PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20484** APN: 139-34-811-047 + 052

Name of Property Owner: NEAR + FAR LLC

Name of Applicant: THE ISLAND DEVELOPMENT LLC

Name of Representative: DONIELA "DUSTY" BUCKEL

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: [signature]

Print Name: HAKJUNG KIM

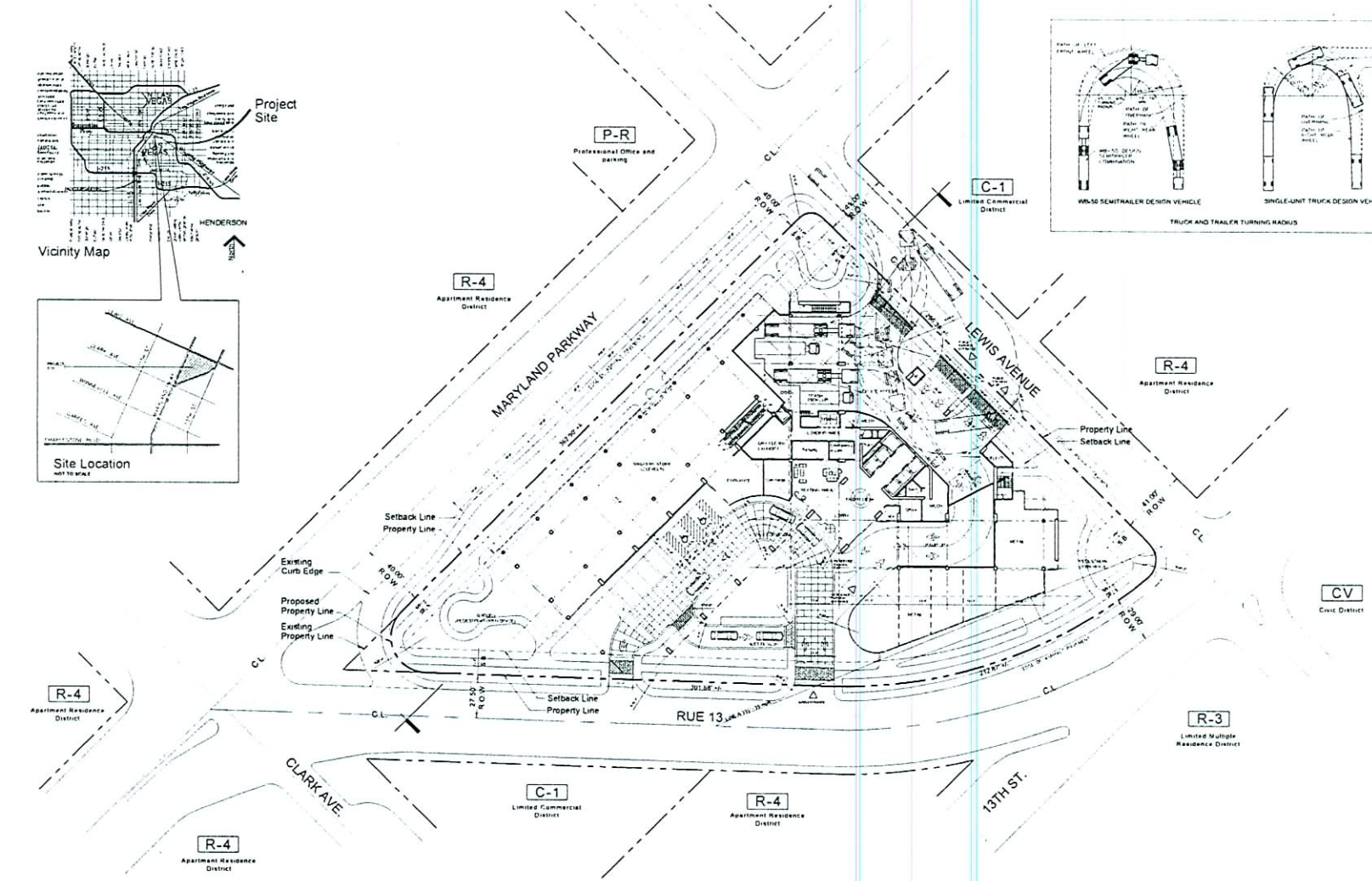
Subscribed and sworn before me

This 13 day of MARCH, 2007

[signature] CLARK/NEVADA

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DAVID L. REVIS
My Appointment Expires
April 19, 2008
No: 04-86753-1



SITE INFORMATION

APN # 139-36-811-047/052

ZONING

CURRENT CITY OF LAS VEGAS (C-1) - Limited Commercial District
PROPOSED CITY OF LAS VEGAS (C-1) - Limited Commercial District

PARCEL AREA

Net Area	(Approximate)	80,048 sf	1.838 acres
Gross Area	(Approximate)	127,154 sf	2.919 acres

COMMERCIAL

Offices	(Gross Area)	44,900 sf
Retail	(Gross Area)	6,500 sf
Grocery Store	(Gross Area)	22,500 sf
Sky Restaurant	(Gross Area)	5,600 sf
	Total	79,400 sf

RESIDENTIAL

AREA (Approximate)

Net Area (Livable)	542,500 sf
Gross Area	637,400 gsf
Efficiency	85 %

UNITS COUNT

Total Number of Units: 492

	Number	% of Total
STUDIO	262	49.64%
1 BR / 1 BR + D / 1 DR Penthouse	255	51.31%
2 BR / 2 BR + D / 2 BR Penthouse	32	6.44%
3 BR Penthouse	4	1.61%

DENSITY

Allowed	N/A
Provided	268.4 du / Net Acre 178.3 du / Gross Acre

AMENITIES/CIRCULATIONS

Lobbies	3,600 sf
Lounge / Bar	2,100 sf
Seating Areas	2,100 sf
Business Center	2,600 sf
Fitness Center	18,400 sf
Media Room	4,400 sf
Pool Deck	16,200 sf
Roof Deck	4,200 sf
Valet / Concierge / Office / Laundry / Emergency	1,300 sf
Mechanical / Electrical / Trash	22,500 sf
Storages (for Residential units)	22,400 sf
Parking Structure	432,300 sf
Total	457,400 sf

SETBACKS

	Required	Provided
Front (Lewis)	20 ft	20 ft
Corner (Maryland & Rue 13)	15 ft	15 ft
Rear	20 ft	20 ft

HEIGHT

	Required	Provided
Height	No Limit	544 ft
Number of Stories	No Limit	50 stories

PARKING REQUIREMENTS

PARKING REQUIRED

RESIDENTIAL

STUDIO Unit	262 @ 1.25 / Unit	= 253
1 BR Unit / 1 BR+D / 1 BR Pent.	255 @ 1.25 / Unit	= 319
2 BR Unit / 2 BR+D / 2 BR Pent.	32 @ 1.75 / Unit	= 56
3 BR Penthouse Unit	4 @ 2.00 / Unit	= 16
Guest	492 @ 1 / 6 Unit	= 81

COMMERCIAL

Offices	64,400 sf @ 1 / 300 sf	= 215
Retail (< 25,000 gsf)	6,500 sf @ 1 / 250 sf	= 26
Grocery Store (> 25,000 gsf)	22,500 sf @ 1 / 250 sf	= 90
Restaurant (Seating Area)	2,000 sf @ 1 / 50 sf	= 40
(Remaining Area)	3,500 sf @ 1 / 200 sf	= 18
Total Required		1,117 Spaces
Handicaped Residential (2% of 492 units)		10 Spaces
Handicaped Commercial (for 390 spaces)		5 Spaces
Regular (including Compact)		1,099 Spaces
Onsite Loading	3 + 635,700 sf @ 1 / 100,000 sf	= 10

PARKING PROVIDED

Regular		= 779
Compact		= 320
Handicap (15 Cars + 3 vans)		= 18
Total Provided		1,117 Spaces

F.A.R.

= 1,224,200 sf / 80,048 sf = 15.29

LOT COVERAGE

Allowed	50%
Provided (44,496 SF / 80,048 SF)	55.57 %
Provided Ground Floor (37,804 SF / 80,048 SF)	47.23 %

UNITS COUNT

	LEVEL	STUDIO	1 BR	1BR + Den	2 BR + Den	1 BR Penth.	2 BR Penth.	3 BR Penth.	TOTAL
TOWER	TYPICAL SIZE	495 SF	990 SF	990 SF	1,185 SF				
	13-24	12 X 10 = 120	12 X 3 = 36	12 X 4 = 48					204
	25-35	11 X 8 = 88	11 x 5 = 55	11 x 4 = 44					185
	36-43	8 x 2 = 16	8 x 4 = 32	8 x 4 = 32	8 x 2 = 16				96
	45-48					4 x 2 = 8	4 x 4 = 16	4 x 2 = 8	32
	TOTAL	203	123	124	16	8	16	8	497
	%	40.64 %	24.75 %	24.95 %	3.22 %	1.61 %	3.22 %	1.61 %	100 %

