



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-14122 APN: 125-25-501-010; 125-25-601-022,023

Name of Property Owner: Decatur III LLC & Decatur IV LLC

Name of Applicant: R & S Investment Group

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): _____

APN: _____

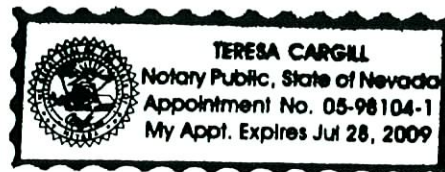
Signature of Property Owner: _____

Print Name: R. PHILLIP NOURAFCHAN

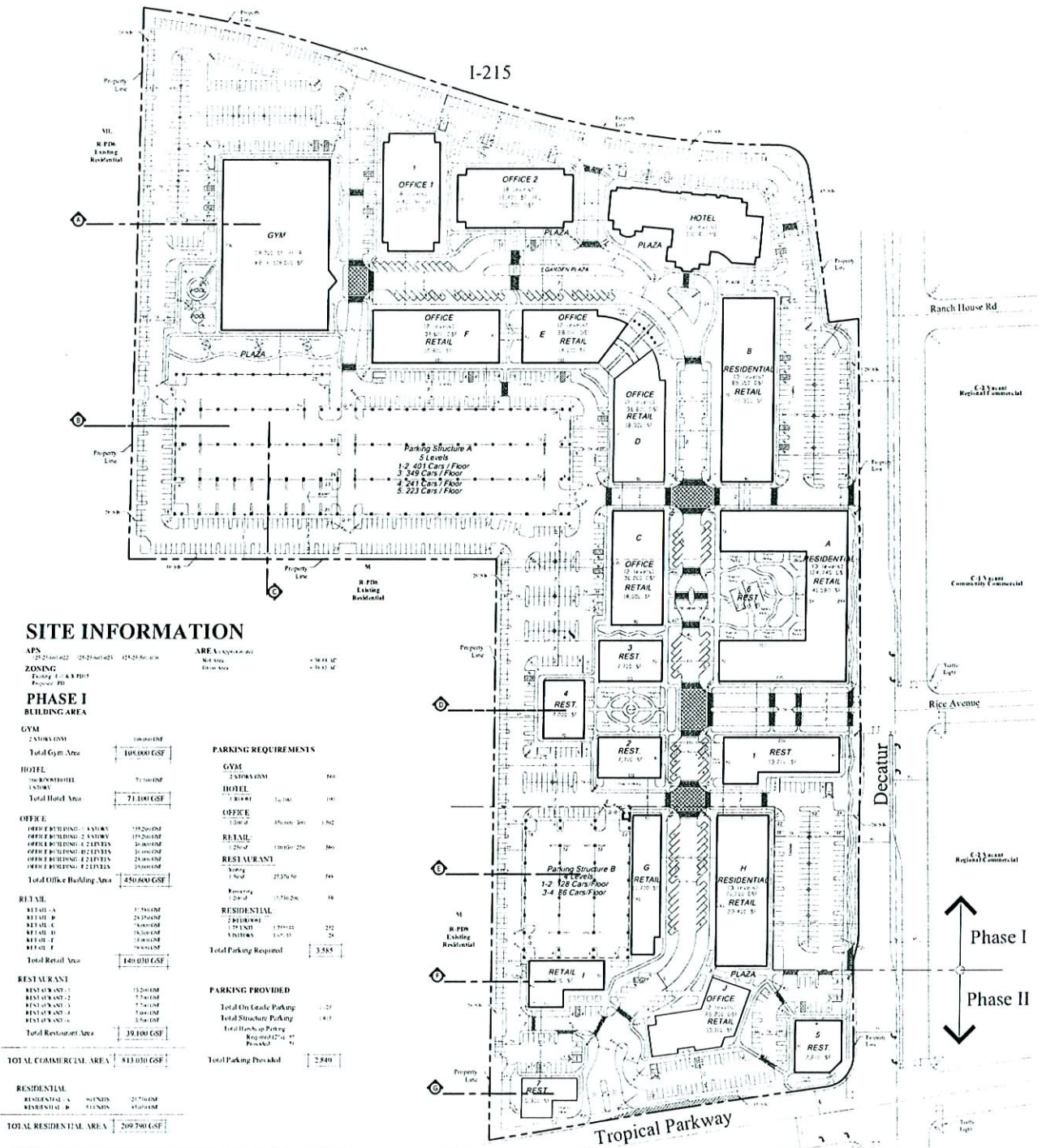
Subscribed and sworn before me

This 18th day of May, 2006

Teresa Cargill
Notary Public in and for said County and State



Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.



