



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-12071 APN: 162-03-110-135;136 & 061

Name of Property Owner: Mythic Management, LLC

Name 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 Gooden

Partner(s): Mark L. Fine

APN: 162-04-112-010

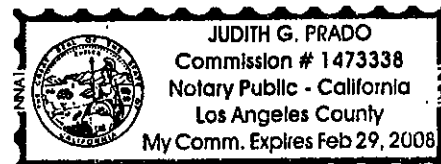
Signature of Property Owner: P. Commasanta

Print Name: Paolo Commasanta

Subscribed and sworn before me

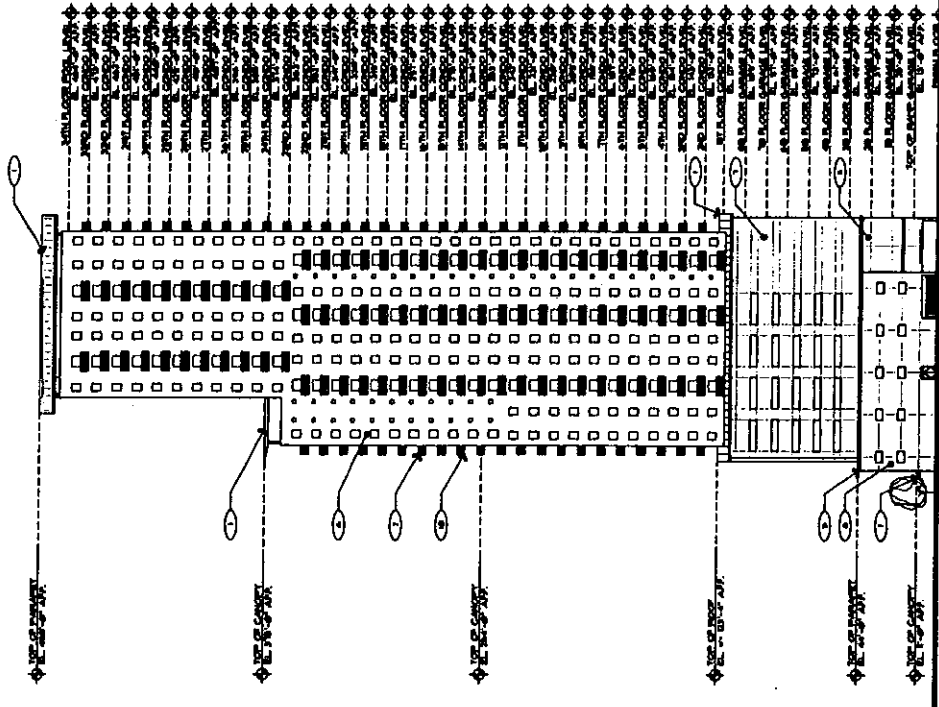
This 27 day of February, 2006

Judith G. Prado
Notary Public in and for said County and State

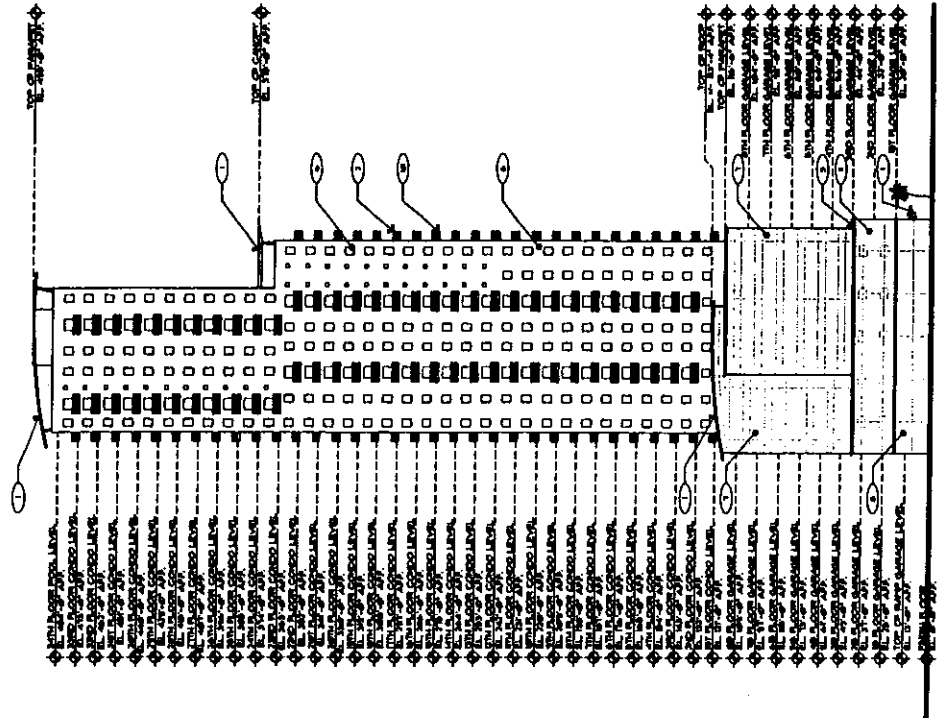


- NOTES:**
- 1. METAL SLATE CANOPY TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 2. ALUMINUM HANDRAIL TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 3. STONE MOUNT WINDOW + DOOR TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 4. METAL CORNER JOINT TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 5. METAL CORNER JOINT TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 6. SURROUNDING STUCCO TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 7. CONCRETE WITH METAL FLASHING TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 8. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)
 - 9. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)
 - 10. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)
 - 11. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)
 - 12. GLASS CURTAIN WALL TO HAVE SOLAR BRIDGE FINISH TO BE PAINTED DUN-EDWARDS CHERRY COLA (DEA0487)
 - 13. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)
 - 14. PAINTED STUCCO TO BE DUN-EDWARDS CHERRY COLA (DEA0487)

- BUILDING MATERIALS LIST:**
- EXTERIOR FINISH: PAINTED STUCCO
 - PAINTED STUCCO: TEA BOUT (DEA0487), DRY CRACK (DEA0487), TRAIL DUST (DEA0487), CHERRY COLA (DEA0487)
 - STANDING SEAM: ALUMINUM HANDRAIL, CHERRY COLA (DEA0487), KUMBER PEN-HANDIC, 1/2" DARK BRONZE
 - GLAZING: SOLAR BRIDGE



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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

1300 SOUTH CONDOMINIUMS

1300 SOUTH CASINO CENTER LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:

APNs: 162-03-110-135, 136, 4 061

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:

PROPERTY AREA:
21,000 SF. OR 0.48 ACRES
LOT COVERAGE:
84%

BUILDING AREA TOTALS:

1ST FLOOR:
RETAIL 8,294 SF.
LOBBY 803 SF.
PARKING 6,423 SF.
TRASH ENCLOSURE 460 SF.
MISCELLANEOUS 1,613 SF.
TOTAL 1ST FLOOR AREA 17,655 SF.

