



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36364** APN: 13929704024, 025, 019, 020, 021, 022, 023

Name of Property Owner: Bud Holdings, LLC

Name of Applicant: Bud Holdings, 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: _____

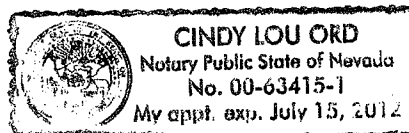
Signature of Property Owner: _____

Print Name: Demetrius McWhorter

Subscribed and sworn before me

This 12th day of October, 2009

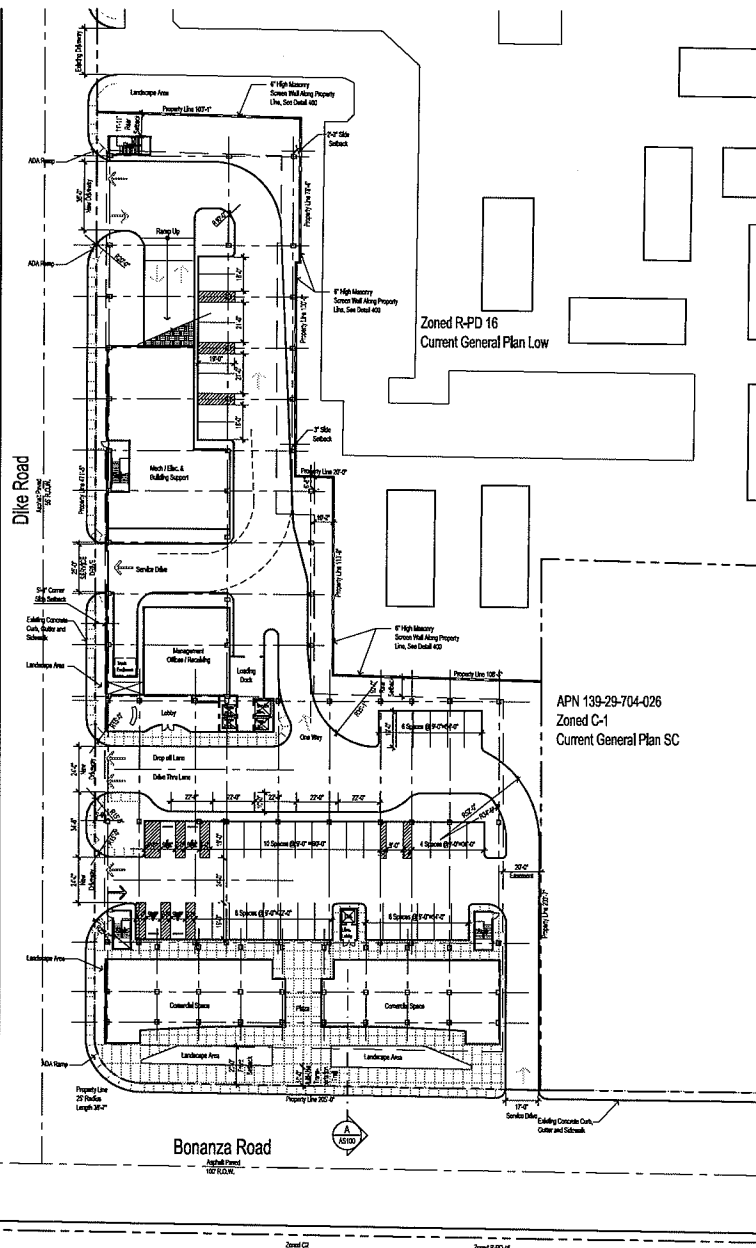
Cindy Lou Ord
Notary Public in and for said County and State



APN 139-29-704-013
Zoned R-1
Current General Plan M-L

APN 139-29-704-014
Zoned R-1
Current General Plan M-L

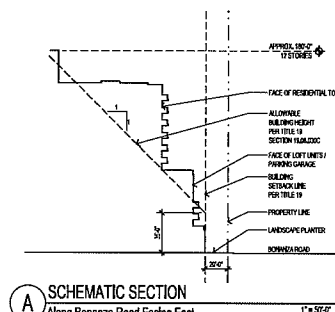
APN 139-29-704-034
Zoned C-V
Current General Plan SC



SITE PLAN AND GROUND FLOOR



A SCHEMATIC SECTION
Along Bonanza Road Facing East
Height Waiver Requested
Stepback Variance Requested



Site Zoning

SITE DATA:

PARCEL NUMBERS 139-29-704-024
139-29-704-023
139-29-704-022
139-29-704-021
139-29-704-020
139-29-704-019

JURISDICTION CITY OF LAS VEGAS
EXISTING ZONING C-1
EXISTING GENERAL PLAN DESIGNATION SC

SITE IS LOCATED IN THE "REDEVELOPMENT AREA" AND THE "NEIGHBORHOOD REVITALIZATION AREA"

PROPOSED ZONING (for all parcels) C-1
PROPOSED GENERAL PLAN (for all parcels) SC

SITE AREA 78,389 NSF
1.79 ACRES NET

MAX LOT COVERAGE ALLOWED 50%
LOT COVERAGE PROPOSED 83.6% NET (Variance Requested)
UNITS 300
UNITS PER ACRE 168

SETBACKS:

	REQD	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-6", (Variance Requested)
SIDE	10'	20'-0", 10'-2", 3", 2'-3" (Variance Requested)
CORNER SIDE	15'	5'-0" (Variance Requested)

MAX HEIGHT: NONE
PROPOSED HEIGHT: 12 STORIES AND 180' MAX HEIGHT

LANDSCAPE BUFFERS
SEE LANDSCAPE PLAN L100

Site Data

CONDOMINIUM UNITS:

UNIT INFORMATION
RESIDENTIAL TOWER 300 UNITS
TOTAL UNITS 300 UNITS

BUILDING AREAS:

TOTAL COMMERCIAL 10,000 S.F.

PARKING ANALYSIS:

CONDOMINIUM (300 UNITS)
2 Bedroom Units 18 @ 1.75 = 32
1 Bedroom/ Studio Units 282 @ 1.25 = 353
Visitors 258 @ 1/15 = 50
Total 435 Spaces

PARKING COMPUTATIONS - COMMERCIAL / (RETAIL, OFFICE)

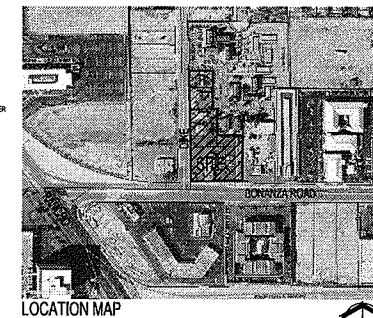
Commercial 10,000 @ 1/1175 = 58
Total 58 Spaces

Total Spaces Required
Residential 435 Spaces
Commercial 58 Spaces
Total 493 Spaces

Total Required Parking 493 Spaces

Parking Provided 336 Spaces
Compact parking Provided (less than 30%) 75 Spaces
Total Provided Parking (16.2% Variance Requested) 413 Spaces

** Parking is provided in a four story parking structure



The View
Rose Bud Development LLC
2230 W. Bonanza
Las Vegas, NV 89106

APTUS Architecture

8100 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1100
F 702.839.1113
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2004 © BY APTUS ARCHITECTURE

1	City Of Las Vegas	2.6.06
	Site Development Review	
NO.	DESCRIPTION	DATE

ISSUED

**SITE PLAN /
GROUND
FLOOR PLAN**

DRAWING NO.

