



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

22-0172  
04/14/2022

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment and Zone Change

Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Investments West

Proposed Use Commercial

Assessor's Parcel #(s) 126-01-301-013

Ward # 6

General Plan: Existing PCD

Proposed GC

Zoning: Existing U-PCD

Proposed C-2

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

Property Owner Investments West, LLC

Contact Chris Johnson

Address PO Box 94313

City Las Vegas State NV Zip 89193

E-mail n/a

Phone 000-000-0000

Applicant Investments West, LLC

Contact Chris Johnson

Address PO Box 94313

City Las Vegas State NV Zip 89193

E-mail n/a

Phone 000-000-0000

Representative Kaempfer Crowell

Contact Tony Celeste

Address 1980 Festival Plaza Dr. #650

City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com

Phone 702-792-7000

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 \_\_\_\_\_

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

Print Name Christopher Johnson

Subscribed and sworn before me

This 14th day of April, 2022

Notary Public in and for said County and State



JURISDICTION: Las Vegas, NV 89166  
EXISTING ZONING: Undeveloped/ (U(PCD))  
APN #: 126-01-301-013

PROJECT SITE	GROSS AREA	1.8 ACRES	78,000 S.F.
PROJECT SITE	NET AREA	1.48 ACRES	64,440 S.F.
SETBACK	REQUIRED	PROVIDED	
FRONT	10 ft	15'-6"	
SIDE STREET (CORNER)	10 ft	39'-0"	
REAR	20 ft	165'-9"	
HEIGHT	1 STORY	23'-0"	
BUILDING AREA		GROSS	
TOWER		3,800 sq. ft.	
COFFEE SHOP		2,224 sq. ft.	
TOTAL BUILDING LOT		6,024 sq. ft.	
TOTAL BUILDING LOT COVERAGE			9.33 %

**TAVERN:**

- 2.100 S.F./20 FOR PUBLIC SEATING AND WAITING AREA
- 2.310 S.F./20 - 42.60 SPACES (43 SPACES)
- 1 PER 200 FOR BACK OF HOUSE - 1,070 S.F./200
- 8.35 SPACES (9 SPACES)

**COTTAGE SHOP:**

- 1.650 S.F./200 FOR SEATING AND WAITING AREA - 6.50 S.F./20 = 16.76 (17 SPACES)
- 1 PER 200 FOR BACK OF HOUSE
- 1,260 S.F./200 = 6.30 SPACES (7 SPACES)

**PARKING REQUIRED:**

- = 76 SPACES

**PARKING PROVIDED:**

- = 79 SPACES  
(INCLUDED) 23 COMPACT SPACES - 30% ALLOWED)

