



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-35492 APN: 139-27-805-003 & 139-27-812-017

Name of Property Owner: CLOUBREAK LAS VEGAS LLC

Name of Applicant: USVI

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): _____

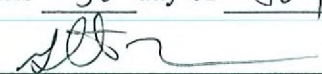
APN: _____

Signature of Property Owner: 

Print Name: R. Bishop

Subscribed and sworn before me

This 30th day of July, 2009


Notary Public in and for said County and State



Key

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

Site Information

PARCEL
APN # 139-27-000-000
APN # 139-27-012-017

ZONING
C-3 General Commercial
R-1 Resene to P-2 General Commercial

AREA / Service Area
Gross Area: 109,860 S.F. ± 2.30 acres
11,540 S.F. ± 0.27 acres
Total: 120,541 S.F. ± 2.77 acres

Net Area:
14,544 S.F. ± 0.33 acres
11,540 S.F. ± 0.27 acres
Total: 26,084 S.F. ± 0.60 acres

Setbacks
Street Frontage: 20 Ft
Side: 10 Ft
Rear: 20 Ft

Level	New Units	Existing Units	Total
1st Floor	14 units	17 units	31 units
2nd Floor	14 units	21 units	35 units
3rd Floor	14 units	21 units	35 units
4th Floor	14 units	21 units	35 units
5th Floor	14 units	21 units	35 units
Total	56 units	71 units	127 units

BUILDING AREA
BLDG I
Existing Residential Units: 14,544 S.F.
Existing Residential Corner/Kit: 1,880 S.F.
Existing Residential Corner/Kit: 1,912 S.F.
Total Existing Residential Units: 16,456 S.F.
New Residential Units (Bldg I): 14,544 S.F.
New Corner/Kit (Bldg I): 1,880 S.F.
New Residential Dining and Kitchen: 1,912 S.F.
Total New Residential (Bldg I): 18,336 S.F.
Bldg I - Grand Total Residential Units: 17,187 S.F.

Support Services 1st Floor: 1,158 S.F.
Support Services 2nd Floor: 1,158 S.F.
Total Support Services (Office): 2,316 S.F.

Support Services 1st Floor: 1,158 S.F.
Support Services 2nd Floor: 1,158 S.F.
Total Support Services (Office): 2,316 S.F.

Bldg I - Grand Total Office Units: 1,278 S.F.

BUILDING II
Total New Residential Units: 11,708 S.F.
New Residential Corner/Kit: 2,717 S.F.
Total New Residential (Bldg II): 14,425 S.F.

PARKING REQUIREMENTS
Parking Req. (Table 10)
As per Table 10: 164 units ± 1.21 = 333 Spaces
Curb: 164 Units = 44 Spaces
Resident's Dining Kit: N/A (Accessory to Res.) = 0 Spaces
Resident's Corner/Kit: N/A (Accessory to Res.) = 0 Spaces
Office: 1,278 / 100 = 13 Spaces
Total: 387 Spaces

Parking Req. (Required by Veterans)
As per Table 10: 240 units ± 1 = 120 Spaces
Resident's Dining Kit: N/A = 0 Spaces
Resident's Corner/Kit: N/A = 0 Spaces
Office: 1,278 / 100 = 13 Spaces
Total: 133 Spaces

Parking Provided: 150 Spaces
0.31 / Unit



Vicinity Map

Project Site

New Train

10' R.O.W.

10' R.O.W.

10' R.O.W.

10' R.O.W.

10' R.O.W.

10' R.O.W.

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10' R.O.W.

10' R.O.W.

10' R.O.W.

10' R.O.W.

