



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: _____

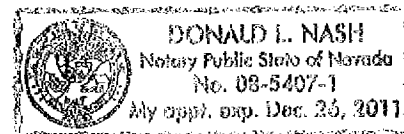
Signature of Property Owner: *Allen M. Sitema*

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



AS-BUILT

POLE POSITION RACEWAY LAS VEGAS INDOOR KARTING

TENANT IMPROVEMENT
7350 PRAIRIE FALCON ROAD
LAS VEGAS, NEVADA 89123



VICINITY MAP
SCALE: 1" = 100'

SITE PLAN INFORMATION OBTAINED FROM RECORD DRAWINGS PREPARED BY
SHAWNEE & TALL ARCHITECTS, DATED 1-8-2009

FOR KART TRACK, PARKING TO BE PER DIRECTOR APPROVAL.

EXISTING PARKING	STANDARD	ACCESSIBLE	TOTAL
	40	5	45

EXISTING WHEREVER PARKING PROVIDED PER DRAWINGS DATED 1-8-2009
1000 SF (1000) = 48 SPACES

PARKING PROVIDED FOR INDOOR KARTING:
1000 SF (1000) = 124 SPACES

PARKING PROVIDED FOR INDOOR KARTING:
STANDARD STALLS 75
HANDICAPPED STALLS 5

TOTAL PARKING PROVIDED FOR INDOOR KARTING 129

PARKING TABULATION

AREA	CLASSIFICATION	SQ. FT.
TRACK AREA	D	10,750
DRIVING AREA	D	1,000
WAIT AREA	D	1,470
CONTROL AREA	D	750
DRIVERS AREA	D	750
UNIFORMS CLOSET	B	75
CUSTOMER WAITING/VIEWING	A-3	4,075
COLLATION AREA	-	300
RESTROOMS	-	400
TOTAL AREA OF BUILDING		19,750

AREA OF A-3 OCCUPANCY IS LESS THAN 1% OF TOTAL PROJECT AREA

PROJECT DESCRIPTION

CORNER OF OCCUPANCY FROM P-1 TO D/A-3 TENANT IMPROVEMENT FOR THE CONSTRUCTION OF AN INDOOR KART TRACK, INCLUDING AREA, BUILDING AND RESTROOMS AT DRIVING AREA, INITIAL NEW TRAIL, LIGHTING, INCREASE TOILET ROOMS, AND WAREHOUSE OFFICE T-1.

AREA	100-50-000
ZONING	U-1B
SITE AREA	100,000 SF / 7.16 ACRES
EXISTING BUILDING AREA	10,750 SF
TENANT IMPROVEMENT AREA	10,000 SF
CONSTRUCTION TYPE	B-3 FULLY SPRINKLED
OCCUPANCY GROUP	D/A-3
ALLOWABLE AREA	DRIVE ALLOWABLE AREA A-3 15,000 SF D 15,000 SF
	A-3 SHALL BE AN AUXILIARY USE TO THE D OCCUPANCY (LESS THAN 1%)
	INCREASE FOR 4 FEET YARDS 47' - 52' = 27' x 100' = 2,700 SF (2,700 SF) (2,700 SF)
	ALLOWABLE AREA INCREASE FOR D OCCUPANCY SPRINKLED INCREASE 100% AREA INCREASE 9 x 15,000 SF = 135,000 SF TOTAL TABULATED ALLOWABLE AREA = 150,000 SF ACTUAL AREA = 10,750 SF