SITE INFORMATION

APN: 25-21-001-022, 25-21-001-023, 25-21-001-024
ZONING: Planning Act, 43-100
Project: PD

PHASE I BUILDING AREA

GYM	2 STORY/10M	100,000 GSF
Total Gym Area		100,000 GSF
HOTEL	10 STORY/10M	71,100 GSF
Total Hotel Area		71,100 GSF
OFFICE		
OFFICE BUILDING 1: 4 STORY	175,200 GSF	
OFFICE BUILDING 2: 4 STORY	175,200 GSF	
OFFICE BUILDING 3: 2 STORY	30,000 GSF	
OFFICE BUILDING 4: 2 STORY	25,000 GSF	
OFFICE BUILDING 5: 2 STORY	25,000 GSF	
OFFICE BUILDING 6: 2 STORY	25,000 GSF	
Total Office Building Area		450,400 GSF
RETAIL		
RETAIL A: 1 STORY	17,500 GSF	
RETAIL B: 1 STORY	25,000 GSF	
RETAIL C: 1 STORY	25,000 GSF	
RETAIL D: 1 STORY	25,000 GSF	
RETAIL E: 1 STORY	25,000 GSF	
RETAIL F: 1 STORY	25,000 GSF	
Total Retail Area		140,000 GSF
RESTAURANT		
RESTAURANT 1: 1 STORY	12,500 GSF	
RESTAURANT 2: 1 STORY	7,500 GSF	
RESTAURANT 3: 1 STORY	7,500 GSF	
RESTAURANT 4: 1 STORY	7,500 GSF	
RESTAURANT 5: 1 STORY	3,500 GSF	
Total Restaurant Area		39,000 GSF

TOTAL COMMERCIAL AREA: 813,000 GSF

RESIDENTIAL

RESIDENTIAL A: 30 UNITS	21,700 GSF
RESIDENTIAL B: 30 UNITS	43,400 GSF

TOTAL RESIDENTIAL AREA: 209,700 GSF

PARKING REQUIREMENTS

GYM	2 STORY/10M	540
HOTEL	10 STORY/10M	190
OFFICE	175,200 GSF	1,862
RETAIL	140,000 GSF	580
RESTAURANT	39,000 GSF	740
RESIDENTIAL	209,700 GSF	250
Unbuffered	1,000 SF	20
Total Parking Required		3,556

PARKING PROVIDED

Total On Grade Parking	1,127
Total Structure Parking	1,813
Total Parking Provided	2,940

PHASE II BUILDING AREA

OFFICE		
OFFICE BUILDING 7: 1 STORY	21,200 GSF	
Total Office Building Area		26,200 GSF
RETAIL		
RETAIL G: 1 STORY	17,500 GSF	
RETAIL H: 1 STORY	25,000 GSF	
RETAIL I: 1 STORY	25,000 GSF	
RETAIL J: 1 STORY	25,000 GSF	
Total Retail Area		92,500 GSF
RESTAURANT		
RESTAURANT 6: 1 STORY	7,500 GSF	
RESTAURANT 7: 1 STORY	7,500 GSF	
Total Restaurant Area		15,000 GSF

TOTAL COMMERCIAL AREA: 95,200 GSF

RESIDENTIAL

RESIDENTIAL C: 12 UNITS	7,200 GSF
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TOTAL RESIDENTIAL AREA: 70,200 GSF

PARKING REQUIREMENTS

OFFICE	21,200 GSF	45
RETAIL	92,500 GSF	229
RESTAURANT	15,000 GSF	71
RESIDENTIAL	70,200 GSF	85
Unbuffered	1,000 SF	20
Total Parking Required		591

PARKING PROVIDED

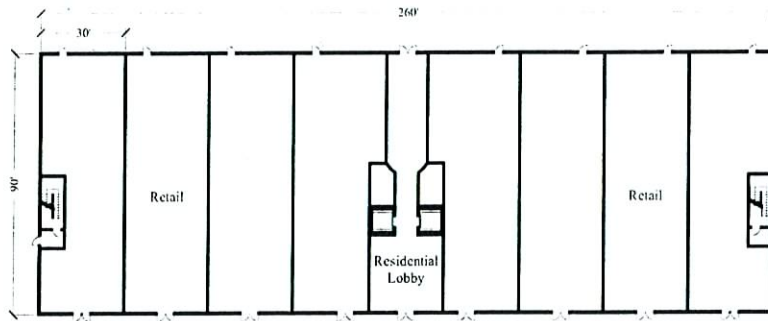
Total Surface Parking	50
Total Structure Parking	541
Total Parking Provided	600