Conceptual Site Plan - Scheme G

US Vets at the Meadows - Addition

Las Vegas, Nevada

Cloudbreak Las Vegas, LLC

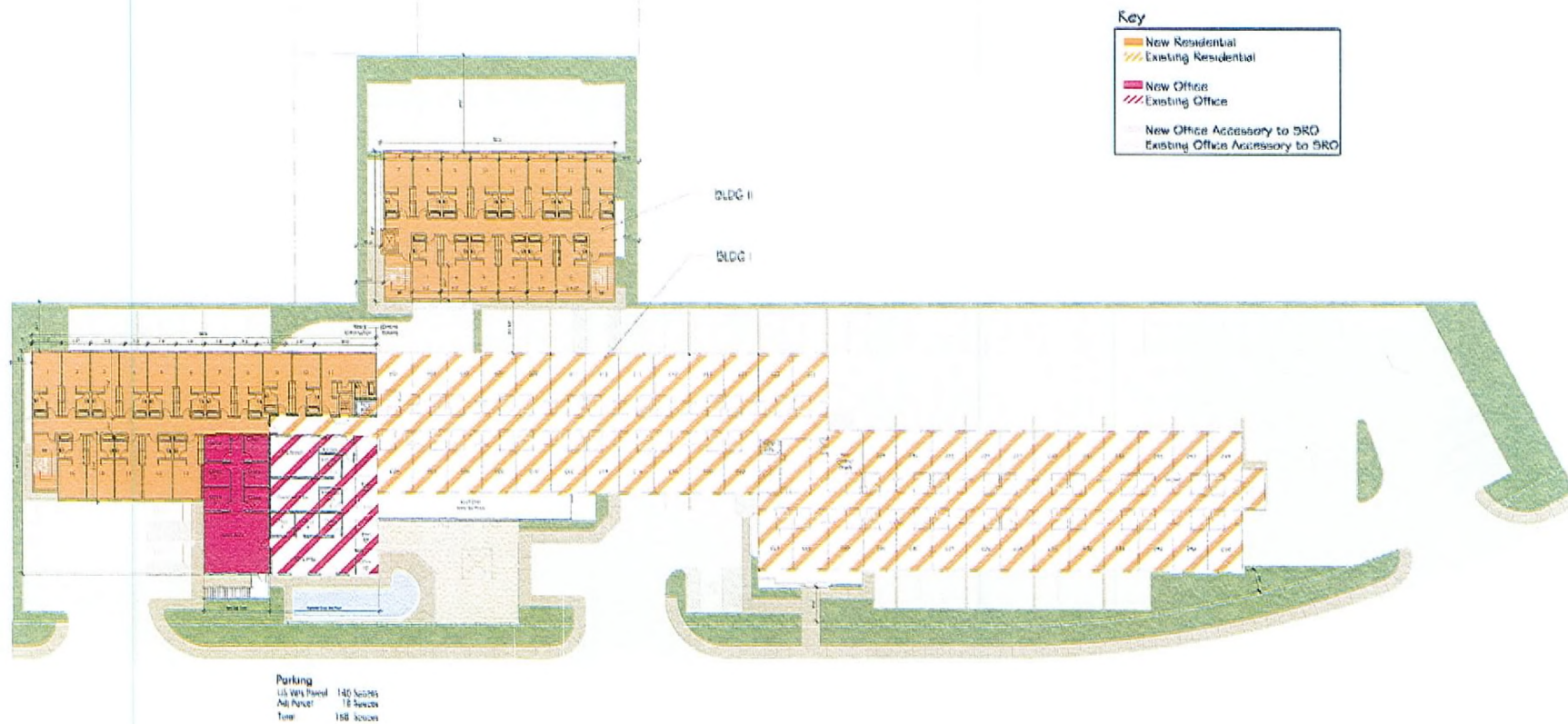
EOT-35492
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Scale: 1" = 20'
Project # 905029 February 7, 2007



Conceptual 2nd Floor Plan

US Vets at the Meadows - Addition

Las Vegas, Nevada

Scale: 1" = 20'-0"

