



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZDN-12070 APN: 162-03-110-135;136 & 061Name of Property Owner: Mythic Management, LLCName of Applicant: 1300 South, LLC

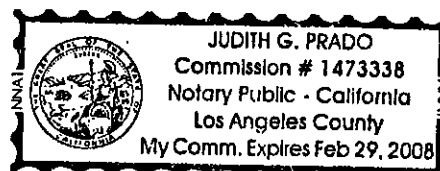
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited 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: Mayor Oscar GoodmanPartner(s): Mark L. FineAPN: 162-04-112-010Signature of Property Owner: P. AmmarataPrint Name: Paolo Ammarata

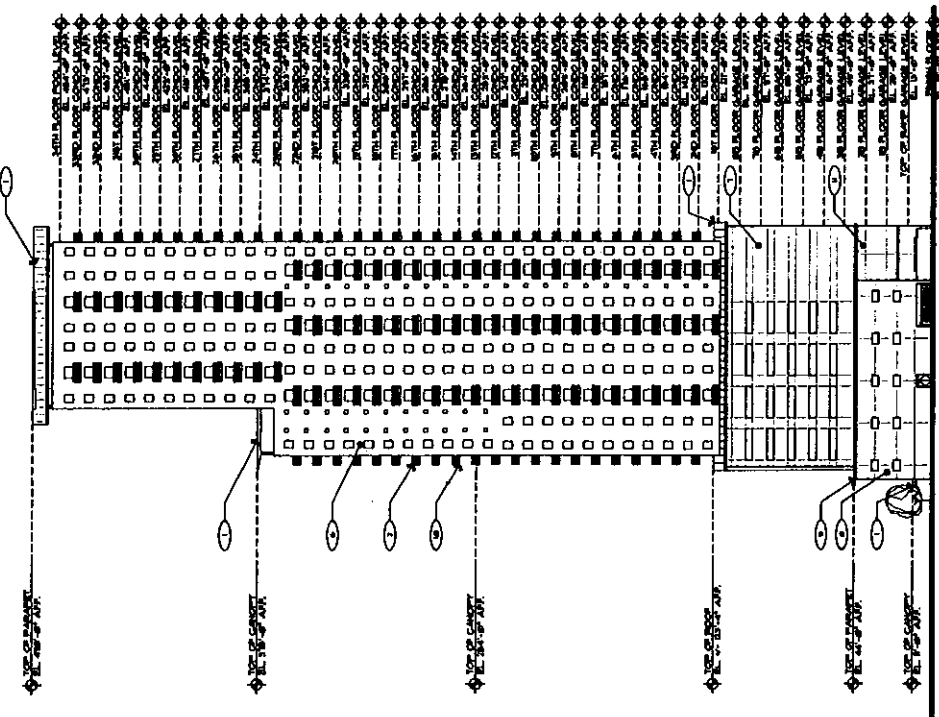
Subscribed and sworn before me

This 27 day of February, 2006Judith Prado
Notary Public in and for said County and State

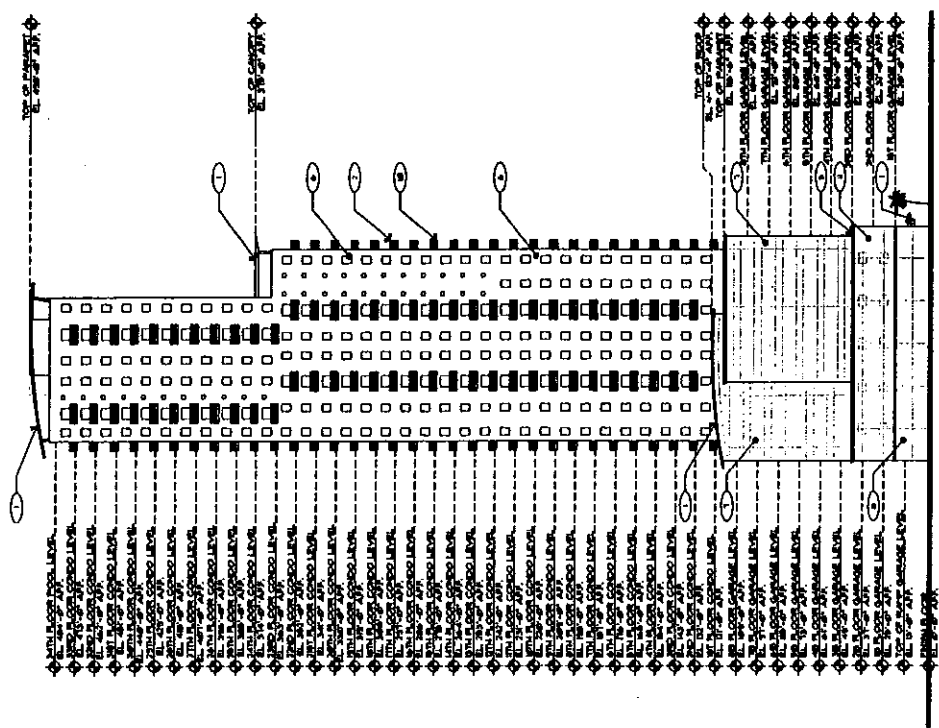
- NOTES:
- 1 METAL BRACE CANOPY TO BE PAINTED DUNN-EDWARDS CHERRY COLA (DE4847)
 - 2 ALUMINUM HANDRAIL TO BE PAINTED DUNN-EDWARDS CHERRY COLA (DE4847)
 - 3 STONE FRONT WOODEN DOOR TO BE PAINTED DUNN-EDWARDS CHERRY COLA (DE4847)
 - 4 METAL EXPANSION JOINT TO BE PAINTED SUN COLOR AS SURROUNDING STUCCO
 - 5 CORNICHE WITH METAL FLASHING
 - 6 PAINTED STUCCO TO BE DUNN-EDWARDS TEA BISCUIT (DE4807)
 - 7 PAINTED STUCCO TO BE DUNN-EDWARDS DRY CREEK (DE4827)
 - 8 PAINTED STUCCO TO BE DUNN-EDWARDS WHOLE WHEAT (DE4847)
 - 9 GLASS CURTAIN WALL TO HAVE SOLAR
 - 10 BALCONY TO BE PAINTED DUNN-EDWARDS CHERRY COLA (DE4847)
 - 11 PAINTED STUCCO TO BE DUNN-EDWARDS TRAIL DUST (DE4827)

