



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) SITE DEVELOPMENT REVIEW, SUP & VARIANCES

Project Address (Location) 1701 S. LAS VEGAS BLVD., LAS VEGAS, NV 89104

Project Name BREWHAUS **Proposed Use** RESTAURANT & BREWERY

Assessor's Parcel #(s) 162-03-310-002 **Ward #** 3

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

Additional Information _____

Property Owner PROVIEW SERIES 36, LLC **Contact** _____
Address 2211 S. Las Vegas Blvd #100 **City** Las Vegas **State** NV **Zip** 89104
E-mail construction126@gmail.com **Phone** (702) 750-1668

Applicant Kamran Fouladbakhsh **Contact** _____
Address 3726 Las Vegas Blvd S. 3005W **City** Las Vegas **State** NV **Zip** 89104
E-mail construction126@gmail.com **Phone** (702) 468-9900

Representative N/A **Contact** _____
Address _____ **City** _____ **State** _____ **Zip** _____
E-mail _____ **Phone** _____

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 Kamran Fouladbakhsh

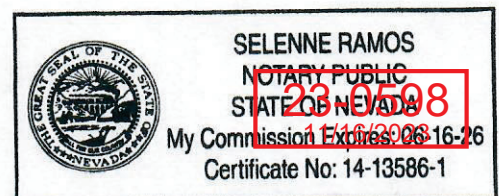
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name KAMRAN FOULADBAKHSH

Subscribed and sworn before me

This 14 day of November, 2023

Notary Public in and for said County and State





SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS
ZONING	GENERAL COMMERCIAL C-2
ASSESSOR'S PARCEL NUMBER	APN # 150503-351-002
PROJECT ADDRESS NUMBER	1911 S. LAS VEGAS BLVD. LAS VEGAS, NV 89104
SITE SPECIFICS	<p>40,510 S.F.</p> <p>LEVEL 1 27,260 S.F. 67.28%</p> <p>LEVEL 2 13,250 S.F. 32.72%</p> <p>ROOF DECK 40,510 S.F.</p> <p>ROOF DECK #2 2,348 S.F.</p> <p>ROOF DECK TOTAL/AREA 2,348 S.F.</p> <p>TOTAL 42,858 S.F.</p> <p>OVERALL BUILDING FOOTPRINT 26,258 S.F.</p> <p>FLOOR AREA RATIO 70.44%</p> <p>TOTAL PARKING REQUIRED 147 PER HOUR</p> <p>TOTAL PARKING PROVIDED 147</p> <p>TOTAL PARKING PROVIDED 0 PER HOUR</p> <p>TOTAL ACCESSIBLE PARKING PROVIDED 0 PER HOUR</p>

SITE SUMMARY

PROJECT NAME	1701 S. LAS VEGAS BLVD, LAS VEGAS, NV 89104
JURISDICTION	CITY OF LAS VEGAS
OCCUPANCY CLASSIFICATION	CL-0000
SUBMITTAL REQUIREMENTS	SEAL FROM PLAN ONLY - TRIMMED IMPROVEMENT UNDER SEPARATE PERMIT FUTURE PROPOSED FOR 2024-2025 YEAR
TYPE OF CONSTRUCTION	CL-0000
TYPE USE	CL-0000
FIRE PROTECTION SYSTEMS	CL-0000
VER. NEW/FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 003.1.1	CL-0000
OCCUPANT LOAD & REQUIRED EXITS	CL-0000
SUBMITTAL REQUIREMENTS	SEAL, PRINT ONLY - TRIMMED IMPROVEMENT UNDER SEPARATE PERMIT

SITE PLAN

CLV PROJECT #22-0598
1701 LAS VEGAS BLVD
KLA Capital Series 6, LLC
1701 LAS VEGAS BLVD, LAS VEGAS, NV, 89101

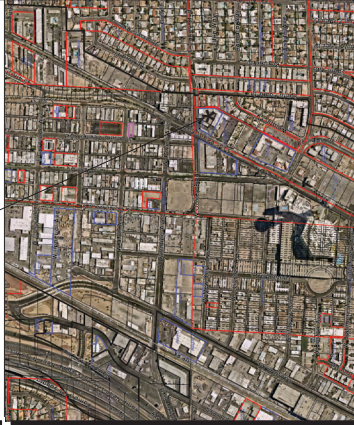
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#22-0598

