



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-64017 - EXTENSION OF TIME RELATED TO EOT-64015 -  
SITE DEVELOPMENT PLAN REVIEW  
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 a Site Development Plan Review (SDR-53040) FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX 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 Site Development Plan Review (SDR-53040) 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 Site Development Plan Review (SDR-53040), Variance (VAR-53197) 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](http://www.lasvegasnevada.gov)





**LAS VEGAS  
CITY COUNCIL**

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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-64017 RELATED TO EOT-64015 - EXTENSION OF TIME -  
SITE DEVELOPMENT PLAN REVIEW  
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](http://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, 3<sup>rd</sup> 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

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



## Development Notification

CC Meeting: May 18, 2016

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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:

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**EOT-64017**

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:



ELEVATION NOTES

| REF. | DESCRIPTION                                                                                                                                                                    |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E1   | E1.F.5. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW703 EARTHEN JUG TEXTURE: SANDEBBLE                                                                        |
| E2   | COLOR: SHERWIN WILLIAMS SW6116 TAJAMAI TAN TEXTURE: SANDEBBLE E1.F.5.                                                                                                          |
| E3   | COLOR: SHERWIN WILLIAMS SW6088 NUT-HATCH TEXTURE: SANDEBBLE E1.F.5.                                                                                                            |
| E4   | COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDEBBLE E1.F.5.                                                                                                        |
| E5   | COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE TEXTURE: SANDEBBLE E1.F.5.                                                                                                         |
| E6   | COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDEBBLE FINE E1.F.5.                                                                                                  |
| E7   | COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDEBBLE FINE E1.F.5.                                                                                                      |
| E8   | COLOR: SHERWIN WILLIAMS SW6230 MANSTON DECORATIVE TRELS ELEGANT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN WITH SOLID METAL INILL                                               |
| E9   | FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INILL COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY |

COLORS AND MATERIALS:



E1



E2



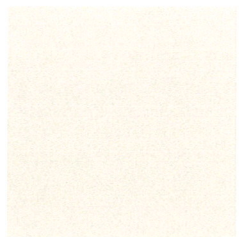
E3



E4



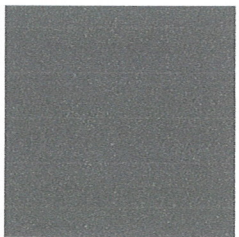
E9



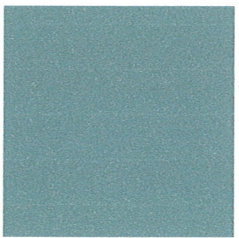
E5, E15



E6, E15, E16



E7, E12, E14



E13



E8

SANDHILL VILLAS  
APARTMENTS

KGA ARCHITECTURE

7075 West Dakota Drive, Third Floor  
Las Vegas, Nevada 89148  
702.367.6900

SANDHILL VILLAS  
APARTMENTS  
7075 West Dakota Drive  
Las Vegas, Nevada 89148  
702.367.6900

A6.04

EOT-64015  
EOT-64017









PROPERTY OWNER

CAMBRIDGE COMPANIES INC.  
9025 WEST DIABLO DRIVE, THIRD FLOOR  
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE  
9025 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): 2.27 ACRES  
LOT AREA (NET): 2.19 ACRES  
LOT COVERAGE (NET): 21.0%  
FLOOR AREA (NET): 172,511  
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): 1,979  
TOTAL SQUARE FOOTAGE: 40,939

PARKING ANALYSIS

PARKING REQUIRED BY RESIDENTIAL UNIT TYPE:

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

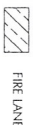
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES): 74 SPACES

ACCESSIBLE PARKING REQUIRED: 4 SPACES

VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE

PARKING PROVIDED:

| STANDARD PARKING PROVIDED:                         | 70 SPACES |
|----------------------------------------------------|-----------|
| ACCESSIBLE PARKING PROVIDED: <td>4 SPACES</td>     | 4 SPACES  |
| VAN ACCESSIBLE PARKING PROVIDED: <td>2 SPACES</td> | 2 SPACES  |
| TOTAL PARKING PROVIDED: <td>74 SPACES</td>         | 74 SPACES |



FIRE LANE

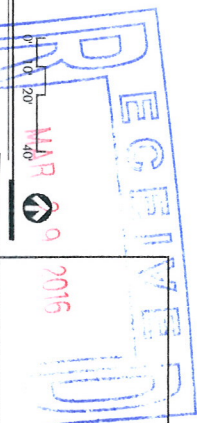
SANDHILL VILLAS  
APARTMENTS

**KGA ARCHITECTURE**  
9075 West Diablo Drive, Third Floor  
Las Vegas, Nevada 89148  
702.867.8900  
www.kgaarchitect.com  
1781 Simpson Boulevard, Suite 770  
Austin, Texas 78744  
813.441.8566  
LAS VEGAS  
AUTHN

SITE PLAN  
SCALE: 1" = 20'-0"

ALL PORTIONS OF BUILDING WHICH FALL UNDER 3.1  
SETBACK TO HEIGHT RATIO ARE 15'-0" MAXIMUM HEIGHT  
PER PROXIMITY SLOPE REQUIREMENT

10'-0" WALL  
SETBACK LINE FOR 15' REQUIRED  
LANDSCAPE BUFFER



SANDHILL VILLAS  
APARTMENTS  
14169 00  
APRIL 23, 2014  
AS1.01

EOT-64015  
EOT-64017





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

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

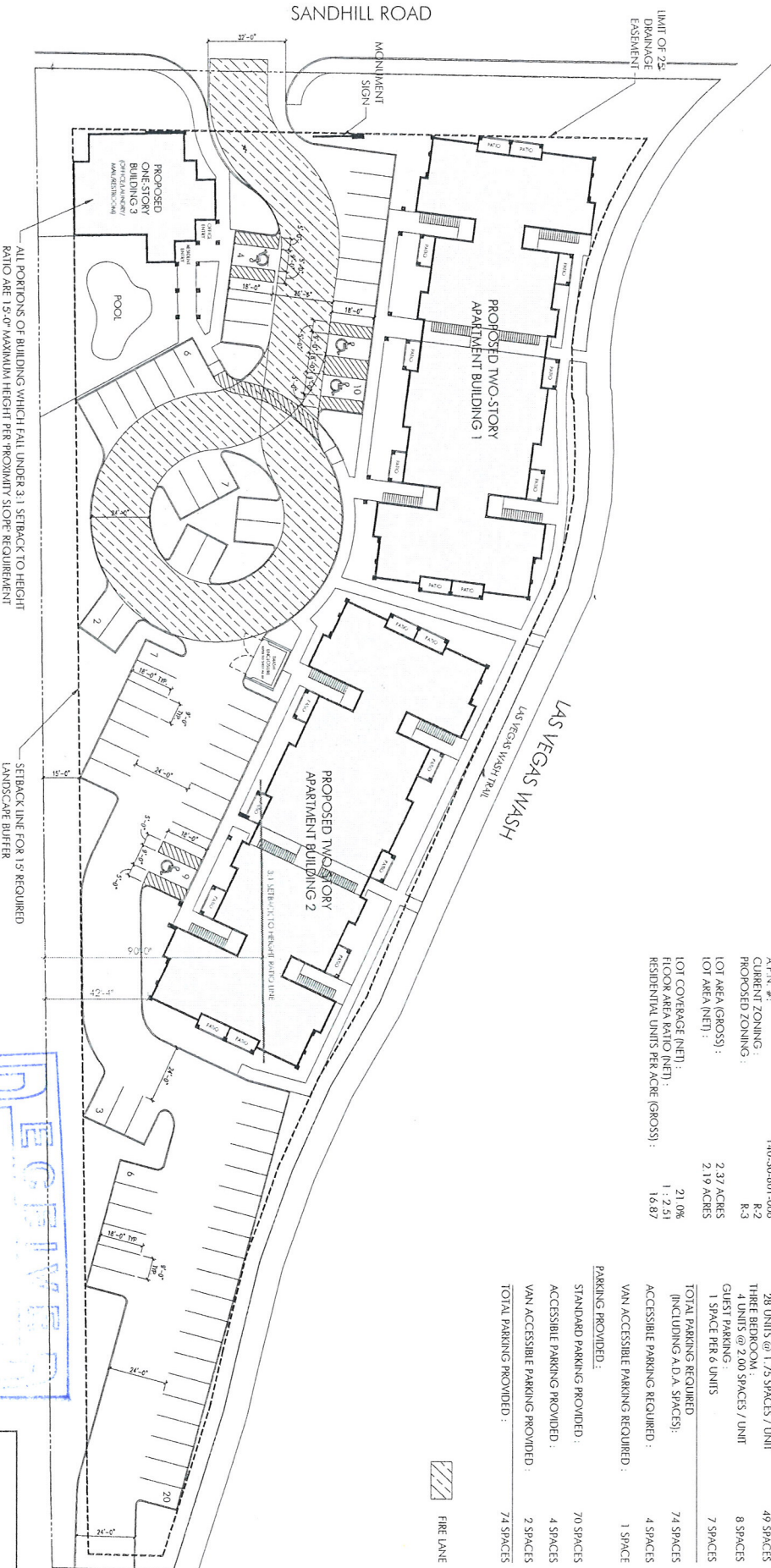
ACCESSIBLE PARKING REQUIRED: 4 SPACES

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



ALL PORTIONS OF BUILDING WHICH FALL UNDER 3:1 SETBACK TO HEIGHT RATIO ARE 15' OF MAXIMUM HEIGHT PER PROXIMITY SLOPE REQUIREMENT

SETBACK LINE FOR 1:2 REQUIRED LANDSCAPE BUFFER

SITE PLAN  
SCALE: 1" = 20' 0"



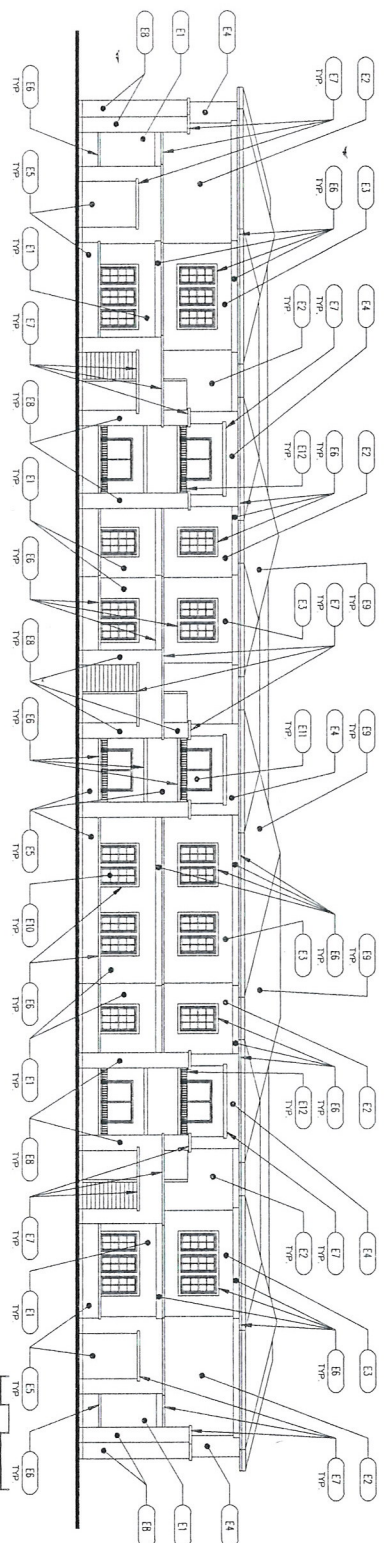
PROJECT: SANDHILL VILAS APARTMENTS  
PROJECT NO: EOT-64015  
DATE: FEBRUARY 18, 2014  
DRAWN BY: KGA

AS1.01

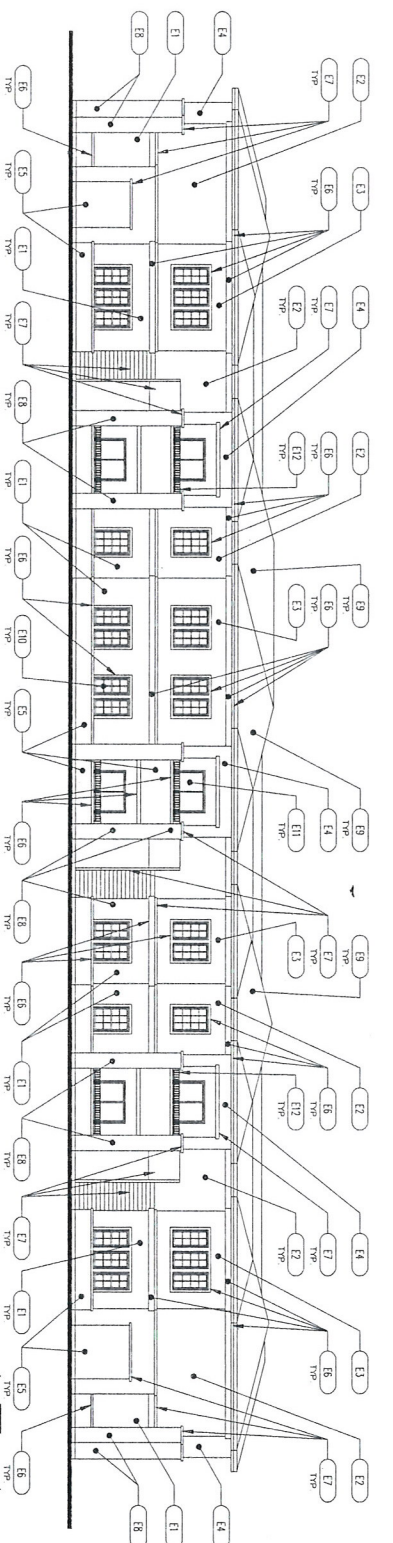
**KGA ARCHITECTURE**  
9978 West Diablo Drive, Third Floor  
Las Vegas, Nevada 89148  
702.847.4100  
www.kgaarchitect.com

SANDHILL VILAS APARTMENTS

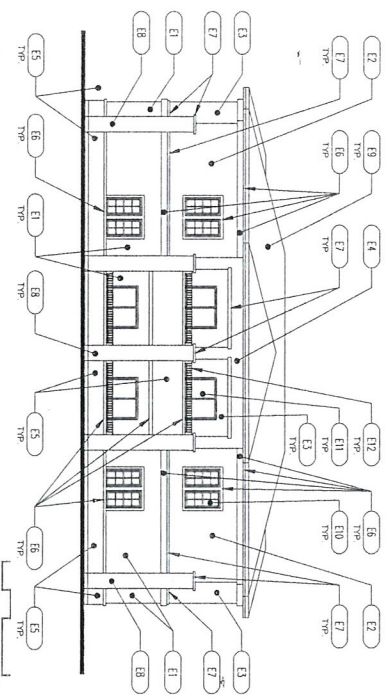
EOT-64015  
EOT-64017



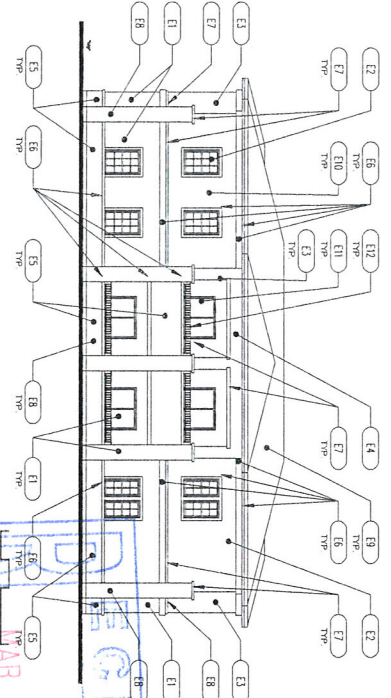
BUILDING 1 - SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



