PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20512** APN: 139-18-410-006; 007; 008

Name of Property Owner: Rancho Park Residential, LLC

Name of Applicant: Pageantry Communities

Name of Representative: Tamara Kostad

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William H. Hoover

Subscribed and sworn before me

This 13th day of MARCH, 2007

_____

Notary Public in and for said County and State

RENA C. WINTERS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 9-19-2008
Certificate No: 00-63572-1

SITE DEVELOPMENT PLAN
FOR
AVION
A MULTI FAMILY DEVELOPMENT
(FORMERLY KNOWN AS RANCHO PARK DEVELOPMENT)

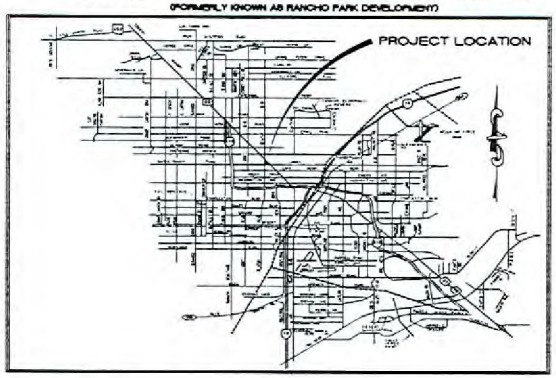
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NORTH

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER(S)	125-10-110-005 125-10-110-006 125-10-110-008
GROSS ACREAGE	33.54 ACRES
NUMBER OF UNITS	535 UNITS TOTAL UNIT 1 = 40 UNITS UNIT 2 = 80 UNITS UNIT 3 = 90 UNITS UNIT 4 = 90 UNITS UNIT 5 = 155 UNITS
DENSITY	15.95 UNITS/AC GROSS
BUILDING HEIGHT	2 & 3 STORIES
STREET WIDTHS (ON-SITE / PRIVATE)	24' SHARED DRIVE ISLE BC/BC 27' BC/BC
(OFF-SITE / PUBLIC)	52'-55' HALF ST. - RANCHO RANCH ROAD 60' HALF ST. - DECATUR BLVD 42'± HALF ST. - RANCHO DR
EXISTING ZONING	R-PD6
PROPOSED ZONING	R-PD6
PARKING SPACES REQUIRED	1055 SPACES
PARKING SPACES PROVIDED	1134 SPACES
SETBACKS	5' FRONT 30' - BLDG TO BLDG
OPEN SPACE REQUIRED	263
OPEN SPACE PROVIDED	283

