



# 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** 23-0570 EOT

**Proposed Use** Skilled Nursing Facility

**Assessor's Parcel #(s)** 12527610001, 024

**Ward #** 6

**General Plan:** Existing X Proposed \_\_\_\_\_ **Zoning:** Existing X Proposed \_\_\_\_\_

**Additional Information** EOT request for a 24-bed skilled nursing facility

**Property Owner** F F Series Holdings, LLC.

**Contact** Farus Farmanali

**Address** 13861 Adare Manor Lane

**City** Frisco **State** TX **Zip** 75035

**E-mail** farus@qafinvestments.com

**Phone** 702-373-2993

**Applicant** F F Series Holdings, LLC.

**Contact** Farus Farmanali

**Address** 13861 Adare Manor Lane

**City** Frisco **State** TX **Zip** 75035

**E-mail** farus@qafinvestments.com

**Phone** 702-373-2993

**Representative** Brown, Brown & Premsrirut

**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** Farus Farmanali

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

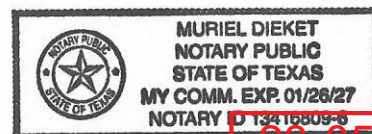
**Print Name** FARUS FARMANALI

Subscribed and sworn before me

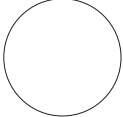
This 15 day of November, 20 23

Notary Public in and for said County and State

Collin County, Texas



**23-0570**  
**11/02/2023**



drawn & supervised by  
checked by  
approved by  
date  
project no.  
sheet no.

revisions	date	description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



John David Burke, Architect 147 West Orlando Road, #201, Las Vegas, NV 89103 (702) 737-8883 jdburke@jdburkearchitect.com

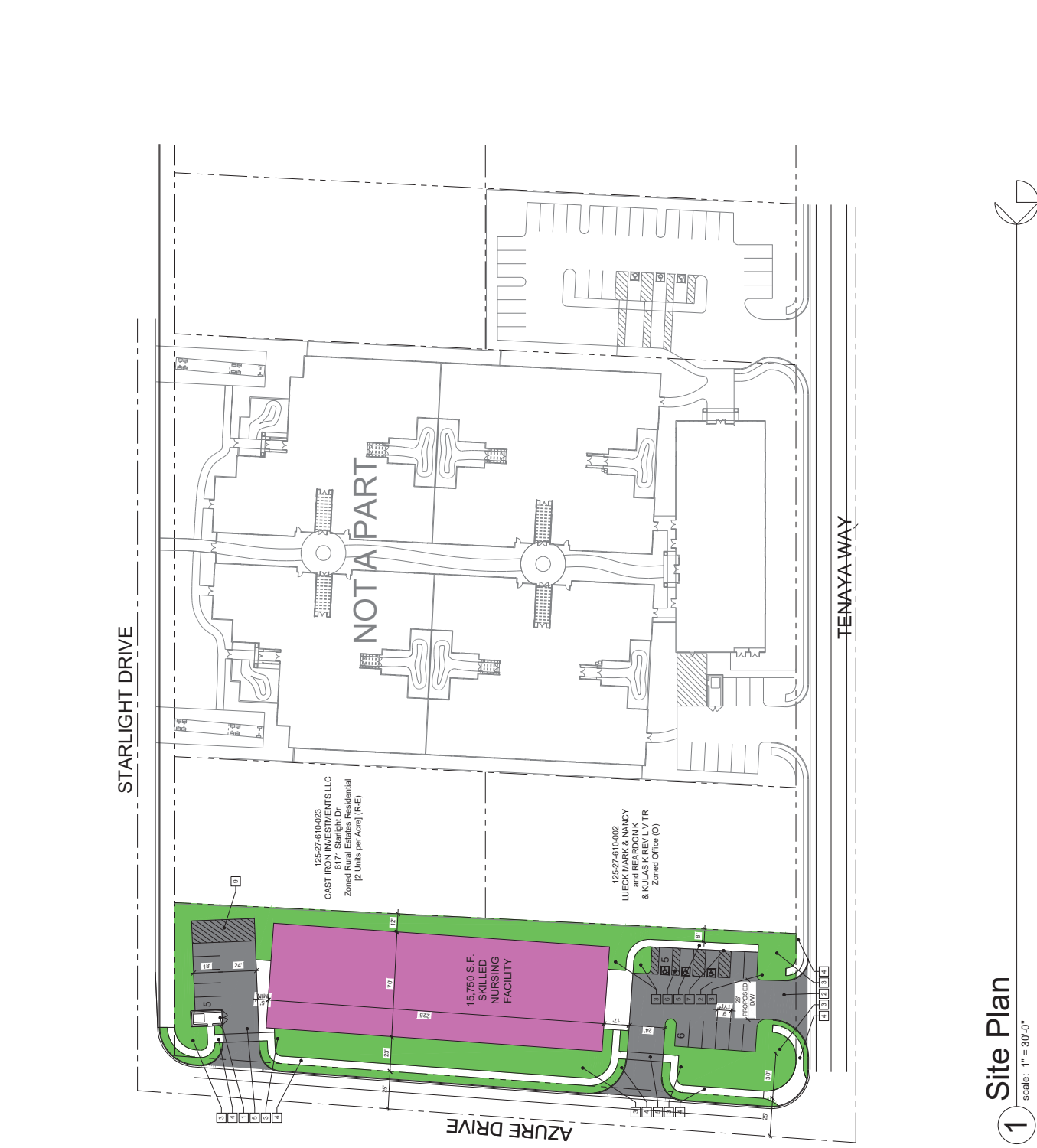
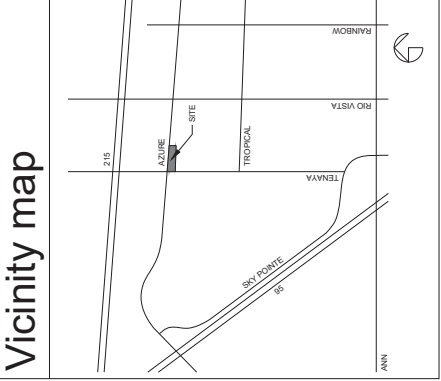
SKILLED NURSING FACILITY  
SEC of Tenaya Way and Azure Drive  
FOR: FARUS FARMANALI  
CITY OF LAS VEGAS  
NEVADA

