



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-24794 APN: 139-34-510-042, 139-34-510-032, 139-34-510

Name of Property Owner: GSJV, LLC

Name of Applicant: GSJV, LLC

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: _____

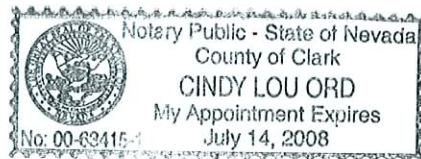
Signature of Property Owner: _____

Print Name: LOUIS BIRDMAN, MANAGER

Subscribed and sworn before me

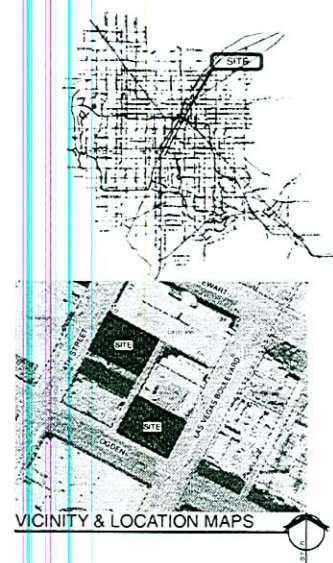
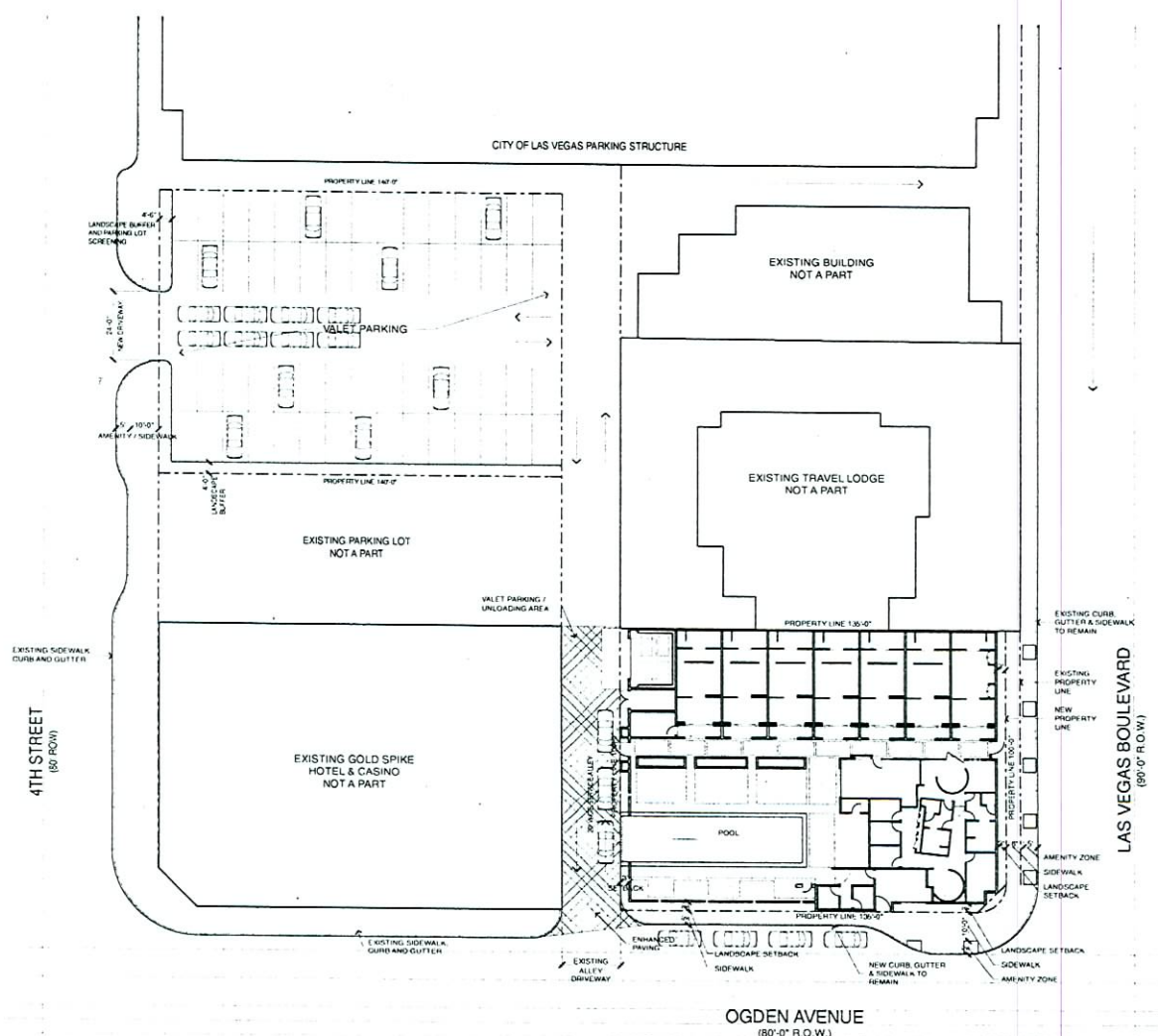
This 19th day of September, 2007

