



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-22703** APN: 137-12-817-006

Name of Property Owner: Shadow Hills Plaza, LLC

Name of Applicant: Philip Davis

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): _____

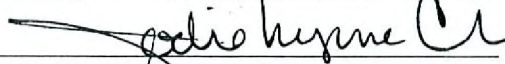
APN: _____

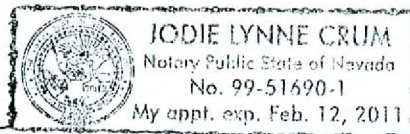
Signature of Property Owner: 

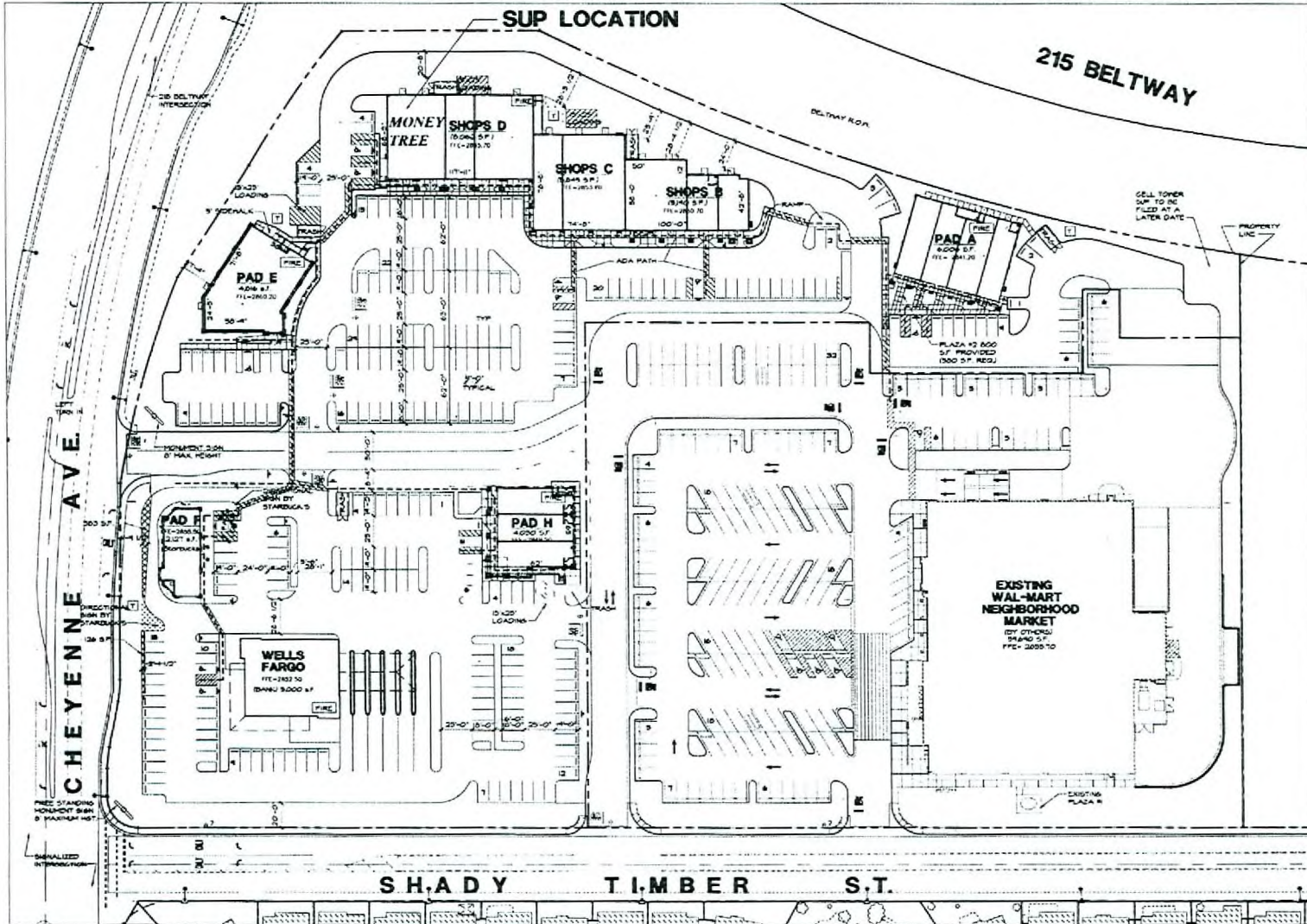
Print Name: Philip Davis, Managing Member