date	proj. no.	drawn by	chkd. by
8-24-2018	2018-04		

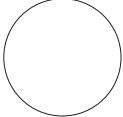
#	description
1	7 1/2" HIGH CONCRETE BLOCK TASH ENCLOSURE
2	2" A.C. PAVING
3	LANDSCAPED AREA - SEE LANDSCAPE PLAN
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	HANDICAP ACCESSIBLE ASLE
7	HANDICAP ACCESSIBLE ROUTE NOT TO EXCEED 1:12 SLOPE SEE CITY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

Project data			
EXISTING ZONING:	OFFICE (O)		
REQUIRED ZONING:	OFFICE (O)		
EXISTING USE:	UNDEVELOPED		
PROPOSED USE:	SKILLED NURSING FACILITY		
AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)			
USE	FACTOR	PARKING REQUIRED	PARKING PROVIDED
SKILLED NURSING FACILITY	1 SPACE/ 6 BEDS	4	
24 BEDS	1 SPACE/ EMPLOYEE	8	
	3 SPACES/ MEDICAL	3	
TOTAL 15,750 S.F.		15 SPACES	15 SPACES
PROPERTY SIZE:		44,233 S.F., 1.02 AC NET	
F.A.R. (FLOOR AREA RATIO):		31.65%	
APN#: 125-27-610-001, 024			

Vicinity map



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



drawn & supervised by  
checked by  
approved by  
date  
project no.  
sheet no.

revisions	date	description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



John David Burke, Architect 147 West Orlando Road, #201, Las Vegas, NV 89119 (702) 737-8881 jdburke@jdburkearchitect.com

