



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: *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

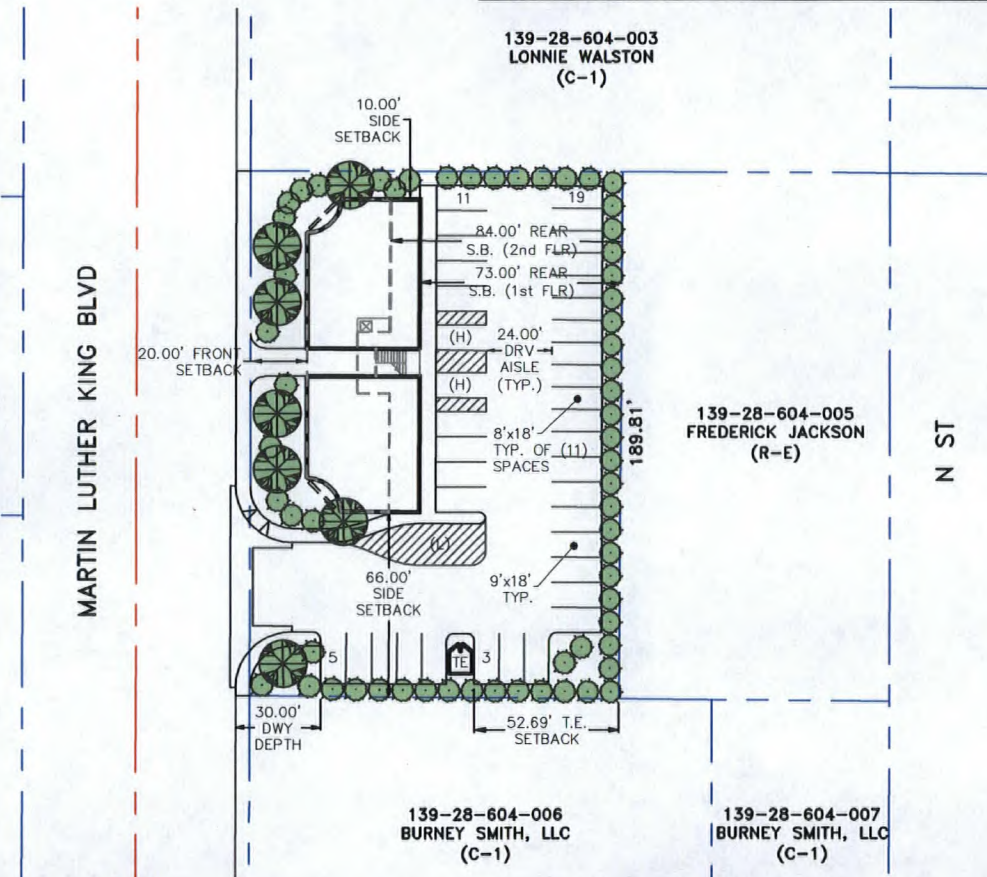


RECEIVED
 09 MAR 25 PM 12:48
 PLANNING AND
 DEVELOPMENT

RECEIVED
JUN 15 2009

SDR-34540
REVISED
06/25/09 PC

MLK PLAZA SITE PLAN



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
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.

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 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)

DOH M. RODRIGUEZ
EMPIRE LAND & DEVELOPMENT, LLC
1000 S. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101
(702) 540-1887
WWW.EMPIRELAND-LLC.COM

