



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
DEC 11 2007

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-25988** APN: 139-25-516-002

Name of Property Owner: Pecos Partners LLC

Name of Applicant: Pecos Partners LLC

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: Pecos Partners, LLC
[Signature]

Print Name: Faramarz Yonsefzadeh,
Authorized Agent

Subscribed and sworn before me

This 17 day of December, 2007

[Signature]
Notary Public in and for said County and State



RECEIVED
DEC 11 2007

SITE INFORMATION

ZONING - C1 - Neighborhood Commercial
 APN - 139-25-516-002
 AREA (Approximate, to be Verified)
 Net Area: 39,460 sf 0.91 acres

BUILDING AREA

RETAIL 7,250 gsf

TOTAL AREA: 7,250 gsf

REQUIRED PARKING:

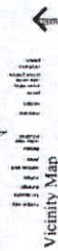
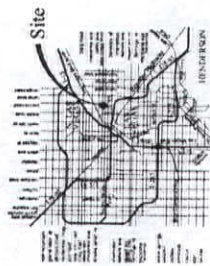
RETAIL 35 spaces
 Food/Coffee 20 spaces

TOTAL: 47 spaces

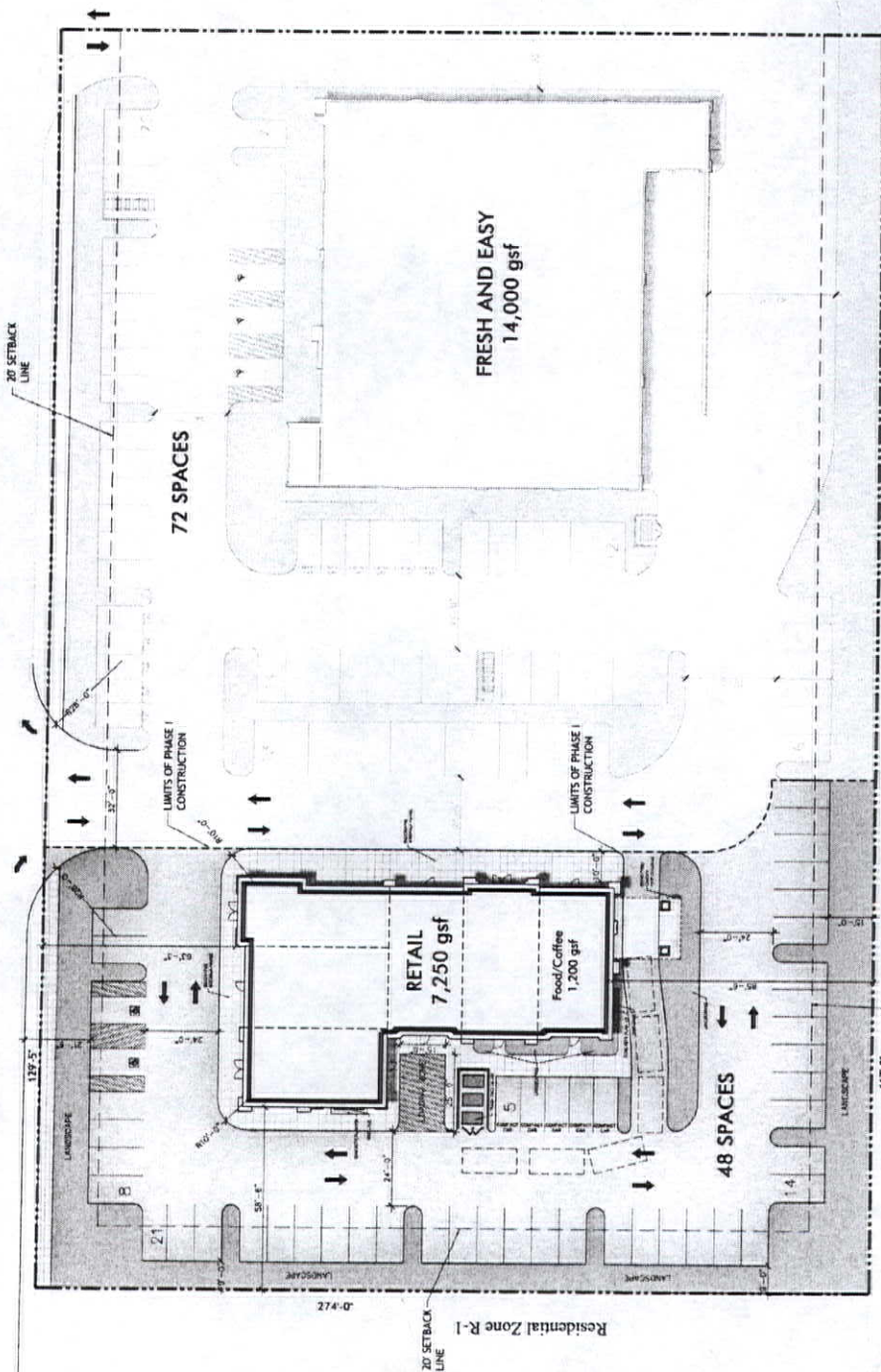
PROVIDED PARKING:

Regular 41 spaces
 Compact 5 spaces
 Handicapped 2 spaces

TOTAL: 48 spaces



OWENS AVE.