**ACCESSIBLE PARKING REQUIRED:**

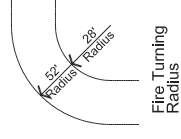
- = 4 STALLS

**ACCESSIBLE PARKING:**

- = 2 REGULAR STALLS INCLUDED
- = 2 VAN ACCESSIBLE STALLS INCLUDED
- = 2 LOADING ZONES PROVIDED

**ACCESSIBLE PARKING BASED UPON 118 TABLE 1106K.1**

**4 ACCESSIBLE STALLS OUT OF 76-100 STALLS**

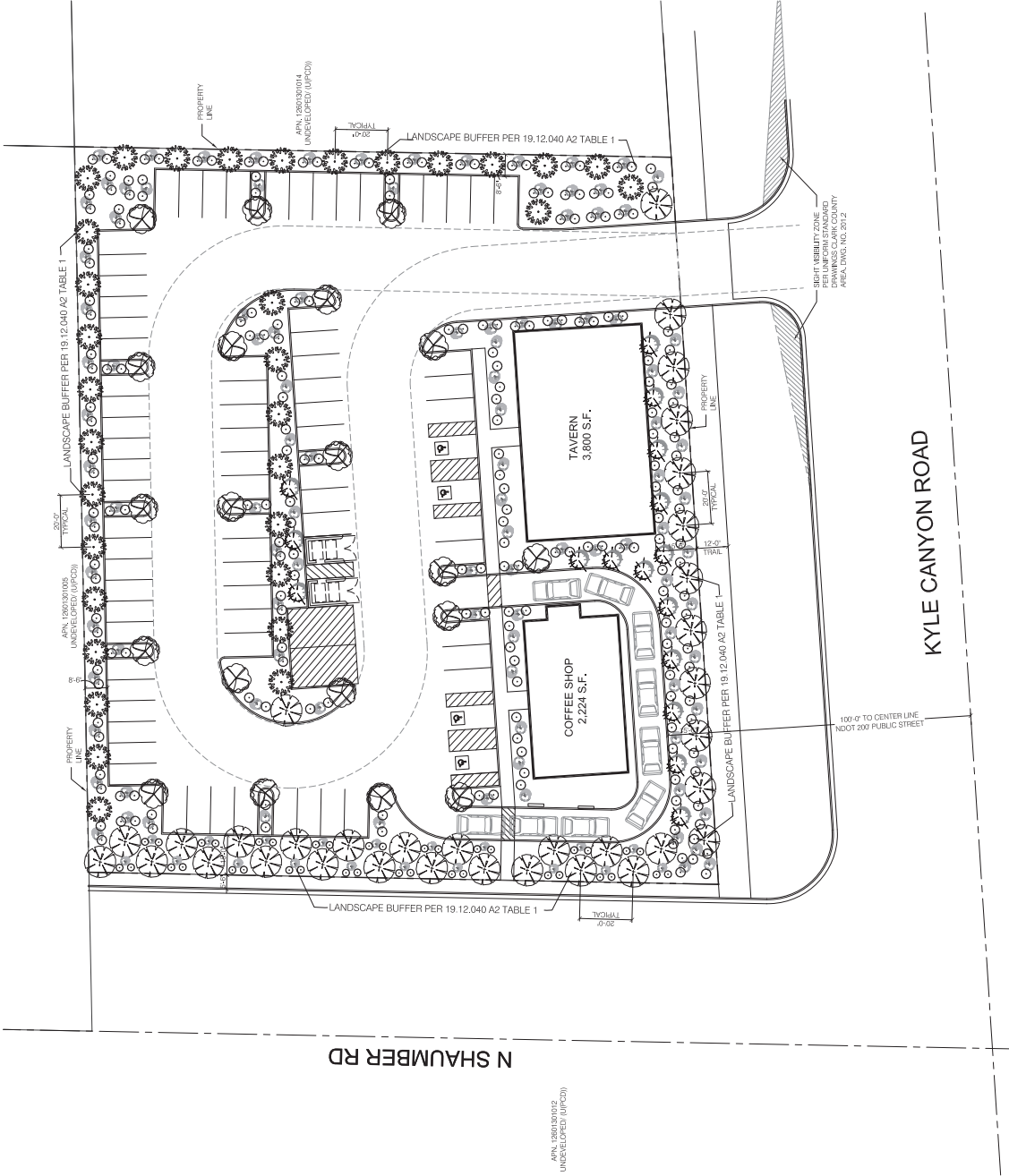


Site Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date



Scale: 1" = 20'