GARAGE LEVELS 1-8 (EACH):
CONDO LEVELS 1-11 (EACH):
CONDO LEVELS 12-22 (EACH):
EXTERIOR REC. AREA * LEVEL 12:
CONDO LEVELS 23-33 (EACH):
EXTERIOR REC. AREA * LEVEL 23:
ROOF TOP POOL:
EXTERIOR REC. AREA * ROOF TOP POOL:

33 UNITS
66 UNITS
132 UNITS
44 UNITS
275 UNITS
TOTAL UNITS 498

BUILDING HEIGHT:

PARKING INFO:

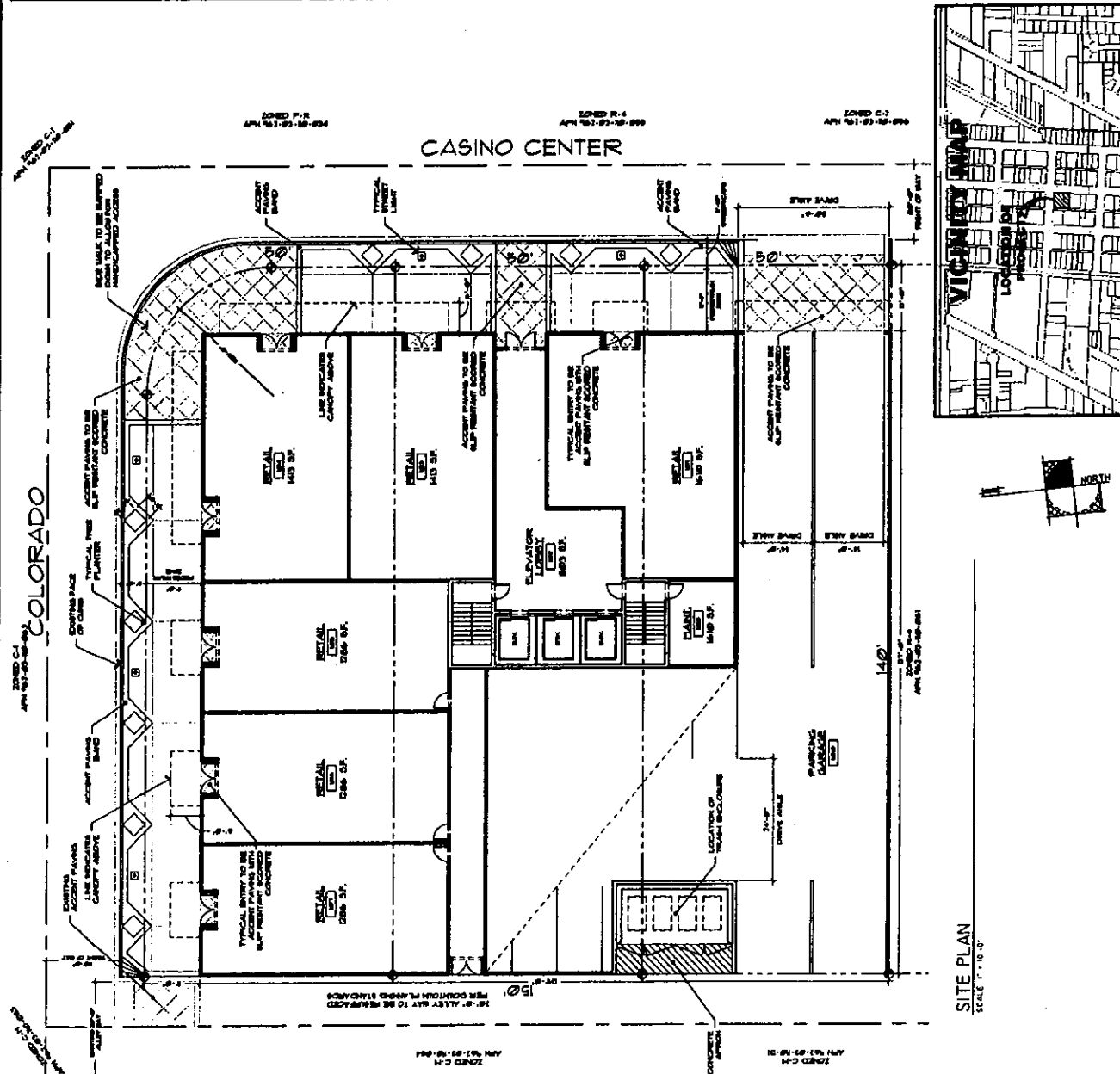
CONDO PARKING PROVIDED (1 PER UNIT):
RETAIL PARKING PROVIDED (3/1000):
TOTAL PARKING SPACES REQUIRED:
TOTAL ADA PARKING SPACES REQUIRED:
TOTAL ADA PARKING SPACES PROVIDED:
TOTAL PARKING SPACES PROVIDED:

