PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-26073 APN: 139-34-410-138

Name of Property Owner: Gateway Las Vegas, LLC

Name of Applicant: Gateway Las Vegas, LLC

Name of Representative: METROPLEX Group

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 __X__ 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: Murad

Print Name: Paul Murad

Subscribed and sworn before me

This 11th day of December, 2007

Mia Hurtado

Notary Public in and for said County and State

NOTARY PUBLIC
MIA HURTADO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 9, 2010
No: 98-2024-1

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DEC 14 2007

Revised 11-14-06

Typical Parking Spaces

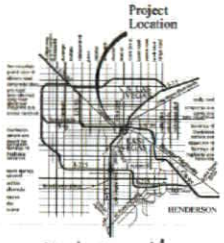
Fire Turning Radius

COOLIDGE STREET

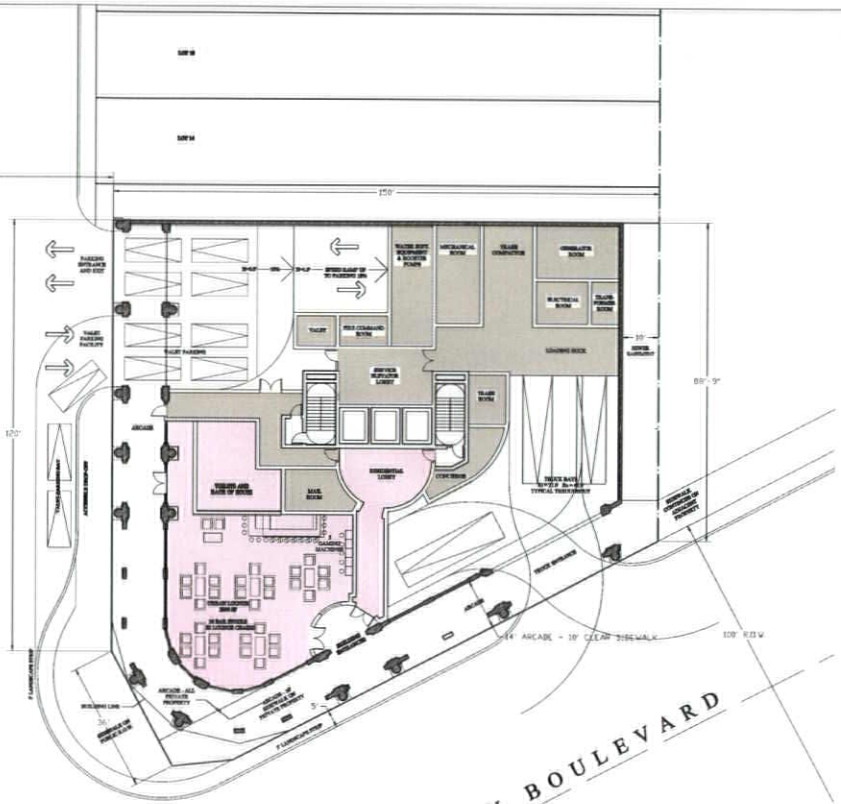
FOURTH STREET

CHARLESTON BOULEVARD

Location Map



Vicinity Map



SITE INFORMATION		
APN	139-34-410-138	
ZONING	C-2 General Commercial SDR - 10785 (3/01/2006) SUP - 10782 (3/01/2006)	
AREA (Approximate)	Net Area	18,731 SF - 0.43 acres
	Gross Area	37,089 SF - 0.85 acres
DENSITY	Units per Net Area	1028 units/ acre
	Units per Areea Area	520 units/ acre
LOT COVERAGE	94%	
F.A.R. (net)	19	

BUILDING AREAS	floors	# of floors	area/ floor	area
Urban Lounge	1	1	2,800	2,800
Parking	floors 2-10	9	17,472	157,248
Club Level - amenities	11	1	3,500	3,500
Club level - residential	11	1	7,000	7,000
Typical residential floors	floors 12-34	22	12,800	281,600
Penthouse floors	floors 35-39	5	10,574	52,870
Top Residential floor	40	1	9,499	9,499
Mechanical floors	41 and 42	2	7,500	15,000
Gross Residential area				357,279 SF
Net Residential area				335,652 SF

BUILDING HEIGHT	# of floors	height per floor	height total
Urban Lounge	1	20	20
Parking	9	9.5	85.5
Club Level	1	14.5	14.5
Typical residential floors	22	11.5	253
Penthouse floors	5	11.5	57.5
Top Residential floor	1	11.5	11.5
Mechanical floors	2	9	18
	41		460

UNIT DISTRIBUTION	# of floors	per floor	Studio - 500 SF subtotal	per floor	1BR - 700 SF subtotal	per floor	2BR - 1000 SF subtotal	total units
Club level	1	8	8	2	2	0	0	
Typical residential floors	22	10	220	4	88	2	44	
Penthouse floors	5	10	50	2	10	2	10	
Top Residential floor	1	4	4	2	2	4	4	
	29		282		102		58	442

UNIT COUNTS	# of floors	# of units per floor	total units
Club level	1	10	10
Typical residential floors	22	16	352
Penthouse floors	5	14	70
Top Residential floor	1	10	10
	29		442

PARKING	Required	Provided
Urban Lounge	N/Req	0
Handicapped	N/Req	0
Residential U unit	442	363
Handicapped 2%	9	9
Total required parking	451	372
Net parking Area		145,910 SF
Gross Parking Area		157,248 SF

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JAN 10 2008

SCALE: 1/16" = 1'-0"

0' 10' 20' 30'

METROPLEX GROUP
930 South Fourth Street, Second Floor
Las Vegas Nevada, 89101 702.450.2543

This plan is conceptual in nature and no guarantee of its accuracy is implied. Owner and Architect reserve the right to modify the design without notice. All colors, dimensions, sizes, and features are conceptual and subject to change.

URBAN LOUNGE

GATEWAY LAS VEGAS

9th JANUARY 2008

NIR BURAS LLC
CLASSICAL CONSULTING
502 D ST SE WASHINGTON DC 20003
202.415.5987 www.buras-classical.com

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01/24/08 PC