



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-13899** 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

_____ 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: _____

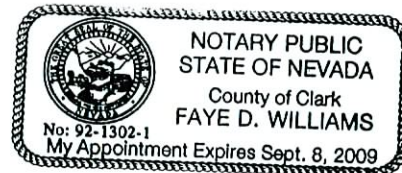
Signature of Property Owner: David Shiff

Print Name: David Shiff

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 ACRES: 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 units/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/MEPPUBLIC AREA: 8,944 S.F.
4. RESTAURANT AREA: 1,190 S.F.
5. AMENITIES: 7,905 S.F.
6. OUTDOOR PODIUM AREA: 25,855 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 - BASJOO - JAPANESE FIBER BANANA	18" HIGH 16
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM	30" HIGH 6
WATER BAMBOO - PHYLOSSTACHYS HETEROCLADA	8" HIGH 56
BIRD OF PARADISE - STRELITZIA REGINAE	4" HIGH 34

*SEE GROUND LEVEL FLOOR PLAN FOR ADDITIONAL INFORMATION

jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2233

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

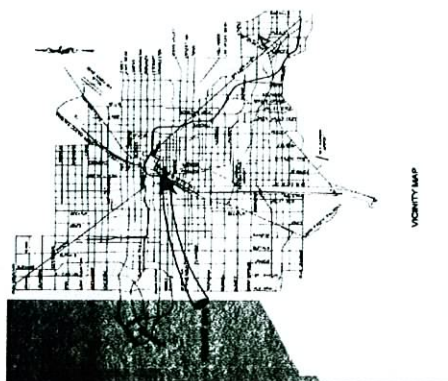
SITE PLAN - LANDSCAPE PLAN
Scale: 1" = 20'-0"

5.26.06



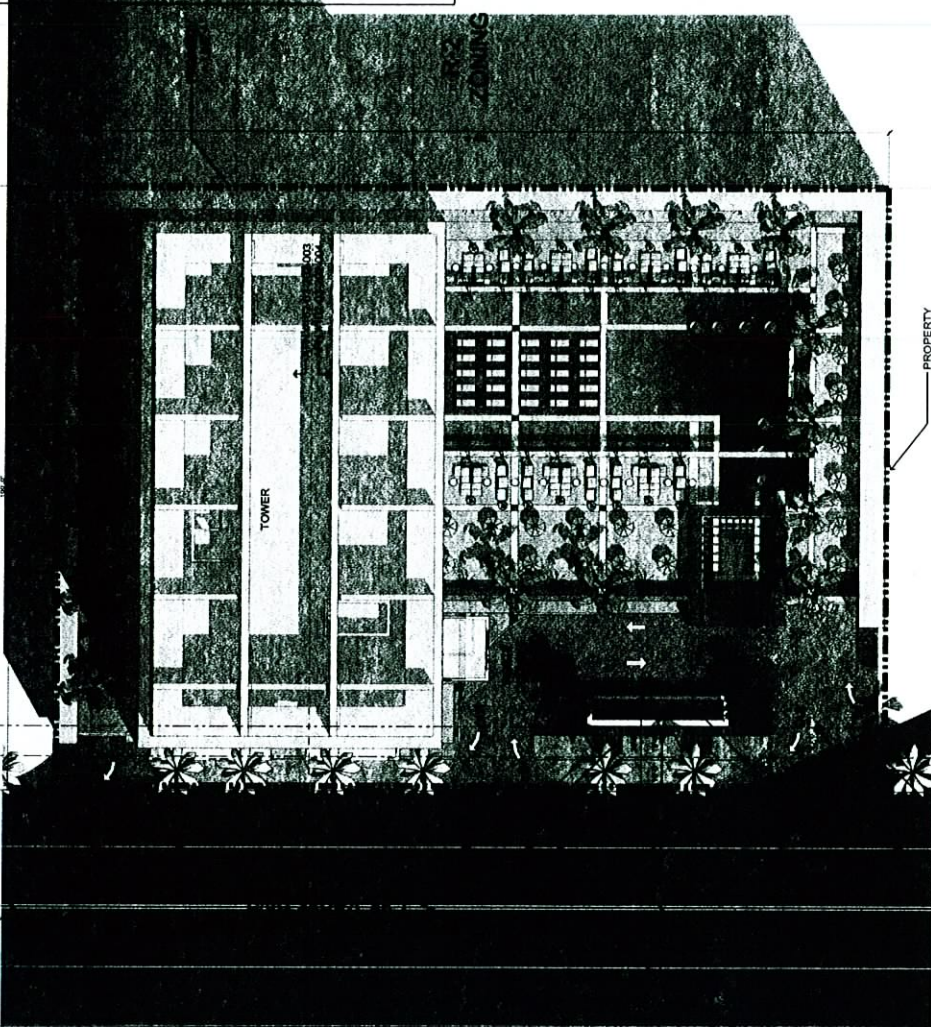
SUP-13897
SUP-13897
SDR-13899

08/10/06 PC



C-2
ZONING

CENTER
OF



C-2
ZONING

PROPERTY
LINE

PROPERTY
LINE

SITE DATA

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1.5 ACRES (GROSS)
APN: #162-03-202-003, 004

