



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-24527 APN: 139-34-612-019

Name of Property Owner: 750 Freemont, LLC

Name of Applicant: _____

Name of Representative: APTUS Architecture

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

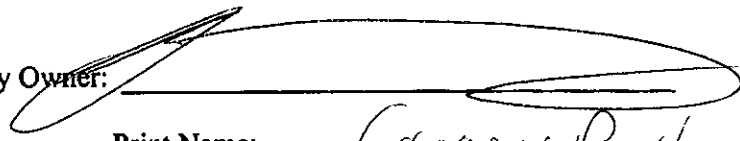
No

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: 

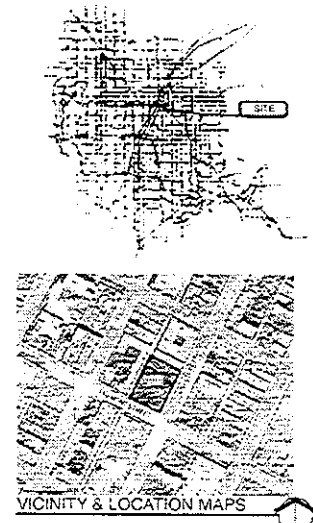
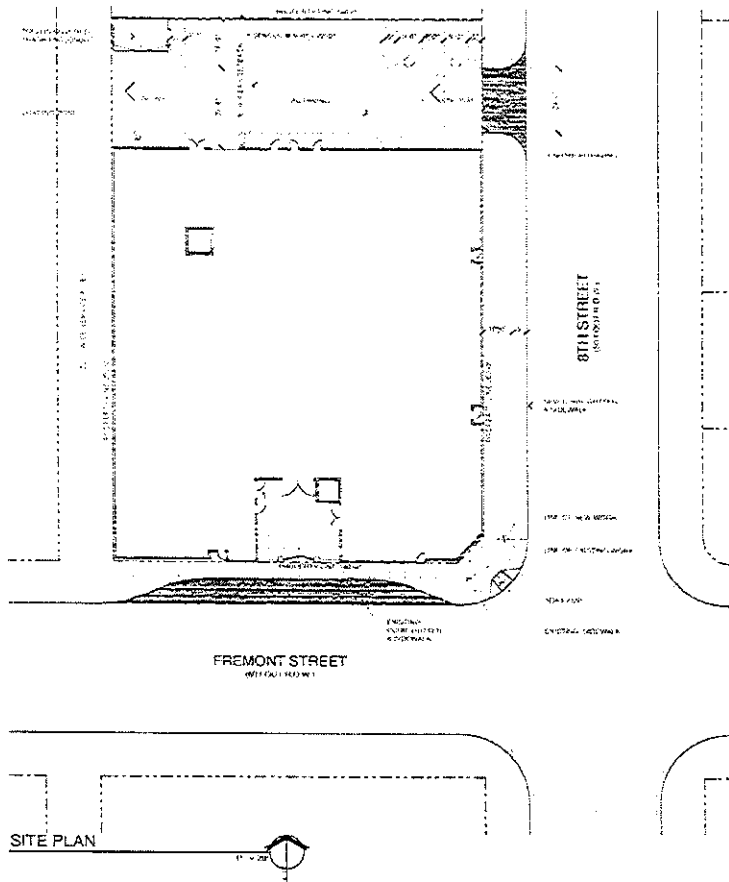
Print Name: Gregory Berkowitz
Manager, 750 Freemont, LLC

Subscribed and sworn before me

This 6th day of SEPTEMBER, 2007


Notary Public in and for said County and State





Site Zoning & Data

SITE DATA	
PROJECT NUMBER:	AS100
JURISDICTION:	CITY OF LAS VEGAS, NEVADA
PROJECT NAME:	VENUE OF VEGAS
PROJECT ADDRESS:	8TH STREET & FREMONT STREET
OWNER:	VENUE OF VEGAS LLC
DESIGNER:	APTUS ARCHITECTURE
DATE:	SEP 21 2007
SCALE:	AS SHOWN
PROJECT TYPE:	REDEVELOPMENT
PROJECT PHASE:	PRELIMINARY
PROJECT STATUS:	PENDING
PROJECT LOCATION:	8TH STREET & FREMONT STREET
PROJECT AREA:	0.15 ACRES
PROJECT ZONING:	AS100
PROJECT SETBACKS:	AS SHOWN
PROJECT EASEMENTS:	AS SHOWN
PROJECT UTILITIES:	AS SHOWN
PROJECT ADJACENTS:	AS SHOWN
PROJECT NOTES:	SEE ATTACHED SHEETS

