



# 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

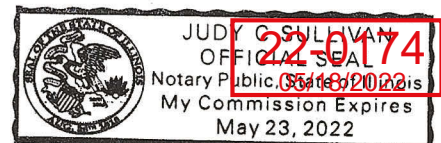
**Print Name** Daniel Sullivan

Subscribed and sworn before me

This 17th day of May, 2022

\_\_\_\_\_  
Notary Public in and for said County and State

Judy C. Sullivan





CIVIL & STRUCTURAL ENGINEERING  
3110 S. DURANGO DRIVE, SUITE 205  
LAS VEGAS, NEVADA 89117  
TEL: (702) 902-2444 FAX: (702) 248-4495  
CONSULTANTS

moment

CIVIL & STRUCTURAL ENGINEERING

stamp

06/29/2022

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

Rev

06/29/2022

By

PERMIT ISSUE

Description

Drawn By: GG

Checked By: R.Rolin



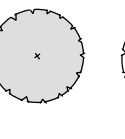
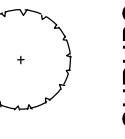



Date: 06/29/2022

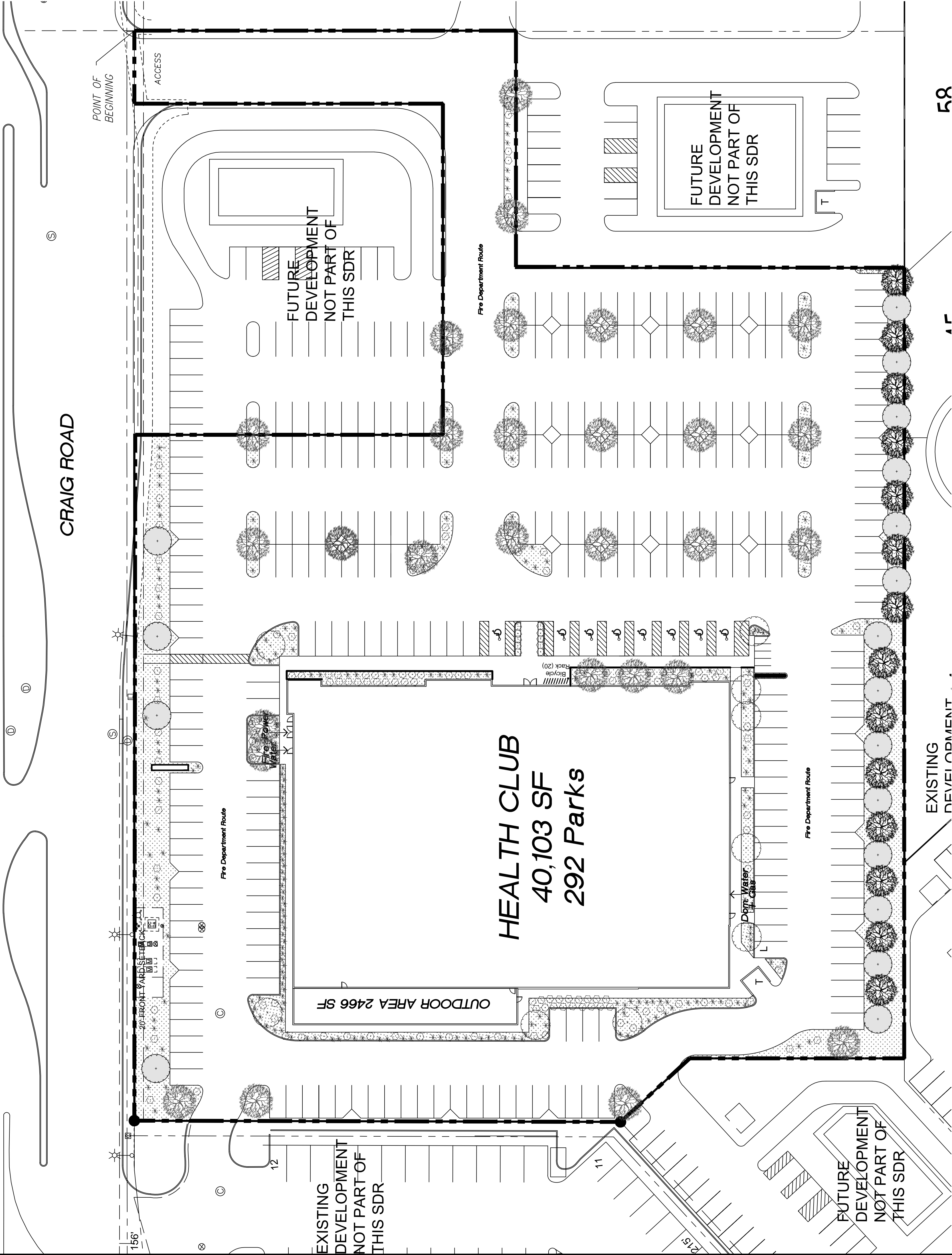
