



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 Review

Project Address (Location) 4565 E. Bonanza Road, Las Vegas, NV 89110

Project Name Bonanza Auto Plaza LLC

Proposed Use

Assessor's Parcel #(s) 140-32-101-016

Ward # 3

General Plan: Existing _____ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information This is a request for a site development review to build a new auto plaza next to an existing auto plaza

Property Owner BONANZA AUTO PLAZA LLC

Contact NATHANIEL TAYLOR

Address 4565 E. BONANZA RD.,

City LAS VEGAS State NV Zip 89110

E-mail info@thetaylorconsultinggroup.com

Phone 702-483-7045

Applicant BONANZA AUTO PLAZA LLC

Contact

Address 4565 E. BONANZA RD.,

City LAS VEGAS State NV Zip 89110

E-mail info@thetaylorconsultinggroup.com

Phone 702-483-7045

Representative

Contact

Address 8414 W. Farm Road, #180-211

City LAS VEGAS State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com

Phone 702-483-7045

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

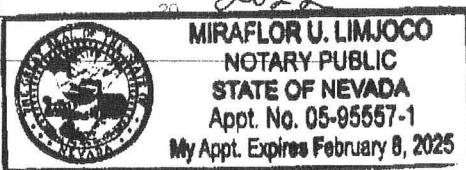
NERCES S. LIMJOCO

Subscribed and sworn before me

This

12th day of July 2022

Notary Public in and for said County and State



22-0428
02/15/2023



DEPARTMENT OF PLANNING

Application Petition Form & Statement of Financial Interest

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

Project Address (Location) 4565 Bonanza Rd., Las Vegas, NV 89110

Project Name Bonanza Auto Plaza **Proposed Use** _____

Assessor's Parcel #(s) 140-32-101-016 **Ward #** 3

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

Additional Information _____

Property Owner HIMIDIAN SVETLANA **Contact** _____

Address 4561 E BONANZA RD **City** LV **State** NV **Zip** 89110

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

Applicant BONANZA AUTO PLAZA, LLC **Contact** _____

Address 4565 Bonanza Rd. **City** LV **State** NV **Zip** 89110

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

Representative Taylor Consulting Group, Inc. **Contact** Nathaniel Taylor

Address 8414 W. Farm Road, #180-211 **City** LV **State** NV **Zip** 89131

E-mail info@thetaylorconsultinggroup.com **Phone** 702-483-7045

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

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City Official _____ **Partner(s)** _____

Partner(s) _____

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- 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 Svetlana Himidian

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

Print Name SVETLANA HIMIDIAN

Subscribed and sworn before me

This 28th day of February, 2023

Notary Public in and for said County and State



22-0428
03/06/2023

**BONANZA
AUTO PLAZA LLC**
4565 BONANZA RD.
LAS VEGAS, NEVADA 89110
PARCEL # 140-32-101-016

The map shows a street grid in Dallas, Texas. The streets are labeled as follows:

- Vertical Streets (from left to right):** SPINNELLER ST., SOUL ASAVE, E BONANZA RD., DIAMOND HEAD RD.
- Horizontal Streets (from top to bottom):** MARION DR., ARSHIRE CT., CHRISTPHER CT., BOXELLA LN., PAGE ST., ROSS AVE, HUBBARD ST.

A shaded triangular area is located between E Bonanza Rd. and Diamond Head Rd., bounded by Arshire Ct. to the north and a portion of Arshire Ct. to the east. This area is labeled "PROJECT LOCATION". A north arrow is located in the upper right corner of the map.