Project # M05029 February 07, 2007

Cloudbreak Las Vegas, LLC

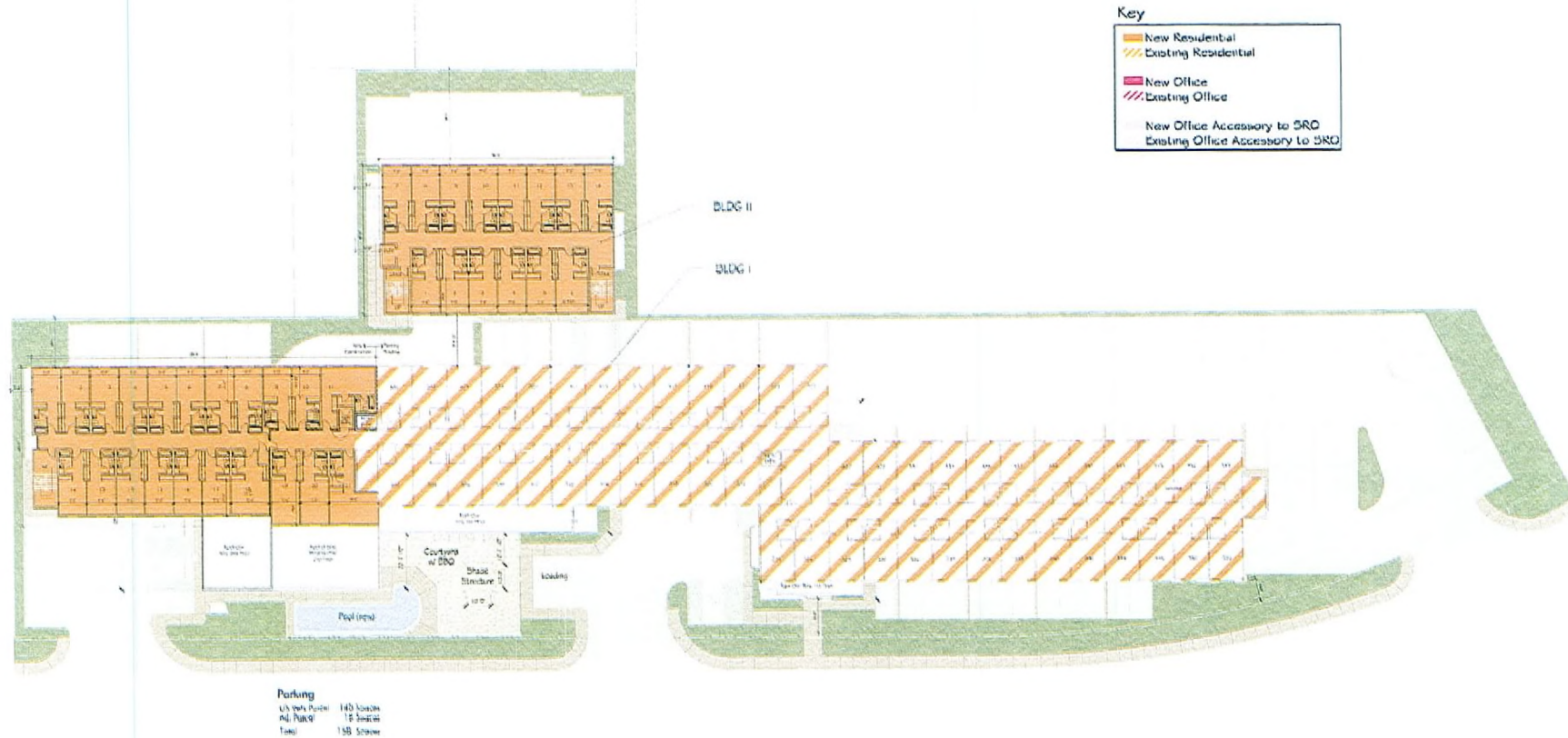
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Conceptual 3rd Floor Plan