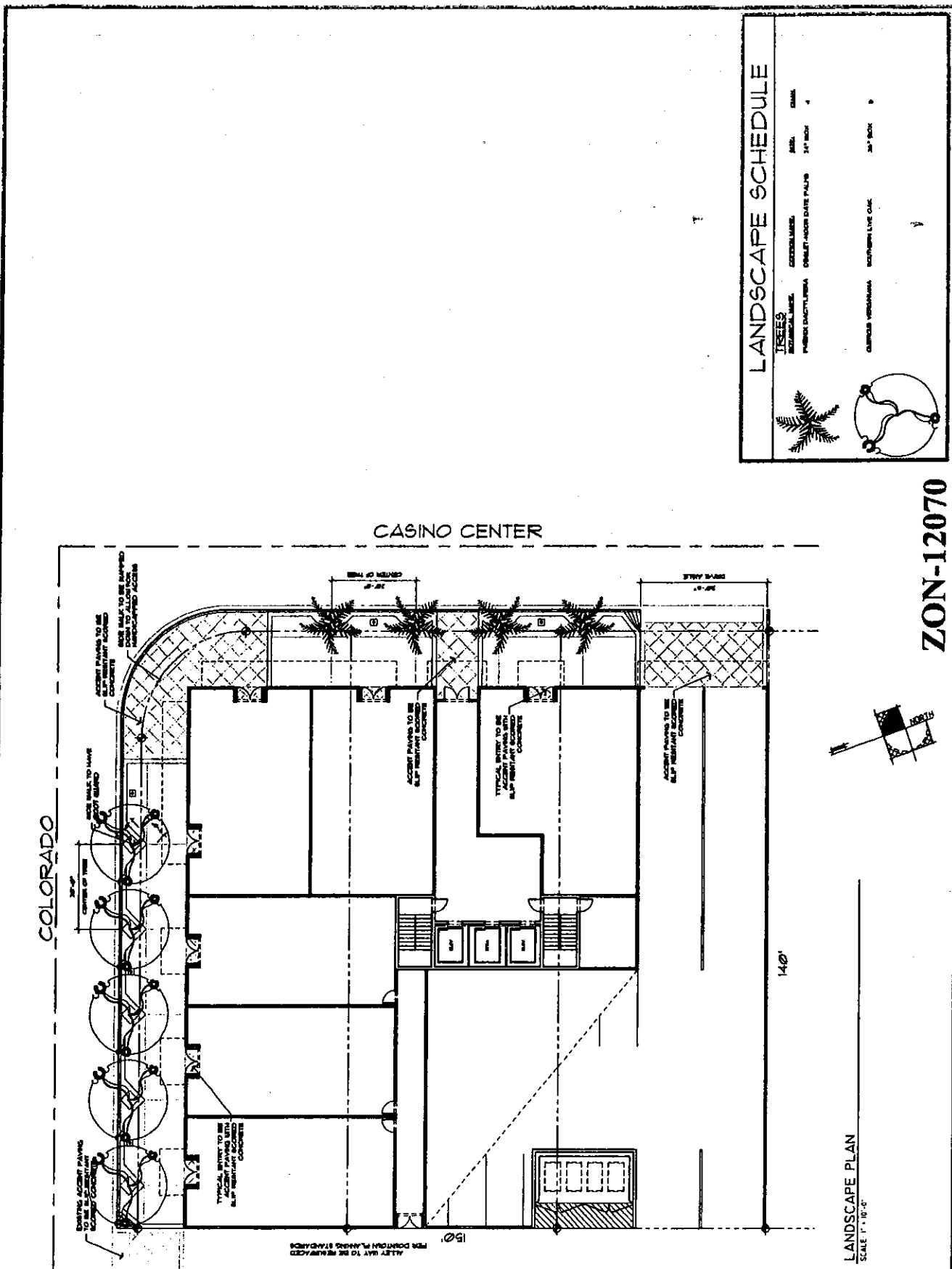
275 SPACES
25 SPACES
300 SPACES
7 SPACES
8 SPACES
306 SPACES

ZON-12070

SDR-12071

04-13-06 PC





SUZANA RUTAR, Architect Ltd.
 Architectural Design & Planning
 1650 E. Warm Springs Road
 Las Vegas, Nevada 89118
 Telephone: (702) 261-8126
 Fax: (702) 261-2342
Professional Corporation

REGISTERED
 PROFESSIONAL ARCHITECT
 STATE OF NEVADA
 No. 10000

1500 SOUTH LLC
 1650 W. WASH. IN VACA

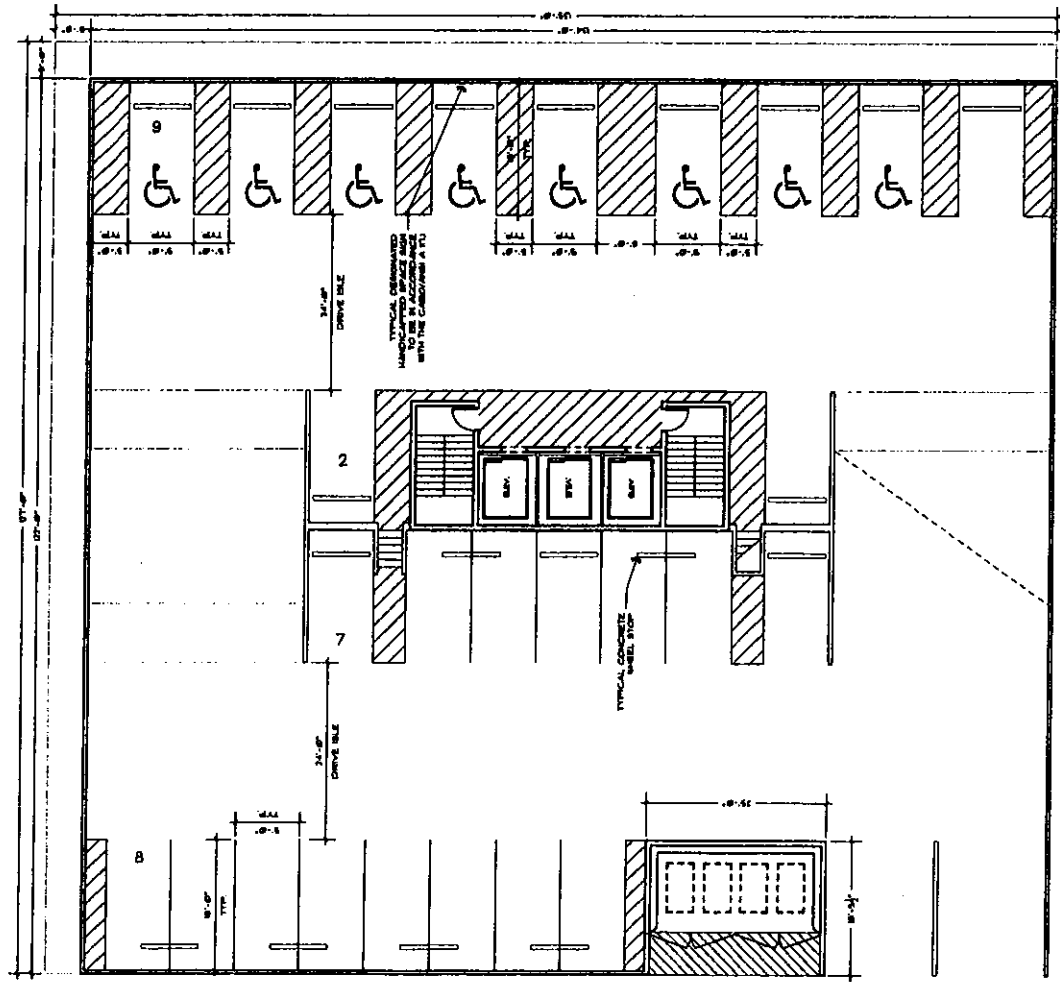
1500 SOUTH CONDOMINIUMS
 1650 W. WASH. IN VACA