OWNER NAMES
BONAZZA AUTO RENTAL LLC
SIT. ADDRESS
4505 BONAZZA RD.
ASSESSOR'S PARCEL NUMBER
140-32-10-016
ADDRESS
LAS VEGAS - 89110
CURRENT ZONING CLASSIFICATION
COMMERCIAL GENERAL (C-1)
ESTIMATED LOT SIZE
2.09 ACRES (90,441 SQ. FT.)
BUILDING AREA
EXISTING BUILDING 16,000 S.F.
TOTAL BUILDING 16,000 S.F.
TOTAL BUILDING 16,000 S.F.
LOT COVERAGE
33%
PARKING USE FACTORS
1.00 PER 100 S.F. OF FLOOR AREA
REQUIRED PARKING STALLS
179 STALLS
PROVIDED PARKING STALLS
187 STALLS
STANDARD STALLS 87 STALLS
TOTAL STALLS 173 STALLS
REQUIRED LOADING ZONES
3 LOADING ZONES
PROVIDED LOADING ZONES
3 LOADING ZONES






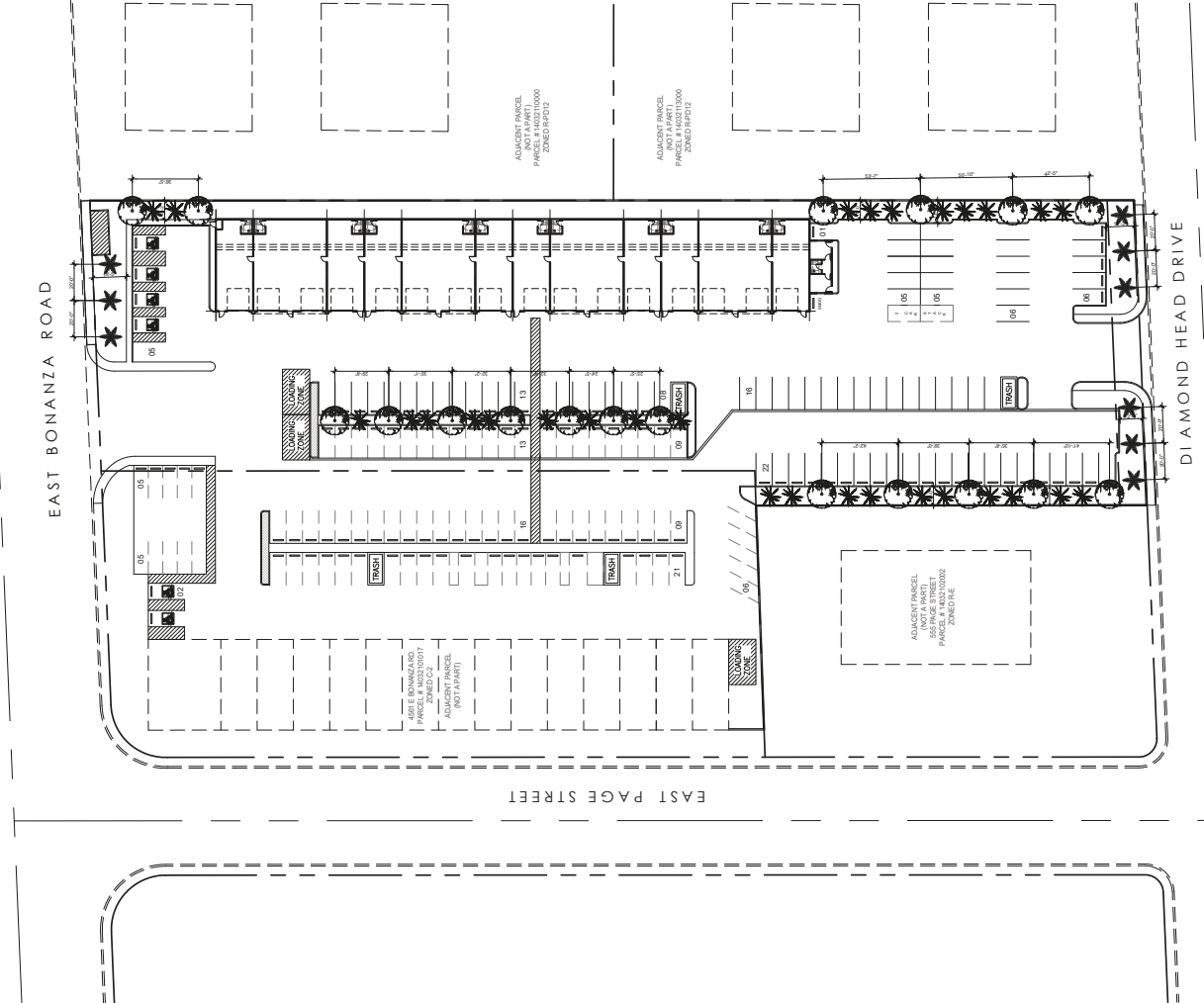
SCALE: 1/32" = 1'-0"

