









**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SUP-28712** APN: 125-17-601-007, 010, 013  
 Name of Property Owner: Alan Tivorsak  
 Name of Applicant: Rapinder Chhina  
 Name of Representative: Rapinder Chhina

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?

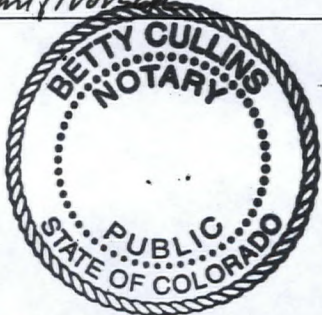
           Yes             No

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: Alan Tivorsak

Subscribed and sworn before me  
 This 21 day of MAY, 2008  
[Signature]  
 Notary Public in and for said County and State





**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SUP-28712** APN: 125-17-601-007,010,013

Name of Property Owner: Tanya Tivorsak

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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: Tanya Tivorsak

Print Name: Tanya Tivorsak

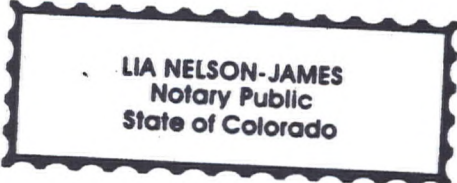
Subscribed and sworn before me

This 21<sup>st</sup> day of May, 2008

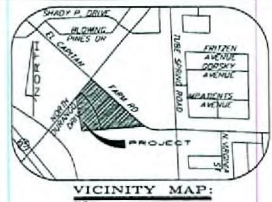
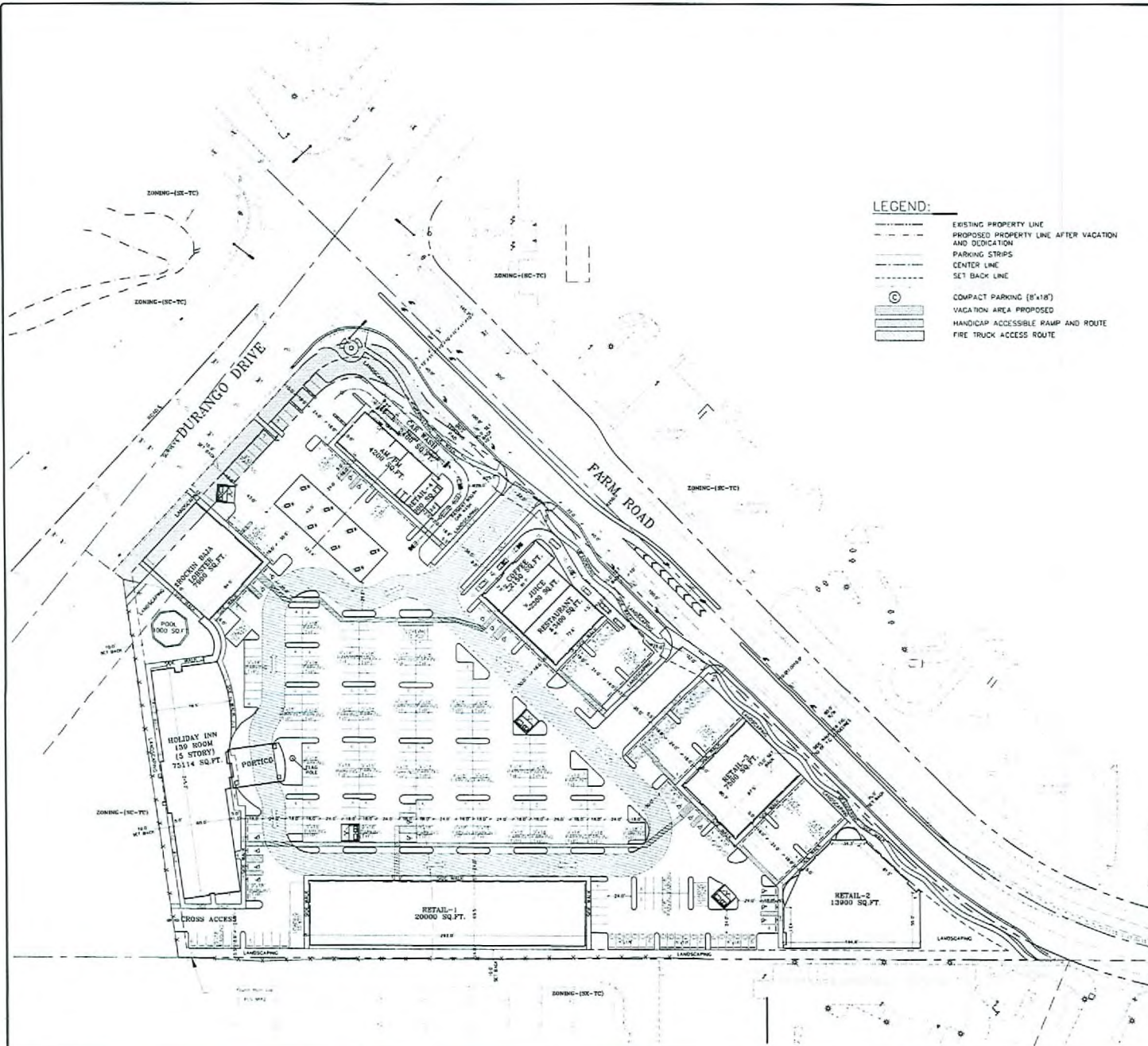
Lia Nelson-James

