

STATEMENT OF FINANCIAL INTEREST

Case Number EDT-26293 APN: 139-27-602-003;004
 Name of Property Owner: ~~D. Parkhaus LLC~~ Parkhaus LLC
 Name of Applicant: BLACK HAWK DEVELOPMENT LP.
 Name of Representative: Jim Torti

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: —

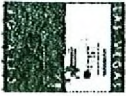
Signature of Property Owner: 
 Print Name: GRAHAM DOWNES

Subscribed and sworn before me

The 31 day of December, 2007
Jennifer Bertolotti, San Diego, CA
 Notary Public in and for said County and State



JAN 7 2008



PLANNING & DEVELOPMENT DEPARTMENT

BUSINESS DEPARTMENT
2008 JAN -8 AM 11:23

STATEMENT OF FINANCIAL INTEREST

Case Number: EDT-26293 IN: 137-27-602-003 & 004 2310
Name of Property Owner: ANTONIO SUSTAITA / VIDA ENTERPRISE LLC
Name of Applicant: ANTONIO SUSTAITA
Name of Representative: JIM TORTI

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: *Antonio Sustaita*

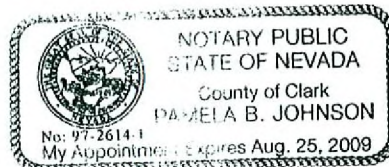
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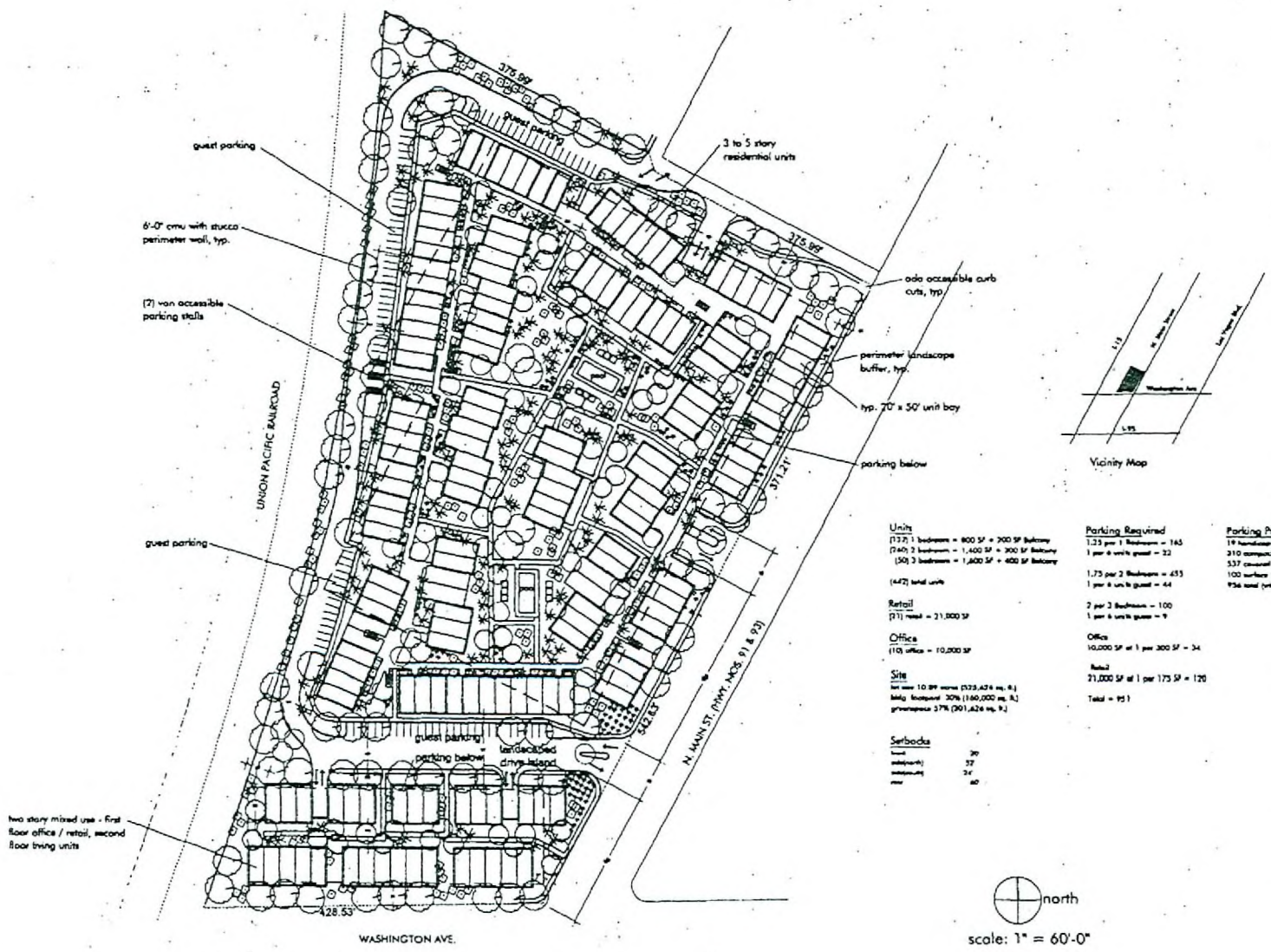
Subscribed and sworn before me