BUILDING MATERIALS LIST

EXTERIOR FINISH	1/2" STUCCO SAND FINISH
PAINTED STUCCO	TEA BISCUIT (DE4807) DRY CREEK (DE4827) TRAIL DUST (DE4827) WHOLE WHEAT (DE4847)
STANDING SEAM	CHERRY COLA (DE4847)
ALUMINUM HANDRAIL	CHERRY COLA (DE4847)
STONE FRONT	KOURNEN PENTAMODIC 1/2" DARK BRONZE
GLAZING	SOLAR BRONZE



WEST ELEVATION
SCALE 1/2" = 1'-0"



SOUTH ELEVATION
SCALE 1/2" = 1'-0"

SUZANA RUTAR, Architect Ltd
Architectural Design & Planning
1550 E. Kerns Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-0178
Fax (702) 261-2882
A Professional Corporation

1500 SOUTH CONDOMINIUMS
LAS VEGAS, NEVADA

1500 SOUTH LLC
LAS VEGAS, NEVADA

ELEVATIONS

A4.1

ZON-12070
SDR-12071
04-13-06 PC

SUZANA RUTAR, Architect Ltd.
 1000 E. Sunset Avenue, Suite 100
 Las Vegas, Nevada 89101
 Telephone (702) 243-8178
 Fax (702) 243-8178
 A Professional Corporation

1300 SOUTH CONDOMINIUMS
 LAS VEGAS, NEVADA

SITE PLAN

AI.0

1300 SOUTH CONDOMINIUMS

1300 SOUTH CASINO CENTER LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:

APN: 162-03-110-135, 136, 1061

EXISTING ZONING: 162-03-110-135 R-4
 162-03-110-136 R-4
 162-03-110-061 C-2

REQUESTED ZONING: C-2 (MIXED USE)

PROPERTY AREA: 21000 SF. OR 0.48 ACRES

LOT COVERAGE: 84%

BUILDING AREA TOTALS:

1ST FLOOR:

RETAIL 8294 SF.
 LOBBY 803 SF.
 PARKING 6423 SF.
 TRASH ENCLOSURE 450 SF.
 MISCELLANEOUS 1613 SF.
TOTAL 1ST FLOOR AREA 17653 SF.

GARAGE LEVELS 1-8 (EACH): 16348 SF.
CONDO LEVELS 1-11 (EACH): 12710 SF.
CONDO LEVELS 12-22 (EACH): 10741 SF.
EXTERIOR REC. AREA • LEVEL 12: 2029 SF.
CONDO LEVELS 23-33 (EACH): 1116 SF.
EXTERIOR REC. AREA • LEVEL 23: 3066 SF.
ROOF TOP POOL: 2526 SF.
EXTERIOR REC. AREA • ROOF TOP POOL: 4650 SF.

TOTAL UNITS: 33 UNITS
 66 UNITS
 132 UNITS
 44 UNITS
275 UNITS

BUILDING HEIGHT: 455'-0"

