PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33761** APN: 139-27-812-009, 010, 016

Name of Property Owner: Casa Suites LLC

Name of Applicant: The Siegel Group

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: Stephen Siegel

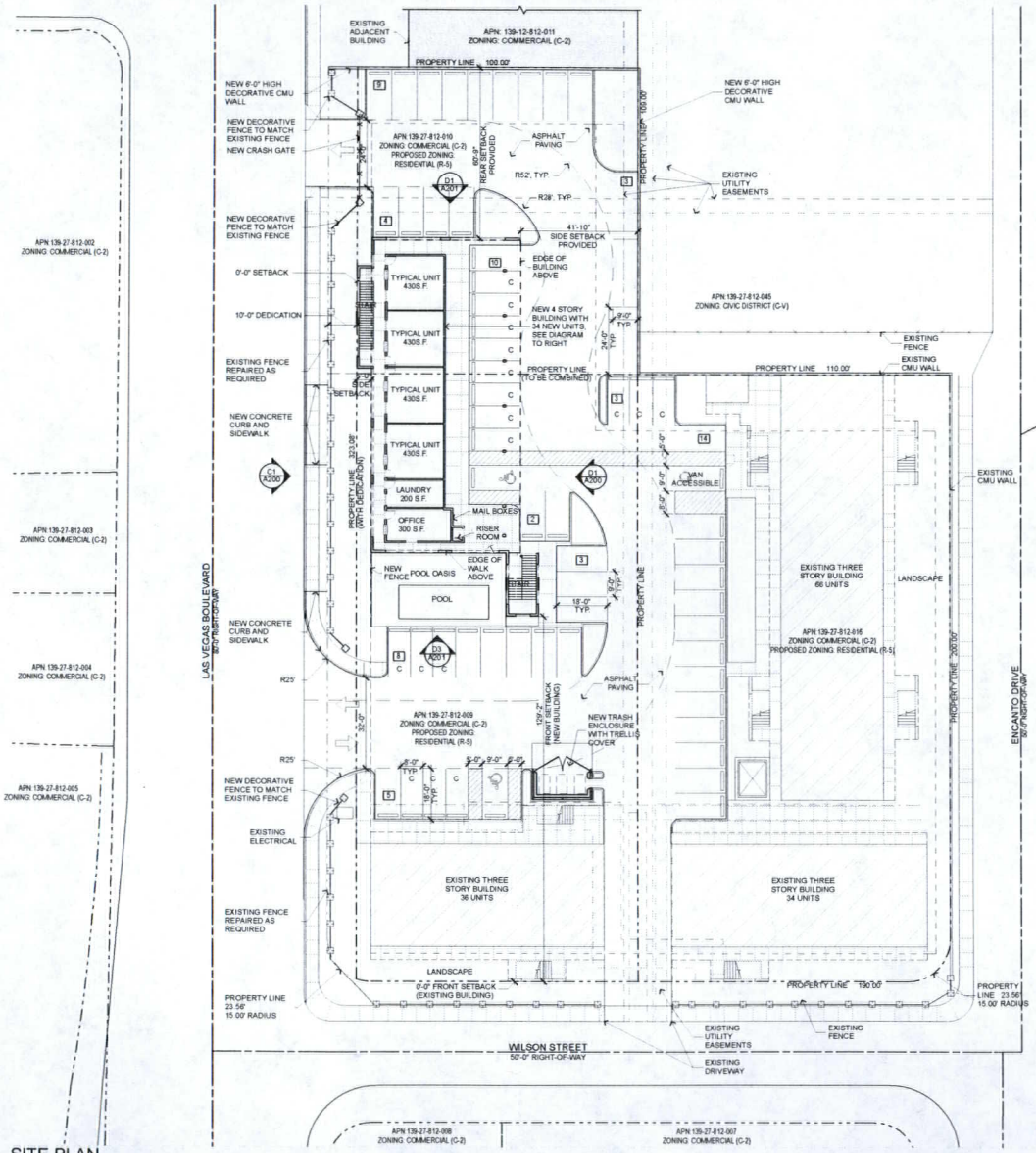
Subscribed and sworn before me

This 5th day of March, 2009

_____

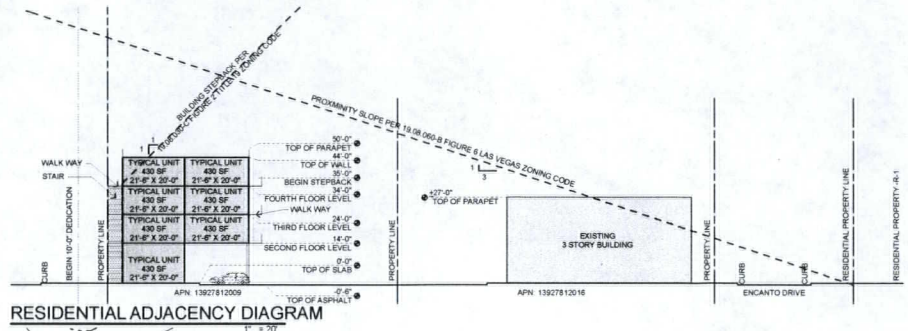
Notary Public in and for said County and State

S. COUCH
Notary Public State of Nevada
No. 04-88092-1
My appt. exp. Jan. 25, 2012



SITE PLAN

1" = 20'



RESIDENTIAL ADJACENCY DIAGRAM

1" = 20'

WILSON STREET
50'-0" RIGHT-OF-WAY

Site and Project Information

SITE INFORMATION

PARCEL NUMBER	139-27-812-009 139-27-812-010 139-27-812-016
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MIXED USE (MXU)
EXISTING ZONING PROPOSED ZONING	C-2 R-5
PROPOSED USE	APARTMENTS
SITE AREA	59,193 NET SQUARE FEET 1.36 NET ACRES 84,750 GROSS SQUARE FEET 1.95 GROSS ACRES

SETBACKS - (BUILDING)	REQUIRED	PROVIDED
FRONT	10'-0"	0'-0"(Existing Bldg)and129'-2" (New Bldg)
INTERIOR SIDE	5'-0"	41'-10"