Las Vegas, Nevada 89166



# CHRIS JOHNSON TAVERN - LANDSCAPE PLAN

Las Vegas, Nevada 89166

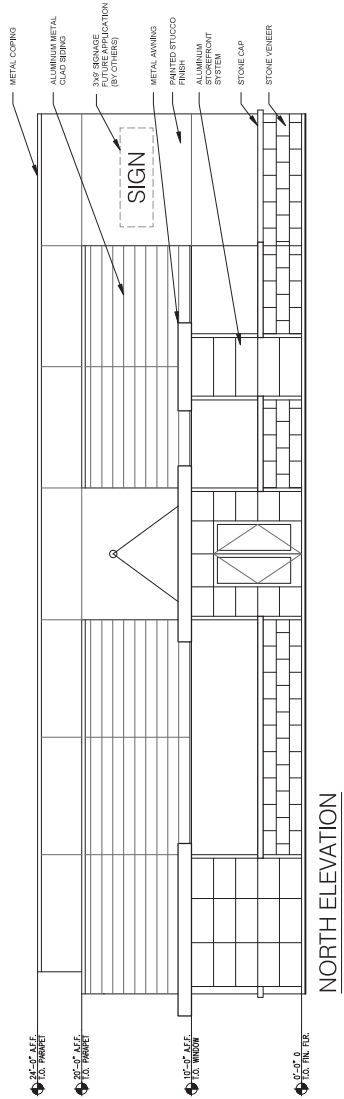
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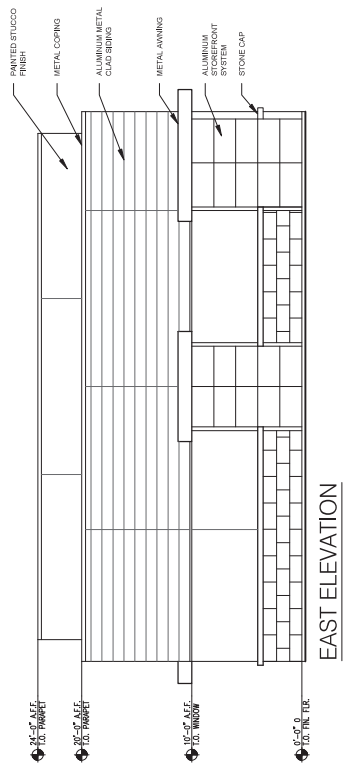
Landscape Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date



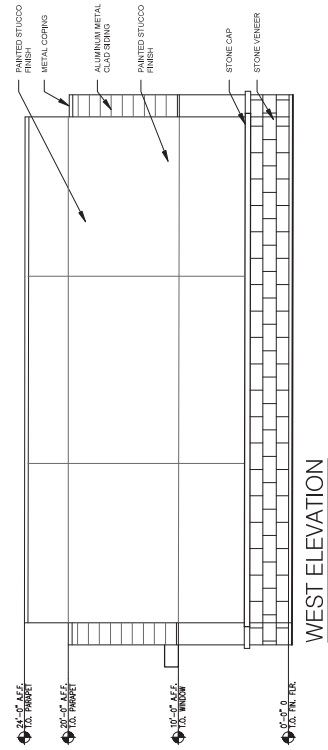
22-0172  
06/14/2022



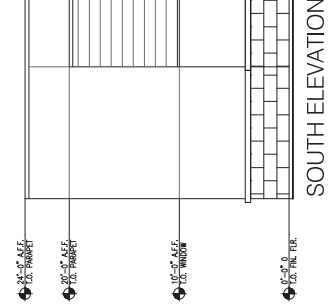
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

# CHRIS JOHNSON TAVERN - TAVERN ELEVATIONS

Las Vegas Nevada 89166

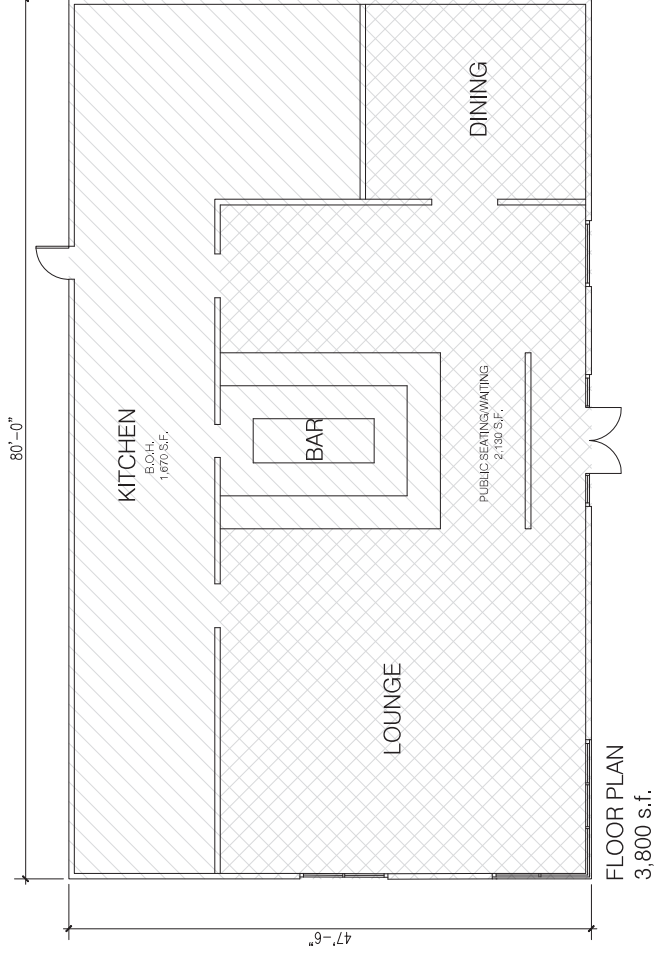
Scale: 3/16" = 1'-0"

