



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-34540** 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 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



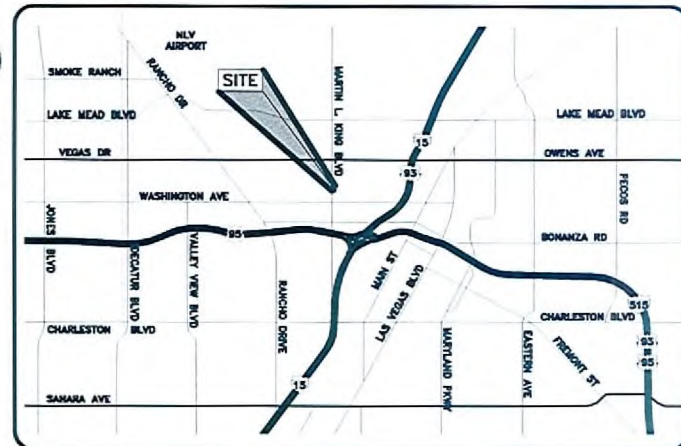
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PLANNING AND
DEVELOPMENT

MLK PLAZA SITE PLAN

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



SCALE:
1" = 20'



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 $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) 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.

JOHN M. RODRIGUEZ
EXPERIENCE LAND & DEVELOPMENT, LLC
11115 MARPOSA WAY
BOULDER CITY, NV 89003
(702) 840-1887
(702) 442-1180 fax
JMR@EXPERIENCE-LAND.COM

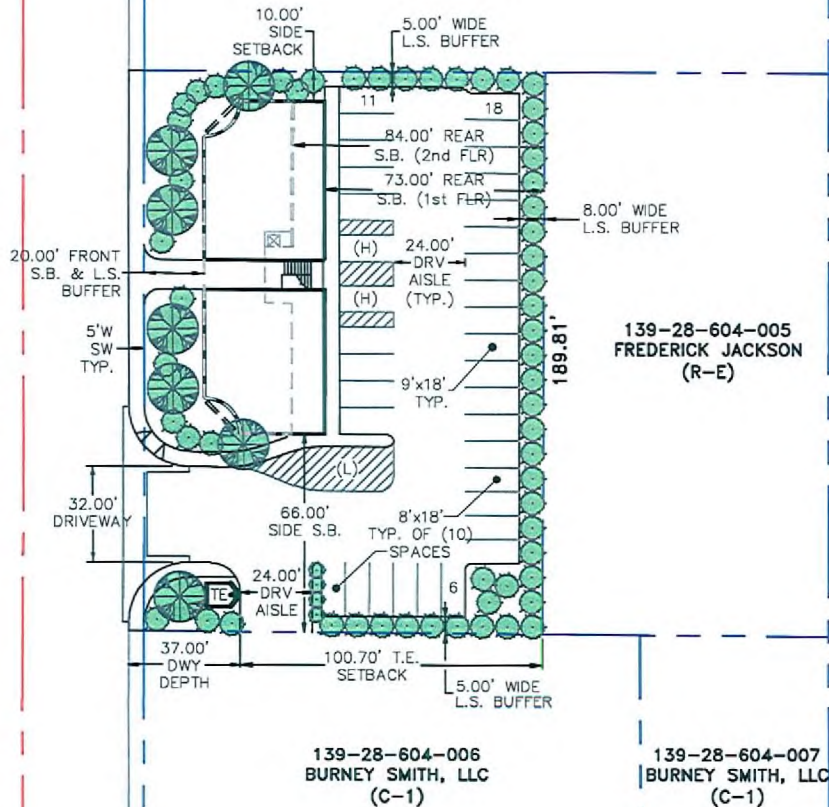
DATE: 6/10/09
PURPOSE: ZONE CHANGE APPLICATION
SCALE: 1:20

MLK PLAZA PRELIMINARY SITE PLAN

**EMPIRE LAND
& DEVELOPMENT**

SP.1

MARTIN LUTHER KING BLVD



PARKING ANALYSIS

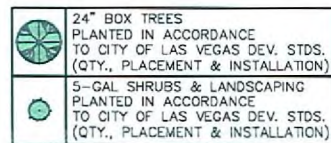
PARKING REQ: 1/175 SF	38 SPACES
	1 LOADING
PARKING PROV: 1/190 SF	35 SPACES
	1 LOADING
INCLUDING:	2 H.C. SPACES

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 REOURIEMENTS.