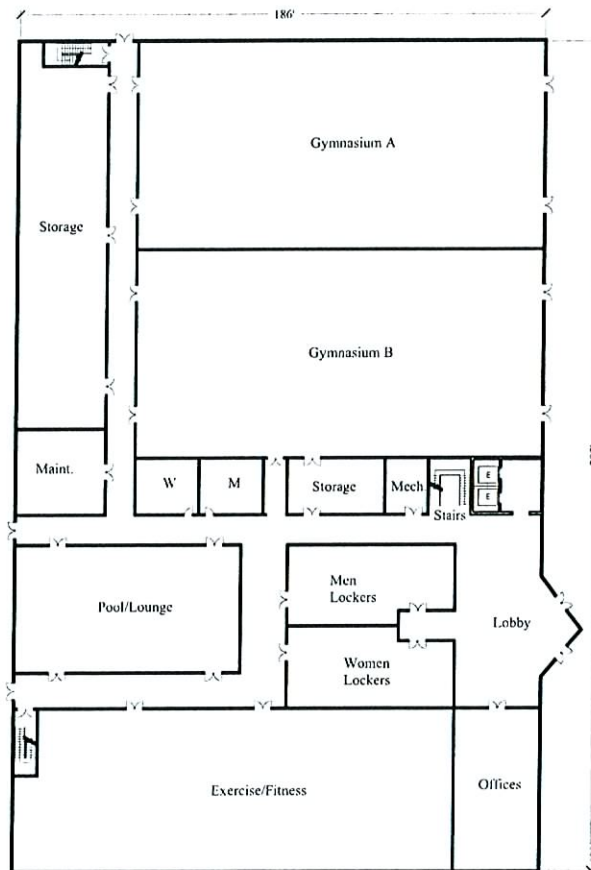
VAR-14122
07/27/06 PC



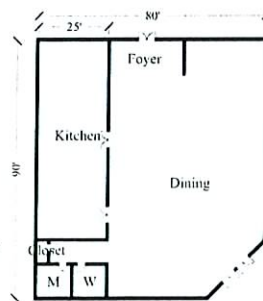
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Building H - Typical Retail Floor
23,400 SF



Gymnasium - Typical Floor
(2 levels at 54,000 SF each)
108,000 GSF



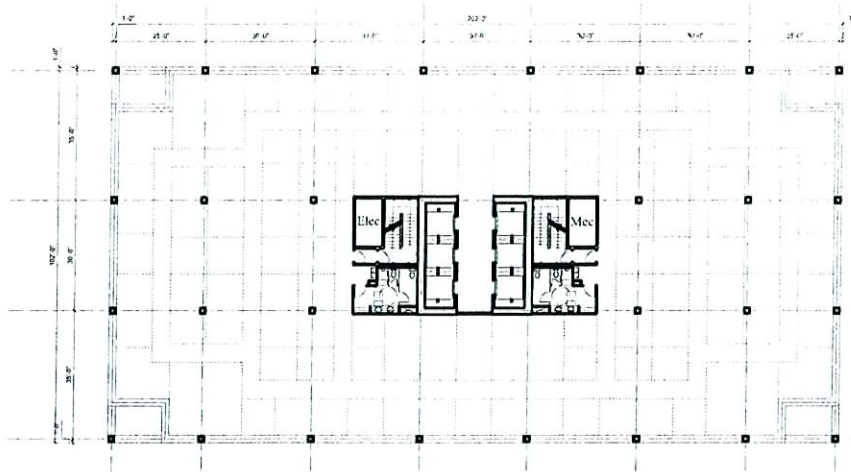
Restaurant 5 - Typical Floor
(1 level)
7,200 GSF

