



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) Review of Conditions PRJ-68190

Project Address (Location) 10591 West Lone Mountain Road

Project Name Terrible Herbst Market **Proposed Use** SUP Liquor Sales

Assessor's Parcel #(s) 137-01-101-030 **Ward #** 4 - Anthony

General Plan: Existing LM PD-VC Proposed _____ **Zoning:** Existing PD- Proposed same

Additional Information SDR-68410 #2 Hours of operation, SUP-68413 maximum of two MPD fuel dispensers (4) fueling nozzles

Property Owner CS 4015 LLC **Contact** Corey Morley

Address 10591 West Lone Mountain Road **City** Las Vegas **State** NV **Zip** 89129

E-mail morleyz@aol.com **Phone** _____

Applicant Terrible Herbst **Contact** _____

Address PO BOX 93417 **City** Las Vegas **State** NV **Zip** 89193

E-mail _____ **Phone** _____

Representative Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South 4th Street **City** Las Vegas **State** NV **Zip** 89101

E-mail Lora@brownlawlv.com **Phone** (702) 598-1408

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 Corey Morley

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

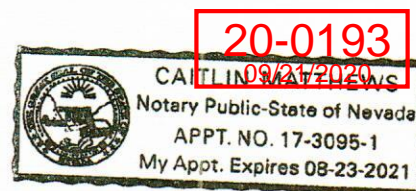
Print Name COREY MORLEY

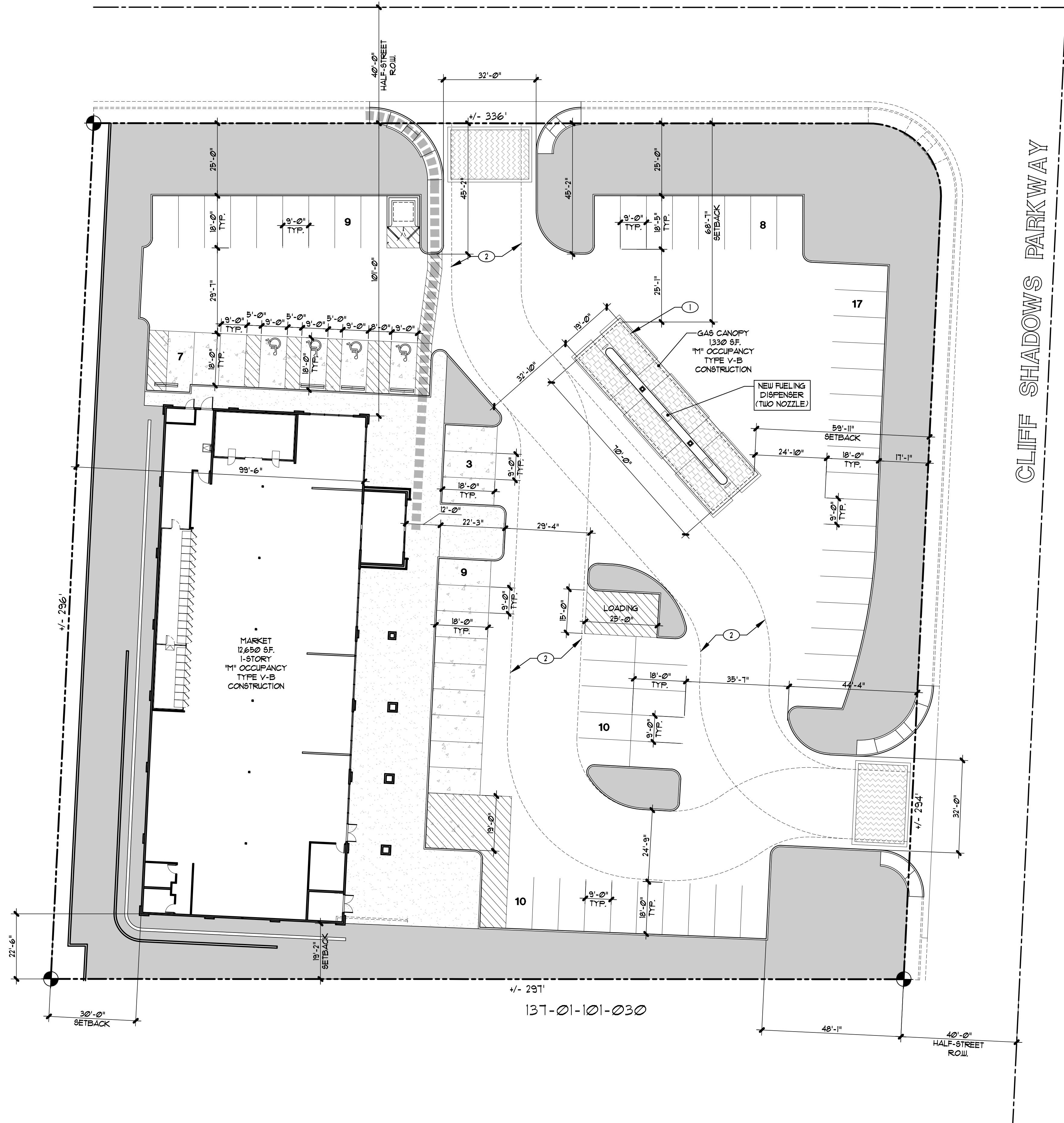
Subscribed and sworn before me

This 21st day of September, 20 20

Notary Public

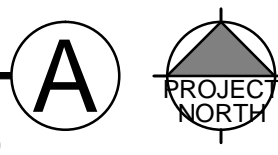
Notary Public in and for said County and State





