



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) Special Use Permit - Review of Condition

Project Address (Location) 8025 Farm Rd., Las Vegas, NV 89131

Project Name Lucky's Lounge - Review of Condition **Proposed Use** Liquor Establishment

Assessor's Parcel #(s) 12516318016 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information Review of Condition of existing Special Use Permit Condition No. 14 to delete in its entirety.

Property Owner Piedemonte Family Trust dtd May 12, 2021 **Contact** William Piedemonte

Address 555 Laurel Ave. #614, **City** San Mateo **State** CA **Zip** 94401

E-mail bill49er@gmail.com **Phone** _____

Applicant Lucky's 1 Farm 82, LLC **Contact** Phyllis Gilland

Address 6595 S. Jones Blvd. **City** Las Vegas **State** NV **Zip** 89118

E-mail phyllis.gilland@goldenent.com **Phone** (702) 893-7777

Representative Golden Entertainment, Inc. **Contact** Graham Theriault

Address 6595 S. Jones Blvd. **City** Las Vegas **State** NV **Zip** 89118

E-mail corlicensing@goldenent.com **Phone** (702) 891-4258

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 William Piedemonte

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

Print Name William Piedemonte

Subscribed and sworn before me
This _____ day of _____

Notary Public in and for said County and State see attachment

24-0045
02/16/2024

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 Mateo

Subscribed and sworn to (or affirmed) before me on this 7th
day of February, 2024, by WILLIAM J PIEDEMONTE

_____ ,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature _____

A handwritten signature in black ink, appearing to read "W. J. Piedemonte", written over a horizontal line.

24-0045
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City Official _____ **Partner(s)** _____

Partner(s) _____

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

Print Name Chelsey McKenna

Subscribed and sworn before me

This 1st day of February, 2024

Elissa Soto
 Notary Public in and for said County and State





24-0045
02/16/2024

SITE INFORMATION

ZONING - Las Vegas
C-1 Limited Commercial District

AREA (Approximate, to be verified)
Net Area: 210,864 sf 4.84 acres

AREAS (Approx)	Area - sf	Acres	Building Area
Retail I & Proposed Build Out	97,366 sf	2.23	16,716 gsf 7,011 gsf 23,727 gsf
Pad A	36,728 sf	0.84	3,710 gsf
Pad B	52,368 sf	1.20	4,902 gsf
Pad C	24,101 sf	0.55	5,389 gsf
Pad Totals	113,197 sf	2.59 ac	14,001 gsf
Total Building Area			37,728 gsf

PARKING REQUIREMENTS

Parking Calculations (per Code)

Code	Required	Provided
Retail I & Proposed Build Out	16,716 - 7611/250 = 95	104
Pad A	3,710 / 200 = 19	61
Pad B	4,902 / 200 = 25	15
Pad C	5,389 / 200 = 27	37
Animal Clinic	16	27
Parking Required:	209	
Parking Provided:	231	

Parking Ratio: 1 per 146 sf 6.8 per 1000

Handicapped Required: 9
Handicapped Provided: 13

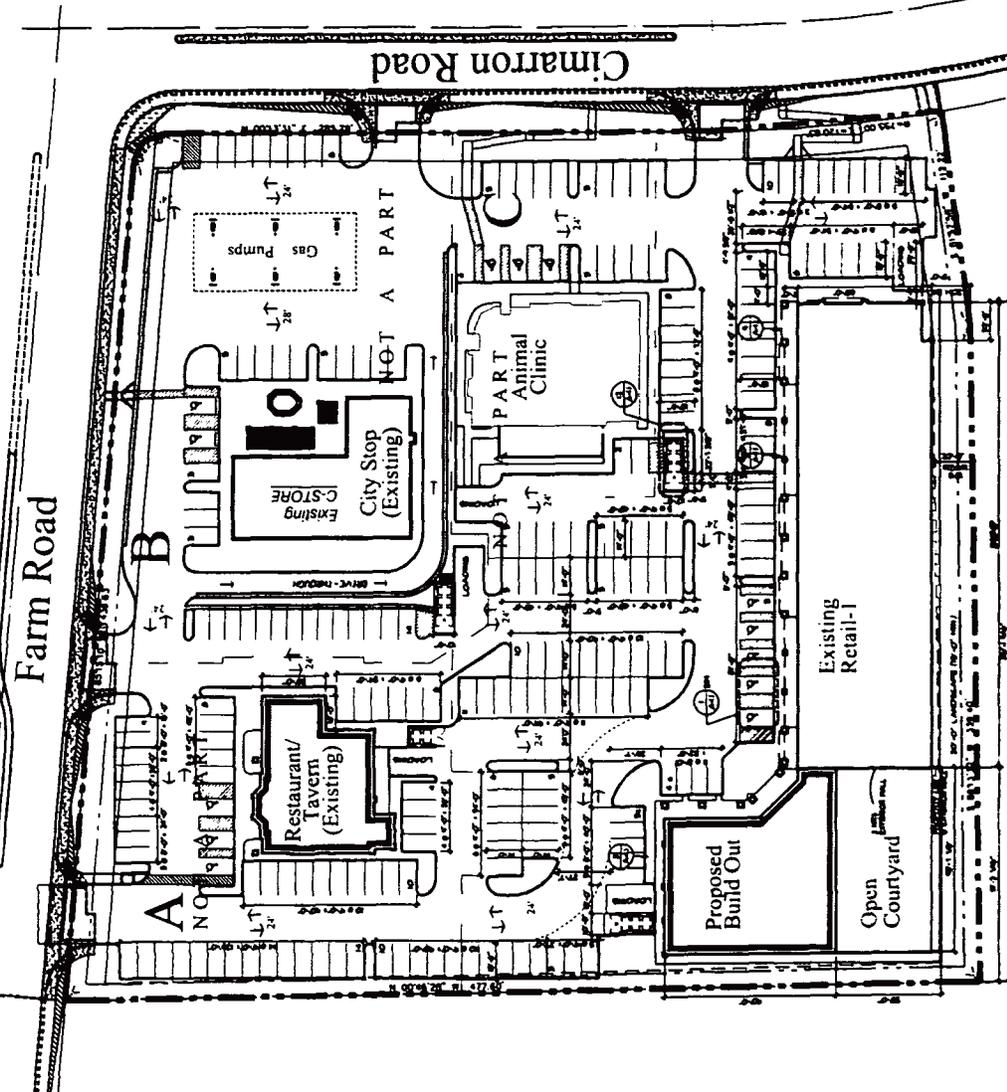
Loading Spaces Required: 5 (per Table 4)
Loading Spaces Provided: 5

SETBACKS

Front: 20 ft
Rear: 20 ft
Side: 20 ft
Corner Street Side: 10 ft
Street Landscaping Buffer: 13 ft
15 ft

BUILDING HEIGHT 35 ft with 5 ft parapet = 40 feet
Allowed: 1-Story - up to 35 feet

BUILDING COVERAGE
Allowed: Provided.



FARM AND CIMARRON

FAMILIAN DEVELOPMENT GROUP
Las Vegas, Nevada 702.227.9267

24-0045
03/04/2014
PERLMAN ARCHITECTS, INC
4420 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.980.9600 702.932.3222 fax