



# 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, 20 24, by WILLIAM J PIEDEMONTE

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



(Seal)

Signature

24-0045  
02/16/2024





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**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

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**Property Owner Signature** Chelsey McKenna

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

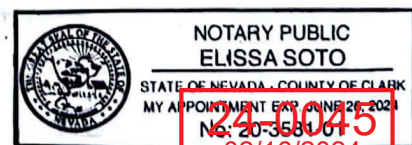
**Print Name** Chelsey McKenna

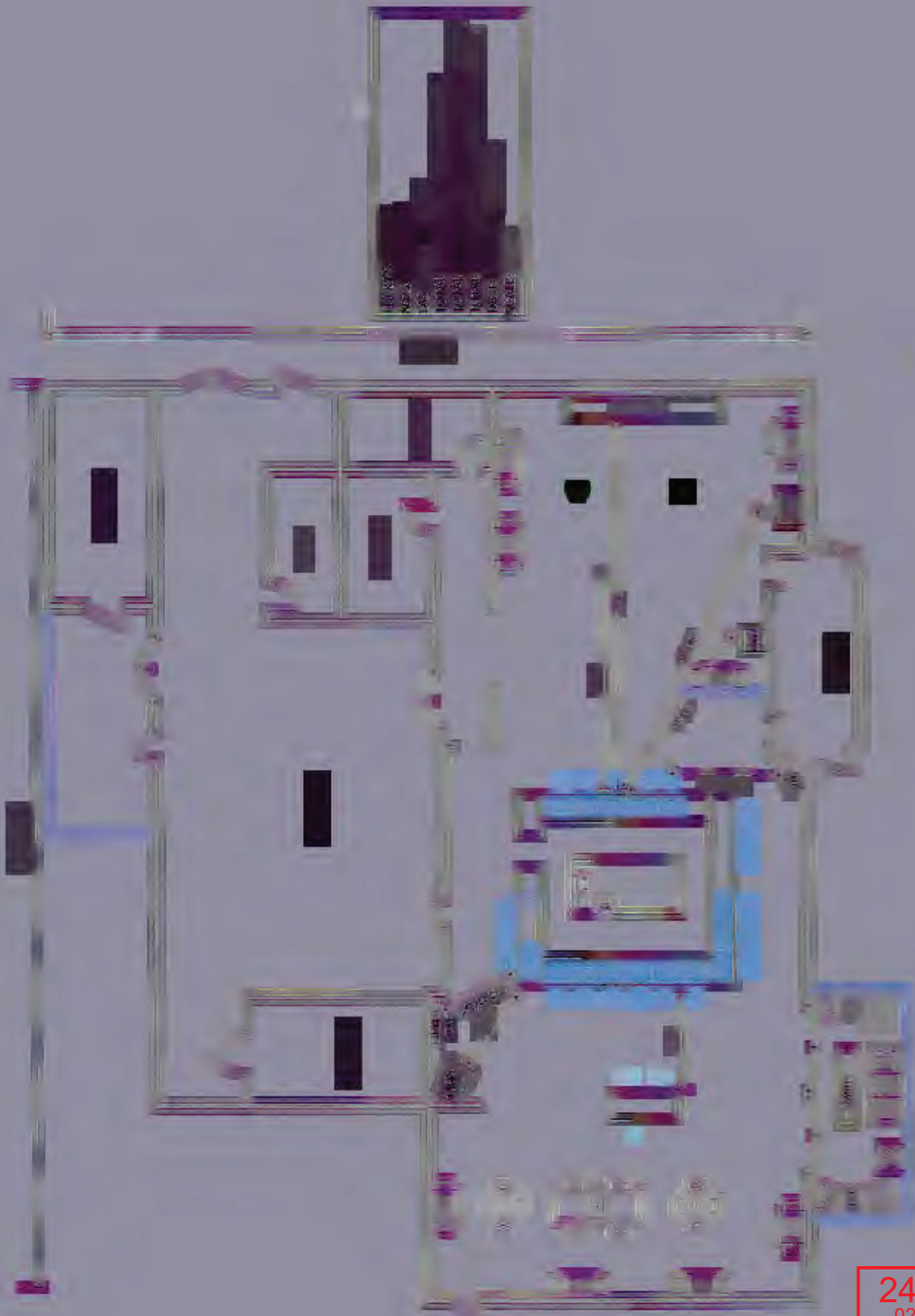
Subscribed and sworn before me

This 1st day of February, 2024

Elissa Soto Elinda

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)	Required	Provided
Retail I & Proposed Build Out	16,716 - 7.011 / 250 =	95 104
Pad A	36,728 / 50 = 734.56 / 250 =	61 62
Pad B	52,368 / 50 = 1,047.36 / 250 =	15 22
Pad C	24,101 / 50 = 482.02 / 250 =	37 38
Parking Required:		16 27
Parking Provided:		209
PARKING PROVIDED:		231

