



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25991** 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

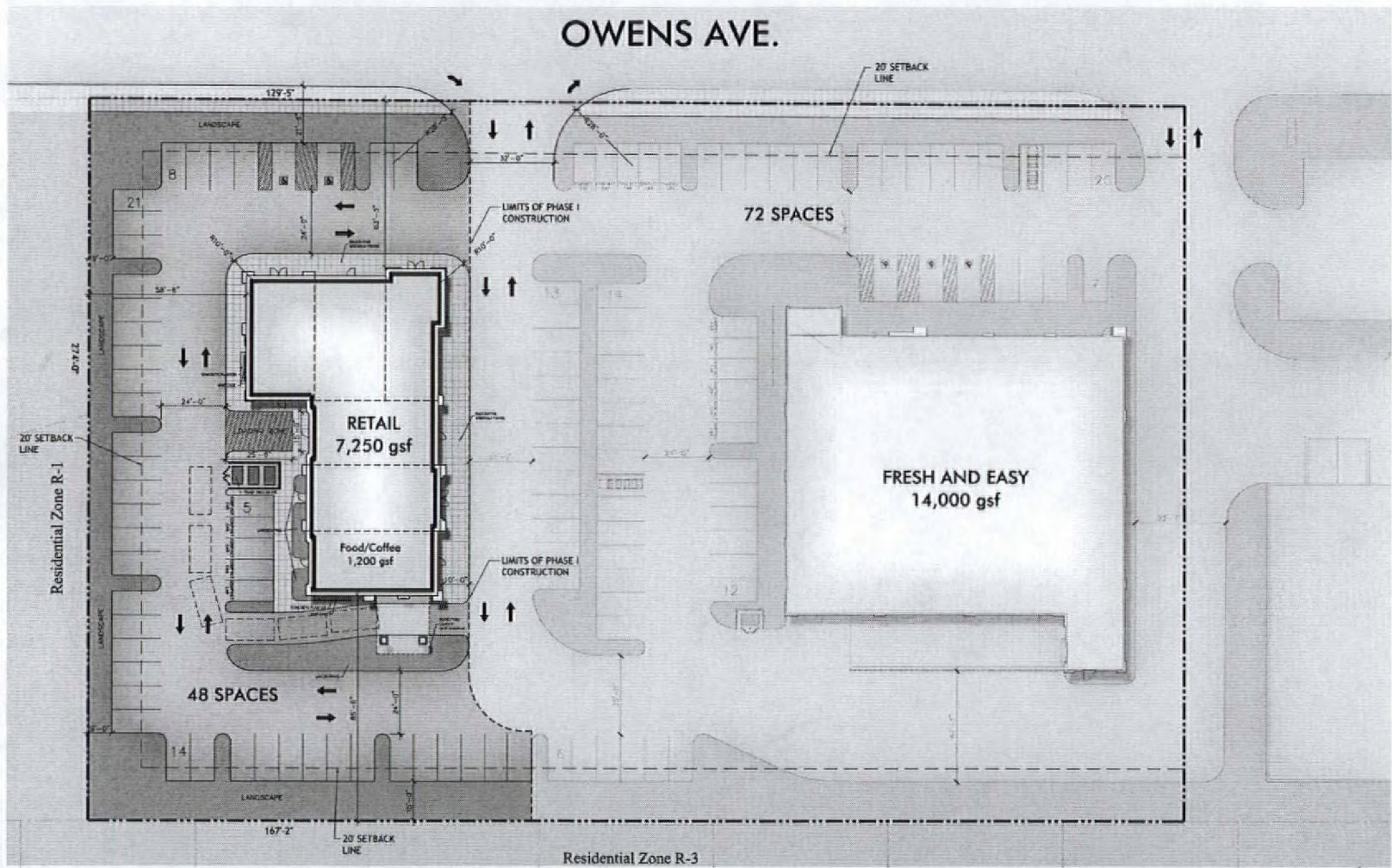
Subscribed and sworn before me

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

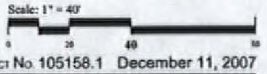
RETAIL	7,250 gsf
TOTAL AREA:	7,250 gsf

REQUIRED PARKING:

RETAIL (1,000 gsf)	35 spaces
Food/Coffee (1,000 gsf)	20 spaces
TOTAL :	47 spaces

PROVIDED PARKING:

Regular	41 spaces
Compact	5 spaces
Handicapped (2=1)	2 spaces
TOTAL :	48 spaces



© Consultant 2007, P.A. Las Vegas, LLC. A Nevada Designing Company.
 This Plan is developed in Nevada and is subject to the laws of the State of Nevada. The Consultant reserves the right to make design modifications without notice. No Guarantees, Warranties, or Refunds are provided. Plans are subject to change and subject to change.

