



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-19195 APN: 125-27-113-007

Name of Property Owner: TVC, 707

Name of Applicant: Montecito 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?

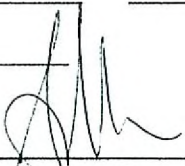
Yes No

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.

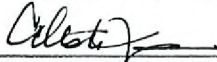
City Official: Oscar Goodman

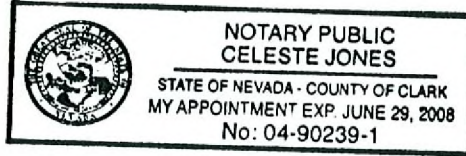
Partner(s): Frank Nielsen Robert Schulman

APN: See Attached

Signature of Property Owner: 

Print Name: Frank Nielsen

Subscribed and sworn before me
This 19th day of December, 2006

Notary Public in and for said County and State



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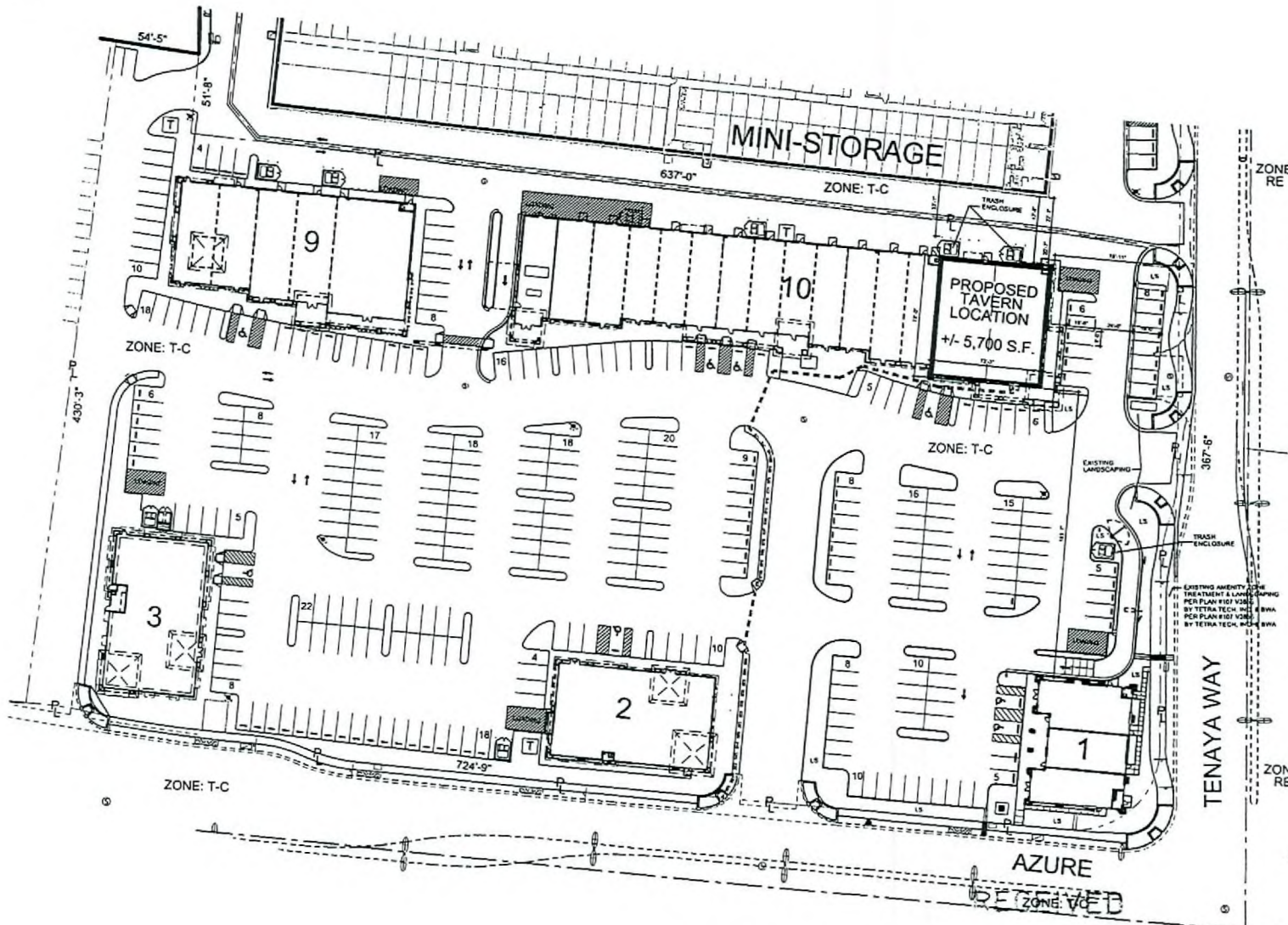
JAN 12 2007
10980.22

