



# 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) Special use permit

**Project Address** (Location) 3900 n rancho dr unit 104 las vegas nv 89130

**Project Name** Rancho liquor llc **Proposed Use** Liquor store

**Assessor's Parcel #(s)** 13812110012 **Ward #** 5-CEDRIC CREAR

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

**Additional Information** \_\_\_\_\_

**Property Owner** 4631 W S M L L C **Contact** SHARI AFSHARI  
**Address** 16461 SHERMAN WAY #140 **City** VAN NUYS **State** CA **Zip** 91406  
**E-mail** shariafshari777@gmail.com **Phone** (310) 738-4898

**Applicant** Saifaldin s baji **Contact** \_\_\_\_\_  
**Address** 2187 N Decatur Blvd unit 130 **City** Las vegas **State** NV **Zip** 89108  
**E-mail** saifnaoum87@gmail.com **Phone** +1 (909) 600-4320

**Representative** \_\_\_\_\_ **Contact** \_\_\_\_\_  
**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

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

**Print Name** Shari Mahnaz Afshari

Subscribed and sworn before me

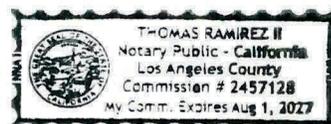
This 17 day of Oct, 2023

Thomas Ramirez II

Notary Public in and for said County and State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

