

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____ Extension of Time (SDR-78820/Project #22-0459) _____

Project Address (Location) 1200 S. Las Vegas Boulevard

Project Name The Gateway

Proposed Use Mixed Use

Assessor's Parcel #(s) 16203112017, 16203112005, 16203116001 to 005, 16203116009

Ward # 3

General Plan: Existing C Proposed C2 Zoning: Existing R3, R4, C1 Proposed C2

Additional Information Administrative Site Development Plan Review Approval (22-0315-SDR1)

Property Owner 1200 S. Las Vegas Blvd., LLC

Contact Ilan Gorodezki

Address 9201 Wilshire Boulevard, Suite 202

City Beverly Hills State CA Zip 90210

E-mail ganesha@ilinvestments.com

Phone (310) 276-7705

Applicant 1200 S. Las Vegas Blvd., LLC

Contact Ilan Gorodezki

Address 9201 Wilshire Boulevard, Suite 202

City Beverly Hills State CA Zip 90210

E-mail ganesha@ilinvestments.com

Phone 310) 276-7705

Representative 1200 S. Las Vegas Blvd., LLC

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Address 9201 Wilshire Boulevard, Suite 202

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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) _____

Partner(s) _____

- * I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- * Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

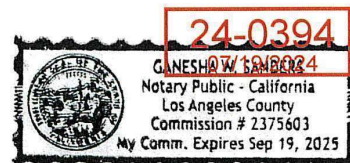
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

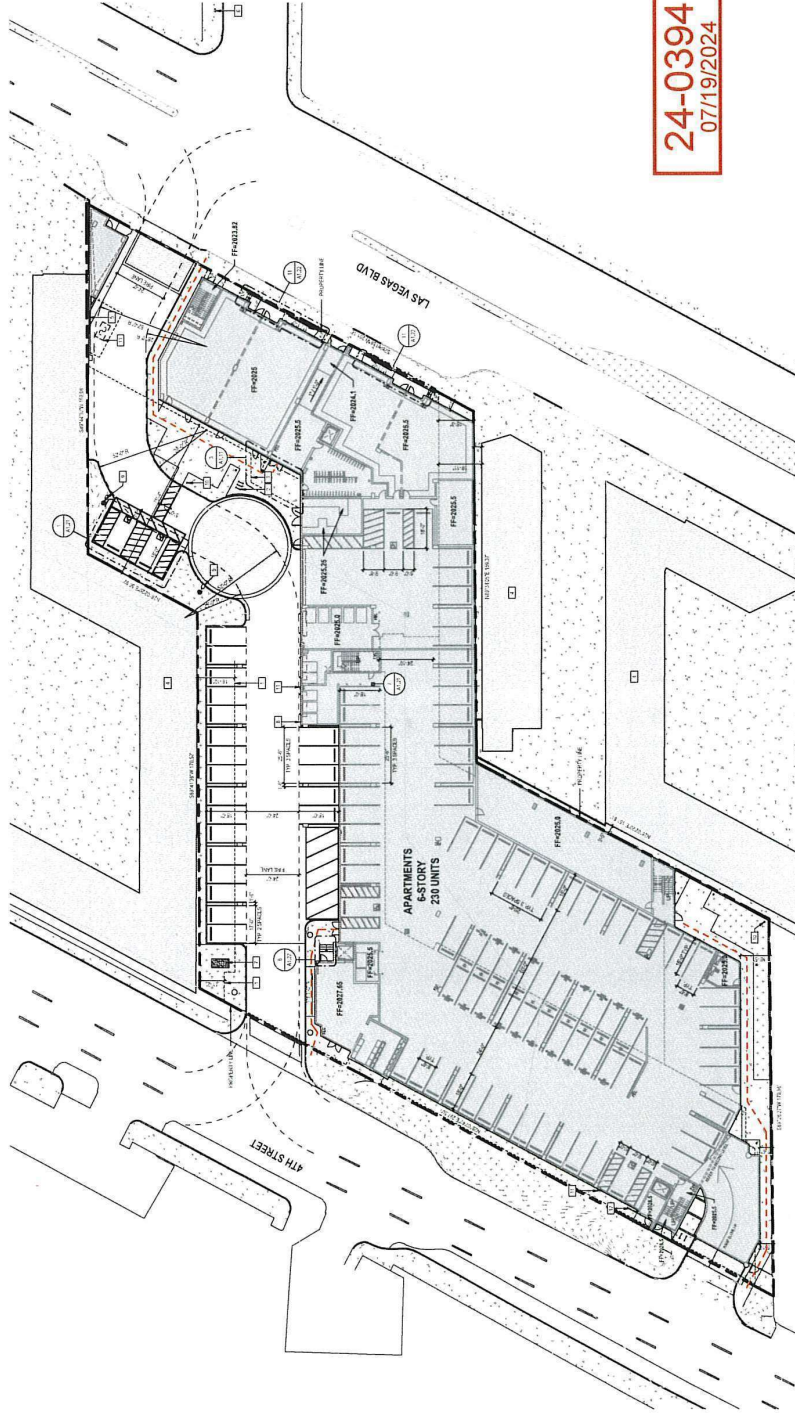
Print Name Ilan Gorodezki

Subscribed and sworn before me

This 17th day of June, 20 24

Notary Public in and for said County and State LOS ANGELES, CALIFORNIA




[illegible]

