



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) Extension of Time (EOT)

Project Address (Location) SEQ of N. Tenaya Way & W. Azure Drive

Project Name 23-0569

Proposed Use Memory Care Facility

Assessor's Parcel #(s) 12527610003, 004, 005, 006, 020, 021, 022

Ward # 6

General Plan: Existing X

Proposed _____

Zoning: Existing X

Proposed _____

Additional Information EOT request for 84-bed memory care facility

Property Owner Allay Time & Knowledge Services Inc.

Contact Sahil Kurji

Address 2500 Indigo Drive

City McKinney **State** TX **Zip** 75072

E-mail sahil.kurji@gmail.com

Phone 469-438-1905

Applicant Allay Time & Knowledge Services, Inc.

Contact Sahil Kurji

Address 2500 Indigo Drive

City McKinney **State** TX **Zip** 75072

E-mail sahil.kurji@gmail.com

Phone 469-438-1905

Representative Brown, Brown, Premsrut

Contact Lora Dreja

Address 520 S. 4th Street

City Las Vegas **State** NV **Zip** 89101

E-mail lora@brownlawlv.com

Phone 702-598-1408

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 Sahil Kurji

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

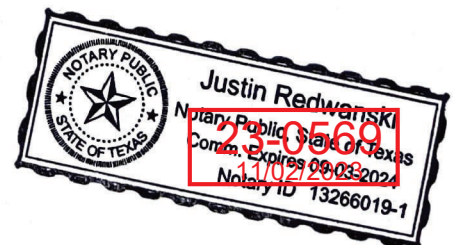
Print Name Sahil Kurji

Subscribed and sworn before me

This 2nd

day of November, 20 23

Justin Redwanski
Notary Public in and for said County and State



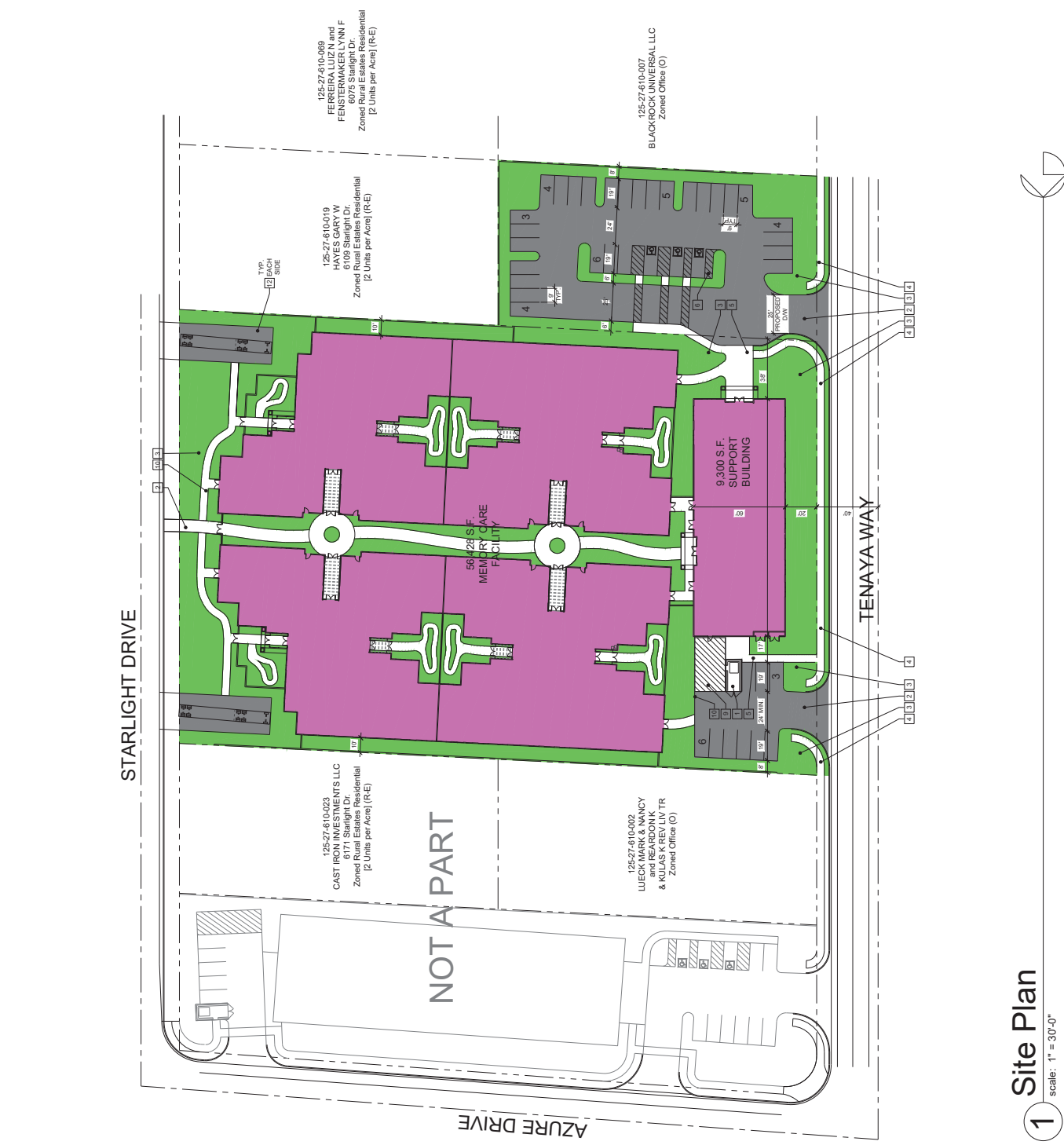
Keynotes

#	description
1	7 1/2" HIGH CONCRETE BLOCK TASH ENCLOSURE
2	2" A.C. PAVING
3	LANDSCAPED AREA - SEE LANDSCAPE PLAN
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	# CONCRETE SIDEWALK W/ROCKSALT FINISH
6	HANDICAP ACCESSIBLE ASBLE
7	HANDICAP ACCESSIBLE RAMP NOT TO EXCEED 1:12 SLOPE SEE CITY OF LAS VEGAS
8	HANDICAP ACCESSIBLE ROUTE
9	15'X25' LOADING ZONE
10	8" HIGH BLOCK WALL
11	WROUGHT IRON GATE
12	FIRE TRUCK ACCESS DRIVE - 24' WIDE X 6' DEEP