**LOWER GARAGE
 LEVEL FLOOR PLAN**

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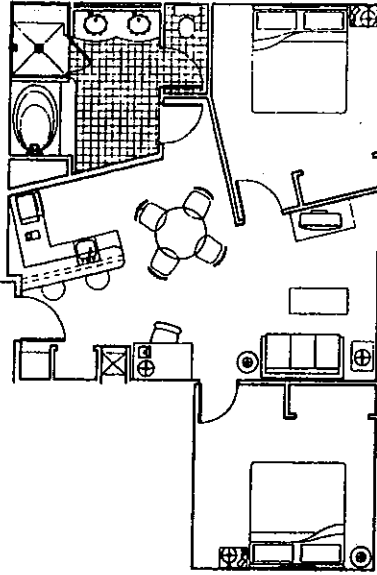
SHELL BUILDING INFORMATION:

SHELL LEVEL PARKING GARAGE	SPACES 26
PARKING COUNT	AREA 5
TOTAL SPACES 34	16,346 SF.
TOTAL FLOOR AREA	

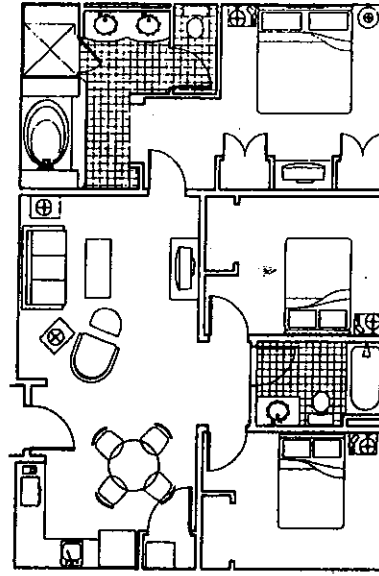


LOWER GARAGE LEVEL
 SCALE 3/32" = 1'-0"

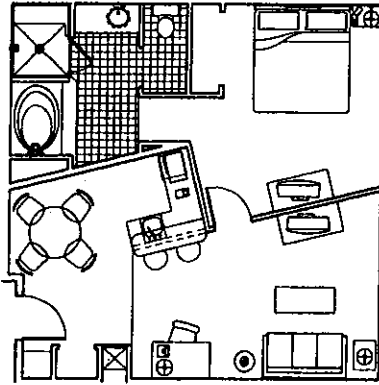
**ZON-12070
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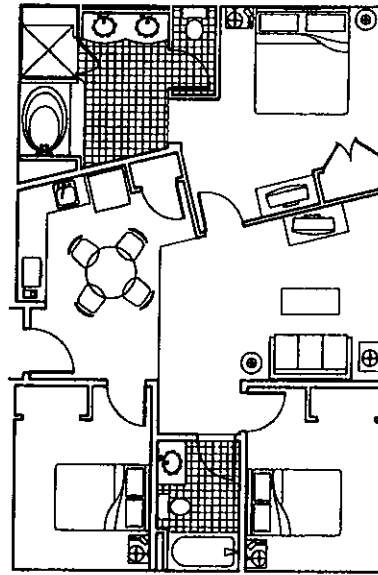
2 BED UNIT (845 S.F.)



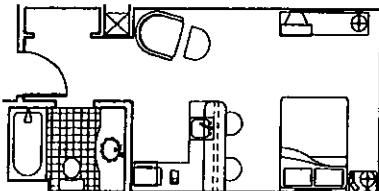
3 BED UNIT (1014 S.F.)



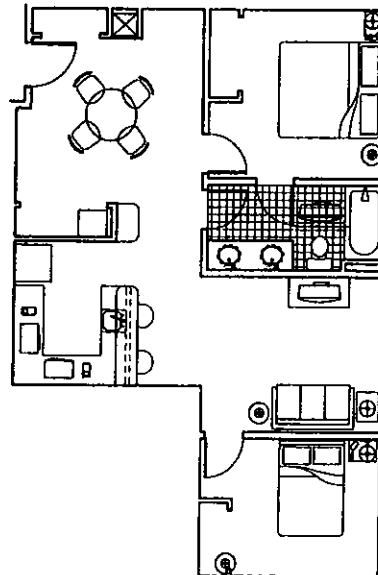
1 BED UNIT (676 S.F.)



3 BED UNIT (1014 S.F.)
SCALE 1/8" = 1'-0"



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



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

ZON-12070

SDR-12071

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ELEVATIONS

BUILDING MATERIALS LIST:

PINK SHIRAZ

SANITIZED STEW

STANDING MAN

TUNING HARMONIC

MORPHEUS

HATING

TEA BLOOM (DEB08)

CUPRICK (DEB07)

TRAVELER (DEB13)

WHOLE WHEAT (DEB16)

CHERRY COLA (DEB96)

CHERRY COLA (DEB96)