THE GATEWAY
6-STORY, 230 UNITS

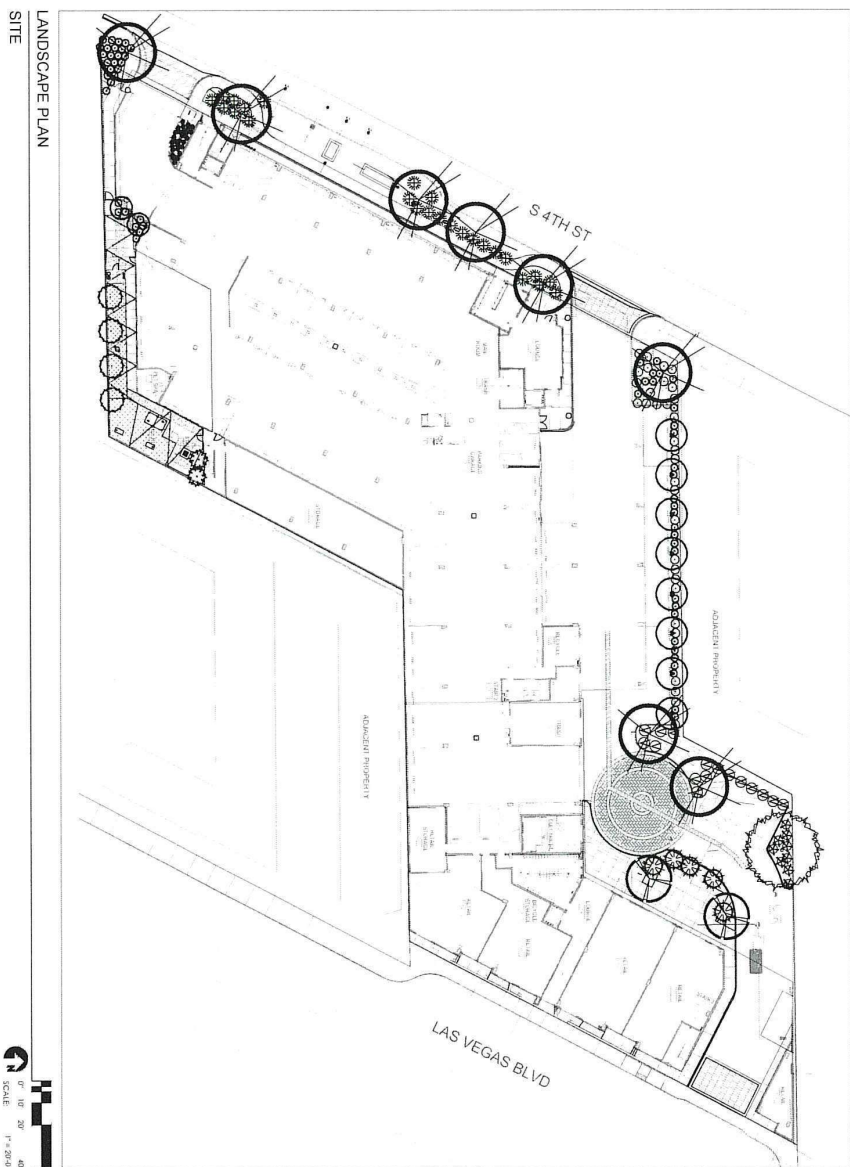
1200 S LAS VEGAS BLVD. LAS VEGAS, NV 89104

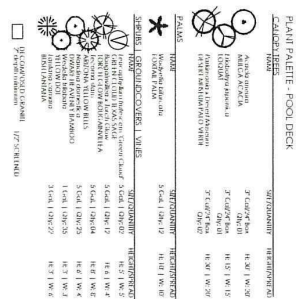
"I've got a long way to go," said Peter Aker.
 Peter Aker is an author (see page 14).
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L4.00

FLAT PLANT SITE		WATERWAY		WATERWAY	
PLANT NAME		WATERWAY		WATERWAY	
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Plant Strategy: <u>Plant Strategy</u> 30. Plant Goals: <u>Plant Goals</u> 31. Plant Objectives: <u>Plant Objectives</u> 32. Plant Policies: <u>Plant Policies</u> 33. Plant Procedures: <u>Plant Procedures</u> 34. Plant Standards: <u>Plant Standards</u> 35. Plant Metrics: <u>Plant Metrics</u> 36. Plant Indicators: <u>Plant Indicators</u> 37. Plant Benchmarks: <u>Plant Benchmarks</u> 38. Plant Targets: <u>Plant Targets</u> 39. Plant KPIs: <u>Plant KPIs</u> 40. Plant SMARTs: <u>Plant SMARTs</u> 41. Plant OKRs: <u>Plant OKRs</u> 42. Plant OKRs: <u>Plant OKRs</u> 43. Plant OKRs: <u>Plant OKRs</u> 44. Plant OKRs: <u>Plant OKRs</u> 45. Plant OKRs: <u>Plant OKRs</u> 46. Plant OKRs: <u>Plant OKRs</u> 47. Plant OKRs: <u>Plant OKRs</u> 48. Plant OKRs: <u>Plant OKRs</u> 49. Plant OKRs: <u>Plant OKRs</u> 50. Plant OKRs: <u>Plant OKRs</u> 51. Plant OKRs: <u>Plant OKRs</u> 52. Plant OKRs: <u>Plant OKRs</u> 53. Plant OKRs: <u>Plant OKRs</u> 54. Plant OKRs: <u>Plant OKRs</u> 55. 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24-0394
07/19/2024

