



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-34540** PN: 139-28-604-004

Name of Property Owner: BASHIR AFZALI

Name of Applicant: BASHIR AFZALI

Name of Representative: EMPIRE Land & Development

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): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: BASHIR AFZALI

Subscribed and sworn before me

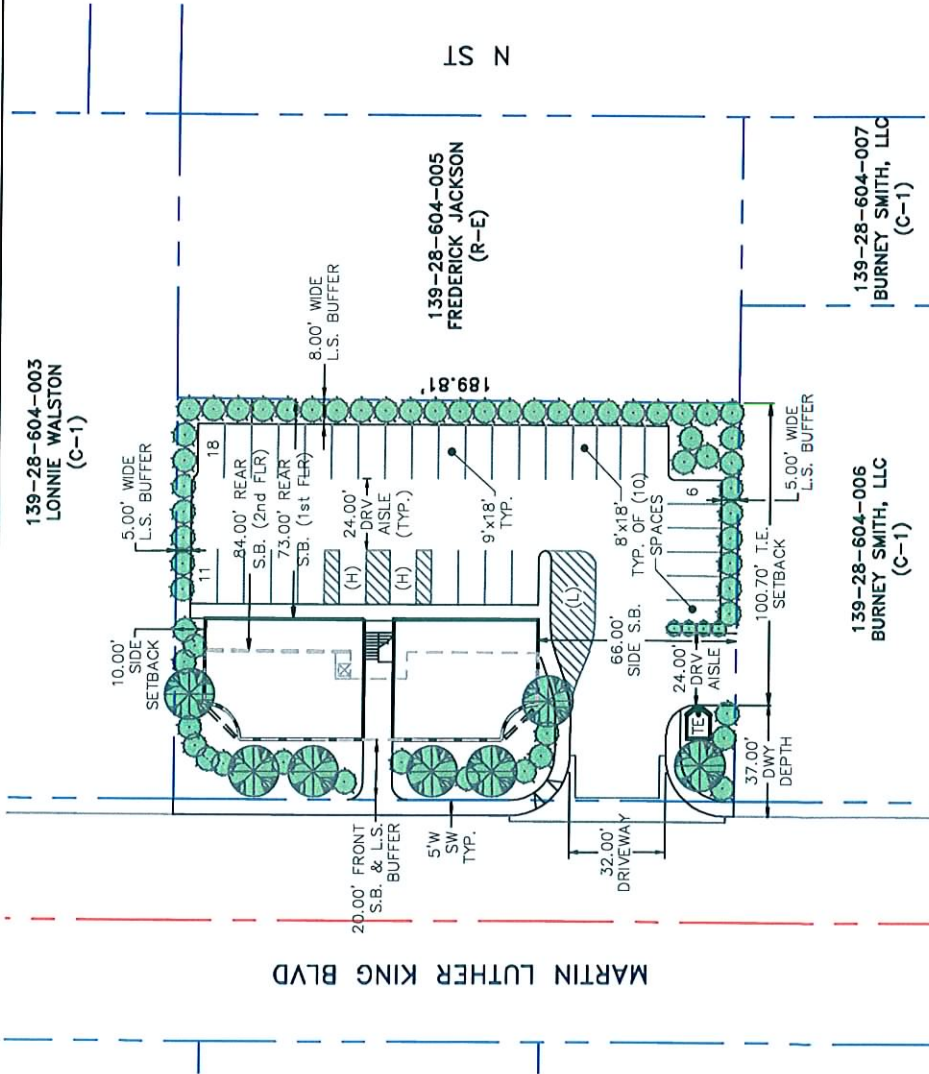
This 25 day of March, 2009

[Signature]
Notary Public in and for said County and State



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PLANNING AND
DEVELOPMENT

MLK PLAZA SITE PLAN



PARKING ANALYSIS

PARKING REQ: 1/175 SF
 38 SPACES
 1 LOADING
 PARKING PROV: 1/190 SF
 35 SPACES
 1 LOADING
 INCLUDING:
 2 H.C. SPACES

SETBACKS

FRONT: 20.00'
 REAR: 73.00' TO 1st FLR; 84.00' TO 2nd FLR
 SIDES: 10.00'; 66.00'
 TRASH ENCLOSURE: 100.70'

LANDSCAPING

PLANT AND TREE PALETTES SHALL CONFORM TO ALL CITY REQUIREMENTS.