SP001

SP001

22-0428 02/13/2023

LANDSCAPE LEGEND		
TREE SYMBOL	QTY.	COMMON NAME
	09	15-GAL CALIFORNIA FAN PALM
	18	15-GAL BLUE PALO VERDE
	30	5-GAL FEATHERY CASSIA



1 PROPOSED LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

1 LS001

22-0428
02/13/2023

STAMP

REVISIONS

REV	DATE	DESCRIPTION
1	10/06/2022	Original

4565 E BONANZA
AUTO SERVICE PLAZA

DESIGN REVIEW FOR:

4565 EAST BONANZA ROAD
LAS VEGAS, NEVADA 89110
APN: 140-32-101-016

These notes are to be read in conjunction with the plans and specifications. They do not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PLC CONSULTING

DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION

2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

DATE:

10/06/2022

JOB NUMBER:

013-21-030

SHEET NAME:

SHEET:

LS001

STAMP:

REVISIONS	Date	Description
1		

4565 E BONANZA
AUTO SERVICE PLAZA
DESIGN REVIEW FOR:
4565 EAST BONANZA ROAD
LAS VEGAS, NEVADA 89120
APN: 140-32-101-016

These plans are the property of DLC CONSULTING. They are to be used only for the project and site described herein. No part of these plans may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as may be permitted in writing by DLC CONSULTING.

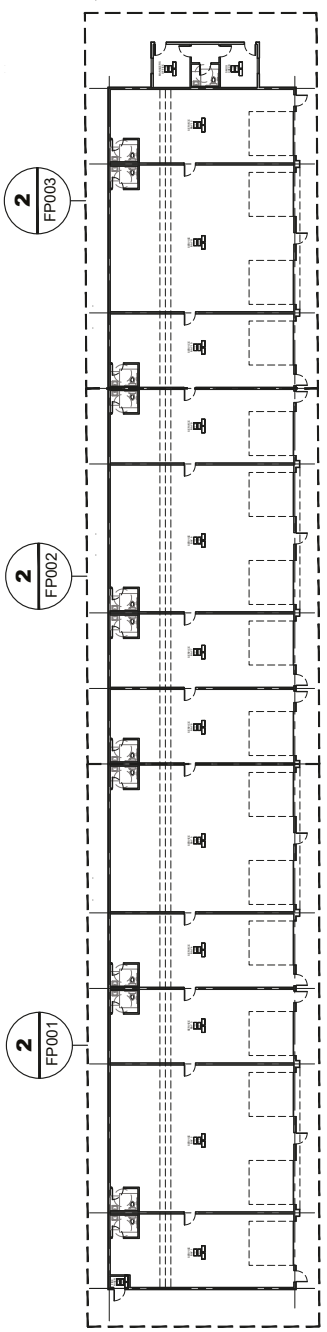
DLC CONSULTING
DEVELOPMENT & LAND ANALYSIS & CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

