



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **EOT-19197** 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?

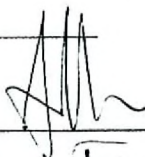
Yes  No

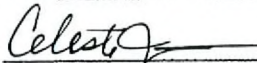
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

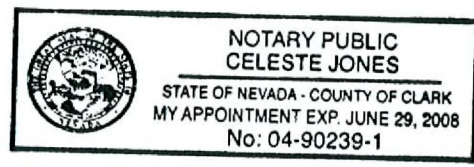
City Official: Oscar Goodman

Partner(s): Frank Nielsen Robert Schulman

APN: See Attached

Signature of Property Owner:   
Print Name: Frank Nielsen

Subscribed and sworn before me  
This 19<sup>th</sup> day of December, 2006  
  
Notary Public in and for said County and State



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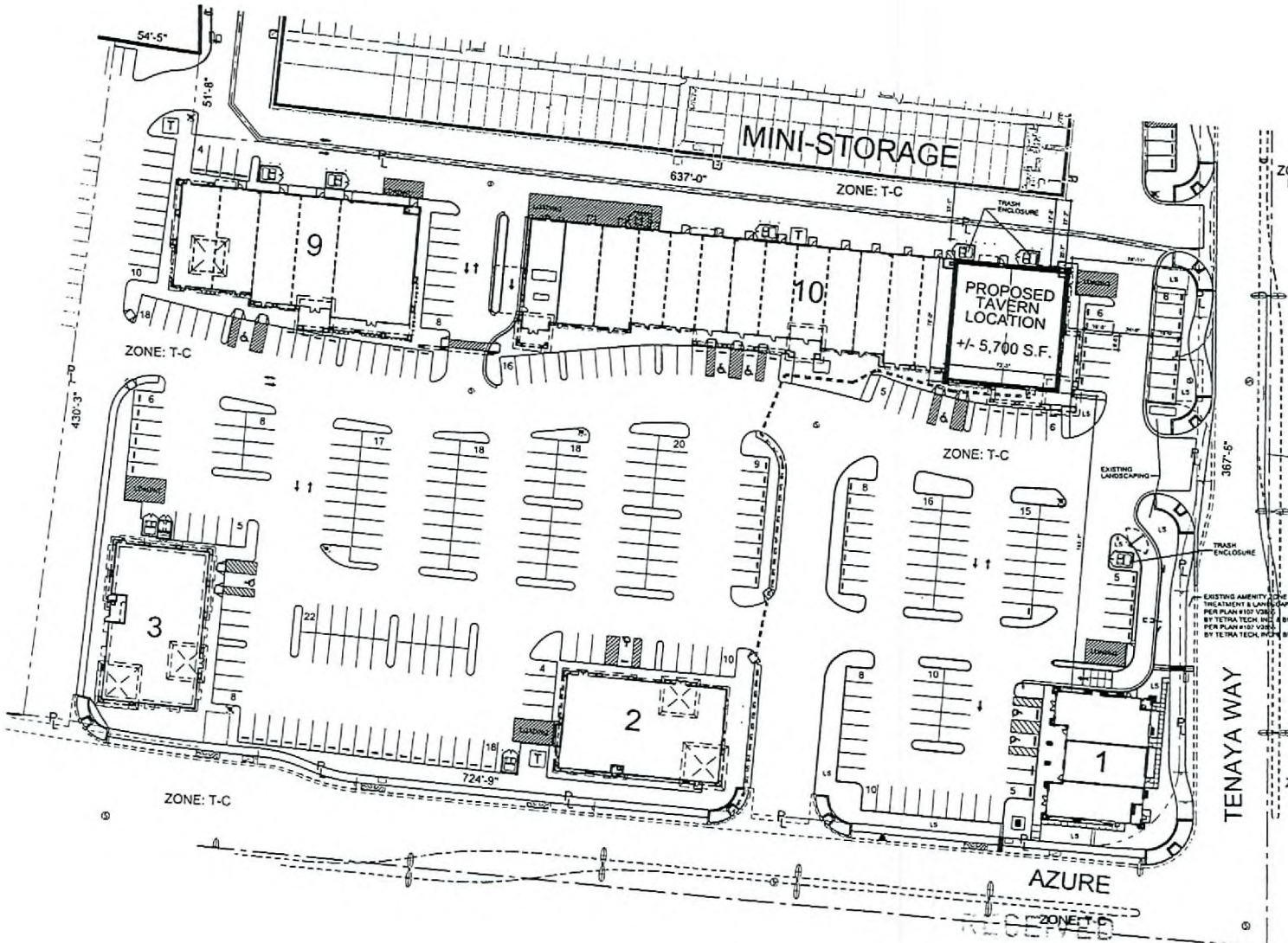
JAN 13 2007  
10980.22

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-19197  
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	± 1.13 ACRES - 5,700 S.F.
SITE COVERAGE - BUILDING	2%
PROPOSED BUILDING	
TENANT IMPROVEMENT AREA	5,700 S.F.