DATE: 4/25/09
CHECKED: JAMES CHAMBERLAIN
APPLICATION
SCALE: 1/20

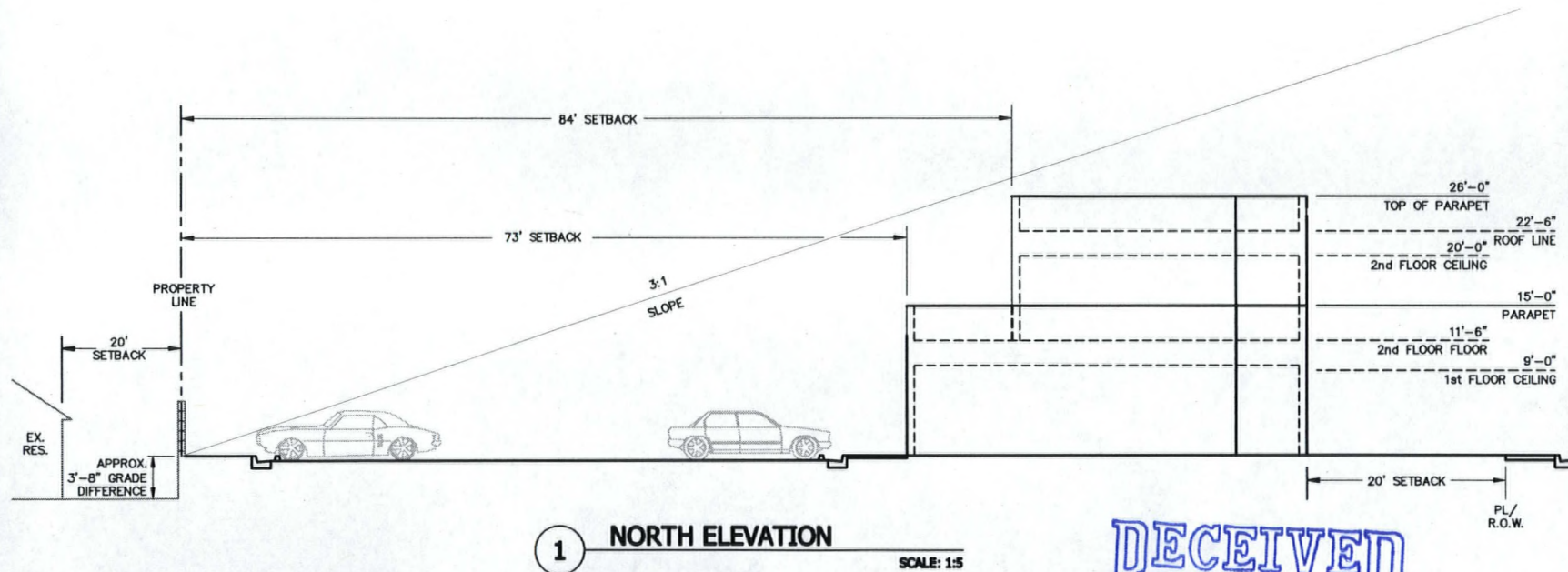
MLK PLAZA
PRELIMINARY SITE PLAN

EMPIRE LAND
& DEVELOPMENT



SP.1

MLK PLAZA PROXIMITY SLOPE ANALYSIS



RECEIVED
JUN 15 2009

SDR-34540
REVISED
06/25/09 PC

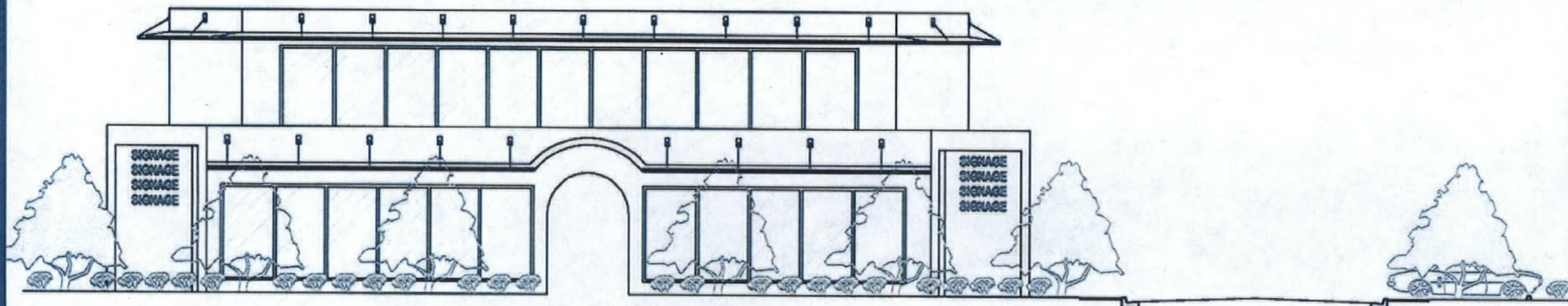
FLOOR PLANS, ELEVATIONS, SUITE SIZES AND STORE FRONTS ARE CONCEPTUAL AND ARE INTENDED TO DEPICT THE OWNER'S DESIRED DEVELOPMENT. FINAL PLANS SHALL BE PREPARED IN CONJUNCTION WITH ARCHITECTURE AND CIVIL ENGINEERING AND MAY DEVIATE SLIGHTLY FROM WHAT IS DEPICTED HERE.

DOE M. RODRIGUEZ
EMPIRE LAND & DEVELOPMENT, LLC
1115 MANHATTAN AVE.
BOULDER CITY, NV 89005
(702) 444-1186
DOE@EMPIRELAND-LLC.COM

