



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Filipp Chebotarev
Cambridge Companies, Inc.
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

**RE: EOT-64015 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Chebotarev:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for an Extension of Time of an approved Variance (VAR-53197) FOR A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 83 FEET IS REQUIRED on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This Variance (VAR-53197) shall expire on May 21, 2018 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of Variance (VAR-53197), Site Development Plan Review (SDR-53040) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov





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/city of las vegas

May 5, 2016

Mr. Filipp Chebotarev
Cambridge Companies, Inc.
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

**RE: EOT-64015 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Chebotarev:

Please be advised the City Council at its regular meeting on *May 18, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, May 12, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

Development Notification

CC Meeting: May 18, 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

EOT-64015

Atrium Gardens HOA
Benton HOA
Bonanza Village MHP
Cameo Park Sandhill NA
Desert MHP
Desert Pine Townhomes
Desert Sands Villas HOA
Diamond Head Villas
Diamond Head Villas Phase II
El Adobe MHP
Emerald Gardens HOA
La Fiesta Apartments
Millenium Estates
Oasis Island Apartments
Oasis Landing Apartments
Park Bonanza East Townhouse Owners Association
Park Vista Apartments
Parkwood NA
Ronnow Neighborhood Watch
Three Crowns MHP
Vegas Green Townhouses HOA
Vegas Star Assn.
Villa Borrega MHP
Washington & Sandhill HOA
Washington Square NA

COLORED ELEVATION:

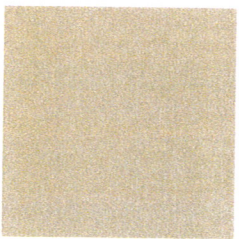


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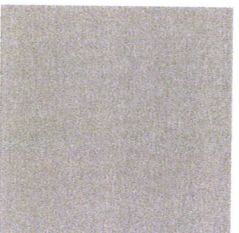
COLORS AND MATERIALS:



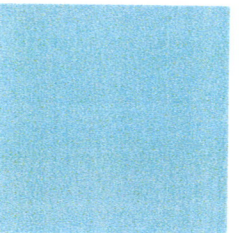
E1



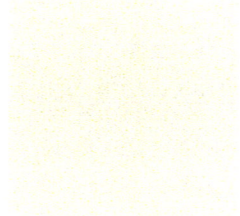
E2



E3



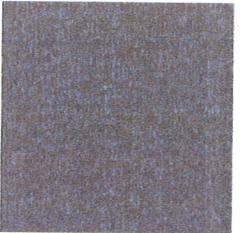
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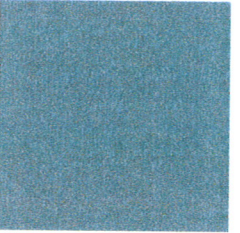
E5, E15



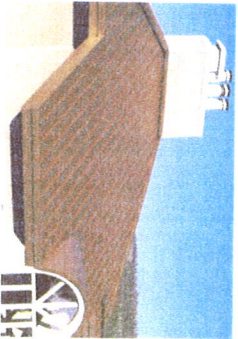
E6, E15, E16



E7, E12, E14



E13



E9

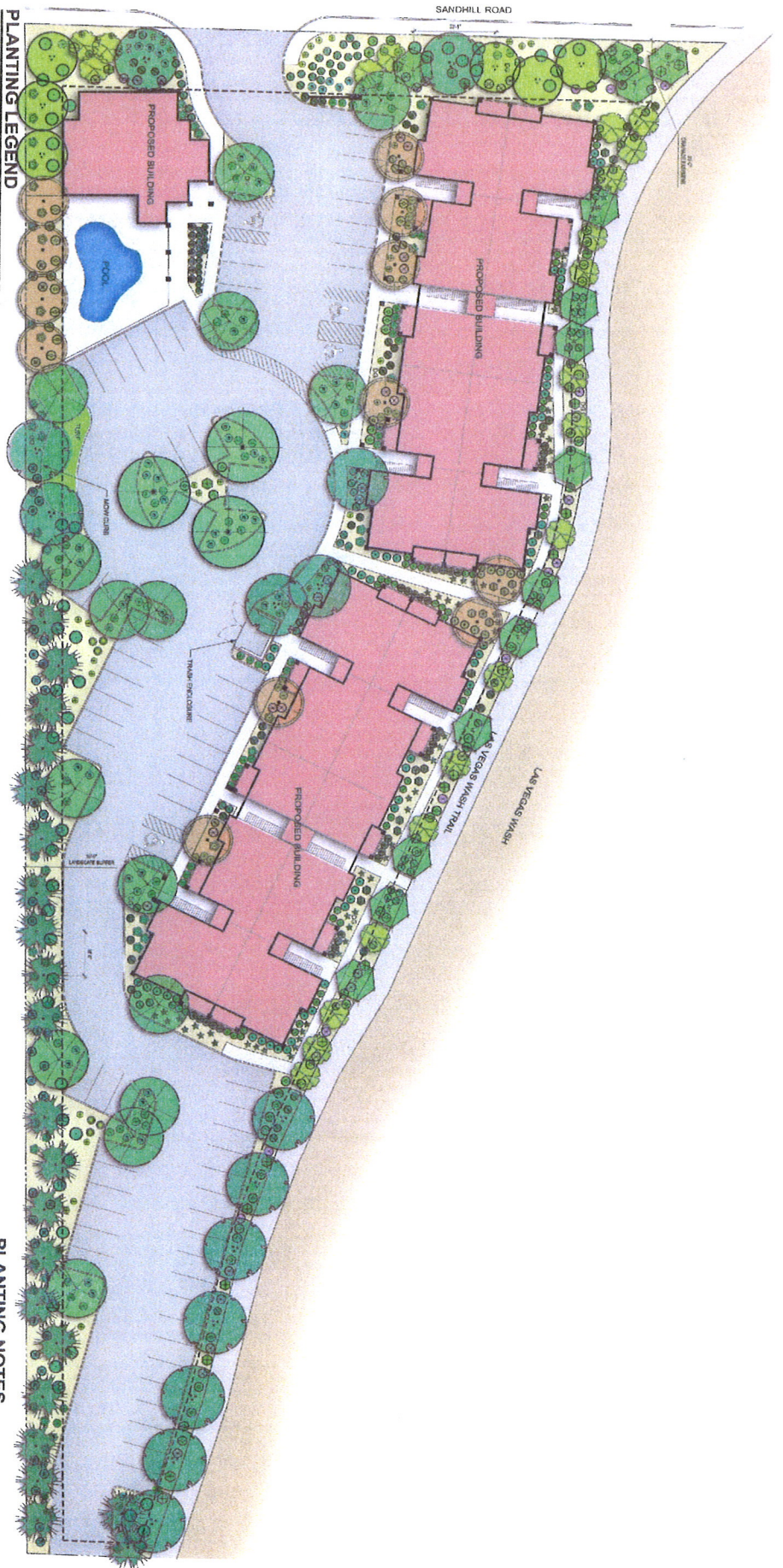


E8

ELEVATION NOTES

DESCRIPTION
E1 E15: EXTERIOR INSULATED FINISH SYSTEM
E1 COLOR: SHERWIN WILLIAMS SW7703 RAINFALL
E1 TEXTURE: SANDPEBBLE
E2 COLOR: SHERWIN WILLIAMS SW6110 TATAMI TRAIL
E2 TEXTURE: SANDPEBBLE
E3 COLOR: SHERWIN WILLIAMS SW6088 NUTLATCH
E3 TEXTURE: SANDPEBBLE
E4 E15: COLOR: SHERWIN WILLIAMS SW7617 MEDITERREANIAN
E4 TEXTURE: SANDPEBBLE
E5 E15: COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE
E5 TEXTURE: SANDPEBBLE
E6 E15: COLOR: SHERWIN WILLIAMS SW7553 RIQUALE BEAUTY
E6 TEXTURE: SANDPEBBLE FINE
E7 E15: COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E7 TEXTURE: SANDPEBBLE FINE
E8 LEDEGE STONE VENEER
E9 MANUFACTURER, APACHE STONE
E9 COLOR: AUTUMN ROSE
E9 MANUFACTURER, FIRESTONE
E9 FINISH: METALLIC
E10 COLOR: CLASSIC COPPER
E10 GLAZING
E11 FRAME COLOR: WHITE
E11 SLIDING GLASS DOORS
E12 FRAME COLOR: WHITE
E12 WINDOUGHT IRON RAILING
E13 COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13 DOOR WITH GLAZING
E13 COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14 DECORATIVE TRILIS ELEMENT
E14 COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15 DECORATIVE METAL GATES
E15 WITH SOLID METAL INLET
E15 FINISH: SHERWIN WILLIAMS SW7553 RIQUALE BEAUTY
E15 INSET COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE
E15 PAINTED TUBE STEEL RAILING
E15 COLOR: SHERWIN WILLIAMS SW7553 RIQUALE BEAUTY

EOT-64015
EOT-64017



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	QTY	COMMON NAME
	2. CHOCORA JARDIN	21	2. CHOCORA JARDIN
	3. FRAXINUS	21	3. FRAXINUS
	4. FRAXINUS	21	4. FRAXINUS
	5. FRAXINUS	21	5. FRAXINUS
	6. FRAXINUS	21	6. FRAXINUS
	7. FRAXINUS	21	7. FRAXINUS
	8. FRAXINUS	21	8. FRAXINUS
	9. FRAXINUS	21	9. FRAXINUS
	10. FRAXINUS	21	10. FRAXINUS
	11. FRAXINUS	21	11. FRAXINUS
	12. FRAXINUS	21	12. FRAXINUS
	13. FRAXINUS	21	13. FRAXINUS
	14. FRAXINUS	21	14. FRAXINUS
	15. FRAXINUS	21	15. FRAXINUS
	16. FRAXINUS	21	16. FRAXINUS
	17. FRAXINUS	21	17. FRAXINUS
	18. FRAXINUS	21	18. FRAXINUS
	19. FRAXINUS	21	19. FRAXINUS
	20. FRAXINUS	21	20. FRAXINUS
	21. FRAXINUS	21	21. FRAXINUS

SYMBOL	BOTANICAL NAME	QTY	COMMON NAME
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	2. FRAXINUS	21	2. FRAXINUS
	3. FRAXINUS	21	3. FRAXINUS
	4. FRAXINUS	21	4. FRAXINUS
	5. FRAXINUS	21	5. FRAXINUS
	6. FRAXINUS	21	6. FRAXINUS
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	12. FRAXINUS	21	12. FRAXINUS
	13. FRAXINUS	21	13. FRAXINUS
	14. FRAXINUS	21	14. FRAXINUS
	15. FRAXINUS	21	15. FRAXINUS
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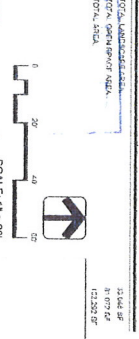
SYMBOL	BOTANICAL NAME	QTY	COMMON NAME
	1. FRAXINUS	21	1. FRAXINUS
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	3. FRAXINUS	21	3. FRAXINUS
	4. FRAXINUS	21	4. FRAXINUS
	5. FRAXINUS	21	5. FRAXINUS
	6. FRAXINUS	21	6. FRAXINUS
	7. FRAXINUS	21	7. FRAXINUS
	8. FRAXINUS	21	8. FRAXINUS
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	12. FRAXINUS	21	12. FRAXINUS
	13. FRAXINUS	21	13. FRAXINUS
	14. FRAXINUS	21	14. FRAXINUS
	15. FRAXINUS	21	15. FRAXINUS
	16. FRAXINUS	21	16. FRAXINUS
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	19. FRAXINUS	21	19. FRAXINUS
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SYMBOL	LANDSCAPE ELEMENTS	QTY	COMMON NAME
	1. FRAXINUS	21	1. FRAXINUS
	2. FRAXINUS	21	2. FRAXINUS
	3. FRAXINUS	21	3. FRAXINUS
	4. FRAXINUS	21	4. FRAXINUS
	5. FRAXINUS	21	5. FRAXINUS
	6. FRAXINUS	21	6. FRAXINUS
	7. FRAXINUS	21	7. FRAXINUS
	8. FRAXINUS	21	8. FRAXINUS
	9. FRAXINUS	21	9. FRAXINUS
	10. FRAXINUS	21	10. FRAXINUS
	11. FRAXINUS	21	11. FRAXINUS
	12. FRAXINUS	21	12. FRAXINUS
	13. FRAXINUS	21	13. FRAXINUS
	14. FRAXINUS	21	14. FRAXINUS
	15. FRAXINUS	21	15. FRAXINUS
	16. FRAXINUS	21	16. FRAXINUS
	17. FRAXINUS	21	17. FRAXINUS
	18. FRAXINUS	21	18. FRAXINUS
	19. FRAXINUS	21	19. FRAXINUS
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PLANTING NOTES

1. ALL PLANTING SHALL BE DONE BY THE END OF THE CONSTRUCTION PERIOD.
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21. ALL PLANTING SHALL BE DONE BY THE END OF THE CONSTRUCTION PERIOD.

SITE ANALYSIS:



EOT-64015
EOT-64017



PROPERTY OWNER

CAMBRIDGE COMPANIES INC
907.5 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
907.5 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

APN #	140-30-601-006
CURRENT ZONING	R-2
PROPOSED ZONING	R-3
LOT AREA (GROSS)	2.37 ACRES
LOT AREA (NET)	2.19 ACRES
LOT COVERAGE (NET)	21.0%
FLOOR AREA (NET)	1,251
RESIDENTIAL UNITS PER ACRE (GROSS)	16.67

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1)	19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2)	19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3)	1,979

TOTAL SQUARE FOOTAGE 40,939

PARKING ANALYSIS

PARKING REQUIRED (BY RESIDENTIAL UNIT TYPE)

ONE BEDROOM 8 UNITS @ 1.25 SPACES / UNIT	10 SPACES
TWO BEDROOM 28 UNITS @ 1.75 SPACES / UNIT	49 SPACES
THREE BEDROOM 4 UNITS @ 2.00 SPACES / UNIT	8 SPACES
GUEST PARKING 1 SPACE PER 6 UNITS	7 SPACES
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES)	74 SPACES

ACCESSIBLE PARKING REQUIRED 4 SPACES

VAN ACCESSIBLE PARKING REQUIRED 1 SPACE

PARKING PROVIDED

STANDARD PARKING PROVIDED	70 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	74 SPACES

FIRE LANE

SANDHILL VILLAS
APARTMENTS

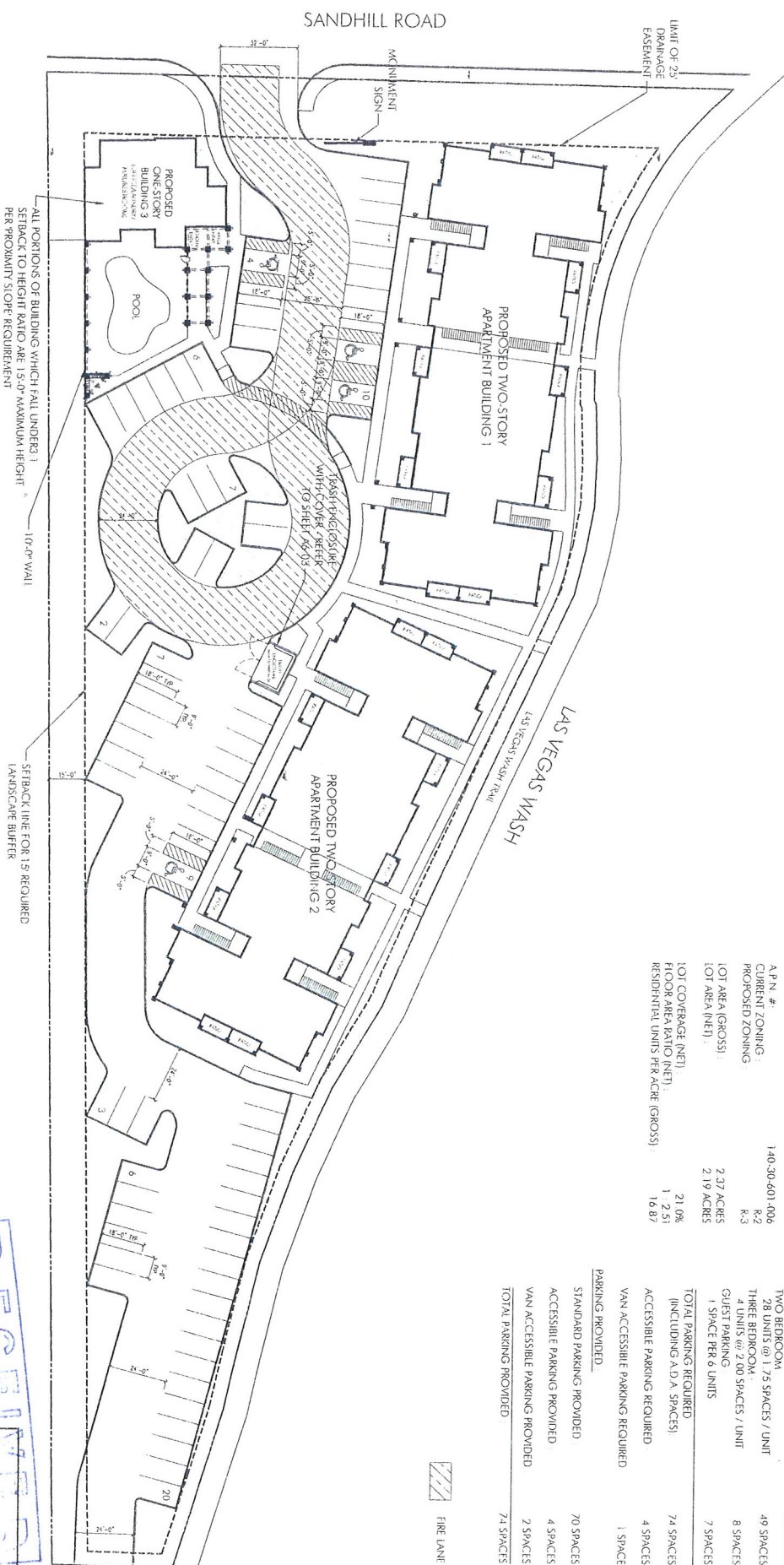
KGA ARCHITECTURE

907.5 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.867.4966
www.kgaarchitecture.com