CURRENT ZONE: C-2

PROPOSED ZONE: C-2
PROPOSED DENSITY: CONDO
281 DU/AC

NUMBER OF UNITS: 421
FLOOR AREA RATIO: 4.5
13.4

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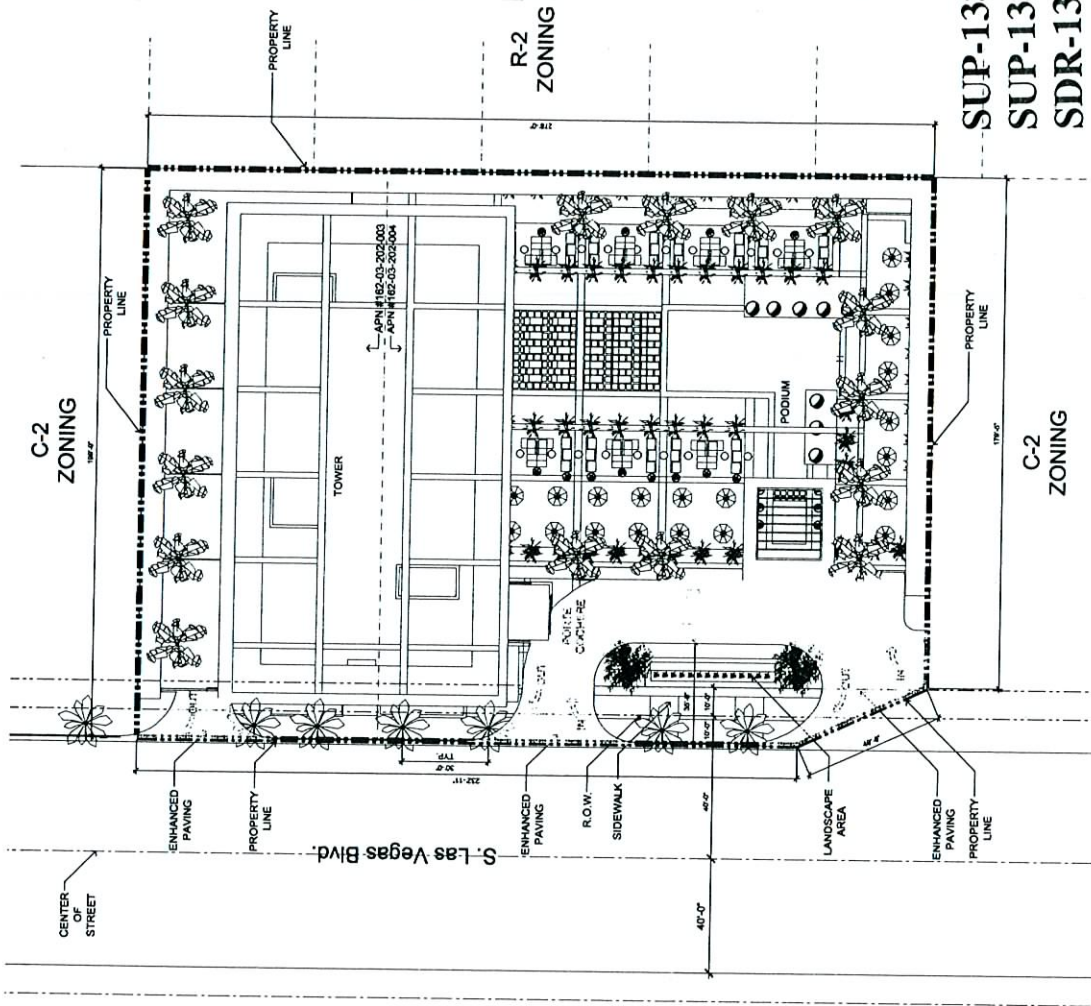
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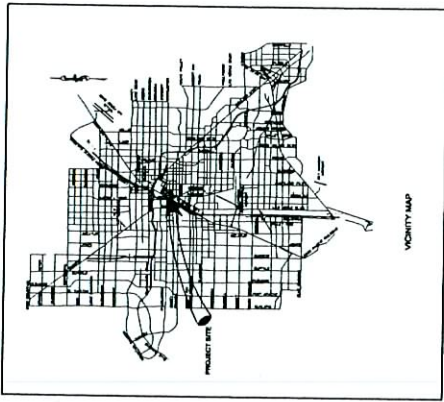
SEE GROUND LEVEL FLOOR PLAN FOR ADDITIONAL INFORMATION



