



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) Rezoning

Project Address (Location) 651 Clarkway Dr, Las Vegas, NV 89106

Project Name TQ Clarkway, LLC **Proposed Use** C-2

Assessor's Parcel #(s) 13928301031 **Ward #** 5

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

Additional Information _____

Property Owner TQ Clarkway, LLC **Contact** _____
Address 221 Woodley St **City** Las Vegas **State** NV **Zip** 89106
E-mail reza@center-cut.com **Phone** 702-849-3502

Applicant Franco Reza Tabataba **Contact** _____
Address 221 Woodley St **City** Las Vegas **State** NV **Zip** 89106
E-mail reza@center-cut.com **Phone** 702-849-3502

Representative Franco Reza Tabataba **Contact** _____
Address 221 Woodley St **City** Las Vegas **State** NV **Zip** 89106
E-mail reza@center-cut.com **Phone** 702-849-3502

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 [Signature]

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

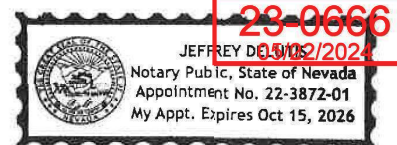
Print Name Franco Reza Tabataba

State of Nevada County of Clark

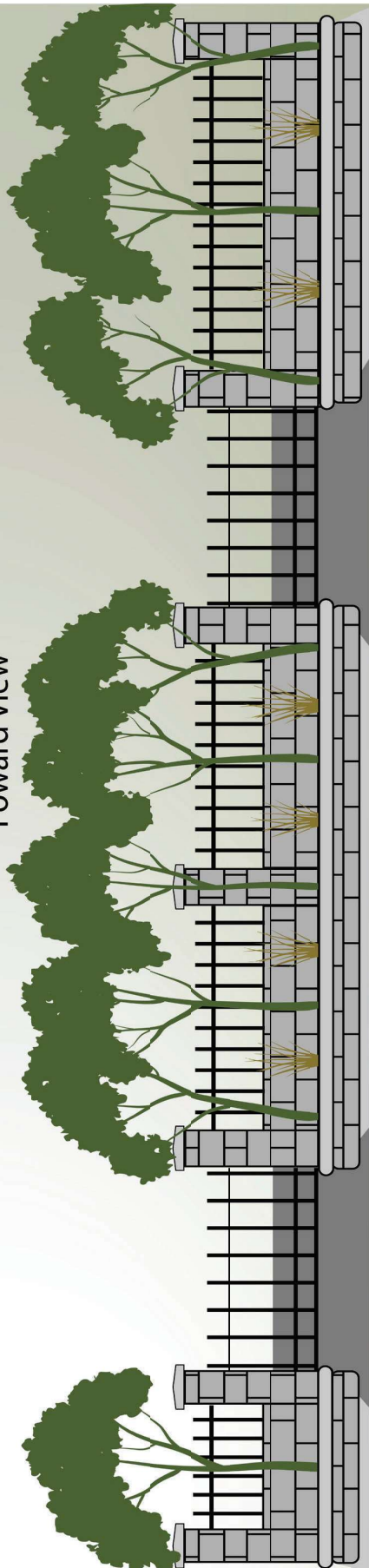
Subscribed and sworn before me

This 2nd day of January, 20 24

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



Foward View



From Wall/Fence with Stepback Measurements and Constraints

- A) Primary Wall Height - 6'
- B) Solid Wall Base Height - 2'
- C) Above Wall Ornate Height - 5"
- D) Distance Between Pillasters - Varies Per Run, Max 25'
- E) Decorate Cap Feature - 5"
- F) Secondary Wall Height - Varies w/ Elevation, Max 2'
- G) Distance Between Wall Sections - 10' outside Dimensions