This 4 day of JAN, 2008

Pamela B. Johnson
Notary Public in and for said County and State

State of Nevada
County of Clark





<p>Units</p> <p>(177) 1 bedroom = 800 SF = 300 SF balcony (240) 2 bedrooms = 1,400 SF = 300 SF balcony (50) 3 bedrooms = 1,800 SF = 400 SF balcony (47) total units</p> <p>Retail</p> <p>(21) retail = 21,000 SF</p> <p>Office</p> <p>(10) office = 10,000 SF</p> <p>Site</p> <p>lot area 10.99 acres (323,424 sq. ft.) building footprint 30% (140,000 sq. ft.) gross program 37% (201,424 sq. ft.)</p> <p>Setbacks</p> <p>front 30' side/rear 37' rear 40'</p>	<p>Parking Required</p> <p>1.23 per 1 Bedroom = 165 1 per 4 units guest = 22 1.75 per 2 Bedrooms = 453 1 per 4 units to guest = 44</p> <p>Office</p> <p>2 per 3 Bedrooms = 100 1 per 4 units guest = 9</p> <p>Retail</p> <p>21,000 SF at 1 per 300 SF = 34 21,000 SF at 1 per 175 SF = 120</p> <p>Total = 951</p>	<p>Parking Provided</p> <p>19 handicapped (2 van accessible) 210 street/park (balance provided) 537 reserved (balance provided) 100 surface 936 total (within 275)</p>
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Site/Landscape Plan

10.28.05

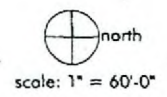
Main Street
Mixed Use Development



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02-20-08 CC



two story mixed use - first floor office / retail, second floor living units

guest parking

6'-0" cmu with stucco perimeter wall, typ.

(7) van accessible parking stalls

UNION PACIFIC RAILROAD

guest parking

3 to 5 story residential units

ada accessible curb cuts, typ.

perimeter landscape buffer, typ.