Notary Public in and for said County and State

my commission exp 10/16/2011







- LEGEND:**
- EXISTING PROPERTY LINE
  - - - - PROPOSED PROPERTY LINE AFTER VACATION AND DEDICATION
  - PARKING STRIPS
  - CENTER LINE
  - SET BACK LINE
  - ⊙ COMPACT PARKING (8'x18')
  - VACATION AREA PROPOSED
  - HANICAP ACCESSIBLE RAMP AND ROUTE
  - FIRE TRUCK ACCESS ROUTE

**PROJECT DATA**

ASSESSOR'S PARCEL NUMBER: 125-17-601-010, 125-17-601-007, 125-17-601-013  
 ADDRESS: DURANGO FARM ROAD COMMERCIAL, 8433 FARM ROAD, LAS VEGAS, NEVADA 89131  
 EX. ZONING CLASSIFICATION: SC-TC, CC-TC  
 PROP. ZONING CLASSIFICATION: LAS VEGAS - 89143  
 JURISDICTION: 347916 SQ.FT. (7.98 ACRES APPROX.) (EXCLUDING VACANT AREA)  
 SITE AREA: 13715 SQ.FT.  
 PROPOSED VACATION AREA: 5029 SQ.FT.  
 PROPOSED DEDICATION AREA: 57896 SQ.FT. (16.64% OF SITE AREA)  
 LANDSCAPE AREA:

**HOTEL BREAKDOWN**

FIRST FLOOR SQUARE FOOTAGE	=	16871 SQ.FT.
SECOND FLOOR SQUARE FOOTAGE	=	14373 SQ.FT.
THIRD FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
FOURTH FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
FIFTH FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
TOTAL BUILDING SQUARE FOOTAGE	=	77414 SQ.FT. (EXCLUDING PORTICO)
PORTICO SQUARE FOOTAGE	=	2300 SQ.FT.

**SHOPPING CENTER SQ.FT. BREAKDOWN**

RETAIL # 1	20000 SQ.FT.
RETAIL # 2	13900 SQ.FT.
RETAIL # 3	7500 SQ.FT.
RETAIL # 4	900 SQ.FT.
COFFEE SHOP	2150 SQ.FT.
JUICE SHOP	2300 SQ.FT.
RESTAURANT	3400 SQ.FT.
ROCKIN BAJA LOBSTER	7900 SQ.FT.
C-STORE	4200 SQ.FT.
CAR WASH	2400 SQ.FT.
TOTAL AREA	64650 SQ.FT.

**PARKING REQUIREMENT**

a) PARKING FOR SHOPPING CENTER	(1/250 @ 14650 SQ.FT.)
TOTAL PARKING REQUIRED	259 SPACES
b) PARKING FOR HOTEL 139 ROOMS	(1 SPACE PER ROOM)
TOTAL PARKING REQUIRED	139 SPACES
GRAND TOTAL PARKING REQUIRED	398 SPACES
GRAND TOTAL PARKING PROVIDED	482 SPACES
(COMPACT PARKING PROVIDED (8'x18') = 44 SPACES < 30% OF REQUIRED PARKINGS STANDARD PARKINGS PROVIDED (9'x18') = 358 SPACES)	

**RECEIVED**  
**JUL 30 2008**

- VAR-28540
- SUP-28542
- SUP-28545
- SUP-28547
- SUP-28713
- SDR-28535
- SUP-28544
- SUP-28546
- SUP-28712
- SUP-28868
- 08/14/08 PC - REVISED



