



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39471** APN: 162-04-807-001

Name of Property Owner: Urban Land of Nevada

Name of Applicant: Roi Zalach

Name of Representative: Leni Skaar

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: *Ernest Lee*

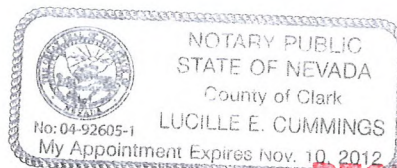
Print Name: Ernest Lee

Subscribed and sworn before me

This 22 day of June, 2010

Notary Public in and for said County and State

Clark County Nevada



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SEP 07 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Secondhand Dealer
 Project Address (Location) 376 West Sahara Avenue
 Project Name Star Jewelry Proposed Use Jewelry Store
 Assessor's Parcel #(s) 162-04-807-001 Ward # 3
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 1,200 Floor Area Ratio .062
 Gross Acres .44 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER Urban Land of Nevada Contact E. Lee
 Address 3271 South Highland Drive, Suite 704 Phone: 369-9595 Fax: _____
 City Las Vegas State NV Zip 89109
 E-mail Address erinistlee@gmail.com

APPLICANT Roi Zalach Contact Roi Zalach
 Address 376 W. SAHARA AVE. Phone: (702) 445-4777 Fax: (702) 522-7885
 City Las Vegas State NV Zip 89102
 E-mail Address star4000@gmail.com

REPRESENTATIVE Bradshaw & Associates Contact Leni Skaar
 Address 2815 West Lake Mead Blvd., Suite 102 Phone: (702) 321-5609 Fax: (702) 647-6924
 City North Las Vegas State NV Zip 89032
 E-mail Address leni.skaar@yahoo.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 Ernest Lee

Subscribed and sworn before me

This 22 day of June, 20 10

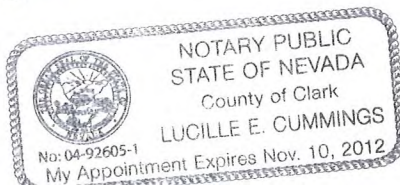
[Signature]
Clark County Nevada
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-39471</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	<u>830</u>
Date Received:*	<u>9-7-10</u>
Received By:	<u>F.S</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.

f:\depot\Application Packet\Application Form.pdf



PROPERTY OWNER
URBAN LAND NEVADA CO T LEE
2075 S. HIGHLAND DRIVE #104
LAS VEGAS, NEVADA 89102

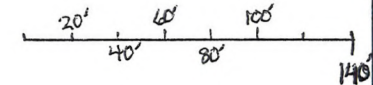
[illegible]

SITE PLAN



376 W. SAHARA AVENUE
LAS VEGAS, NV. 89102

ASSOCIATED PARCEL NUMBER	10-04-007-001
ZONING CLASSIFICATION	LIMITED COMMERCIAL DISTRICT (C-2)
AREA OF TENANT SPACE	132 SQ. FEET (APPROX. GROSS)
OCCUPANT LOAD	24 OCCUPANTS-SEE PLAN
NUMBER OF IDENT.	REQUIRED: 1 PROVIDED: 2
BUILDING SQUARE FOOTAGE	9,800
PROPERTY SQUARE FOOTAGE	12,000
PROPOSED USE	JEWELRY STORE CLASS II
PARKING ANALYSIS PER CHAPTER 104 TABLE 2	MIN. GR. GROSS FLOOR AREA ON 1 SPACES
PARKING PROVIDED:	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE



sca design
 2001 E. Pecos Road, Suite 400
 Albuquerque, New Mexico 87104
 T 505-261-0000 F 505-261-0000

Stock Title	PROJECT INFORMATION, SITE PLAN AND GENERAL INFORMATION	No.	Bonded
Deposited as evidence	FILED		
Received by FIA	Custody By FIA		

A1

Project No. 2200

SUP-39471

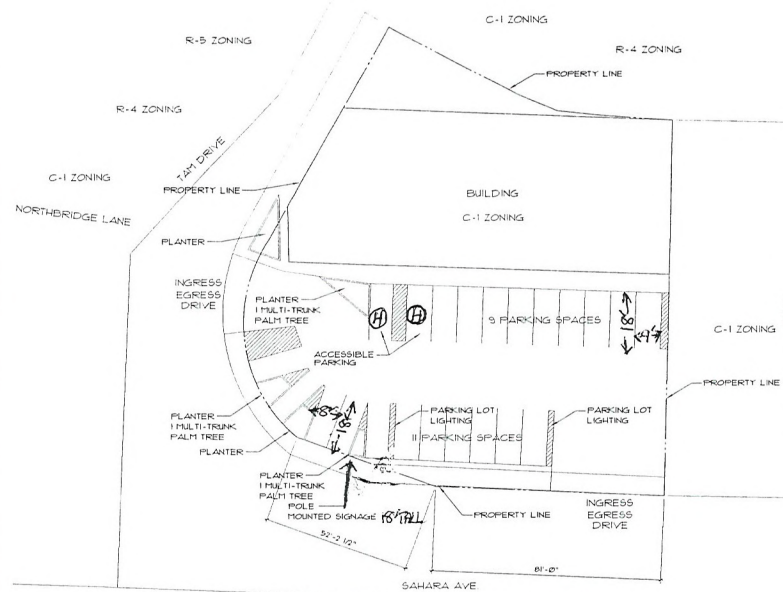
PROJECT DIRECTORY

PROPERTY OWNER
URBAN LAND NEVADA C/O T. LEE
3771 S. HIGHLAND DRIVE #104
LAS VEGAS, NEVADA 89103

AREA MAP



PROJECT LOCATION



SITE PLAN

NOT TO SCALE



PROJECT

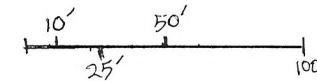
STAR JEWELRY

AT

376 W. SAHARA AVENUE
LAS VEGAS, NV. 89102

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	162-04-807-001
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
AREA OF TENANT SPACE:	120 SF (APPROX. GROSS)
OCCUPANT LOAD:	24 OCCUPANTS-SEE PLAN
NUMBER OF EXITS:	REQUIRED: 1 PROVIDED: 2
BUILDING SQUARE FOOTAGE:	8,255
PROPERTY SQUARE FOOTAGE:	13,166
PROPOSED USE:	JEWELRY STORE CLASS III
PARKING ANALYSIS PER CHAPTER 19.04 TABLE 2	1,175 SF GROSS FLOOR AREA OR 7 SPACES
PARKING PROVIDED:	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE



Consultants

807 S. Peccos Road, Suite 440
Henderson, Nevada 89074
T 702-79-2020 F 702-253-9673

sca design

SEP

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PROJECT	376 W. SAHARA AVE - STAR JEWELRY
Sheet Title	PROJECT INFORMATION, SITE PLAN AND GENERAL INFORMATION
Drawn By	WGA
Checked By	WGA
Date	07/28/09

Sheet No.

A1

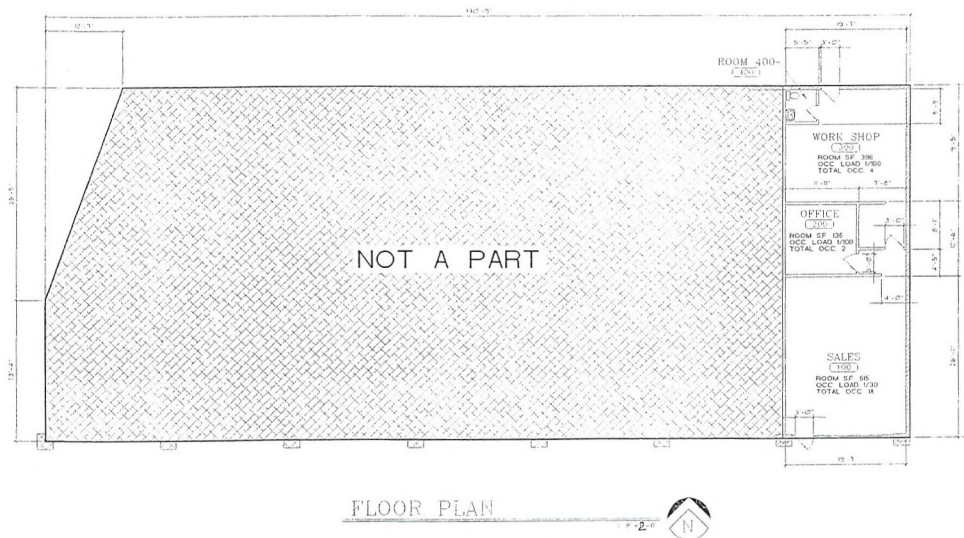
Project No. 10064

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City of Las Vegas

SUP-39471



PROJECT	
STAR JEWELRY	
AT	
376 W. SAHARA AVENUE LAS VEGAS, NV. 89102	
PROJECT DATA	
SECTION'S PARCEL NUMBER	167-04-107-001
ZONING CLASSIFICATION	LIMITED COMMERCIAL DISTRICT (LCM)
AREA OF LOT/LOT SPACE	120 SF (APPROX. GROSS)
OCCUPANT LOAD	24 OCCUPANTS-SEE PLAN
NUMBER OF EXITS	REQUIRED 1 PROVIDED 2
BUILDING SQUARE FOOTAGE	8055
PROPERTY SQUARE FOOTAGE	15124
PROPOSED USE	JEWELRY STORE CLASS III
PARKING ANALYSIS PER CHAPTER 15.04 TABLE 2	1175 SF GROSS FLOOR AREA OR 7 SPACES
PARKING PROVIDED	20 SPACES PLUS 1 ADA VAN ACCESSIBLE 1 ADA ACCESSIBLE

PROJECT	
376 W. SAHARA AVE - STAR JEWELRY	
PROJECT INFORMATION AND FLOOR PLAN	DATE: 02/14/10
DESIGNED BY: MSA	CHECKED BY: MSA
Sheet No. A2	
Project No. 8004	

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SEP 07 2010
City of Las Vegas

SUP-39471