Subscribed and sworn before me

This 5th day of June, 2007

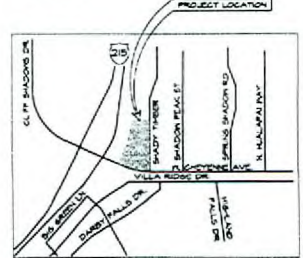

Notary Public in and for said County and State





Summary

| | | | |
|-------------------------|--------------------|-------------------|--|
| Land | ± 11.73 AC | ± 510,959 SF | |
| Building | | 81,493 SF | |
| Land-to-Bldg Ratio | | 6.2/1 | |
| Coverage | | 15.9% | |
| Building | S.F. | PK'G REQ. | |
| Retail (ADDITIONAL) | 68,821 S.F. | 275(1/250) | |
| Tavern (T) | 4,816 S.F. | 68(1/50+10) | |
| Fast Food (FF) | 2,125 S.F. | 21(1/100) | |
| Bank (WELLS FARGO) | 5,000 S.F. | 25(1/200) | |
| Total = | 80,762 S.F. | | |
| Parking Required | | 389 stalls | |
| Parking Provided | | 452 stalls | |
| Surplus Stalls | | 68 surplus | |
| Parking Ratio | | 5.54/1000 | |

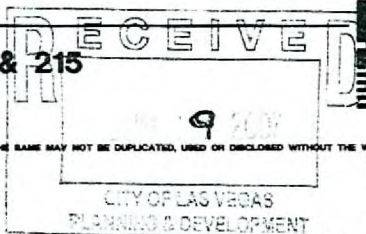


Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USER AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNMENT AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TERMS OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

PRELIMINARY SITE PLAN

SHADOW HILLS PLAZA CHEYENNE & 215
LAS VEGAS, NEVADA (CITY OF LAS VEGAS)

