

**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: _____

Print Name: BASHIR AFZALI

Subscribed and sworn before me

This 25 day of March 2009

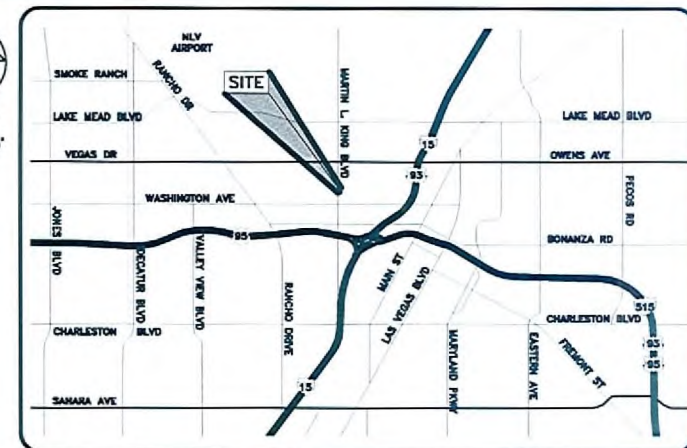
Laurie A. Rodriguez
Notary Public in and for said County and State



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MAR 25 2009

MLK PLAZA SITE PLAN

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



VICINITY MAP

PROJECT INFORMATION

PROP. BUILDING: 6,650 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

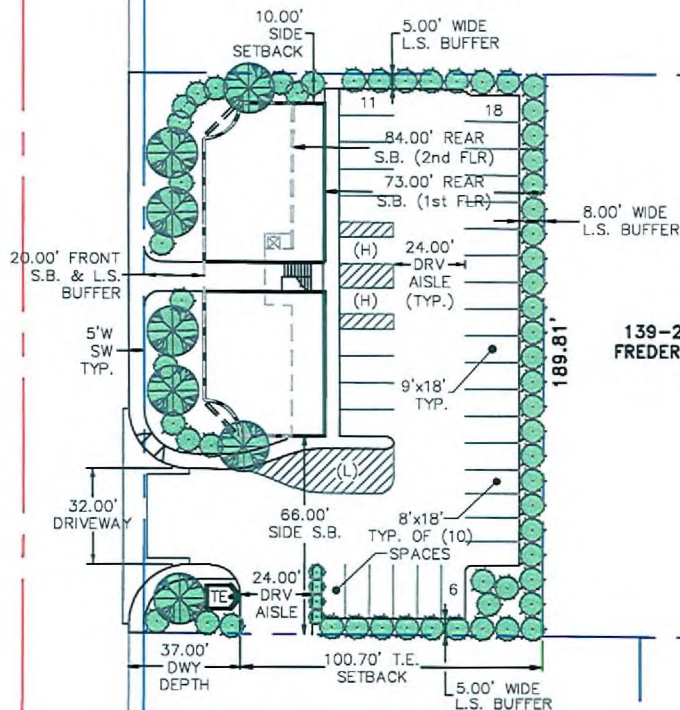
LEGAL DESCRIPTION

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.

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

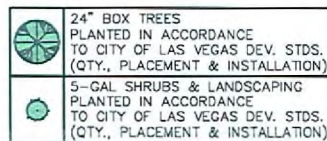
PARKING REQ: 1/175 SF 38 SPACES
1 LOADING
PARKING PROV: 1/190 SF 35 SPACES
1 LOADING
INCLUDING: 2 H.C. SPACES

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 PALLETES SHALL CONFORM TO ALL CITY REQUIREMENTS.



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

DOE M. ASSOCIATES
1115 MARQUISA WAY
BOULDER CITY, NV 89003
(702) 295-1100
(702) 443-1180 FAX
DOE@DOEASSOCIATES-LLC.COM

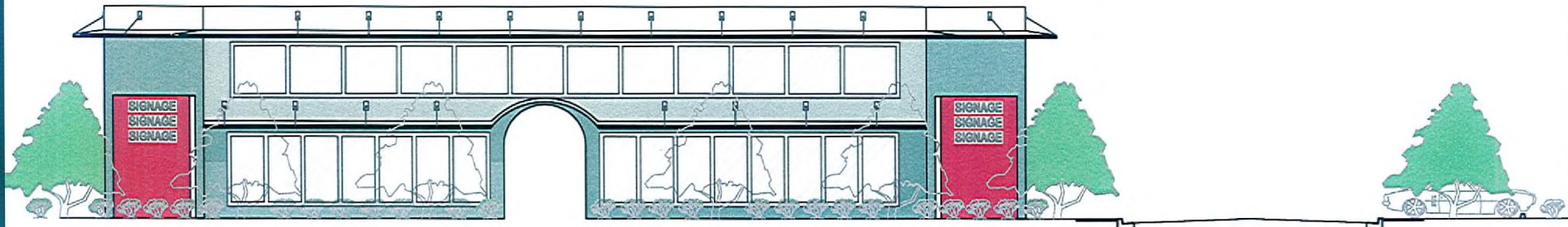
DATE: 6/19/09
EXEMPTED ZONE CHANGE
APPLICATION
SCALE: 1/20

