



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	22-0423 08/17/2022

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, Special Use Permit

Project Address (Location) 3441 W Sahara Ave, Las Vegas NV 89102

Project Name Sahara West Pods Restaurants **Proposed Use** C-1, Shopping Center

Assessor's Parcel #(s) 16208110001 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information SITE DEVELOPMENT PLAN REVIEW - PROPOSED ADDITION OF 5 STRUCTURES TOTALING 3,672 SF TO EXISTING SHOPING CENTER; SPECIAL USE PERMIT FOR AN AUTO SMOG CHECK USE WITH WAIVERS OF MINIMUM BUILDING SIZE

Property Owner N B CUBED L L C **Contact** Nakul Patel
Address 1016 GOLDEN AGE CT **City** Las Vegas **State** NV **Zip** 89144
E-mail nakul125@gmail.com **Phone** (928) 925-4322

Applicant N B CUBED L L C **Contact** Nakul Patel
Address 1016 GOLDEN AGE CT **City** Las Vegas **State** NV **Zip** _____
E-mail nakul125@gmail.com **Phone** (928) 925-4322

Representative STORM DEVELOPMENT SERVICES LLC **Contact** SAMANTHA RYAN
Address 9811 W. Charleston Blvd Ste 2 **City** Las Vegas **State** NV **Zip** 89117
E-mail sam@stormdevelopmentservices.com **Phone** (775) 399-8158

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 Nakul Patel

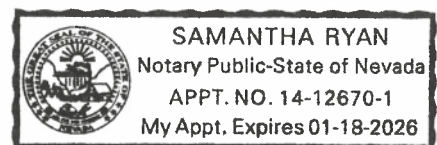
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Nakul Patel

Subscribed and sworn before me

This 16 day of AUGUST, 20 22

Notary Public in and for said County and State



SITE DATA

ASSessor's PARCEL NUMBER: 162-068-110-001
CURRENT ZONING: C-1 (LIMITED COMMERCIAL)
PLANNED USE: NEIGHBORHOOD MIXED USE CENTER (NMK-U)
SITE AREAS: 3.5 ACRES
REQUIRED: 10'-0"
PROVIDED: 10'-0"
REAR: 20'-0"
SIDE (CORNER) - 10'-0"
SIDE (INTERIOR) - 10'-0"
LOT COVERAGE: 18% (EXISTING)
21% (PROPOSED)