Project Number: 144103

Sheet Title: PLANTING PLAN

Sheet Number:

L6.0

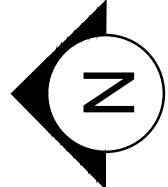
PLANTING LEGEND				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PARKINSONIA X " DESERT MUSEUM '	PALO VERDE	36" box	14
	PARKINSONIA X " DESERT MUSEUM '	PALO VERDE	24" box	29
	CHITALPA TASHKENTENSIS	CHITALPA	36" box	18
	CHITALPA TASHKENTENSIS	CHITALPA	24" box	9
SHRUBS				
	ROSMARINUS OFFICINALIS	ROSEMARY	5 gal	138
	HESPERALOE PARVIFLORA	RED YUCCA	5 gal	237
ROCK MULCH AND MISCELLANEOUS				
	3/4" VISTA GOLD DECOMPOSED GRANITE ROCK MULCH			



22-0174  
07/26/2022

PLANTING PLAN

SCALE: 1"=30'



Submitted after Final Agenda  
Item 48 a-b

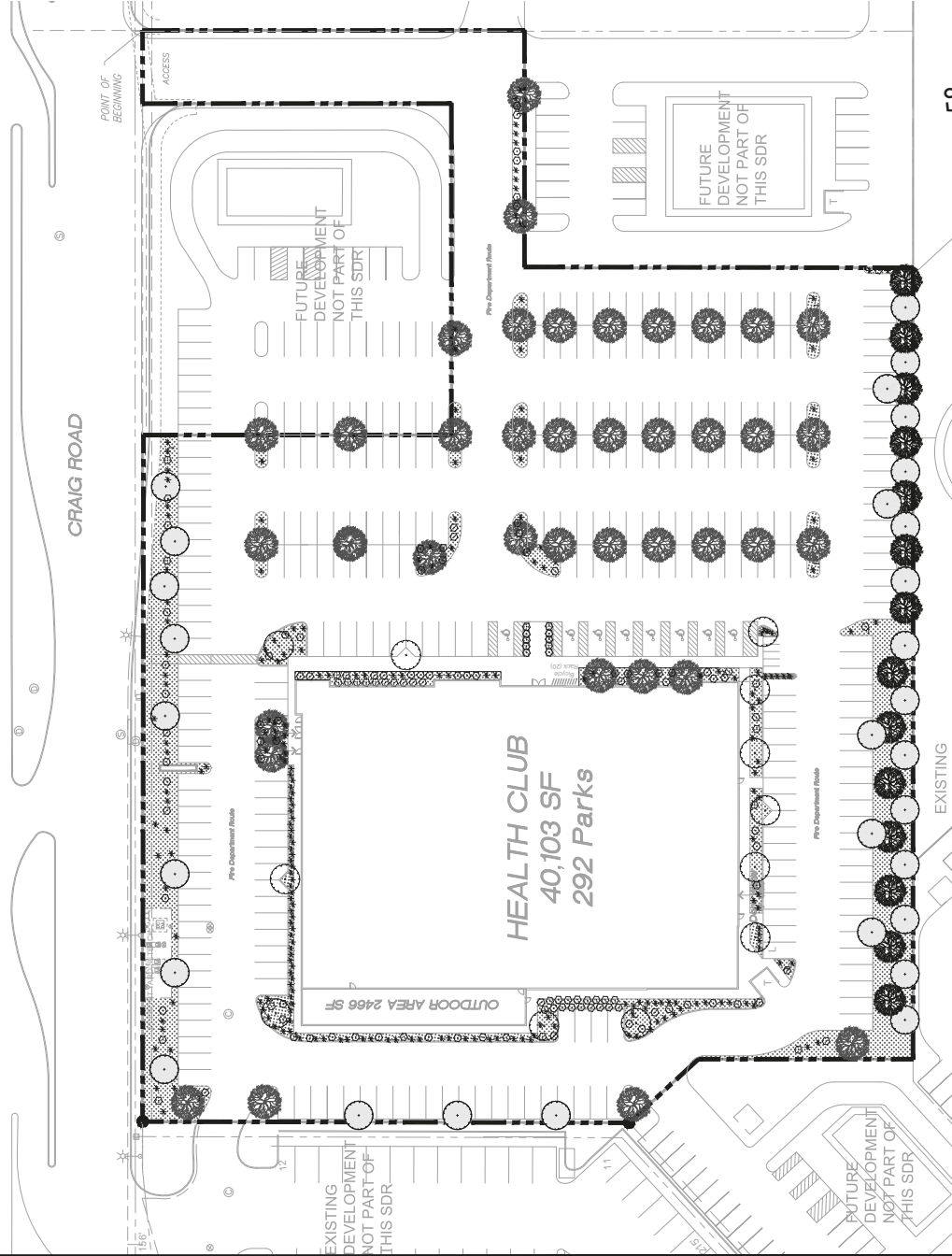
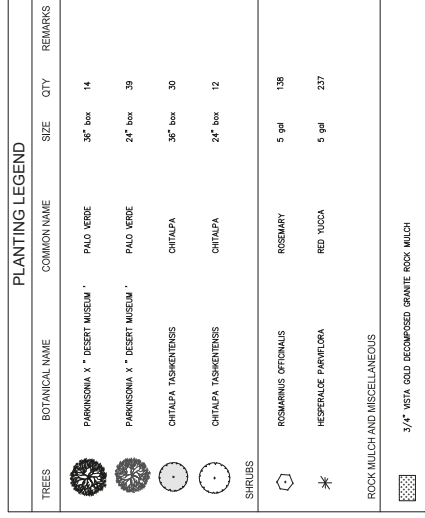
Underground Service Alert