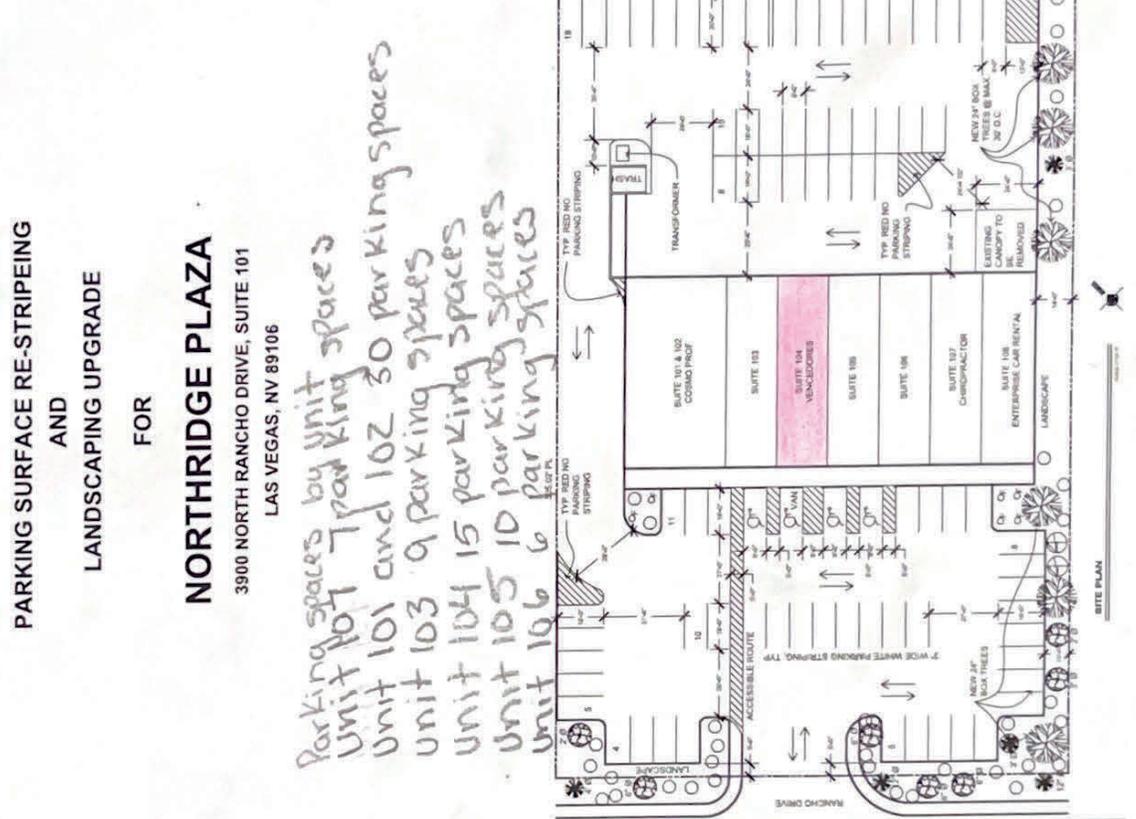
**23-0552**  
**10/25/2023**



23-0552  
11/06/2023

	<p>PROJECT NAME NORTHBRIDGE PLAZA SITE IMPROVEMENTS</p> <p>DATE 11/06/2023</p>
--	--

<p>DRAWING INDEX</p> <p>1 SITE PLAN (2023.08.15)</p>	<p>LOCATION MAP</p>
<p>CODE ANALYSIS</p> <p>LOCAL ORDINANCE GROUP CLASSIFICATION          CITY OF LAS VEGAS          ZONING DISTRICT          M-100 (MEDIUM DENSITY RESIDENTIAL)          MAP SHEET AREA: 1000-1000000</p> <p>REQUIREMENTS          MINIMUM SIDEWALK WIDTH: 5 FEET          MINIMUM SIDEWALK CLEARANCE: 5 FEET          MINIMUM SIDEWALK CROSSING: 5 FEET          MINIMUM SIDEWALK WIDTH: 5 FEET          MINIMUM SIDEWALK CLEARANCE: 5 FEET          MINIMUM SIDEWALK CROSSING: 5 FEET</p>	<p>SPECIAL NOTES</p> <p>NEW TREES AND SHRUBS TO MATCH EXISTING TREES. PLANT TREES AT MAX. 10' O.C.</p>
<p>ACCESSIBLE PARKING</p>	



<p><b>PROJECT DATA</b></p> <p>PROJECT DESCRIPTION NORTHBRIDGE PLAZA, SUITE 101-106</p> <p>CLIENT NORTHBRIDGE PLAZA, SUITE 101-106</p> <p>DESIGNER JCA ARCHITECTS, INC.</p> <p>DATE 11/06/2023</p> <p>SCALE AS SHOWN</p>	<p><b>CONSULTANTS</b></p> <p>LANDSCAPE ARCHITECT JCA ARCHITECTS, INC.</p> <p>GENERAL CONTRACTOR JCA ARCHITECTS, INC.</p>
<p><b>LANDSCAPE LEGEND</b></p> <ul style="list-style-type: none"> <li>EXISTING CLEMATIS OR SPIRUE</li> <li>EXISTING PINE TREE 7' Ø</li> <li>EXISTING PALM TREE VARIOUS SIZES</li> <li>EXISTING PERENNIAL FLOWERS VARIOUS SIZES</li> <li>EXISTING MALTYPHUM SMALL TREES-BLUNDS</li> <li>EXISTING ACACIA (T) TREES VARIOUS SIZES</li> <li>PROPOSED NEW JF BOX TREES ALONG THE SOUTH PROPERTY LINE LANDSCAPE ZONE MATCH EXISTING TREES</li> </ul>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> <li>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS.</li> </ol>

3900 NORTH RANCHO DRIVE, SUITE 101  
LAS VEGAS, NV 89106

**NORTHBRIDGE PLAZA**

**PARKING SURFACE RE-STRIPEING AND LANDSCAPING UPGRADE FOR**

**Parking spaces by unit spaces**  
 Unit 101 7 parking spaces  
 Unit 102 30 parking spaces  
 Unit 103 9 parking spaces  
 Unit 104 15 parking spaces  
 Unit 105 10 parking spaces  
 Unit 106 6 parking spaces

3900 N Rancho Dr  
Unit 104 Las Vegas  
NV 89130

Rancho #  
Liquor LLC  
Front Door Exit

23-0552  
11/02/2023