LANDSCAPE PLAN
SITE

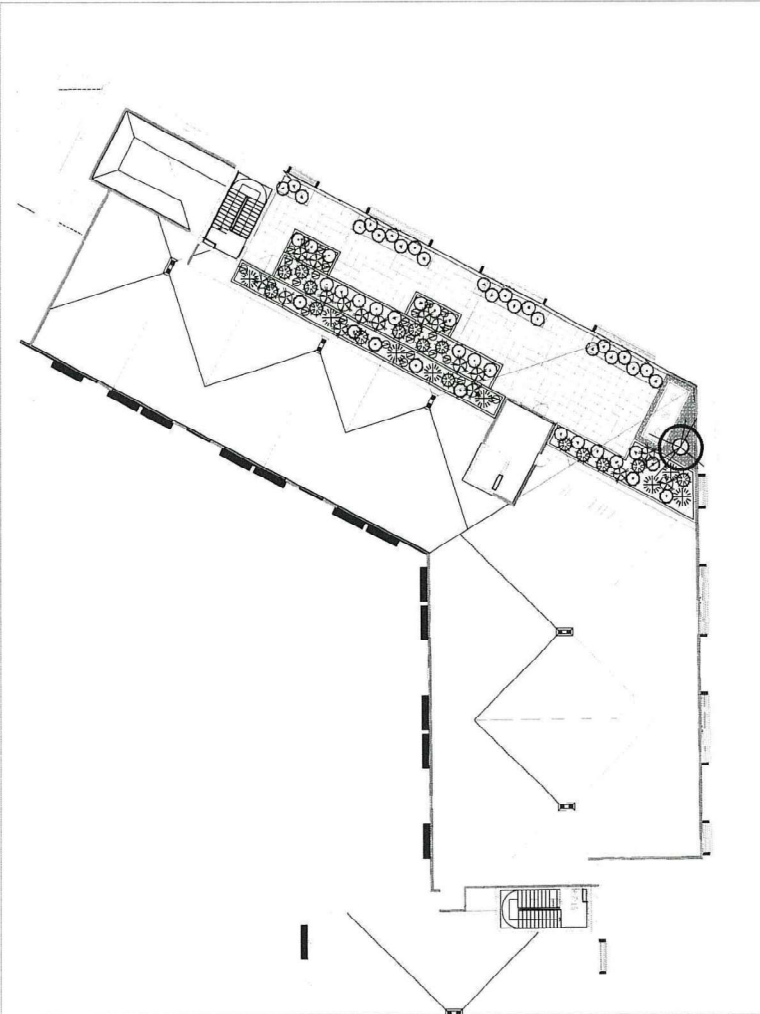


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PLANT PALETTE - SITE

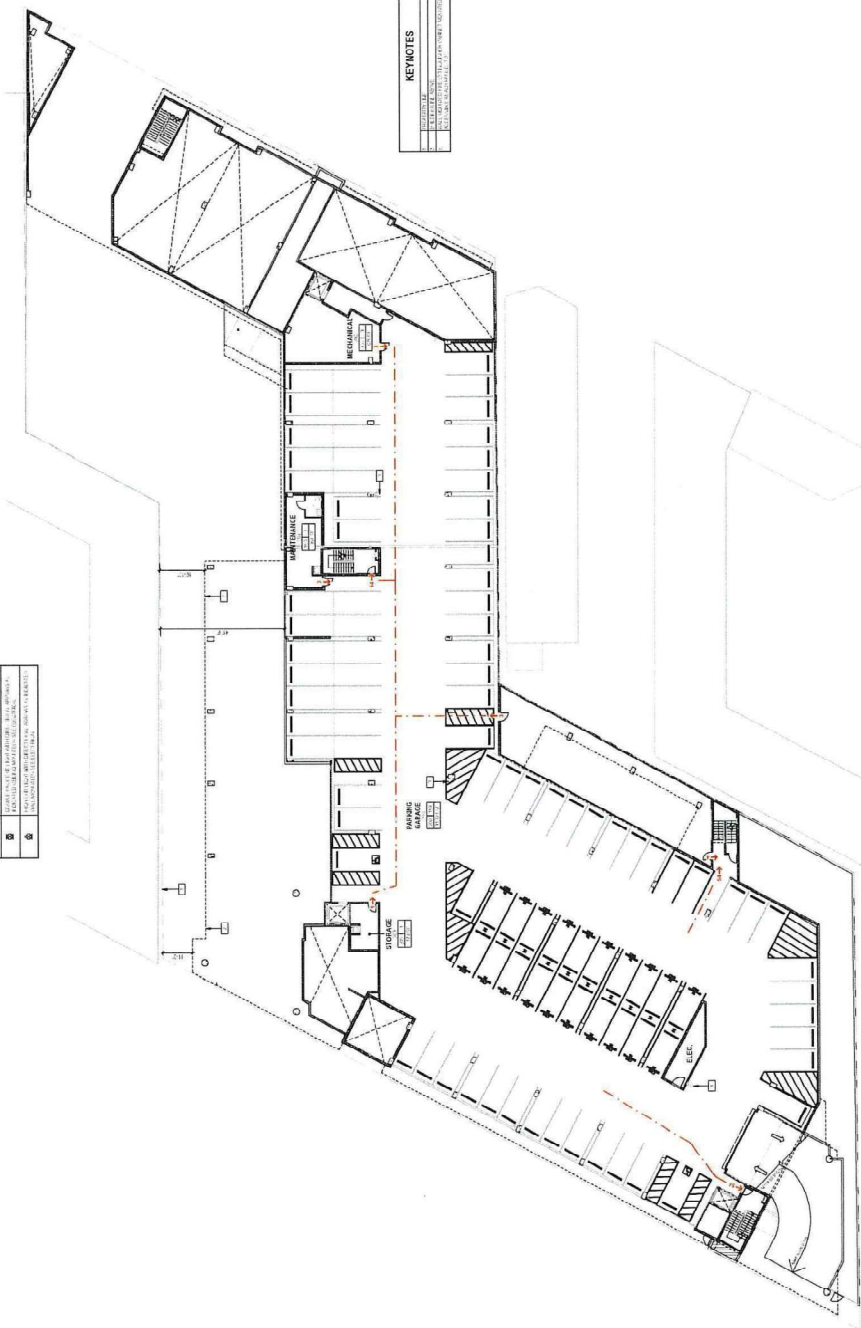
PLANT NAME	QUANTITY	HEIGHT	SPACING
Small shrub	25	10'-12'	10' x 10'
Medium shrub	10	12'-14'	12' x 12'
Large shrub	5	14'-16'	14' x 14'
Small tree	10	16'-18'	16' x 16'
Medium tree	5	18'-20'	18' x 18'
Large tree	3	20'-22'	20' x 20'
Grass	100	2'-4'	4' x 4'
Flower bed	10	2'-4'	4' x 4'
Water feature	1	2'-4'	4' x 4'
Pathway	100	2'-4'	4' x 4'
Light fixture	10	2'-4'	4' x 4'
Signage	1	2'-4'	4' x 4'
Benches	10	2'-4'	4' x 4'
Bike racks	10	2'-4'	4' x 4'
Trash enclosures	10	2'-4'	4' x 4'
Storage containers	10	2'-4'	4' x 4'
Security cameras	10	2'-4'	4' x 4'
Fire extinguishers	10	2'-4'	4' x 4'
First aid kits	10	2'-4'	4' x 4'
Emergency exits	10	2'-4'	4' x 4'
Emergency phones	10	2'-4'	4' x 4'
Emergency lighting	10	2'-4'	4' x 4'
Emergency alarms	10	2'-4'	4' x 4'
Emergency exits	10	2'-4'	4' x 4'
Emergency phones	10	2'-4'	4' x 4'
Emergency lighting	10	2'-4'	4' x 4'
Emergency alarms	10	2'-4'	4' x 4'