1701 Dismore Boulevard, Suite 770
Austin, Texas 78744
813.461.8500

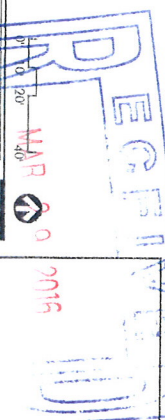
SITE PLAN

SCALE: 1" = 20'-0"



ALL PORTIONS OF BUILDING WHICH FALL UNDER 10'-0" WALL SETBACK TO HEIGHT RATIO ARE 15.0' MAXIMUM HEIGHT PER PROXIMITY SLOPE REQUIREMENT

SETBACK LINE FOR 15' REQUIRED LANDSCAPE BUFFER



3-10-2016
APRIL 23, 2014
1:10 PM

AS1.01

EOT-64015
EOT-64017

PROPERTY OWNER

CARRIDGE COMPANIES INC.
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

A.P.N. #	140-30-401-006
CURRENT ZONING	R-2
PROPOSED ZONING	R-3
LOT AREA (GROSS) :	2.37 ACRES
LOT AREA (NET) :	2.19 ACRES
LOT COVERAGE (NET)	21.0%
FLOOR AREA RATIO (NET)	1 : 2.51
RESIDENTIAL UNITS PER ACRE (GROSS) :	16.87

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1)	19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2)	19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3)	2,224
TOTAL SQUARE FOOTAGE :	41,184

PARKING ANALYSIS

PARKING REQUIRED BY RESIDENTIAL UNIT TYPE	
ONE BEDROOM	10 SPACES
TWO BEDROOM	10 SPACES
THREE BEDROOM	49 SPACES
4 UNITS @ 1.75 SPACES / UNIT	7 SPACES
4 UNITS @ 2.00 SPACES / UNIT	8 SPACES
GUEST PARKING	7 SPACES
1 SPACE PER 6 UNITS	7 SPACES
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES)	74 SPACES
ACCESSIBLE PARKING REQUIRED :	4 SPACES
VAN ACCESSIBLE PARKING REQUIRED :	1 SPACE
PARKING PROVIDED :	
STANDARD PARKING PROVIDED :	70 SPACES
ACCESSIBLE PARKING PROVIDED :	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED :	2 SPACES
TOTAL PARKING PROVIDED :	74 SPACES

SITE PLAN

SCALE 1" = 20.0'

ALL PORTIONS OF BUILDING WHICH FALL UNDER A 1 SETBACK TO HEIGHT RATIO ARE 15'-0" MAXIMUM HEIGHT PER PROXIMITY SLOPE REQUIREMENT

SETBACK LINE FOR 15' REQUIRED LANDSCAPE BUFFER

MAR 23 2016

AS VEGAS

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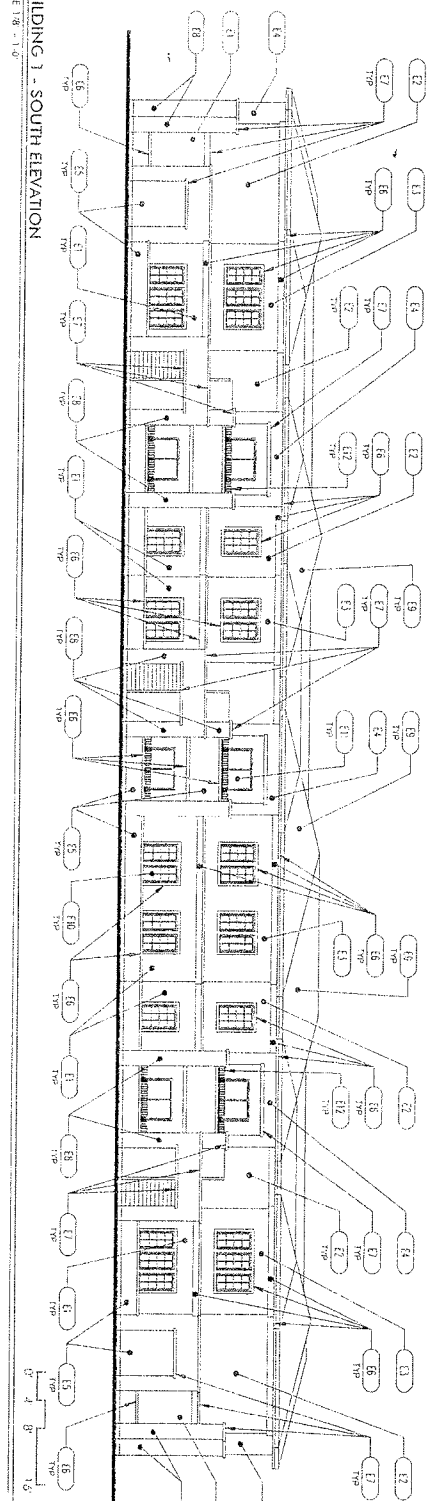
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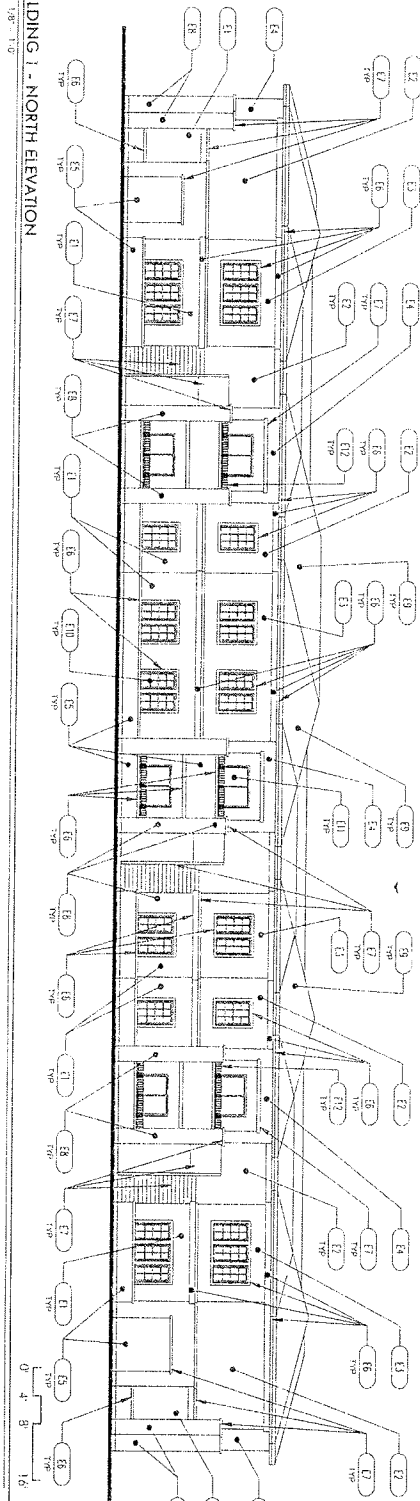
10'

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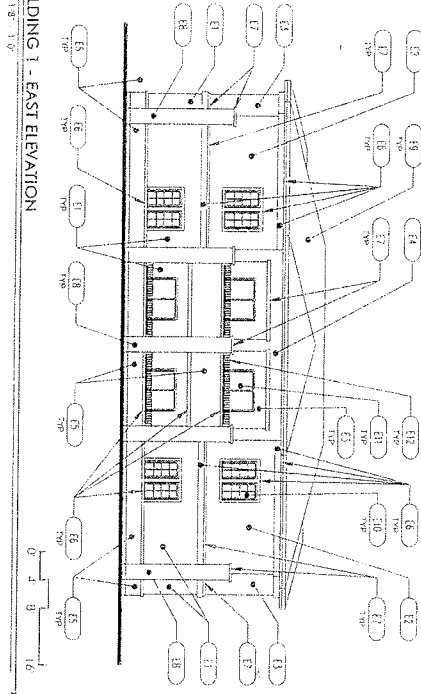
BUILDING 1 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



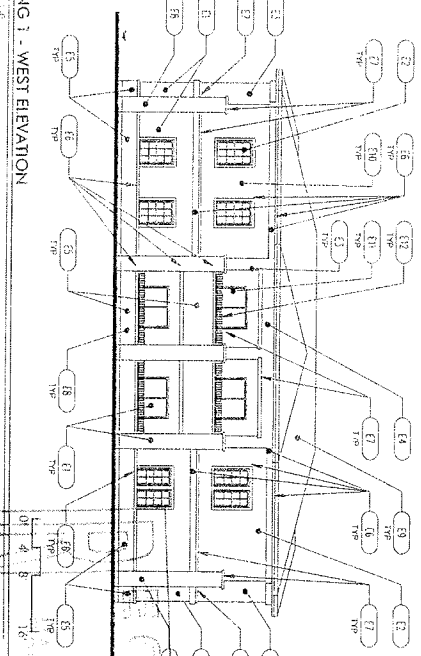
BUILDING 1 - NORTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 1 - EAST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 1 - WEST ELEVATION
SCALE 1/8" = 1'-0"



ELEVATION NOTES

CALL OUT	DESCRIPTION
E1	E1.F.5 (INTERIOR INSULATED) FINISH SYSTEM COLOR: SHERWIN WILLIAMS SW703 EARTHEN PLG TEXTURE: SANDPEBBLE
E2	E1.F.5 COLOR: SHERWIN WILLIAMS SW616 TAJMAH TAN TEXTURE: SANDPEBBLE
E3	E1.F.5 COLOR: SHERWIN WILLIAMS SW608 BUTTERFLY TEXTURE: SANDPEBBLE
E4	E1.F.5 COLOR: SHERWIN WILLIAMS SW617 MINTWASHER TEXTURE: SANDPEBBLE
E5	E1.F.5 COLOR: SHERWIN WILLIAMS SW752A DUNE BEIGE TEXTURE: SANDPEBBLE
E6	E1.F.5 COLOR: SHERWIN WILLIAMS SW755 PRAGUE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E1.F.5 COLOR: SHERWIN WILLIAMS SW606 BLACK BEAU TEXTURE: SANDPEBBLE FINE
E8	E1.F.5 COLOR: SHERWIN WILLIAMS SW606 BLACK BEAU TEXTURE: SANDPEBBLE FINE
E9	MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE STANDING SEAM METAL ROOF
E10	MANUFACTURER: FRESHSTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E11	GLAZING FRAME COLOR: WHITE SLIPING GLASS DOORS
E12	FRAME COLOR: WHITE WINDOUGHT IRON RAILING
E13	COLOR: SHERWIN WILLIAMS SW606 BLACK BEAU HOOK WITH GLAZING
E14	COLOR: SHERWIN WILLIAMS SW628 RAINSTORM DECORATIVE REELS ELEVANT
E15	COLOR: SHERWIN WILLIAMS SW608 BLACK BEAU DECORATIVE METAL COATES
E16	FRAME COLOR: SHERWIN WILLIAMS SW755 PRAGUE BEAUTY INTEL COLOR: SHERWIN WILLIAMS SW752A DUNE BEIGE PARTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW753 PRAGUE BEAUTY

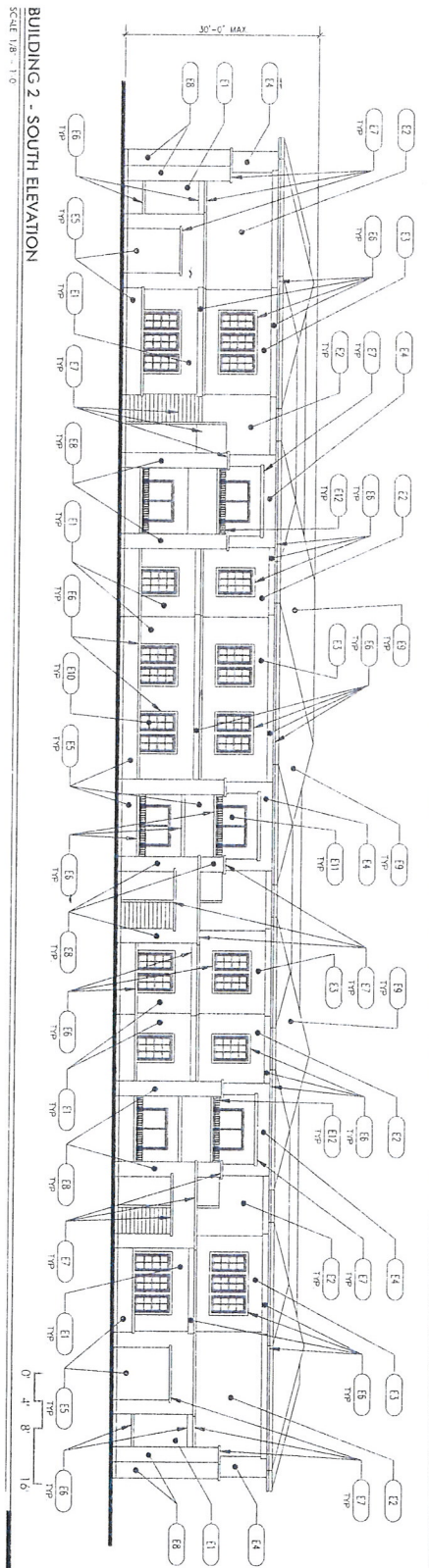
SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

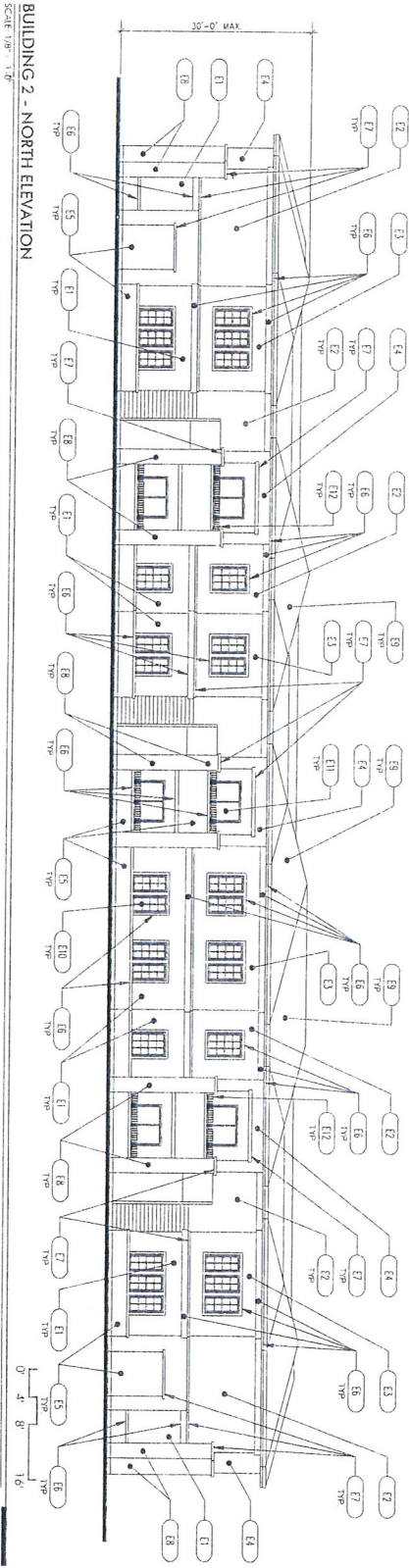
1072 West Double Drive, Suite 200
1701 Blomquist Boulevard, Suite 200
Austin, Texas 78744
702.467.4900
www.kgaarchitect.com

EOT-64013
EOT-64017

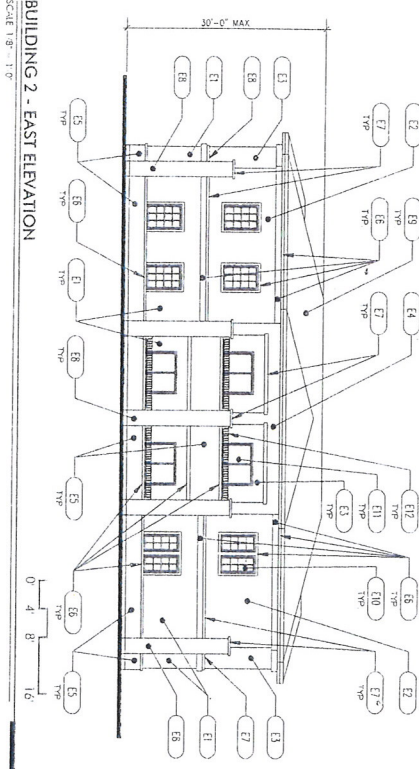
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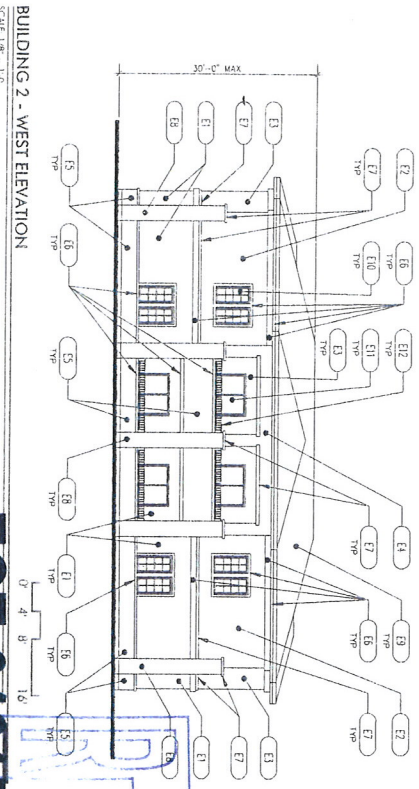
BUILDING 2 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 2 - NORTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 2 - EAST ELEVATION
SCALE 1/8" = 1'-0"



