



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-28315** APN: 163-05-116-005
Name of Property Owner: Fort Apache Commons Park LLC
Name of Applicant: VIA BRASIL STEAK HOUSE
Name of Representative: Law Offices of Jay Brown: contact Lora Dreja

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: _____

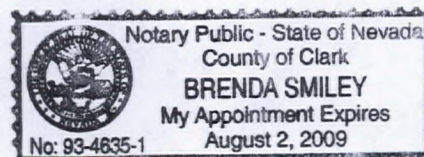
Signature of Property Owner: [Signature]

Print Name: J De Hart

Subscribed and sworn before me

This 5th day of April, 2008

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



SITE PLAN FOR PECCOLE RANCH - FORT APACHE COMMONS

A PORTION OF THE NORTH WEST QUARTER (1/4) OF
SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

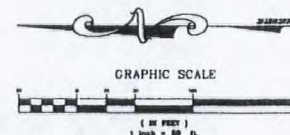
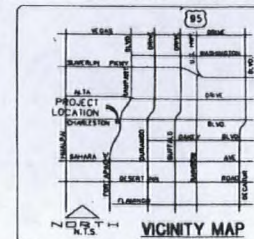
NORTH BEARING EAST, BEING THE BEARING OF THE SOUTH LINE OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, BEING THE
MODERN SURVEY BEARING ON THAT SECTION PLAT ON FILE IN THE OFFICE OF
THE CLARK COUNTY RECORDS IN BOOK 43, PAGE 83 OF PLATS.

BENCHMARK

NATIONAL GEODETIC VERTICAL BENCHMARK OF 1929 (BATHYMETRIC)
ELEVATION, 3751.38 FEET IS PLATE IN TOP OF CURB ON FORT APACHE ROAD.
1987 SOUTH OF RED HILLS ROAD, EAST CURB LINE.
CITY OF LAS VEGAS DATUM
ELEVATION = 3750.38
FOR CONVERSION TO 1988 DATUM, ADD 0.40'

ASSESSORS PARCEL NUMBER

183-05-110-003



LAND USE TABULATION

PARCEL	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES
	C-1	C-1	8.372

PARKING DATA

BUILDING	SIZE	REQUIRED PARKING	PARKING PROVIDED
OFFICE (1 SPACE PER 300 SF)	22,810 SQ. FT.	100 SPACES	-
TAVERN (1 SPACE PER 300 SF)	5,000 SQ. FT.	17 SPACES	-
PLUS (1 SPACE PER 300 SF) REMAINING 1800 SF	1800 SQ. FT.	6 SPACES	-
TOTAL PARKING		123 SPACES	123 SPACES
MINI CAR WASH (existing)	8,000 SQ. FT.	100 SPACES	84 SPACES
PHOTO RESTAURANT (existing)	5,000 SQ. FT.	17 SPACES	17 SPACES
CAR WASH (existing)	5,000 SQ. FT.	20 SPACES	20 SPACES
TOTAL SITE PARKING		400 SPACES	123 SPACES

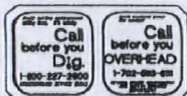
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MAY 27 2008

SUP-28315
07/10/08 PC

GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO LATEST REVISED STANDARD SPECIFICATIONS AND DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CITY OF LAS VEGAS, NEVADA.
- UTILITY EASEMENTS TO BE DEDICATED TO THEIR RESPECTIVE AGENCIES.
- UTILITY SERVICES TO BE PROVIDED BY:
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS - COMMUNITY SERVICES
CENTRAL TELEPHONE COMPANY
SILVER STATE DISPOSAL
SOUTHWEST GAS CORPORATION
NEVADA POWER COMPANY



PECCOLE NEVADA CORPORATION
PROJECT: FORT APACHE COMMONS
SHEET NO. 1 OF 1
DESIGNER: CDS
DRAWN BY: LGA

SITE PLAN

PROJECT:

DESIGNER: CDS

DRAWN BY: LGA

JOB NO.
02-2001-601

SHEET NO.

