



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 163-06-816-027)

AREA (Approximate, to be verified)

Net Area: 78,600 sf 1.80 acres

AREA (Approximate)

28,488 sf 104' 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 sq ft	21,266 / 250 = 85 Spaces
Office	1 per 300 sq ft	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	1,119 spaces	1,342 spaces
Retail Office Bldg	95,127 sf	449 spaces	508 spaces
Overall Site	433,102 sf	2,450 spaces	2,450 spaces

BUILDING HEIGHT

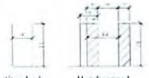
Allowed: No Restriction

Provided: 2-Story - up to 40 feet

BUILDING COVERAGE

Allowed: 50 %

Provided: 36 %



Typical Parking Spaces

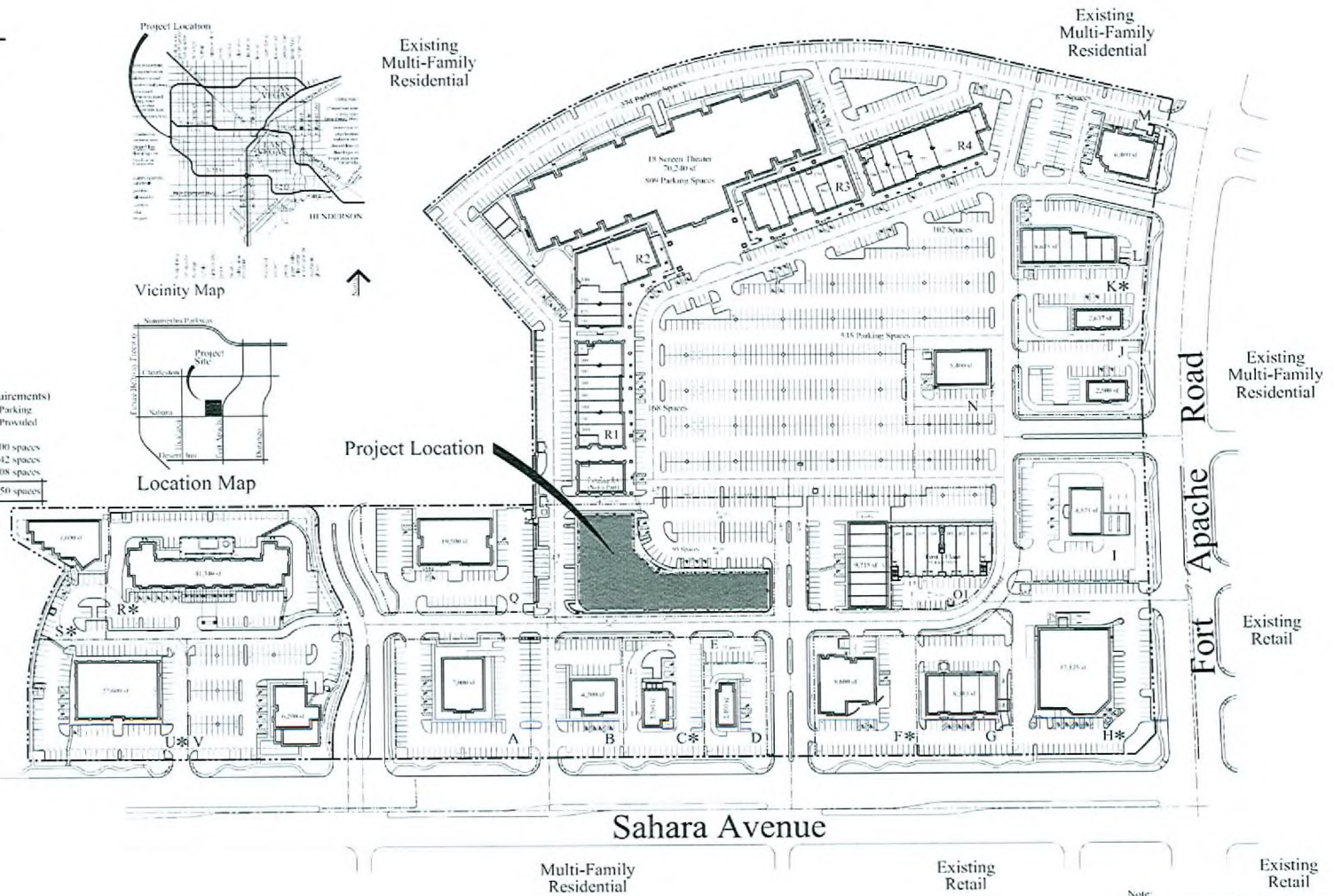
Public Library



Vicinity Map



Location Map



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

SUP-34331
06/11/09 PC

Date: February 28, 2009
Project Number: 104146

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.



