



# 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]

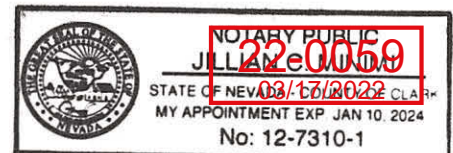
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Lanny D Love

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

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

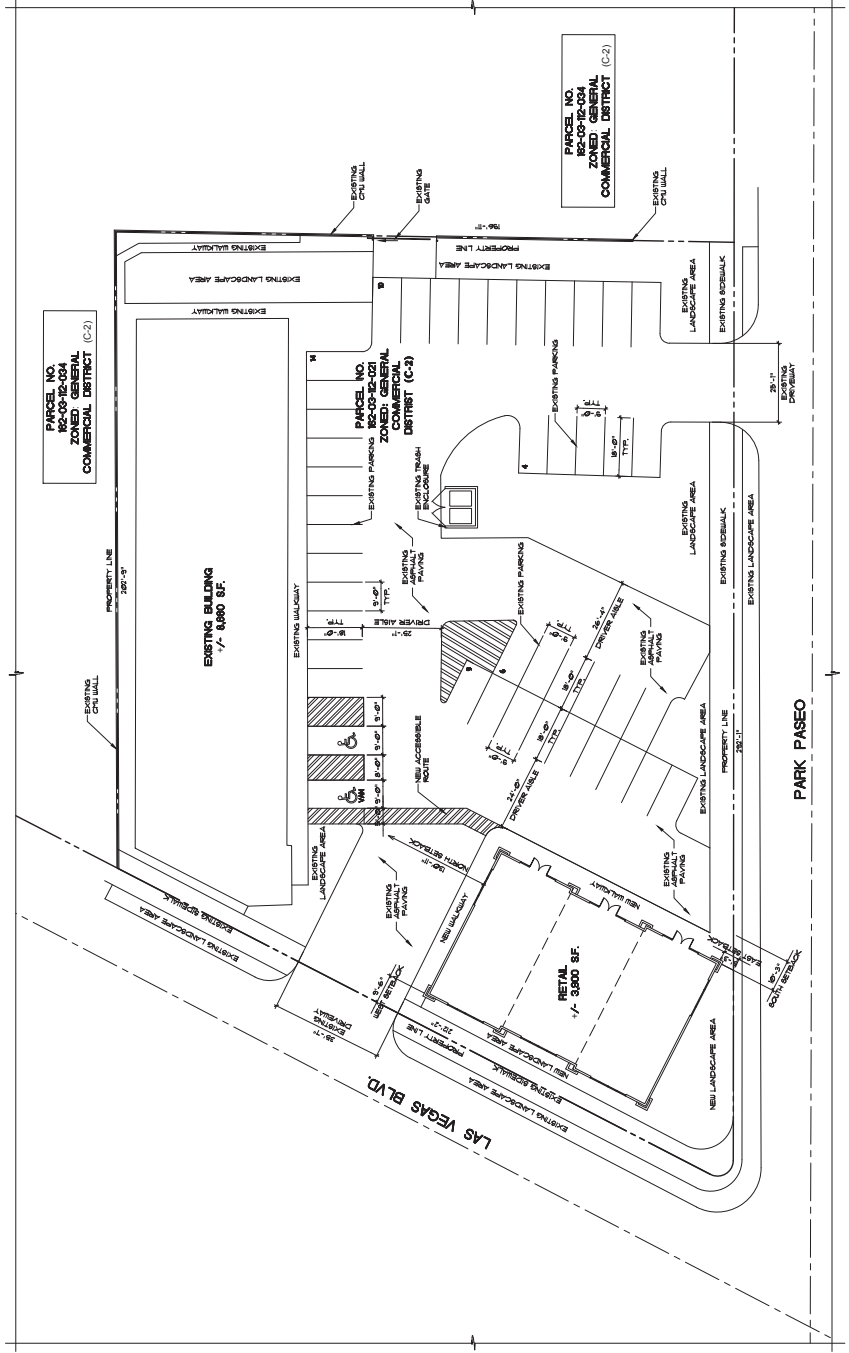
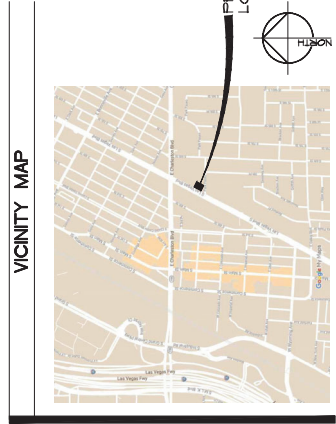
[Signature]  
Notary Public in and for said County and State