PECOS PARTNERS, LLC.

Conceptual Site Plan
Pecos & Owens
 Las Vegas, Nevada

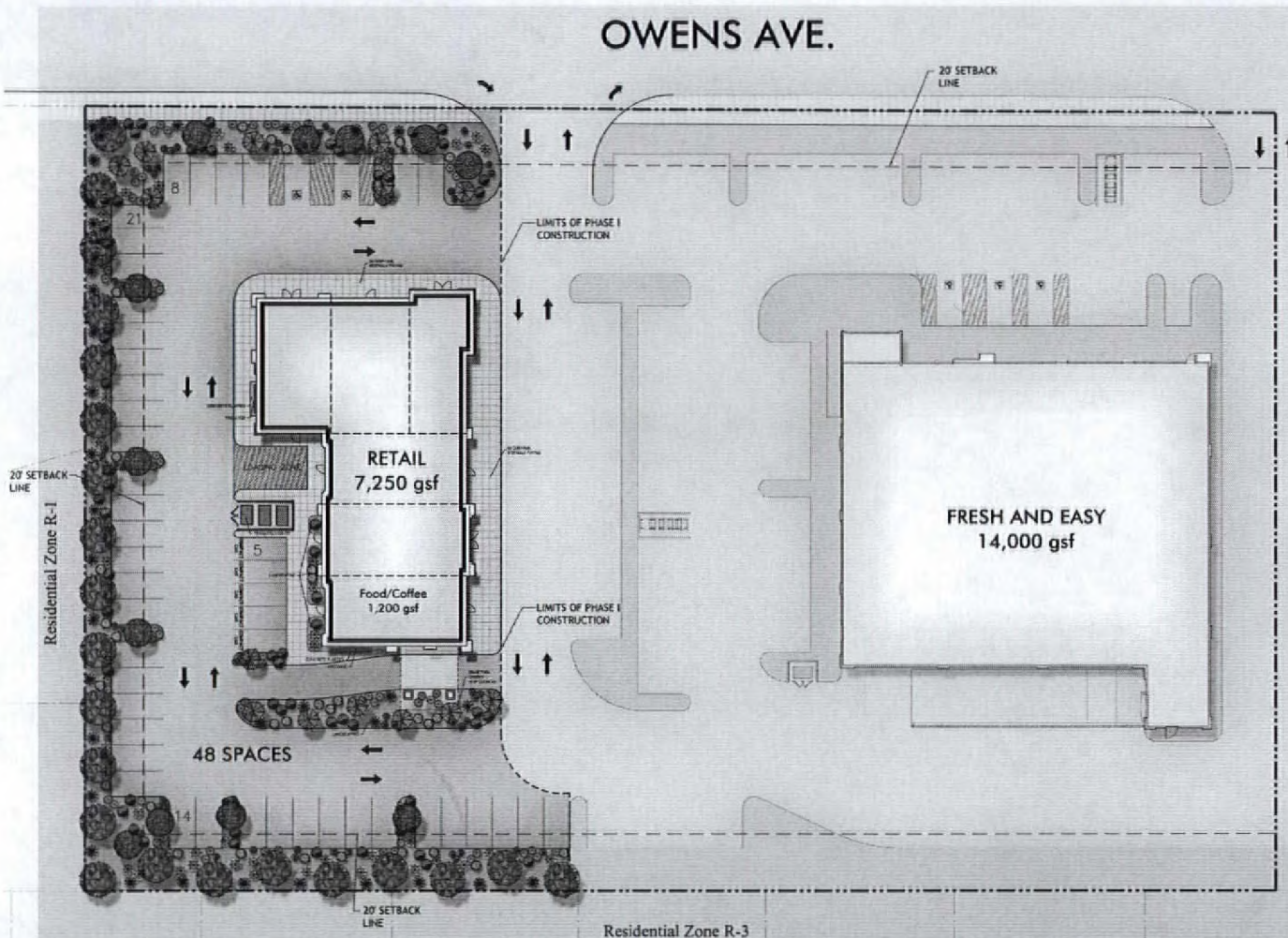
RECEIVED
 DEC 11 2007

Perlmans
 DESIGN GROUP
 ARCHITECTURE • PLANNING • INTERIORS
 LAS VEGAS • SPOKANE • NEWPORT BEACH

SDR-25991
01/24/08 PC

PROJECT No. 105158.1 December 11, 2007

OWENS AVE.



