



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14114** 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: _____

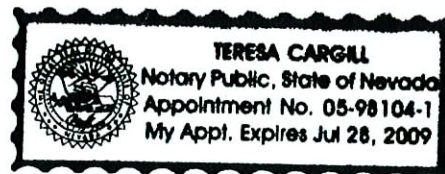
Signature of Property Owner: _____

Print Name: R. PHILLIP NOURAFCHAN

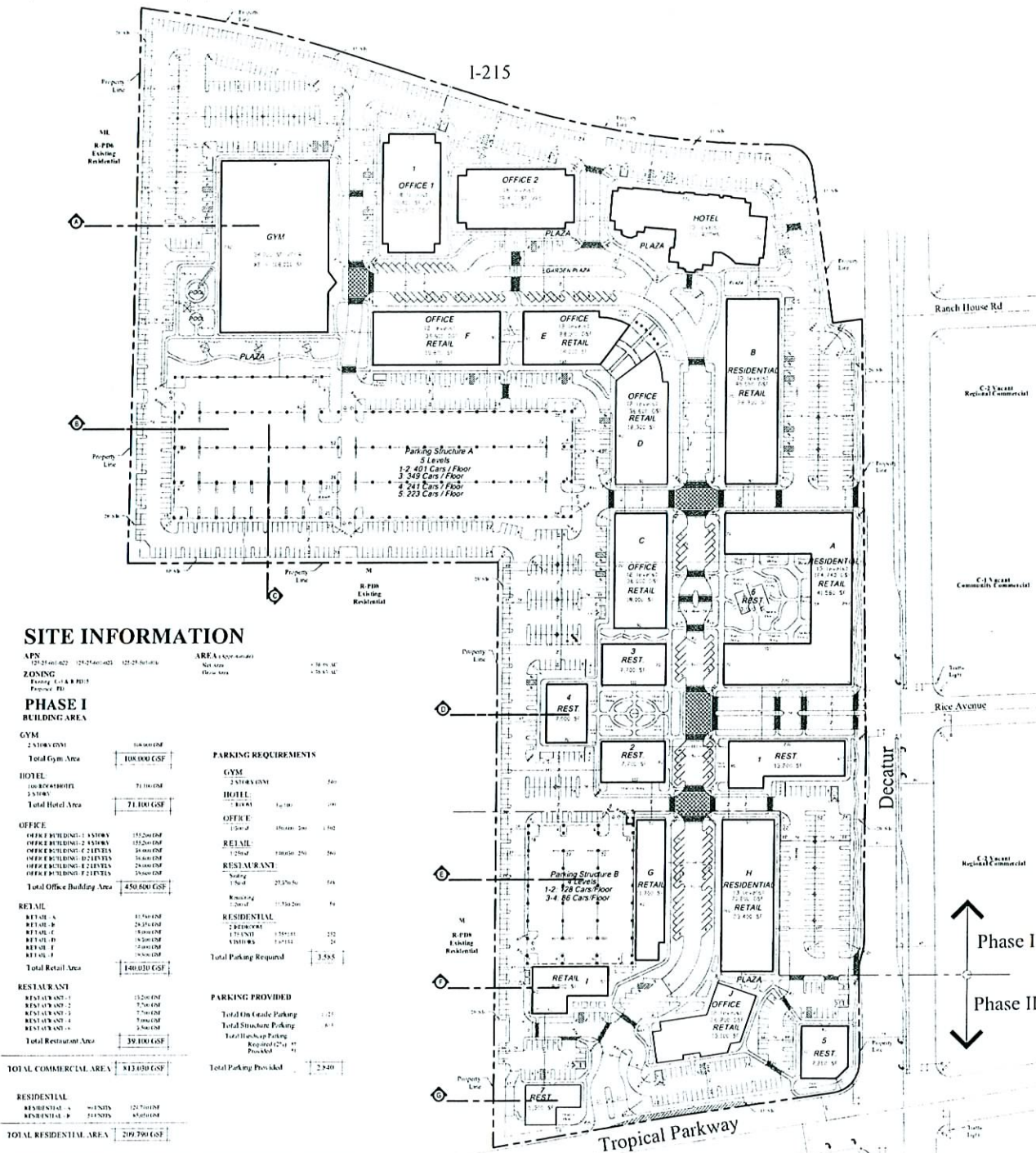
Subscribed and sworn before me

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 Accuracy is Implied



SITE INFORMATION

APN: 121-21-001-002 121-21-001-003 121-21-001-004
ZONING: R-100 (Residential Single-Family) R-100 (Residential Single-Family) R-100 (Residential Single-Family)
PHASE I BUILDING AREA

GYM: 2 STORY COMM 100,000 GSF
Total Gym Area: 100,000 GSF
HOTEL: 100,000 GSF 100,000 GSF
Total Hotel Area: 100,000 GSF
OFFICE: 100,000 GSF 100,000 GSF
Total Office Building Area: 100,000 GSF

RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE II BUILDING AREA
OFFICE: 100,000 GSF 100,000 GSF
Total Office Building Area: 100,000 GSF

RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE I BUILDING AREA
OFFICE: 100,000 GSF 100,000 GSF
Total Office Building Area: 100,000 GSF

RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE II BUILDING AREA
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RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE I BUILDING AREA
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RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE II BUILDING AREA
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Total Office Building Area: 100,000 GSF

RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF

PHASE I BUILDING AREA
OFFICE: 100,000 GSF 100,000 GSF
Total Office Building Area: 100,000 GSF

RETAIL: 100,000 GSF 100,000 GSF
Total Retail Area: 100,000 GSF
RESTAURANT: 100,000 GSF 100,000 GSF
Total Restaurant Area: 100,000 GSF

RESIDENTIAL: 100,000 GSF 100,000 GSF
Total Residential Area: 100,000 GSF



CONCEPTUAL SITE PLAN

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LIFESTYLE CENTER

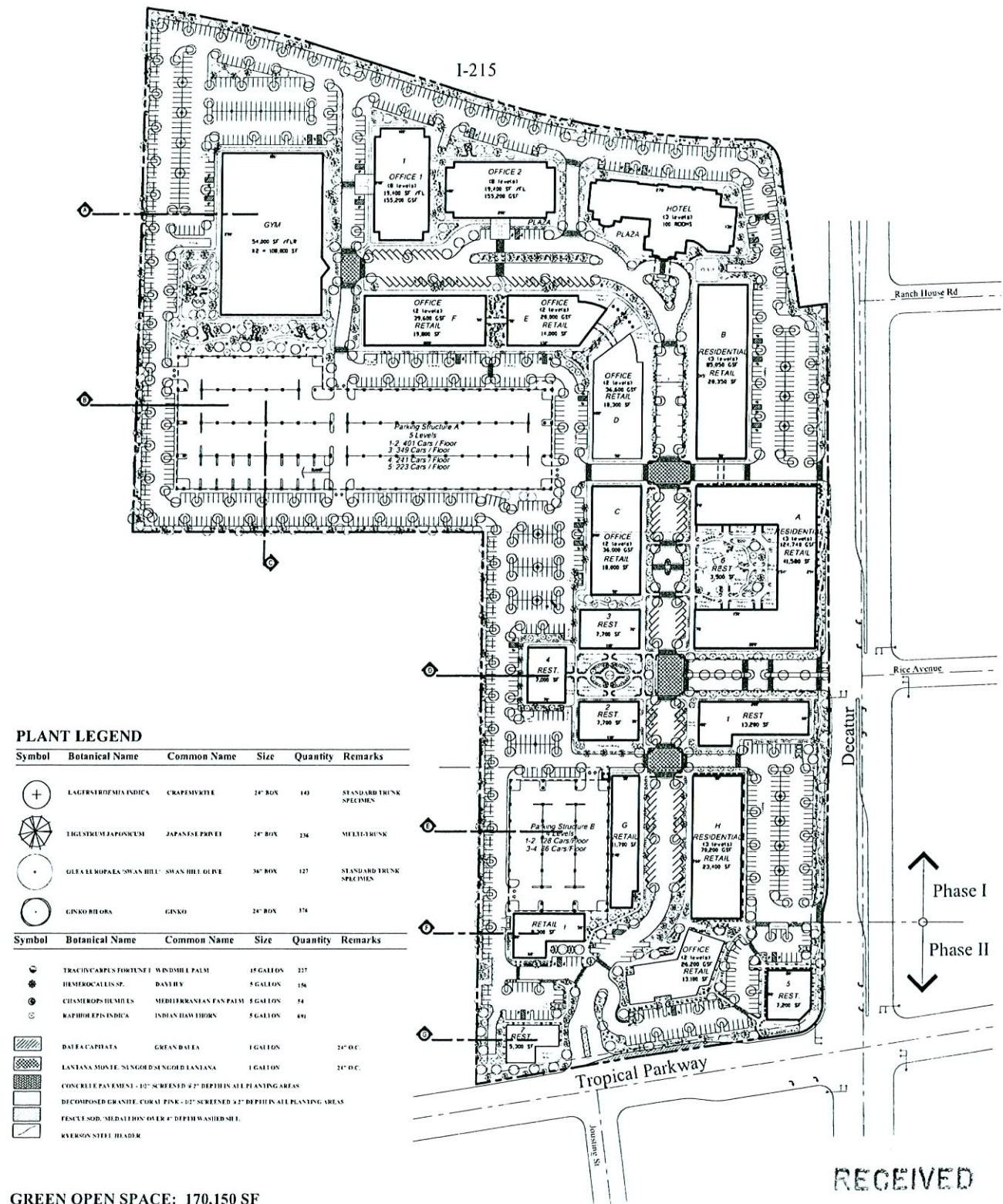
Las Vegas, Nevada

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JUN 7 2006

Project No 105149 June 07, 2006

Note:
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SDR-14114
07/27/06 PC

JUN 7 2006

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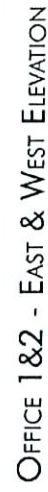
CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 50'
PROJECT No 105149 June 07, 2006