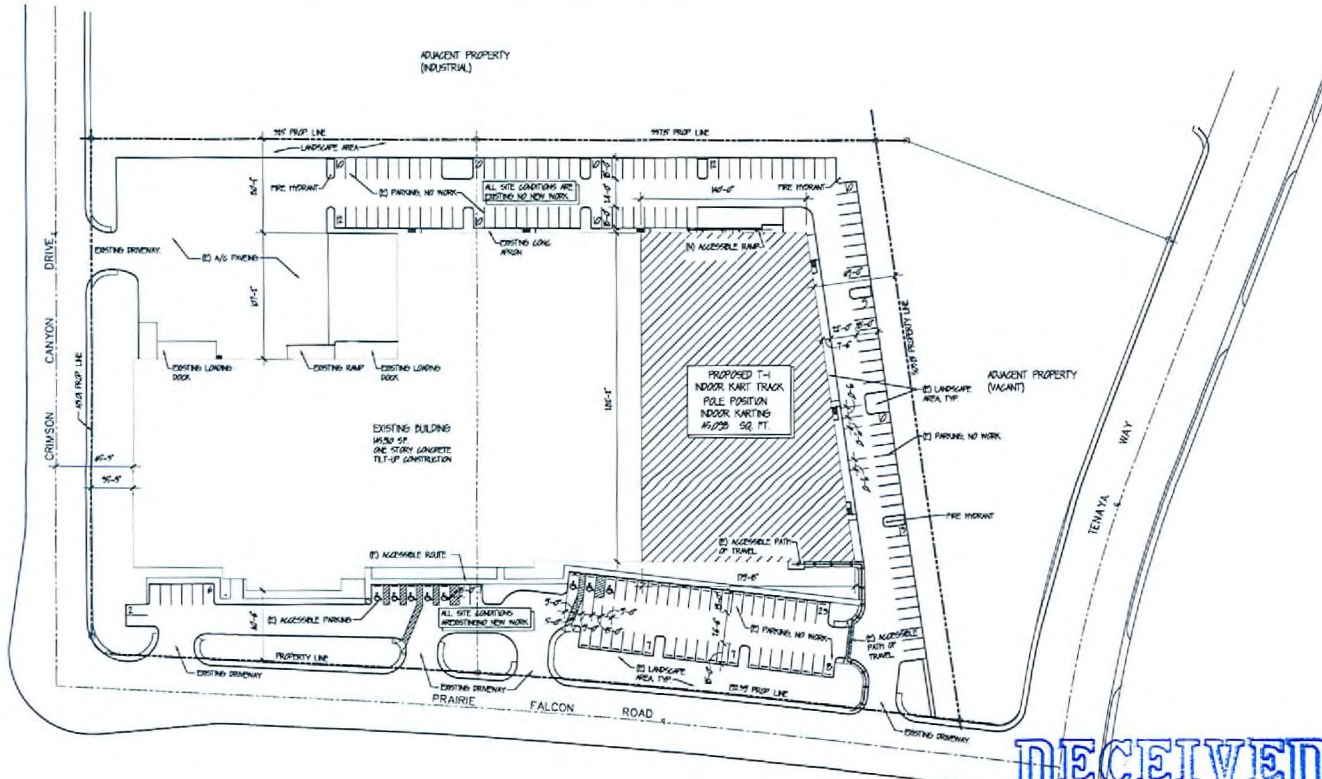
MAX BUILDING HEIGHT ALLOWED: 15'-0"

EXISTING BUILDING HEIGHT: 15'-0" / 1 STORY

OCCUPANCY	LAND	PER / LOW FLOOR	OCCUPANCY	LAND
D	DRIVING AREA	1,000 SF / 50'	D	POSTED OCCUPANCY 10' MAX OCCUP.
D	TRACK AREA	10,750 SF / 50'	D	POSTED OCCUPANCY 10' MAX OCCUP.
D	WAIT AREA	1,470 SF / 50'	D	POSTED OCCUPANCY 10' MAX OCCUP.
D	OFFICES	750 SF / 100'	D	10
A-3	CUSTOMER WAITING/VIEWING	4,075 SF / 10'	D	175
	UNIFORM CLOSET	NOT INCLUDED	D	0
	REST ROOMS	NOT INCLUDED	D	0
			TOTAL OCCUPANCY	100

EXISTING REQUIREMENTS
EXIST WITH REQUIREMENTS FOR A-3 AND OFFICES
EXIST WITH REQUIREMENTS FOR A-3 AND OFFICES
EXIST WITH REQUIREMENTS FOR A-3 AND OFFICES
EXIST WITH REQUIREMENTS FOR A-3 AND OFFICES
EXIST WITH REQUIREMENTS FOR A-3 AND OFFICES

PROJECT DATA



RECEIVED
MAY 26 2009

SITE PLAN
SCALE: 1" = 10'

VAR-34603
07/09/09 PC

ARCHITECTS
1001 MONTECITO DR. SUITE 100, CARSON, CA 90745
PHONE: 916.484.4444 FAX: 916.484.4444
JAMES D. ROSENBERG, AIA, LEEDS, CSI - ARCHITECT

CONSULTANT:

STAMP:

DESCRIPTION	DATE
PLANNING SUBMITTAL	05.26.09

CLIENT:

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

PROJECT ADDRESS:

POLE POSITION RACEWAY
7350 PRAIRIE FALCON RD.
LAS VEGAS, NEVADA 89123

PROJECT NO.:	09-020
DRAWING FILE:	020-SA10
DRAWN BY:	JEP
CHECKED BY:	JEP

PROJECT:

INDOOR RACING FACILITY
TENANT IMPROVEMENT

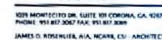
SHEET TITLE:

SITE
PLAN

SHEET NO.:

SA10

COPYRIGHT 2009



STAMP

CLIENT:

PROJECT ADDRESS:

PROJECT NO.:	09-020
--------------	--------

PROJECT NO:	03-020
DRAWING NO:	030-A30

DRAWING FILE	070-450
DRAWING BY	JTB

DRAWN BY:	JD
CHECKED BY:	JD

PROJECT

SHEET TITLE:

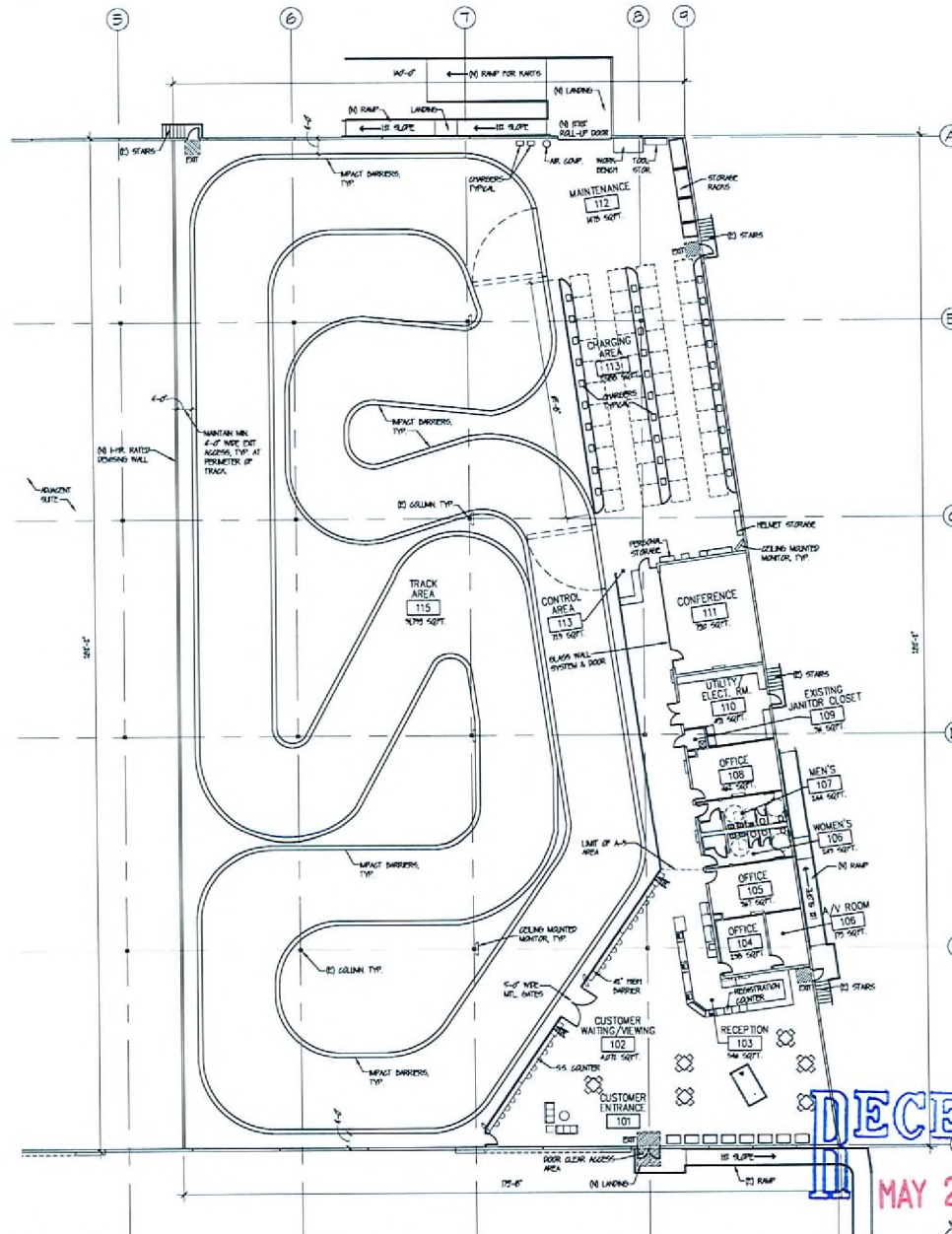
SHEET NO.:

COPYRIGHT 2009



RECEIVED
MAY 26 2009

VAR-34603
07/09/09 PC



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

VAR-34603
07/09/09 PC

DECEIVED
MAY 26 2009

 RJD ARCHITECTS 400 MONTECITO DR. SUITE 100 CORONA, CA 92709 PHONE: 951.507.5000 FAX: 951.507.5000 JAMES D. ROSENTHAL, AIA, NCARB, CSI - ARCHITECT	
CONSULTANT:	
STAMP:	
DESCRIPTION	DATE
PLANNING SUBMITTAL	05.26.09
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.:	09-000
DRAWING FILE:	000-A10
DRAWN BY:	JCP
CHECKED BY:	JDR
PROJECT:	
INDOOR RACING FACILITY TENANT IMPROVEMENT	
SHEET TITLE:	
FLOOR PLAN	
PROJECT NO.:	
A1.0	
COPYRIGHT 2008	