



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 12th day of April, 2022

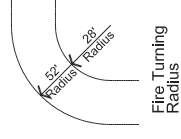
Notary Public in and for said County and State



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			
TAPERIN			3,800 sq. ft.
COFFEE SHOP			2,224 sq. ft.
TOTAL BUILDING AREA			6,020 sq. ft.
TOTAL BUILDING LOT COVERAGE			9.33 %

TAVERN: • 2130 S.F. FOR PUBLIC SEATING AND WAITING AREA
 • 2,500 S.F./200 = 12.50 SPACES
 - 1 PER 200 FOR BACK OF HOUSE = 1,070 S.F./200
 = 5.35 SPACES (9 SPACES)
COTTAGE SHOP: • 1,500 S.F. FOR SEATING AND WAITING
 AREA @ 6.50 S.F. = 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 SPACES
ACCESSIBLE PARKING PROVIDED: = 2 VLN ACCESSIBLE SPACES INCLUDED
 2 LOADING ZONES PROVIDED
ACCESSIBLE PARKING BASED UPON 118 TABLE 1106.1
4 ACCESSIBLE STALLS OUT OF 76-100 STALLS

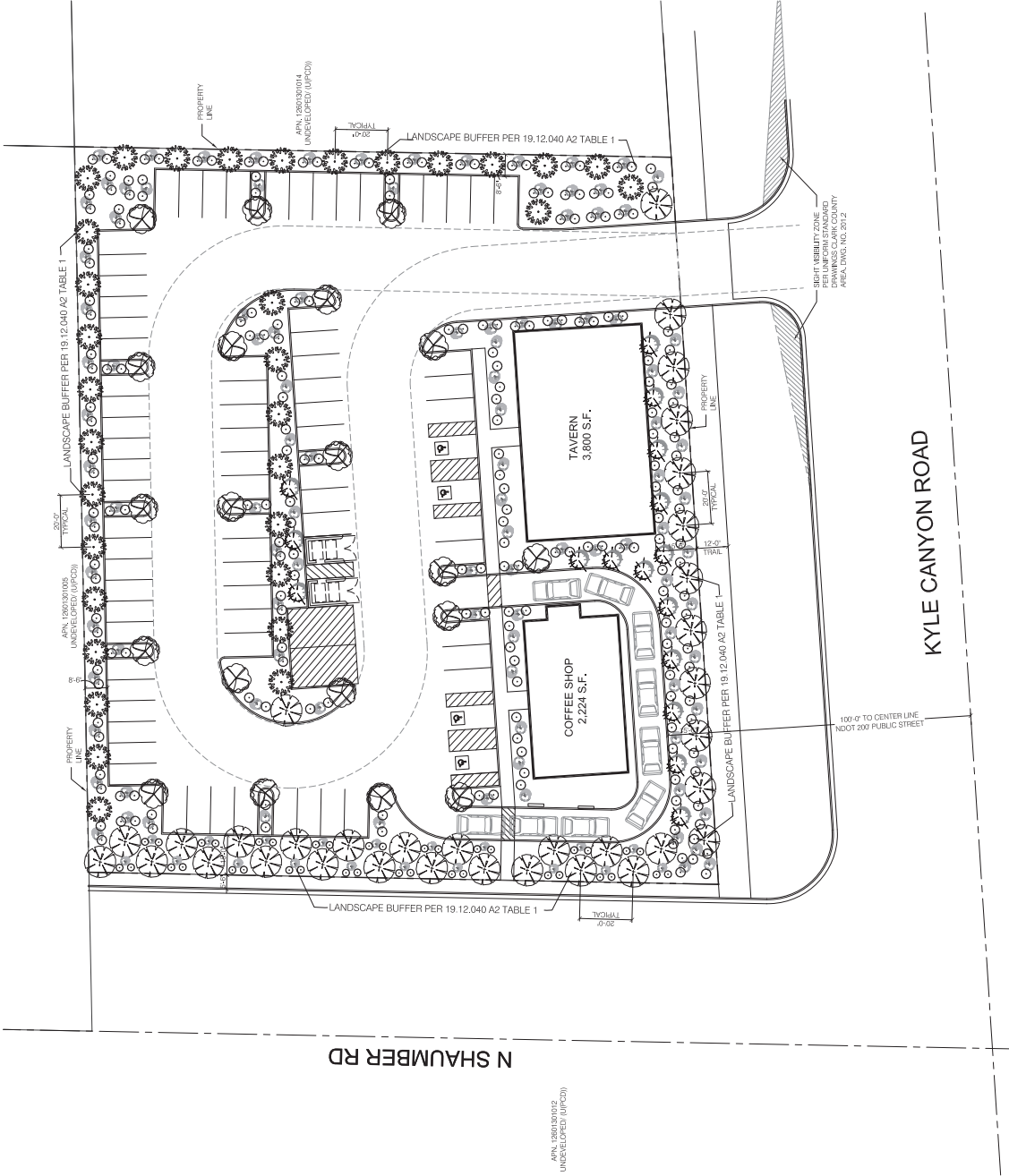


Site Plan : Sheet Title
22-074 : Project Number
06-09-2022 : Date



Scale: 1" = 20'

