



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SOP-34331 APN: 163-06-816-027

Name of Property Owner: Village Square Shopping Center, LLC

Name of Applicant: L. Eric Culverson

Name of Representative: Same As Applicant

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: _____

Print Name: David Ghermezian

Subscribed and sworn before me

This 27th day of April, 2009

Shelley Barrett
Notary Public in and for said County and State



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SITE INFORMATION

ZONING
C1-Local Business District (APN 163-088-16-027)

AREA (Approximate, to be verified)
Net Area: 78,600-sf 1.80 acres

AREA (Approximate)
404' x 202' 36 %

Building Area
1st floor 28,488-sf
2nd floor 28,488-sf

Total
56,976-sf

PARKING REQUIREMENTS (City Requirements)

Retail	1 per 250-sf	21,246-sf	85 Spaces
Office	1 per 500-sf	20,021-sf	40 Spaces
Total Required			125 Spaces
Shared w/ Shopping Center			84 Spaces
Total Provided			125 Spaces
Handicap Spaces Required			5
Handicap Spaces Provided			5
Loading Spaces Required			3
Loading Spaces Provided			3

OVERALL PARKING REQUIREMENTS (City Requirements)

	Build. Area	Parking Required	Parking Provided
Totals:			
Theater	66,000-sf	682 spaces	800 spaces
Pads	277,075-sf	1,119 spaces	1,142 spaces
Retail/Office/Build.	95,127-sf	449 spaces	508 spaces
Overall Site	433,102-sf	2,450 spaces	2,450 spaces

BUILDING HEIGHT
Allowed: No Restriction
Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
Required: 30 %
Provided: 36 %



Typical Parking Spaces

Public Library

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Retail

Multi-Family Residential

Existing Retail

Existing Retail

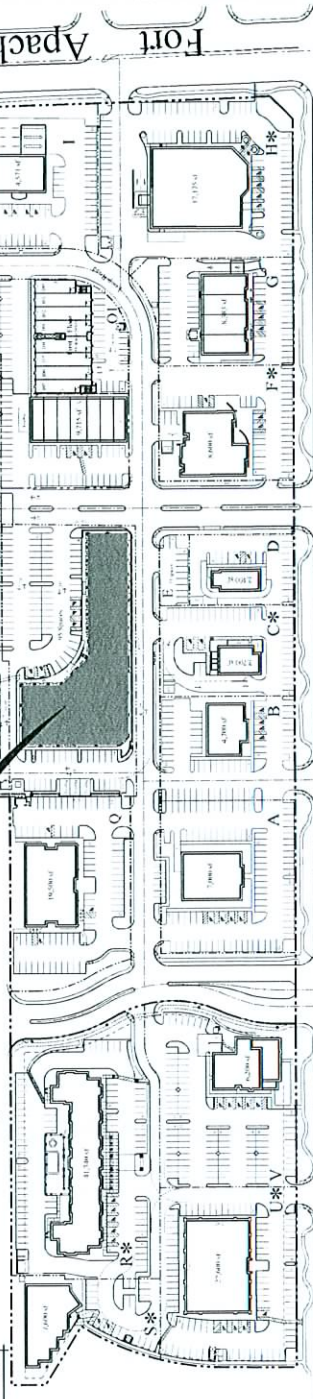


Vicinity Map



Location Map

Project Location



Sahara Avenue

Pad P at Village Square

Triple Five Nevada Development Corp.
Las Vegas, Nevada

(702) 242-6937

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Overall Site Plan - Scheme A

SUP-34331

06/11/09 PC

Note:
This plan has been prepared without benefit of a complete survey.
It is a conceptual plan and no guarantee of accuracy is implied.

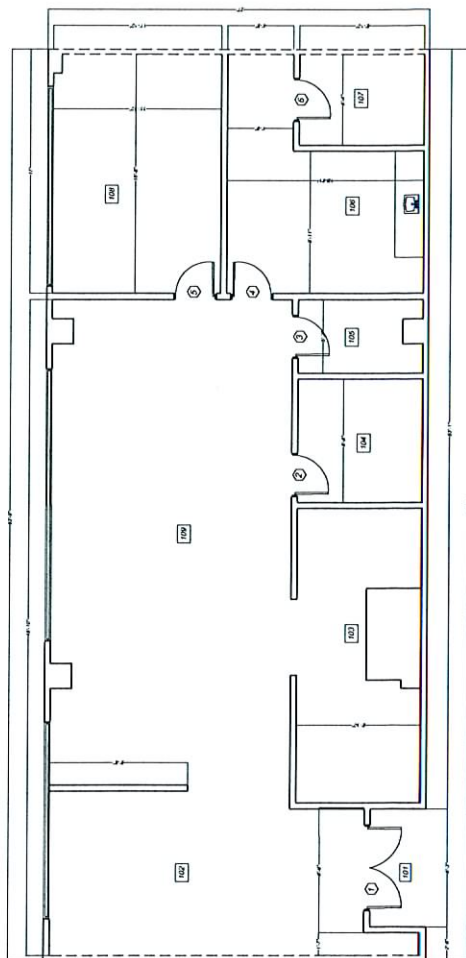


Scale: 1" = 80'

Petman
ARCHITECTS
17700 CORPORATE CENTER SUITE 200
LAS VEGAS, NV 89130
(702) 590-0000 (702) 592-3322 fax

Date: February 28, 2009
Project Number: 104146

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ROOM SCHEDULE	
101	MAIN ENTRANCE
102	ADMIN OFFICE
103	WORK OUT AREA
104	OFFICE
105	STORAGE ROOM
106	TREATMENT ROOM
107	UTILITY ROOM/STORAGE
108	TREATMENT ROOM
109	OPEN AREA FOR MEETING

DOOR SCHEDULE					
Q	WIDTH	HEIGHT	MAT	FRAME	NOTES
1	6'-0"	6'-8"	WOOD	WOOD	MAIN ENTRANCE (EXISTING)
2	3'-0"	6'-8"	WOOD	WOOD	OFFICE (EXISTING)
3	3'-0"	6'-8"	WOOD	WOOD	STORAGE ROOM (EXISTING)
4	3'-0"	6'-8"	WOOD	WOOD	TREATMENT ROOM (EXISTING)
5	3'-0"	6'-8"	WOOD	WOOD	TREATMENT ROOM (EXISTING)
6	3'-0"	6'-8"	WOOD	WOOD	UTILITY ROOM (EXISTING)

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