C-2
ZONING

R-2
ZONING

C-2
ZONING



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

MAY 30 2006

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SUP-13897
SDR-13899
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Site Plan - Landscape Plan
NORTH
SCALE: 1" = 20'-0"

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

Design
10150 Corvington Cross Drive
Las Vegas, NV 89144
702.731.2033

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

Exterior Elevations

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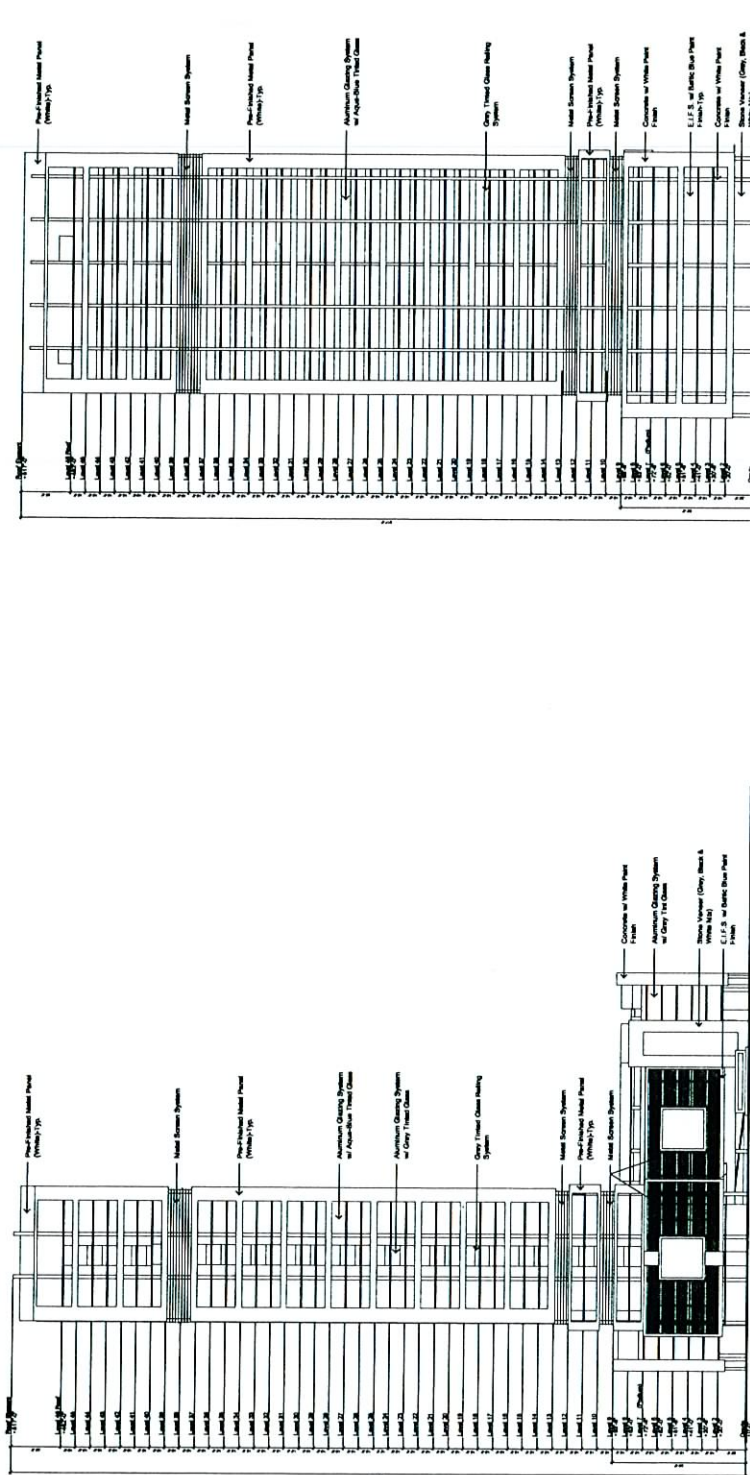
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SDR-13899