	24" BOX TREES PLANTED IN ACCORDANCE TO CITY OF LAS VEGAS DEV. STDS. (QTY., PLACEMENT & INSTALLATION)
	5-GAL SHRUBS & LANDSCAPING PLANTED IN ACCORDANCE TO CITY OF LAS VEGAS DEV. STDS. (QTY., PLACEMENT & INSTALLATION)

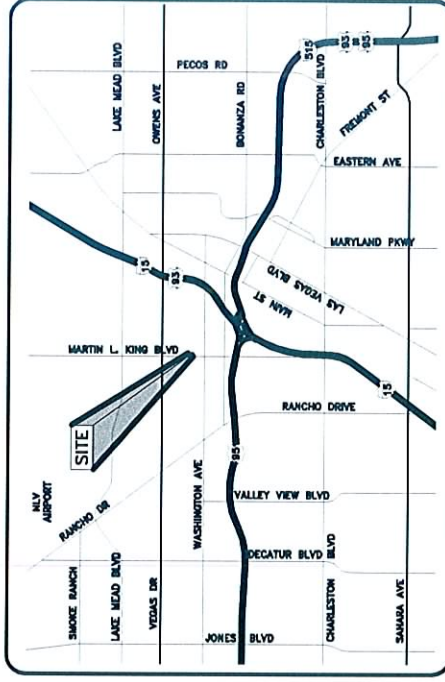
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ZON-33765 VAR-34539
 SDR-34540 07/09/09 PC
 REVISED



SCALE:
 1" = 20'



VICINITY MAP

PROJECT INFORMATION

PROP. BUILDING: 6,650 GROSS SQ. FT.
 BUILDING HEIGHT: 15 FEET (TOP OF PARAPET)
 2nd STORY: 26 FEET (TOP OF PARAPET)
 APN: 139-28-604-004
 ACREAGE: 0.58
 JURISDICTION: CITY OF LAS VEGAS, NV
 EXIST. ZONING: R-E (RESIDENTIAL ESTATES)
 PROP. ZONING: C-1 (LIMITED COMMERCIAL)
 CURRENT LAND USE DESIGNATION: COMMERCIAL
 PROPOSED ZONING: CONFORMING
 PROPOSED USES: THOSE USES ALLOWED WITHIN THE C-1 ZONING CLASSIFICATION.
 OWNER: BASHIR AFZALI

LEGAL DESCRIPTION

THE SOUTH 163.64 FEET OF THE NORTH 188.64 FEET OF THE EAST 133.10 FEET OF THE WEST 173.10 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.,

TOGETHER WITH THAT VACATED PORTION OF JEFFERSON STREET LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF SAID LAND.

THIS PRELIMINARY SITE PLAN IS CONCEPTUAL AND IS INTENDED TO DEPICT THE OWNER'S DESIRED DEVELOPMENT. FINAL SITE PLANS SHALL BE PREPARED IN CONJUNCTION WITH ARCHITECTURE AND CIVIL ENGINEERING AND MAY DEVIATE SLIGHTLY FROM WHAT IS DEPICTED HERE.

DATE: 6/18/09
 PREPARED BY: DOM M. RODRIGUEZ
 1118 RANCHO AVENUE
 BOULDER CITY, NV 89003
 (702) 462-1180
 DOM@DOMRODRIGUEZ-LLC.COM