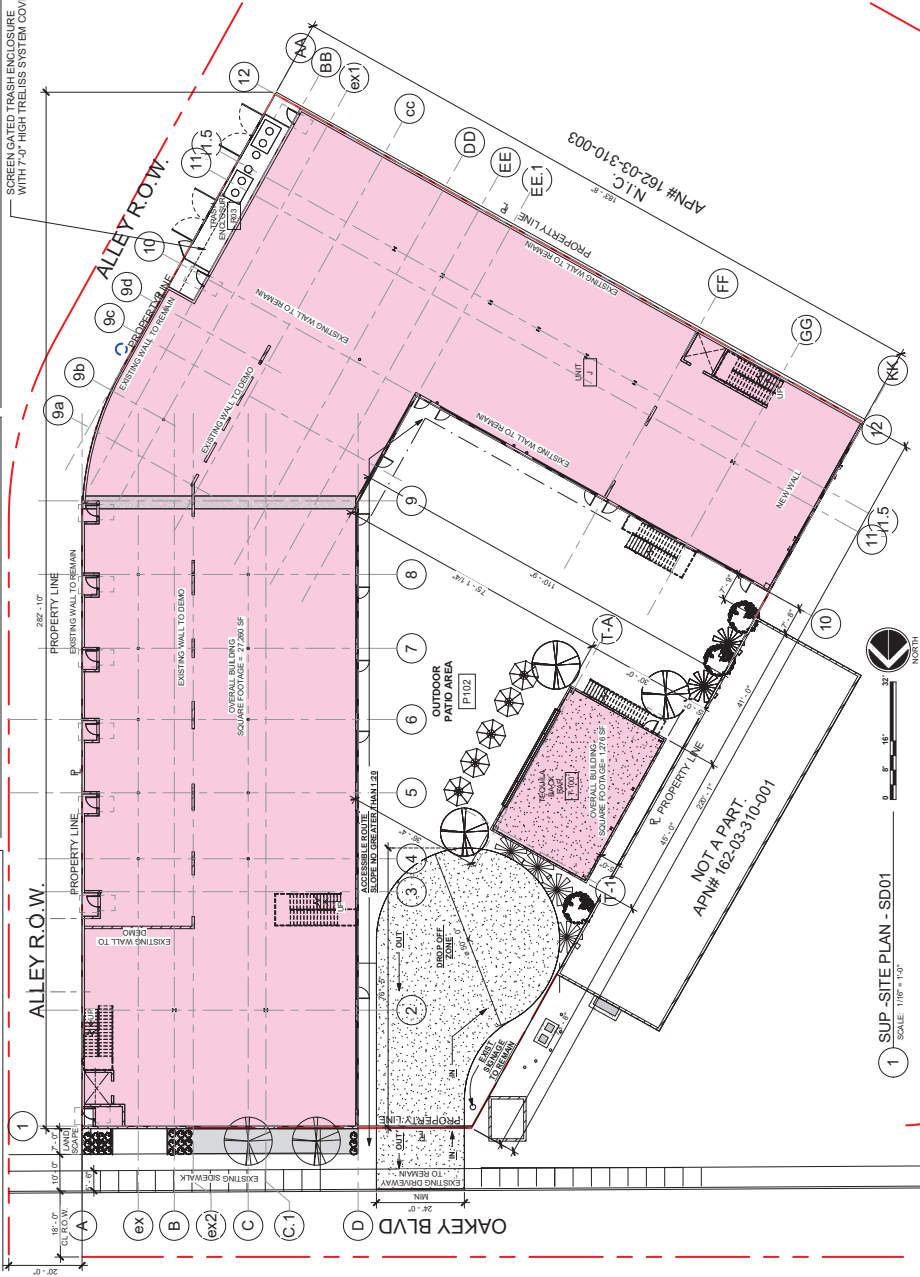
11/14/2023

SHEET NUMBER: _____

SDO1



SCREEN GATED TRASH ENCLOSURE
WITH 7'-0" HIGH TREISS SYSTEM COVER



1 SUP -SITE PLAN - SD01
SCALE: 1/16" = 1'-0"

23-0598
12/14/2023

LANDSCAPE PLAN

[illegible]

