PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-22582** APN: 12525501010, 12525601022 & 023

Name of Property Owner: Decatur IV LLC

Name of Applicant: James E. Stroh Architect, Inc.

Name of Representative: James E. Stroh Architect, Inc.

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 X 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: [signature]

Print Name: R. PHILIP NOURAFCHAN

Subscribed and sworn before me

This 5th day of June, 2007

Teresa Cargill

Notary Public in and for said County and State

TERESA CARGILL
Notary Public, State of Nevada
Appointment No. 05-98104-1
My Appt. Expires Jul 28, 2009

JUN 12 2007

VICINITY MAP

PROJECT INFORMATION

Jurisdiction:	City of Las Vegas
Site Area:	1,986,848 SF (36.43 acres) - [illegible]
Total Building Area:	458,053 SF
Parking Required:	1,433 SPACES (4.00/1,000 SF)
Parking Provided:	2,332 SPACES (5.51/1,000 SF) - surface
	220 SPACES - underground
	2,552 SPACES - total
HC Parking Required:	38 SPACES (5 VAN ACCESSIBLE)
HC Parking Provided:	38 SPACES (7 VAN ACCESSIBLE) - surface
	6 SPACES (4 VAN ACCESSIBLE) - underground
	44 SPACES (11 VAN ACCESSIBLE) - total
Parking Stall Dimensions:	9' Wide x 19' Deep (18' w/ permitted overhang)
Floor Area/Site Area:	28.8%

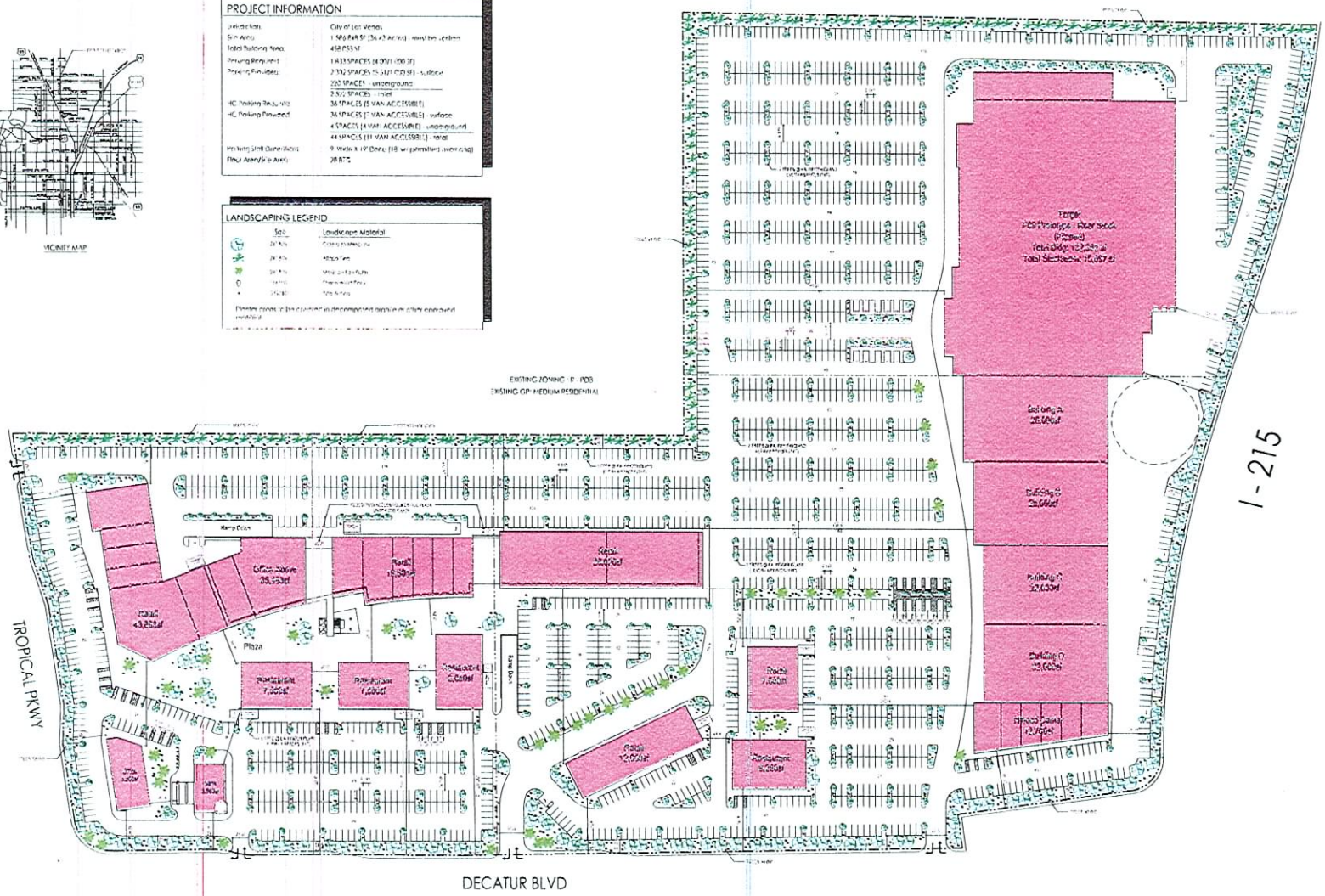
LANDSCAPING LEGEND

Sym.	Size	Landscape Material
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

Planting areas to be covered in decomposed granite or other approved material.

EXISTING ZONING - R-E1
EXISTING GP: MEDIUM-LOW RESIDENTIAL

EXISTING ZONING - P - PDB
EXISTING GP: MEDIUM RESIDENTIAL



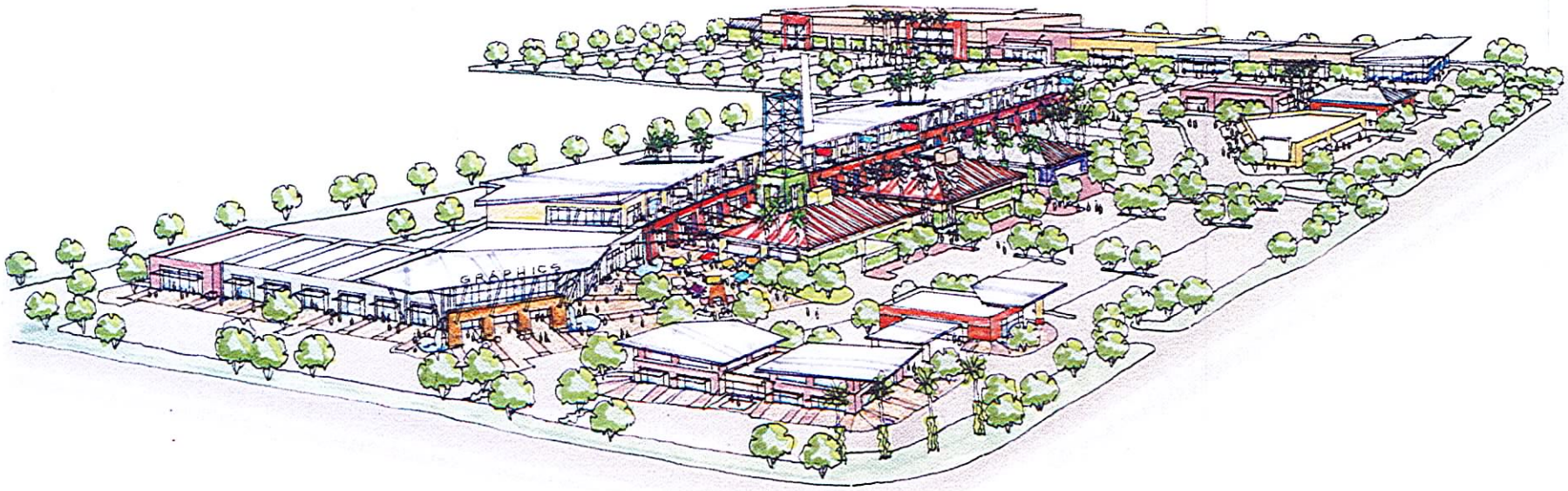
SITE/LANDSCAPE PLAN • Decatur/Tropical • June 12, 2007