Scale: 1" = 80'

Perlman
ARCHITECTS
PERLMAN ARCHITECTS, P.C.
2750 CORPORATE CENTER, SUITE 200
HENDERSON, NEVADA 89004
(702) 906-0000 (702) 902-3222 fax

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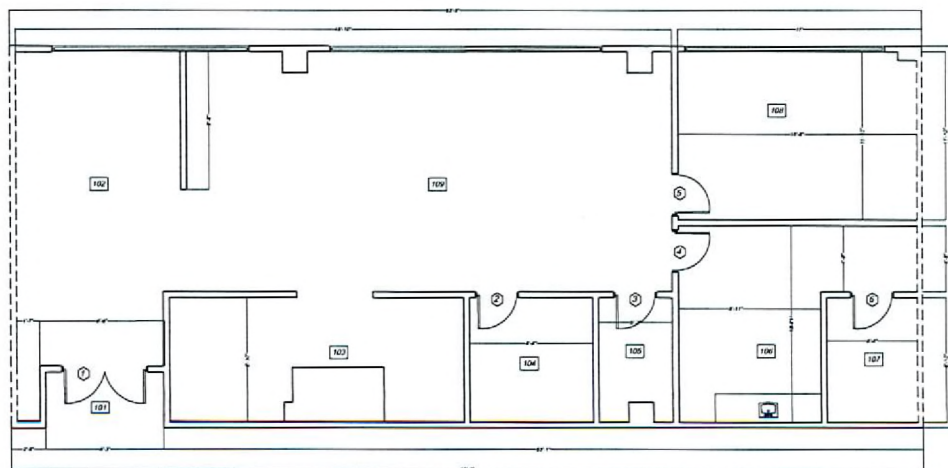


ROOM SCHEDULE	
101	MAIN ENTRANCE
102	ADMIN OFFICE
103	WORK OUT AREA
104	OFFICE
105	STORAGE ROOM
106	TREATMENT ROOM
107	UTILITY ROOM/STORAGE
108	TREATMENT ROOM
109	OPEN AREA FOR MEETING

DOOR SCHEDULE					
#	WIDTH	HEIGHT	MAT	FRAME	NOTES
1	8'-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 OF 1 1/4" TO 1 1/2" DIA WITH CLAMP TO ADJACENT WALL.
2. NAIL FASTENER AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LB/FT² IN BENDING SHEAR AND TENSION.
3. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW FORMING APPROPRIATE.
4. GROUND BARS SHALL BE PROVIDED ON ALL WALLS WITHIN 24" OF THE FRONT AND SIDES OF WATER CLOSURES.
5. WATER CLOSURE FLOOR VALVE CONTROLS AND FAUCETS AND OPERATING MECHANISMS CONTROLS SHALL BE OPERABLE WITH ONE HAND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE HAND AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
6. THE FLOOR REQUIRED TO ACTIVATE WATER CLOSURE FLOOR VALVE CONTROLS (LAND PLANT) AND OPERATING MECHANISMS CONTROLS SHALL BE NO GREATER THAN 5 LBS.
7. SHALL PLUMB VIEW DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
8. FLOOR VALVES FOR WATER CLOSURE FLOOR VALVES SHALL BE MOUNTED ON THE INSIDE OF THE FLOOR.
9. FLOOR VALVES SHALL LEVER TYPE, ELECTRICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN 10 SECOND OPEN FLOOR).
10. PROVIDE BLOCKING AS REQUIRED FOR ALL GROUND BARS AND FLOOR SURFACES.



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SCALE DRAWING NOTE
THIS DRAWING IS A PRELIMINARY DESIGN AND NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FIELD CONDITIONS.

LOCATION:
TRIPLE DEVELOPMENT GROUP
5440 WEST SAMARA AVE SUITE 237
LAS VEGAS, NEVADA 89117

PROJECT:
TECHNICALLY SPEAKING
FLOOR PLAN

CITYWIDE CONSTRUCTION INC.
NCSA # 0001872
LAS VEGAS, NEVADA 89104
1330 S. HARBOR BLVD. SUITE 100
PH: (702) 333-0120 FAX: (702) 333-0120

REVISIONS:

A1.1
SHEET
SCALE
1/4" = 1'