



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) SUP

Project Address (Location) 3858 West Sahara Avenue, Las Vegas, NV 89102

Project Name Just Chicken **Proposed Use** Restaurant including alcohol serv

Assessor's Parcel #(s) 16206813006 **Ward #** 1

General Plan: Existing X Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Raymond Sarraf **Contact** Raymond Sarraf

Address 1801 Century Park East, Suite 780 **City** Los Angeles **State** CA **Zip** 90067

E-mail raymondsarraf@gmail.com **Phone** 310-560-6636

Applicant Antwann Binion **Contact** Antwann Binion

Address 1542 78th Street **City** St. Louis **State** MO **Zip** 63130

E-mail 1abinion@gmail.com **Phone** 314-920-9357

Representative MDL Group (Property Management Company) **Contact** Jennifer Bowman

Address 5960 South Jones Boulevard **City** Las Vegas **State** NV **Zip** 89118

E-mail jbowman@MDLGroup.com **Phone** 702-388-1800

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 Raymond Sarraf

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

23-0532
10/13/2023

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 12 day of October, 2023,
by _____ Date Month Year

(1) Raymond Sarraf

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Place Notary Seal Above

Signature Julianne Brosowsky-Landau
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/Petition Form Document Date: 10.12.2023

Number of Pages: 1 Signer(s) Other Than Named Above: 8 Statement of Financial Interest

23-0532
10/13/2023



23-0532

● Available ○ Leased

Suite	Tenant	SF	Ceiling Height	Target Use
3846	Catwalk Connect Boutique	2,000		
3848	Cricket Wireless	2,000		
3850	Lion Tanning LLC	2,000		
3852	Available	32,114	12'-18" Column 48" x 31"	\$1.25 PSF base rent - Junior Anchor Dollar Store, Pharmacy, Grocery, Discount Goods, Furniture, Recreational, Retail
3854	El Rincon Guerrero Mexican Grill	1,600		
3856	Dry Cleaners	1,600		
3858 - 3860	Just Chicken	2,400		
3864	Asian Marketplace (coming soon)	47,510		
3868	Faded Times Barbershop	1,200		
3870	FelyLuxx Beauty Lashes	889		
3872	Expo Nails	970		
3874	Nemesa Boxing Gym	2,400		
3876	Partners Personnel Staffing	1,800		
3878	Available	1,500	10'	\$1.50 PSF base rent Open floor plan, One restroom
3880	Available	1,500	10'	\$1.50 PSF base rent Open floor plan, Two restrooms
3882	Creative Minds Tattoo	900		
3884	Rolling Smokes Express	900		
3886	Peru Chicken	1,200		
3888	Available	1,200	10'	\$1.50 PSF base rent - endcap Coffee Shop, Ice Cream, Pizzeria, Cold Cuts (Subway, Quiznos, etc)

23-0532
10/18/2023

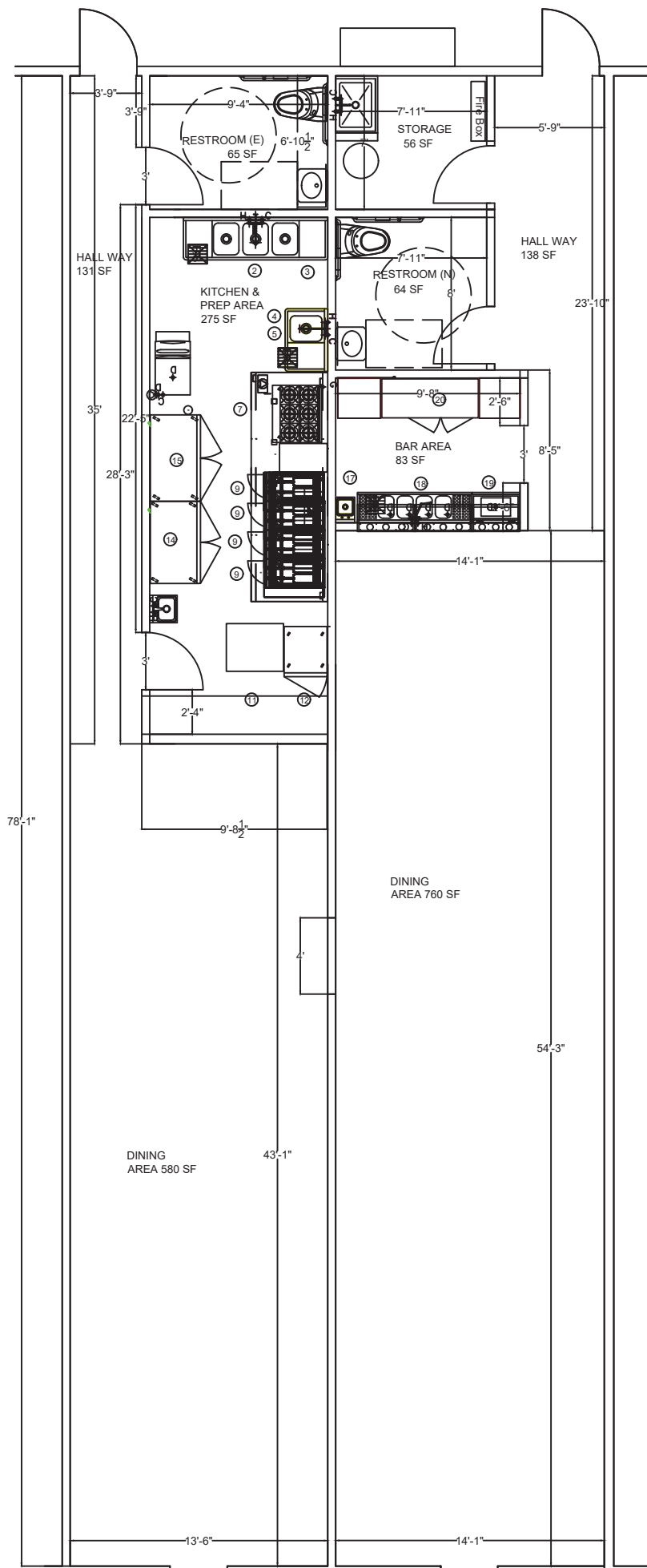


MDLGroup



Regular parking - 327
ADA parking - 24

23-0532
10/18/2023



23-0532
10/10/2023

NEW FLOOR PLAN W/ DIMENSION

SCALE 1/4" = 1'

