



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-35349** APN: 139-27-805-003, 139-27-812-017

Name of Property Owner: Cloudbreak Las Vegas LLC

Name of Applicant: Cloudbreak Las Vegas LLC

Name of Representative: Cloudbreak Las Vegas LLC

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: _____

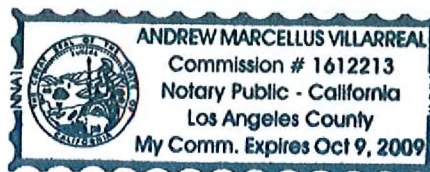
Signature of Property Owner: *Randall Bishop Villarreal*

Print Name: Randall Bishop Villarreal

Subscribed and sworn before me Andrew M. Villarreal, Notary Public

This 15 day of July, 20 09

Andrew M. Villarreal
Notary Public in and for said County and State



ACKNOWLEDGMENT

State of California
County of Los Angeles)

On July 15, 2009 before me, Andrew M. Villarreal, Notary Public
(insert name and title of the officer)

personally appeared Randall A. Bishop,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Am Villarreal* (Seal)



EOT-35349

09-16-09 CC

Key

- New Residential
- Existing Residential
- New Office
- Existing Office
- New Office Accessory to BRD
- Existing Office Accessory to BRD

Site Information

PARCEL
APN # 138-27-009-001
APN # 138-27-012-007

ZONING
C-2 General Commercial
R-1 Reserves in C-2 General Commercial

AREA (Acres)
Gross Area = 109,848 S.F. = 2.50 acres
= 11,548 S.F. = 0.27 acres
Total = 120,396 S.F. = 2.77 acres

Net Area:
= 96,546 S.F. = 2.21 acres
= 11,548 S.F. = 0.27 acres
Total = 108,094 S.F. = 2.48 acres

Setbacks

Front Setback	20 Ft.
Side	10 Ft.
Back	20 Ft.

Unit Type	New Units	Existing Units	Total
1st Floor	14 units	17 units	31 units
2nd Floor	14 units	17 units	31 units
3rd Floor	14 units	17 units	31 units
4th Floor	14 units	17 units	31 units
5th Floor	14 units	17 units	31 units
Total	56 units	68 units	124 units

BUILDING AREA

BLDG I

- Existing Residential Units = 1,112 S.F.
- Existing Residential Corridor/Office = 1,820 S.F.
- Existing Residential Corridor/Office = 2,932 S.F.
- Total Existing Residential Units = 4,064 S.F.
- Total New Residential Units (Bldg I) = 26,818 S.F.
- New Corridor/Office (Bldg I) = 3,900 S.F.
- New Residential Corridor/Office = 5,300 S.F.
- Total New Residential (Bldg I) = 36,025 S.F.
- Bldg I - Grand Total Residential Units = 97,187 S.F.

Support Services 1st Floor = 0 S.F.

Support Services 2nd Floor = 2,141 S.F.

Total Existing Support Services (Office) = 2,141 S.F.

Support Services 1st Floor = 1,758 S.F.

Support Services 2nd Floor = 1,624 S.F.

Total New Support Services (Office) = 4,913 S.F.

Bldg I - Grand Total Office Units = 1,378 S.F.

PARKING REQUIREMENTS

Parking Req. (Total 10)

Apartment	150 units @ 1.25	= 187.5 Spaces
Office	100 units @ 1.0	= 100 Spaces
Resident's Driving/Car	N/A (Accessory to Res.)	= 0 Spaces
Resident's Commute	N/A (Accessory to Res.)	= 0 Spaces
Office	1,278 / 100	= 12.78 Spaces
Total		= 290.28 Spaces