DATE: 10/26/2022
JOB NUMBER: 013-21-430
SHEET NAME: PROPOSED FLOOR PLAN
SHEET: FP001

FP001

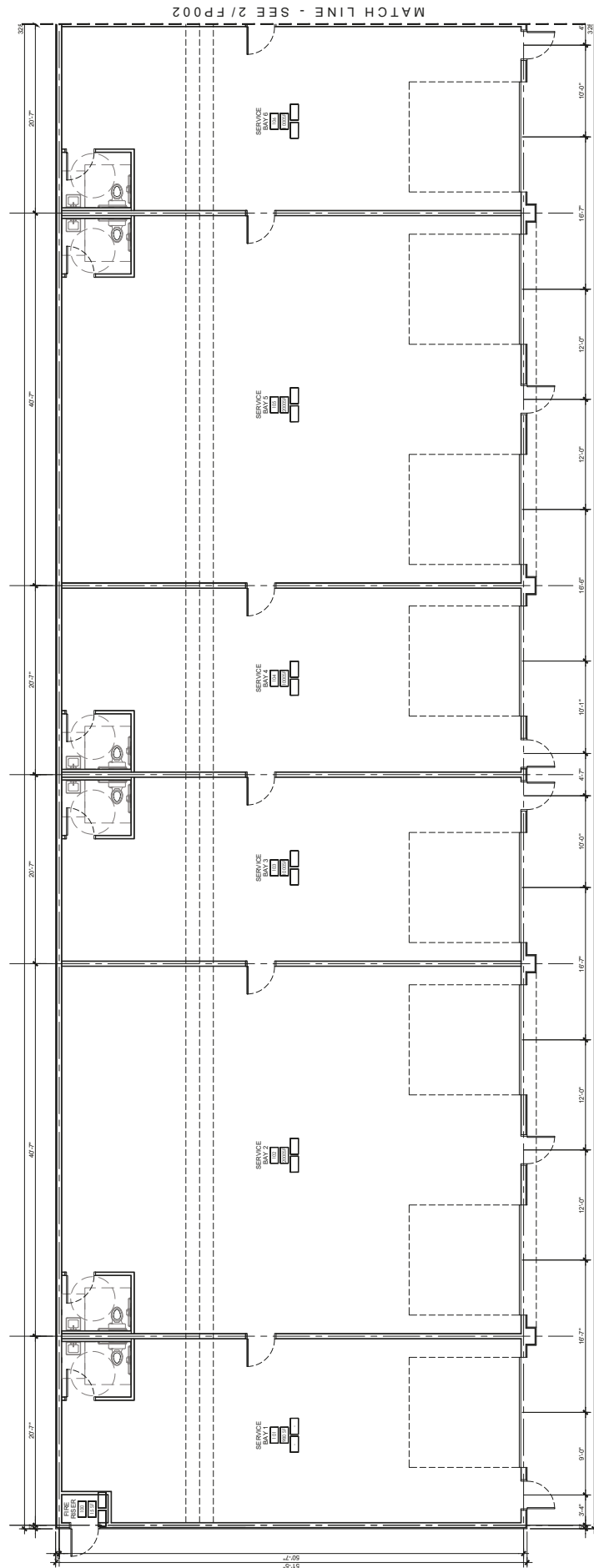
FLOOR AREA CALCULATION	
04 EA. 1 BAY SERVICE SUITES (2,000 S.F.)	8,000 SQ. FT.
04 EA. 2 BAY SERVICE SUITES (2,000 S.F.)	8,000 SQ. FT.
01 EA. SMGS SERVICE AND PRIVATE OFFICE	16,300 SQ. FT.
TOTAL EXTERIOR BUILDING FOOTPRINT	

22-0428
01/14/2023



1 OVERALL KEY PLAN

SCALE: 1/16" = 1'-0"