22-0172  
06/14/2022

Exterior Elevations : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date



MOSER architecture studio



Floor Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date

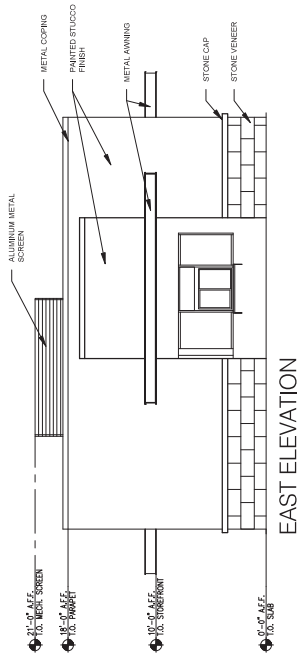
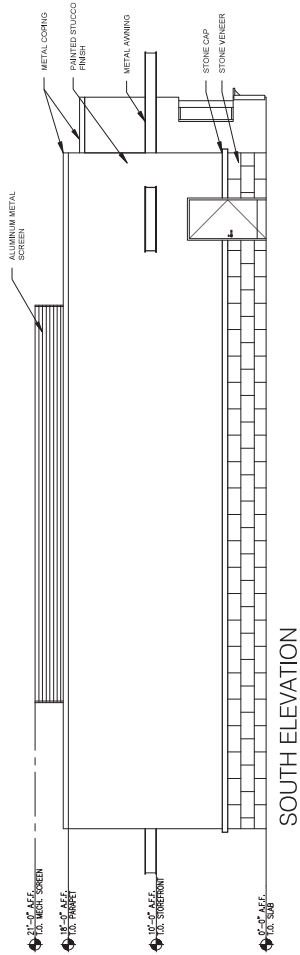
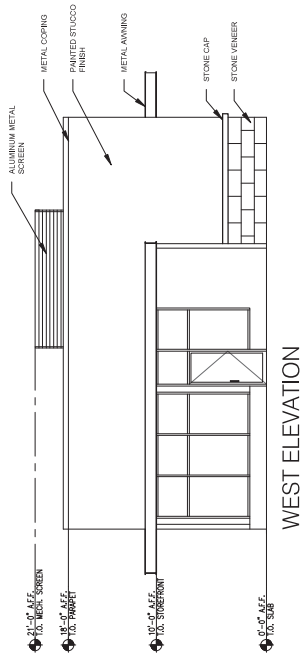
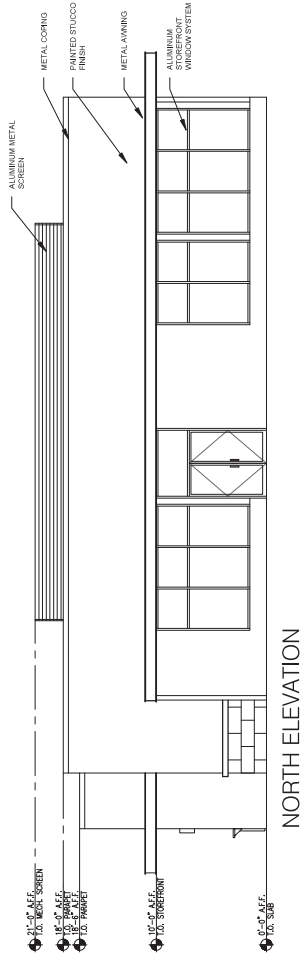


