



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-34603** APN: _____

Name of Property Owner: Assaf Nevada Inc.

Name of Applicant: P2R Las Vegas LLC

Name of Representative: Pole Position Raceway

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: _____

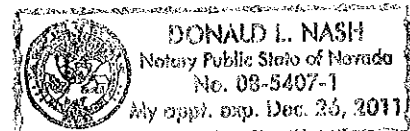
Signature of Property Owner: *Allen M. Sitema*

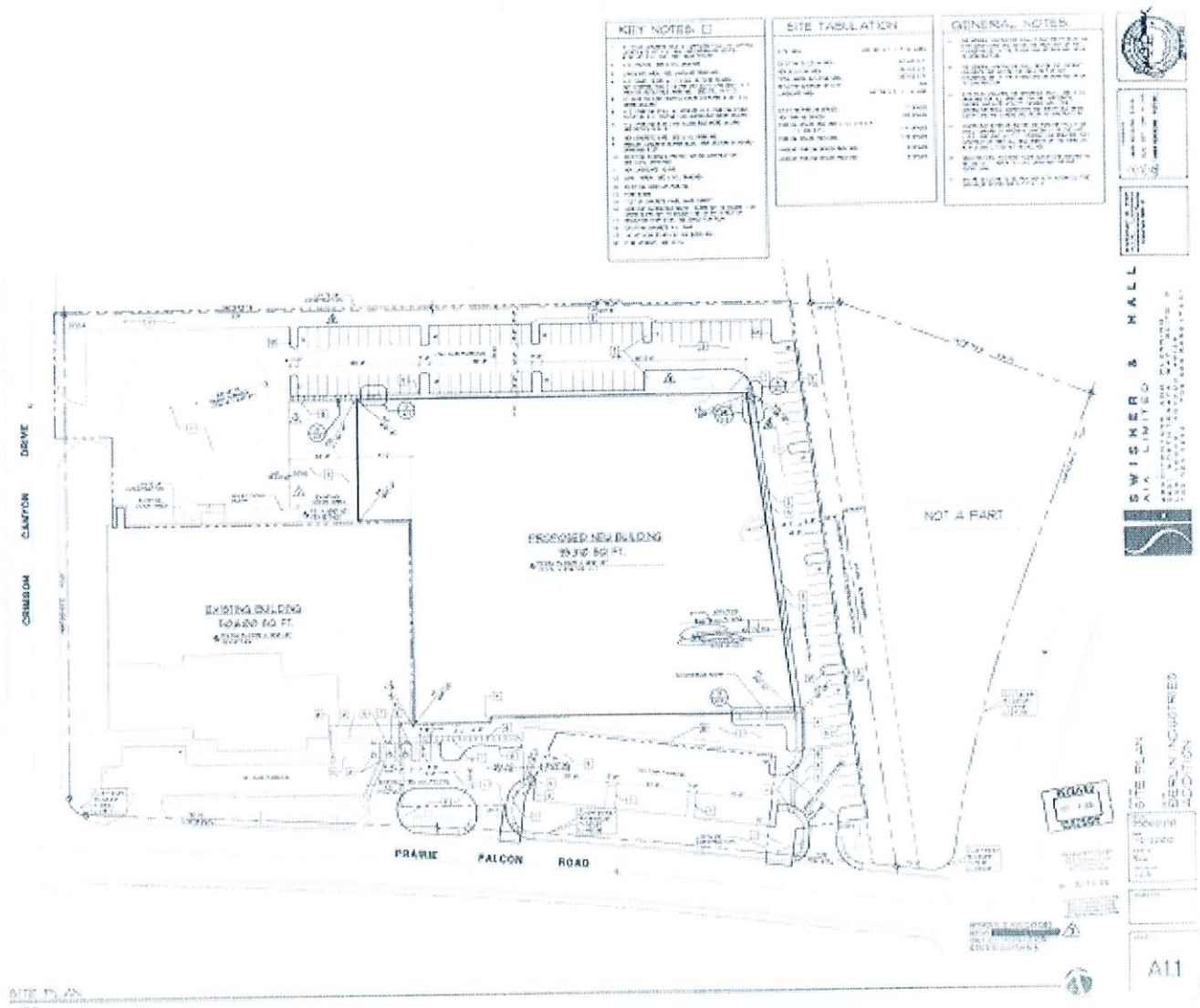
Print Name: ALLEN M. SITEMA, AGENT FOR OWNER.