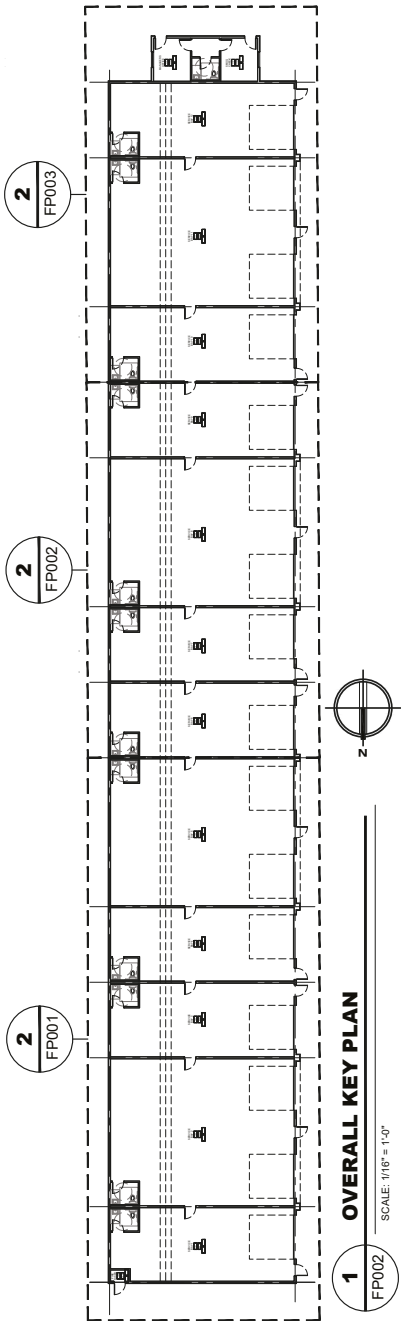


2 PROPOSED FLOOR PLAN

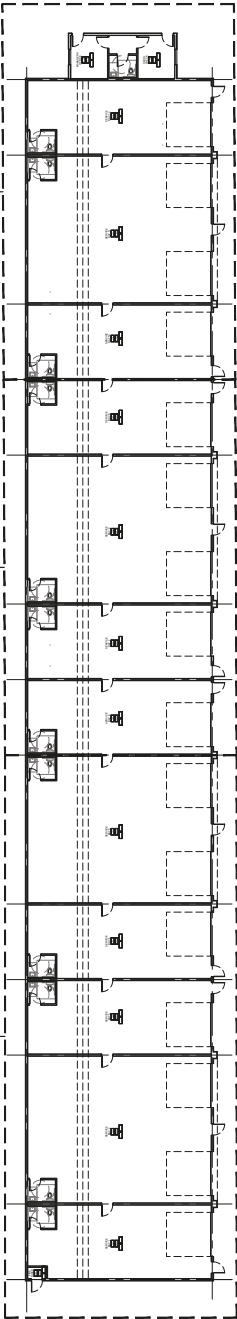
SCALE: 3/16" = 1'-0"

FLOOR AREA CALCULATION		
01 EA 1 BAY SERVICE SUITES (0300 S.F.)	8,000.00 S.F.	16,000.00 S.F.
02 EA 2 BAY SERVICE SUITES (0300 S.F.)	8,000.00 S.F.	
01 EA SMOG SERVICE AND PRIVATE OFFICE	200.00 S.F.	
TOTAL EXTERIOR BUILDING FOOTPRINT		16,200.00 S.F.