Cindy Lou Ord
Notary Public in and for said County and State



RECEIVED

SEP 25 2007



Site Zoning & Data

SITE DATA

PARCEL NUMBER	139-34-10-040-033, 032
JURISDICTION	CITY OF LAS VEGAS - RM101
EXISTING ZONING	C-2
SITE AREA	14,000 SF GR. 33 ACRES
VALET SITE	5,000 SF GR. 11 ACRES
NEW PROPERTY LINE	13,000 SF GR. 30 ACRES

SETBACKS (BUILDING)		
FRONT	0'-0"	PROVIDED 3'-0" 3'-0"
REAR	0'-0"	PROVIDED 0'-0" 3'-0"
SIDE (EAST)	0'-0"	PROVIDED 0'-0"
SIDE (WEST)	0'-0"	PROVIDED 0'-0" 3'-0"
MAX HEIGHT	N/A	N/A
ACTUAL HEIGHT	20'-0"	20'-0"
LOT COVERAGE ALLOWED	N/A	N/A
ACTUAL LOT COVERAGE	54%	54%

BUILDING AREA

BUILDING AREAS	4,500 SF
SPRINKLE	3,000 SF
PROGRAM/AMENITY DECK	1,500 SF
TOTAL SQUARE FOOTAGE	13,000 SF

RECEIVED
OCT 17 2007



4Spa & Bungalows
Site Development Review
 201 North Las Vegas Boulevard
 Las Vegas, Nevada 89101

