



# 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) REZONING

**Project Address** (Location) 1503 S. Casino Center Blvd, Las Vegas NV 89104

**Project Name** Brewhouse **Proposed Use** Restaurant and Brewery

**Assessor's Parcel #(s)** 162-03-210-091 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed X **Zoning:** Existing \_\_\_\_\_ Proposed X

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

**Property Owner** PROVIEW SERIES 34, LLC **Contact** KAMRAN FOULADBAKHS

**Address** 2211 S. LAS VEGAS BLVD #100 OFFICE **City** LAS VEGAS **State** NV **Zip** 89104

**E-mail** construction126@gmail.com **Phone** 702-750-1668

**Applicant** KAMRAN FOULADBAKHS **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** ADAM FOULADBAKHS **Contact** \_\_\_\_\_

**Address** 1100 E. BRIDGER AVE **City** LAS VEGAS **State** NV **Zip** 89101

**E-mail** afoulad@klacapital.com **Phone** 702-468-5999

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)** \_\_\_\_\_

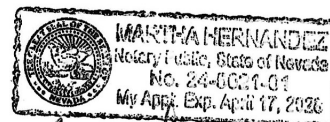
- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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** [Signature]

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

**Print Name** Kamran Fouladbakhs

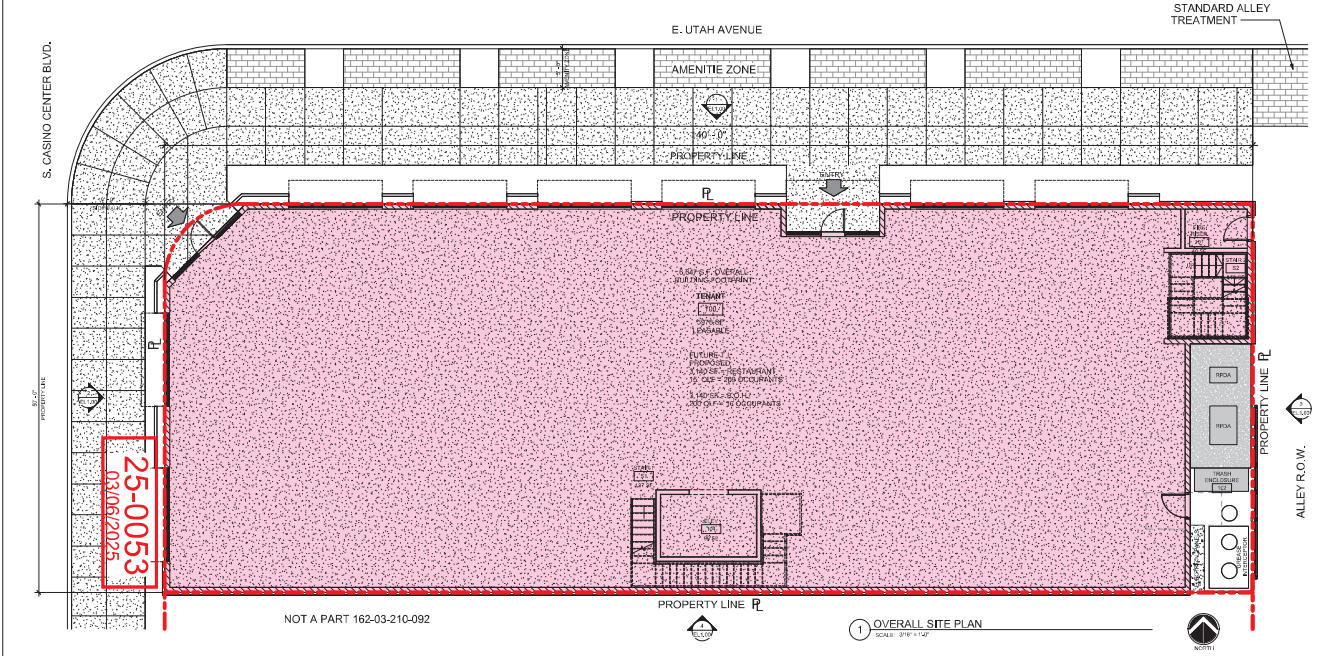
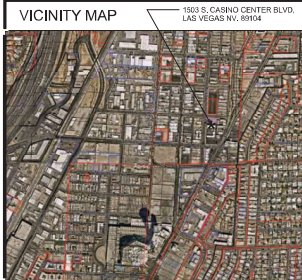
Subscribed and sworn before me  
This 30th day of January, 2025  
State of Nevada / County of Clark  
Notary Public in and for said County and State