Attachment

Oscar Goodman is an investor in a company called Tucson 738, LLC. This company was formed to acquire and develop a specific parcel of real property in Tucson, Arizona.

Tucson 738, LLC is managed by SFI-NIC, LLC, and SFI-NIC, LLC is managed by Frank Nielsen and Robert Schulman, and is owned by entities owned and controlled by Frank Nielsen and Robert Schulman.

EOT-19195
02-21-07 CC



SITE INFORMATION

ASSESSORS PARCEL NUMBER (APN)	125 27-113 007
CURRENT ZONING	T-C
SITE AREA	+/- 6.3 ACRES - 274,666 S.F.
BUILDING AREA - TENANT IMPROVEMENT	+/- .13 ACRES - 5,700 S.F.
SITE COVERAGE - BUILDING	2%
PROPOSED BUILDING	
TENANT IMPROVEMENT AREA	5,700 S.F.

ZONE: RE

PARKING REQUIRED

RETAIL PARKING CALCULATION
Retail Parking Required (per Las Vegas Zoning Ordinance) = 1 space/250 sf of 28,187,250 = 112.75
Total Parking for Retail = 113 spaces

MEDICAL/RENTAL/SALE PARKING CALCULATIONS
Retail/Office/Industrial up to 2,000 sf (per Las Vegas Zoning Ordinance) = 1 space/200 sf of 6,160,000 = 30.80
Total Parking for Retail = 41 spaces

RESTAURANT PARKING CALCULATIONS (WITH DRIVE THRU)
Seating/Vaping Area for Restaurant (per Zoning Code without drive thru) = 1 space/50 sf of total seating area
Estimated 6,185 sf of total seating area = 123.70
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Remaining Restaurant Parking (per Zoning Code without drive thru) = 1 space/200 sf of remaining area
Estimated 7,650 sf of remaining area = 38.25
Total Parking for Restaurant with Drive Thru = 173 spaces

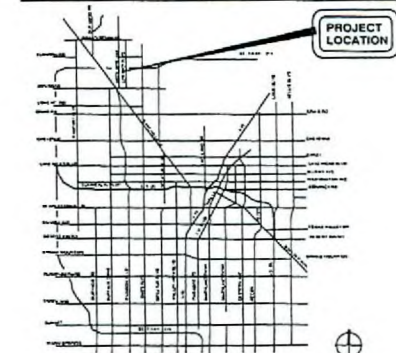
RESTAURANT PARKING CALCULATIONS (WITH DRIVE THRU)
Restaurant/Restaurant Parking (per Zoning Code with drive thru) = 1 space/100 sf of 1,700,000 = 17 spaces
Total Parking for Restaurant with Drive Thru = 173 spaces

PARKING SUMMARY (Total Required)
Total Spaces Required = 338 spaces
Total Spaces Provided = 338 spaces

