

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **SDR-24274** APN: 138-07-316-000Name of Property Owner: TR Boulders Corporation/oCapri Capital PartnersName of Applicant: TR Boulders Corporation c/o Capri Capital PartnersName of Representative: Stanley Consultants, Inc.

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:

TR Boulders Corp.
Chris Ball

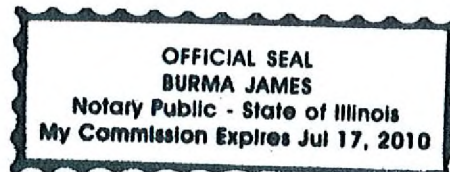
Print Name:

CHRIS BALL

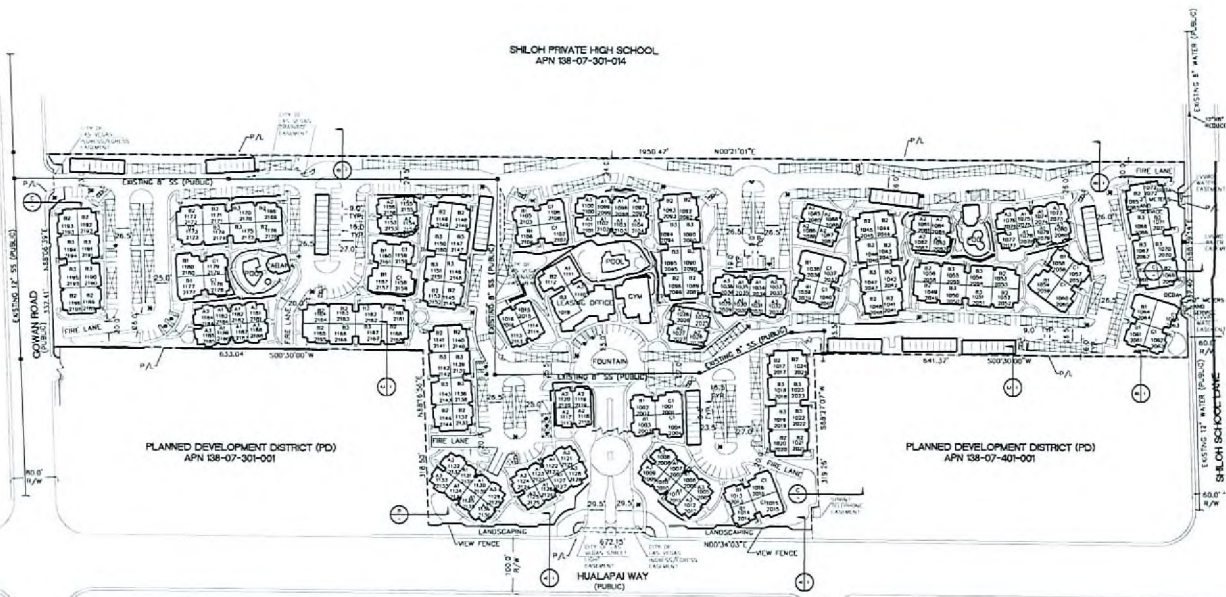
Subscribed and sworn before me

This 9th day of August, 2007Burma James

Notary Public in and for said County and State



SHILOH PRIVATE HIGH SCHOOL
APN 138-07-301-014



NOTE:
THIS SITE PLAN DEPICTS EXISTING STRUCTURES AND FACILITIES. THE PURPOSE OF THE MAP IS TO CONVERT THE CONDOMINIUMS TO APARTMENTS THROUGH MAPPING ONLY. NO STRUCTURAL OR FACILITY IMPROVEMENTS ARE PROPOSED. ALL EXISTING STRUCTURES TO REMAIN.

OWNER INFORMATION

IR BOULDERS CORPORATION
2/3 CHRIS BALL
875 N. MICHIGAN AVE., SUITE 3430
CHICAGO, IL 60611

SITE INFORMATION

APN: 138-07-316-000
AREA: 21.30 ACRES
USE: MULTI-FAMILY RESIDENTIAL
ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
BUILDING HEIGHT: 3-4
NUMBER OF UNITS: 388
NUMBER OF BUILDINGS: 31 + RENTAL OFFICE
MAXIMUM DENSITY: 18 UNITS/ACRE
EXISTING DENSITY: 18 UNITS/ACRE

PARKING INFORMATION

REQUIRED PARKING
RESIDENT PARKING
162 - 1 BEDROOM @ 1.25/UNIT: 203 SPACES
194 - 2 BEDROOM @ 1.75/UNIT: 340 SPACES
32 - 3 BEDROOM @ 2.00/UNIT: 64 SPACES
GUEST PARKING
388 UNITS X 0.1666/UNIT: 65 SPACES
TOTAL: 672 SPACES
PROVIDED PARKING
PARKING PROVIDED (BY/IR): 714 SPACES
COVERED PARKING PROVIDED: 607 SPACES
HANDICAP PARKING PROVIDED: 13 SPACES
TOTAL: 727 SPACES

