



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-25184 APN: 162-08-418-002

Name of Property Owner: Integral Partners Park Place Centre-Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas 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

☒ 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: _____

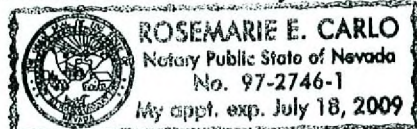
Signature of Property Owner: 

Print Name: Martin L. Edelman

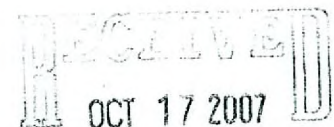
Subscribed and sworn before me

This 15th day of October, 2007

Rosemarie E. Carlo
Notary Public in and for said County and State



Revised 12-03-04



f:\depot\Application Packet\Statement of Financial Interest.pdf

DESIGN DATA

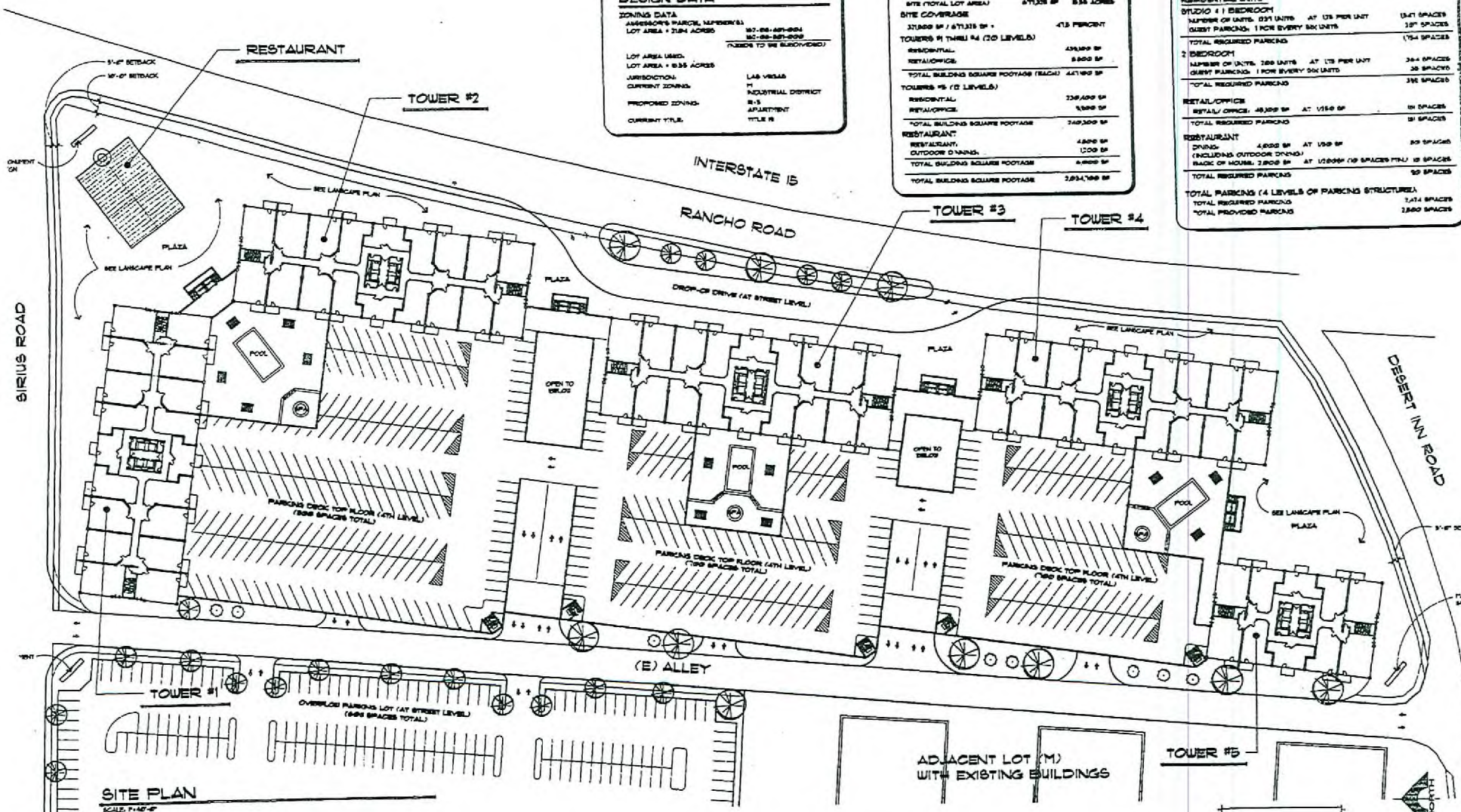
ZONING DATA
 JAMESBORN PARCEL, MAP/RECORD
 LOT AREA = 2.04 ACRES
 LOT AREA USED
 LOT AREA = 0.35 ACRES
 JURISDICTION
 CURRENT ZONING
 PROPOSED ZONING
 CURRENT TITLE
 LAS VEGAS
 INDUSTRIAL DISTRICT
 R-5
 APPL/MENT
 TITLE 16