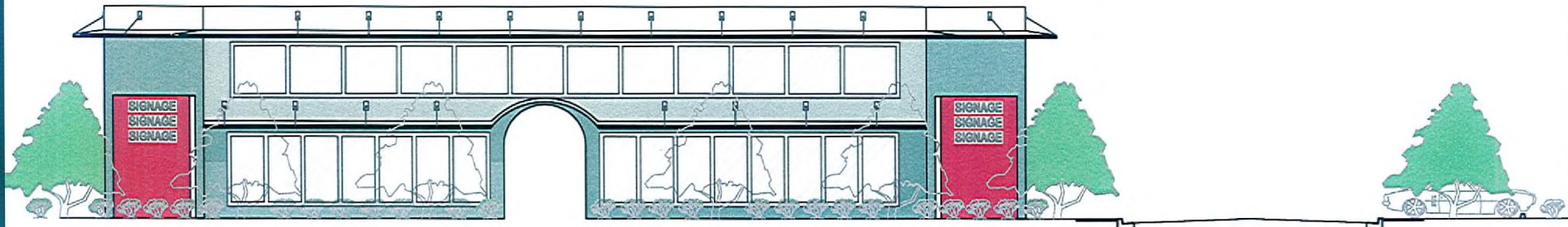
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MLK PLAZA CONCEPTUAL ELEVATIONS



1 WEST (FRONT) ELEVATION
NOT TO SCALE



2 NORTH ELEVATION
NOT TO SCALE

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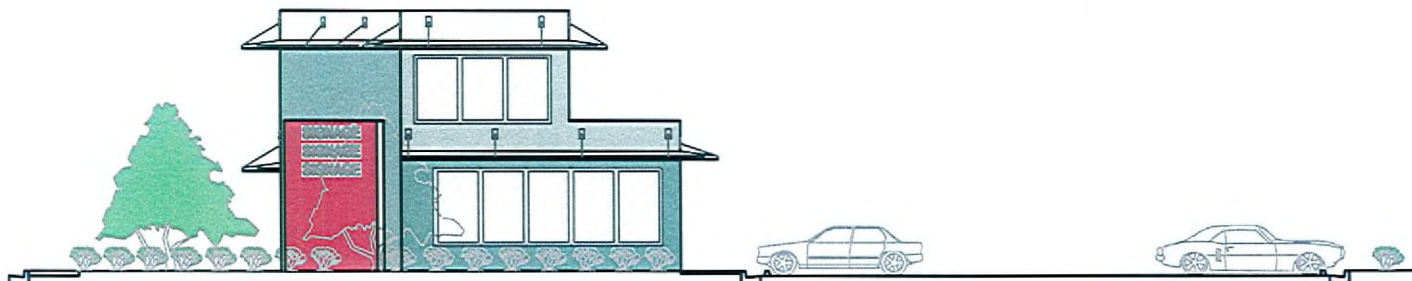
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MLK PLAZA CONCEPTUAL
WEST & NORTH ELEVATIONS

EMPIRE LAND
& DEVELOPMENT

A.2

MLK PLAZA CONCEPTUAL ELEVATIONS



3

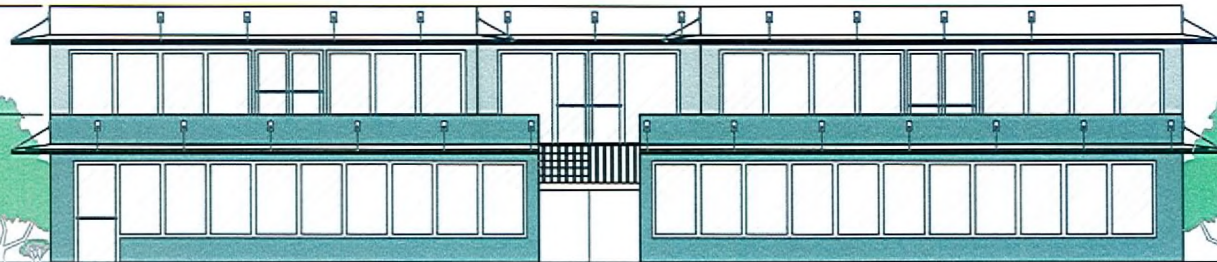
SOUTH ELEVATION

NOT TO SCALE

TOP OF 2ND FLR PARAPET 26'-0"

TOP OF 1ST FLR PARAPET 15'-0"

GROUND 0'-0"



