



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-13891**

APN: 162-03-202-003 AND 004

Name of Property Owner: Geo Summit LLC

Name of Applicant: Geo Summit 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: _____

Partner(s): _____

APN: _____

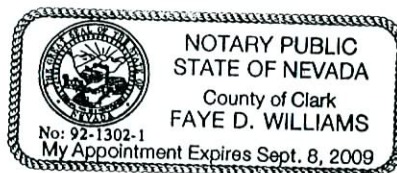
Signature of Property Owner: David Shurtz / Manager of LLC

Print Name: DAVID SHURTZ

Subscribed and sworn before me

This 19th day of MAY, 2006

Faye D Williams
Notary Public in and for said County and State



SITE DATA
 SITE ACREAGE: 1.3 ACRES (NET)
 1.5 ACRES (GROSS)
 APN#: #162-03-202-003, 004

CURRENT ZONE: C-2
PROPOSED ZONE: C-2
PROPOSED USE: CONDO
PROPOSED DENSITY: 281 DU/AC
NUMBER OF UNITS: 421
NUMBER OF STORIES: 45
FLOOR AREA RATIO: 13.4

PARKING ANALYSIS
 1 PKNG. SPACE PER UNIT (421 UNITS) 421 SPACES
TOTAL PARKING RECOMMENDED: 421 SPACES
PARKING PROVIDED: 434 SPACES
HANDICAPPED PARKING PROVIDED: 9 SPACES

FLOOR AREA
 1. TOTAL RESIDENTIAL FLOOR AREA: 480,489 S.F.
 (BALCONY NOT INCLD.)
 2. TOTAL PARKING AREA: 287,466 S.F.
 3. LOBBY/MEIPUBLIC AREA: 8,944 S.F.
 4. RESTAURANT AREA: 1,190 S.F.
 5. AMENITIES: 7,905 S.F.
 6. OUTDOOR PODIUM AREA: 25,655 S.F.
TOTAL GROSS AREA: 877,115 S.F.

LANDSCAPE LEGEND	SIZE	QUANTITY
HERITAGE LIVE OAK - QUERCUS VIRGINIA HERITAGE	24" BOX 2-1/2" C	2
BANANA MUSA - BASILOO - JAPANESE FIBER BANANA	18" HIGH	16
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM	30" HIGH	6
WATER BAMBOO - PHYLOSOTACHY'S HETEROCLADA	8" HIGH	56
BIRD OF PARADISE - STRELITZIA REGINAE	4" HIGH	34

SEE GROUND LEVEL FLOOR PLAN FOR ADDITIONAL INFORMATION

Design
 10150 Covington Cross Drive
 Las Vegas, NV 89144
 702.731.2033

Condominiums at 1431 South Las Vegas Blvd.