SITE DATA

SITE DATA
 SITE TOTAL LOT AREA: 27,125 SF 0.35 ACRES
 SITE COVERAGE: 37,000 SF / 67,315 SF = 47.5 PERCENT
 TOWERS #1 THRU #4 (10 LEVELS)
 RESIDENTIAL: 438,000 SF
 RETAIL/OFFICE: 8,000 SF
 TOTAL BUILDING SQUARE FOOTAGE (EACH): 446,000 SF
 TOWERS #5 (10 LEVELS)
 RESIDENTIAL: 235,000 SF
 RETAIL/OFFICE: 15,000 SF
 TOTAL BUILDING SQUARE FOOTAGE: 240,000 SF
 RESTAURANT: 4,000 SF
 CHANGING (INCLUDING OUTDOOR DINING): 1,000 SF
 TOTAL BUILDING SQUARE FOOTAGE: 4,000 SF
 TOTAL BUILDING SQUARE FOOTAGE: 2,894,700 SF

PARKING DATA

RESIDENTIAL UNITS
 STUDIO 411 BEDROOM
 NUMBER OF UNITS: 831 UNITS AT 175 PER UNIT
 GUEST PARKING: 1 PER EVERY 500 UNITS
 TOTAL REQUIRED PARKING: 1754 SPACES
 2 BEDROOM
 NUMBER OF UNITS: 180 UNITS AT 175 PER UNIT
 GUEST PARKING: 1 PER EVERY 500 UNITS
 TOTAL REQUIRED PARKING: 316 SPACES
 RETAIL/OFFICE
 RETAIL/OFFICE: 45,000 SF AT 1550 SF
 TOTAL REQUIRED PARKING: 30 SPACES
 RESTAURANT
 CHANGING (INCLUDING OUTDOOR DINING): 4,000 SF AT 1000 SF
 BACK OF HOUSE: 2,000 SF AT 1000 SF (10 SPACES PER 100 SPACES)
 TOTAL REQUIRED PARKING: 50 SPACES
 TOTAL PARKING (4 LEVELS OF PARKING STRUCTURES)
 TOTAL REQUIRED PARKING: 1,874 SPACES
 TOTAL PROVIDED PARKING: 2,800 SPACES



SITE PLAN

SCALE: 1"=40'-0"

1800 W. Sahara Ave.
 Suite 73
 Las Vegas, NV 89102
 702-313-6501 pn.
 702-313-6504 fax

Date: 4/2/05
 Scale: 1/8"=1'-0"
 Job No:

BSR VEGAS CONDOS MASTER PLAN

EOT-25184
 12-05-07 CC

OCT 17 2007

Sheet Number

A-2

1 of 3 sheets

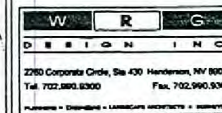
Botanical Name	Common Name	Size	Comments	Botanical Name	Common Name	Size	Comments
<i>Artichoke umbellato</i>	Strawberry Tree	20' Tall	Multi-trunk	<i>Folys confertiflorus</i>	Folys confertiflorus	3' Gal.	
<i>Cornus occidentalis</i>	Western Redstart	10' Tall		<i>Neonotia diffusa 'twinkles'</i>	Barbados Gold	8' Gal.	
<i>Cubus coccineus 'Royal Purple'</i>	Purple Redstart Tree	10' Tall	Multi-trunk	<i>Neonotia diffusa</i>	Barbados Gold	15' Gal.	
<i>Glycyphloe 'Siamensis'</i>	Marble Leaf Fern Tree	20' Tall		<i>Phoradendron villosum</i>	Mock Orange	18' Gal.	
<i>Liquidum japonicus</i>	Japanese Privet	30' Tall	Multi-trunk				
<i>Makia 'brachyloba'</i>	Flowering Canebush	30' Tall		<i>Agavechne 'Mammillaria hybrid'</i>	Agavechne	5' Gal.	
<i>Platanus 'Red Paint'</i>	Red Paint Platanus	30' Tall		<i>Colemanella glaucophylla</i>	Gray Leaf Ceanothus	5' Gal.	
<i>Platanus virginica</i>	American Sycamore	30' Tall		<i>Myrica caroliniana 'twinkles'</i>	Compact Swamp Myrica	10' Gal.	
<i>Populus nigra 'twinkles'</i>	Throne Poplar	30' Tall	Columnar	<i>Saxifraga 'twinkles'</i>	Beane Creek Red Sage	5' Gal.	
<i>Prunus canadensis</i>	Canada Cherry	20' Tall	Columnar				
<i>Prunus canadensis 'Bright of Night'</i>	Canada Cherry	20' Tall	Columnar	<i>Hebe 'twinkles'</i>	English Ivy	1' Gal.	24" D.C.
<i>Prunus canadensis</i>	Canada Cherry	20' Tall	Columnar	<i>Hebe 'twinkles'</i>	English Ivy	1' Gal.	24" D.C.



2800 W. Sahara Ave.
Suite 7B
Las Vegas, Nv. 89102
702-313-6501 ph
702-313-6504 fax

SITE PLAN

BSR VEGAS CONDOS MASTER PLAN



Sheet Number
LS-1
1 of 1 sheet

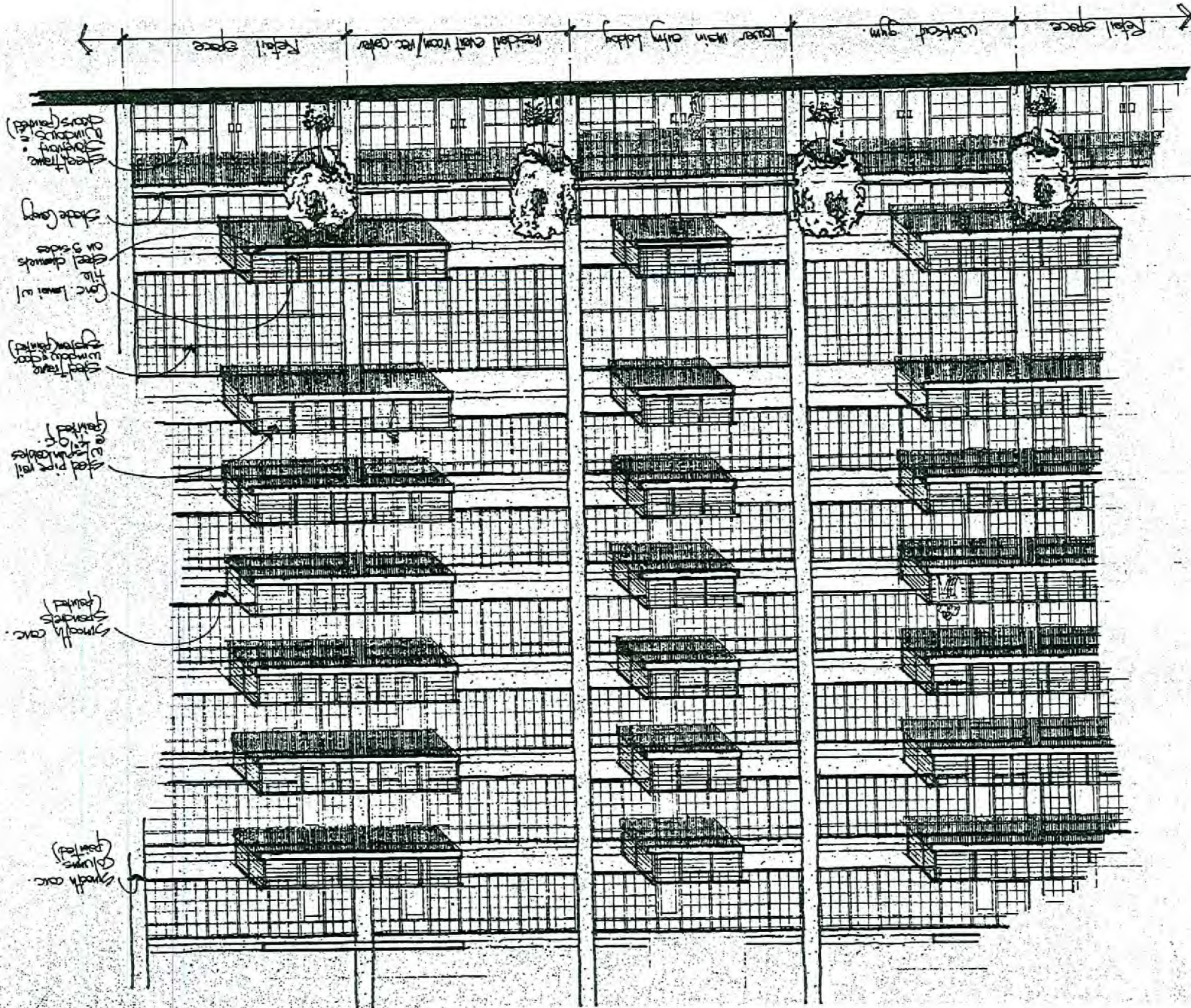
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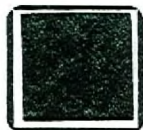
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STAIR