typ. 70' x 50' unit bay

parking below

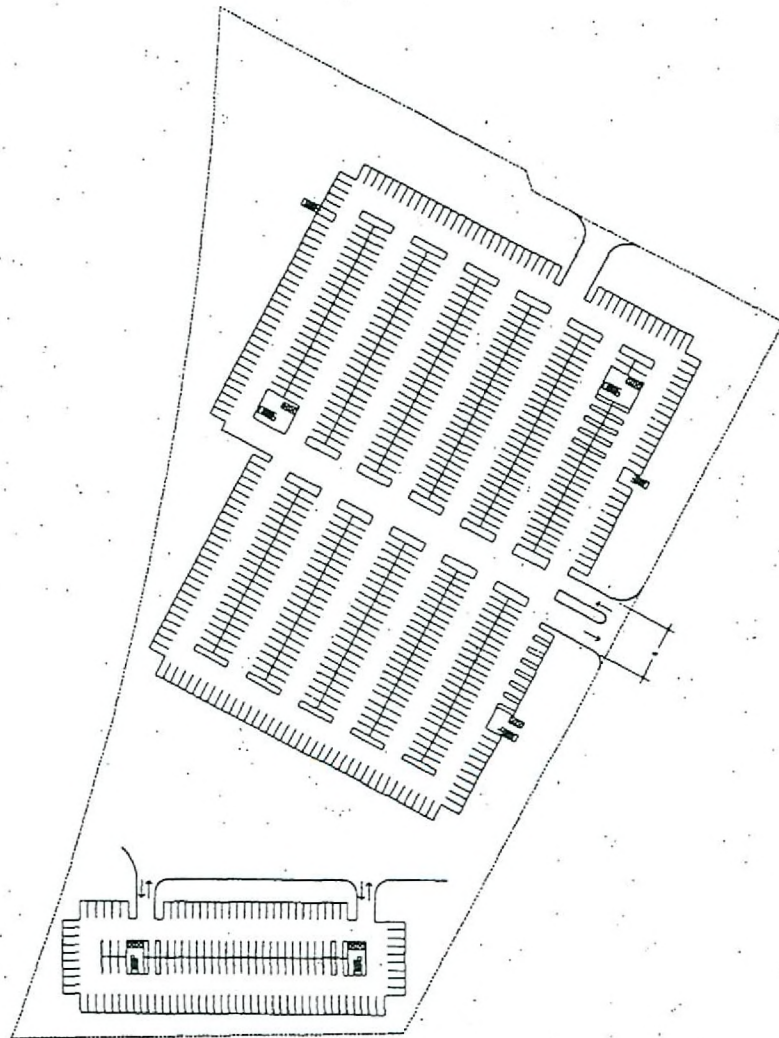
guest parking

parking below

landscaped drive island

WASHINGTON AVE.

N. MAIN ST. (PMT, NCS 9) & 23)



Units
 (127) 1 bedroom = 800 SF + 200 SF Balcony
 (240) 2 bedrooms = 1,400 SF + 300 SF Balcony
 (93) 3 bedrooms = 1,400 SF + 400 SF Balcony
 (642) total units

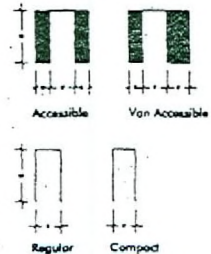
Retail
 (21) retail = 21,000 SF

Office
 (10) office = 10,000 SF

Parking Required
 1.25 per 1 bedroom = 140
 1 per 4 units guest = 72
 1.75 per 2 Bedrooms = 453
 1 per 4 units guest = 64
 2 per 3 Bedrooms = 100
 1 per 4 units guest = 9
 Office
 10,000 SF at 1 per 300 SF = 34
 Retail
 21,000 SF at 1 per 175 SF = 120
 Total = 951

Parking Provided
 19 handicapped (2 van accessible)
 310 compact (balcony grade)
 337 covered (balcony grade)
 100 surface
 956 total (balcony 790)