22-0428
01/14/2023

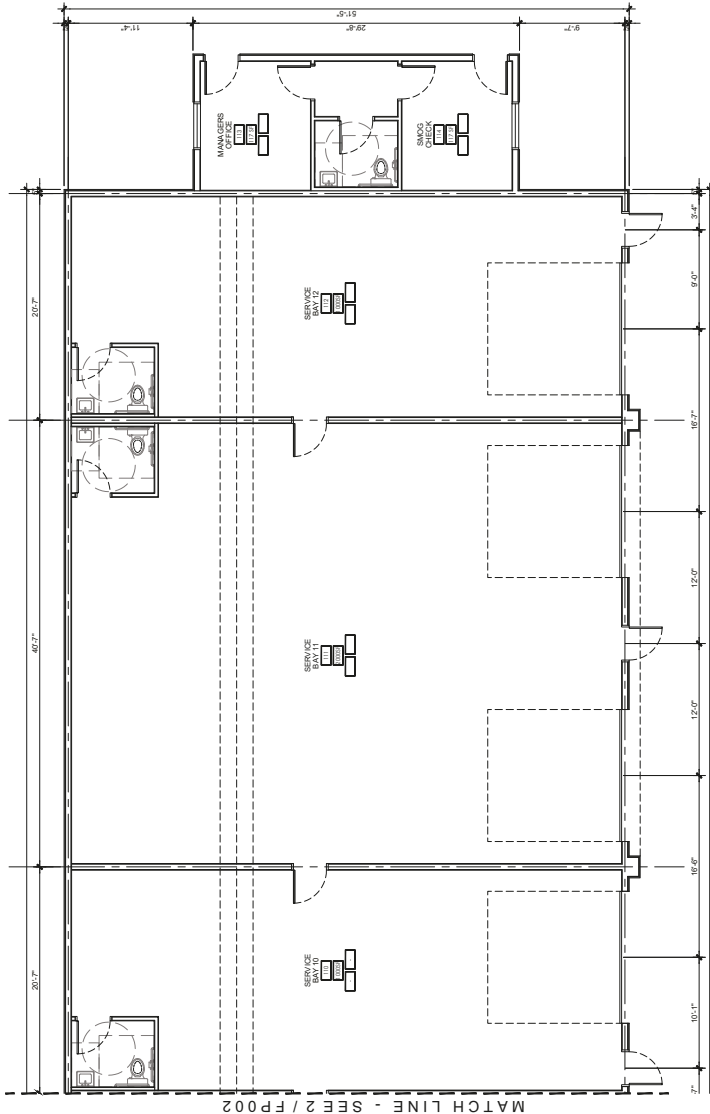


FLOOR AREA CALCULATION			
01 EA 1 BAY SERVICE SUITES (0300 S.F.)	8,000.00 S.F.		
02 EA 2 BAY SERVICE SUITES (0300 S.F.)	8,000.00 S.F.		
01 EA SMOG SERVICE AND PRIVATE OFFICE	16,000.00 S.F.		
TOTAL EXTERIOR BUILDING FOOTPRINT	16,000.00 S.F.		



1 OVERALL KEY PLAN

SCALE: 1/16" = 1'-0"



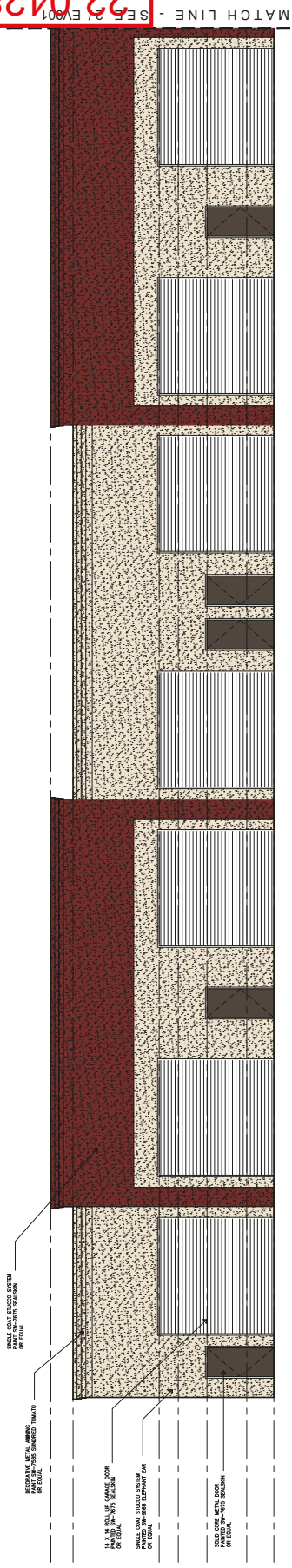
2 PROPOSED FLOOR PLAN (CONT...)