Call: TOLL FREE  
1-800  
227-2600

TWO WORKING DAYS BEFORE YOU DIG





## PLANTING PLAN


SCALE: 1"=30'



**Underground Service Alert**



Call: TOLL FREE  
1-800  
227-2600



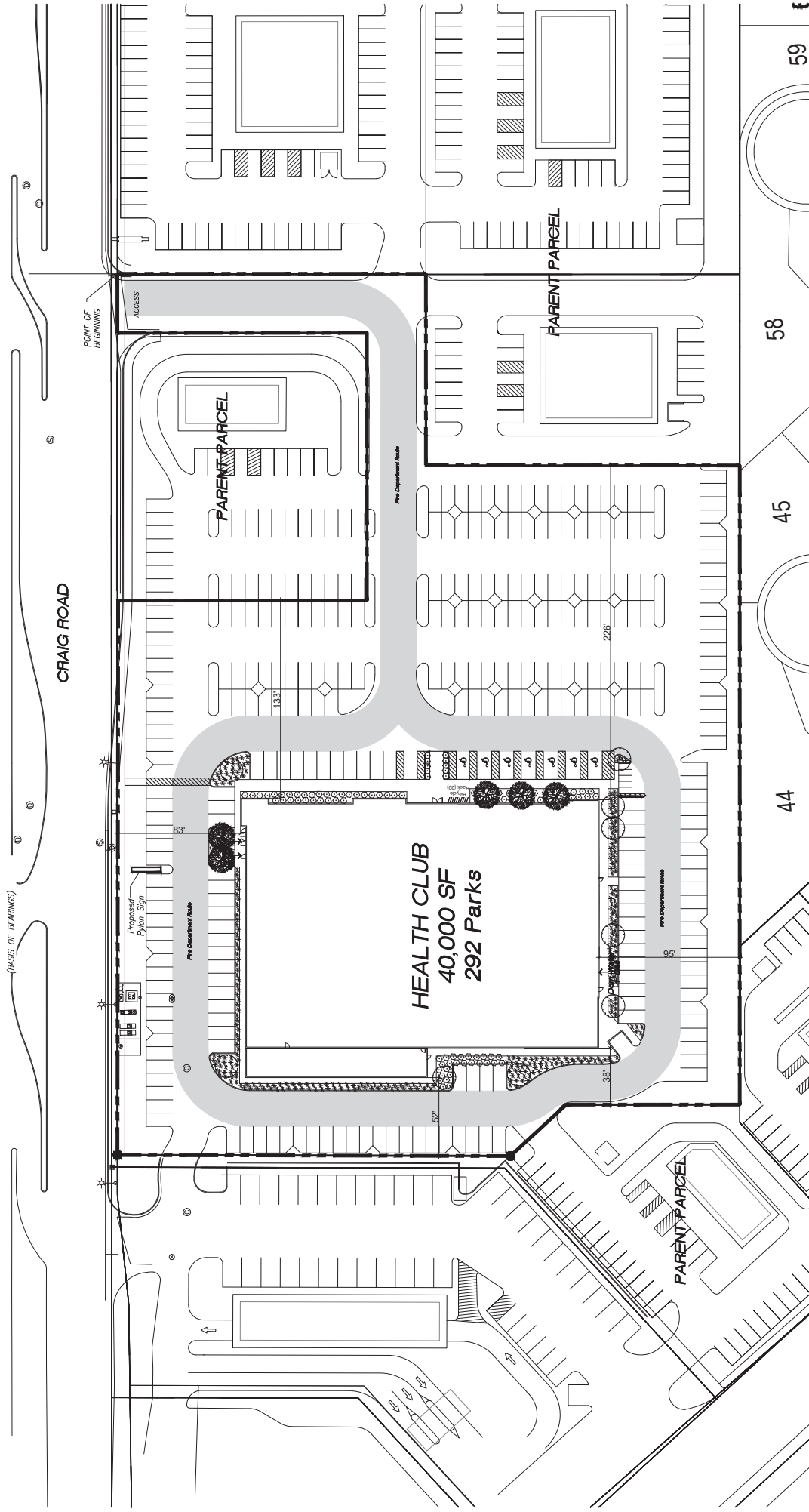
TWO WORKING DAYS BEFORE YOU DIG

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

[illegible]

