



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0301
06/20/2024

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

Project Address (Location) Fremont & 17th

Project Name Fremont & 17th

Proposed Use

Assessor's Parcel #(s) 139-35-315-005

Ward #

General Plan: Existing

Proposed

Zoning: Existing

Proposed

Additional Information

Property Owner Sharan Properties LP

Contact Riyan Sharan

Address 4471 Dean Martin Dr. #806

City Las Vegas State NV Zip 89103

E-mail riyantsharan@gmail.com

Phone 702-556-5635

Applicant Sharan Properties LP

Contact Riyan Sharan

Address 4471 Dean Martin Dr #806

City Las Vegas State NV Zip 89103

E-mail riyantsharan@gmail.com

Phone

Representative Taney Engineering

Contact Nicole Chavarria

Address 6030 S. Jones Blvd

City Las Vegas State NV Zip 89118

E-mail nicolec@taneycorp.com

Phone 702-362-8844

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

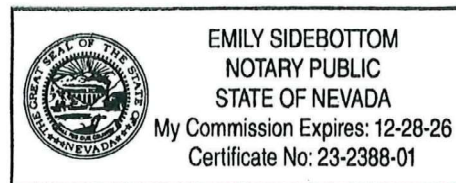
Print Name Riyan Sharan

Subscribed and sworn before me

This 6th day of March, 2024

Emily Sidebottom

Notary Public in and for said County and State



SHARAN PROPERTIES LP
A Nevada limited partnership

24-0301
06/20/2024

**RESOLUTION CONSENTED TO IN WRITING
BY ALL THE DIRECTORS OF THE COMPANY**

RESOLVED, AS UNANIMOUS RESOLUTIONS THAT:

1. The following partners, Rahoul Sharan, General Partner and Kathy Sharan, General Partner authorizes **Riyan T Sharan** to sign alone specifically in connection with the property addressed at 1711 Fremont Street, Las Vegas NV 89101-5414