SCALE 1" = 30'-0"
THE ISLAND DEVELOPMENT, LLC
PROJECT No 100000
DATE 05.23.2007

SITE PLAN

E 1 A

THE ISLAND - LAS VEGAS

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~~VAR-20487~~ ~~VAR-20488~~
VAR-21263 SUP-20486
SUP-20740 SDR-20484
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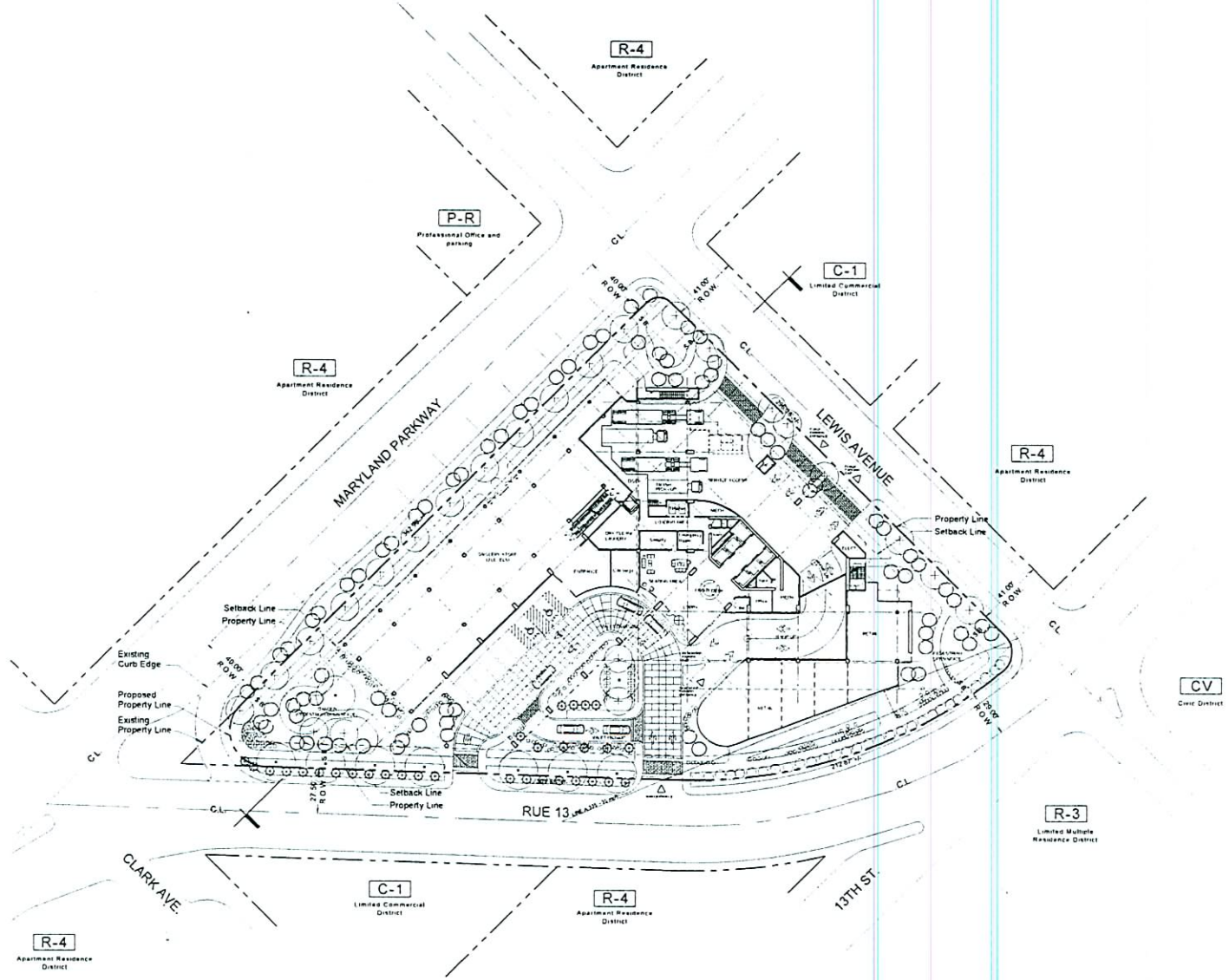
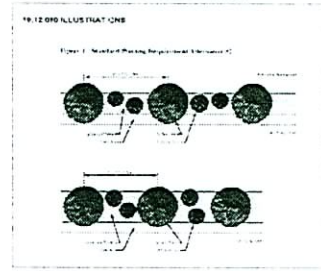


PLANT LEGEND

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	LAGERSTROEMIA INDICA	CRAPEMYRTLE	24" BOX	24	STANDARD TRUNK SPECIMEN
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	80	MULTI-TRUNK
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	9	STANDARD TRUNK SPECIMEN
	GINKO BILOBA	GINKO	24" BOX	32	

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	15 GALLON	205	
	HEMEROCALLIS SP.	DAYLILY	5 GALLON	420	
	CHAMEROPS HUMILUS	MEDITERRANEAN PALM	5 GALLON	12	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GALLON	70	
	DALEA CAPITATA	GREAN DALEA	1 GALLON		24" O.C.
	LANTANA MONTE 'SUNGOLD'	SUNGOLD LANTANA	1 GALLON		24" O.C.
	FESCUE SOD				
	CONCRETE PAVEMENT - 1/2" SCREENED @2" DEPTH IN ALL PLANTING AREAS				
	DECOMPOSED GRANITE, CORAL PINK - 1/2" SCREENED @2" DEPTH IN ALL PLANTING AREAS				
	FESCUE SOD, 'MEDALLION' OVER 4" DEPTH WASHED SILT.				
	RIVERSON STEEL HEADER				

LANDSCAPING PER TITLE 19



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DATE 05.23.2007

LANDSCAPE PLAN

THE ISLAND - LAS VEGAS

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VAR-21263 SUP-20486
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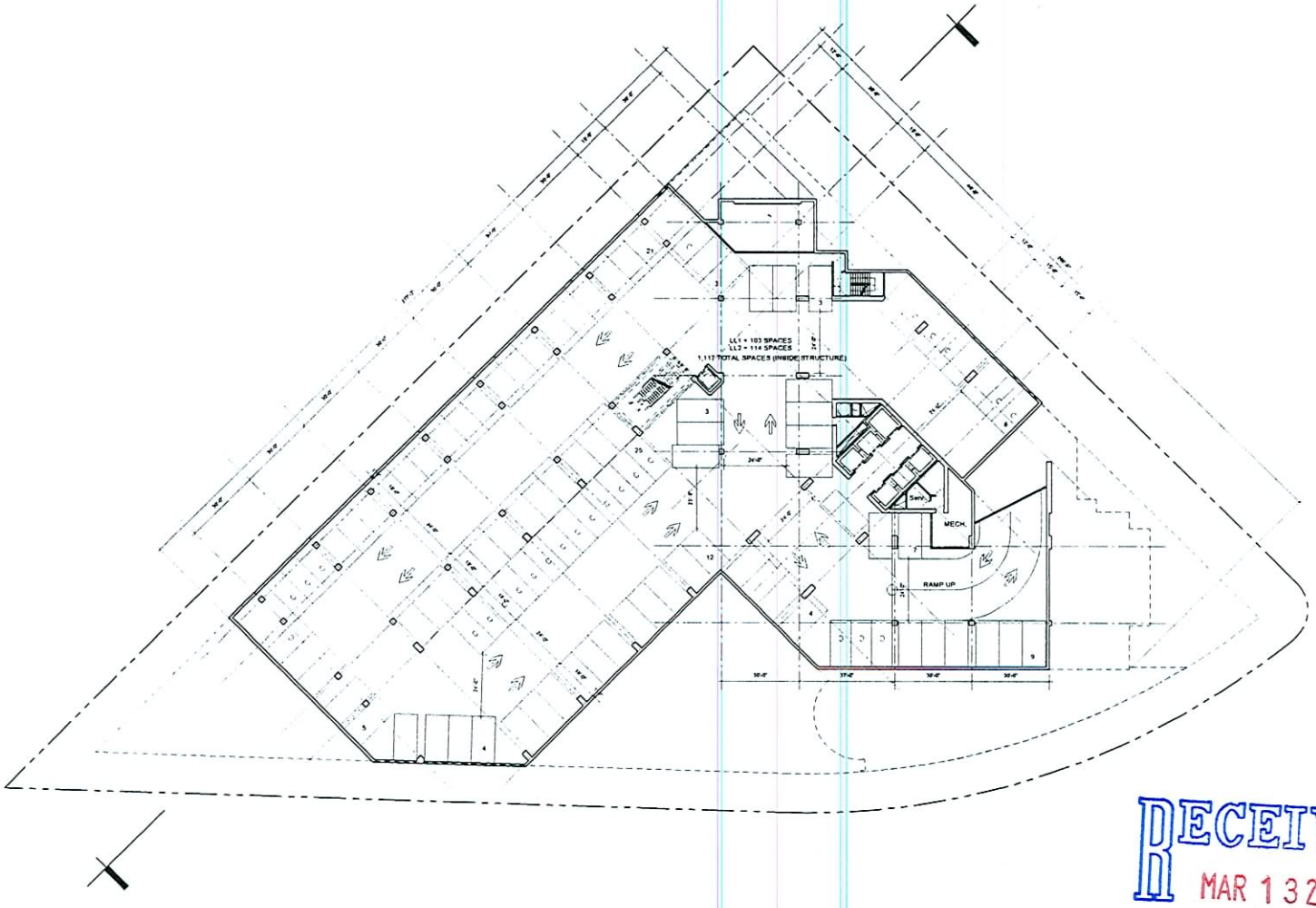

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SUBTERRANEAN PARKING LEVELS 1-2

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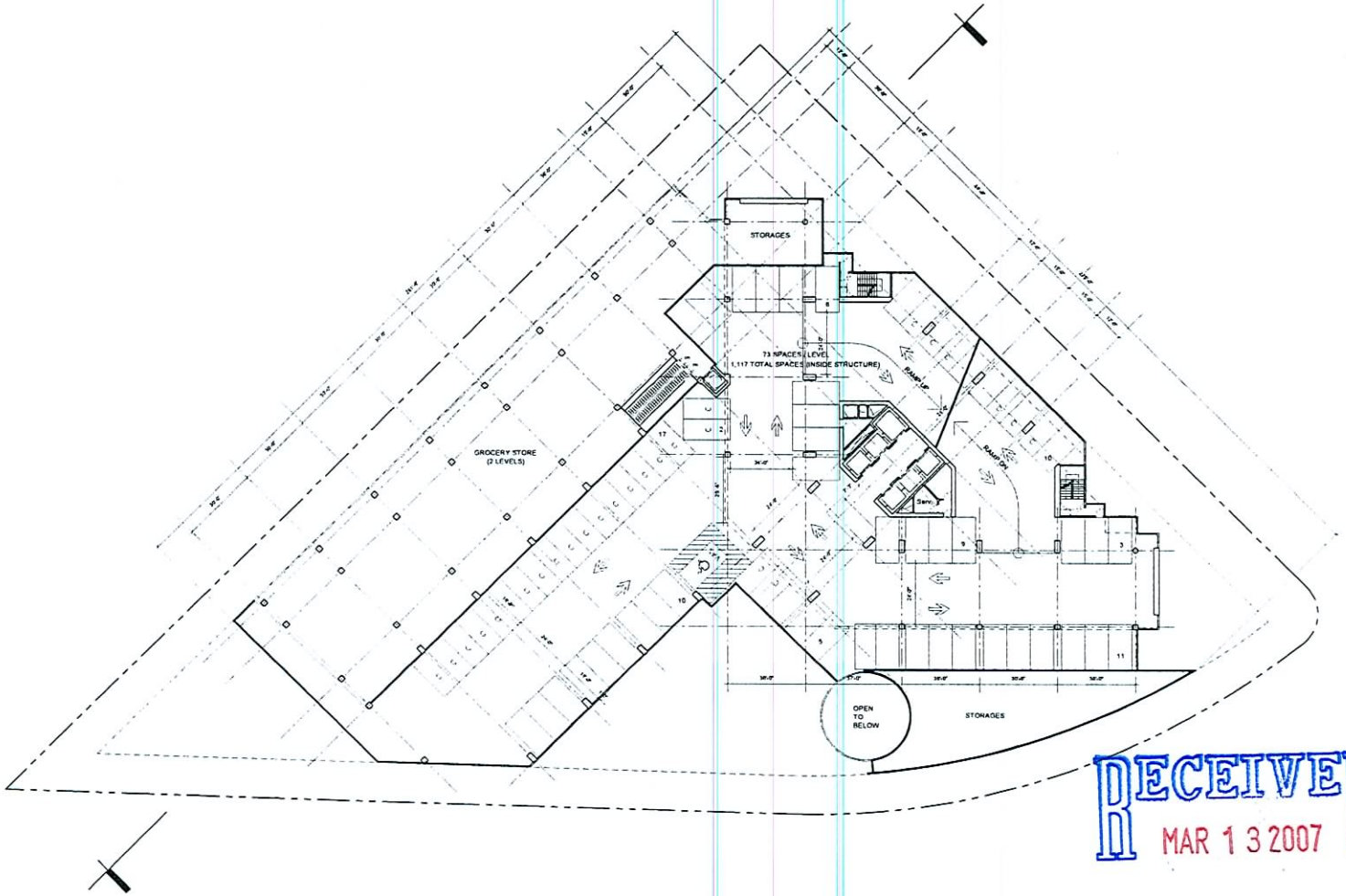