Parking Stall Design



Below-Grade Parking Plan

10.28.05

Main Street
 Mixed Use Development

BLOKHAUS

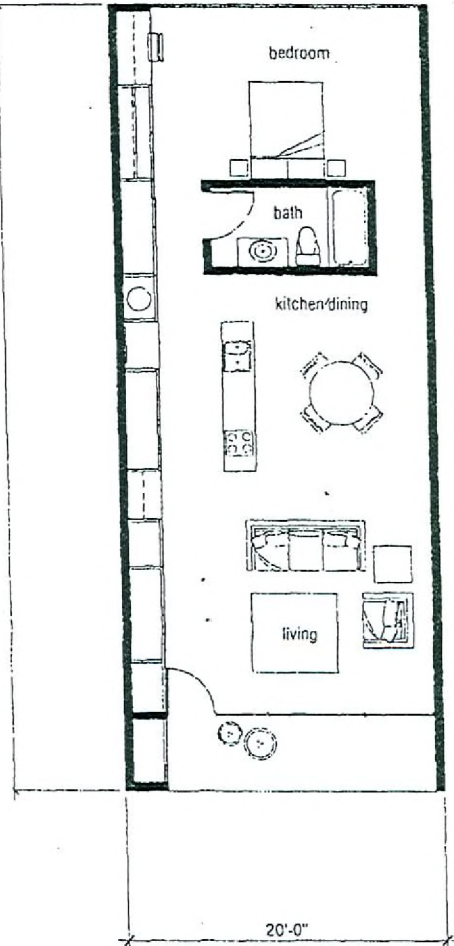
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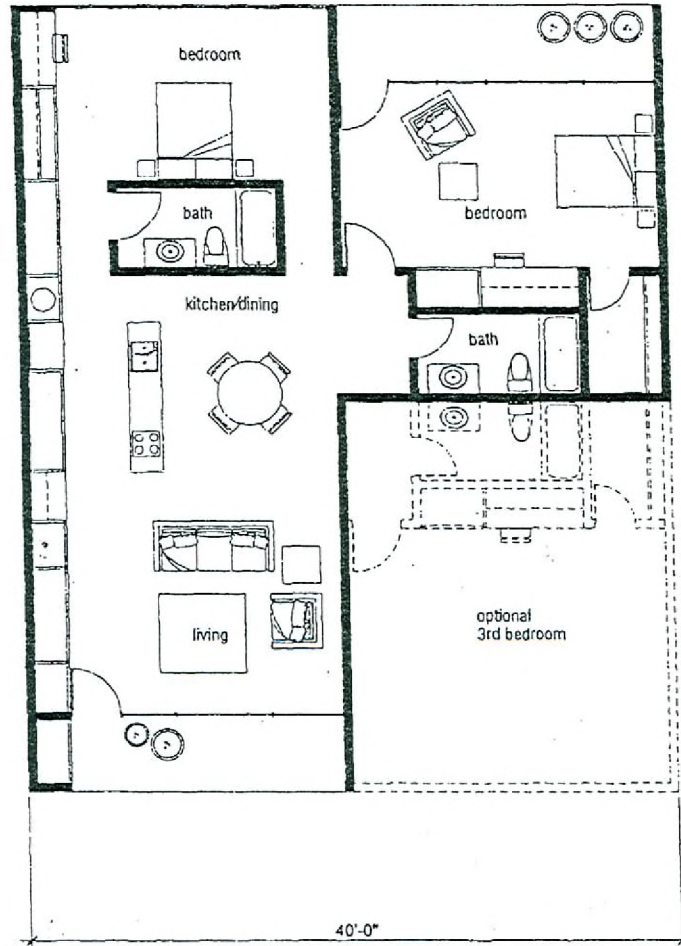
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EOT-26293
 02-20-08 CC