STREET SIDE	5'-0"	5'-0"and 0'-0"
REAR	20'-0"	60'-9"

MAX HEIGHT ACTUAL HEIGHT	5 STORIES OR 55'-0" 50'-0" (4 STORIES)
LOT COVERAGE ALLOWED LOT COVERAGE ACTUAL	NA 30.2%

BUILDING INFORMATION

BUILDING SQUARE FOOTAGE	EXISTING	NEW
EXISTING APARTMENTS	48,321 SF (3 STORIES)	
NEW APARTMENTS		14,190 SF (4 STORIES)
NEW OFFICE		300 SF
NEW LAUNDRY		200 SF
TOTAL		63,011 SF

BUILDING UNIT MIX	EXISTING	NEW
EFFICIENCY	136	34
TOTAL		170 UNITS

PARKING INFORMATION

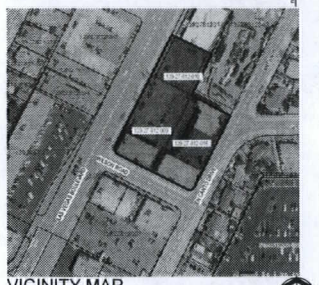
PARKING REQUIRED	
EXISTING UNIT PARKING	61
NEW UNIT PARKING	34 @ 1.25 PER UNIT = 43
NEW OFFICE PARKING	300 SF @ 1:300 SF = 1
NEW GUEST PARKING	34 @ 1 PER 6 UNITS = 6
TOTAL	61 + 43 + 1+ 6= 111

TOTAL PARKING PROVIDED	
STANDARD PARKING	40
COMPACT PARKING	17 (27.9%)
ACCESSIBLE PARKING	3
TOTAL	61

PARKING COMPARISON

LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.

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MAR 10 2009

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APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0 10' 20' 40'

