



# 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 Plan Review

**Project Address** (Location) Northeast corner of Park Paseo and Las Vegas Boulevard

**Project Name** Inline retail building at Park Paseo and Las Vegas Boulevard **Proposed Use** Retail

**Assessor's Parcel #(s)** 162-03-112-021 **Ward #** 3-DIAZ

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-2 Proposed C-2

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

**Property Owner** 3250 Spring Mountain Trust, Lanny D. Love, Trustee **Contact** Lanny D. Love

**Address** 3850 W. Tropicana Ave., Suite D **City** Las Vegas **State** NV **Zip** 89103

**E-mail** lannydlove@aol.com **Phone** 702.591.6302

**Applicant** AJB General Contractor **Contact** Al Jeskey

**Address** 102 E. Mayflower Ave. **City** N. Las Vegas **State** NV **Zip** 89030

**E-mail** ajeskey@ajbuilders.com **Phone** 702.858.9322

**Representative** SCA Design **Contact** Sergio Comparan

**Address** 2525 W. Horizon Ridge Parkway, Suite 230 **City** Henderson **State** NV **Zip** 89052

**E-mail** sergio@scadesign.com **Phone** 702.719.2020

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.

*State of Nevada \*\**  
*County of Clark \*\**  
**Property Owner Signature** [Signature]

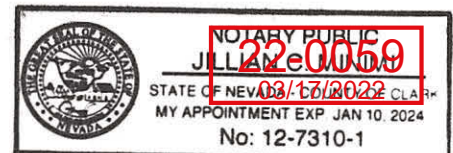
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Lanny D Love

Subscribed and sworn before me by Lanny D. Love, \*\*

This 7th \*\* day of March \*\*, 20 22. \*\*

[Signature]  
Notary Public in and for said County and State





## GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS CORING AND GONG FROM THE BUILDING.
3. TREE CANOPIES SHOULD BE NO LOWER THAN 6'-0" AND SHRUBS/VINEES NO TALLER THAN 3'-0" IN HEIGHT.

## LANDSCAPE CALCULATIONS

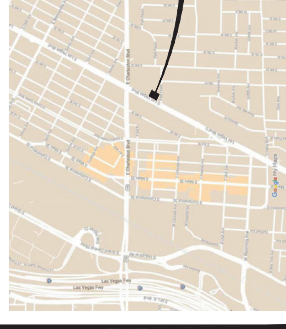
LANDSCAPE BULK/SECTION  
 - LANDSCAPE DESIGN TO BE PROVIDED AS SHOWN NEW GRASSES, TREES AND  
 ARBORED COVER  
 LANDSCAPE BULK/SECTION 143.00  
 EXISTING LANDSCAPE BULK 6.36 S.F.  
 TOTAL LANDSCAPE BULK 6.49 S.F.  
 % OF SITE COVERED BY LANDSCAPE  
 LANDSCAPE 6% / SITE 6%  
 6.404 S.F. / 40.340 S.F. = 30% = 10%

## LANDSCAPE LEGEND

All tree sizes to meet or exceed Southern New



## VICINITY MAP



Graphic Scale  
(IN FEET)  
10 0 5 10 20  
1/16" = 1'-0"

