



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

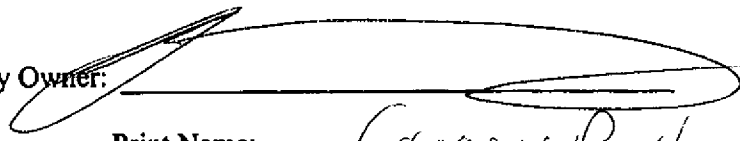
No

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

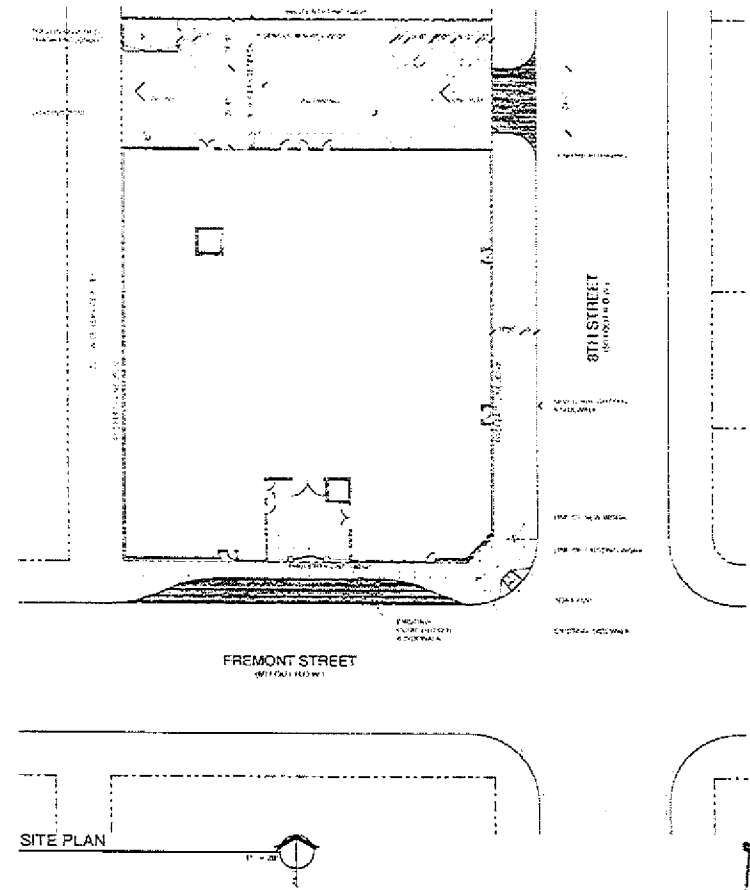
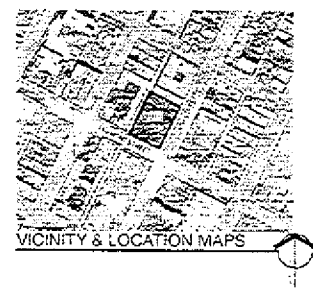
Subscribed and sworn before me

This 6th day of SEPTEMBER, 2007



Notary Public in and for said County and State





Site Zoning & Data

SITE DATA		PARAMETER
TRACT NUMBER		1000000000
PARCEL NUMBER		1000000000
TRADING PERIOD YEAR		07
APPROVAL NUMBER		00
DATE		08/15/07
PROPERTY ADDRESS		
FRONT	800 W	1000 W
REAR	800 W	1000 W
SIDE (WEST)	800 W	1000 W
SIDE (EAST)	800 W	1000 W
NEAREST TRADING PERIOD		
DATE		08/15/07
DATE		08/15/07
USE CLASSIFICATION		
DATE		08/15/07
BUILDING AREA		
LAND AREA	10000	10000
NET AREA	10000	10000
NET AREA	10000	10000
NET AREA	10000	10000
PARKING AREA		
PERMITTED	10000	10000
PERMITTED	10000	10000
PERMITTED	10000	10000
PERMITTED	10000	10000

