



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 Revised, VAR

Project Address (Location) Rancho and Craig (Rancho Triangle)

Project Name EOS Fitness @ Rancho and Craig **Proposed Use** _____

Assessor's Parcel #(s) 138-02-715-008 **Ward #** _____

General Plan: Existing _____ Proposed X **Zoning:** Existing X Proposed _____

Additional Information New EOS Fitness center

Property Owner PRE Rancho Craig LLC **Contact** Daniel Sullivan

Address One Marina Park Drive, Suite 1500 **City** Boston **State** MA **Zip** 02210

E-mail dsullivan@eastern-re.com **Phone** 617 274-5667

Applicant Momeni Engineers **Contact** Rene Rolin / Moe Momeni

Address 3120 S. Durango Drive, Suite 205 **City** Las Vegas **State** NV **Zip** 89117

E-mail rener@momeniengineers@gmail.com **Phone** 702.499.4555

Representative See above **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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

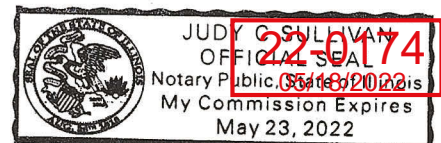
Print Name Daniel Sullivan

Subscribed and sworn before me

This 17th day of May, 2022

Notary Public in and for said County and State

Judy C. Sullivan

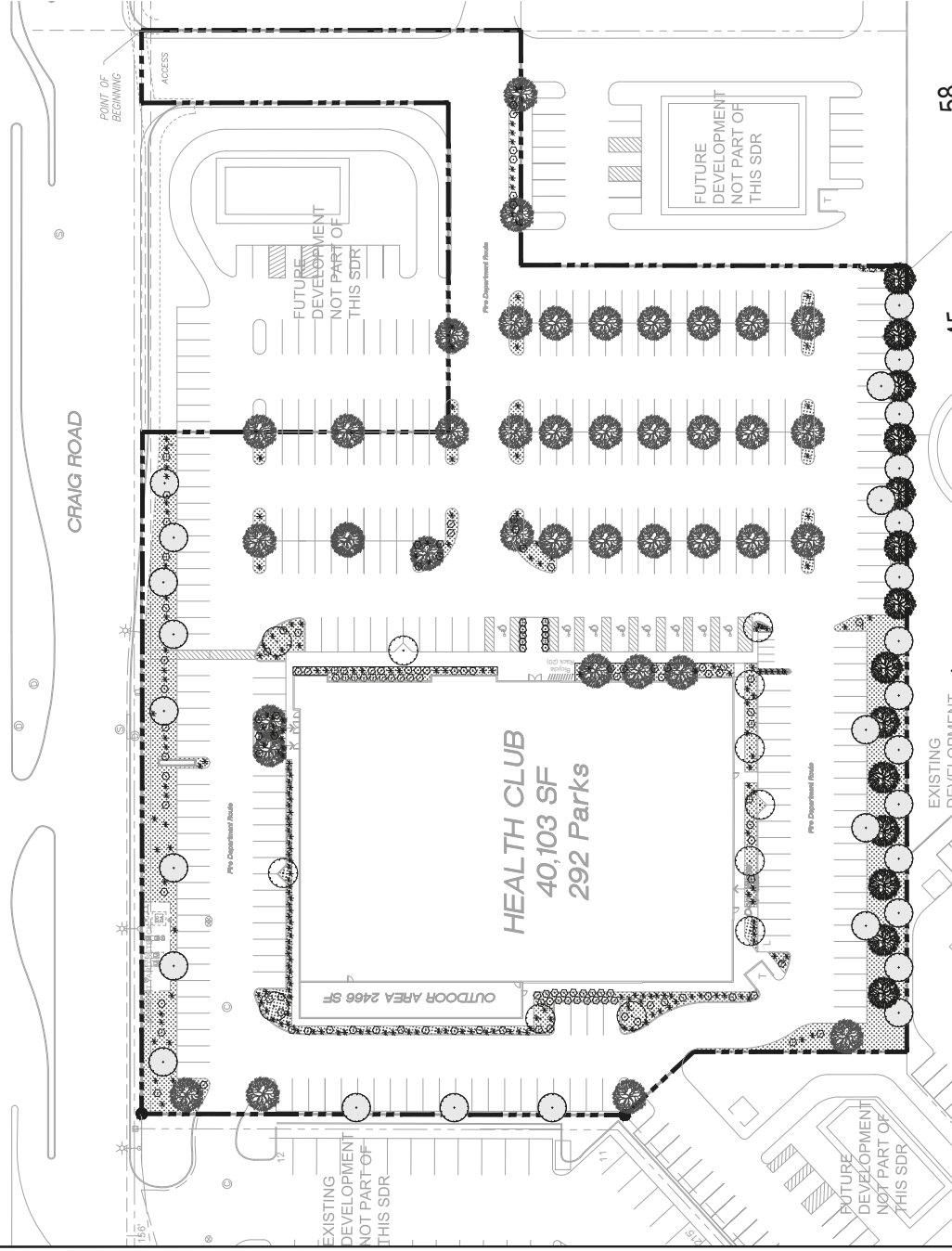
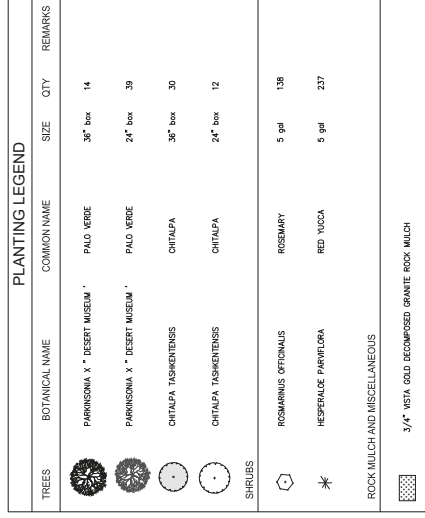