#22-0598

11/14/2023

NEW SHEET

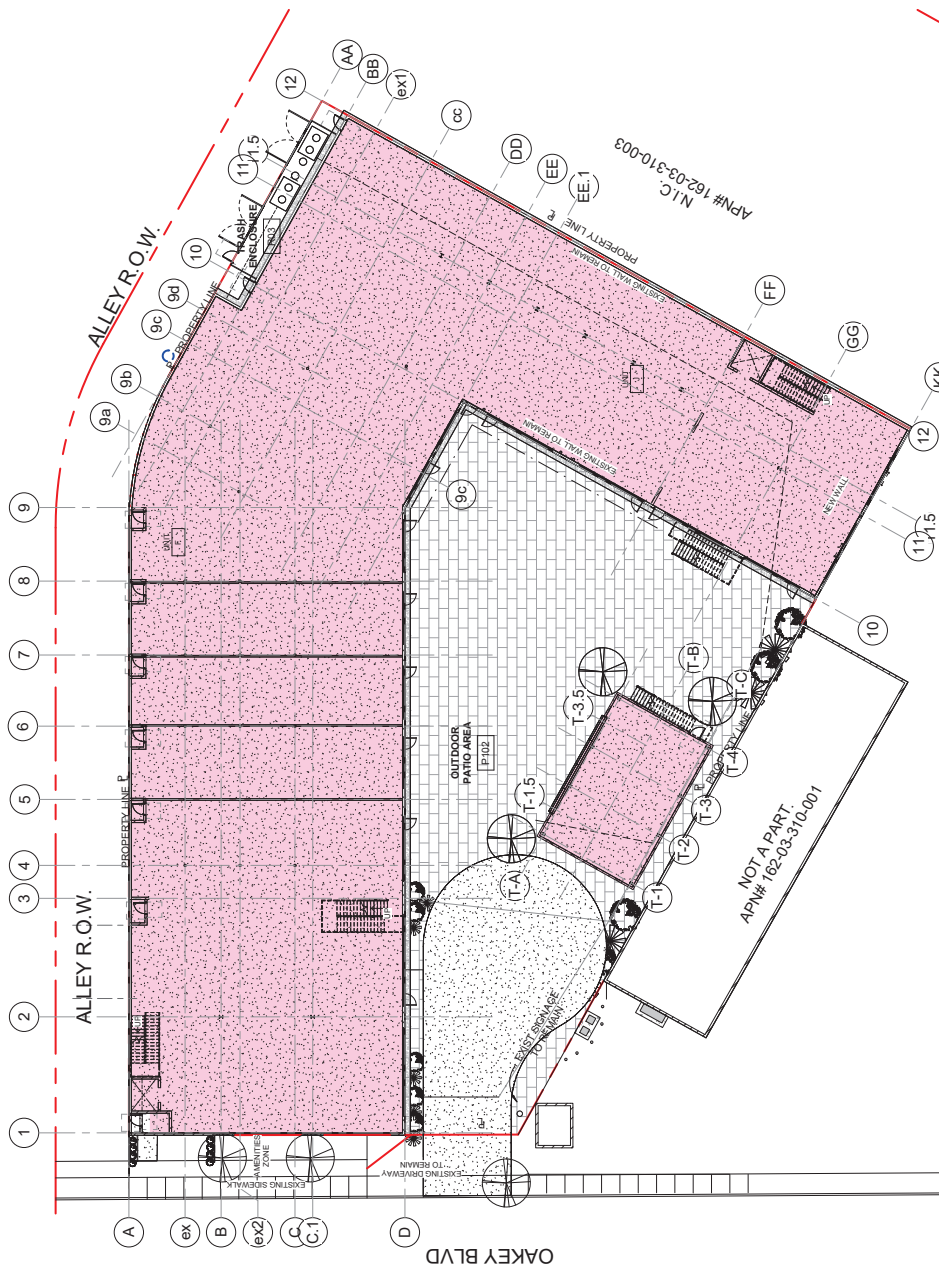
LP-101

LANDSCAPE LEGEND






THIRTY-SIX INCH BOX TREE ALONG AMENITIES ZONE
CUPRESSUS GLABRA - ARIZONA ASH - 20'-0" APART

HARDSCAPE ALONG AMENITIES ZONE
CONCRETE PAVERS



PLANT LEGEND

SYL	COMMON NAME	BOTANICAL NAME	SIZE
	MOUNTAIN SAGE	<i>SALVIA PACHYPHYLLA</i>	5 GAL
	REGAL MIST DEER GRASS	<i>MUHLENBERGIA CAPILLARIS</i>	5 GAL
	PROSTRATE ROSEMARY	<i>ROSMARINUS OFFICINALIS</i>	5 GAL

EMITTER SCHEDULE:		PIPE SIZING CHART:	
1 GALLON	1 - 2 GPH	3/4"	>10 GPM
5 GALLON	1 - 2 GPH	1"	16 GPM
15 GALLON CACTUS	2 - 0.5 GPH	1 1/4"	26 GPM
15 GALLON	3 - 2 GPH	1 1/2	40 GPM
24" BOX	8 - 2 GPH		

IRRIGATION LEGEND

[illegible]

* INSTALL IN-LINE CHECK VALVES FOR ANY LATERAL LINES WITH 2" ELEVATION DIFFERENCE (TYP)