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

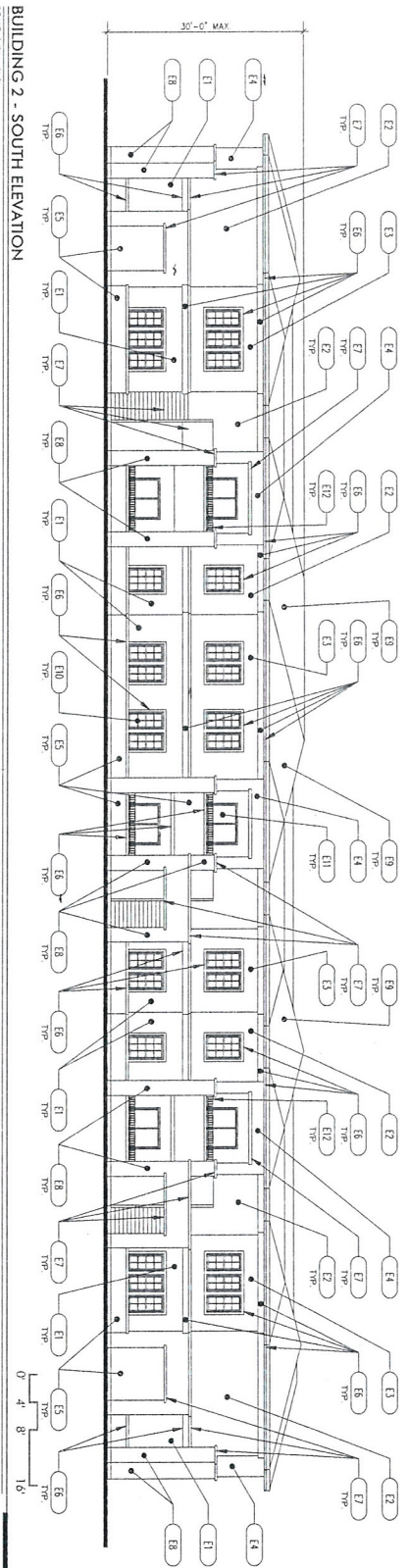
| CALLOUT | DESCRIPTION                                                                 |
|---------|-----------------------------------------------------------------------------|
| E1      | E.I.F.S. EXTERIOR INSULATED FINISH SYSTEM                                   |
| E2      | COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JIG TEXTURE: SANDPHEBBLE             |
| E3      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TAIKAI TAN TEXTURE: SANDPHEBBLE     |
| E4      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER TEXTURE: SANDPHEBBLE     |
| E5      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERA-HEAN TEXTURE: SANDPHEBBLE  |
| E6      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHUURE BEIGE TEXTURE: SANDPHEBBLE   |
| E7      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW7551 FRAGILE BEAUTY TEXTURE: SANDPHEBBLE |
| E8      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E9      | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E10     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E11     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E12     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E13     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E14     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E15     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |
| E16     | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPHEBBLE     |

**EOT-64015**  
**EOT-64017**



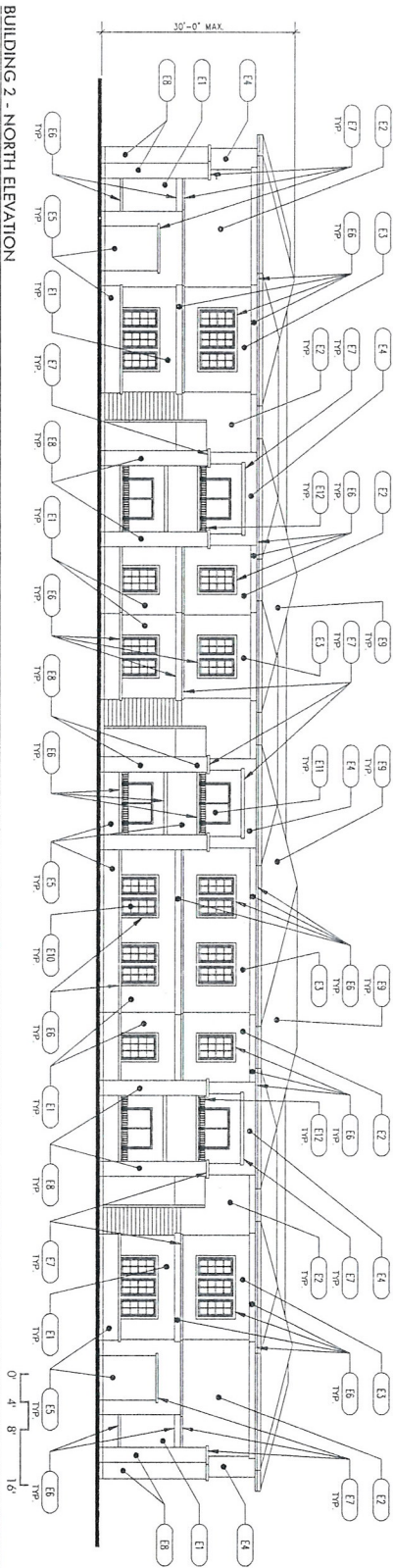
BUILDING 2 - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



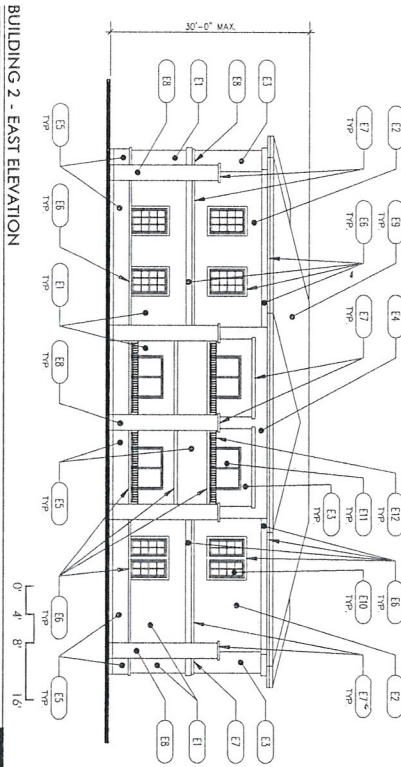
BUILDING 2 - NORTH ELEVATION

SCALE 1/8" = 1'-0"



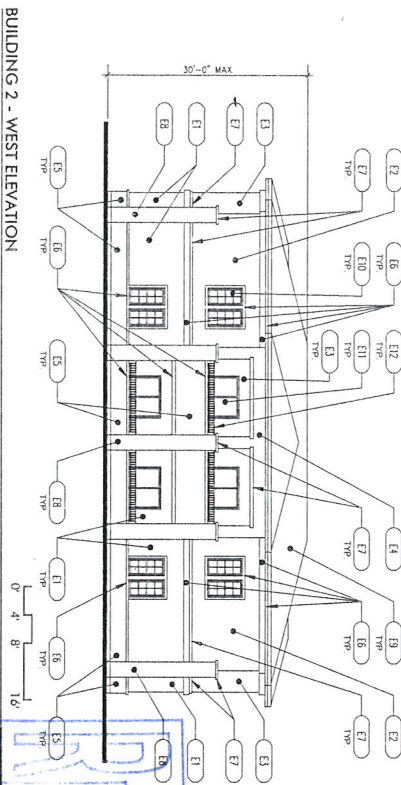
BUILDING 2 - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 2 - WEST ELEVATION

SCALE 1/8" = 1'-0"



ELEVATION NOTES

| ELEVATION | DESCRIPTION                                |
|-----------|--------------------------------------------|
| E1        | E.I.F.S., EXTERIOR INSULATED FINISH SYSTEM |
| E2        | COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN  |
| E3        | TEXTURE: SANDPAPER FINE                    |
| E4        | TEXTURE: SANDPAPER FINE                    |
| E5        | TEXTURE: SANDPAPER FINE                    |
| E6        | TEXTURE: SANDPAPER FINE                    |
| E7        | TEXTURE: SANDPAPER FINE                    |
| E8        | TEXTURE: SANDPAPER FINE                    |
| E9        | TEXTURE: SANDPAPER FINE                    |
| E10       | TEXTURE: SANDPAPER FINE                    |
| E11       | TEXTURE: SANDPAPER FINE                    |
| E12       | TEXTURE: SANDPAPER FINE                    |
| E13       | TEXTURE: SANDPAPER FINE                    |
| E14       | TEXTURE: SANDPAPER FINE                    |
| E15       | TEXTURE: SANDPAPER FINE                    |
| E16       | TEXTURE: SANDPAPER FINE                    |

EOT-64015  
EOT-64017

RECEIVED  
MAR 29 2016  
Department of Planning

SANDHILL VILLAS  
APARTMENTS  
18, 2014  
A6.02

**KG ARCHITECTURE**  
1075 West Dumble Drive, Third Floor Las Vegas, Nevada 89148  
702.867.4100

SANDHILL VILLAS  
APARTMENTS

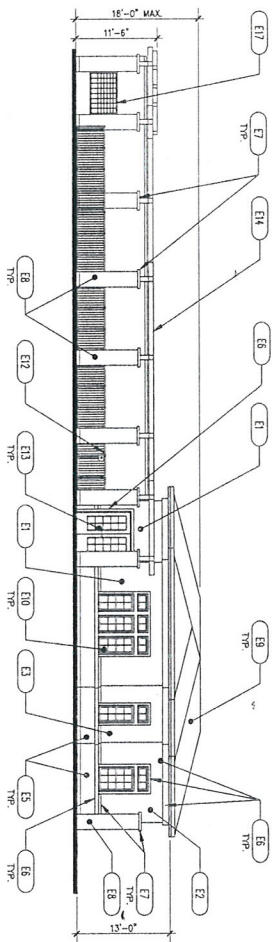
HEVADA

LAS VEGAS

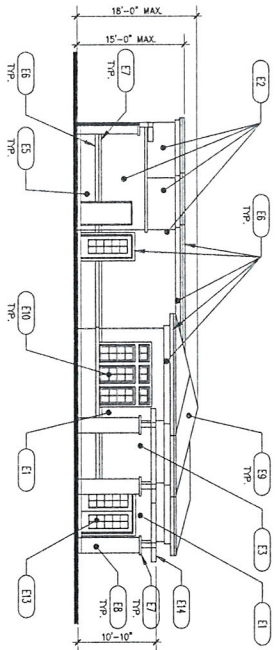


# ELEVATION NOTES

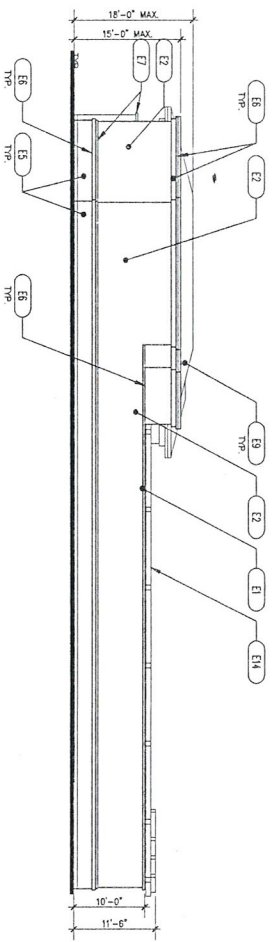
| KEY | DESCRIPTION                                        |
|-----|----------------------------------------------------|
| E1  | E.I.F.S. EXTERIOR INSULATED FINISH SYSTEM WILLIAMS |
| E2  | TEXTURE: SANDPERRIE                                |
| E3  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E4  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E5  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E6  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E7  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E8  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E9  | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E10 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E11 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E12 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E13 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E14 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E15 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E16 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |
| E17 | E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACKER |



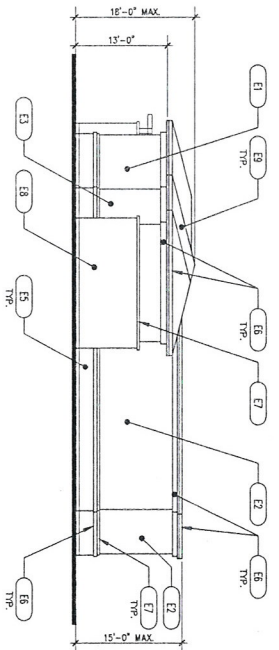
BUILDING 3 - NORTH ELEVATION  
SCALE 1/8" = 1'-0"



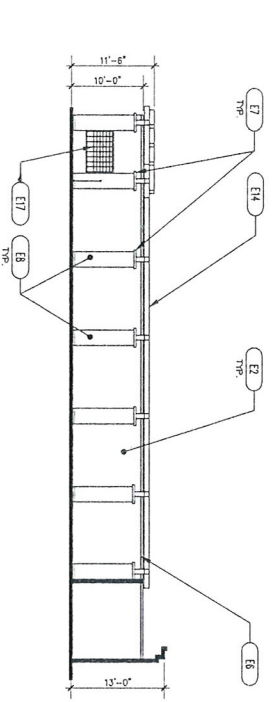
BUILDING 3 - EAST ELEVATION  
SCALE 1/8" = 1'-0"



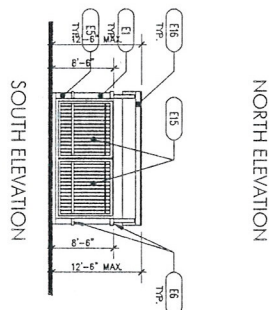
BUILDING 3 - SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



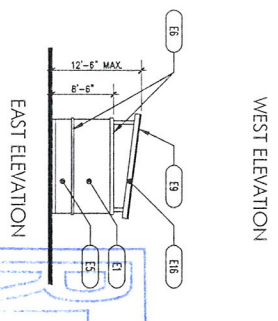
BUILDING 3 - WEST ELEVATION  
SCALE 1/8" = 1'-0"



ELEVATION FROM POOL AREA  
SCALE 1/8" = 1'-0"



TASH ENCLOSURE ELEVATIONS  
SCALE 1/8" = 1'-0"