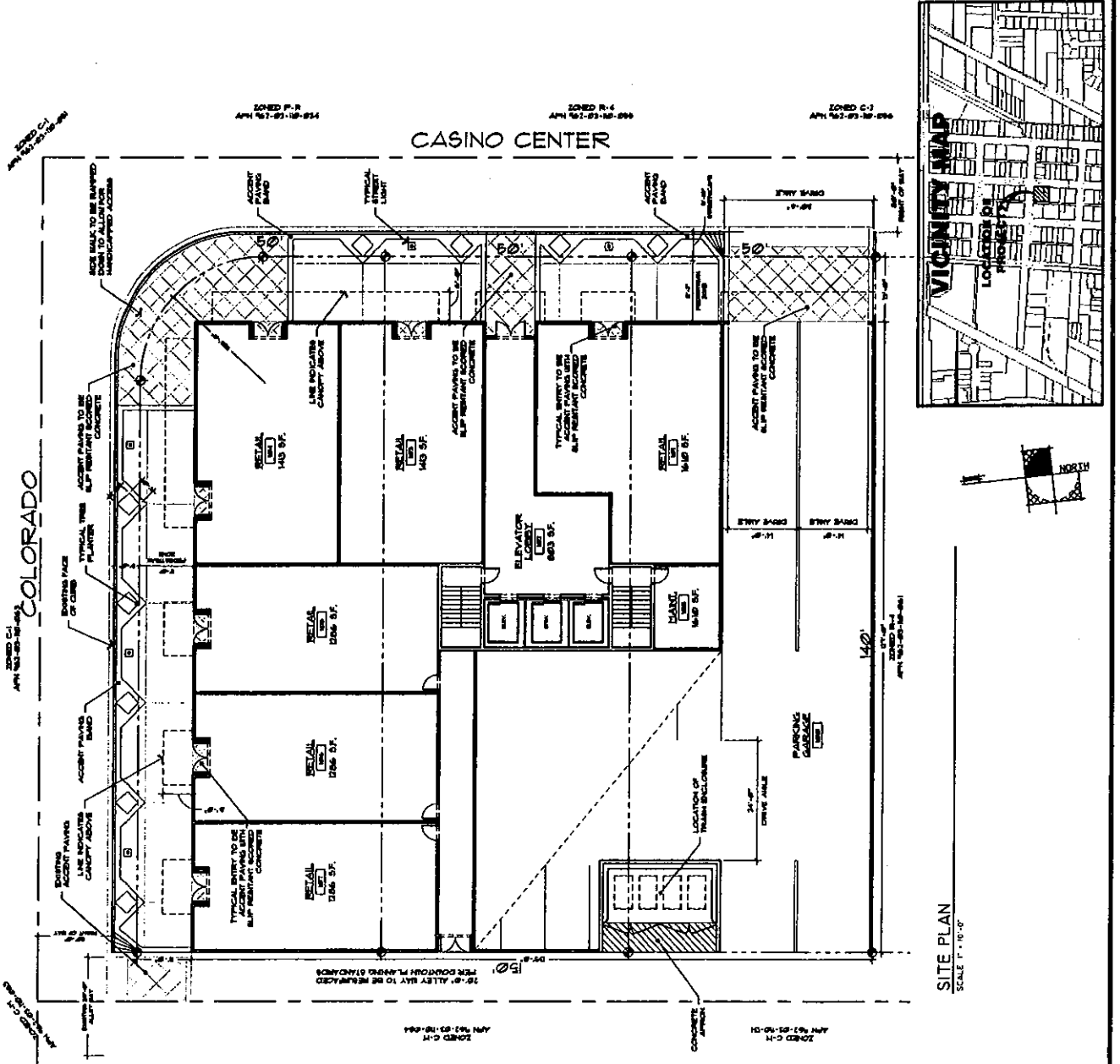
PARKING INFO:

CONDO. PARKING PROVIDED (1 PER UNIT): 275 SPACES
 RETAIL PARKING PROVIDED (3/1000): 25 SPACES
TOTAL PARKING SPACES REQUIRED: 300 SPACES
TOTAL ADA PARKING SPACES REQUIRED: 7 SPACES
TOTAL ADA PARKING SPACES PROVIDED: 8 SPACES
TOTAL PARKING SPACES PROVIDED: 306 SPACES

ZON-12070

SDR-12071

04-13-06 PC



LANDSCAPE PLAN
SCALE 1" = 10'-0"LANDSCAPE SCHEDULE

TREES				
BOTANICAL NAME	COMMON NAME	SIZE	DATE	CLIM
RAMBOK DACTYLIPERA	DISLET-HOOR DATE PALMS	24" BOX		4

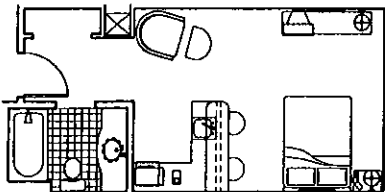
STANLEY VERMILION
SOUTHERN LIFE OAK
34 BOX
A.

ZON-12070

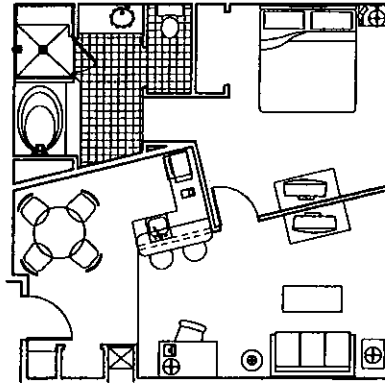
SDR-12071

04-13-06 PC

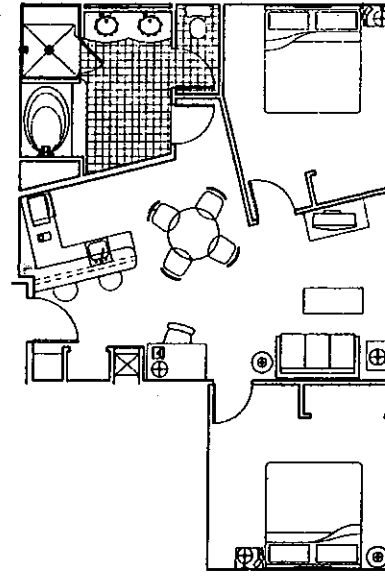
LOWER GARAGE LEVEL
SCALE 3/32" = 1'-0"



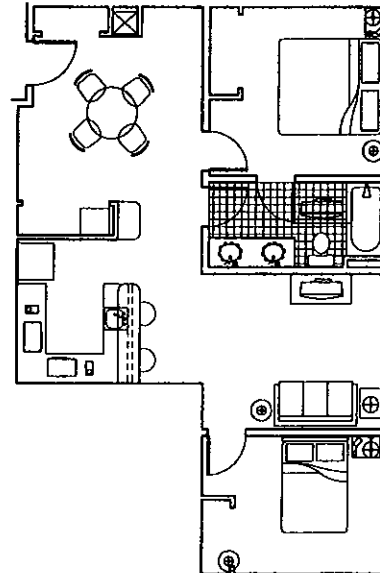
STUDIO UNIT (338 S.F.)
SCALE 1/4" = 1'-0"



