

LAW OFFICES

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 WASHINGTON, DC
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August 14, 2006

By Fax (702) 382-4803

Barbara Jo (Roni) Ronemus
 City Clerk
 City of Las Vegas
 400 E. Stewart Ave.
 Las Vegas, Nevada 89101

Re: **REQUEST TO ADD ITEM TO 9/6/06 CITY COUNCIL AGENDA --
 Caballos de Oro Estates - SDR-11034**

Dear Ms. Ronemus:

Caballos de Oro Estates, LLC, respectfully requests that SDR-11034, which was tabled at the July 19, 2006 meeting of the Las Vegas City Council, be brought forward for consideration on the September 6, 2006 City Council Agenda.

If you have any questions regarding this request, please do not hesitate to contact my office.

Sincerely,

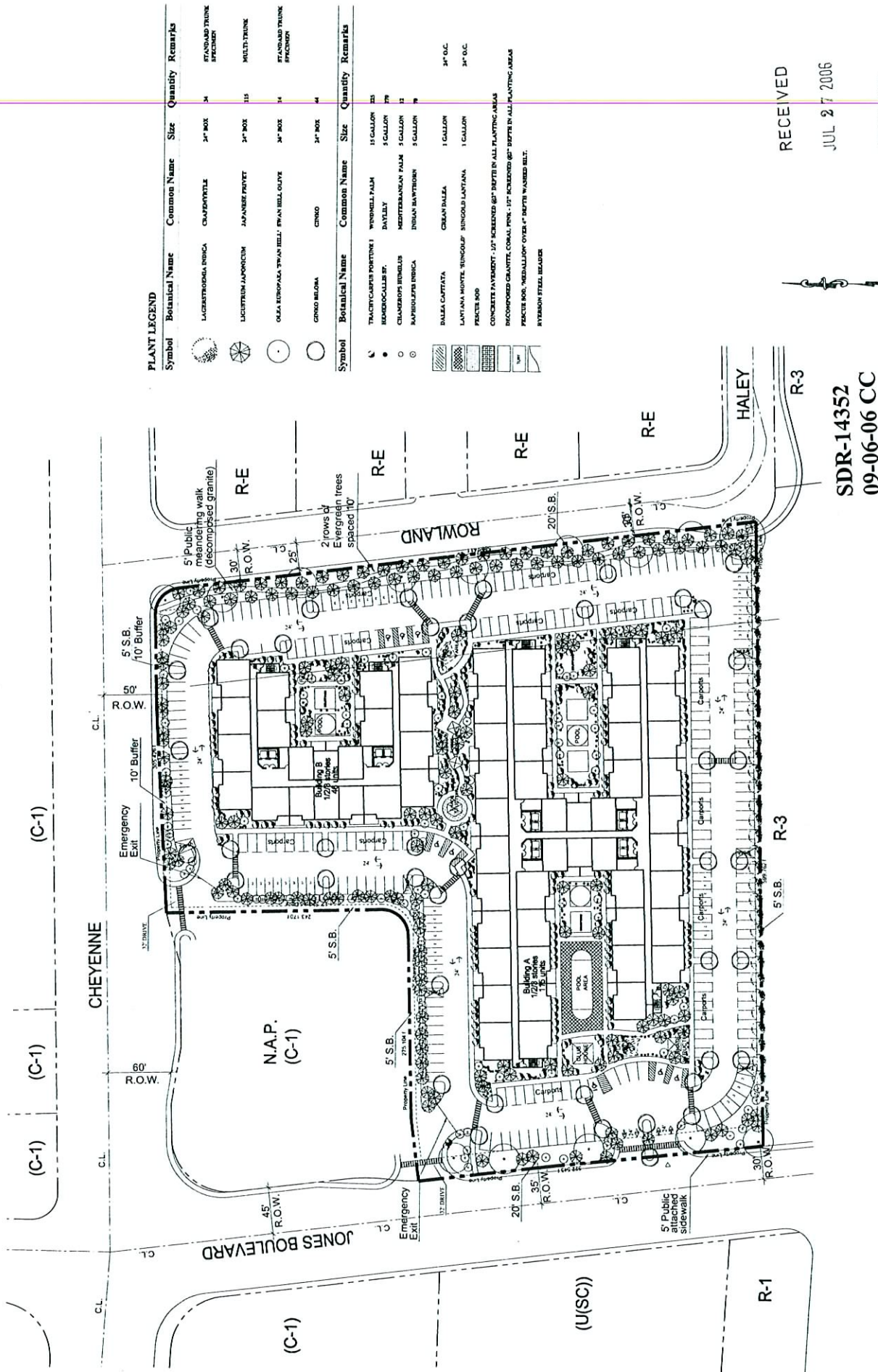

 Maren Parry

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DMWEST #6428843 v1

Submitted after final agenda