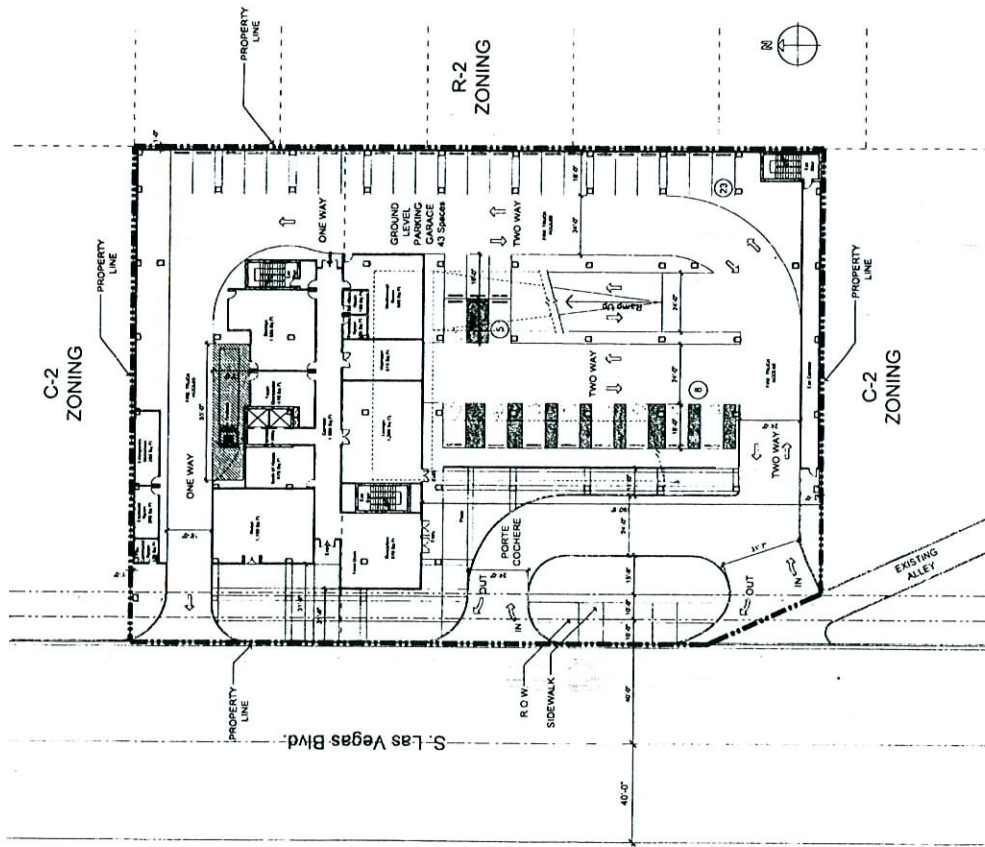
08/10/06 PC

Condominiums at 1431 South Las Vegas Blvd.
Project #2006157

CITY OF LAS VEGAS

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033



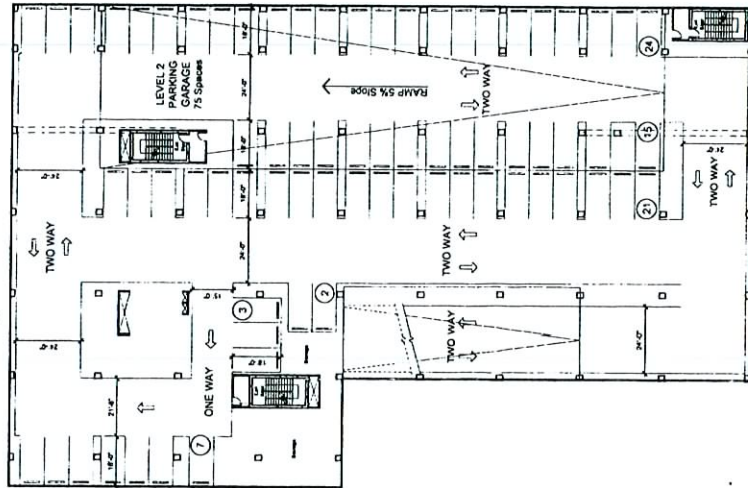


GROUND LEVEL 1 - FLOOR PLAN
SCALE 1" = 20' - 0"

CONDOMINIUMS

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

Condominiums at 1431 South Las Vegas Blvd.
Project Overview



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

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

Date: JUNE 26, 2006

RECEIVED
JUN 26 2006

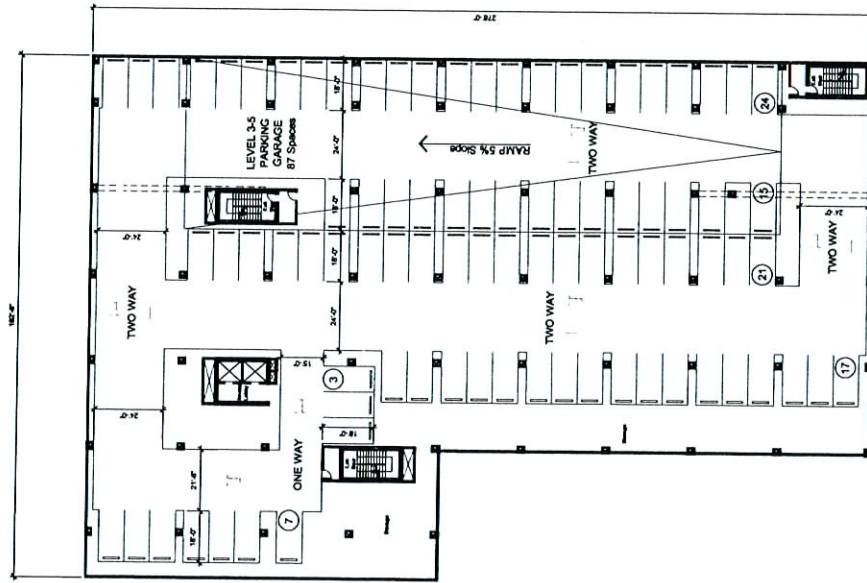
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SUP-13898
07-13-06 PC REVISED