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

MAR 29 2016

EOT-64015

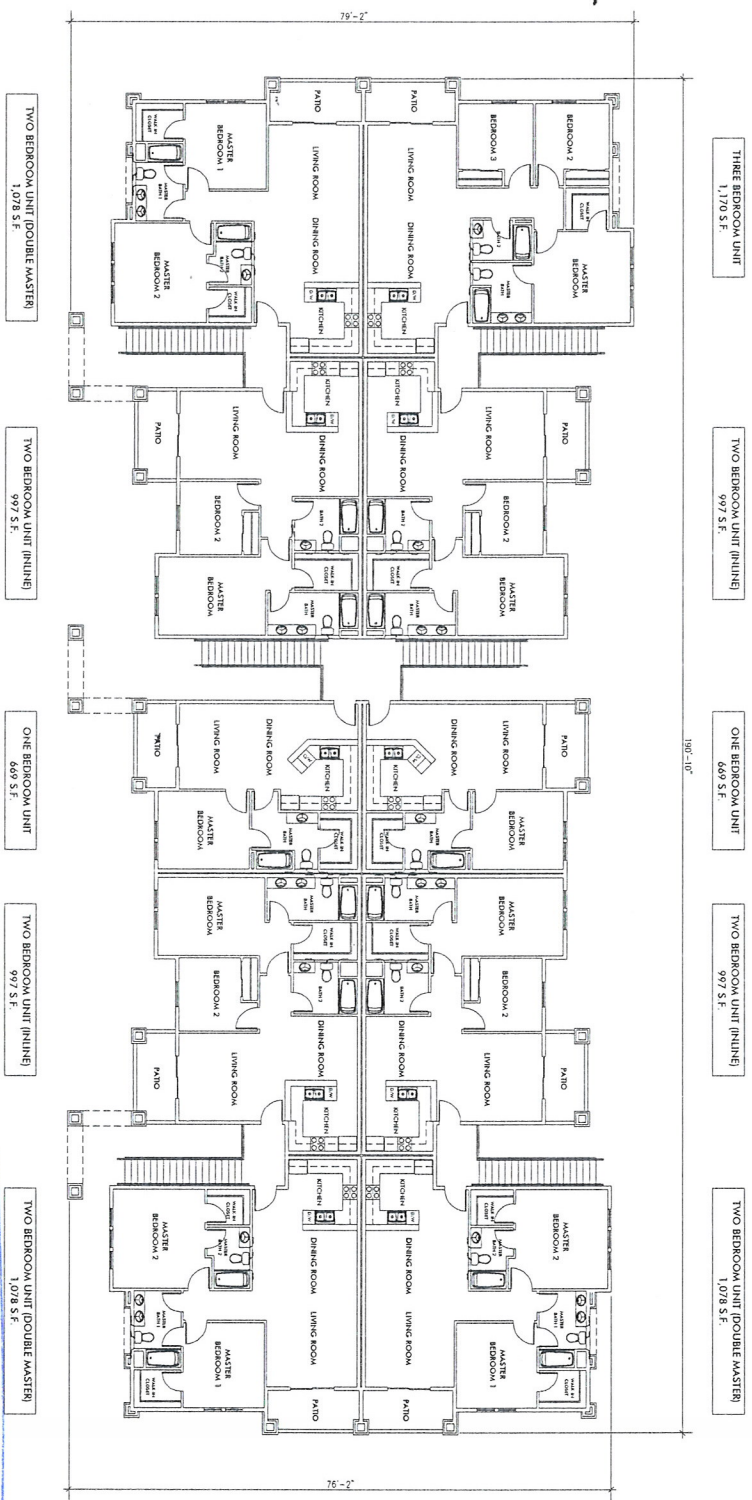
AP.03

SANDHILL VILLAS  
APARTMENTS

**KG ARCHITECTURE**  
9075 West Dunes Drive, Third Floor Las Vegas, Nevada 89141  
702.847.4900  
www.kgarchitecture.com

SANDHILL VILLAS  
APARTMENTS  
APRIL 23 2014  
1:56:00 PM  
AP.03

EOT-64017



0' 4' 8' 16'



**EOT-64015**  
**EOT-64017**

A1.01





MAR 29 2016

REC'D  
MAR 29 2016

THE MUSEE  
SAIDHILL VILLAS  
APARTMENTS

SHELL COMPANY  
STOCK PLAN  
BUILDING 3

APRIL 23, 2014

14169.00

### A1.03

KGA ARCHITECTURE

907F West Diablo Drive, Third Floor  
Las Vegas, Nevada 89149  
702.867.6900

1701 Dingsmore Boulevard, Suite 770  
Austin, Texas 78744  
512.441.8200

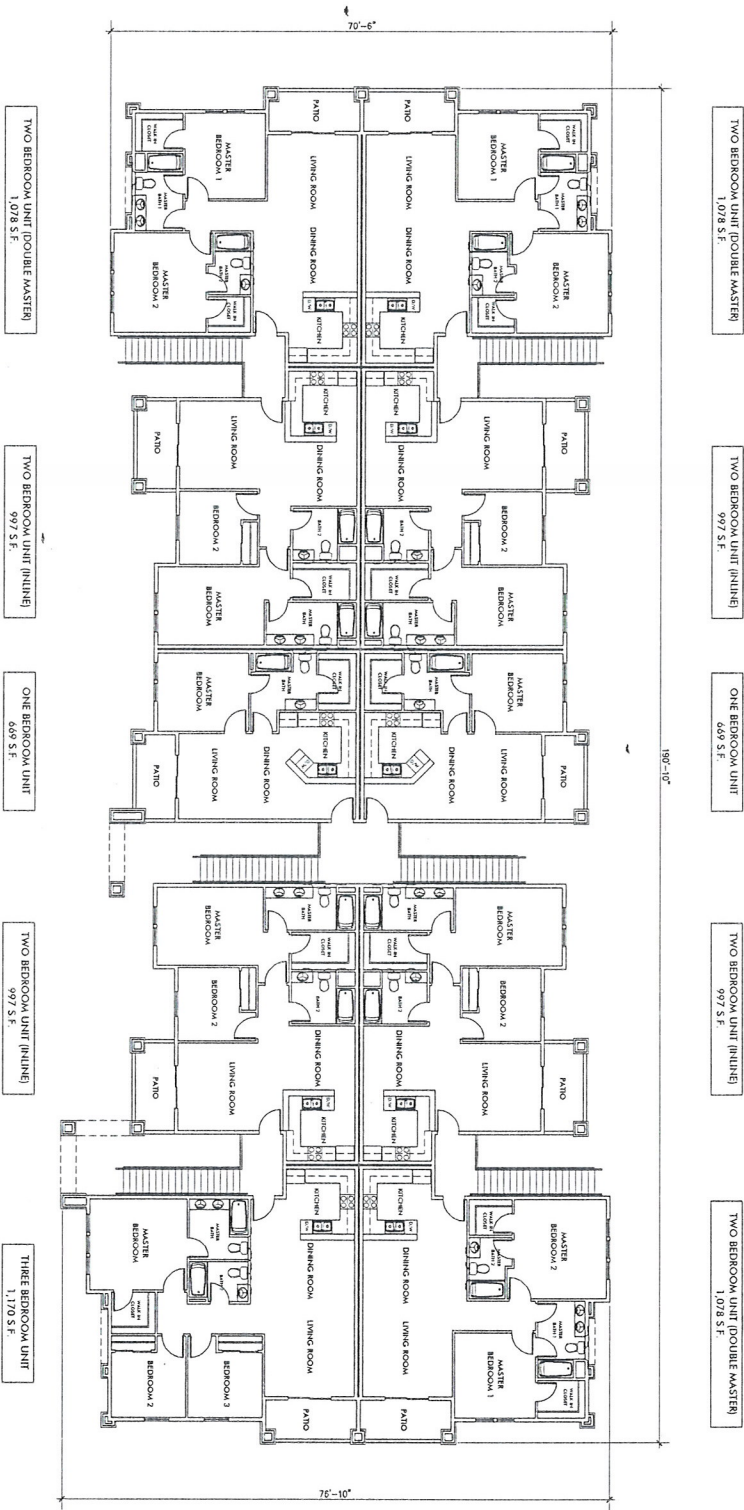
www.XBianFang.com

SANDHILL VILLAS  
APARTMENTS

LAS VEGAS,

HEVADA

0-9



EOT-64015  
EOT-64017



**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**EOT-64017 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:**  
**CAMBRIDGE COMPANIES, INC.** - For possible action on a request for an Extension of Time of a Site Development Plan Review (SDR-53040) FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX 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](mailto:cburney@lasvegasnevada.gov)) and **Steve Gebeke** ([sgebeke@lasvegasnevada.gov](mailto: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 SDR- 53040  
 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.

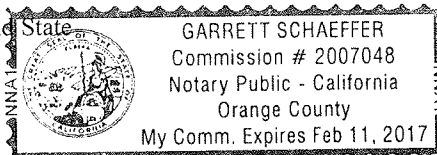
Print Name Filipp Chebotarev

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 #          | <u>EOT-64017</u>        |
| Meeting Date:   | <u>5/18/16</u>          |
| Total Fee:      | <u>300<sup>00</sup></u> |
| Date Received:* | <u>3/29/16</u>          |
| Received By:    | <u>[Signature]</u>      |

\*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-64017

Case Number: \_\_\_\_\_ for SDR-53640 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: \_\_\_\_\_

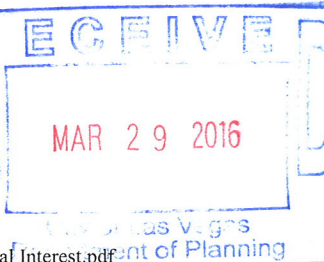
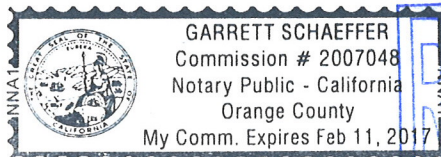
Signature of Property Owner: *[Signature]*

Print Name: Filipp Chebotarev

Subscribed and sworn before me

This 22nd day of March, 2016

*[Signature]*  
Notary Public in and for said County and State





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

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9106  
www.lasvegasnevada.gov

June 30, 2014

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

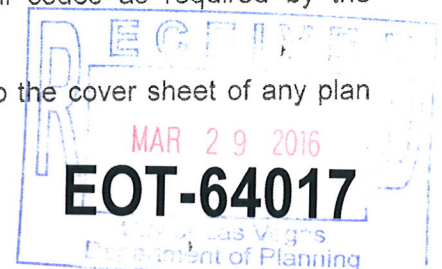
RE: SDR-53040 [PRJ-52944] - SITE DEVELOPMENT PLAN REVIEW RELATED  
TO GPA-53037, ZON-53038 AND VAR-53197  
CITY COUNCIL MEETING OF MAY 21, 2014

Dear Applicant:

The City Council at a regular meeting held May 21, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX 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

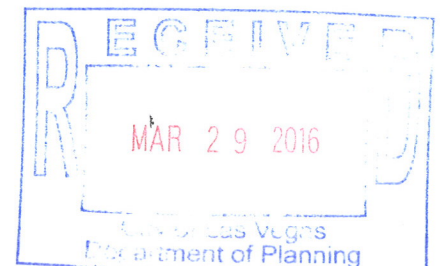
1. Approval of and conformance to the Conditions of Approval for Variance (VAR-51397) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and pool building elevations date stamped 05/20/2014, landscape plans date stamped 03/10/2014 and building elevations date stamped 02/20/2014, except as amended by conditions herein.
4. If perimeter wall is constructed around the northern property line it will be limited to a view fence that conforms to Title 19 wall standards.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.



7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct half-street improvements to match existing improvements to the south and a temporary termination (i.e. barriers) acceptable to the City Traffic Engineer, on Sandhill Road adjacent to this site, concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. The driveway for this site shall align with Proclamation Drive on the west side of Sandhill Road.
14. Provide a Public Access Easement to the parcel to the east of this site, assessor parcel #140-30-601-007 prior to approval of construction drawing for this site.
15. Landscape and maintain all unimproved right-of-way, if any, on Sandhill Road adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.



**EOT-64017**

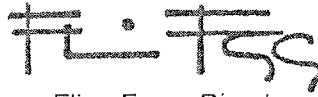


Mr. Phillip Chebotarev  
SDR-53040 – Page Three  
June 30, 2014

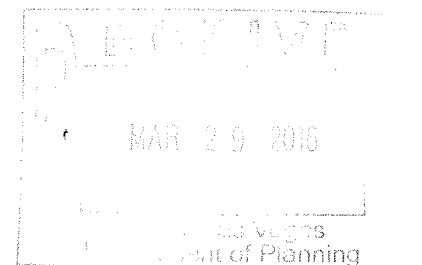
16. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Sandhill Road public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,

  
Gabriela Portillo-Brenner  
Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

  
Flinn Fagg, Director  
Planning

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



**EOT-64017**



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

APR 20 2016

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

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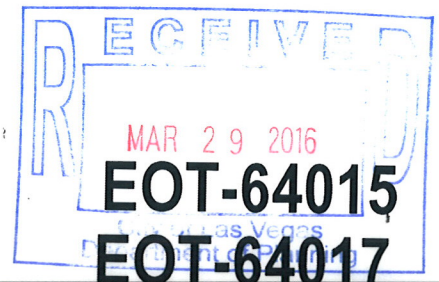
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The EOT will accomplish the goals contemplated by the approved GPA-53037 & ZON-53058 to change and improve the vacant land into a nice multifamily project that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. 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.

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*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.*

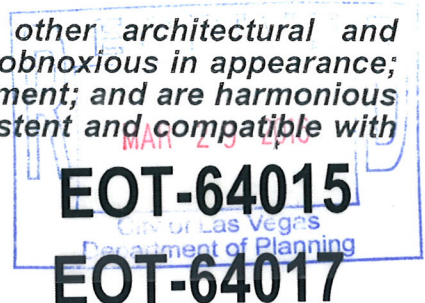
- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;***

*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;***





*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**

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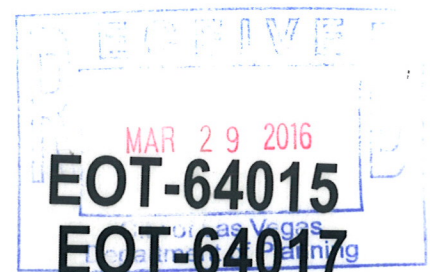
**SUMMARY JUSTIFICATION**

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.

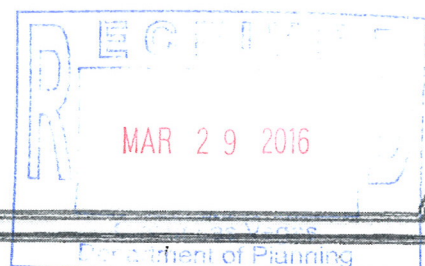


IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on December 19, 2013.

A handwritten signature in black 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/>





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) 684-5708  
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/ALF

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**

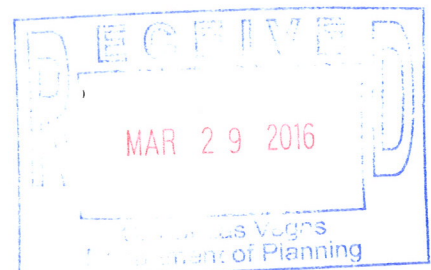
| Type   | Description           | Amount   |
|--------|-----------------------|----------|
| Credit | 207930/13121904637515 | \$425.00 |
| Total  |                       | \$425.00 |

**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.



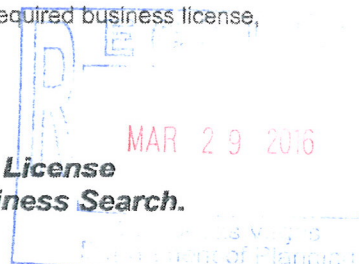
IN WITNESS WHEREOF, I have hereunto  
set my hand and affixed the Great Seal of State,  
at my office on December 19, 2013

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](http://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) 684-5708  
Website: www.nvsos.gov

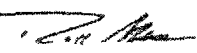


\*140301\*

## Articles of Conversion

(PURSUANT TO NRS 92A.205)

Page 1

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

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 88.330.

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

This form must be accompanied by appropriate fees.