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LIFESTYLE CENTER
Las Vegas, Nevada

Perlman



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PROJECT NO. 105149 MAY 1, 2000

ELEVATIONS - OFFICE 1 & 2

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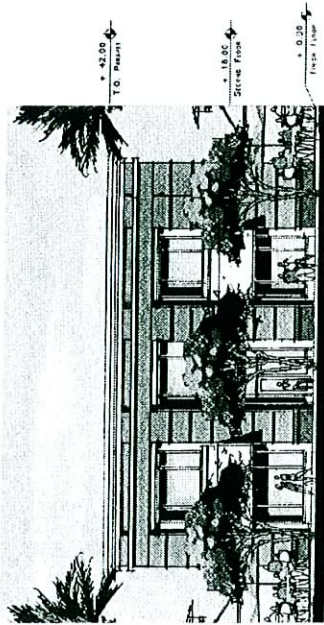
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LIFESTYLE CENTER
Las Vegas, Nevada

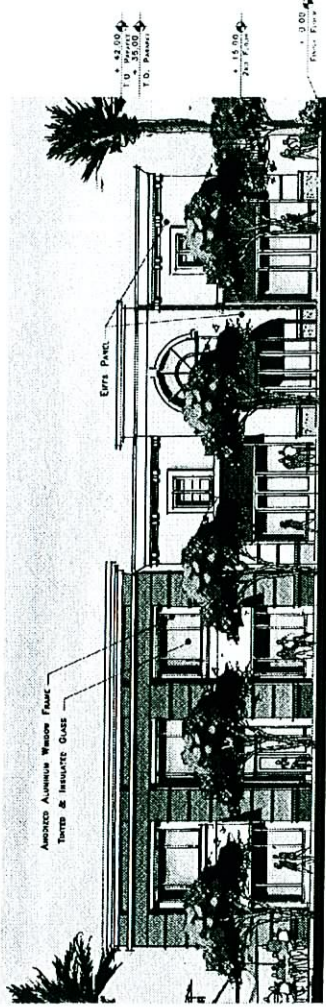
R&S INVESTMENT GROUP

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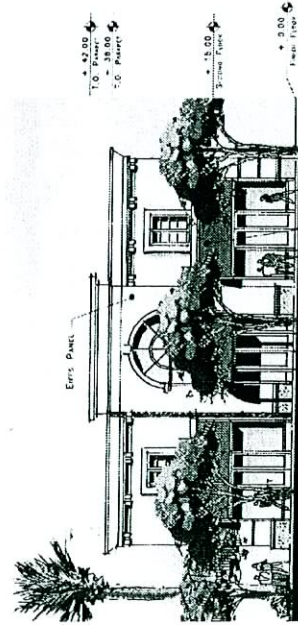
SDR-14114
07/27/06 PC



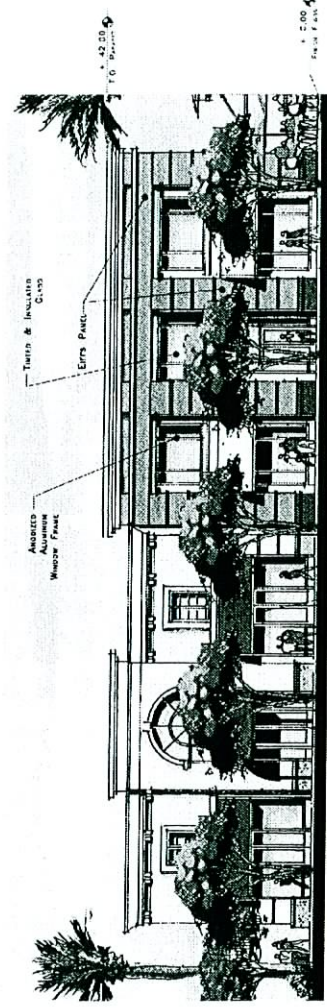
BUILDING C - SOUTH ELEVATION



BUILDING C - EAST ELEVATION



BUILDING C - NORTH ELEVATION



BUILDING C - WEST ELEVATION

SDR-14114
07/27/06 PC



PROJECT NO. 105149 MAY 1, 2006

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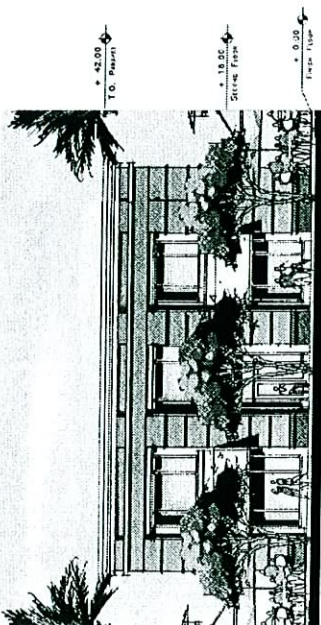
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LIFESTYLE CENTER
Las Vegas, Nevada

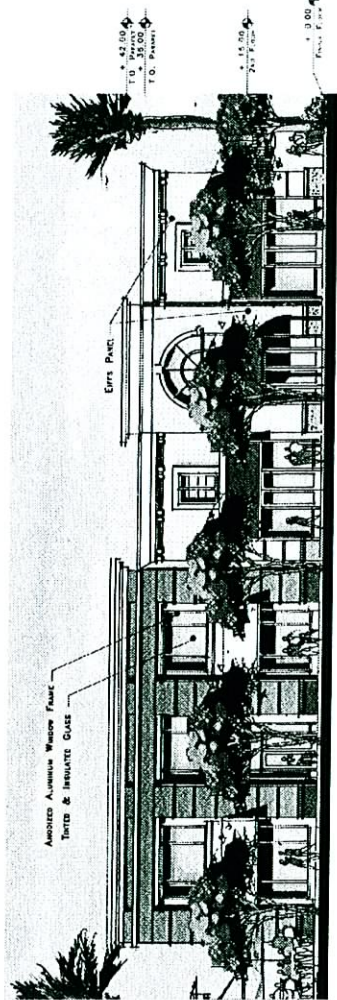
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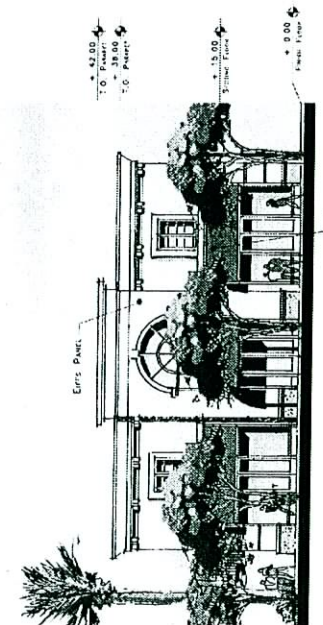
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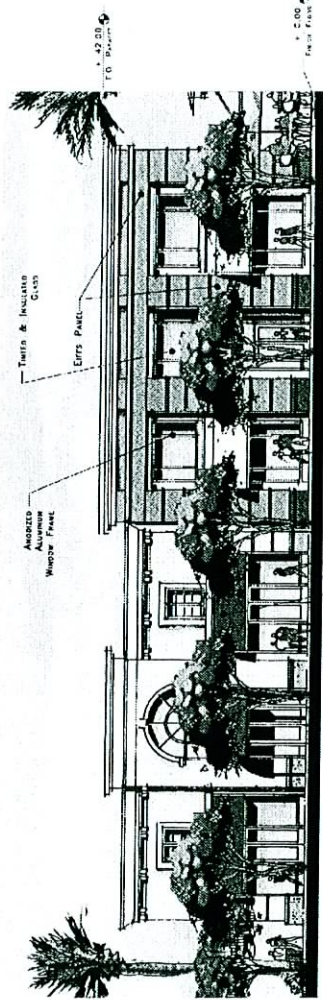
BUILDING F - EAST ELEVATION



BUILDING F - NORTH ELEVATION



BUILDING F - WEST ELEVATION



BUILDING F - SOUTH ELEVATION



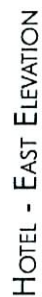
ELEVATIONS - BUILDING F

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LIFESTYLE CENTER
Las Vegas, Nevada