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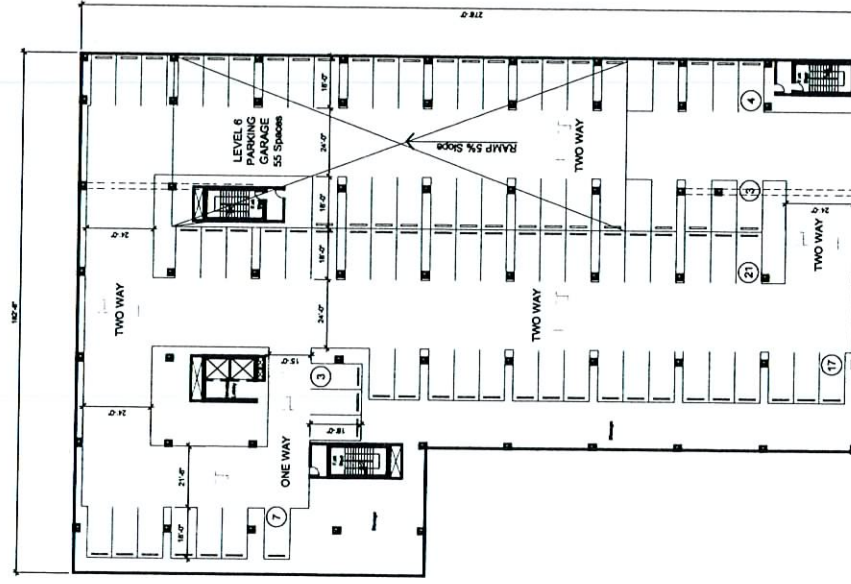
JMA #2006901.157

10150 DOWNTOWN CROSS DRIVE
LAS VEGAS, NEVADA 89135
PHONE: (702) 731-2033
FAX: (702) 731-2036
WWW.JMAGROUP.COM

08/10/06 PC



Garage Level 3-5 Floor Plan



Garage Level 6 Floor Plan

MAY 30 2006

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

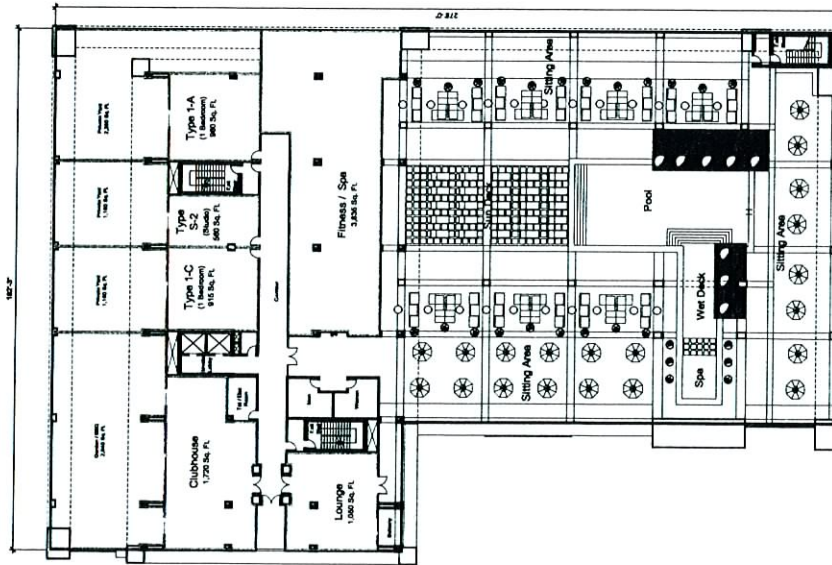
Condominiums at 1431 South Las Vegas Blvd.
Project #2006157
CITY OF LAS VEGAS



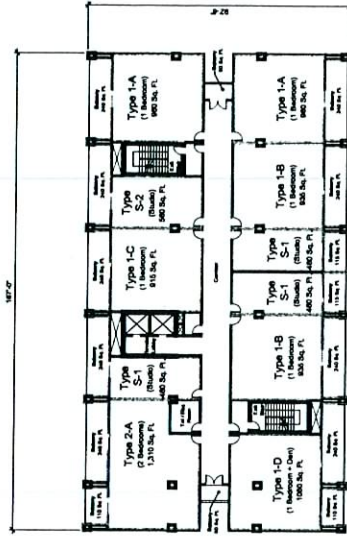
Garage Level 3-5 Floor Plan & Garage Level 6 Floor Plan

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Podium Level 7 Floor Plan



Tower Level 8-45 Floor Plan

A3 - Podium Level 7 Floor Plan & Tower Level 8-45 Floor Plan

Date: May 26, 2006



Condominiums at 1431 South Las Vegas Blvd.

