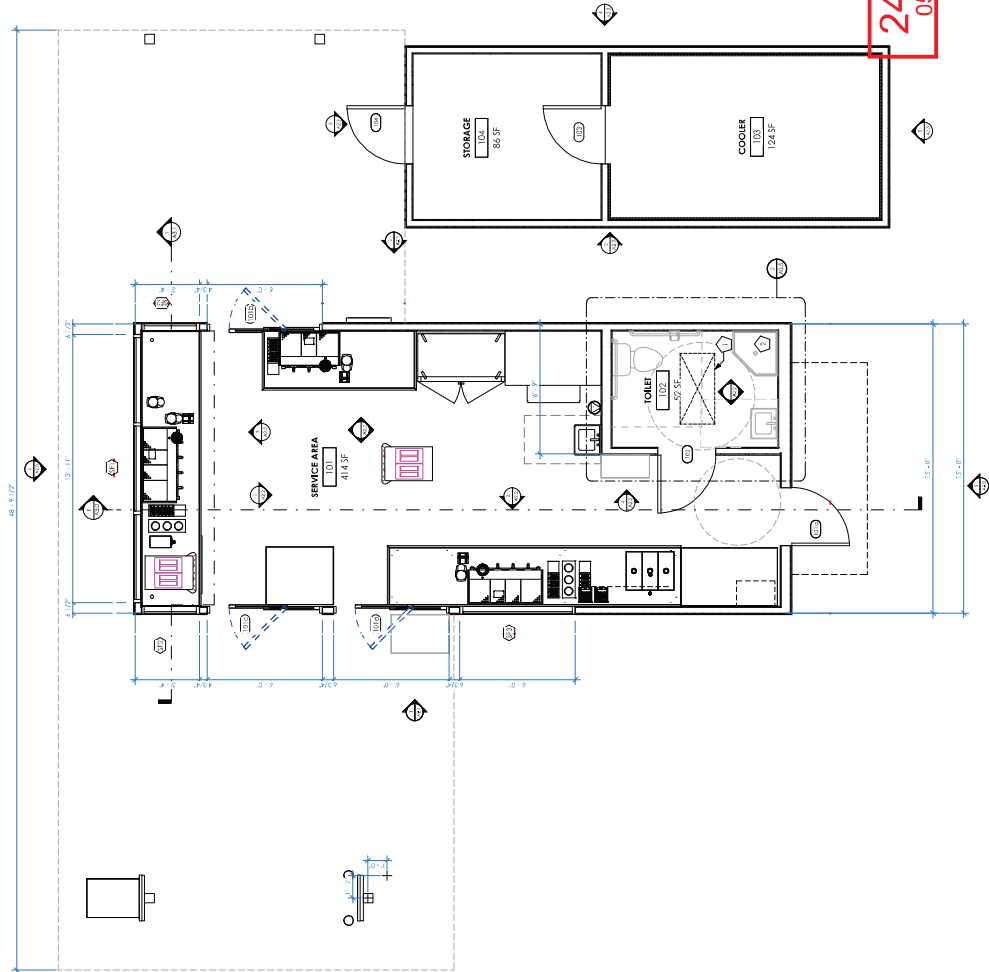
**TOOTH & ASSOCIATES**  
1553 E. REPUBLIC ROAD  
SPRINGFIELD, MO 65804  
Tel: 417-406-2665 Fax: 417-408-2627  
WWW.TOOTHANDASSOCIATES.COM