**KOUMBER PISTACHIO
+D DARK BRONZE**

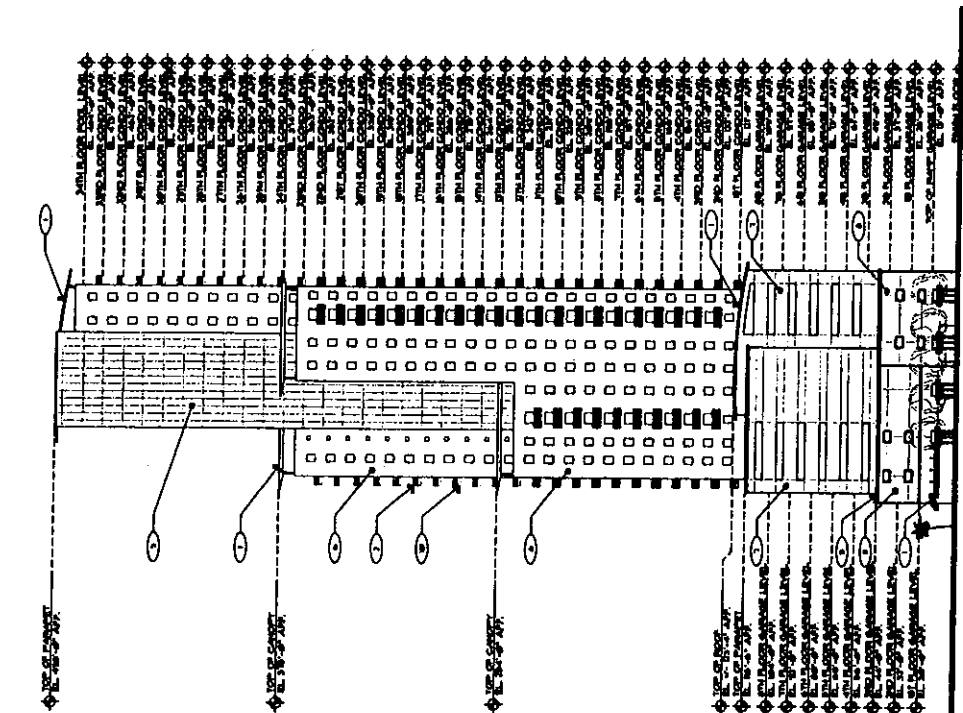
SOLAR BRONZE

PEINIG CHAIRS

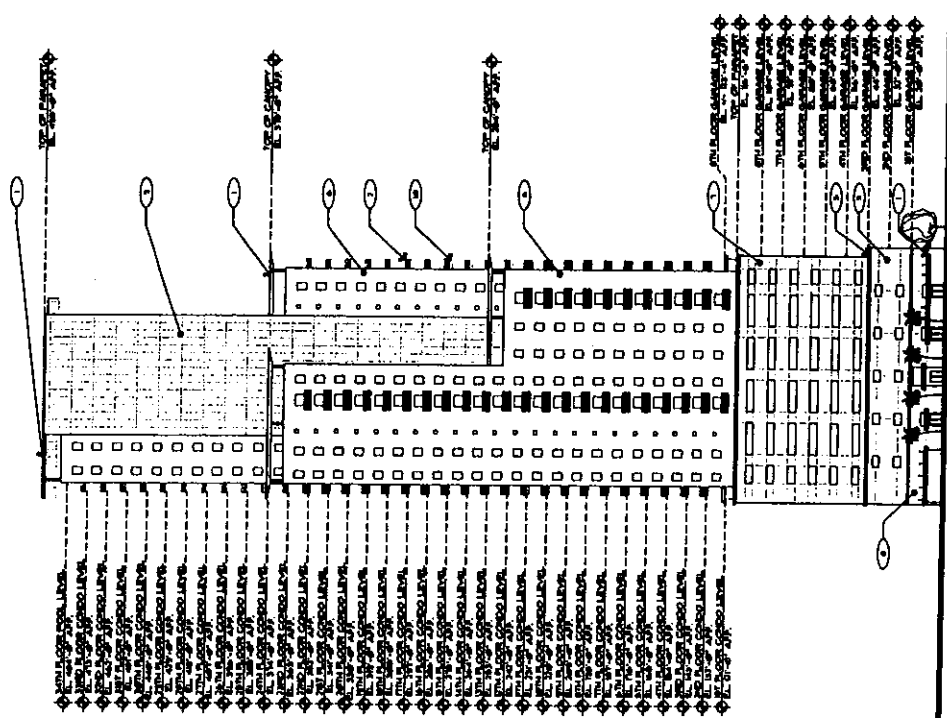
COLO - 8/1

NOTES:

- 1-7 METAL SHADE CANYON. TO BE PAINTED DUNN-EDWARDS "CHERRY COLA (D6446)"
- 1-2 ALUMINUM LAMORAIL TO BE PAINTED DUNN-EDWARDS "CHERRY COLA (D6446)"
- 1-3 STORE FRONT WINDOW DOOR TRIM TO BE PAINTED DUNN-EDWARDS "DORT CHERRY (D6446)"
- 1-2 METAL EXPANSION JOINT TO BE PAINTED SAME COLOR AS SURROUNDING STUCCO
- 1-3 CONCRETE WITH METAL FLASHING
- 1-2 PAINTED STUCCO TO BE DUNN-EDWARDS "DORT CHERRY (D6446)"
- 1-7 PAINTED STUCCO TO BE DUNN-EDWARDS "DORT CHERRY (D6446)"
- 1-8 PAINTED STUCCO TO BE DUNN-EDWARDS "WAGGLE WHEAT (D6446)"
- 1-9 GLASS CURTAIN WALL TO HAVE SOLAR BRONZE FINISH
- 1-9 BALCONY TO BE PAINTED DUNN-EDWARDS "CHERRY COLA (D6446)"
- 1-7 TRAIL PARTITIONING TO BE DUNN-EDWARDS "CHERRY COLA (D6446)"



NORTH "COLORADO" ELEVATION



EAST "CASINO CENTER" ELEVATION

ZON-12070

SDR-12071

04-13-06 PC

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 Las Vegas, Nevada 89119
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Professional Corporation
 A Professional Corporation