Residential Zone R-3

Residential Zone R-1



Scale: 1" = 40'

PROJECT No. 105158.1 December 11, 2007

Conceptual Site Plan

PECOS PARTNERS, LLC.

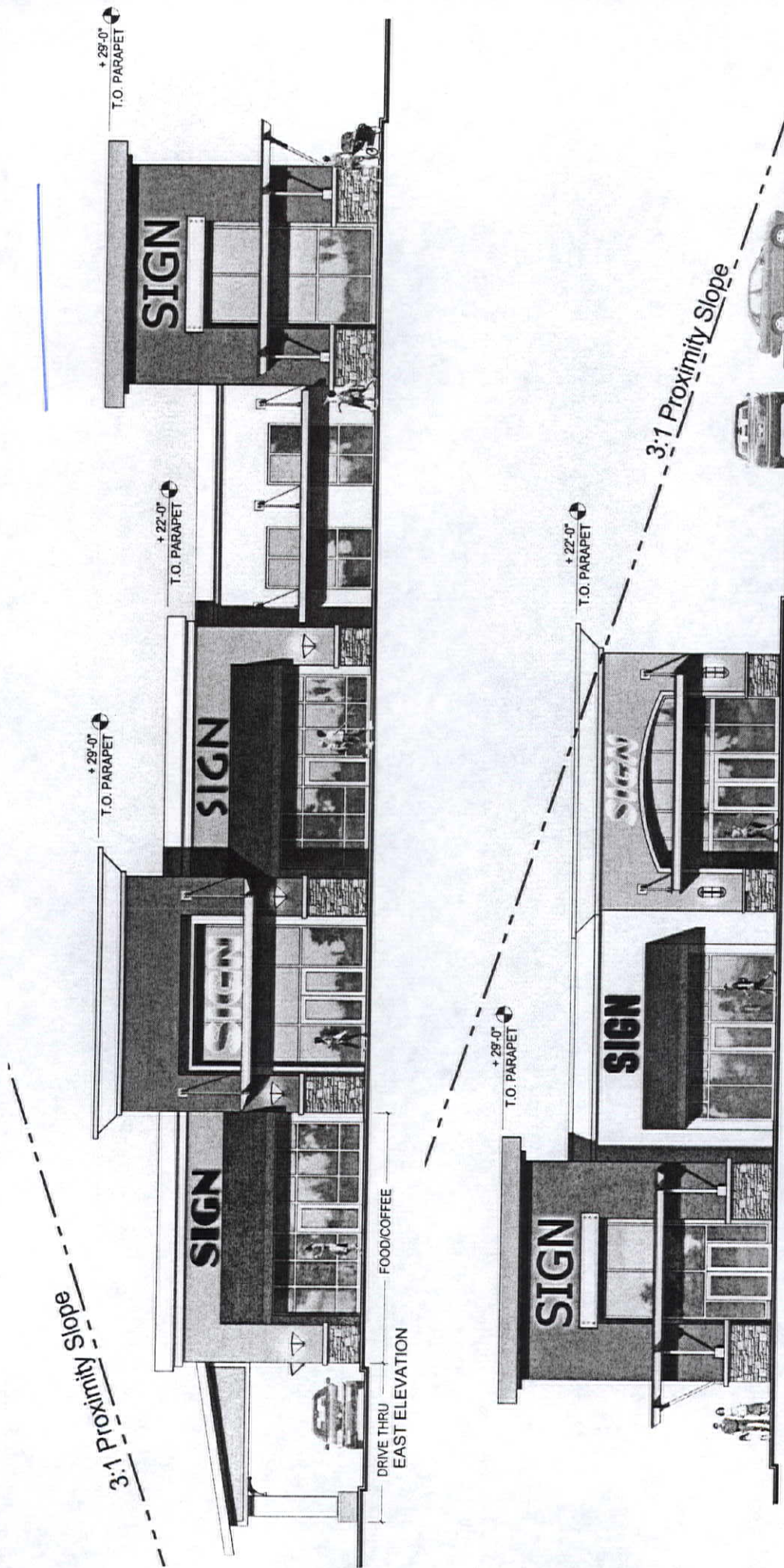
Pecos & Owens
Las Vegas, Nevada

VAR-25988
01/24/08 PC

Perlman
DESIGN GROUP
ARCHITECTS - PLANNERS - ENGINEERS
LAS VEGAS - SCOTTSDALE - NEWPORT BEACH

© December 2007. All rights reserved. This is a conceptual site plan and is not intended to be used for construction. The information herein is for informational purposes only and does not constitute an offer of any financial product or service. The information herein is subject to change without notice.