NOTE: ALL BUILDINGS IN THIS DEVELOPMENT TO BE SPRINKLERED FOR FIRE PROTECTION



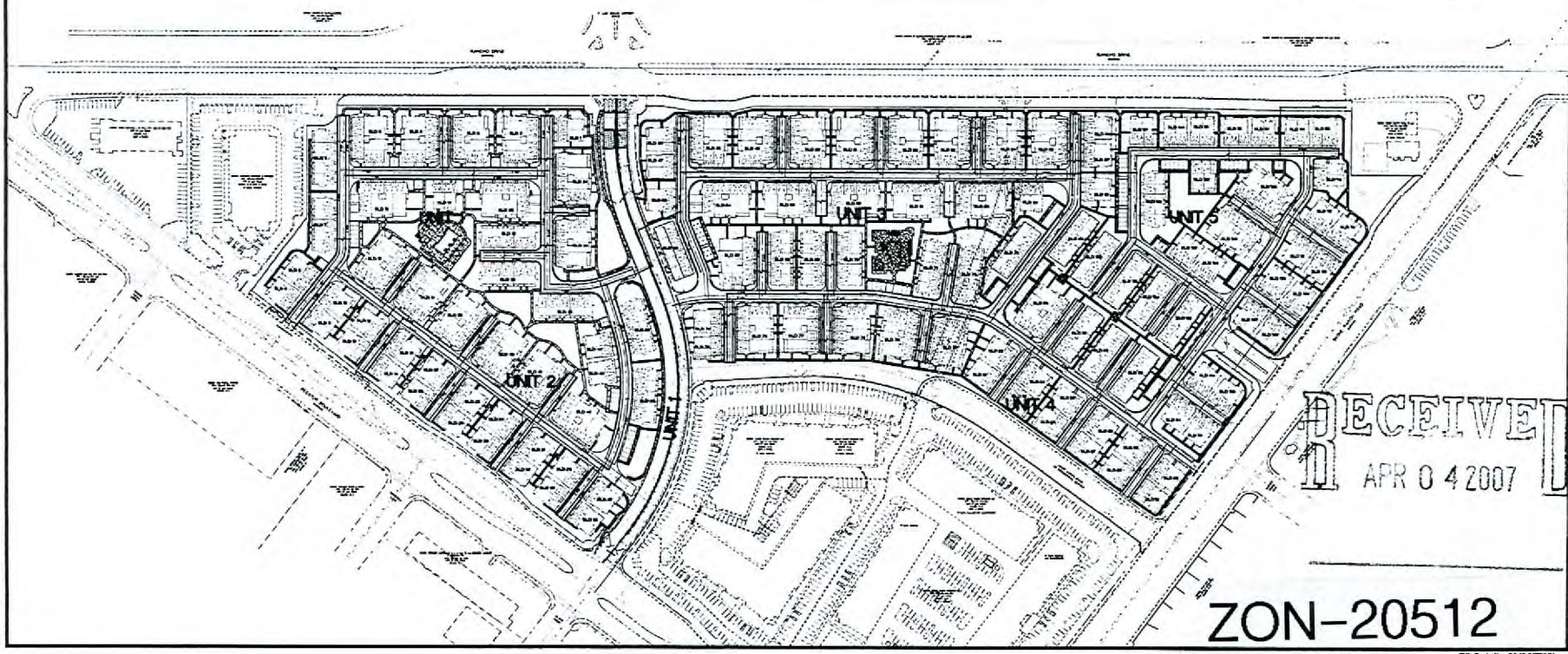
PARKING SUMMARY
REQUIRED

2 BEDROOM UNITS = 1.75 SPACES/UNIT
1.75 SPACES/2BR UNIT x 417 2BR/UNIT=730
3 BEDROOM UNITS = 2.0 SPACES/UNIT
2 SPACES/3BR UNIT x 118 3BR/UNIT=236
VISITOR PARKING
1 SPACES/ 8 UNITS = 535 UNITS/8 = 69
TOTAL REQUIRED = 1055

PARKING SUMMARY
PROVIDED

TRI-PLEX
3 SPACES/BLD x 88 BLDS =340
6-PLEX
12 SPACES/BLD x 36 BLDS =432
5 ROW TOWN
10 SPACES/BLD x 23 =230

PARKING GARAGE(S)	1002
PARKING (surface)	132
GRAND TOTAL	1134



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ZON-20512
REVISED
04/26/07 PC