RAS INVESTMENTS

JAVER E. STROH ARCHITECT INC.
1955 Pepper Lane, Las Vegas, Nevada 89119
(702) 433-1400

RECEIVED
JUL 09 2007

SDR-22582
REVISED
07/26/07 PC



RECEIVED
JUN 18 2007

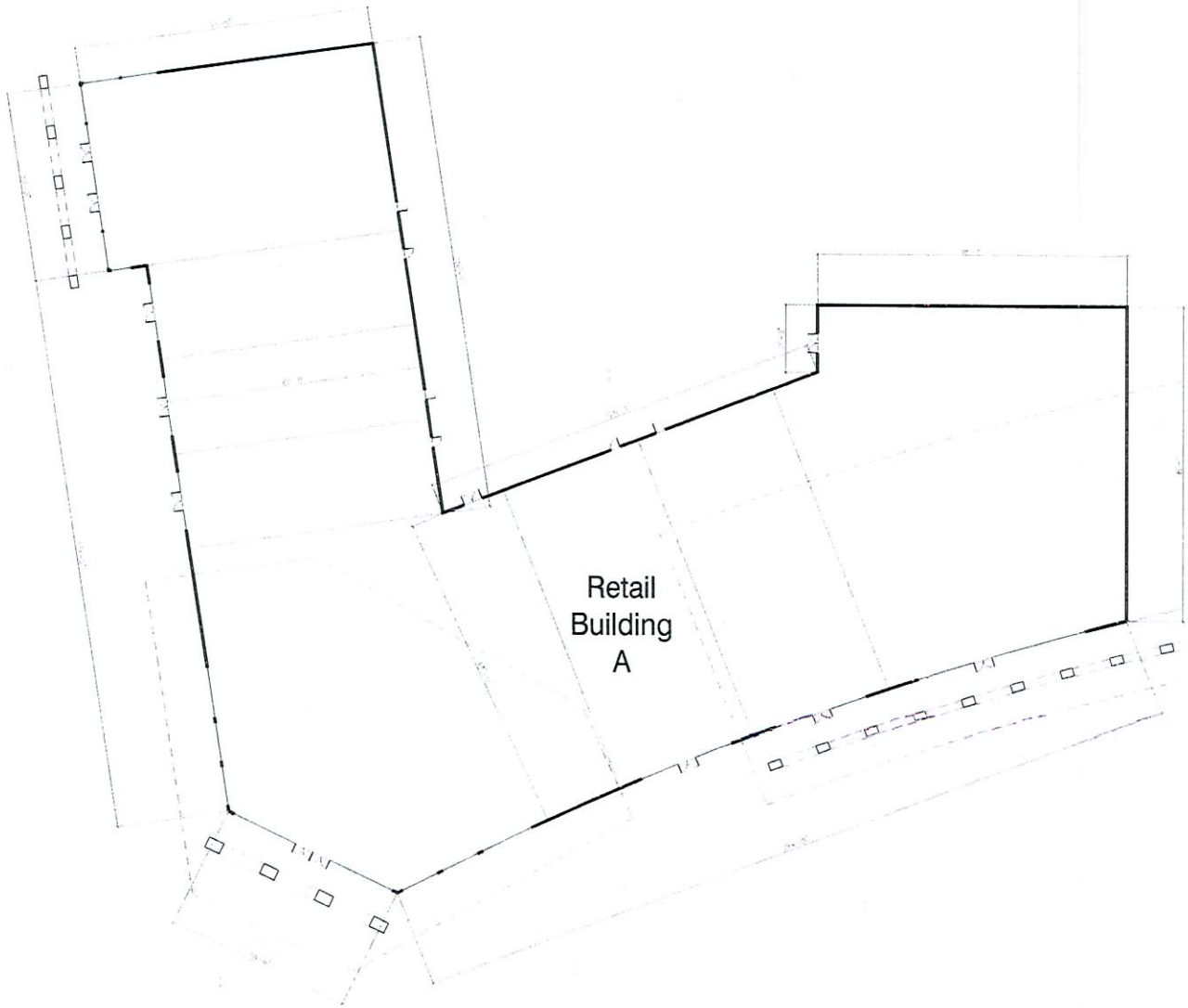
NOTE: The information is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

HTH Architects - Copyright 2007

SDR-22582
07/26/07 PC

Decatur & Tropical
Aerial Perspective
06.11.07

HTH Architects



Floor Plan: Retail Bldg A

SCALE: 1/16" = 1'-0"

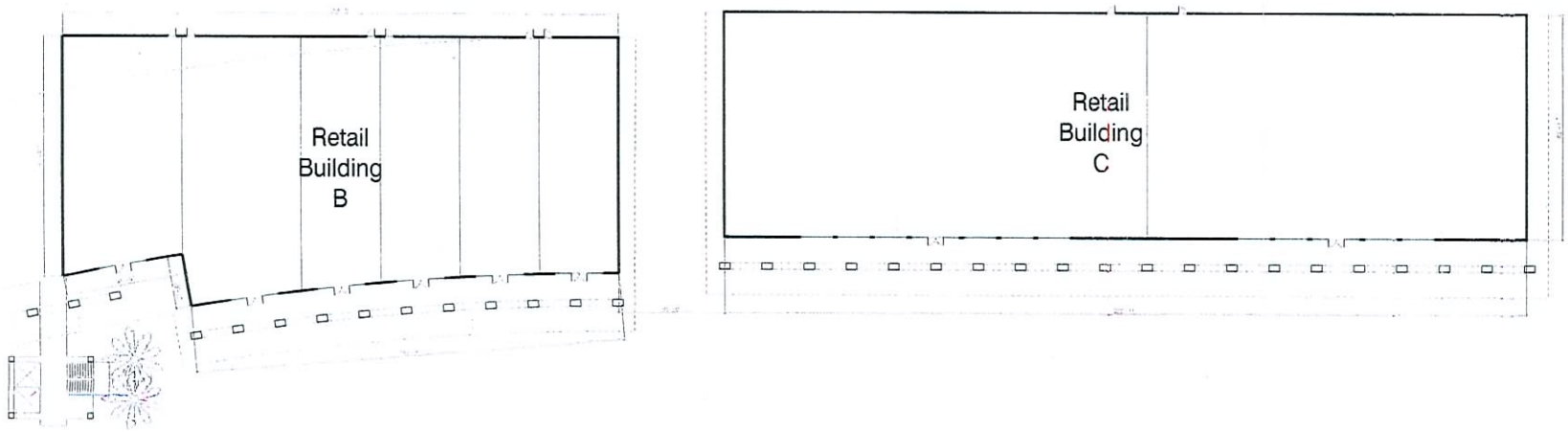
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 02

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Floor Plan: Retail Bldg B & C