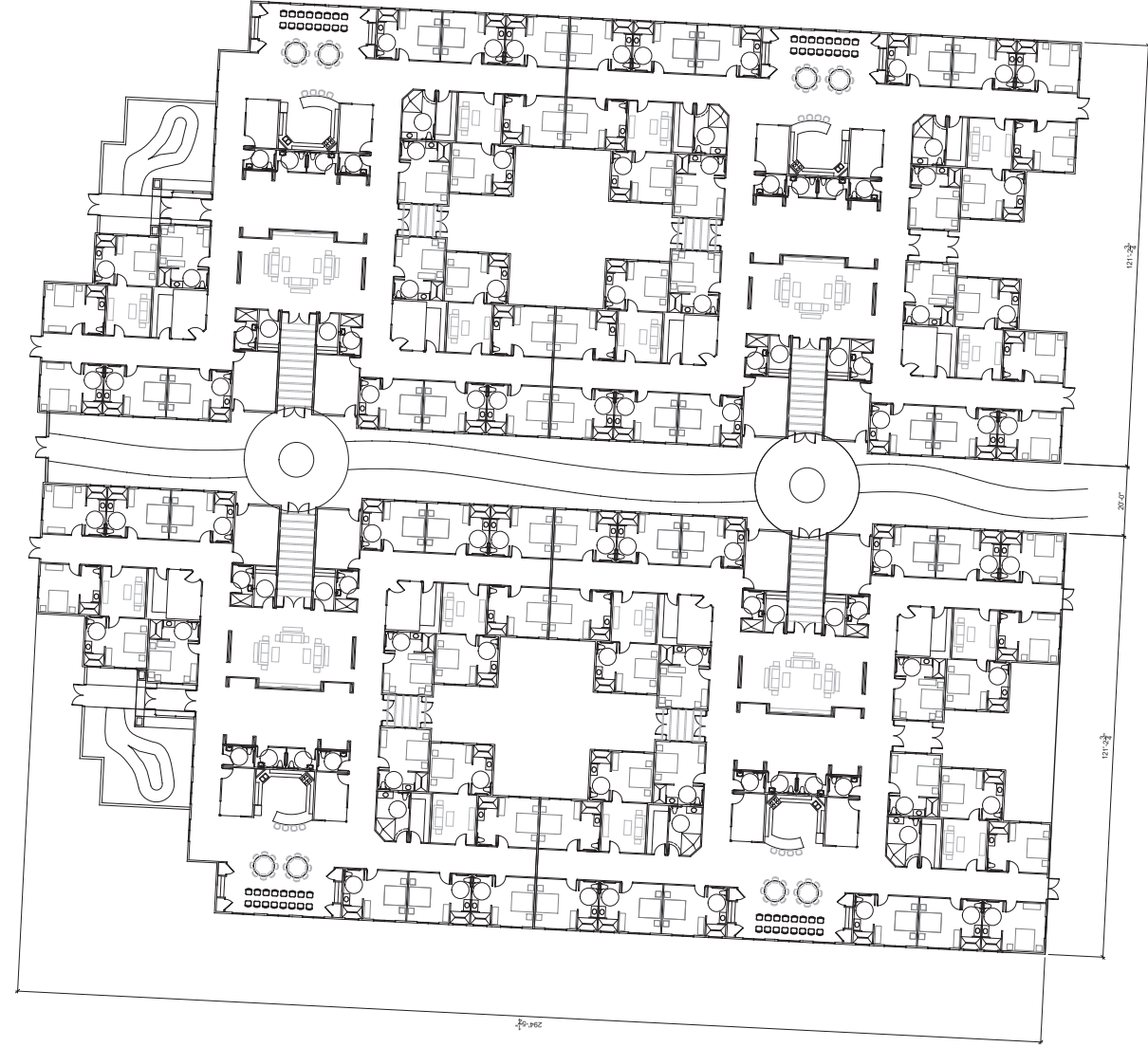
Project data

EXISTING ZONING:	UNDEVELOPED (U)			
REQUIRED ZONING:	OFFICE (O)			
EXISTING USE:	UNDEVELOPED			
PROPOSED USE:	MEMORY CARE CENTER			
AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)				
USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
MEMORY CARE FACILITY	56,428 S.F.	1 SPACE / 6 BEDS	14	
SUPPORT BUILDING	9,300 S.F.	1 SPACE / EMPLOYEE	14	
		3 SPACES / MEDICAL	3	
TOTAL:	65,728 S.F.		31	46 SPACES
PROPERTY SIZE:	142,877 S.F., 3.28 AC NET			
F.A.R. (FLOOR AREA RATIO):	45 %			
APNR:	125-27-610-003, 004, 005, 006, 020, 021, 022			

Vicinity map

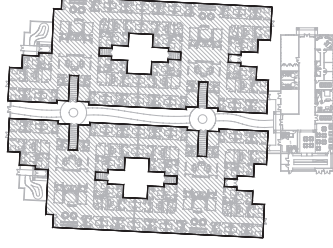


1 Site Plan
scale: 1" = 30'-0"

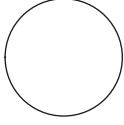


1 Overall Floor Plan (memory care)

scale: 1/16" = 1'-0"



Key plan



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DATE: 11/02/2023

REV	DESCRIPTION
1	ISSUED FOR PERMIT

JDB
architect

John David Burke, Architect 3471 West Oquirrh Road, #201, Las Vegas, NV 89118 (702)734-8953, jdburke@jdburkearchitect.com

MEMORY CARE
SEC of Tenaya Way and Azure Drive
FOR: FARUS FARMANALI
NEVADA
CITY OF LAS VEGAS

date	8-24-2016
proj. no.	2016-63
drawn by	
chkd. by	

sheet no.	A2
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23-0569
11/02/2023



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date	8-24-2016
proj. no.	2016-03
drawn by	
chkd. by	

Jd B architect
John David Burke, Architect 347 West Quindaro Road #201, Las Vegas, NV 89119 (702) 737-4883 jburke@jdbarchitect.com