Project #2006157

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033



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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

JUL 9 4 2006

jma

Design

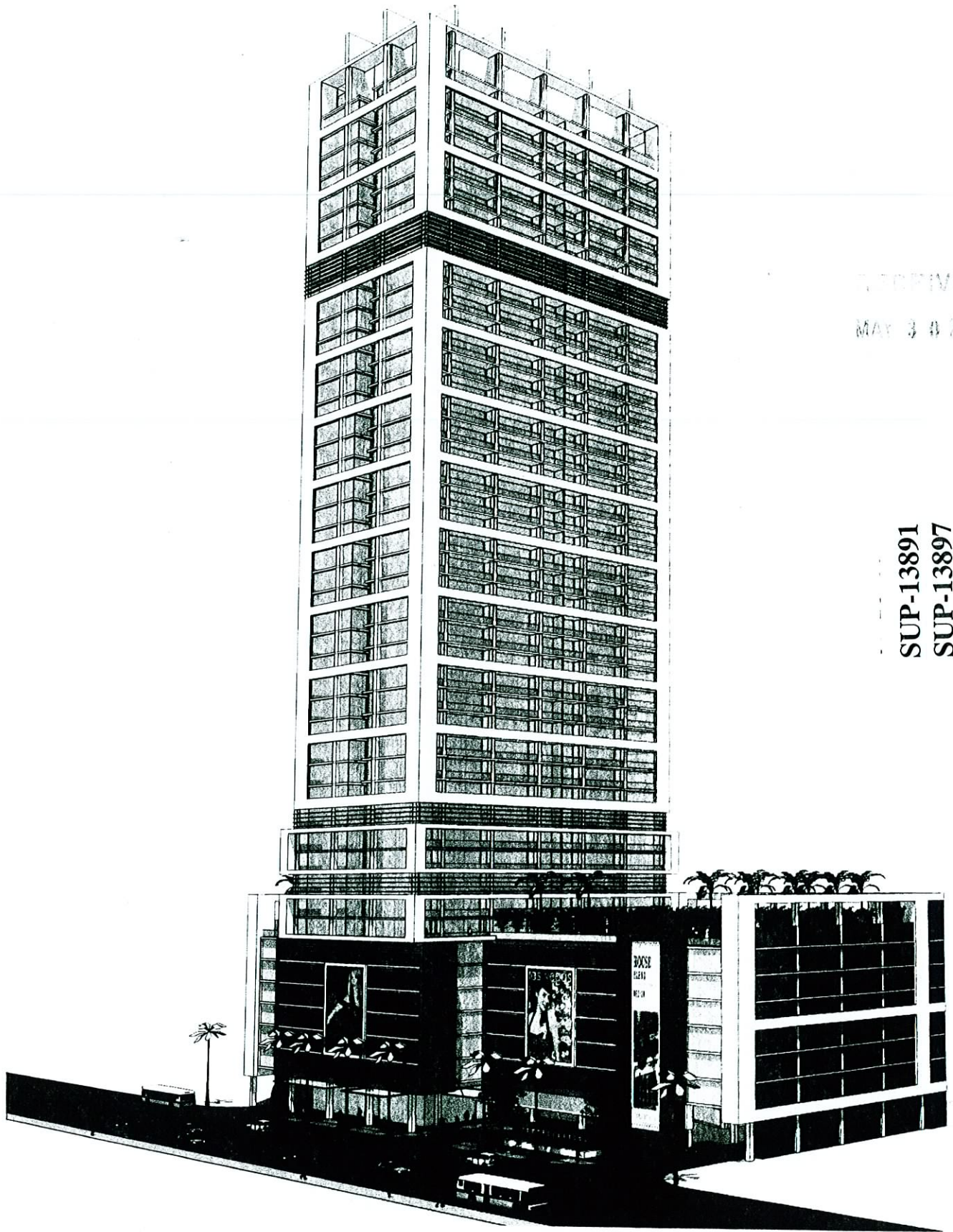
Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006-113