**UNDERGROUND SERVICE ALERT**  
SERVICING TANKS & SEWERS

**811**

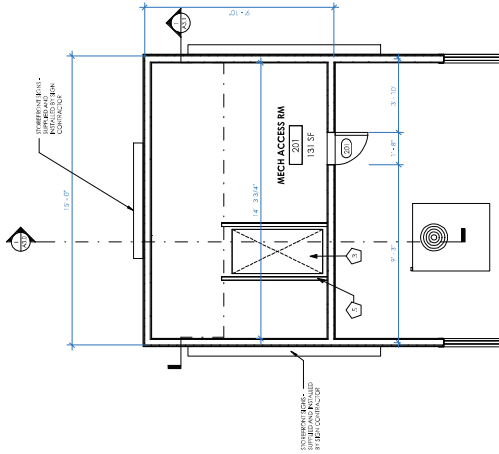
Call 811 or  
1-800-642-2444

24-0227  
05/08/2024



1 FLOOR PLAN  
3/8" = 1'-0"

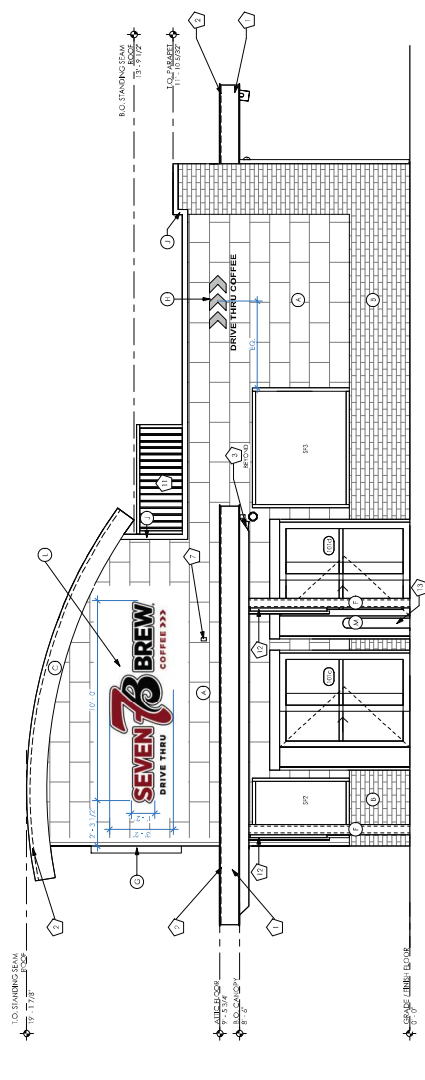
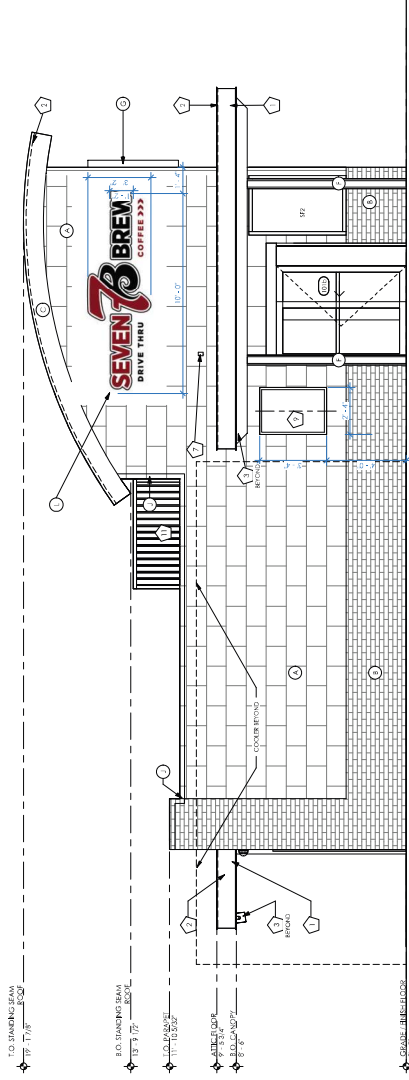
FLOOR PLAN KEYNOTES	
NOTE NUMBER	NOTE TEXT
1	ACCESSION CODE FOR EXHIBITION ACCESS
2	10' HIGH PARTIAL WALLING
3	SOUTH ACCESSION CODE AND INTERIOR STAIRS TO LOWER LEVEL
4	WALLS WITH PLENUM SPACE