1 OF 1

REVISED 11/1/02

SEATING COUNT	
BAR	100
CLUB	100
TOTAL	200

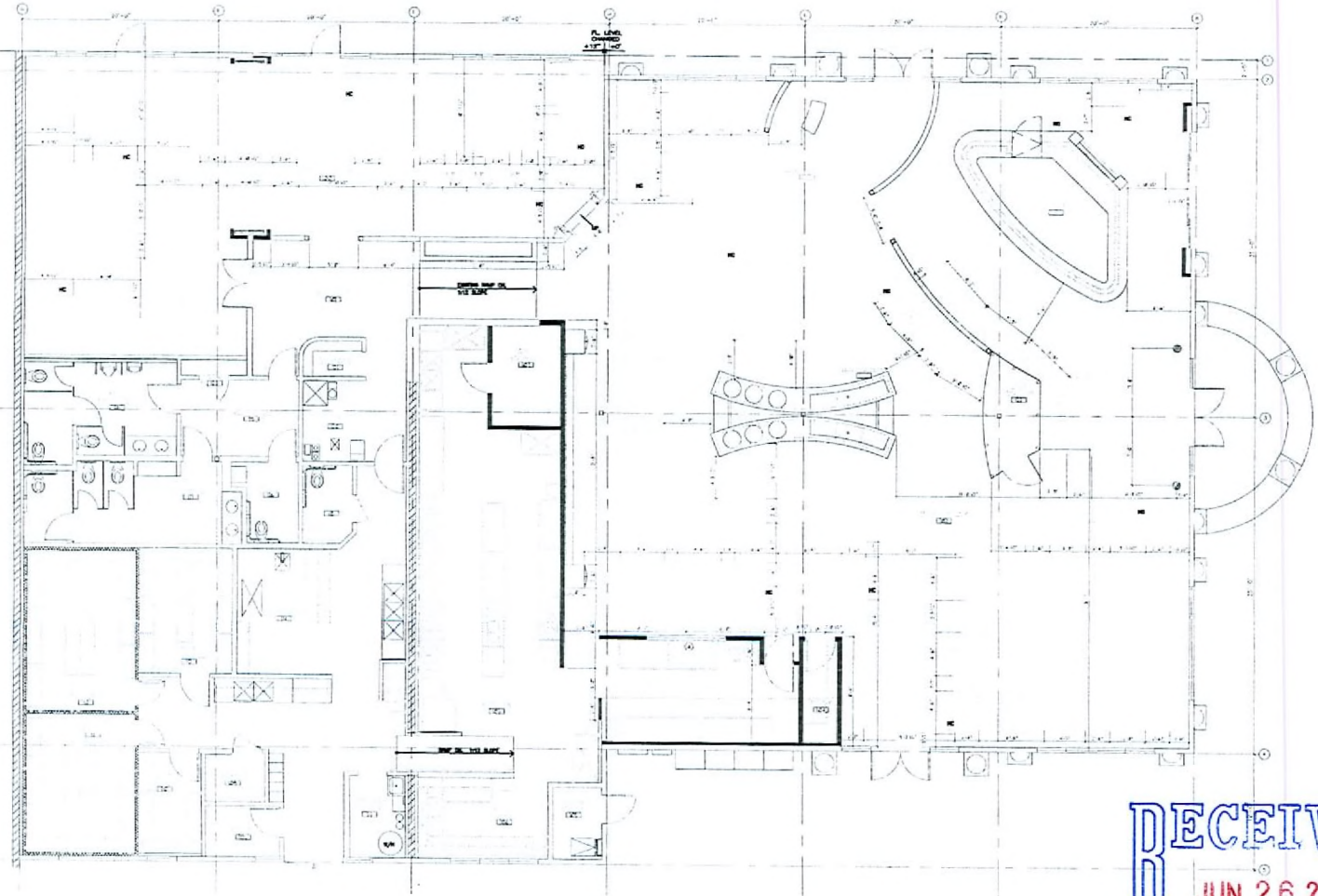


FLOOR PLAN
VIA BRASIL STEAKHOUSE
 1225 FT APACHE ROAD
 LAS VEGAS, NV

NO.	DATE	BY

NO.	DATE	BY

A1.00S



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 JUN 26 2008

SUP-28315
07/10/08 PC
REVISED