

CITY OF NEEDLES, CALIFORNIA
Application For Use Permit

Name of Applicant: 1707 Needles Hwy LLC Phone: 818-381-9900 Applicant must be the owner of the land, the lessee having a lease-hold interest of not less than 5 years, or the agent of any of the foregoing duly authorized in writing)

I, (We) the undersigned, 1707 Needles Hwy LLC (Owner/Lessee/Agent) of the property listed below, hereby request that the following stated use be permitted to be constructed and/or operated.

1. Project name and address: 1707 Needles Hwy LLC
1707 Needles Hwy, Needles, CA 92363

2. Legal Description of Parcel (attach if necessary): APN 0185-048-09

3. Briefly Describe: a. Purpose and Intent of proposed project (include acres, square feet, units, etc.).
CONDITIONAL USE PERMIT (CUP) TO CONVERT THE EXISTING RIVER VALLEY MOTEL INTO 29 MICRO-APARTMENTS AND ONE (1) MANAGER'S OFFICE UNIT LOCATED AT 1707 NEEDLES HWY (APN 0185-048-09) WITHIN THE GENERAL COMMERCIAL (C-2) LAND USE ZONING DESIGNATION.

b. Population projection (project residents): _____

c. Number of persons employed during operation: full time _____, part time 1

d. Will the Project require new utility services? _____ yes no

i. Water Service no. If so, estimated peak water demand in gallons/minutes: _____ service requirement.

ii. Sewer Service no. Any chemical wastes expelled in sewers? _____
If yes, explain: _____

iii. Electric Service: main size 2000; single phase ; three phase _____
Attachment to existing electric facilities: load calculations _____

e. Estimated daily vehicular traffic generated by the operation: 5 to 10 Comment: _____

f. List major machines – give horsepower and noise rating in decibels: N/A

g. Will the project require a permit from the Air Pollution Control District, and if so, describe: N/A

h. What will be the hours of operation: N/A

i. Describe materials or machinery that will be stored or parked outside: N/A

4. Attached Site Plan Elevations Filing Fee Legal (); (site plans folded 8 1/2" x 11" reduction)

AUTHORIZATION

1707 Needles Hwy, Needles, Ca 92363

Names and signatures of all persons having an interest in this property described as _____
(the "Property") whose consent is required (by virtue of such interest) to authorize the filing of this application.

NAME (print or type), Signature & Address	CAPACITY (Check appropriate)			
	OWNER*	LESSEE	AGENT	OTHER (Describe)
<u>Armen Ghadimian</u> Signature _____ Address <u>1707 Needles Hwy Needles Ca</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Signature _____ Address _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OWNER: As Owner of the Property, I _____ hereby declare and certify under penalty of perjury under the laws of the State of California that the above-named person(s) is/are duly authorized to act on my behalf with the City of Needles and NPUA and represent my interests in the Property before the Planning Commission and the City Council/NPUA, including but not limited to in connection with the application filed herewith.

Signature of Property owner

Ghadimian, Armen
Owner name printed

NOTARY

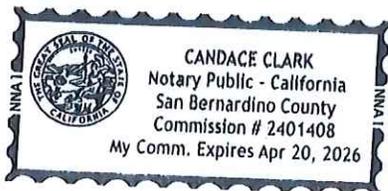
OWNER SIGNATURE NOTARIZATION:

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 SAN BERNARDINO) SS:
On JANUARY 23, 2025, before me, Candace Clark, a Notary Public,
personally appeared Armen Ghadimian, Owner, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she
executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
WITNESS my hand and official seal.
(seal)

Candace Clark
Signature, Notary





BA20240047764



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 653-3516

For Office Use Only

-FILED-

File No.: BA20240047764

Date Filed: 1/8/2024

E2395-4098 01/08/2024 5:36 PM Received by California Secretary of State

Entity Details							
Limited Liability Company Name	1707 NEEDLES HWY, LLC						
Entity No.	202460416526						
Formed In	CALIFORNIA						
Street Address of Principal Office of LLC							
Principal Address	1707 NEEDLES HWY NEEDLES, CA 92363						
Mailing Address of LLC							
Mailing Address	1707 NEEDLES HWY NEEDLES, CA 92363						
Attention							
Street Address of California Office of LLC							
Street Address of California Office	None						
Manager(s) or Member(s)							
<table border="1"> <thead> <tr> <th>Manager or Member Name</th> <th>Manager or Member Address</th> </tr> </thead> <tbody> <tr> <td>+ ARMEN GHADIMIAN</td> <td>1707 NEEDLES HWY NEEDLES, CA 92363</td> </tr> <tr> <td>+ VAHAN OGANESYAN</td> <td>1707 NEEDLES HWY NEEDLES, CA 92363</td> </tr> </tbody> </table>		Manager or Member Name	Manager or Member Address	+ ARMEN GHADIMIAN	1707 NEEDLES HWY NEEDLES, CA 92363	+ VAHAN OGANESYAN	1707 NEEDLES HWY NEEDLES, CA 92363
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+ ARMEN GHADIMIAN	1707 NEEDLES HWY NEEDLES, CA 92363						
+ VAHAN OGANESYAN	1707 NEEDLES HWY NEEDLES, CA 92363						
Agent for Service of Process							
California Registered Corporate Agent (1505)	IG ACCOUNTANCY, INC Registered Corporate 1505 Agent						
Type of Business							
Type of Business	REAL ESTATE						
Email Notifications							
Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.						
Chief Executive Officer (CEO)							
<table border="1"> <thead> <tr> <th>CEO Name</th> <th>CEO Address</th> </tr> </thead> <tbody> <tr> <td colspan="2">None Entered</td> </tr> </tbody> </table>		CEO Name	CEO Address	None Entered			
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Labor Judgment							
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.							

Electronic Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

ARMEN GHADIMIAN

01/08/2024

Signature

Date