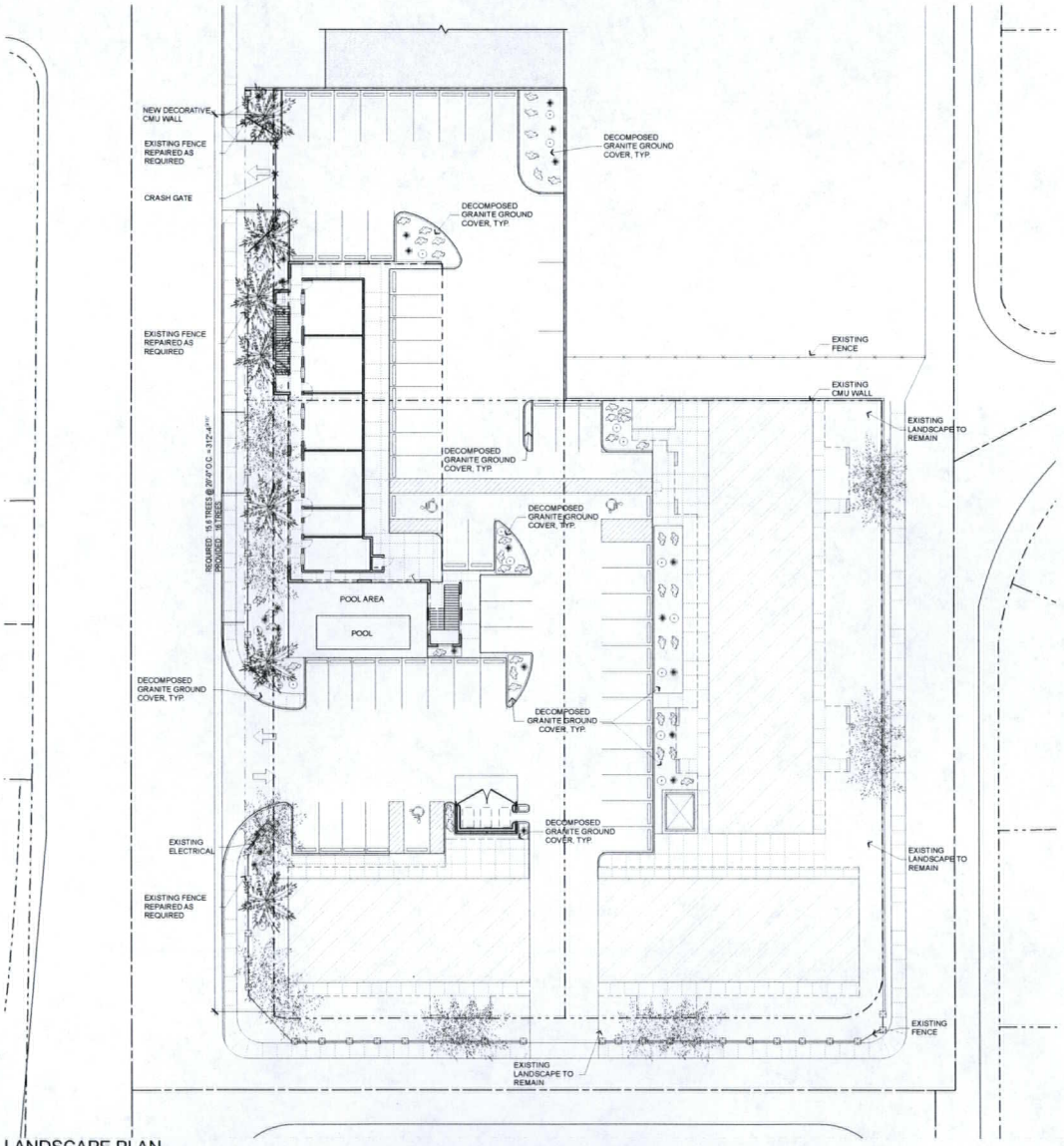
Siegel Suites Casa Palms
Site Development Review
700 Las Vegas Boulevard
Las Vegas, Nevada 89101

City of Las Vegas SDR Submittal 03.10.09

SDR-33761
04/23/09 PC

SITE PLAN
AS100
08.034 Siegel Suites Casa Palms

F:\08.034 - 700 LV Blvd - Siegel\DWG\08034 LAS VEGAS SDR.dwg, 3/9/2009 4:49 PM, jhamp



LANDSCAPE PLAN

1" = 20'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
	GUADALUPE FAN PALM	brahea edulis	24" BOX	7
	EXISTING PALM TREES ON SITE			
SHRUBS				
	MEXICAN SAGE	salvia leucantha	5 GALLON	20
	MORMON TEA	ephedra	5 GALLON	25
GROUND COVER				
	PROSTATE ROSEMARY	rosemarinus	5 GALLON	43