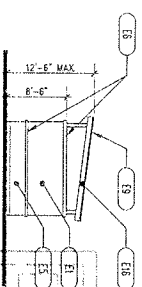
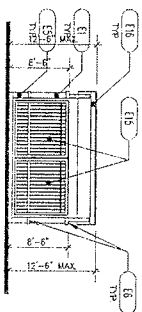
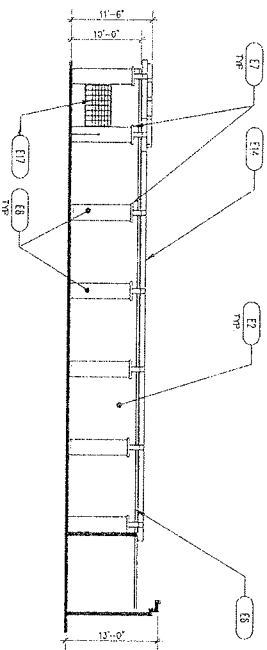
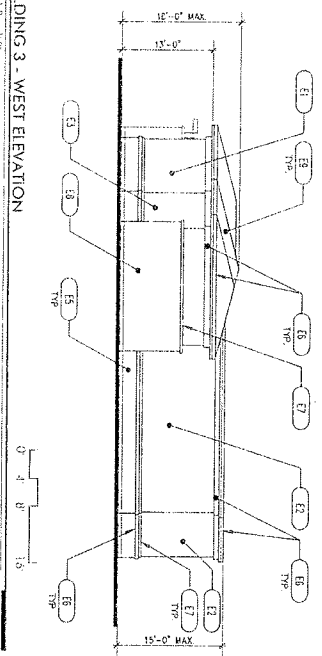
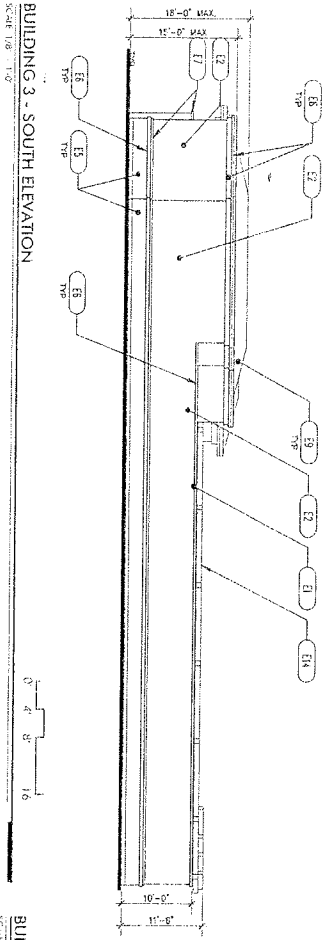
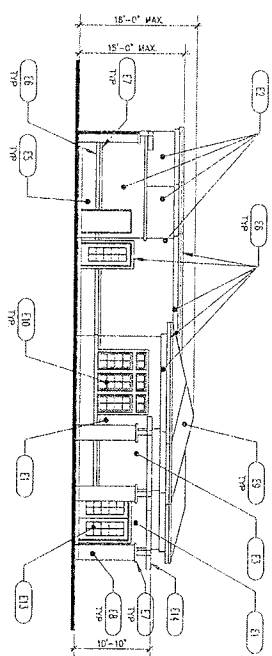
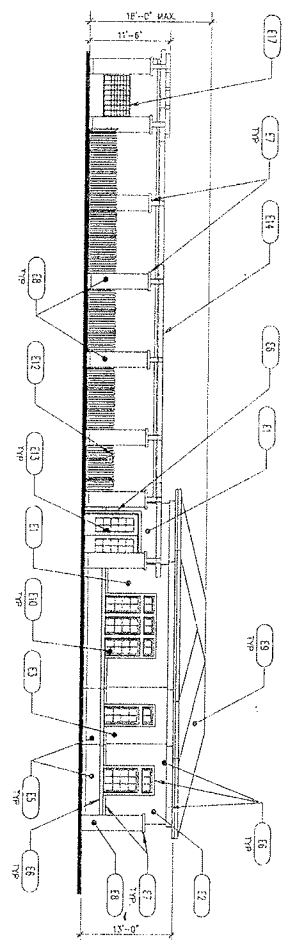
BUILDING 2 - WEST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION NOTES

REF	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN ALIC TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW8088 BUTTERFLY TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7717 RED TERRAZZO TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7723 DUNEBOE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7253 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	E.I.F.S. LEEDGE STONE VENERE MANUFACTURER: APACHE STONE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE
E10	FINISH: METALLIC COLOR: CLASSIC COPPER GLAZING
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE RELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES FRAME COLOR: SHERWIN WILLIAMS SW7253 FRAGILE BEAUTY
E16	INRILL COLOR: SHERWIN WILLIAMS SW7524 DUNEBOE BEIGE PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7253 FRAGILE BEAUTY

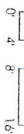
EOT-64015
EOT-64017

APR 29 2016
Department of Planning



ELEVATION NOTES	
REF	DESCRIPTION
E1	E1 F.5. TEXTURE INSULATED FINISH SYSTEM COLOR: SHERWIN WILLIAMS SW7033 SATINFLAKE ALUM. TEXTURE: SANDPAPER
E2	E2 COLOR: SHERWIN WILLIAMS SW6016 TALKING TALK TEXTURE: SANDPAPER
E3	E3 F.5. COLOR: SHERWIN WILLIAMS SW6088 MULTI-STEP TEXTURE: SANDPAPER
E4	E4 F.5. COLOR: SHERWIN WILLIAMS SW7017 MEDIUM-SHEEN TEXTURE: SANDPAPER
E5	E5 F.5. COLOR: SHERWIN WILLIAMS SW7234 PHUNKIE BEIGE TEXTURE: SANDPAPER
E6	E6 F.5. COLOR: SHERWIN WILLIAMS SW7523 FACADE BEAUTY TEXTURE: SANDPAPER FINE
E7	E7 F.5. COLOR: SHERWIN WILLIAMS SW6026 BLACK BEAT TEXTURE: SANDPAPER FINE
E8	E8 LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: ALTITUDE ROSE
E9	E9 SHINGLING SEAM METAL ROOF MANUFACTURER: TIMBERSONE COLOR: METALLIC FINISH: CLASSIC COPPER
E10	E10 BRICK COLOR: WHITE COLOR: SHERWIN WILLIAMS SW6026 BLACK BEAT
E11	E11 STONE GLASS DOORS FRAME COLOR: WHITE SWING: CLOSING
E12	E12 WINDOW: LIGNUM VITAE COLOR: SHERWIN WILLIAMS SW6026 BLACK BEAT
E13	E13 DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6026 RAINSTORM
E14	E14 DECORATING: TIELS ELEGANT COLOR: SHERWIN WILLIAMS SW6026 BLACK BEAT
E15	E15 DECORATING: METAL GATES WITH SOLID METAL FINISH FRAME COLOR: SHERWIN WILLIAMS SW7553 FACADE BEAUTY
E16	E16 FINISH COLOR: SHERWIN WILLIAMS SW7524 PHUNKIE BEIGE PAINTED TIE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FACADE BEAUTY
E17	E17 HANDRAILS

SCALE: 1/8" = 1'-0"

FEBRUARY 18, 2014
14169 00SANDHILL WILDS
APARTMENTS

Journal of Management Studies,
vol. 17, no. 6, pp. 691-708, 1984.

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KGA ARCHITECTURE

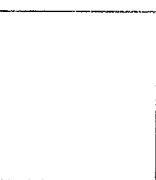
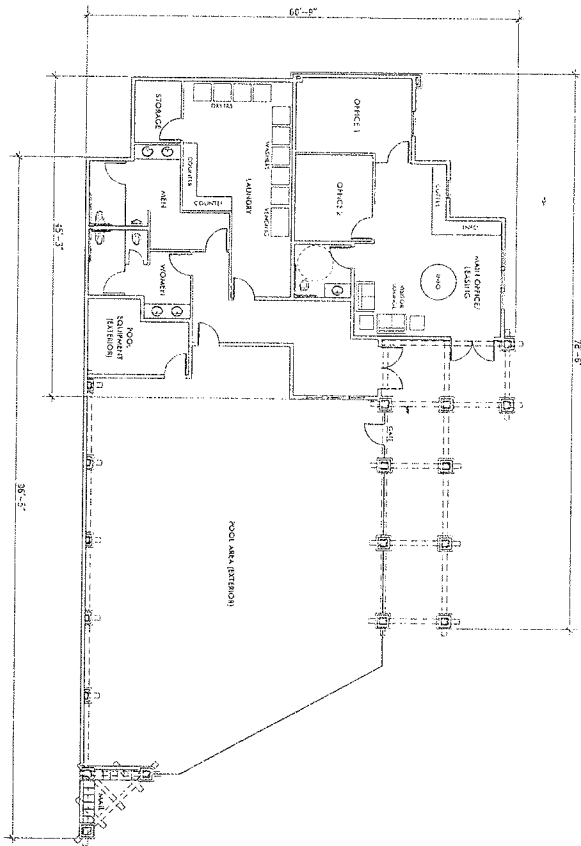
9076 Vogel Diablo Drive, Third Floor 1701 Brinkley Boulevard, Suite 770
Las Vegas, Nevada 89148 Austin, Texas 78744
702.847.4990 813.441.8280

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SANDHILL VILLAS
APARTMENTS

12 AUGUST

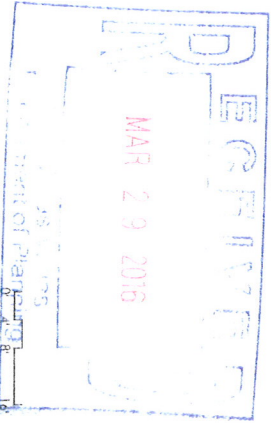
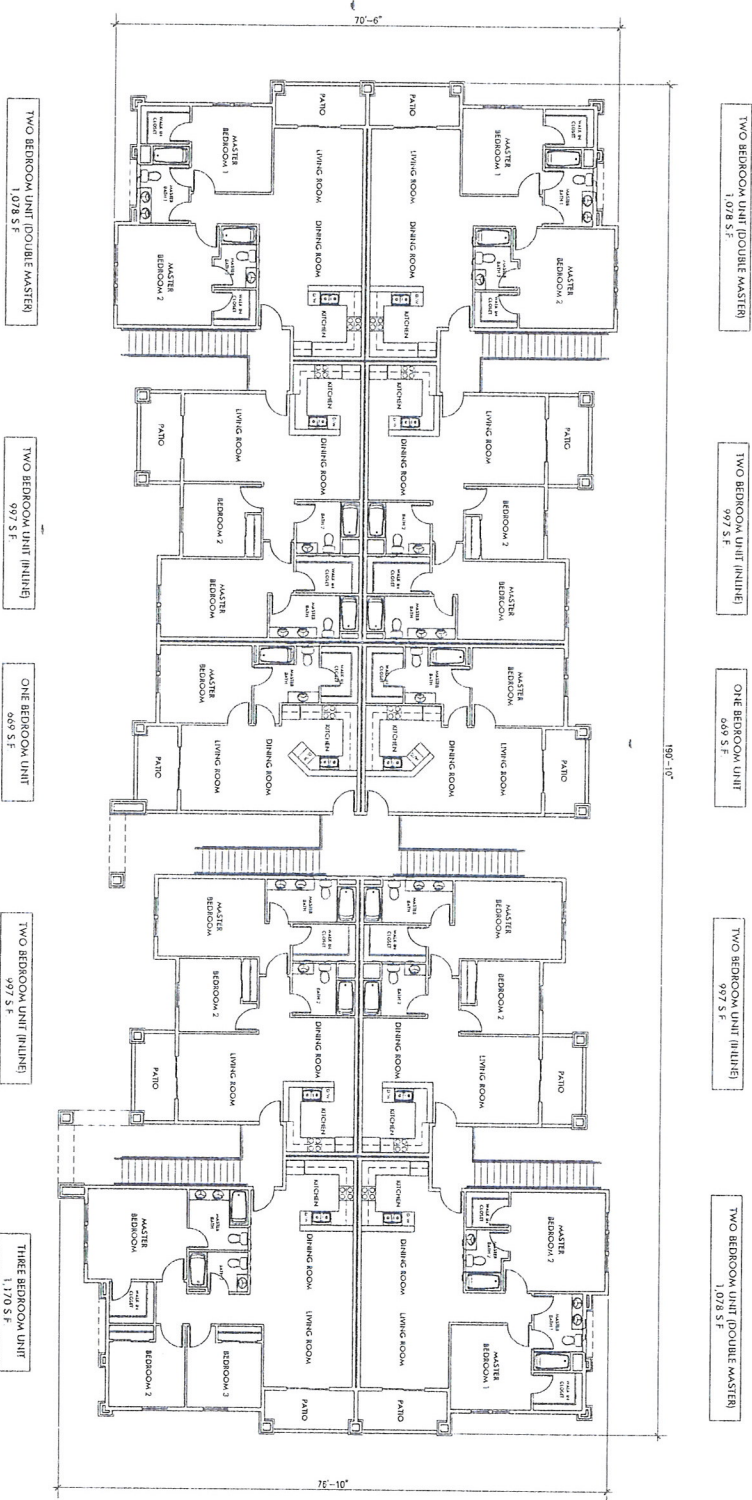
* 제 22조 1호



EOT-64015
EOT-64017

BUILDING 2 - FIRST AND SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

EOT-64015 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC. - For possible action on a request for an Extension of Time of an approved Variance (VAR-53197) FOR A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 83 FEET IS REQUIRED on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **APRIL 10, 2016**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney** (cburney@lasvegasnevada.gov) and **Steve Gebeke** (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for VAR-53197
 Project Address (Location) Sandhill & Washington, near NEC
 Project Name Multi-Family at Sandhill & Washington Proposed Use _____
 Assessor's Parcel #(s) 140-30-601-006 Ward # 3
 General Plan: existing M proposed N/A Zoning: existing R-3 proposed N/A
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres 2.29 +/- Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Cambridge Companies Inc. Contact Filipp Chebotarev
 Address 9075 W. Diablo 3rd Floor Phone: (949) 584-3276 Fax: (702) 876-6023
 City Las Vegas State NV Zip 89148
 E-mail Address filipp@cambridgecompanies.us

APPLICANT Cambridge Companies, Inc. Contact Filipp Chebotarev
 Address 9075 W. Diablo 3rd Floor Phone: (949) 584-3276 Fax: (702) 876-6023
 City Las Vegas State NV Zip 89148
 E-mail Address filipp@cambridgecompanies.us

REPRESENTATIVE G. C. Garcia, Inc. Contact George Garcia
 Address 1055 Whitney Ranch Dr., Suite 210 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

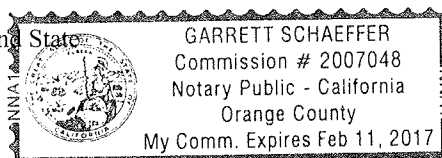
Print Name Filipp Chebotarev

Subscribed and sworn before me

This 22nd day of March, 20 16.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # EOT-64015
 Meeting Date: 5/18/16
 Total Fee: 300.00
 Date Received:* 5/29/16
 Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-64015

Case Number: _____ for VAR-53197 APN: 140-30-601-006

Name of Property Owner: Cambridge Companies, Inc.

Name of Applicant: Cambridge Companies, Inc.

Name of Representative: G.C. Garcia, 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): _____

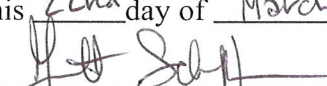
APN: _____

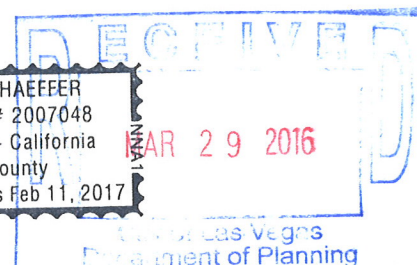
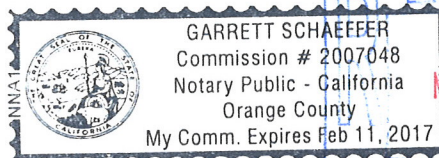
Signature of Property Owner: 

Print Name: Filipp Chubaren

Subscribed and sworn before me

This 22nd day of March, 2016


Notary Public in and for said County and State





May 27, 2014

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Phillip Chebotarev
Cambridge Companies Inc.
9075 West Diablo 3rd Floor
Las Vegas, Nevada 89148

RE: VAR-53197 [PRJ-52944] – VARIANCE
RELATED TO GPA-53037, ZON-53038 AND SDR-53040
CITY COUNCIL MEETING OF MAY 21, 2014

Dear Applicant:

The City Council at a regular meeting held May 21, 2014 APPROVED the request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 81 FEET IS REQUIRED on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2014. The approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-53040) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

EOT-64015



Mr. Fillip Chebotarev
VAR-53197 – Page Two
May 27, 2014

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Colli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. George Garcia
G.C. Garcia Inc.
1711 Whitney Mesa Drive, Ste 110
Henderson, Nevada 89014

EOT-64015



April 20, 2016 (Revised)

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for - Multi-Family at Sandhill EOTs
Request: 1st EOT of Time for SDR-53040 & VAR-53197
APN: 140-30-601-006

Dear Mr. Perrigo:

Please accept on behalf of our client, Cambridge Companies, Inc. this justification letter for an Extension of Time for Site Development Review and a Variance. The proposed project is located on a 2.37 +/- acre parcel located near Sandhill Road and Washington Avenue, abutting the flood channel. The property was rezoned to R-3 (Medium Density Residential) by the City Council on May 21, 2014.