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COMMERCIAL LEVEL 2

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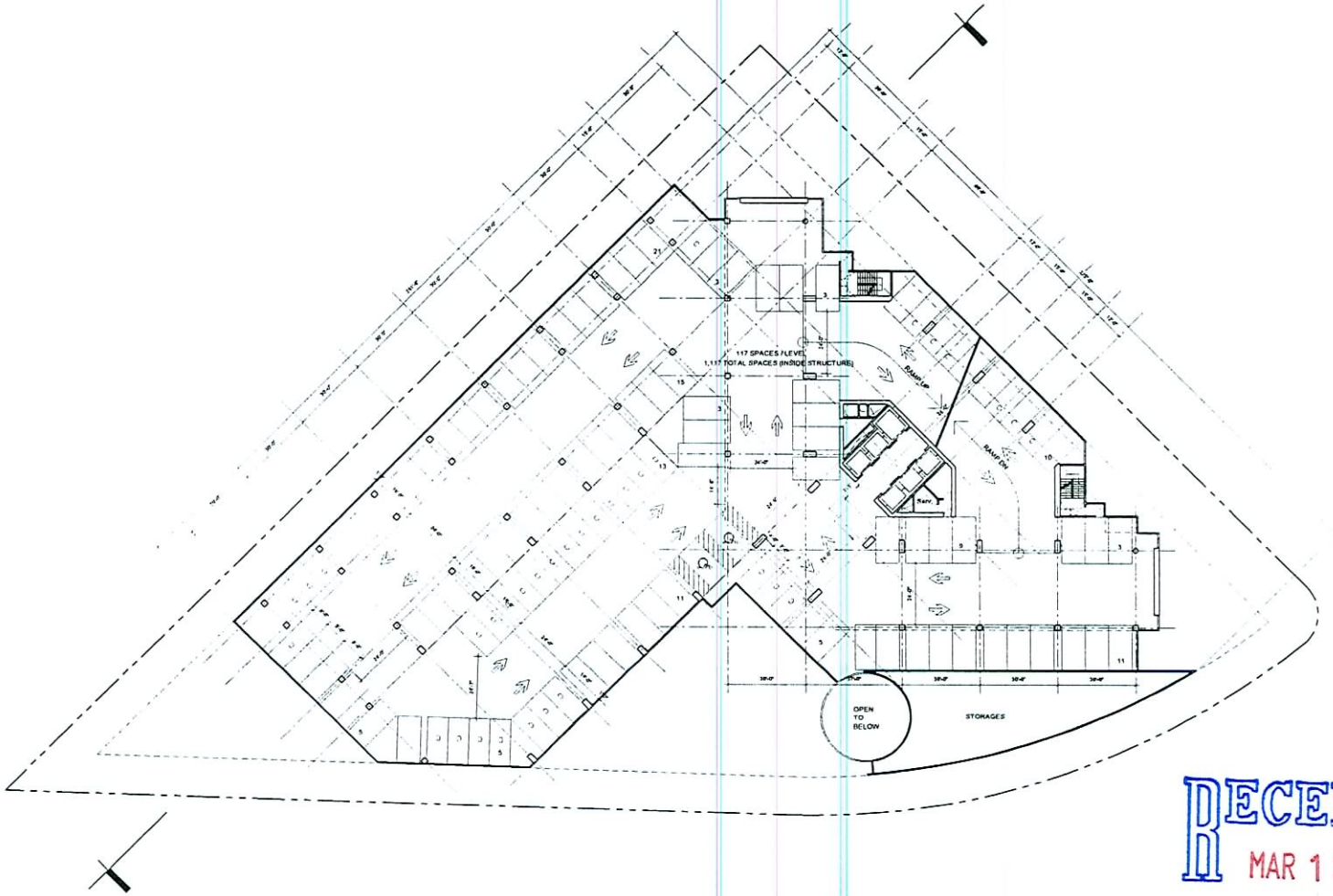

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PARKING LEVELS 3-9

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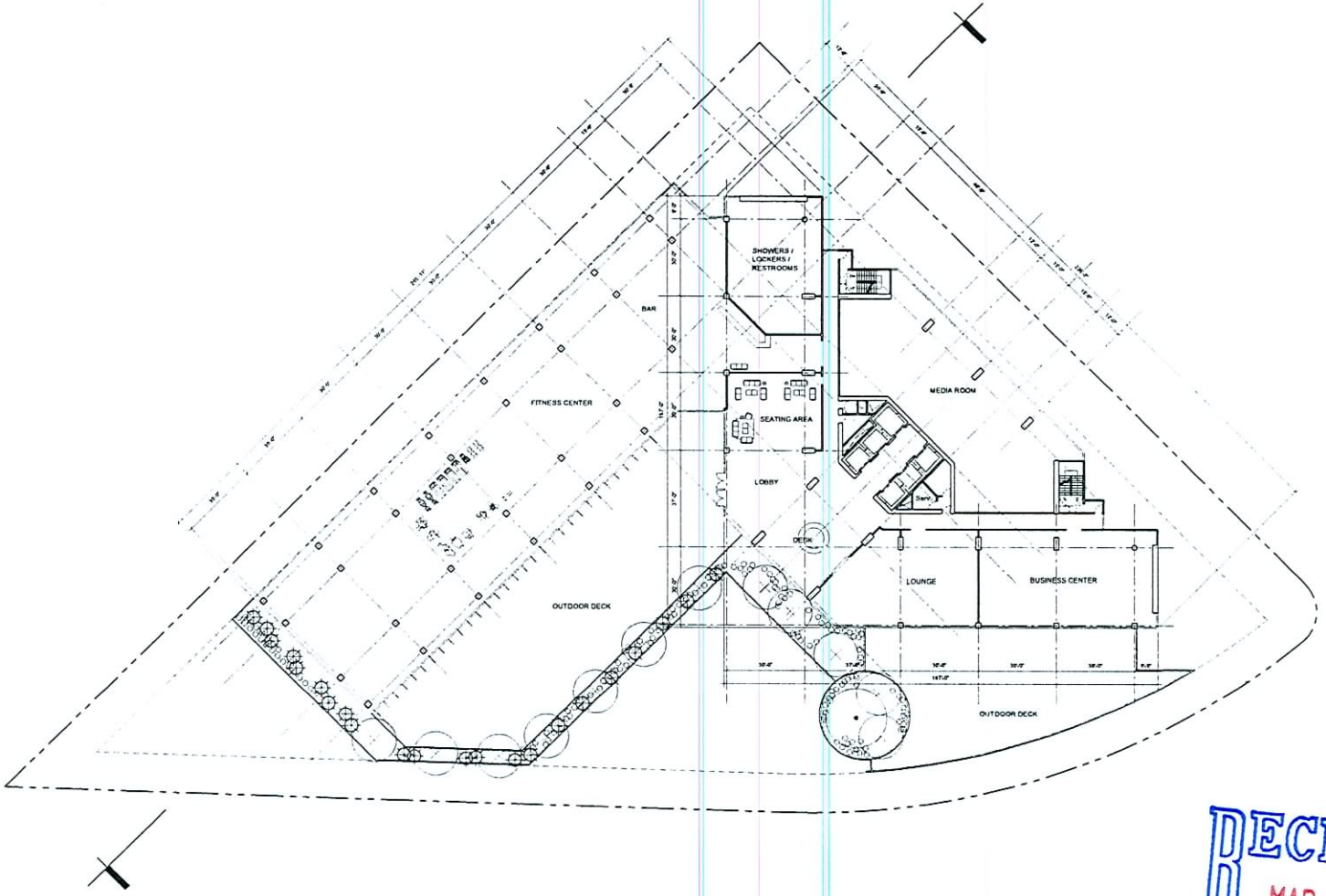

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DECK LEVEL 10

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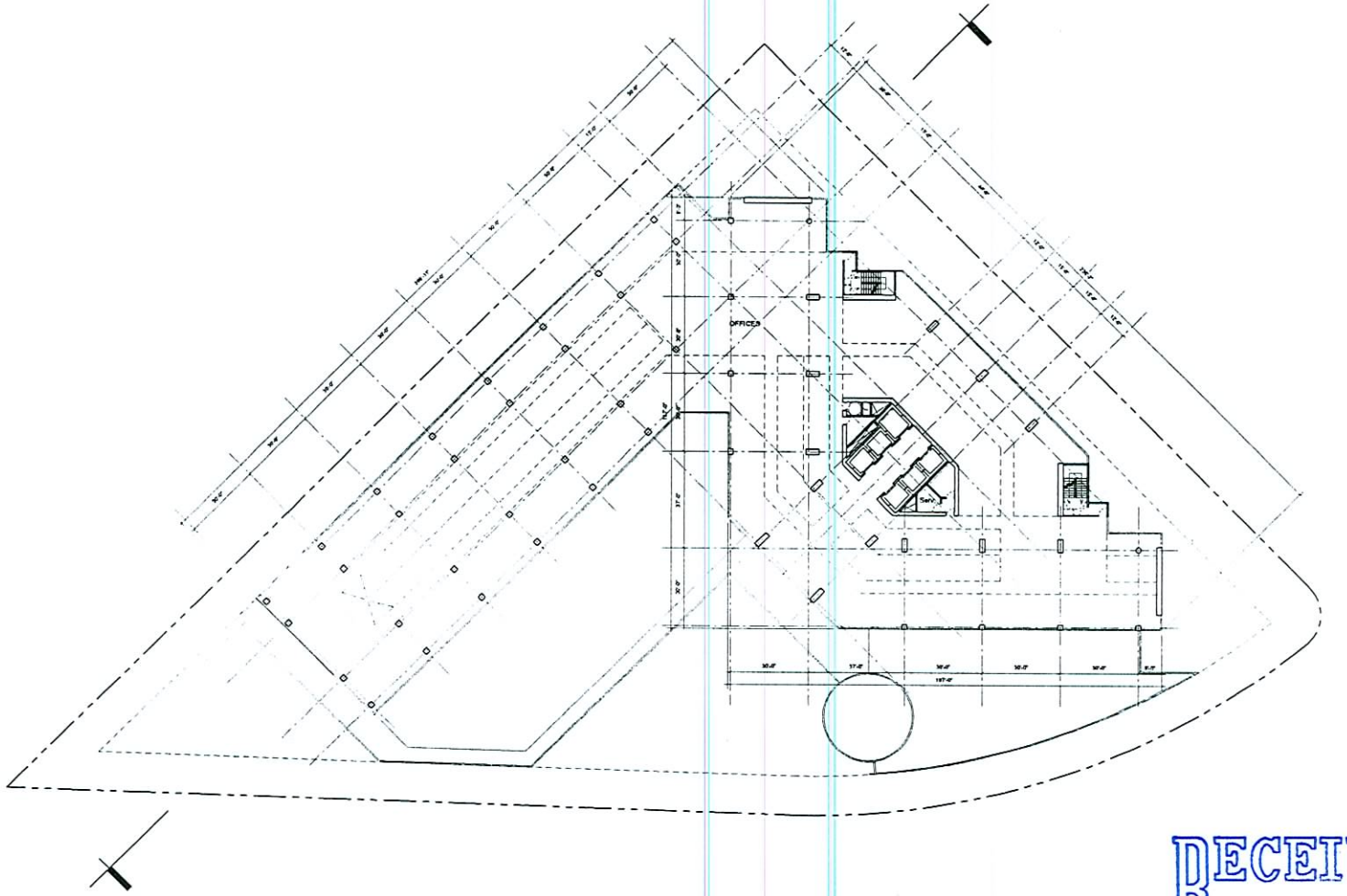