LEGAL DESCRIPTION

BEING THE BOULDERS, AS SHOWN BY THAT CERTAIN MAP ON FILE IN BOOK 132, PAGE 89 OF PLATS, IN THE OFFICE OF THE CLARK COUNTY RECORDER, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 88°06'30" EAST, ALONG THE NORTHERLY LINE, 365.41 FEET; THENCE SOUTH 00°31'47" WEST, DEPARTING SAID NORTHERLY LINE, 40.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COWAN ROAD, SAID POINT BEING THE POINT OF BEGINNING.
THENCE NORTH 88°06'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY, 333.21 FEET; THENCE SOUTH 00°22'12" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, 1,950.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ISAAC NEWTON WAY; THENCE SOUTH 88°39'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY, 138.54 FEET; THENCE NORTH 00°31'47" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, 641.37 FEET; THENCE SOUTH 88°27'08" WEST, 316.18 FEET TO THE EASTERLY RIGHT-OF-WAY OF HUALAPAI WAY; THENCE NORTH 00°24'03" EAST, ALONG THE EASTERLY RIGHT-OF-WAY, 672.15 FEET; THENCE NORTH 88°16'55" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 315.77 FEET; THENCE NORTH 00°31'47" EAST, 833.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.89 ACRES, MORE OR LESS.

LEGEND

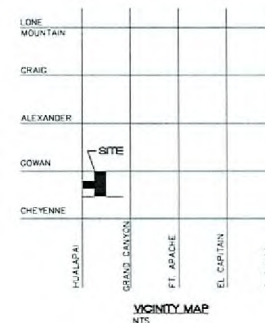
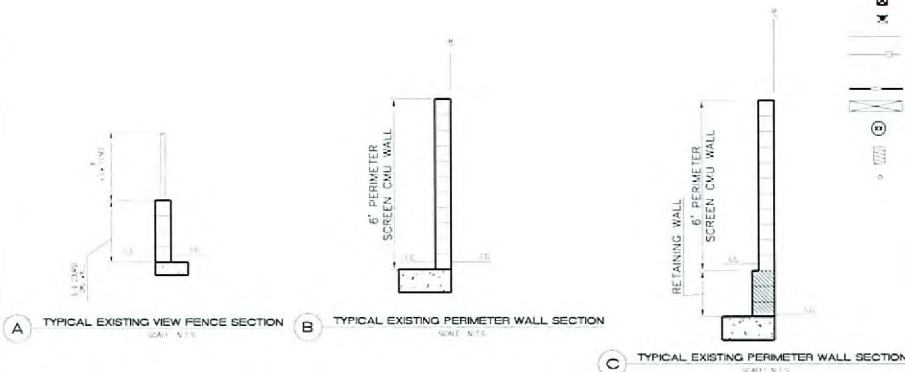
- TRASH ENCLOSURE
- MAINTENANCE STORAGE BUILDING
- FIRE HYDRANT
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- BLOCK WALL
- COVERED PARKING
- BUILDING NUMBER FOR REFERENCE ONLY
- NO PARKING AREA
- SURVEY MONUMENT

GENERAL NOTES:

- EXISTING WATER SERVICE IS PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT.
- EXISTING SEWER SERVICE IS PROVIDED BY THE CITY OF LAS VEGAS UTILITIES DIVISION.
- THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUAS-PUBLIC USES.

UNIT INFORMATION

UNIT A1: 768 SF
UNIT A2: 790 SF
UNIT A3: 876 SF
UNIT B1: 1,011 SF
UNIT B2: 1,248 SF
UNIT B3: 1,218 SF
UNIT C1: 1,385 SF



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AUG 28 2007

SDR-24274
10/11/07 PC

AUGUST 27, 2007

Stanley Consultants inc.

2500 S. Eastern Ave., Suite 1200
Las Vegas, NV 89102
Tel: 702.735.1234 Fax: 702.735.1235
www.stanleyconsultants.com

BOULDERS CONDOMINIUMS
(CONVERSION TO APARTMENTS)
SITE PLAN

CLARK COUNTY

SD PROJECT#
20444.01.00

1 OF 1 SHEETS

DATE: 08-08-2007

CHECKED BY: DMS

DRAWN BY: CJO

SCALE (H): 1"=100'

SCALE (V): 1"=10'