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LANDSCAPE PLAN
AS101

08.034 Siegel Suites Casa Palms

SDR-33761
04/23/09 PC

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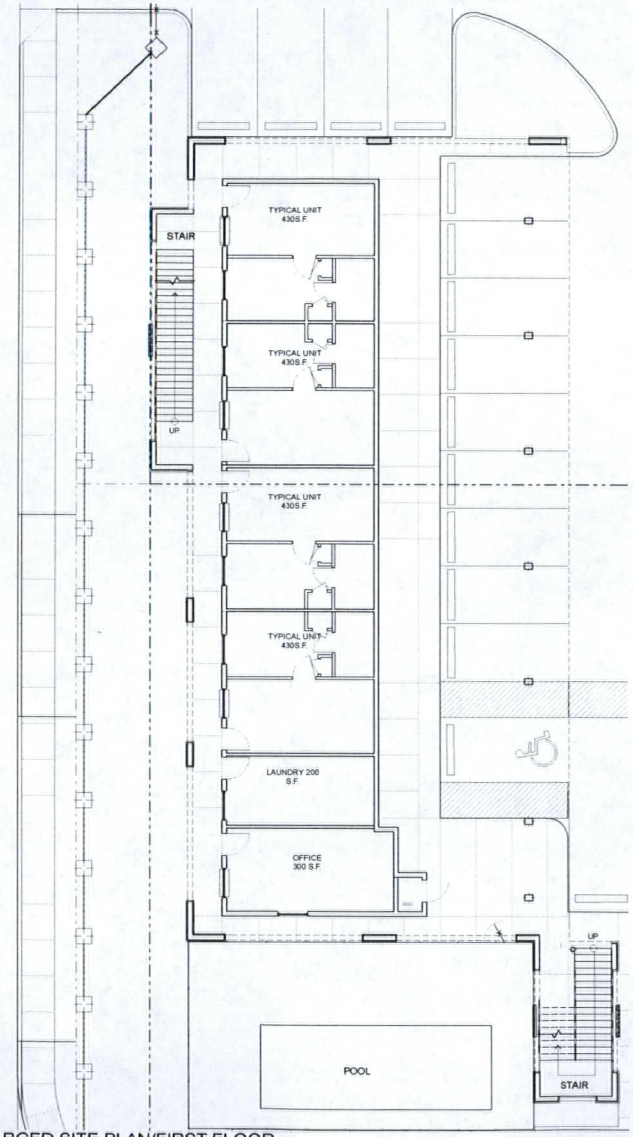
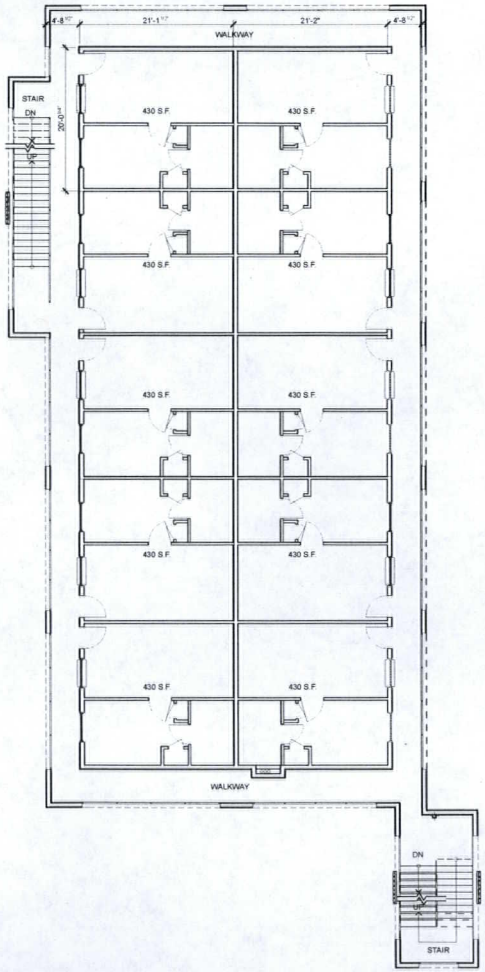
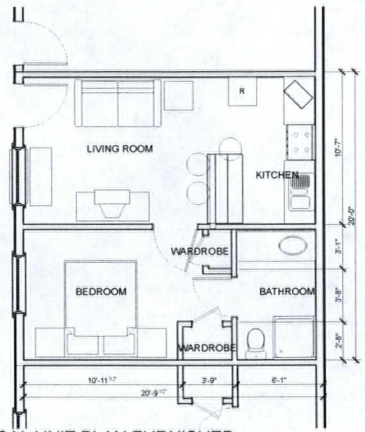