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OFFICE LEVELS 11-12

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EJA DESIGN STUDIOS

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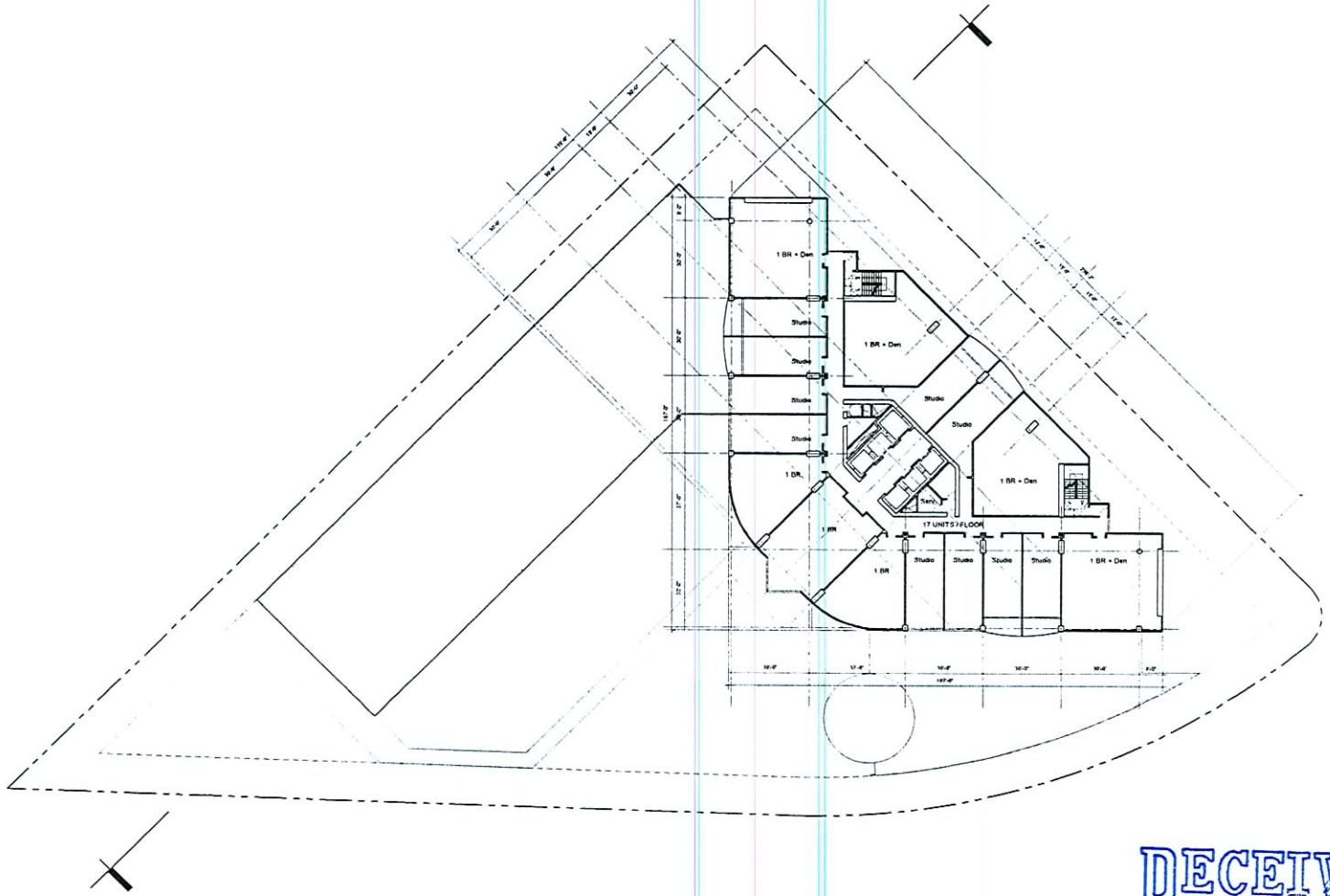

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RESIDENTIAL LEVELS 13-24

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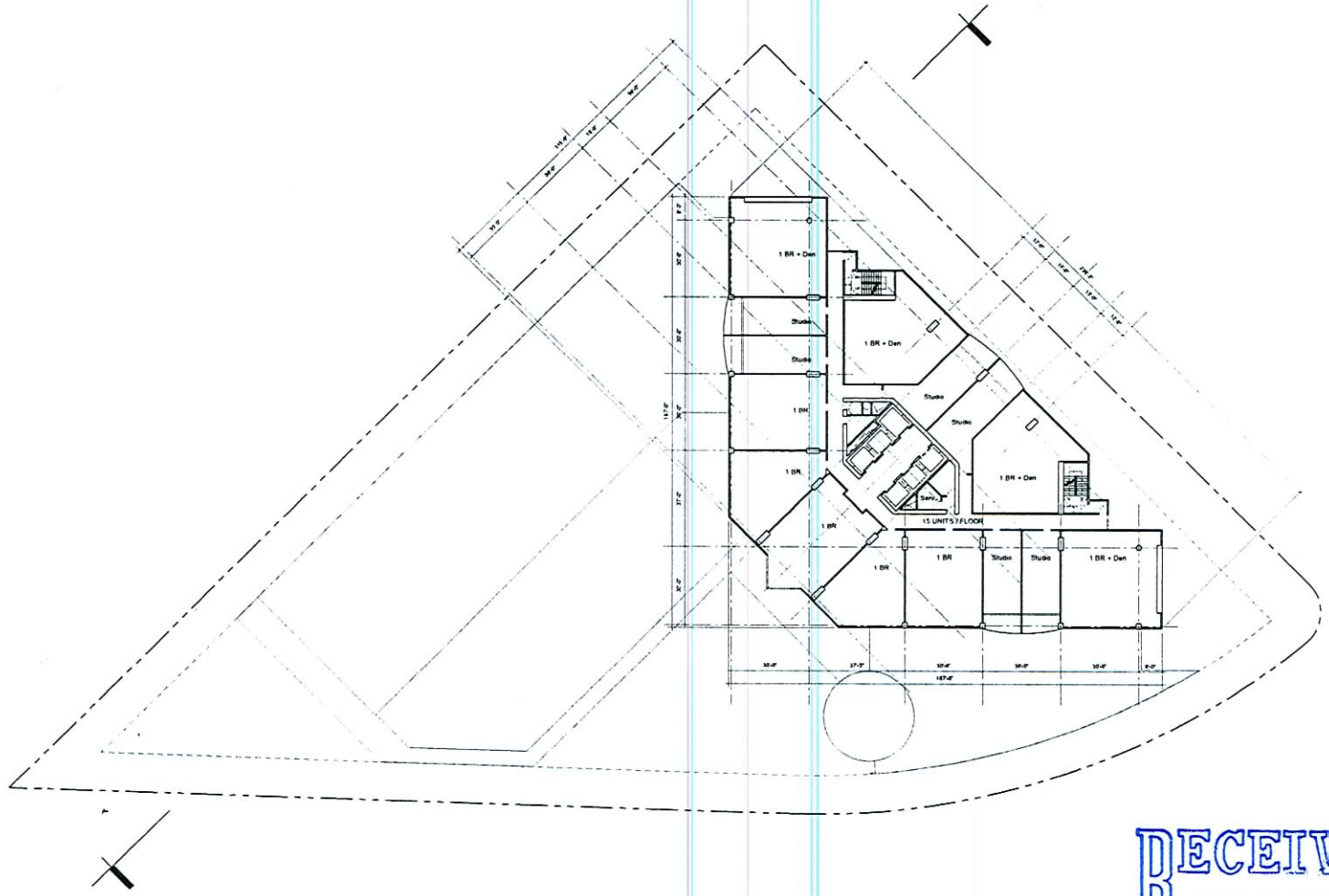

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RESIDENTIAL LEVELS 25-35

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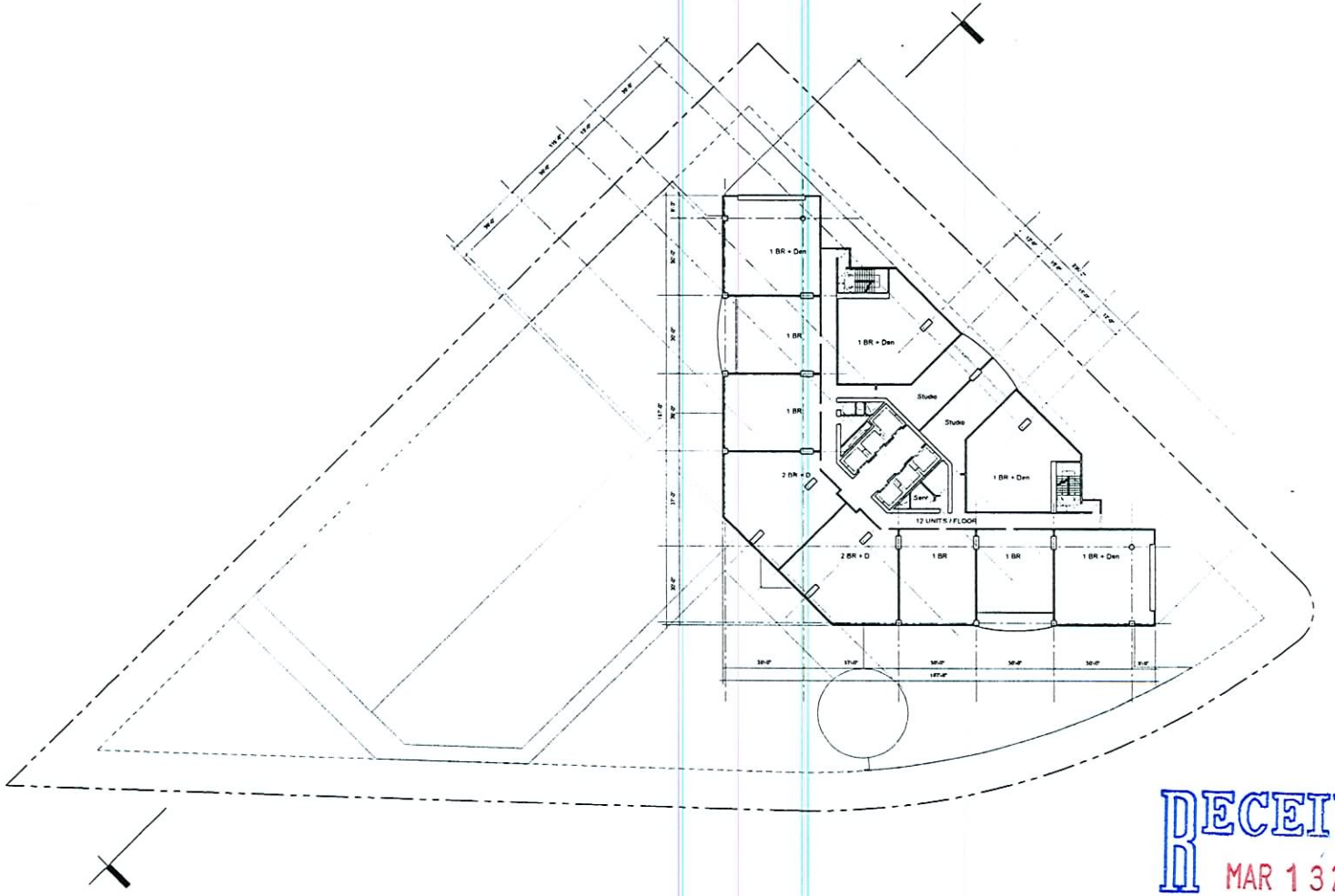