LANDSCAPE PLAN
SKY DECK



ALUMINUM SET POINTS RECORD	
SYSTEM	3/23/2019
1. FURNACE	100.00
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07/19/2024

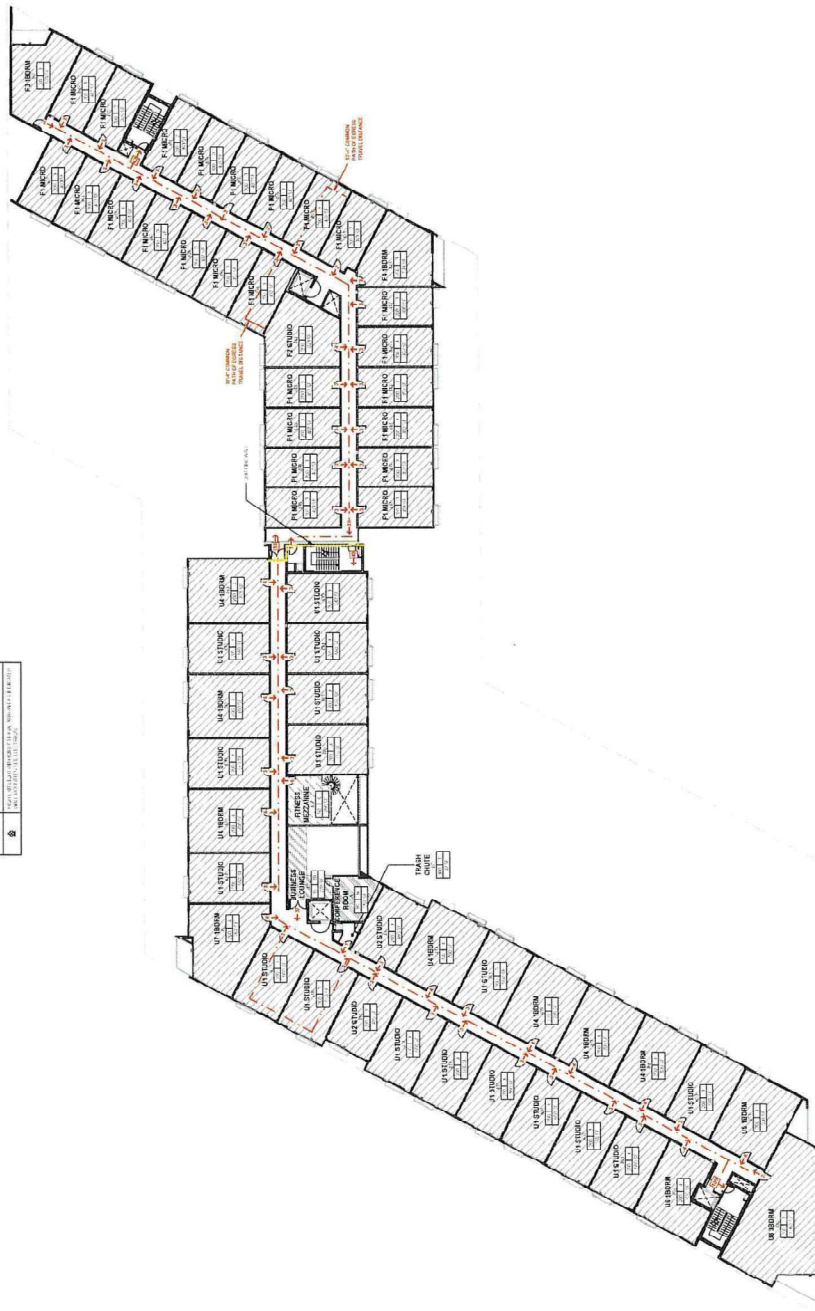
1 EGRESS PLAN - LEVEL 2

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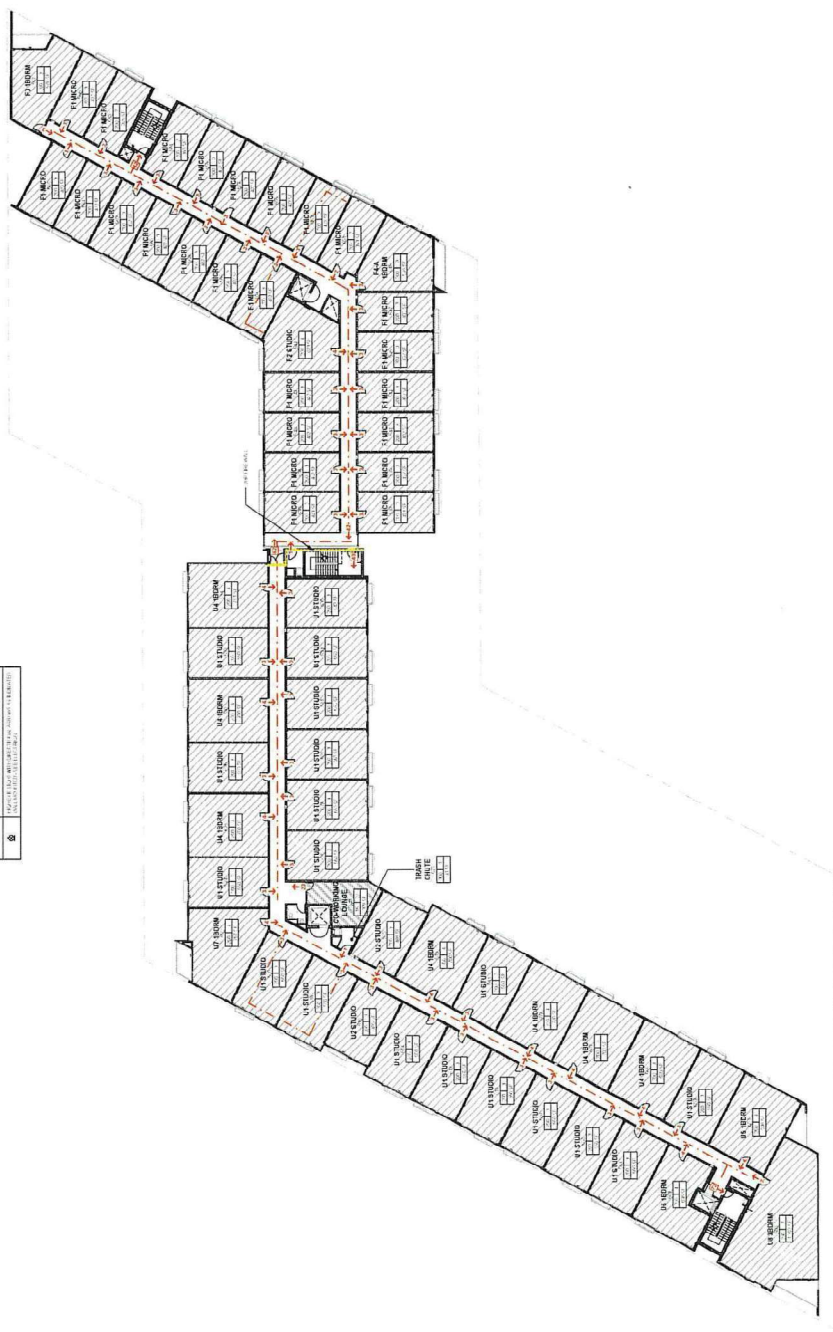
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	Институт физики и математики им. П.А. Черенкова Физико-математический институт имени М.В. Ломоносова
	Институт физики и математики им. П.А. Черенкова Физико-математический институт имени М.В. Ломоносова