CLARK COUNTY APN: 138 007-716-008
EXISTING C-2
PROPOSED C-2

LOT AREA: COVERAGE (75%) = 10,444 S.F.
TOTAL SITE: 10,444 S.F. TOTAL COVERED: 7,833 S.F.
TOTAL UNCOVERED: 2,611 S.F.
BUILDING AREA: 40,103 S.F. TOTAL FLOOR AREA: 25,158 S.F.
TOTAL OUTDOOR EXPOSURE AREA: 2,446 S.F. TOTAL FLOOR EXPOSURE AREA: 2,446 S.F.

PARKING: (30:60)
C-2 TITLE 30: (TABLE 30C-1.1) PARKING: 30 PERCENTS
BUILDINGS: 40,103 = 12,031 SPACES (12,031/30) = 401 S.F.
PARKING REQUIRED: 2,952 S.F.
TOTAL PARKING: 401 S.F. TOTAL PARKING: 401 S.F. PARKING REQUIREMENTS: 2,952 S.F.
TOTAL HANDICAP PARKING REQUIRED: = 6 S.F.
TOTAL HANDICAP PARKING PROVIDED: = 6 S.F.
MOTORCYCLE REQUIRED: = 0 SPACES
MOTORCYCLE PROVIDED: = 0 SPACES
BICYCLE REQUIRED: = 0 SPACES
BICYCLE PROVIDED: = 7 SPACES
TOTAL LOADING SPACES REQUIRED: = 1
TOTAL LOADING SPACES PROVIDED: = 1





PLANTING PLAN

SCALE: 1"=30'