Navada Secretary of State 92A Conversion Page 1  
Revised: 8-31-11



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

Michael Bash  
Signature

President  
Title

12/16/13  
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<br><br>Ross Miller<br>Secretary of State<br>State of Nevada | Document Number<br><b>20130824662-54</b><br>Filing Date and Time<br><b>12/18/2013 8:21 AM</b><br>Entity Number<br><b>E0160782013-4</b> |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

|                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                             |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 1. Name of Limited-Liability Company:<br>(must contain approved limited-liability company wording; see instructions) | CAMBRIDGE COMPANIES LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | Check box if a Series Limited-Liability Company<br><input type="checkbox"/> | Check box if a Restricted Limited-Liability Company<br><input type="checkbox"/> |
| 2. Registered Agent for Service of Process: (check only one box)                                                     | <input type="checkbox"/> Commercial Registered Agent:<br>Name<br><br><input checked="" type="checkbox"/> Noncommercial Registered Agent (name and address below) <b>OR</b> <input type="checkbox"/> Office or Position with Entity (name and address below)<br><br>Name of Noncommercial Registered Agent <b>OR</b> Name of Title of Office or Other Position with Entity<br>MICHAEL BASH Nevada<br>Street Address City Zip Code<br>9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS Nevada 89148<br>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: <input checked="" type="checkbox"/> Manager(s) <b>OR</b> <input type="checkbox"/> Member(s)<br>(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<br>Name<br>9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148<br>Street Address City State Zip Code<br>2) POSH DEVELOPMENTS LLC<br>Name<br>9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148<br>Street Address City State Zip Code<br>3) FVC DEVELOPMENT LLC<br>Name<br>9075 W. DIABLO DRIVE 3RD FLOOR LAS VEGAS NV 89148<br>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 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.<br>Michael Bash<br>Name<br>9075 W. Diablo Dr<br>Address<br>LAS VEGAS NV 89148<br>City State Zip Code<br>Organizer Signature                                                                                                                                   |  |                                                                             |                                                                                 |
| 8. Certificate of Acceptance of Appointment of Registered Agent:                                                     | I hereby accept appointment as Registered Agent for the above named Entity.<br><input checked="" type="checkbox"/><br>Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity<br>12-6-2013<br>Date                                                                                                                                                                                                                                                                                                                                   |  |                                                                             |                                                                                 |

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86 D.L.C. Articles  
Revised: 7-26-13



ROSS MILLER  
Secretary of State  
202 North Carson Street  
Carson City, Nevada 89701-4201  
(775) 684-5708  
Website: www.nvsos.gov



\*180303\*

## 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

Nevada Secretary of State Form RA Acceptance  
Revised: 5-7-13



# 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                      |                    |                         |

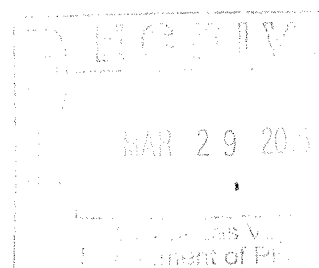
| Financial Information |          |                  |             |
|-----------------------|----------|------------------|-------------|
| No Par Share Count:   | 0        | Capital Amount:  | \$ 1,000.00 |
| Par Share Count:      | 1,000.00 | Par Share Value: | \$ 1.00     |

| <input checked="" type="checkbox"/> Officers <input type="checkbox"/> Include Inactive Officers |                          |            |     |
|-------------------------------------------------------------------------------------------------|--------------------------|------------|-----|
| <b>Manager - FVC DEVELOPMENT LLC</b>                                                            |                          |            |     |
| Address 1:                                                                                      | 9075 W DIABLO DR 3RD FL. | Address 2: |     |
| City:                                                                                           | LAS VEGAS                | State:     | NV  |
| Zip Code:                                                                                       | 89148                    | Country:   | USA |
| Status:                                                                                         | Active                   | Email:     |     |
| <b>Manager - MIKHA DEVELOPMENT LLC</b>                                                          |                          |            |     |
| Address 1:                                                                                      | 9075 W DIABLO DR 3RD FL. | Address 2: |     |
| City:                                                                                           | LAS VEGAS                | State:     | NV  |
| Zip Code:                                                                                       | 89148                    | Country:   | USA |
| Status:                                                                                         | Active                   | Email:     |     |
| <b>Manager - POSH DEVELOPMENTS LLC</b>                                                          |                          |            |     |

|            |                          |            |     |
|------------|--------------------------|------------|-----|
| 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 -----<br>----- 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

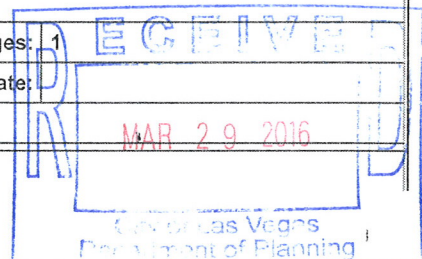
☐ Include Inactive Officers

### Manager - FILIPP CHEBOTAREV

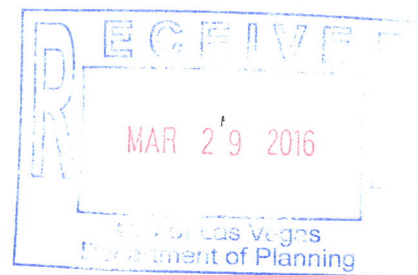
|            |                          |            |     |
|------------|--------------------------|------------|-----|
| Address 1: | 9075 W DIABLO DR 3RD FL. | Address 2: |     |
| City:      | LAS VEGAS                | State:     | NV  |
| Zip Code:  | 89148                    | Country:   | USA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

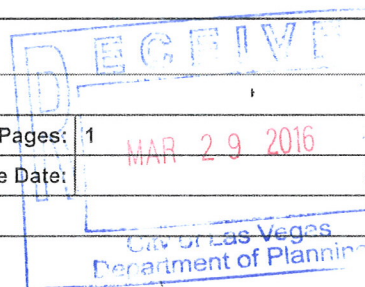
## Officers

☐ 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) |                          |                 |   |





|                            |                |                 |   |
|----------------------------|----------------|-----------------|---|
| 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 |   |                 |      |

| <input checked="" type="checkbox"/> Officers <input type="checkbox"/> 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:     |     |

| <input checked="" type="checkbox"/> 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

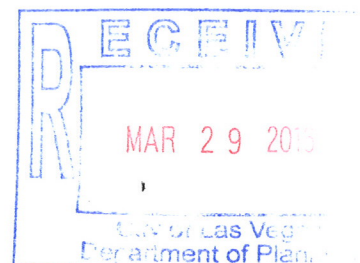
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

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.

ASSESSOR'S COPY



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, 3<sup>RD</sup> 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

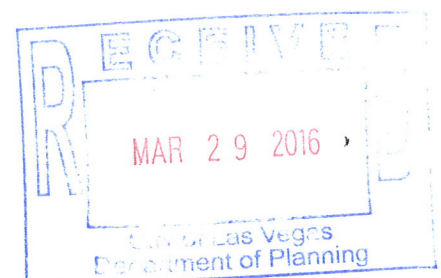
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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.

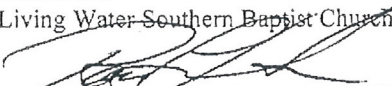
Witness my/our hand(s) this 30<sup>th</sup> day of October, 2013.



ESCROW NO: 13017703-086-JR

SELLERS:

Living Water Southern Baptist Church



Raymon P. Jaudon, Director

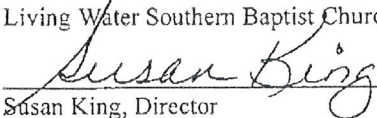
~~Raymon~~

Living Water Southern Baptist Church



Layton Sonerholm, Director

Living Water Southern Baptist Church



Susan King, Director

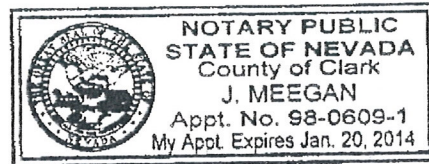
Susan

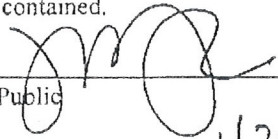
STATE OF NEVADA )  
 ) ss.  
COUNTY OF Clark )

On this 30<sup>th</sup> day of October, 2013

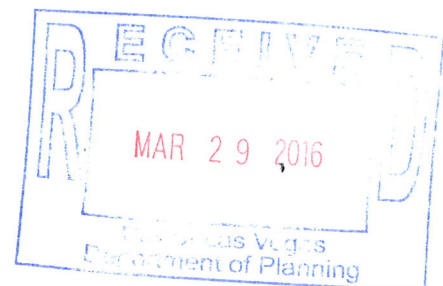
appeared before me, a Notary Public,  
~~Raymon P. Jaudon, Director; Susan King, Director;~~  
Layton Sonerholm, Director

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**

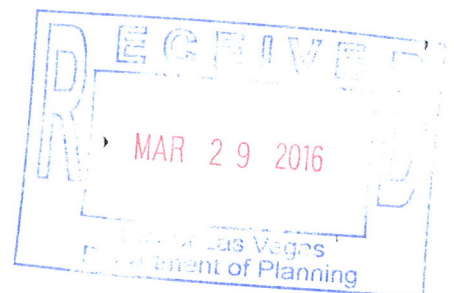
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Excepting therefrom that portion of said land as conveyed to the City of Las Vegas by Deed recorded March 26, 2007 in Book 20070326 as Instrument No. 03764 of Official Records.

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.

ASSESSOR'S COPY



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. Diablo, 3rd Floor

City, St., Zip: Las Vegas, NV 89148

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

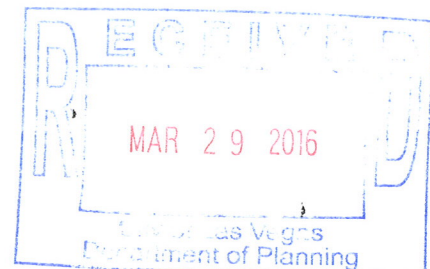
Print Name: Chicago Title of Nevada, Inc.