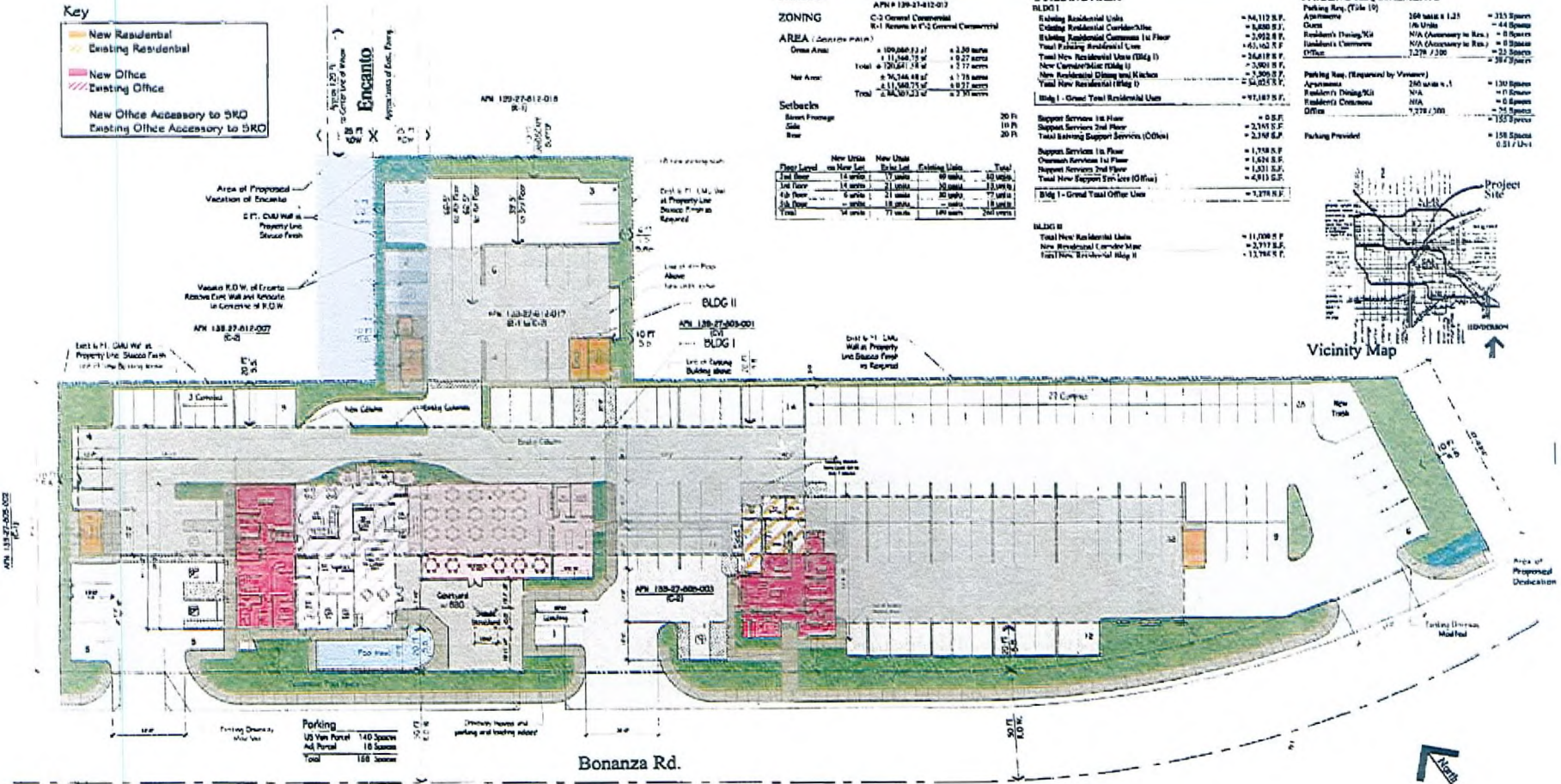
Parking Req. (Required by Veneer)

Apartment	150 units @ 1.0	= 150 Spaces
Resident's Driving/Car	N/A	= 0 Spaces
Resident's Commute	N/A	= 0 Spaces
Office	1,278 / 100	= 12.78 Spaces
Total		= 162.78 Spaces

Parking Provided = 158 Spaces @ 0.51 / Unit

BLDG II

- Total New Residential Units = 11,708 S.F.
- New Residential Corridor/Office = 2,917 S.F.
- Total New Residential Bldg II = 14,625 S.F.