Underground Service Alert



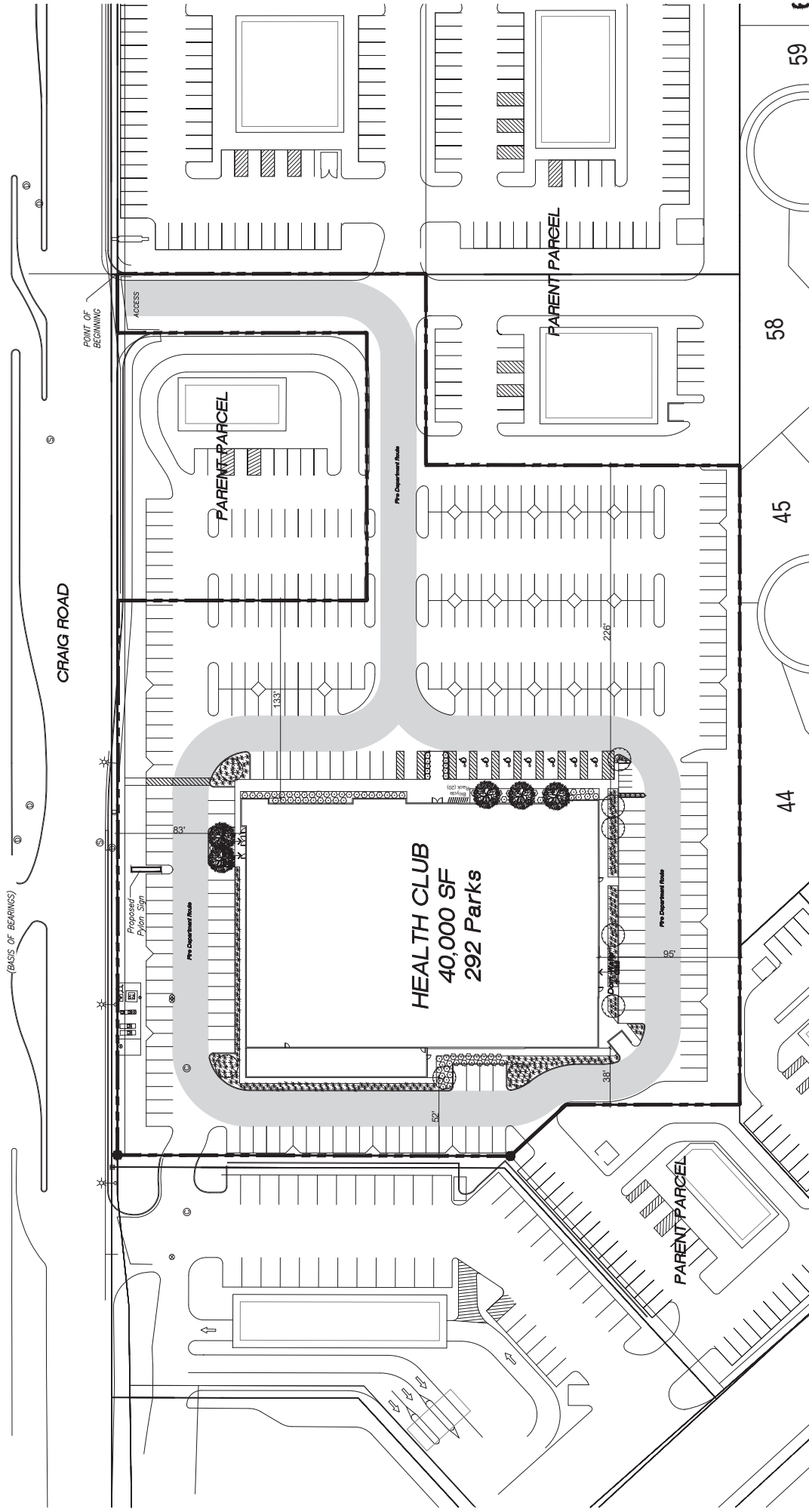
Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

22-0174
09/07/2022

Drawn By:	GG
Checked By:	R. Rolin
Date:	09/07/2022
Project Number:	144103
Sheet Title:	PLANTING PLAN
Sheet Number:	L6.0