**EOT-36364
12-02-09 CC**

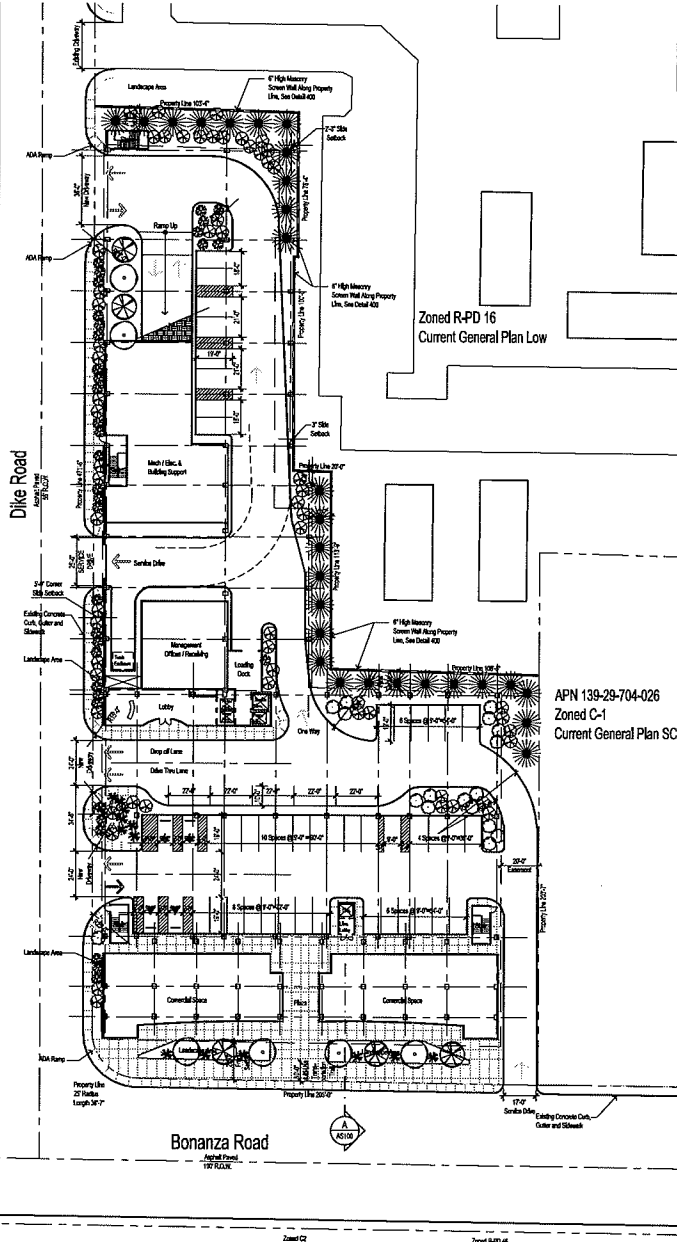
**RECEIVED
OCT 12 2009**

ASI00
THE VIEW

APN 139-29-704-013
Zoned R-1
Current General Plan M-L

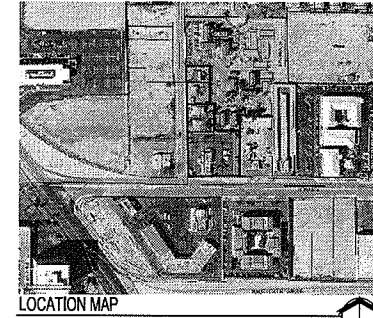
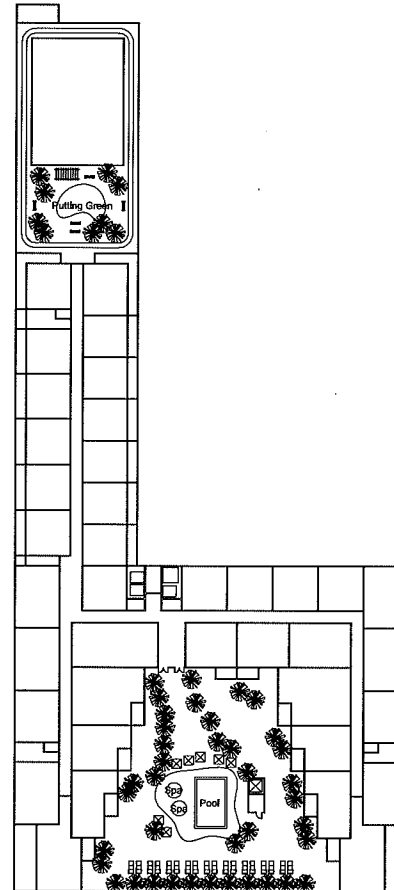
APN 139-29-704-014
Zoned R-1
Current General Plan M-L

APN 139-29-704-034
Zoned C-V
Current General Plan SC



Zoned R-PD 16
Current General Plan Low

APN 139-29-704-026
Zoned C-1
Current General Plan SC



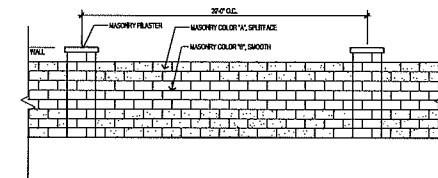
Landscape Legend

SYMBOL	COMMON NAME	BOTANICAL NAME	SPACING	QTY.
	MONEL PINE	<i>Pinus monophylla</i>	24" Box	28
	WESTERN HONEY MESQUITE	<i>Prosopis juliflora</i>	24" Box	14
	BAYWOOD ASH	<i>Fraxinus velutina</i>	24" Box	14
	CALIFORNIA FAN PALM	<i>Washingtonia filifera</i>	24" Box	47
	TEXAS RANGER AND WHITE CLOUD TEXAS RANGER MIX	<i>Leucophyllum frutescens</i> and <i>Leucophyllum thomsonii</i>	10 GA.	87
	SILK MIMOSA	<i>Albizia julibrissin</i>	10 GA.	71
	DESERT CASSIA	<i>Cassia torresiana</i>	10 GA.	61
	SHREVE SEEDLING AND DEER GRASS SEED MIX	<i>Cercocarpus betuloides</i> and <i>Stipa capensis</i>	10 GA.	121