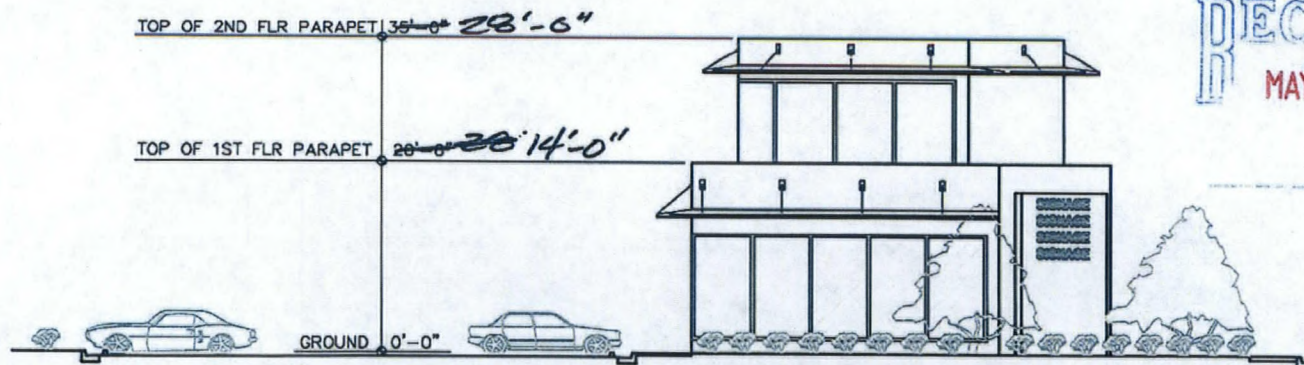
MLK PLAZA CONCEPT PLAN
PROXIMITY SLOPE ANALYSIS

EMPIRE LAND
& DEVELOPMENT
P.1

MLK PLAZA CONCEPTUAL ELEVATIONS



1 WEST (FRONT) ELEVATION
NOT TO SCALE



2 NORTH ELEVATION
NOT TO SCALE

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.

SDR-34540
06/11/09 PC

EMPIRE LAND & DEVELOPMENT, LLC
1118 LUDLOW AVE
SUITE 200
ALBANY, NY 12207
(518) 486-1887
FAX (518) 486-1888
WWW.EMPIRELAND-LLC.COM

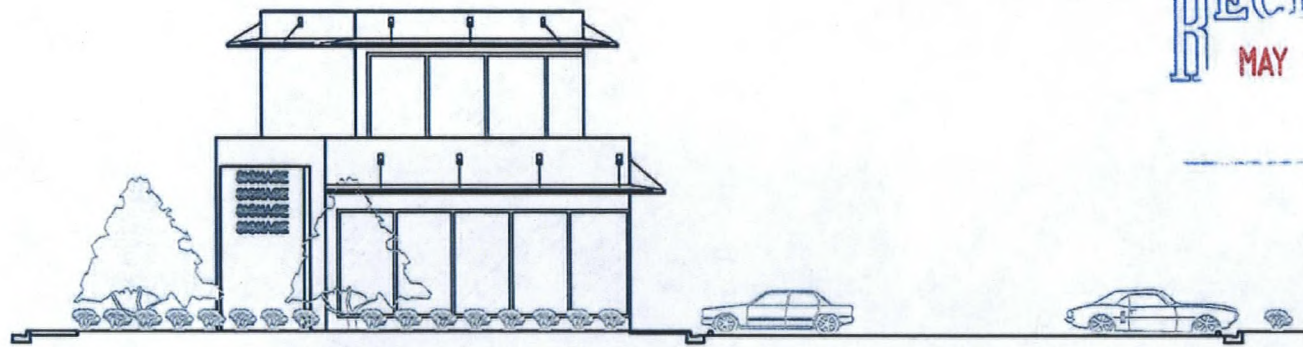
MLK PLAZA CONCEPTUAL
WEST & NORTH ELEVATIONS

EMPIRE LAND
& DEVELOPMENT

A.2

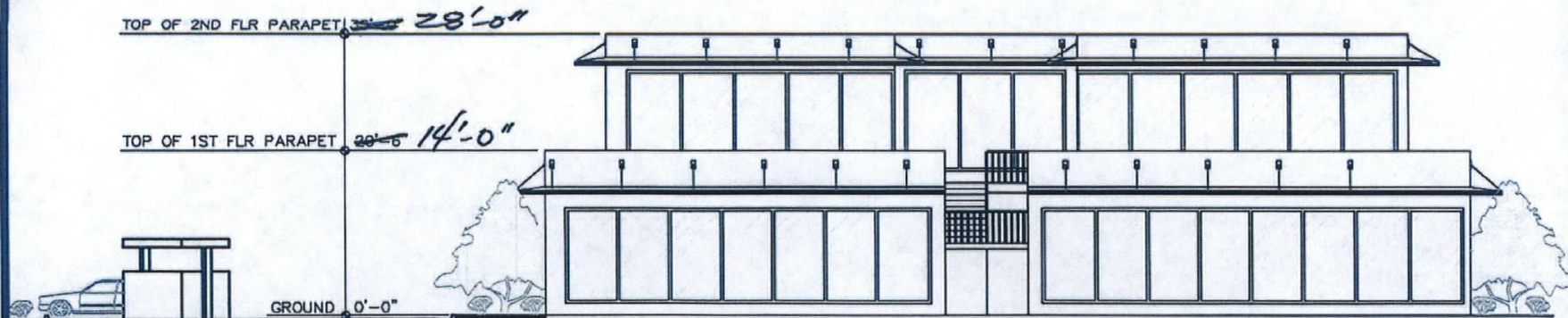
MLK PLAZA CONCEPTUAL ELEVATIONS

RECEIVED
MAY 12 2009



3 SOUTH ELEVATION

NOT TO SCALE



4 EAST ELEVATION

NOT TO SCALE

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.

