



# 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 Review, Special Use Permit, Vacation

**Project Address** (Location) NE Corner of Charleston Blvd. and Mohawk St.

**Project Name** W. Charleston & S. Mohawk

**Proposed Use**

**Assessor's Parcel # (s)** 138-36-803-001, 002, AND 138-36-803-015, 016

**Ward #** 1 - Knudsen

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

**Additional Information** Construction of three ground-up buildings (Retail, Auto Repair, QSR) including fuel pumps and canopy.

**Property Owner** Bliss Development 6 LLC

**Contact** Dan Bliss

**Address** 9811 W Charleston Blvd, Ste 2-505

**City** Las Vegas **State** NV **Zip** 89117

**E-mail** dan@blissventures.com

**Phone** 310-709-8601

**Applicant** VAC Development

**Contact** Devon Sansone

**Address** 6623 S Las Vegas Blvd Suite F-340

**City** Las Vegas **State** NV **Zip** 89119

**E-mail** Devon@VACDevelopment.com

**Phone** 7023211927

**Representative** Sheldon Colen

**Contact** Sheldon Colen

**Address** 2525 W Horizon Ridge Pkwy #230

**City** Henderson **State** NV **Zip** 89052

**E-mail** Sheldon@Scdesign.com

**Phone** (702) 719-2020

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** Dan Bliss

Subscribed and sworn before me

This 13th day of March, 2023

Brittany Harris

Notary Public in and for said County and State



**23-0088**

**BRIT 03/14/2023**

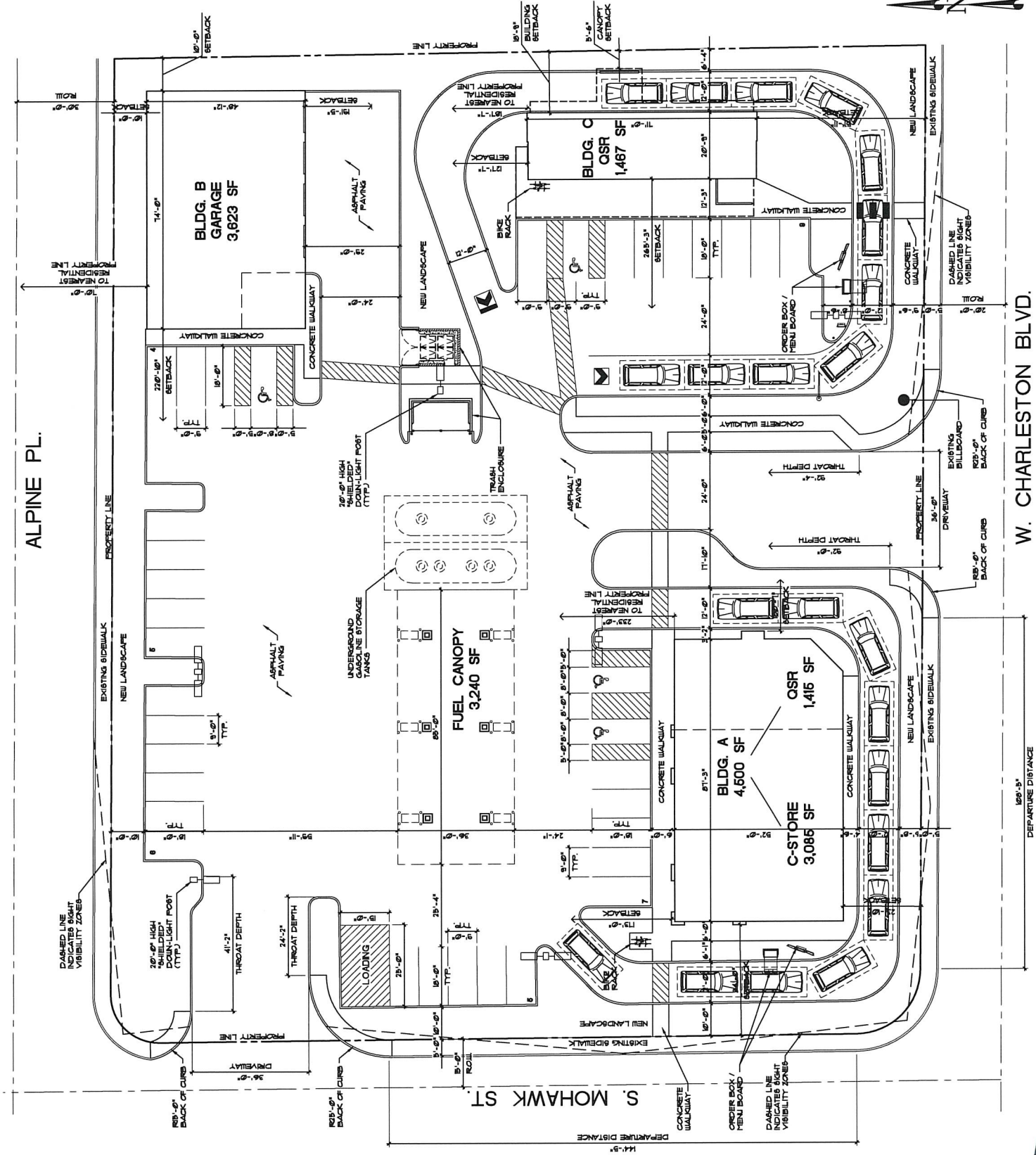
**NOTARY PUBLIC**

**STATE OF NEVADA**

My Commission Expires: 08-26-23