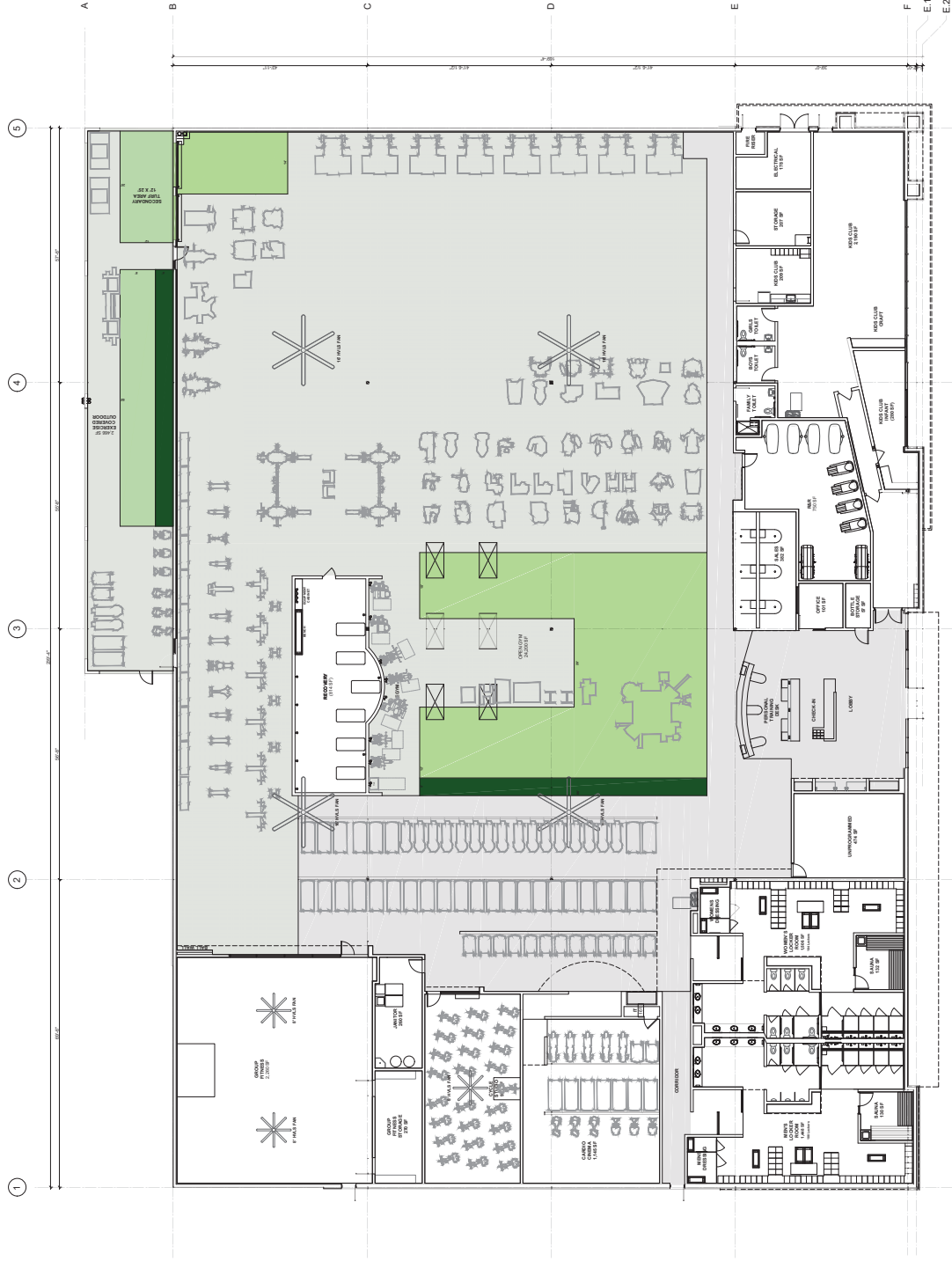


22-0174  
06/14/2022

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

1" = 30'

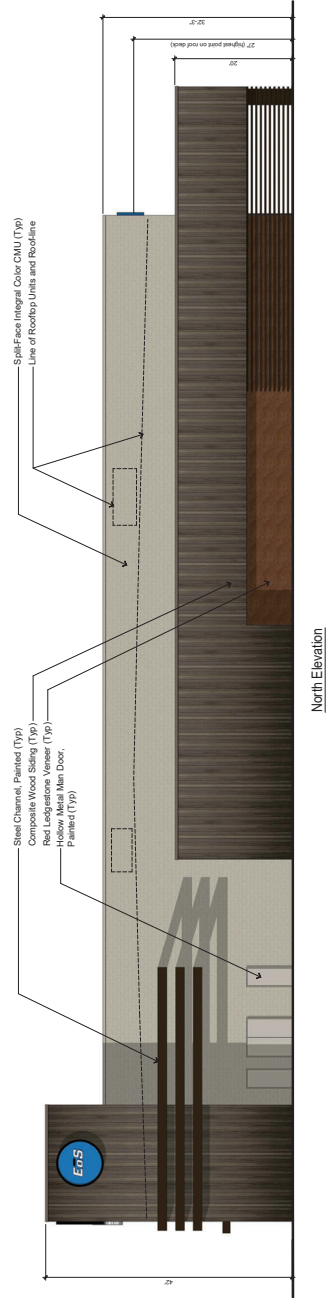