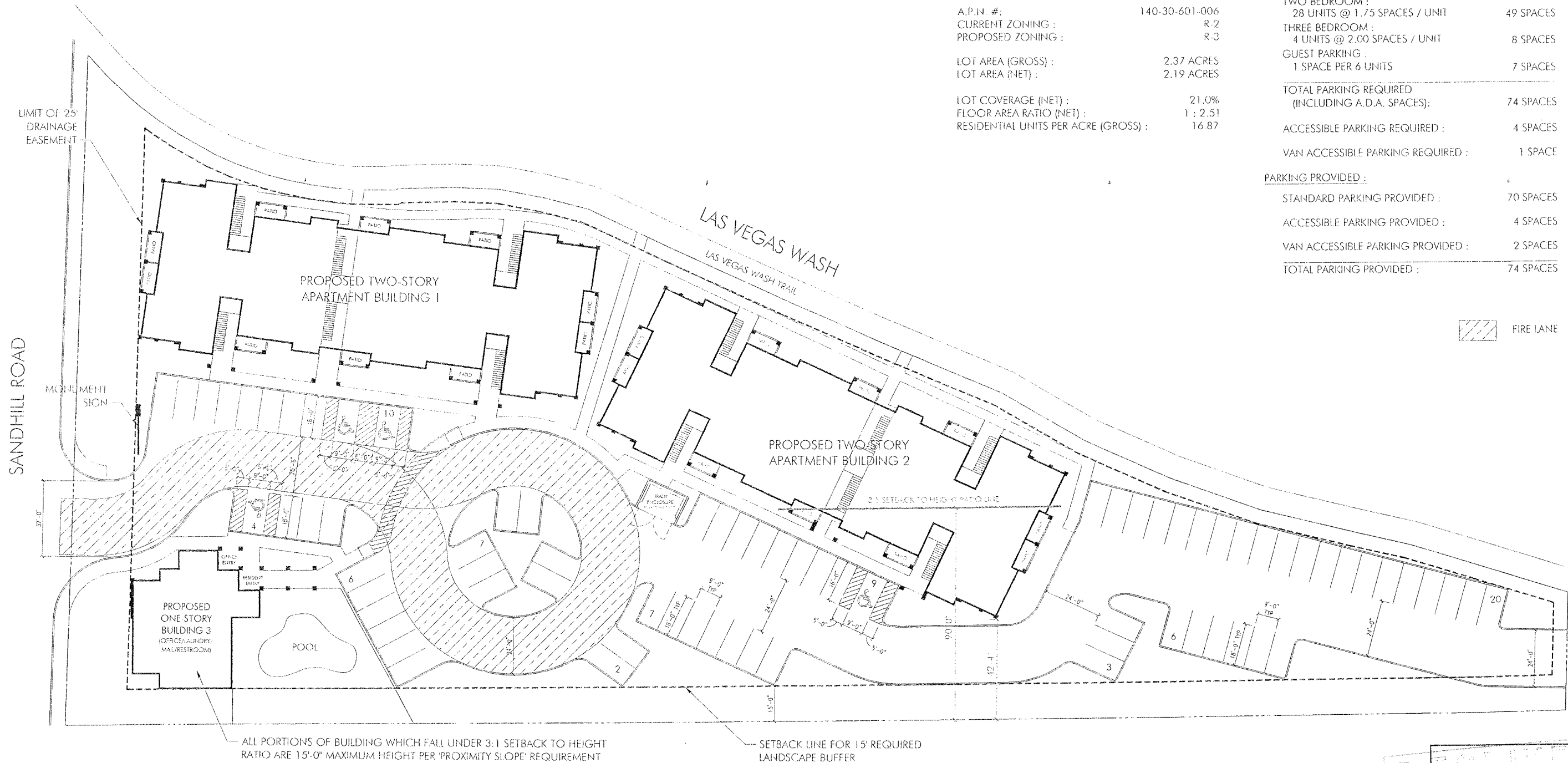
Escrow #: 13017703-086

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

SANDHILL VILLAS  
APARTMENTS

KGA ARCHITECTURE

PROJECT:  
SANDHILL VILLAS  
APARTMENTS

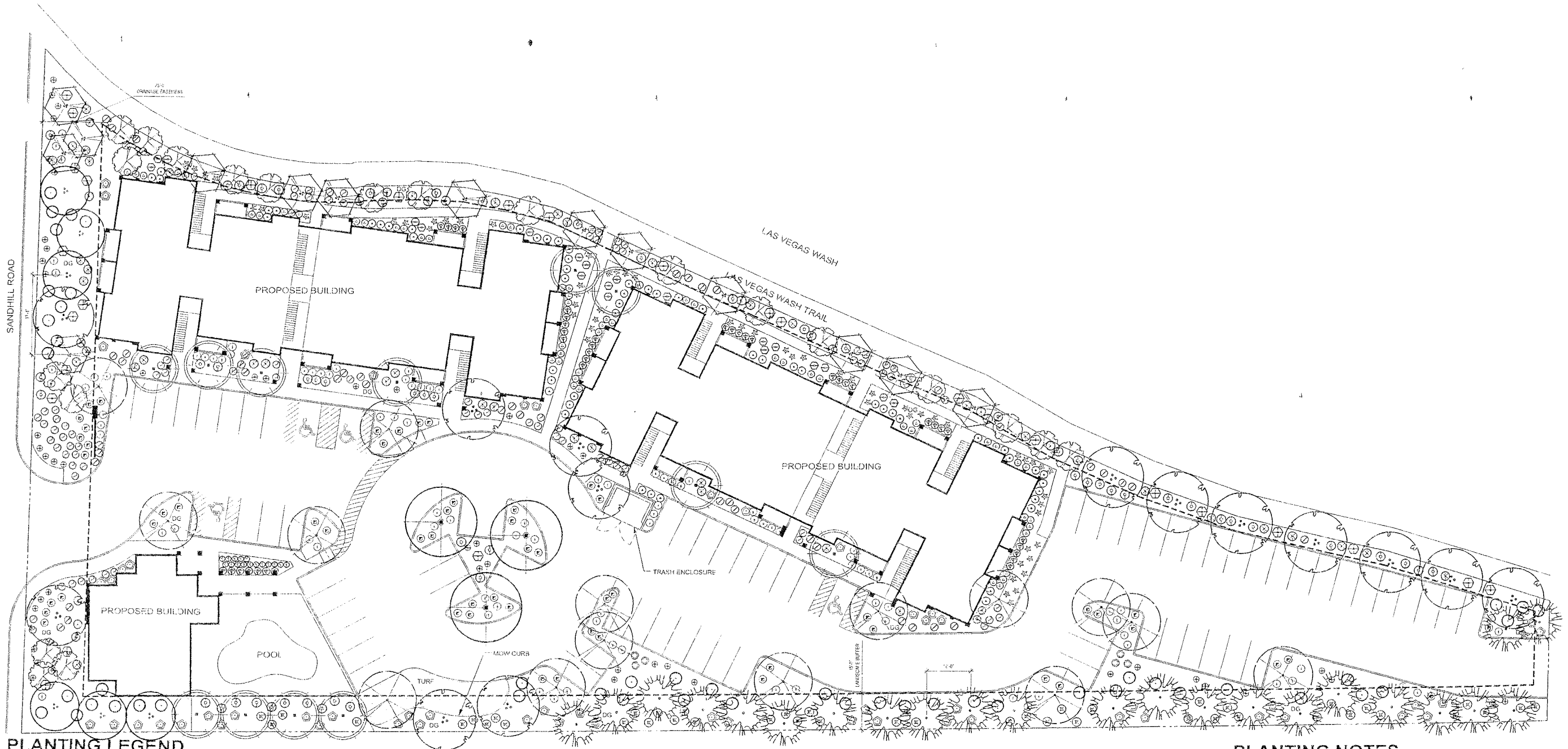
DATE:  
FEBRUARY 18, 2014

SHEET CONTENTS:  
SITE PLAN

DATE:  
FEBRUARY 18, 2014

AS1.01





PLANTING LEGEND

| TREES  |                                                       |     |                         |
|--------|-------------------------------------------------------|-----|-------------------------|
| SYMBOL | BOTANICAL NAME<br>COMMON NAME                         | QTY | CALIPER<br>MINIMUM SIZE |
|        | CHILOPSIS LINEARIS<br>DESERT WILLOW                   | 21  | 1"<br>32" BOX           |
|        | FRAXINUS VELUTINA 'RIO GRANDE'<br>FAN-TEX ASH         | 16  | 1 1/4"<br>24" BOX       |
|        | PARKINSONIA 'DESERT MUSEUM'<br>HYBRID PALO VERDE      | 14  | 1 1/2"<br>24" BOX       |
|        | PINUS ELДАРICA<br>AFGHAN PINE                         | 23  | 2"<br>24" BOX           |
|        | PISTACIA CHINENSIS<br>CHINESE PISTACHE                | 12  | 1 1/2"<br>24" BOX       |
|        | PROSOPIS GLANDULOSA<br>TEXAS HONEY MESQUITE THORNLESS | 6   | 1 1/2"<br>24" BOX       |
|        | RHUS LANCEA<br>AFRICAN SUMAC                          | 14  | 1 1/4"<br>24" BOX       |
|        | ULMUS PARVIFOLIA<br>CHINESE ELM                       | 3   | 1 1/2"<br>24" BOX       |

| SHRUBS |                                                             |     |              |
|--------|-------------------------------------------------------------|-----|--------------|
| SYMBOL | BOTANICAL NAME<br>COMMON NAME                               | QTY | MINIMUM SIZE |
|        | ACACIA REDOLENS 'DESERT CARPET'<br>TRAILING ACACIA          | 49  | 5 GALLON     |
|        | CAESALPINIA GILLIESII<br>YELLOW BIRD OF PARADISE            | 27  | 5 GALLON     |
|        | CALLISTEMON VIMINALIS 'LITTLE JOHN'<br>DWARF BOTTLEBRUSH    | 16  | 5 GALLON     |
|        | DALEA CAPITATA 'SIERRA GOLD' TM<br>SIERRA GOLD DALEA        | 64  | 5 GALLON     |
|        | DIETES BICOLOR<br>EVERGREEN IRIS                            | 39  | 5 GALLON     |
|        | ENCELIA FARINOSA<br>BRITTLEBUSH                             | 6   | 5 GALLON     |
|        | EURYOPS PECTINATUS 'VIRIDIS'<br>GREEN BUSH DAISY            | 96  | 5 GALLON     |
|        | HESPERALOE PARVIFLORA 'RED'<br>RED YUCCA                    | 49  | 5 GALLON     |
|        | LANTANA SP. 'NEW GOLD'<br>GOLDEN LANTANA                    | 46  | 5 GALLON     |
|        | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'<br>TEXAS RAINIER        | 44  | 5 GALLON     |
|        | NANDINA DOMESTICA 'HARBOR DWARF'<br>DWARF HARBOR            | 20  | 5 GALLON     |
|        | PITTOSPORUM TOBIRA 'VARIEGATA'<br>VARIEGATED MOCK ORANGE    | 59  | 5 GALLON     |
|        | PITTOSPORUM TOBIRA 'WHEELER'<br>WHEELER'S DWARF MOCK ORANGE | 55  | 5 GALLON     |
|        | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>TRAILING ROSEMARY    | 56  | 5 GALLON     |
|        | SALVIA CLEVELANDII<br>CLEVELAND SAGE                        | 49  | 5 GALLON     |

| SHRUBS |                                                           |     |              |
|--------|-----------------------------------------------------------|-----|--------------|
| SYMBOL | BOTANICAL NAME<br>COMMON NAME                             | QTY | MINIMUM SIZE |
|        | SENNA ARTEMISIOIDES<br>FEATHERY CASSIA                    | 59  | 5 GALLON     |
|        | TEUCRIMUM CHAMAEDRY'S 'PROSTRATUM'<br>PROSTRATE GERMANDER | 73  | 5 GALLON     |
|        | TRACHELOSPERMUM JASMINOIDES<br>STAR JASMINE               | 59  | 5 GALLON     |

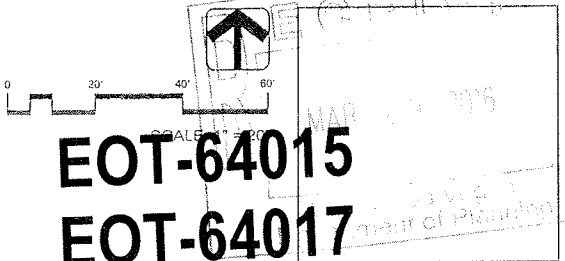
| LANDSCAPE ELEMENTS |                                                                                 |             |        |
|--------------------|---------------------------------------------------------------------------------|-------------|--------|
| SYMBOL             | DESCRIPTION                                                                     | QTY         | DETAIL |
|                    | 3/4" SCREENED DECOMPOSED GRANITE<br>COLOR GOLD 2" MINIMUM DEPTH SEE<br>NOTE #1. | 32,211 S.F. | -      |
|                    | SODDED TURF - HYBRID BERMUDA.                                                   | 836 S.F.    | -      |
|                    | 6"W x 4"H CONCRETE MOW CURB.                                                    | 61 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.
- ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- 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 |



SANDHILL VILLAS  
APARTMENTS

KGA ARCHITECTURE  
1701 Directors Boulevard, Suite 770  
Las Vegas, Nevada 89146  
702.497.4700  
www.kgaarchitecture.com  
AUSTIN, TEXAS

CONSULTANTS  
LANDSCAPE  
SOUTHWICK  
LANDSCAPE ARCHITECTS  
1.002.597.3068

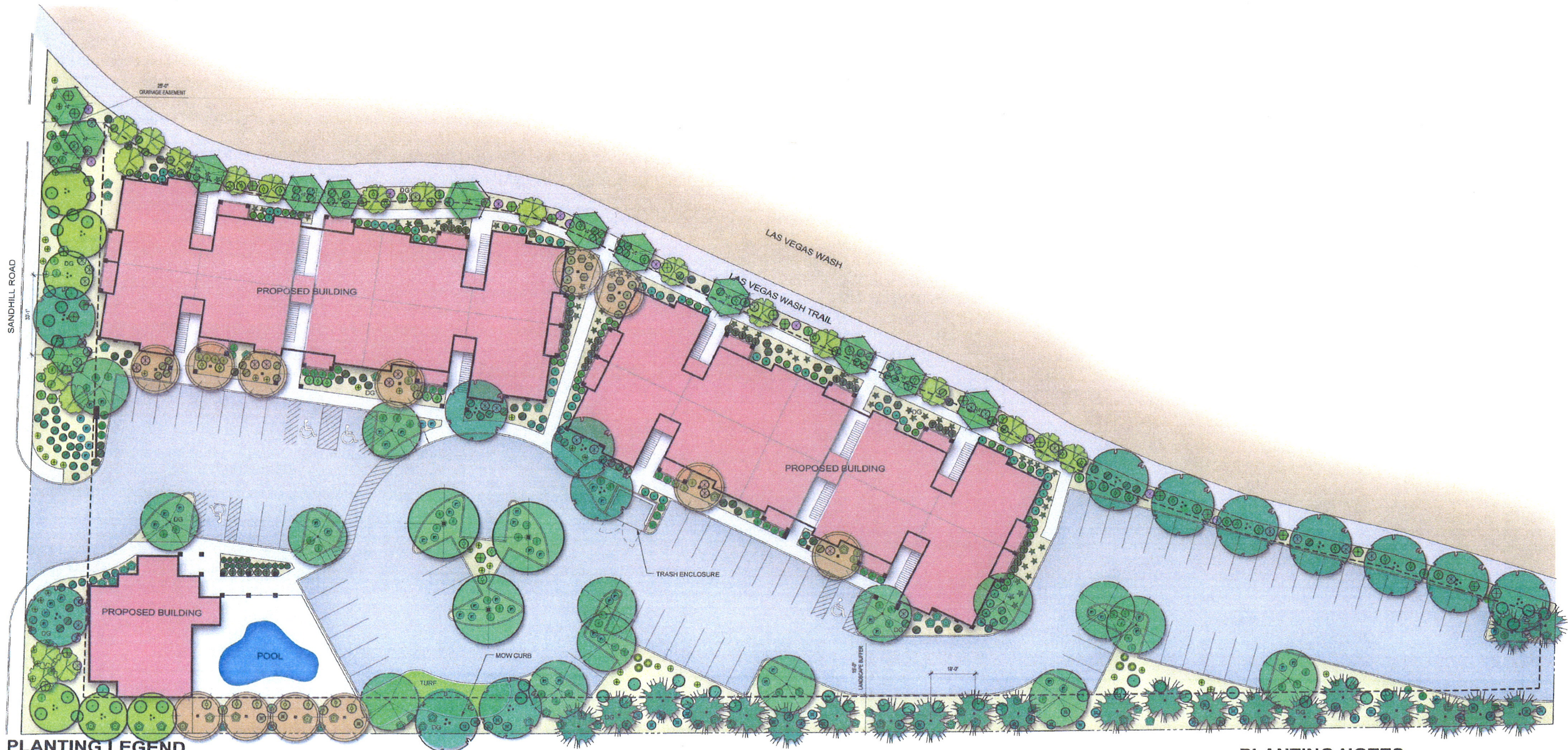
PROJECT  
SANDHILL VILLAS  
APARTMENTS

SHEET CONTENTS  
LANDSCAPE PLAN

DATE  
FEBRUARY 18, 2014  
JOB NO.  
14169-00

LP001





## PLANTING LEGEND

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

| SHRUBS |                                                             |     |              |
|--------|-------------------------------------------------------------|-----|--------------|
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|        | DALEA CAPITATA 'SIERRA GOLD' TM<br>SIERRA GOLD DALEA        | 64  | 5 GALLON     |
|        | DIETES BICOLOR<br>EVERGREEN IRIS                            | 39  | 5 GALLON     |
|        | ENCELIA FARINOSA<br>BRITTLEBUSH                             | 6   | 5 GALLON     |
|        | EURYOPS PECTINATUS 'VIRIDIS'<br>GREEN BUSH DAISY            | 98  | 5 GALLON     |
|        | HESPERALOE PARVIFLORA 'RED'<br>RED YUCCA                    | 49  | 5 GALLON     |
|        | LANTANA SP. 'NEW GOLD'<br>GOLDEN LANTANA                    | 46  | 5 GALLON     |
|        | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'<br>TEXAS RANGER         | 44  | 5 GALLON     |
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|        | SALVIA CLEVELANDII<br>CLEVELAND SAGE                        | 49  | 5 GALLON     |

| SHRUBS |                                                          |     |              |
|--------|----------------------------------------------------------|-----|--------------|
| SYMBOL | BOTANICAL NAME<br>COMMON NAME                            | QTY | MINIMUM SIZE |
|        | SENECIO ARTEMISIOIDES<br>FEATHERY CASSIA                 | 58  | 5 GALLON     |
|        | TEUCRIMUM CHAMAEDRYS 'PROSTRATUM'<br>PROSTRATE GERMANDER | 73  | 5 GALLON     |
|        | TRACHELOSPERMUM JASMINOIDES<br>STAR JASMINE              | 59  | 5 GALLON     |

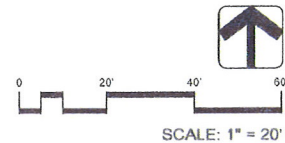
| LANDSCAPE ELEMENTS |                                                                                |             |        |
|--------------------|--------------------------------------------------------------------------------|-------------|--------|
| SYMBOL             | DESCRIPTION            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

## PLANTING NOTES

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- ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
- ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- 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 | 81,072 SF  |
| TOTAL AREA            | 102,292 SF |



EOT-64015  
EOT-64017

SANDHILL VILLAS  
APARTMENTS

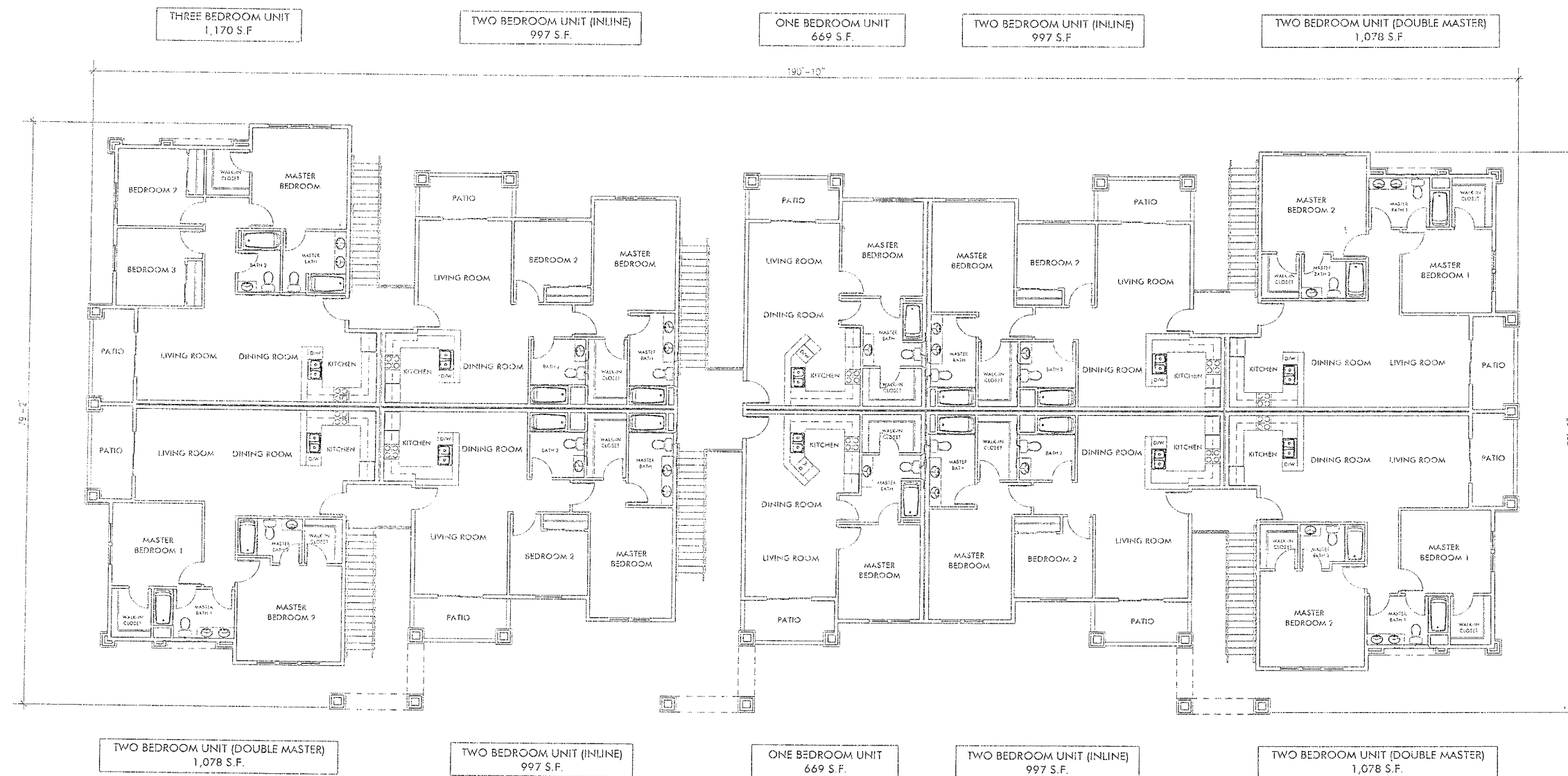
KCA ARCHITECTURE  
SOUTHWICK  
LANDSCAPE ARCHITECTS  
9075 West Diable Drive, Third Floor  
Las Vegas, Nevada 89148  
702.367.6900  
www.KCAarchitecture.com