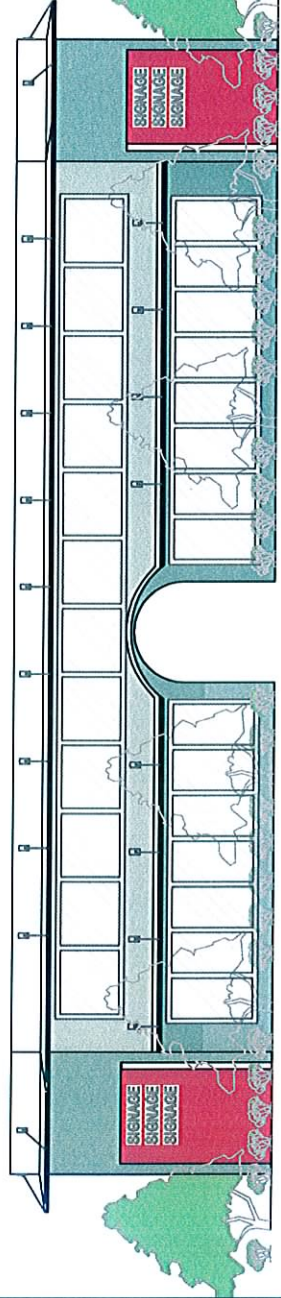
SCALE: 1"=20'
 PURPOSE: ZONE CHANGE APPLICATION
 PROJECT: MLK PLAZA

MLK PLAZA
 PRELIMINARY SITE PLAN

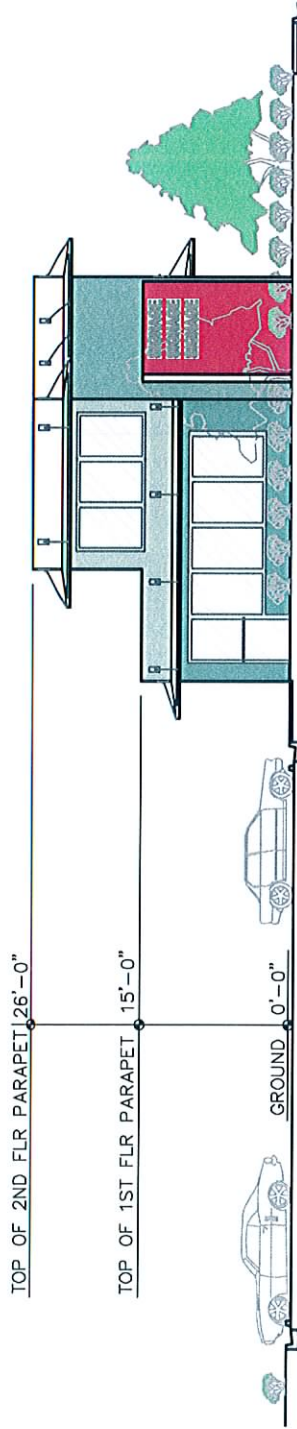
EMPIRE LAND
 & DEVELOPMENT

SP.1

MLK PLAZA CONCEPTUAL ELEVATIONS



1 WEST (FRONT) ELEVATION
NOT TO SCALE



2 NORTH ELEVATION
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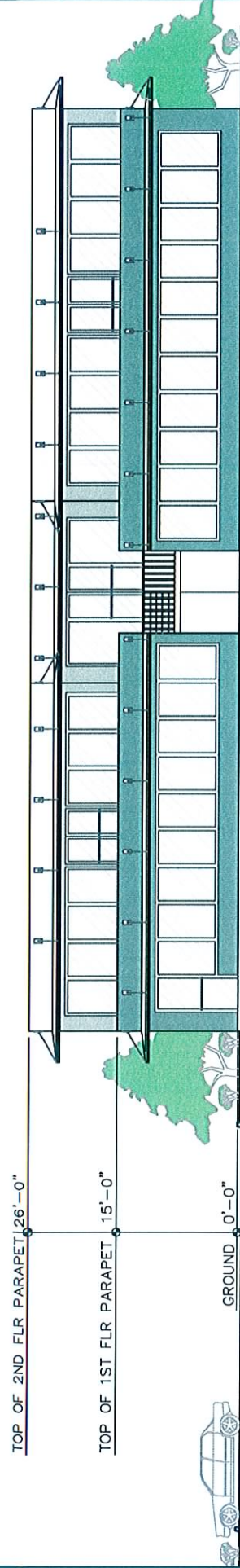
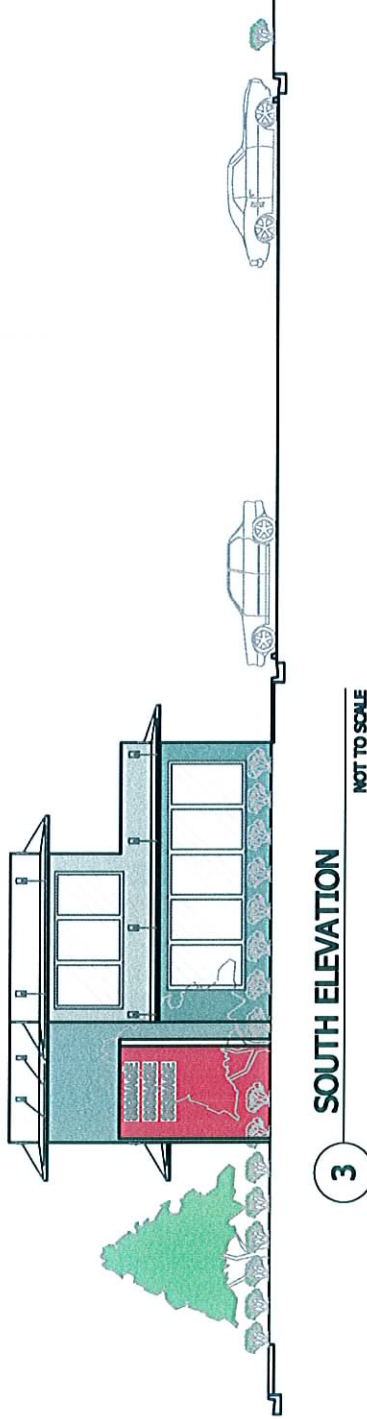
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MLK PLAZA CONCEPTUAL ELEVATIONS