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SDR-20484 RESIDENTIAL LEVELS 36-43

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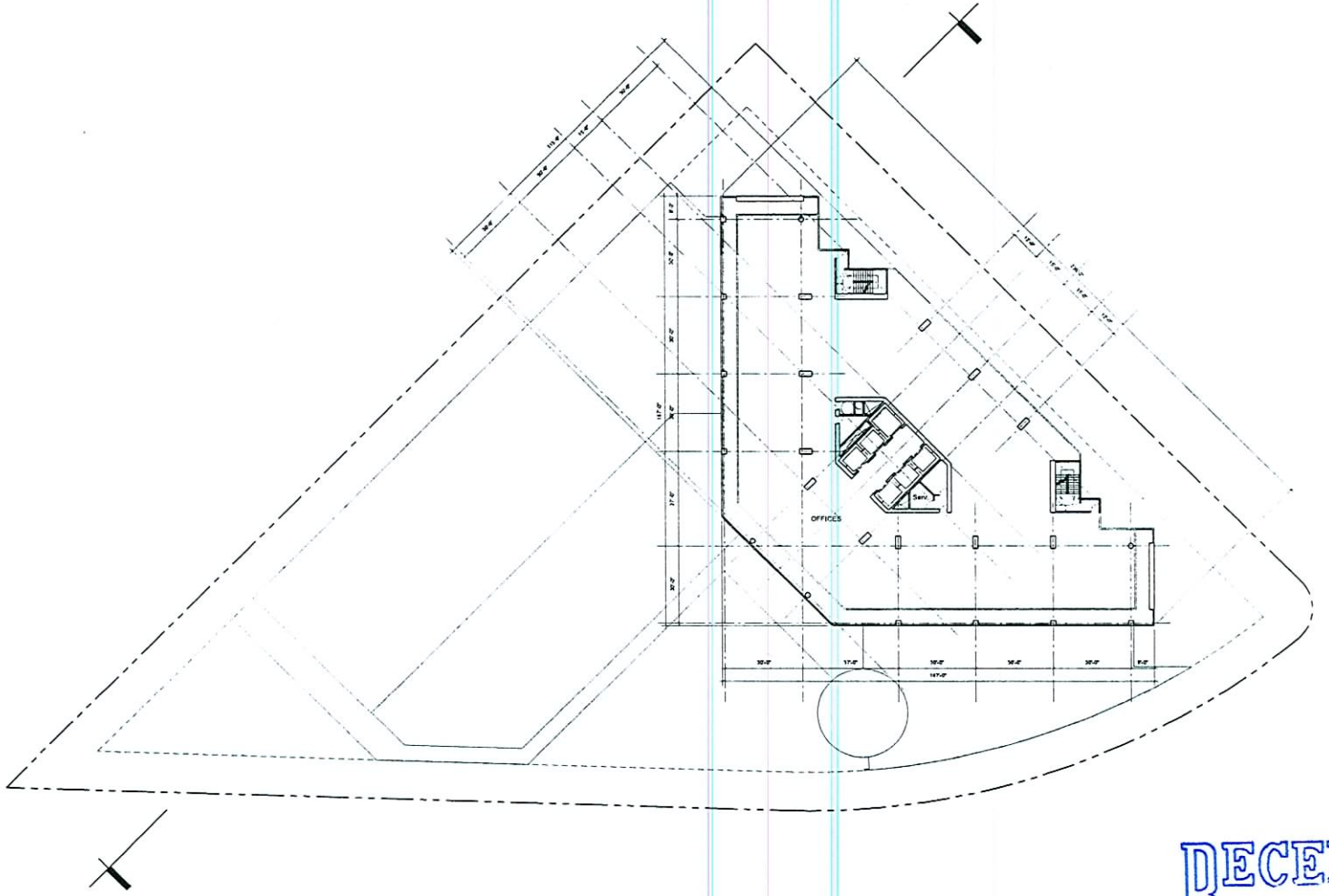

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OFFICE LEVEL 44

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E J A DESIGN STUDIOS

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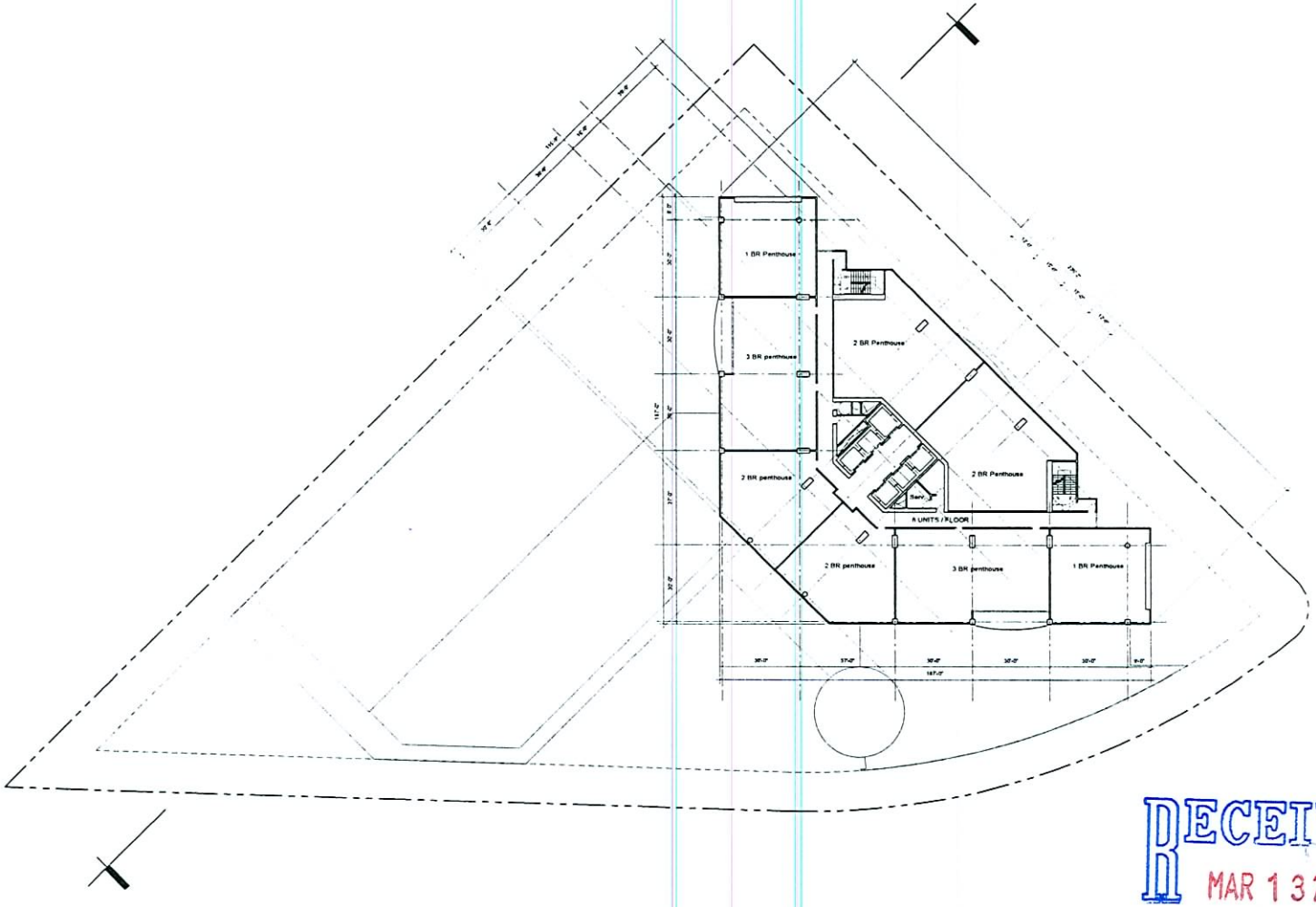

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RESIDENTIAL LEVELS 45-48

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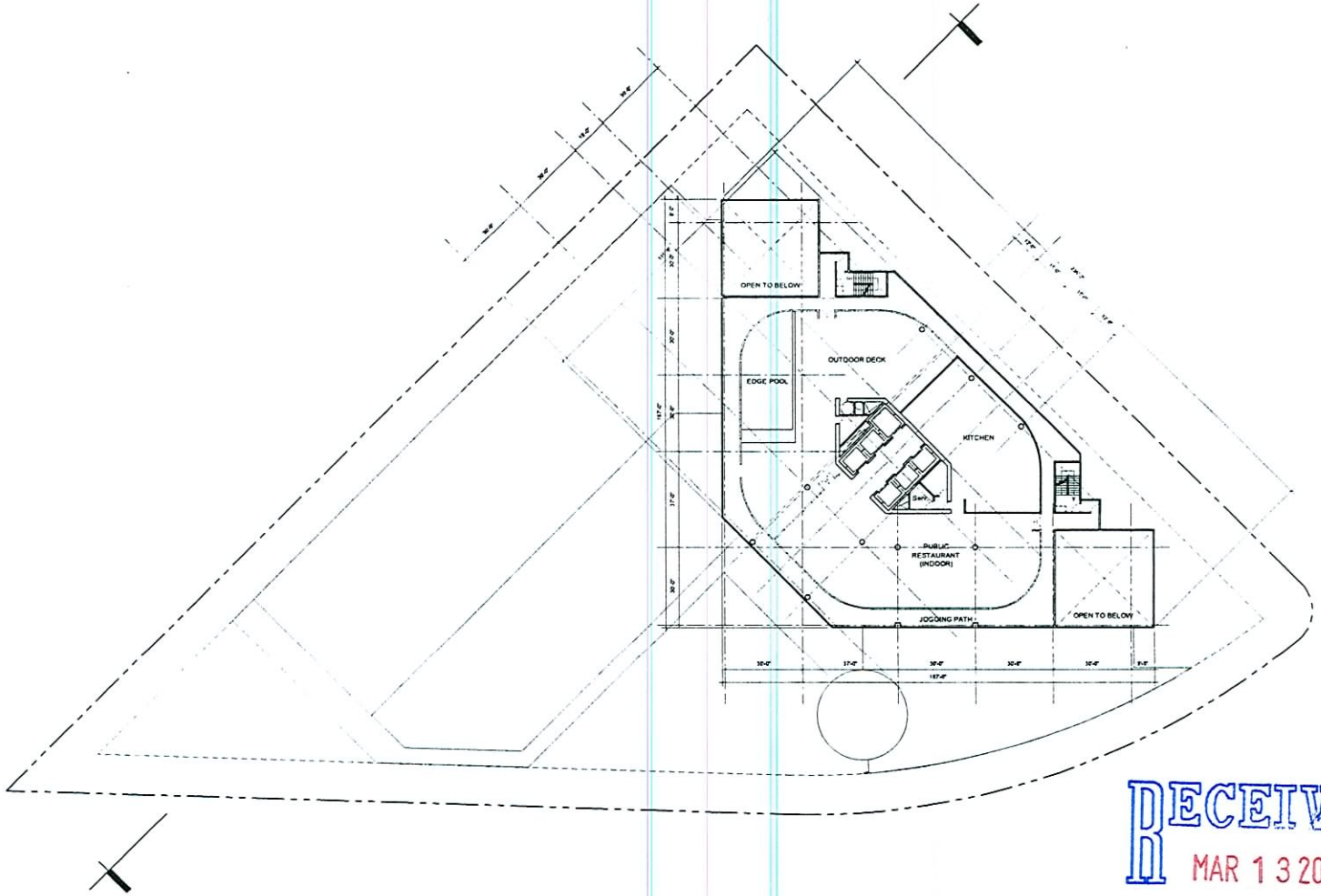