Project #2006157

CITY OF LAS VEGAS

Site Plan - Landscape Plan

08/10/06 PC

SUP-13891

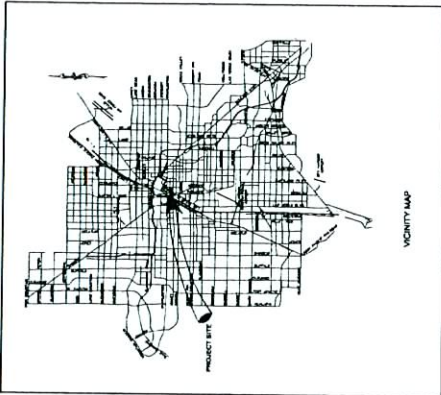
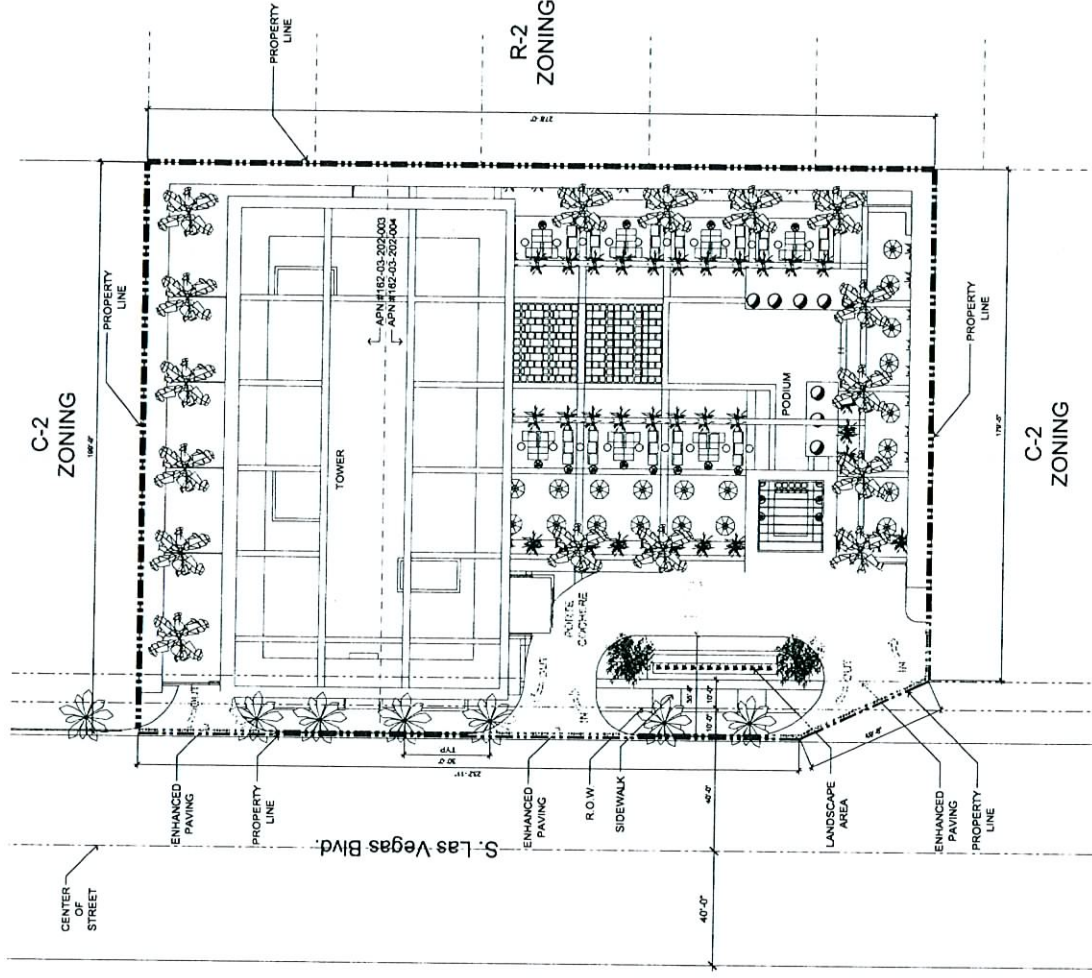
SUP-13897

SDR-13899



NORTH
SCALE: 1" = 20'-0"

MAY 30 2006



Date: May 26, 2006
 A0 - Site Plan - Landscape Plan

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jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006901-157