OWNER

TENAYA VILLAGE, LLC
8800 W Charleston Blvd., Ste. 120
Las Vegas, Nevada 89146
Contact: Nick Harmon, Joe Overlander
Contact: P 702.798.5111 F 702.892.7784

VICINITY MAP



Tenaya Village - Phase I **EOT-19195**
02-21-07 CC

JAN 13 2007



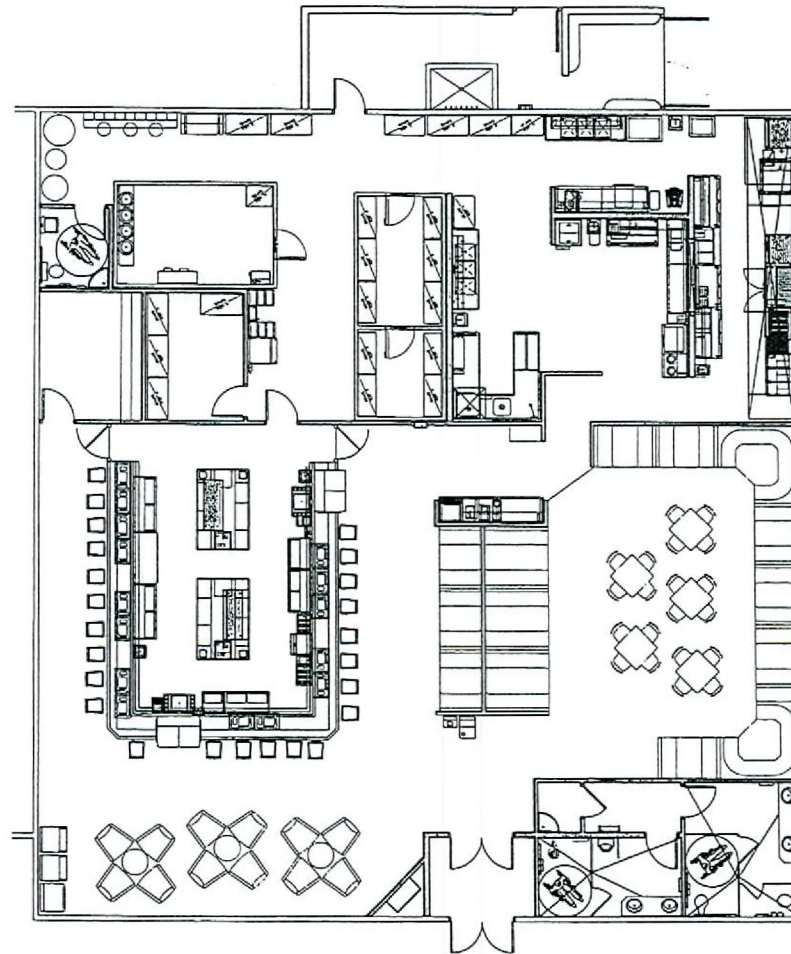
NW Corner of Azure Drive & Tenaya Way - 7220 W Azure Drive Las Vegas, NV 89130

SITE PLAN

Date: 12/16/05
Project No: 04-125 ASR5
Scale: 1" = 30'-0"

Vedelago Petsch AIA
5425 S. Rainbow Blvd.
Suite 303
Las Vegas, Nevada 89118
Phone (702) 951-0200
Fax (702) 951-0302

BRESLIN BUILDERS
DESIGN & CONSTRUCTION
 LICENSED GENERAL CONTRACTOR
LICENSE #0004188
 5525 POLARIS AVENUE, SUITE B
 LAS VEGAS, NEVADA 89118
 (702) 788-3977
 FAX (702) 88-3908
 www.breslinbuilders.com



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Floor Plan

Scale: 3/16" = 1'-0"
 BBDC Project No.: XXXXA
 Version 1

Schematic Design Package
 December 16, 2005

Tavern at Tenaya Village Center
 Tenaya and Azure, Las Vegas, Nevada