PERMAN
JUN 7 2006 SDR-141

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ELEVATIONS - HOTEL

LIFESTYLE CENTER

Las Vegas, Nevada

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ELEVATIONS - HOTEL

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Las Vegas, Nevada

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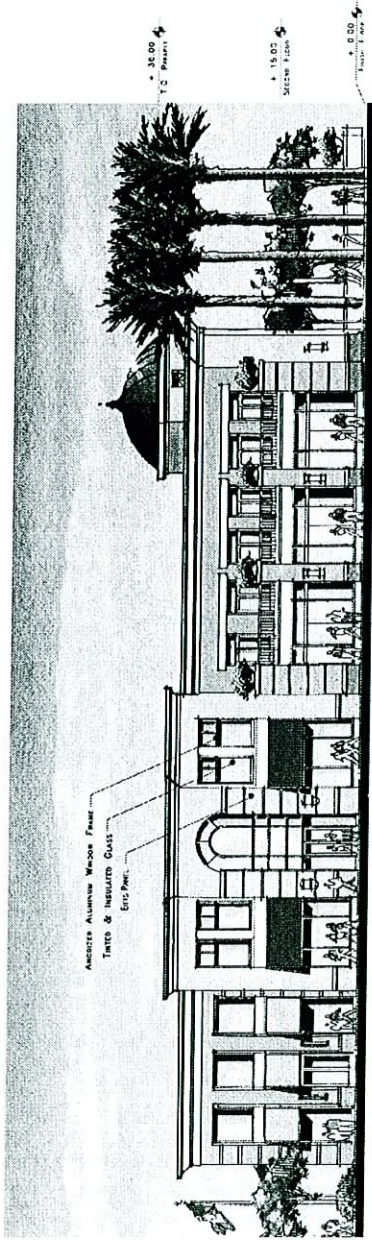
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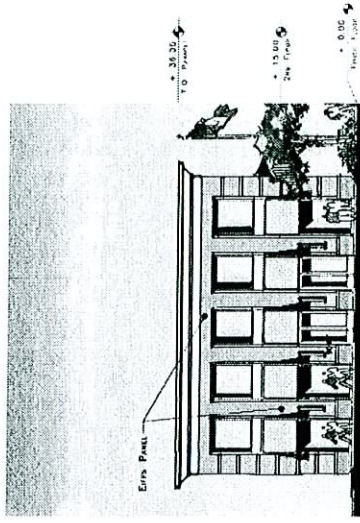
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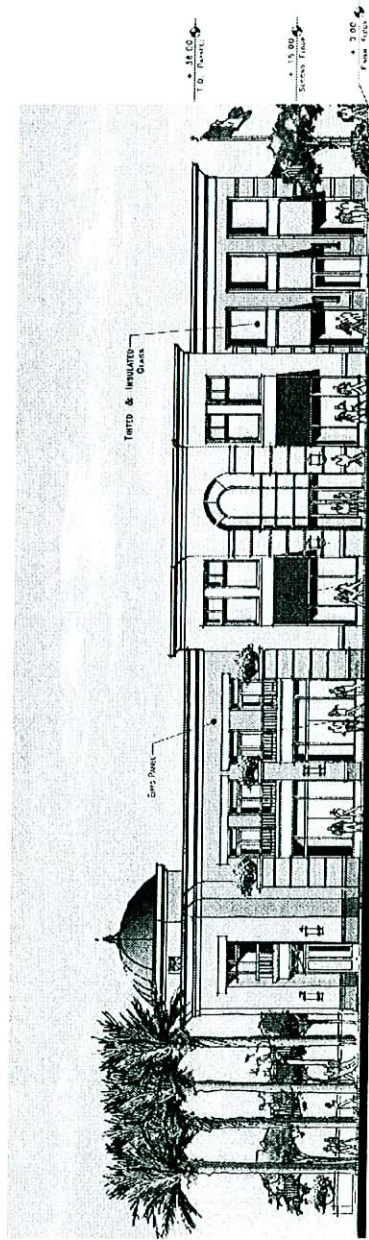
PROJECT No. 105149 MARCH 31, 2006



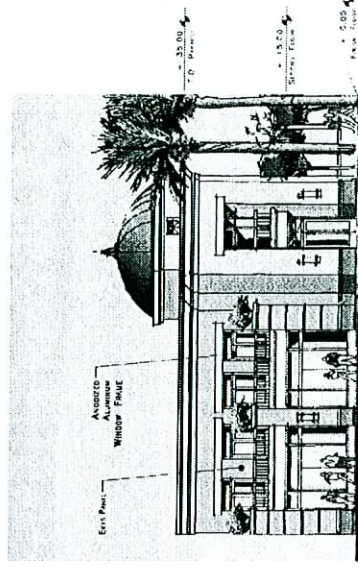
BUILDING J - SOUTH ELEVATION



BUILDING J - WEST ELEVATION



BUILDING J - NORTH ELEVATION



BUILDING J - EAST ELEVATION

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ELEVATIONS - BUILDING J

LIFESTYLE CENTER

Las Vegas, Nevada

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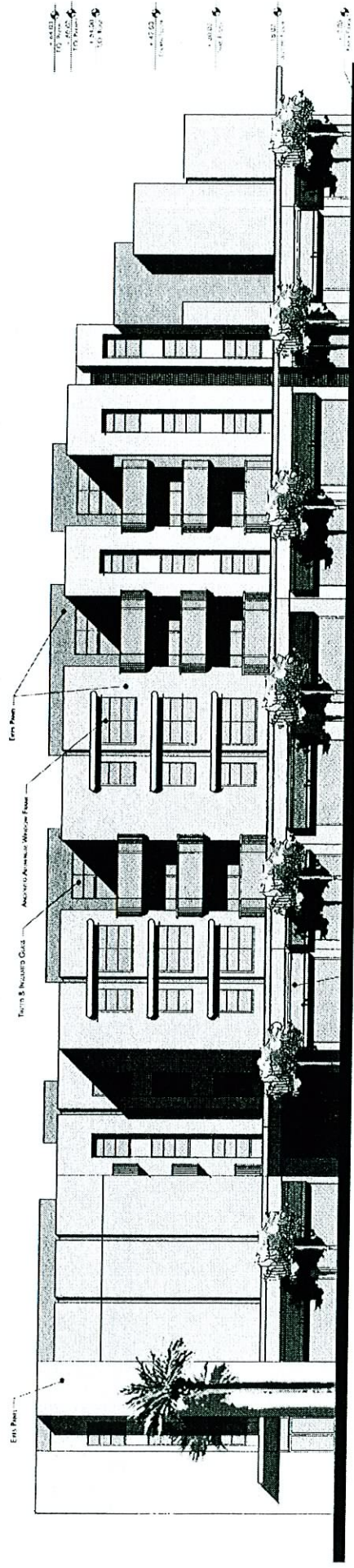
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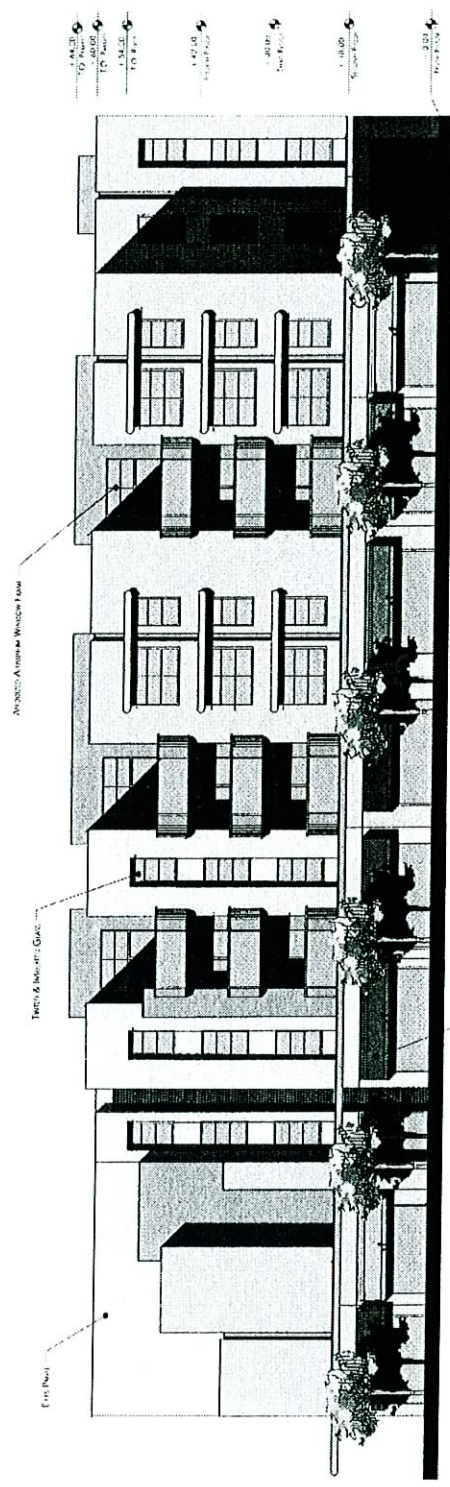
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BUILDING A - EAST ELEVATION



BUILDING A - SOUTH ELEVATION

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PROJECT NO. 105149 MARCH 31, 2006

ELEVATIONS - BUILDING A

LIFESTYLE CENTER
Las Vegas, Nevada

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A vertical color calibration bar featuring a grayscale ramp from black to white, with several color patches (yellow, cyan, magenta, red, blue, green) interspersed for color accuracy.