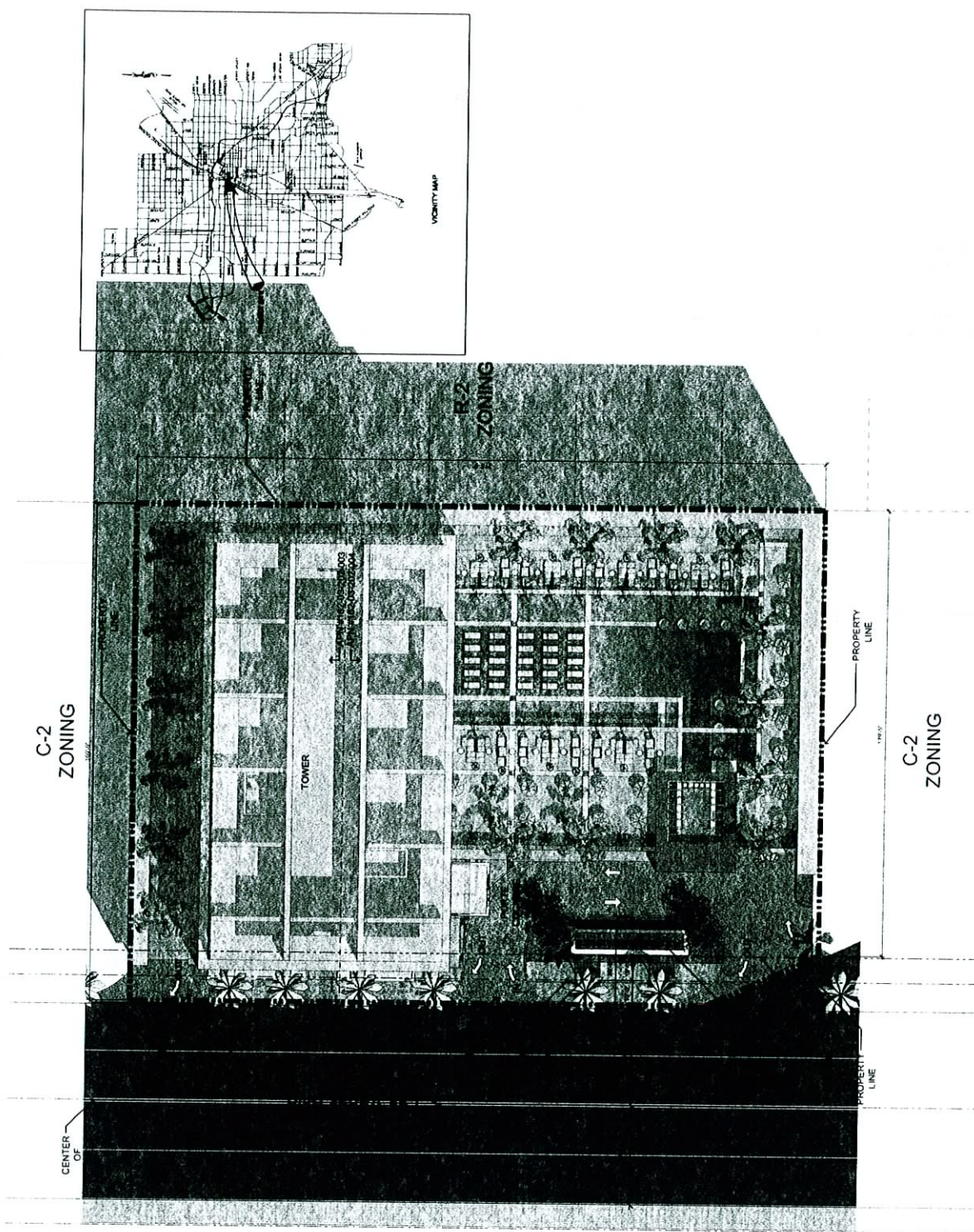
SITE PLAN - LANDSCAPE PLAN
Scale: 1" = 20'-0"

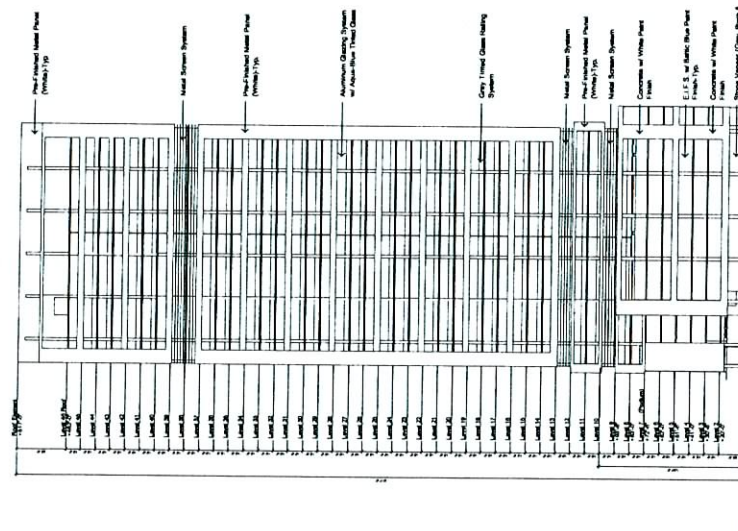
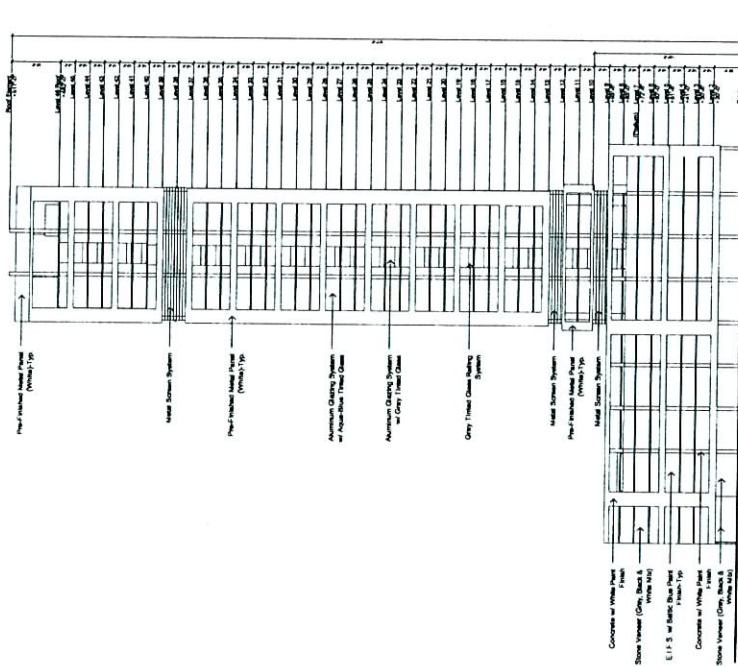
5.26.06