Date 8/15/06 Item #181



PLANT LEGEND

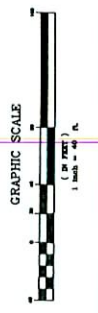
Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	LACINSTRONGIA IRONICA	CHAMPAGNE	24" BOX	24	STANDARD TRUNK SPECIMEN
	LACINSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	115	MULTI-TRUNK
	OLEA EUROPAEA	OLIVE	24" BOX	24	STANDARD TRUNK SPECIMEN
	CRINO MELONA	CRINO	24" BOX	4	

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	15 GALLON	25	
	BREVIFOLIUS SP.	DAVILEY	5 GALLON	75	
	CHAMBERSIA HINDLEI	MEDITERRANEAN PALM	5 GALLON	12	
	HAPLOPHYS IRONICA	IRONIA	5 GALLON	7	
	PALMIA CAFFATA	CREAM PALM	1 GALLON	24" O.C.	
	LANTANA MONTE-TRINIDAD	SUNSHINE BUSH	1 GALLON	24" O.C.	

CONCRETE PAVEMENT - 12" REINFORCED 60# REBAR IN ALL PLANTING AREAS
 REINFORCED GRANITE CONCRETE PAVEMENT - 12" REINFORCED 60# REBAR IN ALL PLANTING AREAS
 PERFORATED IRON, MEDIALLOY OVER 4" DEPTH WASHED BELT.
 HYBRON STEEL REBAR

