

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number **SDR-33767** PN: 139-28-604-004Name of Property Owner: BASHIR AFZALIName of Applicant: BASHIR AFZALIName 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.

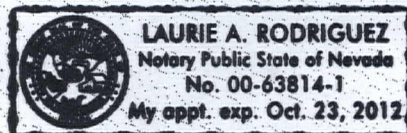
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Bashir AfzaliPrint Name: BASHIR AFZALI

Subscribed and sworn before me

This 25 day of March, 2009Laurie A. Rodriguez
Notary Public in and for said County and State

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9 MAR 25 PM 12:48
PLANNING AND
DEVELOPMENT

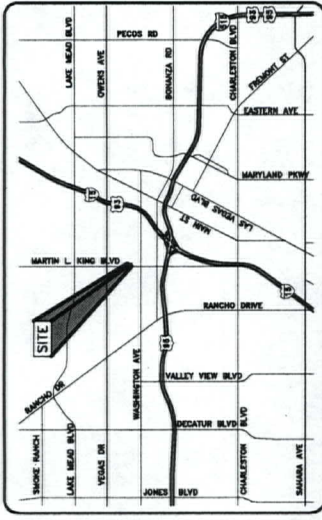
DON M. RODRIGUEZ
EMPIRE LAND & DEVELOPMENT, LLC
1115 MARIPOSA WAY
BOULDER CITY, NV 89005
(702) 540-1867
(702) 442-1180 fax
DRODRIGUEZ@EMPIRE-LD.COM

DATE: 12/2/08
PURPOSE: ZONE CHANGE APPLICATION
SCALE: 1:20

EMPIRE LAND
& DEVELOPMENT



SP. I



PROJECT INFORMATION

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

PROP. USES: THOSE USES ALLOWED WITHIN THE C-1 ZONING CLASSIFICATION.

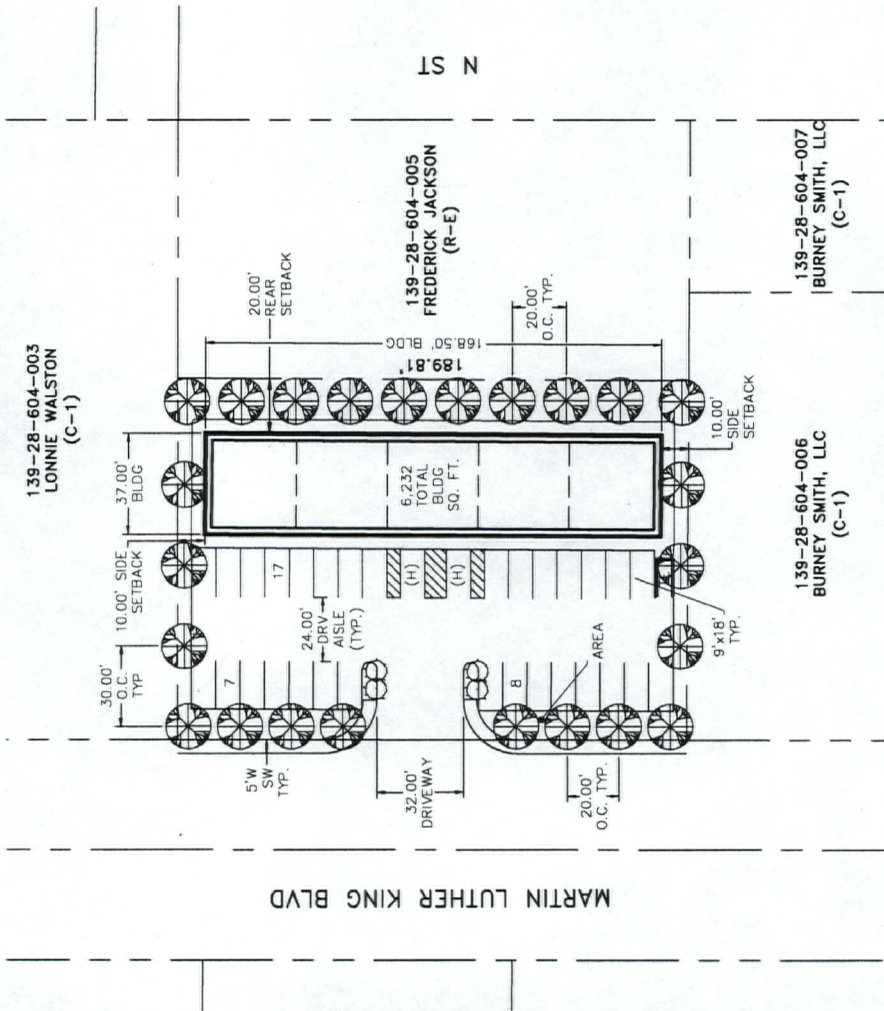
OWNER: BASHIR AFZALI

THE SOUTH 163.64 FEET OF THE NORTH 188.64 FEET OF THE EAST 153.10 FEET OF THE WEST 173.10 FEET OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) 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.