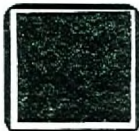
PAINT SELECTIONS



Guardrails
Color: Village blue



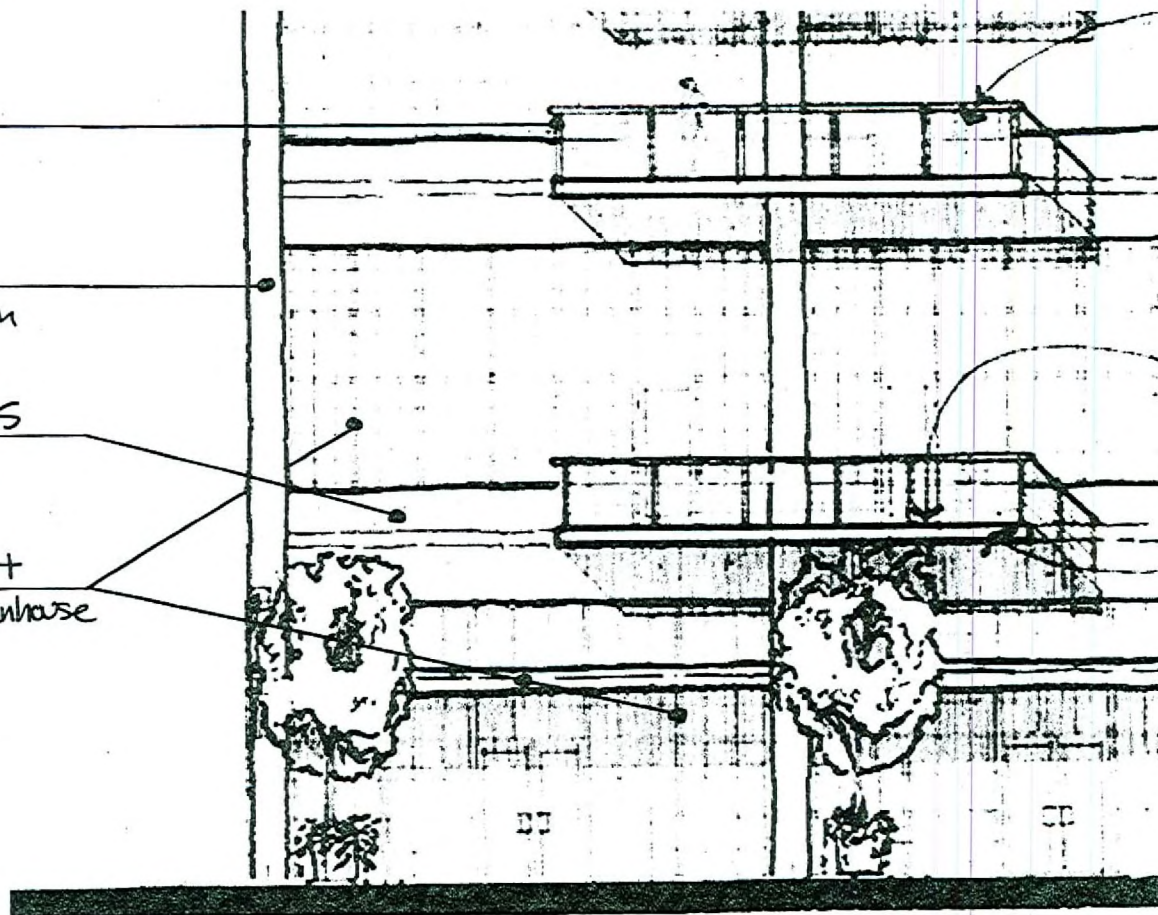
Vert. columns
Color: Onionskin Tan



Horz. Spandrels
Color: copper penny



Window frames +
Canopy. color: Greenhouse

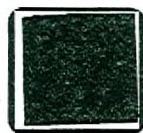