Subscribed and sworn before me

This 21st day of April, 2009

Donald L. Nash
Notary Public in and for said County and State





POLE POSITION RACEWAY
LAS VEGAS INDOOR KARTING
TENANT IMPROVEMENT
7350 PRAIRIE FALCON ROAD
LAS VEGAS, NEVADA 89123



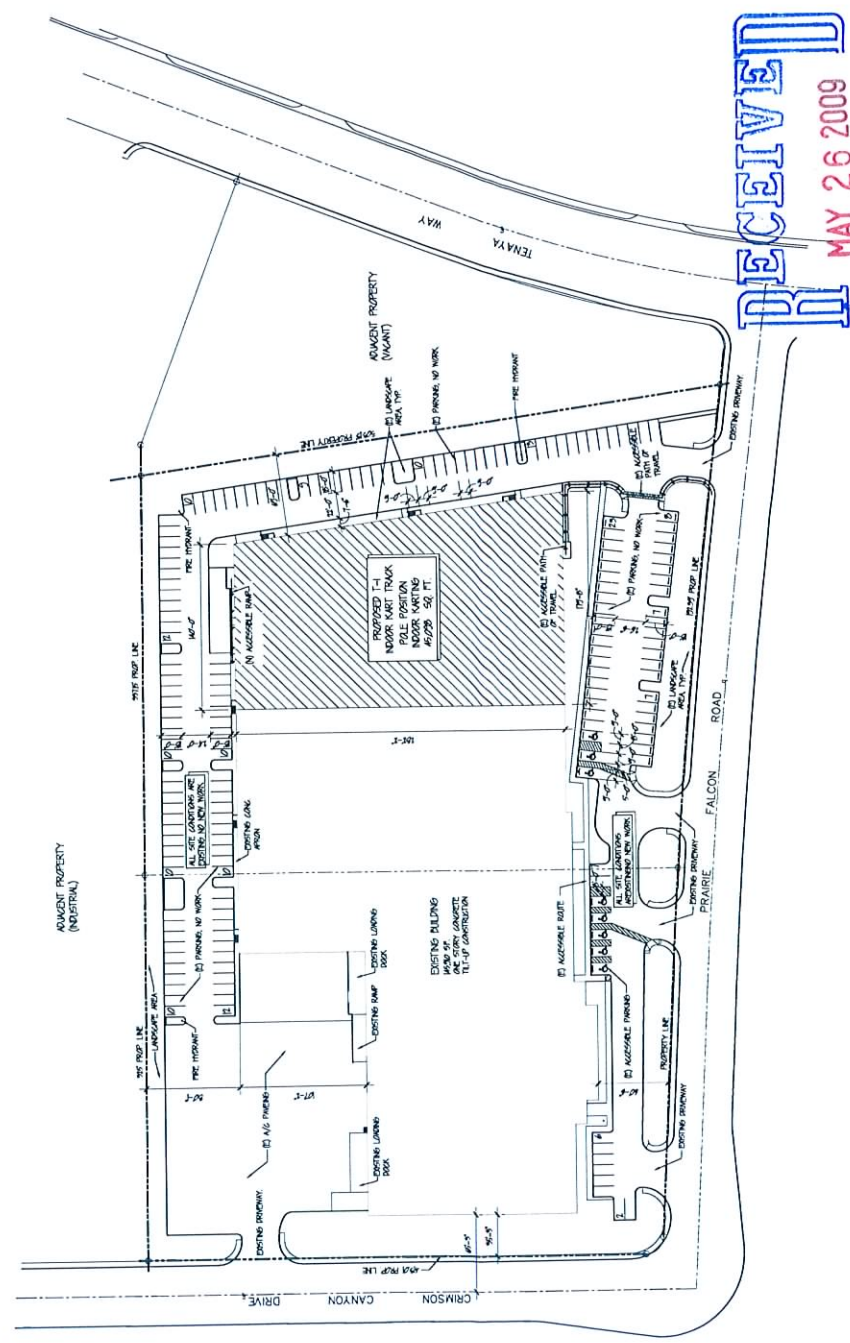
PARKING TABULATION

AREA CLASSIFICATION		sq. ft.
TRUCK AREA	D	979
CHASSIS AREA	D	1,000
WALK AREA	D	170
CONTROL AREA	D	719
STORAGE AREA	D	1,070
WHEELS CLOSET	D	74
CUSTOMER INTERVIEWING	A-1-3	1,075
COLLECTION AREA	-	407
RESTROOMS	-	407
TOTAL AREA OF BUILD OUT		6,020

CHANGE OF OCCUPANCY FROM F-1 TO D/A-3 TENANT IMPROVEMENT FOR THE CONSTRUCTION OF AN INDOOR KART TRACK, INCLUDING METAL RAILING, AND PICTURES AT CHANGING ROOM, METAL NEW PINK LIGHTING, ENLARGE TOILET ROOMS.