EOS FITNESS
RANCHO TRIANGLE
CRAIG ROAD AND RANCHO DRIVE
LAS VEGAS, NV 89130
APN: 138-02-715-008

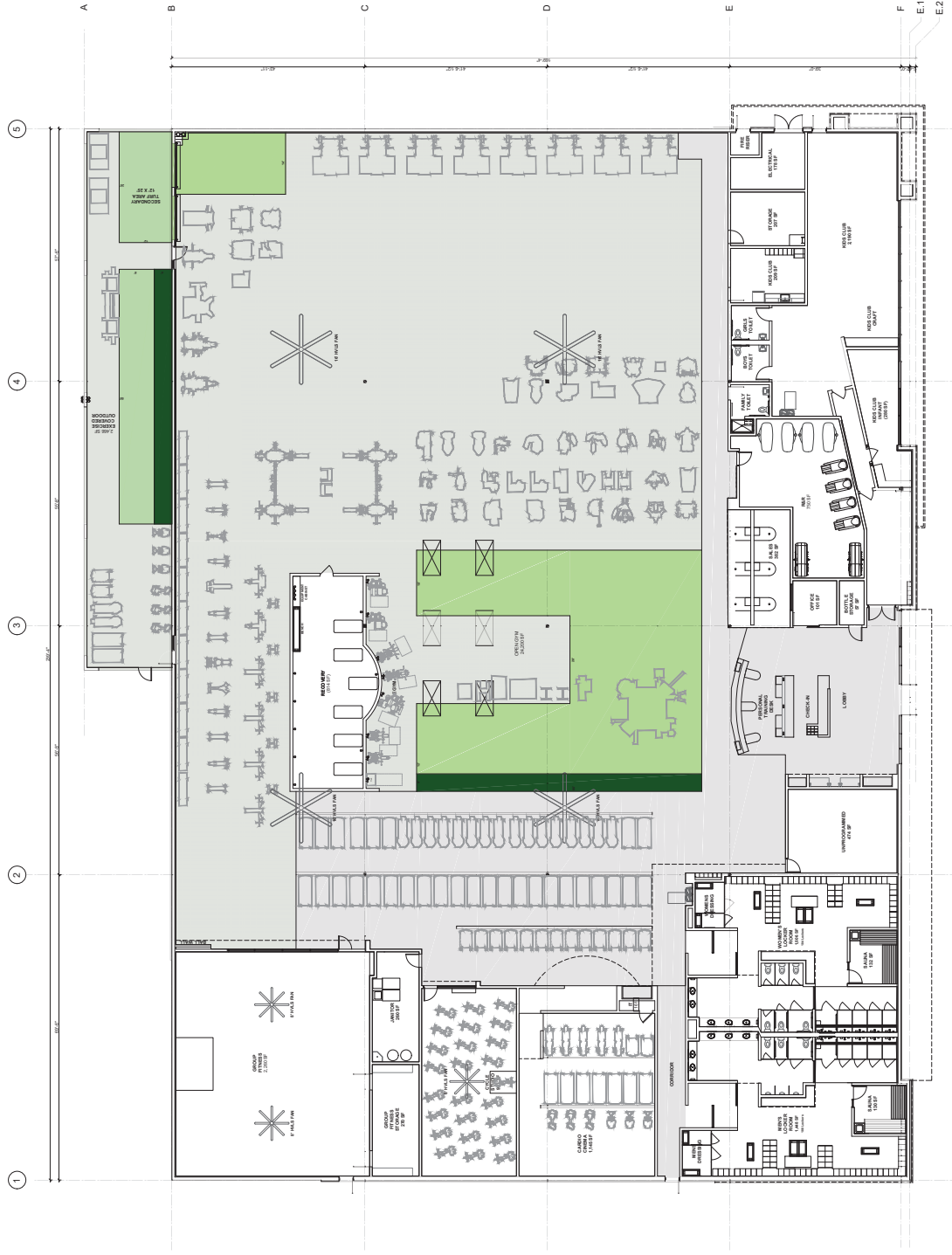


22-0174
06/14/2022

