



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
FEB 06 2007

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-19673 APN: _____

Name of Property Owner: Cohen 1969 Trust, Phillip Joseph Cohen Trustee

Name of Applicant: TCR - Southwest

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: _____

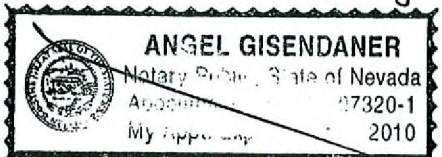
Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Phillip Joseph Cohen*
Print Name: Phillip Joseph Cohen, Trustee

Subscribed and sworn before me
This 1st day of FEBRUARY, 2007

Angel Giseidaner
Notary Public in and for said County and State CLARK, NEVADA
My Appointment Expires July 06, 2010

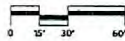
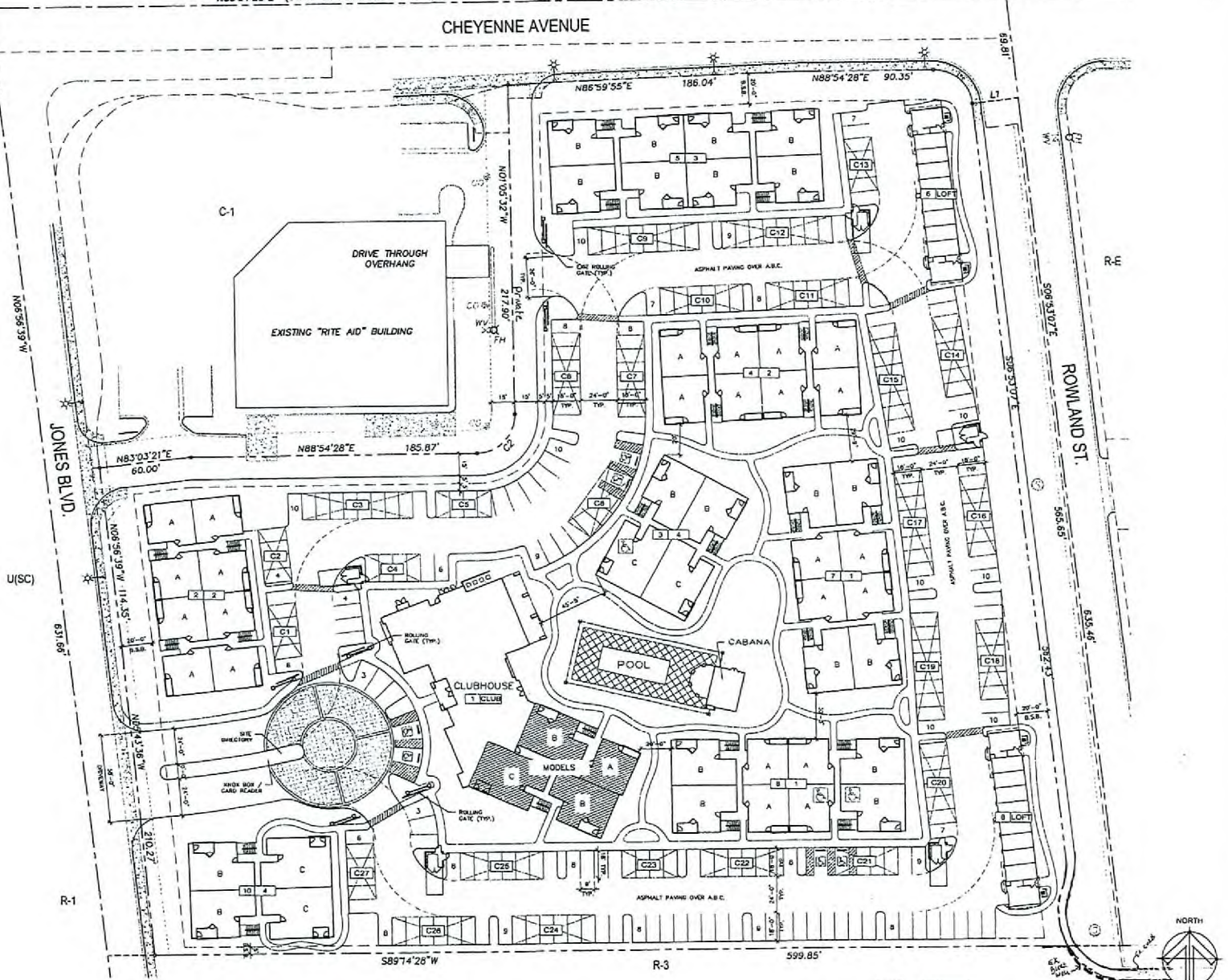