2 MECH ACCESS RM  
305' = 110"







EXTERIOR ELEVATION KEY/NOTES	
1	PER CONCRETE AND MASONRY CONTRACTOR: SEE SHOP DRAWINGS
2	SEE ELEVATION 1 FOR FINISHES
3	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
4	CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH
5	CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH
6	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
7	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
8	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
9	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
10	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
11	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
12	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
13	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2
14	SEE ELEVATION 1 FOR FINISHES AND MATERIALS TO COMBINATION OF ELEVATIONS 1 & 2

EXTERIOR ELEVATION MATERIALS LEGEND	
A	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
B	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
C	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
D	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
E	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
F	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
G	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
H	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
I	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
J	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
K	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
L	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
M	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
N	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
O	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
P	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
Q	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
R	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
S	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
T	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
U	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
V	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
W	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
X	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
Y	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")
Z	1/2" X 3/4" TYPICAL BOARD, 1/2" X 3/4" TYPICAL WALL PANELS (1/2" X 3/4")

7 BREW DRIVE-THRU  
LAS VEGAS, NV

RANCHO DRIVE  
LAS VEGAS, NV

## A2.1

DATE: NOT FOR CONSTRUCTION

DATE: NOT FOR CONSTRUCTION

24-0227  
05/08/2024

**BRAKE METAL  
COPING AND TRIM  
COLOR: ZINC GRAY**

**NICHIHA TUFFBLOCK  
FIELD COLOR  
TAUPE**

**BRAKE METAL - KINGSPAN  
COLUMNS, FASCIA, & ROOF  
COLOR: REGAL BLUE**

NICHIHA PLYMOUTHBRICK  
FIELD COLOR  
CRIMSON

**REMOTE COOLER GENERAL NOTES**

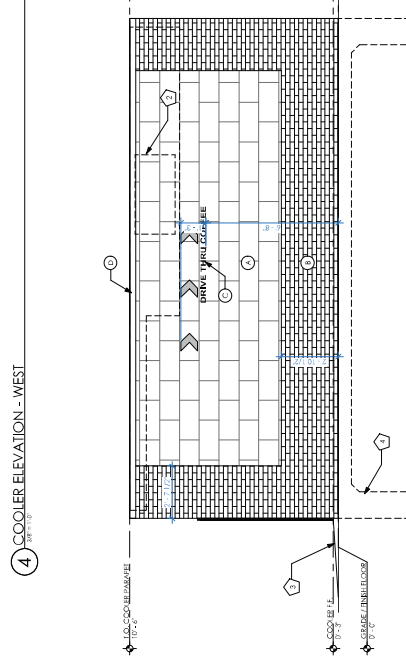
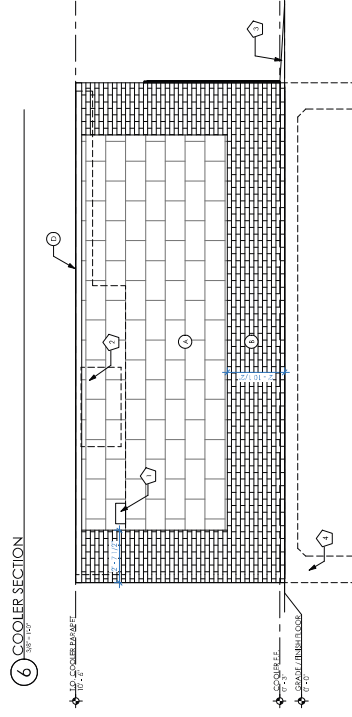
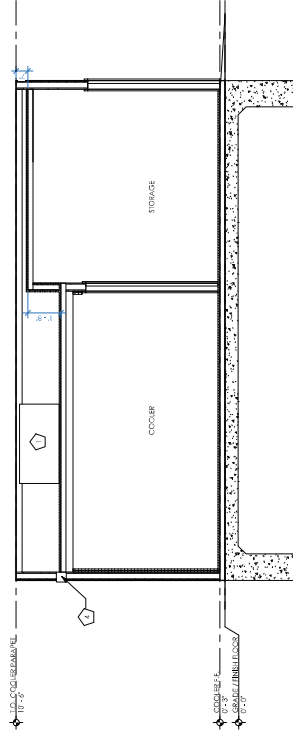
1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
2. ALL DRAWINGS ARE BASED OFF NORLAK-KOLD LOCKER™ KL77101 & PHYSICAL SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