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SUP-13897
SDR-13899

MAY 30 2006





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MAY 30 2006

AS - Exterior Elevations
Date: May 28, 2006



Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 South Las Vegas Blvd.
Project #2006157
CITY OF LAS VEGAS

Exterior Elevations

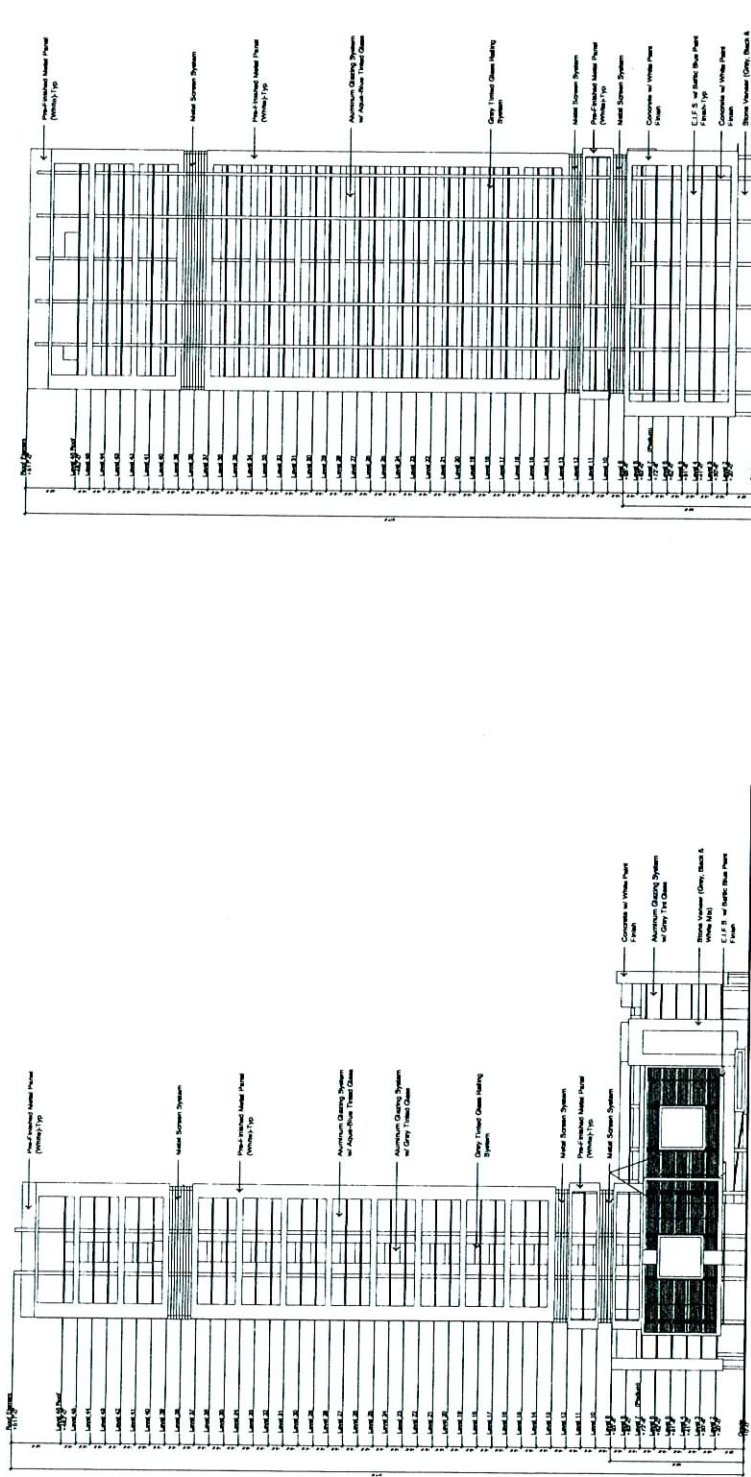
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SUP-13891

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SDR-13899

SCALE: 1" = 40'-0"



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Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 South Las Vegas Blvd.