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06/14/2022



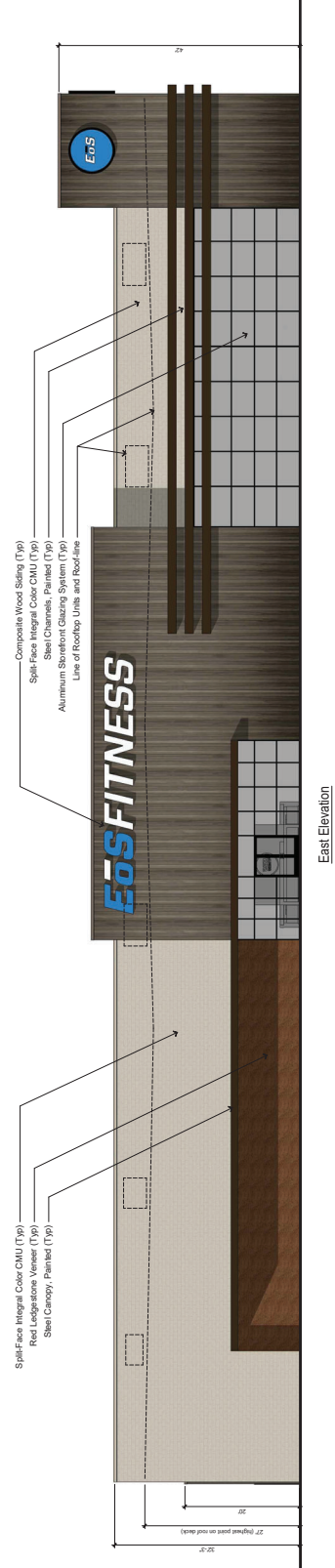
EOS FITNESS • CRAIG-RANCHO • Floor Plan • May 5, 2022