PROJECT  
SANDHILL VILLAS  
APARTMENTS  
SHEET: CONCEPTS  
LANDSCAPE PLAN

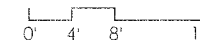
DATE  
FEBRUARY 18, 2014  
JOB NO.  
14169.00

SHEET  
LP001





BUILDING 1 - FIRST AND SECOND FLOOR PLAN



**EOT-64015**  
**EOT-64017**

# SANDHILL VILLAS APARTMENTS

**KCA** ARCHITECTURE  
8075 West Noble Drive, Third Floor 1761 Directors Boulevard, Suite 770

Las Vegas 702.367.6900  
www.KGAdmissions.com  
AUSTIN

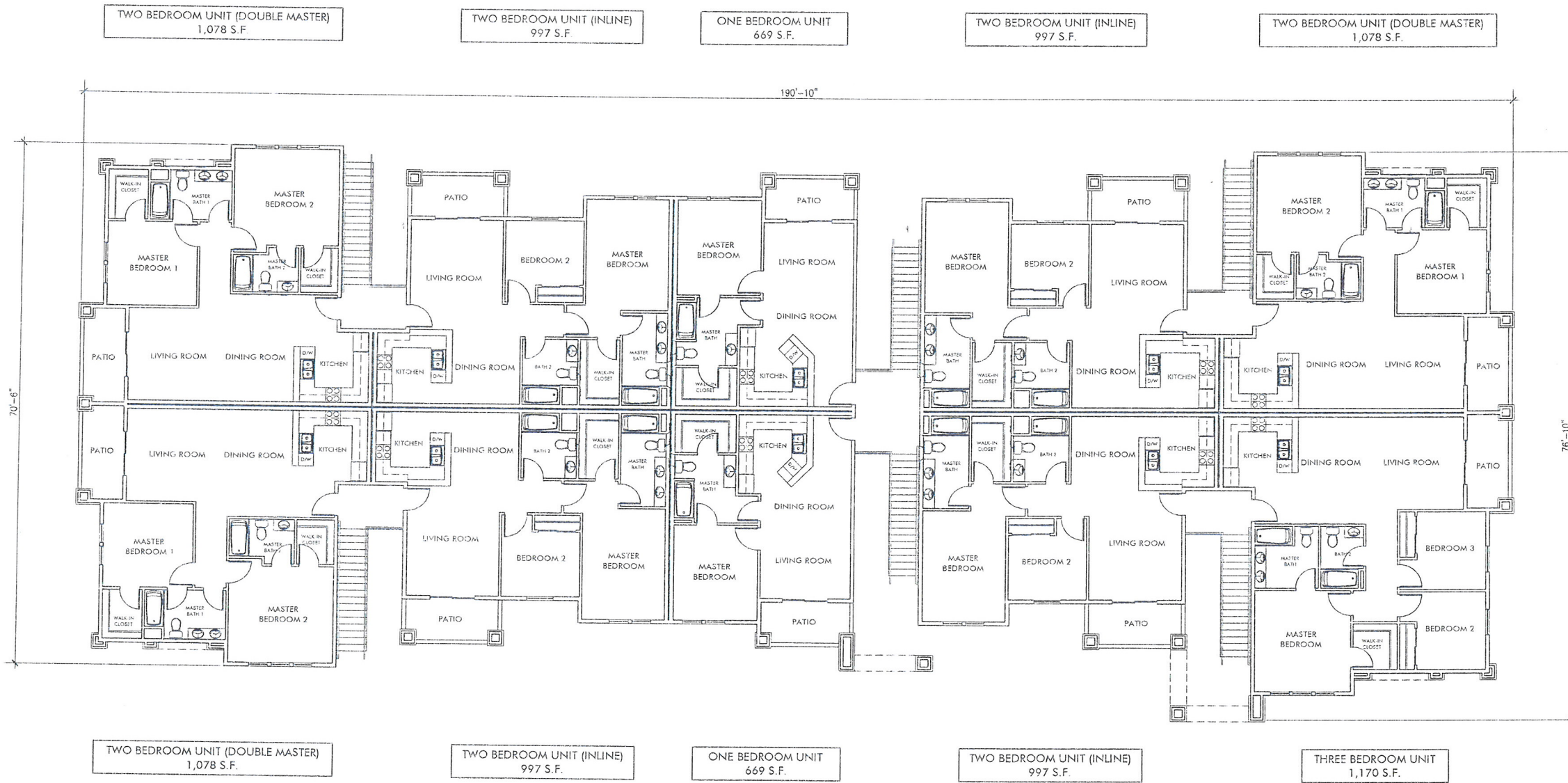
## PROJECT: HINDHILL VILLAS APARTMENTS

ER CONTENTS:  
DOOR PLANT  
BUILDING I

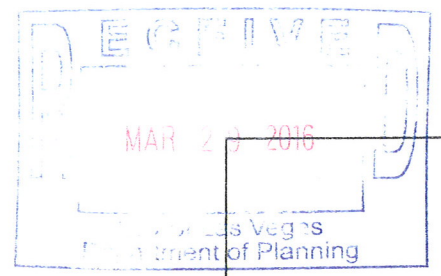
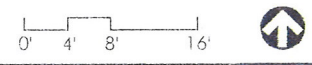
FEBRUARY 18, 2014  
169.00

A1.01





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



REVIEWS

5

NEVADA

SANDHILL VILLAS  
APARTMENTS

LAS VEGAS

AUSTIN

**KGA ARCHITECTURE**  
 9078 West Dixie Drive, Third Floor Las Vegas, Nevada 89148  
 702.587.4900  
 www.kgaarchitecture.com

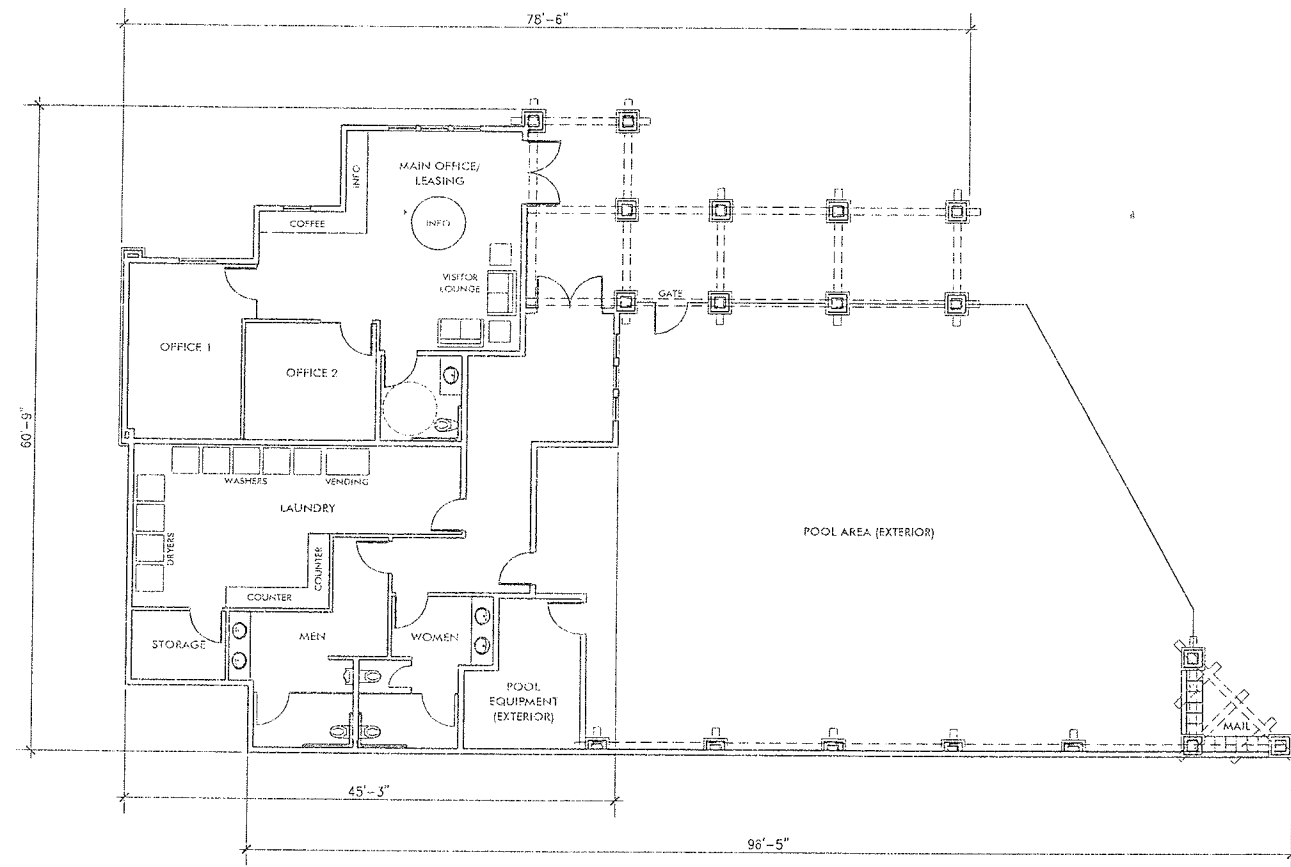
CONSULTANTS

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**

**KGA ARCHITECTURE**  
4075 West Diablo Drive, Third Floor  
Las Vegas, Nevada 89146  
702.887.6900  
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LAS VEGAS

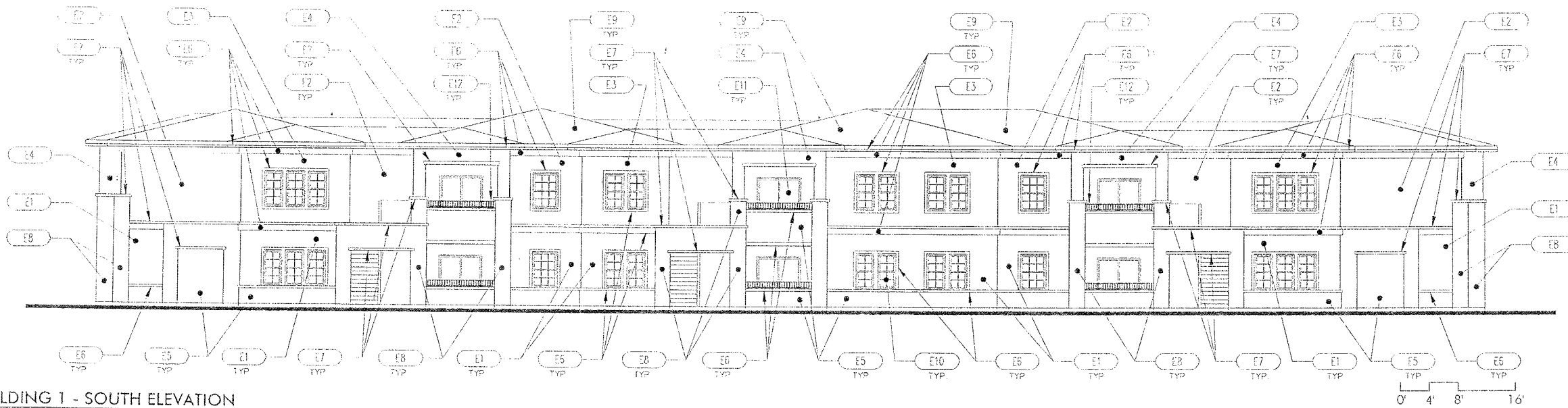
SANDHILL VILLAS  
APARTMENTS

PROJECT:  
SANDHILL VILLAS  
APARTMENTS

SHEET CONTENTS:  
FLOOR PLAN  
BUILDING 3

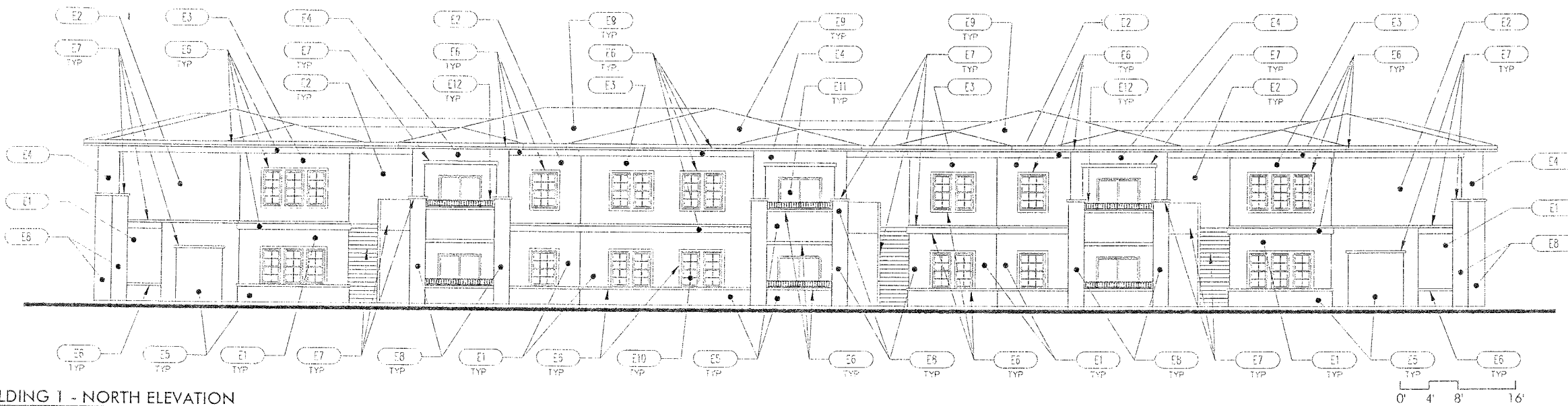
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14169-00

