



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-74812** APN: 140-31-602-002

Name of Property Owner: EMA HOLDINGS L.L.C

Name of Applicant: JESSICA YEROUSHALMI

Name of Representative: JAMES GRINDSTAFF

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: _____

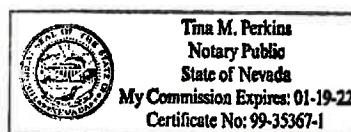
Signature of Property Owner: *[Signature]*

Print Name: Jessica Yeroushalmi

Subscribed and sworn before me

This 17th day of September, 20 18

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDPR & Variance
Project Address (Location) 4221 Stewart Ave Las Vegas Nevada
Project Name LEISURE LIVING LOTS Proposed Use _____
Assessor's Parcel #(s) 140-31-602-002 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing R-MHP proposed R-MHP
Commercial Square Footage 0 Floor Area Ratio _____
Gross Acres 1.7 Lots/Units 13 Density _____
Additional Information 19.06.130 CLV CODE

PROPERTY OWNER EMA HOLDINGS L.L.C Contact Jessica Yeroushalmi
Address 8965 S EASTERN AVE #120B Phone: 461-9711 Fax: _____
City LAS VEGAS State NV Zip 89123
E-mail Address onyxnv@gmail.com

APPLICANT EMA HOLDINGS L.L.C Contact Jessica Yeroushalmi
Address 8965 S EASTERN AVE #120B Phone: 461-9711 Fax: _____
City LAS VEGAS State NV Zip 89123
E-mail Address onyxnv@gmail.com

REPRESENTATIVE James Grindsatff Contact _____
Address 8965 S EASTERN AVE #120B Phone: 275-2322 Fax: _____
City LAS VEGAS State NV Zip 89123
E-mail Address ONYXNV. James@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.

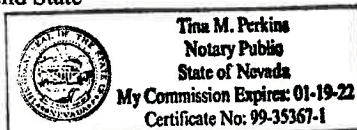
Print Name Jessica Yeroushalmi

Subscribed and sworn before me

This 17th day of September, 20 18

[Signature]

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **VAR-74812**

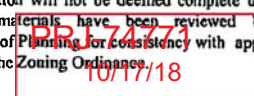
Meeting Date: _____

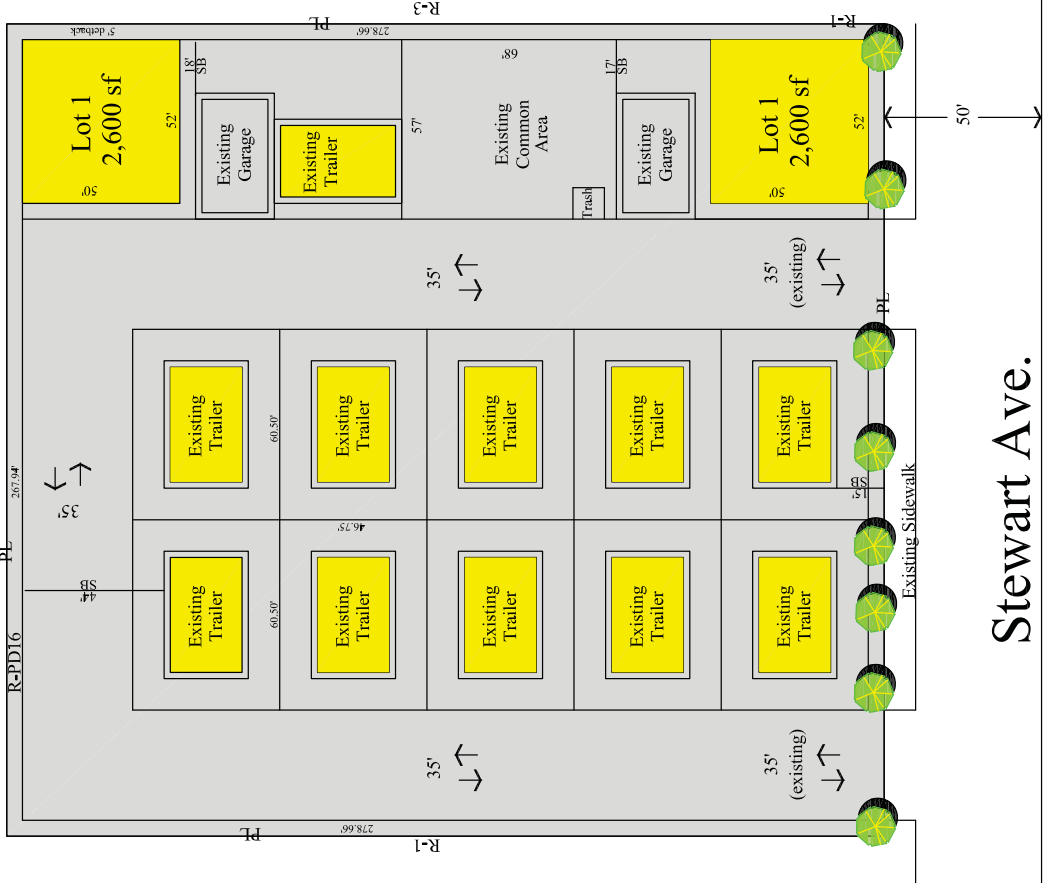
Total Fee: _____

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.





Stewart Ave.

MH The Park

EMA Holdings, LLC

Site Plan

Scheme A

Date: September 19, 2018



PRJ-74771
10/17/18

Site Information

ZONING
R-MHP- Residential Mobile Home Park

AREA
Net Lot: 71,877 sf

LOT AREA
New Lot 1 2,600 sf
New Lot 2 2,600 sf

SET BACKS (existing)
Front 15'
Side 17'
Rear 44'

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	8	2" Box	On Center	MODesto ASH	Fraxinus velutina Washington