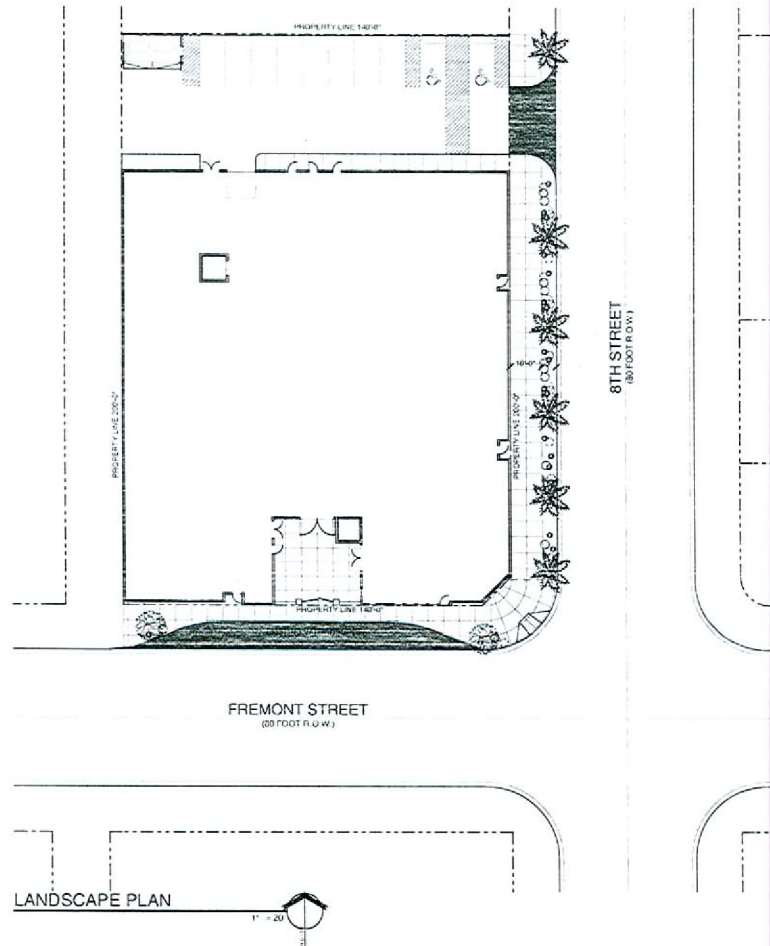
APTUS Architecture
 1000 South Main Street
 Suite 100
 Las Vegas, Nevada 89101
 Phone: 702.462.1111
 Fax: 702.462.1112

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

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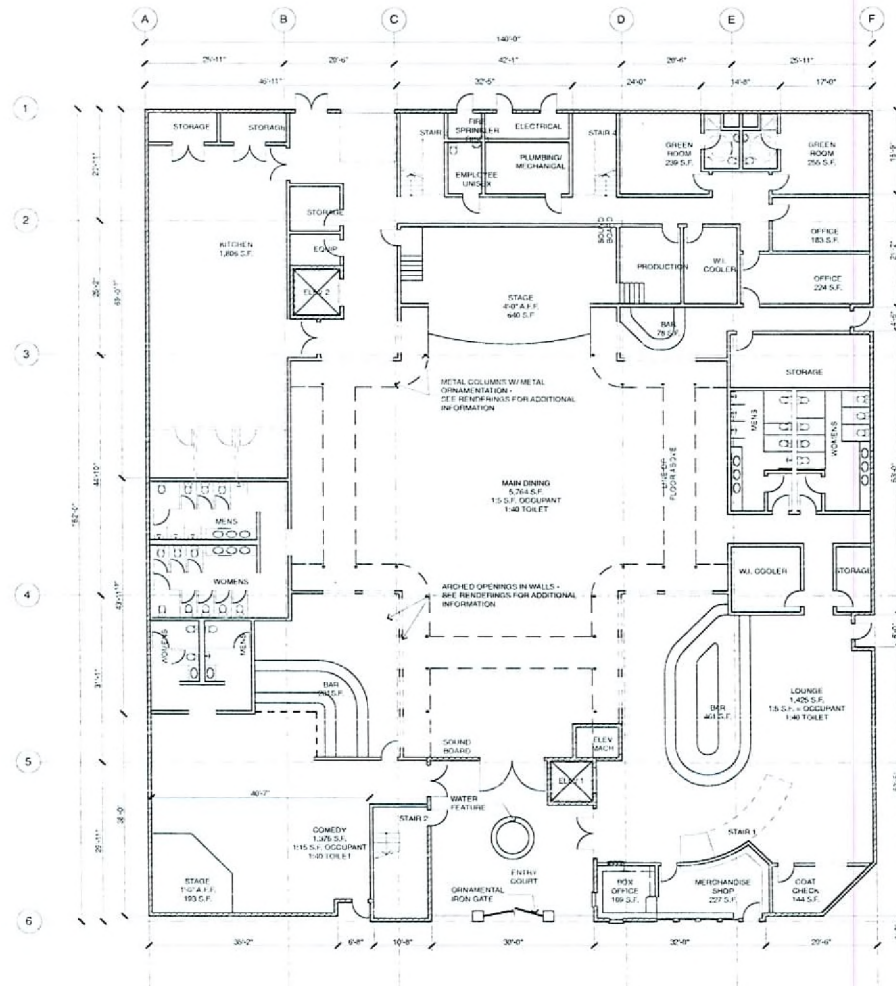
SITE PLAN
AS100