Materials/Colors

5.26.06

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SDR-13899

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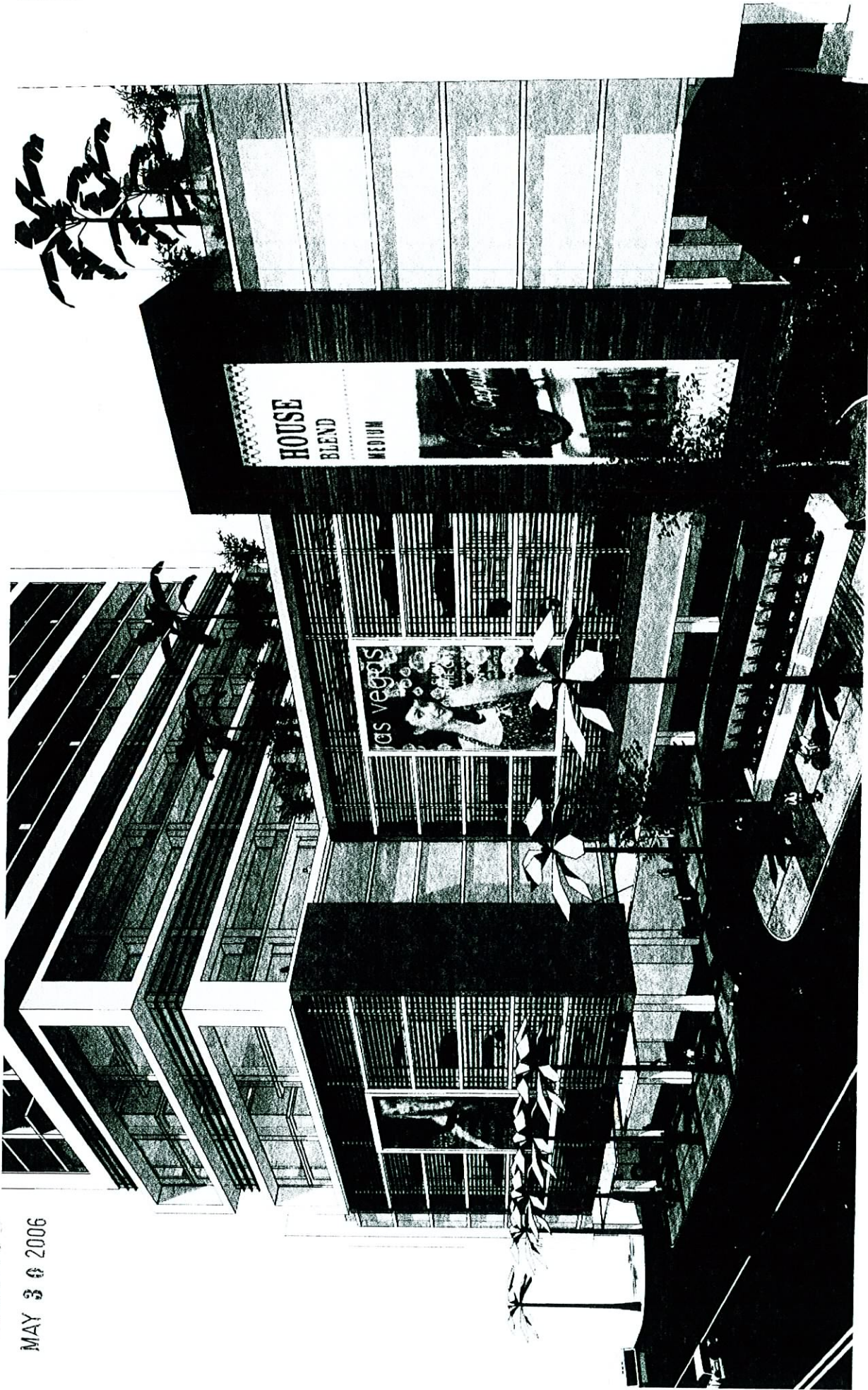
Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

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

South West Perspective

5.24.2006

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Design
10150 Gateway Center Drive
Las Vegas, NV 89144
702.731.2033

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

South West Street Level Perspective

5.24.2006

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SDR-13899

Morning

Winter



Spring/Fall



Summer



Noon



Afternoon



jma

Design
10150 Georgetown Drive, Suite 200
Las Vegas, NV 89144
702.731.2200

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

Exterior Elevations
Scale: 1" = 30'-0"

5.24.2006

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SUP-13891 SUP-13897
SDR-13899 07/13/06 PC