[Signature] **25-0053**  
**01/30/2025**

| SITE INFORMATION  |   |
|---|---|
| JURISDICTION  | CITY OF LAS VEGAS   |
| ZONING  | CURRENT: APARTMENT RESIDENCE DISTRICT - RL<br>PROPOSED: GENERAL PURPOSE-10 COMMERCIAL CD-GENERAL COMMERCIAL |
| ASSESSOR'S PARCEL NUMBER                                | APN# 162-03-210-092   |
| PROJECT ADDRESS NUMBER                                  | 1503 S CASINO CENTER BLVD, LAS VEGAS NV, 89104  |
| SITE SPECIFICS  |   |
| AREA  | 7,900 SQ. FT.   |
| LEVEL 1   | 6,947 SQ. FT.   |
| ROOFTOP AREA  | 4,110 SQ. FT.   |
| TOTAL BUILDING SF                                       | 11,057 SQ. FT.  |
| FLOOR AREA RATIO  | 0.40  |
| TOTAL PARKING REQ. (11% MIN)                            | 42 PER REQ.   |
| TOTAL ACCESSIBLE PARKING REQ. (2% MIN)                  | 16 PER REQ.   |
| TOTAL PARKING PROVIDED                                  | 0 PER REQ.  |
| TOTAL ACCESSIBLE PARKING PROVIDED                       | 0 PER REQ.  |
| PARKING RATIO REQUIRED TO SITE WITHIN DESIGNATED AREA 1 | 0 PER REQ.  |

| SITE SUMMARY  |   |
|---|---|
| PROJECT NAME  | 1503 CASINO CENTER BLVD LAS VEGAS NV, 89104 |
| JURISDICTION  | CITY OF LAS VEGAS                           |
| OCCUPANCY CLASSIFICATION  |   |
| SINGLE USE ONLY   | NO  |
| MIXED USE   | NO  |
| TYPE OF CONSTRUCTION  | TYPE IIIA                                   |
| FIRE PROTECTION SYSTEMS   |   |
| YES - NEW FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 904.1 | NO  |
| OCCUPANT LOAD & REQUIRED EXITS  |   |
| SINGLE USE ONLY   | NO  |
| MIXED USE   | NO  |



SITE PLAN  
Proview Series 34, LLC  
1503 CASINO CENTER BLVD.  
1503 CASINO CENTER BLVD, LAS VEGAS, NV 89104

| Revision | Revision Description | Revision Date |
|----------|----------------------|---------------|
| 1        | PRELIMINARY          | 11/10/2022    |