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

Landscape Buffers

WEST 5'-0" (Waiver Requested)
NORTH VARIES, SEE DRAWING (Waiver Requested)
EAST VARIES, SEE DRAWING (Waiver Requested)
SOUTH 20'-0" INCLUDES MULTILANE TRANSPORTATION TRAIL



The View
Rosebud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.875.1200
F 702.875.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2004 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City Of Las Vegas Site Development Review	2.6.06

ISSUED

TITLE
LANDSCAPE PLAN

DRAWING NO.

L100

THE VIEW

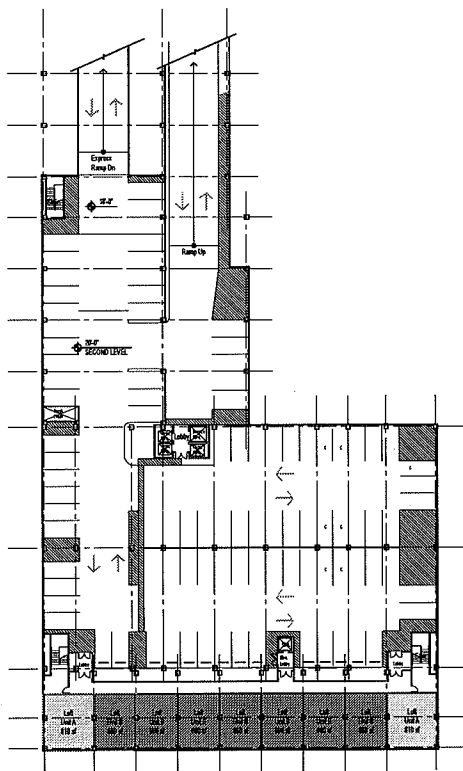
LANDSCAPE PLAN
Recreation Deck

EOT-36364

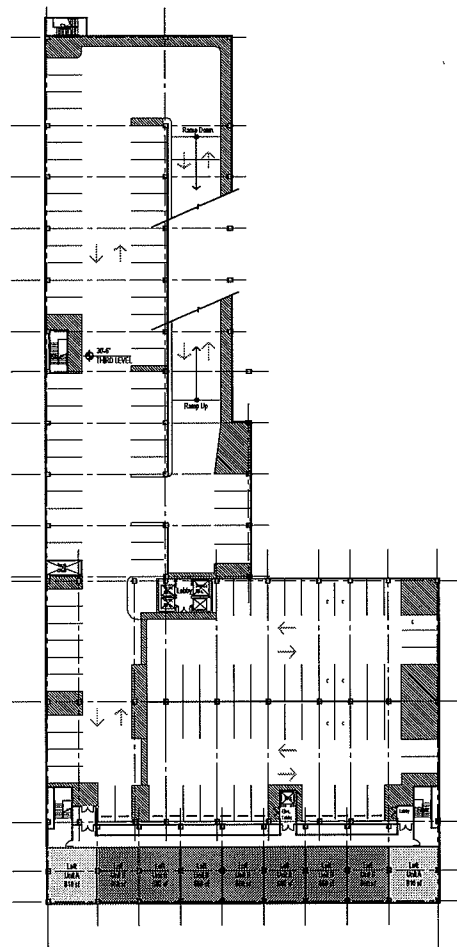
12-02-09 CC

RECEIVED

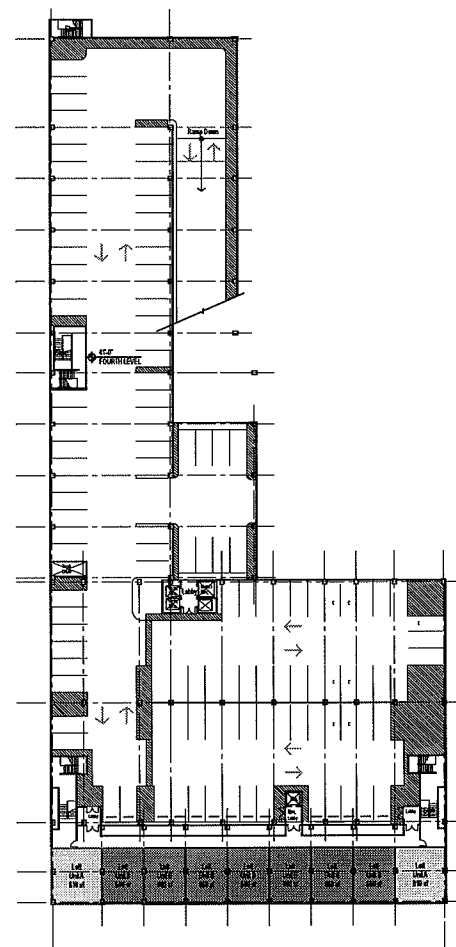
OCT 12 2009



2. Second Floor



3. Third Floor