SDR-24527
REVISED
10/25/07 PC



Landscape Schedule				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	DATE PALM	Phoenix	24" Dia	40
	SOUTHERN LIVE OAK	Quercus laevis	24" Dia	18
	TEXAS RANGER II	Neurospora tuberosa "Green Cloud"	5 gal	17
	GERMANICET		5 gal	25
	SAVIA	Salvia greggii	5 gal	42

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FIRST FLOOR PLAN



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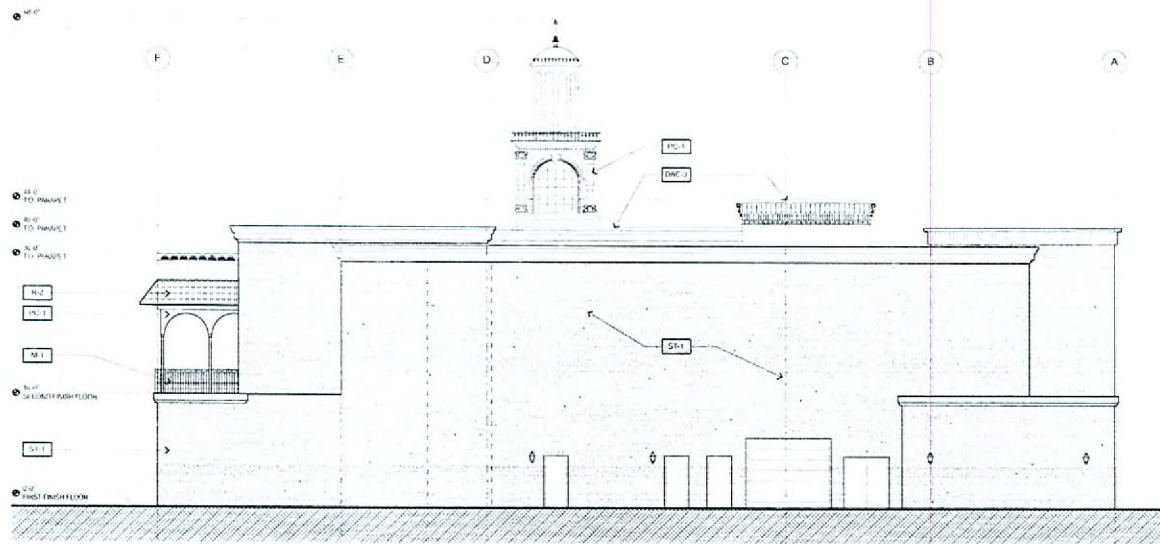
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FIRST FLOOR
PLAN