Project #2006157

CITY OF LAS VEGAS

Exterior Elevations

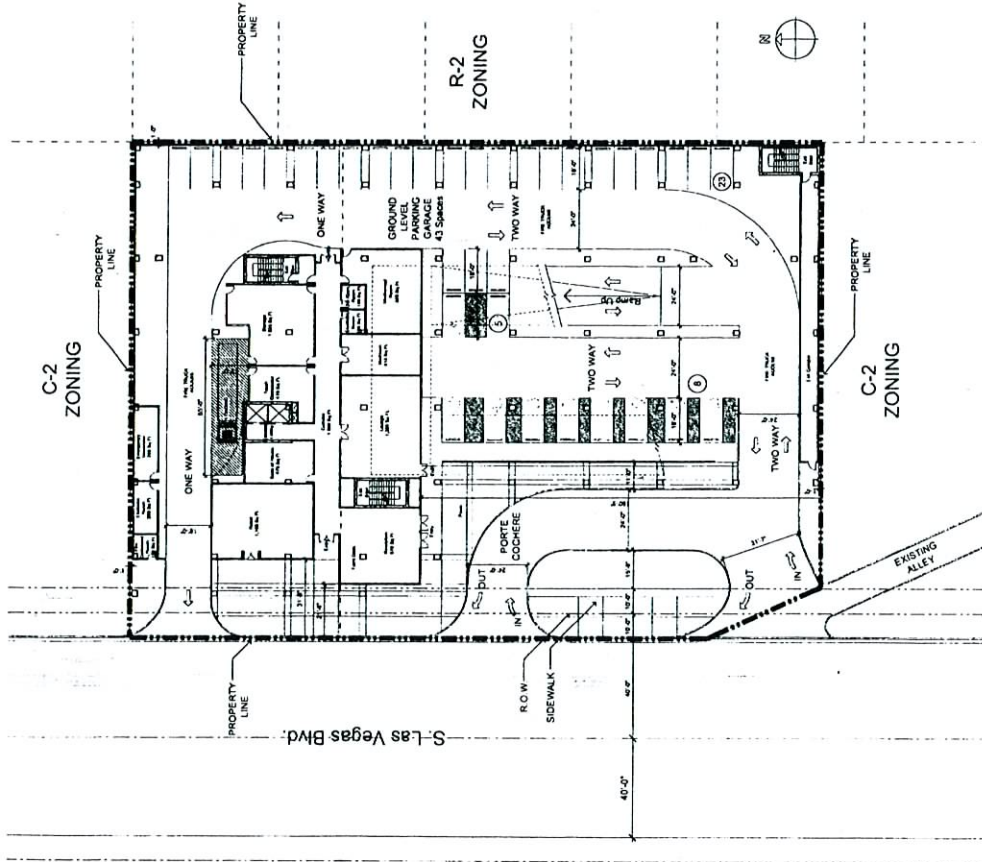
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SUP-13891

SUP-13897

SDR-13899

SCALE: 1" = 40'-0"

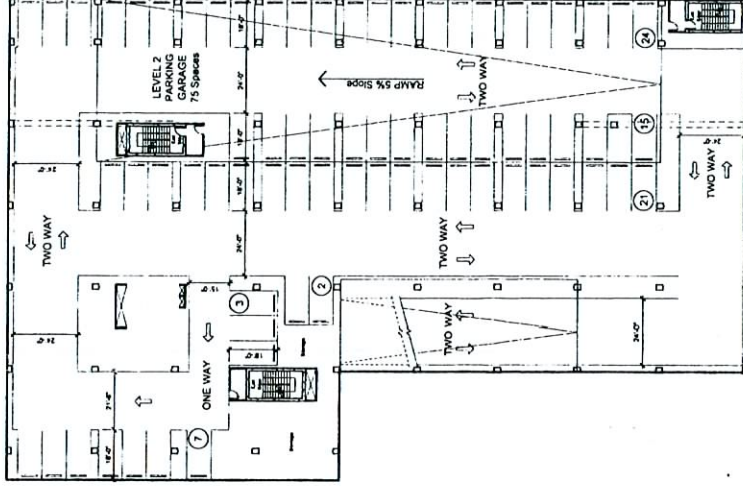


GROUND LEVEL 1 - FLOOR PLAN
SCALE 1" = 20'-0"

