



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37837** APN: 138-03-701-003
Name of Property Owner: Craig 95 L.L.C
Name of Applicant: Craig 95 L.L.C
Name of Representative: Ali Kaveh

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: _____

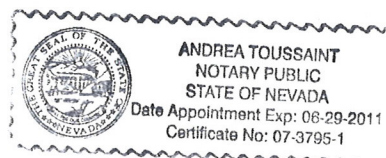
Signature of Property Owner: Ali Kaveh

Print Name: Ali Kaveh

Subscribed and sworn before me

This 16 day of February, 20 10

Andre Toussaint
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM *Variance*

Application/Petition For: Craig 95 L.L.C

Project Address (Location) 7075 W CRAIG RD

Project Name Craig 95 L.L.C Proposed Use OFF premise sign

Assessor's Parcel #(s) 138-03-701-003 Ward # 4

General Plan: existing ☒ proposed ☐ Zoning: existing ☐ proposed ☐

Commercial Square Footage 15,000 Floor Area Ratio

Gross Acres 3.5 Lots/Units 1 Density

Additional Information

PROPERTY OWNER Craig 95 L.L.C Contact Ali Kaveh

Address 3824 S. Jones #F Phone: 277-0194 Fax: 251-0918

City Las Vegas State NV Zip 89103

E-mail Address Kaveh1769@gmail.com

APPLICANT Craig 95 L.L.C Contact Ali Kaveh

Address 3824 S. Jones #F Phone: 277-0194 Fax: 251-0918

City Las Vegas State NV Zip 89103

E-mail Address Kaveh1769@gmail.com

REPRESENTATIVE Ali Kaveh Contact Ali Kaveh

Address 3824 S. Jones #F Phone: 277-0194 Fax: 251-0918

City Las Vegas State NV Zip 89103

E-mail Address Kaveh1769@gmail.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

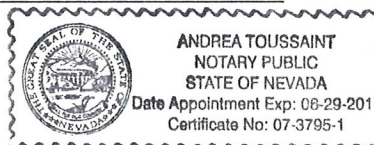
Print Name Ali Kaveh

Subscribed and sworn before me

This 16 day of February, 20 10

[Signature]

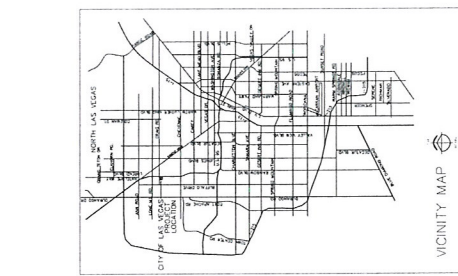
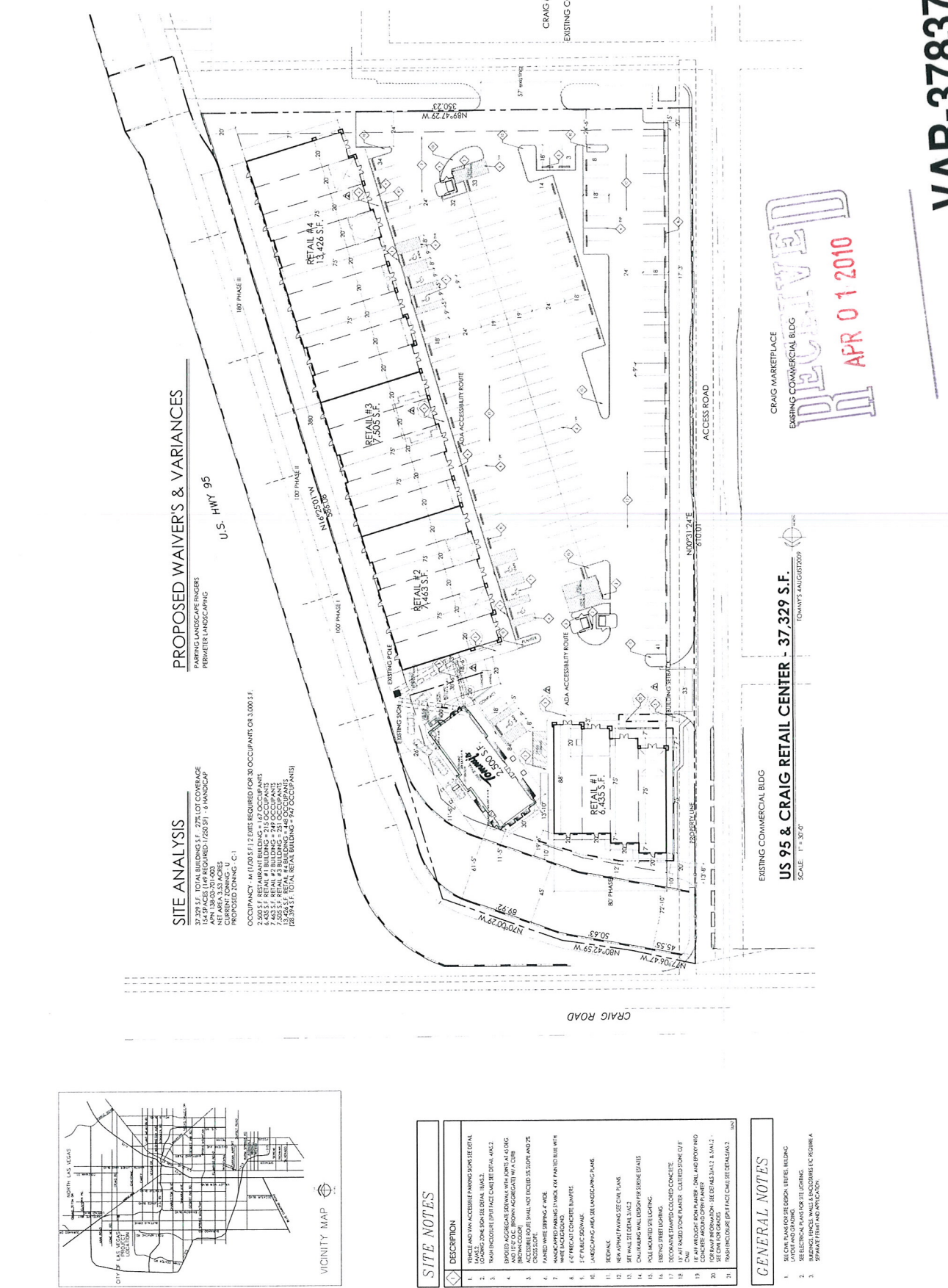
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR 37837</u>
Meeting Date:	<u>5.27.10</u>
Total Fee:	<u>\$880.00</u>
Date Received:*	<u>4.1.10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PROPOSED WAIVER'S & VARIANCES