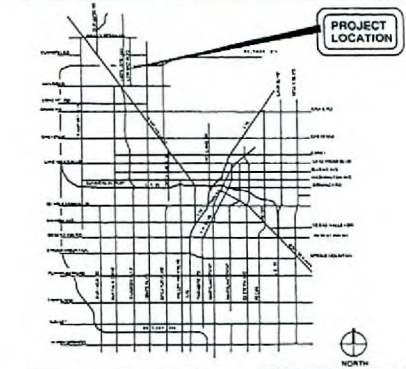
**PARKING REQUIRED**

<b>RETAIL PARKING CALCULATIONS</b>	
Retail Parking Required (per Las Vegas Zoning Ordinance) = 1 space/250 sf	104.75
Retail Parking Required (per Las Vegas Zoning Ordinance) = 1 space/250 sf	26,187/250 =
<b>Total Parking for Retail =</b>	<b>105 spaces</b>
<b>MEDICAL/BEAUTY SALON PARKING CALCULATIONS</b>	
Retail/Beauty Salon (11 25,000 sf Shopping Center (per Las Vegas Zoning Ordinance)) = 1 space/200 sf	123.75
Office/Use not allowed up to 2,000 sf (per Las Vegas Zoning Ordinance) = 1 space/200 sf	6,148/200 =
<b>Total Parking for Retail =</b>	<b>41 spaces</b>
<b>RESTAURANT PARKING CALCULATIONS (NO DRIVE THRU)</b>	
Seating/Violating Area for Restaurant (per Zoning Code without drive thru) = 1 space/90 sf of total restaurant area	123.75
Estimated 6,186 sf of total restaurant area	6,186/90 =
Remaining Restaurant Parking (per Zoning Code without drive thru) = 1 space/200 sf of remaining area	124 spaces
Estimated 7,500 sf of remaining area floor area	7,500/200 =
<b>Total Parking for Restaurants with Drive Thru =</b>	<b>38 spaces</b>
<b>RESTAURANT PARKING CALCULATIONS (WITH DRIVE THRU)</b>	
Remaining Restaurant Parking (per Zoning Code with drive thru) = 1 space/100 sf	37 spaces
Estimated 7,500 sf of remaining area floor area	7,500/100 =
<b>Total Parking for Restaurants with Drive Thru =</b>	<b>116 spaces</b>
<b>PARKING SUMMARY (Total to be built)</b>	
Total Spaces Required =	231 spaces
Total Spaces Provided =	228 spaces

**OWNER**

TENAYA VILLAGE, LLC  
 8500 W Charleston Blvd. Ste 120  
 Las Vegas, Nevada 89145  
 Contact: Nick Hannon, Joe Gwardner  
 Contact: P 702.788.5111 F 702.892.7784

**VICINITY MAP**



**Tenaya Village - Phase I**

EOT-19197  
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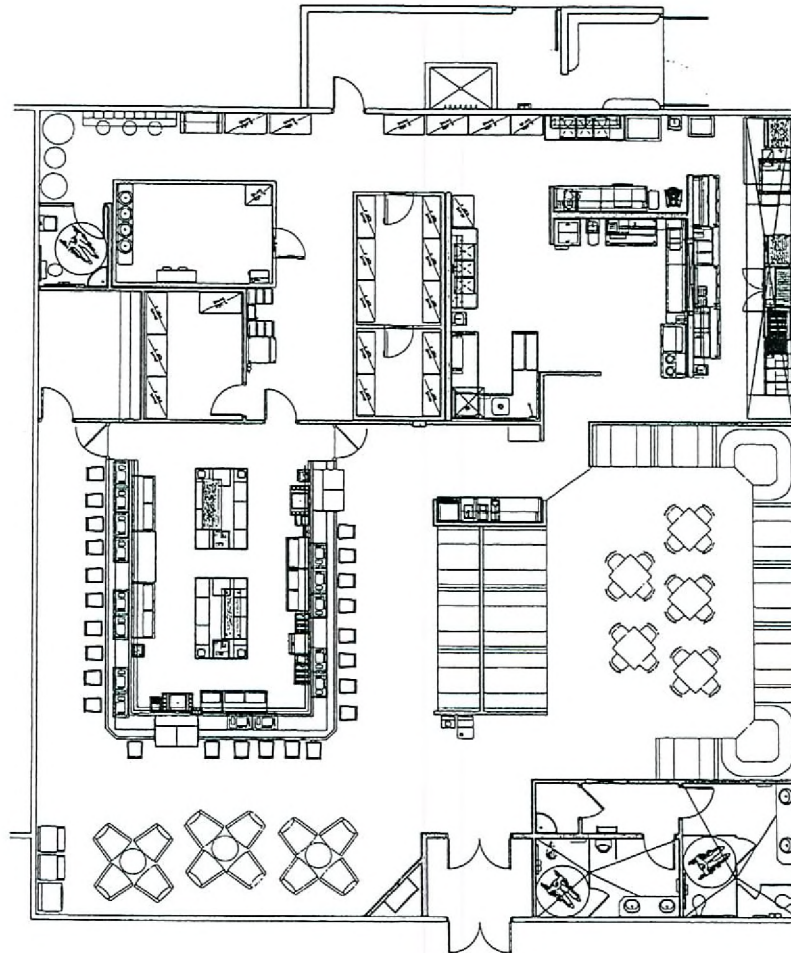
JAN 12 2007



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 ASRS  
 Scale: 1" = 30'-0"  
 Vedelago Petsch AIA  
 5485 S. Rainbow Blvd  
 Suite 203  
 Las Vegas, Nevada 89118  
 Phone (702) 851-0300  
 Fax (702) 851-0302  
 0 15 30 60 90



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## Floor Plan

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

EOT-19197

02-21-07 CC

Schematic Design Package  
December 16, 2005

Tavern at Tenaya Village Center

Tenaya and Azure, Las Vegas, Nevada