ENLARGED SITE PLAN/FIRST FLOOR
1/8" = 1'-0"



TYPICAL FLOOR PLATE
1/8" = 1'-0"



TYPICAL UNIT PLAN FURNISHED
1/4" = 1'-0"

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P 702.839.1200
F 702.839.1213

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TYPICAL FLOOR PLATE & UNIT PLAN

A100

08.034 Siegel Suites Casa Palms

C1 WEST ELEVATION

1/8" = 1'-0"

D1 EAST ELEVATION

1/8" = 1'-0"

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Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

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04/23/09 PC

ELEVATIONS

A200

08.034 Siegel Suites Casa Palms

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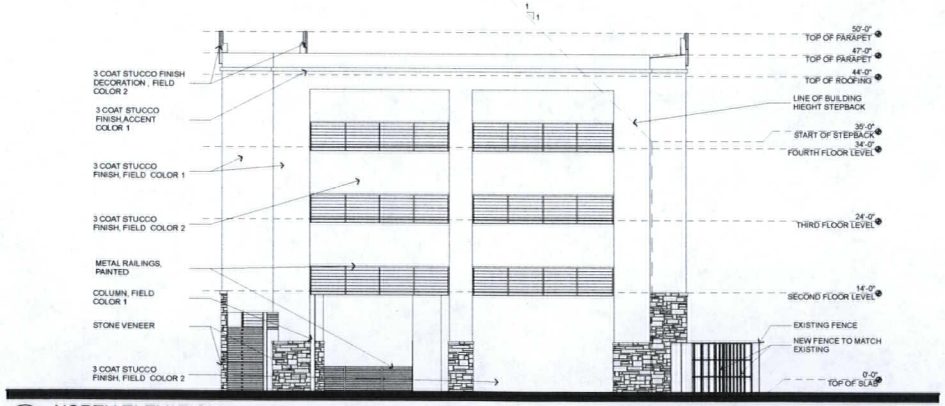
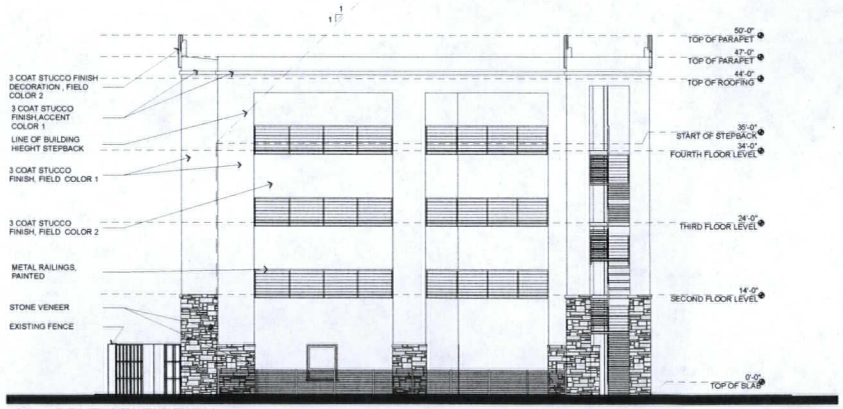


D1 NORTH ELEVATION

1/8" = 1'-0"



D3 SOUTH ELEVATION

1/8" = 1'-0"

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ELEVATIONS

A201

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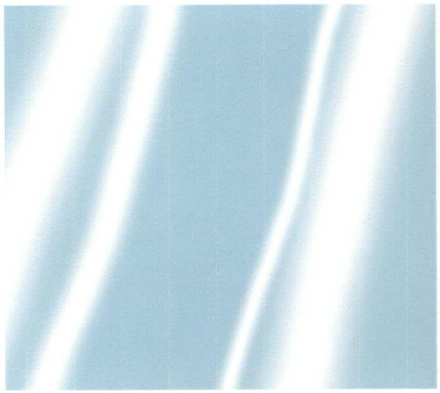
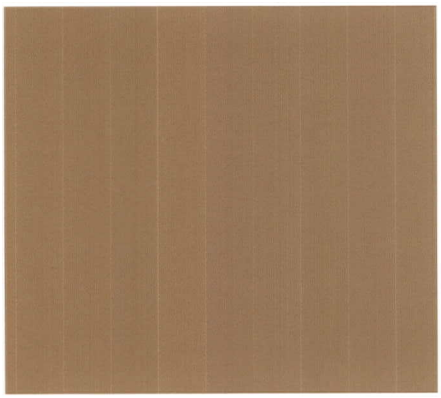
Stone Veneer

