

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Tropical and I-15

Project Name Tavern at East Tropical Proposed Use Commercial

Assessor's Parcel #(s) 123-28-201-012 Ward # N/A

General Plan: Existing N/A Proposed N/A Zoning: Existing N/A Proposed N/A

Additional Information _____

Property Owner NEVPRO Investments LLC Contact Jirair Konialian

Address 14193 Beresford Rd. City Beverly Hills State CA Zip 90210

E-mail drkonialian@gmail.com Phone _____

Applicant NEVPRO Investments LLC Contact Jirair Konialian

Address 14193 Beresford Rd. City Beverly Hills State CA Zip 90210

E-mail drkonialian@gmail.com Phone _____

Representative Zenith Engineering Contact Julia Izzolo

Address 1980 Festival Plaza Drive Suite 450 City Las Vegas State NV Zip 89135

E-mail julia@zenith-lv.com Phone (702) 835-3496

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) _____

Partner(s) _____

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature By Jirair Konialian CEO 11/2/2024

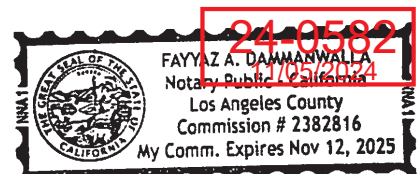
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JIRAIR KONIALIAN

Subscribed and sworn before me

This 2nd day of November 2024

Los Angeles California
Notary Public in and for said County and State



APN: 123-28-201-012
OWNER: NEVPRO INVESTMENTS, LLC

EXHIBIT 'A'

LEGAL DESCRIPTION

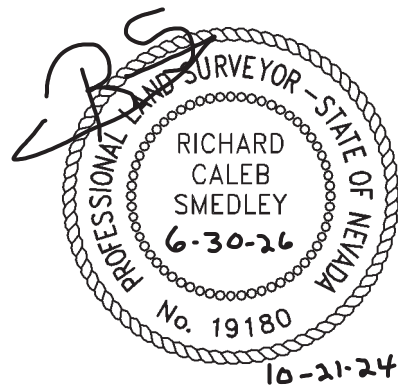
A VACATION OF A PORTION OF THAT RIGHT-OF-WAY DEFINED BY DEED IN BOOK 45, PAGE 165 AND 166, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 100.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 28, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF INTERSTATE 15 AS DESCRIBED IN BOOK 19991008 AS INSTRUMENT NUMBER 00952 AND IN BOOK 19990506 AS INSTRUMENT NUMBER 02261, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

CONTAINING 21,705 SQUARE FEET, MORE OR LESS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180



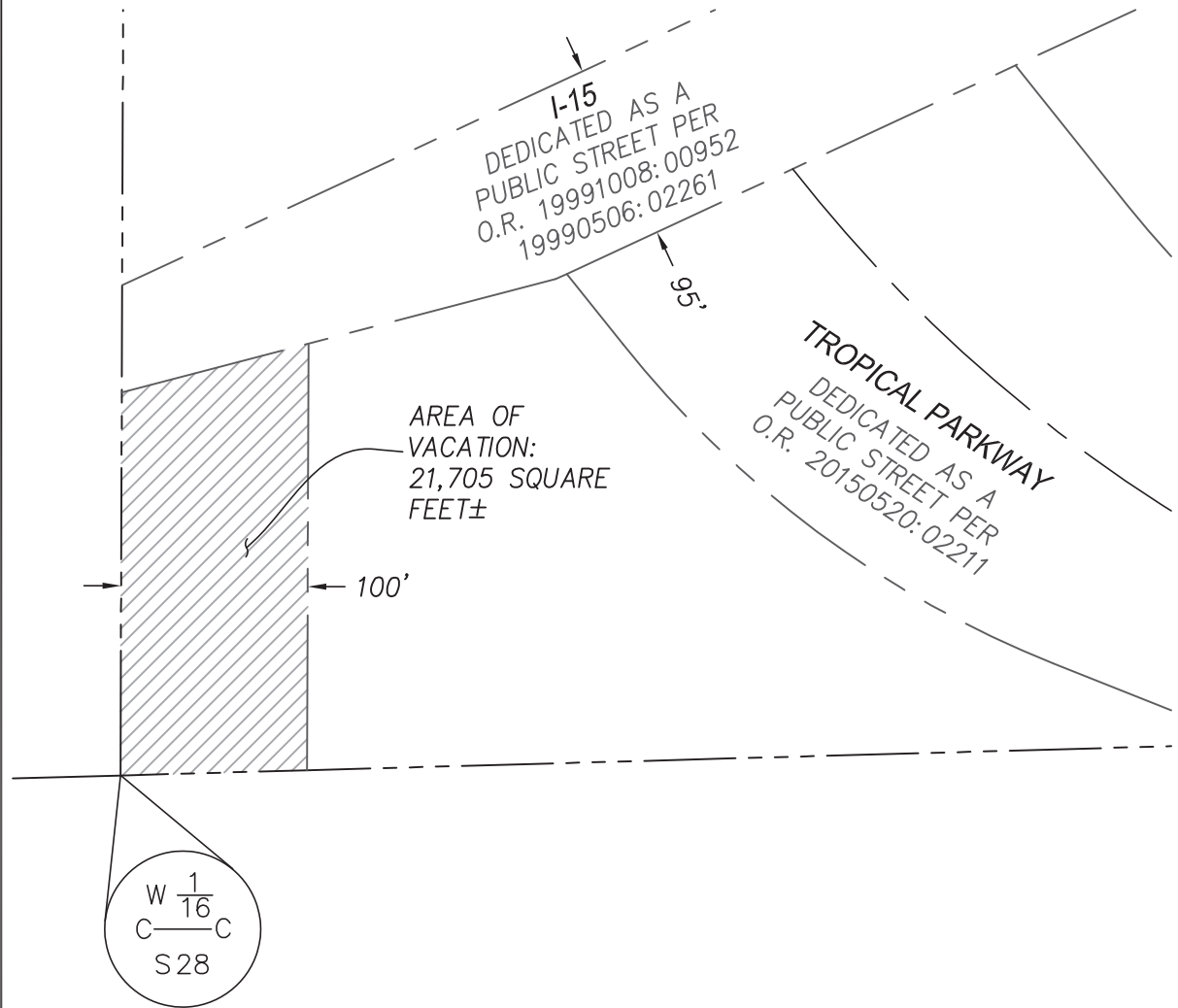
Sheet 1 of 2
Z2406-3 VAC.docx

Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
rcsmedley@live.com

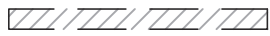
24-0582
11/04/2024

APN: 123-28-201-012
OWNER: NEVPRO INVESTMENTS, LLC

EXHIBIT 'B'
NOT TO SCALE



LEGEND

- ALIQUOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- TIE LINES
-  AREA OF VACATION

APN ASSESSOR PARCEL NUMBER
O.R. OFFICIAL RECORDS

Z2406-3 VAC.dwg

GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

SHEET

24-0582

11/04/2024