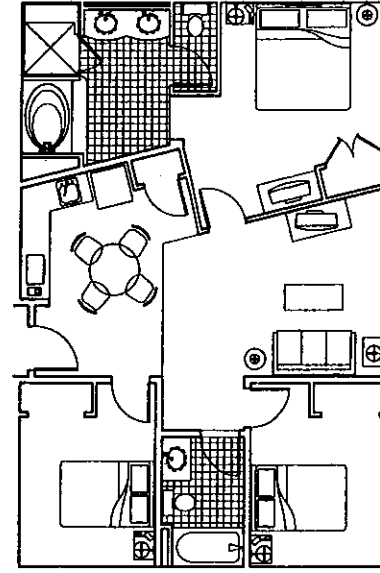
1 BED UNIT (676 S.F.)
SCALE 1/4" = 1'-0"



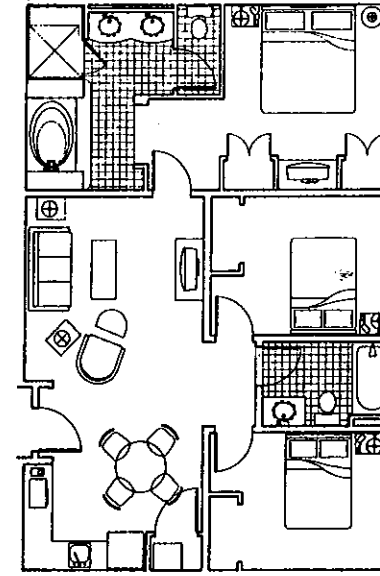
2 BED UNIT (845 S.F.)
SCALE 1/4" = 1'-0"



2 BED UNIT (845 S.F.)
SCALE 1/4" = 1'-0"



3 BED UNIT (1014 S.F.)
SCALE 1/4" = 1'-0"



3 BED UNIT (1014 S.F.)
SCALE 1/4" = 1'-0"

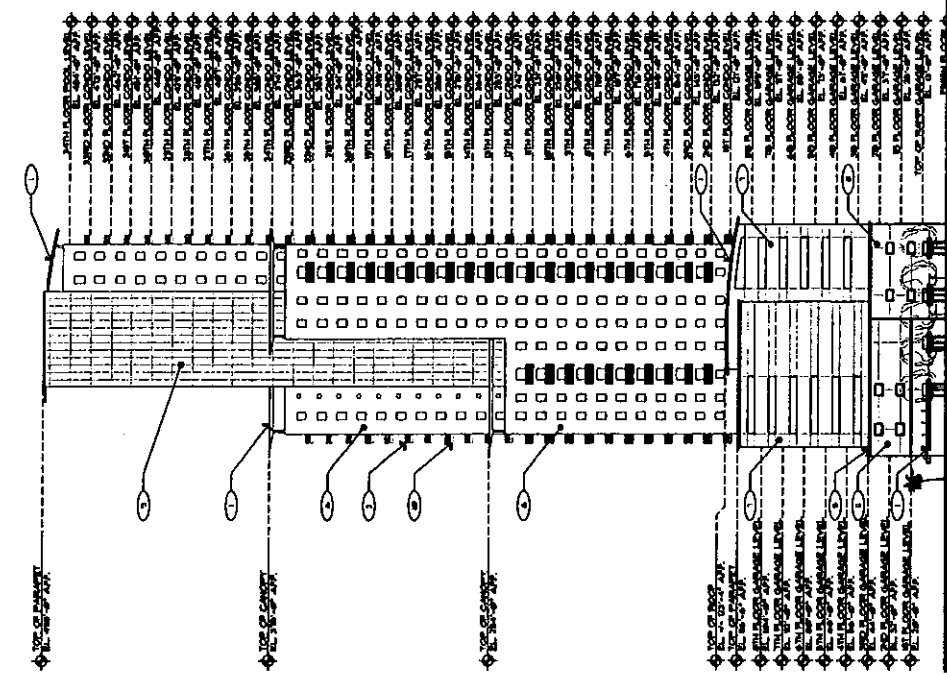
ZON-12070
SDR-12071
04-13-06 PC

NOTES:

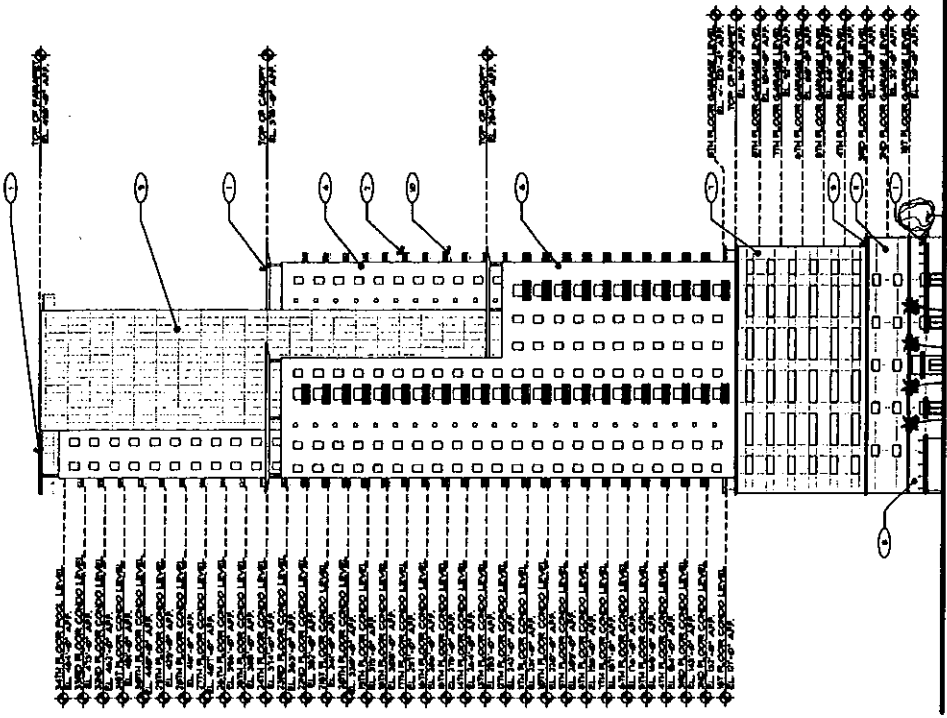
1. METAL SHADE CANOPY, TO BE PAINTED DANN-EDWARDS "CHERRY COLA (D56A57)"
2. ALUMINUM HANGAR, TO BE PAINTED DANN-EDWARDS "CHERRY COLA (D56A57)"
3. STONE FRONT WINDOW / DOOR TRIM TO BE PAINTED DANN-EDWARDS "DRT CREEK (D56A027)"
4. METAL EXPANSION JOINT SURROUNDING WINDOW COLOR AS SUPPLEMENTED BY DANN-EDWARDS
5. CONDUIT WITH METAL FLASHING TO BE PAINTED DANN-EDWARDS "DRT CREEK (D56A027)"
6. PAINTED STUCCO TO BE DANN-EDWARDS "TELA BISQUIT (D56A027)"
7. PAINTED STUCCO TO BE DANN-EDWARDS "DRT CREEK (D56A027)"
8. PAINTED STUCCO TO BE DANN-EDWARDS "WUCKLE WHITE (D56A347)"
9. GLASS CURTAIN WALL TO HAVE SOLAR PROTECTION FILM TO BE DANN-EDWARDS "BALLYON COLA (D56A57)"
10. PAINTED STUCCO TO BE DANN-EDWARDS "CHERRY COLA (D56A57)"
11. PAINTED STUCCO TO BE DANN-EDWARDS "TRAIL DIRT (D56A127)"

BUILDING MATERIALS LIST:

- | | |
|-------------------|-------------------------------------|
| PRINTING WORKS | PRINTING CHAIRS |
| PAINTED STUCCO | TEA BISCUIT (DEAR10) |
| STANDING SEAT | CHERRY COLA (DEAR6) |
| ALUMINUM HANDRAIL | CHERRY COLA (DEAR5) |
| STORMDOOR | KNOWLES HERRINGBONE AND DARK BRONZE |
| GLAZING | SOLAR BRONZE |
| | WINDING CORNUS - 1971 |



NORTH "COLORADO" ELEVATION
SCALE: 1/32" = 1'-0"



EAST "CASINO CENTER" ELEVATION
SCALE 1/32" = 1'-0"

ZON-12070

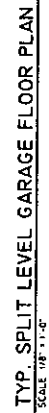
SDR-12071

04-13-06 PC

1300 SOUTH CONDOMINIUMS
LAS VEGAS NEVADA

1300 SOUTH, LLC

SUZANA RUTAR Architect Ltd.
Architectural Design & Planning
1860 E. Warm Springs Road
Las Vegas, Nevada 89118
Telephone (702) 253-0176
Fax (702) 361-2502
A Professional Corporation



SHELL BUILDING INFORMATION:

MULTI LEVEL PARKING GARAGE	
PARKING COUNT	SPACES 37
TOTAL FLOOR AREA	TOTAL SPACES 37
	14,348 SF.

SUZANA RUTAR, Architect Ltd.
 Architectural Design & Planning
 1060 E. Warm Springs Road
 Las Vegas, Nevada 89119
 Telephone: (702) 341-8176
 Fax: (702) 341-8182

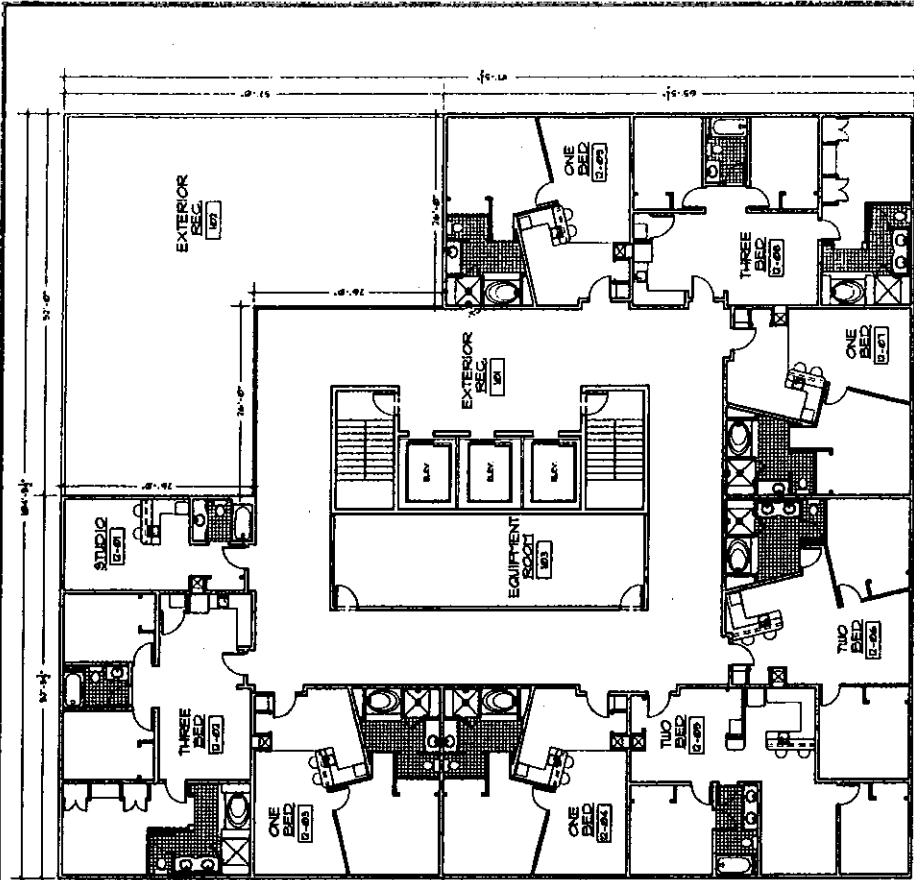
PHOTOGRAPH
 A Professional Corporation
 1300 SOUTH CONDOMINIUMS
 LAS VEGAS, NEVADA