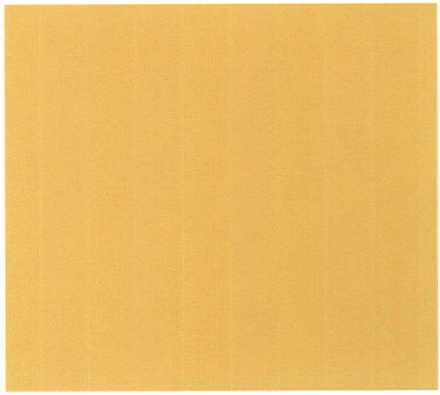
Window Frame



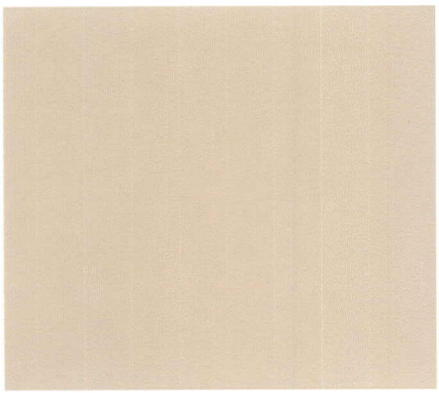
Glazing



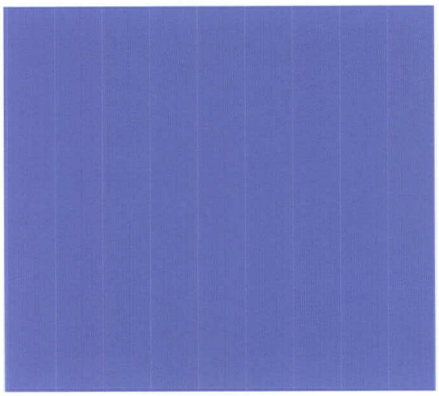
Field Color 1



Field Color 2



Accent Color 1



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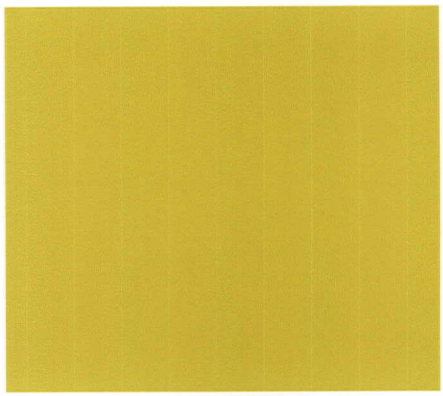

Accent Color 3

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

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3.10.09

Site Development Review

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SDR 33761

Casa Suites, LLC

NEC of Wilson Ave. and Las Vegas Blvd.

Proposed 34-unit addition to an existing 136-unit apartment development.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	136	6.72	914
AM Peak Hour			0.51	69
PM Peak Hour			0.62	84
(heaviest 60 minutes)				

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	34	6.72	228
AM Peak Hour			0.51	17
PM Peak Hour			0.62	21
(heaviest 60 minutes)				

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	170	6.72	1,142
AM Peak Hour			0.51	87
PM Peak Hour			0.62	105
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Las Vegas Blvd.	
Average Daily Traffic (ADT)	24,495
PM Peak Hour	1,960
(heaviest 60 minutes)	

Bonanza St.	
Average Daily Traffic (ADT)	27,935
PM Peak Hour	2,235
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Las Vegas Blvd.	32775
Bonanza St.	32775

This project will add approximately 228 trips per day on Las Vegas Blvd. and Bonanza Ave. This will increase expected volumes by about 1 percent on both Las Vegas and Bonanza. Currently, Las Vegas is at about 75 percent of capacity and Bonanza is at about 85 percent of capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; which works out to about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				