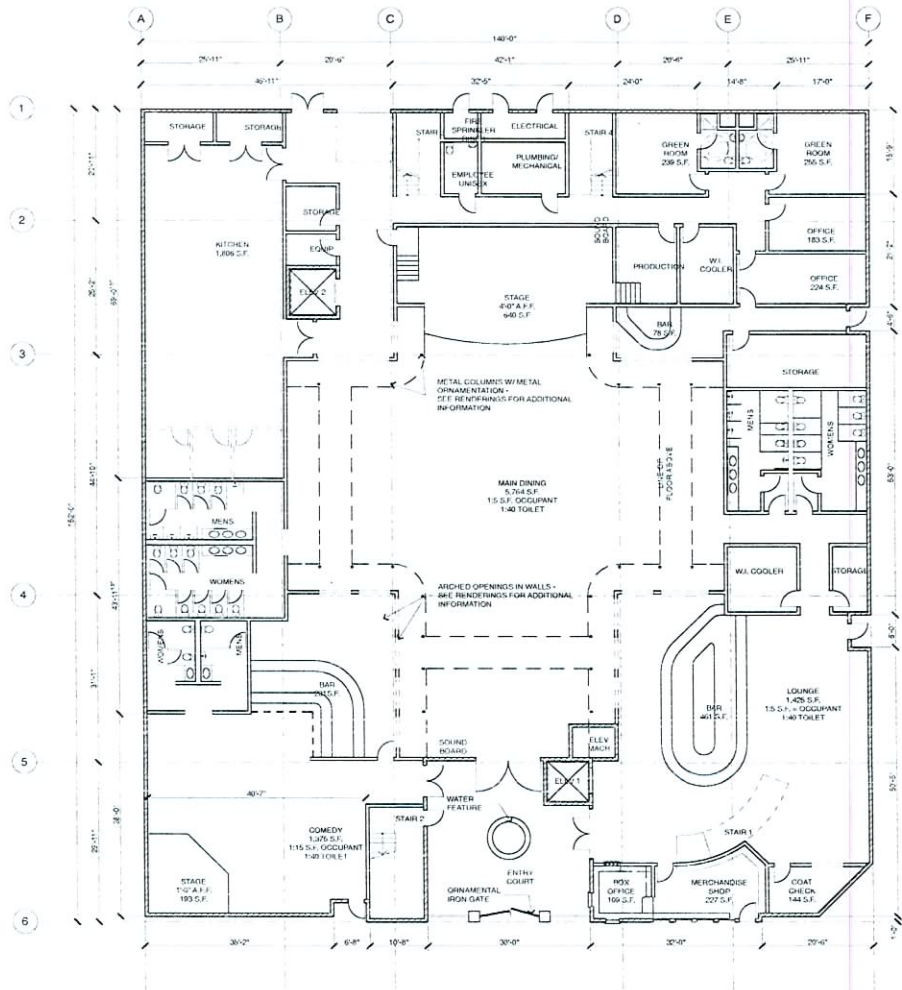
Venue of Vegas
 Site Development Review
 8th Street & Fremont Street
 Las Vegas, Nevada 89101

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 SEP 21 2007

SITE PLAN
 AS100

SDR-24527
REVISED
10/25/07 PC

APTUS Architecture
 1300 South Main Street
 Suite 200
 Las Vegas, Nevada 89101
 702.735.1111
 www.aptusarch.com



FIRST FLOOR PLAN
 3/32" = 1'-0"