VAR-14122
07/27/06 PC



Location Map

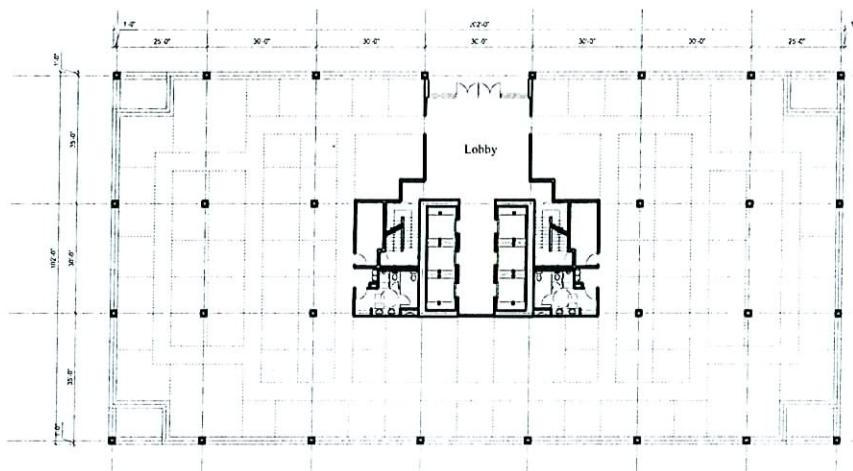
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OFFICE 2 - 1st Floor

Typical Floor Plan (2nd - 8th)

Gross Floor Area - 20,004 GSF
Core Circulation - 5,976 SF
Net Floor Area - 14,028 SF
Leasable Percentage - 70.13 %



OFFICE 2 - Typical Floor Plan
(8 levels)
19,400 SF /FL
155,200 GSF

Ground Floor Plan

Gross Floor Area - 19,876 GSF
Core Circulation - 6,547 SF
Net Floor Area - 13,329 SF
Leasable Percentage - 67.01 %

VAR-14122
07/27/06 PC

Scale: 1/16" = 1'-0"
16
PROJECT No 105149 June 07, 2006

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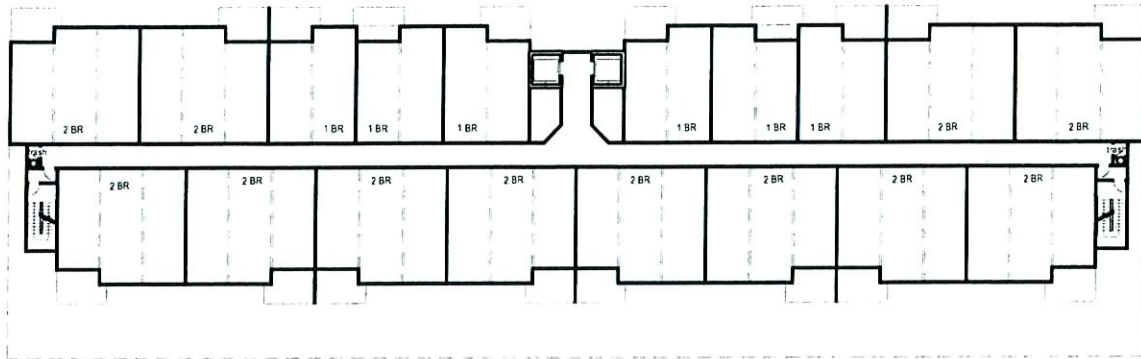
OFFICE LAYOUT

R&S INVESTMENT GROUP

LIFESTYLE CENTER JUN 7 2006
Las Vegas, Nevada

Perlman

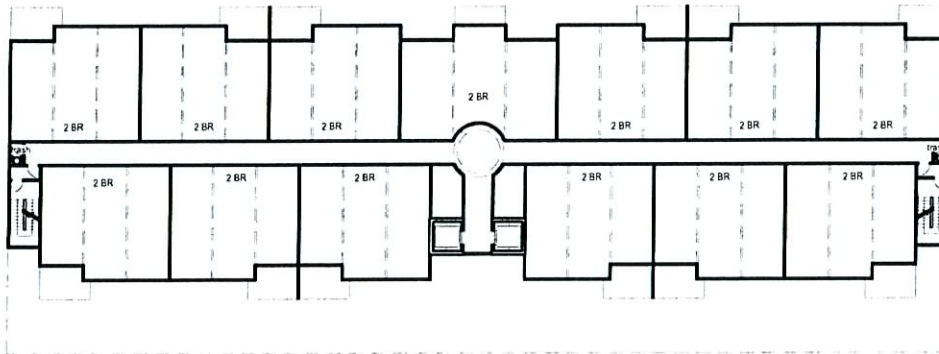
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Building B - Typical Residential Floor

RESIDENTIAL
(3 levels)
54 units total
85,050 GSF

RETAIL
28,350 SF



Building H - Typical Residential Floor

RESIDENTIAL
(3 levels)
48 units total
70,200 GSF

RETAIL
23,400 SF

VAR-14122
07/27/06 PC

Scale 1/16" = 1'-0"

Project No 105149 June 07, 2006

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RESIDENTIAL LAYOUT

R&S INVESTMENT GROUP

LIFESTYLE CENTER
Las Vegas, Nevada

JUN 7 2006

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