ELEVATIONS - BUILDING A

LIFESTYLE CENTER

Las Vegas, Nevada

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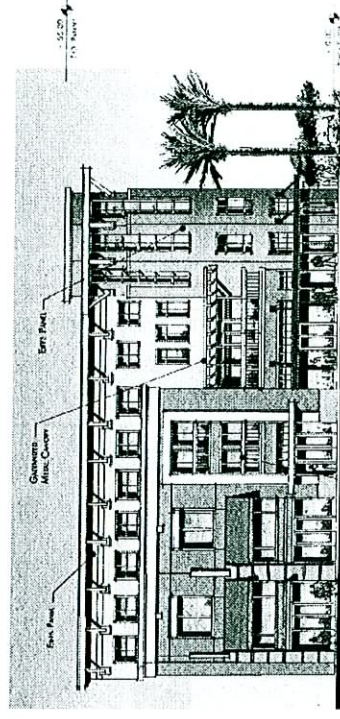
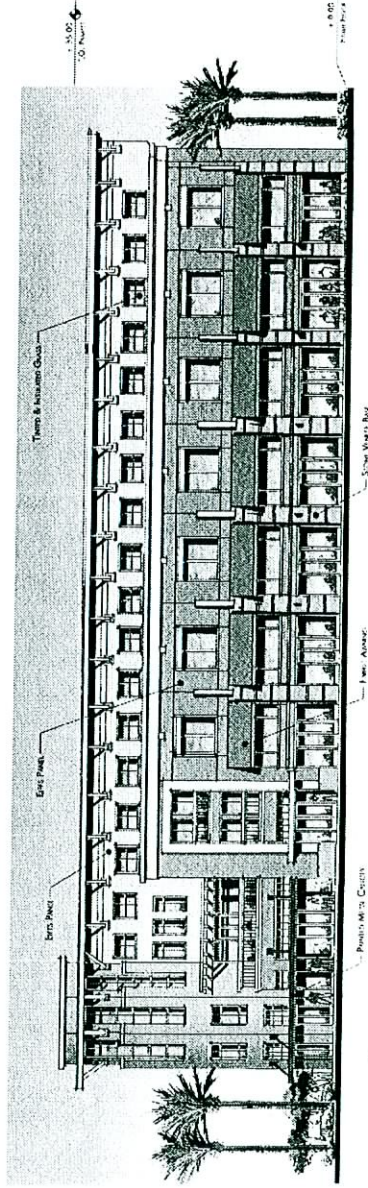
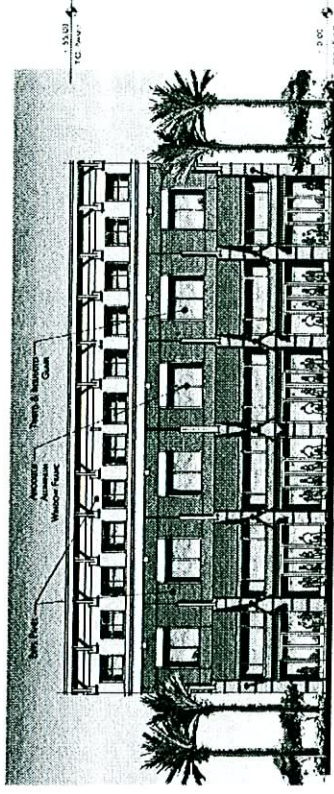
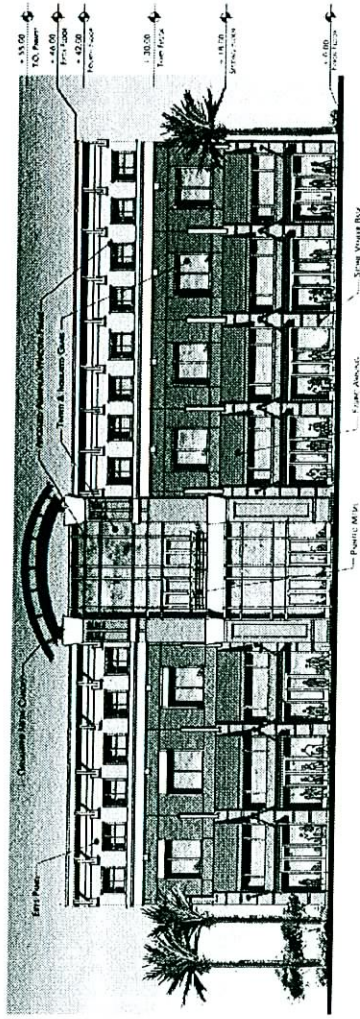
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SDR-14114

07/27/06 PC



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ELEVATIONS - BUILDING E

LIFESTYLE CENTER
Las Vegas, Nevada

Las Vegas, Nevada

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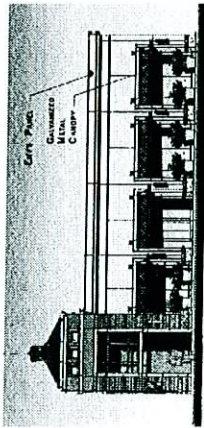
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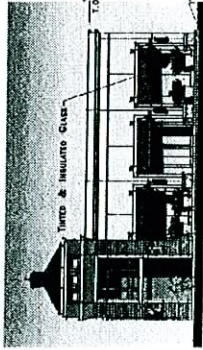
SDR-14114
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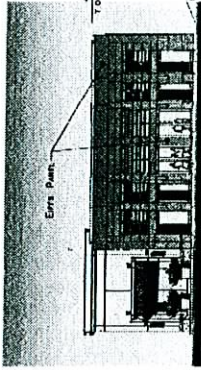
PROJECT NO. 105149 MAY 1, 2006



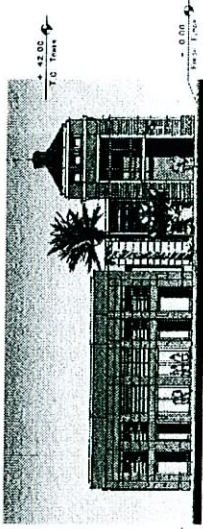
RESTAURANT 5 - WEST ELEVATION



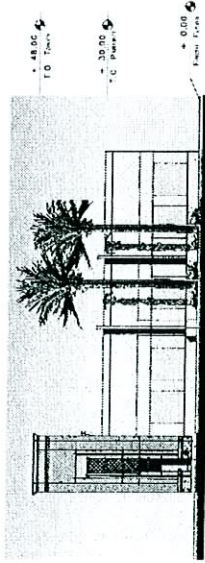
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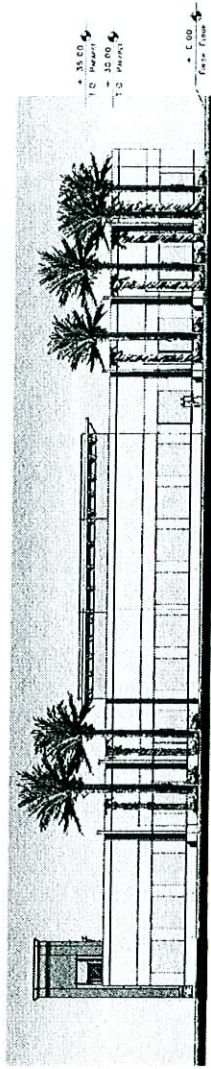
RESTAURANT 5 - SOUTH ELEVATION



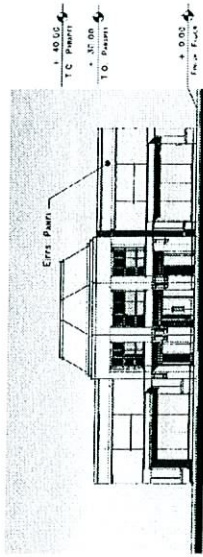
RESTAURANT 5 - EAST ELEVATION



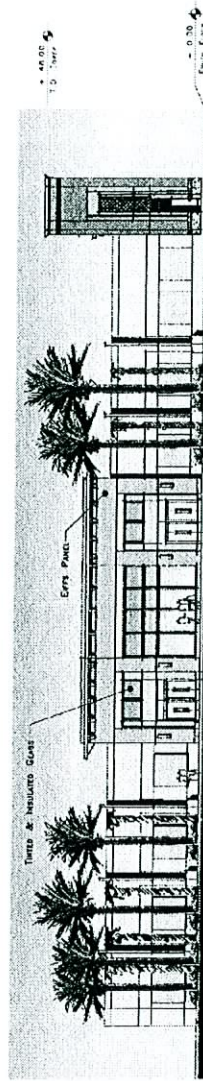
BUILDING G - NORTH ELEVATION



BUILDING G - WEST ELEVATION



BUILDING G - SOUTH ELEVATION



BUILDING G - EAST ELEVATION

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PROJECT No. 105149 MAY 1, 2006