COD ANALYSIS SITE PLAN

SCALE: 1"=20'-0"



BASIS OF DESIGN - GAS CANOPY

ADOPTED CODES - CITY OF LAS VEGAS:

2012 INTERNATIONAL BUILDING CODE
2012 SOUTHERN NEVADA AMENDMENTS
2012 INTERNATIONAL FIRE CODE AMENDMENTS
2012 UNIFORM PLUMBING CODE
2012 UNIFORM MECHANICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI A117

USE AND OCCUPANCY CLASSIFICATION - IBC CHAPTER 3

MERCANTILE GROUP M - SECTION 309

USE: MOTOR FUEL DISPENSING FACILITY

GENERAL BUILDING HEIGHTS AND AREAS - IBC CHAPTER 5

ALLOWABLE HEIGHT AND BUILDING AREAS - TABLE 503

TYPE OF CONSTRUCTION: TYPE VB
ALLOWABLE HEIGHT: 40'-0"
PROPOSED HEIGHT: 18'-6"
ALLOWABLE AREAS: 1 STORY, 9,000 SF.
PROPOSED AREAS: 1 STORY, 1,330 SF.

TYPES OF CONSTRUCTION - IBC CHAPTER 6

CONSTRUCTION CLASSIFICATION - SECTION 602

TYPE V-B CONSTRUCTION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS - TABLE 601

STRUCTURAL FRAME: 0 HOURS
BEARING WALLS EXTERIOR: 0 HOURS
BEARING WALLS INTERIOR: 0 HOURS
NONBEARING WALLS EXTERIOR: SEE TABLE 602
NONBEARING WALLS INTERIOR: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS

FIRE PROTECTION SYSTEMS - IBC CHAPTER 9

WHERE REQUIRED - SECTION 903.2

REQUIRED: NO
PROVIDED: NO

MEANS OF EGRESS - IBC CHAPTER 10

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - TABLE 1004.1

MERCANTILE: 300 SF. (STORAGE)
TOTAL OCCUPANT LOAD: 5 OCCUPANTS

LEGEND

	ACCESSIBLE ROUTE - 1:20 MAX. RUN SLOPE 1:40 MAX. CROSS SLOPE
	NEW LANDSCAPE AREA REFER TO LANDSCAPE
	SITE VISIBILITY ZONE

KEYNOTES

- LINE OF CANOPY OVERHANG ABOVE AT +16'-0"
- FIRE TRUCK ACCESS ROUTE

PARKING

PARKING - UNIFIED DEVELOPMENT CODE TITLE 19-CHAPTER 8/10

19.0810-TABLE 14.2 - PARKING STALL SIZE/ANGLE PARKING

STANDARD CAR - 90 DEGREE
9'-0" x 18'-0" WITH 24'-0" DRIVE FOR TWO WAY TRAFFIC.

19.12.060 - PARKING REQUIREMENTS

REQUIRED = 52
PROVIDED = 14

ACCESSIBLE PARKING SPACES
PARKING AND PASSENGER LOADING FACILITIES - IBC SECTION 1106

TOTAL PARKING 16 TO 100

REQUIRED = 4 ACCESSIBLE SPACES
PROVIDED = 4 ACCESSIBLE SPACES

ONE VAN ACCESSIBLE SPACE WITH A MINIMUM VERTICAL CLEARANCE OF
NINETY-EIGHT (98) INCHES SHALL BE PROVIDED FOR EVERY 50 (50) ACCESSIBLE
PARKING SPACES, OR FRACTION THEREOF.

REQUIRED = 1 VAN ACCESSIBLE SPACE
PROVIDED = 1 VAN ACCESSIBLE SPACE

ARCHITECT:

Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702.736.8822
RWA-design.com

CONSULTANT:

All drawings, specifications and other documents, including those in electronic form, furnished by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. In addition, drawings and specifications remain the property of the Architect. Copies of the drawings and specifications retained by the Owner may be utilized only for the Owner's use and for preparing, and not for the construction of any other Project.

PROJECT:



**HERBST
MARKET
LONE MTN. /
CLIFF
SHADOWS**

ADDRESS:
10591 W. LONE MOUNTAIN ROAD
LAS VEGAS, NV 89129

OWNER:
CS 4015 LLC

JURISDICTION:
LAS VEGAS, NEVADA

APN:
137-01-101-030

SEAL:

REVISION:

PROJECT #:
16-067

DATE:
17 SEP 20

SHEET TITLE:

CODE ANALYSIS
SITE PLAN

SHEET NUMBER:

G1.00



20-0193
08/21/2020