RECEIVED
DEC 11 2007



Scale: 1" = 10'
Project No. 105158.1 December 11, 2007

Conceptual Elevations

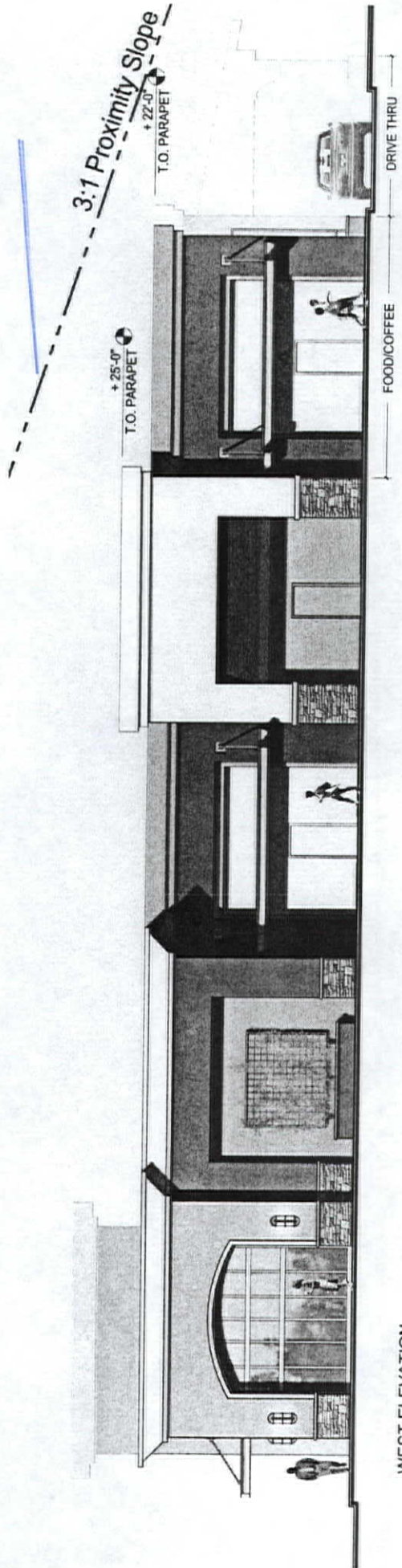
PECOS PARTNERS, LLC.

Pecos & Owens
Las Vegas, Nevada

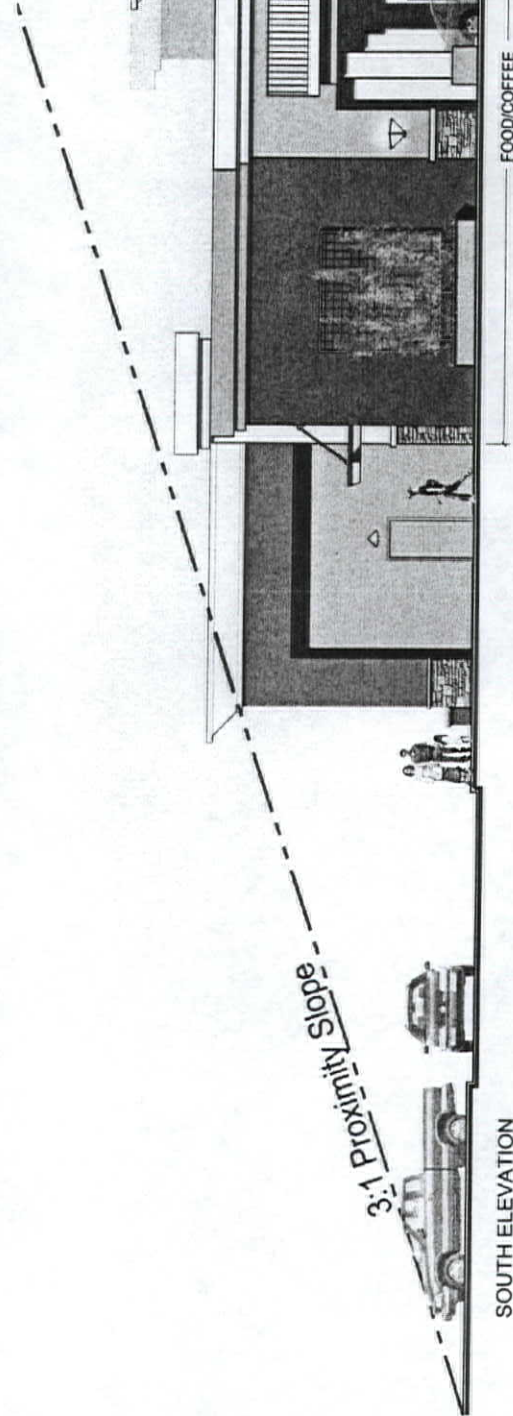
Perلمان
DESIGN GROUP
ARCHITECTS, ENGINEERS AND SCIENTISTS
LAS VEGAS • TEL: 702.735.4100 • WWW.PDGP.COM

VAR-25988
01/24/08 PC

RECEIVED
DEC 11 2007



WEST ELEVATION



SOUTH ELEVATION

Scale: 1" = 10'

Project No. 105158.1 December 11, 2007

Conceptual Elevations

PECOS PARTNERS, LLC.

Pecos & Owens
Las Vegas, Nevada

VAR-25988
01/24/08 PC

Periman
DESIGN GROUP
ARCHITECTS • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH