



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-26006** APN: 125-610-001 &024

Name of Property Owner: Serene Investments

Name of Applicant: Tenaya Azure, LLC

Name of Representative: Michael Andersen

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: *Farus Farmanali*

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 14 day of December, 2007

Arthur Safarian
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-26006** APN: 125-610-002, 003, 004, 005 & 006

Name of Property Owner: Farmanali Family Trust

Name of Applicant: Tenaya Azure, LLC

Name of Representative: Michael Andersen

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: *Farus Farmanali*

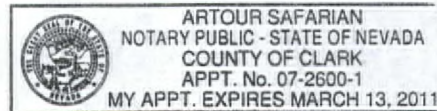
Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 19 day of December, 2007

Artour Safarian

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-26006 APN: 125-22-801-011

Name of Property Owner: Bilpar-Tenaya Investments LLC

Name of Applicant: Bilpar-Tenaya Investments LLC

Name of Representative: Michael Andersen

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: _____

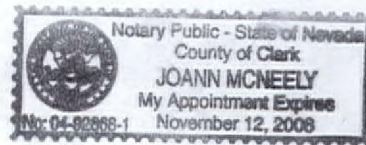
Signature of Property Owner: *Farus Farmanali*

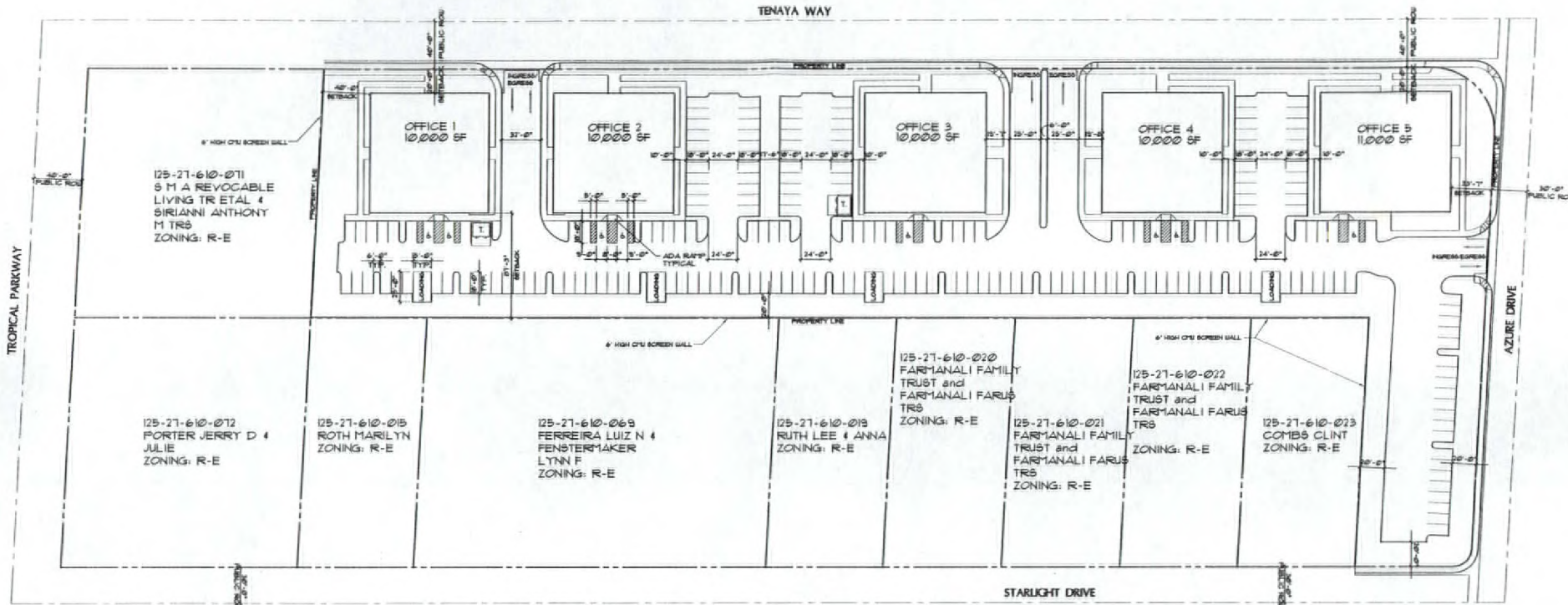
Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 11th day of December, 2007

Joann McNeely
Notary Public in and for said County and State





SITE PLAN



LOT INFO		
APN'S - 125-27-610-001 THRU 010 & 024		
ZONING:	U(FR) & U(R)	PROPOSED - PR
SITE AREA:	229,126 S.F. = 5.26 ACRES	
% OF LOT COVERED BY BUILDING:	23% MAX ALLOWED 50%	
SETBACKS	REQ'D.	PROVIDED
FRONT:	20'-0"	20'-0"
SIDES:	5'-0"	40'-0"
REAR:	15'-0"	87'-3"
HEIGHT:	MAX: 2 STORIES OR 35', WHICH EVER IS LESS PROPOSED: 1 STORY, 28'-3" HEIGHT	

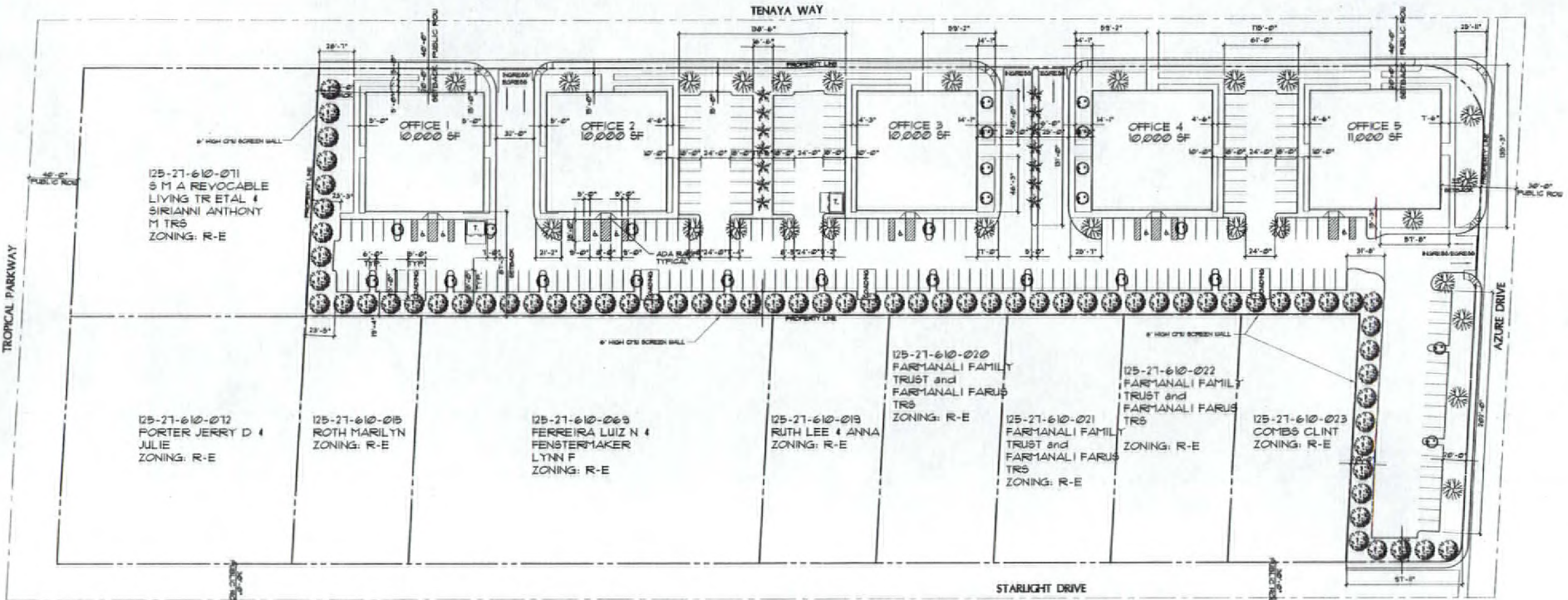
SQ. FTG. / PARKING CALCULATION	
SQUARE FOOTAGE:	51,000 S.F. OFFICE
PARKING REQUIRED: (OFFICE USE ONLY)	
1 SPACE PER 300 S.F.	
51,000 S.F. / 300 = 170 SPACES REQUIRED	
215 SPACES PROVIDED	
PARKING REQUIRED: (OFFICE AND MEDICAL USE)	
1 SPACE PER 300 S.F. OFFICE - 25,000 S.F. / 300 = 84 SPACES REQUIRED	
1 SPACE PER 200 S.F. MEDICAL - 26,000 S.F. / 200 = 130 SPACES REQUIRED	
ACCESSIBLE SPACES:	
PER TITLE 19, CHAPTER 10.010 TABLE 2, FOR 151-200 SPACES, 6 REQUIRED	
5 VAN ACCESSIBLE SPACES PROVIDED	
3 ACCESSIBLE SPACES PROVIDED	

VICINITY MAP

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ZON-26006

01/24/08 PC



LANDSCAPING PLAN



LANDSCAPE MATERIAL LEGEND

TREE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		TREE EL GUIRCA	TRESEL TREE	24\"/>	

BURBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		XYLOPIYA CONGESTA	SHORT XYLOPIYA	3 GAL	00
		SARCOBATUS SPICOSA	SARCOBATUS	3 GAL	00
		SALVIA GREGGII	ARTIST'S SALVIA	3 GAL	00
		PERESKIA SETACEA	PURPLE PORTULAC GRASS	1 GAL	00
		MESQUITE PURPUREA	RED YUCCA	3 GAL	00

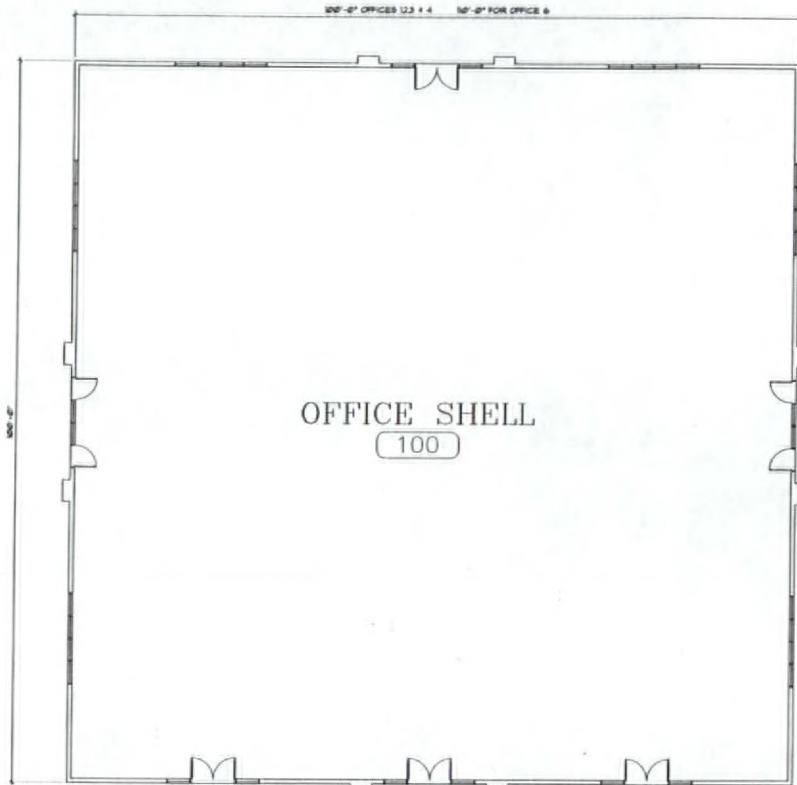
GROUNDCOVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		LIRIODENDRON CHINENSIS	TRAILING LIRIODEND	1 GAL	00
		TRACHELIUM PERFOLIATUM	STAR JASMINE	1 GAL	00

DECORATIVE ROCK	SYMBOL	DESCRIPTION

- GENERAL NOTES
1. PROPER MAINTENANCE SHALL OCCUR FOR ALL TURF AREAS AND IRRIGATION BY STEPS.
 2. PER LAS VEGAS ZONING CODE CHAPTER 16.0 LANDSCAPE STANDARDS (1) 24\"/>

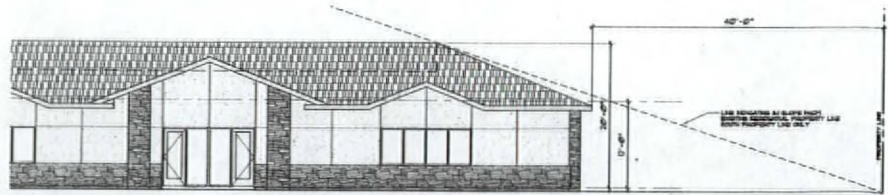
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FLOOR PLAN

1/4"=1'-0"



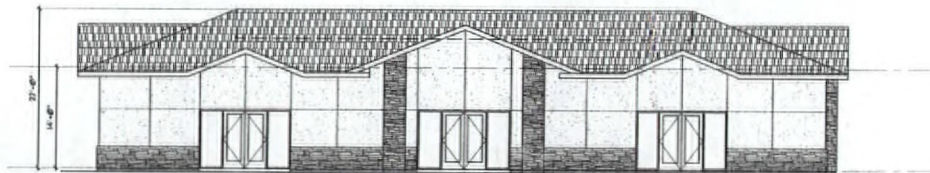
PARTIAL FRONT ELEV-OFFICE 1

1/4"=1'-0"



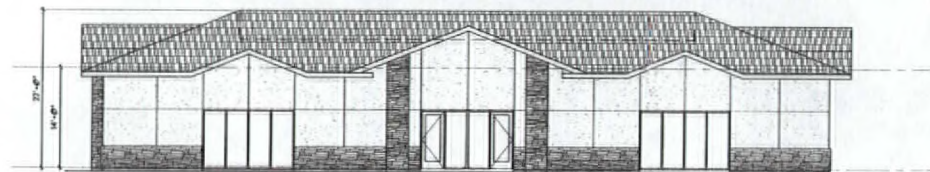
FRONT ELEVATION

1/4"=1'-0"



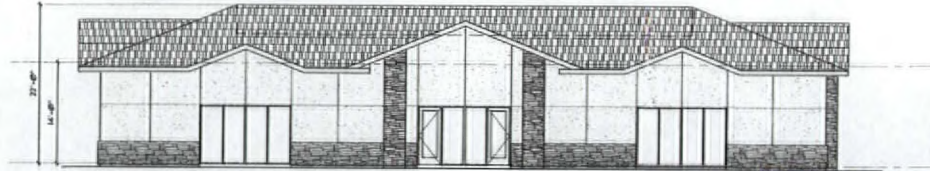
REAR ELEVATION

1/4"=1'-0"



SIDE ELEVATION

1/4"=1'-0"



SIDE ELEVATION

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Sheet 3 of 3
 Tenava & Azure Office Park
 12-10-07