1 SUP -LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

23-0598
12/14/2023



CLV PROJECT #22-0598
1701 LAS VEGAS BLVD
LAS VEGAS, NV 89102

EXTERIOR ELEVATIONS

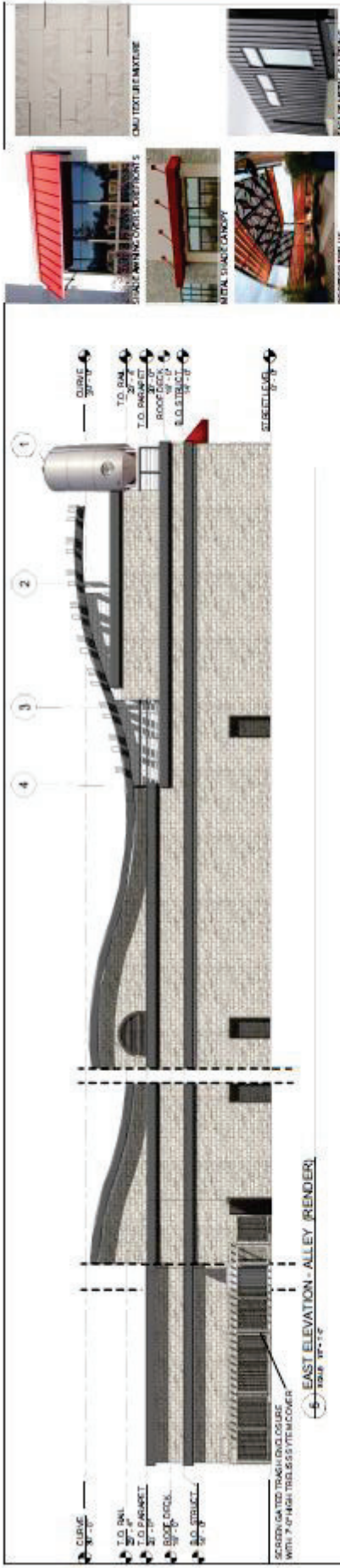
Rev	Description	Date
1	Initial Design	12/14/2023
2	Revised Design	12/14/2023
3	Final Design	12/14/2023

#22-0598

12/14/2023

SHEET NUMBER

EL100

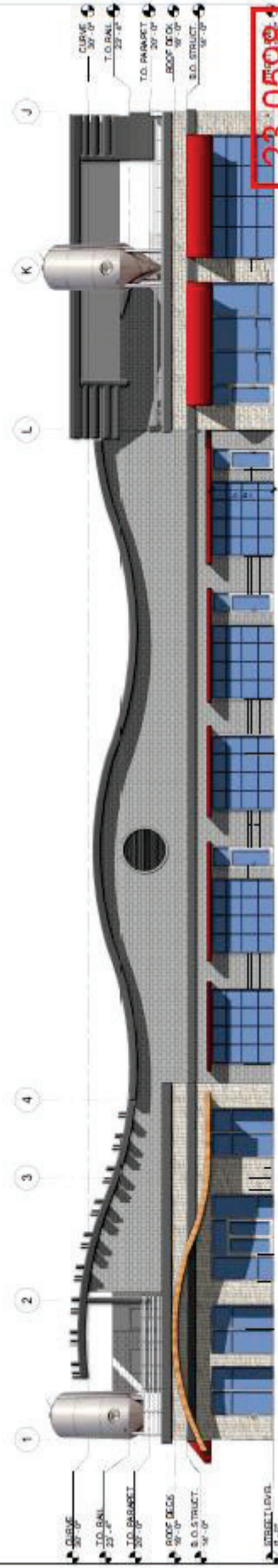


5 EAST ELEVATION - ALLEY (RENDER)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - BUILDING B (RENDER)
SCALE: 1/8" = 1'-0"

4 NW ELEVATION - BUILDING A (RENDER)
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - BUILDING B (RENDER)
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION - BUILDING A (RENDER)
SCALE: 1/8" = 1'-0"

23-0598
12/14/2023



BUILDING ELEVATION (TEQUILA
BAR)
CLV PROJECT #22-0598
1701 LAS VEGAS BLVD
701 LAS VEGAS BLVD, LAS VEGAS, NV 89101
TEQUILA BAR LLC

Project Name	CLV PROJECT #22-0598
Owner	TEQUILA BAR LLC
Architect	CLV PROJECT #22-0598
Scale	1/4" = 1'-0"
Sheet Number	EL101

NEW SHEET
SHEET NUMBER
EL101