1300 SOUTH CONDOMINIUMS
 LAS VEGAS, NEVADA

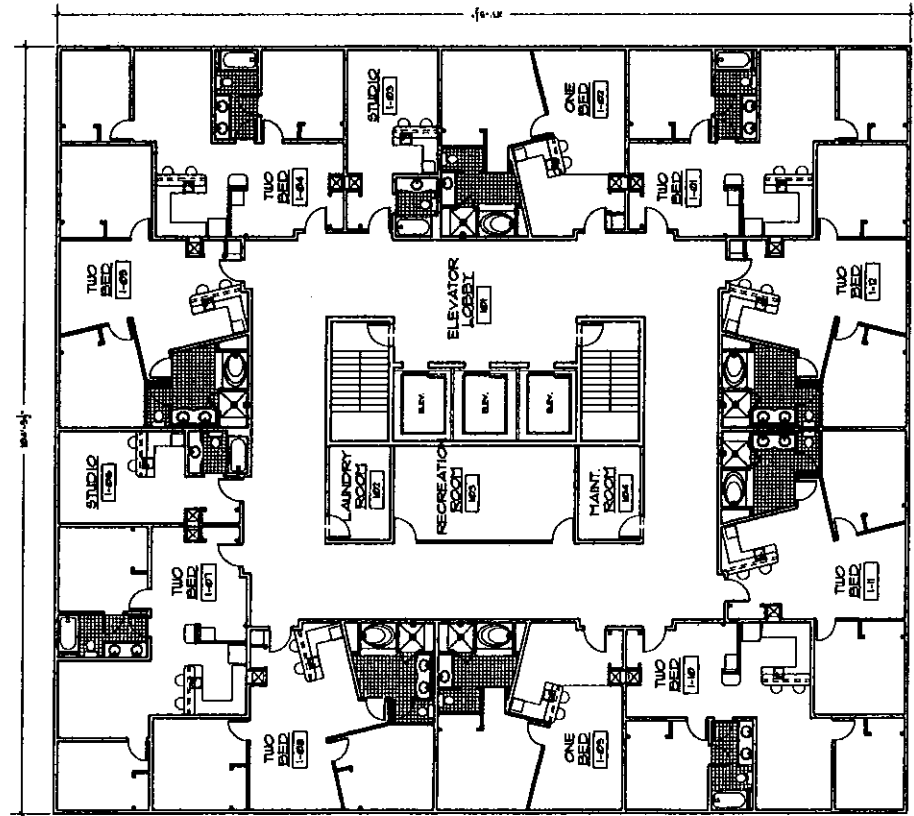
1300 SOUTH CONDOMINIUMS
 LAS VEGAS, NEVADA

TYPICAL CONDO
 LEVEL FLOOR PLAN

A2.1



TYP. CONDO LEVEL (FLOORS 12-22)
 SCALE 1/8" = 1'-0"

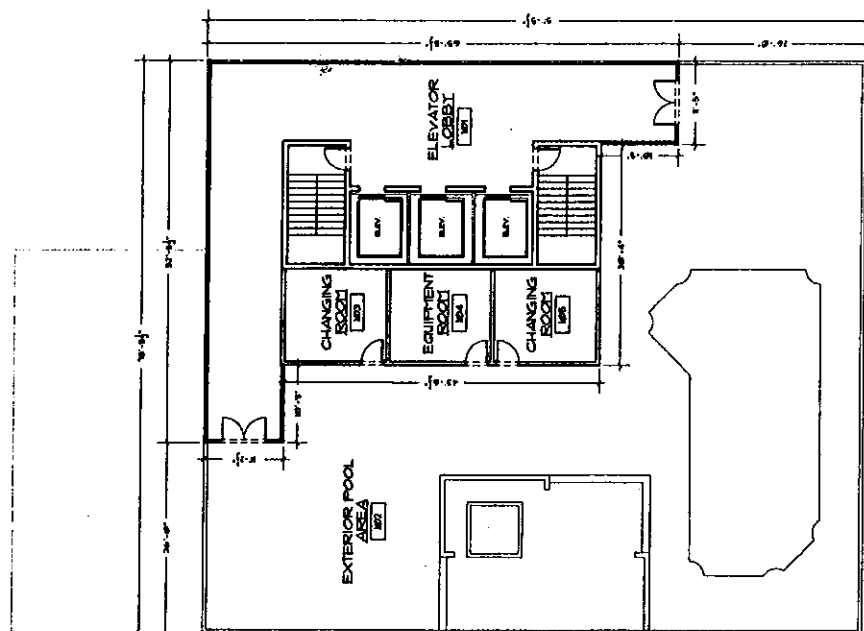


TYP. CONDO LEVEL (FLOORS 1-11)
 SCALE 1/8" = 1'-0"