4. Fourth Floor



EOT-36364
12-02-09 CC

RECEIVED

OCT 12 2009

The View
Mixed Use Development
2230 W. Bonanza
Las Vegas, Nevada 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

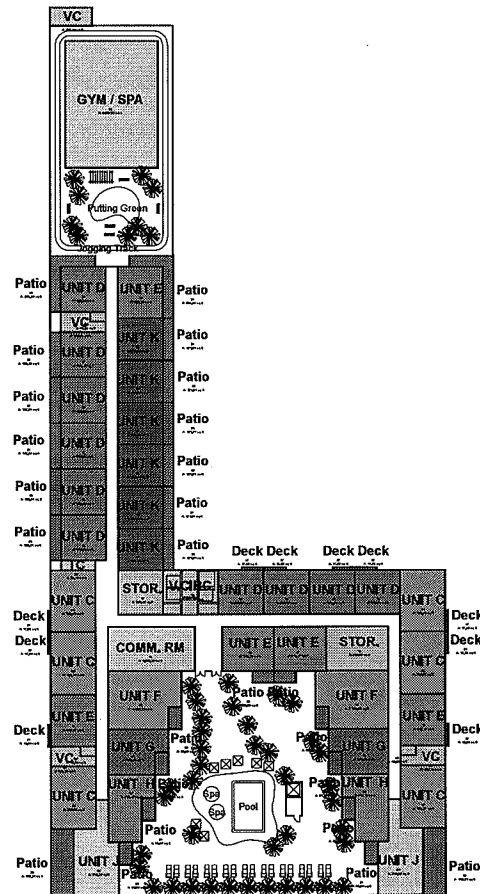
NOTES

COPYRIGHT 2008 © BY APTUS ARCHITECTURE

1 City of Las Vegas
Site Development Review
NO. DESCRIPTION DATE

ISSUED

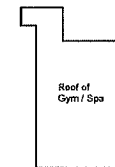
TITLE
SECOND,
THIRD AND
FOURTH
FLOOR PLANS
DRAWING NO.
AI01



5. Fifth Floor (Rec Deck)



6. Sixth Floor



7. 7 thru 12



EOT-36364
12-02-09 CC

RECEIVED
OCT 12 2009

The View
Mixed Use Development
2230 W. Bonanza
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.7333
info@aptusarchitecture.com

APTUS PROJECT NO. 05.106

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2004 © BY APTUS ARCHITECTURE

