PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-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

Shelley Barrett
Notary Public
State of Nevada
Date Appointment Exp: 06-30-2010
Certificate No: 96-3470-1

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Revised 11-14-06

## SITE INFORMATION

ZONING
C1 -Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)

| | | |
|---|---|---|
| Net Area: | 78,600 sf | 1.80 acres |

| AREA (Approx) | Pads - dimensions | Coverage |
|---|---|---|
| 28,488 sf | 404' x 202' | 36 % |

Building Area

| | |
|---|---|
| 1st floor | 28,488 sf |
| 2nd floor | 28,488 sf |
| Total | 56,976 sf |

PARKING REQUIREMENTS (City Requirements)

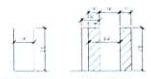
| | | | |
|---|---|---|---|
| Retail | 1 per 250 gsf | 21,266 / 250 = | 85 Spaces |
| Office | 1 per 300 gsf | 28,021 / 300 = | 94 Spaces |
| Total Required | | | 179 Spaces |
| On-Grade | | | 95 Spaces |
| Shared w/ Shopping Center | | | 84 Spaces |
| Total Provided | | | 179 Spaces |
| Handicap Spaces Required: | | | 5 |
| Handicap Spaces Provided: | | | 5 |
| Loading Spaces Required: | | | 3 |
| Loading Spaces Provided: | | | 3 |

OVERALL PARKING REQUIREMENTS (City Requirements)

| | Bldg. Area | Parking Required | Parking Provided |
|---|---|---|---|
| Totals: | | | |
| Theater | 60,000 sf | 682 spaces | 800 spaces |
| Pads | 277,975 sf | 1319 spaces | 1342 spaces |
| Retail/Office Bldg | 95,127 sf | 449 spaces | 308 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: 50 %
Provided: 36 %