Conceptual Site Plan - Scheme G

US Vets at the Meadows - Addition

Las Vegas, Nevada

Cloudbreak Las Vegas, LLC

EOT-35349
09-16-09 CC



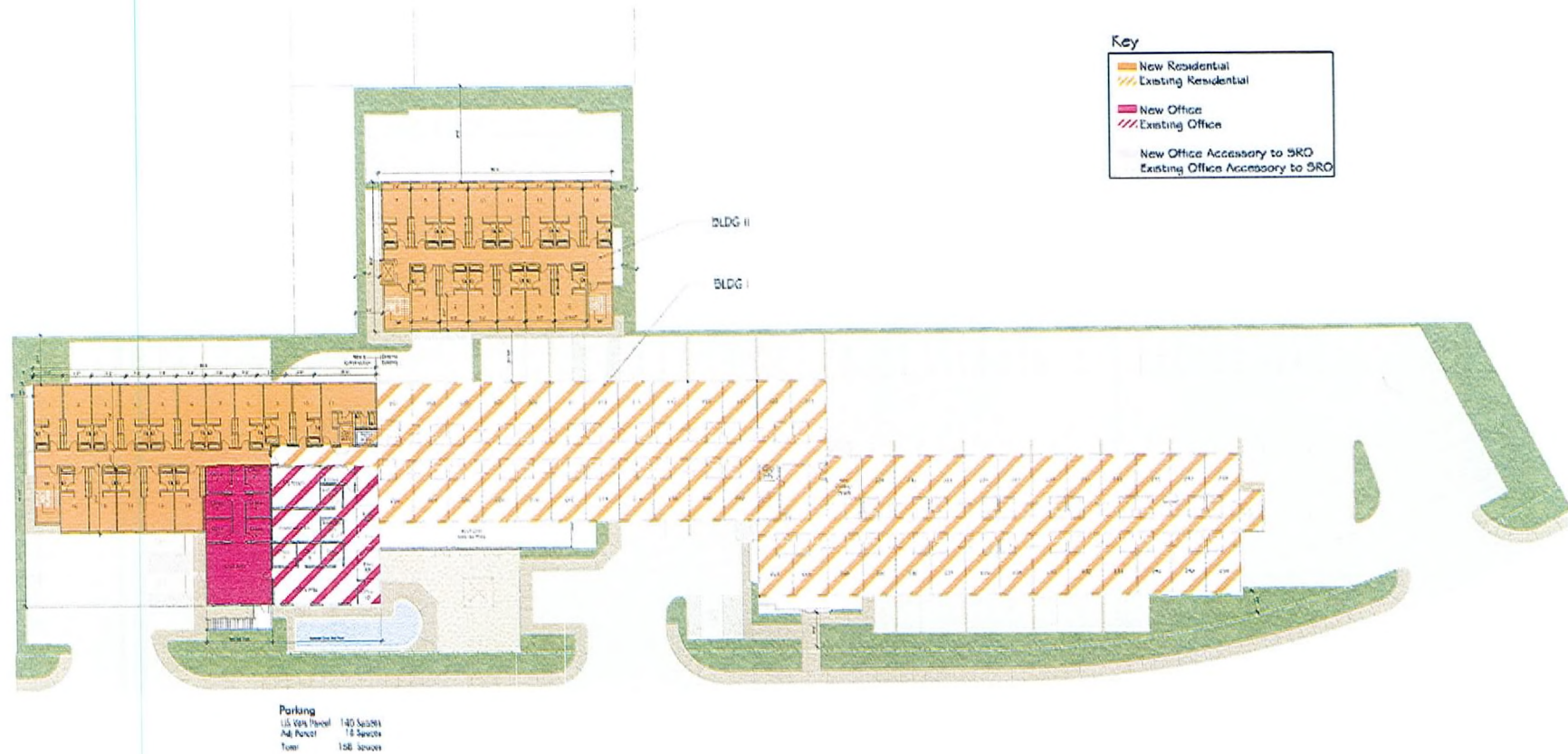
RECEIVED

JUL 27 2009

Scale: 1" = 30'
Project # 905029 February 2, 2007

Key

- New Residential
- Existing Residential
- New Office
- Existing Office
- New Office Accessory to SRO
- Existing Office Accessory to SRO