PRE #22-0622  
PRE-APP# 101676-PRE  
11/10/2022

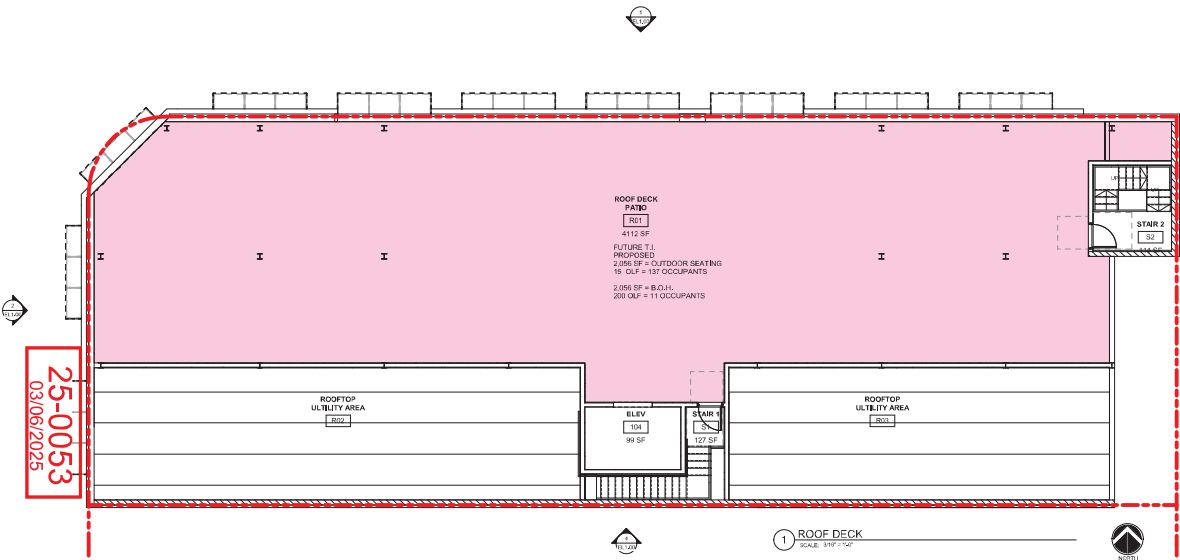
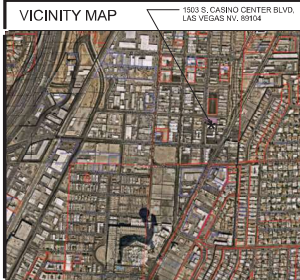
SHEET NUMBER  
SP01

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SHEET NUMBER:  
LP01

| SITE INFORMATION   |               |
|--|---------------|
| JURISDICTION   |               |
| CITY OF LAS VEGAS  |               |
| ZONING   |               |
| CURRENT APARTMENT RESIDENCE DISTRICT - RL                          |               |
| PROPOSED GENERAL PLAN USE - C-1 COMMERCIAL, C-2 GENERAL COMMERCIAL |               |
| ASSESSORS' PARCEL NUMBER   |               |
| APN# - 160-047-0001  |               |
| PROJECT ADDRESS NUMBER   |               |
| 1503 S CASINO CENTER BLVD, LAS VEGAS NV, 89104                     |               |
| SITE SPECIES   |               |
| SITE   | 7,200 S.F.    |
| LEVEL 1  | 6,947 S.F.    |
| ROOFTOP PATIO  | 4,113 S.F.    |
| TOTAL BUILDING SF  | 11,060 S.F.   |
| FLOOR AREA RATIO   | 0.400         |
| TOTAL PARKING REQ. (115 SF) +                                      | 42 PR REQ.    |
| TOTAL ACCESSIBLE PARKING REQ. (240) + 1 VAN REQ.                   |               |
| TOTAL PARKING PROVIDED   | 0 PR PROVIDED |
| TOTAL ACCESSIBLE PARKING PROVIDED                                  | 0 PR PROVIDED |
| PARKING VARIATION REQUESTED - SITE WITHIN DESIGNATED AREA 1        |               |

| SITE SUMMARY   |   |
|--|---|
| PROJECT NAME   | 1503 CASINO CENTER BLVD LAS VEGAS NV, 89104 |
| JURISDICTION   | CITY OF LAS VEGAS                           |
| OCCUPANCY CLASSIFICATION -   |   |
| SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, RECREATION, EDUCATION, PUBLIC USE, etc. |   |
| OCCUPANCY CLASSIFICATION -   |   |
| SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, RECREATION, EDUCATION, PUBLIC USE, etc. |   |
| TYPE OF CONSTRUCTION   |   |
| TYPE IIIA  |   |
| FIRE PROTECTION SYSTEMS  |   |
| YES - NEW FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 904.1              |   |
| OCCUPANT LOAD & REQUIRED EXITS   |   |
| SINGLE-FAMILY ONLY + TRAILER RESIDENTIAL - UNDER SEPARATE REVIEW                             |   |



FLOOR PLAN - ROOFTOP PATIO  
Proview Series 34, LLC  
1503 CASINO CENTER BLVD.  
1503 CASINO CENTER BLVD, LAS VEGAS, NV 89104

| Revision | Revision Description                         | Revision Date |
|----------|--|---------------|
| 1        | 1503 CASINO CENTER BLVD, LAS VEGAS, NV 89104 | 11/10/2022    |

