



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0087
02/14/2023

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

Project Address (Location) 2216 Paradise Road

Project Name Pawn Shop **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 162-03-411-009 **Ward #** 3

General Plan: Existing TOD1 Proposed n/a **Zoning:** Existing C-2 Proposed N/A

Additional Information _____

Property Owner Chetak Development **Contact** N/A

Address 820 Rancho Lane #85 **City** Las Vegas **State** NV **Zip** 89106

E-mail n/a **Phone** n/a

Applicant Chetak Development **Contact** N/A

Address 820 Rancho Lane #85 **City** Las Vegas **State** NV **Zip** 89106

E-mail n/a **Phone** n/a

Representative Keampfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

E-mail apierce@kcnvlaw.com **Phone** 702-792-7048

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 Will Kemp, Pres. Chetak Development, Inc.

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

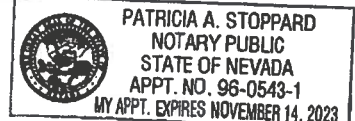
Print Name Will Kemp, Pres. Chetak Development, Inc.

Subscribed and sworn before me

This 18th day of November, 2022

Patricia A. Stoppard

Notary Public in and for said County and State



STOPPARD
PUBLIC
NEVADA
0543-1
EMBER 14, 2023

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING, ELECTRICAL, MECHANICAL, TELEPHONE AND EXISTING UTILITIES TO PROVIDE COMPLETE OPERATING SYSTEM.

KEY NOTES

1. NEW CONCRETE SIDEWALK TO MATCH EXISTING SIDEWALK FINISH
2. EXISTING CONCRETE PAVING
3. SETBACK LINE
4. EXISTING TRANSFORMER TO REMAIN
5. HIGH TRASHING COURSE SEE 1/4" X 1/2"
6. EXISTING CURB
7. LANDSCAPE SETBACK LINE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LANDSCAPE SETBACK LINE
- FIRE HYDRANT
- ACCESSIBLE PART OF TRAVEL, PAINTED STRIPE

OCCUPANT LOAD

TOTAL OCCUPANT LOAD OCCUPANTS SEE SHEET A1.01

PARKING ANALYSIS

PARKING REQUIRED : (TABLE 90.0-1 CLARK COUNTY CODE)