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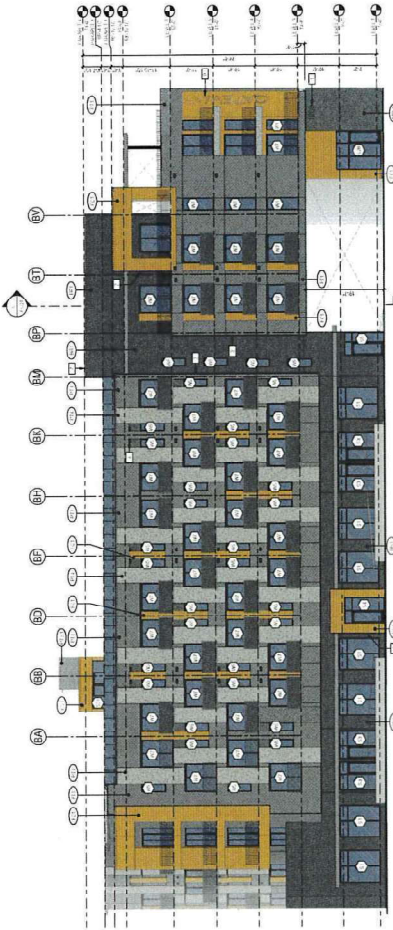
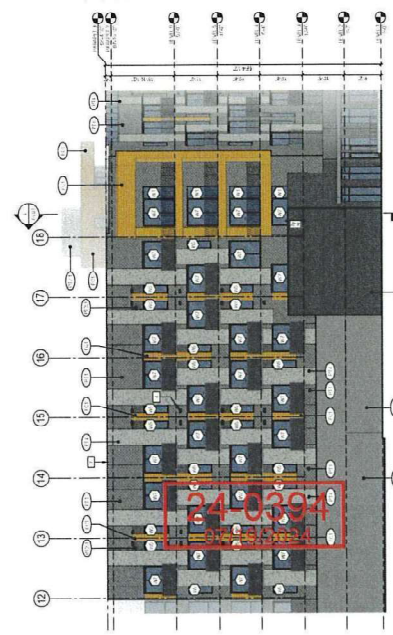
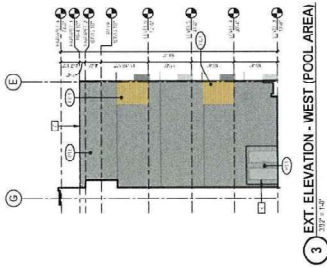
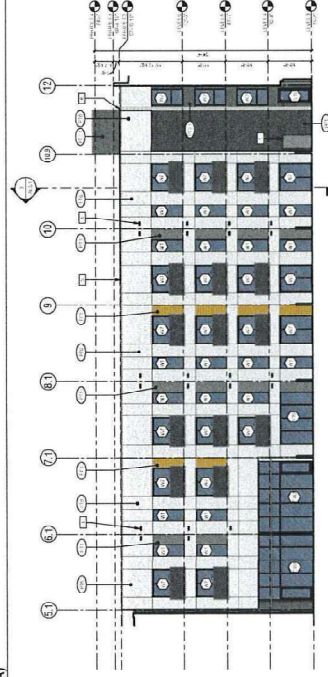
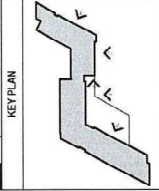
24-0394
07/19/2024

KEY NOTES

1. ALL FINISHES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS AND FINISHES TO BE MATCHED TO THE SAMPLES PROVIDED BY THE ARCHITECT.
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10. ALL MATERIALS AND FINISHES TO BE MATCHED TO THE SAMPLES PROVIDED BY THE ARCHITECT.

EXTERIOR FINISH LEGEND

NO.	FINISH	DESCRIPTION
01	CONCRETE	CONCRETE
02	STUCCO	STUCCO
03	PAINT	PAINT
04	GLASS	GLASS
05	BRICK	BRICK
06	STONE	STONE
07	WOOD	WOOD
08	ROOFING	ROOFING
09	LANDSCAPE	LANDSCAPE
10	POOL	POOL





















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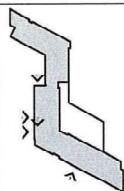
EXTERIOR ELEVATION GENERAL NOTES

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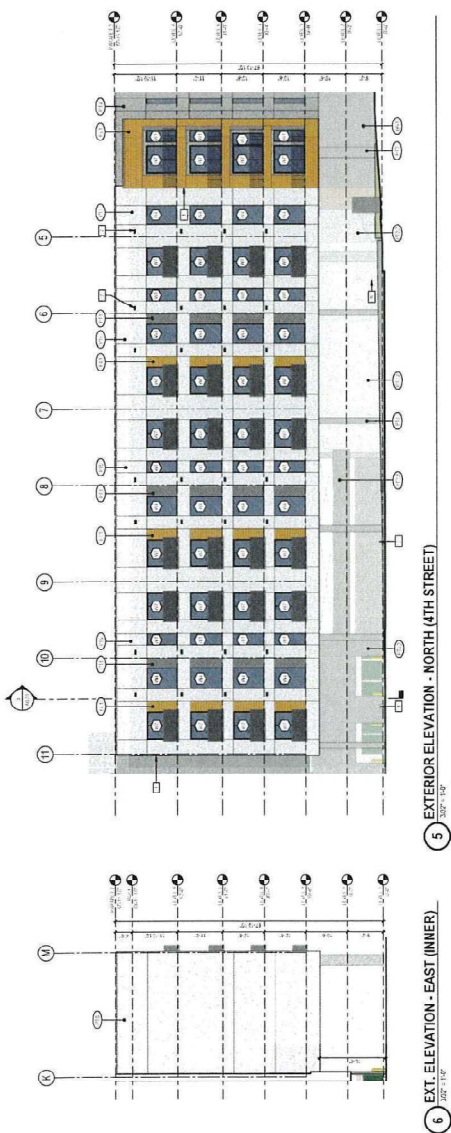
EXTERIOR FINISH LEGEND

Material	ID	Description
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	002	Black 100% polypropylene system and 100% polypropylene
	003	Black 100% polypropylene system and 100% polypropylene
	004	Black 100% polypropylene system and 100% polypropylene
	005	Black 100% polypropylene system and 100% polypropylene
	006	Black 100% polypropylene system and 100% polypropylene
	007	Black 100% polypropylene system and 100% polypropylene
	008	Black 100% polypropylene system and 100% polypropylene
	009	Black 100% polypropylene system and 100% polypropylene
	010	Black 100% polypropylene system and 100% polypropylene
	011	Black 100% polypropylene system and 100% polypropylene
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	017	Black 100% polypropylene system and 100% polypropylene
	018	Black 100% polypropylene system and 100% polypropylene