US Vets at the Meadows - Addition

Las Vegas, Nevada

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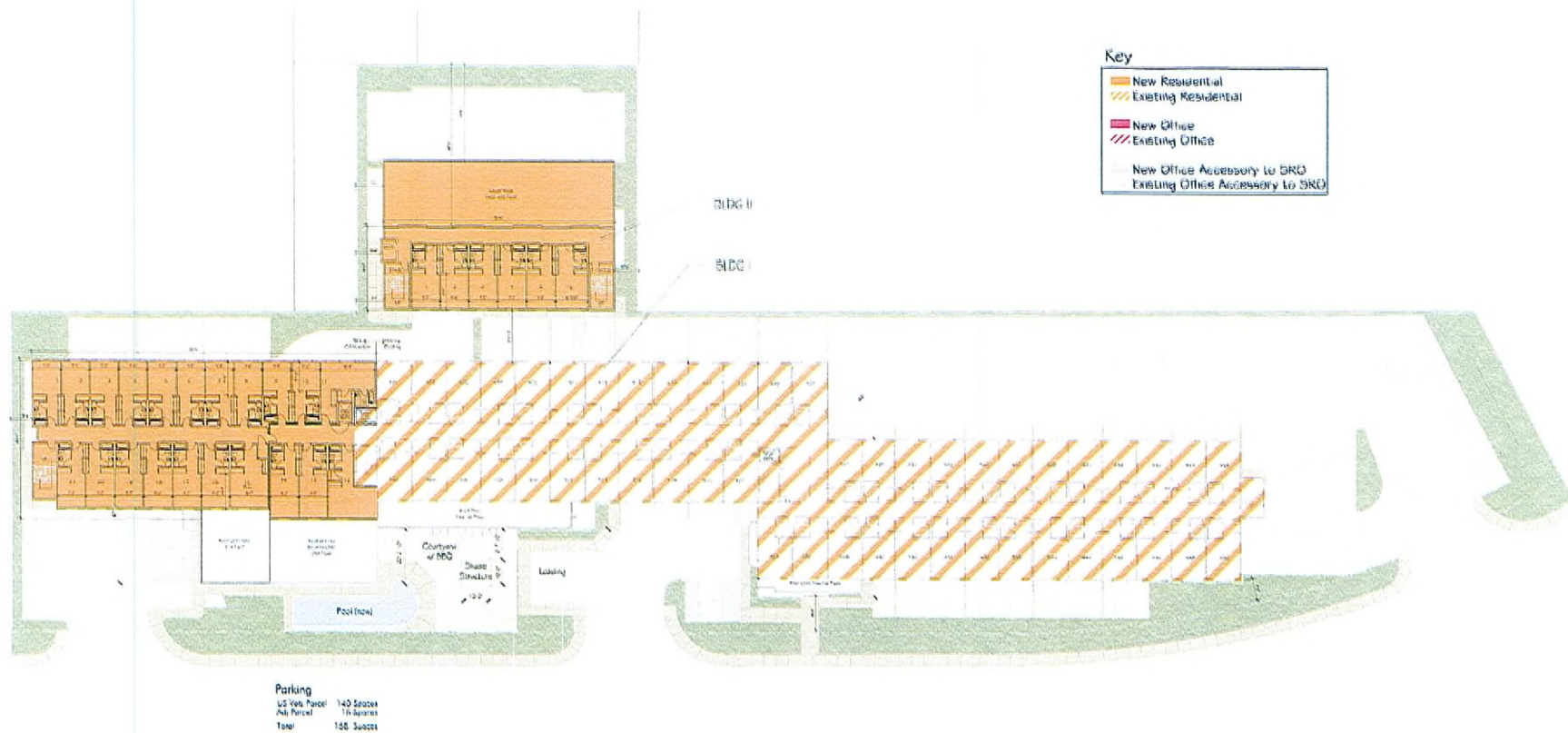
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Project # 905029 February 02, 2007

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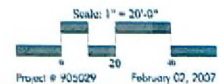
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Cloudbreak Las Vegas, LLC



Conceptual 4th Floor Plan

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US Vets at the Meadows - Addition