PLANT LEGEND

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	PINUS HALAPENSIS	ALEPPO PINE	24" BOX	22	EXISTING ON SITE STANDARD TRUNK SPECIMEN
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	12	STANDARD TRUNK SPECIMEN
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	14	MULTI-TRUNK

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GALLON	33	
	DASYLIRION WHEELERI	COMMON SOTOL	5 GALLON	35	
	FALLUGIA PARADOXA	FALLUGIA	5 GALLON	61	
	YUCCA ELATA	SPINE CHIN	5 GALLON	41	PROVIDE 50% RED YUCCA & 50% YELLOW YUCCA
	SALVIA GREGGII	RED CHIHUAHUA SAGE	5 GALLON	74	
	RUSSELLIA EQUSETIFORMIS	CORAL FOUNTAIN	5 GALLON	79	



PROJECT No. 105158.1 December 11, 2007

Conceptual Landscape Plan

PECOS PARTNERS, LLC.

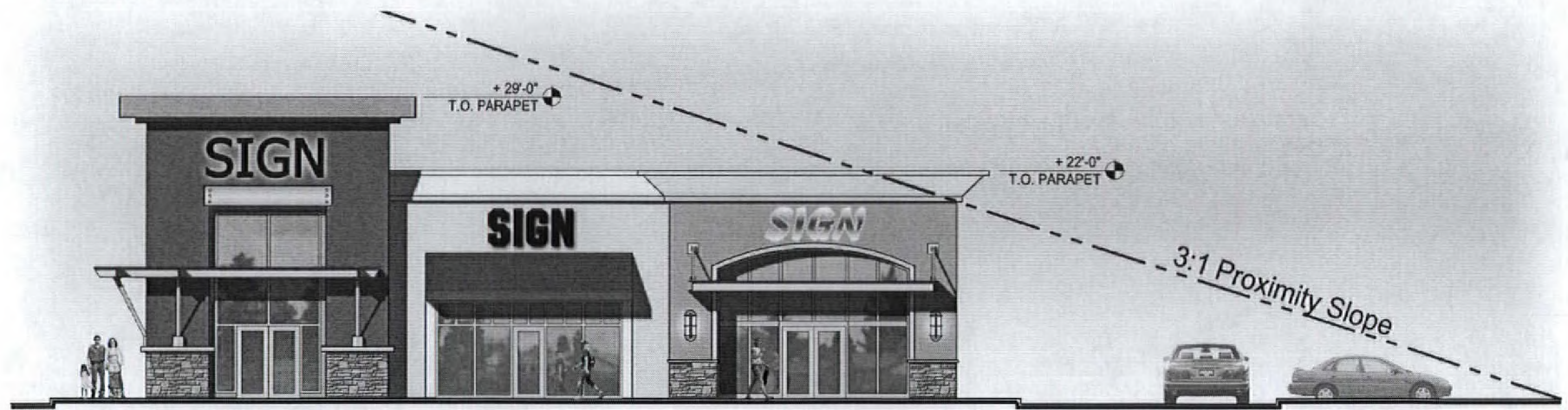
Pecos & Owens
Las Vegas, Nevada

RECEIVED
DEC 11 2007

SDR-25991
01/24/08 PC

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIOR DESIGN
COTTAGE, L.A., NEWPORT BEACH

© Copyright 2007, P.A. Los Angeles, LLC. A Hybrid Design Group Company
This Plan is a Conceptual or Preliminary and is Subject to the Approval of the Authority. The Consultant reserves the right to make design modifications without notice. All Errors, Omissions, Scale and Authorizations/Features are Contingent and Subject to Change.



© Copyright 2007, P&O Las Vegas, LLC. All Rights Reserved. No reproduction or translation is permitted. All rights reserved. Design developed and owned by P&O Las Vegas, LLC. All other trademarks are the property of their respective owners.