SCALE: 1" = 20'

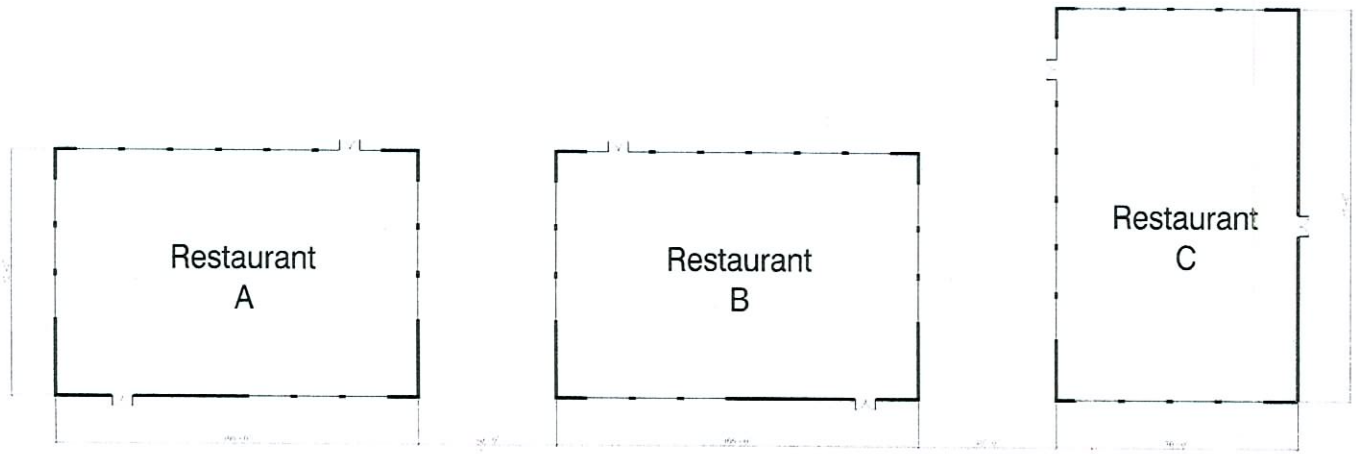
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 03

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Floor Plan: Restaurant A, B & C

SCALE: 1/16" = 1'-0"

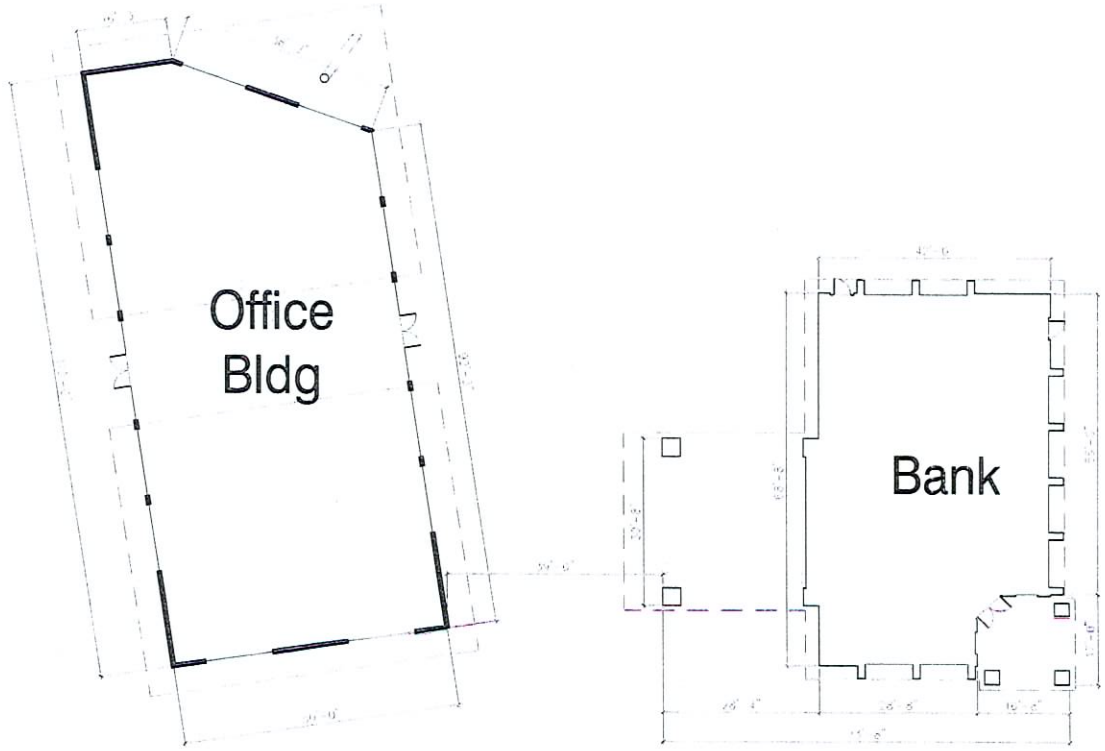
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 04

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Floor Plan: Office Bldg & Bank

SCALE: 1" = 10'

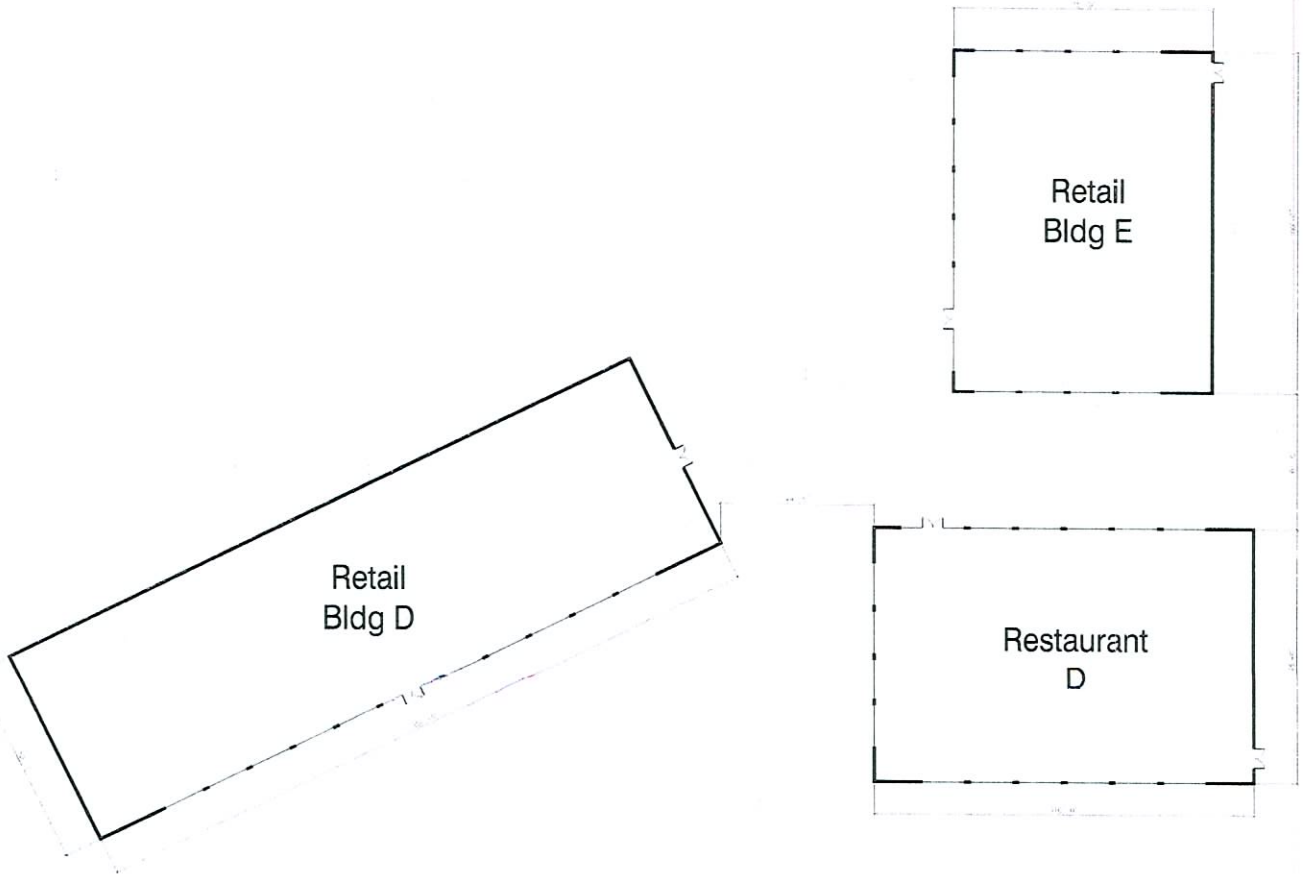
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 05