SDR-14352
 09-06-06 CC
 REVISED 07-27-06

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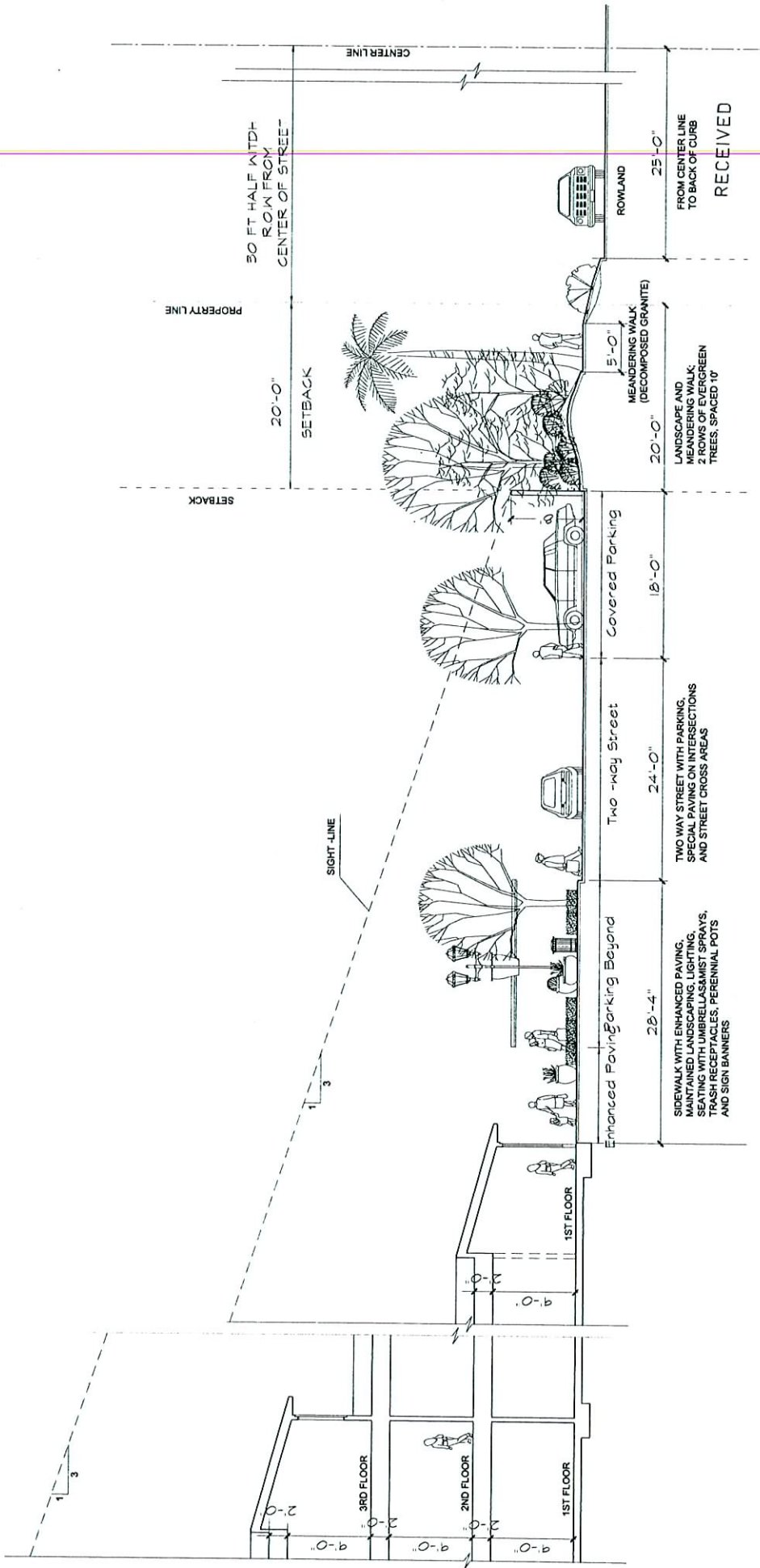
Date: July 24, 2006
 Project Number: 99986

JONES RESIDENCES

Landscape Plan Las Vegas, Nevada

4175 S. Cimarron St., Suite A
 Las Vegas, NV 89103
 Tel: 702-891-1000
 Fax: 702-891-1009
 email: sd@jonesresidences.com





SDR-14352
09-06-06 CC
REVISED 07-27-06

1475 E. COMMERCE BL. SUITE A
 LAS VEGAS, NV 89102
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 FAX: 702-367-4600
 WWW: JONESRESIDENCES.COM

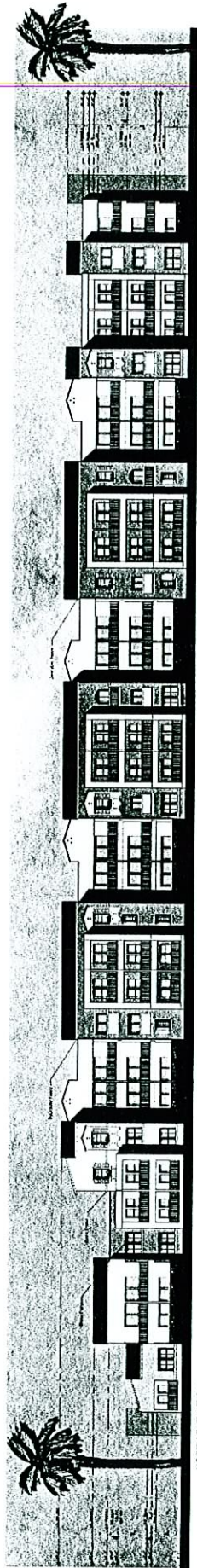


JONES RESIDENCES

East Section

Las Vegas, Nevada

Date: July 24, 2006
 Project Number: 09986



NORTH ELEVATION



EAST ELEVATION

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Date: June 29, 2006
 Project Number: 99986

