



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-34538** APN: 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: Bashir Afzali

Print Name: Bashir Afzali

Subscribed and sworn before me

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



RECEIVED
MAR 25 2009

RECEIVED
MAY 12 2009

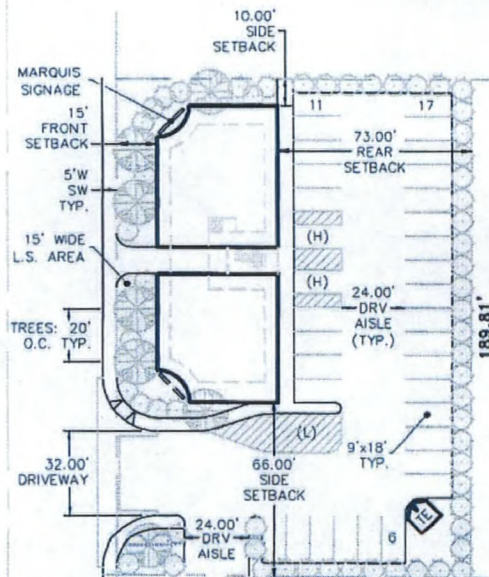
MLK PLAZA SITE PLAN

139-28-604-003
LONNIE WALSTON
(C-1)



SCALE:
1" = 20'

MARTIN LUTHER KING BLVD



139-28-604-005
FREDERICK JACKSON
(R-E)

N ST

139-28-604-006
BURNIE SMITH, LLC
(C-1)

139-28-604-007
BURNIE SMITH, LLC
(C-1)

PARKING ANALYSIS

PARKING REQ: 1/175 SF 42 SPACES
1 LOADING
PARKING PROV: 1/211 SF 34 SPACES
1 LOADING
INCLUDING: 2 H.C. SPACES

SETBACKS

FRONT: 15.00'
REAR: 73.00'
SIDES: 10.00'; 66.00'

LANDSCAPING

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)



VICINITY MAP

PROJECT INFORMATION

PROP. BUILDING: 7,180 SQ. FT. 28'-0"
2-STORY (TOTAL HEIGHT: 35'-0")
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.

EMPIRE LAND & DEVELOPMENT, LLC
11111 LAS VEGAS BLVD, SUITE 100
LAS VEGAS, NV 89135
(702) 945-1887
WWW.EMPIRELAND-LLC.COM

4/7/09
DATE
DESIGNED BY
CHECKED BY
SCALE: 1"=20'

MLK PLAZA
PRELIMINARY SITE PLAN

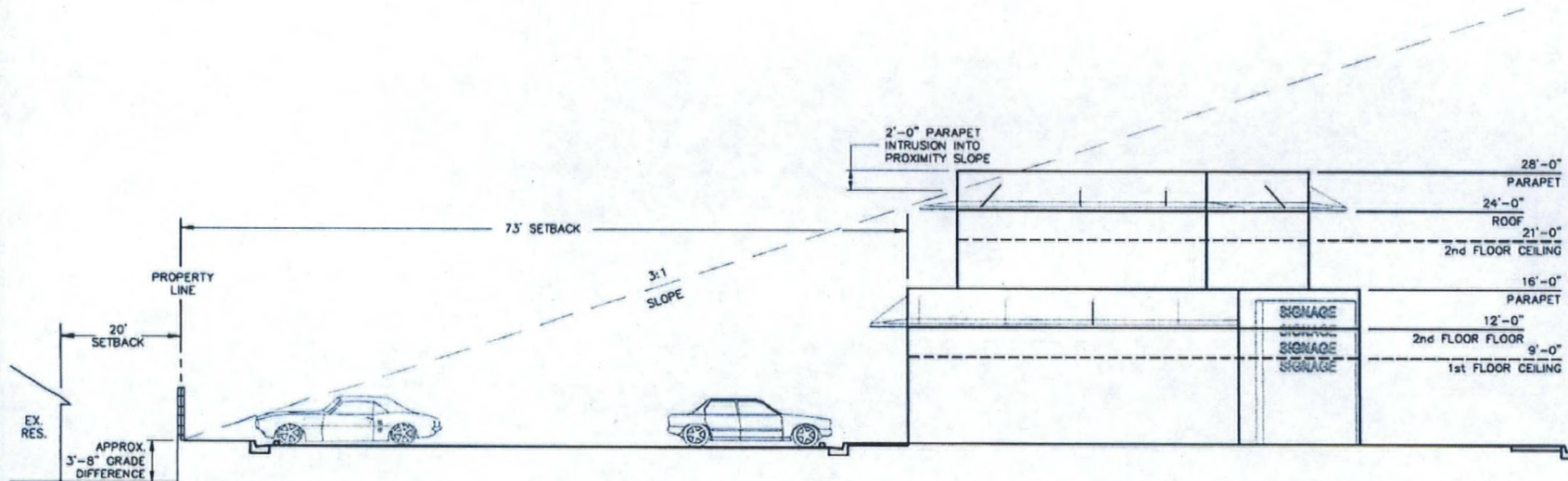
EMPIRE LAND
& DEVELOPMENT

SP.1

VAR-34538

06/11/09 PC

MLK PLAZA PROXIMITY SLOPE ANALYSIS



1 NORTH ELEVATION
SCALE: 1:5

FLOOR 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.

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MAY 13 2009

VAR-34538

06/11/09 PC

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(718) 348-1100
DOH@EMPIRELAND-LLC.COM

MLK PLAZA CONCEPT PLAN
PROXIMITY SLOPE ANALYSIS

EMPIRE LAND
& DEVELOPMENT

P.1