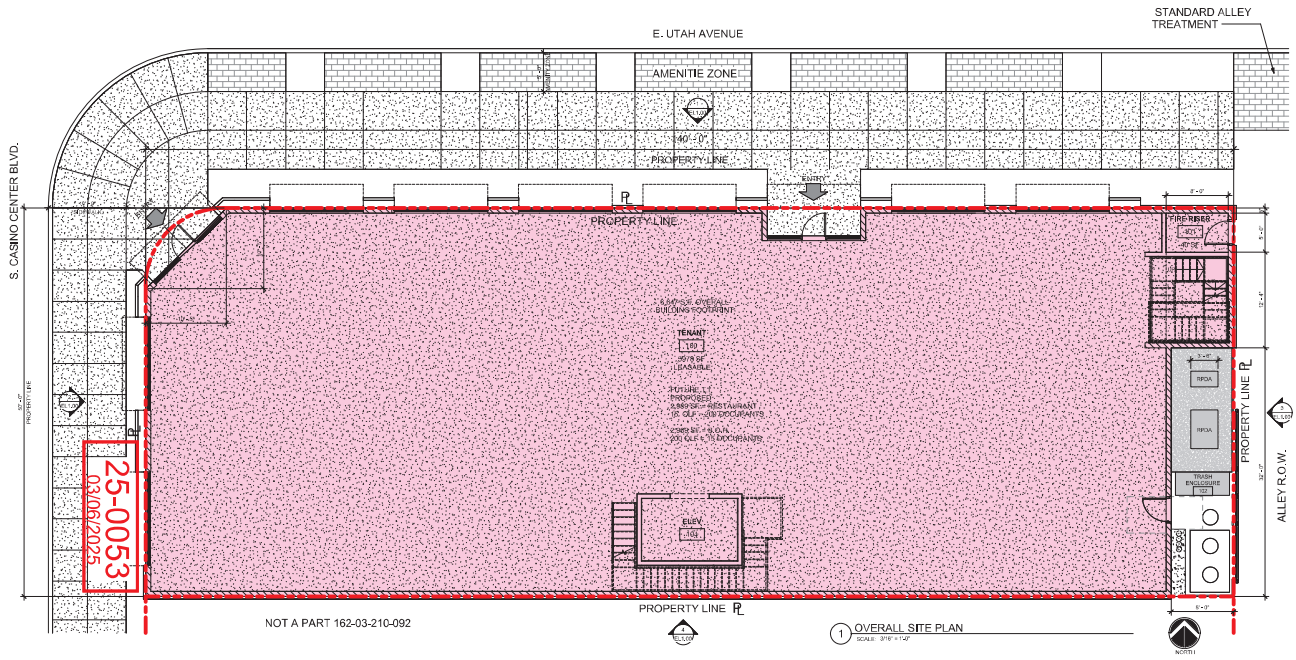
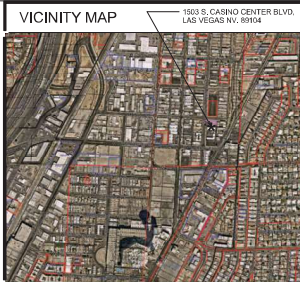
PRE #22-0622  
PRE-APP# 101676-PRE  
11/10/2022

SHEET NUMBER  
FP02



| SITE INFORMATION   |   |
|--|---|
| JURISDICTION   | CITY OF LAS VEGAS   |
| ZONING   | CURRENT: APARTMENT RESIDENCE DISTRICT - RL<br>PROPOSED: GENERAL PLANS-10 COMMERCIAL CD-GENERAL COMMERCIAL |
| ASSESSORS' PARCEL NUMBER                                 | APN# 162-03-210-092   |
| PROJECT ADDRESS NUMBER                                   | 1503 S CASINO CENTER BLVD, LAS VEGAS NV, 89104  |
| SITE SPECIFICS   |   |
| AREA   | 7,900 SQ. FT.   |
| LEVEL 1  | 6,947 SQ. FT.   |
| ROOFTOP AREA   | 4,113 SQ. FT.   |
| TOTAL BUILDING SF  | 11,060 SQ. FT.  |
| FLOOR AREA RATIO   | 0.40  |
| TOTAL PARKING REQ. (11% SF)                              | 42 PER REQ.   |
| TOTAL ACCESSIBLE PARKING REQ. (2% + 1 VAN REQ.)          | 2 PER REQ.  |
| TOTAL PARKING PROVIDED                                   | 0 PER REQ.  |
| TOTAL ACCESSIBLE PARKING PROVIDED                        | 0 PER REQ.  |
| PARKING SPACES REQUESTED - SITE WITHIN DESIGNATED AREA 1 |   |