The request is for a two year EOT for the SDR-53040 and VAR-53197 to allow for 40 units. The EOT will be subject to any conditions of approval.

This project will improve this oddly shaped and difficult to develop vacant property to blend in with the surrounding residential and park areas with buffers, building design, landscaping and trail connections. Due to these infill development challenges along with this not being a conventional financing project, putting together the needed financing and partners takes longer to accomplish than a "greenfield" project.

The EOT will accomplish the goals contemplated by the approved GPA-53037 & ZON-53058 to change and improve the vacant land into a nice multifamily project that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for two story buildings that provide open space and amenities for the residents and provide landscape buffers abutting the single family residential. The site is designed to minimize the impact on the single family by placing the buildings along the wash, providing a greater buffer from the single family homes than if similar two story small lot homes were built against their back wall.

The proposed design includes two, 2-story apartment buildings that abut the Las Vegas Wash. Each building is about 19,500 square feet. The unit mix is 8 - 1 bedroom; 28 - 2 bedroom and 4 - 3 bedroom. The required parking is met with 74 spaces. Density is 16.87.

A 2,200 square foot pool club house is provided as an amenity. A 15 foot landscape dense buffer is provided on the along the abutting homes. Additional landscaping and buffering is provided between the existing homes and the buildings as well.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

City of Las Vegas
Department of Planning

EOT-64015

EOT-64017

REVISED

The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The request is for a reduction from the 3:1 Residential Setback Requirement (LVMC 19.06.040 I) for a small piece of the property at the narrowing end of the triangular portion. The maximum reduction is from 81 feet to about 41 feet which then quickly decreases as the property widens (see attached Exhibit AS1.01).

The triangular shape of the property is small, irregular and narrow; coupled with the extraordinary and exceptional burden of serving a very tiny abutting triangular parcel, that has extremely minimal development opportunities, with a full access drive or street creates a peculiar and exceptionally difficult hardship that a strict application of the Residential Setback requirements will make a reasonable development proposal infeasible; whereas, relief from the strict application will allow a compatible project without substantial detriment to the public good and without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

SUMMARY JUSTIFICATION

In summary, we respectfully request a two year first EOT for the SDR & VAR until May 21, 2018. The project advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood.

Please contact me if you have any questions or need additional information.

Sincerely,


George Garcia,
President

RECEIVED

APR 20 2016

City of Las Vegas
Department of Planning

EOT-64015
EOT-64017
REVISED



March 29, 2016

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for - Multi-Family at Sandhill EOTs
Request: 1st EOT of Time for SDR-53040 & VAR-53197
APN: 140-30-601-006

Dear Mr. Perrigo:

Please accept on behalf of our client, Cambridge Companies, Inc. this justification letter for an Extension of Time for Site Development Review and a Variance. The proposed project is located on a 2.37 +/- acre parcel located near Sandhill Road and Washington Avenue, abutting the flood channel. The property was rezoned to R-3 (Medium Density Residential) by the City Council on May 21, 2014.

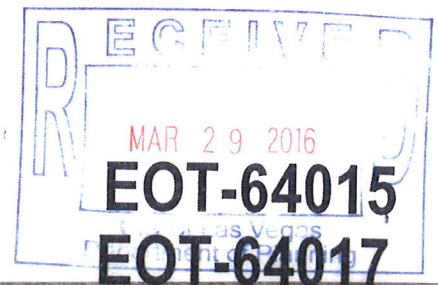
The request is for a two year EOT for the SDR-53040 and VAR-53197 to allow for 40 units. The EOT will be subject to any conditions of approval.

This project will improve this oddly shaped and difficult to develop vacant property to blend in with the surrounding residential and park areas with buffers, building design, landscaping and trail connections.

The EOT will accomplish the goals contemplated by the approved GPA-53037 & ZON-53058 to change and improve the vacant land into a nice multifamily project that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for two story buildings that provide open space and amenities for the residents and provide landscape buffers abutting the single family residential. The site is designed to minimize the impact on the single family by placing the buildings along the wash, providing a greater buffer from the single family homes than if similar two story small lot homes were built against their back wall.

The proposed design includes two, 2-story apartment buildings that abut the Las Vegas Wash. Each building is about 19,500 square feet. The unit mix is 8 - 1 bedroom; 28 - 2 bedroom and 4 - 3 bedroom. The required parking is met with 74 spaces. Density is 16.87.

A 2,200 square foot pool club house is provided as an amenity. A 15 foot landscape dense buffer is provided on the along the abutting homes. Additional landscaping and buffering is provided between the existing homes and the buildings as well.



A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

All three buildings share the same integrated design to provide a cohesive appearance. The buildings include articulation in the roof line and building facades. Materials include stone, stucco, and copper looking metal seam roof. Colors are desert colors with some accents to add variety and interest.

The result is a plan and building design that promotes quality that is sensitive to the surrounding conditions and constraints.

There has been no substantial change in the neighborhood and the project still meets the requirement for approval of an SDR & VAR.

APPROVAL CRITERIA FOR A SITE DEVELOPMENT REVIEW

- 1. The proposed development is compatible with adjacent development and development in the area;***

The proposed development is compatible with the adjacent development and the development in the area. The scale of the project is two stories. The design provides a better buffer than similar abutting small lot homes would. The aesthetics of the site and building design are attractive with ample detailing and landscaping. The additional use adds to the mix of housing types in the neighborhood. The number of units is small. The design responds well to an irregularly shaped lot at an infill location with existing infrastructure and parks.

- 2. The proposed development is consistent with the General Plan, this Title, the Downtown Centennial Plan Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;***

The proposed development is consistent with the General Plan. It will meet the City's design standards as well as other duly-adopted city plans, policies and standards. It meets the residential adjacency requirements and will comply with all conditions of approval.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;***

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site's public access is off of Sandhill Road one block north of Washington Avenue. It is within walking distance to schools, parks and commercial.

- 4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area and will equal or exceed City Code.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor;***

EOT-64015

EOT-64017

The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The request is for a reduction from the 3:1 Residential Setback Requirement (LVMC 19.06.040 I) for a small piece of the property at the narrowing end of the triangular portion. The maximum reduction is from 81 feet to about 41 feet which then quickly decreases as the property widens (see attached Exhibit AS1.01).

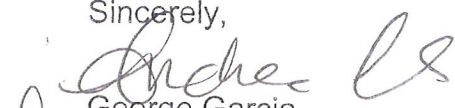
The triangular shape of the property is small, irregular and narrow; coupled with the extraordinary and exceptional burden of serving a very tiny abutting triangular parcel, that has extremely minimal development opportunities, with a full access drive or street creates a peculiar and exceptionally difficult hardship that a strict application of the Residential Setback requirements will make a reasonable development proposal infeasible; whereas, relief from the strict application will allow a compatible project without substantial detriment to the public good and without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

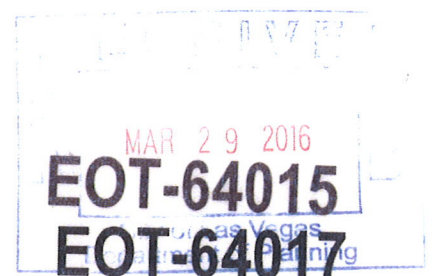
SUMMARY JUSTIFICATION

In summary, we respectfully request a two year first EOT for the SDR & VAR until May 21, 2018. The project advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood.

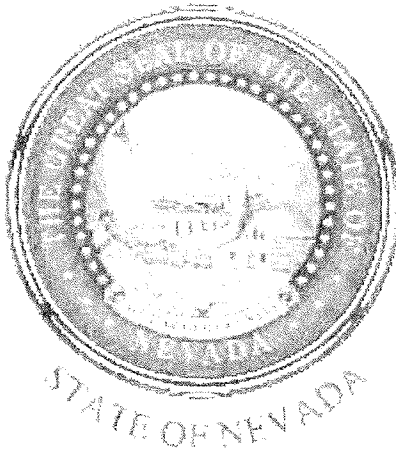
Please contact me if you have any questions or need additional information.

Sincerely,


George Garcia,
President



SECRETARY OF STATE



LIMITED LIABILITY COMPANY CHARTER (CONVERSION)

I, ROSS MILLER, the Nevada Secretary of State, do hereby certify that CAMBRIDGE COMPANIES LLC did on December 18, 2013, file in this office the Convert In and Articles of Organization for a Limited Liability Company, that said Articles are now on file and of record in the office of the Nevada Secretary of State, and further, that said Articles contain the provisions required by the laws governing Limited Liability Companies in the State of Nevada.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on December 19, 2013.

A handwritten signature in dark ink, appearing to read "Ross Miller".

ROSS MILLER
Secretary of State

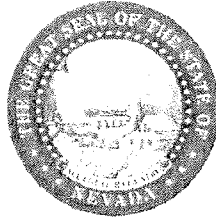
Certified By: A Frieser
Certificate Number: C20131218-1099
You may verify this certificate
online at <http://www.nvsos.gov/>

MAR 20 2014

STATE OF NEVADA

ROSS MILLER
Secretary of State

SCOTT W. ANDERSON
Deputy Secretary
for Commercial Recordings



Commercial Recordings Division
202 N. Carson Street
Carson City, NV 89701-4069
Telephone (775) 684-5108
Fax (775) 684-7138

OFFICE OF THE
SECRETARY OF STATE

JANICE MCCOWN
9075 WEST DIABLO DR THIRD FLOOR
LAS VEGAS, NV 89148

Job: C20131218-1099
December 19, 2013

Special Handling Instructions:

12-19-13 FSC EA/CONVERSION/ARTS/REPLACEMENT BL/CONVERSION
CHARTER/EMAIL/ALP

PLEASE NOTE: CONVERSION CHARTER WILL FOLLOW IN A SEPARATE EMAIL. THANK
YOU.

Charges

Description	Document Number	Filing Date/Time	Qty	Price	Amount
Convert In	20130824661-43	12/18/2013 8:21:57 AM	1	\$350.00	\$350.00
Articles of Organization	20130824662-54	12/18/2013 8:21:57 AM	1	\$75.00	\$75.00
Business License	20130824662-54	12/18/2013 8:21:57 AM	1	\$0.00	\$0.00
Additional Charter	20130824661-43	12/18/2013 8:21:57 AM	1	\$0.00	\$0.00
Total					\$425.00

Payments

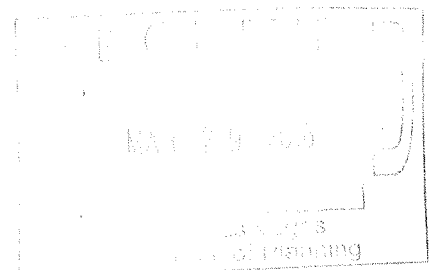
Type	Description	Amount
Credit	20793013121904637515	\$425.00
Total		\$425.00

Credit Balance: \$0.00

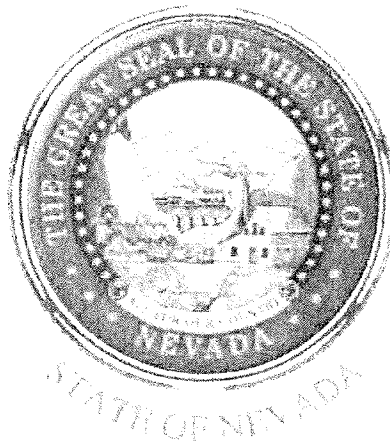
Job Contents:

File Stamped Copy(s): 2
Business License(s): 1
LLC Conversion Charter(s): 1

JANICE MCCOWN
9075 WEST DIABLO DR THIRD FLOOR
LAS VEGAS, NV 89148



SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

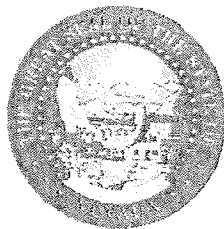
CAMBRIDGE COMPANIES LLC

Nevada Business Identification # NV20131195957

Expiration Date: April 30, 2014

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

This license shall be considered valid until the expiration date listed above unless suspended or revoked in accordance with Title 7 of Nevada Revised Statutes.



IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Great Seal of State,
at my office on December 19, 2013

[Signature]
ROSS MILLER
Secretary of State

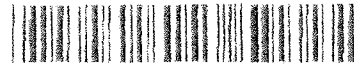
This document is not transferable and is not issued in lieu of any locally-required business license, permit or registration.

Please Post in a Conspicuous Location

**You may verify this Nevada State Business License
online at www.nvsos.gov under the Nevada Business Search.**



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4520
(775) 684-5703
Website: www.nvsos.gov



140301

Articles of Conversion

(PURSUANT TO NRS 92A.205)

Page 1

Filed in the office of	Document Number
	20130824661-43
Ross Miller	Filing Date and Time
Secretary of State	12/18/2013 8:21 AM
State of Nevada	Entity Number
	E0160782013-4

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Articles of Conversion (Pursuant to NRS 92A.205)

1. Name and Jurisdiction of organization of constituent entity and resulting entity:

CAMBRIDGE COMPANIES
Name of constituent entity

NEVADA
Jurisdiction

INC
Entity type *

and

CAMBRIDGE COMPANIES
Name of resulting entity

NEVADA
Jurisdiction

LLC
Entity type *

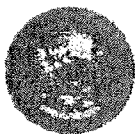
2. A plan of conversion has been adopted by the constituent entity in compliance with the law of the jurisdiction governing the constituent entity.

3. Location of plan of conversion: (check one)

- ☐ The entire plan of conversion is attached to these articles.
- ☒ The complete executed plan of conversion is on file at the registered office or principal place of business of the resulting entity.
- ☐ The complete executed plan of conversion for the resulting domestic limited partnership is on file at the records office required by NRS 83.330.

* corporation, limited partnership, limited-liability limited partnership, limited-liability company or business trust.

This form must be accompanied by appropriate fees.



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4520
(775) 684-5708
Website: www.nvsos.gov

Articles of Conversion

(PURSUANT TO NRS 92A.205)

Page 2

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4. Forwarding address where copies of process may be sent by the Secretary of State of Nevada (if a foreign entity is the resulting entity in the conversion):

Attn: Michael L. Bash
c/o: CAMBRIDGE COMPANIES LLC
9075 W. Diablo Dr. 3rd Fl.
LAS VEGAS, NV 89148

5. Effective date and time of filing: (optional) (must not be later than 90 days after the certificate is filed)

Date: Time:

6. Signatures - must be signed by:

1. If constituent entity is a Nevada entity: an officer of each Nevada corporation; all general partners of each Nevada limited partnership or limited-liability limited partnership; a manager of each Nevada limited-liability company with managers or one member if there are no managers; a trustee of each Nevada business trust; a managing partner of a Nevada limited-liability partnership (a.k.a. general partnership governed by NRS chapter 87).

2. If constituent entity is a foreign entity: must be signed by the constituent entity in the manner provided by the law governing it.

CAMBRIDGE COMPANIES INC.

Name of constituent entity

X Michael Bash
Signature

President
Title

12/6/13
Date

* Pursuant to NRS 92A.205(4) if the conversion takes effect on a later date specified in the articles of conversion pursuant to NRS 92A.240, the constituent document filed with the Secretary of State pursuant to paragraph (b) subsection 1 must state the name and the jurisdiction of the constituent entity and that the existence of the resulting entity does not begin until the later date. This statement must be included within the resulting entity's articles.

FILING FEE: \$350.00

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State 92A Conversion Page 2
Revised: 8-31-11



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 4
Carson City, Nevada 89701-4320
(775) 684-5708
Website: www.nvsos.gov



050104

Articles of Organization Limited-Liability Company

(PURSUANT TO NRS CHAPTER 86)

Filed in the office of <i>Ross Miller</i> Ross Miller Secretary of State State of Nevada	Document Number 20130824662-54 Filing Date and Time 12/18/2013 8:21 AM Entity Number E0160782013-4
--	--

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Limited-Liability Company: (must contain approved limited-liability company wording; see instructions)	CAMBRIDGE COMPANIES LLC				Check box if a Series Limited-Liability Company ☐	Check box if a Restricted Limited-Liability Company ☐
2. Registered Agent for Service of Process: (check only one box)	☐ Commercial Registered Agent: Name ☒ Noncommercial Registered Agent (name and address below) OR ☐ Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity MICHAEL BASH Nevada Street Address City Zip Code 9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS Nevada 89148 Mailing Address (if different from street address) City Zip Code					
3. Dissolution Date: (optional)	Latest date upon which the company is to dissolve (if existence is not perpetual):					
4. Management: (required)	Company shall be managed by: ☒ Manager(s) OR ☐ Member(s) (check only one box)					
5. Name and Address of each Manager or Managing Member: (attach additional page if more than 3)	1) MIKHA DEVELOPMENT LLC Name 9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148 Street Address City State Zip Code 2) POSH DEVELOPMENTS LLC Name 9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148 Street Address City State Zip Code 3) FVC DEVELOPMENT LLC Name 9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148 Street Address City State Zip Code					
6. Effective Date and Time: (optional)	Effective Date:		Effective Time:			
7. Name, Address and Signature of Organizer: (attach additional page if more than 1 organizer)	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 273.530, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. <i>Michael Bash</i> Name 9075 W. Diablo Dr LAS VEGAS NV 89148 Address City State Zip Code <i>Michael Bash</i> Organizer Signature					
8. Certificate of Acceptance of Appointment of Registered Agent:	I hereby accept appointment as Registered Agent for the above named Entity. <i>Michael Bash</i> Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity 12-18-2013 Date					

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86 D.L.C. Articles
Revised: 7-28-13



ROSS MILLER
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 884-5708
Website: www.nvsos.gov



130301

Registered Agent Acceptance

(PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent,
Noncommercial Registered Agent or Represented Entity. For more
information please visit <http://www.nvsos.gov/index.aspx?page=141>

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Acceptance of Appointment by Registered Agent

In the matter of CAMBRIDGE COMPANIES LLC

Name of Represented Business Entity

I, MICHAEL BASH

am a:

Name of Appointed Registered Agent OR Represented Entity Serving as Own Agent*

(complete only one)

- a) commercial registered agent listed with the Nevada Secretary of State,
b) ☒ noncommercial registered agent with the following address for service of process:

9075 W. DIABLO DRIVE 3RD FLOOR
Street Address

LAS VEGAS
City

Nevada 89148
Zip Code

Mailing Address (if different from street address)

City

Nevada
Zip Code

- c) ☐ represented entity accepting own service of process at the following address:

Title of Office or Position of Person in Represented Entity

Street Address

City

Nevada
Zip Code

Mailing Address (if different from street address)

City

Nevada
Zip Code

and hereby state that on 12-06-2013
the above named business entity. Date

I accepted the appointment as registered agent for

☒ Michael Bash

Authorized Signature of R.A. or On Behalf of R.A. Company

12-06-2013

Date

*If changing Registered Agent when reinstating, officer's signature required.

