



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

**Project Address** (Location) 1311 South Main Street, Las Vegas, Nevada 89101

**Project Name** EOT for SUP-66544 and SDR-66545 **Proposed Use** Coffee Shop with Drive Thru

**Assessor's Parcel #(s)** 162-03-110-131 **Ward #** 3 - DIAZ

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-M Proposed \_\_\_\_\_

**Additional Information** Requesting for a fourth Extension of Time of a previously approved Special Use Permit (SUP-66544) for a proposed Drive-Through and Development Plan Review (SDR-66545) for a proposed Coffee shop with Drive-Through.

**Property Owner** ALPINE BUILDING LLC **Contact** \_\_\_\_\_

**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

**E-mail** MainStreeCRE@gmail.com **Phone** (702) 450 - 2343

**Applicant** ALPINE BUILDING LLC **Contact** \_\_\_\_\_

**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

**E-mail** MainStreeCRE@gmail.com **Phone** (702) 450 - 2343

**Representative** ALPINE BUILDING LLC **Contact** Theresa Abuan

**Address** 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

**E-mail** admin@metroplexgroup.com **Phone** (918) 714 - 4777

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** \_\_\_\_\_

Subscribed and sworn before me

This \_\_\_\_\_ day of See Attach, 20 \_\_\_\_\_

Notary Public in and for said County and State

**23-0529**  
10/06/2023

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

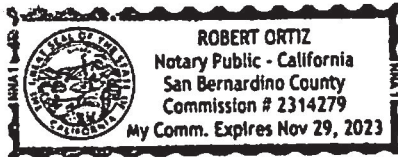
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )  
On 10-10-23 before me, Robert Ortiz Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Therera Abuan  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

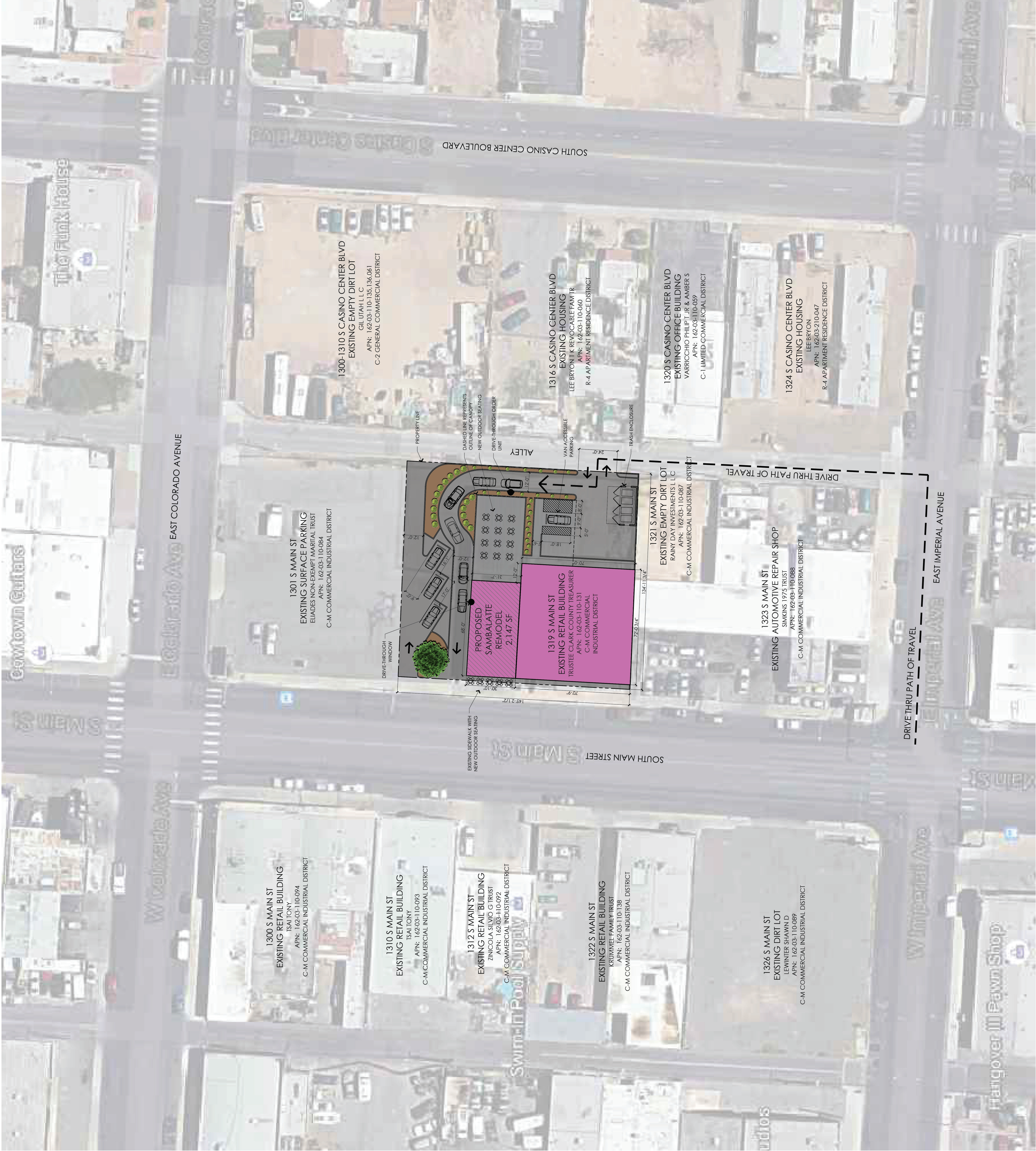
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