ELEVATIONS - BUILDING G & RESTAURANT 5

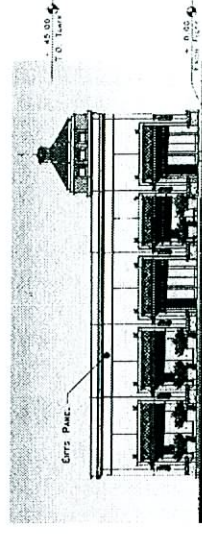
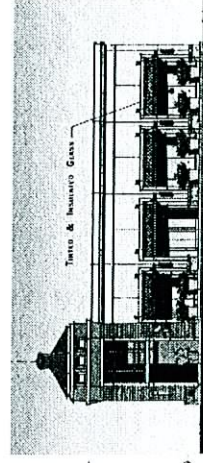
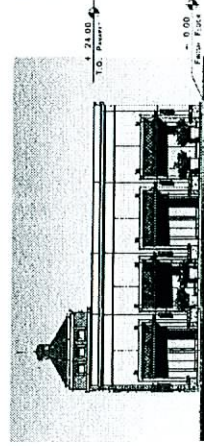
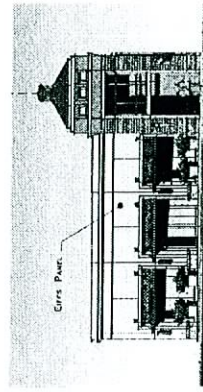
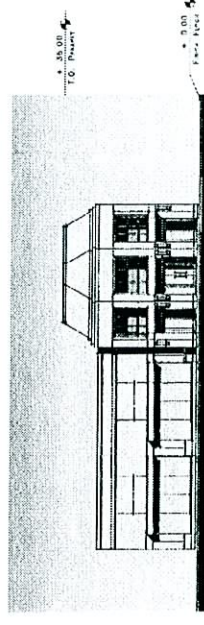
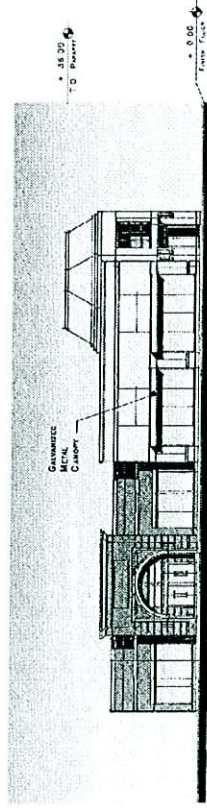
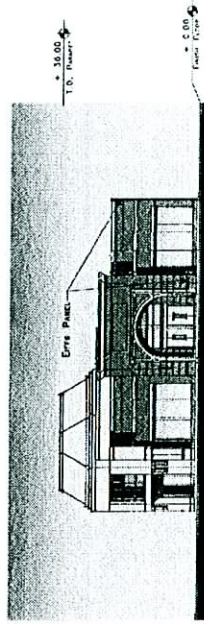
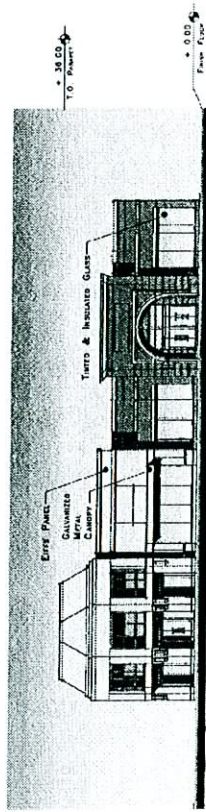
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LIFESTYLE CENTER
Las Vegas, Nevada

JUN 7 2006

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Las Vegas, Nevada

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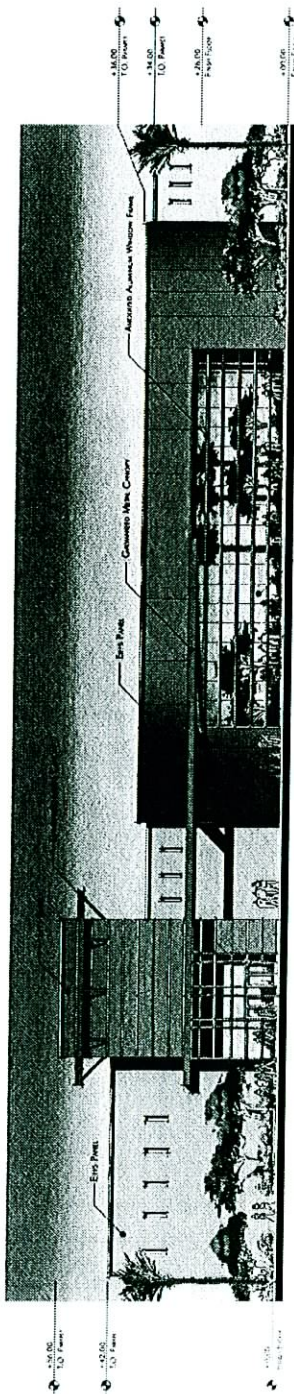
SDR-14114 JUN 7 2006

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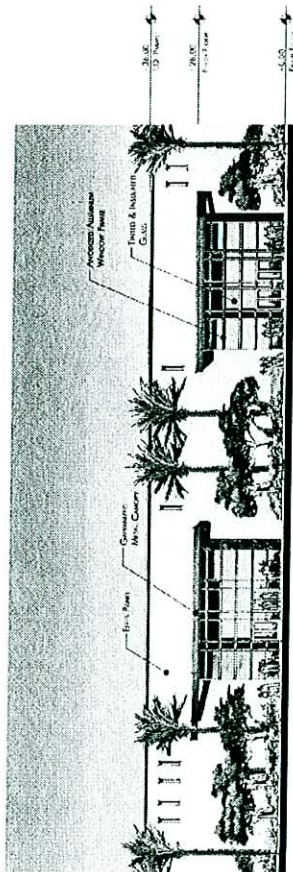
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PROJECT NO. 105149 MAY 1, 2006

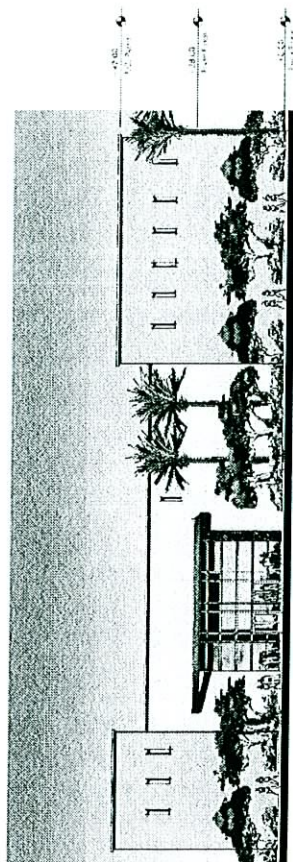




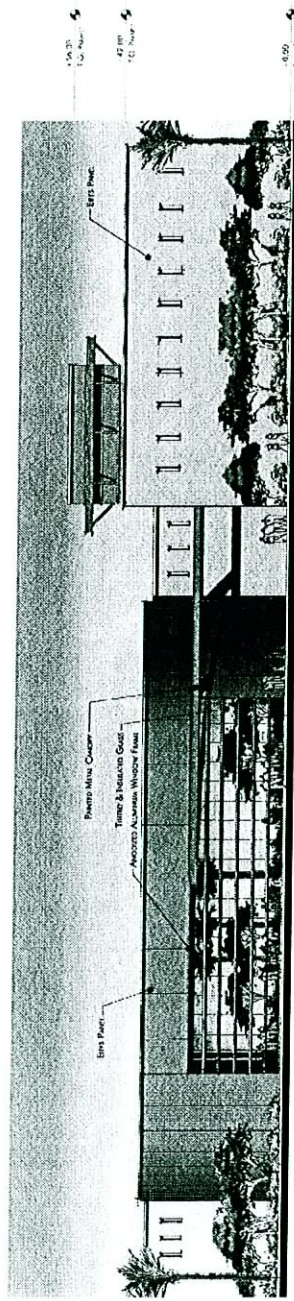
GYM - EAST ELEVATION



GYM - NORTH ELEVATION



GYM - SOUTH ELEVATION



GYM - WEST ELEVATION

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ELEVATIONS - GYM

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Las Vegas, Nevada

SDR-14114

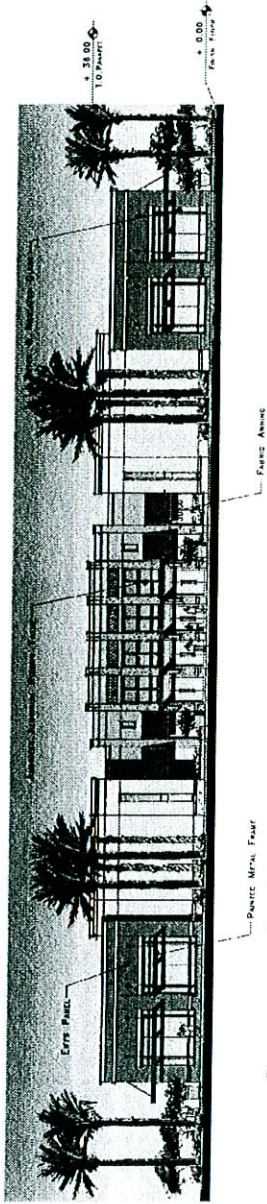
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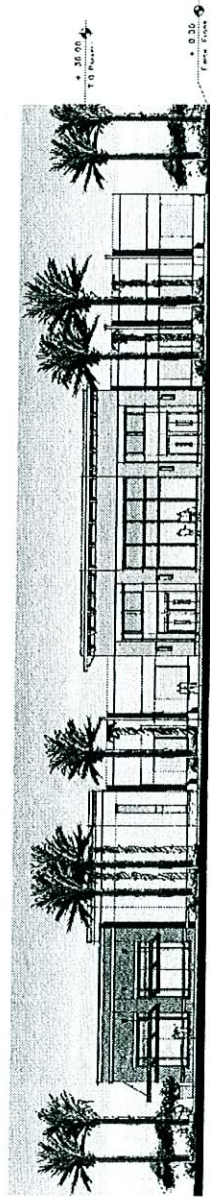
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PROJECT NO. 105149 MAY 1, 2006

