



**PLANNING & DEVELOPMENT DEPARTMENT**

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**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: \_\_\_\_\_

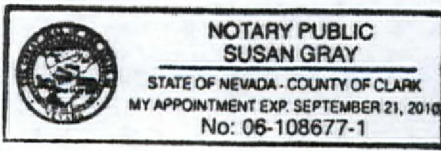
Signature of Property Owner: Pecos Partners, LLC  
[Signature]

Print Name: Faramarz Yonsefzadeh,  
Authorized Agent

Subscribed and sworn before me

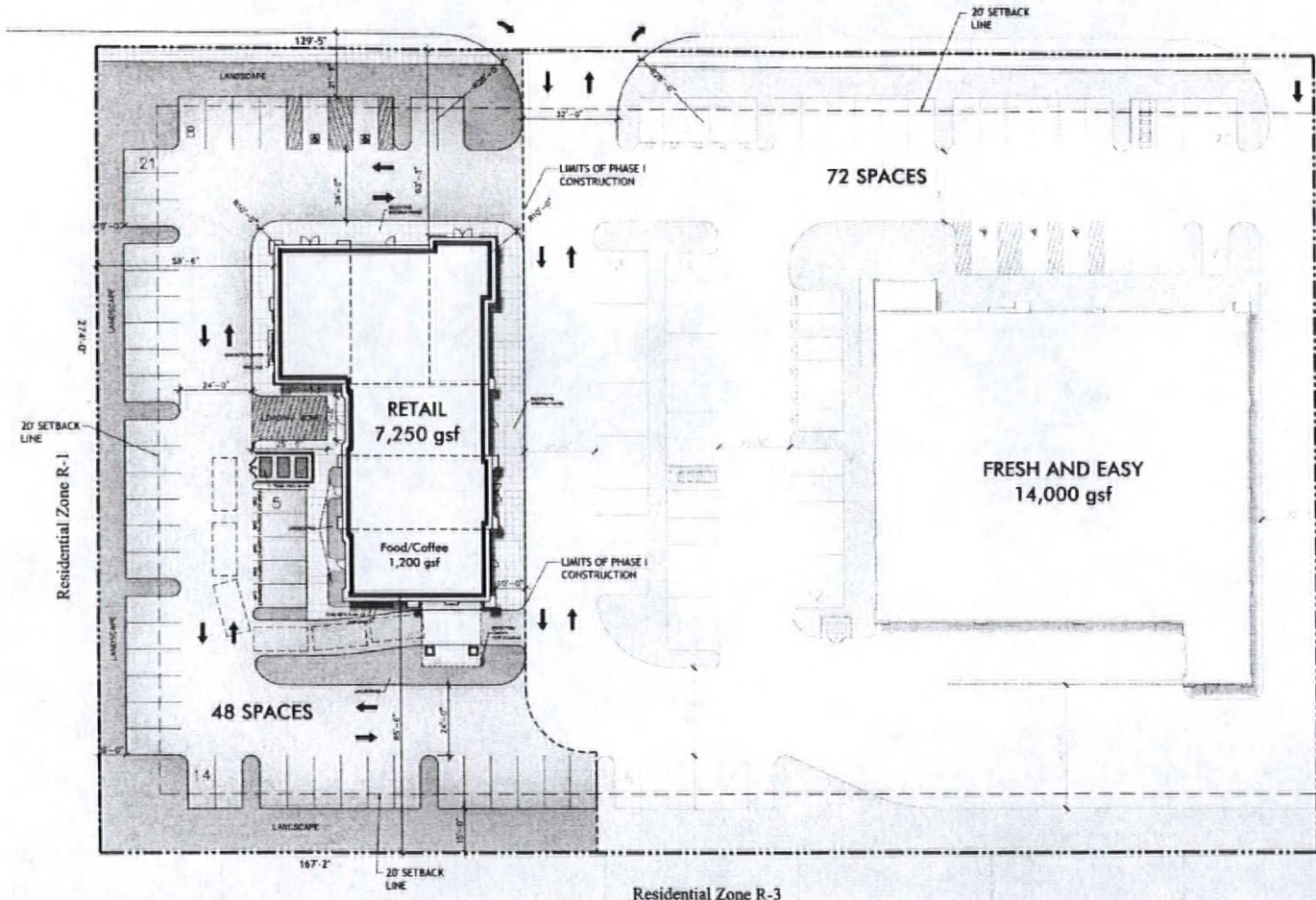
This 17 day of December, 2007

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



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OWENS AVE.



