

052



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-73714 APN: 139-36-210-003

Name of Property Owner: Eastern 95 LLC

Name of Applicant: same

Name of Representative: Rietz Consulting

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): _____

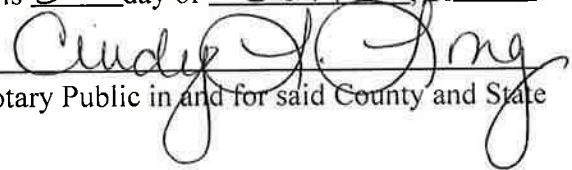
APN: _____

Signature of Property Owner: 

Print Name: Ray Korghli

Subscribed and sworn before me

This 25th day of June, 2018


Notary Public in and for said County and State



PRJ-73714
06/28/18

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) 400 N Eastern Avenue
 Project Name Eastern and 95 Commercial Center Proposed Use Commercial
 Assessor's Parcel #(s) 139-36-210-003 Ward # 3
 General Plan: existing SC proposed SC Zoning: existing C1 proposed C1
 Commercial Square Footage 4189 ex and TBD prop. Floor Area Ratio _____
 Gross Acres 4.65 Lots/Units 1 Density _____
 Additional Information Existing gas station with C-Store on half and vacant land on other half

PROPERTY OWNER Eastern 95 LLC Contact Ray Koroghli
 Address 2711 W. Windmill Ln Phone: (702) 260-2013 Fax: _____
 City Las Vegas State NV Zip 89123
 E-mail Address koroghli@msn.com

APPLICANT Same Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Rietz Consulting Contact Eric Rietz
 Address 3060 E. Post Rd #110 Phone: (702) 521-3355 Fax: _____
 City Las Vegas State NV Zip 89120
 E-mail Address eric.rietz@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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 RAY KOROGHLI

Subscribed and sworn before me

This 25th day of June, 2018.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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



DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

1. Name of the proposed subdivision.
2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
5. Identification of adjoining properties.
6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
7. Existing structures and other physical features.
8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
10. Existing and proposed street names.
11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
12. Locations and widths of existing and proposed utility rights-of-way and easements.
13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
14. Existing and proposed storm drains.
15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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Updated 7/26/2012

- 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

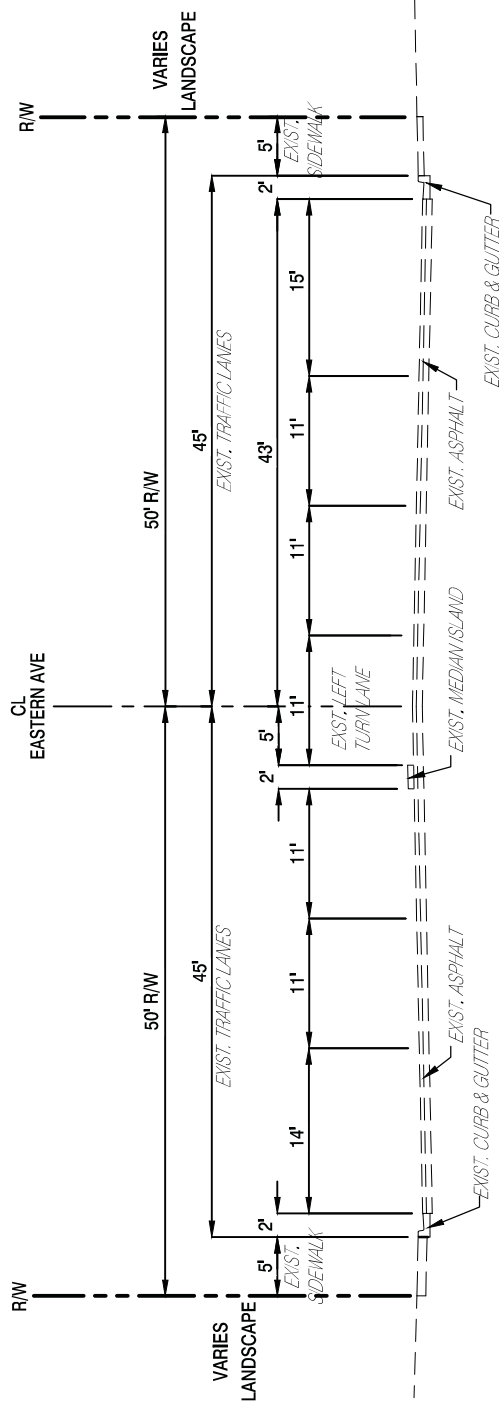
The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).
- 3. Any proposed deviations from City standards (refer to the pre-application checklist).
- 4. A copy of the deed for the property (refer to the pre-application checklist).
- 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross-sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

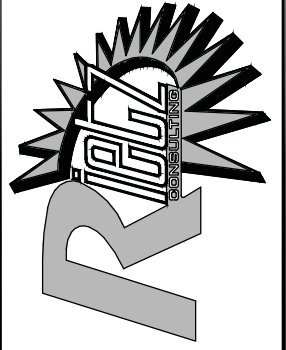
Department of Public Works Signature: _____

Date: _____

Roger Bailey
6/19/18



EASTERN AVENUE NTS
 100' RIGHT-OF-WAY SECTION



RIETZ
 CONSULTING INC.

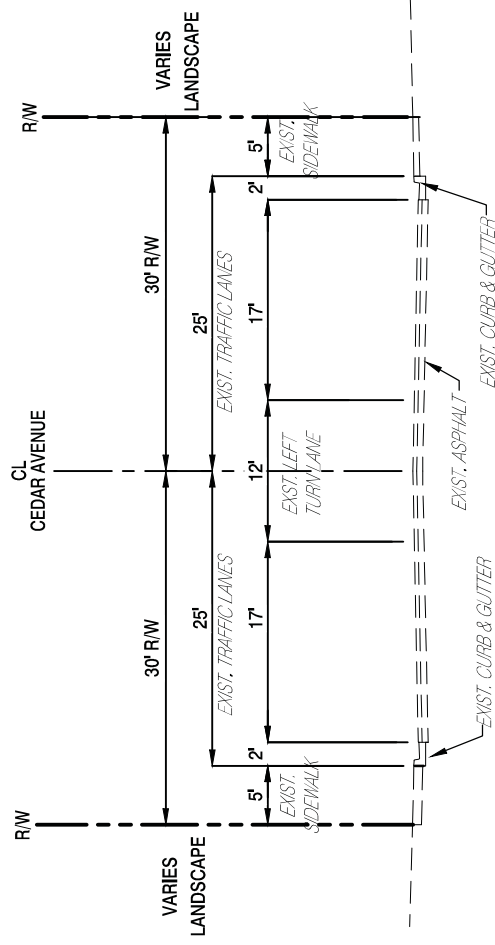
3060 E. POST ROAD, #110
 LAS VEGAS, NEVADA 89120
 PH: 702.521.3355
 FX: 702.212.3963

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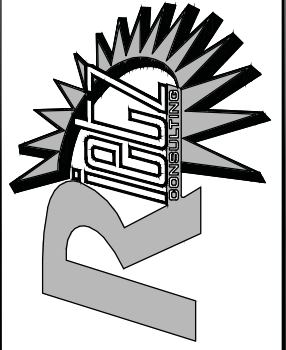
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PAGE I OF 2



CEDAR AVENUE NTS
60' RIGHT-OF-WAY SECTION



RIETZ
CONSULTING INC.

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LAS VEGAS, NEVADA 89120
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