TQ Clarkway LLC
651 Clarkway Drive
Las Vegas, NV
89106

24" Box Shoestring Acacia

6 Gallon Red Yucca

CMU Block Wall with Rod Iron Fence

Auto Gate Point of Ingress/Engress

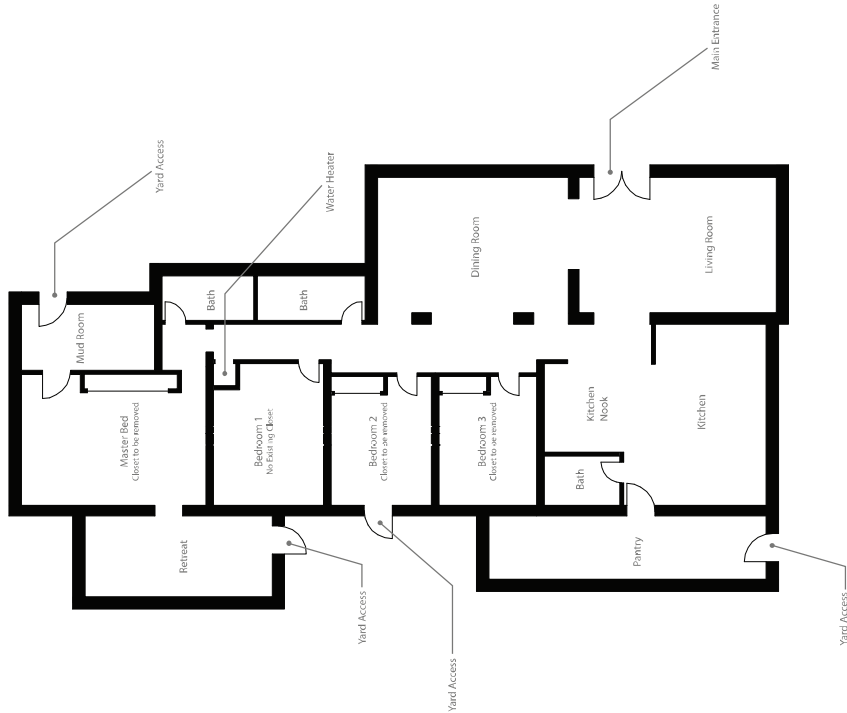
8 ft Perimeter wall to be added to north, west and south sides.

Smooth CMU block 20% of design

Split CMU block 80% of design

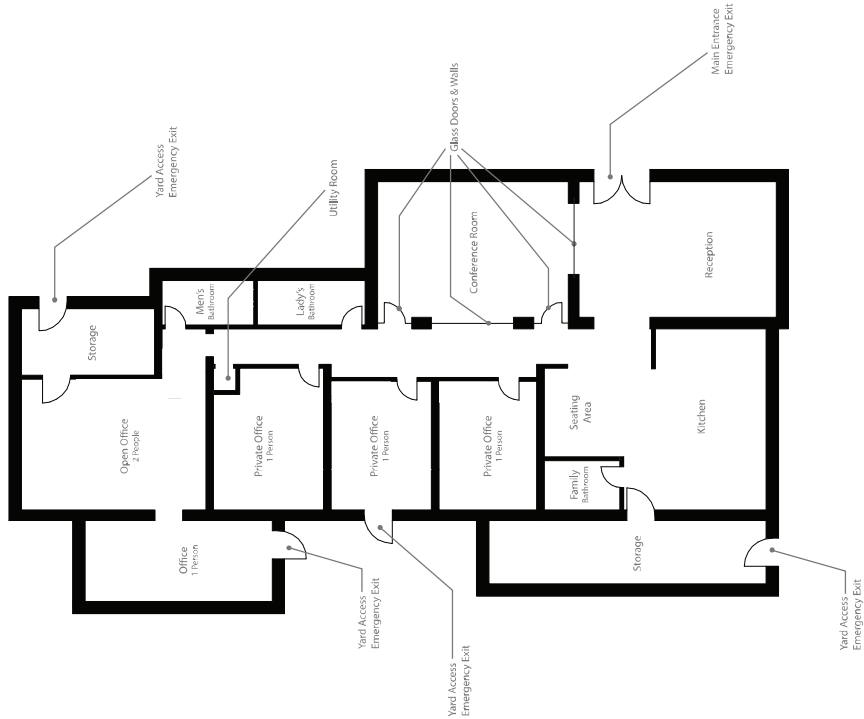
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05/08/2024

Floor plan: Existing



Floor plan: Proposed

This Building is an office with a maximum of 7 occupants
This office for company use only and will not have clients