EOS FITNESS • RANCHO TRIANGLE • Site Plan • May 9, 2022

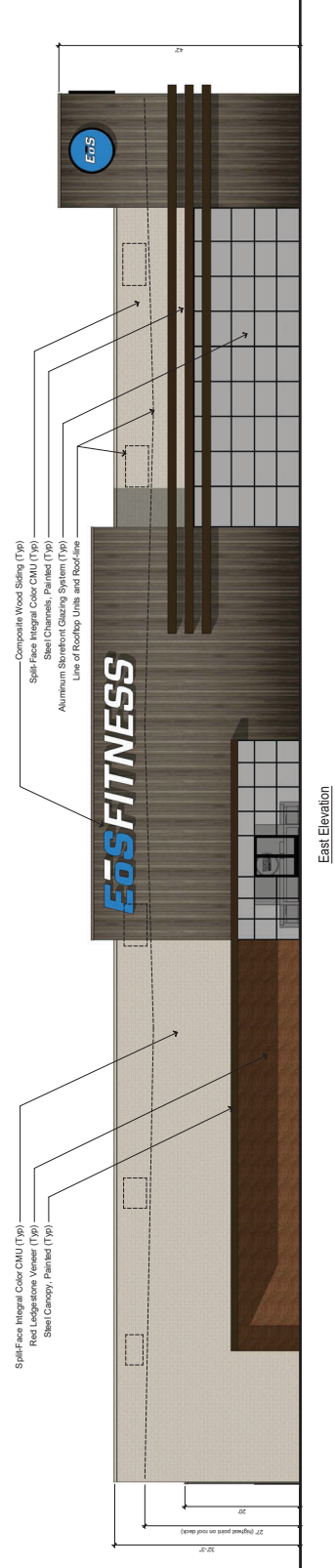
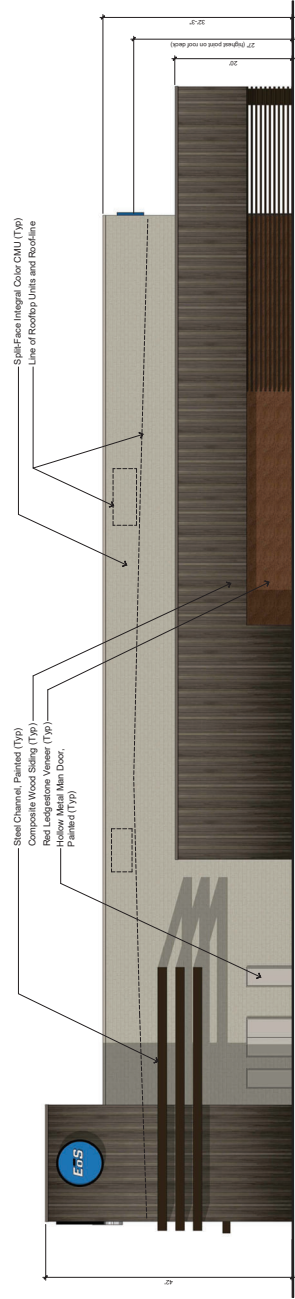
1" = 30'

22-0174
06/14/2022



40,000 SF
1" = 10'