EMPIRE LAND & DEVELOPMENT, LLC
1115 MARKET STREET, SUITE 200
PHILADELPHIA, PA 19102
(215) 426-1100 FAX
WWW.EMPIRELAND-LLC.COM

MLK PLAZA CONCEPTUAL
SOUTH & EAST ELEVATIONS

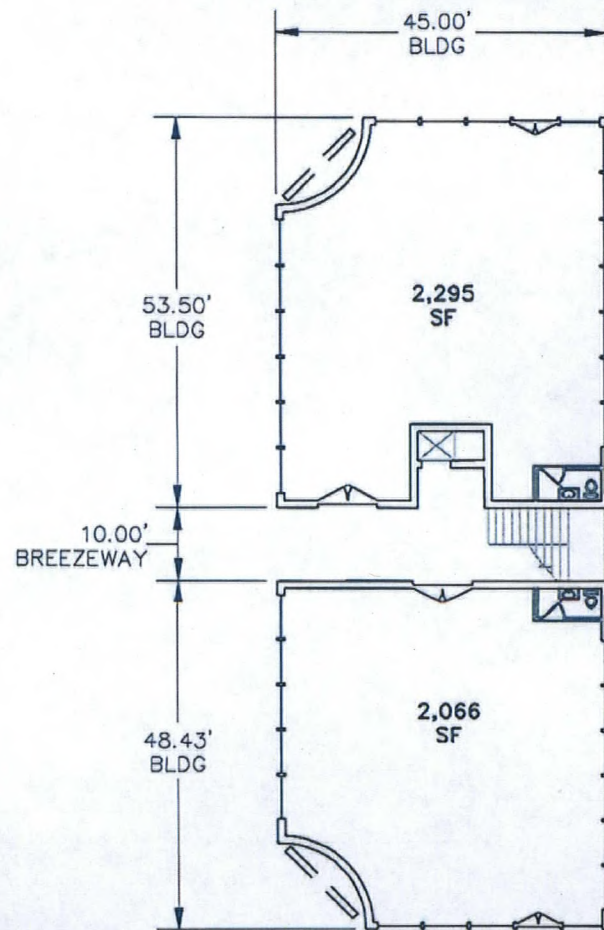
EMPIRE LAND
& DEVELOPMENT

A.3

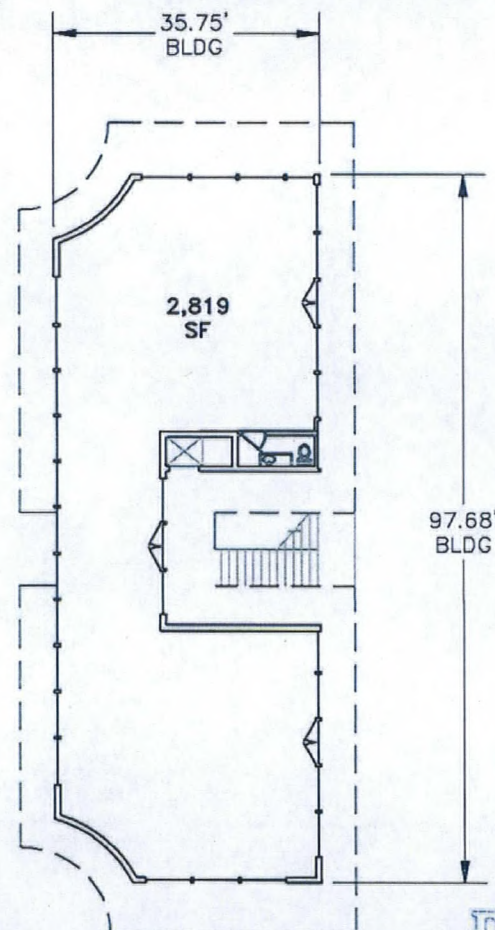
SDR-34540

06/11/09 PC

MLK PLAZA CONCEPTUAL FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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.

RECEIVED
MAY 12 2009

SDR-34540

06/11/09 PC

SON H. ROBINETTE
EMPIRE LAND & DEVELOPMENT, LLC
100 WALL STREET, 10TH FLOOR
NEW YORK, NY 10038
(212) 540-1887
FAX (212) 540-1888
SONH@EMPIRELAND.COM

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.				