EXISTING RETAIL SPACE 30,810 SF @ 4:1000 = 128 SPACES
ACCESSIBLE PARKING REQUIRED: 5 SPACES

TOTAL PARKING SPACES REQUIRED: 128 SPACES

PARKING PROVIDED

STANDARD SPACES = 132 SPACES
ACCESSIBLE SPACES = 5 SPACES
TOTAL PROVIDED: 137 SPACES

NO CHANGES TO PARKING REQUIREMENTS

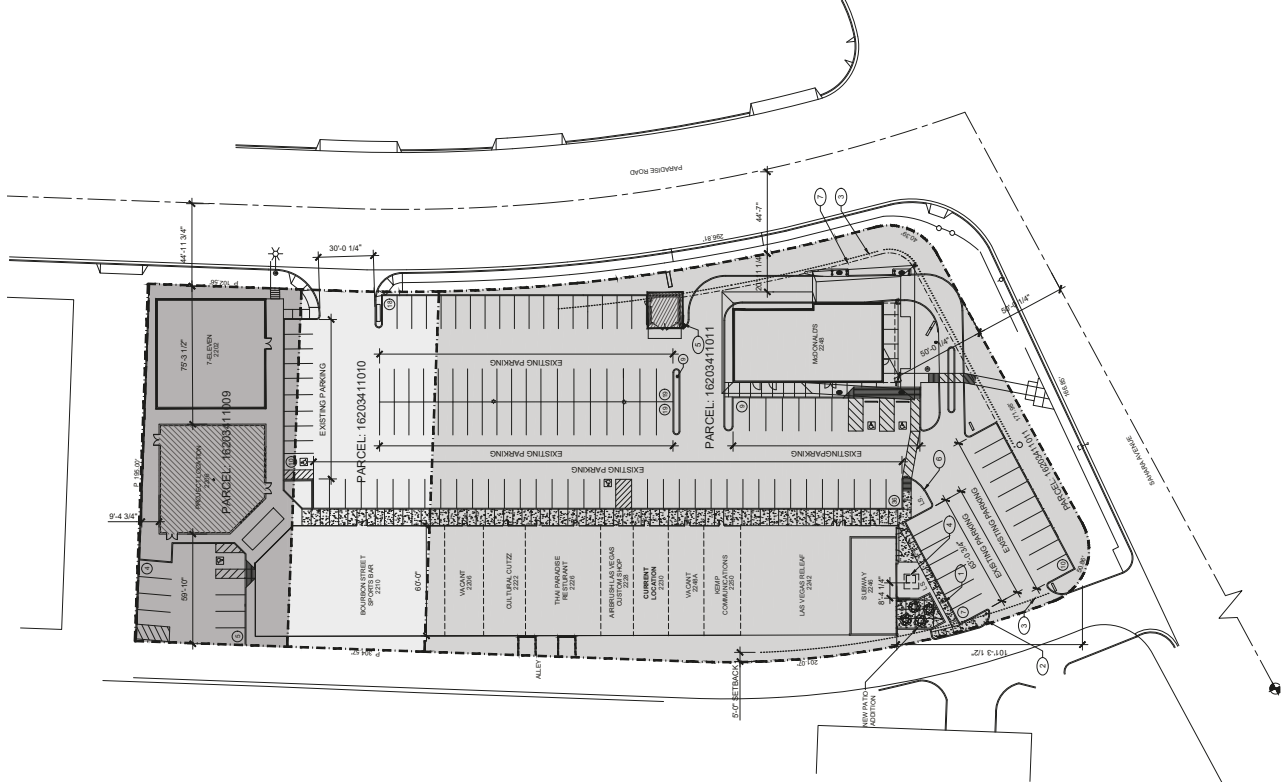
EXISTING USE

SUITE #	SQ.FT.	USE
2202	3600 SF	M
2208	3600 SF	VACANT
2210	6607 SF	B
2222	1007 SF	B
2226	2770 SF	A-2
2228	2770 SF	VACANT
2230	1800 SF	B
2242	3600 SF	B
2246	1500 SF	A-2
2248	3496 SF	A-2
2248A	0 SF	B
2250	0 SF	B

23-0087
02/14/2023

SITE PLAN

SAHARA & PARADISE PAWN SHOP



FOR REVIEW:
CONCEPT ONLY
SUBJECT TO CHANGE
SCALE: 1" = 30'0"