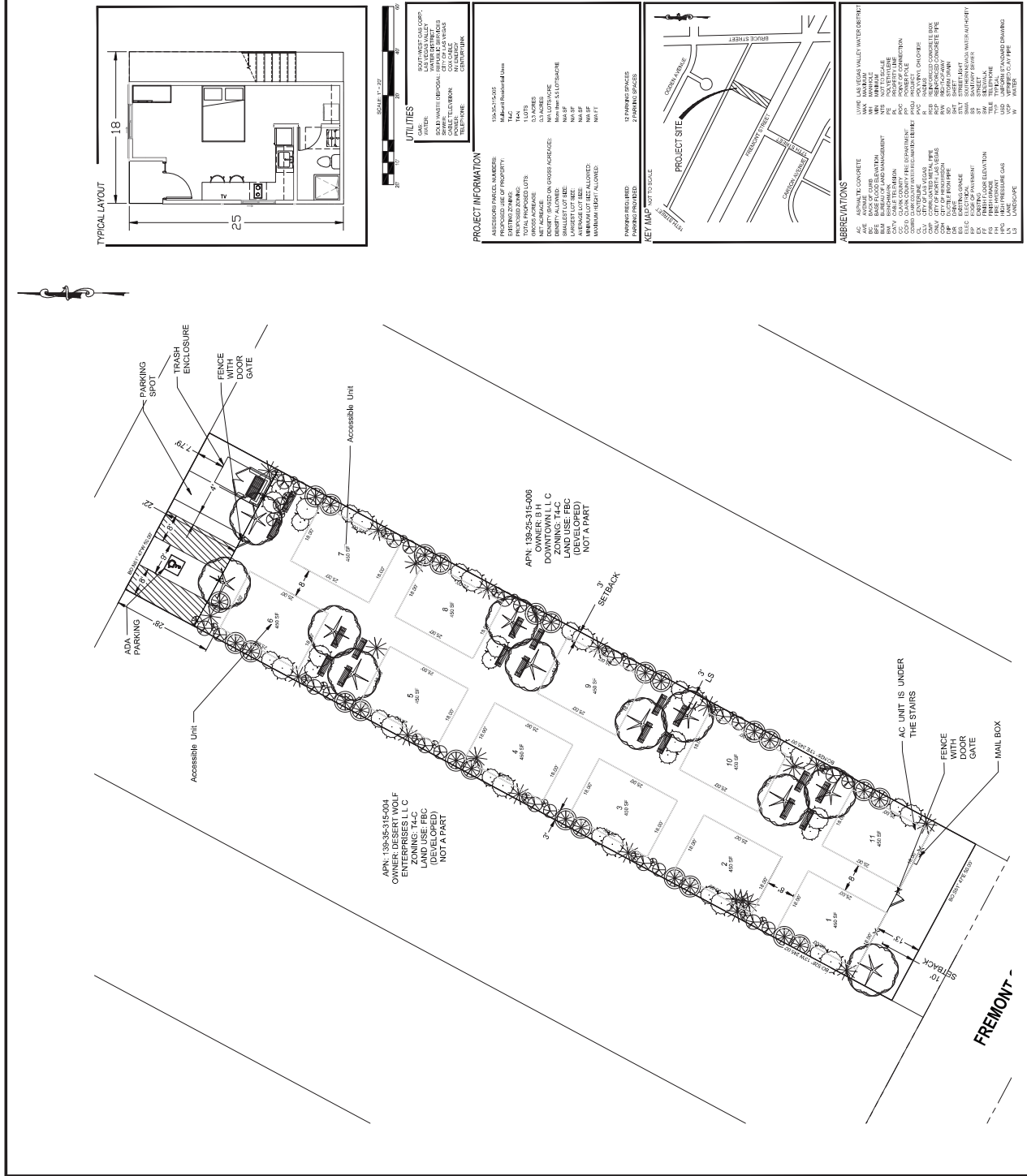
Dated March 4, 2024

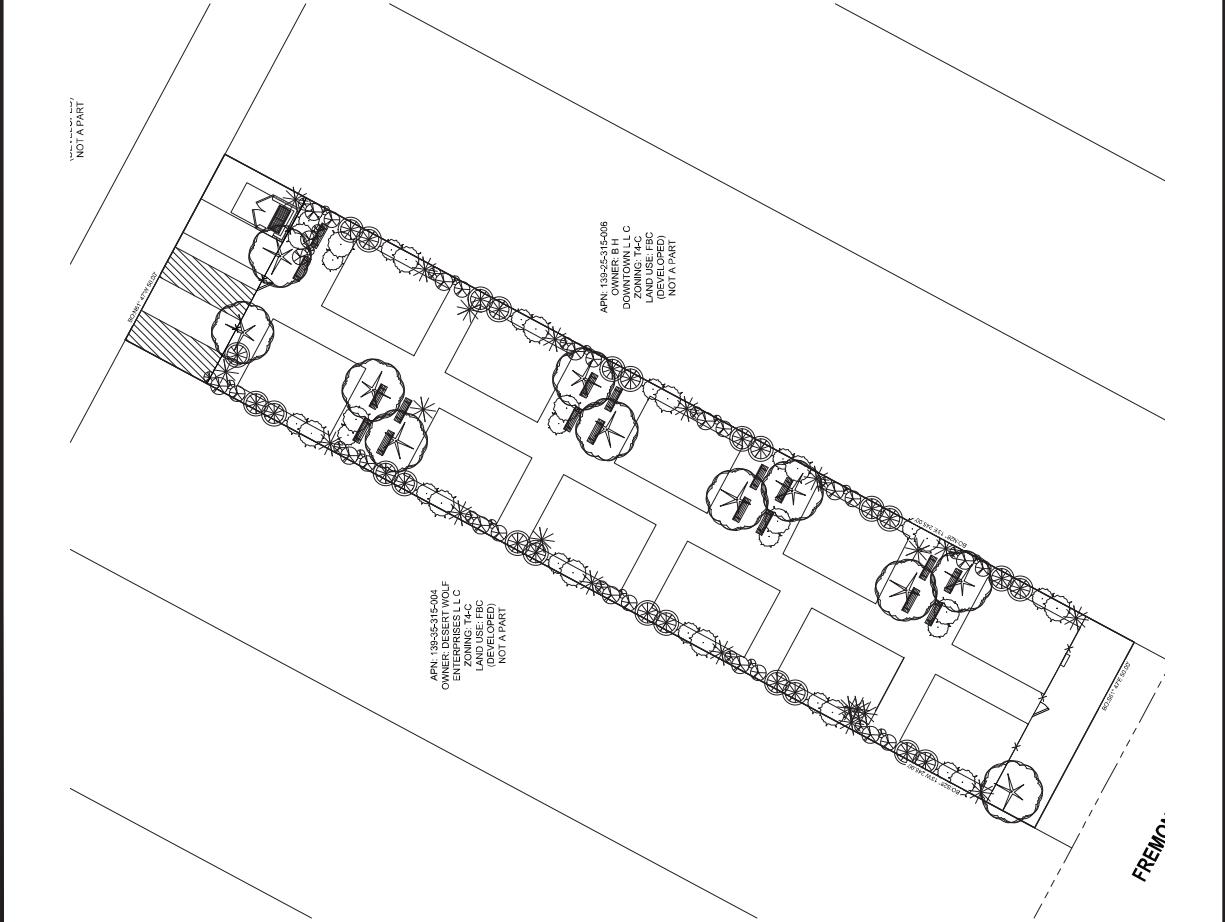
By: SHARAN PROPERTIES LP
A Nevada limited partnership