**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:**

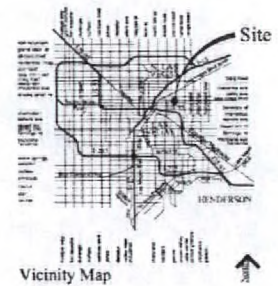
RETAIL (1:171) 35 spaces  
 Food/Coffee (1:100) 20 spaces

TOTAL: 47 spaces

**PROVIDED PARKING:**

Regular 41 spaces  
 Compact 5 spaces  
 Handicapped 2 spaces

TOTAL: 48 spaces



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**Conceptual Site Plan**



PROJECT No 105158.1 December 11, 2007

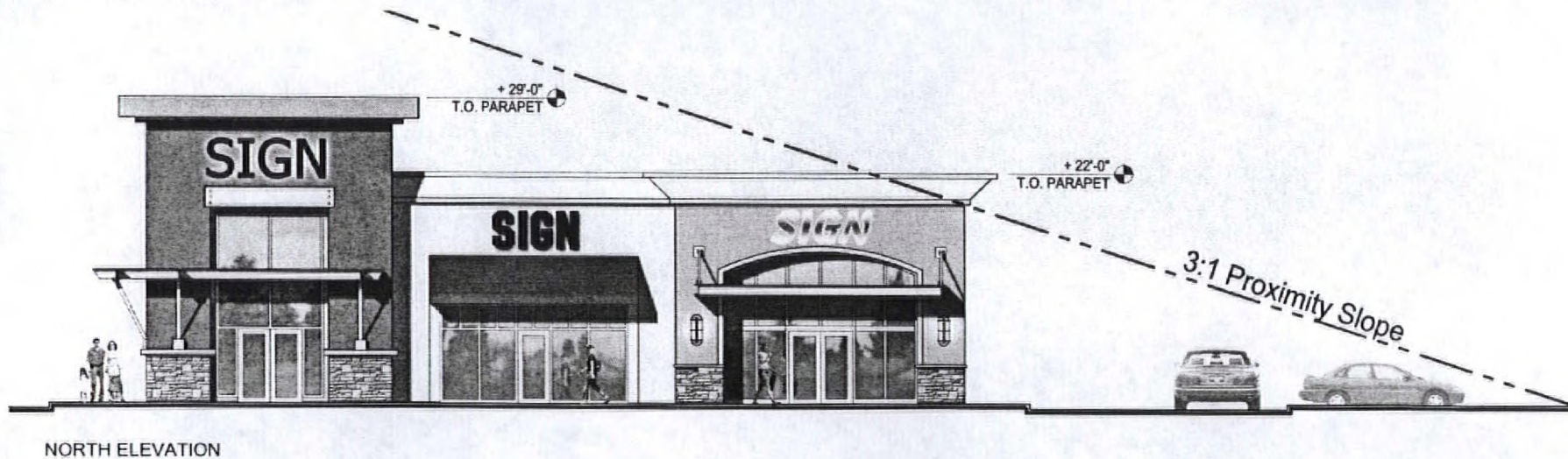
PECOS PARTNERS, LLC.