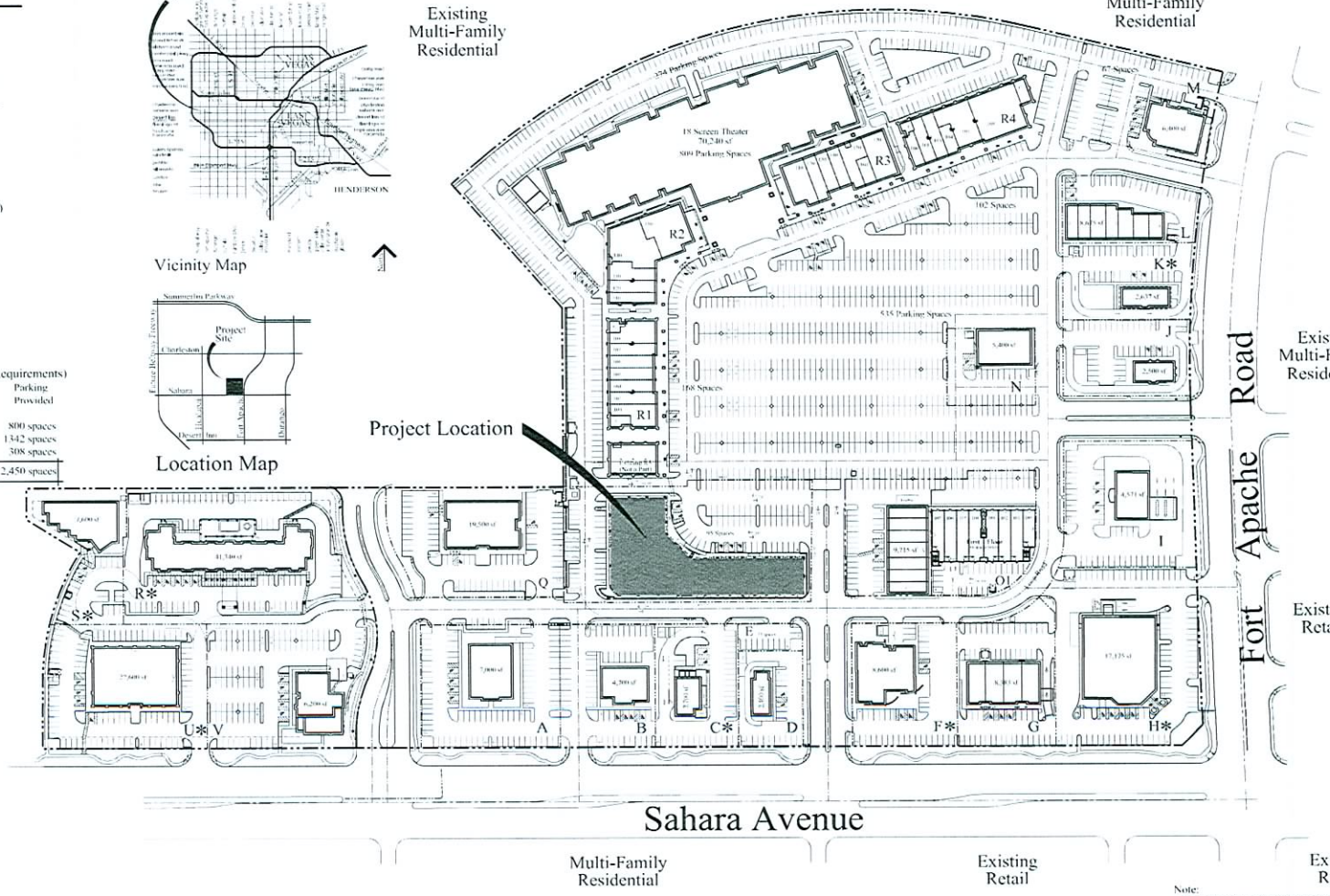
Typical Parking Spaces



Vicinity Map



Location Map




Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

# Pad P at Village Square

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

Triple Five Nevada Development Corp.
Las Vegas, Nevada (702) 242-6937

Overall Site Plan - Scheme A

Date: February 28, 2009
Project Number: 10414d

North
Scale: 1" = 80'
80

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2030 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.992.3222 fax

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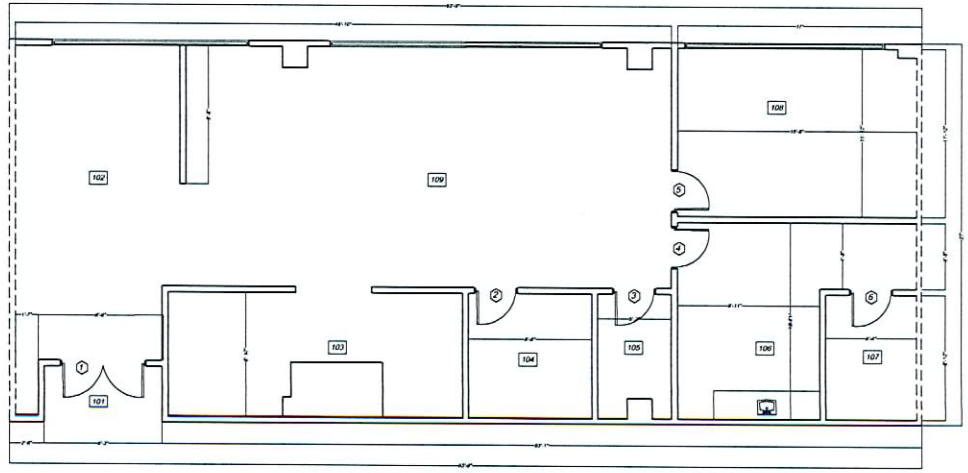
**06/11/09 PC**

| ROOM SCHEDULE | |
|---|---|
| 101 | MAIN ENTRANCE |
| 102 | ADMON. 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 | | | | | |
|---|---|---|---|---|---|
| # | 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 |
| | | | | | |
| | | | | | |




## GENERAL FLOOR PLAN NOTES

1-GRAB BARS BE 1¼" TO 1½" DIA WITH CLAR TO ADJACENT WALL

2-BAR FASTENER AND MOUNTING SUPORT SHALL BE ABLE TO WITHSTAND 250 LBS/FT IN BENDING SHEAR AND TENSION

3-A CLEAR FLOOR SPACES OF 30"x48" SHALL BE PROVIDED IN FRONT OF LAATORY TO ALLOW FORWARD APPROACH.

4-GREEN BOARDY SHALL BE PROVIDED ON ALL WALLS WITHIN 24" OF THE FRONT AND SIDES OF WATHER CLOSETS.

5-WATER CLOSET FLUSH VALVE CONTROLS AND FAUCETS AND OTHER SIMILAR MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.

6-THE FORCE REQUIRED TO ACTIVATE WATER CLOSE FLUSH VALVE CONTROLS AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER ATHAN 5 LBS.

7-SHALL PLANS VIEW DEMENSIONS ARE TO SURFECE U.N.O.

8-CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.

9-FAUCETS SHALL LEVER TYPE, ELECTRONICALLY ACTIVITED OR APPROVED SELF CLOSING VALVES(MIN. 10 SECOND OPEN FLOW).

10-PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS AND ACCESORIES

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SCALE DRAWING NOTE
VERIFY ALL DIMENSIONS ON SITE
CONTRACTOR TO DOUBLE CHECK ALL DRAWINGS BEFORE ANY & ALL FIELD PREP TO ELIMINATE ERRORS & OMISSIONS
GENERAL CONTRACTOR/PROJECT MANAGER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

LOCATION :
TRIPLE DEVELOPMENT GROUP
9440 WEST SAHARA AVE.SUITES 237
LAS VEGAS NEVADA 89117

PROJECT :
**TECHNICALLY SPEAKING**
FLOOR PLAN


CITYWIDE CONSTRUCTION INC.
LIC# 0052172
B2-B $50,000
LAS VEGAS NEVADA 89104
1230 S MARYLAND PKWY.
PH:(702)382-8464 FAX:(702)382-0120


REVISIONS:

A1.1
SHEET

SCALE
1/4" : 1'