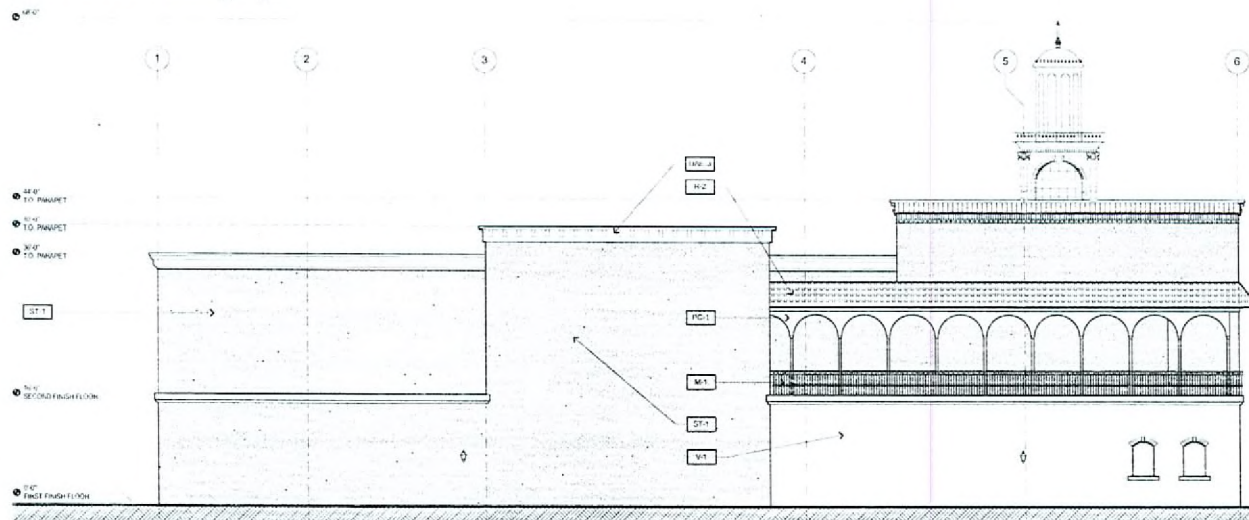
A100

06.162 - Venue of Vegas

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NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SYSTEMS

- V-1 PRE MANUFACTURED VINYL
- V-2 PRE MANUFACTURED WOOD
- PC-1 PRECAST CONCRETE DECORATIVE ELEMENTS
- ST-1 2 1/2" COLE STUCCO SYSTEM CONSISTING OF 3/8" GAUGE BRASS AND TEXTURE SUCTION COATS ON STUCCO LATH OR WEAVER FABRIC GATED BUILDING PAPER OR EXTERIOR SHEATHING TYPICAL MEDIUM SAND FINISH
- ST-2 2 1/2" COLE STUCCO SYSTEM CONSISTING OF 3/8" GAUGE BRASS AND TEXTURE SUCTION COATS ON STUCCO LATH OR WEAVER FABRIC GATED BUILDING PAPER OR EXTERIOR SHEATHING TYPICAL COARSE SAND FINISH
- M-1 METAL DECORATIVE RAILING 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 BUILT UP ROOFING SYSTEM CONSISTING OF GRAVEL SURFACE FIBERGLASS CAP SHEET, 3 PLYS FIBERGLASS FELT OVER 7" INSUL POLYURETHANE FOAM BOARD, 2" Gypsum BOARD ON ADDITIONAL INSULATION
- R-2 DECORATIVE TILE ROOF

DECORATIVE ARCHITECTURAL ELEMENTS

- DAE-1 GARGANING
- DAE-2 DECORATIVE WOOD FIELD SHUTTERS
- DAE-3 PRE MANUFACTURED CORNICE/PANTED
- DAE-4 SIMULATED WOOD GARGANES & BALCONY COLUMNS

10/25/07 8:00 AM 10/25/07 8:00 AM 10/25/07 8:00 AM 10/25/07 8:00 AM 10/25/07 8:00 AM

APTUS Architecture
 1200 South 4th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1223

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 8th Street & Fremont Street
 Las Vegas, Nevada 89101

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City of Las Vegas SDR Submittal 9/11/07

BUILDING ELEVATIONS

A201

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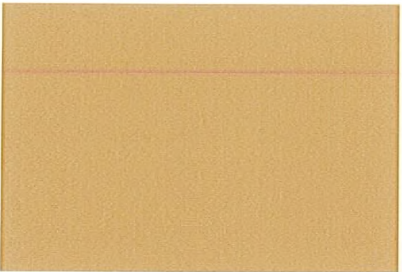
Paint 1



Paint 2



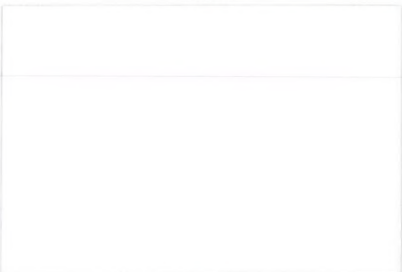
Paint 3



Paint 4



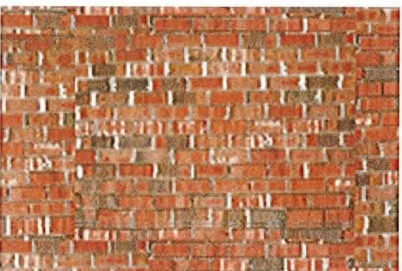
Paint 5



Paint 6



Roof Tile



Brick



Stone Veneer



Glazing

Venue of Vegas

9.11.07

APTUS Architecture
1200 South 4th Street
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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.				