04/23/09 PC

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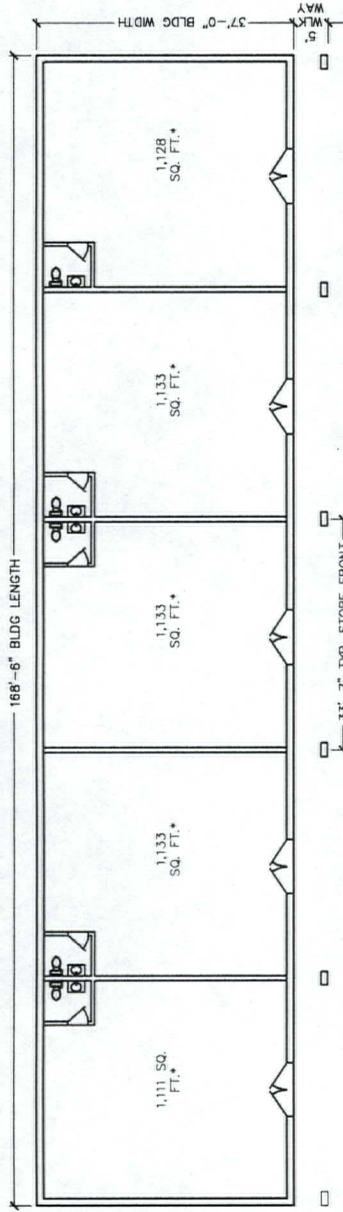
PARKING REQ: 1/175 SF
PARKING PROV: 1/195 SF
36.0 SPACES
32.0 SPACES
INCLUDING (2) H.C. SPACES

FRONT: 75' ; REAR: 20.00' ; SIDES: 10.00'

PLANT AND TREE PALLETES SHALL CONFORM TO ALL CITY REQUIREMENTS.

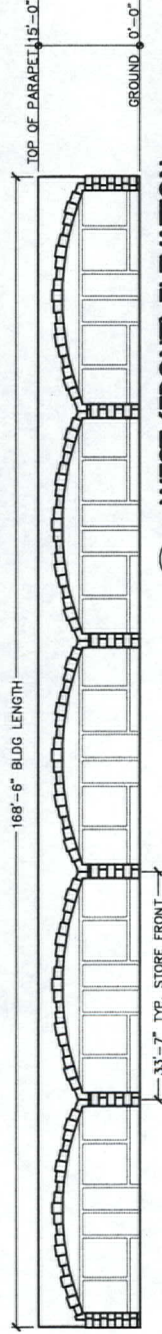
	24" BOX TREES PLANTED IN ACCORDANCE TO CITY OF LAS VEGAS DEV. STDS. (QTY., PLACEMENT & INSTALLATION)
	5-GAL SHRUBS PLANTED IN ACCORDANCE TO CITY OF LAS VEGAS DEV. STDS. (QTY., PLACEMENT & INSTALLATION)

MLK PLAZA CONCEPTUAL FLOOR PLAN & ELEVATIONS



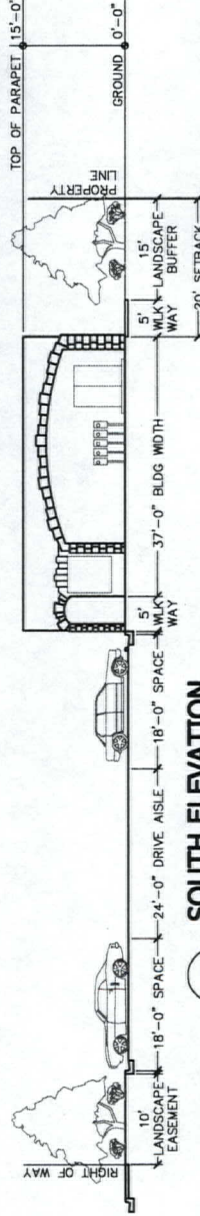
A CONCEPTUAL FLOOR PLAN

Scale: 1/4" = 1'



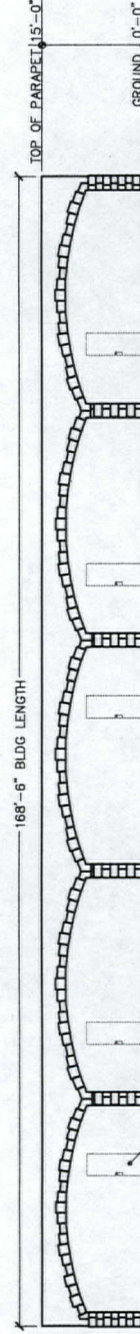
1 WEST (FRONT) ELEVATION

Scale: 1/4" = 1'



2 SOUTH ELEVATION

Scale: 1/4" = 1'



3 EAST (REAR) ELEVATION

Scale: 1/4" = 1'

FRONT PLANS, ELEVATIONS, SUITE SIZES AND STORE FRONTS ARE CONCEPTUAL AND ARE INTENDED TO DEPICT THE OWNER'S DESIRED DEVELOPMENT. FINAL PLANS SHALL BE PREPARED IN CONJUNCTION WITH ARCHITECTURE AND CIVIL ENGINEERING AND MAY DEVIATE SLIGHTLY FROM WHAT IS DEPICTED HERE.

MLK PLAZA CONCEPTUAL FLOOR PLAN & ELEVATIONS

EMPIRE LAND & DEVELOPMENT

A.1

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SDR-33767

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SDR 33767				
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.				