## REMOTE COOLER KEYNOTES

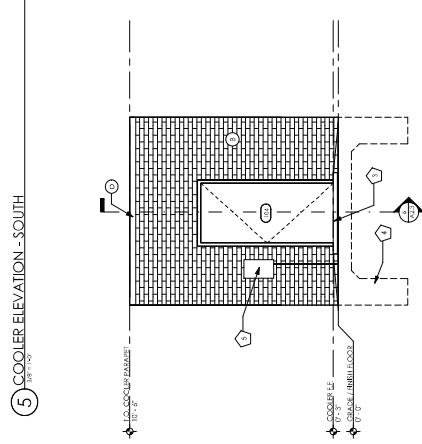
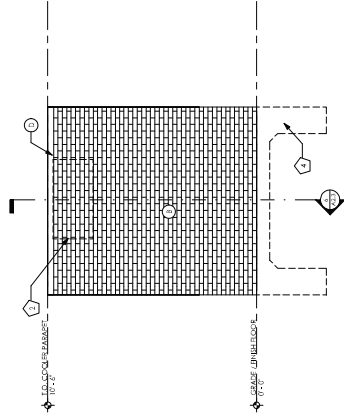
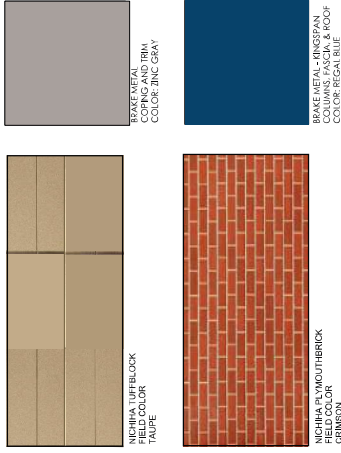
NOTE NUMBER	NOTE TEXT
1	THROUGH WALL ROOF SCUPPED DRAIN TYP.
2	OUTLINE OF SCREENED COOLER HVAC EQUIPMENT BEYOND
3	RUBBERIZED KAMP TO COOLER DOOR, LESS THAN 36" RUN LENGTH
4	FOUNDATIONS BY STRUCTURAL
5	ELECTRICAL JUNCTION BOX

### REMOTE COOLER MATERIALS LEGEND

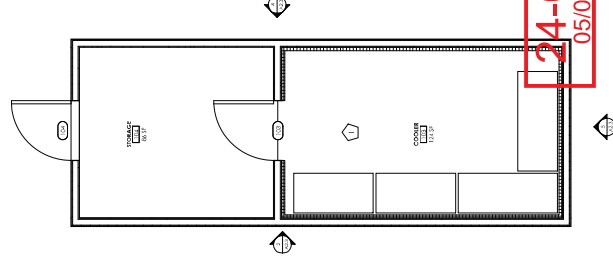
NOTE NUMBER	NOTE TEXT
A	ARCHITECTURAL COMMENT BOARD SEING (P.2)
B	ARCHITECTURAL COMMENT BOARD SEING (P.1)
C	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SEING WITH VH DOUBLE SIDE TAPE
D	METAL BRACE CAP (MOZ. 3)



2) COOLER ELEVATION - EAST  
3.0' ± 1'-2"



3 COOLER ELEVATION - NORTH  
3.8' ± 1.0'



24-0227  
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1 REMOTE COOLER PLAN  
2.00" = 1'-0"