



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: _____

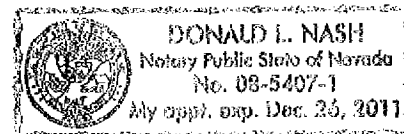
Signature of Property Owner: _____

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

TENANT IMPROVEMENT
7350 PRAIRIE FALCON ROAD
LAS VEGAS, NEVADA 89123

VICINITY MAP
SCALE: N.T.S.

SITE PLAN INFORMATION OBTAINED FROM RECORD DRAWINGS PREPARED BY
SWANER & HALL ARCHITECTS, DATED 1-8-2000

FOR KART TRACK, PARKING TO BE PER DIRECTOR APPROVAL

EXISTING PARKING	STANDARD	ACCESSIBLE	TOTAL
	148	9	157

EXISTING WAREHOUSE, PARKING PROVIDED PER DRAWINGS DATED 1-8-2007
 10000 SF 1/1000 = 10 SPACES

PARKING REQUIRED FOR INDOOR KARTING:
4/5TH ST. 1/200 - 236 SPACES

FLOOR PROVIDED FOR INDOOR SKATING	
STANDARD STALLS	25
HANDICAPPED STALLS	5

TOTAL PARKING PROVIDED FOR INDOOR PARKING	75
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PARKING TABULATION

AREA CLASSIFICATION			
AREA	CLASSIFICATION	SQ FT	
TRACK AREA	D	POSSIBLE DOG	5,725
CHANGING AREA	D	LONG DO WALK	1,400
WASH AREA	D	POSSIBLE DO WALK	710
CONTROL AREA	D		5,070
BUSINESS AREA	D		74
UNIFORMS CLOSET	D		4,070
CUSTOMER WAITING/VIEWING	A-3		507
CIRCULATION AREA	-		467
RESTROOMS	-		467
TOTAL AREA OF BUILD OUT			40,508

AREA OF A-3 OCCUPANCY IS LESS THAN USE OF TOTAL PROJECT AREA

PROJECT DESCRIPTION:

CHANGE OF OCCUPANCY FROM P-1 TO D/A-3 TENANT
IMPROVEMENT FOR THE CONSTRUCTION OF AN INDOOR KART
TRACK, INCLUDING METAL RAILINGS, AND FEATURES AT CHARGING
AREA, INSTALL NEW WIRING, LIGHTING, ENLARGE TOILET ROOMS,
AND WASH OFFICE T-4.

APN: 066-060-009

ZONING: C-70

SITE AREA: 70350 SF / 1.61 ACRES

EXISTING BUILDING AREA: 14300 SF

TOWNSHIP IMPROVEMENT AREA: 4000 SF

CONSTRUCTION TYPE: B-D FULLY SPANNIALIZED

OCCUPANCY GROUP: 3/A-3

ALLOWABLE AREA:

DWGS ALLOWABLE AREA:	A-3	2500 SF
	D	15000 SF

A-3 SHALL BE AN ADDITIONAL USE TO THE D OCCUPANCY
LESS THAN TWO

INCREASE FOR 4 SECT VEHICLES:

$$47 - 37 = 10 \text{ AT } 5.0\% = 195 \times 5.0\% = 9.75 \approx 10 \text{ (2500 MAX)}$$
$$2500 \text{ SF} \times 5.00\% = 125 \text{ SF} \quad 2500 \text{ SF} - 125 \text{ SF} = 2375 \text{ SF}$$

ALLOWABLE AREA INCREASE FOR D OCCUPANCY:
SPANNIALIZED INCREASE 7000

AREA INCREASE FOR 3 25000 SF = 75000 SF

TOTAL PERMITTED ALLOWABLE AREA = 4000 SF

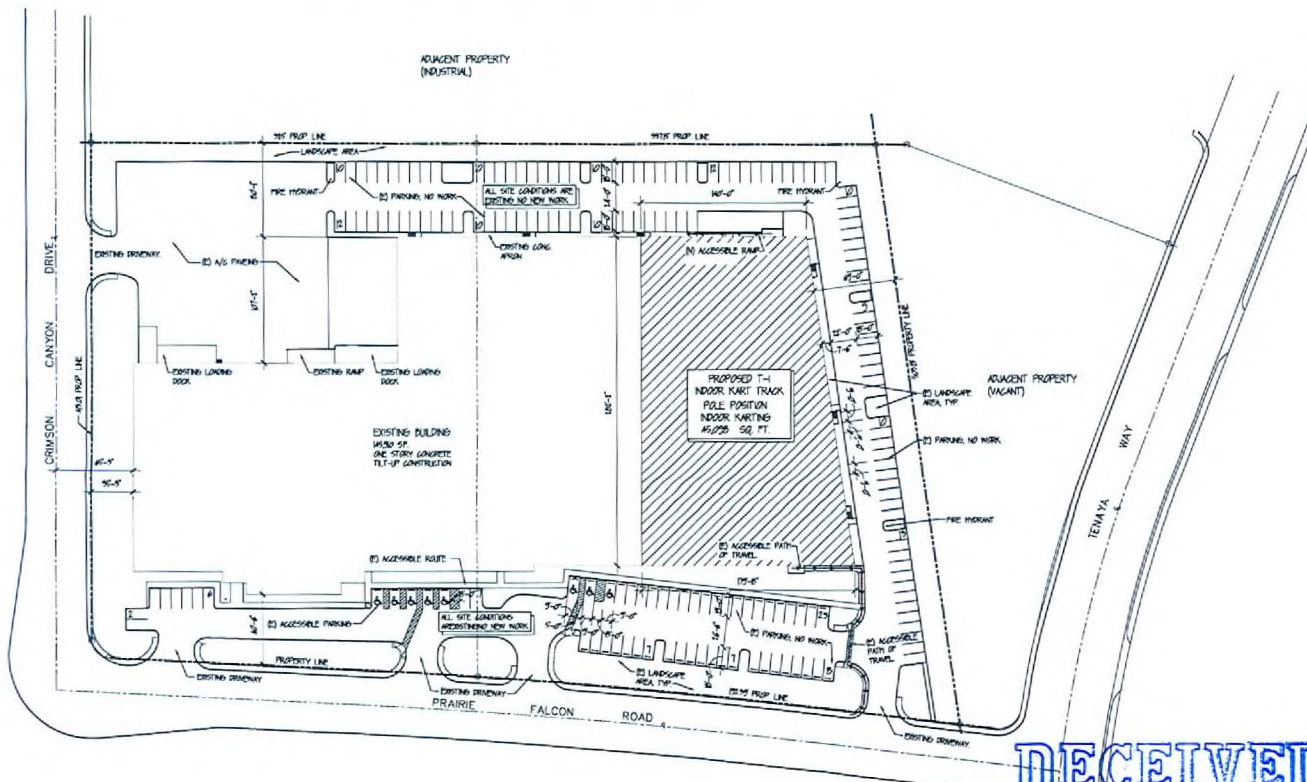
ACTUAL AREA: 4000 SF

MAX BUILDING HEIGHT ALLOWED: 75'-0"
EXISTING BUILDING HEIGHT: 75'-0" / 1 STORY

OCCUPANT LOAD		SF / LOAD FACTOR		OCCUPANT LOAD
0	OUTSIDE AREA	1500	SF / SF	POSTED OCCUPANCY 5 MAX. OCCUP.
0	TRUCK AREA	3075	SF / SF	POSTED OCCUPANCY 5 MAX. OCCUP.
0	WANT. AREA	1410	SF / SF	POSTED OCCUPANCY 5 MAX. OCCUP.
0	OFFICES	3075	SF / 100	7
1-3	CUSTOMER WAITING/VIEWING	4075	SF / 100	175
	UNIFORM CLOSET		NOT BELIEVED	0
	REST ROOMS		NOT BELIEVED	0
TOTAL OCCUPANT				300

EXPENSE REQUIREMENTS	
EST. WIDTH REQUIRED FOR A-3 AND OFFICES	50% x 0.5 = .25" WT
EST. WIDTH PROVIDED FOR A-3 AND OFFICES	0.07" (3-0)
ESTS. REQUIRED FOR A-3 AND OFFICES	1
ESTS. PROVIDED FOR A-3 AND OFFICES	1
ESTS. PROVIDED TOTAL	1

PROJECT DATA



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

VAR-34603
07/09/09 PC

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MAY 26 2009

CITY OF SUITE 309 CORONA, CA 92679
818.306.7 FAX 951.857.3389

PENLIER, ASA, INCORP. CS - ARCHITECT

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-SA10
DRAWN BY:	JEP
CHECKED BY:	JDR

PROJECT:

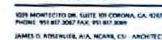
INDOOR RACING FACILITY TENANT IMPROVEMENT

SHEET TITLE:

SITE PLAN

SA1.0

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STAMP

	DESCRIPTION	DATE
	PLANNING SUBMITTAL	05.2

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-A30
DRAWN BY:	JEP
CHECKED BY:	JDR

PROJECT

INDOOR RACING FACILITY TENANT IMPROVEMENT

SHEET TITLE:

EXISTING EXTERIOR
ELEVATIONS

SHEET NO.:

A3.0

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STAMP:

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

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7350 PRAIRIE FALCON RD.
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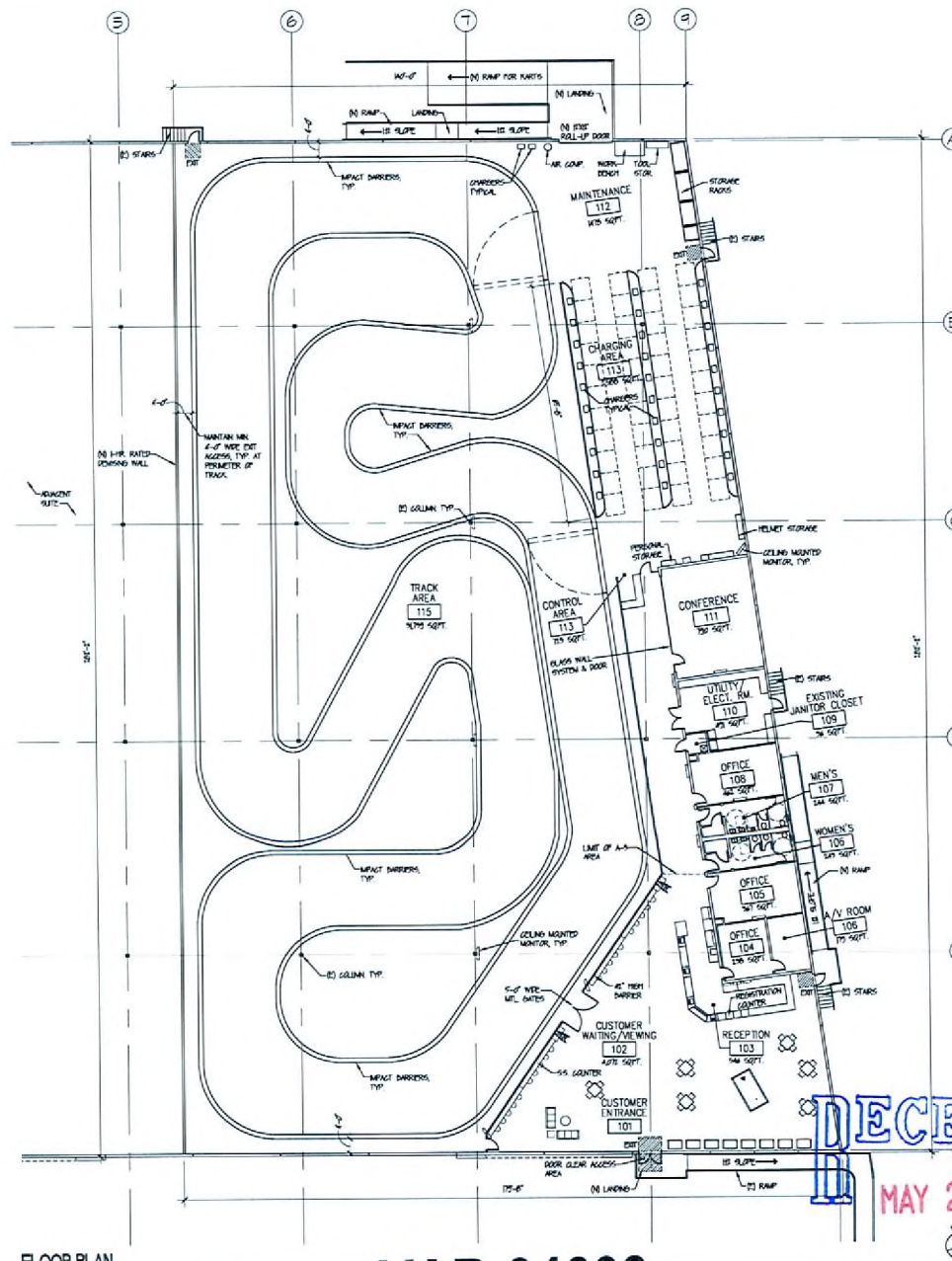
PROJECT NO.:	09-020
DRAWING FILE:	020-A10
DRAWN BY:	JCP
CHECKED BY:	JDR

INDOOR RACING FACILITY TENANT IMPROVEMENT

FLOOR
PLAN

A1.0

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

VAR-34603

07/09/09 PC