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Floor Plan: Retail D, E & Restaurant D

SCALE: 1/16" = 1'-0"

NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 06

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007

Floor Plan: Neighborhood Center

SCALE: 1" = 10'

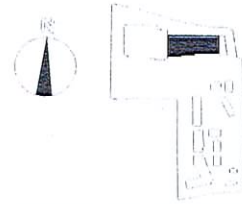
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 07

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Floor Plan: Majors A, B, C & D

SCALE: 1" = 20'

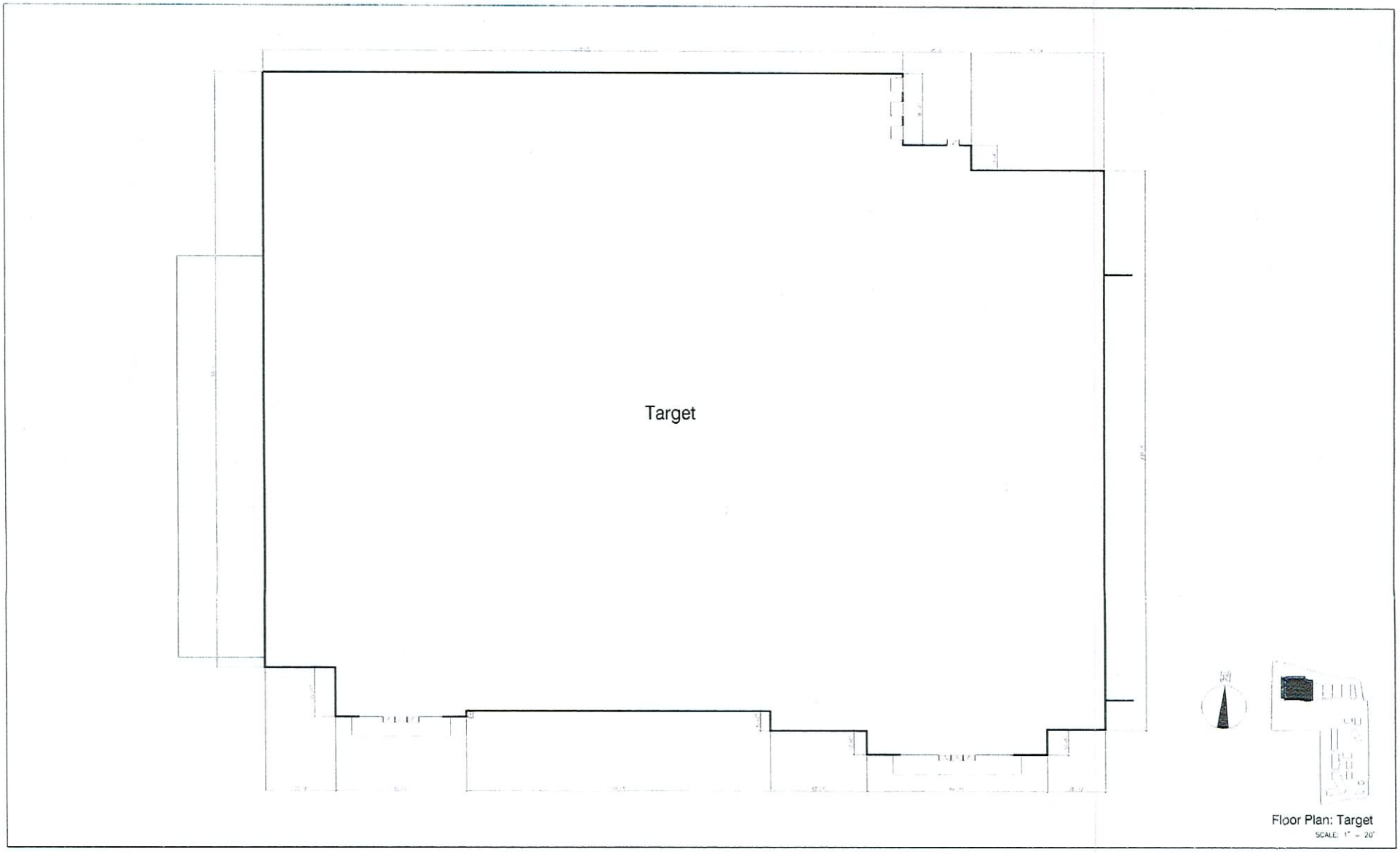
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 08