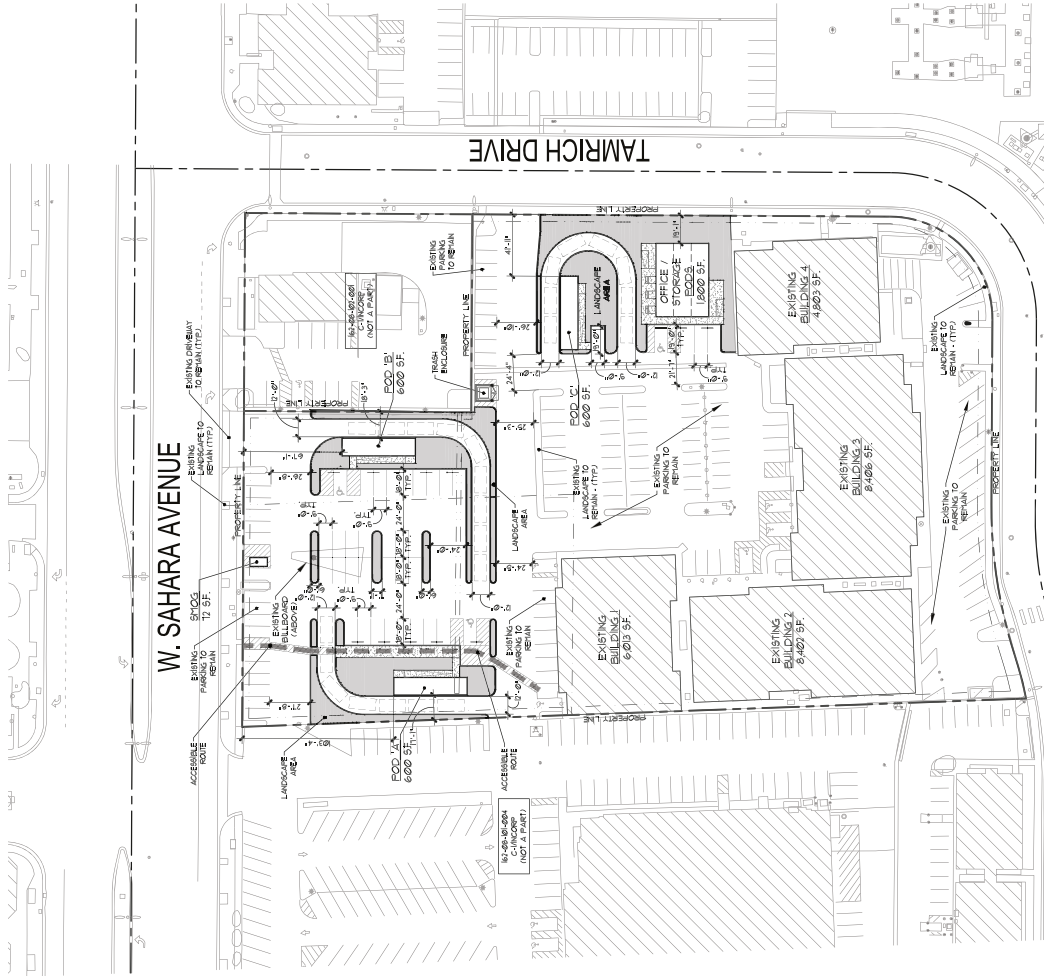
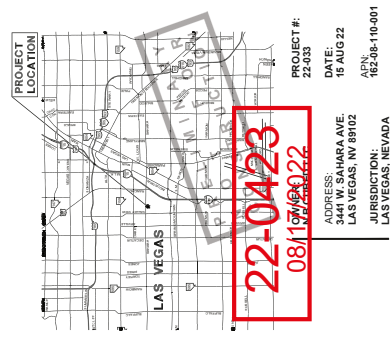
BUILDING DATA

PROPOSED USES:		SHOPPING CENTER	
BUILDING AREAS: (NEW)		OFFICE BUILDING -	1,000SF
POD 'A' -		SMOG -	725SF
POD 'B' -		POD 'A' -	600SF
POD 'C' -		POD 'B' -	600SF
TOTAL (NEW):		POD 'C' -	600SF
BUILDING AREAS: (EXISTING)		TOTAL (EXISTING):	
BUILDING 1 -		TOTAL (COMBINED):	
BUILDING 2 -		OFFICE BUILDING -	9'-8"
BUILDING 3 -		SMOG -	10'-0"
BUILDING 4 -		POD 'A' -	10'-0"
TOTAL (EXISTING):		POD 'B' -	10'-0"
TOTAL (EXISTING):		POD 'C' -	10'-0"

PARKING DATA

PARKING REQUIREMENTS:	
SHOPPING CENTER (31,296SF) - 1,200SF	REQUIRED: 128
	PROVIDED: 155
ACCESSIBLE PARKING REQUIREMENTS:	
151 to 200	REQUIRED: 6
	PROVIDED: 8

VICINITY MAP



SITE PLAN
SCALE: 1"=40'-0"

SAHARA WEST PODS

RWArchitects
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Las Vegas, NV 89119
Phone: 702-736-8922
RWA-design.com