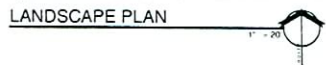
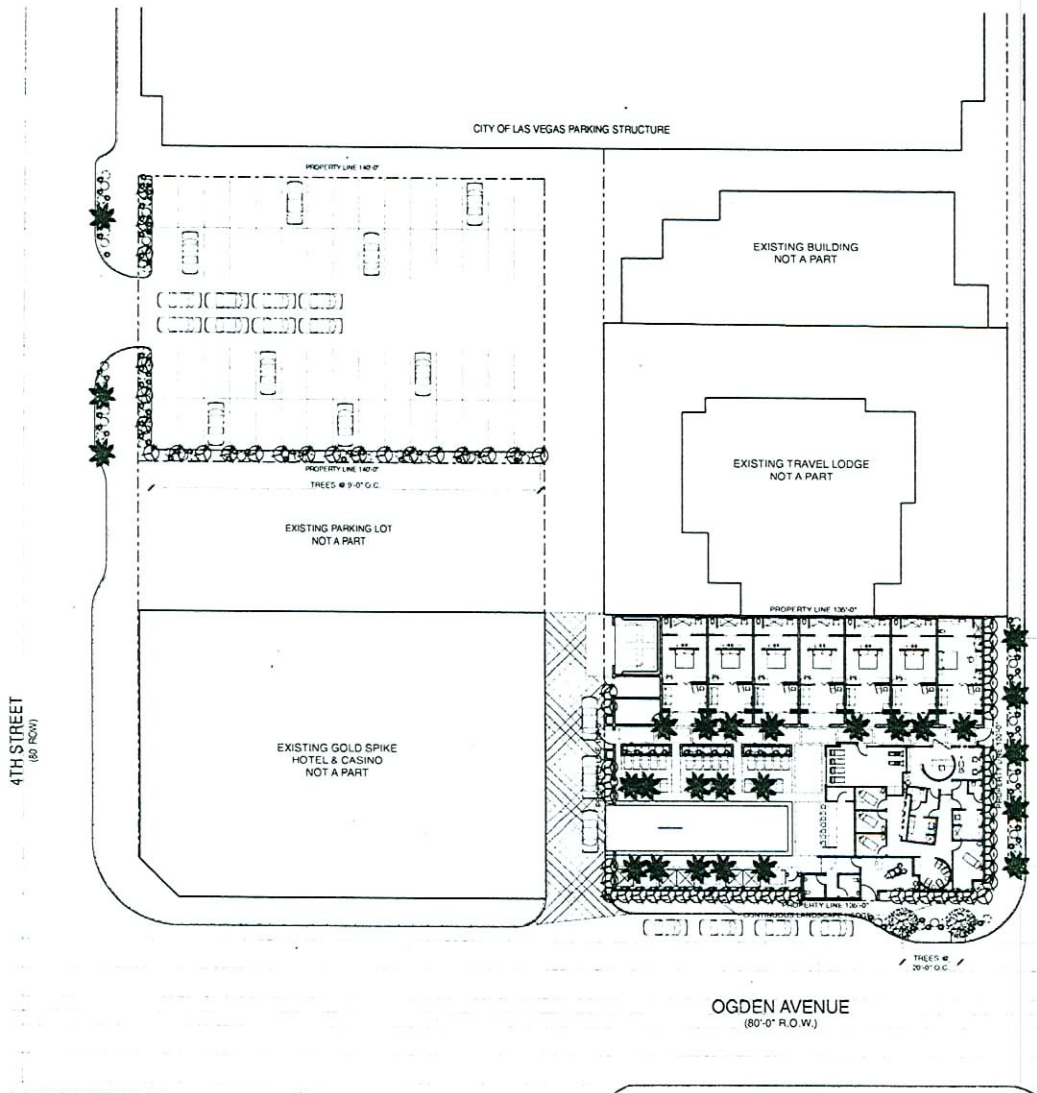
SUP-24798 SDR-24794
REVISED 11/08/07 PC

SITE PLAN
AS100

APTUS Architecture
 1300 South Main Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.879.1100
 F 702.879.1213

City of Las Vegas SDR Submittal 09/20/07
 City of Las Vegas SDR Submittal 10/21/07
 City of Las Vegas SDR Submittal 10/17/07

07/100 - 4Spa & Bungalows



LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT	0'-0"	2'-0"
LEFT/RIGHT SIDE	0'-0"	0'-0"
SEMI STREET	0'-0"	3'-0"
REAR	0'-0"	3'-0"

LANDSCAPE SCHEDULE

TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	CYPRESS	cupressus	24" Box
	DECIDUOUS DATE PALM	Phoenix dulcifera	25' High
	SOUTHERN LIVE OAK	quercus	24" Box
SHRUBS			
	TEXAS RANGER	Leucophyllum frutescens Green Cloud	5 gal
	GERMANDER	teucrium	5 gal
	SALVIA	salvia Greggii	5 gal
	CRANE BUTTERFLY	juglandiformis	15 gal
	MEXICAN SAGE	salvia mexicana	5 gal
GRASS AND COVER			
	DESERT CARPET	Physocarpus opulifolius	5 gal
	LANTANA	lantana	3 gal
	RECAL MOST FOUNTAIN GRASS	multiflorus Light Pink light pink	5 gal
HOCK MIA CH			
SIZE	COLOR	DEPTH	
30" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN 2" DEEP	

RECEIVED
OCT 17 2007

APTUS Architecture
1305 South Main Street
Suite 206
Las Vegas, Nevada 89104
P 702.891.1300
F 702.891.1313

4Spa & Bungalows
Site Development Review
201 North Las Vegas Boulevard
Las Vegas, Nevada 89101