CONDOMINIUMS

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

Condominiums at 1437 South Las Vegas Blvd.
Project #22000



GARAGE LEVEL 2 - FLOOR PLAN
SCALE 1" = 20'-0"

A-1 Ground Level 1 & Garage Level 2 - Floor Plans

Date: JUNE 26, 2006

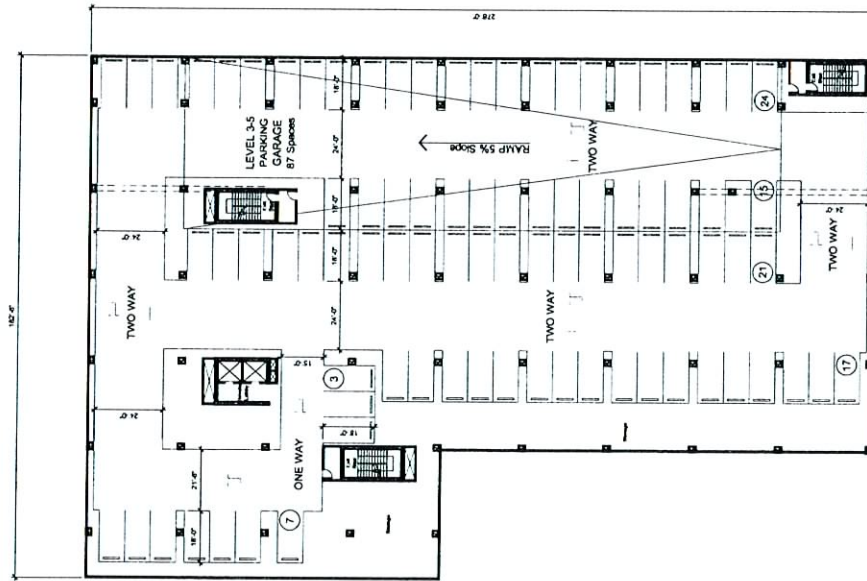
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BY: JMA/PC REVISED

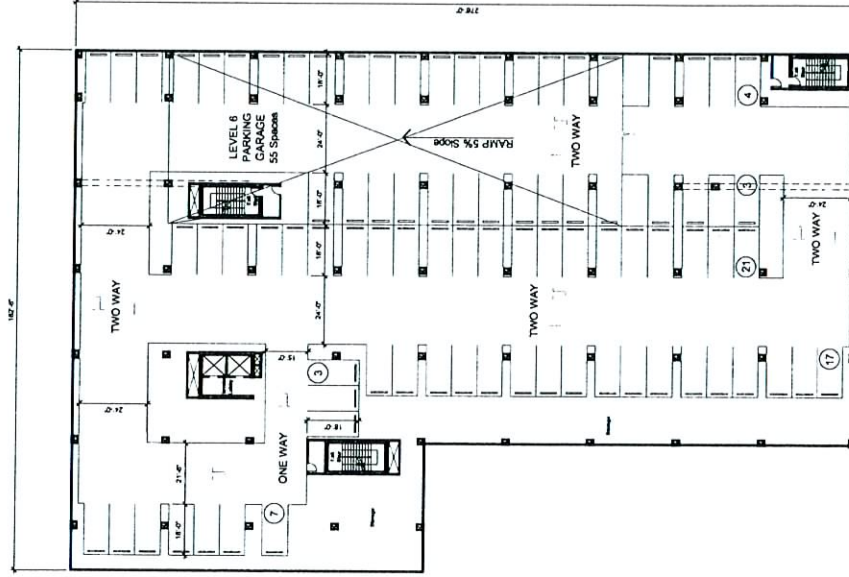
jma

JMA #2006901.157
10150 COVINGTON CROSS DRIVE
LAS VEGAS, NV 89144
PHONE: (702) 731-1000
FAX: (702) 731-1005
WWW.JMAMARCH.COM

08/10/06 PC



Garage Level 3-5 Floor Plan



Garage Level 6 Floor Plan

A2 - Garage Level 3-5 Floor Plan & Garage Level 6 Floor Plan

Date: May 26, 2006

jm

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 South Las Vegas Blvd.
Project #2006157

CITY OF LAS VEGAS

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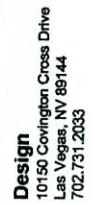
NORTH

SCALE: 1" = 20'-0"