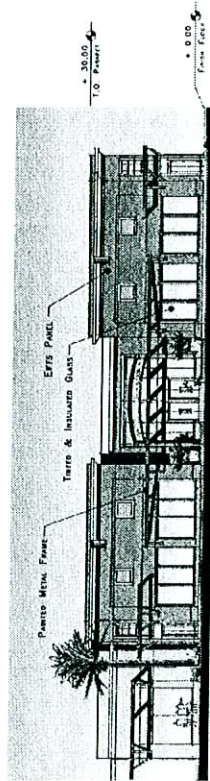
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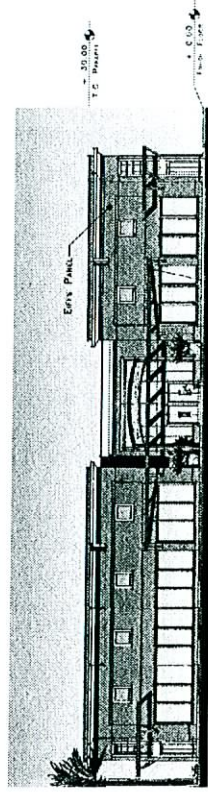
RESTAURANT 1 - NORTH ELEVATION



RESTAURANT 1 - SOUTH ELEVATION



RESTAURANT 1 - EAST ELEVATION



RESTAURANT 1 - WEST ELEVATION

SDR-14114

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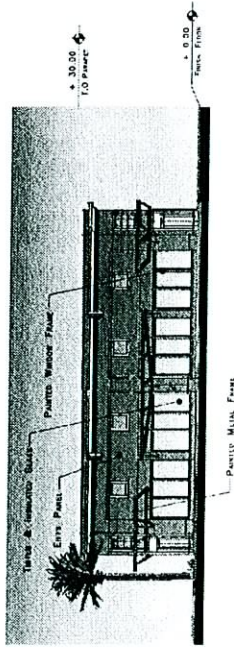
R&S INVESTMENT GROUP

LIFESTYLE CENTER

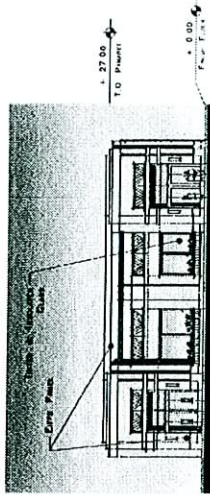
Los Vegas, Nevada

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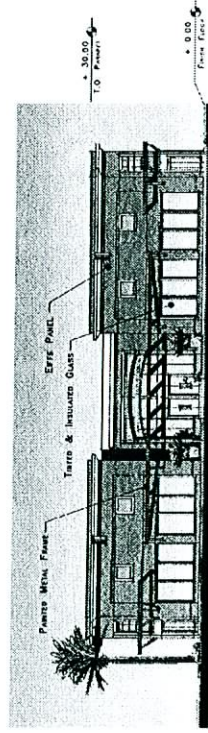
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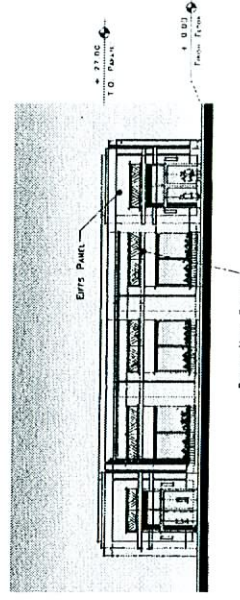
RESTAURANT 3 - EAST & WEST ELEVATION



RESTAURANT 2 - EAST & WEST ELEVATION



RESTAURANT 3 - SOUTH & NORTH ELEVATION



RESTAURANT 2 - SOUTH & NORTH ELEVATION

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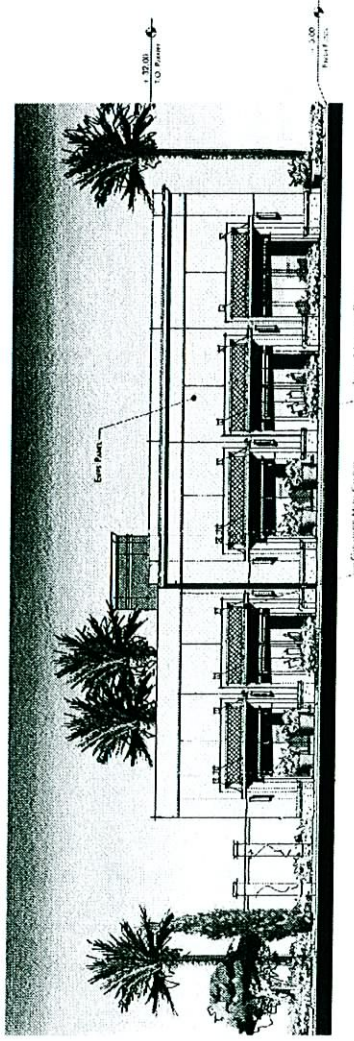
JUN 7 2006

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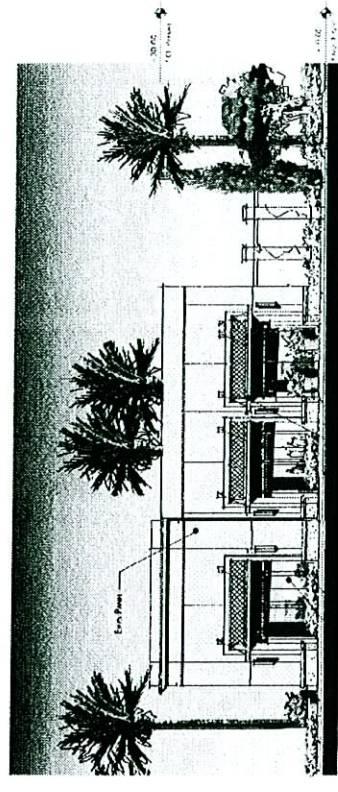
LIFESTYLE CENTER
Las Vegas, Nevada

SDR-14114
07/27/06 PC

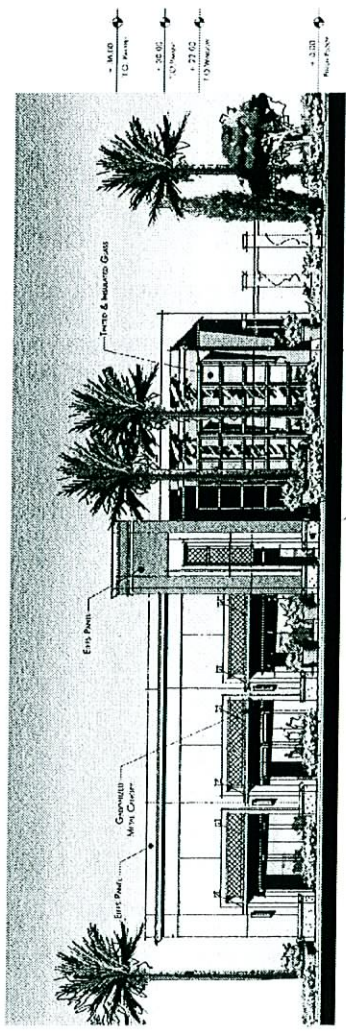
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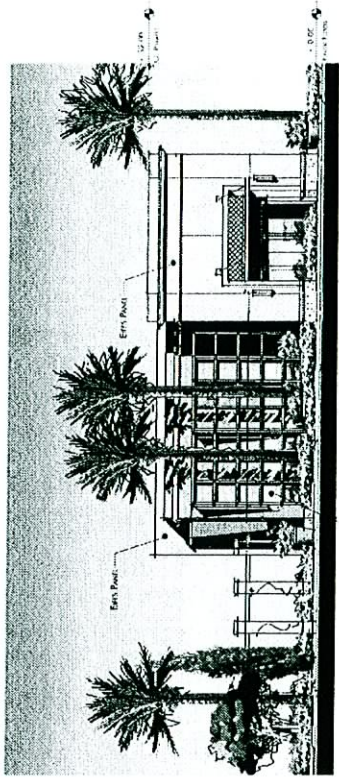
RESTAURANT 4 - WEST ELEVATION



RESTAURANT 4 - SOUTH ELEVATION



RESTAURANT 4 - EAST ELEVATION



RESTAURANT 4 - NORTH ELEVATION

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 PROJECT NO. 105149 MAY 1, 2006