NO.	DESCRIPTION	BY	DATE	APP.	DATE
A					
A					
A					
A					
A					

DESIGNED BY CCP
DRAWN BY CCP
CHECKED BY CCP
PROJECT DATE MARCH 2007

AVION
SITE PLAN

DEVELOPER
PAGENTRY DEVELOPMENT COMPANY
1120 N. BUFFALO, STE 230
LAS VEGAS, NV, 89128

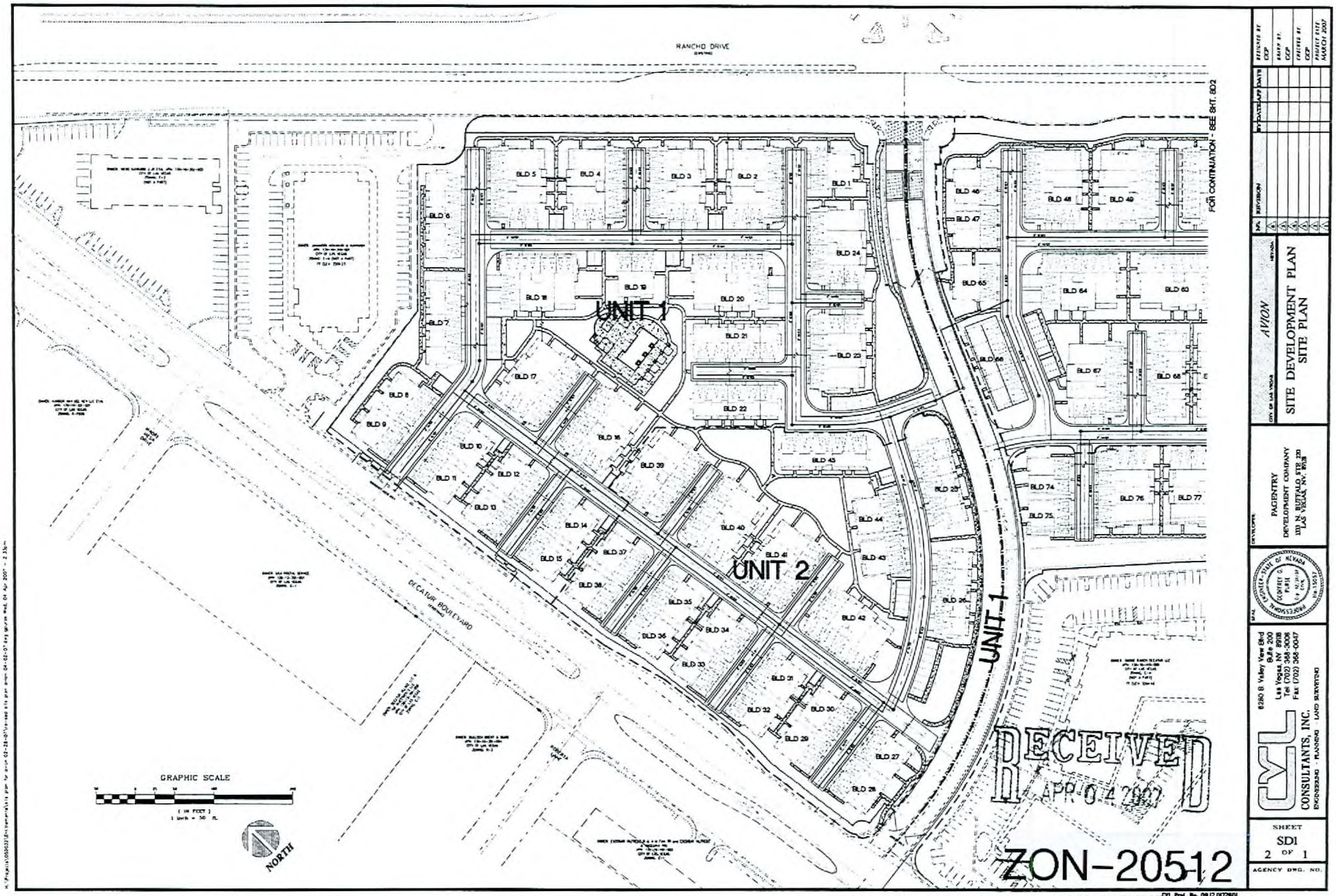
REGISTERED STATE OF NEVADA
DEMETRIS C. PAPAS
No. 15051

CVL CONSULTANTS, INC.
8280 E Valley View Blvd
Suite 200
Las Vegas NV 89123
Tel (702) 361-0009
Fax (702) 366-0047
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
SP
1 OF 1

AGENCY DWG. NO.

CVL Proj. No. 06.12.0472801



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2					
3					
4					
5					
6					

DRAWN BY CCP
CHECKED BY CCP
PROJECT DATE MARCH 2007

AVION
CITY OF LAS VEGAS NEVADA

SITE DEVELOPMENT PLAN
SITE PLAN

DEVELOPER
PAGENTRY
DEVELOPMENT COMPANY
1771 N. BUFFALO, STE 220
LAS VEGAS, NV. 89128

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
CERTIFICATE NO. 10507

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-3008
Fax (702) 368-0047
CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING

SHEET
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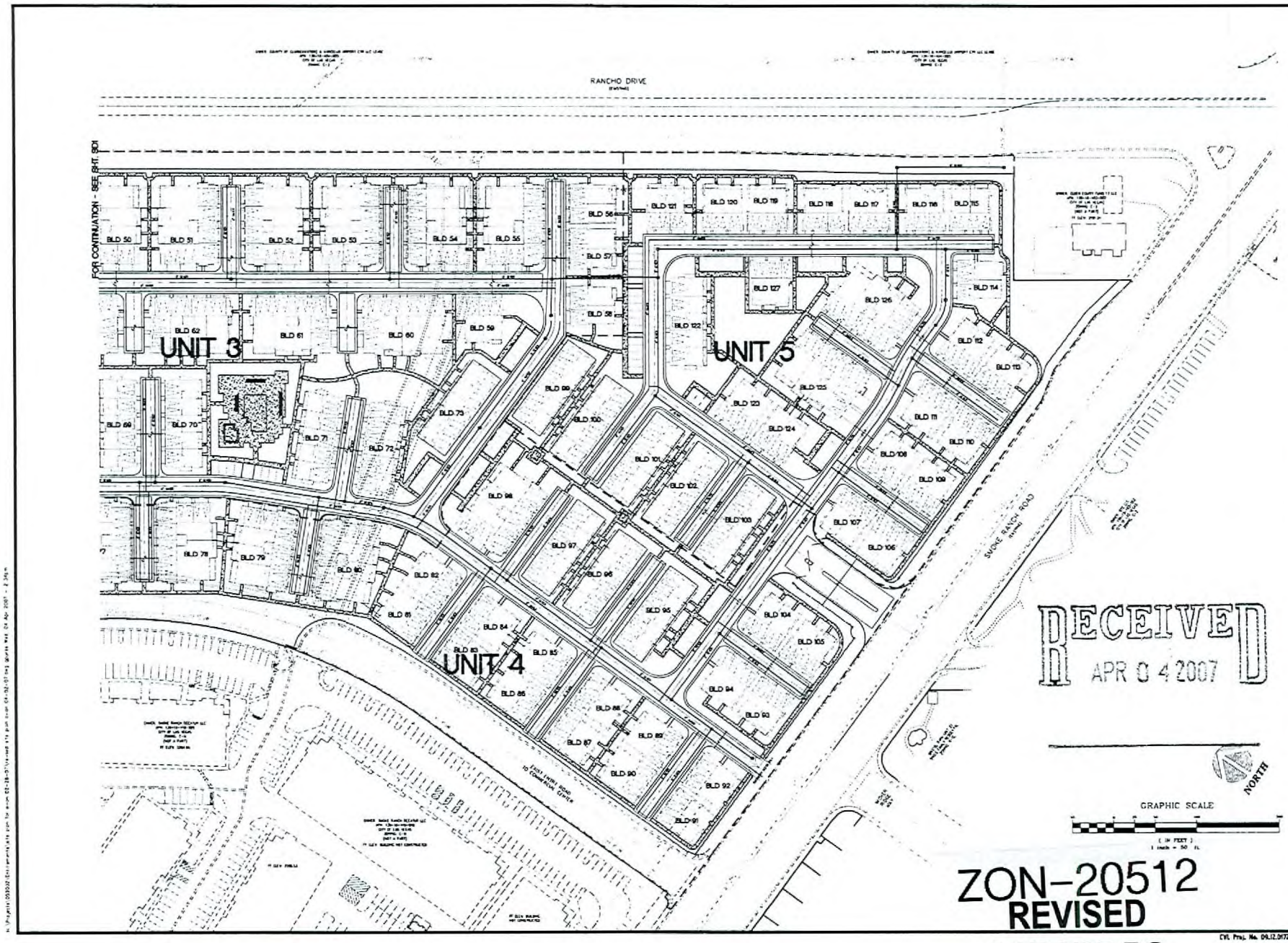
2 OF 1

AGENCY DWG. NO.

Proj. No. 09.12.0172601

REVISED
04/26/07 PC



ZON-20512
REVISED
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AVION
CITY OF LAS VEGAS NEVADA
SITE DEVELOPMENT PLAN
SITE PLAN

DEVELOPER: PAGENTRY DEVELOPMENT COMPANY
1333 N. BUFFALO, STE. 220
LAS VEGAS, NV. 89128

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SHEET
SD2
3 OF 1

AGENCY DWG. NO.

CVL Proj. No. 04.12.017B01