MLK PLAZA
PRELIMINARY SITE PLAN

EMPIRE LAND
& DEVELOPMENT

SP.1

MLK PLAZA CONCEPTUAL ELEVATIONS



1 WEST (FRONT) ELEVATION
NOT TO SCALE



2 NORTH ELEVATION
NOT TO SCALE

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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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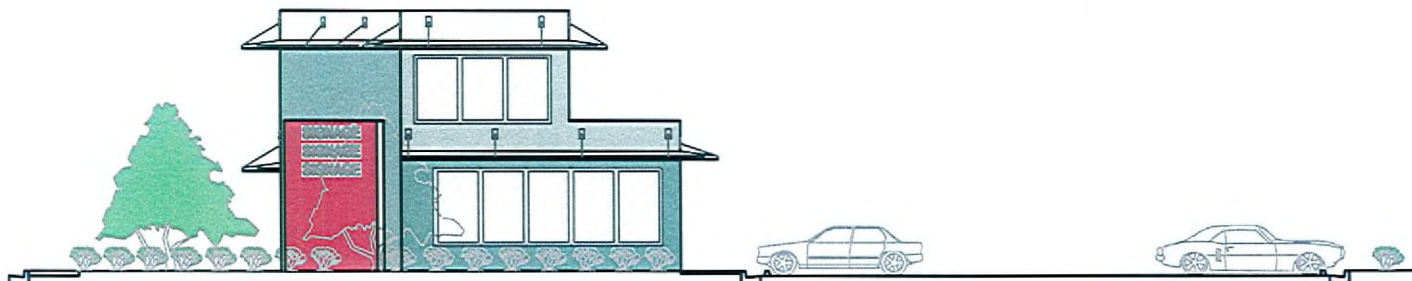
EMPIRE LAND & DEVELOPMENT, LLC
1115 14TH AVE. N.
BOULDER CITY, NV 89003
(702) 540-1887
WWW.EMPIRELAND-LLC.COM