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



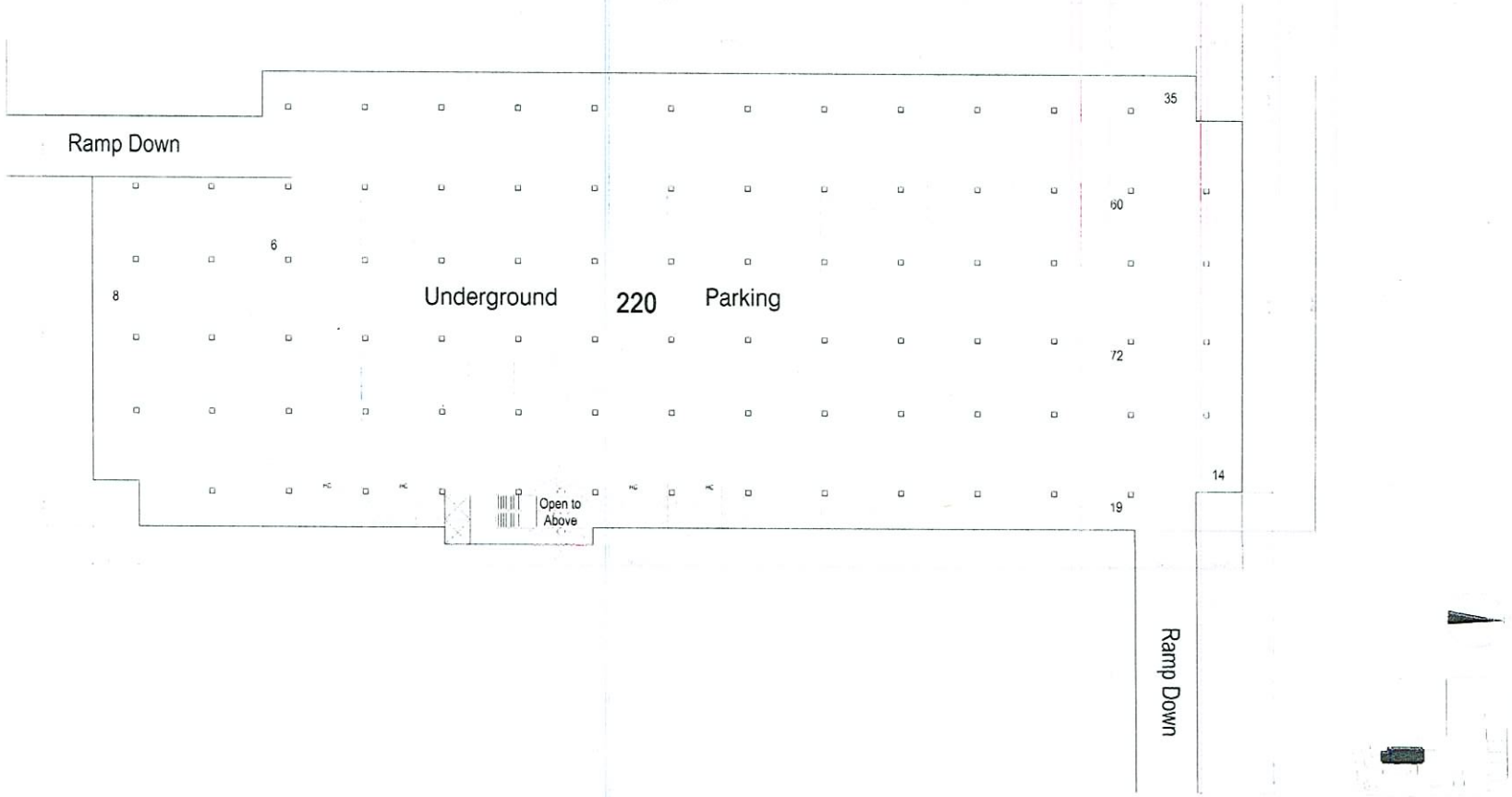
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

Sheet 09

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



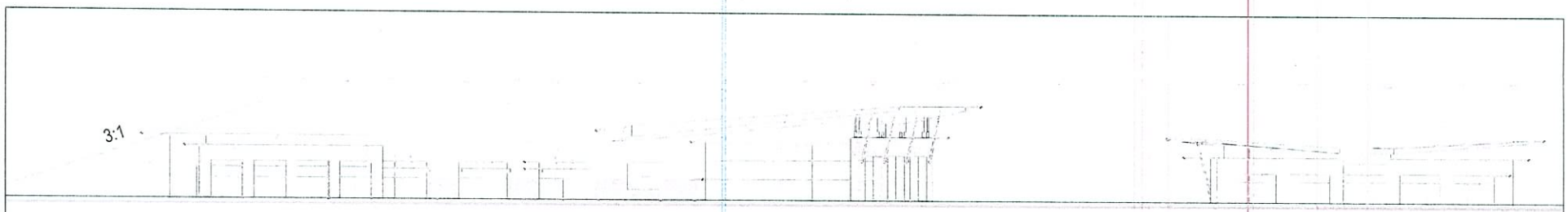
Floor Plan: Underground Parking

NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

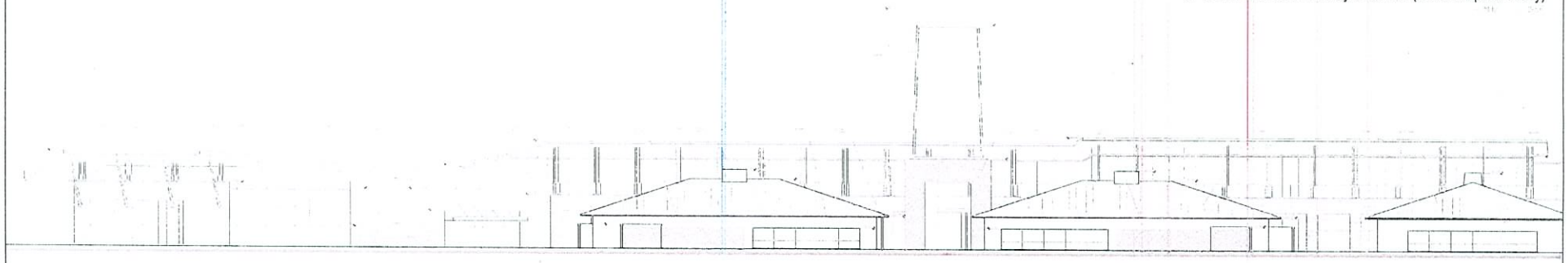
Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

RECEIVED
JUL 09 2007

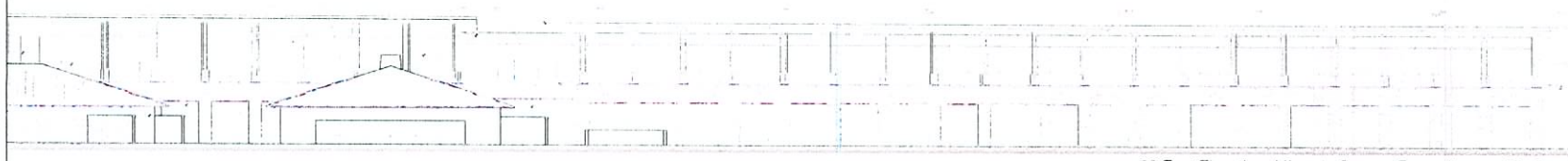
SDR-22582
REVISED
07/26/07 PC



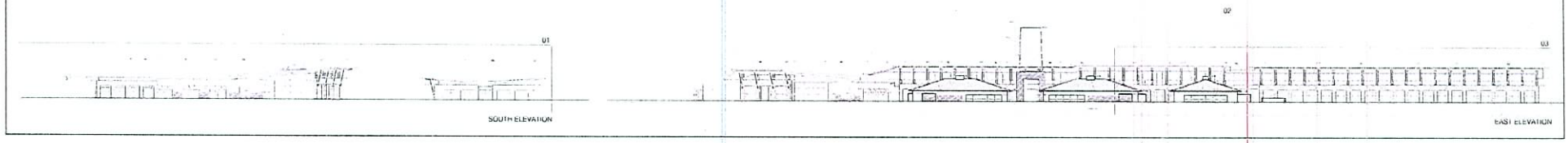
01 South Elevation: Lifestyle Center (Side: Tropical Pkwy)



