PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-34539 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: [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

LAURIE A. RODRIGUEZ
Notary Public State of Nevada
No. 00-63814-1
My appt. exp. Oct. 23, 2012

Revised 11-14-06

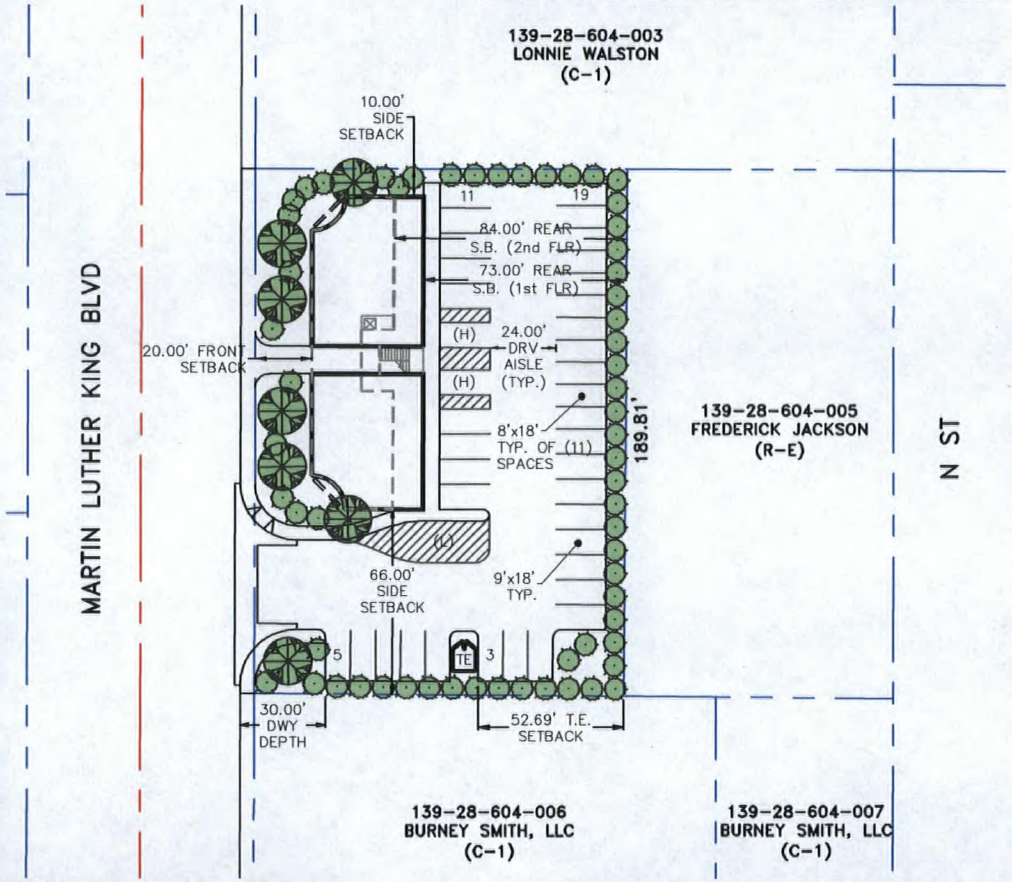
f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
MAR 25 2009

RECEIVED
JUN 15 2009

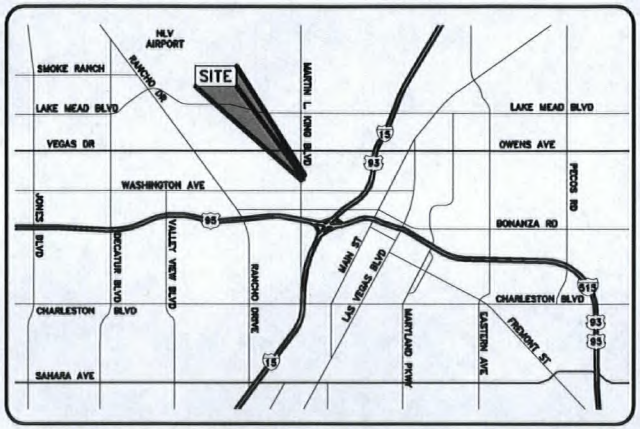
VAR-34539
REVISED
06/25/09 PC

MLK PLAZA SITE PLAN



N

SCALE:
1" = 20'



VICINITY MAP

PROJECT INFORMATION

PROP. BUILDING:	6,642 GROSS SQ. FT.
BUILDING HEIGHT:	1st STORY: 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
PROPROSED ZONING:	CONFORMING
PROPOSED USES:	THOSE USES ALLOWED WITHIN THE C-1 ZONING CLASSIFICATION.
OWNER:	BASHIR AFZALI

PARKING ANALYSIS

PARKING REQ: 1/175 SF	38 SPACES 1 LOADING
PARKING PROV: 1/175 SF	38 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: 52.69'

LANDSCAPING

PLANT AND TREE PALLETTES SHALL CONFORM TO ALL CITY REQURUIMENTS.

	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)

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 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 CONJUCTION WITH ARCHITECTURE AND CIVIL ENGINEERING AND MAY DEVIATE SLIGHTLY FROM WHAT IS DEPICTED HERE.

DON M. RODRIGUEZ
EMPIRE LAND & DEVELOPMENT, LLC
1115 BERKSHIRE WAY 89005
(702) 540-1867
(702) 442-1180 fax
DMCRODRIGUEZ@SPRINT-LD.COM

DATE: 4/25/09
SUBMISSION: ZONE CHANGE APPLICATION
SCALE: 1:20

MLK PLAZA
PRELIMINARY SITE PLAN

EMPIRE LAND & DEVELOPMENT

SP.1