



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) 22-0704-SUP1

Project Address (Location) 1510 E Sahara Ave.

Project Name Value Market **Proposed Use** Commercial

Assessor's Parcel #(s) 162-02-411-019 **Ward #** 3

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

Additional Information Required one-year review of Special Use Permit 22-0704-SUP1 approved March 15, 2023

Property Owner Value LLC **Contact** Raghid (Roger) Kosa

Address 1510 E Sahara Ave. **City** Las Vegas **State** NV **Zip** 89104

E-mail kosalv@cox.net **Phone** 702-460-1037

Applicant Value Market **Contact** Nasir (Nick) Kosa

Address 1510 E Sahara Ave. **City** Las Vegas **State** NV **Zip** 89104

E-mail valuemarket1@gmail.com **Phone** 702-234-9900

Representative DiFiore Consulting & Business Services **Contact** Jim DiFiore

Address 8550 W Charleston Blvd, Ste 102 PMB 348 **City** Las Vegas **State** NV **Zip** 89117

E-mail jim@difioreconsulting.com **Phone** 702-275-6929

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 Raghid Kosa

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

Print Name RAGHID KOSA

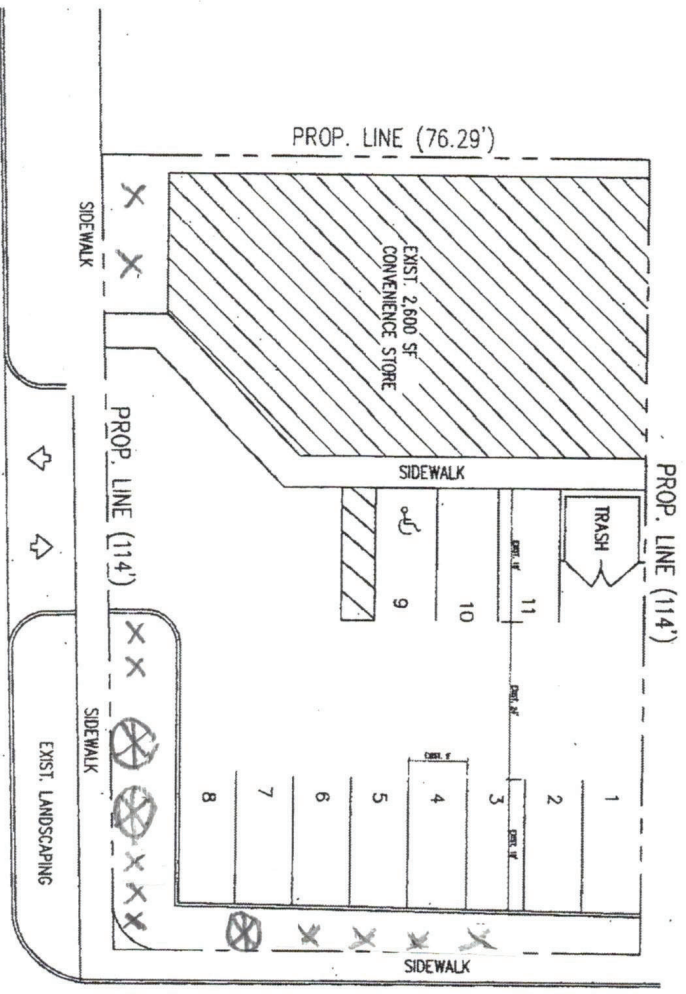
Subscribed and sworn before me

This February day of 9, 2024

Notary Public in and for said County and State



24-0097
03/18/2024



SITE PLAN

SCALE 1/8" = 1'-0"

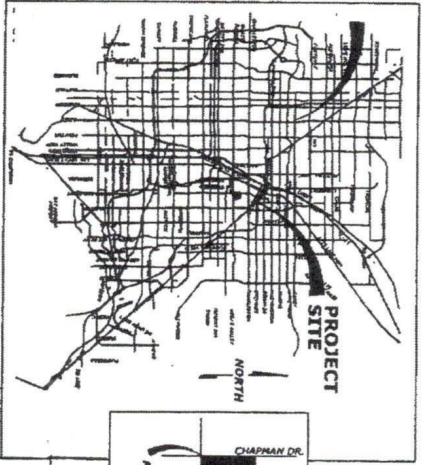


LANDSCAPE

PALM TREES

BUSHES

PROJECT LOCATION



1510 E. SAHARA AVE.
VALUE MARKET

PROJECT DATA:
ADDRESS: 1510 EAST SAHARA
LAS VEGAS, 89104
ZONING: C-1

PARKING ANALYSIS:
CURRENT USE: 2,600 SF. CONVENIENCE STORE
PARKING REQUIREMENTS: ONE SPACE/750 SF OF GFA
EXIST. RETAIL 2,600 SF
(2600/750) = 10.4 SPACES REQUIRED
11 SPACES PROVIDED

SITE AREA: 0.21 ACRES (8,956 SF)
TOTAL BUILDING AREA (2,600 SF)
FLOOR/AREA RATIO = 0.29

DATE: 03/18/2024 DRAWN BY: [Name] CHECKED BY: [Name]		PROJECT DESCRIPTION: VALUE MARKET 1510 EAST SAHARA LAS VEGAS, NV 89104 PARCEL NO: 162-02-411-019		REVISIONS: <table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>03/18/2024</td><td>ISSUED FOR PERMIT</td></tr></table>		NO.	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