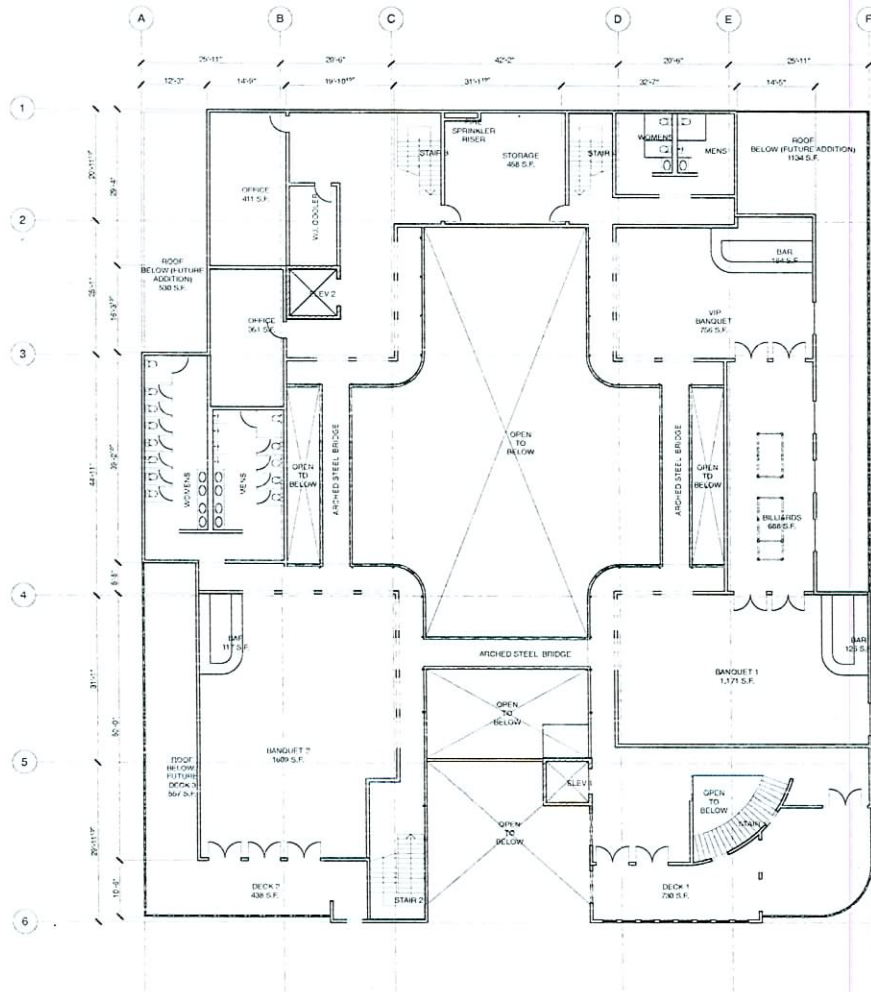
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 8th Street & Fremont Street
 Las Vegas, Nevada 89101

FIRST FLOOR
 PLAN

A100

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SECOND FLOOR PLAN
 3/32" = 1'0"