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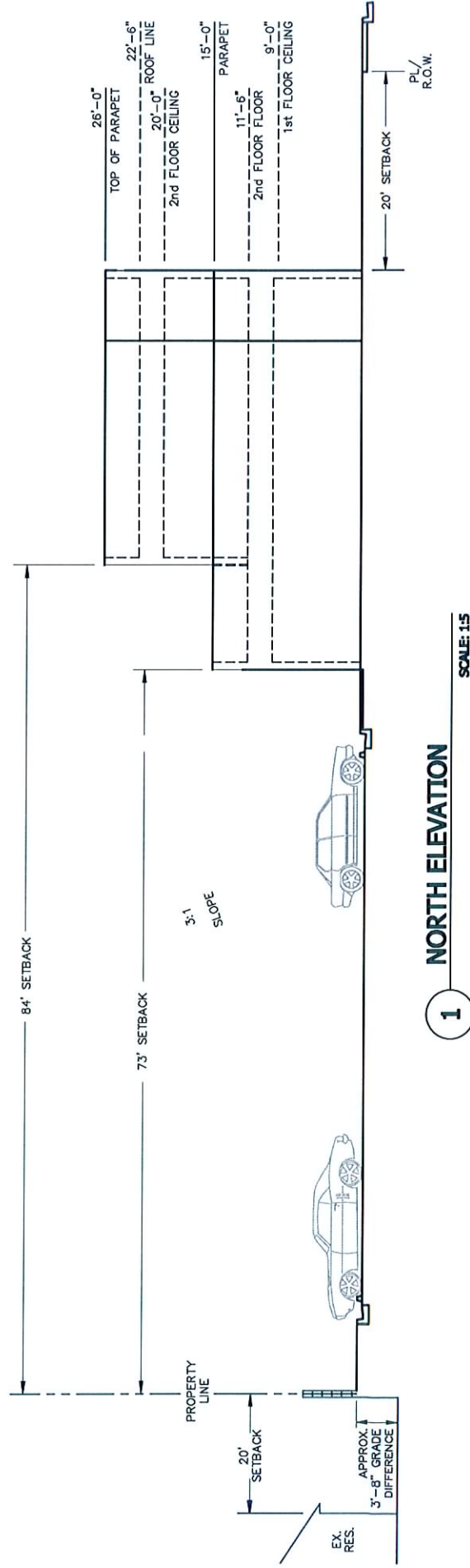
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EMPIRE LAND & DEVELOPMENT

MLK PLAZA CONCEPTUAL SOUTH & EAST ELEVATIONS

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EMPIRE LAND & DEVELOPMENT, LLC
1118 KAHNPOKA WAY
ROSELAND CITY, NY 11005
(703) 840-1887
(703) 442-1180 fax
DROCK@EMPIRE-LD.COM