☒

Signature of Officer

Date

CAMBRIDGE COMPANIES LLC

Business Entity Information

Status:	Active	File Date:	4/1/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0160782013-4
Qualifying State:	NV	List of Officers Due:	4/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131195957	Business License Exp:	4/30/2016

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	MICHAEL BASH	Address 1:	9075 W DIABLO DR 3RD FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89148
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 1,000.00
Par Share Count:	1,000.00	Par Share Value:	\$ 1.00

Officers

☐ Include Inactive Officers

Manager - FVC DEVELOPMENT LLC

Address 1:	9075 W DIABLO DR 3RD FL.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

Manager - MIKHA DEVELOPMENT LLC

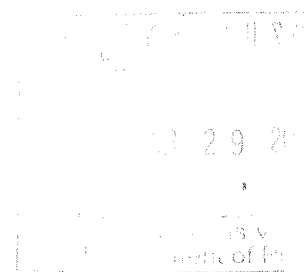
Address 1:	9075 W DIABLO DR 3RD FL.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

Manager - POSH DEVELOPMENTS LLC

Address 1:	9075 W DIABLO DR 3RD FL.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Miscellaneous		
Document Number:	20130218072-66	# of Pages:	1
File Date:	4/1/2013	Effective Date:	
(No notes for this action)			
Action Type:	Articles of Incorporation		
Document Number:	20130218073-77	# of Pages:	1
File Date:	4/1/2013	Effective Date:	
Initial Stock Value: Par Value Shares: 1,000 Value: \$ 1.00 No Par Value Shares: 0			
Total Authorized Capital: \$ 1,000.00			
Action Type:	Initial List		
Document Number:	20130325913-19	# of Pages:	1
File Date:	5/16/2013	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20130727827-89	# of Pages:	1
File Date:	11/5/2013	Effective Date:	
(No notes for this action)			
Action Type:	Convert In		
Document Number:	20130824661-43	# of Pages:	2
File Date:	12/18/2013	Effective Date:	
(No notes for this action)			
Action Type:	Articles of Organization		
Document Number:	20130824662-54	# of Pages:	2
File Date:	12/18/2013	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20140044466-51	# of Pages:	1
File Date:	1/21/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140313581-68	# of Pages:	1
File Date:	4/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150153648-85	# of Pages:	1

File Date:	4/2/2015	Effective Date:	
(No notes for this action)			



FVC DEVELOPMENT LLC

Business Entity Information			
Status:	Active	File Date:	12/5/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0584632013-9
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131707692	Business License Exp:	12/31/2016

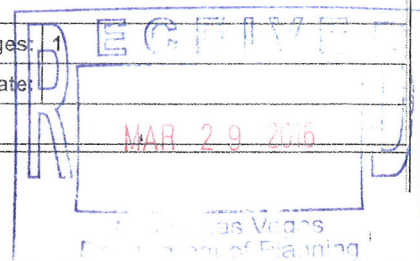
Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	FILIPP CHEBOTAREV	Address 1:	9075 W DIABLO DR 3RD FL.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89148
Phone:		Fax:	
Mailing Address 1:	9075 W DIABLO DR 3RD FL.	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89148		
Agent Type:	Noncommercial Registered Agent		

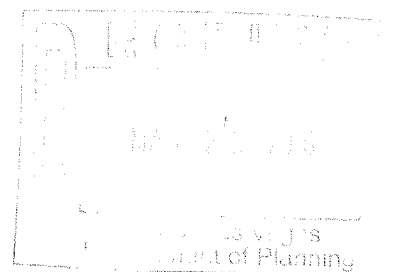
Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

☒ Officers ☐ Include Inactive Officers			
Manager - FILIPP CHEBOTAREV			
Address 1:	9075 W DIABLO DR 3RD FL.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20130797830-00	# of Pages:	1
File Date:	12/5/2013	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		



Document Number:	20130797831-11	# of Pages:	1
File Date:	12/5/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140830307-08	# of Pages:	1
File Date:	12/30/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150528149-97	# of Pages:	1
File Date:	12/2/2015	Effective Date:	
(No notes for this action)			



MIKHA DEVELOPMENT LLC

Business Entity Information			
Status:	Active	File Date:	11/25/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0569692013-6
Qualifying State:	NV	List of Officers Due:	11/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131689891	Business License Exp:	11/30/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	MICHAEL BASH	Address 1:	9075 W DIABLO DR 3RD FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89148
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

☒ Officers ☐ Include Inactive Officers			
Manager - MICHAEL BASH			
Address 1:	9075 W DIABLO DR 3RD FL	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20130772218-63	# of Pages:	1
File Date:	11/25/2013	Effective Date:	
(No notes for this action)			

Las Vegas
Department of Planning

Action Type:	Initial List		
Document Number:	20130772220-06	# of Pages:	1
File Date:	11/25/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140783849-46	# of Pages:	1
File Date:	11/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150522359-14	# of Pages:	1
File Date:	11/30/2015	Effective Date:	
(No notes for this action)			

POSH DEVELOPMENTS LLC.

Business Entity Information			
Status:	Active	File Date:	11/25/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0569772013-6
Qualifying State:	NV	List of Officers Due:	11/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131690001	Business License Exp:	11/30/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	POLINA CHEBOTAREVA	Address 1:	9075 W DIABLO DR 3RD FL
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89148
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Manager - POLINA CHEBOTAREVA			
Address 1:	9075 W DIABLO DR 3RD FL.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20130772386-99	# of Pages:	1
File Date:	11/25/2013	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

Document Number:	20130772387-00	# of Pages:	1
File Date:	11/25/2013	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20140693685-54	# of Pages:	1
File Date:	9/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140690692-89	# of Pages:	1
File Date:	9/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150407461-20	# of Pages:	1
File Date:	9/14/2015	Effective Date:	
(No notes for this action)			

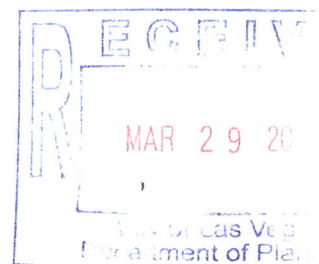
Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

That portion of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 20 South, Range 62 East, M.D.B. & M., lying south of the south line of the drainage channel as described in an Order Permitting Occupancy Pending Entry of Judgment recorded September 27, 1973, in Book 368 of Official Records as Document No. 327073, and in that certain Grant Deed from Carl A. Zabbia to the City of Las Vegas, recorded July 13, 1977 in Book 762 of Official Records as Document No. 721692.

Excepting therefrom that portion of said land as conveyed to the City of Las Vegas by Deed recorded March 26, 2007 in Book 20070326 as Instrument No. 03764 of Official Records.

Further excepting therefrom that portion of said land as conveyed to the City of Las Vegas by Deed recorded January 18, 2008 in Book 20080118 as Instrument No. 01007 of Official Records.



ESCROW NO: 13017703-086-JR

APN: 140-30-601-006
Affix R.P.T.T. \$816.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
CAMBRIDGE COMPANIES INC., A NEVADA
CORPORATION
9075 WEST DIABLO, 3RD FLOOR
LAS VEGAS, NV 89148

Inst #: 201311080002292
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$816.00 Ex: #
11/08/2013 02:10:08 PM
Receipt #: 1837566
Requestor:
CHICAGO TITLE OF NEVADA - D
Recorded By: DHG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

ESCROW NO: 13017703-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Living Water Southern Baptist Church, who acquired title as Layton Sonerholm, Trustee for the Living
Waters Baptist Church

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do
hereby Grant, Bargain, Sell and Convey to

Cambridge Companies Inc., a Nevada corporation

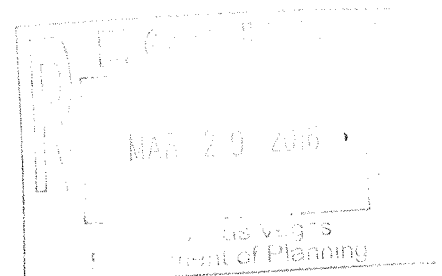
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now
of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness my/our hand(s) this 30th day of October, 2013 .



ESCROW NO: 13017703-086-JR

SELLERS:

Living Water Southern Baptist Church



Raymon P. Jaudon, Director

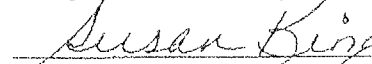
~~Raymon~~

Living Water Southern Baptist Church



Layton Sonnerholm, Director

Living Water Southern Baptist Church



Susan King, Director

SUSAN

STATE OF NEVADA

)

) ss.

COUNTY OF Clark

)

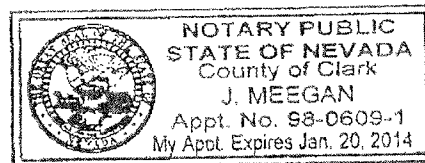
On this 30th day of October, 2013

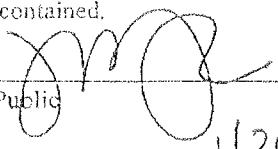
appeared before me, a Notary Public,

~~Raymon P. Jaudon, Director; Susan King, Director;~~

~~Layton Sonnerholm, Director~~

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.




Notary Public

My commission expires:

1/20/14

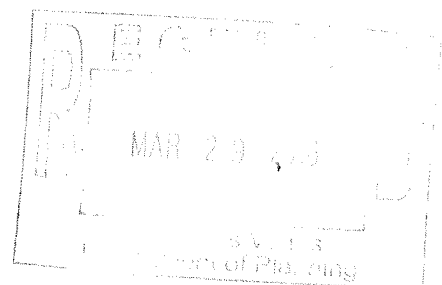


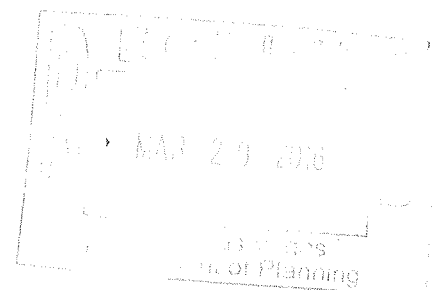
Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

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Excepting therefrom that portion of said land as conveyed to the City of Las Vegas by Deed recorded March 26, 2007 in Book 20070326 as Instrument No. 03764 of Official Records.

Further excepting therefrom that portion of said land as conveyed to the City of Las Vegas by Deed recorded January 18, 2008 in Book 20080118 as Instrument No. 01007 of Official Records.



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 140-30-601-006

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$160,000.00
b. Deed in Lieu of Foreclosure Only (value of property): ()
c. Transfer Tax Value: \$160,000.00
d. Real Property Transfer Tax Due: \$816.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Living Water Southern Baptist Church

Address: 5320 E Lake Mead
City, St., Zip: LAS VEGAS, NV 89156

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Cambridge Companies Inc., a
Nevada corporation

Address: 9075 W. Diabolo, 3rd Floor
City, St., Zip: LAS VEGAS, NV 89148

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

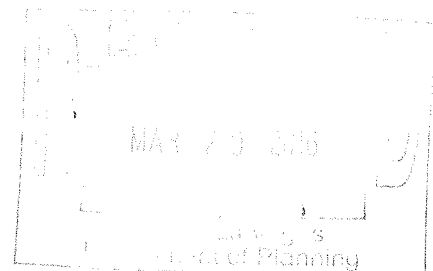
Print Name: Chicago Title of Nevada, Inc.

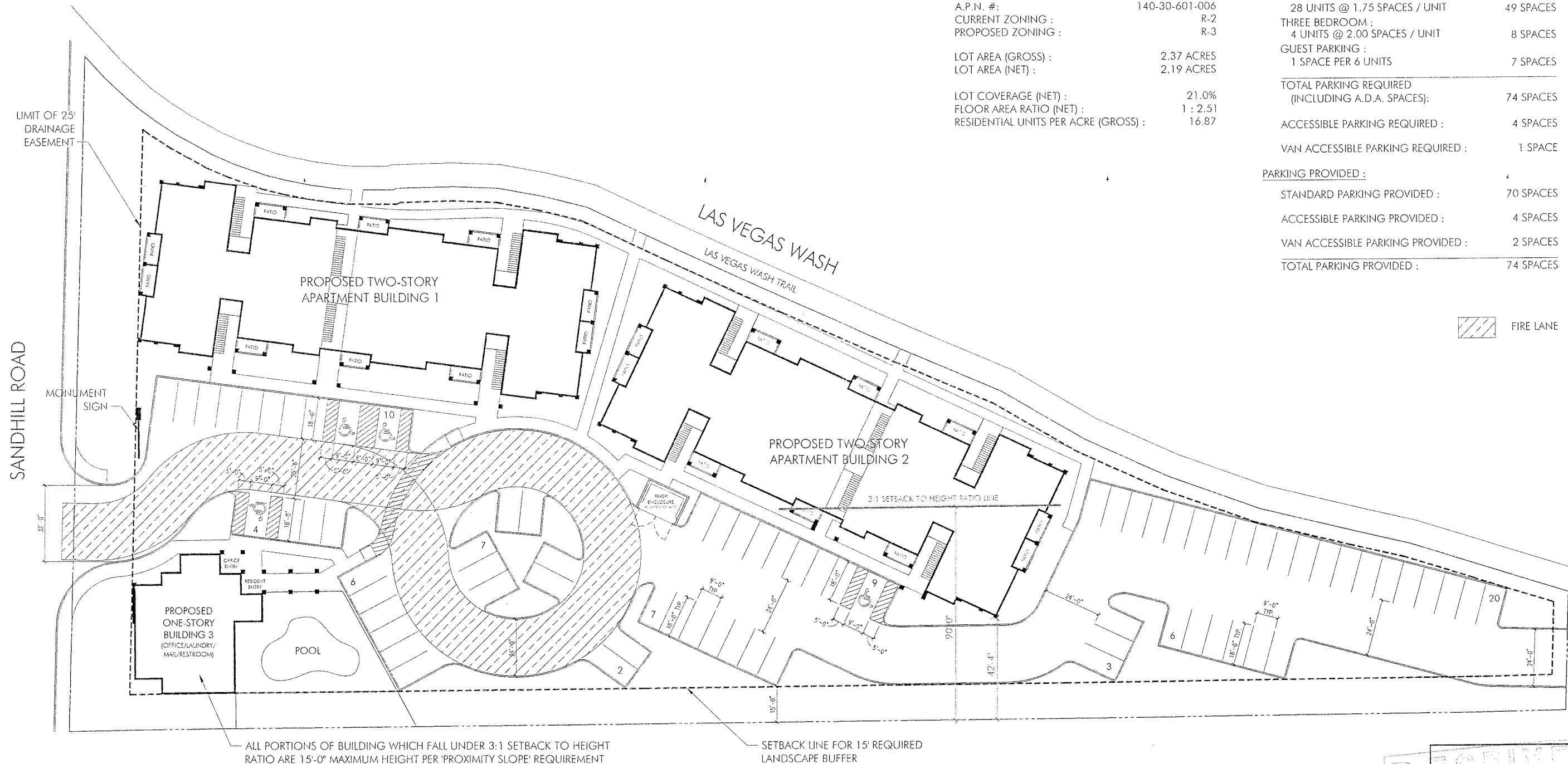
Escrow #: 13017703-086

Address: PO BOX 400247

City/State/Zip: LAS VEGAS, NV 89140

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED





SITE PLAN

SCALE: 1" = 20'-0"

PROPERTY OWNER

CAMBRIDGE COMPANIES INC
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

A.P.N. #: 140-30-601-006
CURRENT ZONING: R-2
PROPOSED ZONING: R-3
LOT AREA (GROSS): 2.37 ACRES
LOT AREA (NET): 2.19 ACRES
LOT COVERAGE (NET): 21.0%
FLOOR AREA RATIO (NET): 1:2.51
RESIDENTIAL UNITS PER ACRE (GROSS): 16.87

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1): 19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2): 19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3): 2,224

TOTAL SQUARE FOOTAGE: 41,184

PARKING ANALYSIS

PARKING REQUIRED (BY RESIDENTIAL UNIT TYPE):

ONE BEDROOM:
8 UNITS @ 1.25 SPACES / UNIT 10 SPACES
TWO BEDROOM:
28 UNITS @ 1.75 SPACES / UNIT 49 SPACES
THREE BEDROOM:
4 UNITS @ 2.00 SPACES / UNIT 8 SPACES
GUEST PARKING:
1 SPACE PER 6 UNITS 7 SPACES

