



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) 1510 E SAHARA AVE

Project Name VALUE MARKET

Proposed Use LIQUOR STORE

Assessor's Parcel #(s) 162-02-411-019

Ward # 3

General Plan: Existing COMMERCIAL

Proposed COMMERCIAL

Zoning: Existing C-1

Proposed C-1

Additional Information A REQUEST FOR A CHANGE IN THE LAND USE FROM A CONVENIENCE STORE TO A LIQUOR STORE

Property Owner VALUE LLC

Contact RAGHID (ROGER) KOSA

Address 1510 E SAHARA AVE.

City LAS VEGAS State NV Zip 89104

E-mail KOSALV@COX.NET

Phone 702-460-1037

Applicant VALUE MARKET

Contact NICK KOSA

Address 1510 E SAHARA AVE.

City LAS VEGAS State NV Zip 89104

E-mail VALUEMARKET1@GMAIL.COM

Phone 702-234-9900

Representative DIFIORE CONSULTING & BUSINESS SERVICES

Contact JIM DIFIORE

Address 8550 W CHARLESTON BLVD, SUITE 102, PMB 348

City LAS VEGAS State NV Zip 89117

E-mail JIM@DIFIORECONSULTING.COM

Phone 702-275-6929

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 RAGHID KOSA

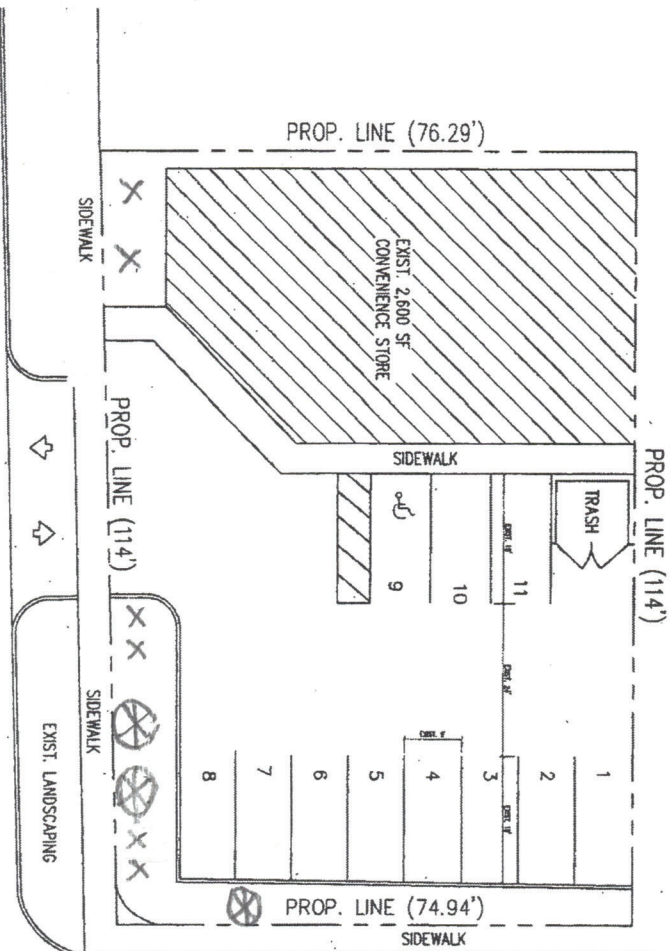
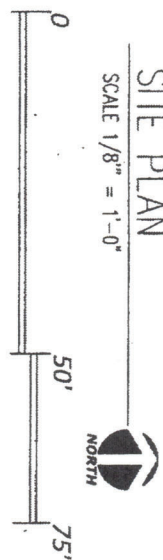
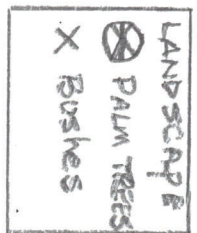
Subscribed and sworn before me

This 09 day of November, 20 22

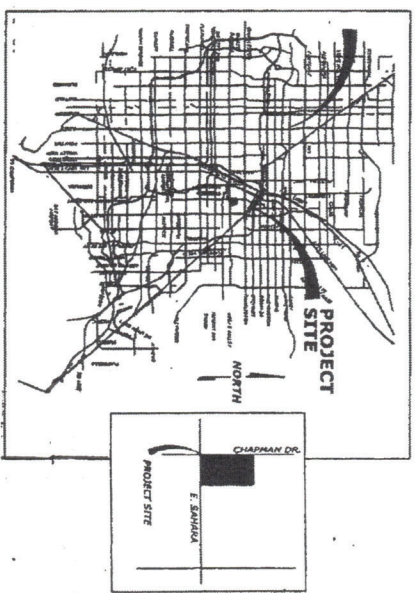
Clark Nevada

Notary Public in and for said County and State





PROJECT LOCATION



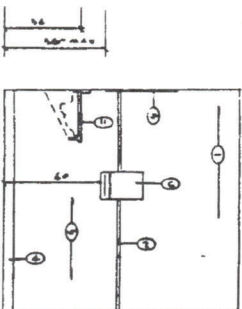
**1510 E. SAHARA AVE.
VALUE MARKET**

PROJECT DATA:
 ADDRESS: 1510 EAST SAHARA
 LAS VEGAS, 89104
 ZONING: C-1
PARKING ANALYSIS:
 CURRENT USE: 2,600 SF. CONVENIENCE STORE
 PARKING REQUIREMENTS: ONE SPACE/250 SF OF GFA
 EXIST. RETAIL 2,600 SF
 (2600/250) = 10.4 SPACES REQUIRED
 11 SPACES PROVIDED

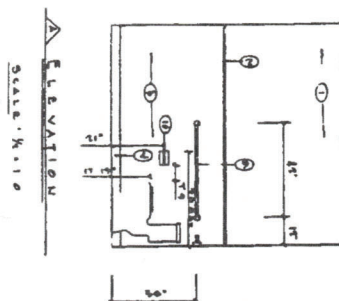
22-0704
 12/07/2022

1	SITE PLAN	SHEET NO. 1 TOTAL SHEETS 1 DATE: 12/07/2022 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT: VALUE MARKET	VALUE MARKET 1510 EAST SAHARA LAS VEGAS, NV 89104 PARCEL NO: 162-02-411-019	22-0704 12/07/2022
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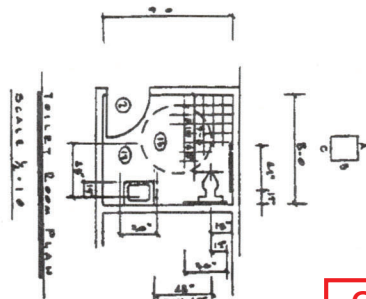
Floor Plan
Scale 1/4" = 1'-0"



A ELEVATION



Scale: 1/4" = 10'



Scale 8.10

22-0704
12/07/2022

CONVENIENCE STORE
YALDA PROJECT
1910 E. SARARA AVE.
LAS VEGAS NEVADA

5HT