Certificate No. 21-7448-01





2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

W. CHARLESTON & S. MOHAWK

APN: 138-36-803-001, 002, AND 138-36-803-015, 016

AS1

SITE INFORMATION	
APN:	138-36-803-001 / 138-36-803-002 / 138-36-803-015 / 138-36-803-016
ZONING:	LIMITED COMMERCIAL DISTRICT (C-1)
SITE AREA:	16,210 SF. ± 174 ACRES
BUILDING FOOTPRINT:	
BUILDING A:	14,600 SF.
BUILDING B:	3,823 SF.
BUILDING C:	1,467 SF.
TOTAL:	9,990 SF.
% OF SITE COVERED BY BUILDING:	
BUILDING FOOTPRINT SF. / PROPERTY SF.	9,990 SF. / 16,210 SF. = 25 ± 1%
REQUIRED SETBACKS:	
NORTH SETBACK:	10'-0"
EAST SETBACK:	5'-0"
SOUTH SETBACK:	10'-0"
WEST SETBACK:	10'-0"
BUILDING 'A' SETBACKS:	
NORTH SETBACK:	10'-0"
EAST SETBACK:	10'-0"
SOUTH SETBACK:	10'-0"
WEST SETBACK:	10'-0"
BUILDING 'B' SETBACKS:	
NORTH SETBACK:	10'-0"
EAST SETBACK:	10'-0"
SOUTH SETBACK:	10'-0"
WEST SETBACK:	10'-0"
BUILDING 'C' SETBACKS:	
NORTH SETBACK:	10'-0"
EAST SETBACK:	10'-0"
SOUTH SETBACK:	10'-0"
WEST SETBACK:	10'-0"
PARKING CALCULATION	
REQUIRED PARKING:	
RETAIL USE	3,800 SF. = 19 SPACES (1 PER 175 SF.)
RESTAURANT USE	990 SF.
BUILDING A (RETAIL)	990 SF.
BUILDING B (RETAIL)	990 SF.
BUILDING C (RETAIL)	990 SF.
BUILDING A (RETAIL)	990 SF.
BUILDING B (RETAIL)	990 SF.
BUILDING C (RETAIL)	990 SF.
AUTO REPAIR USE	3,823 SF. = 24 SPACES
BUILDING B:	3,823 SF. = 24 SPACES
TOTAL REQUIRED: 43 SPACES	
PROVIDED ON-SITE PARKING:	
STANDARD SPACES:	33 SPACES
ACCESSIBLE SPACES:	4 SPACES (1 VAN ACCESSIBLE AND 3 CAR ACCESSIBLE)
TOTAL PROVIDED:	37 SPACES



SCALE: 1/8"=1'-0"