40,000 SF

1" = 10'



North Elevation

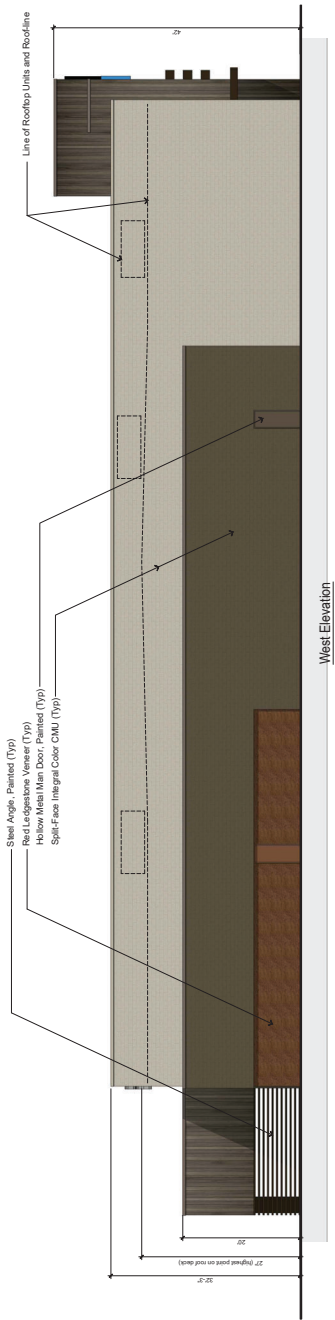


East Elevation

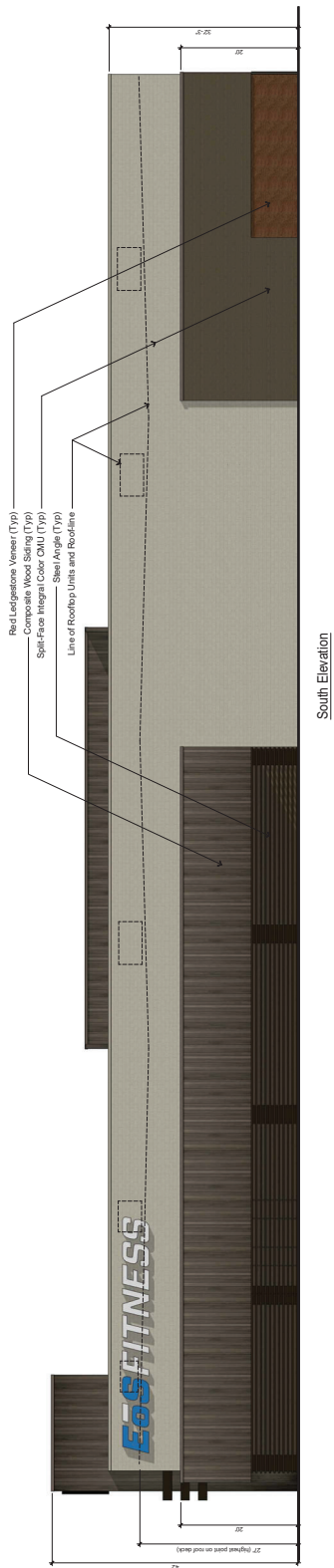
22-0174  
06/14/2022

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'





22-0174  
06/14/2022

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"



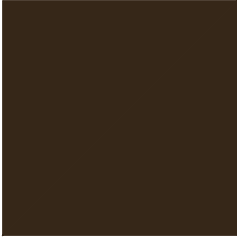
COMPOSITE WOOD SIDING  
FIBERON WILDWOOD SAHARA COLLECTION  
"KOA"



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