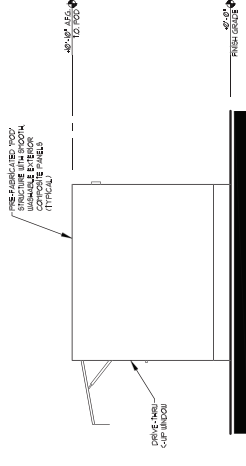
PROJECT LOCATION

NO. LAS VEGAS

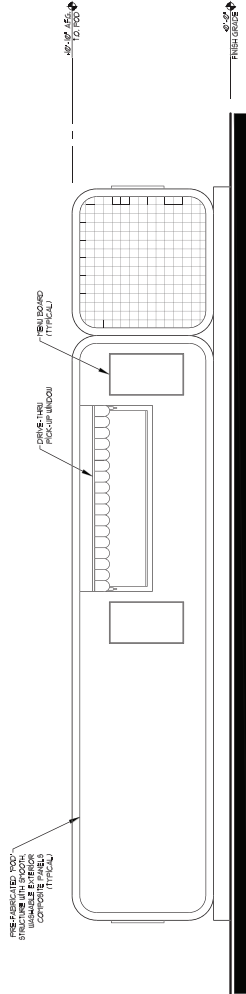
VEGAS

PROPERTY
ADMINISTRATION
PROFESSIONAL

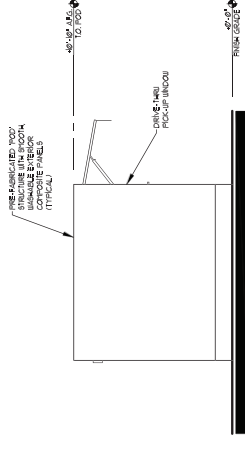
22-0423
08/17/2022



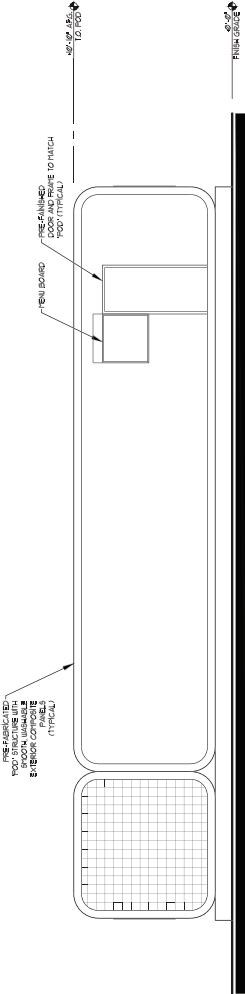
EXTERIOR ELEVATION - POD 'C' (WEST)



EXTERIOR ELEVATION - POD 'C' (NORTH)



EXTERIOR ELEVATION - POD 'C' (EAST)

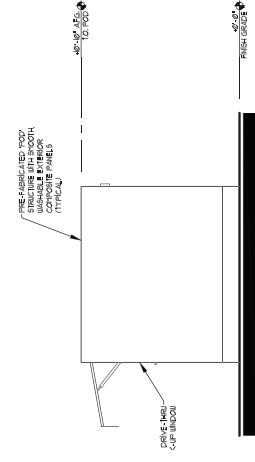


EXTERIOR ELEVATION - POD 'C' (SOUTH)

RWArchitects
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Las Vegas, NV 89114
Phone: 702-736-8922
RWA-design.com

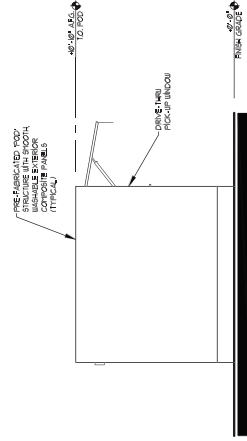
PROJECT #: 22-0423
DATE: 19 SEP 22
ADDRESS: 3441 W. SAHARA AVE, LAS VEGAS, NV 89102
JURISDICTION: LAS VEGAS, NEVADA

22-0423
09/20/2022
PRELIMINARY PRODUCTION



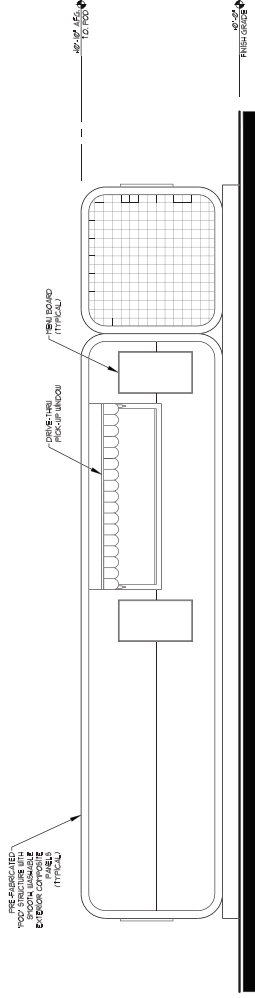
EXTERIOR ELEVATION - POD B (NORTH)