MAY 30 2006



Date: May 26, 2006



CITY OF LAS VEGAS

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SUP-13897
SDR-13899





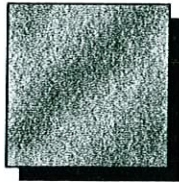
Stone Veneer
Gray/Black/White Color Mix



Glass
Aqua-Blue Tinted Glass



Pre-Finished Metal
Panel &
Painted Concrete
White Finish



Glass
Gray Tinted Glass



Painted E.I.F.S.
Baltic Blue Paint Finish



Metal Screen System &
Aluminum Glazing System
Anodized Aluminum Finish

jma

Design
10150 Cowardin Cross Drive
Las Vegas, NV 89144
702.731.2033

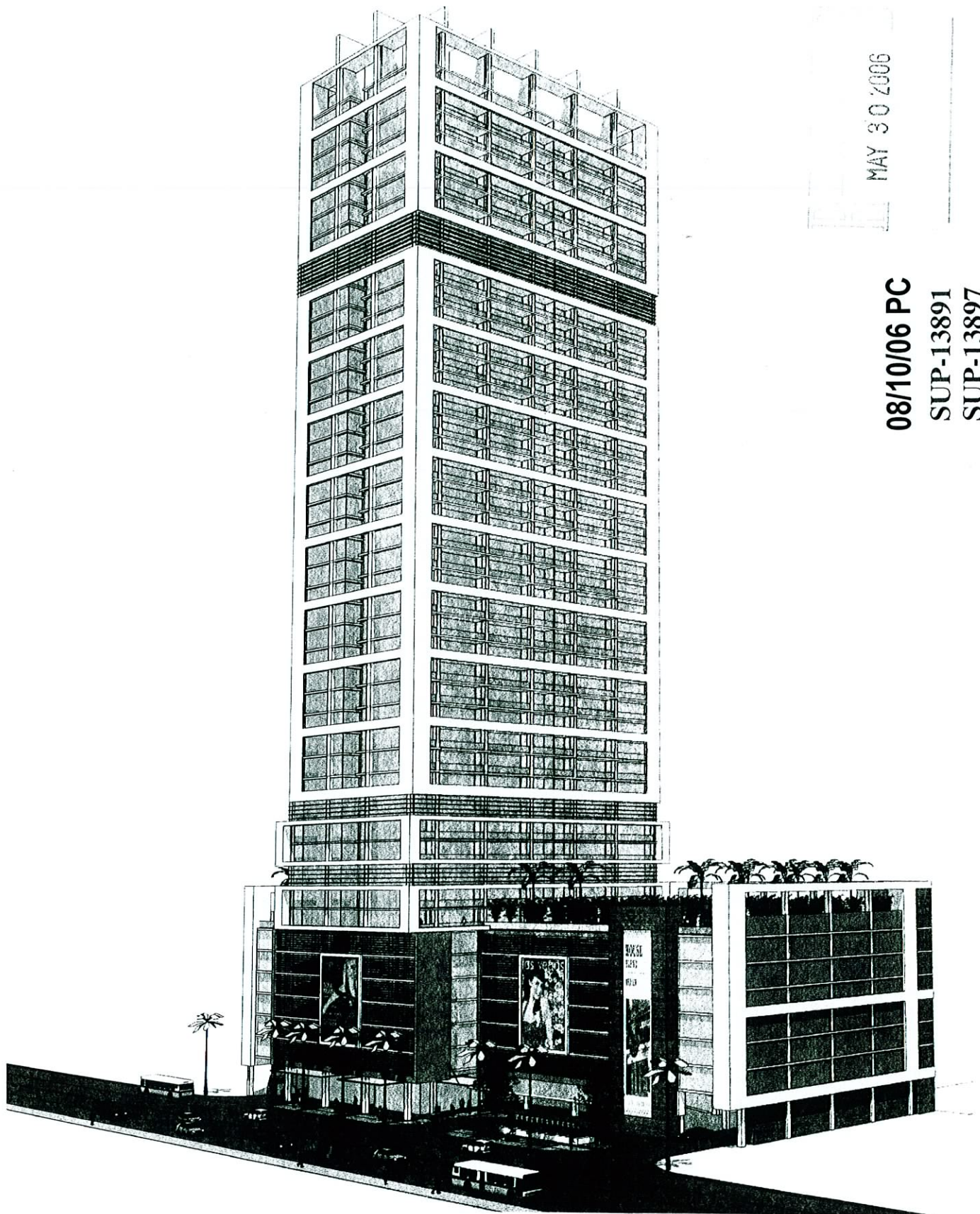
Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006901157

