PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20487** 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: Hak Jung Kim

Print Name: HAKJUNG KIM

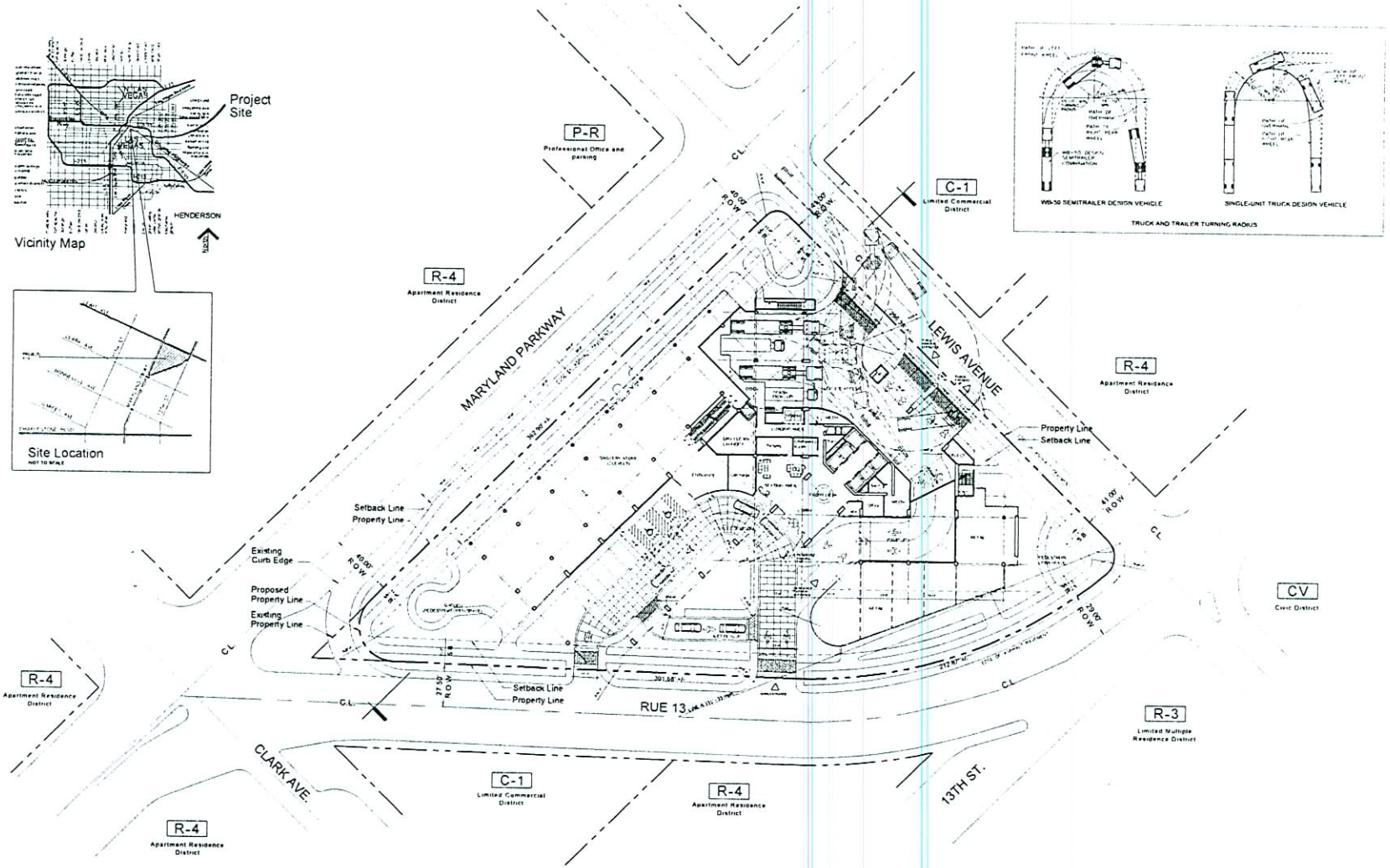
Subscribed and sworn before me

This 13 day of MARCH, 2007

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: 04-88553-1



SITE INFORMATION

APN # 139-34-611-047 / 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)	80 844 sf	1.856 acres
Gross Area	(Approximate)	127 153 sf	2.919 acres

COMMERCIAL

Offices	(Gross Area)	64 400 sf
Retail	(Gross Area)	6 500 sf
Grocery Store	(Gross Area)	22 500 sf
Sky Restaurant	(Gross Area)	5,600 sf
	Total	99 400 sf

RESIDENTIAL

AREA (Approximate)

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

UNITS COUNT

Total Number of Units: 497

	Number	% of Total
STUDIO	202	40.64%
1 BR / 1 BR + D / 1 BR 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	278.4 du / Net Acre 170.3 du / Gross Acre

AMENITIES/CIRCULATIONS

Lobbies	3 600 sf
Lounge / Bar	2 100 sf
Seating Areas	2 150 sf
Business Center	2 600 sf
Fitness Center	16 400 sf
Media Room	4 400 sf
Pool Deck	16 200 sf
Roof Deck	4 300 sf
Valet / Concierge / Office / Laundry / Emergency	1 300 sf
Mechanical / Electrical / Trash	22 500 sf
Storage (for Residential units)	22 500 sf
Parking Structure	432 300 sf
Total	487 400 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	202 @ 1.25 / Unit	= 253
1 BR Unit / 1 BR+D / 1 BR Penthouse	255 @ 1.25 / Unit	= 319
2 BR Unit / 2 BR+D / 2 BR Penthouse	32 @ 1.75 / Unit	= 56
3 BR Penthouse Unit	4 @ 2.00 / Unit	= 16
Guest	497 @ 1 / 6 Unit	= 83

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

Handicapped Residential (2% of 497 units) 10 Spaces
Handicapped Commercial (for 390 spaces) 5 Spaces
Regular (including Compact) 1 099 Spaces
Onsite Loading 3 + 655 700 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 / 80 844 sf 15.29

LOT COVERAGE

Allowed	50%
Provided (48 496 SF / 80 844 SF)	60.37 %
Provided Ground Floor (37 804 SF / 80 844 SF)	47.23 %

UNITS COUNT

	LEVEL	STUDIO	1 BR	1BR + Den	2 BR + Den	1 BR Penth.	2 BR Penth.	3 BR Penth.	TOTAL
	TYPICAL SIZE	495 SF	990 SF	990 SF	1,165 SF				
TOWER	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					165
	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	202	133	124	16	8	16	8	497
	%	40.64 %	26.75 %	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

THE ISLAND - LAS VEGAS

MAY 2 4 2007

~~VAR-20487~~ ~~VAR-20488~~
VAR-21263 SUP-20486
SUP-20740 SDR-20484
REVISED 06/14/07 PC

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