1300 SOUTH CONDOMINIUMS

1300 SOUTH LLC

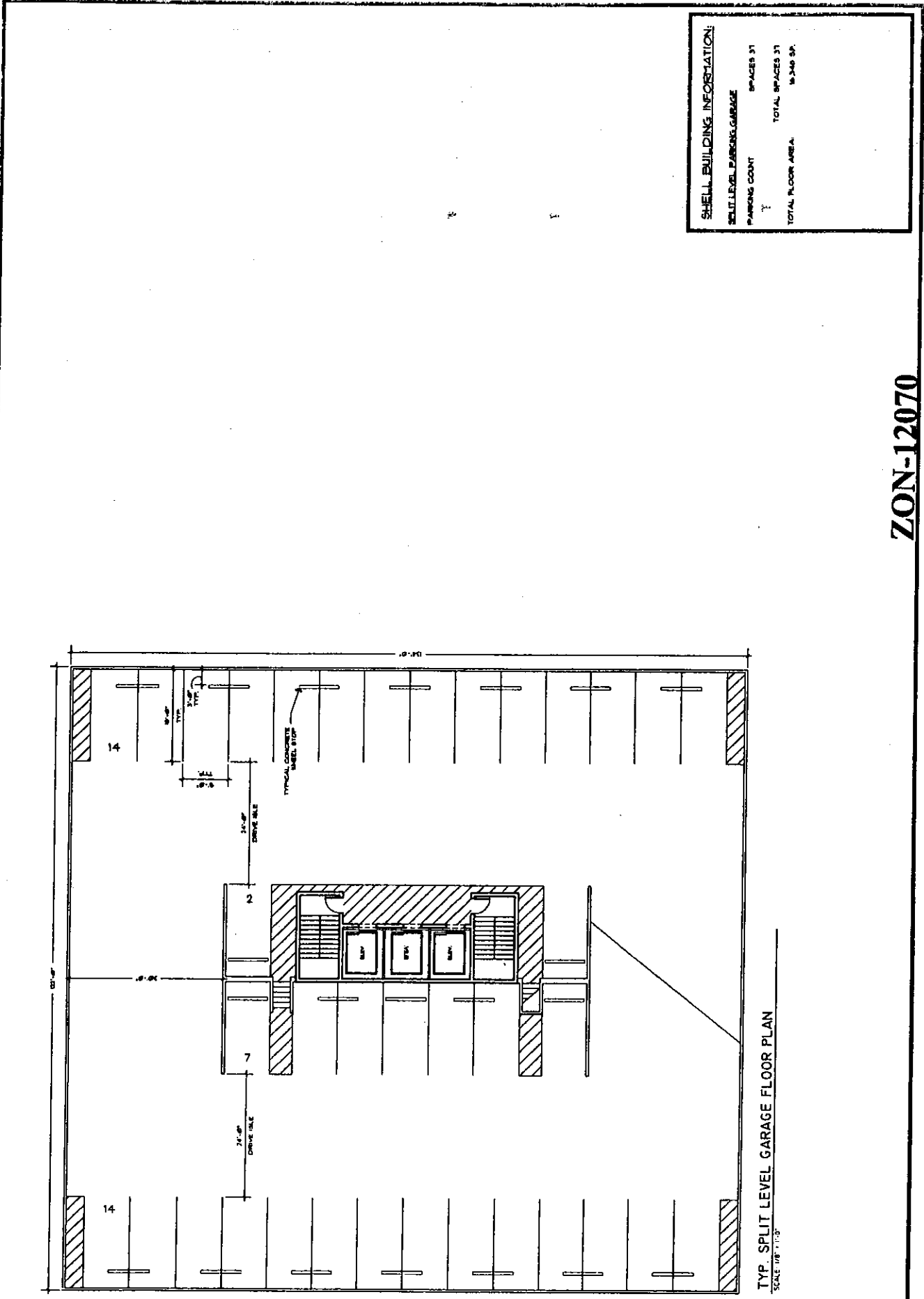
LAS VEGAS, NEVADA

LAS VEGAS, NEVADA

TYPICAL GARAGE

LEVEL FLOOR PLAN

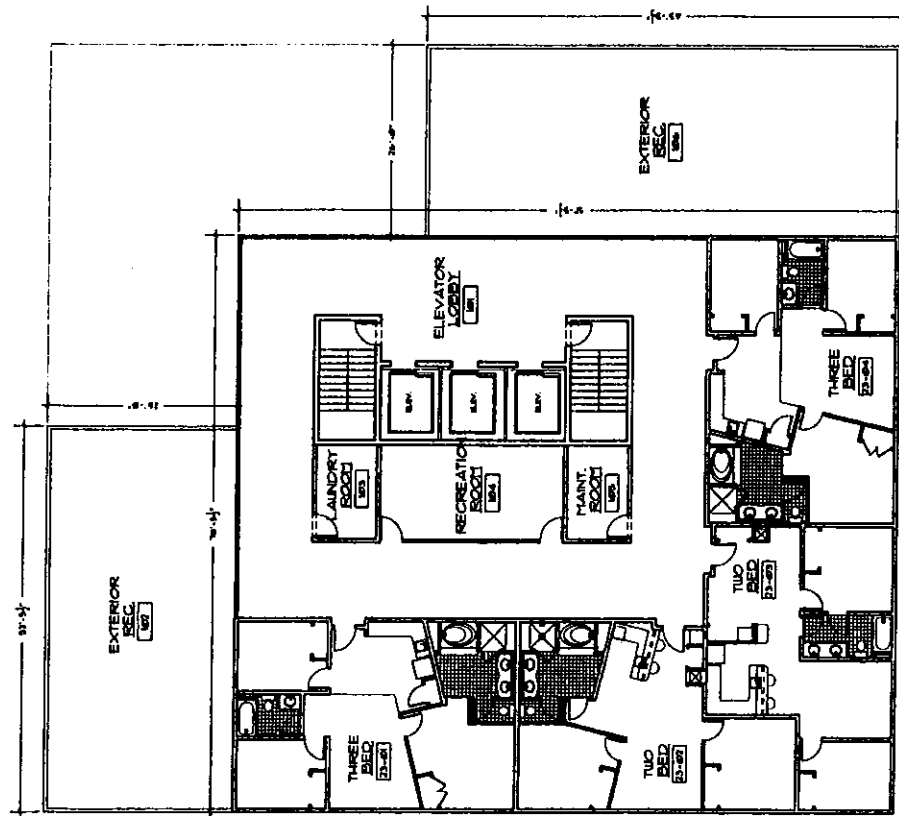
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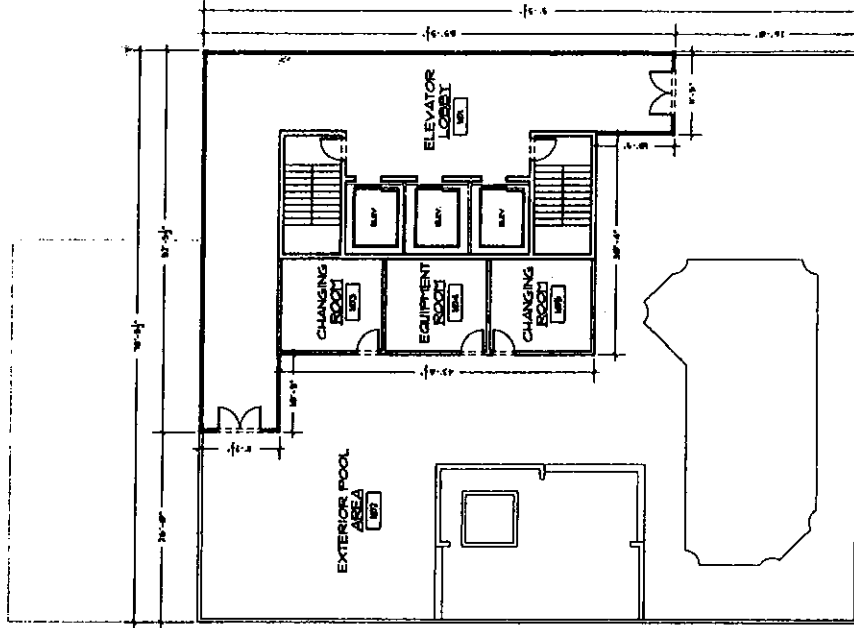
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 SDR-12071
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ZON-12070
SDR-I2071
04-13-06 PC