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ROOF LEVEL 50

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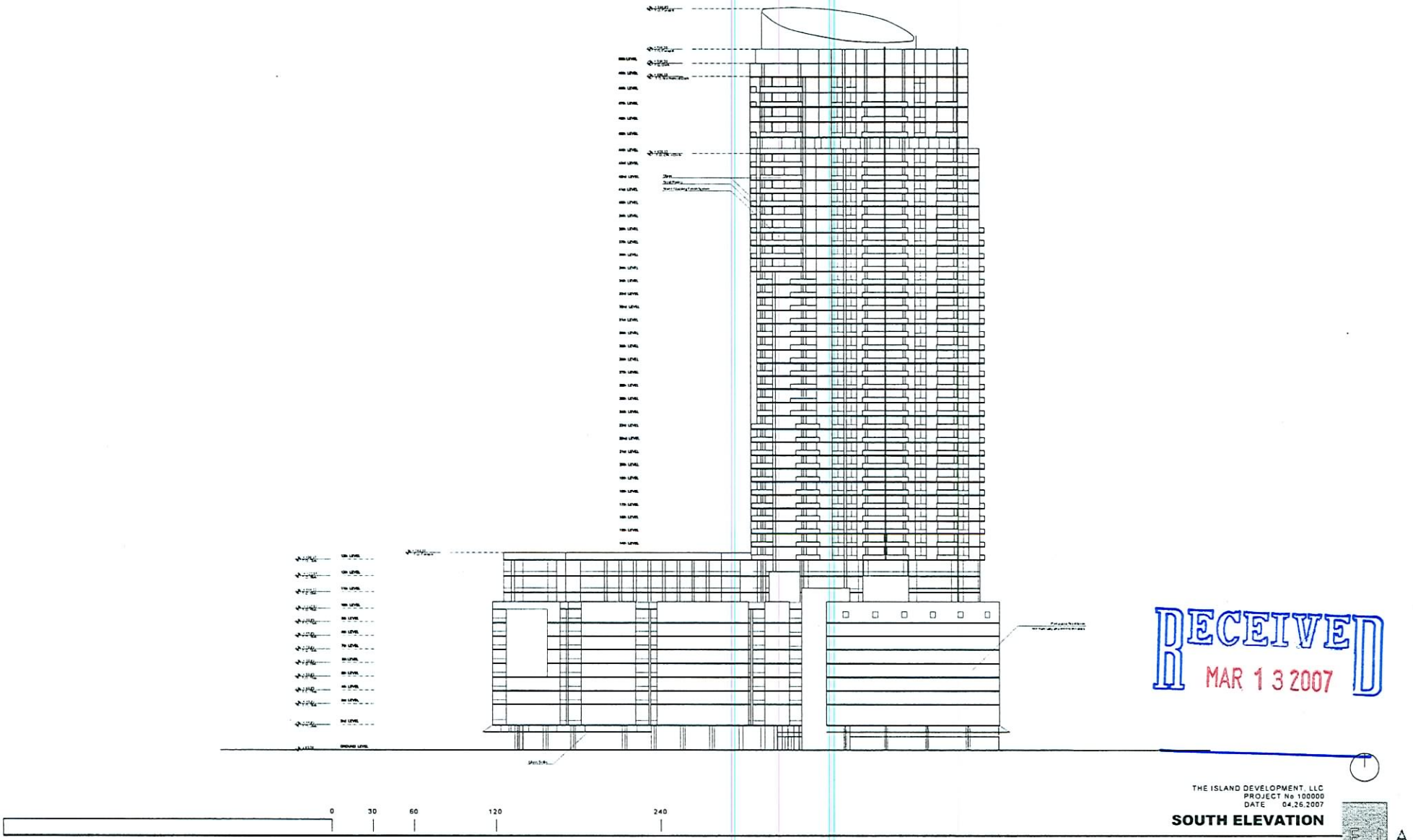

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SOUTH ELEVATION

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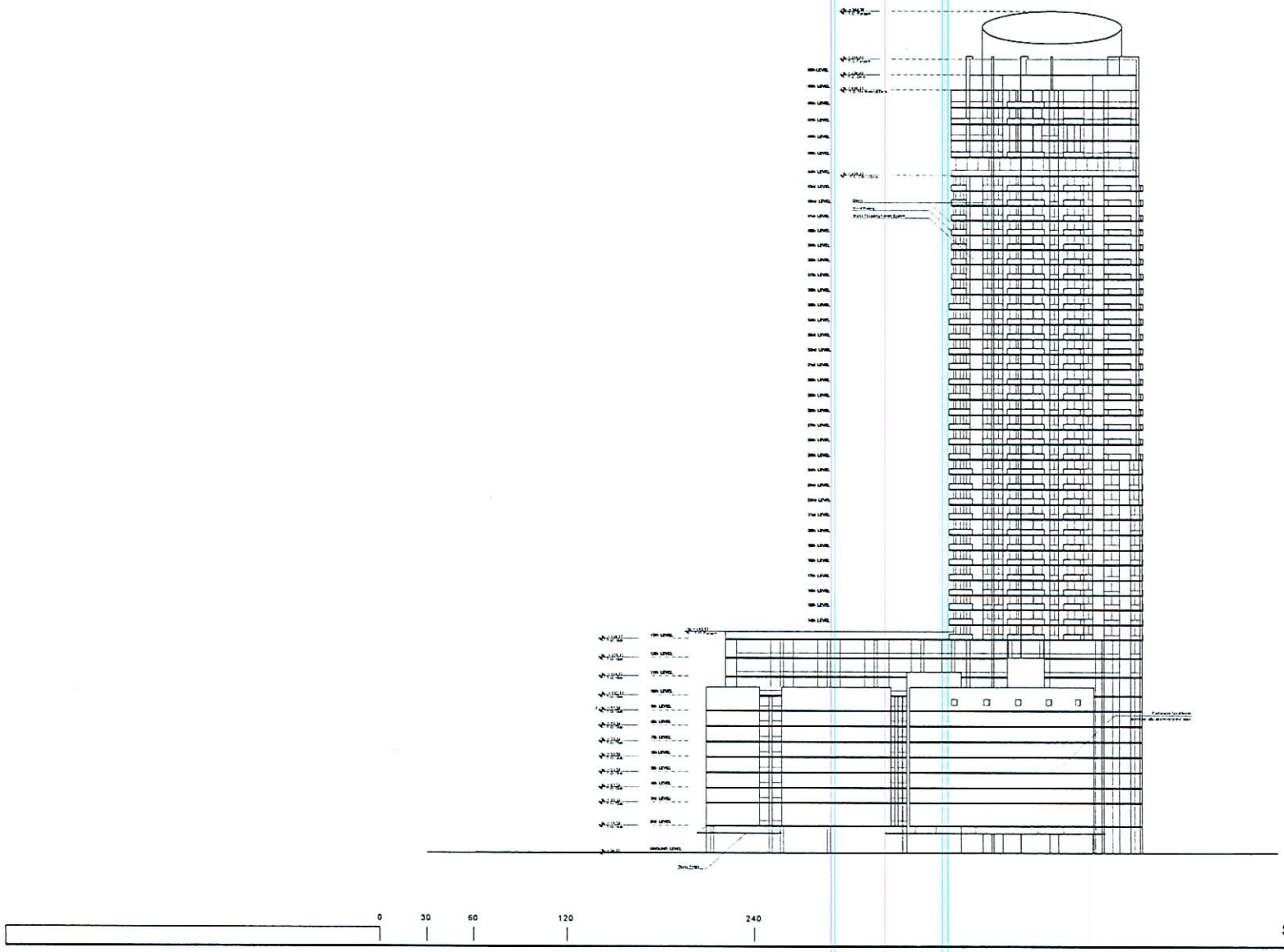