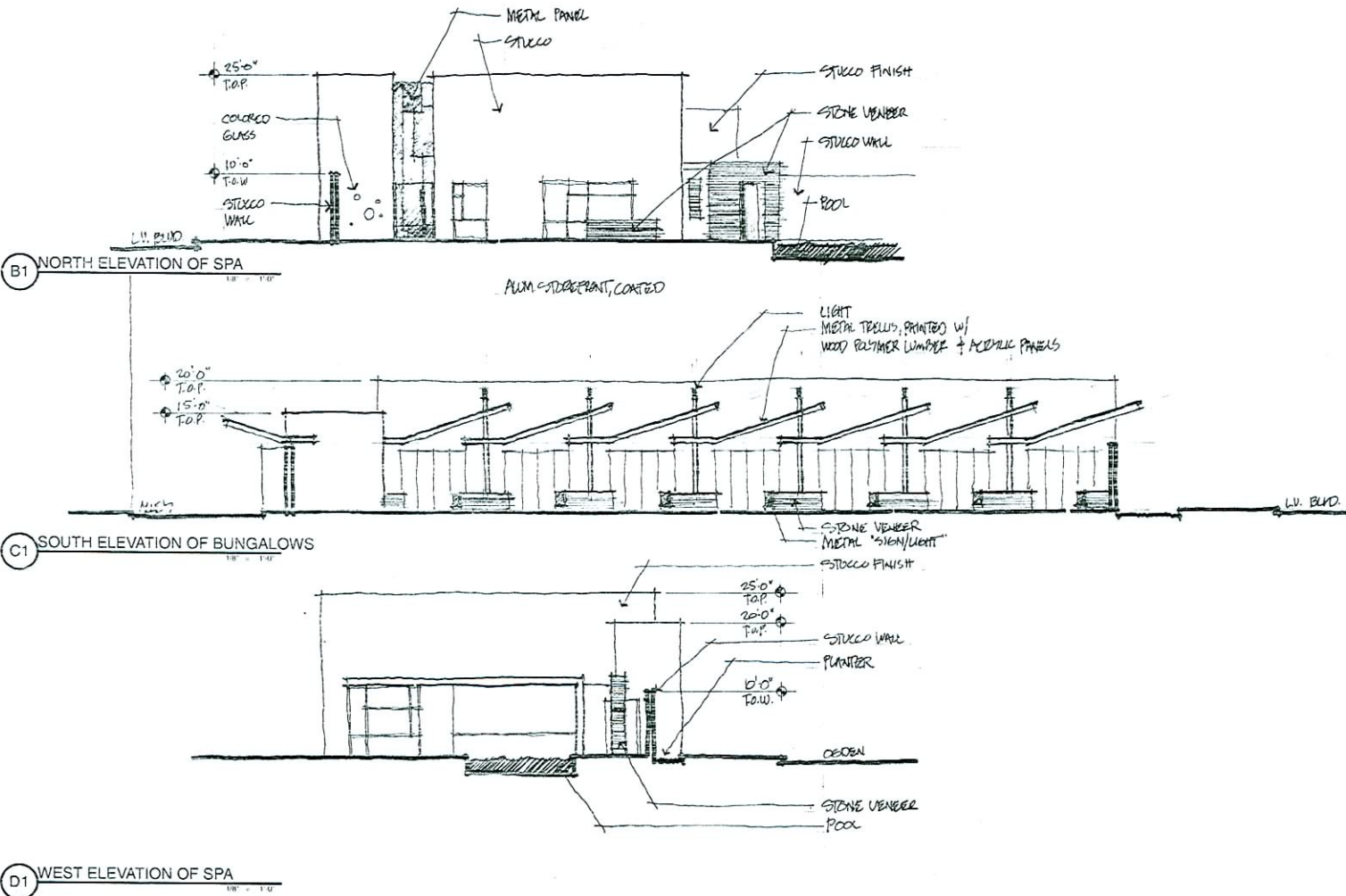
SUP-24798
REVISED

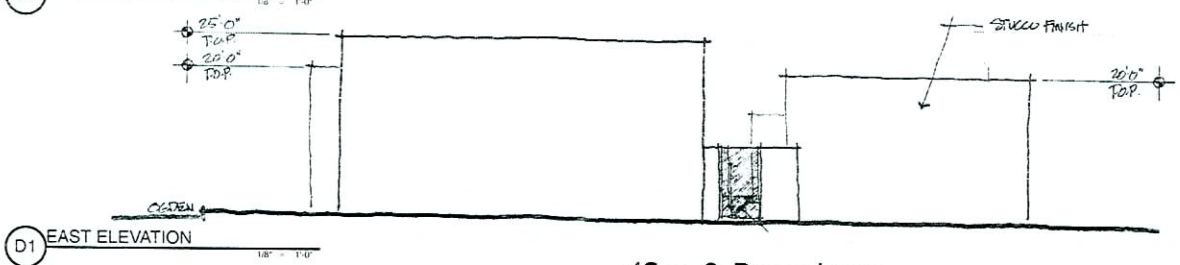
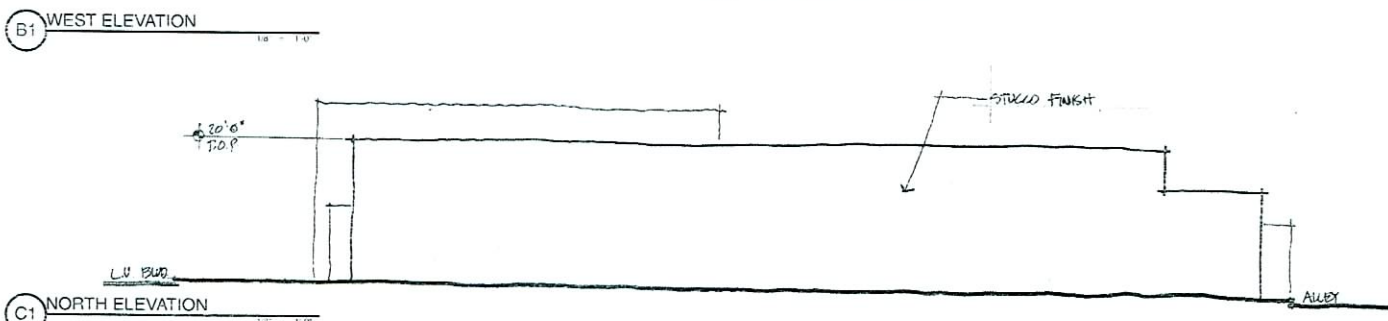