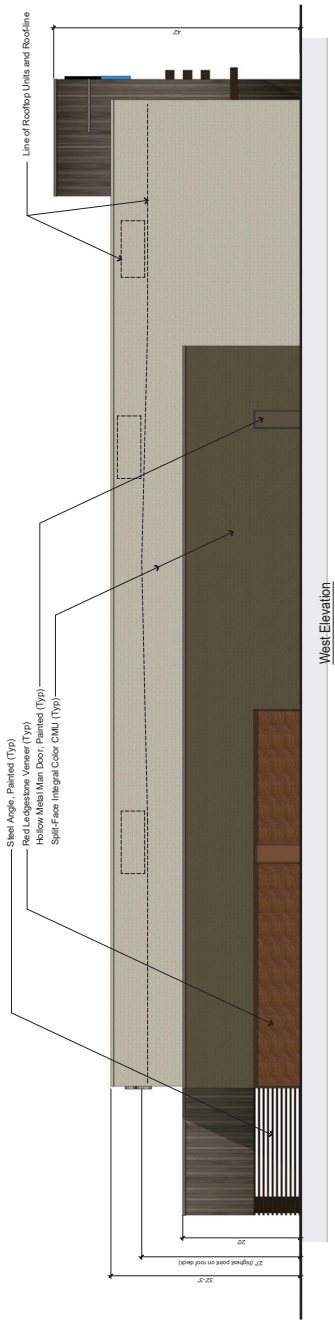
EOS FITNESS • CRAIG-RANCHO • Floor Plan • May 5, 2022



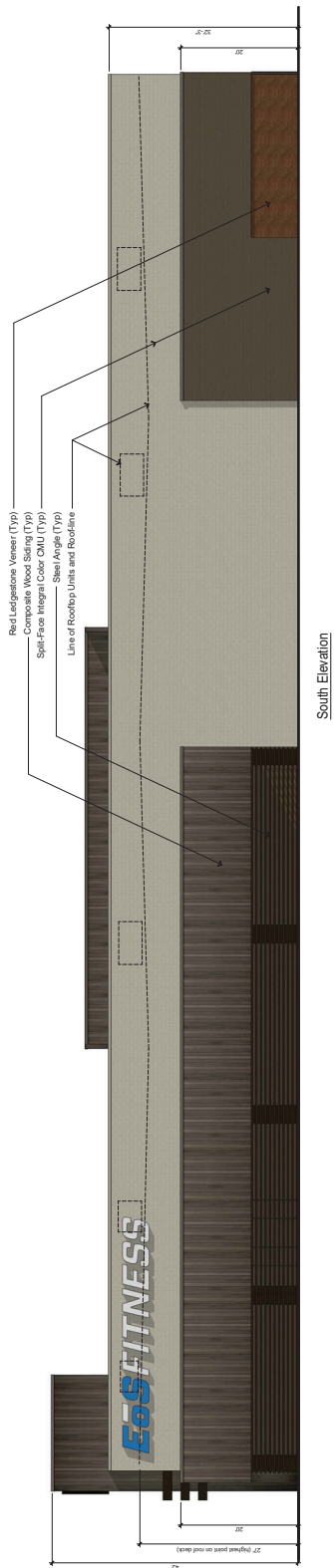
22-0174
06/14/2022

EOS FITNESS • RANCHO TRIANGLE • Elevations • May 9, 2022

1" = 10'



West Elevation



South Elevation

22-0174
06/14/2022

EOS FITNESS • RANCHO TRIANGLE • Elevations • May 9, 2022

1" = 10'



EOS FITNESS • RANCHO TRIANGLE • Impression Looking Southwest • May 9, 2022



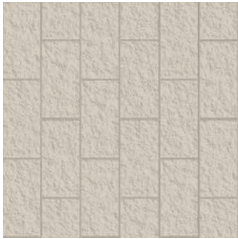
22-0174
06/14/2022

EOS FITNESS • RANCHO TRIANGLE • Impression Looking Southeast • May 9, 2022



22-0174
06/14/2022

EOS FITNESS • RANCHO TRIANGLE • Impression Looking Northeast • May 9, 2022



SPLIT-FACE CMU, PAINTED
SW 7632 "MODERN GRAY"



COMPOSITE WOOD SIDING
FIBERON WILDWOOD SAHARA COLLECTION
"KOA"



SPLIT-FACE CMU, PAINTED



RED LEDGESTONE VENEER



STEEL ACCENT, PAINTED
SW 9183 "DARK CLOVE"



STANDARD BRONZE ANODIZED
ALUMINUM STOREFRONT SYSTEM WITH 1"
INSULATED CLEAR GLAZING