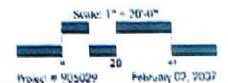
Conceptual 2nd Floor Plan

US Vets at the Meadows - Addition

Las Vegas, Nevada

EOT-35349

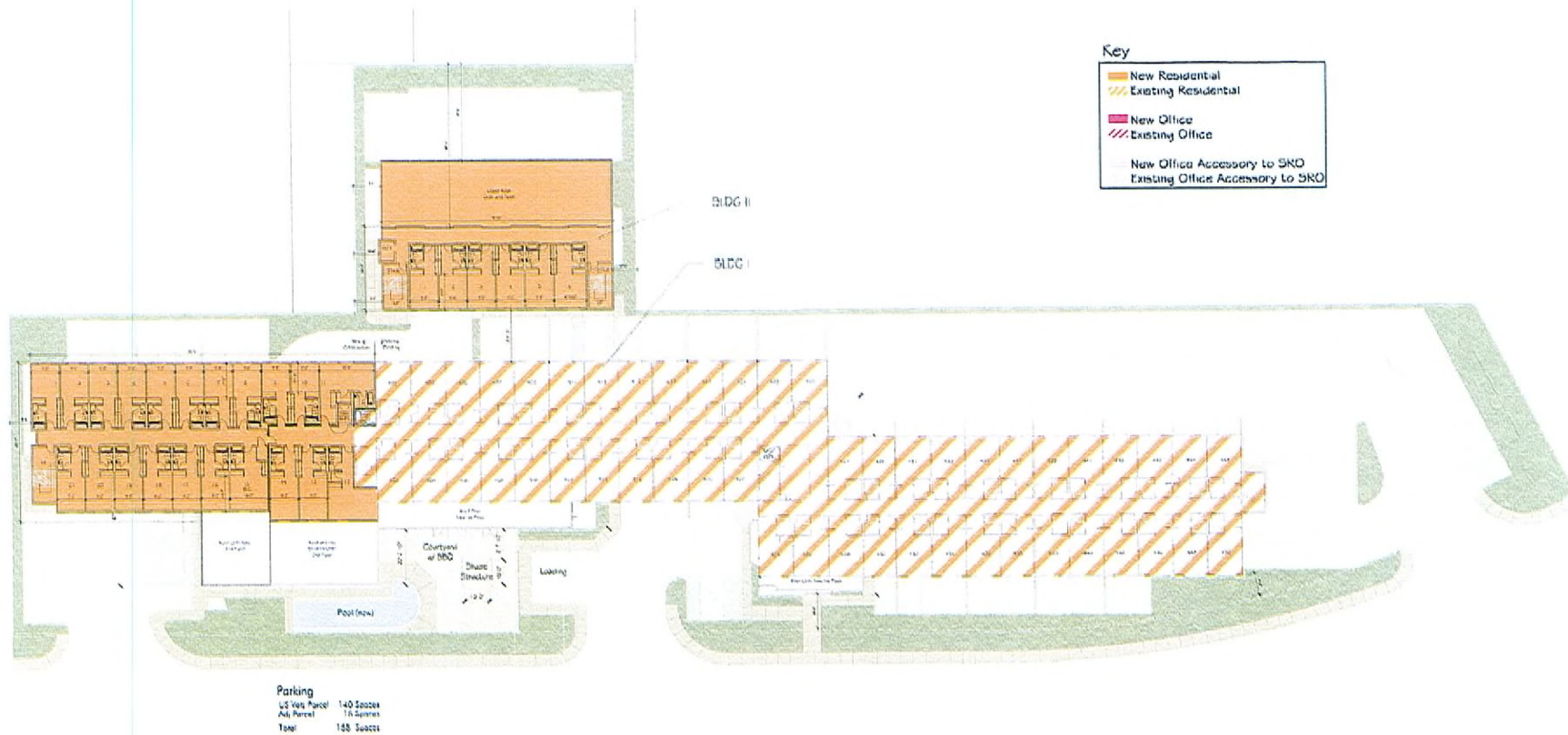
09-16-09 CC



Perlmutter F2
 RECEIVED

JUL 27 2009

Cloudbreak Las Vegas, LLC

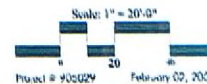


Conceptual 4th Floor Plan

US Vets at the Meadows - Addition

Las Vegas, Nevada

EOT-35349
09-16-09 CC



Perlman F4