SHELL BUILDING INFORMATION:

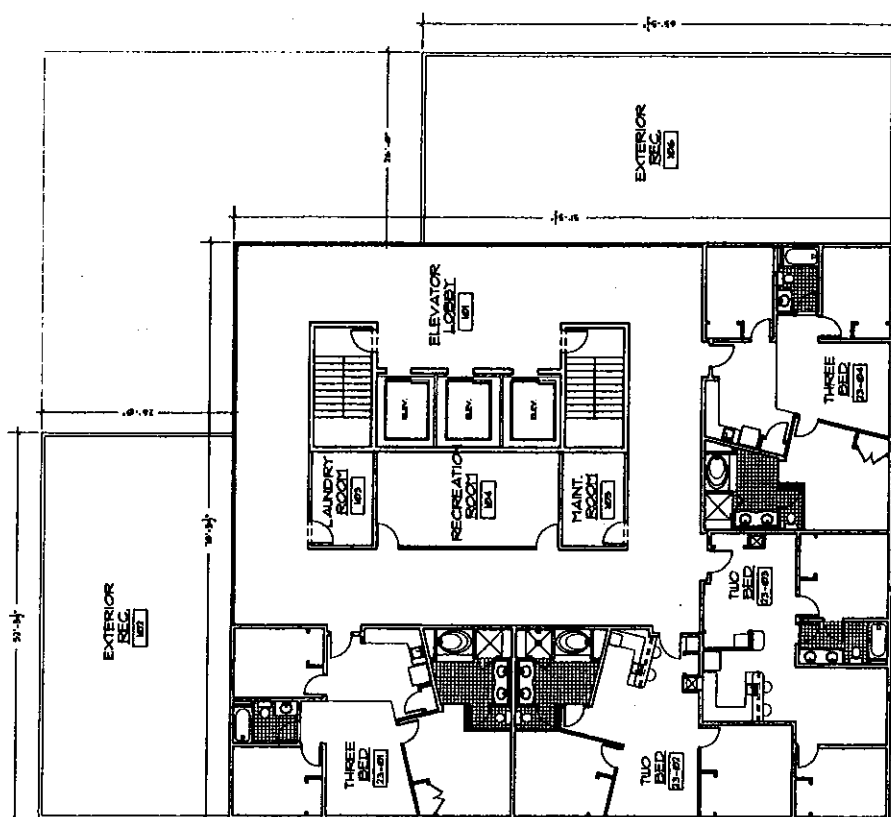
CONDOMINIUMS LEVELS 1-11		CONDOMINIUMS LEVELS 12-22	
STUDIO	2	STUDIO	1
ONE BEDROOM	2	ONE BEDROOM	4
TWO BEDROOM	6	TWO BEDROOM	2
THREE BEDROOM	6	THREE BEDROOM	2
TOTAL FLOOR AREA: 12,716 SF.		TOTAL FLOOR AREA: 12,716 SF.	
TOTAL FLOOR AREA: 12,716 SF.		TOTAL FLOOR AREA: 12,716 SF.	
TOTAL FLOOR AREA: 12,716 SF.		TOTAL FLOOR AREA: 12,716 SF.	

ZON-12070
SDR-I2071
04-13-06 PC



ROOFTOP POOL LEVEL
SCALE: 1/8" = 1'-0"

BUILDING FLOOR INFORMATION:	
CONCRETE SLAB LEVEL 51 22-23	
ROOM COUNT	
STUDIO 6	
ONE BEDROOM 1	
TWO BEDROOM 1	
THREE BEDROOM 1	
INTERIOR FLOOR AREA:	
INTERIOR REC. AREA (LEVEL 23)	7176 SF
TOTAL FLOOR AREA (LEVEL 23)	9666 SF
POOL DECK LEVEL 51	
INTERIOR FLOOR AREA:	
INTERIOR REC. AREA	2316 SF
TOTAL FLOOR AREA	4650 SF
POOL LEVEL 51	
INTERIOR FLOOR AREA:	
INTERIOR REC. AREA	7176 SF
TOTAL FLOOR AREA	7176 SF



TYP. CONDO LEVEL (FLOORS 23-33)

ZON-12070

SDR-12071

04-13-06 PC

1300 SOUTH CONDOMINIUMS
1300 SOUTH CASINO CENTER
LAS VEGAS, NEVADA

1300 SOUTH CONDOMINIUMS
1300 SOUTH, LLC
1300 SOUTH, LLC
1300 SOUTH, LLC

SITE PLAN

AI.0

1300 SOUTH CONDOMINIUMS

1300 SOUTH CASINO CENTER LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:

APN: 162-03-110-135, 136, & 061

EXISTING ZONING:

162-03-110-135 R-4
162-03-110-136 R-4
162-03-110-061 C-2
C-2 (MIXED USE)

REQUESTED ZONING:

21,000 SF. OR 0.48 ACRES
84%

PROPERTY AREA:

21,000 SF. OR 0.48 ACRES
84%

LOT COVERAGE:

21,000 SF. OR 0.48 ACRES
84%

BUILDING AREA TOTALS:

1ST FLOOR:

- RETAIL 8,294 SF.
- LOBBY 803 SF.
- PARKING 6,423 SF.
- TRASH ENCLOSURE 460 SF.
- MISCELLANEOUS 1613 SF.
- TOTAL 1ST FLOOR AREA 17,653 SF.