**PARK PASEO & S LAS VEGAS BLVD**

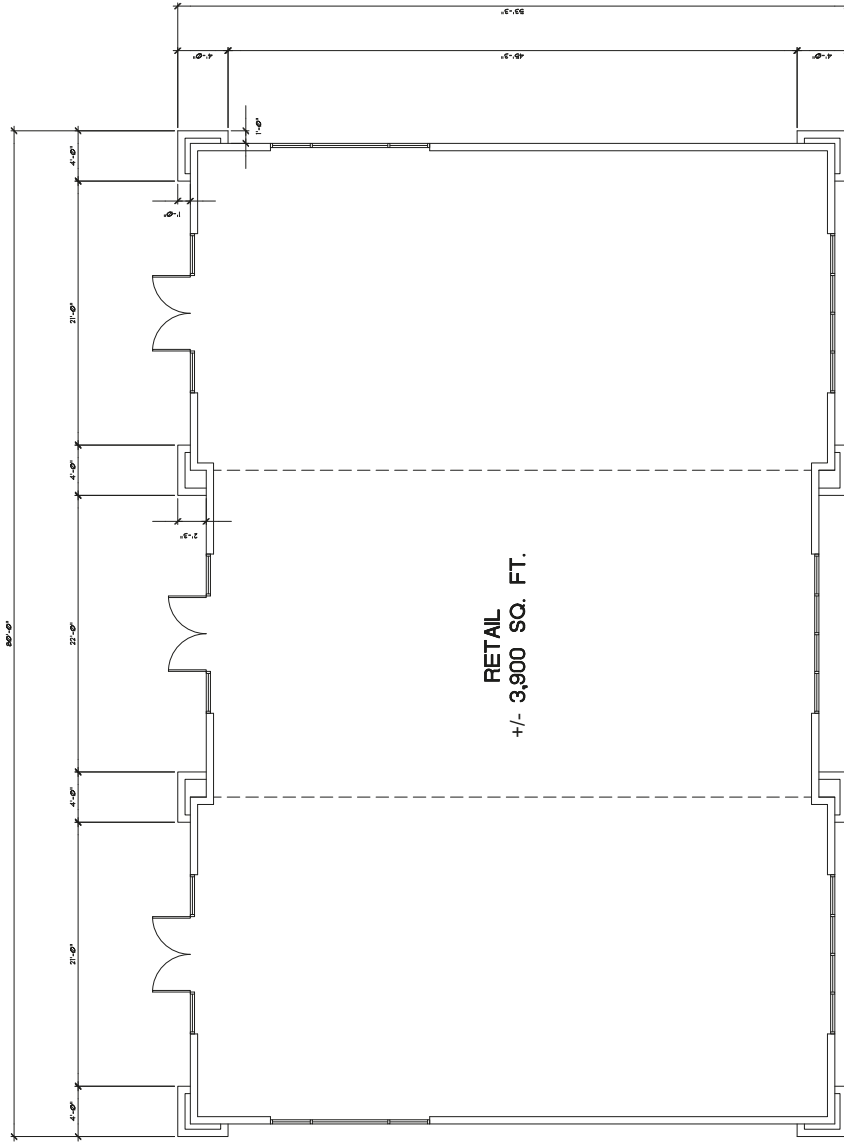
**APN: 162-03-112-021**



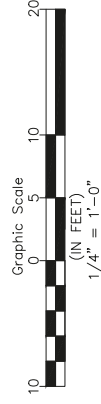
2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

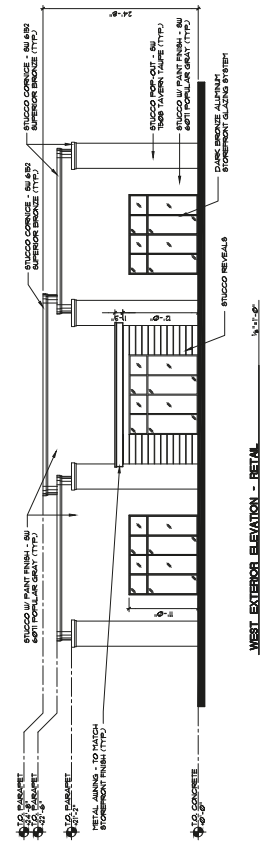
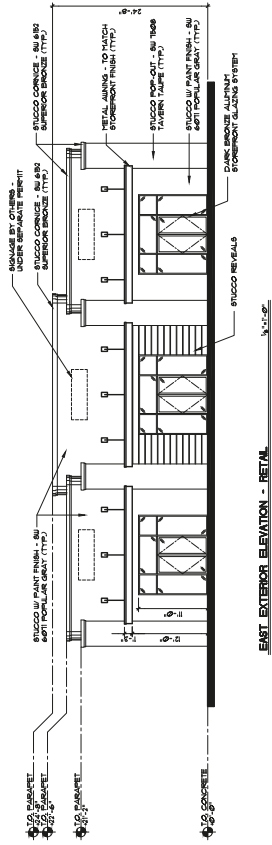
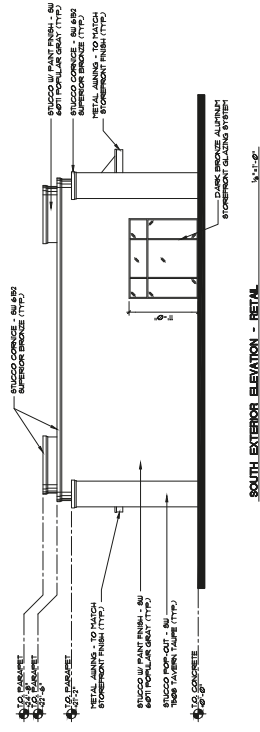
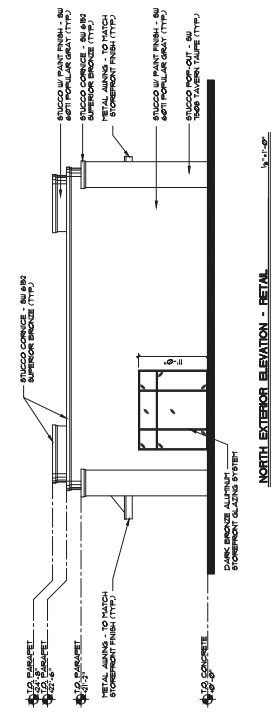
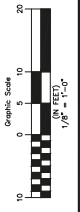
# FLOOR PLAN