Las Vegas, Nevada 89166



LANDSCAPE SCHEDULE					
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
TREES					
	34	24" Box	20' On Center	MEDICAN STYACMORE	PLATANUS MEXICANA
	33	24" Box	20' On Center	GOLDEN RAIN TREE	KOELBUTERIA PANICULATA
	20	24" Box	20' On Center	RED PUSH RETACHE	RTSACIA X RED PUSH
SHRUBS/VACCINES					
	16	5 Gallon	N/A	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA
	252	1-1/2 Gallon	N/A	BUSH LANTANA	LANTANA CAMARA
	127	5 Gallon	N/A	DESERT SENNA	SENNA NEUMOPHILA
* Xeriscaping- No turf to be used. Only rock, Crushed rock or other Lowwater use, approved ground cover will be used.					

CHRIS JOHNSON TAVERN - LANDSCAPE PLAN

Las Vegas, Nevada 89166

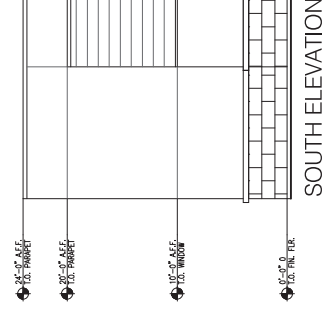
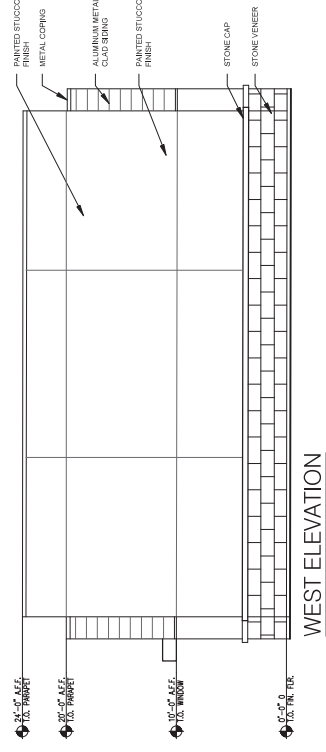
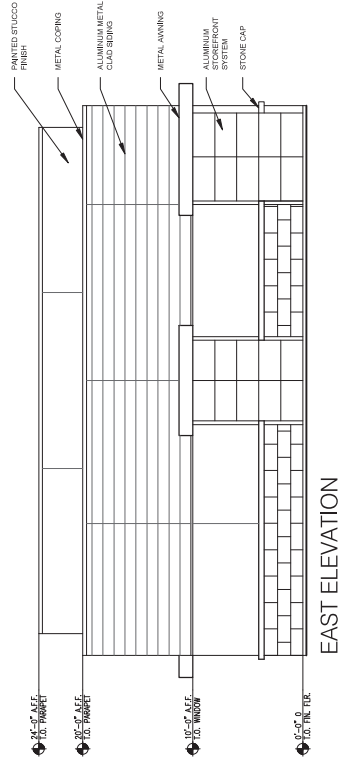
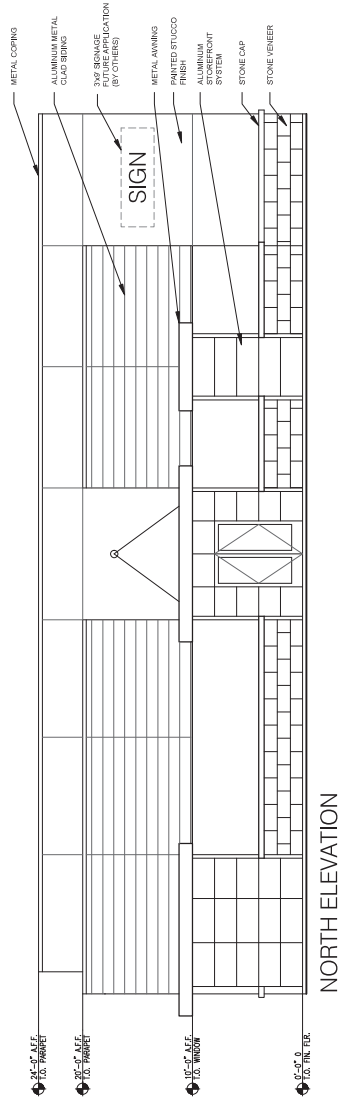
Scale: 1" = 20'