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SOUTH-EAST ELEVATION

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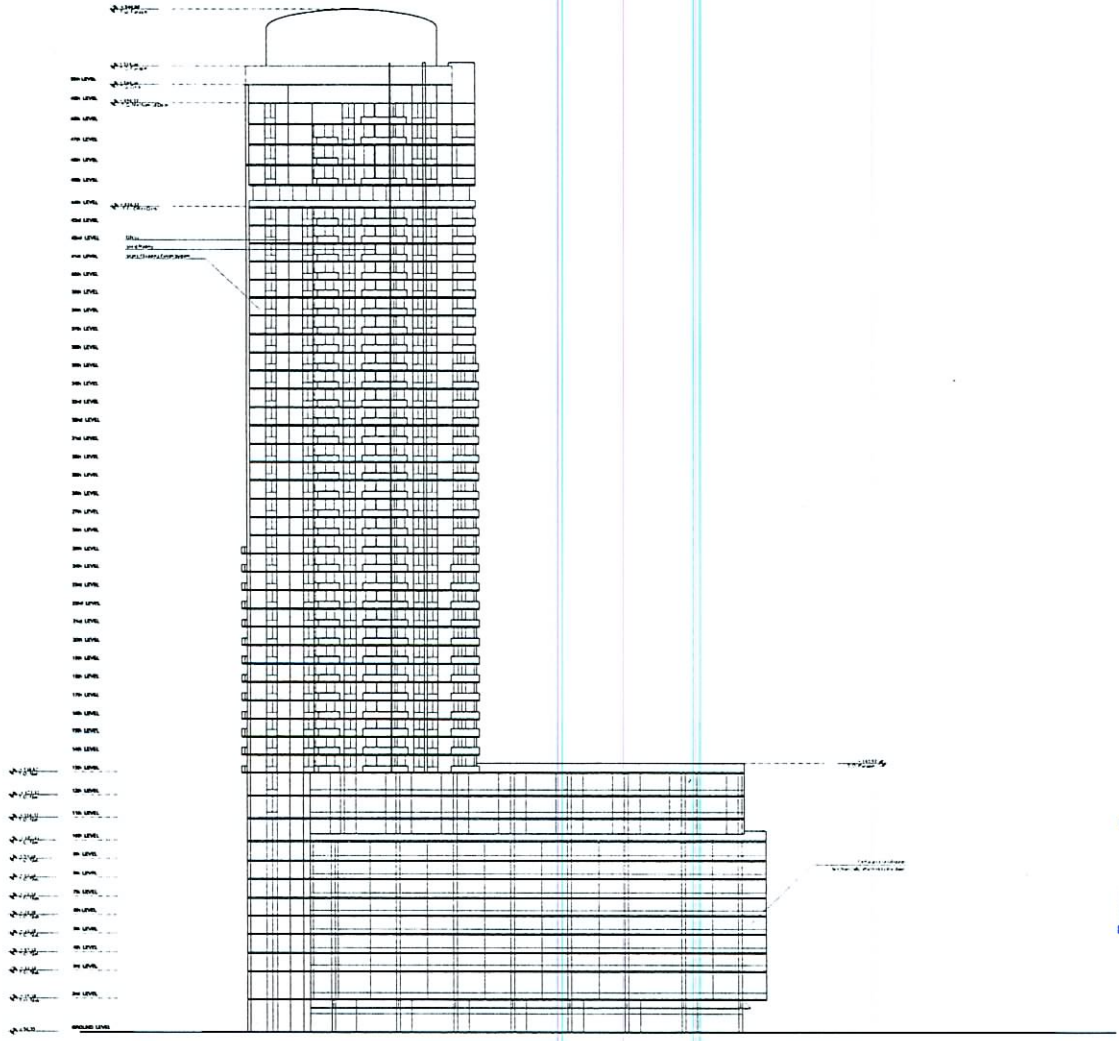

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NORTH-WEST ELEVATION

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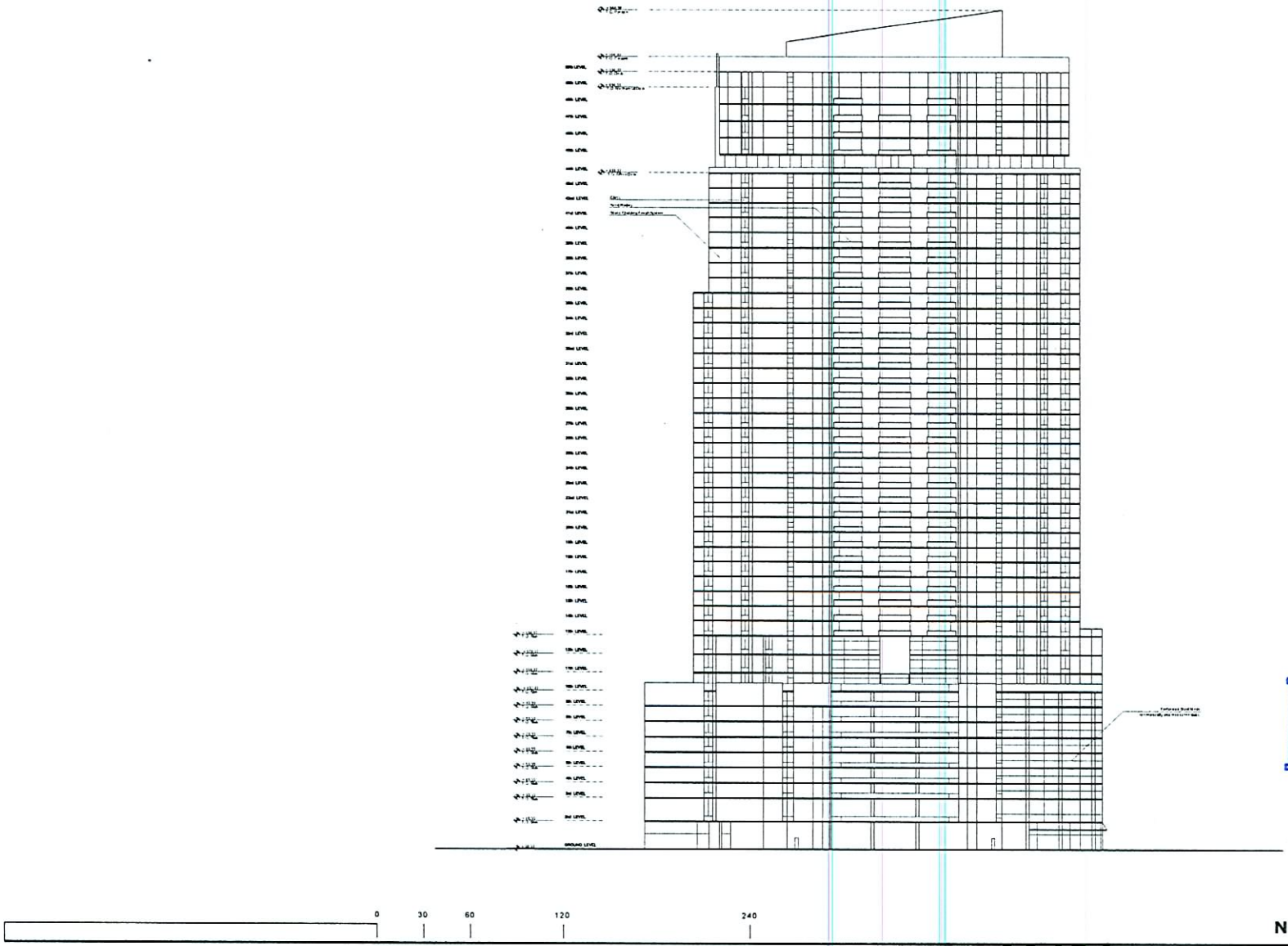

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NORTH-EAST ELEVATION

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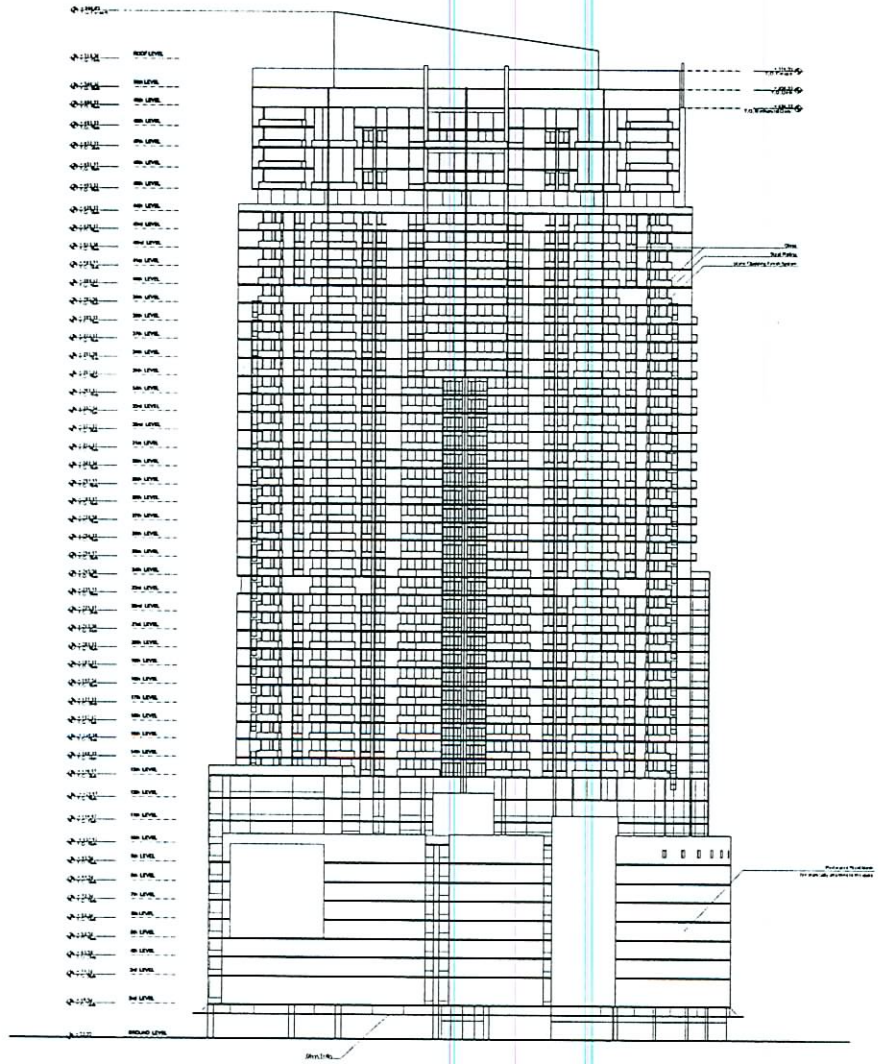

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SOUTH-WEST ELEVATION

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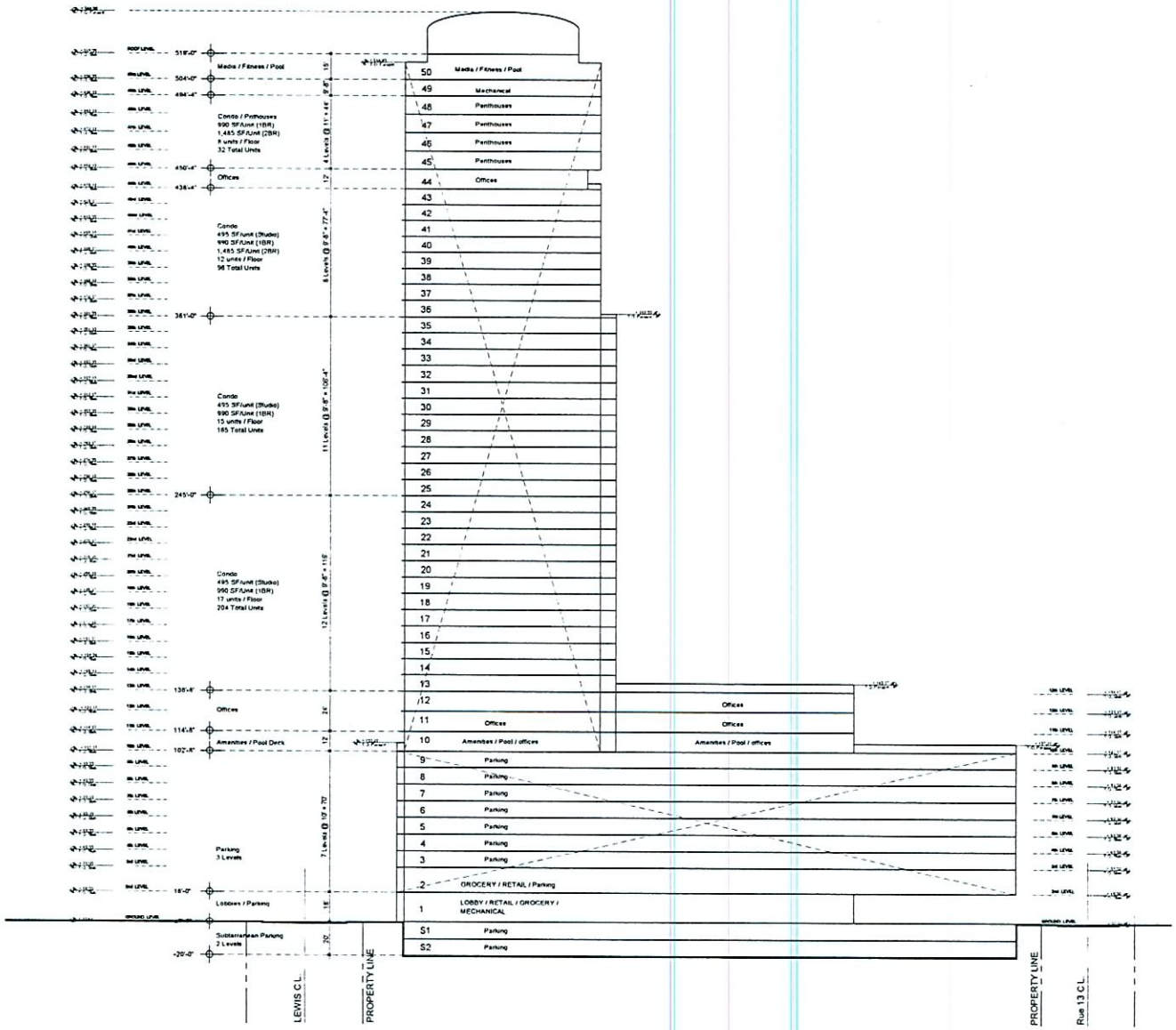