22-0059  
03/17/2022



FLOOR PLAN  
1/4" = 1'-0"







COLORS & MATERIALS

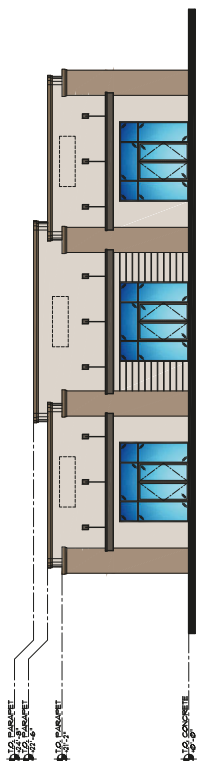
COLOR: #A52A2A "SUPERIOR BRONZE"

COLOR: #8B4513 "TERRA COTTE"

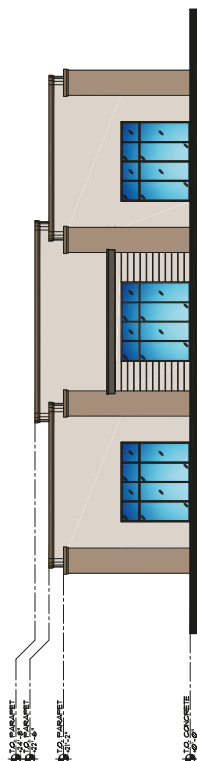
COLOR: #D2B48C "TAN CEMENT"

COLOR: #4682B4 "AQUA" STONEWORK WITH CLEAR GLAZE

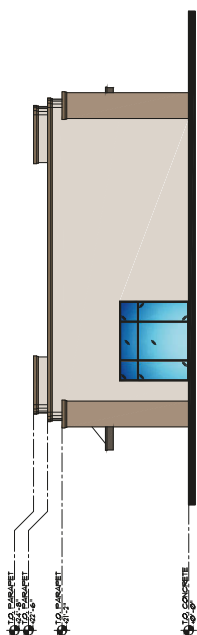
22-0059  
03/17/2022



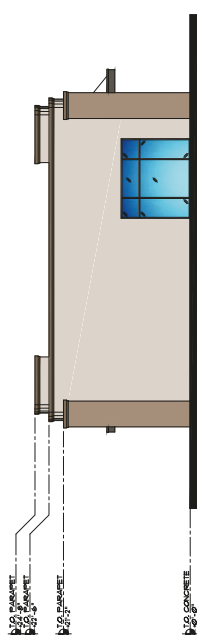
EAST EXTERIOR ELEVATION - RETAIL



WEST EXTERIOR ELEVATION - RETAIL



NORTH EXTERIOR ELEVATION - RETAIL



SOUTH EXTERIOR ELEVATION - RETAIL