TYP. CONDO LEVEL (FLOORS 23-33)
 SCALE 1/8" = 1'-0"



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

BUILDING FLOOR INFORMATION

FLOOR	ROOM COUNT	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
CONDOMINIUMS LEVELS 23-33		0	0	2	2
INTERIOR FLOOR AREA		1114 SF	5204 SF	10242 SF	10242 SF
EXTERIOR REC. AREA (LEVEL 23)		2326 SF	4650 SF	7176 SF	7176 SF
TOTAL FLOOR AREA (LEVEL 23)		2326 SF	4650 SF	7176 SF	7176 SF

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 A Professional Corporation

1300 SOUTH LLC
 125 VEGAS AVENUE
 1300 SOUTH LLC
 LAS VEGAS, NEVADA

SITE PLAN

A.I.O

1300 SOUTH CONDOMINIUMS 1300 SOUTH CASINO CENTER LAS VEGAS, NEVADA

SITE ANALYSIS

SITE INFO:
APNs 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
REQUESTED ZONING: C-2 (MIXED USE)
PROPERTY AREA: 210,000 SF. OR 0.48 ACRES
LOT COVERAGE: 8.4%

BUILDING AREA TOTALS:
1ST FLOOR:
 RETAIL 8,294 SF.
 LOBBY 803 SF.
 PARKING 6,423 SF.
 TRASH ENCLOSURE 460 SF.
 MISCELLANEOUS 11,653 SF.
TOTAL 1ST FLOOR AREA 16,348 SF.
GARAGE LEVELS 1-8 (EACH): 12,710 SF.
CONDO LEVELS 1-11 (EACH): 10,241 SF.
EXTERIOR REC. AREA - LEVEL 12: 2,029 SF.
CONDO LEVELS 23-33 (EACH): 7,116 SF.
EXTERIOR REC. AREA - LEVEL 23: 3,066 SF.
ROOF TOP POOL: 2,516 SF.
EXTERIOR REC. AREA - ROOF TOP POOL: 4,650 SF.

TOTAL UNITS
 33 UNITS
 ONE BEDROOM
 TWO BEDROOM
 THREE BEDROOM
CONDO. PARKING PROVIDED (1 PER UNIT): 275 SPACES
RETAIL PARKING PROVIDED (3/10,000): 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

BUILDING HEIGHT: 198'-0"

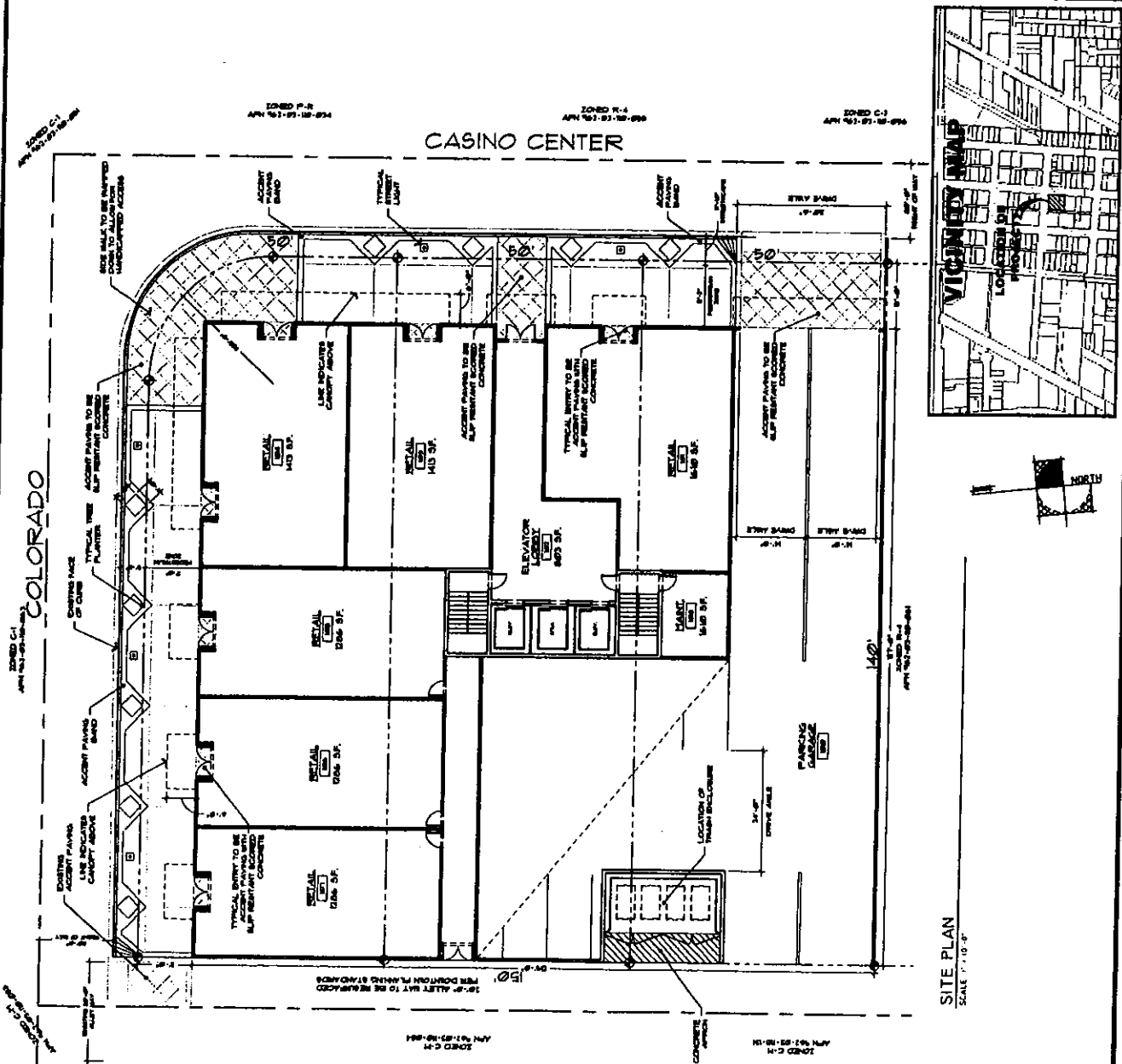
PARKING INFO:

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ZON-12070

SDR-12071

04-13-06 PC



SDR 12071
1300 South, LLC

SWC Colorado & Casino Center

Proposed 275 unit condominium development.