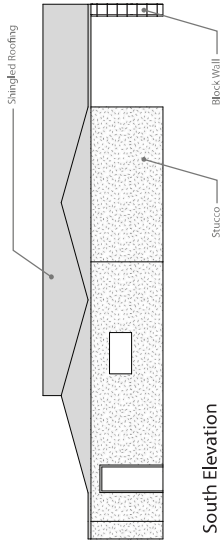


TQ Clarkway LLC
651 Clarkway Drive
Las Vegas, NV
89106

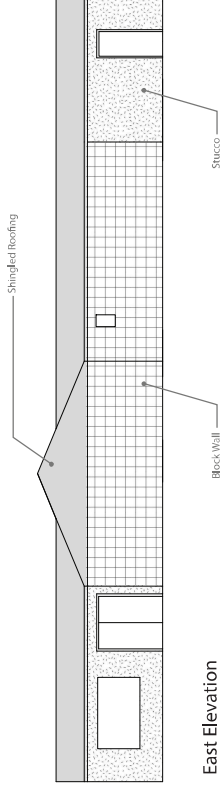
Drawn: RT
Checked: MQ
Date: 12/20/2023
Revision:
Job No.: 26105

CenterCut
2020 W Bonanza Rd
Las Vegas, NV 89106
702.379.0428

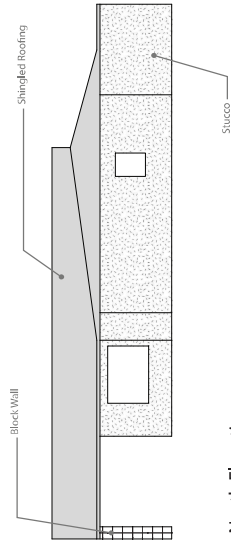
Contractor's License C10 #84696
License Limit: \$8,000,000.00
Reza Tabatabaie
Signature: *[Signature]*
12/21/2023
23-0666
AO:06



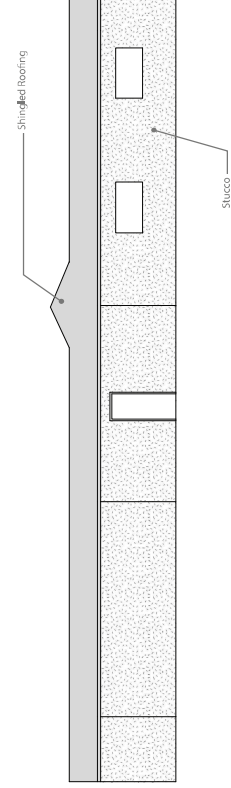
South Elevation



East Elevation



North Elevation



West Elevation



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651 Clarkway Drive
Las Vegas, NV
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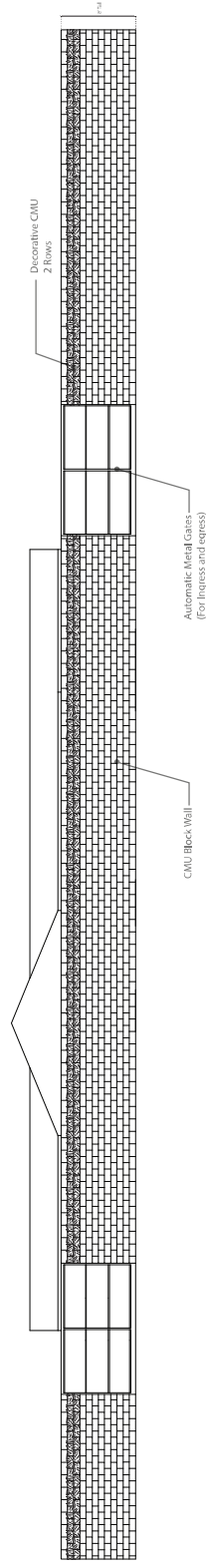
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2020 W Bonanza Rd
Las Vegas, NV 89106
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Contractor's License C10 #84606
License Limit: \$8,000,000.00
Reza Taba
Signature: *[Signature]*
12/21/2023
20

23-0666

AO:07



East Elevation
Proposed CMU Block Wall



centercut


TQ Clarkway LLC
651 Clarkway Drive
Las Vegas, NV
89106

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Reza Tabatabaie
Signature: *Reza Tabatabaie*

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01/02/2024