SITE PLAN

23-0088

06/12/2023

05.30.2023

22424





W. CHARLESTON BLVD.



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

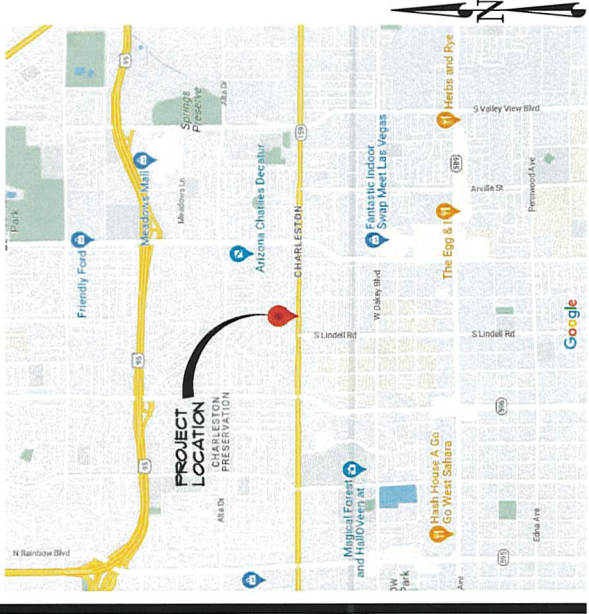
# W. CHARLESTON & S. MOHAWK

APN: 138-36-803-001, 002, AND 138-36-803-015, 016

L1

LANDSCAPE LEGEND			
All tree sizes to meet or exceed Southern Nevada Regional Planning Coalition (SNRPC) Specifications			
Proposed Trees	Size	Quantity	
Chippais Linens Desert Willow	24" Trunk	17	
Parkinsonia Floodum Blue Palo Verde	4" Trunk	14	
Prosopis Alba 'Colorado' Colorado Mesquite	24" Slt. Trunk	26	
Proposed Shrubs and Accents	Size	Quantity	
Casta Alnusoides Feathery Cassia	5 gal	15	
Ceanothus pulcherrima Red Bird of Paradise	5 gal	15	
Aloupe Hugelii Blue Hibiscus	5 gal	15	
Hesperaloe Parviflora Red Yucca	5 gal	81	
Lantana sp. New Gold New Gold Lantana	5 gal	57	
P. J. Wheeler's Dwarf Wheeler's Dwarf Mock Orange	5 gal	80	
Proposed Hardscape with-on-Object Material	Size	Quantity	
3/4" Screened Vista Gold Rock Mulch (2" Thick Min.)	3/4"	15,912 S.F.	

## VICINITY MAP



# LANDSCAPE PLAN

SCALE: 16"=1'-0"  
05.30.2023  
22424

23-0088  
06/12/2023

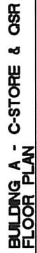
These drawings and specifications are property of SCA Design and may not be reproduced or used in any form without the written permission of SCA Design. SCA Design is not responsible for any errors or omissions in these drawings and specifications. SCA Design is not responsible for any errors or omissions in these drawings and specifications. SCA Design is not responsible for any errors or omissions in these drawings and specifications.



APN: 138-36-803-001, 002, AND 138-36-803-015, 016

# FLOOR PLANS

SCALE: 1/8"=1'-0"  
05.30.2023  
22424



These drawings and specifications are property of SCA Design and may not be reproduced or used for any purpose, without the SCA Design's written consent. As instruments of service, these documents are not final and ready for use, and therefore are not valid, unless they are sealed, signed and dated. The Contractor shall check and verify all dimensions and report all errors to the Design Professional prior to commencing work. These drawings are not to be sealed. Written dimensions shall have precedence over sealed dimensions. COPYRIGHT SCA DESIGN