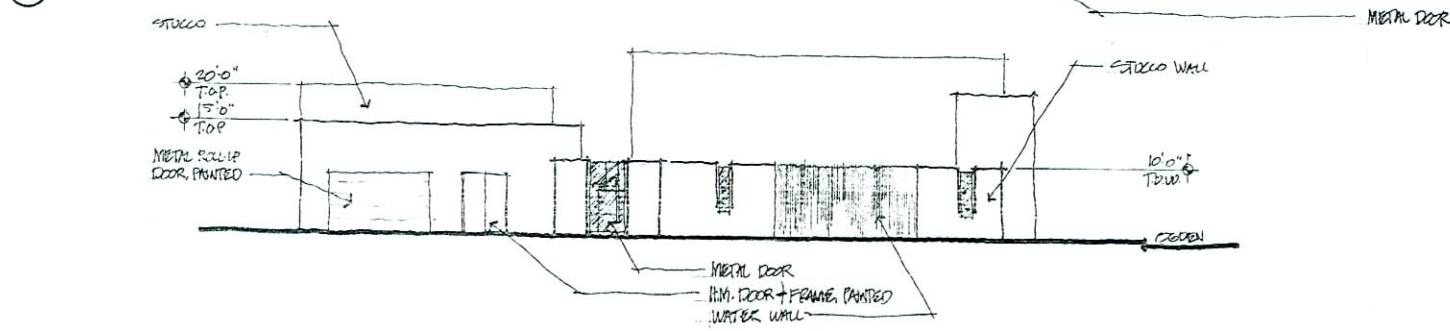
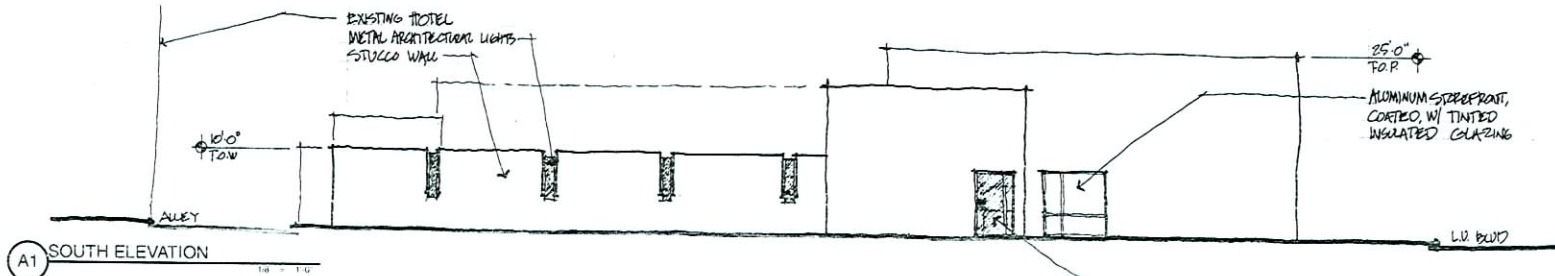
SDR-24794
11/08/07 PC