KEY PLAN

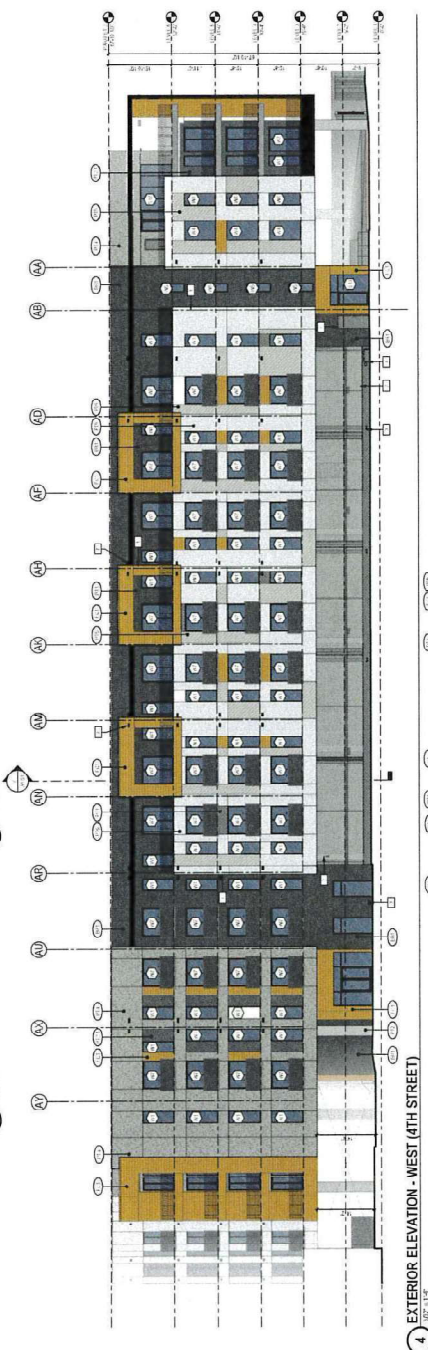


KEYNOTES

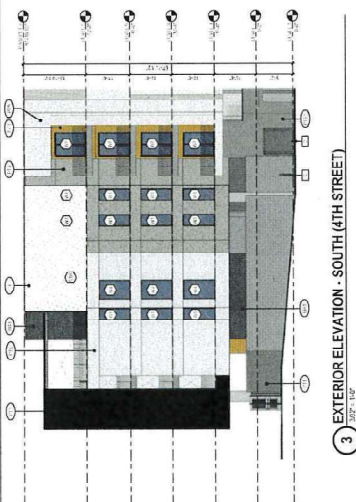
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6 EXT. ELEVATION - EAST (INNER)
100% = 1.00"

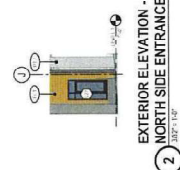
5 EXTERIOR ELEVATION - NORTH (4TH STREET)
3/2" = 1'-0"



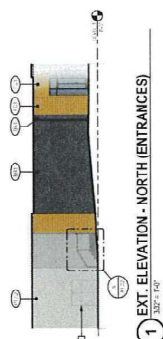
4 EXTERIOR ELEVATION - WEST (4TH STREET)



3 EXTERIOR ELEVATION - SOUTH (4TH STREET) $\frac{3/12" = 1'-0"$



EXTERIOR ELEVATION -
NORTH SIDE ENTRANCE

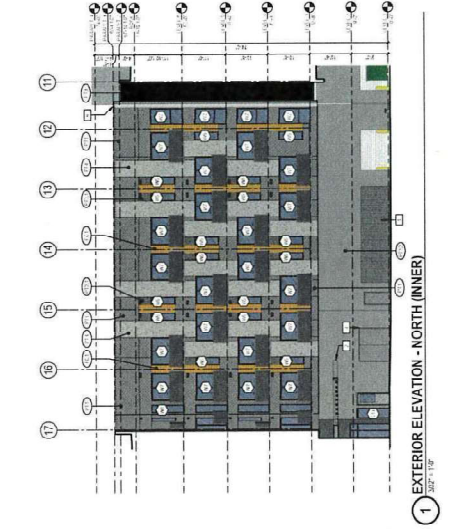
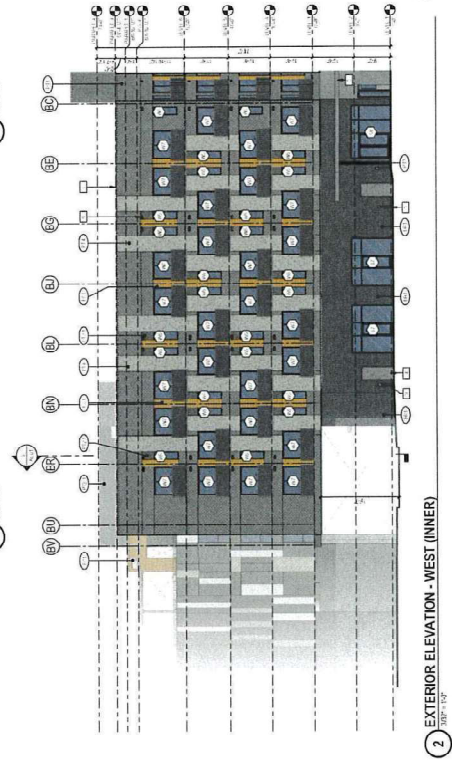
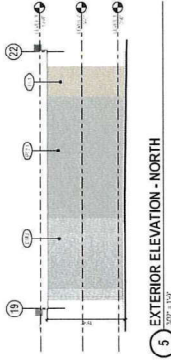
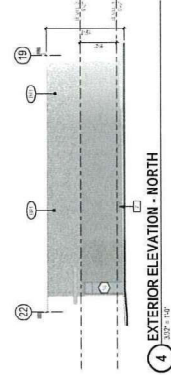
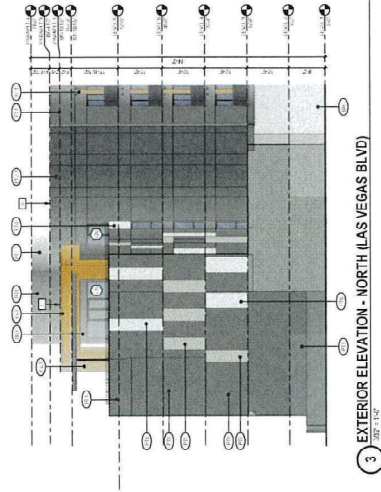
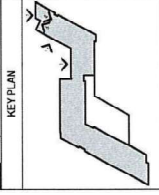