SDR-14352
 09-06-06 CC
 REVISED 07-27-06

Building A elevations Las Vegas, Nevada

4175 S. Cimarron St., Suite A
 Las Vegas, NV 89103
 Tel: 702-325-1858
 Fax: 702-325-1858
 email: draw@jcs-ny.com



DEVELOPMENT CONSULTING SERVICES, LLC

JONES RESIDENCES

SITE INFORMATION

APN # 138-13-101-066
 CURRENT ZONING - CITY OF LAS VEGAS (C-1)
 PROPOSED ZONING - CITY OF LAS VEGAS (RFD-25)
 AREA (Approximate) 275,017.26 sf
 Net Area: 6.313 acres
 Gross Area: 239,076.06 sf 7.361 acres

RESIDENTIAL
 UNIT COUNT
 Number of Units = 161
 1 BR = 24
 2 BR = 137

AREAS W/ BALCONY 174,176.70 SF
 W/ PATIO 196,444.40 SF

DENSITY
 Allowed 25 units / Gross Acre
 Provided 22.42 units / Gross Acre

F.A.R. 0.632

LOT COVERAGE 28.8%

OPEN SPACE
 Required 1.65 ± Gross Area / 100 2,656.56 sq ft
 Provided 65,314.42 sq ft 1,439 acres

PARKING REQUIREMENTS
 RESIDENTIAL
 1 BR Unit 24 @ 1.25 / Unit = 30
 2 BR Unit 137 @ 1.75 / Unit = 240
 Guest (1 Staff per 6 Units) = 27

Total Required 297 Spaces
 291 Spaces Regular
 6 Spaces Handicapped

Parking Provided:
 Regular 243
 Non-covered 99
 Covered 55 (11.8%)
 Handicapped 8
 Total 307 Spaces