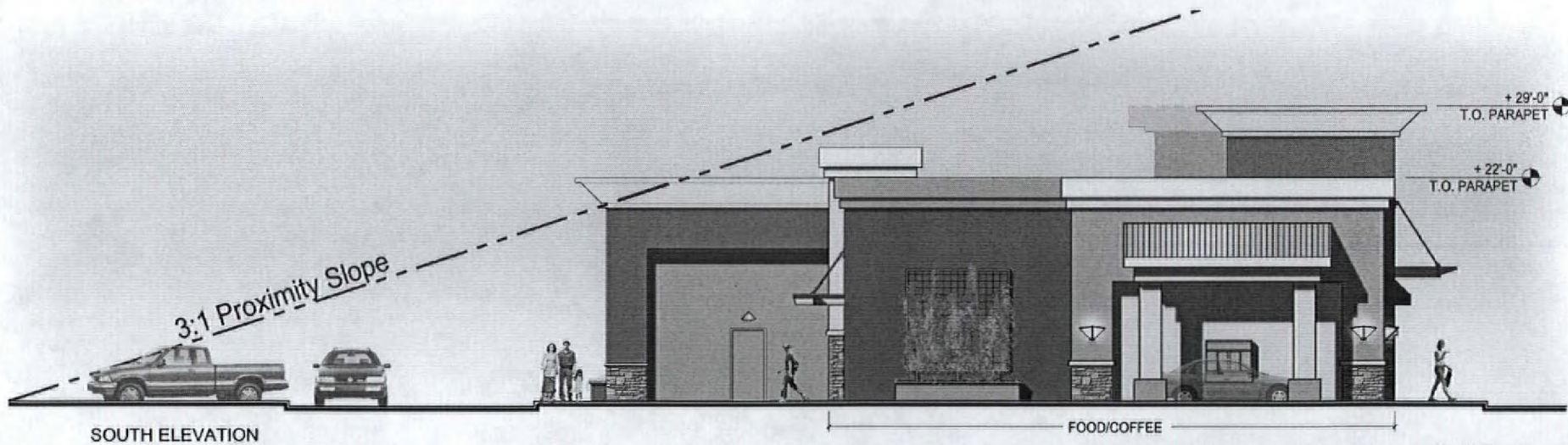
PECOS PARTNERS, LLC.

Conceptual Elevations
Pecos & Owens
 Las Vegas, Nevada

APPROVED
 DEC 11 2007
SDR-25991
01/24/08 PC

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

Perlman
 DESIGN GROUP
 ARCHITECTURE • PLANNING • INTERIORS
 LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



© Copyright 2007, P.A. Las Vegas, LLC. A Periman Design Group Company.
 This Plan is Conceptual in Nature and no Guarantee of its Accuracy is made. Use of this document reserves the right to make design modifications without notice. All Rights Reserved. Plans and Specifications are Subject to Change.

PECOS PARTNERS, LLC.

Conceptual Elevations
Pecos & Owens
 Las Vegas, Nevada

SDR-25991

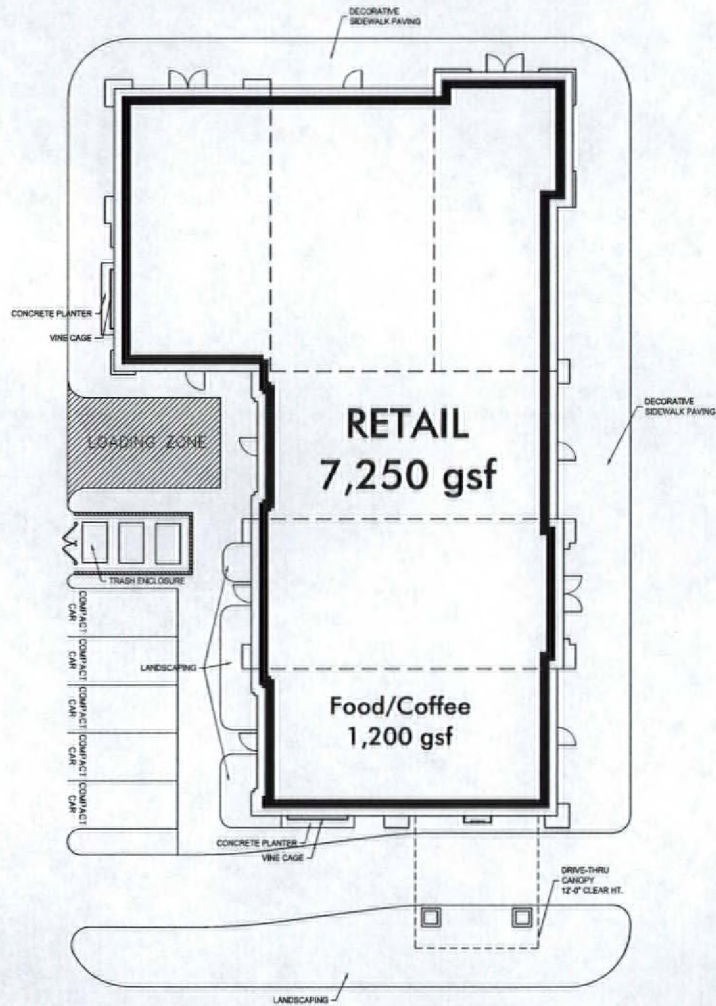
01/24/08 PC

Scale: 1" = 10'