4

EAST ELEVATION

NOT TO SCALE

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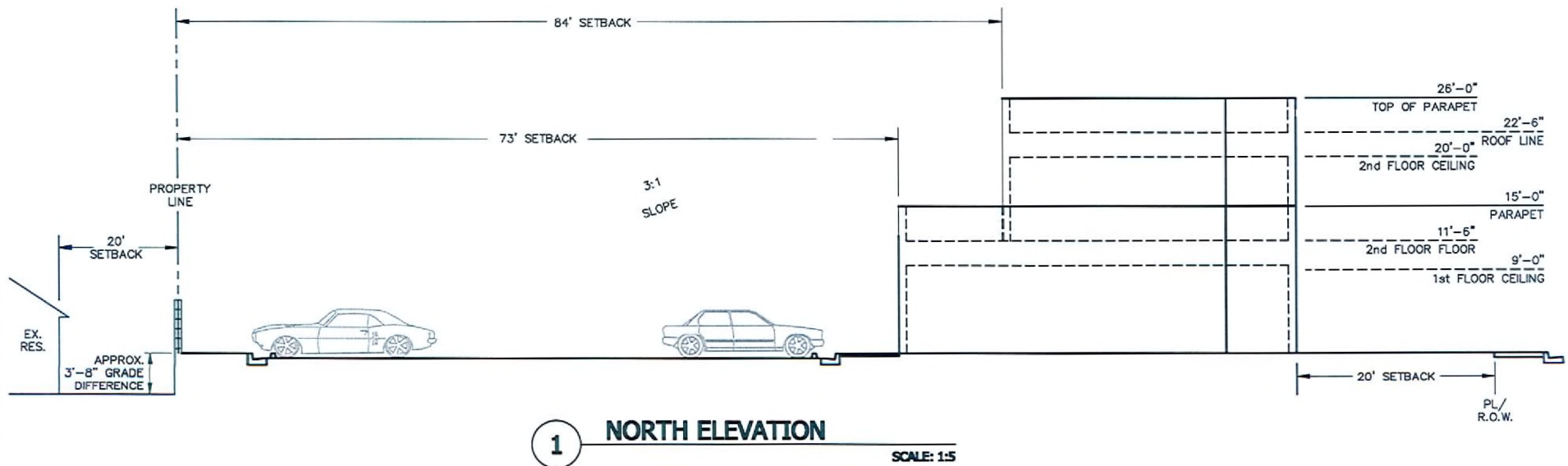
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**MLK PLAZA CONCEPTUAL
 SOUTH & EAST ELEVATIONS**

**EMPIRE LAND
 & DEVELOPMENT**

A.3

MLK PLAZA PROXIMITY SLOPE ANALYSIS



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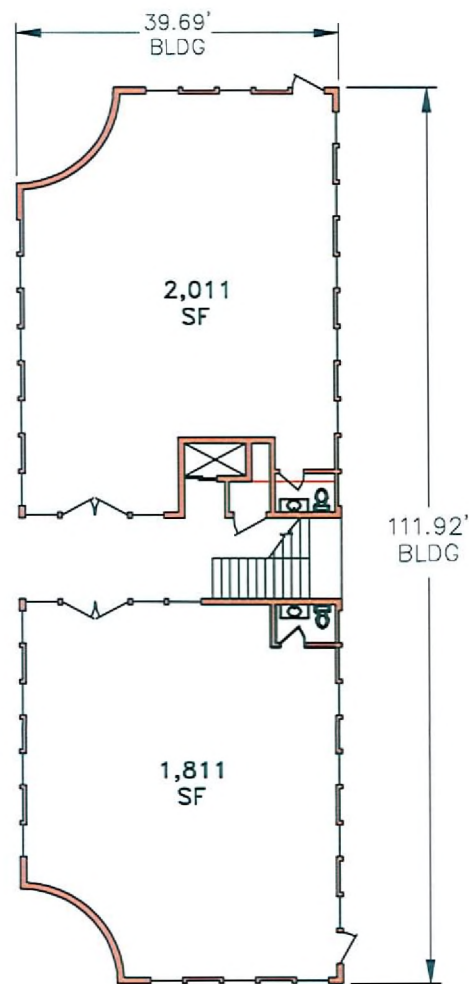
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MLK PLAZA CONCEPT PLAN
PROXIMITY SLOPE ANALYSIS

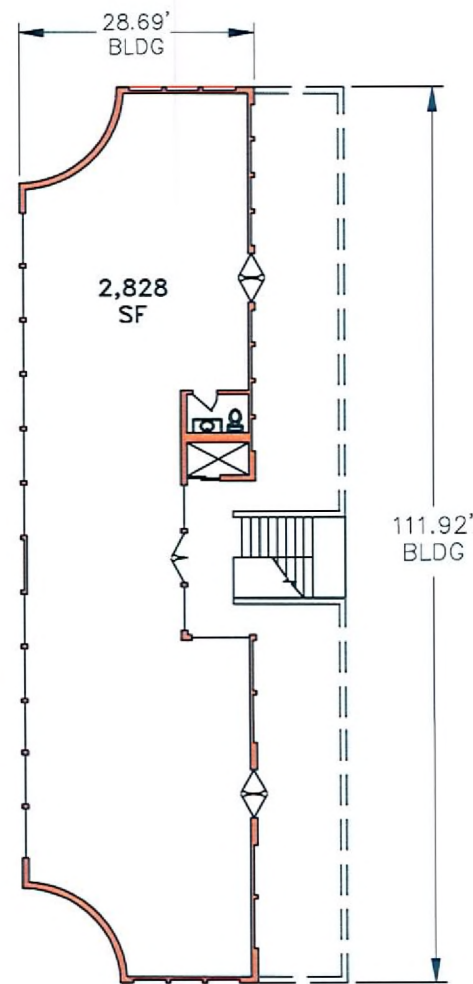
EMPIRE LAND
& DEVELOPMENT

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

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.				