TOTAL PARKING REQUIRED
(INCLUDING A.D.A. SPACES): 74 SPACES

ACCESSIBLE PARKING REQUIRED: 4 SPACES

VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE

PARKING PROVIDED:

STANDARD PARKING PROVIDED: 70 SPACES

ACCESSIBLE PARKING PROVIDED: 4 SPACES

VAN ACCESSIBLE PARKING PROVIDED: 2 SPACES

TOTAL PARKING PROVIDED: 74 SPACES

FIRE LANE

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.357.4900
www.KGAarchitecture.com

AUSTIN
LAS VEGAS

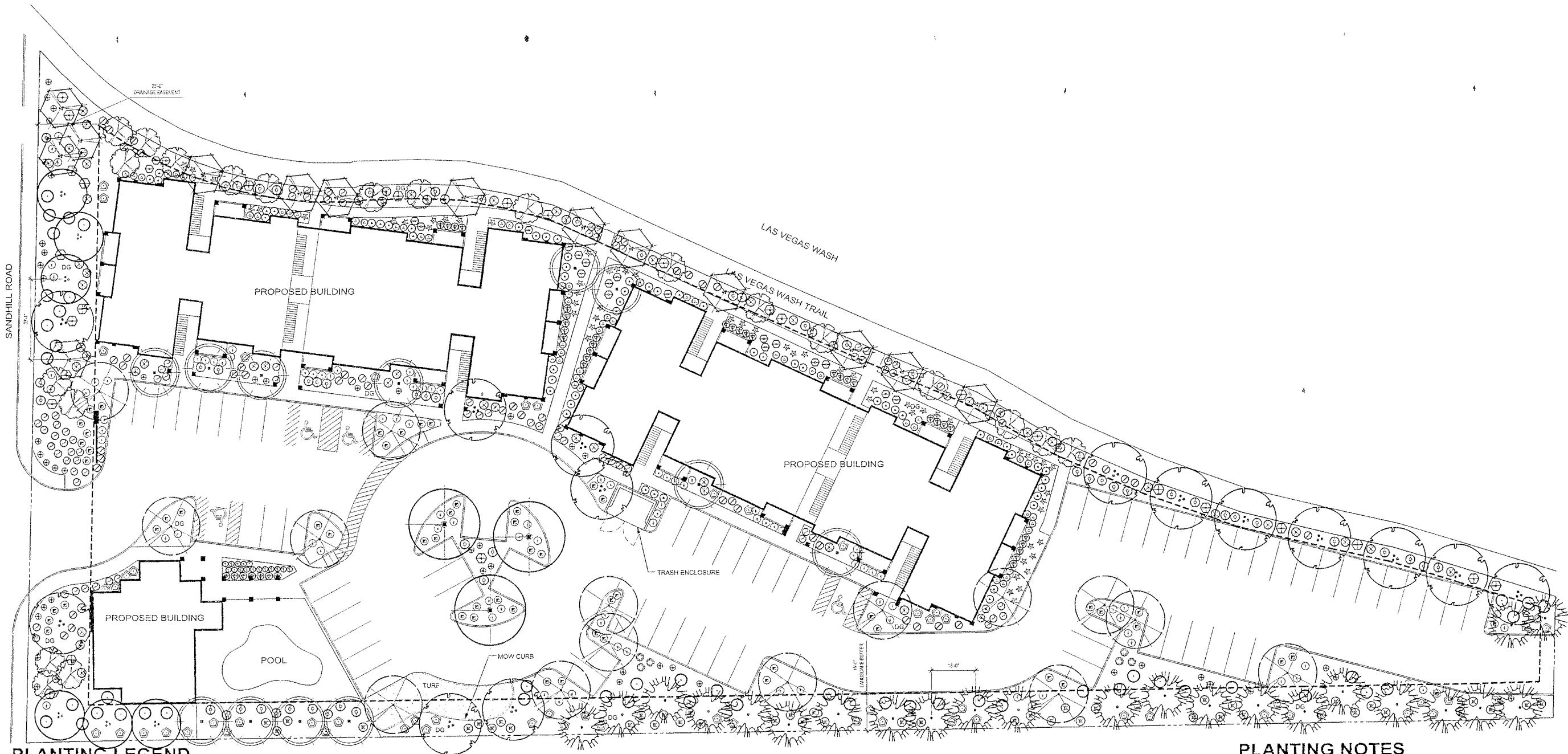
PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
SITE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO:
14169-00

SHEET:
AS1.01

EOT-64015
EOT-64017



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	CALIPER MINIMUM SIZE
	CHILOPSIS LINEARIS DESERT WILLOW MULTI TRUNK- 1" CLPR. PER TRUNK	21	1" 24" BOX
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	15	1 1/4" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	14	1 1/2" 24" BOX
	PINUS ELДАРICA AFGHAN PINE	23	2" 24" BOX
	PISTACIA CHINENSIS CHINESE PISTACHE	12	1 1/2" 24" BOX
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE THORNLESS	6	1 1/2" 24" BOX
	RHUS LANCEA AFRICAN SUMAC	14	1 1/4" 24" BOX
	ULMUS PARVIFOLIA CHINESE ELM	3	1 1/2" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	48	5 GALLON
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	27	5 GALLON
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	16	5 GALLON
	DALEA CAPITATA 'SIERRA GOLD' TM SIERRA GOLD DALEA	64	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	39	5 GALLON
	ENCELIA FARINOSA BRITTLEBUSH	6	5 GALLON
	EURYOPS PECTINATUS 'VIRIDIS' GREEN BUSH DAISY	96	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	49	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	46	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	44	5 GALLON
	NANDINA DOMESTICA 'HARBOR DWARF' DWARF HARBOR	20	5 GALLON
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	59	5 GALLON
	PITTOSPORUM TOBIRA 'WHEELER' WHEELER'S DWARF MOCK ORANGE	56	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	56	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	49	5 GALLON

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	MINIMUM SIZE
	SENNA ARTEMISIOIDES FEATHERY CASSIA	58	5 GALLON
	TEUCRIMUM CHAMAEDRY'S 'PROSTRATUM' PROSTRATE GERMANDER	73	5 GALLON
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LANDSCAPE ELEMENTS

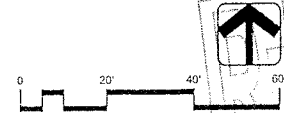
SYMBOL	DESCRIPTION	QTY	DETAIL
DG	3/4" SCREENED DECOMPOSED GRANITE. COLOR GOLD. 2" MINIMUM DEPTH. SEE NOTE #1.	32,211 S.F.	-
	SODDED TURF HYBRID BERMUDA.	635 S.F.	-
	6"W x 4"H CONCRETE MOW CURB.	81 L.F.	-

PLANTING NOTES

- DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
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- CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	33,046 SF
TOTAL OPEN SPACE AREA:	61,072 SF
TOTAL AREA:	102,292 SF



EOT-64015
EOT-64017

REVISIONS:

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

4075 West Diablo Oaks, Third Floor 1701 Directors Boulevard, Suite 370
Austin, Texas 78744
702.247.4900
www.kgaarchitecture.com

AUSTIN
LAS VEGAS

CONSULTANTS:

LANDSCAPE
SOUTHWICK
LANDSCAPE ARCHITECTS
1100 39th Street

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:

LP001



PLANTING LEGEND

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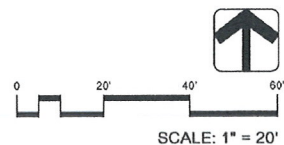
LANDSCAPE ELEMENTS			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	3/4" SCREENED DECOMPOSED GRANITE. COLOR GOLD. 2" MINIMUM DEPTH. SEE NOTE #1.	32,211 S.F.	-
	SODDED TURF - HYBRID BERMUDA.	835 S.F.	-
	6"W x 4"H CONCRETE MOW CURB	81 L.F.	-

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EOT-64015
EOT-64017

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

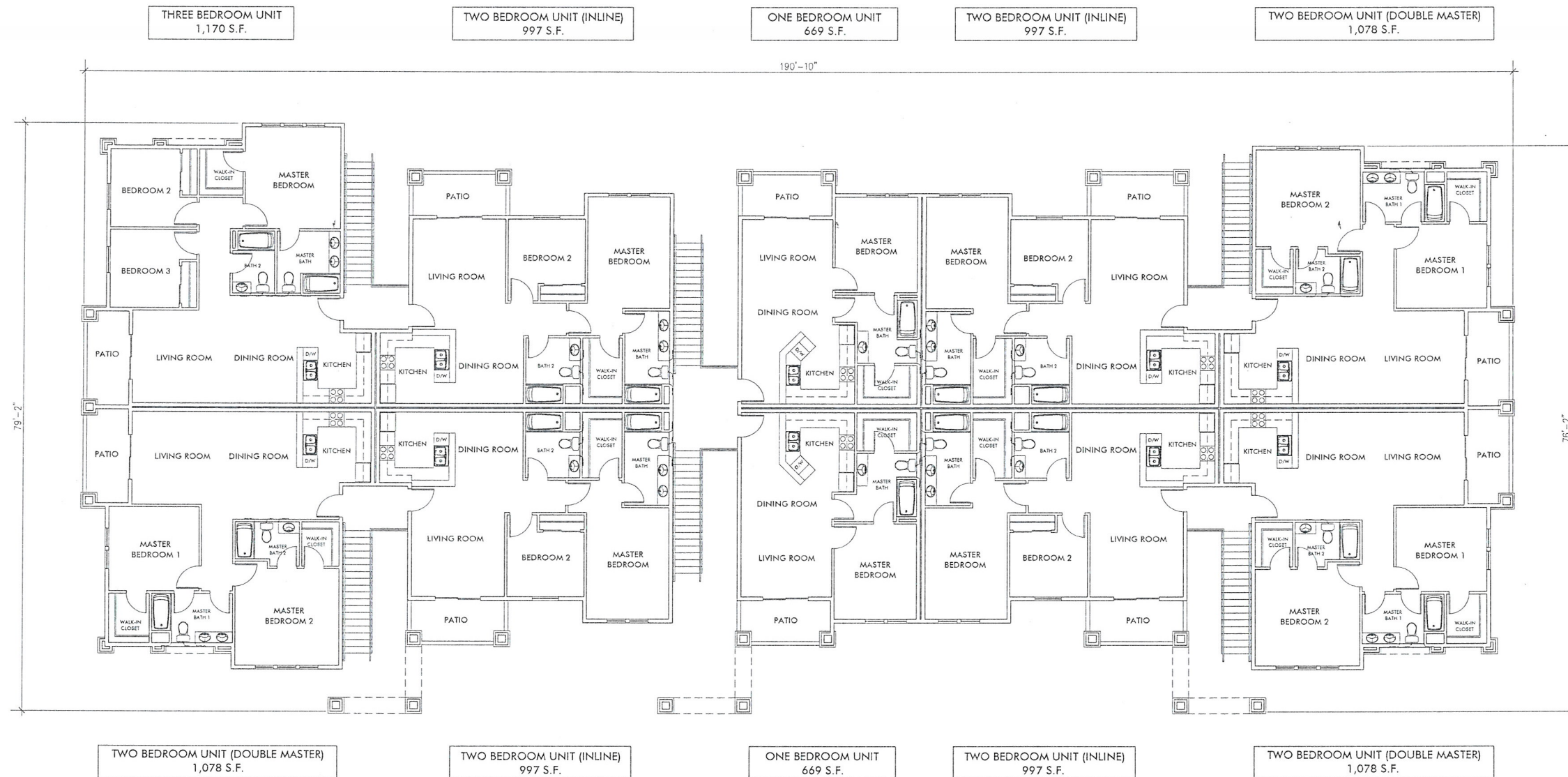
CONSULTANTS:
LANDSCAPE
SOUTHWICK
LANDSCAPE ARCHITECTS
1: 902 907-3888

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:
LP001



BUILDING 1 - FIRST AND SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

9078 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.367.6900
www.kgaarchitecture.com

CONSULTANTS:

PROJECT:
SANDHILL VILLAS
APARTMENTS

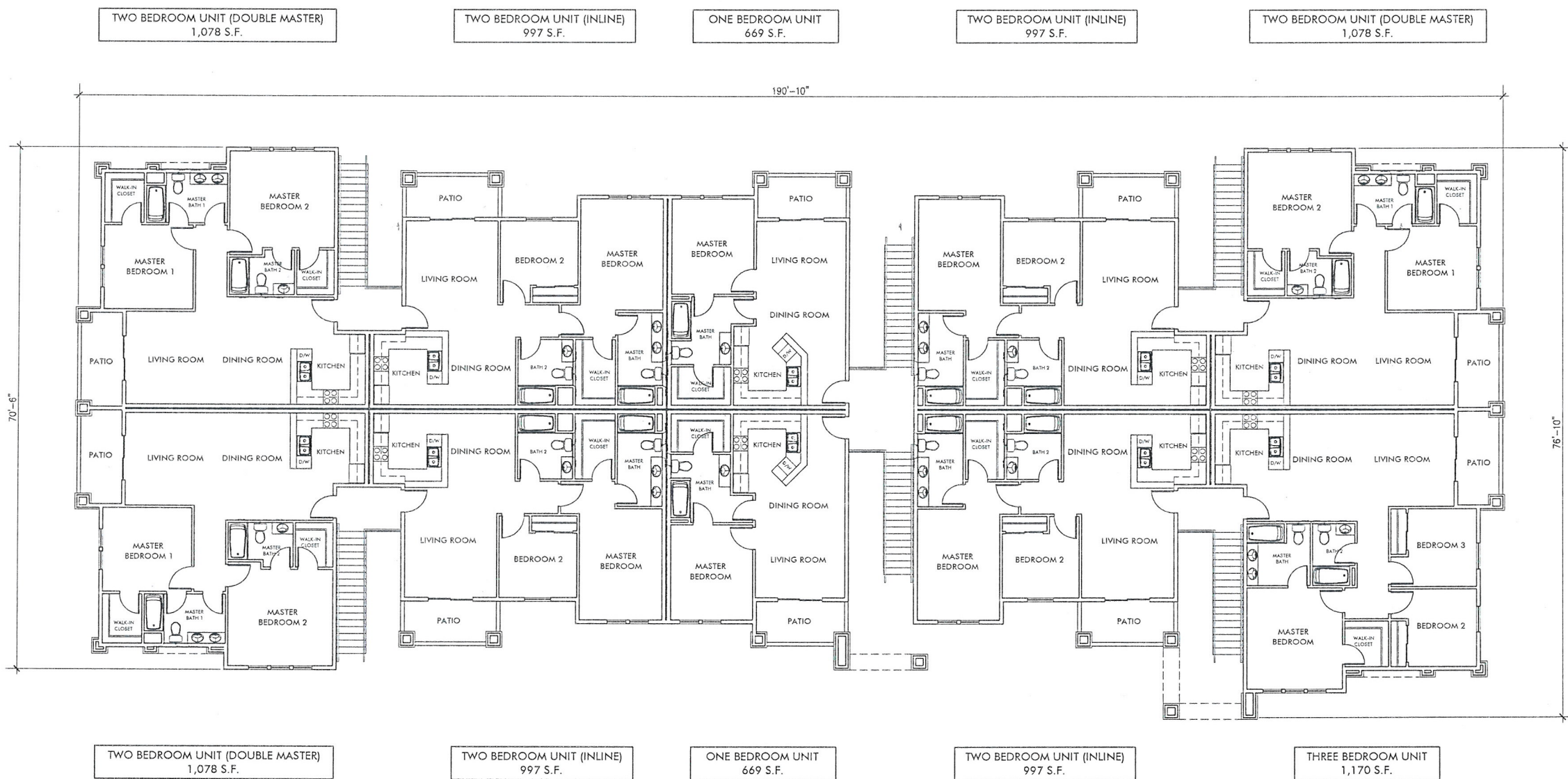
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FLOOR PLAN -
BUILDING 1

DATE:
FEBRUARY 18, 2014
JOB NO.:
14169.00

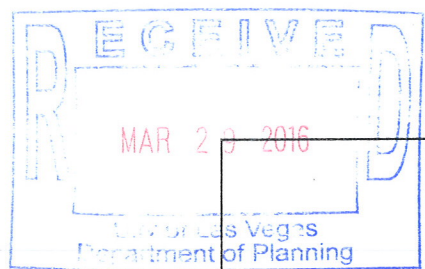
SHEET:

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RECEIVED
EOT-64015
EOT-64017



BUILDING 2 - FIRST AND SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

9078 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.387.6900
www.kgaarchitecture.com