SDR 13899				
Stratorise LLC				
1431 Las Vegas Boulevard				
Proposed 421 unit condominium development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	421	5.86	2,467
AM Peak Hour			0.44	185
PM Peak Hour			0.52	219
(heaviest 60 minutes)				
Original Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.19	42.94	51
AM Peak Hour			1.03	1
PM Peak Hour			3.75	4
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	421		2,518
AM Peak Hour				186
PM Peak Hour				223
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Las Vegas Boulevard				
Average Daily Traffic (ADT)	25,950			
PM Peak Hour	2076			
(heaviest 60 minutes)				
4th Street				
Average Daily Traffic (ADT)	4,275			
PM Peak Hour	342			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Arville Street	32600			
Casino Center Boulevard	29400			
This project will add approximately 2,518 trips per day on Las Vegas and 4th. This will increase expected volumes by about 10 percent on Las Vegas and about 59 percent on 4th. Las Vegas is at about 80 percent of capacity and 4th is at about 15 percent of capacity.				
Based on Peak Hour use, this development will add roughly 223 additional cars into the area; which works out to about four every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-13891 - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC
1431 LAS VEGAS BOULEVARD SOUTH
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



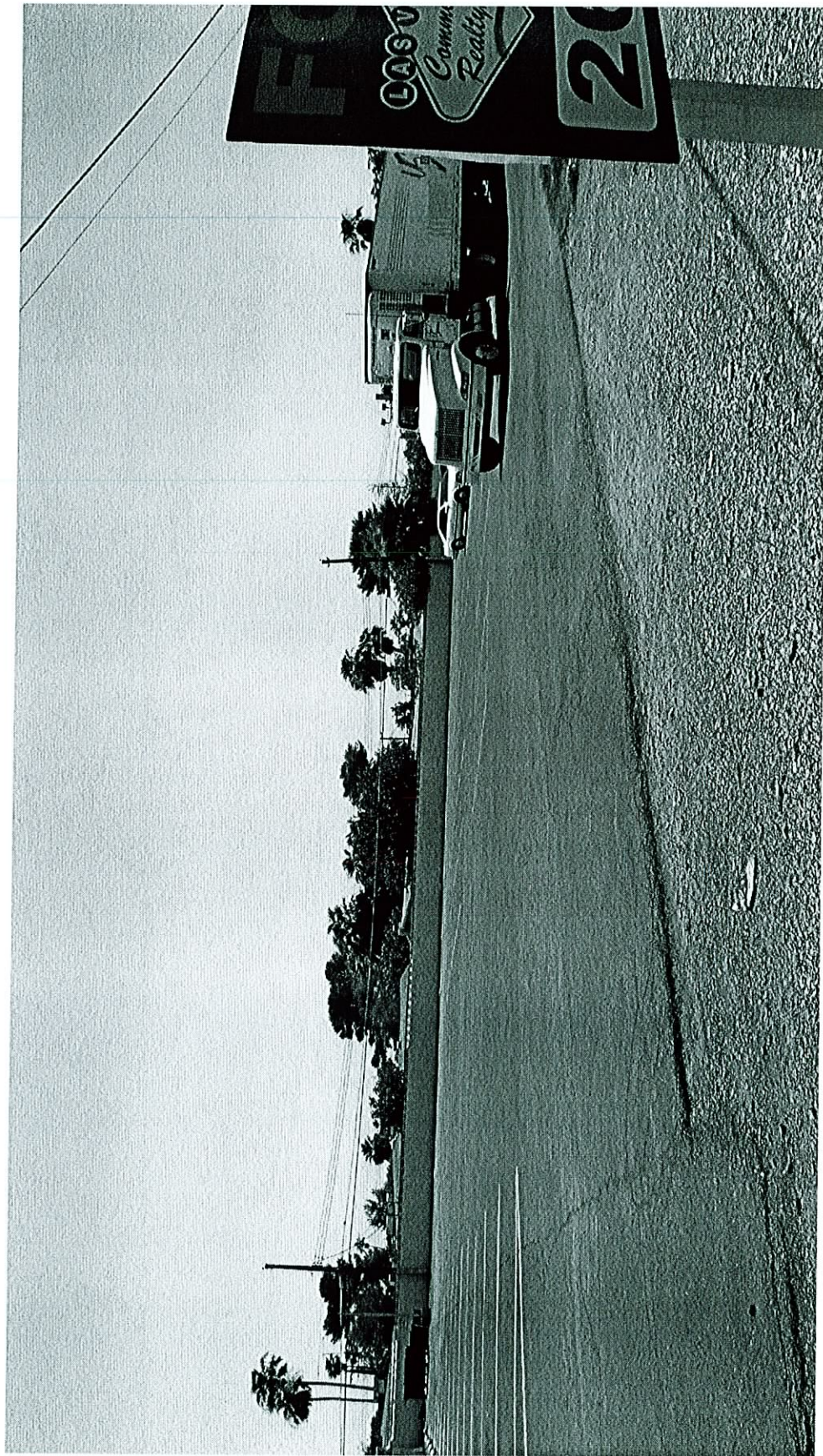
SUP-13891 - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC
1431 LAS VEGAS BOULEVARD SOUTH
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



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1431 LAS VEGAS BOULEVARD SOUTH
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



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1431 LAS VEGAS BOULEVARD SOUTH
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06