MLK PLAZA CONCEPTUAL
WEST & NORTH ELEVATIONS

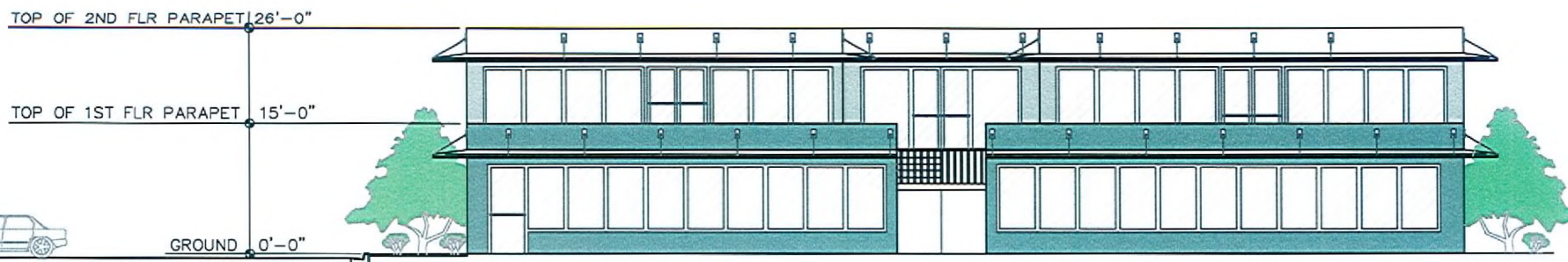
EMPIRE LAND
& DEVELOPMENT

A.2

MLK PLAZA CONCEPTUAL ELEVATIONS



3 SOUTH ELEVATION
NOT TO SCALE



4 EAST ELEVATION
NOT TO SCALE

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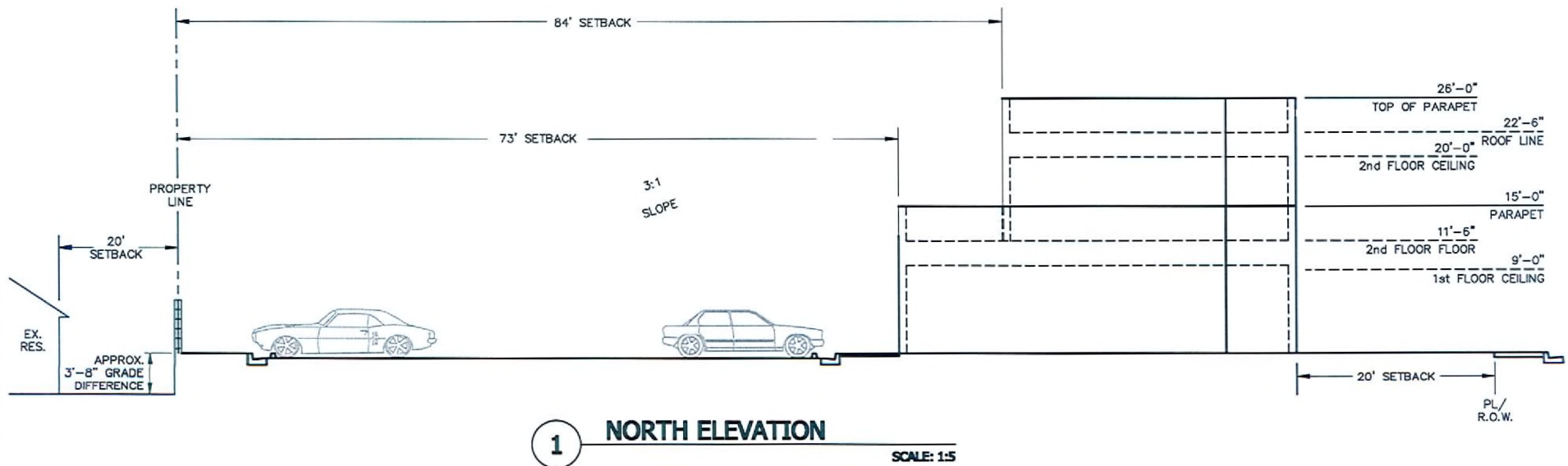
DOH M. RODRIGUEZ
EMPIRE LAND & DEVELOPMENT, LLC
11100 ROUTE 28, SUITE 200
MILLERSVILLE, NY 13320
(703) 540-1887
(703) 543-1180 fax
8006060282@EMD-LLC.COM

MLK PLAZA CONCEPTUAL
SOUTH & EAST ELEVATIONS

EMPIRE LAND
& DEVELOPMENT

A.3

MLK PLAZA PROXIMITY SLOPE ANALYSIS



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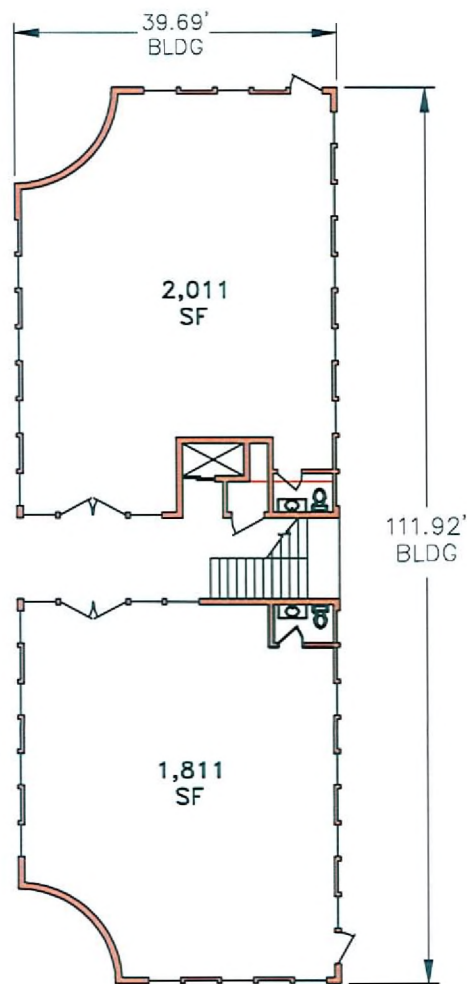
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MLK PLAZA CONCEPT PLAN
PROXIMITY SLOPE ANALYSIS

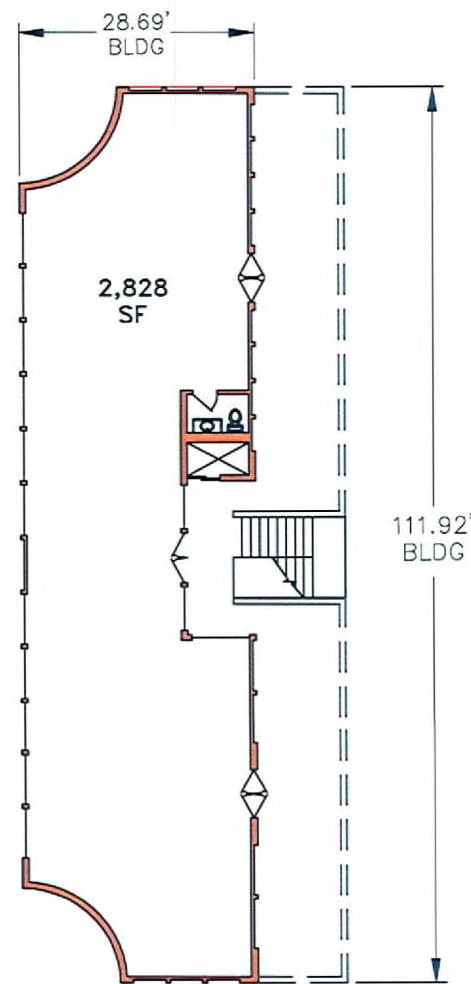
EMPIRE LAND
& DEVELOPMENT

P.1

MLK PLAZA CONCEPTUAL FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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MLK PLAZA CONCEPTUAL
FLOOR PLAN

EMPIRE LAND
& DEVELOPMENT

A.1