**Pecos & Owens**  
 Las Vegas, Nevada

**VAR-25988**  
**01/24/08 PC**

**Perlman**  
 DESIGN GROUP  
 ARCHITECTURE • PLANNING • INTERIOR  
 LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

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### Conceptual Elevations

## Pecos & Owens

Las Vegas, Nevada



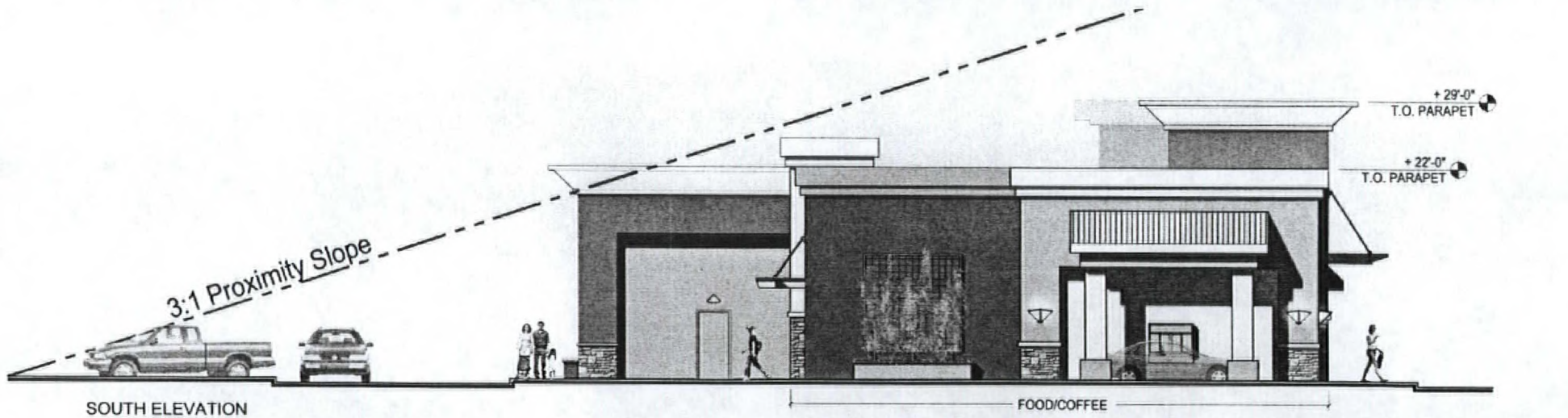
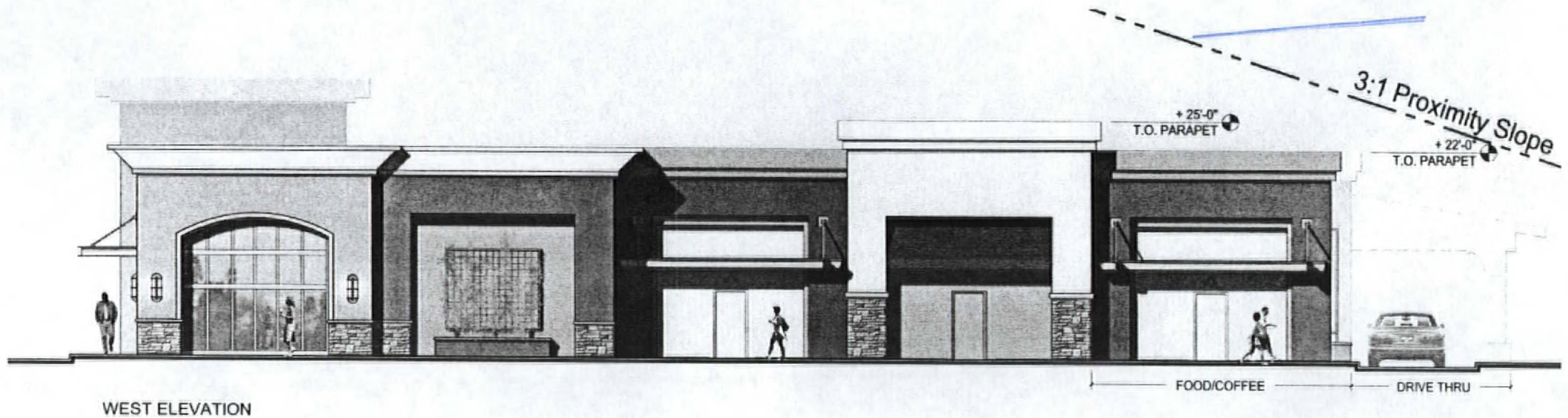
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### Conceptual Elevations

Scale: 1" = 10'

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