PARKING LANDSCAPE FENCING
PERMETER LANDSCAPING

SITE ANALYSIS

37,329 S.F. TOTAL BUILDING S.F. - 97% LOT COVERAGE
APN 136-03-701-003
NET AREA 3.35 ACRES
PROPOSED ZONING - C-1
OCCUPANCY - M (17,031 S.F.) 2 BARS REQUIRED FOR 30 OCCUPANTS OR 3,000 S.F.
2,500 S.F. RESTAURANT BUILDING - 142 OCCUPANTS
7,425 S.F. RETAIL #1 BUILDING - 240 OCCUPANTS
7,425 S.F. RETAIL #2 BUILDING - 240 OCCUPANTS
7,425 S.F. RETAIL #3 BUILDING - 240 OCCUPANTS
7,425 S.F. RETAIL #4 BUILDING - 240 OCCUPANTS
128,994 S.F. TOTAL RETAIL BUILDING - 942 OCCUPANTS

SITE NOTES

1. VEHICLE AND VAN ACCESSIBLE PARKING SPOTS SEE DETAIL
2. TRASH ENCLOSURE SPOT FACE CANNOT BE DETAIL
3. TRASH ENCLOSURE SPOT FACE CANNOT BE DETAIL
4. EXPOSED AGGREGATE DETAIL WITH JOINTS AT 4' O.C. (SEE DETAIL)
5. FINISH COAT OF CONCRETE SHALL NOT BE DETAIL
6. ACCESSIBLE DRIVE SHALL NOT BE DETAIL
7. MANICURED GRASS SHALL NOT BE DETAIL
8. 4" OF PRECAST CONCRETE CURB
9. 4" OF PRECAST CONCRETE CURB
10. 4" OF PRECAST CONCRETE CURB
11. 4" OF PRECAST CONCRETE CURB
12. 4" OF PRECAST CONCRETE CURB
13. 4" OF PRECAST CONCRETE CURB
14. 4" OF PRECAST CONCRETE CURB
15. 4" OF PRECAST CONCRETE CURB
16. 4" OF PRECAST CONCRETE CURB
17. 4" OF PRECAST CONCRETE CURB
18. 4" OF PRECAST CONCRETE CURB
19. 4" OF PRECAST CONCRETE CURB
20. 4" OF PRECAST CONCRETE CURB
21. 4" OF PRECAST CONCRETE CURB

GENERAL NOTES

1. SEE CIVIL PLAN FOR DETAIL, BUREAU, BUILDING
2. SEE ELECTRICAL PLAN FOR DETAIL
3. BUILDING FINISHES SHALL BE DETAIL
4. SEPARATE TRUMP AND APPLICATION

RECEIVED
APR 01 2010
CRAIG MARKETPLACE
EXISTING COMMERCIAL BLDG

EXISTING COMMERCIAL BLDG
US 95 & CRAIG RETAIL CENTER - 37,329 S.F.
SCALE: 1" = 30' 0"

VAR-37837