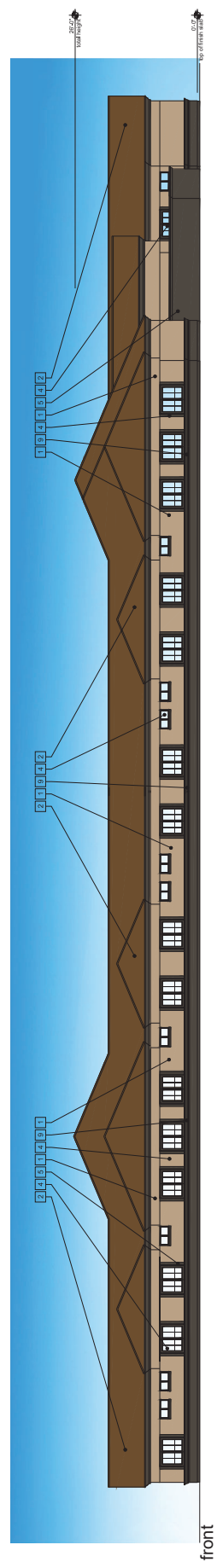
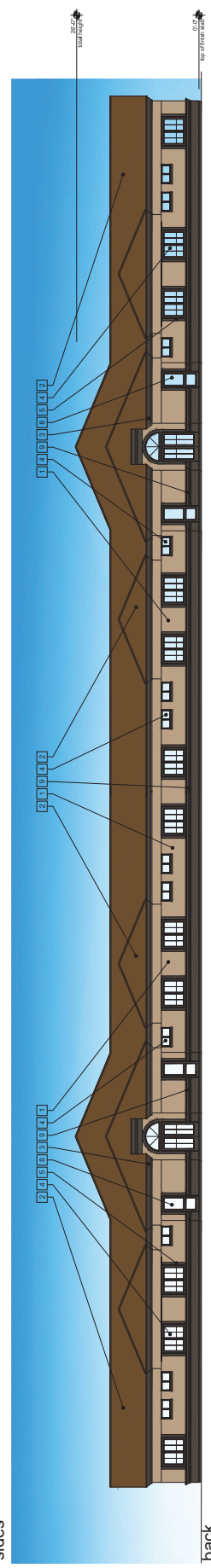
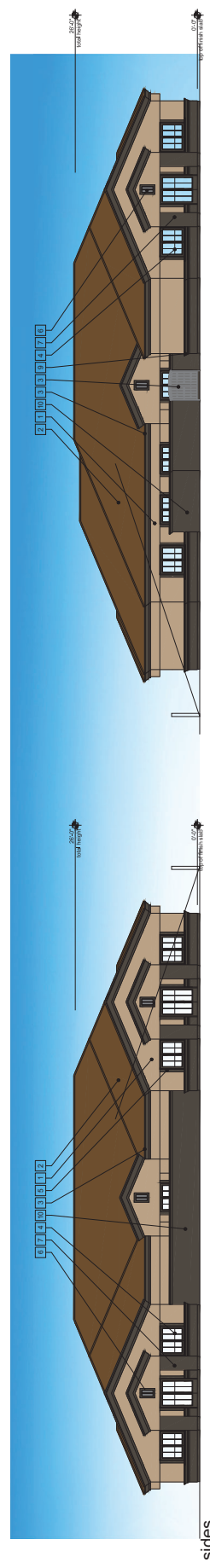
MEMORY CARE
SEC of Tenaya Way and Azure Drive
FOR: FARUS FARMANALI
CITY OF LAS VEGAS
NEVADA

Sheet no.
A1

keynotes

#	description
1	STUCCO
2	CONCRETE ROOF TILE
3	FASCIA
4	VINYL CLAD WOOD WINDOW
5	6" STUCCO PLANT-ON
6	CABLE VENT
7	STONE VENEER COLUMN
8	DOOR
9	DECORATIVE BAND
10	SPLIT FACE CONCRETE BLOCK SCREEN WALL W/ STUCCO

23-0569
11/02/2023



1 elevations (memory care)

scale: 3/32" = 1'-0"