City of Las Vegas SDR Submittal # 092507
City of Las Vegas SDR Submittal # 100207
City of Las Vegas SDR Submittal # 101707

PLANTING PLAN
LI00

07/10/07 4Spa & Bungalows





APTUS Architecture
 1000 South Main Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.939.1200
 F 702.939.1213

4Spa & Bungalows
 Site Development Review
 201 North Las Vegas Boulevard
 Las Vegas, Nevada 89101

RECEIVED
 SEP 25 2007

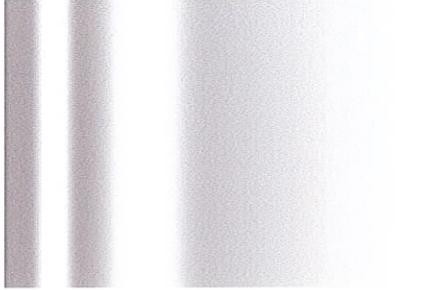
City of Las Vegas SDM Submittal 09/25/07

BUILDING ELEVATIONS

A201

07/100 4Spa & Bungalows

SUP-24798
SDR-24794
11/08/07 PC



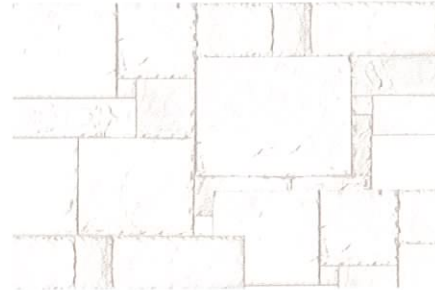
Metal 1



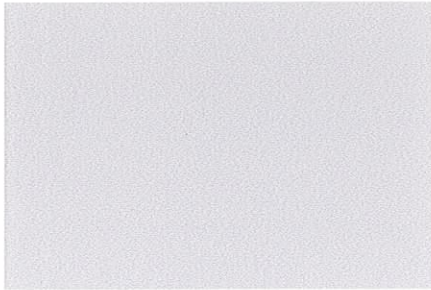
Paint 1



Metal 2



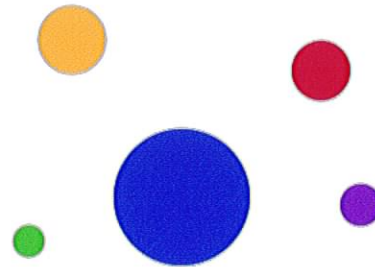
Stone Veneer



Metal 3



Glass



Colored Glass

SDR 24794				
GSJV, LLC				
NWC of Ogden Avenue and Las Vegas Blvd.				
Proposed single story, 7-suite hotel development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ALL SUITES HOTEL [ROOMS]	7	4.90	34
AM Peak Hour			0.38	3
PM Peak Hour			0.40	3
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Ogden Ave.				
Average Daily Traffic (ADT)	7,324			
PM Peak Hour	586			
<i>(heaviest 60 minutes)</i>				
Las Vegas Blvd.				
Average Daily Traffic (ADT)	30,266			
PM Peak Hour	2,421			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Ogden Ave.	34300			
Las Vegas Blvd.	32585			
This project will add approximately 34 trips per day on Ogden Ave. and Las Vegas Blvd. This will increase expected volumes by less than 1 percent on both of these streets. Ogden is at about 93 percent of capacity and Las Vegas is at about 77 percent of capacity.				
Based on Peak Hour use, this development will add roughly 3 additional cars into the area; which works out to about 1 every 20 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				