SHEET  
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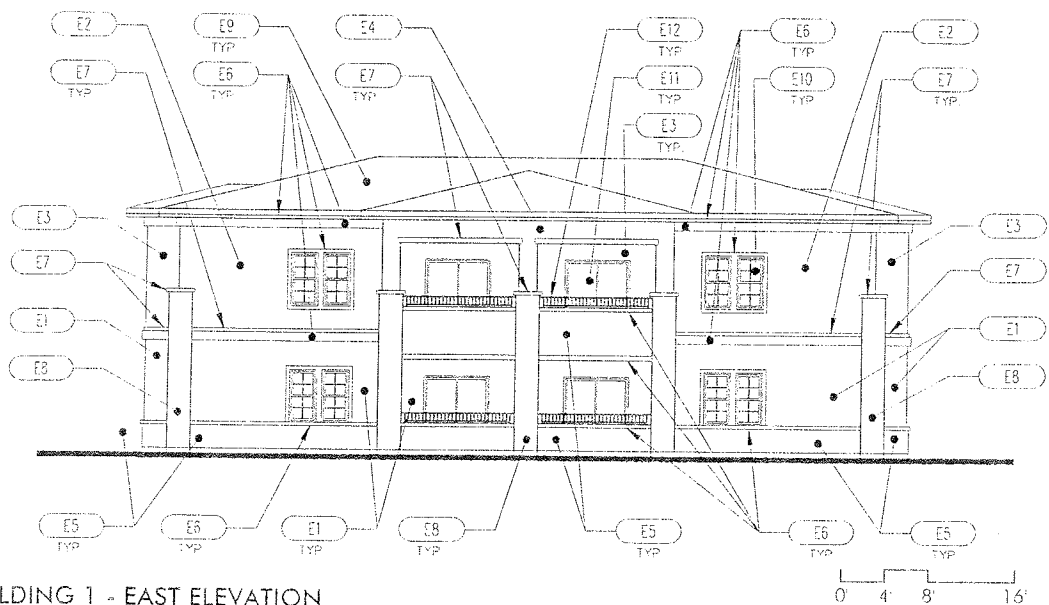
BUILDING 1 - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



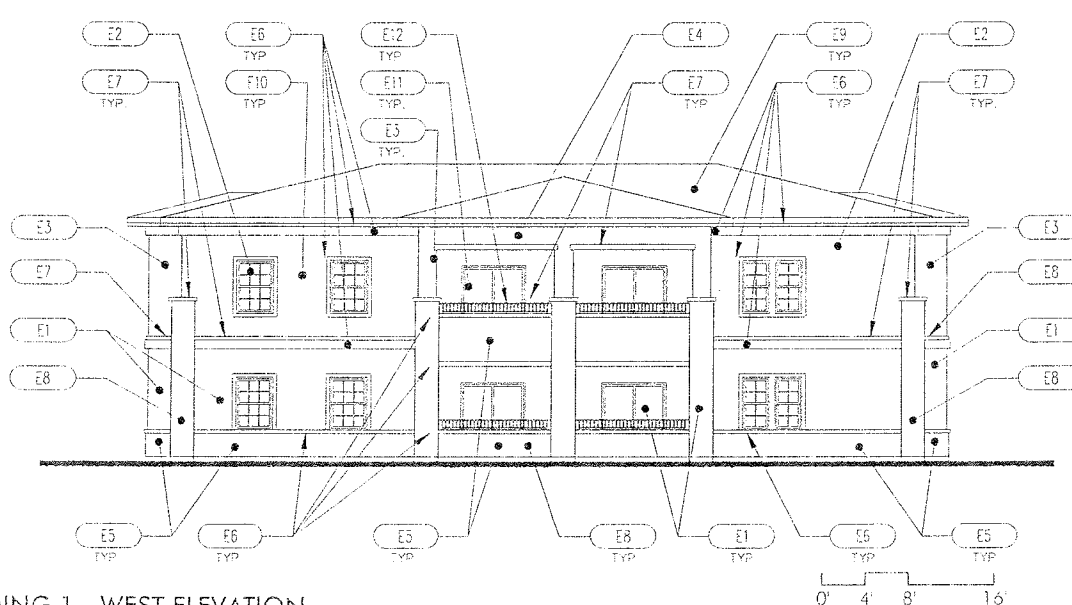
BUILDING 1 - NORTH ELEVATION

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

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

SANDHILL VILLAS  
APARTMENTS

KGA ARCHITECTURE

9075 West Diablo Drive, Third Floor  
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CONSULTANTS:

PROJECT:  
SANDHILL VILLAS  
APARTMENTS

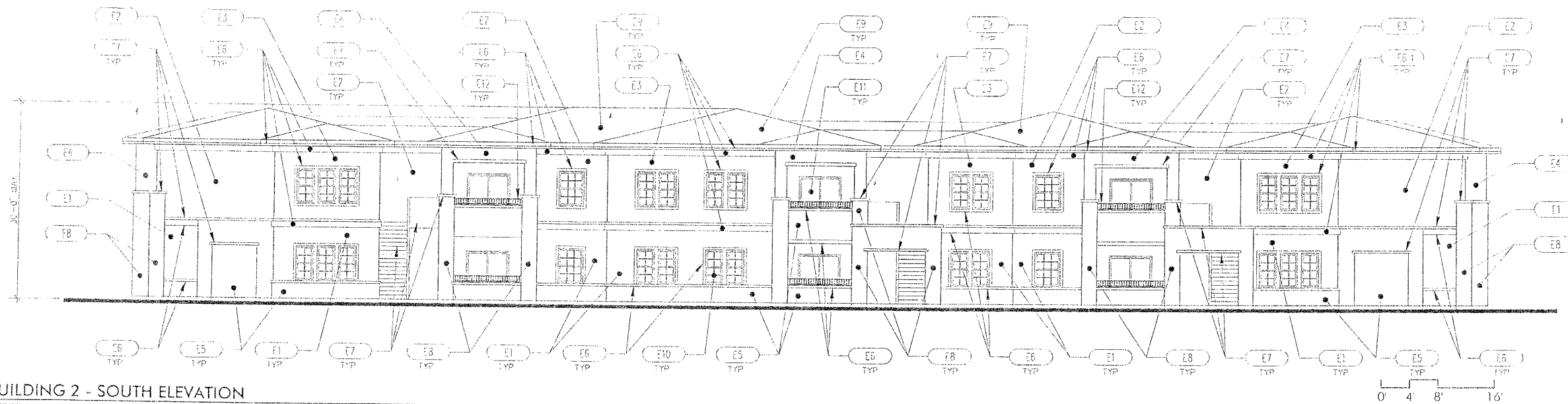
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ELEVATIONS

DATE:  
FEBRUARY 18, 2014  
SHEET:  
14169-00

SHEET:  
A6.01

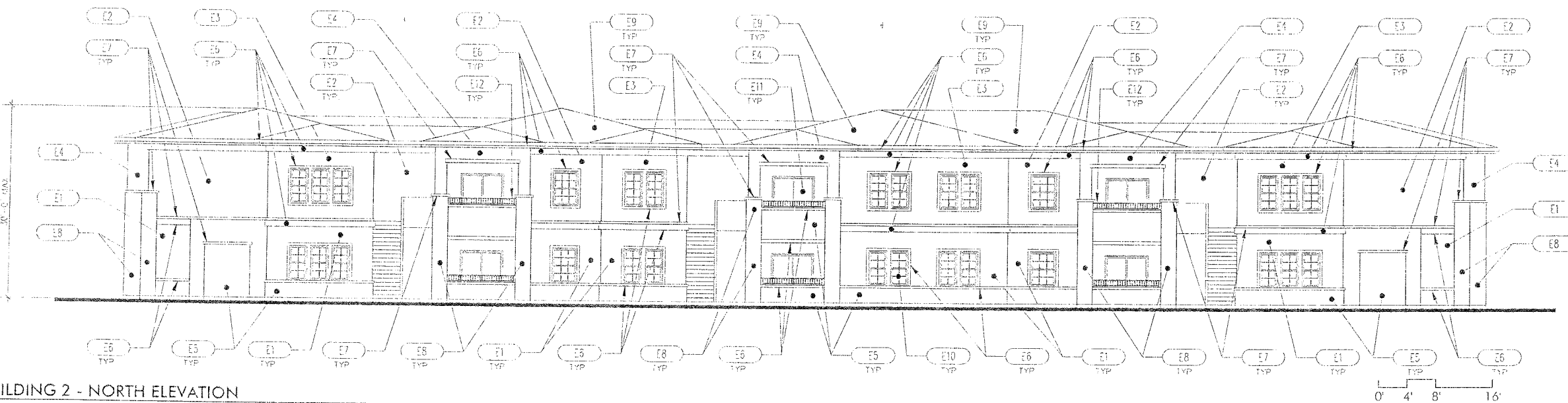
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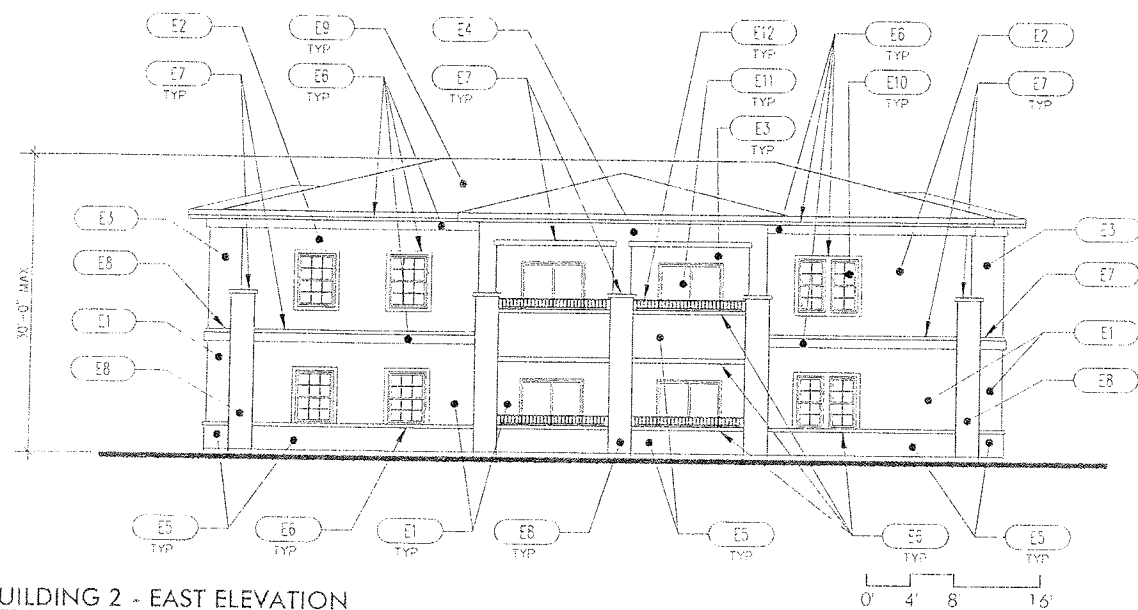
BUILDING 2 - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



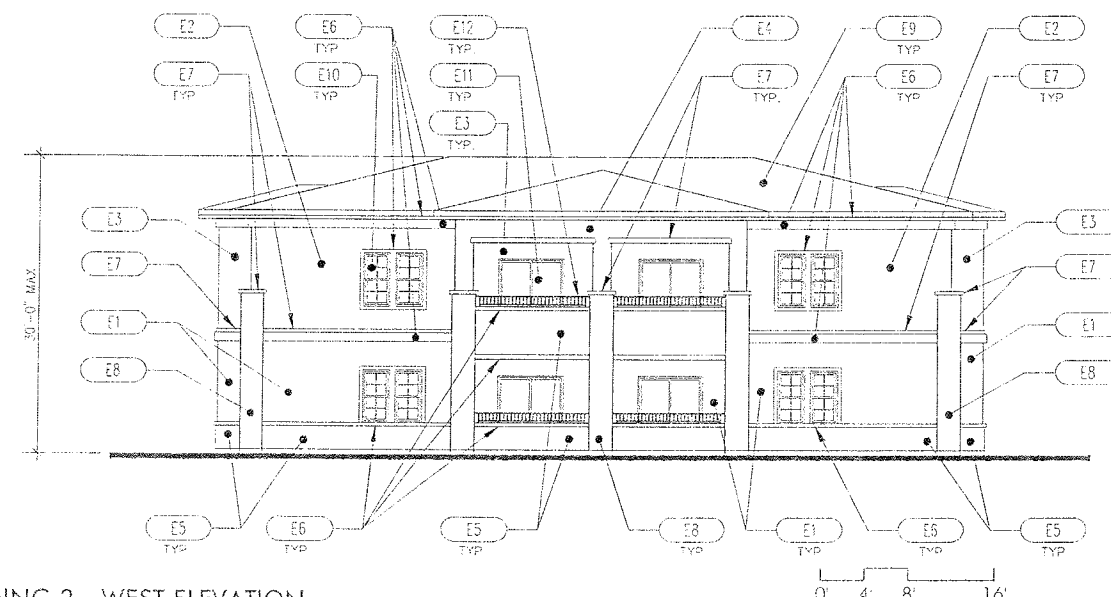
BUILDING 2 - NORTH ELEVATION

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

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

SANDHILL VILLAS  
APARTMENTS

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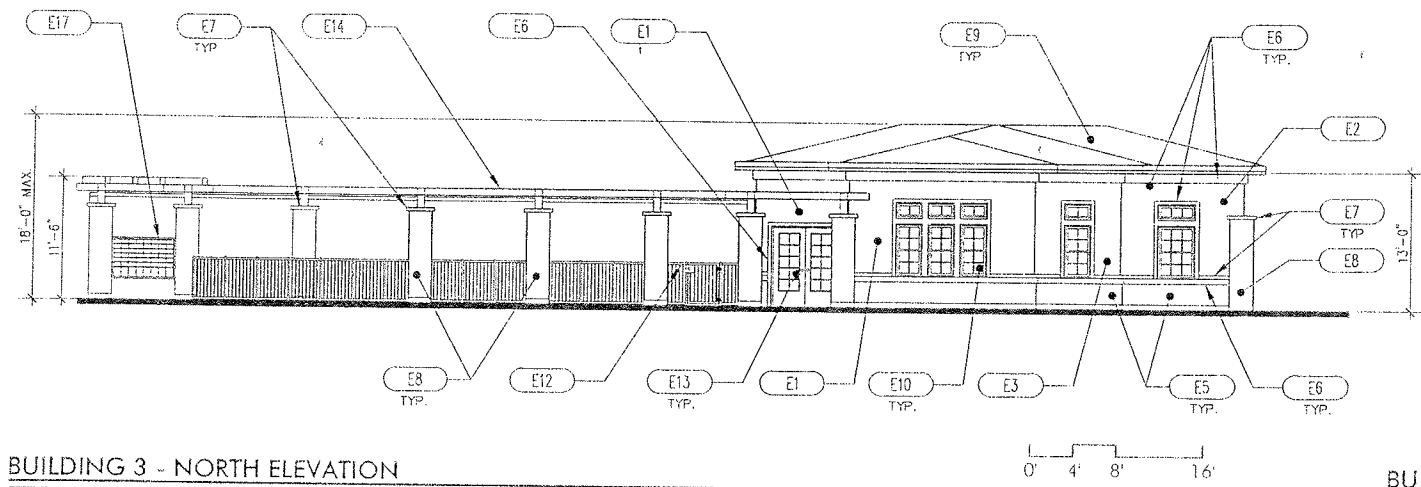
PROJECT  
SANDHILL VILLAS  
APARTMENTS