SITE INFORMATION	
APN: 162-03-112-021	
ZONING: GENERAL COMMERCIAL DISTRICT (C-2)	
SITE AREA: 45,300 SQ. FT. (1.04 ACRES) GROSS	
BUILDING FOOTPRINT: 12,540 SQ. FT.	
BUILDING AREA: 12,540 SQ. FT.	
LANDSCAPE AREA: 32,760 SQ. FT.	
TOTAL BUILDING FOOTPRINT: 12,540 SQ. FT. TOTAL	
% OF SITE COVERED BY BUILDING: 27.7%	
BUILDING FOOTPRINT: 12,540 SQ. FT. / PROPERTY: 45,300 SQ. FT. = 27.7%	
REQUIRED RETENAC PER TABLE 304-4: 12,540 SQ. FT. / 12,540 SQ. FT. = 100%	
EXISTING RETENAC: 12,540 SQ. FT.	
NEW RETENAC: 12,540 SQ. FT.	
RETAIL: 3,200 SQ. FT.	
RESTAURANT: 100 SQ. FT.	
BAR: 100 SQ. FT.	
EXISTING BUILDING: 12,540 SQ. FT.	
NORTH RETENAC: 12,540 SQ. FT.	
SOUTH RETENAC: 12,540 SQ. FT.	
WEST RETENAC: 12,540 SQ. FT.	
EAST RETENAC: 12,540 SQ. FT.	