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 Las Vegas, Nevada 89101

SECOND FLOOR
 PLAN

A101

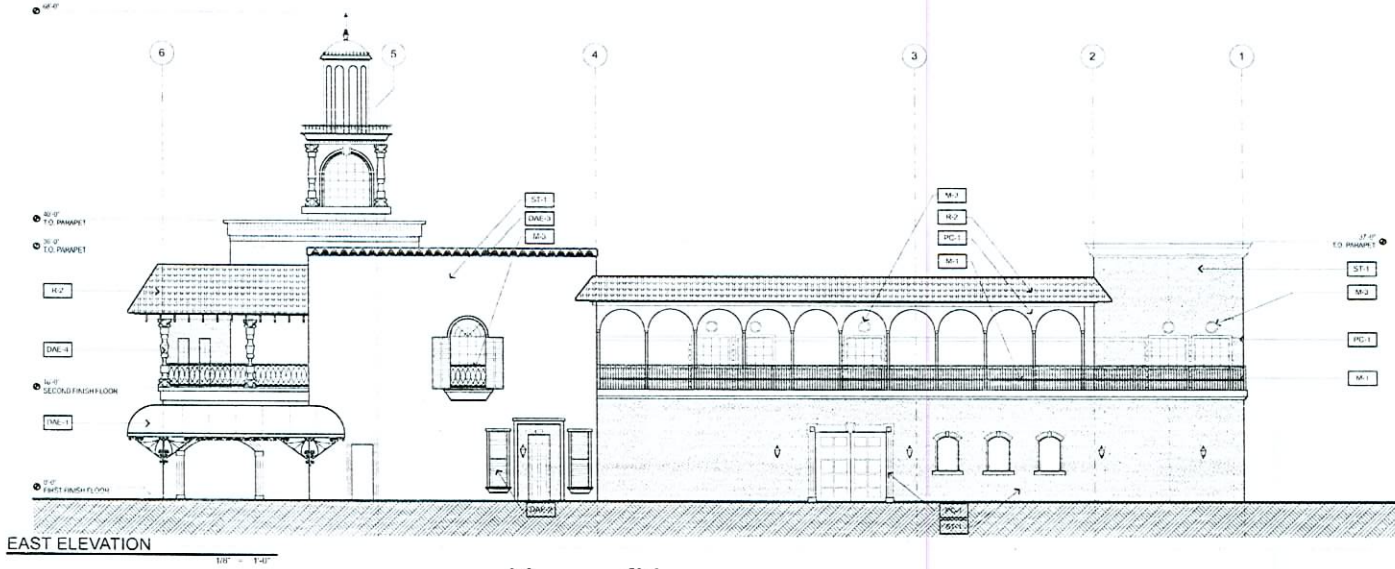
City of Las Vegas SDR Submittal 9/11/07

06.162 Venue of Vegas

SDR-24527
 10/25/07 PC



- EXTERIOR FINISH SYSTEMS**
- W-1 PNE MANUFACTURED VENEER
 - W-2 PNE MANUFACTURED VENEER
 - PC-1 PRECAST CONCRETE DECORATIVE ELEMENTS
 - ST-1 7\"/>
 - ST-2 7\"/>
 - M-1 METAL DECORATIVE WALKING GUARDRAIL
 - M-2 METAL DECORATIVE GATES
 - M-3 DECORATIVE METAL ACCENTS
- PAINT**
- P-1 FIELD COLOR
 - P-2 ACCENT #1
 - P-3 ACCENT #2
- ROOF SYSTEMS**
- R-1 1/2\"/>
 - R-2 DECORATIVE TIE ROOF
- DECORATIVE ARCHITECTURAL ELEMENTS**
- DAE-1 CANOPY AWNING
 - DAE-2 DECORATIVE WOOD FIXED SHUTTERS
 - DAE-3 PNE MANUFACTURED CONCRETE PILLARS
 - DAE-4 SIMULATED WOOD GUARDRAIL & BALCONY COLUMNS



EAST ELEVATION
1/8" = 1'-0"

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Site Development Review
8th Street & Fremont Street
Las Vegas, Nevada 89101

BUILDING
ELEVATIONS

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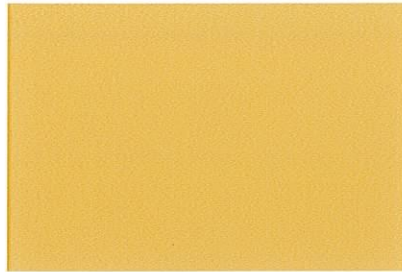
SDR-24527
10/25/07 PC

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1212

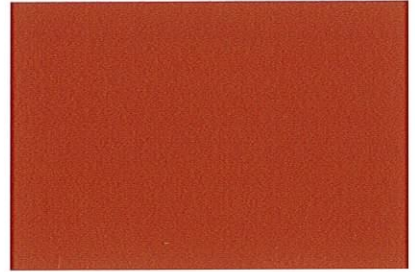
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Paint 1



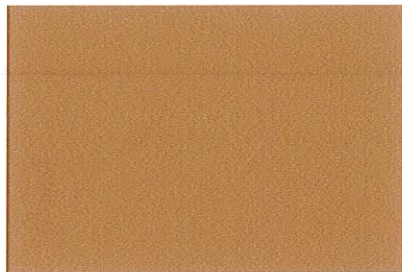
Paint 2



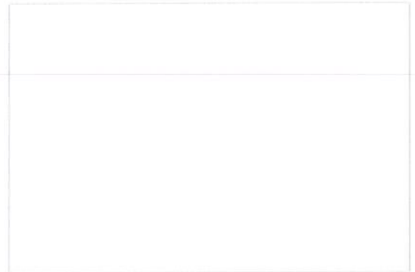
Paint 3



Paint 4



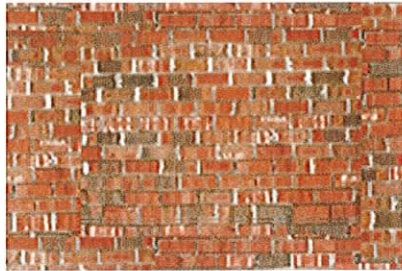
Paint 5



Paint 6



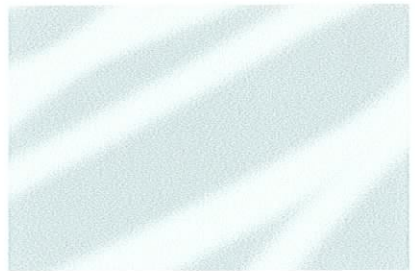
Roof Tile



Brick



Stone Veneer



Glazing

Venue of Vegas

9.11.07

APTUS Architecture
1200 South 4th Street
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Site Development Review
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Las Vegas, Nevada 89101

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SDR-24527
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SDR 24527				
Victor Perillo				
760 Fremont St.				
Proposed 43 thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	43	127.15	5,467
AM Peak Hour			11.52	495
PM Peak Hour			10.92	470
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Fremont St.				
Average Daily Traffic (ADT)	10,122			
PM Peak Hour	810			
<i>(heaviest 60 minutes)</i>				
8th St.				
Average Daily Traffic (ADT)	1,253			
PM Peak Hour	100			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Fremont St.	15390			
8th St.	15390			
This project will add approximately 5,467 trips per day on Fremont St. and 8th St. This will increase expected volumes by about 54 percent on Fremont and by about 436 percent on 8th. Fremont is at about 66 percent of capacity and 8th is at about 8 percent of capacity.*				
Based on Peak Hour use, this development will add roughly 495 additional cars into the area; which works out to about 8 every minute.*				
*Note that this report assumes all traffic from this development uses all named streets. These volumes are estimates only. They are based off of a similar use trip generator and actual volumes may vary.				