DATE  
FEBRUARY 18, 2014

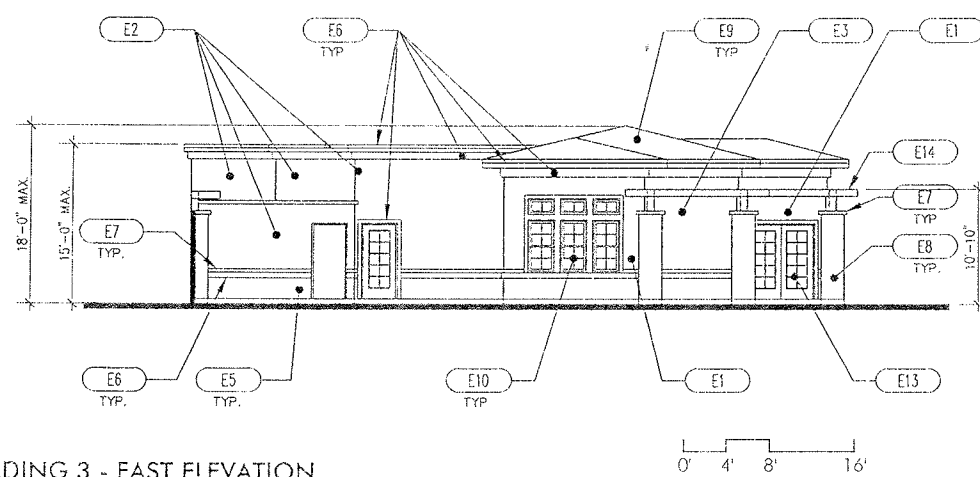
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SHEET  
A6.02

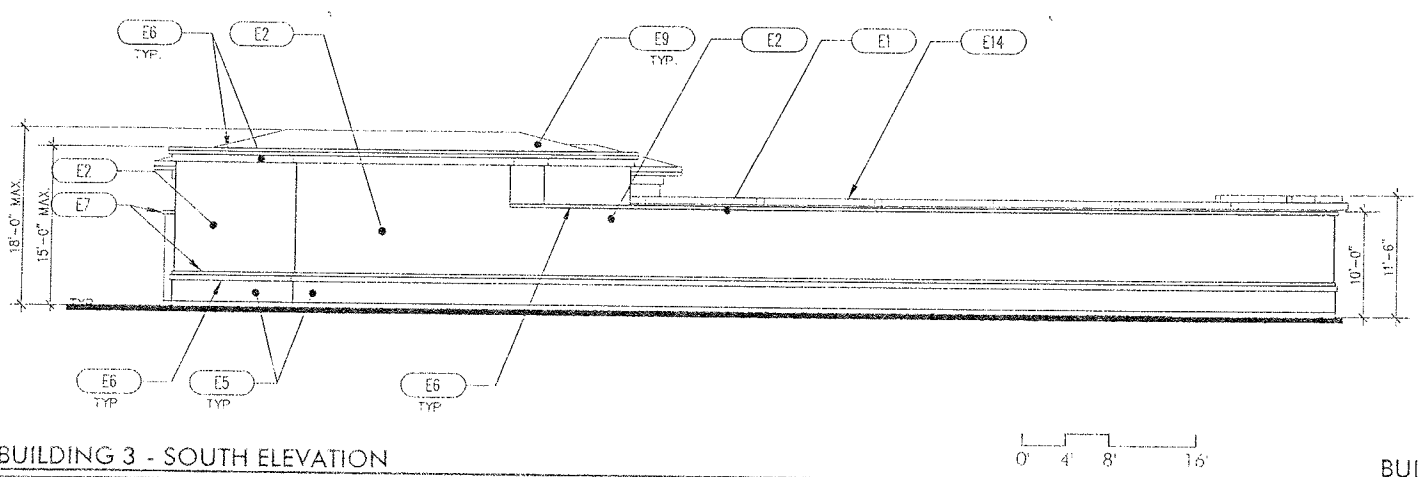
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05/18/16 CC



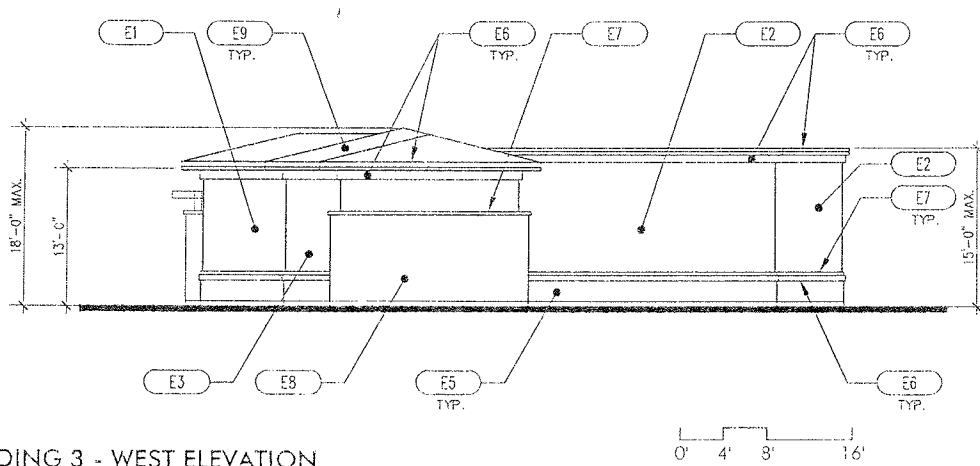
**BUILDING 3 - NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



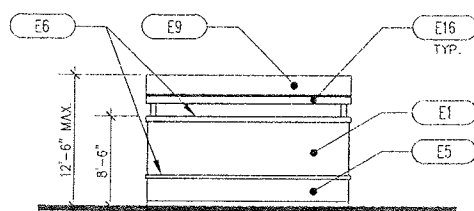
**BUILDING 3 - EAST ELEVATION**  
SCALE 1/8" = 1'-0"



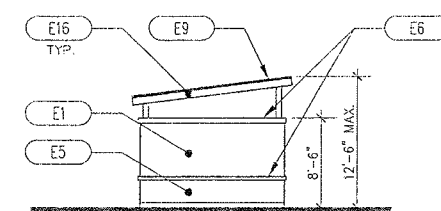
**BUILDING 3 - SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



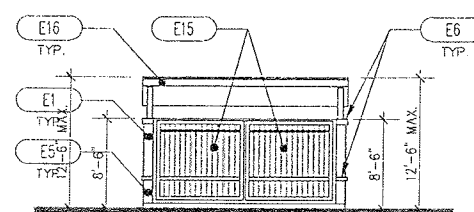
**BUILDING 3 - WEST ELEVATION**  
SCALE 1/8" = 1'-0"



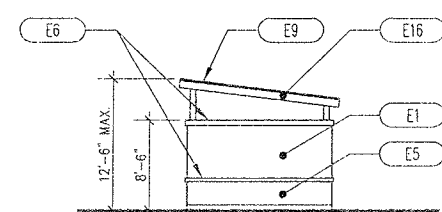
**NORTH ELEVATION**



**WEST ELEVATION**

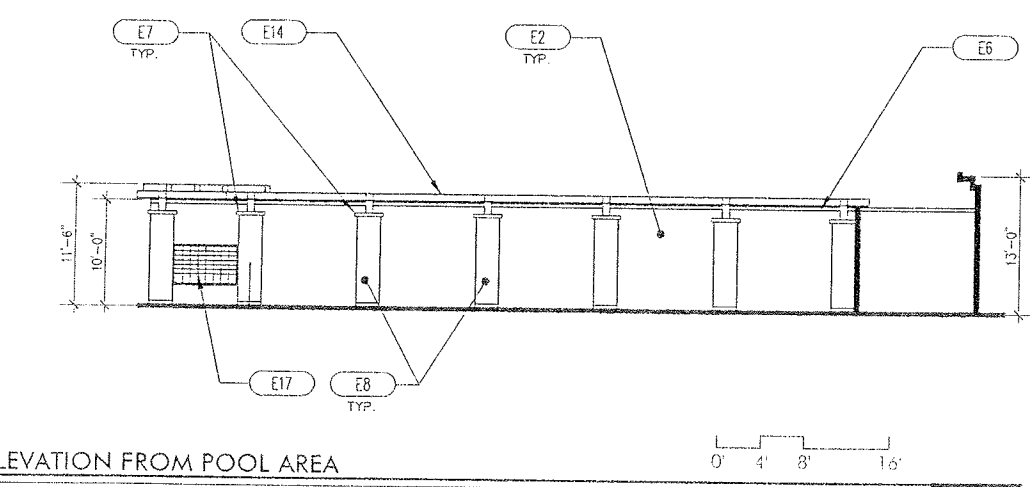


**SOUTH ELEVATION**



**EAST ELEVATION**

**TRASH ENCLOSURE ELEVATIONS**  
SCALE 1/8" = 1'-0"



**ELEVATION FROM POOL AREA**  
SCALE 1/8" = 1'-0"

| ELEVATION NOTES |                                                                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #               | DESCRIPTION                                                                                                                                                  |
| E1              | E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM)<br>COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG<br>TEXTURE: SANDPEBBLE                                             |
| E2              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN<br>TEXTURE: SANDPEBBLE                                                                                 |
| E3              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW6089 NUTHATCH<br>TEXTURE: SANDPEBBLE                                                                                   |
| E4              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN<br>TEXTURE: SANDPEBBLE                                                                              |
| E5              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE<br>TEXTURE: SANDPEBBLE                                                                              |
| E6              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY<br>TEXTURE: SANDPEBBLE FINE                                                                        |
| E7              | E.I.F.S.<br>COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN<br>TEXTURE: SANDPEBBLE FINE                                                                            |
| E8              | LEDGE STONE VENEER<br>MANUFACTURER: APACHE STONE<br>COLOR: AUTUMN ROSE                                                                                       |
| E9              | STANDING SEAM METAL ROOF<br>MANUFACTURER: FIRESTONE<br>FINISH: METALLIC<br>COLOR: CLASSIC COPPER                                                             |
| E10             | GLAZING<br>FRAME COLOR: WHITE                                                                                                                                |
| E11             | SLIDING GLASS DOORS<br>FRAME COLOR: WHITE                                                                                                                    |
| E12             | WROUGHT IRON RAILING<br>COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN                                                                                            |
| E13             | DOOR WITH GLAZING<br>COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM                                                                                                |
| E14             | DECORATIVE TRELLIS ELEMENT<br>COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN                                                                                      |
| E15             | DECORATIVE METAL GATES WITH SOLID METAL INFILL<br>FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY<br>INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE |
| E16             | PAINTED TUBE STEEL FRAMING<br>COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY                                                                                  |
| E17             | MAILBOXES                                                                                                                                                    |

SANDHILL VILLAS  
APARTMENTS

**KGA ARCHITECTURE**  
9078 West Dallas Drive, Third Floor  
Las Vegas, Nevada 89146  
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www.kgaarchitecture.com  
AUSTIN  
LAS VEGAS

PROJECT: SANDHILL VILLAS APARTMENTS  
SHEET CONTENTS: ELEVATIONS  
DATE: APRIL 23, 2014  
JOB NO.: 14169-00  
SHEET: A6.03

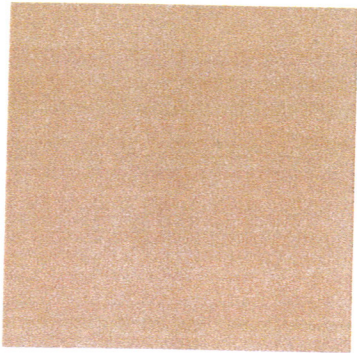
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**EOT-64017**



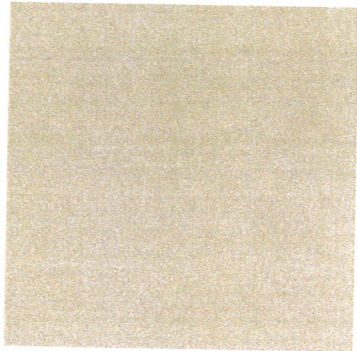
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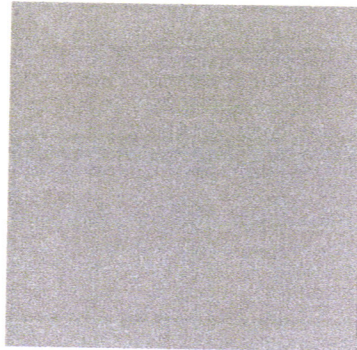
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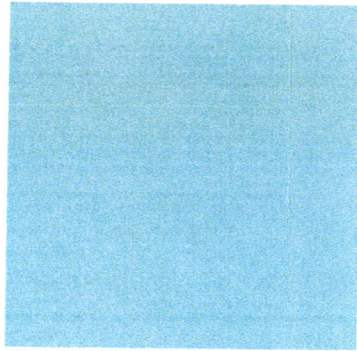
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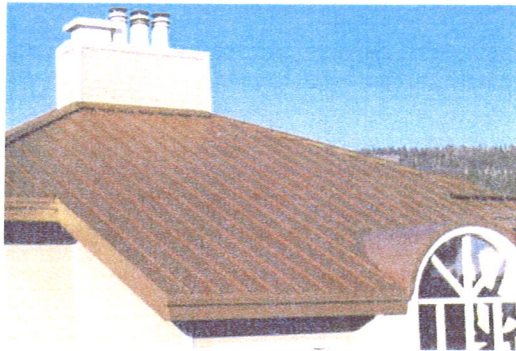
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E3



E4



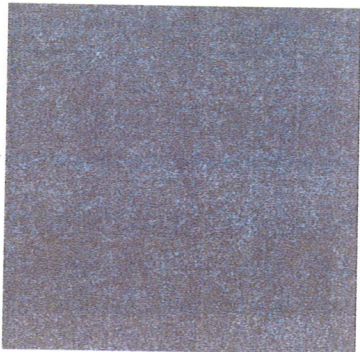
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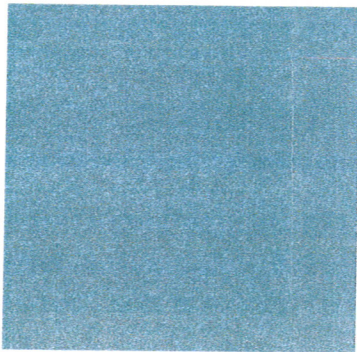
E5, E15



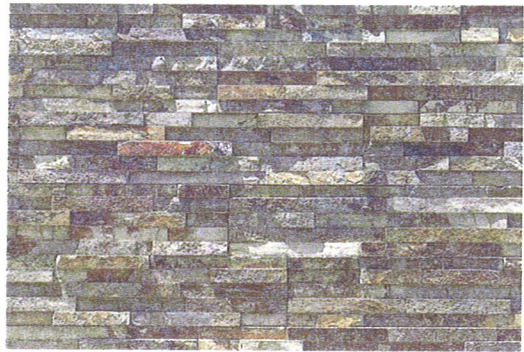
E6, E15, E16



E7, E12, E14



E13



E8

ELEVATION NOTES

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

SANDHILL VILLAS  
APARTMENTS

KGA ARCHITECTURE

9025 West Diablo Drive, Third Floor  
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702.367.6900  
www.KGAarchitecture.com

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SANDHILL VILLAS  
APARTMENTS

SHEET CONTENTS:  
COLOR AND  
MATERIALS

DATE:  
FEBRUARY 18, 2014  
JOB NO:  
4169.00

WELL  
A6.04

EOT-64015  
EOT-64017

MAR 29 2016

Las Vegas  
Department of Planning