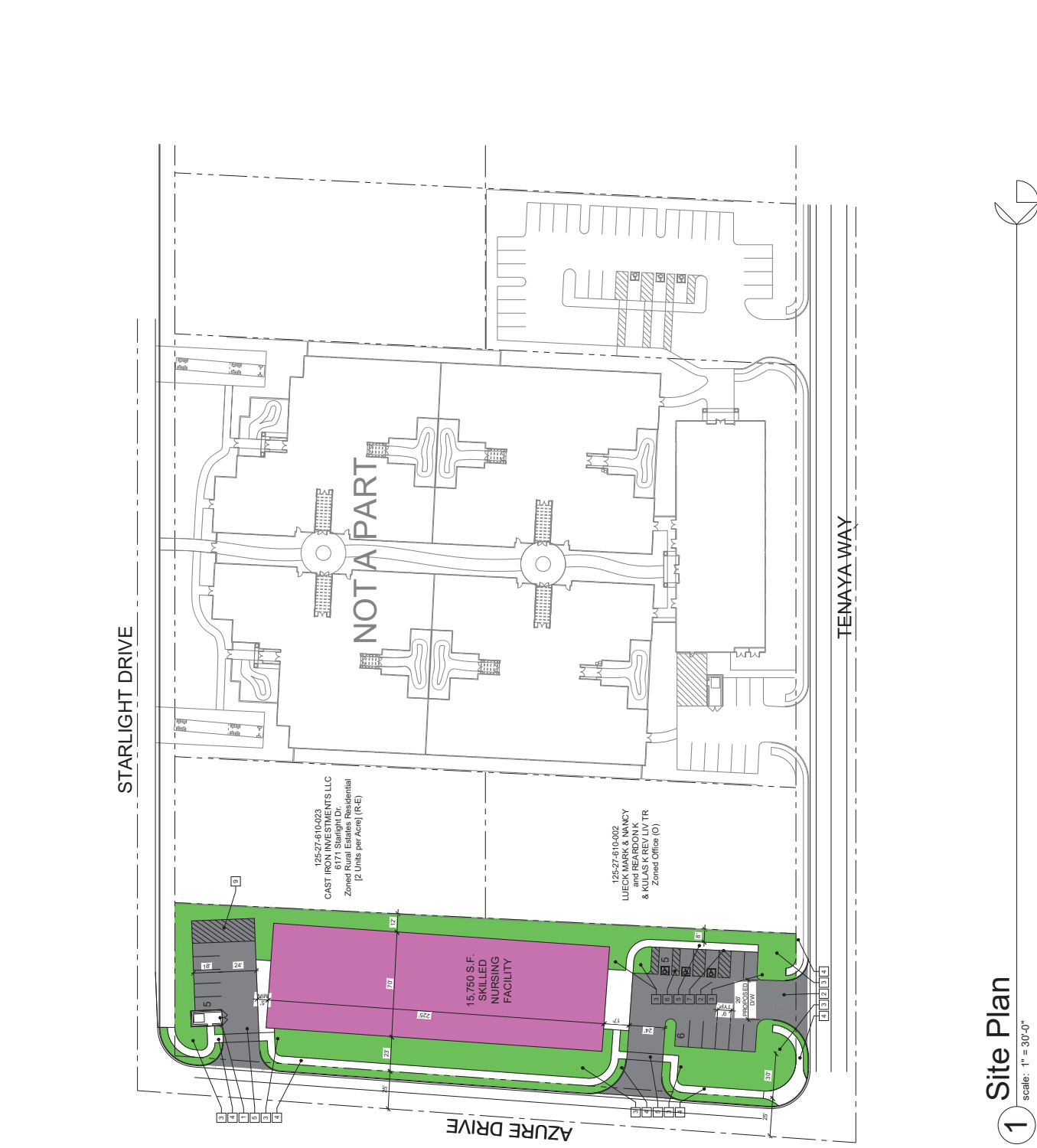
SKILLED NURSING FACILITY  
SEC of Tenaya Way and Azure Drive  
FOR: FARUS FARMANALI  
CITY OF LAS VEGAS  
NEVADA

date	proj. no.	drawn by	chkd. by
8-24-2018	2018-04		

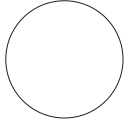
#	description
1	7 1/2" HIGH CONCRETE BLOCK TASH ENCLOSURE
2	2" A.C. PAVING
3	LANDSCAPED AREA - SEE LANDSCAPE PLAN
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	HANDICAP ACCESSIBLE ASLE
7	HANDICAP ACCESSIBLE ROUTE NOT TO EXCEED 1:12 SLOPE SEE CITY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

Project data			
EXISTING ZONING:	OFFICE (O)		
REQUIRED ZONING:	OFFICE (O)		
EXISTING USE:	UNDEVELOPED		
PROPOSED USE:	SKILLED NURSING FACILITY		
AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)			
USE	FACTOR	PARKING REQUIRED	PARKING PROVIDED
SKILLED NURSING FACILITY	1 SPACE/10 BEDS	4	
24 BEDS	1 SPACE/EMPLOYEE	8	
	3 SPACES/10 MEDICAL	3	
TOTAL 15,750 S.F.		15 SPACES	15 SPACES
PROPERTY SIZE:	44,233 S.F., 1.02 AC NET		
F.A.R. (FLOOR AREA RATIO):	31.65%		
APN#: 125-27-610-001, 024			

Vicinity map



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



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JDB ARCHITECT.