22-0059  
05/26/2022

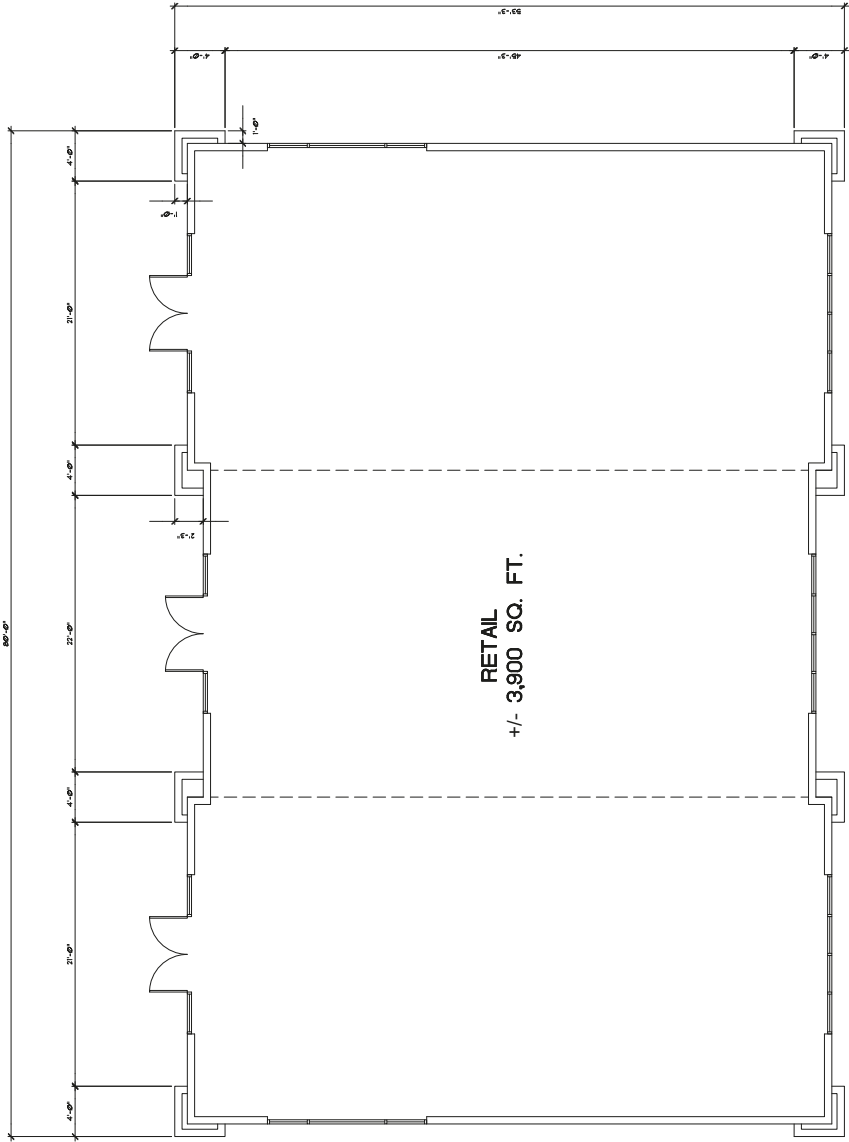
PARKING CALCULATION	
REQUIRED PARKING PER TABLE 304-4.1:	3,200 SQ. FT.
EXISTING BUILDING RETENAC: 12,540 SQ. FT.	12,540 SQ. FT. / 12,540 SQ. FT. = 100%
TOTAL AREA: 45,300 SQ. FT.	
TOTAL REQUIRED PARKING: 3,200 SPACES	
REQUIRED ACCESSIBLE PARKING:	
2 SPACES PER PREVIOUS LOT REQUIREMENT	
PROVIDED ON-SITE PARKING:	
STANDARD SPACES: 4 SPACES	
ACCESSIBLE SPACES: 2 SPACES (1 CAR, 1 VAN)	
TOTAL SPACES: 6 SPACES	



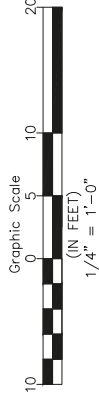


# FLOOR PLAN

22-0059  
03/17/2022

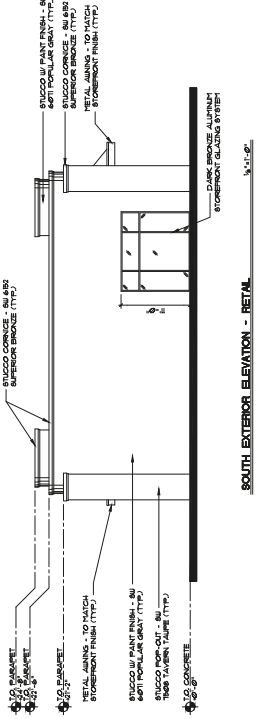
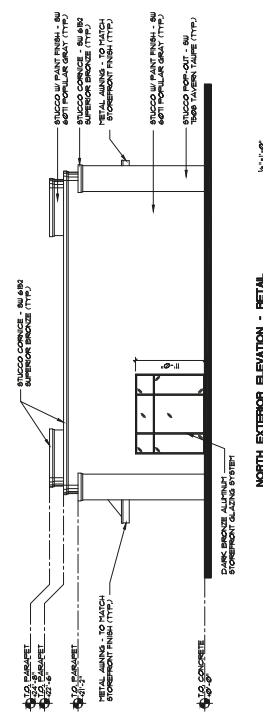
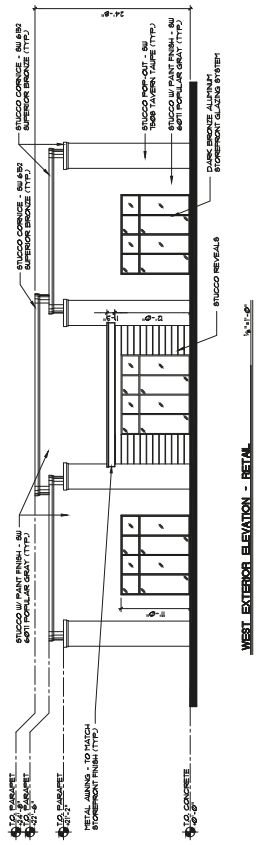
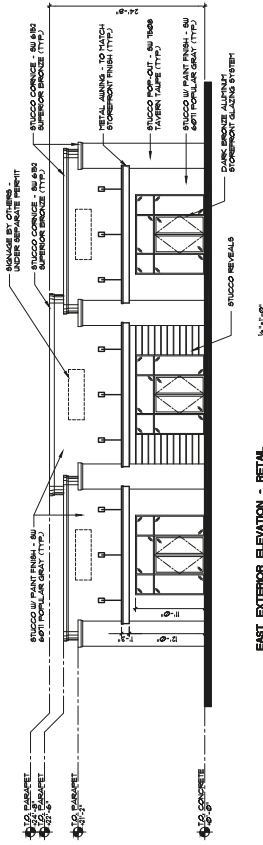