Scale: 3/16" = 1'-0"

# CHRIS JOHNSON TAVERN - TAVERN PLAN

Las Vegas Nevada 89166

22-0172  
06/14/2022

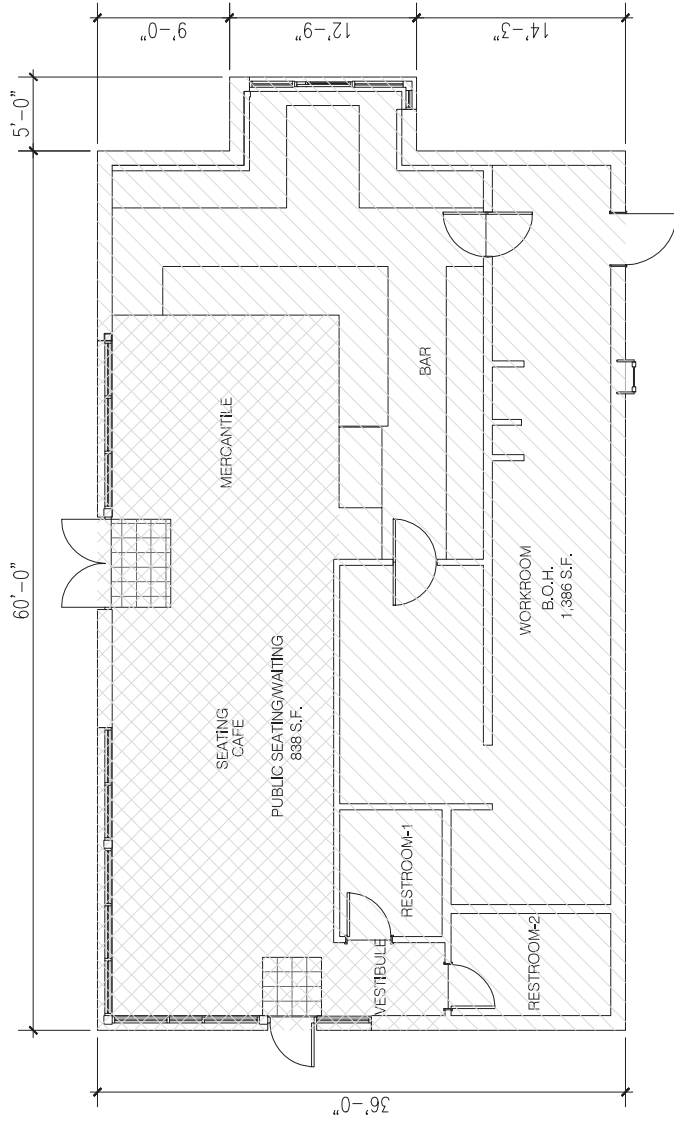


# CHRIS JOHNSON TAVERN - COFFEE SHOP ELEVATIONS

Las Vegas Nevada 89166

Scale: 3/16" = 1'-0"

22-0172  
06/14/2022



FLOOR PLAN  
2,224 s.f.

# CHRIS JOHNSON TAVERN - COFFEE SHOP PLAN

Las Vegas Nevada 89166



Floor Plan : Sheet Title  
22-074 : Project Number  
06-09-2022 : Date



22-0172  
06/14/2022

# **CHRIS JOHNSON TAVERN**

## **COLOR BOARD**



**PRIMARY**



**SECONDARY**



**ACCENT - 1**



**ALUMINUM  
CLADDING**



**ELDORADO  
RUSTIC LEDGE  
SEQUOIA STONE**

**22-0172**  
06/02/2022