2023-0570

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

JDB  
architect

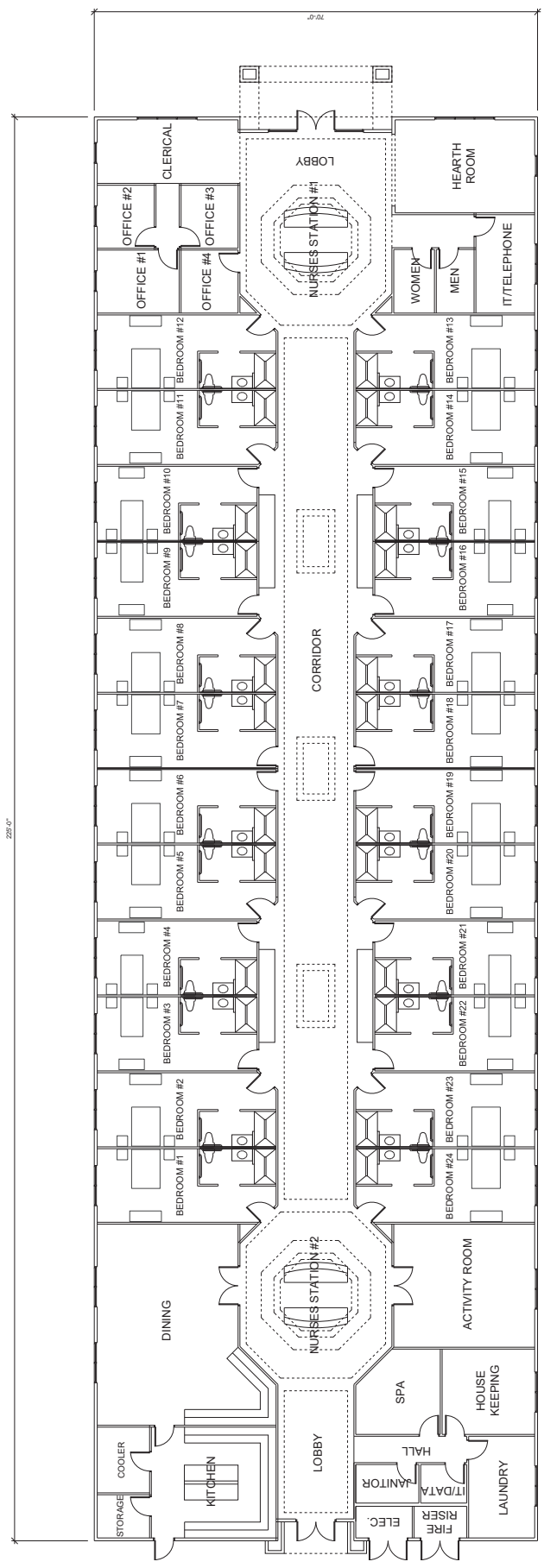
John David Burke, Architect 347 West Orlando Road #201, Las Vegas, NV 89118 (702)75-4883 jdburke@jdburkearchitect.com

SKILLED NURSING FACILITY  
SEC of Tenaya Way and Azure Drive  
FOR: FARUS FARMALI  
NEVADA  
CITY OF LAS VEGAS

date	8-24-2018
proj. no.	2018-04
drawn by	
chkd. by	

Sheet no.  
**A2**

23-0570  
11/02/2023



1 Floor Plan  
scale: 1/8" = 1'-0"



keynotes

#	description
1	STUCCO
2	CONCRETE ROOF TILE
3	FASCIA
4	ALUMINUM STOREFRONT WINDOW
5	6" STUCCO PLANT ON
6	CABLE VENT
7	CONCRETE COLUMN
8	DOOR
9	DECORATIVE BAND

23-0570  
11/02/2023

all drawings & specifications of this project shall be subject to the terms and conditions of the contract documents. The user of these drawings and specifications is responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations. The user of these drawings and specifications is also responsible for obtaining all necessary approvals from the appropriate authorities. The user of these drawings and specifications is also responsible for obtaining all necessary approvals from the appropriate authorities. The user of these drawings and specifications is also responsible for obtaining all necessary approvals from the appropriate authorities.