23-0529  
10/06/2023





**GENERAL NOTES**  
SAMBALATTE CONSISTS OF A CAFE/RESTAURANT, WITH INDOOR AND OUTDOOR SEATING, AND A DRIVE-THRU.

**SITE DATA**  
APN: 162-03-110-131  
ADDRESS: 1309 S MAIN STREET  
ZONE: C-M COMMERCIAL INDUSTRIAL DISTRICT  
LOT SIZE: 2,148 SF  
AREA: [285 SF OF OUTDOOR SEATING IN FRONT & 1,500 SF OF OUTDOOR SEATING IN BACK]  
5,600 SF ADJACENT TENANT SPACE  
7,748 SF TOTAL  
F.A.R.: 0.3867 = 7,748 SF / 20,038 SF

**PARKING ANALYSIS**  
3 STANDARD SPACES  
1 VAN ACCESSIBLE SPACE  
4 TOTAL SPACES  
\*ON-SITE PARKING IS NOT REQUIRED PER DOWNTOWN CENTENNIAL PLAN

**LANDSCAPE PLANT MATERIAL LIST**

- (1) CHITALPA TREE
- (16) TEXAS RANGERS
- \*OR OTHER CITY OF LAS VEGAS APPROVED PLANT SPECIES

NOVUS

ARCHITECTURE

CONNECT | CREATE | CULTIVATE

8 E. CHARLESTON BLVD.  
SUITE 100  
LAS VEGAS, NEVADA 89104  
702.522.9292 Office  
702.541.9596 Fax  
www.novusarchitecture.com

PROFESSIONAL STAMP

**SAMBALATTE CENTRO**  
AT MAIN STREET  
1319 South Main Street  
Las Vegas, NV 89104

REVISIONS

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

MCG

DRE

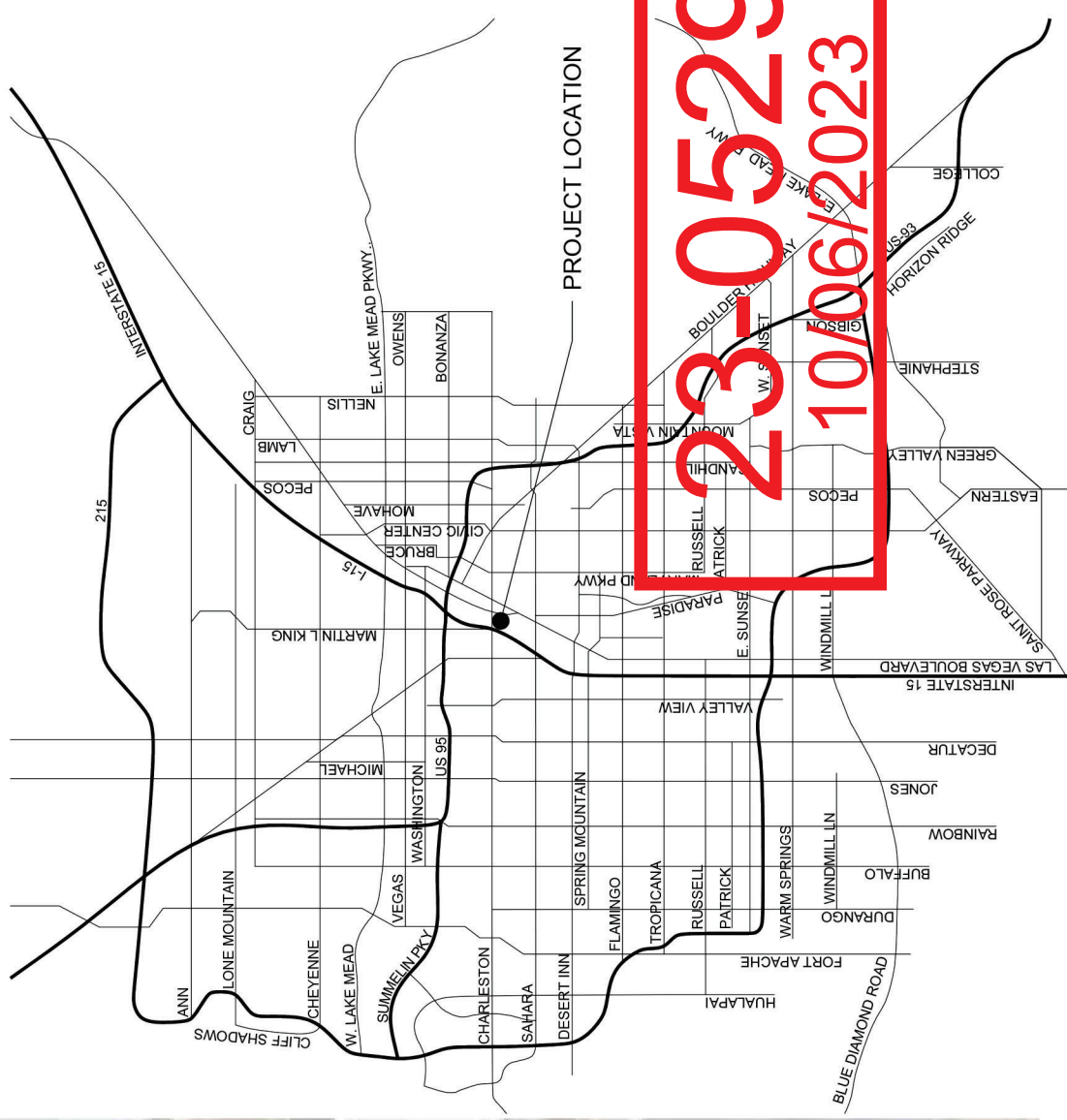
08/25/2016

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ARCHITECTURAL  
SITE PLAN

DRAWING NO. **A011.00**

**VICINITY MAP**



**AREA MAP**