MLK PLAZA PROXIMITY SLOPE ANALYSIS



1 NORTH ELEVATION SCALE: 1/5

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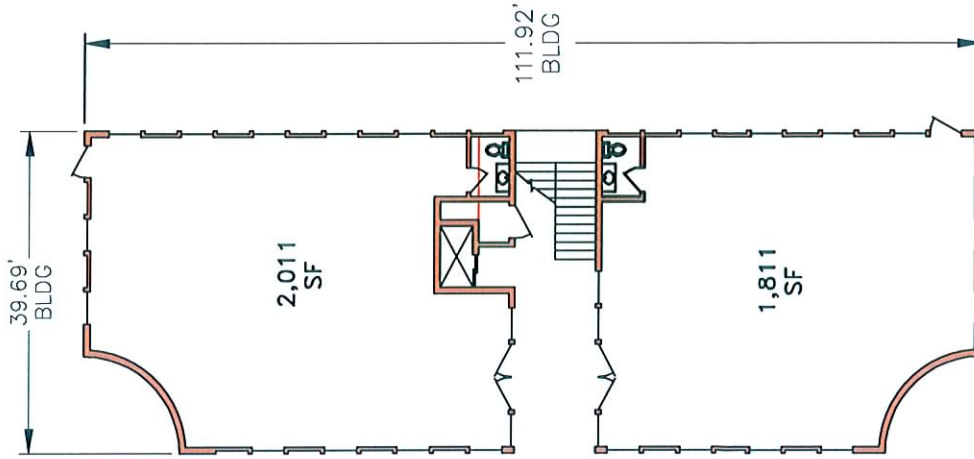
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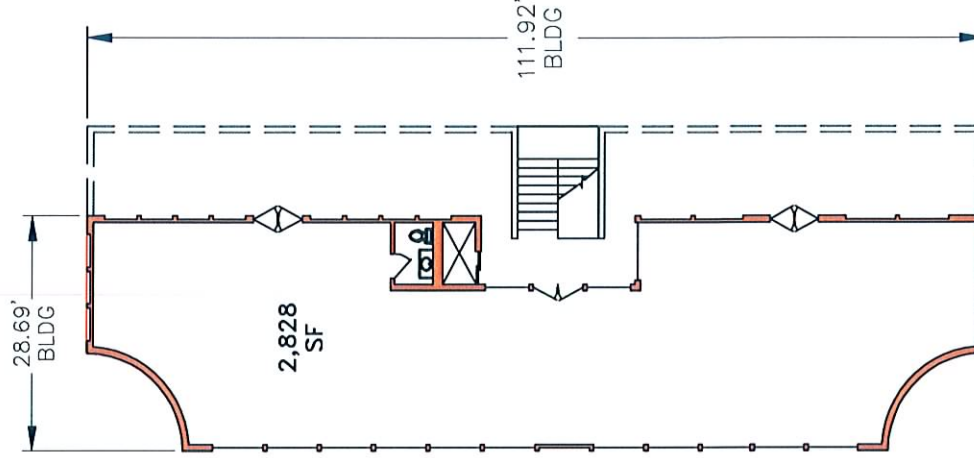
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MLK PLAZA CONCEPTUAL FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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ROCHESTER CITY, NY 14605
(716) 442-1180 fax
(716) 442-1180

MLK PLAZA CONCEPTUAL
FLOOR PLAN

EMPIRE LAND
& DEVELOPMENT

A.1

SDR-34540

Bashir Afzali				
East side of Martin L. King Blvd., North of Washington Ave.				
Proposed 6.2-thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	6.2	33.88	210
AM Peak Hour			6.84	42
PM Peak Hour			2.71	17
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	44,080			
PM Peak Hour	3,526			
(heaviest 60 minutes)				
Washington Ave.				
Average Daily Traffic (ADT)	21,139			
PM Peak Hour	1,691			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity	Planned Street Capacity		
Martin L. King Blvd.	32775	51800		
Washington Ave.	32775	32775		
This project will add approximately 210 trips per day on Martin L. King Blvd. and Washington Ave. This will increase expected volumes by less than 1 percent on Martin L. King and by about 1 percent on 7th. Currently Martin L. King is over capacity and Washington is at about 64 percent of capacity.				
Based on Peak Hour use, this development will add roughly 42 additional cars into the area; which works out to a little under 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				