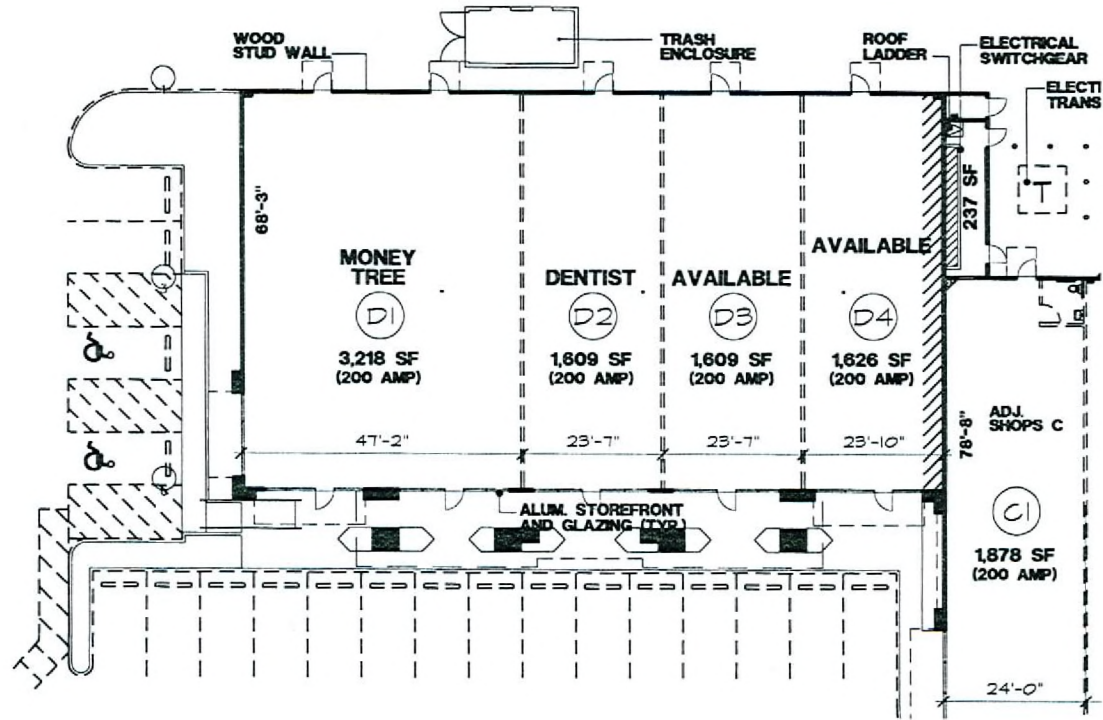


DATE: MAY 11, 2007
MADE JOB: 0821
7180 S. DEAN MARTIN DR. SUITE 800
LAS VEGAS, NV 89119
702.648.3000 FAX: 702.648.3000
WWW.NADELARC.COM



SUP-22703
08/09/07 PC

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, NADEL ARCHITECTS, INC. ALL



SCALE: 1"=20'-0"

SHOPS D (8,062 S.F.)