02 East Elevation: Lifestyle Center (Front: Decatur Blvd)



03 East Elevation: Lifestyle Center (Front: Decatur Blvd)

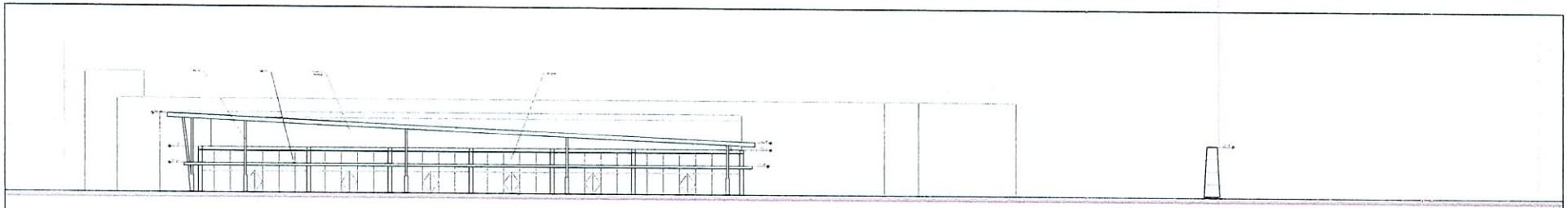


NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

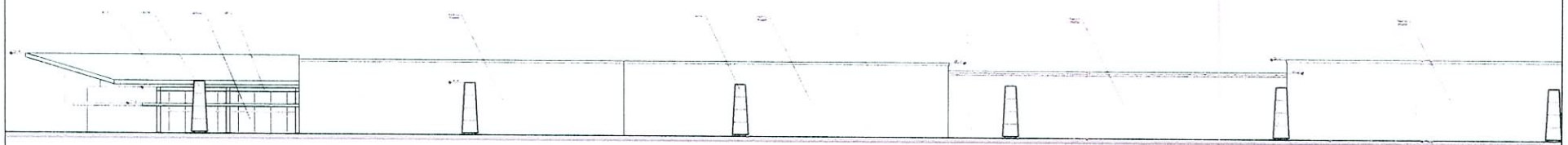
RECEIVED
JUL 09 2007

SDR-22582
REVISED
07/26/07 PC



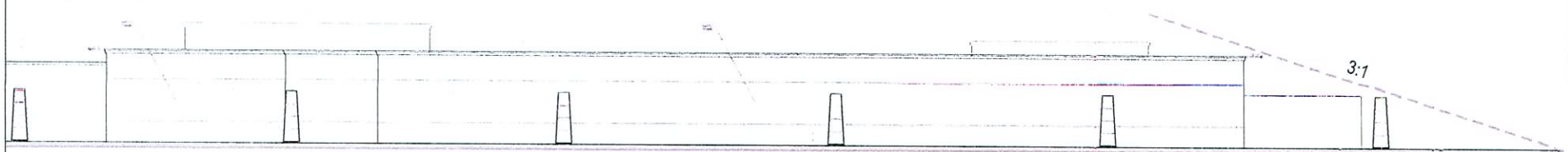
04 East Elevation: Big Box Center (Side: Decatur Blvd)

SCALE: 1" = 200'



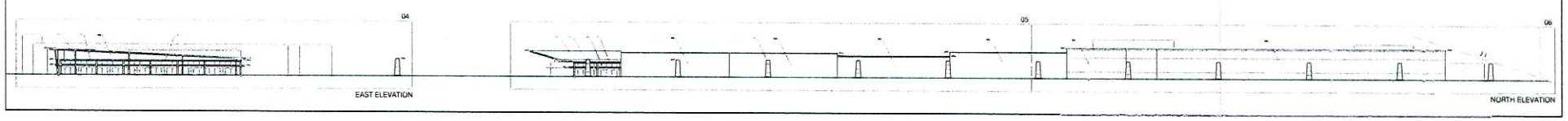
05 North Elevation: Big Box Center (Rear: I-215)

SCALE: 1" = 200'



06 North Elevation: Big Box Center (Rear: I-215)

SCALE: 1" = 200'



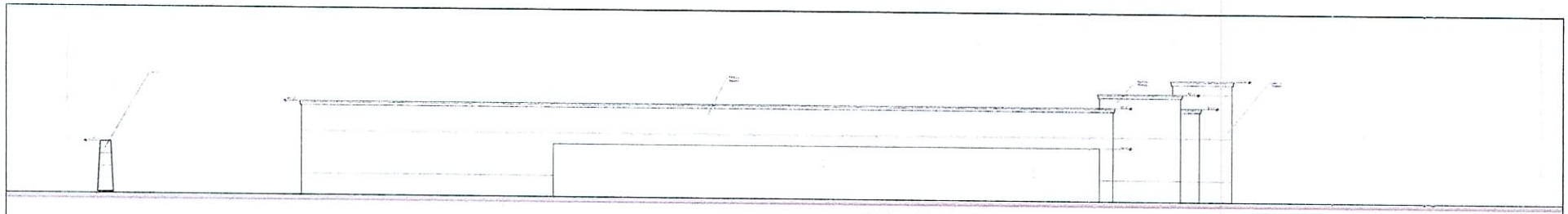
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

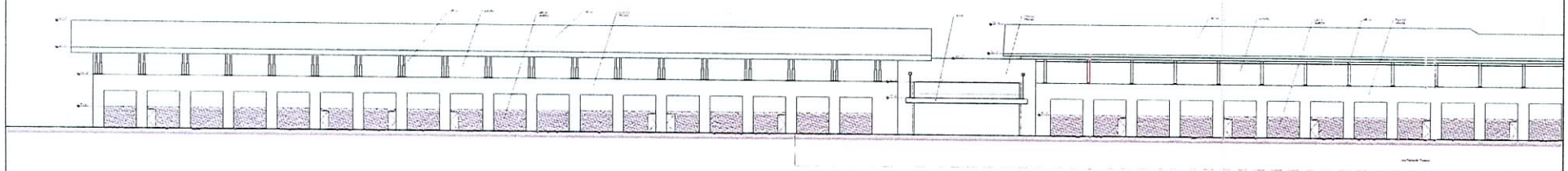
SDR-22582
07/26/07 PC

Sheet 12

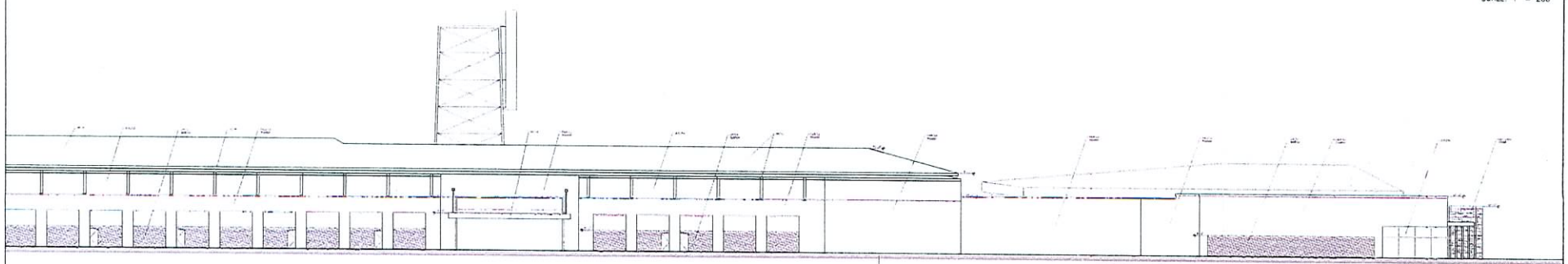
RECEIVED
JUN 18 2007



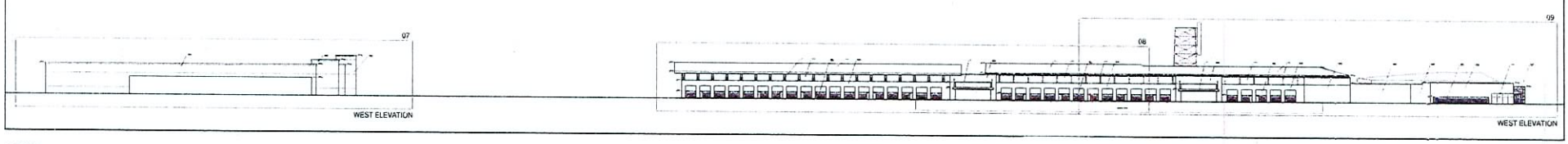
07 West Elevation: Big Box Center (Side: R-CL Resedential)
SCALE: 1" = 200'