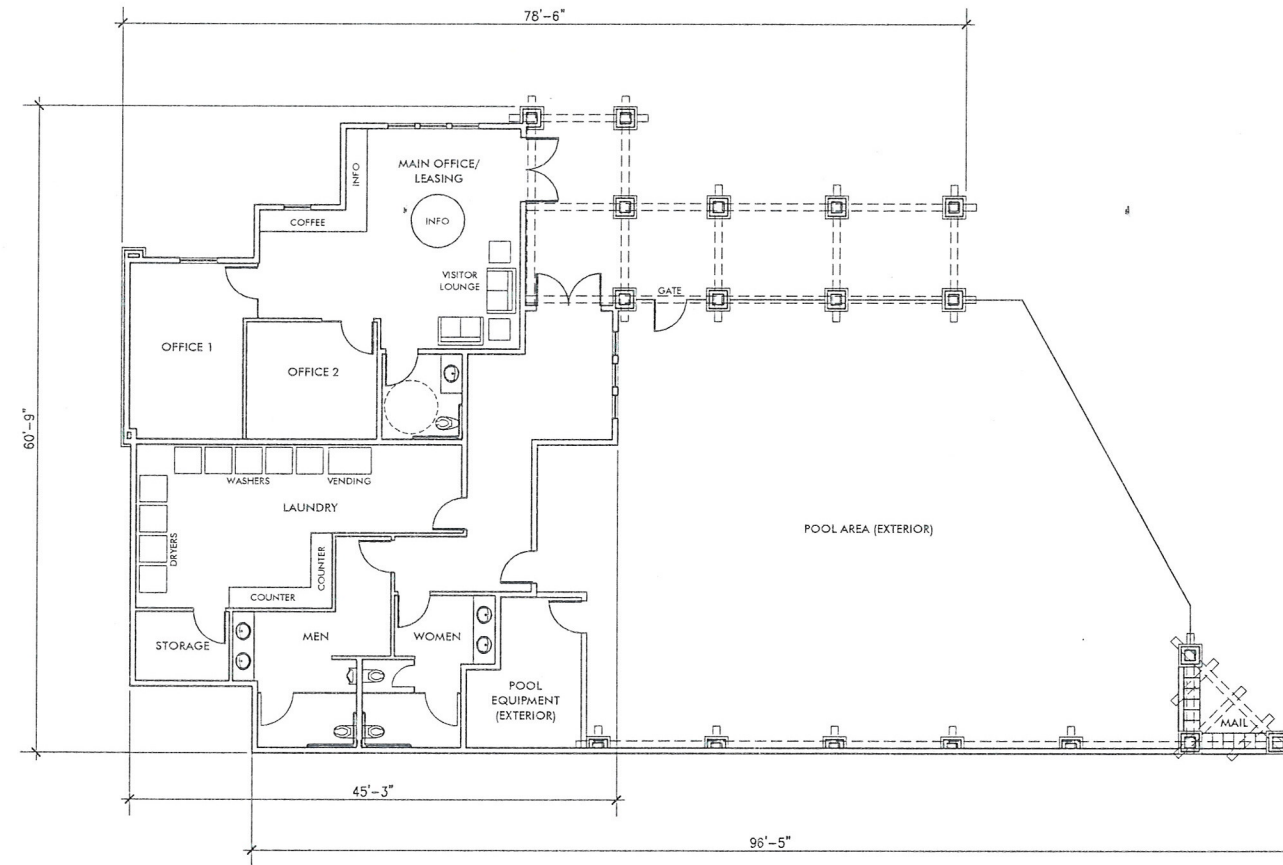
AUSTIN
LAS VEGAS

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
FLOOR PLAN -
BUILDING 2

DATE:
FEBRUARY 18, 2014
JOB NO.:
14169.00

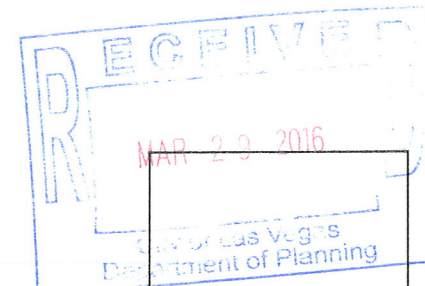
SHEET:
A1.02



BUILDING 3 (OFFICE/LAUNDRY/MAIL/RESTROOMS) - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



EOT-64015
EOT-64017

SANDHILL VILLAS
APARTMENTS

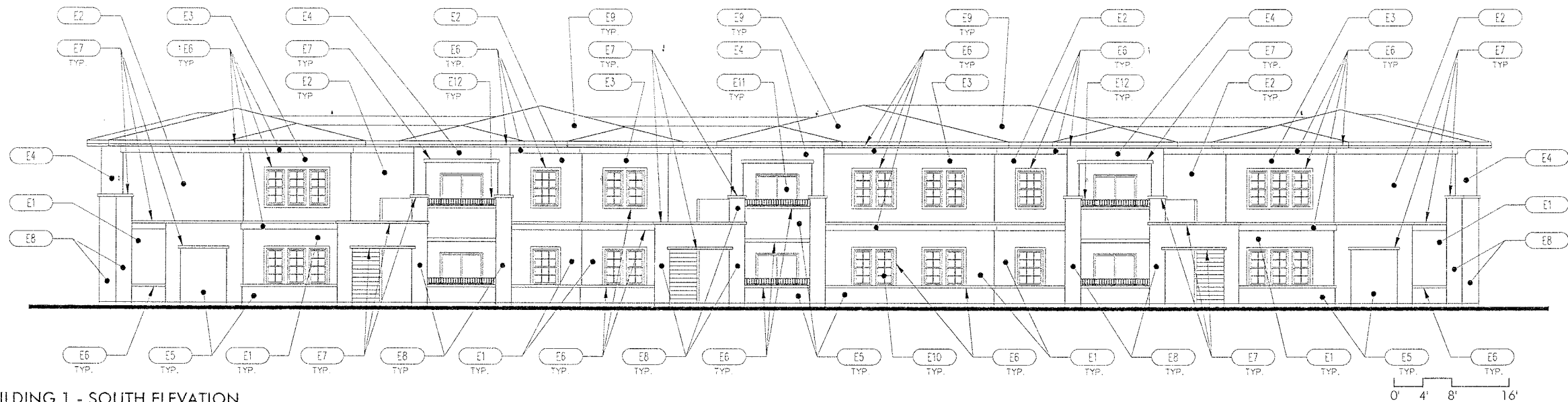
KGA ARCHITECTURE
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
702.267.8900
www.kgaarchitecture.com
LAS VEGAS, NEVADA

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
FLOOR PLAN -
BUILDING 3

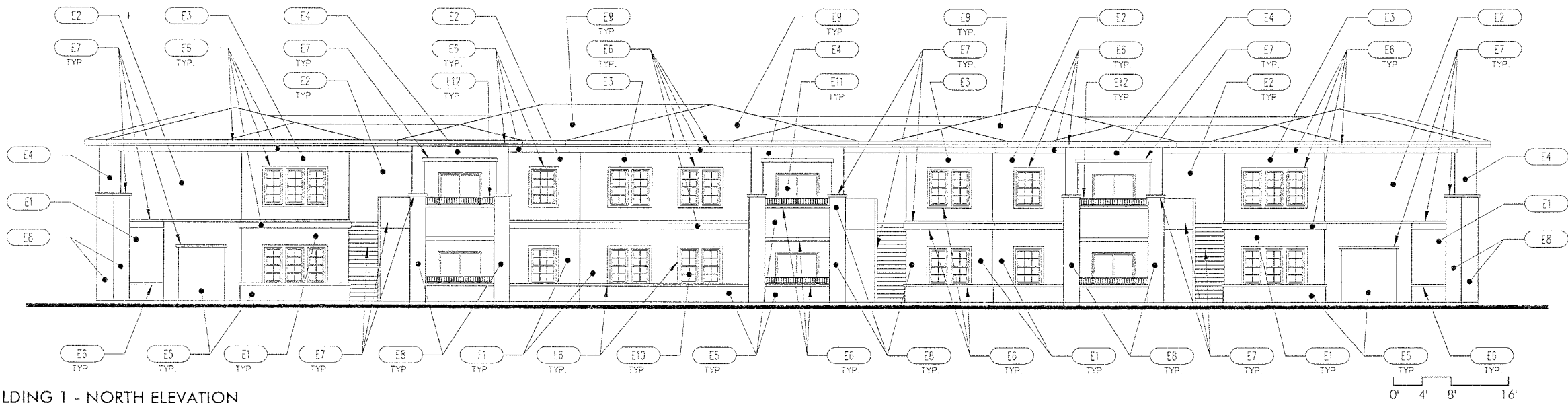
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APRIL 23, 2014
JOB NO.:
14169.00

SHEET:
A1.03



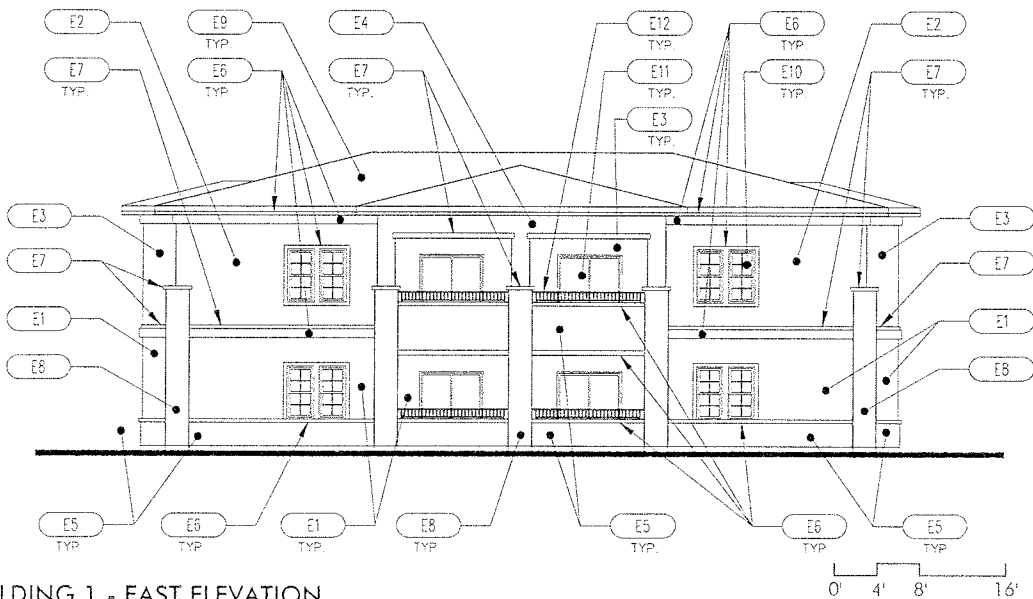
BUILDING 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



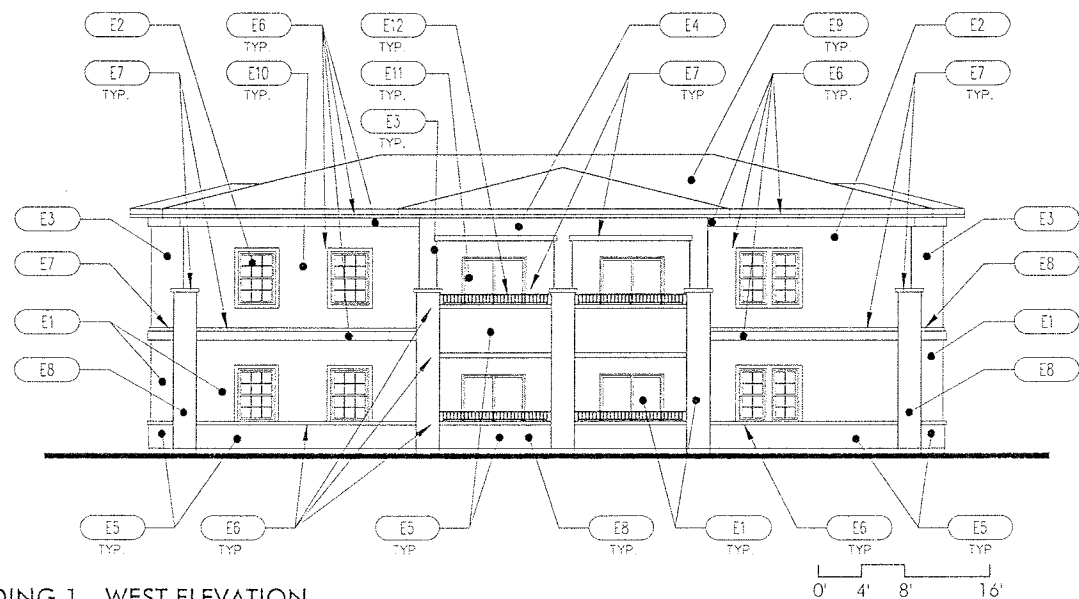
BUILDING 1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

E-F	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE
E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

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702.287.6900
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AUTUMN
LAS VEGAS

CONSULTANTS:

PROJECT:
SANDHILL VILLAS
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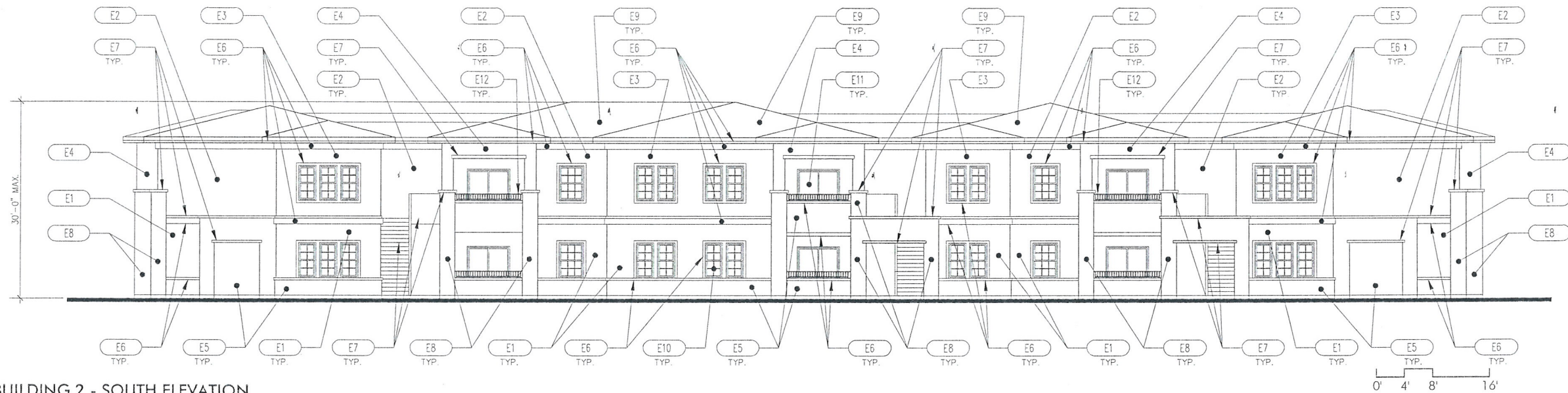
SHEET CONTENTS:
ELEVATIONS

DATE:
FEBRUARY 18, 2014
JOB NO:
14169.00

SHEET:

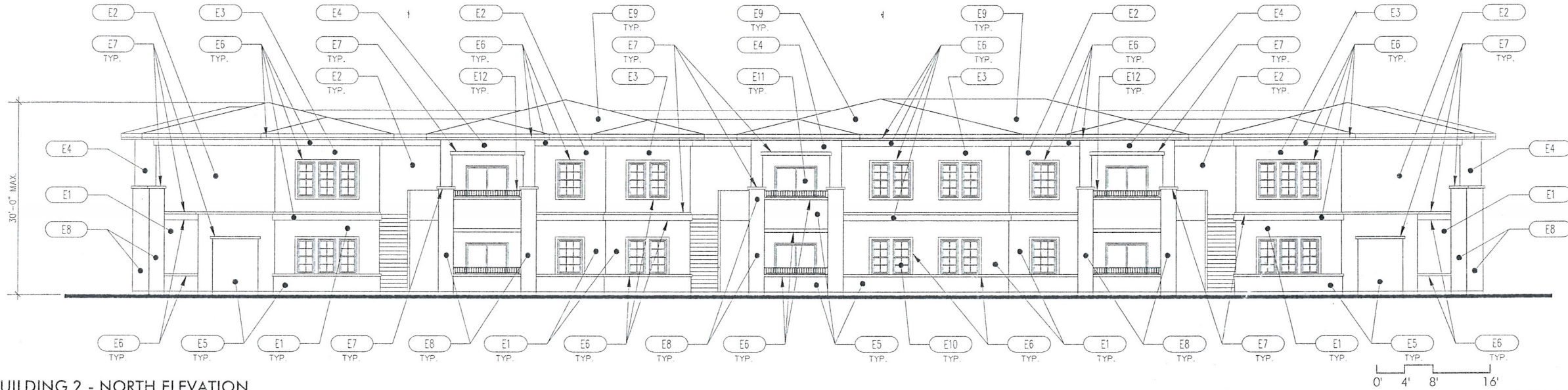
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EOT-64015
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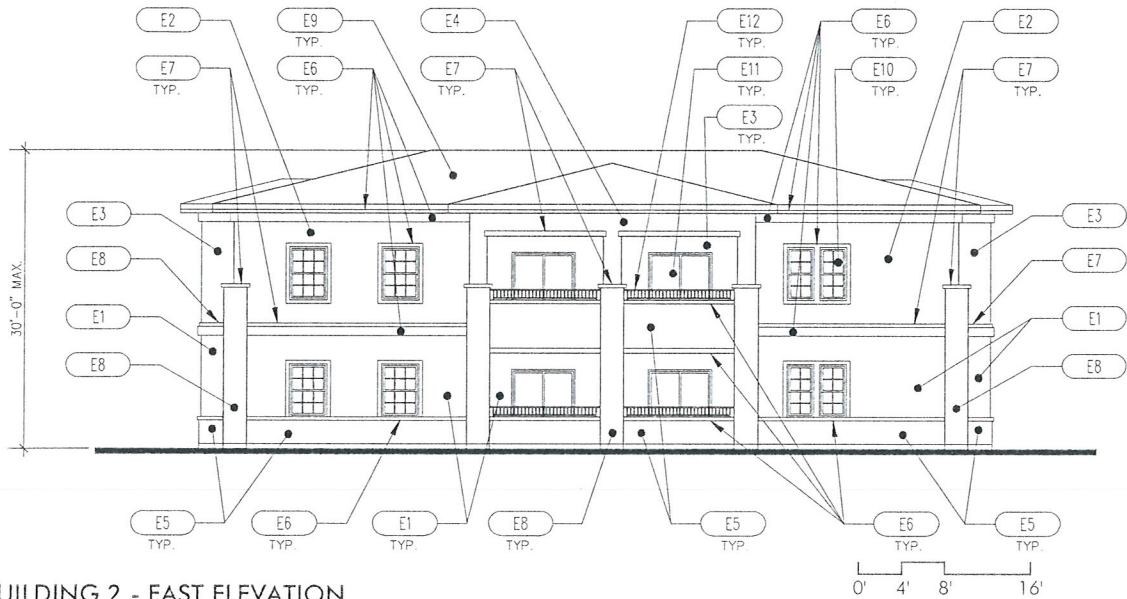
BUILDING 2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