| SITE SUMMARY                   |   |
|--------------------------------|---|
| PROJECT NAME                   | 1503 CASINO CENTER BLVD LAS VEGAS NV, 89104 |
| JURISDICTION                   | CITY OF LAS VEGAS                           |
| OCCUPANCY CLASSIFICATION       |   |
| TYPE OF CONSTRUCTION           | TYPE IIIA                                   |
| FIRE PROTECTION SYSTEMS        |   |
| OCCUPANT LOAD & REQUIRED EXITS |   |

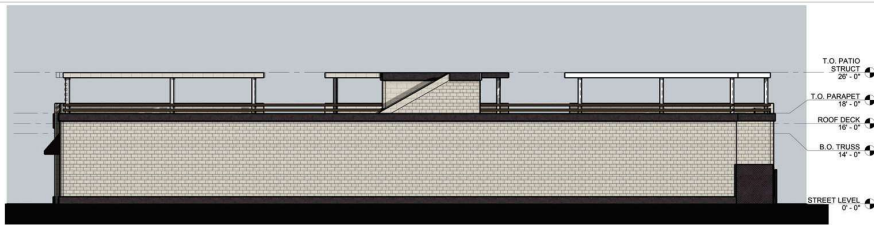


FLOOR PLAN - STREET LEVEL  
Proview Series 34, LLC  
1503 CASINO CENTER BLVD.  
1503 CASINO CENTER BLVD, LAS VEGAS, NV 89104

| Revision | Revision Date | Revision Description |
|----------|---------------|----------------------|
| 1        |               |                      |
| 2        |               |                      |
| 3        |               |                      |
| 4        |               |                      |
| 5        |               |                      |
| 6        |               |                      |
| 7        |               |                      |
| 8        |               |                      |
| 9        |               |                      |
| 10       |               |                      |

PRE #22-0622  
PRE-APP# 101676-PRE  
11/10/2022

SHEET NUMBER  
FP01



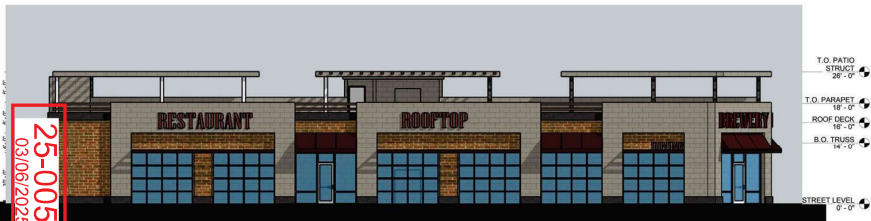
4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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



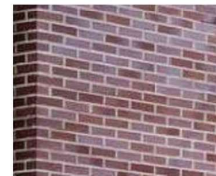
METAL SHADE CANOPY OVER STOREFRONTS



METAL SHADE AWNING OVER STOREFRONTS



MIXTURE OF CMU TEXTURED WALLS



BRICK WALL FEATURE & CLADDING



DECORATIVE ROOFTOP SHADE CANOPIES

EXTERIOR ELEVATIONS  
Proview Series 34, LLC  
1505 CASINO CENTER BLVD, LAS VEGAS, NV 89104

| Revision # | Revision Description | Revision Date |
|------------|----------------------|---------------|
|            |                      |               |
|            |                      |               |
|            |                      |               |
|            |                      |               |

PRE #22-0622  
PRE-APP# 101678-PRE  
11/09/22

SHEET NUMBER:  
EL1.00