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



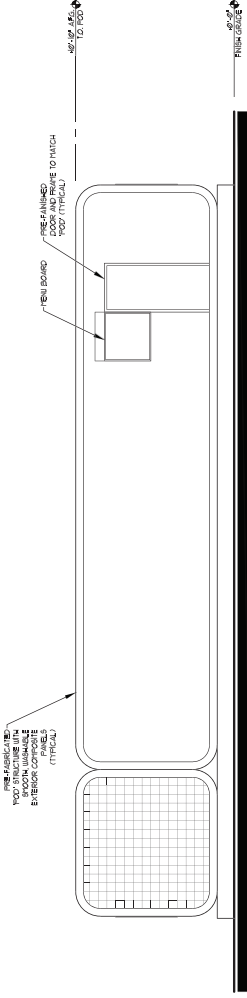
EXTERIOR ELEVATION - POD B (SOUTH)

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



EXTERIOR ELEVATION - POD B (EAST)

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



EXTERIOR ELEVATION - POD B (WEST)

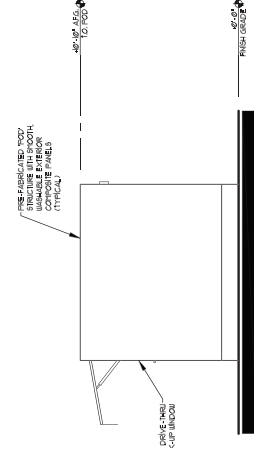
SCALE: 1/4" = 1'-0"

SAHARA WEST PODS

22-0423
09/20/2022

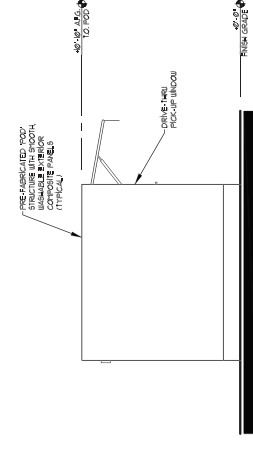
PRELIMINARY
PROTECTION

PROJECT #: 22-033
DATE: 19 SEP 22
ADDRESS: 3441 W SAHARA AVE, LAS VEGAS, NV 89102
JURISDICTION: LAS VEGAS, NEVADA



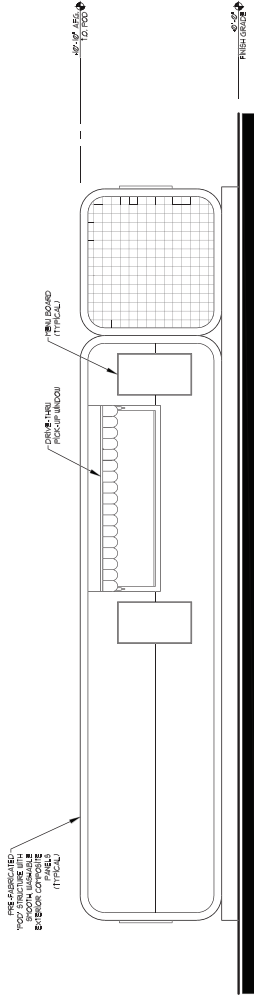
EXTERIOR ELEVATION - POD 'A' (SOUTH)

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



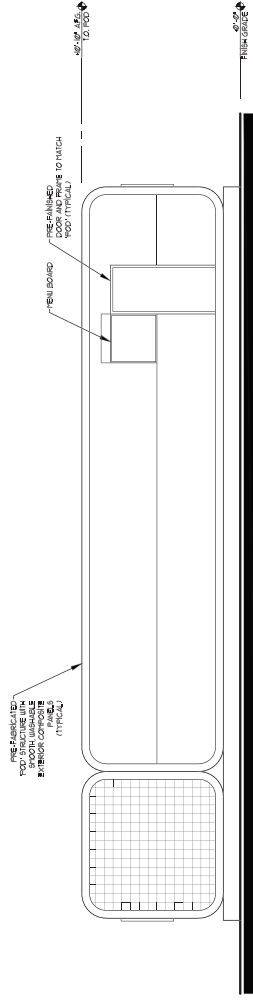
EXTERIOR ELEVATION - POD 'A' (NORTH)