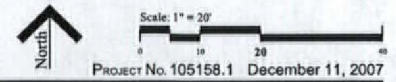
PROJECT No. 105158.1 December 11, 2007

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

DEC 11 2007



Conceptual Floor Plans



© Copyright 2007, P.A. Las Vegas, LLC. A Perlman Design Group Company.
This Plan is Confidential. No part of this Plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Perlman Design Group.

PECOS PARTNERS, LLC.

Pecos & Owens
Las Vegas, Nevada

DEC 11 2007

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SDR-25991
01/24/08 PC

MATERIALS



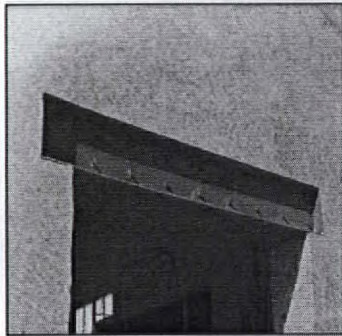
LOW-E INSULATED GLASS



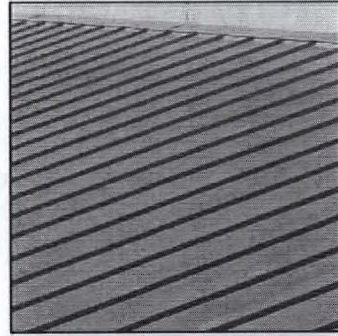
CULTUREDSTONE PRODUCTS -
COUNTRY LEDGESTONE -
CARAMEL - (CSV - 20007)



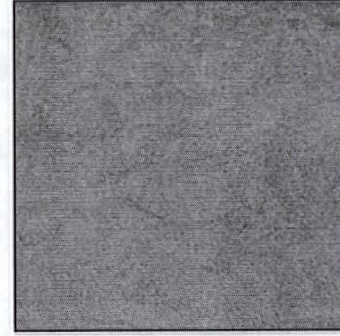
SUNBRELLA BURGUNDY
FABRIC AWNING



STEEL I-BEAM LINTEL



STANDING SEAM METAL
ROOF



SMOOTH SAND-BASED
STUCCO

BASE STUCCO COLORS



BENJAMIN MOORE
HEARTSMERE
(1114)



BENJAMIN MOORE
FOX HEDGE TAN
(1167)



BENJAMIN MOORE
ANTIQUE COPPER
(1169)

ACCENT STUCCO COLORS



BENJAMIN MOORE
CREAM FROTH
(OC-97)



BENJAMIN MOORE
ONONDAGA CLAY
(1204)

© Copyright 2007, Pecos Partners, LLC. A Perelman Group Company
This Drawing is Confidential in Nature and its Disclosure of its contents is prohibited. The Owner/Client Assumes the Right to make
Design/Construct without notice, all Colors, Dimensions, Sizes and Architectural Features are Contingent and subject to Change.

PECOS PARTNERS, LLC.

COLOR & MATERIAL BOARD

PECOS & OWENS
LAS VEGAS, NEVADA

PROJECT No. 105158.1 DECEMBER 11, 2007

RECEIVED
DEC 11 2007

Perلمان
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SDR-25991
01/24/08 PC

SDR 25991				
Pecos partners, LLC				
South side of Owens Ave., 600' West of Pecos Rd.				
Proposed 7.25 thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	7.25	42.94	311
AM Peak Hour			1.03	7
PM Peak Hour			3.75	27
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Owens Ave.				
Average Daily Traffic (ADT)	24,571			
PM Peak Hour	1,966			
<i>(heaviest 60 minutes)</i>				
Pecos Rd.				
Average Daily Traffic (ADT)	31,140			
PM Peak Hour	2,491			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Owens Ave.	32585			
Pecos Rd.	32585			
This project will add approximately 311 trips per day on Owens Ave. and Pecos Rd. This will increase the existing volumes by about 1 percent on both Owens and Pecos. Owens is at about 75 percent capacity and Pecos is at about 96 percent capacity.				
Based on Peak Hour use, this development will add roughly 27 additional cars into the area; which works out to about 1 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				