Parking Ratio	1 per 146 sf	6.8 per 1000
Handicapped Required:		9
Handicapped Provided:		13
Loading Spaces Required:		5
Loading Spaces Provided:		5

## SETBACKS

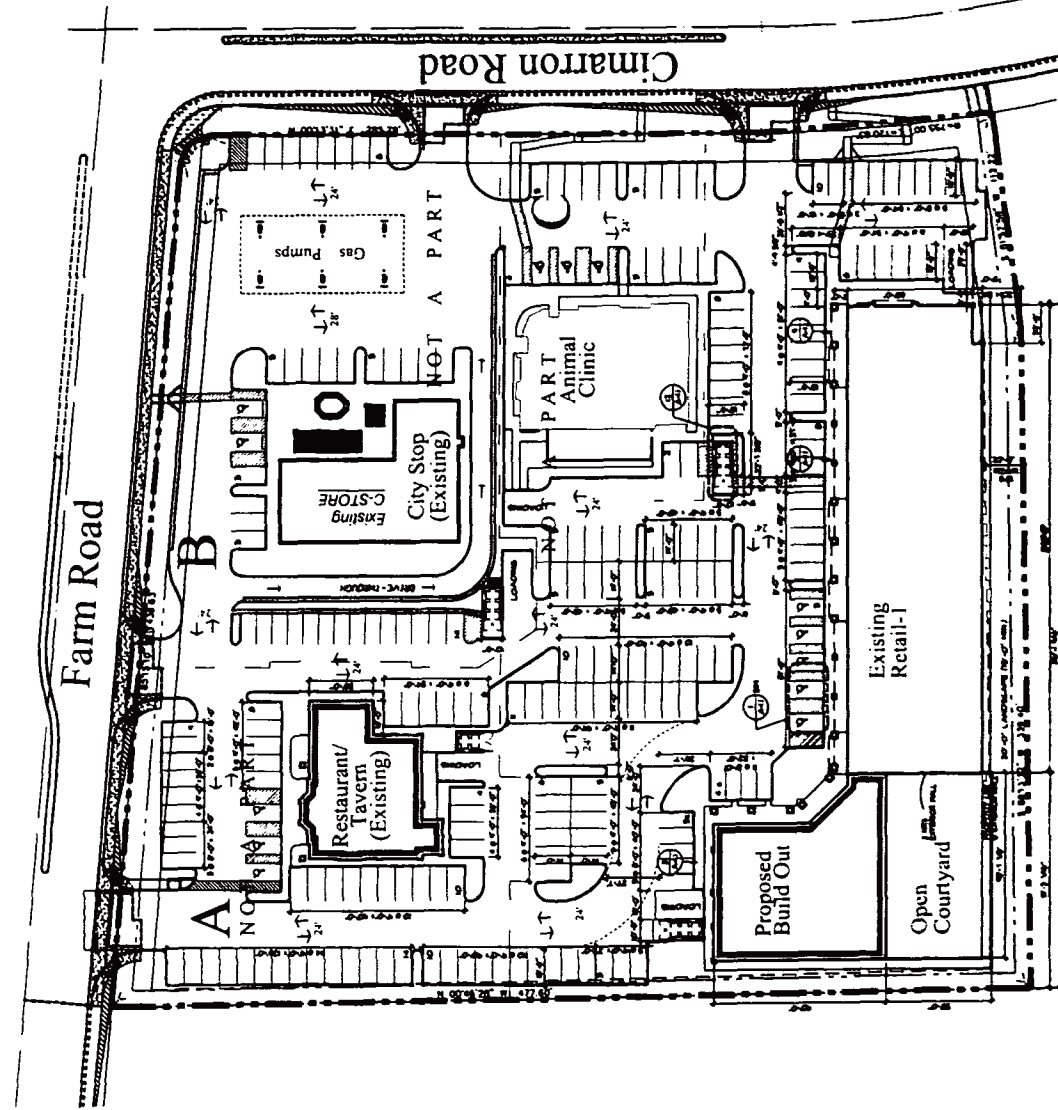
Front:	20 ft
Side:	20 ft
Corner Street Side:	10 ft
Street Landscaping Buffer:	15 ft
	15 ft

## BUILDING HEIGHT

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

## BUILDING COVERAGE

Allowed:	
Provided:	



# FARM AND CIMARRON

## FAMILIAN DEVELOPMENT GROUP

Las Vegas, Nevada 702.227.9267

Farm Rd. & Cimarron Rd., Las Vegas, Nevada

Conceptual Proposed Build out-Site Plan-

Date: May 10, 2002

Project Number: 100070.1

24-0045

03/04/2014

PERMAN ARCHITECTS, INC

4420 CORPORATE CIRCLE, SUITE 200

HENDERSON, NEVADA 89074

702.980.9900 702.932.3222 fax

Scale: 1" = 30'-0"

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