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CONCEPTUAL SECTION

THE ISLAND - LAS VEGAS

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Levels 13-24
17 Units Per Floor
Approximately ±18,400 Square Feet

Levels 25-35
15 Units Per Floor
Approximately ±18,340 Square Feet

Levels 36-43
12 Units Per Floor
Approximately ±18,250 Square Feet

Levels 45-48
8 Units Per Floor
Approximately ±18,250 Square Feet

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SUP-20486 SDR-20484
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PROJECT No 100000
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RESIDENTIAL FLOOR LEVELS

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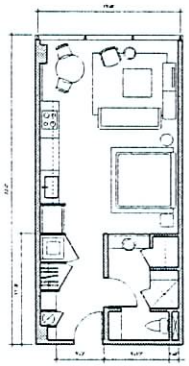
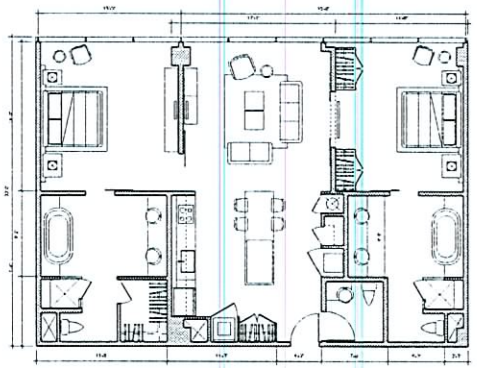
Studio
TYPE A
Approximately ±495 Square Feet

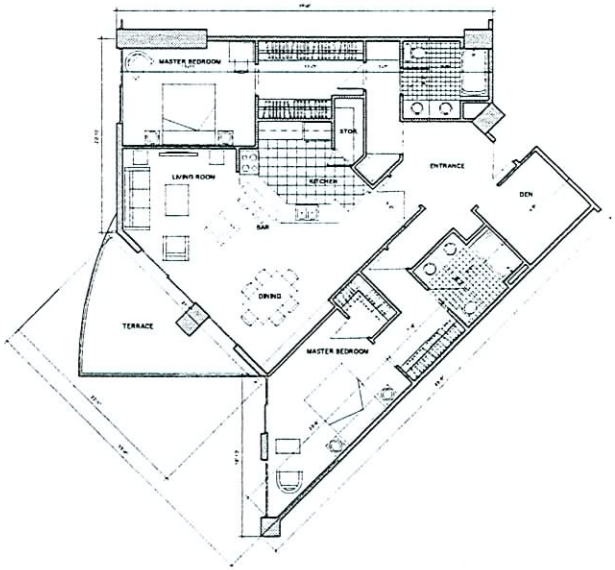


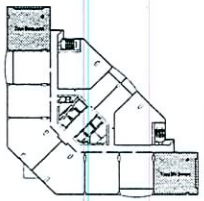
One Bedroom - Junior Suite
TYPE B
Approximately ±930 Square Feet

Two Bedroom Penthouse
TYPE C
Approximately ±1,485 Square Feet



Two Bedroom + Den Penthouse (Corner)
TYPE D
Approximately ±1,587 Square Feet





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PROJECT No 100000
DATE 04.26.2007

UNITS LAYOUT

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SUP-20486 SDR-20484
04/26/07 PC

THE ISLAND - LAS VEGAS

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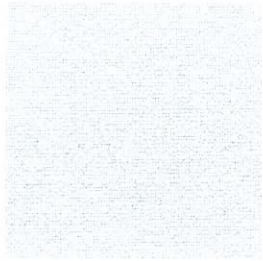
Exterior Paint and Finishes

1. BENJAMIN MOORE # AC-35
"Valley Forge Ian"

2. IMEXWARE NATURAL STONE
Color: Pink

3. IMEXWARE NATURAL STONE
Color: Black

1.



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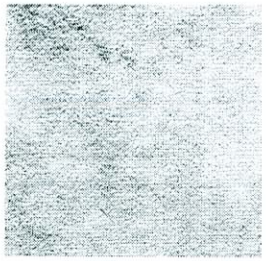

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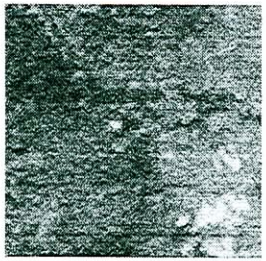


Exterior | Interior / Lobby

Interior Paving and Wall Paints

4. STONE CONNECTION
"Slate - 543"

5. BENJAMIN MOORE
2109 - 60 "Portland Gray"

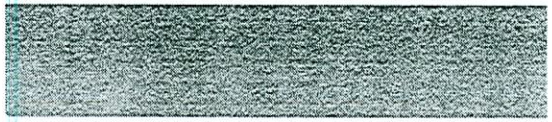
6. BENJAMIN MOORE
2103 - 40 "Hickory Stick"

7. BENJAMIN MOORE
AC - 12 "Copper Mountain"

8. BENJAMIN MOORE
INT. RM "China White"

4.

5.



6.

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RECEIVED
MAR 13 2007

MATERIAL &
COLOR LEGEND

THE ISLAND DEVELOPMENT, LLC
PROJECT No 100000
DATE 04 26 2007

MATERIAL BOARD

THE ISLAND - LAS VEGAS

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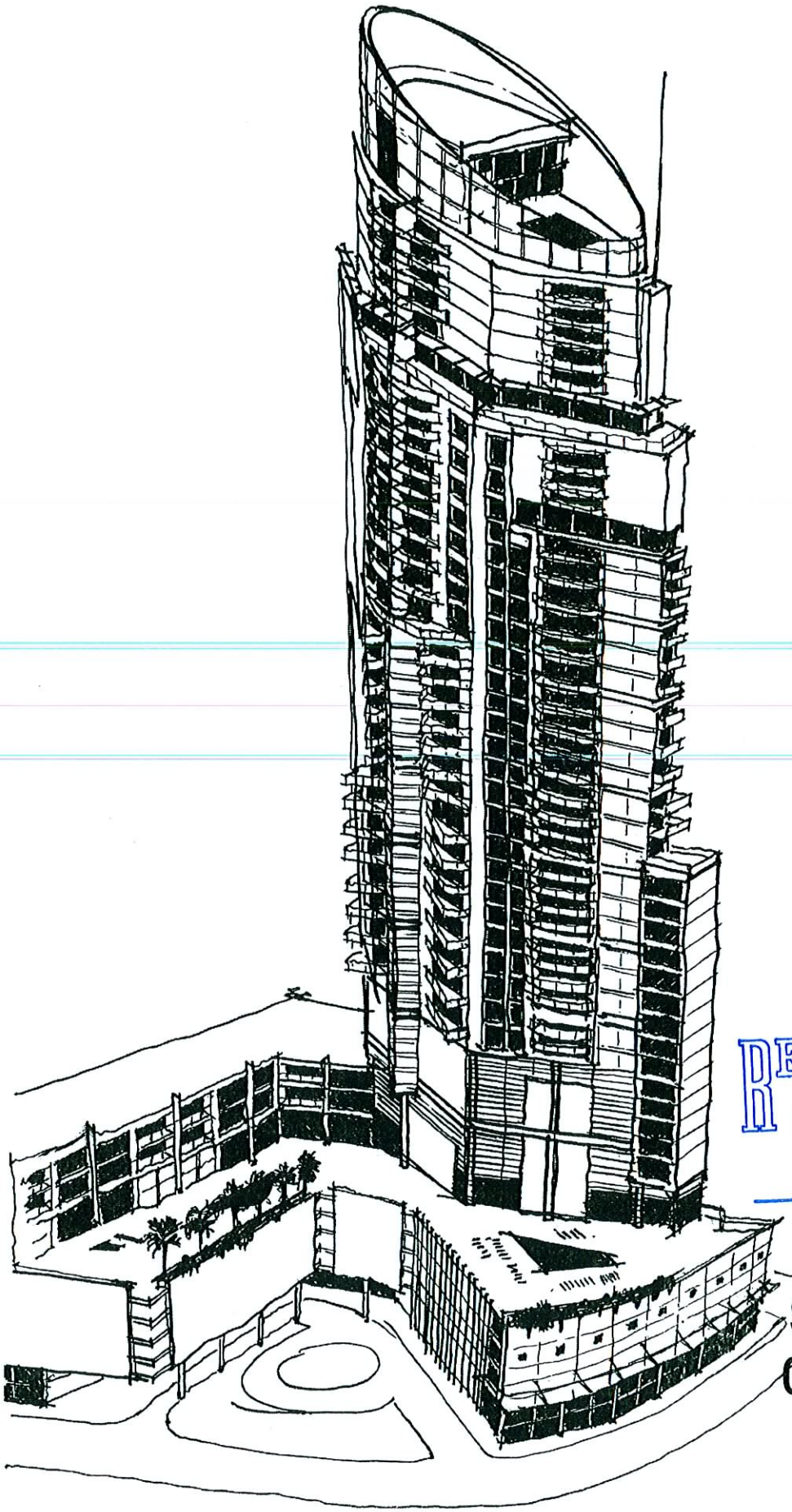
VAR-20487 VAR-20488
SUP-20486 SDR-20484
04/26/07 PC



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SDR-20484
04/26/07 PC

VAR-20487, VAR-20488, VAR-21263, SUP-20486, SUP-20740, AND SDR-20484 - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC
401 SOUTH MARYLAND PARKWAY
JUNE 14, 2007 PLANNING COMMISSION

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VAR-20487, VAR-20488, VAR-21263, SUP-20486, SUP-20740, AND SDR-20484 - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC
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