[illegible][illegible]

TOTAL OCCUPANCY		509
EXCESS REQUIREMENTS		
ENTR. MONTH REQUIRED FOR A-3 AND OFFICERS		509 + 076 = 585*
ENT. MONTH PROVIDED FOR A-3 AND OFFICERS		ENT. 15-4)
ENT. MONTH REQUIRED FOR A-3 AND OFFICERS	1	
ENT. MONTH PROVIDED FOR A-3 AND OFFICERS	2	
ENT. MONTH REQUIRED FOR A-3 AND OFFICERS	3	
ENT. MONTH PROVIDED FOR A-3 AND OFFICERS	4	

PROJECT DATA

RECEIVED
MAY 26 2009

VAR-34603

07/09/09 PC

SITE PLAN
SCALE: 1" = 30'-0"

R
D
J
ARCHITECTS

CONSULTANT:

STAMP:

[illegible]

CLIENT:

P2R LAS VEGAS, LLC
4175 ARVILLE, SUITE 100
LAS VEGAS, NEVADA 89103

PROJECT ADDRESS:

POLE POSITION RACEWAY
7350 PRAIRIE FALCON RD.
LAS VEGAS, NEVADA 89128

PROJECT NO.:	09-020
DRAWING FILE:	020-S-10
DRAWN BY:	JEP
CHECKED BY:	JOR

PROJECT

INDOOR RACING FACILITY TENANT IMPROVEMENT

SITE PLAN

SA1.0

COPYRIGHT 2009

ARCHITECTS

JOHN HENNINGSEN ARCHITECTS, INC.

1000 WEST 10TH AVENUE, SUITE 100

DENVER, CO 80202

JOHN HENNINGSEN, AIA, NCARB, CFI, AIA/CES

CONSULTANT:

STAMP:

DESCRIPTION	DATE
PLANNING SUBMITTAL	05.26.09

CLIENT:

P2R LAS VEGAS, LLC

4775 ARVILLE SUITE 100

LAS VEGAS, NEVADA 89103

PROJECT ADDRESS:

POLE POSITION RACEWAY

7350 PRINCE FALCON RD.

LAS VEGAS, NEVADA 89128

PROJECT NO.	DATE
09-003	05-26-09

DRAWING TITLE	DATE
EXISTING EXTERIOR ELEVATIONS	05-26-09

DESIGNED BY	DATE
JAD	05-26-09

PROJECT:

INDOOR RACING FACILITY

TENANT IMPROVEMENT

SHEET TITLE:

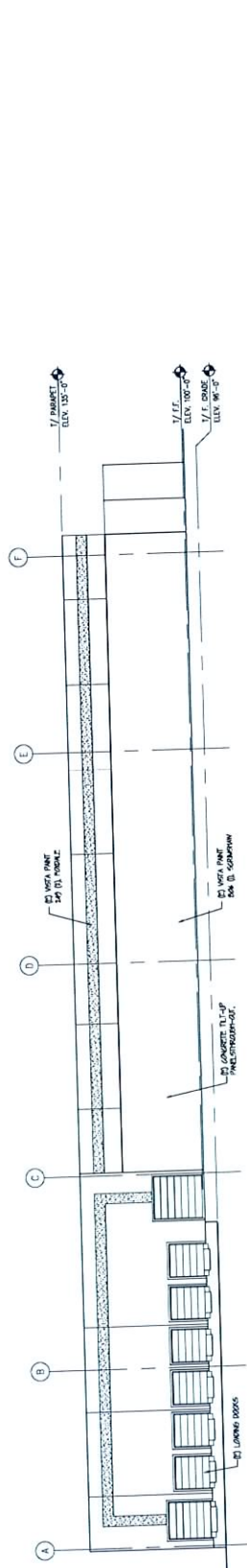
EXISTING EXTERIOR ELEVATIONS

SHEET NO.:

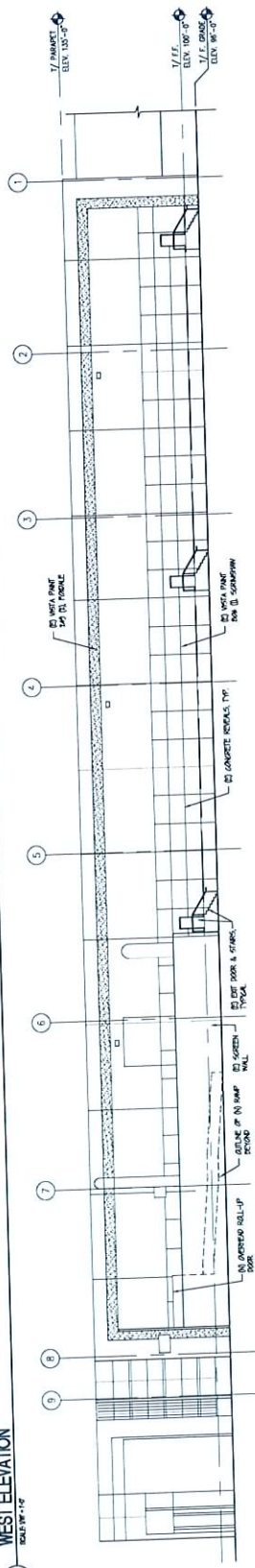
A3.0

COMPILED BY:

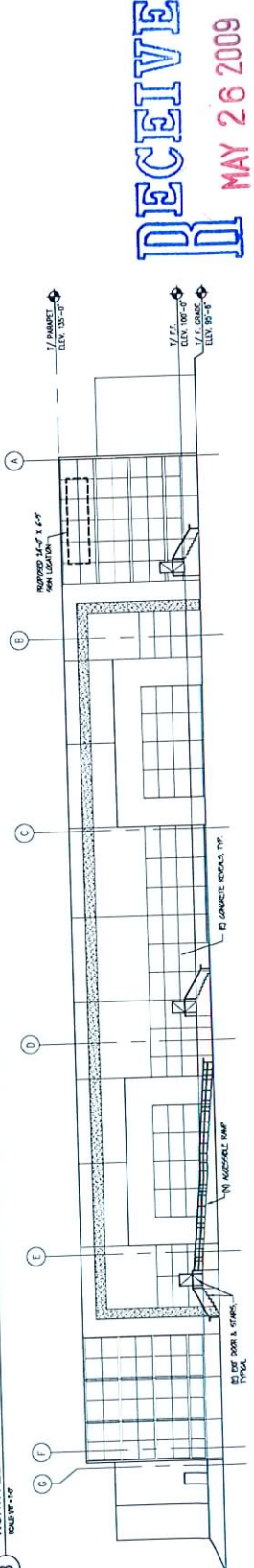
0000



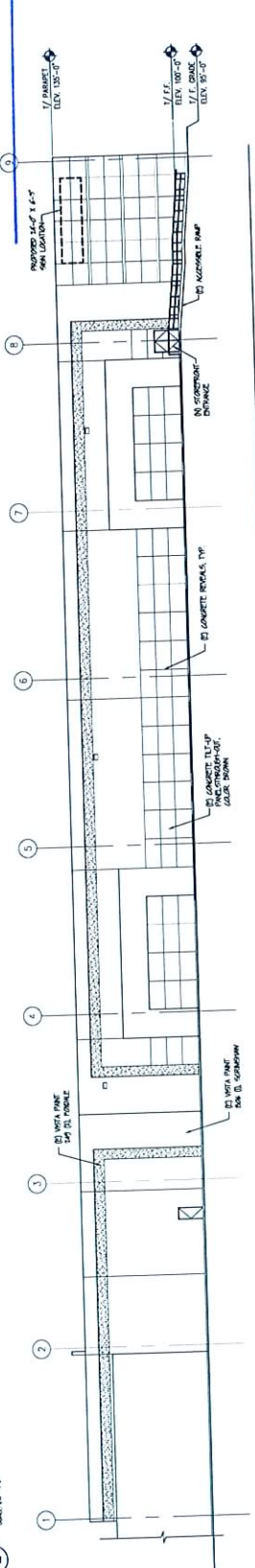
4 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED

MAY 26 2009

VAR-34603

07/09/09 PC



REGISTERED ARCHITECTS
STATE OF CALIFORNIA
PROJECT NO. 07/09/09 PC
JAMES D. ROSTENBERG, AIA, MARS, CDR, ARCHITECT

CONSULTANT:

STAMP:

DESCRIPTION	DATE
PLANNING SUBMITTAL	05.26.09

CLIENT:

P2R LAS VEGAS, LLC
4775 ARVILLE, SUITE 100
LAS VEGAS, NEVADA 89103

PROJECT ADDRESS:

POLE POSITION RACEWAY
7350 PRABE FALCON RD.
LAS VEGAS, NEVADA 89128

PROJECT NO.:	09-200
DRAWING FILE:	000-A10
DRAWN BY:	JEP
CHECKED BY:	JEP

PROJECT:

INDOOR RACING FACILITY
TENANT IMPROVEMENT

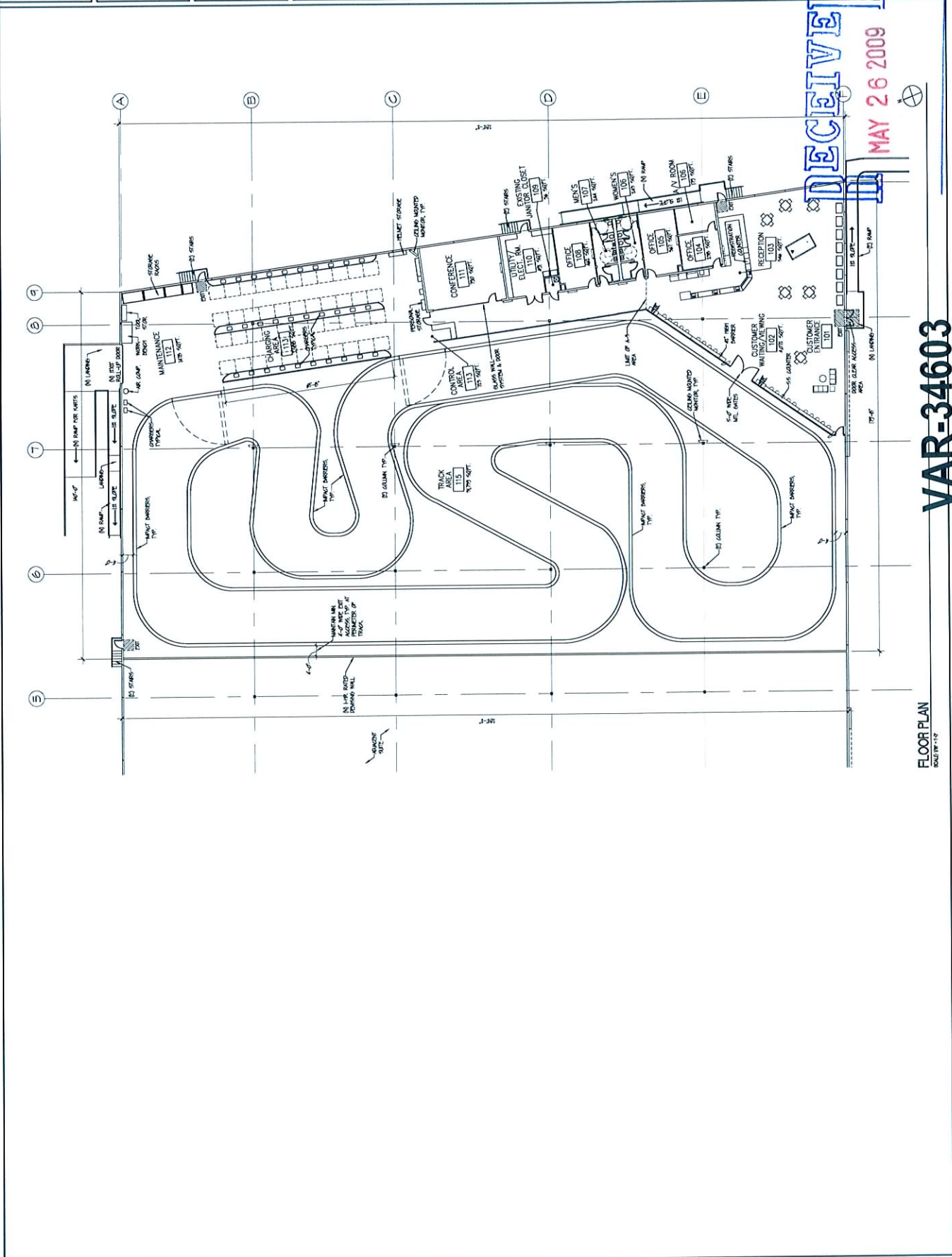
SHEET TITLE:

FLOOR
PLAN

SHEET NO.:

A1.0

COPYRIGHT 2009



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

VAR-34603

07/09/09 PC