Las Vegas, Nevada

Cloudbreak Las Vegas, LLC

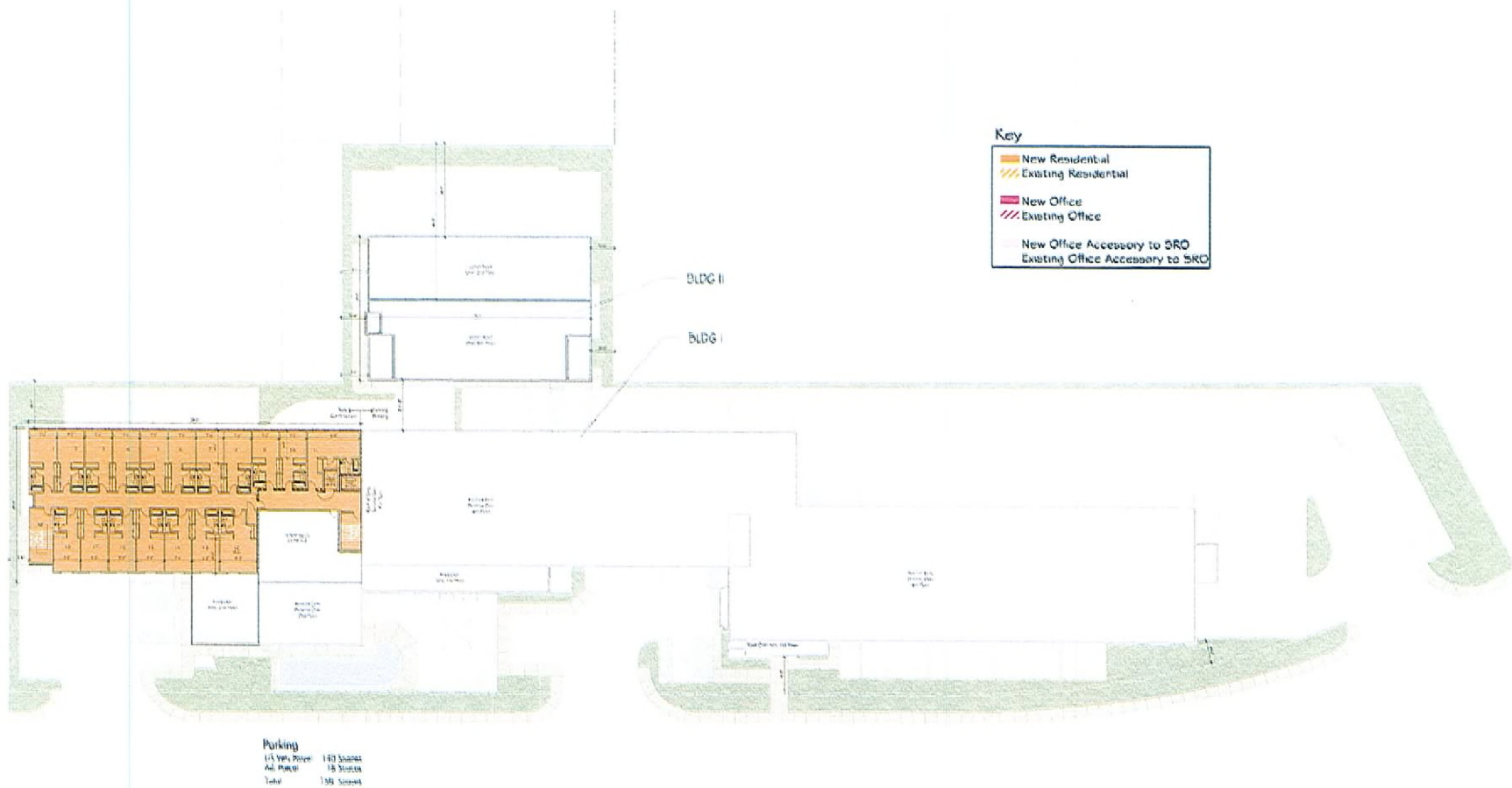
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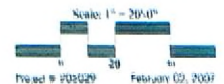
Key

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



Conceptual 5th Floor Plan

EOT-35492
09-16-09 CC



Cloudbreak Las Vegas, LLC

US Vets at the Meadows - Addition
Las Vegas, Nevada

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