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PAINT SELECTIONS



Columns
Color: Old redwood



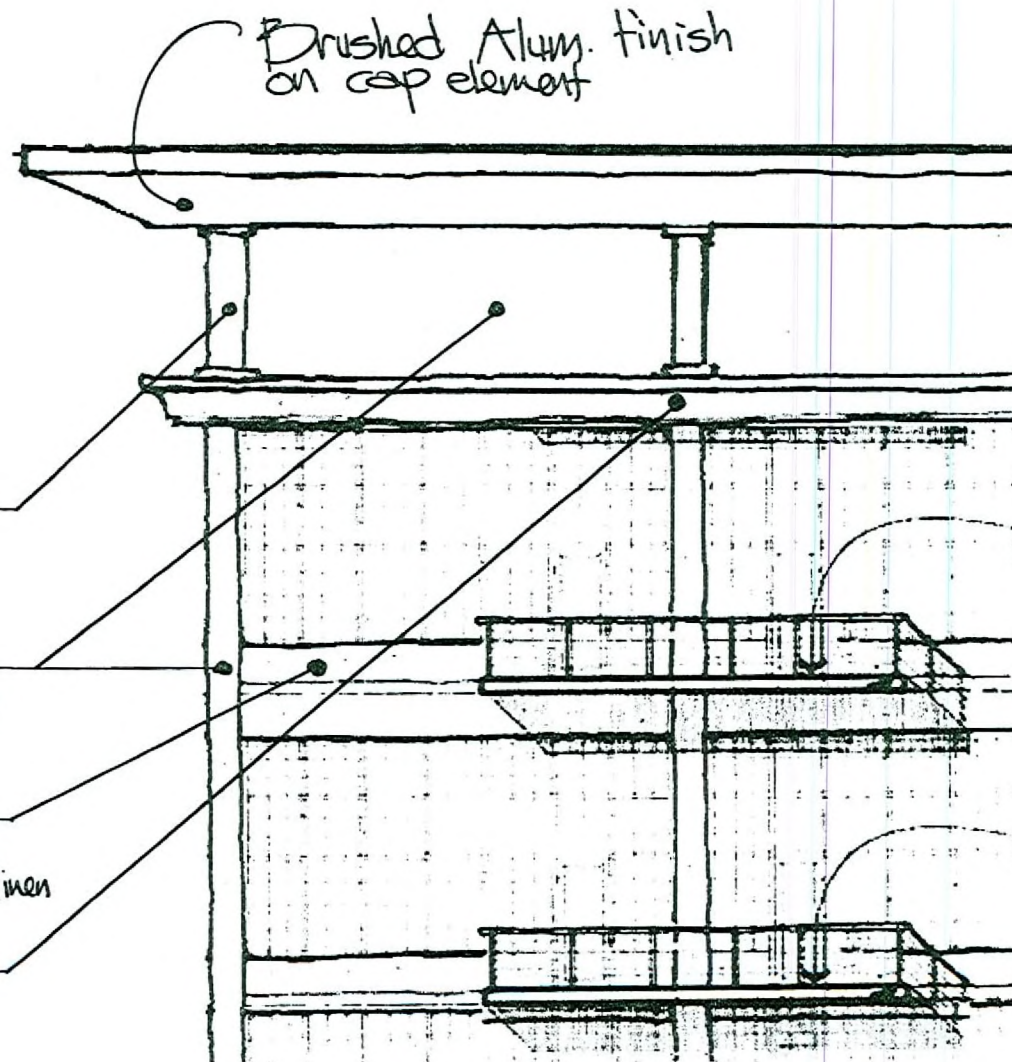
Vert. columns
(mech. screen material)
Color: onion skin tan



Horiz. Spondriels
(top 2 floors only)
Color: Amiguelinen



Cornice cap
Color: Village blue



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