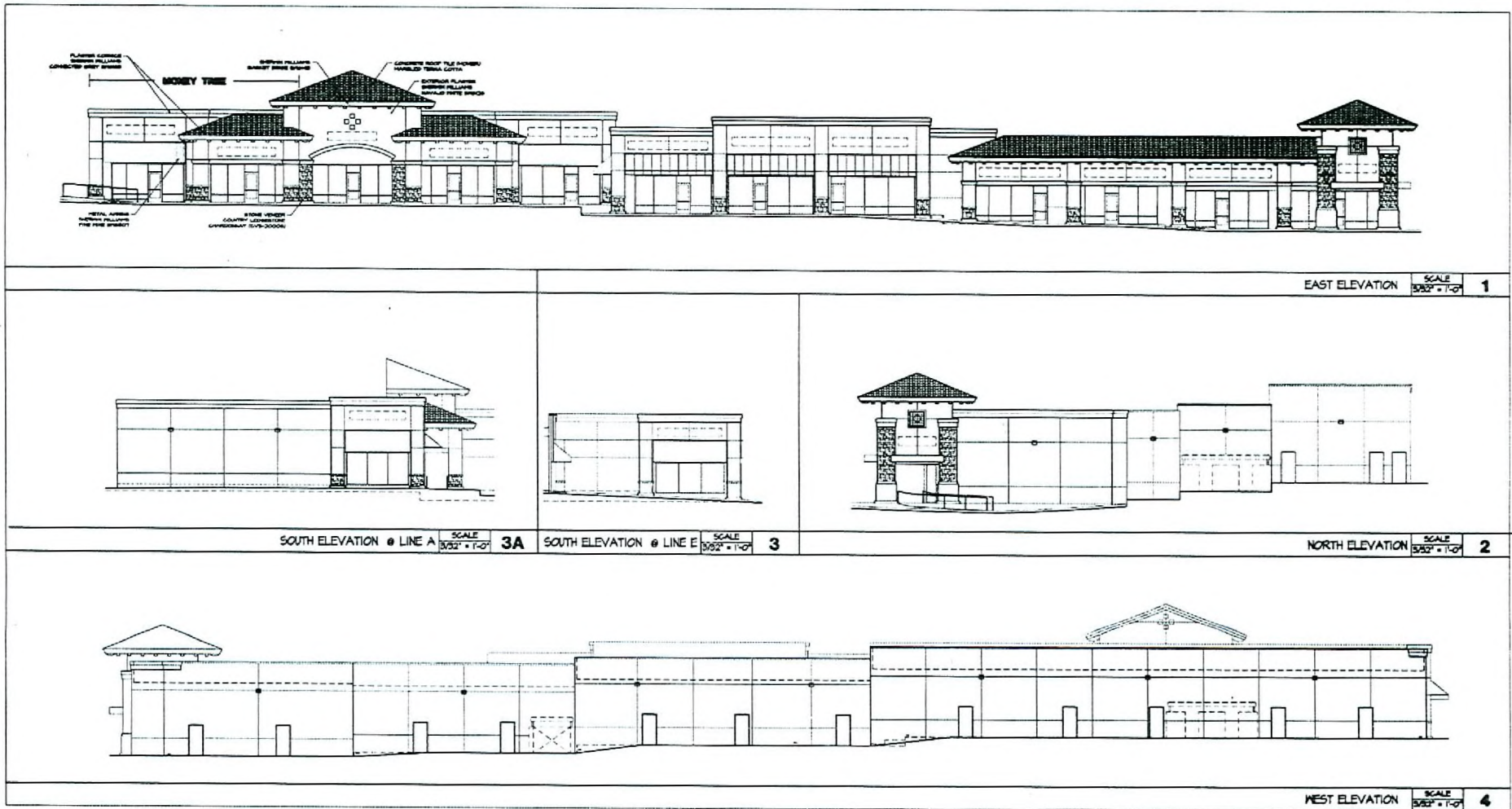
SHADOW HILLS PLAZA
LAS VEGAS, NEVADA

DATE: MAY 11, 2007
NADL JOB#: 09831

750 S. DEAN MARTIN RD., SUITE 800
LAS VEGAS, NV 89159
702.441.3300 FAX: 702.441.3309
WWW.NADELANC.COM

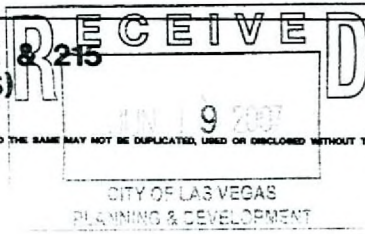


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ELEVATIONS

**SHADOW HILLS PLAZA CHEYENNE & 215
LAS VEGAS, NEVADA (CITY OF LAS VEGAS)**



DATE: MAY 14, 2007
 MAIL JOB#: 0004
 7180 S. DEAN MARTIN DR. SUITE 600
 LAS VEGAS, NV 89119
 702.648.0280 FAX: 702.648.7170
 WWW.NADEL.ARC.COM

Nadel Architects Inc.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT NADEL ARCHITECTS, INC. ALL

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Silver State Surveying

1825 AVOCADO COURT HENDERSON, NV 89014 (702) 261-6033 Fax (702) 261-6034

May 22, 2007

Money Tree
c/o Robert Ballew
5125 W. Oquendo, Ste 4
Las Vegas, NV 89118

Re: Proposed Money Tree Location – Proximity Certification

This letter is to serve as the Proximity Certification for the proposed location of Money Tree – Payday Loan & Check Cashing.

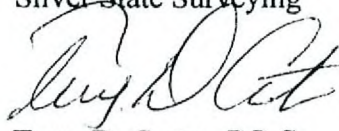
The proposed site is generally located at the northwest corner of Cheyenne Avenue and Shady Timber Street and is located on the north side of Cheyenne Avenue approximately 600 feet west of the intersection.

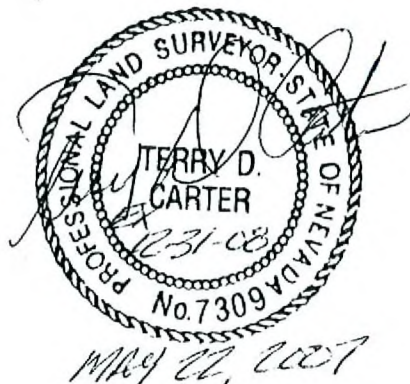
I inspected the surrounding area on May 21, 2007 and found another “Payday Loan/Check Cashing” and /or “Pawn Shop” type businesses within 1000 feet of this proposed location. It is located on the west side of the 215 Beltway at the northwest corner of Novat Street and Cliff Shadows Parkway. Based upon the owner provided site plan, the proposed building is approximately 950’ +/- from an existing “Check City”.

The nearest residential use is southerly across the street on Cheyenne Avenue. The right-of-way on Cheyenne varies at this location due to expanded right-of-way for the on and off ramps for the 215 Beltway. The nearest residential lot is 470 feet +/- in a southerly direction from the proposed building.

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,
Silver State Surveying


Terry D. Carter, P.L.S.



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