



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 3882 W. Sahara Avenue, Las Vegas, NV.

89102 **Project Name** Creative Minds Tattoo **Proposed Use** Tattoo Parlor

Assessor's Parcel #(s) 162-06-813-005 **Ward #** 1

General Plan: Existing C-1 Proposed C-1 **Zoning:** Existing C-1 Proposed C-1

Additional Information Creative Minds Tattoo would like to establish a Tattoo parlor at the listed address.

Property Owner Neda Properties LLC

Contact Neda Properties LLC

Address 3846-3888 W. Sahara Avenue

City Las Vegas **State** NV **Zip** 89102

E-mail RaymondSarraf@Gmail.com

Phone _____

Applicant Creative Minds Tattoo

Contact Creative Minds Tattoo

Address 10229 Crimson Meadow Avenue

City Las Vegas **State** NV **Zip** 89166

E-mail JJHayden17@Gmail.com

Phone 304-615-6440

Representative LV Access LLC

Contact LV Access LLC

Address 2222 W. Bonanza Road

City Las Vegas **State** NV **Zip** 89106

E-mail RickiBarlow@LVAccess.com

Phone 702-461-3121

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 _____

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

Print Name Raymond Sarraf

Subscribed and sworn before me

This _____ day of _____, 20_____

Notary Public in and for said County and State

23-0416
08/18/2023

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

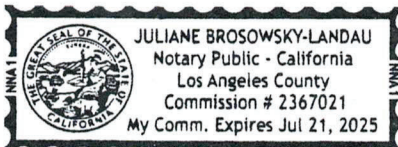
- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me

on this 14 day of August, 2023,
by Date Month Year(1) Raymond Sarraf(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature Julianne Brosowsky-Landau
Signature of Notary Public**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application / Petition Form 8 Document Date: 8.14.2023
Statement of Financial Interest
Number of Pages: 1 Signer(s) Other Than Named Above: _____

SUNDQUIST-TRUMAN
GENERAL CONTRACTORS

3280 West Henderson Avenue, Suite 211
LAS VEGAS, NV 89118
PHONE: 702-740-4481 FAX: 702-740-8919

NEVADA LICENSE No. 41269

CLV



CODE ANALYSIS

CONSTRUCTION V.B.
SPRINKLED 1/8
ALLOWABLE AREA INCREASE 8000±
TOTAL ALLOWABLE AREA 27,000 SQ. FT.
TOTAL ALLOWABLE HEIGHT 16,000 SQ. FT.
MAX. STORES ALLOWED PER BUILDING TWO
MAX. GROUND FLOOR COVERAGE 40%
MAX. ALLOWABLE HEIGHT OF BUILDING 40'
AREA OF SUBJECT SPACE 1419 SQ. FT.
BUSINESS USE 455 SQ. FT./100 =
OFFICE AREA 455 SQ. FT./100 =
TOTAL OCCUPANT LOAD 19 PERSONS
ONE EXITS REQUIRED FROM SPACE
TWO EXITS PROVIDED FROM SPACE

THESE PLANS HAVE NOT BEEN
REVISED FOR COMPLIANCE TO RECENTLY
ADOPTED ORDINANCES FOR PERSONS
WITH DISABILITIES.

PROVIDE ACCESSIBILITY FOR
PERSONS WITH PHYSICAL DISABILITIES

CONVERTED TO MEET THE REQUIREMENTS OF THE
FEDERAL ARCHITECTURAL AND BAROCH ACT
AND THE AMERICAN WITH DISABILITIES ACT

PROVIDE EGRESS BY MEANS OF
A RAMP FOR PERSONS WITH
PHYSICAL DISABILITIES.

PROVIDE EGRESS BY MEANS OF
A RAMP FOR PERSONS WITH
PHYSICAL DISABILITIES.

RECEIVED
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CITY OF LAS VEGAS
PLANNING