22-0172
06/14/2022

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





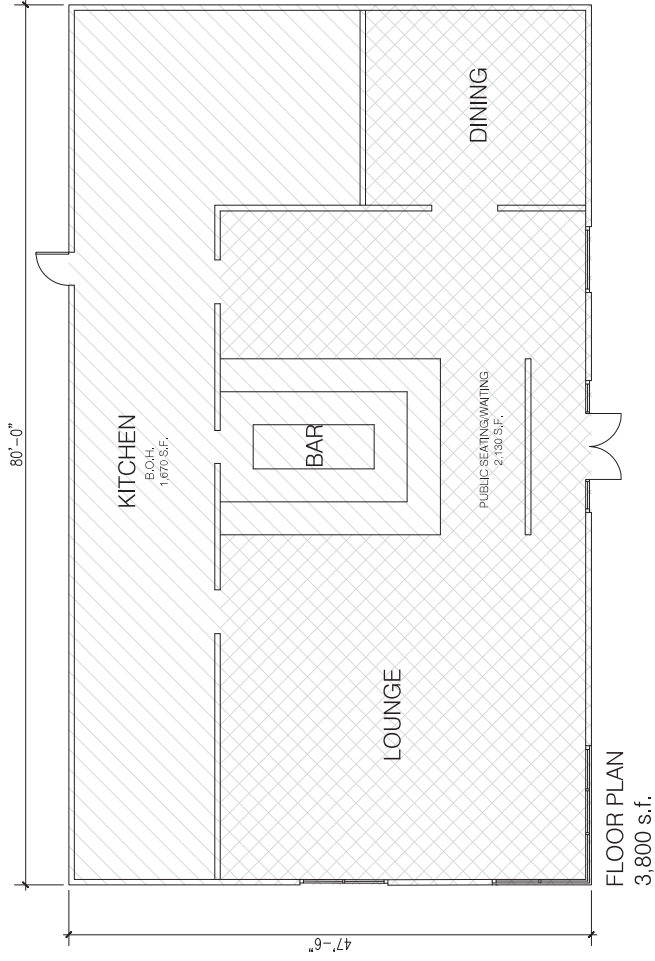
CHRISTOPHER JOHNSON TAVERN - TAVERN ELEVATIONS

Las Vegas, Nevada 89166

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

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

MOSE 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

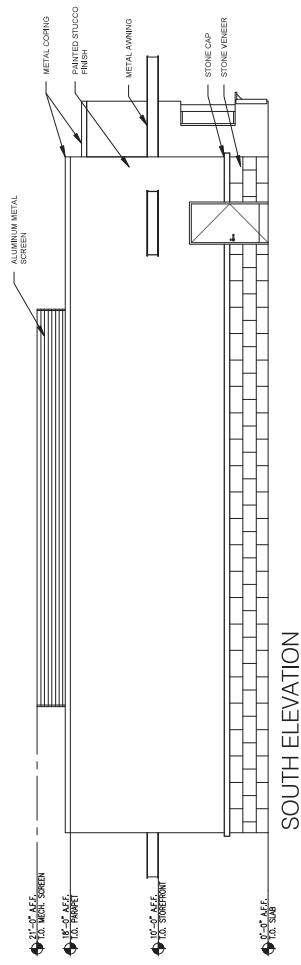
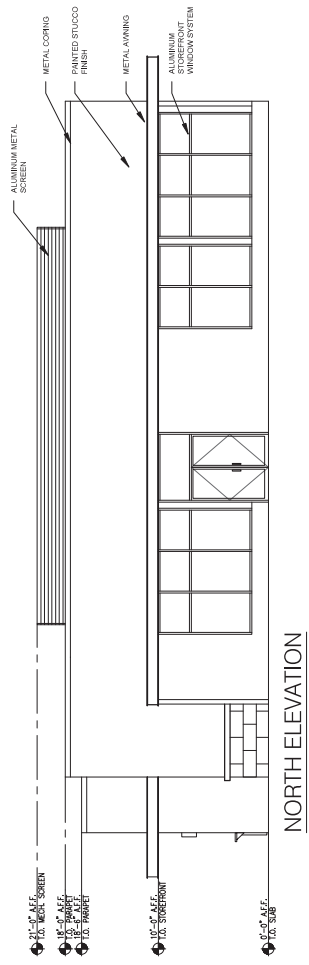
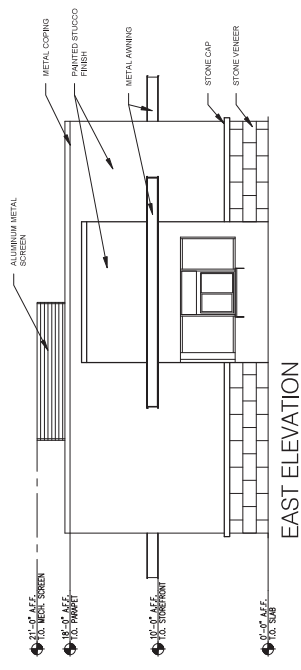
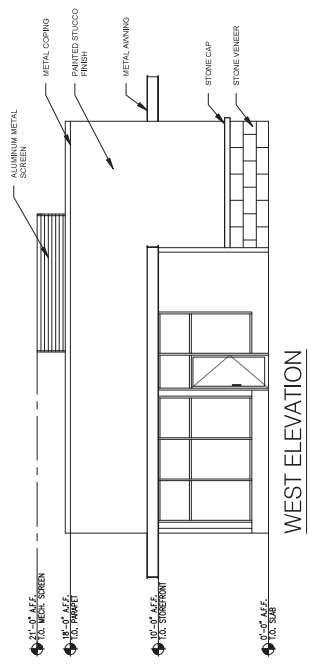