Its General Partner

By: 
E5C61D29CB6949D...
Rahoul Sharan, Managing Member

By: 
B78F8BBF2B934C5...
Kathy Sharan, Managing Member



[illegible]24-0301
Fremont & 17th

DATE	8-29-2024
TIME	1:30
SHIP NO	SHN-24-008
ESTIMATE#	AOI CHARGE# E-100
SHIP# NAME	
LS Plan	
SHIP# NUMBER	
2	2
CLV	#### 24-0301

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL/RECYCLING SERVICES:	CITY OF LAS VEGAS
TELEVISION:	CATV CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

[illegible][illegible]

OWNER
HARVEST PROPERTIES LP, A NEVADA LIMITED PARTNERSHIP; ACQUISITION ENTERPRISES, INC., A NEVADA LIMITED LIABILITY COMPANY
C. DONOVAN LLC, A NEVADA LIMITED LIABILITY COMPANY
1017 H STREET SUITE 300
NORTH PLATINE, CO 80601

DEVELOPER
RYAN SHARAN
4471 DEAN MARTIN DR #608
LAS VEGAS, NV 89103
(702) 559-0035
RYAN@SHARANREALTY.COM, .COM

UTILITY DISCLAIMER—EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

NET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, ACROSS FROM 1620 FREMONT ST.
ELEVATION 265.178 (NAVD 83)

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA BY THAT CERTAIN DEED RECORDED MARCH 28TH, 1942 DOCUMENT NO. 134622 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN DEED RECORDED MARCH 16, 1973 IN BOOK 719 AS DOCUMENT NO. 289313 OF THE PUBLIC RECORDS.

[illegible]

TREE PLANT SCHEDULE SUBMIT PER LANDSCAPING NOTE THE SHEET

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
1	11	36" DIA		BLUE PALM YECHE	PERSEA THUN

[illegible]

PARKING REQUIRED:
PARKING PROVIDED:

12 PARKING SPACES
2 PARKING SPACES

KEY MAP NOT TO SCALE

19TH AVENUE

19TH STREET

PROJECT SITE

A map showing the intersection of Carroll Avenue and 12th Street in Carroll County, Maryland. The map is oriented vertically, with Carroll Avenue running vertically and 12th Street running horizontally across it. The intersection is marked with a small square. The map is enclosed in a rectangular border.