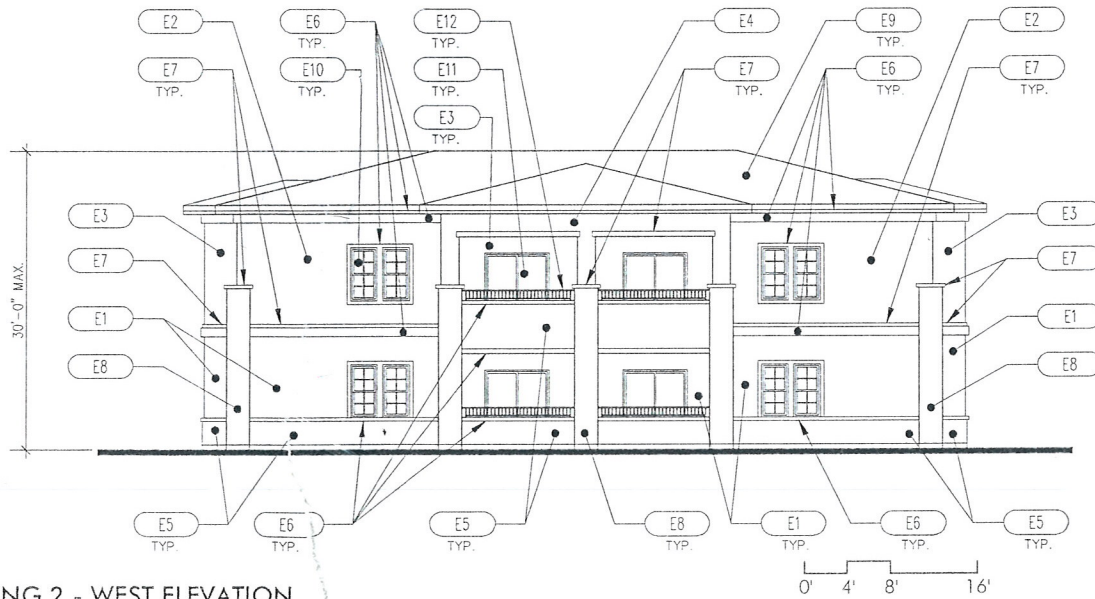
BUILDING 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 2 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 2 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

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E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
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E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
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E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

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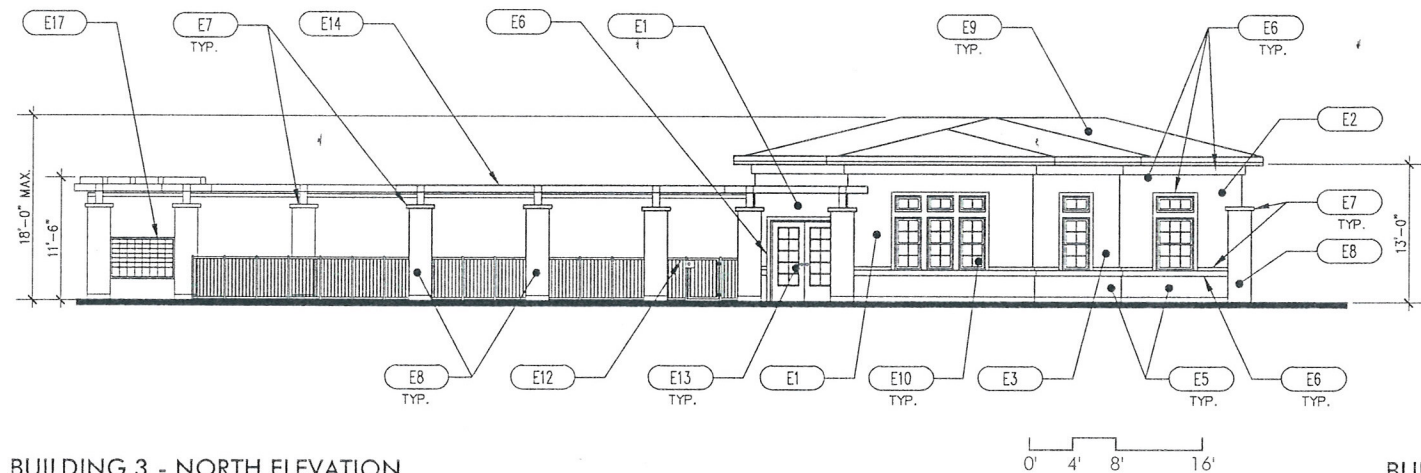
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ELEVATIONS

DATE:
FEBRUARY 18, 2014
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14169-00

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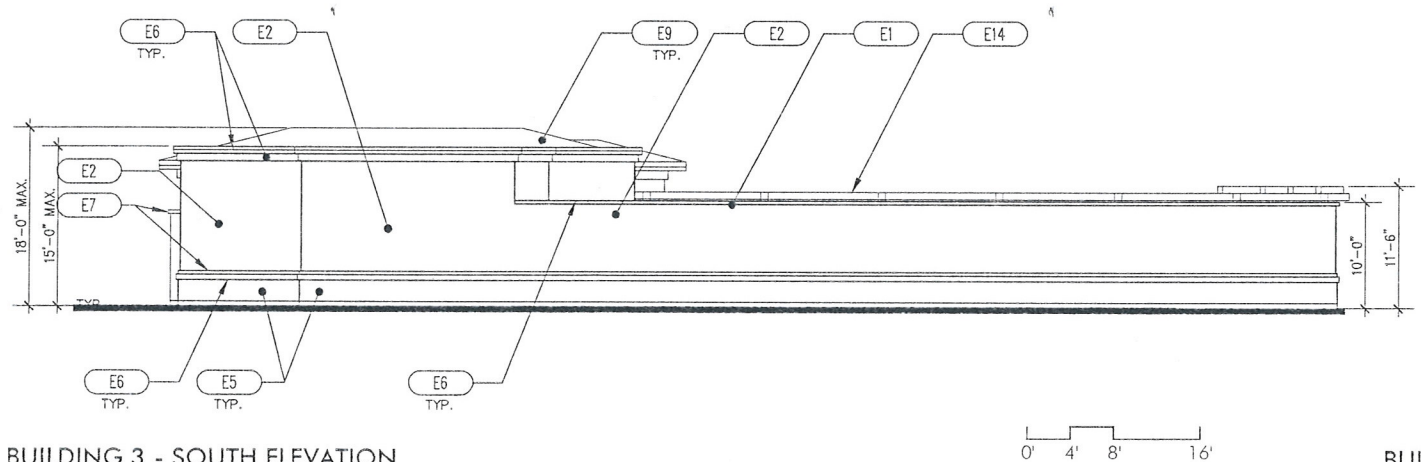
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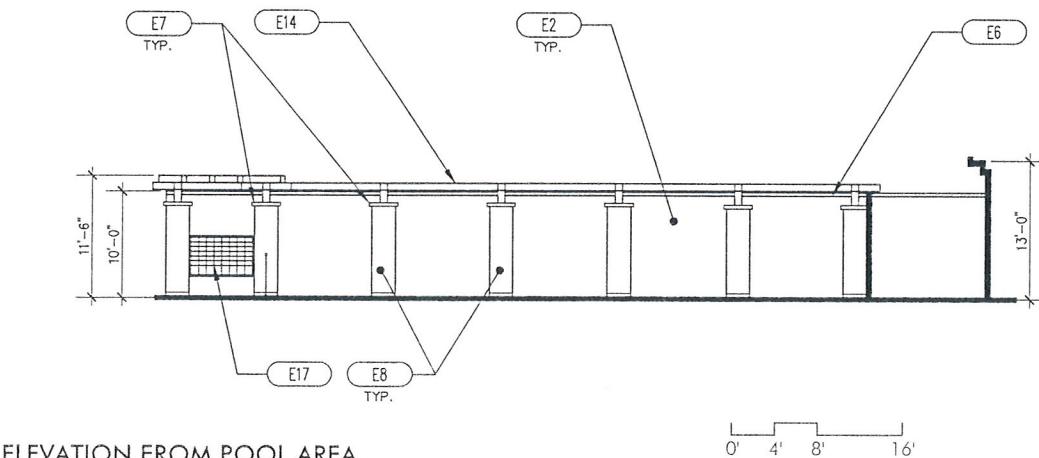
BUILDING 3 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



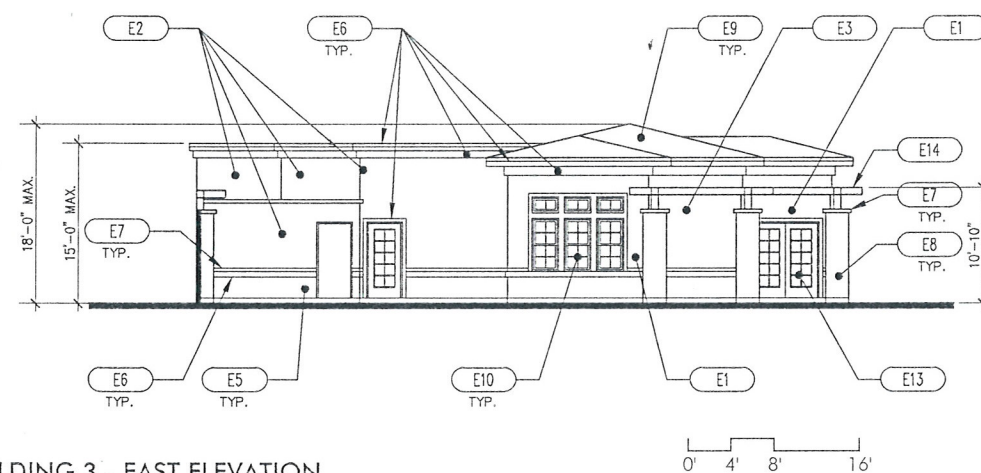
BUILDING 3 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



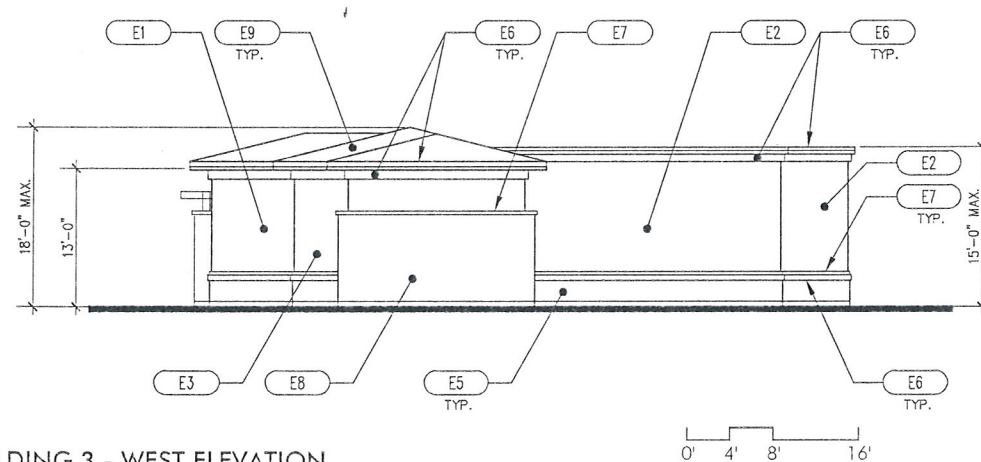
ELEVATION FROM POOL AREA

SCALE: 1/8" = 1'-0"



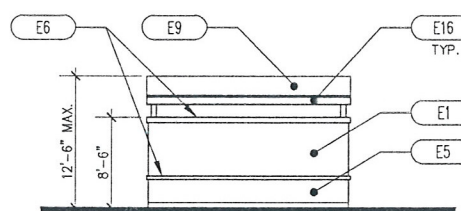
BUILDING 3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

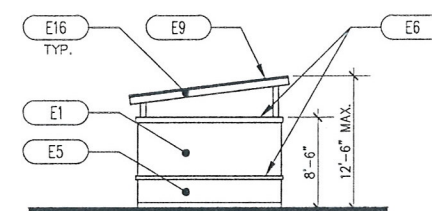


BUILDING 3 - WEST ELEVATION

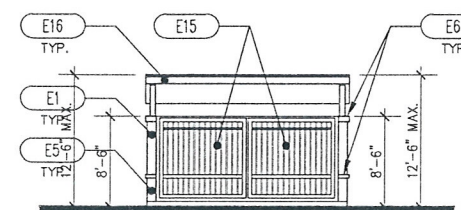
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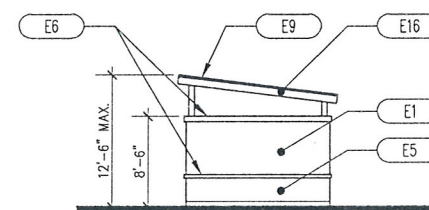
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

TRASH ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

E-N	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
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E17	MAILBOXES

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE

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CONSULTANTS:

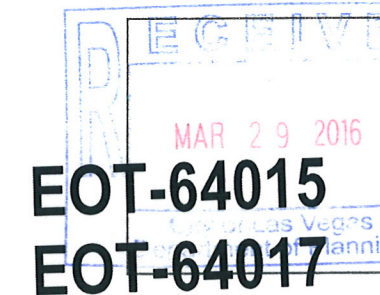
PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
ELEVATIONS

DATE:
APRIL 23, 2014
JOB NO.:
14169-00

SHEET:

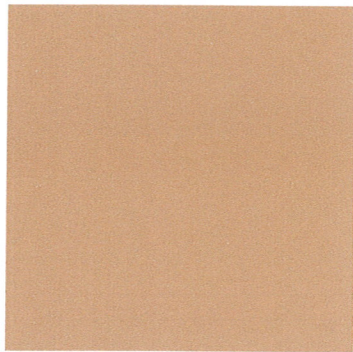
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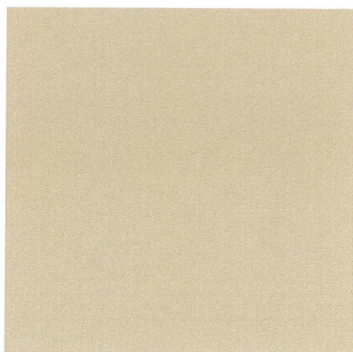
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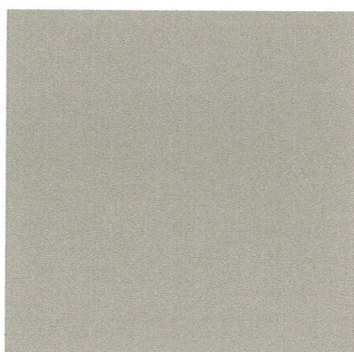
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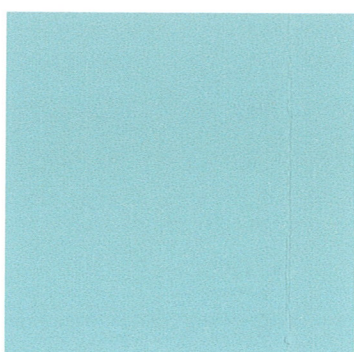
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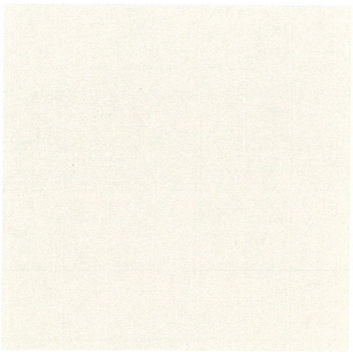
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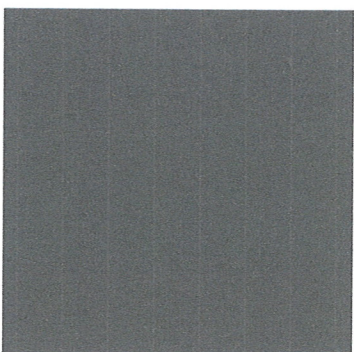
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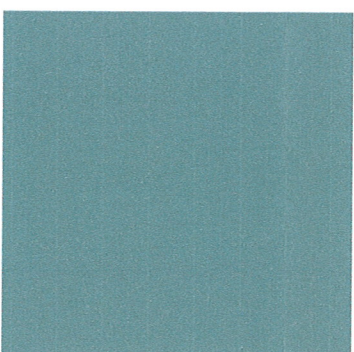
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E5, E15



E6, E15, E16



E7, E12, E14



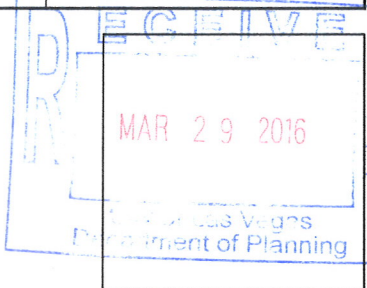
E9



E8

ELEVATION NOTES	
DESCRIPTION	
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E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

EOT-64015
EOT-64017



REVISIONS

SANDHILL VILLAS APARTMENTS

NEVADA

CONSULTANTS

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AUSTIN

PROJECT: SANDHILL VILLAS APARTMENTS

SHEET CONTENTS: COLOR AND MATERIALS

DATE: FEBRUARY 18, 2014

\$\$\$ NO: 14169.00

SHEET: A6.04