08 West Elevation: Life Style Center (Rear: R-PD8 Residential)
SCALE: 1" = 200'



09 West Elevation: Life Style Center (Rear: R-PD8 Residential)
SCALE: 1" = 200'



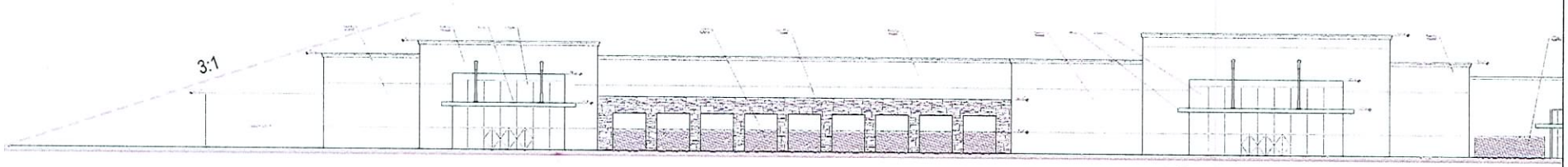
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

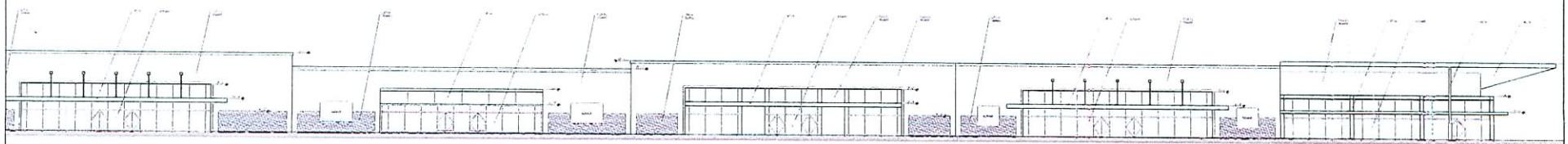
SDR-22582
07/26/07 PC

Sheet 13

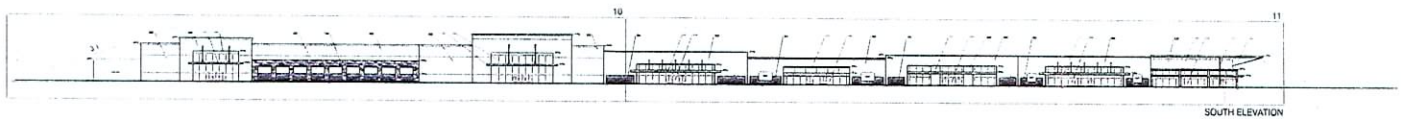
RECEIVED
JUN 18 2007



10 South Elevation: Big Box Center (Front: R-PD8 Residential)
SCALE: 1" = 200'



11 South Elevation: Big Box Center (Front: R-PD8 Residential & Life Style Center)
SCALE: 1" = 200'



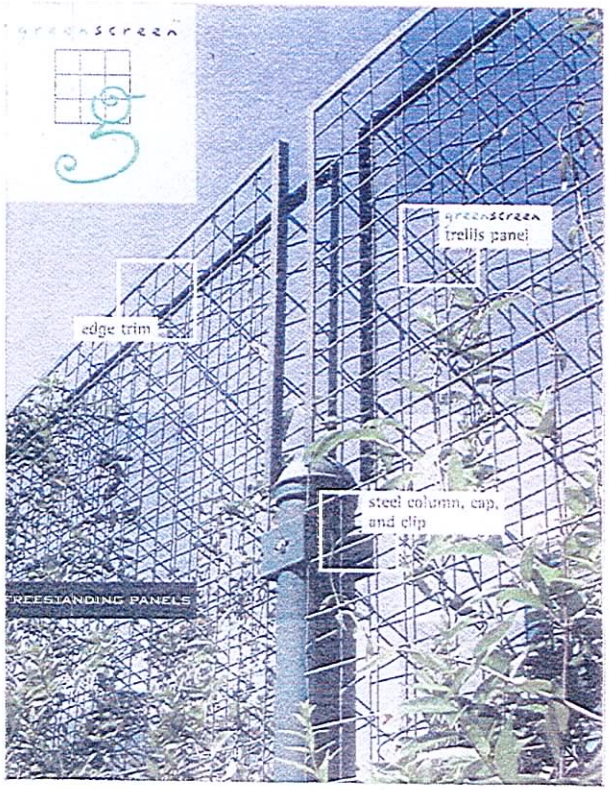
NOTE:
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

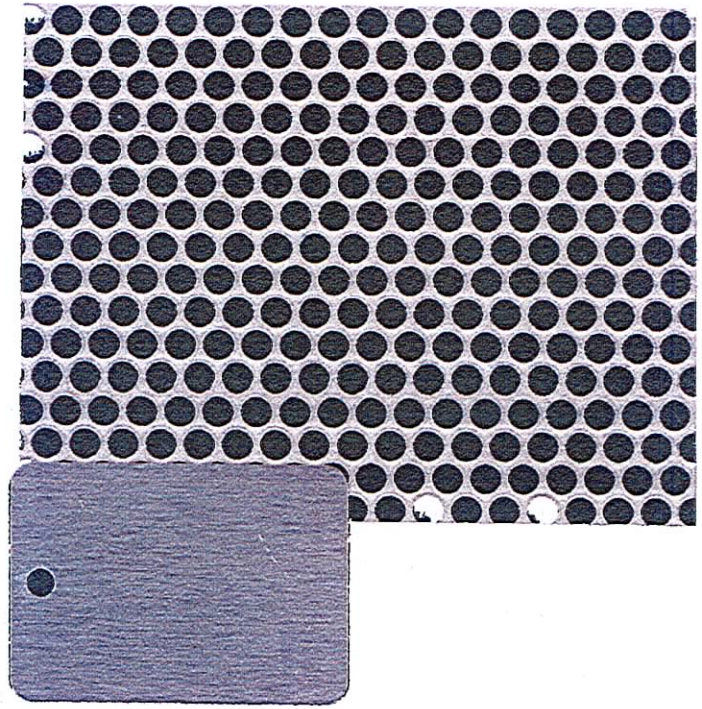
Decatur Centennial Plaza
Las Vegas, Nevada
June 15, 2007