I City of Las Vegas 2.6.04
Site Development Review

NO. DESCRIPTION DATE

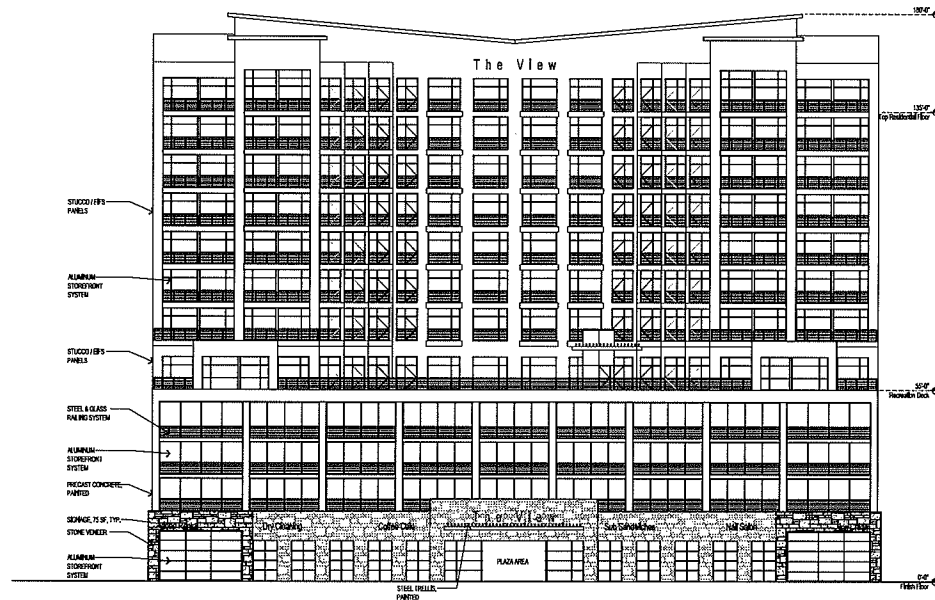
ISSUED

TITLE

FIFTH THRU
TWELFTH
FLOOR PLANS

DRAWING NO.

AI02



SOUTH ELEVATION

The View
Rosebud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUSArchitecture

1700 South 4th Street
Suite 204
Las Vegas, Nevada, 89104
P 702.879.1200
F 702.879.8213
info@aptusarch.com

APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2004 © BY APTUS ARCHITECTURE

City Of Las Vegas 2.6.06
Site Development Review

NO. DESCRIPTION DATE

ISSUED

TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NO.



WEST ELEVATION

EOT-36364

12-02-09 CC

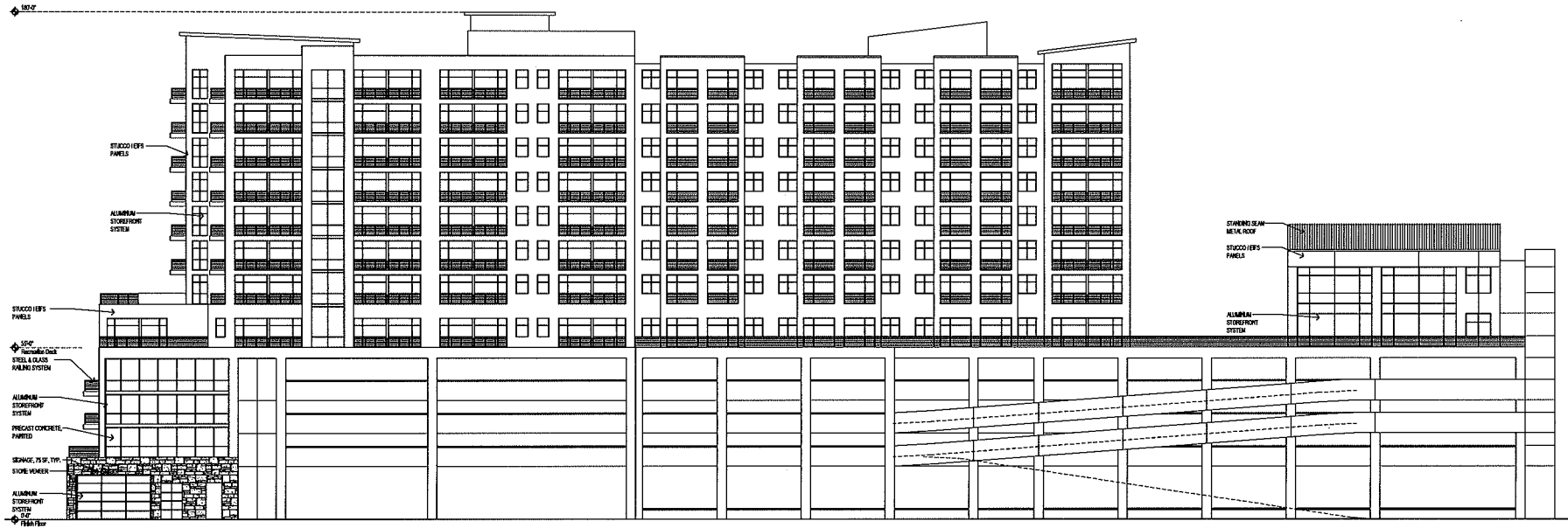
RECEIVED A200

OCT 12 2009



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

The View
Rose Bud Development LLC

2230 W. Bonanza
Las Vegas, NV 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.374.1200
F 702.374.1213
info@aptusarchitects.com

APTUS PROJECT NO. 05.106

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

1	City Of Las Vegas	2.6.06
NO.	DESCRIPTION	DATE
1	Site Development Review	

ISSUED

TITLE
EXTERIOR
ELEVATIONS

DRAWING NO.

A201

EOT-36364
12-02-09 CC

RECEIVED

OCT 12 2009