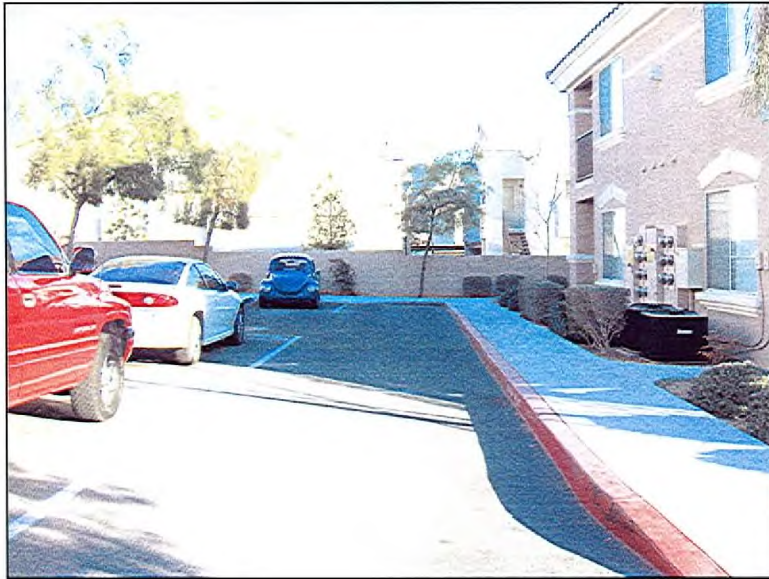


Landscaping

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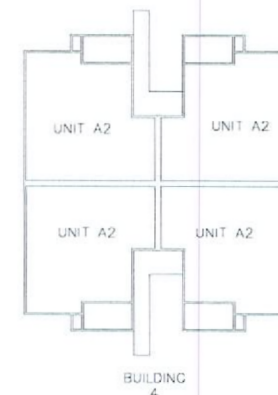
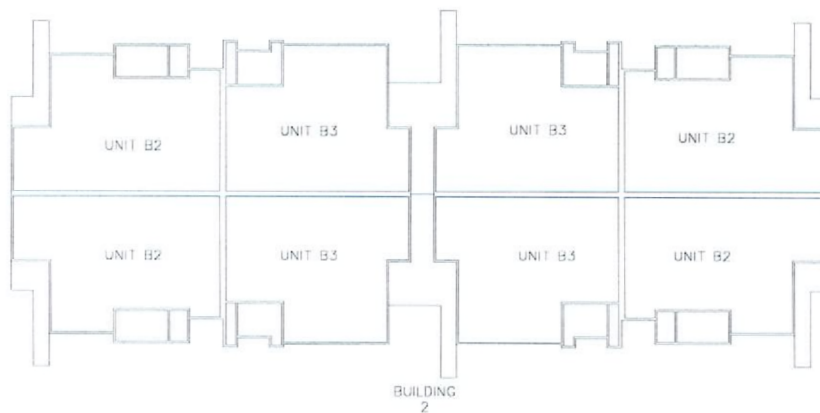
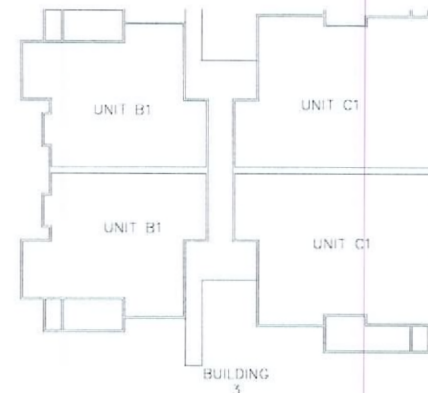
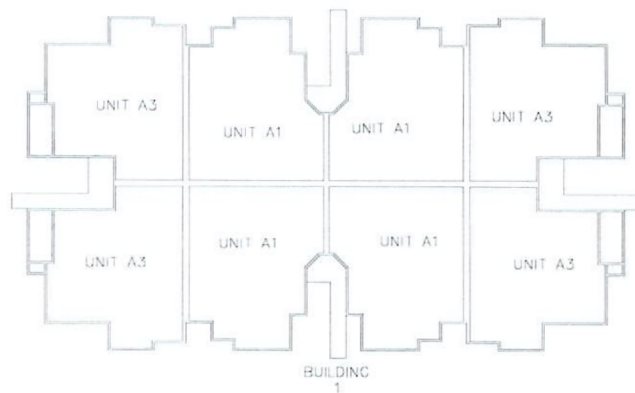


Building Elevations

SDR-24274
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Floor Plans

SDR-24274
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Stanley Consultants INC.

SDR 24274				
TR Boulders Corporation				
3450 N. Hualapai Way				
Proposed 388-unit multi-family conversion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	388	6.72	2,607
AM Peak Hour			0.51	198
PM Peak Hour			0.62	241
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	388	5.86	2,274
AM Peak Hour			0.44	171
PM Peak Hour			0.52	202
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	388		334
AM Peak Hour				27
PM Peak Hour				39
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Hualapai Way				
Average Daily Traffic (ADT)	3,783			
PM Peak Hour	303			
(heaviest 60 minutes)				
Gowan Rd.				
Average Daily Traffic (ADT)	2,120			
PM Peak Hour	170			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Hualapai Way	32585			
Gowan Rd.	32585			
This project will add approximately 334 trips per day on Hualapai Way and Gowan Rd. This will increase expected volumes by about 9 percent on Hualapai and by about 16 percent on Gowan. Hualapai is at about 12 percent of capacity and Gowan is at about 7 percent of capacity.				
Based on Peak Hour use, this development will add roughly 39 additional cars into the area; which works out to about 2 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				