



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 163-048-16-027)

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 28,888-sf

Total
56,976-sf

PARKING REQUIREMENTS (City Requirements)

Retail	1 per 250 sq ft	21,246 spaces	83 Spaces
Office	1 per 500 sq ft	20,921 spaces	134 Spaces
Total Required			197 Spaces
Handicap	1 per 100 sq ft	56 Spaces	5 Spaces
Shared w/ Shopping Center			179 Spaces
Total Provided			184 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	277,975-sf	1,119 spaces	1,142 spaces
Retail/Office Bldg	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
Allowed: 100 %
Provided: 100 %



Typical Parking Spaces

Public Library

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Multi-Family Residential

Existing Retail

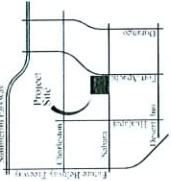
Multi-Family Residential

Existing Retail

Existing Retail

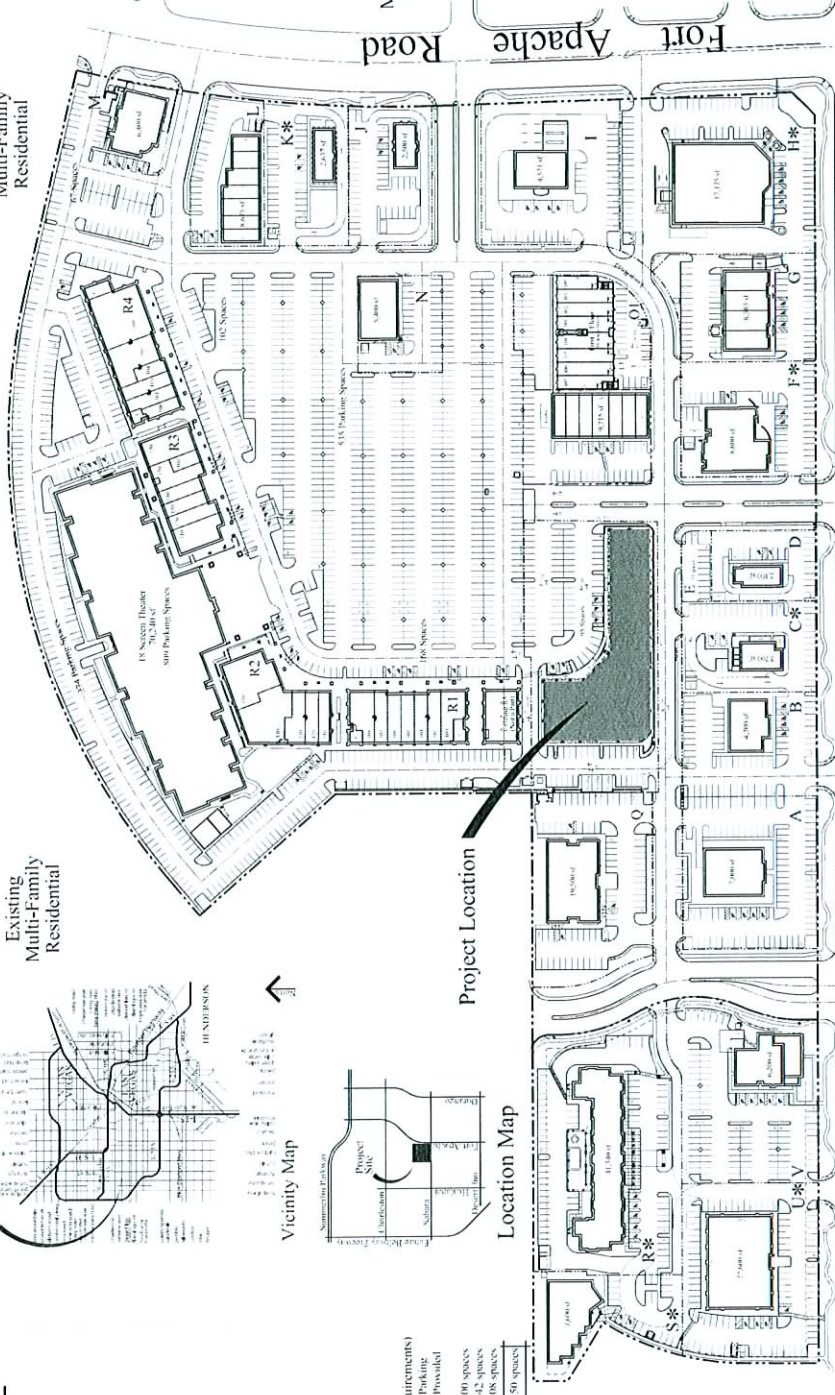


Vicinity Map



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.

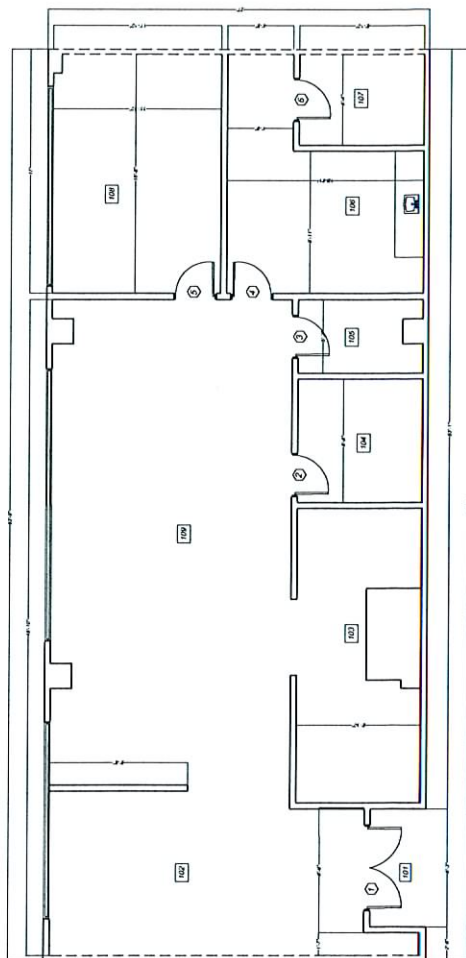


Scale: 1" = 80'

Petman
ARCHITECTS
1700 CORPORATE CENTER SUITE 200
LAS VEGAS, NEVADA 89102-3002

Date: February 26, 2009
Project Number: 104146

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