1 bedroom unit



2/3 bedroom unit



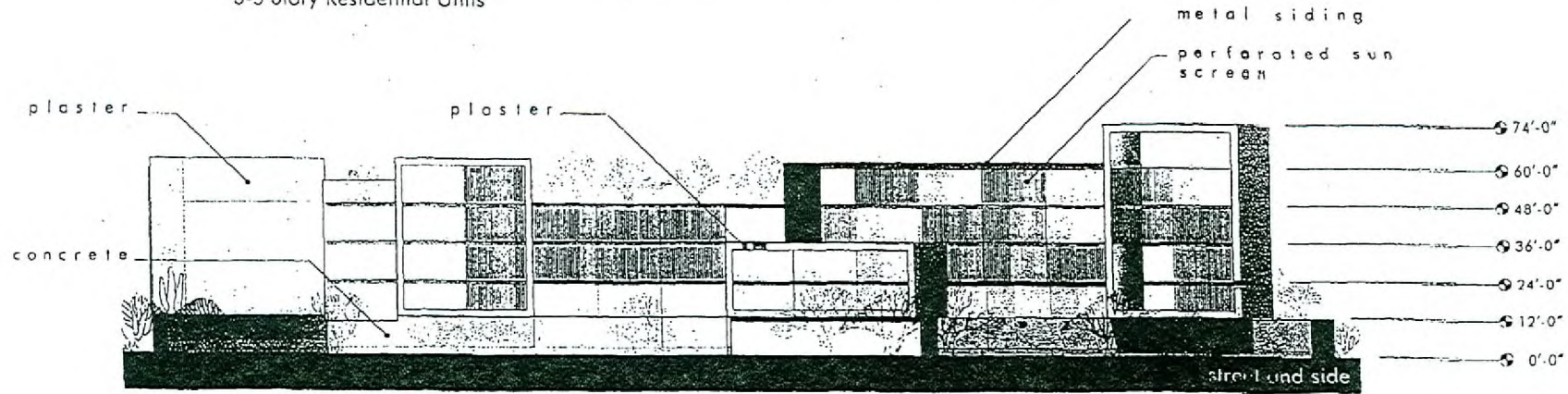
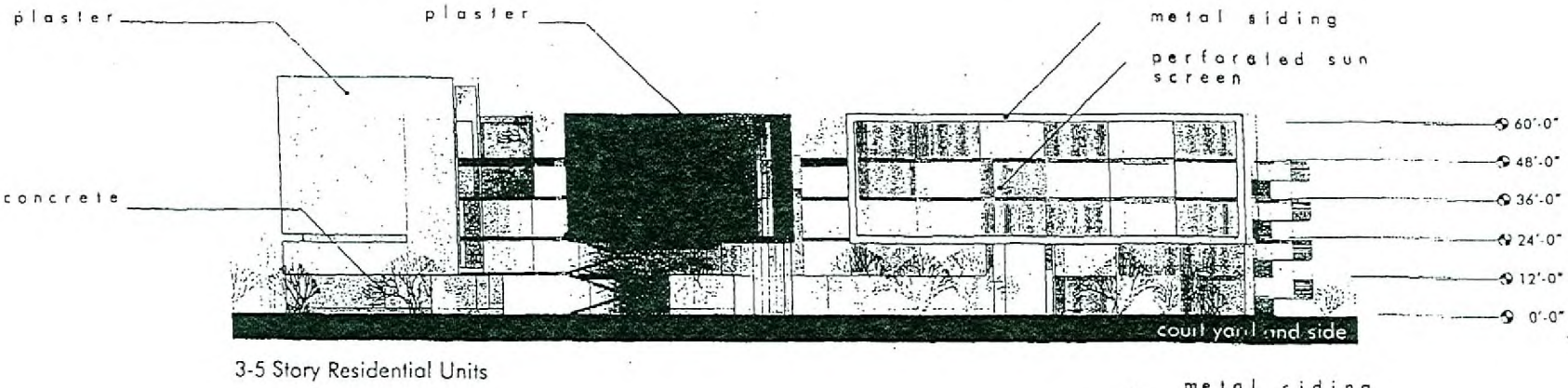
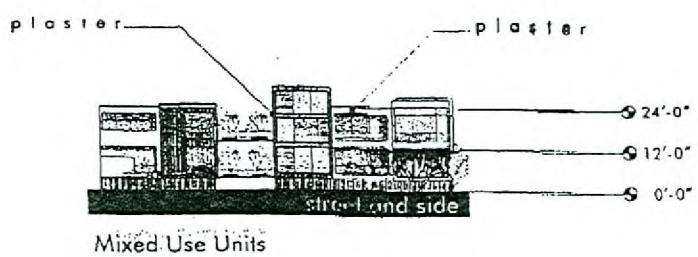
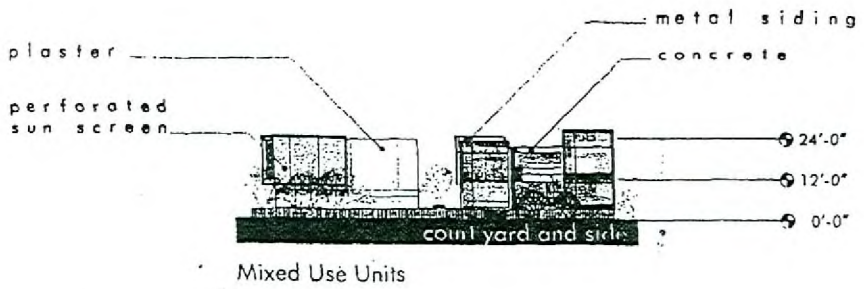
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EOT-26293
02-20-08 CC

Main Street
Mixed Use Development

BLOKHAUS

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