ELEVATIONS - RESTAURANT 4

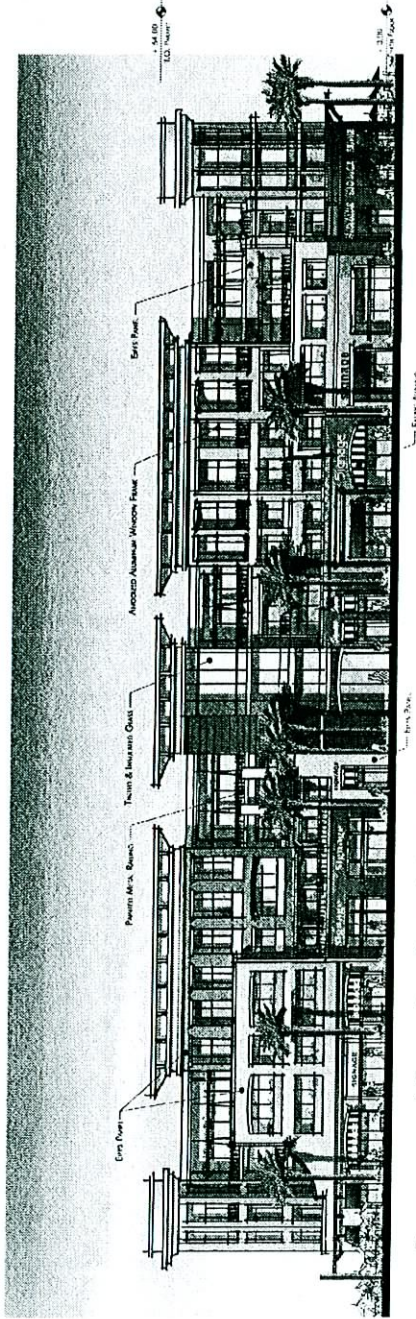
LIFESTYLE CENTER
 Las Vegas, Nevada

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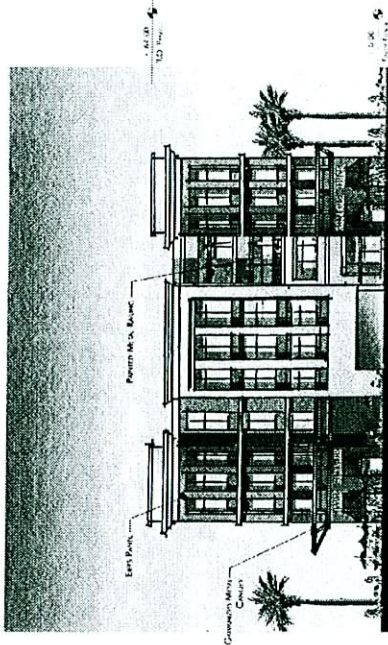
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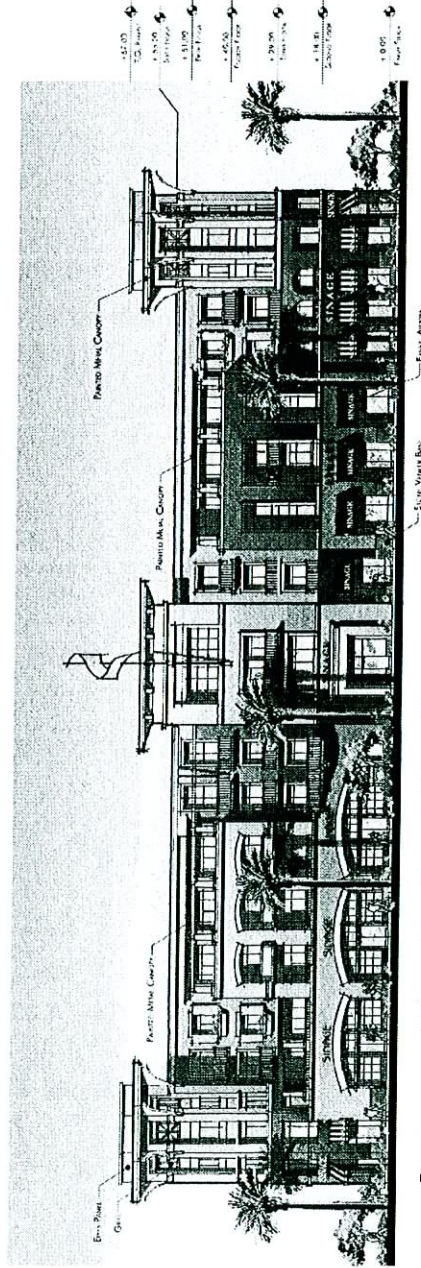




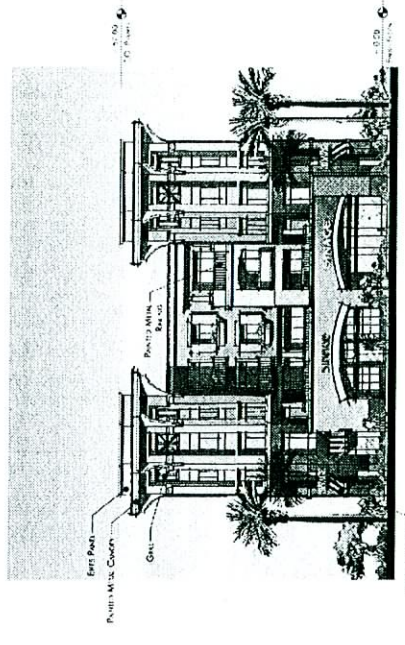
RESIDENTIAL / RETAIL B - EAST & WEST ELEVATION



RESIDENTIAL / RETAIL B - NORTH & SOUTH ELEVATION



RESIDENTIAL / RETAIL H - EAST & WEST ELEVATION



RESIDENTIAL / RETAIL H - NORTH & SOUTH ELEVATION

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ELEVATIONS - RESIDENTIAL / RETAIL B & H

LIFESTYLE CENTER
Las Vegas, Nevada
SDR-14114
07/27/06 PC

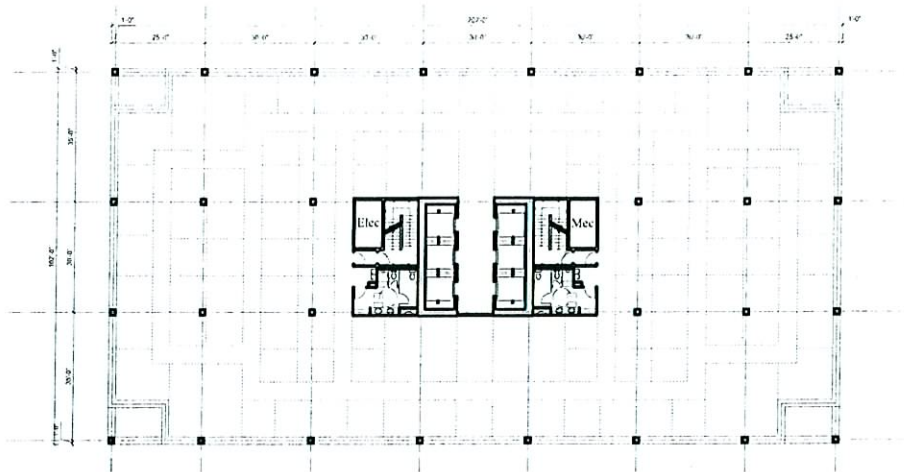
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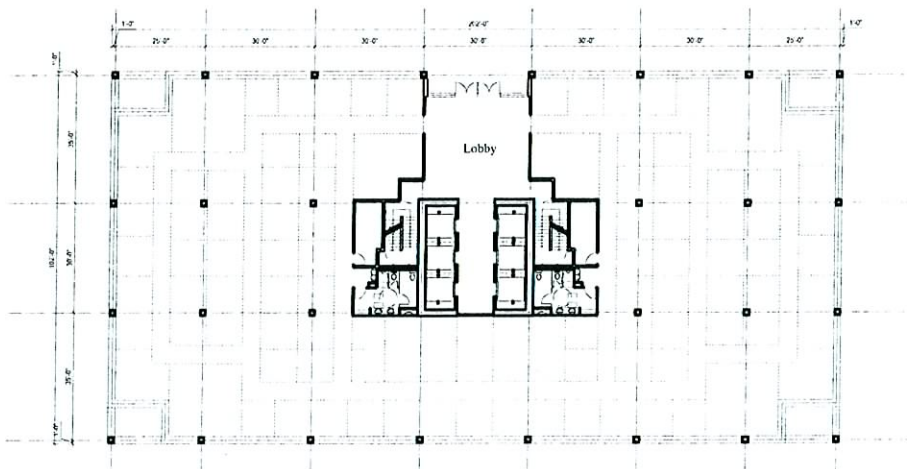
Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.



OFFICE 2 - 1st Floor

Typical Floor Plan (2nd - 8th)

Gross Floor Area = 20,034 GSF
Core Circulation = 5,478 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 = 18,536 GSF
Core Circulation = 6,543 SF
Net Floor Area = 12,293 SF
Leasable Percentage = 67.01%

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Scale 1/16" = 1'-0"

PROJECT No 105149 June 07, 2006

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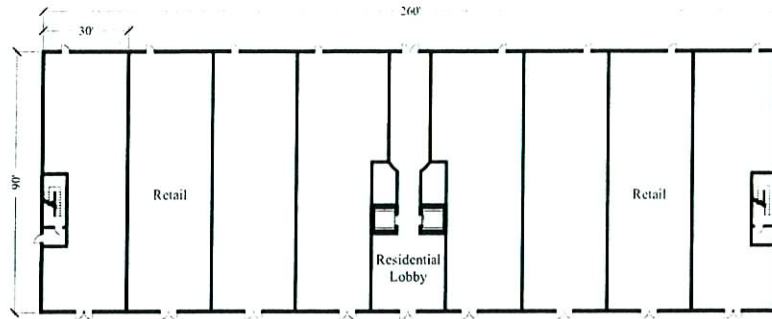
OFFICE LAYOUT