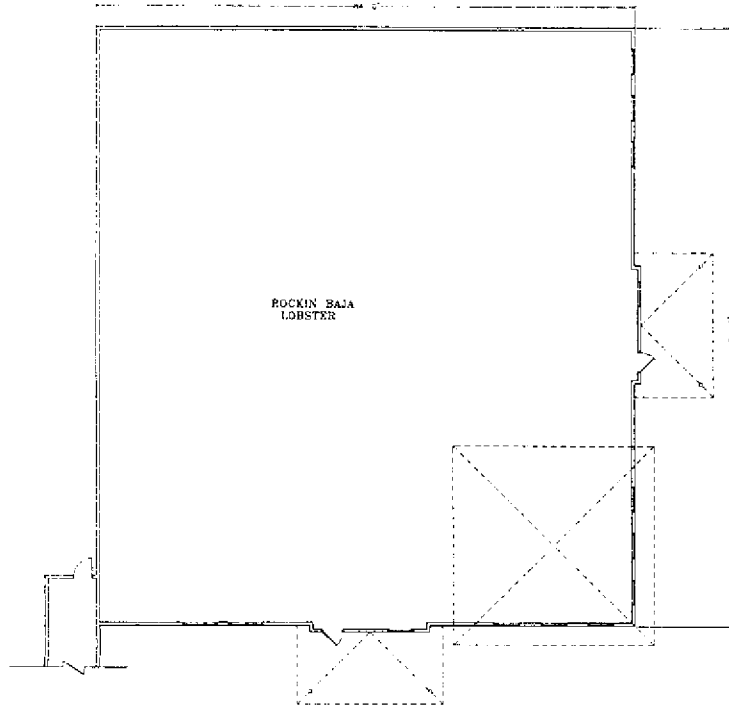
REVISIONS:

**ACE ENGINEERING**  
 595 S. DURANGO DRIVE  
 LAS VEGAS, NV 89135  
 PHONE: (702) 844-5555 FAX: (702) 844-7788

**SITE PLAN**  
 DURANGO FARM ROAD COMMERCIAL  
 8433 FARM ROAD  
 LAS VEGAS, NEVADA 89131

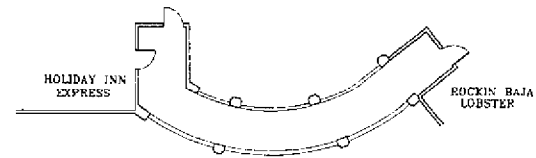


DATE: 07/29/2008  
 JOB: 08-03  
 DWG. BY: JAURA  
 CHK. BY: MB  
**A1 PR2**  
**SHEET**  
**1 OF 12**

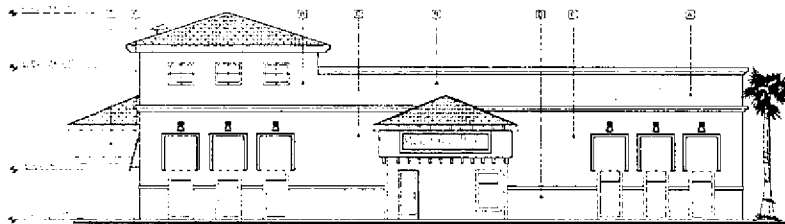
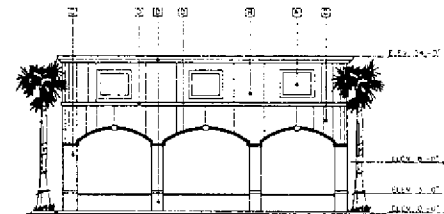
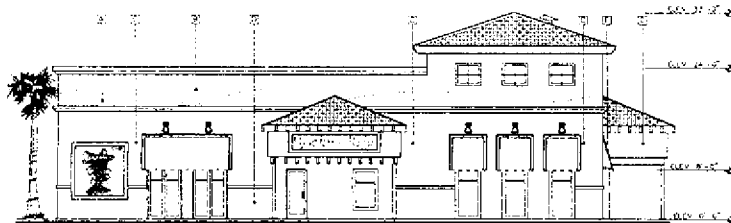


FLOOR PLAN  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE:	
NO.	LOCATION
A	LOFT BLUE
B	FAIR
C	WHITE
D	MARBLE
E	WOOD



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



RECEIVED  
AUG 02 2008

SDR-28535  
08/14/08 PC  
REVISED

REVISIONS:

**ACE ENGINEERING**  
 895 S. PALM AND DRIVE  
 LAS VEGAS, NV 89101  
 PHONE: 702-944-8800, FAX: 702-944-7790  
 CIVIL, PLANNING, LAND DEVELOPMENT, BUILDING DESIGN

ROCKIN BAJA LOBSTER  
 DURANGO FARM ROAD COMMERCIAL  
 8433 FARM ROAD  
 LAS VEGAS, NEVADA 89131

TITLE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 08/14/08  
 JOB NO: SDR-28535  
 DWG. NO: 08-PC  
 PRN. NO: 08-PC  
 A2.3.0  
 SHEET  
 7 OF 12