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



22-0428

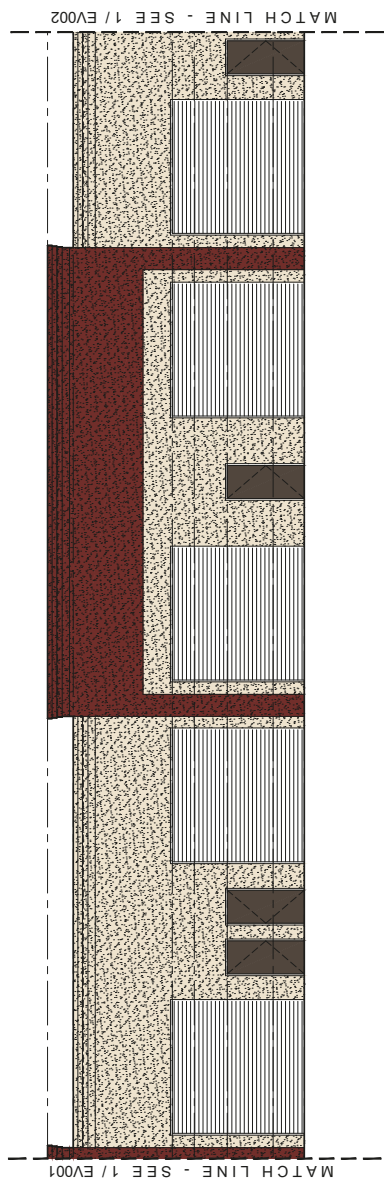
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1

NORTH ELEVATION

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



2

NORTH ELEVATION

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

22-0428
01/14/2023

STAMP

REVISIONS

Rev	Date	Description
1	10/06/2022	Original

DESIGN REVIEW FOR:

4565 E BONANZA
AUTO SERVICE PLAZA

4565 EAST BONANZA ROAD
LAS VEGAS, NEVADA 89120
APN: 140-32-101-016

These notes are for the design team and are not to be used for construction. They are intended to provide information to the design team and are not to be used for construction. They are intended to provide information to the design team and are not to be used for construction. They are intended to provide information to the design team and are not to be used for construction.

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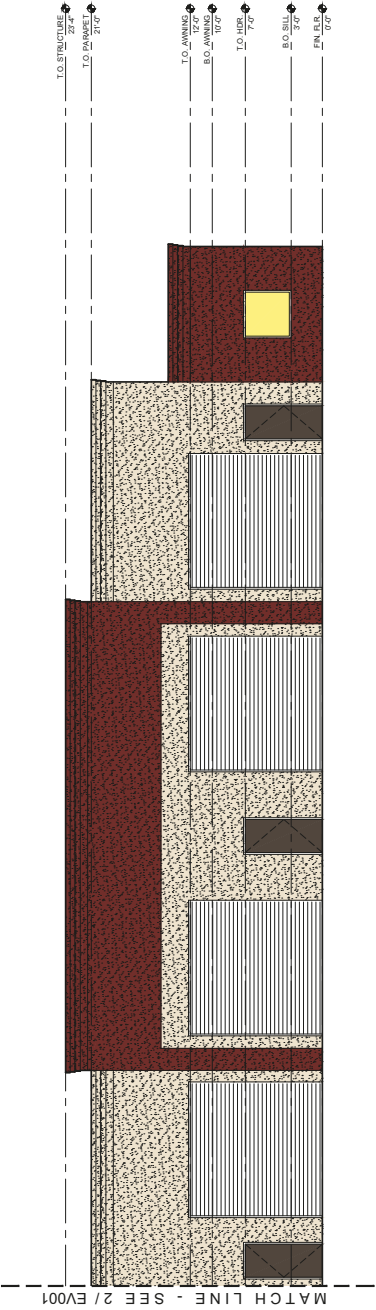
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013-21-030

SHEET NAME:

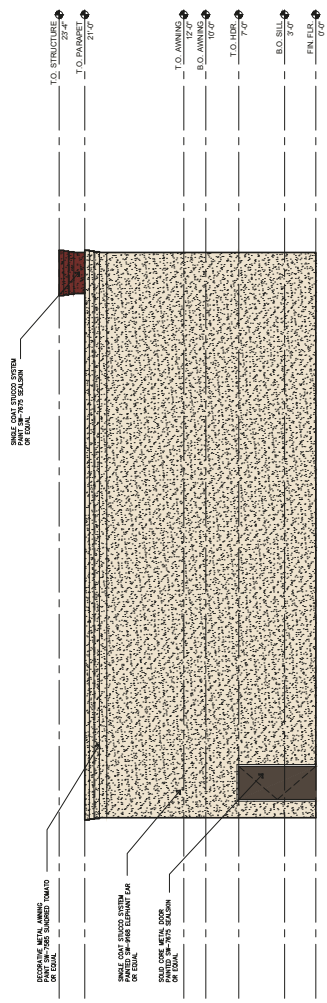
SHEET:

EV002



1 NORTH ELEVATION

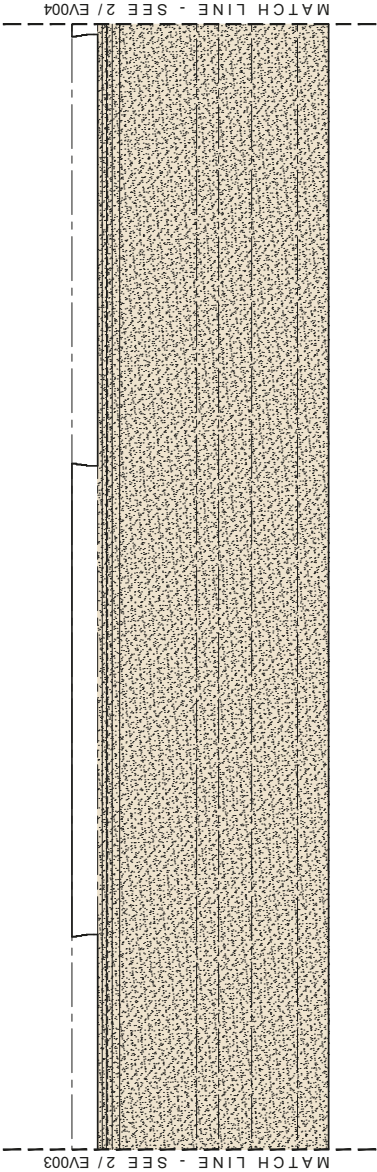
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2 WEST ELEVATION

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

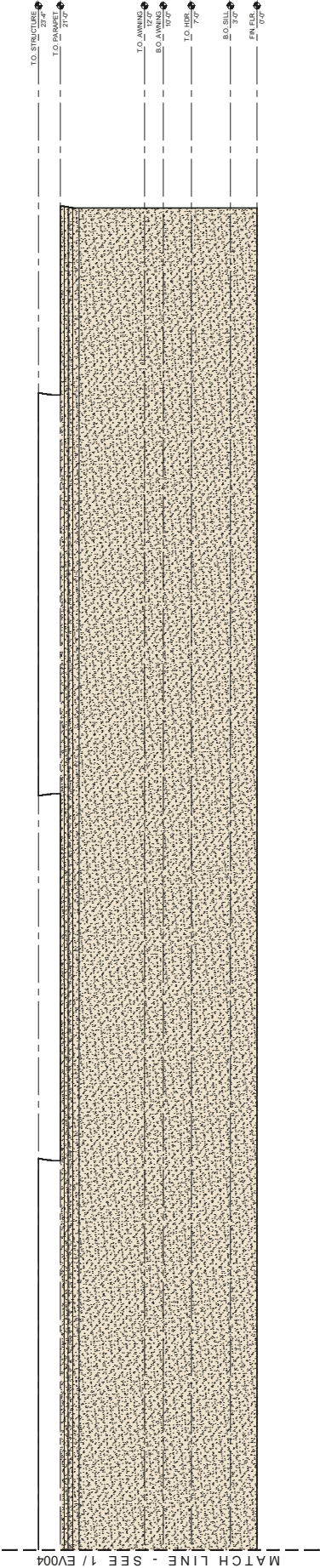
22-0428
01/14/2023



1 SOUTH ELEVATION

EV004

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



2 SOUTH ELEVATION

EV004

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