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



EXTERIOR ELEVATION - POD 'A' (WEST)

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



EXTERIOR ELEVATION - POD 'A' (EAST)

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

SAHARA WEST PODS

22-0423

09/20/2022

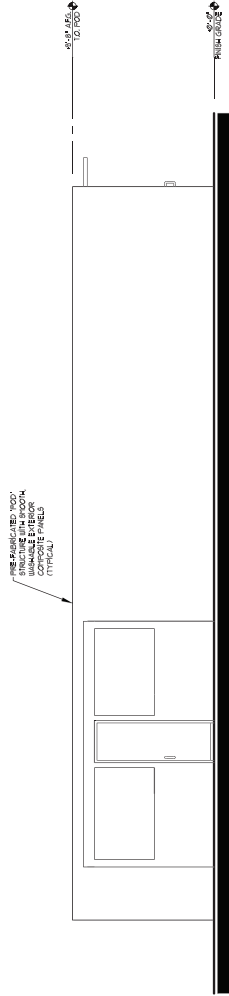
PROJECT #: 22-033

DATE: 19 SEP 22

ADDRESS: 3441 W. SAHARA AVE, LAS VEGAS, NV 89102

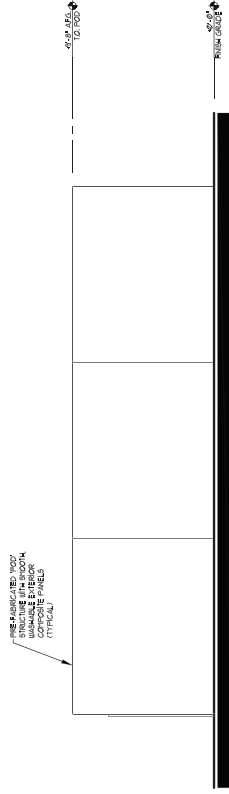
JURISDICTION: LAS VEGAS, NEVADA

PRELIMINARY PROTECTION



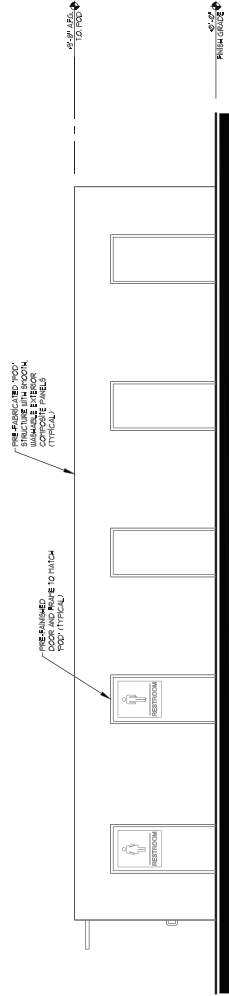
EXTERIOR ELEVATION - OFFICE BUILDING (SOUTH)

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



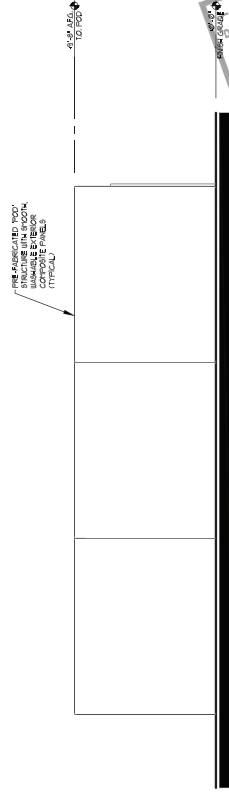
EXTERIOR ELEVATION - OFFICE BUILDING (EAST)

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



EXTERIOR ELEVATION - OFFICE BUILDING (NORTH)

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



EXTERIOR ELEVATION - OFFICE BUILDING (WEST)

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

SAHARA WEST PODS

22-0423
09/20/2022

PRELIMINARY
NO CONSTRUCTION

PROJECT #:
22-033

DATE:
19 SEP 22

ADDRESS:
3441 W SAHARA AVE,
LAS VEGAS, NV 89102

JURISDICTION:
LAS VEGAS, NEVADA