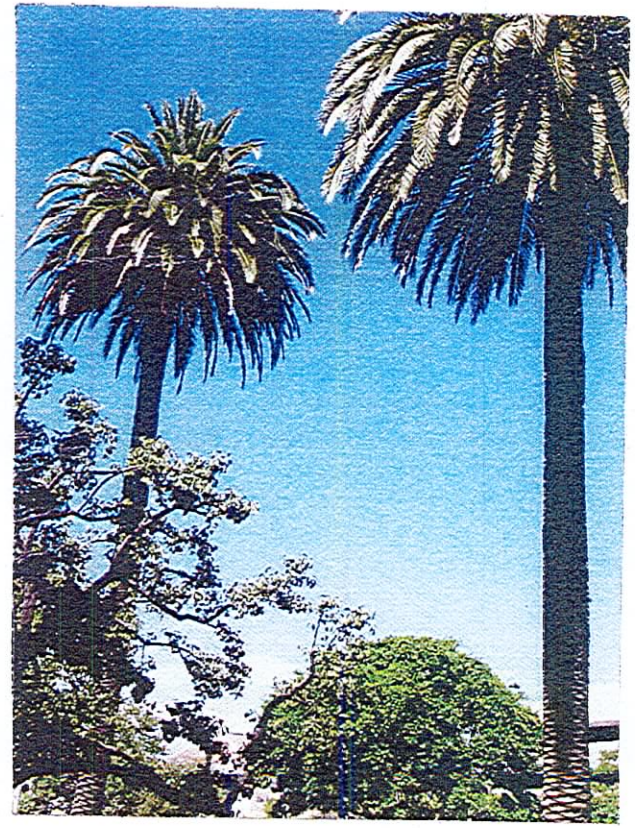
Sheet 14

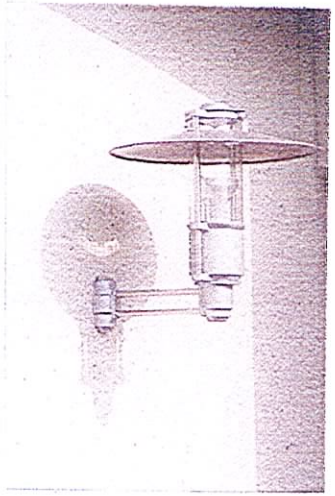
SDR-22582
07/26/07 PC

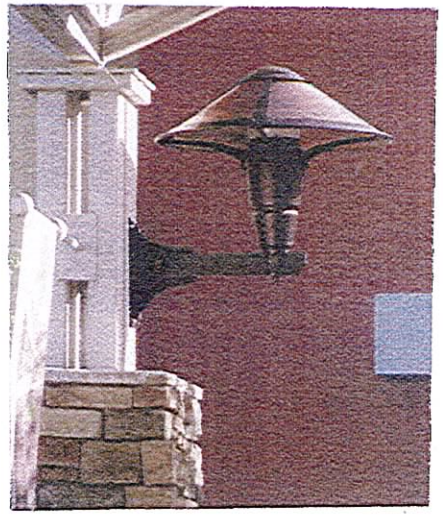
RECEIVED
JUN 18 2007











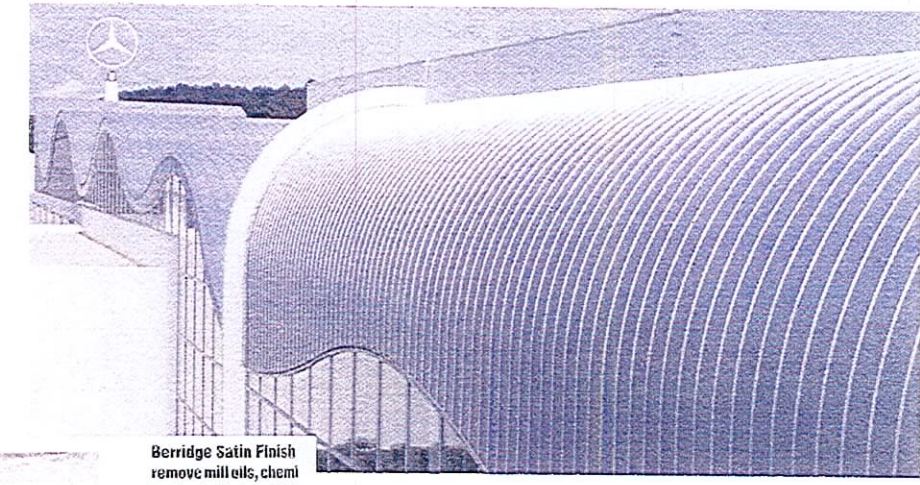
Materials, Lighting, & Landscape

Decatur & 215
Las Vegas, NV
June 2007

HTH Architects

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Berridge Satin Finish
remove mill oils, chemi
the back side to inhibit
a clear plastic strippa

SATIN FINISH GALVALUME®

Standard substrate is G90 galvanized; all colors available with

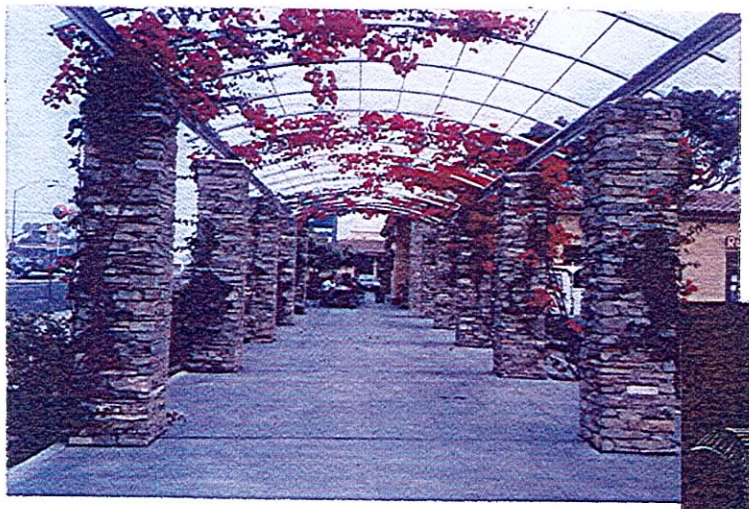
Materials

Decatur & 215
Las Vegas, NV
June 2007

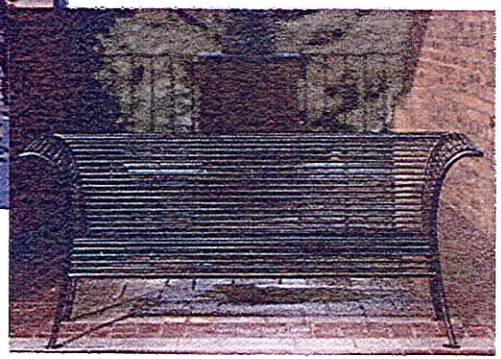
HTH Architects

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007



Cultured Stone



Flagstone

Trellis

Materials (Common Area)

Decatur & 215
Las Vegas, NV
June 2007

HTH Architects

SDR-22582
07/26/07 PC

RECEIVED
JUN 18 2007

SDR 22582

James E. Stroh

SWC CC-215 & Decatur Blvd.

Proposed 458.1 square foot general office/retail development.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	458.1	42.94	19,671
AM Peak Hour			1.03	472
PM Peak Hour			3.75	1,718
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

CC-215	
Average Daily Traffic (ADT)	23,483
PM Peak Hour	1,879
(heaviest 60 minutes)	
Decatur Blvd.	
Average Daily Traffic (ADT)	16,317
PM Peak Hour	1,305
(heaviest 60 minutes)	
Tropical Pkwy.	
Average Daily Traffic (ADT)	Not Available
PM Peak Hour	Not Available
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
CC-215	34300
Decatur Blvd.	16200
Tropical Pkwy.	32585

This project will add approximately 19,671 trips per day on Clark County 215, Decatur Blvd., and Tropical Pkwy. This will increase the expected volumes by about 84 percent on Clark County 215 and about 121 percent on Decatur Blvd. Traffic count data was not available for Tropical Pkwy. at this location. Clark County 215 is currently at about 68 percent capacity, Decatur is currently over capacity, and Tropical is believed to be under capacity.

Based on Peak Hour use, this development will add roughly 1,718 additional cars into the area; which works out to about 29 every minute.

Note that this report assumes all traffic from this development uses all named streets.