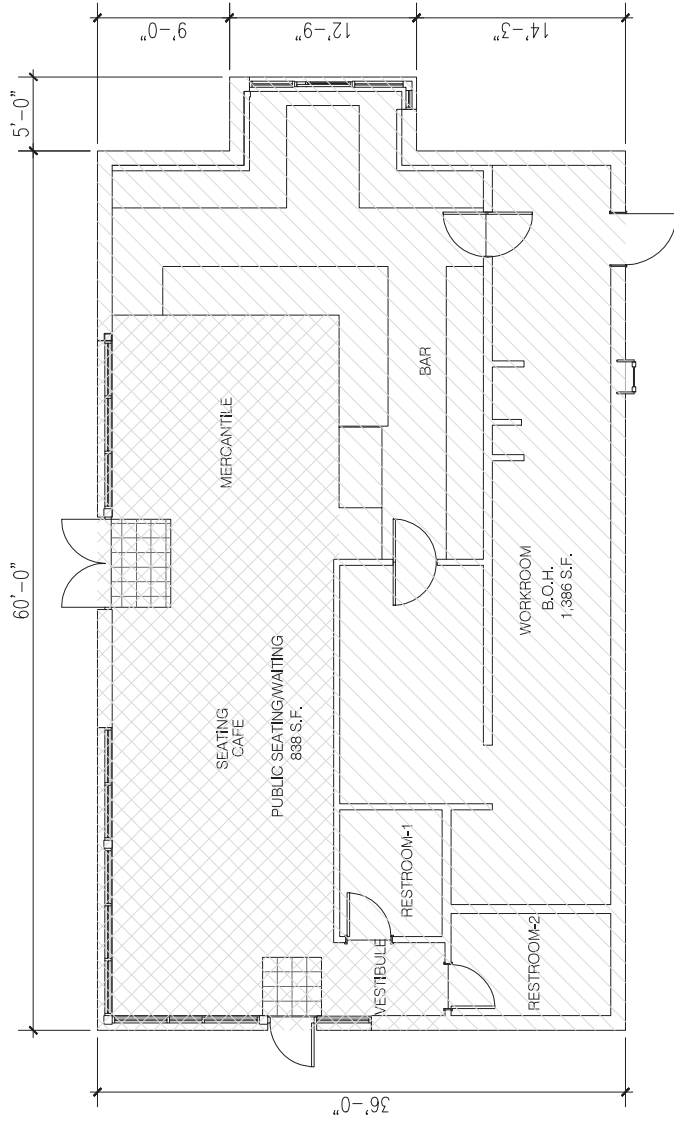
CHRISTOPHER JOHNSON TAVERN - COFFEE SHOP ELEVATIONS

Las Vegas Nevada 89166

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

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

MOSER architecture studio



FLOOR PLAN
2,224 s.f.

CHRIS JOHNSON TAVERN - COFFEE SHOP PLAN

Las Vegas Nevada 89166



Scale: 1/4" = 1'-0"

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



CHRIS JOHNSON TAVERN

COLOR BOARD



PRIMARY



SECONDARY



ACCENT - 1



**ALUMINUM
CLADDING**



**ELDORADO
RUSTIC LEDGE
SEQUOIA STONE**

22-0172
06/02/2022