



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20740** APN: 139-34-811-047 + 052

Name of Property Owner: NEAR & FAR LLC

Name of Applicant: THE ISLAND DEVELOPMENT LLC

Name of Representative: DONIELA DUSTY BUCKEL

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: _____

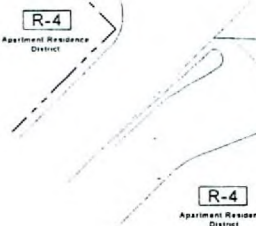
Print Name: HAKJUNG KIM

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State

MAR 23 2007



Project Site

P-R
Professional Office and parking

R-4
Apartment Residence District

C-1
Limited Commercial District

R-4
Apartment Residence District

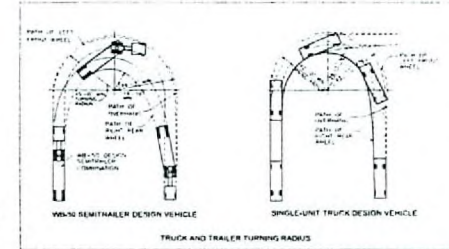
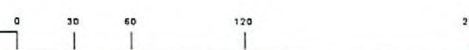
C-1
Limited Commercial District

R-4
Apartment Residence District

R-4
Apartment Residence District

Typical Fire Turning Radius

Typical Parking Spaces



SITE INFORMATION

APR 19-19-14-11-047-1852
 ZONING
 CURRENTLY CITY OF LAS VEGAS (C-1) - Limited Commercial District
 PROPOSED CITY OF LAS VEGAS (C-1) - Limited Commercial District

PARCEL AREA
 Net Area (Approximate) 60,000 sq ft
 Gross Area (Approximate) 127,150 sq ft

COMMERCIAL
 Office (Gross Area) 14,000 sq ft
 Retail (Gross Area) 6,500 sq ft
 Grocery Store (Gross Area) 22,000 sq ft
 Day Restaurant (Gross Area) 5,500 sq ft
 Total 48,000 sq ft

RESIDENTIAL
 AREA (Approximate)
 Net Area (Gross) 142,000 sq ft
 Gross Area 637,400 sq ft
 Efficiency 85 %

UNITS COUNT

STUDIO	1 BR	2 BR	3 BR
202	202	202	202
40.4 %	40.4 %	40.4 %	40.4 %

DENSITY

ABOVE	BELOW
270 x 100 ft	270 x 100 ft
170 x 100 ft	170 x 100 ft

AMENITIES/CIRCULATIONS

AMENITIES	AREA
Lobbies	5,000 sq ft
Storage / Mail	2,000 sq ft
Swimming Pools	2,000 sq ft
Business Center	2,000 sq ft
Recreation Center	16,000 sq ft
Health Room	4,000 sq ft
Spa Deck	16,000 sq ft
Pool Deck	2,000 sq ft
Value / Coinage / Office / Laundry / Emergency	1,000 sq ft
Recreation / Electrical / Trash	22,000 sq ft
Storage (for Mechanical Units)	22,000 sq ft
Parking Structures	637,400 sq ft
Total	637,400 sq ft

SETBACKS

FROM (LINE)	REQUIRED	PROVIDED
Corner (Maryland & Rue 13)	15 ft	15 ft
Rear	20 ft	20 ft

HEIGHT

HEIGHT	REQUIRED	PROVIDED
Number of Stories	No Limit	56 ft

PARKING REQUIREMENTS

PARKING REQUIRED	STUDIO	1 BR	2 BR	3 BR
STUDIO	202 @ 1.25 / unit = 253			
1 BR Unit (1 BR) + 1 BR Perm	202 @ 1.25 / unit = 253			
2 BR Unit (2 BR) + 2 BR Perm		202 @ 1.75 / unit = 354		
3 BR Unit (3 BR) + 3 BR Perm			202 @ 2.00 / unit = 404	
Garage				404 @ 1.0 / unit = 404

COMMERCIAL

COMMERCIAL	AREA	SPACES
Office	64,000 sq ft @ 1.200 sq ft = 53	53
Retail (25,000 sq ft)	6,500 sq ft @ 1.250 sq ft = 5	5
Grocery Store (22,000 sq ft)	22,000 sq ft @ 1.250 sq ft = 18	18
Restaurant (Preparing Area)	2,000 sq ft @ 1.500 sq ft = 1	1
Restaurant (Serving Area)	3,500 sq ft @ 1.200 sq ft = 3	3
Total Required		117 Spaces

Handicap Residential (2% of all units)

Handicap Residential	SPACES
Handicap Residential (2% of all units)	10 Spaces
Regular (including Commercial)	107 Spaces
Circle Loading	3 x 651,700 sq ft @ 1.100,000 sq ft = 10

PARKING PROVIDED

PARKING PROVIDED	SPACES
Regular	278
Commercial	120
Handicap (15 cars + 3 vans)	14
Total Provided	1,117 Spaces

F.A.R. = 1,324,200 sq ft / 60,000 sq ft = 22.07

LOT COVERAGE

LOT COVERAGE	PERCENT
Allowed	50%
Provided (48,450 sq ft / 60,000 sq ft)	80.75 %
Provided (Ground Floor (37,854 sq ft / 60,000 sq ft)	63.25 %

SCALE 1" = 30'-0"
 THE ISLAND DEVELOPMENT LLC
 PROJECT No 1000000
 DATE 05.23.2007

SITE PLAN

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + Den	2 BR + Den	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
TYPICAL SIZE	455 SF	950 SF	1100 SF	1185 SF				
13-24	17.8 x 10.1	12.8 x 10.1	12.8 x 10.1	12.8 x 10.1				
25-35	17.8 x 10.1	11.5 x 9.5	11.5 x 9.5	11.5 x 9.5				
36-43	8.2 x 16	8.2 x 16	8.2 x 16	8.2 x 16				
44-54								
TOTAL	202	133	134	18	8	18	8	487
%	40.64 %	27.31 %	27.51 %	3.72 %	1.64 %	3.72 %	1.64 %	100 %

VAR-20487
 VAR-21263
 SUP-20740
 REVISED

VAR-20488
 SUP-20486
 SDR-20484
 06/14/07 PC

MAY 24 2007