SETBACKS (REQUIRED)
 Front 20 ft
 Side 5 ft
 Rear 20 ft

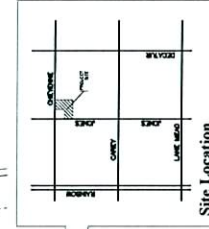
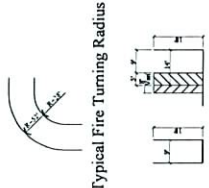
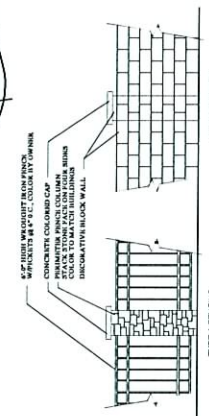
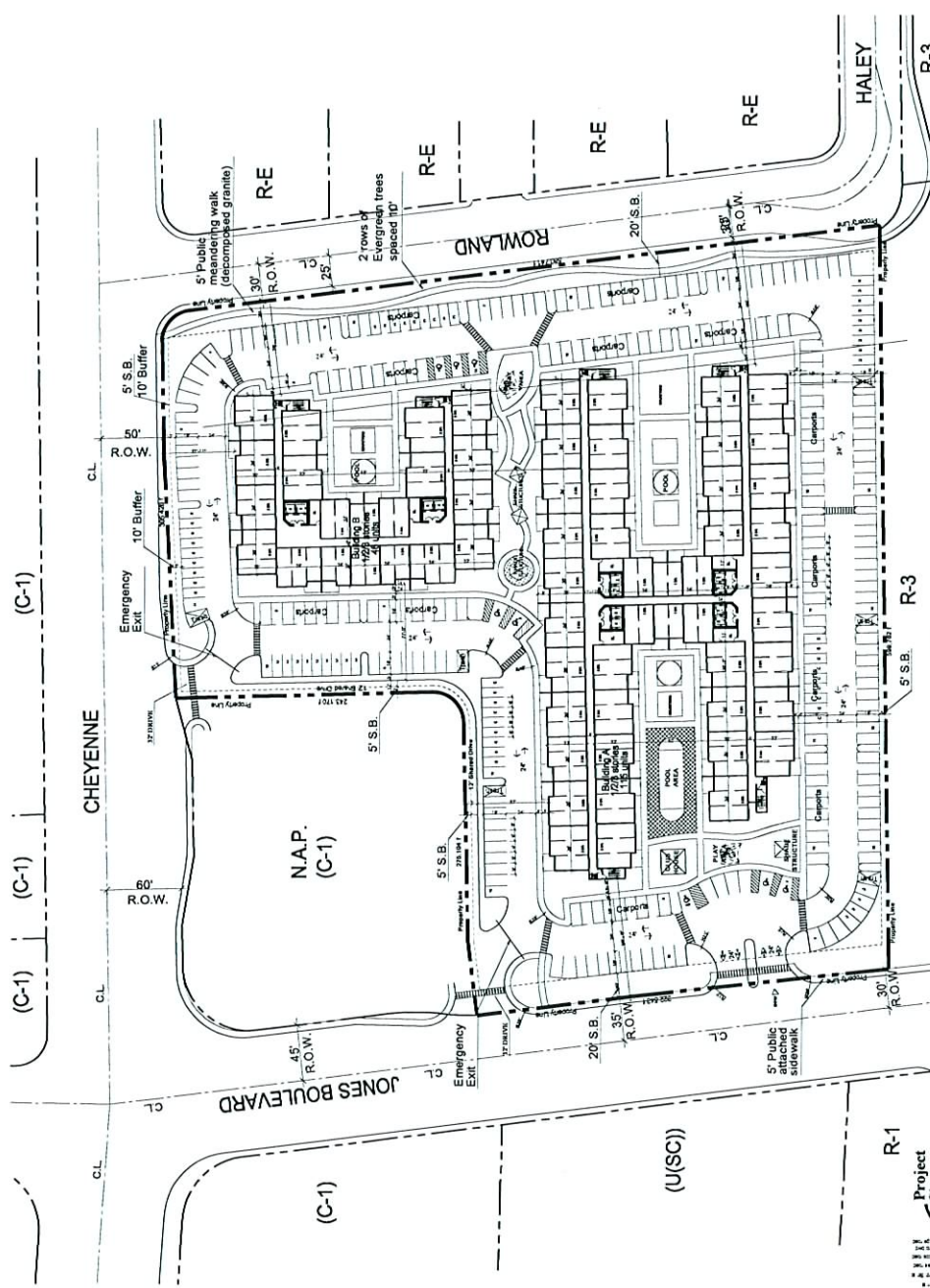
HEIGHT
 Height Provided 40 ft

Note:
 This has been prepared without benefit of a geotechnical survey.
 It is Contingent on Nature and No Guarantee of its accuracy is implied.

SDR-14352
09-06-06 CC
REVISED 07-27-06



JUL 27 2006



Date: July 24, 2006
 Project Number: 99780

Las Vegas, Nevada

Site Plan

JONES RESIDENCES

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 Las Vegas, NV 89121
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 www.jonesresidences.com



DOCUMENT CONTAINS SECRETS, U.S.

Aug 28, 2006

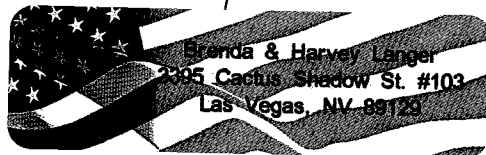
City Council,

We, Brenda & Harvey Langer, cannot attend
the meeting on Sept 6, 2006, we would
like to object to the proposed development
on 5.0 acres west of the intersection of Cheyenne
Ave and I 215 Beltway APN 137-12-301-009

We live at Cliff Shadows across the road and
any new construction in front of the mountain
would obscure our view (which I paid a premium for)
of the mountain.

We vote NO

Thank you
Harvey & Brenda Langer



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protest

Submitted after final agenda

Date 8/29/06 Item #181