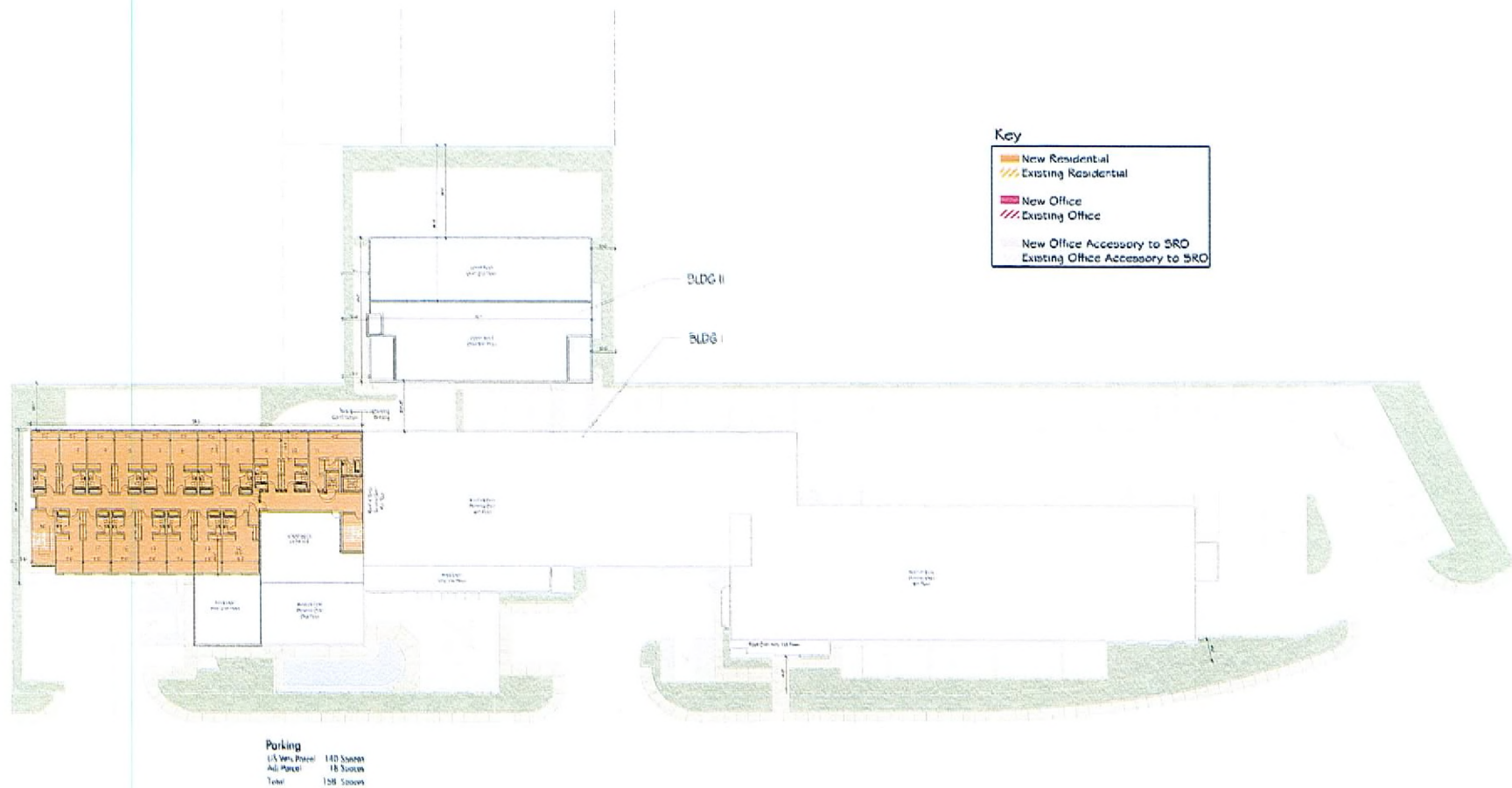
RECEIVED

JUL 27 2009

Cloudbreak Las Vegas, LLC

Key

	New Residential
	Existing Residential
	New Office
	Existing Office
	New Office Accessory to SRO
	Existing Office Accessory to SRO



Conceptual 5th Floor Plan

US Vets at the Meadows - Addition

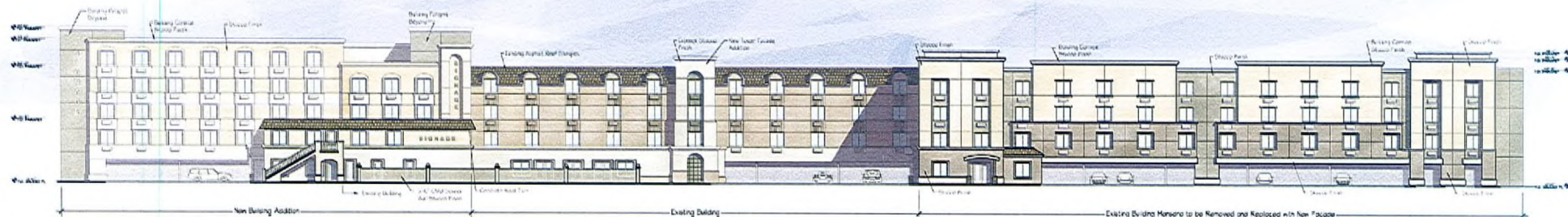
Las Vegas, Nevada

EOT-35349
09-16-09 CC

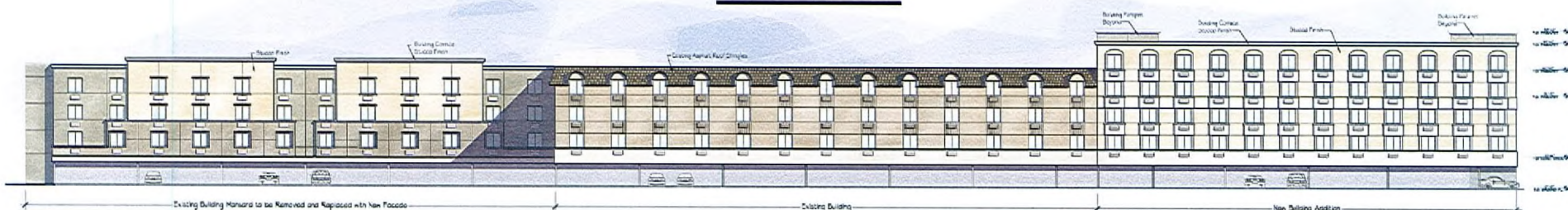
Perlmutter F5
RECEIVED

JUL 27 2009

Cloudbreak Las Vegas, LLC



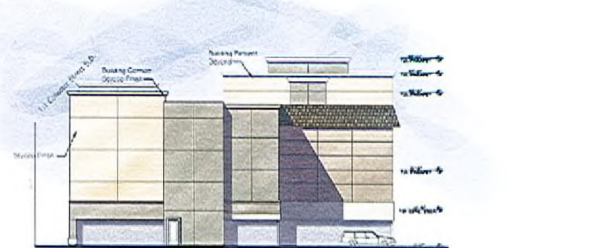
South Elevation



North Elevation



West Elevation



East Elevation

Conceptual Elevations Building 1

Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition

Las Vegas, Nevada

EOT-35349
09-16-09 CC

Scale: 1/16" = 1'-0"
Project # 905029 June 20, 2007

Periman E1a
RECEIVED

JUL 27 2009