1 EXT. ELEVATION - NORTH (ENTRANCES)












KEYNOTES
1. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS.
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EXTERIOR ELEVATION GENERAL NOTES	
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9.	ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS.
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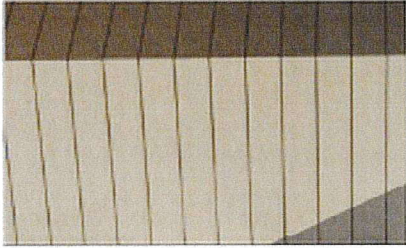
EXTERIOR FINISH LEGEND	
NO.	DESCRIPTION
01	CONCRETE
02	BRICK
03	STONE
04	GLASS
05	WOOD
06	METAL
07	PAINT
08	ROOFING
09	LANDSCAPE
10	WATER
11	SKY
12	VEGETATION
13	ANIMALS
14	PEOPLE
15	VEHICLES
16	STRUCTURES
17	UTILITIES
18	LANDSCAPE
19	WATER
20	SKY
21	VEGETATION
22	ANIMALS
23	PEOPLE
24	VEHICLES
25	STRUCTURES
26	UTILITIES
27	LANDSCAPE
28	WATER
29	SKY
30	VEGETATION
31	ANIMALS
32	PEOPLE
33	VEHICLES
34	STRUCTURES
35	UTILITIES
36	LANDSCAPE
37	WATER
38	SKY
39	VEGETATION
40	ANIMALS
41	PEOPLE
42	VEHICLES
43	STRUCTURES
44	UTILITIES
45	LANDSCAPE
46	WATER
47	SKY
48	VEGETATION
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59	PEOPLE
60	VEHICLES
61	STRUCTURES
62	UTILITIES
63	LANDSCAPE
64	WATER
65	SKY
66	VEGETATION
67	ANIMALS
68	PEOPLE
69	VEHICLES
70	STRUCTURES
71	UTILITIES
72	LANDSCAPE
73	WATER
74	SKY
75	VEGETATION
76	ANIMALS
77	PEOPLE
78	VEHICLES
79	STRUCTURES
80	UTILITIES
81	LANDSCAPE
82	WATER
83	SKY
84	VEGETATION
85	ANIMALS
86	PEOPLE
87	VEHICLES
88	STRUCTURES
89	UTILITIES
90	LANDSCAPE
91	WATER
92	SKY
93	VEGETATION
94	ANIMALS
95	PEOPLE
96	VEHICLES
97	STRUCTURES
98	UTILITIES
99	LANDSCAPE
100	WATER



24-0394
07/19/2024

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	(PT1)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7167 CITYSCAPE
	(PT2.1)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 2848 ROYCROFT PEWTER
	(PT2.2)	STUCCO INTEGRAL COLOR SHERWIN-WILLIAMS - SW 2848 ROYCROFT PEWTER
	(PT3)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 6991 BLACK MAGIC
	(PT4)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7065 GRAY MATTERS
	(PT5)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7851 FRONT PORCH
	(PT6)	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7055 RESERVED WHITE
	(FC1)	FIBER CEMENT CLADDING TRU EXTERIOR CHANNEL SIDING
	(BR1)	BRICK VENEER WATSONTOWN BRICK - MANHATTAN - COAL KT OR EQUAL GROUT COLOR TO MATCH BRICK
	(MTL1)	BREAK METAL W/ CLEAR ANODIZED FINISH
	(MTL2)	STOREFRONT & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM

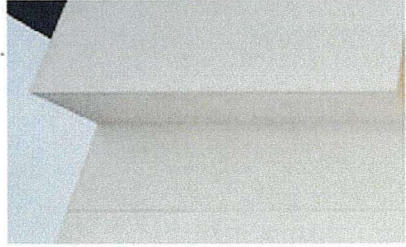
FC1 TRU EXTERIOR
CHANNEL SIDING



BR1 BRICK VENEER
WATSONTOWN BRICK -
MANHATTAN COAL KT
OR EQUAL



PT1-PT6
VARIOUS SHADES OF EIFS,
COLORS FOR REFERENCE ARE
GIVEN IN A LEGEND



MTL-2 STOREFRONT &
WINDOW FRAMES



24-0394
07/19/2024