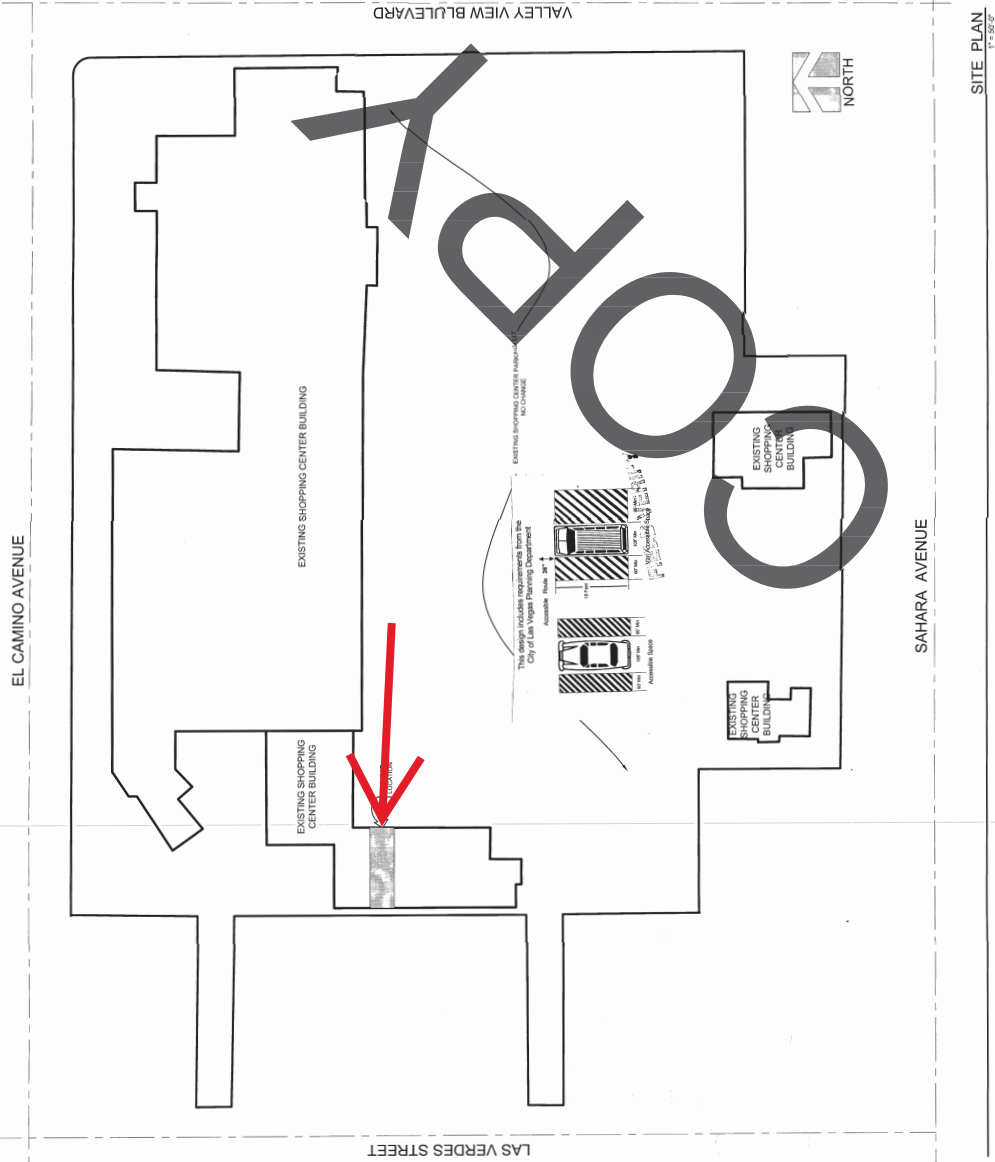
PLANS APPROVED
CONSTRUCTION
CITY OF LAS VEGAS
JUL 0 0 2008

SILVER STATE SCHOOLS
CREDIT UNION
OFFICE REMODEL
3876 W. SAHARA BLVD.
LAS VEGAS, NV 89102

SITE PLAN

Project number	
Date	
Drawn by	
Checked by	
Scale	1" = 50'-0"

A1



23-0416
08/28/2023

Leasing Details



\$1.25 - \$1.50 PSF NNN

±1,200 - ±3,000 SF

±32,114 SF

Monthly Lease Rate

In-Line Space Available

Anchor Space Available

Property Highlights

- Prominent ±32,114 SF junior anchor space available (can be demised)
- Pads available for ground lease
- Parking ratio 9.89/1,000 - 480 spaces total
- Pylon signage available on both W. Sahara Ave. and Valley View Blvd.
- High-traffic corridor with traffic counts in excess of ±101,400 VPD
 - W. Sahara Ave.: ±49,000 VPD
 - S. Valley View Blvd.: ±20,400 VPD
 - S. Decatur Blvd.: ±32,000 VPD
- Easy access to the I-15 Freeway and Las Vegas Strip
- Join Cricket Wireless, Carl's Jr., T-Mobile and more
- Monthly CAMs: \$0.37 PSF estimate
- Dense population inclusive of 159,665 residents within 3 miles of subject
- C-1 Zoning, City of Las Vegas

Demographics

	1 mile	3 miles	5 miles
Population			
2022 Population	27,844	154,377	471,726
Average Household Income			
2022 Average Household Income	\$63,791	\$73,465	\$68,810