GARAGE LEVELS 1-8 (EACH): 16,348 SF.
CONDO LEVELS 1-11 (EACH): 12,270 SF.
CONDO LEVELS 12-22 (EACH): 10,241 SF.
EXTERIOR REC. AREA & LEVEL 12: 2,029 SF.
CONDO LEVELS 23-33 (EACH): 1,176 SF.
EXTERIOR REC. AREA & LEVEL 23: 3,066 SF.
ROOF TOP POOL: 2,526 SF.
EXTERIOR REC. AREA & ROOF TOP POOL: 4,690 SF.

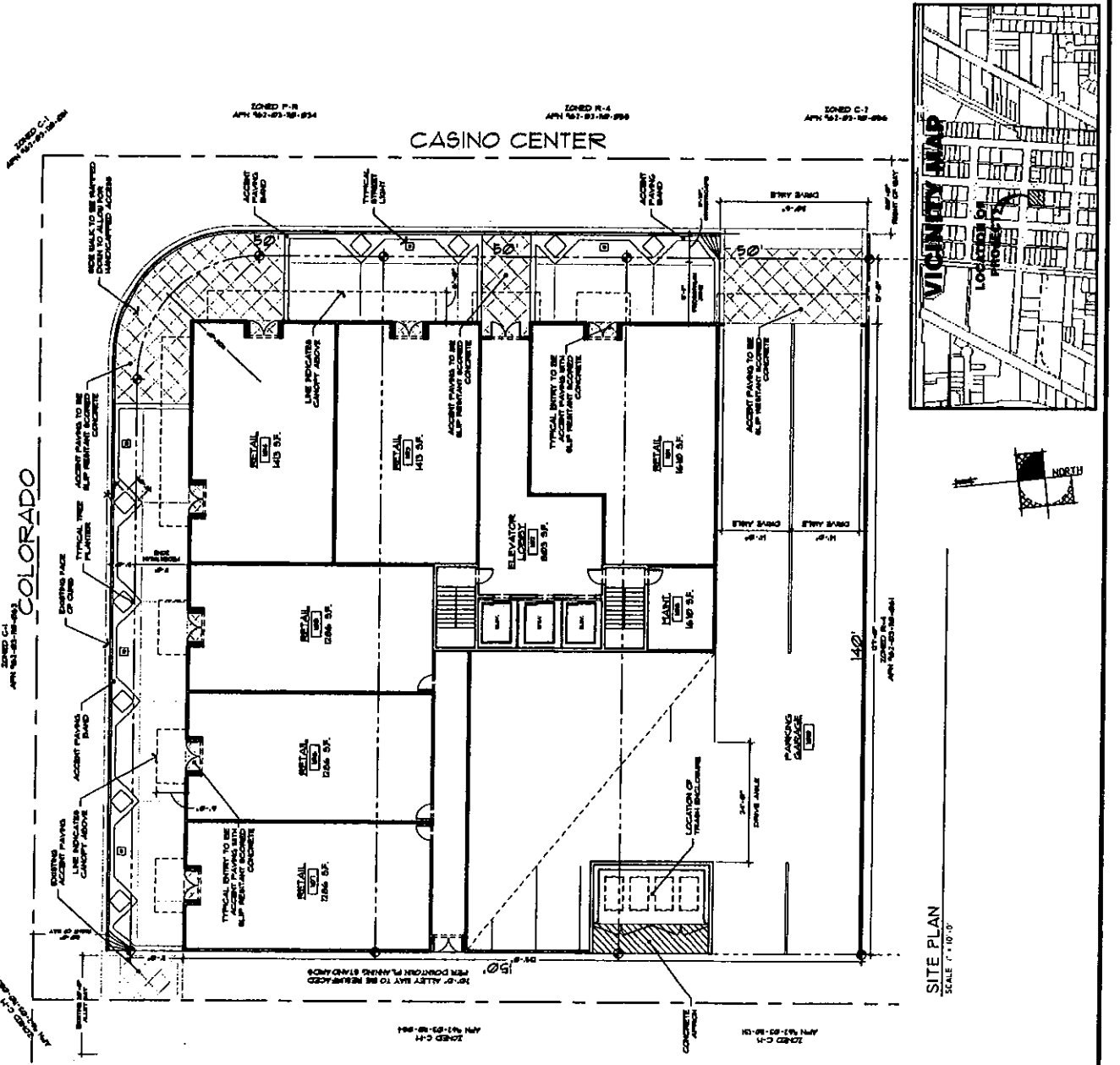
STUDIO 33 UNITS
ONE BEDROOM 66 UNITS
TWO BEDROOM 132 UNITS
THREE BEDROOM 44 UNITS
TOTAL UNITS 275 UNITS

BUILDING HEIGHT:

438'-0"

PARKING INFO:

CONDO. PARKING PROVIDED (1 PER UNIT): 275 SPACES
RETAIL PARKING PROVIDED (31,000): 25 SPACES
TOTAL PARKING SPACES REQUIRED: 300 SPACES
TOTAL ADA PARKING SPACES REQUIRED: 7 SPACES
TOTAL ADA PARKING SPACES PROVIDED: 8 SPACES
TOTAL PARKING SPACES PROVIDED: 306 SPACES



RECEIVED
SDR-12071
04-13-06 PC