AB

N88°54'28"E (BASIS OF BEARINGS PER R-1)

660.99'

CHEYENNE AVENUE



ARCHITECTURAL SITE PLAN

PROJECT DATA

SITE DATA:
 ADDRESS: S.E.C. CHEYENNE AVE. & JONES BLVD. CITY OF LAS VEGAS, NEVADA
 SITE AREA: (NET) 8.63 ACRES = 370,817 S.F. (GROSS) 8.736 ACRES = 378,874 S.F.
 CURRENT ZONING: R-1
 PROPOSED ZONING: R-3
 PROPOSED USE: MULTIFAMILY RESIDENTIAL
 BUILDING HEIGHT: 40'-0" (3 STORY)
 DENSITY (GROSS): 23 UNITS PER ACRE
 PROVIDED: 32 D.U./AC
 OPEN SPACE: 1.44 ACRES = 62,728 S.F.
 REQUIRED: 1.38 ACRES = 59,736 S.F.
 PROVIDED: 1.38 ACRES = 59,736 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A (1-BEDROOM = 804 S.F.)	78
UNIT B (2-BEDROOM = 1,090 S.F.)	16
UNIT C (2-BEDROOM = 1,224 S.F.)	6
LOFT (2-BEDROOM = 1,146 S.F.)	4
TOTAL:	104

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	26,110 S.F.	2	52,220 S.F.
BUILDING 2	22,965 S.F.	1	22,965 S.F.
BUILDING 3	17,500 S.F.	2	35,000 S.F.
BUILDING 4 (LOFT)	4,086 S.F.	2	8,172 S.F.
CLUBHOUSE (2000 S.F.)	10,302 S.F.	1	10,302 S.F.
TOTAL:		10	138,660 S.F.

LOT COVERAGE: (TOTAL UNITS/ACRE)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	8,370 S.F.	2	16,740 S.F.
BUILDING 2	7,682 S.F.	1	7,682 S.F.
BUILDING 3	10,250 S.F.	1	10,250 S.F.
BUILDING 4 (LOFT)	2,043 S.F.	2	4,086 S.F.
CLUBHOUSE	13,126 S.F.	1	13,126 S.F.
CABANA	828 S.F.	1	828 S.F.
TRASH ENCLOSURE	124 S.F.	5	620 S.F.
TOTAL:		13	75,892 S.F.

PARKING:

REQUIRED:	# UNITS	SPACES/REQD.	84 P.S.
1 BEDROOM UNIT	78	1.75	137 P.S.
2 BEDROOM UNIT	70	1.75	122 P.S.
3 BEDROOM UNIT	15	2.00	30 P.S.
TOTAL REQUIRED:	1	SPACE / 5 UNITS	325 P.S.

PROVIDED: 325 P.S.
 UNDEVELOPED COVERED: 150 P.S.
 GARAGE: 20 P.S.
TOTAL PROVIDED: 325 P.S.

ACCESSIBLE PARKING: REQUIRED: 28 P.S. PROVIDED: 28 P.S.
 ACCESSIBLE SPACES: 28 x 200 = 5.6 (8) 8 P.S.
 STANDARD: 1 PER 8 ACCESSIBLE SPACES 5 P.S.
 MAX ACCESSIBLE: 1 PER 8 ACCESSIBLE SPACES 1 P.S.

billform
 architecture

billform architecture GROUP OF NEVADA, INC.
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 Phone: 407.648.8000 Fax: 407.648.8002

VINCE SICARANO REGISTERED ARCHITECT STATE OF NEVADA
 No 4617 FEB 01 2004

Cheyenne & Jones
 Rental Apartment Community
 City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
 3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
 PHONE: (702) 795-2181

SYMBOL SCHEDULE

- BUILDING NUMBER
- BUILDING/UNIT TYPE
- ELEVATION TYPE
- REFUSE ENCLOSURE - SEE SHEET 17.1
- ACCESSIBLE UNIT/PARKING - SEE DETAIL 7.2/21
- PERCUTAN CHRODINAL - SEE DETAIL 8.5/31

ZON-19673
03/22/07 PC



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: FEBRUARY 1, 2007
 SCALE: 1" = 32'
 SHEET NO: A1.1

ARCHITECTURAL SITE PLAN

FEB 06 2007

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