DATE: 02.14.2023
PROJECT # - 15005

3

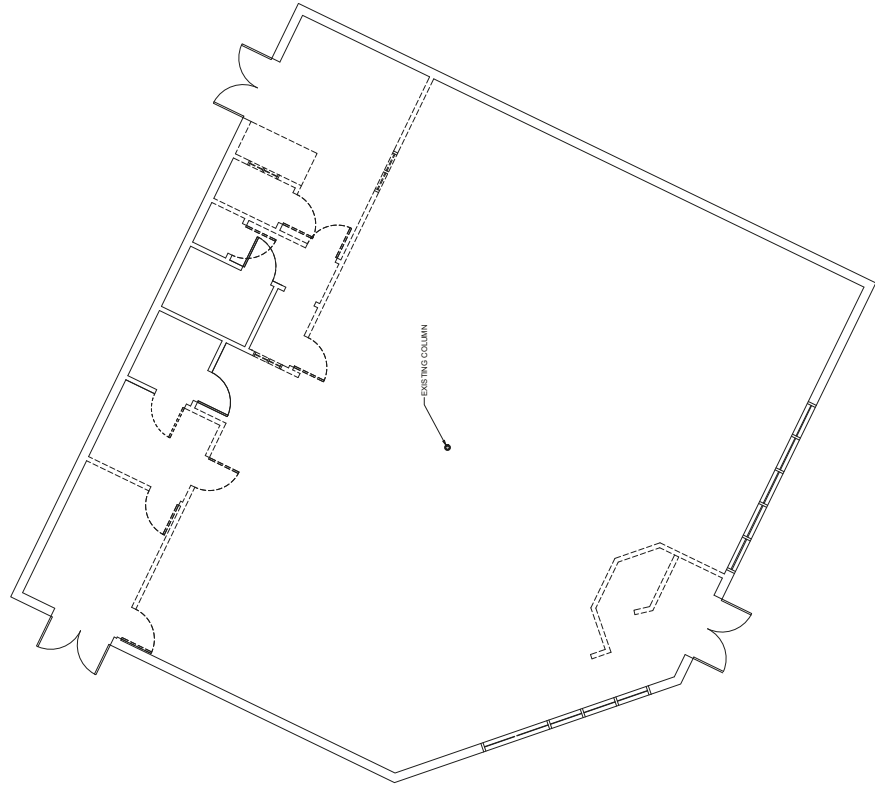
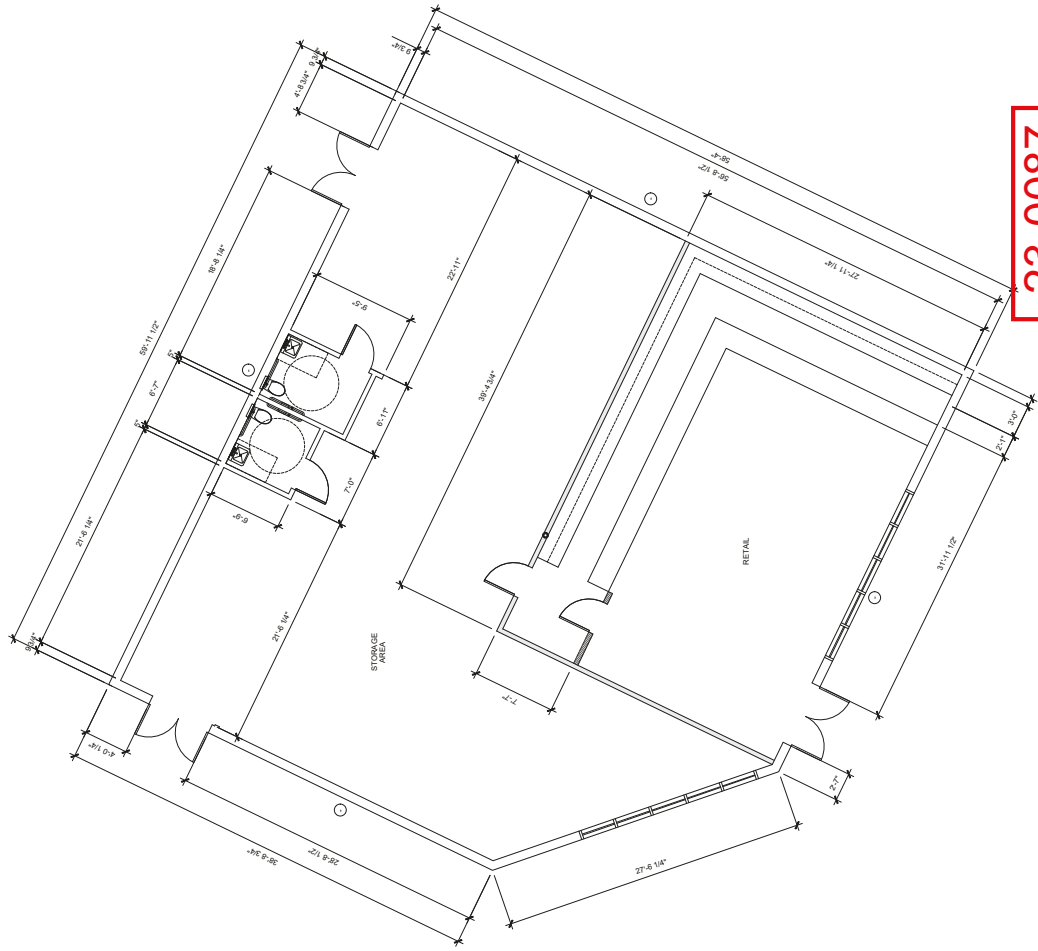
WESTAR

WESTAR Professional Engineering, Inc.

10000 Weststar Drive, Suite 100, Dallas, TX 75241

WALL LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW FULL HEIGHT WALL
- NEW POXY WALL



FOR REVIEW
CONCEPT ONLY
SUBJECT TO CHANGE
SCALE: 3/8" = 1'-0"

DATE: 02.14.2023
PROJECT # - 15005

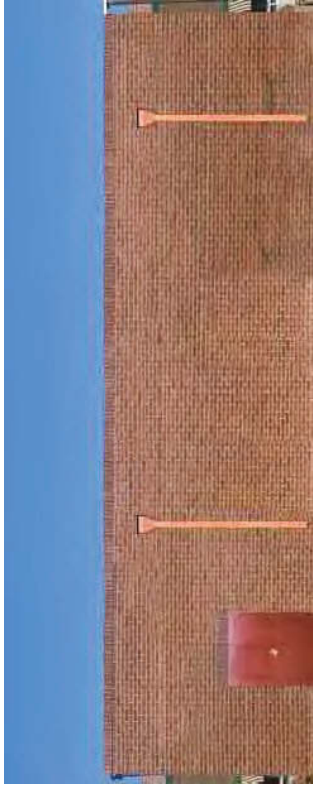
OVERALL DEMOLITION & FLOOR PLAN
SAHARA & PARADISE PAWN SHOP

3

WESTAR

WESTAR Professional Group, Inc.

10000 West 100th Street, Suite 100, Overland Park, KS 66204



28 NORTH
SCALE: NTS



29 WEST
SCALE: NTS



27 EAST
SCALE: NTS



30 SOUTH
SCALE: NTS



ELEVATIONS

23-0087
02/14/2023

DATE: 02.14.2023
PROJECT # - 15005

SAHARA & PARADISE PAWN SHOP