Materials/Colors

5-26.06

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SUP-13897
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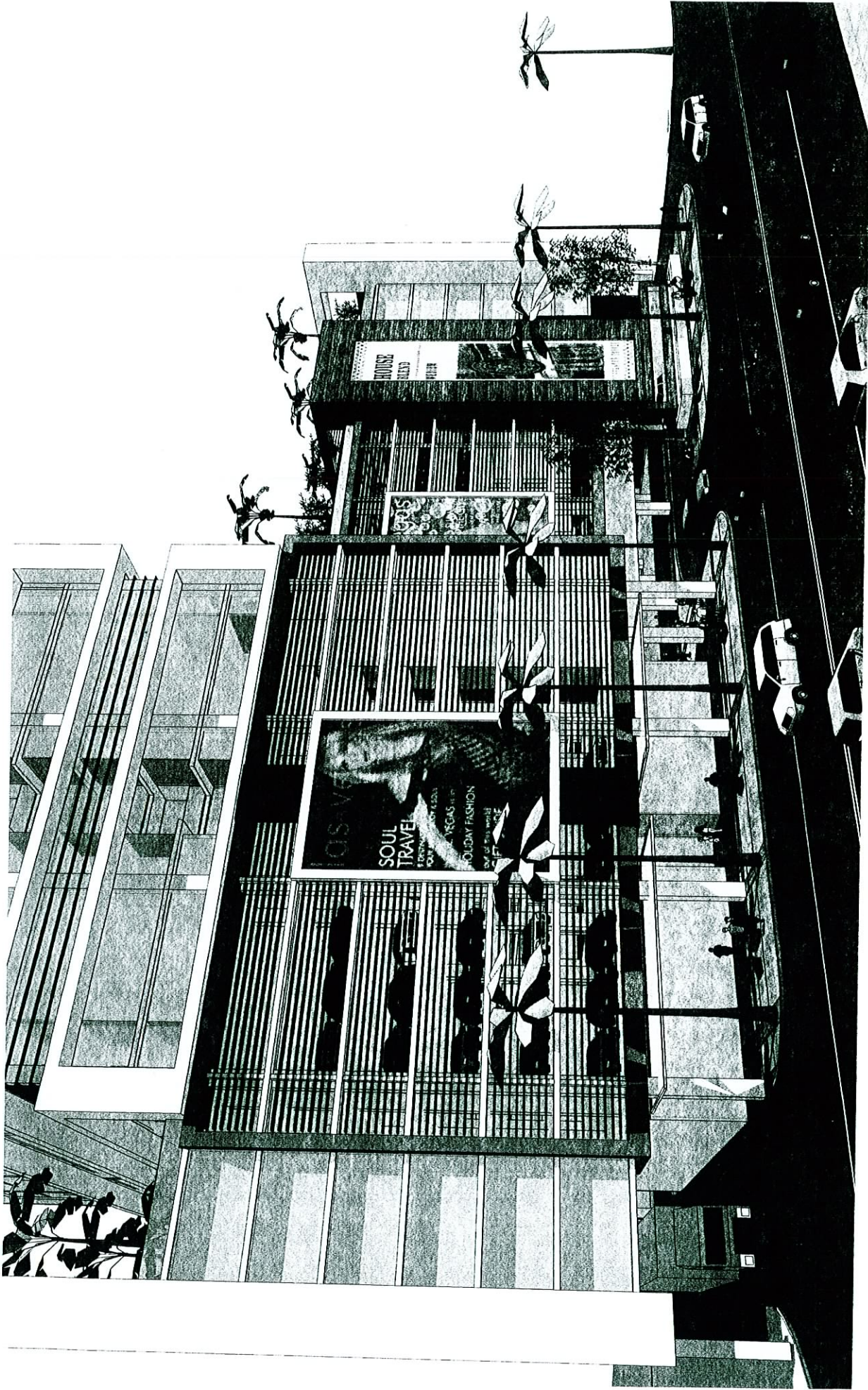
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Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006901.157

South West Perspective

5.24.2006



jma

Design
10145 Overlook Cross Drive
Las Vegas, NV 89144
702.731.2333

Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006901157

North West Street Level Perspective

5.24.2006

08/10/06 PC

SUP-13897
SDR-13899

MAY 30 2006