Traffic produced by proposed development:

DESCRIPTION		#UNIT	RATE/# UNIT	T
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	275	5.86	1
AM Peak Hour			0.44	
PM Peak Hour			0.52	
(heaviest 60 minutes)				

DESCRIPTION		#UNIT	RATE/# UNIT	T
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	8.294	42.94	
AM Peak Hour			1.03	
PM Peak Hour			3.75	
(heaviest 60 minutes)				

Total	DESCRIPTION	#UNIT	RATE/# UNIT	T
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	275		1
AM Peak Hour				
PM Peak Hour				
(heaviest 60 minutes)				

Existing traffic on all nearby streets: No counts available for Colorado Street

Casino Center Boulevard

Average Daily Traffic (ADT)	4,589
PM Peak Hour	367
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

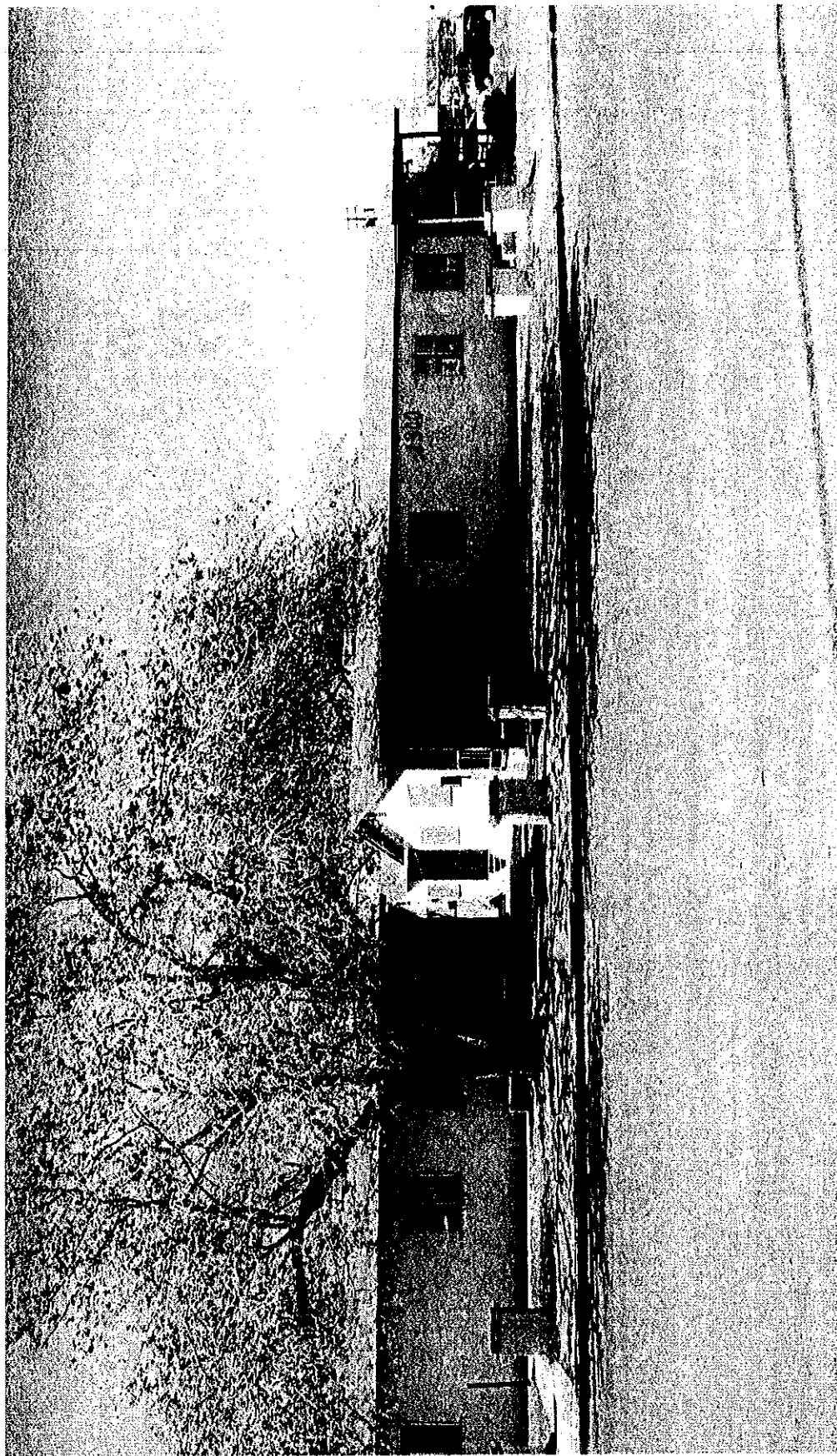
	Adjacent street ADT Capacity
Colorado Street	15300
Casino Center Boulevard	30970

This project will add approximately 1,968 trips per day on Colorado and Casino Center.

This will increase expected volumes by about 43 percent on Casino Center. Casino Center is at about 15 percent of capacity. Counts are not available for Colorado, but it is believed to be under capacity.

Based on Peak Hour use, this development will add roughly 174 additional car into the area, which works out to about three every minute.

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



SDR-12071 - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC
1300, 1306 AND 1310 SOUTH CASINO CENTER BOULEVARD
APRIL 13, 2006 PLANNING COMMISSION

03/31/06



SDR-12071 - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC
1300, 1306 AND 1310 SOUTH CASINO CENTER BOULEVARD
APRIL 13, 2006 PLANNING COMMISSION

03/31/06