R&S INVESTMENT GROUP

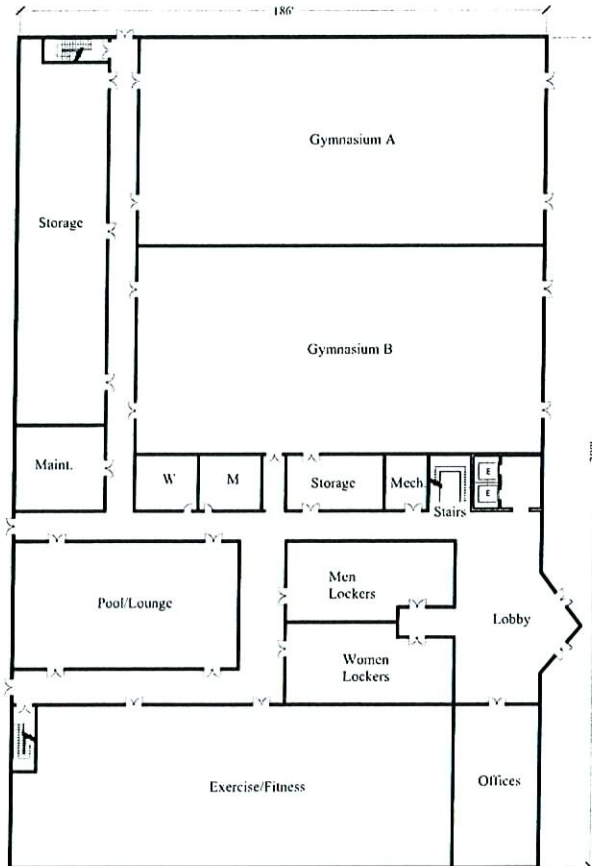
LIFESTYLE CENTER
Las Vegas, Nevada

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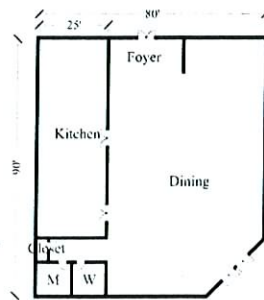
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Building H - Typical Retail Floor
23,400 SF



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



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

SDR-14114
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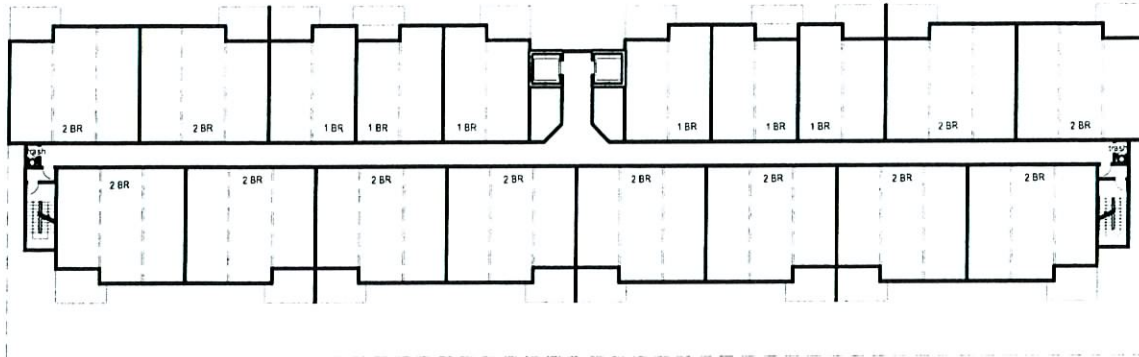


Location Map

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PROJECT No 105149 June 07, 2006

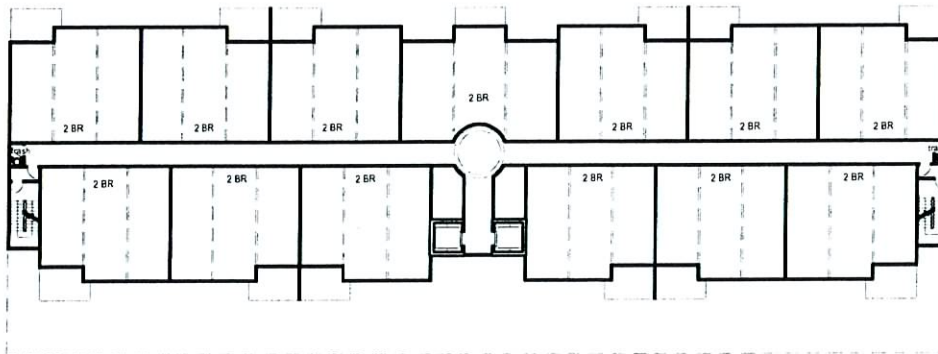
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Building B - Typical Residential Floor

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

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JUN 7 2006

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

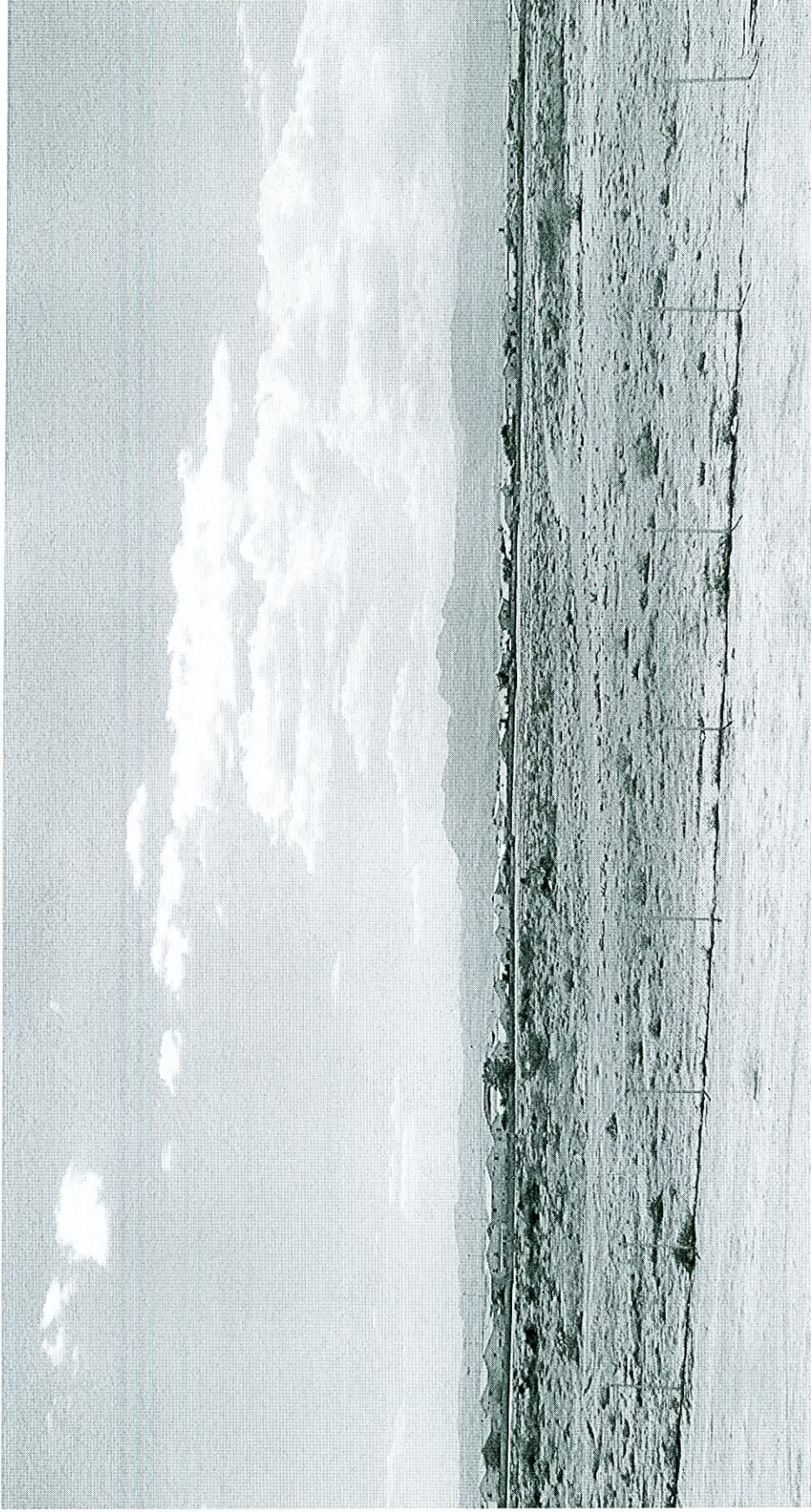
SDR 14114				
R & S Investment Group				
NWC Tropical & Decatur				
Proposed 904.03 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	186	5.86	1,090
AM Peak Hour			0.44	82
PM Peak Hour			0.52	97
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	904.03	42.94	38,819
AM Peak Hour			1.03	931
PM Peak Hour			3.75	3,390
(heaviest 60 minutes)				
Total Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	904.03		39,909
AM Peak Hour				1,013
PM Peak Hour				3,487
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Decatur Boulevard				
Average Daily Traffic (ADT)	19,714			
PM Peak Hour	1577			
(heaviest 60 minutes)				
Tropical Parkway				
Average Daily Traffic (ADT)	5,600			
PM Peak Hour	448			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
Tropical Parkway	34300			
This project will add approximately 39,909 trips per day on Tropical and Decatur.				
This will increase expected volumes by about 202 percent on Decatur and 713 percent				
on Tropical. Tropical is at about 16 percent of capacity and Decatur is at about 38				
percent of capacity.				
Based on Peak Hour use, this development will add roughly 3,487 additional				
cars into the area; which works out to about fifty eight every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-14118, ZON-14120, VAR-14122 & SDR-14114 - APPLICANT: R & S INVESTMENT GROUP -
OWNER: DECATUR III, LLC, ET AL
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
JULY 27, 2006 PLANNING COMMISSION

07/10/06



GPA-14118, ZON-14120, VAR-14122 & SDR-14114 - APPLICANT: R & S INVESTMENT GROUP -
OWNER: DECATUR III, LLC, ET AL
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
JULY 27, 2006 PLANNING COMMISSION

07/10/06



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JULY 27, 2006 PLANNING COMMISSION

07/10/06