ARCHITECT: JDD ARCHITECT  
11/02/2023

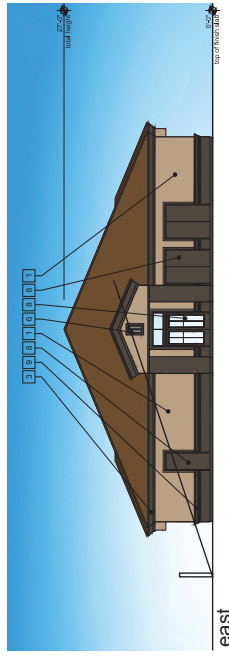
REV	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

JDD ARCHITECT  
11/02/2023

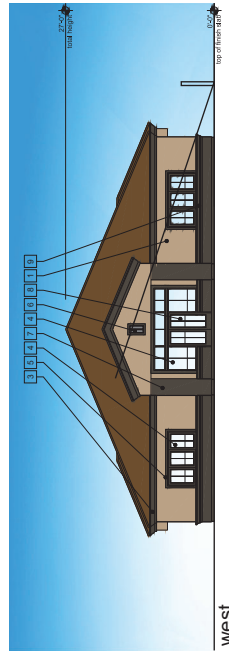
SKILLED NURSING FACILITY  
SEC of Tenaya Way and Azure Drive  
FOR: FARUS FARMALLI  
CITY OF LAS VEGAS  
NEVADA

date	8/17/2018
proj. no.	2016-64
drawn by	
chkd. by	

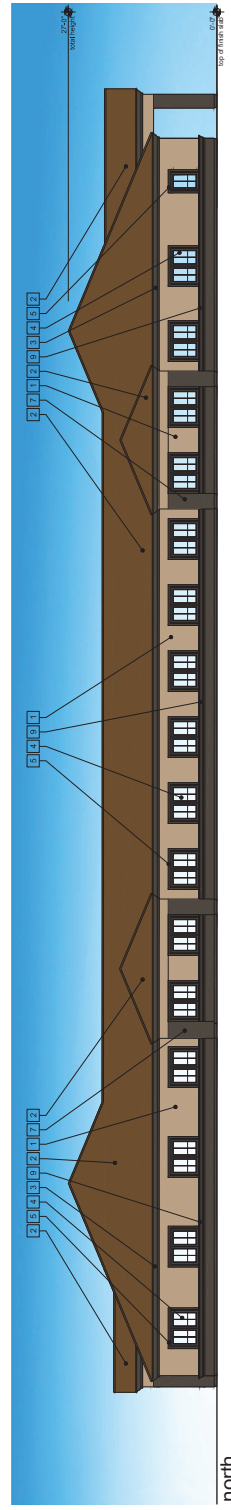
Sheet no.  
A1



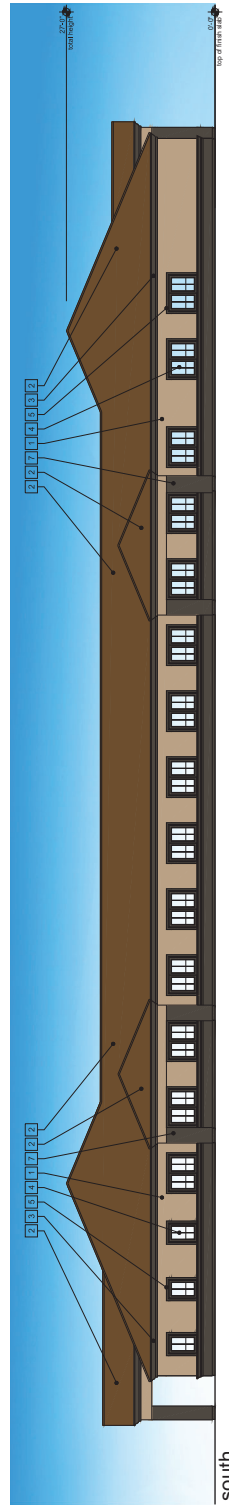
east



west



north



south