FLOOR PLAN  
1/4" = 1'-0"



# EXTERIOR ELEVATIONS

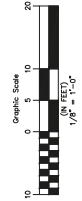
22-0059  
03/17/2022



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

PARK PASEO & S LAS VEGAS BLVD

APN: 162-03-112-021



A1.2



COLORS & MATERIALS

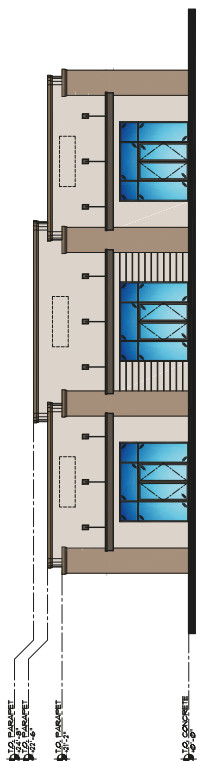
COLOR: #A52A2A "SUPERIOR BRONZE"

COLOR: #8B4513 "TERRA COTTE"

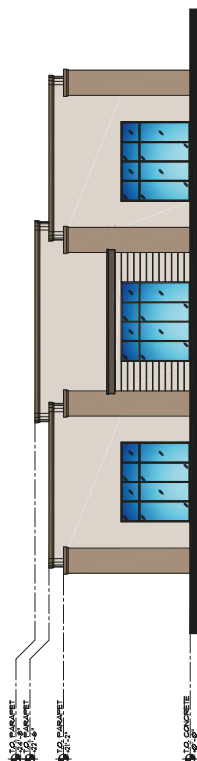
COLOR: #D2B48C "TAN PINE GLASS"

COLOR: #4682B4 "AQUA" STONEFRONT WITH CLEAR GLASS

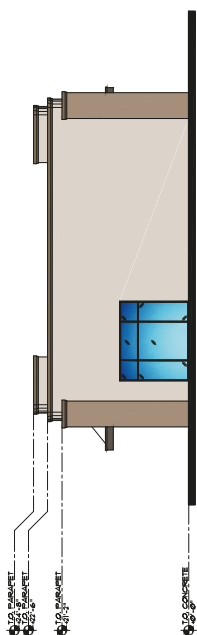
22-0059  
03/17/2022



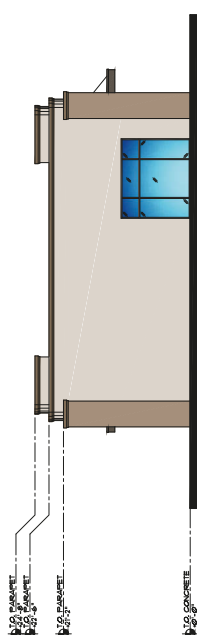
EAST EXTERIOR ELEVATION - RETAIL



WEST EXTERIOR ELEVATION - RETAIL



NORTH EXTERIOR ELEVATION - RETAIL



SOUTH EXTERIOR ELEVATION - RETAIL