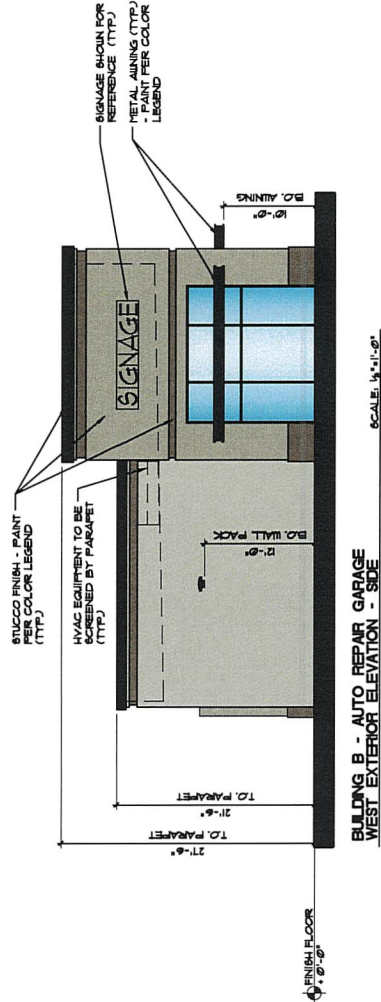
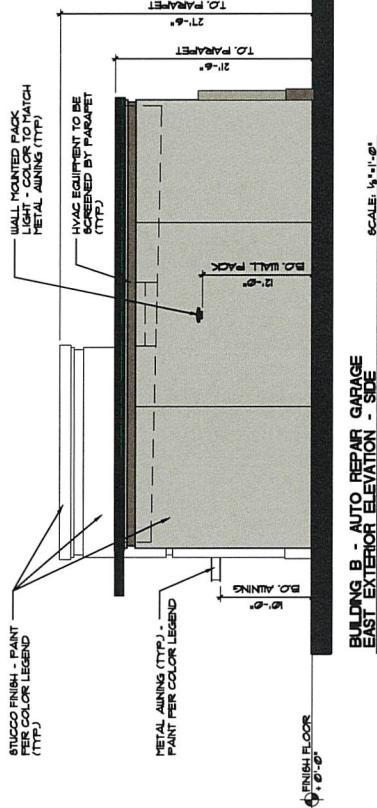
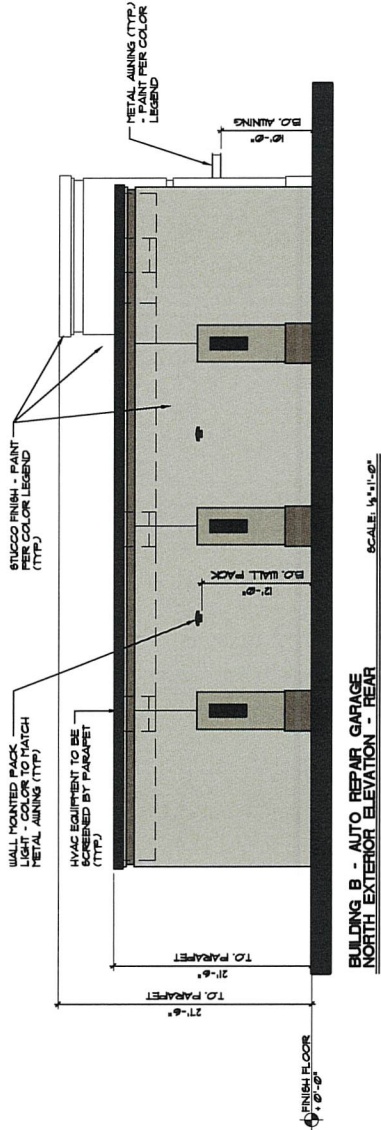
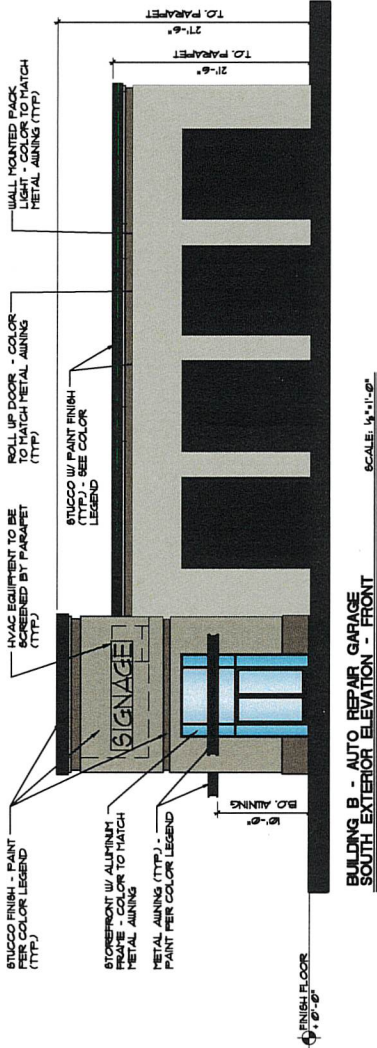


2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

# W. CHARLESTON & S. MOHAWK

APN: 138-36-803-001, 002, AND 138-36-803-015, 016

A2.2



## BUILDING 'B' ELEVATIONS

SCALE: 1/8"=1'-0"  
05.30.2023  
22424

COLOR LEGEND	
	ALUMINUM STOREFRONT SYSTEM
	TROCKEN BLACK
	NON-STEATITE
	ANGLE GRAY
	COLOR: BULLHEAD KETSTONE GREY