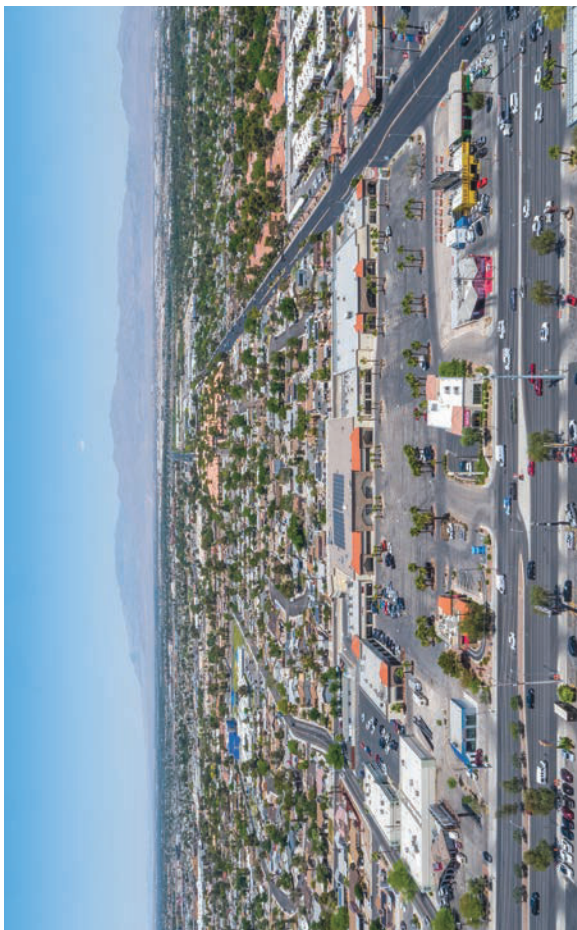
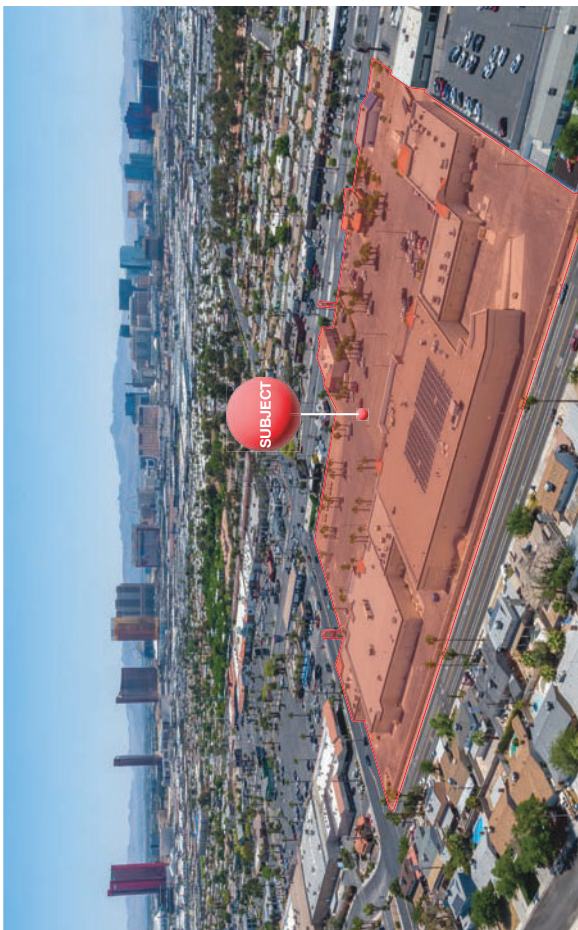
2300416
08/22/2023



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com





● Available ○ Leased

Suite	Tenant	SF	Ceiling Height	Target Use
3846	Catwalk Connect Boutique	2,000		
3848	Cricket Wireless	2,000		
3850	Lion Tanning LLC	2,000		
3852	Available	32,114	12'-18' Column 45' x 31'	\$1.25 PSF base rent - Junior Anchor Dollar Store, Pharmacy, Grocery, Discount Goods, Furniture, Recreational, Retail
3854	El Rincon Guerrero Mexican Grill	1,600		
3856	Dry Cleaners	1,600		
3858 - 3860	Just Chicken	2,400		
3864	Asian Marketplace (coming soon)	47,510		
3868	Faded Times Barbershop	1,200		
3870	FellyLuxx Beauty Lashes	889		
3872	Expo Nails	970		
3874	Nemea Boxing Gym	2,400		
3876	Partners Personnel Staffing	1,800		
3878	Available	1,500	10'	\$1.35 - \$1.50 PSF base rent Combined open floorplan. Event Facility, Dance Studio, can be demised
3880	Available	1,500	10'	\$1.35 - \$1.50 PSF base rent Combined open floorplan. Event Facility, Dance Studio, can be demised
3882	Creative Minds Tattoo	900		
3884	Rolling Smokes Express	900		
3886	Peru Chicken	1,200		
3888	Available	1,200	10'	\$1.50 PSF base rent - endcap Coffee Shop, Ice Cream, Pizzeria, Cold Cuts (Subway, Quiznos, etc)

23-0416
06/22/2023

FLOOR PLAN FOR

3882
W. SARAH AVE
89102

900SF
(15x60)



①	(8x10) COUNTER/ FRONT DESK AREA *FURNITURE ONLY NO BUILT IN WALL NEEDED
② ③ ④ ⑤	(8x10) OPEN BAY TATTOO BOOTHS w/ privacy screens when needed
⑥	(4x7) Cleaning/sterile Room w/ shop style sink
⑦	(7x8) Restroom
⑧	Break/supply Area
⑨	Lobby

- S/* = SINK INSTALLS
STATIONS
(12"x16" or 17"x15")
UTILITY
(24"x21")
- STATIONS/WORK BOX
(46"x18") or up
to (52"x24") - IN PLAN
- INSTRUMENT/MAYO TRAY
(21.5" x 15.75")
- TRASH
(23.3"x10.4")
or
(12.01"x14.88"D)
- CHAIR
(14" WIDE)