[illegible]



P0080960

ISSUE DATE 06/29/2024

TAMP/SIGNATURE

[illegible]

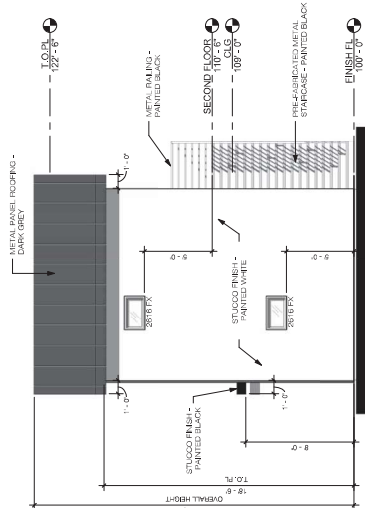
S

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1711 Fremont St. Las Vegas NV 89101

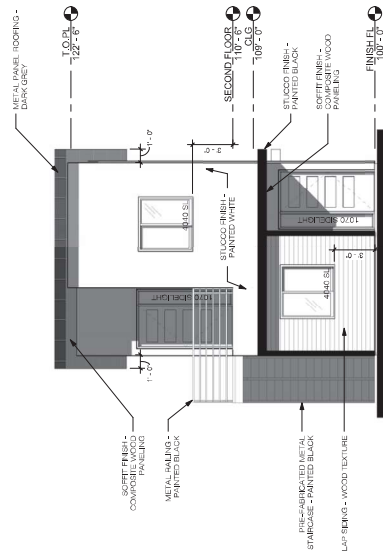
FOR NO.	TITLE	PROJECT	CLIENT
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A5-10



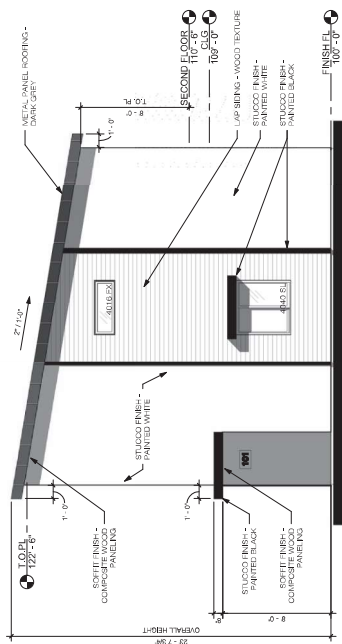
EXTERIOR ELEVATION

AXLE
4° = 1'-0"



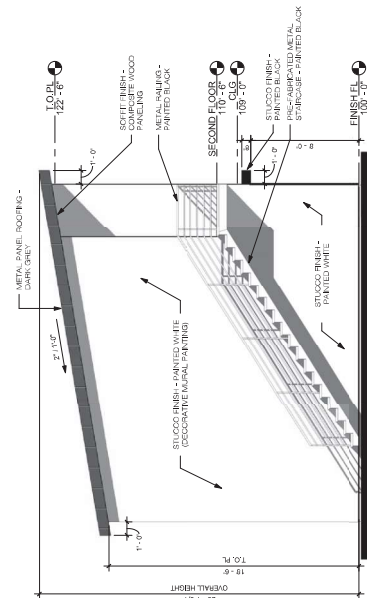
EXTERIOR ELEVATION

HELIX



EXTERIOR ELEVATION

$1/4^{\circ} = 1'-0''$



EXTERIOR ELEVATION

INDEX

24-030
09/01/2024



P0080960

ISSUE DATE 06/29/2024

TAMP/SIGNATURE

[illegible]

EXTERIOR ELEVATIONS

1711 Fremont St. - Open Court Bungalows

1711 Fremont St., Las Vegas NV 89101

JOE NO:	PROJECT	CLIENT
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A5-10



24-0301
09/01/2024

