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LAW OFFICE

*Jay H. Brown, Ltd.*

A PROFESSIONAL CORPORATION  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

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EMAIL: jay@jhbrownltd.com

June 19, 2007

VIA FACSIMILE TO: 382-4803

City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101  
Attn: Barbara Jo Ronemus  
City Clerk

Re: City Council Agenda of June 20, 2007  
Item No. 165 – ZON-19673  
Item No. 166 – VAR-19672  
Item No. 167 – SDR-19670  
Applicant: COHEN 1969 TRUST

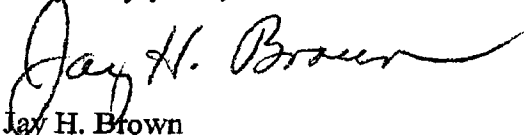
Dear Ms. Ronemus:

Please be advised that I represent the applicant in the above referenced matters.

I respectfully request that these items be abeyed from the June 20, 2007 meeting and reset for the meeting to be held on July 18, 2007, as I will be out of the country until July 13. Councilman Barlow has no objection to the abeyance of these matters.

Thank you for your cooperation.

Very truly yours,

  
Jay H. Brown

JHB:cc

cc: Councilman Ricki Barlow (fax to 382-8558)

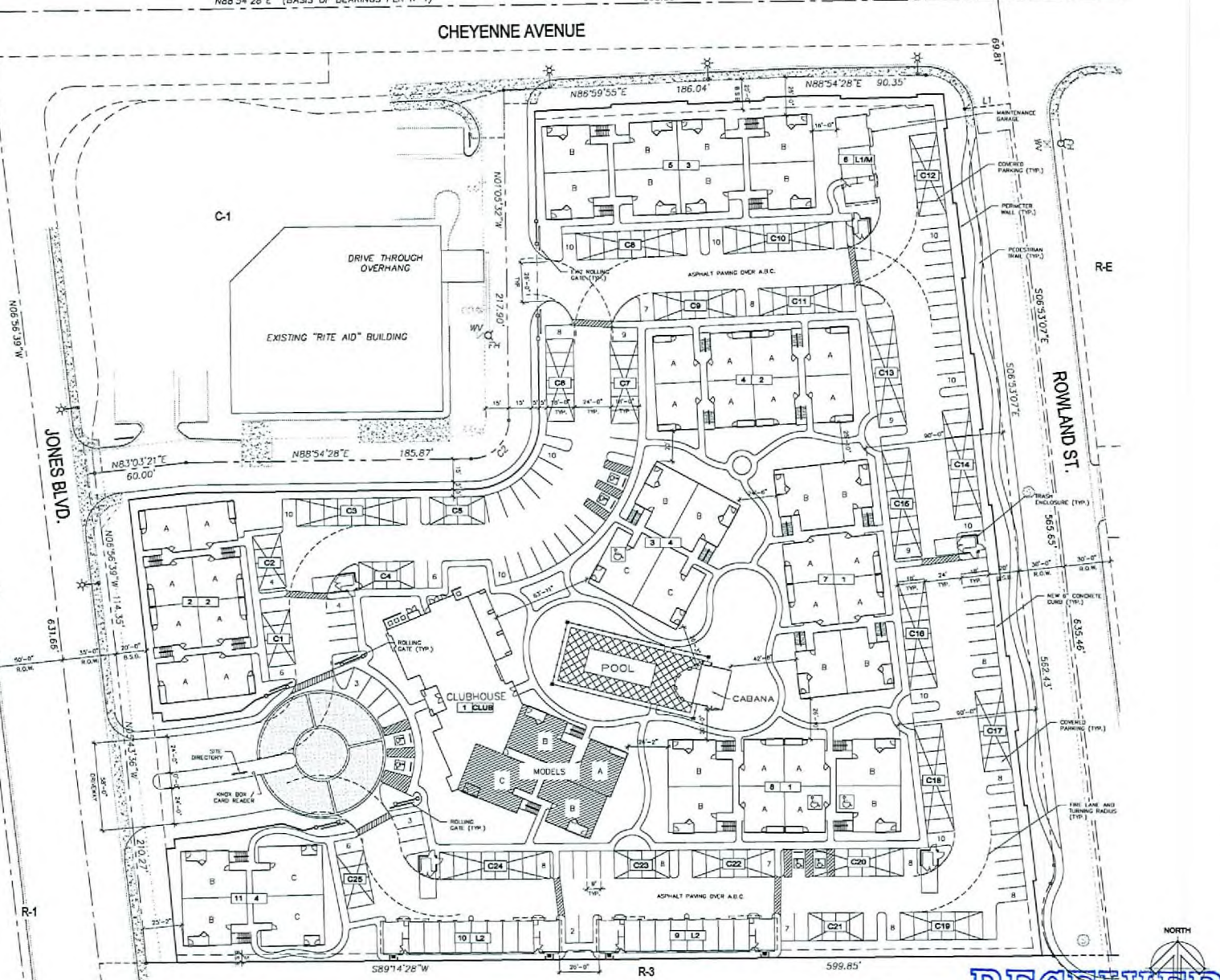
Submitted after final agenda

Date 6/19/07 Item #165-16

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

660.99'

CHEYENNE AVENUE



PROJECT DATA

**SITE DATA:**  
 ADDRESS: S.E.C. CHEYENNE AVE. & JONES BLVD., CITY OF LAS VEGAS, NEVADA  
 SITE AREA: (NET) 4.831 ACRES = 275,077 S.F. (GROSS) 6.736 ACRES = 320,878 S.F.  
 CURRENT ZONING: RFD-25  
 PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL  
 BUILDING HEIGHT: 2-35'-0" (3 STORY)  
 DENSITY (GROSS): REQUIRED: 25 UNITS PER ACRE PROVIDED: 22.914 UNITS PER ACRE  
 OPEN SPACE: REQUIRED: 1.44 ACRES = 77,276 S.F. PROVIDED: 1.96 ACRES = 106,872 S.F.  
**UNIT MIX:**  
 UNIT TYPE # UNITS  
 UNIT A (1-BEDROOM = 804 S.F.) 75  
 UNIT B (2-BEDROOM = 1,080 S.F.) 68  
 LOFT (2-BEDROOM = 1,140 S.F.) 12  
 TOTAL: 155

**BUILDING AREA: (GROSS)**

| BUILDING TYPE | AREA        | QUANTITY | TOTAL AREA   |
|---------------|-------------|----------|--------------|
| BUILDING 1    | 29,119 S.F. | 2        | 58,238 S.F.  |
| BUILDING 2    | 2,882 S.F.  | 2        | 5,764 S.F.   |
| BUILDING 3    | 30,882 S.F. | 1        | 30,882 S.F.  |
| BUILDING 4    | 17,508 S.F. | 1        | 17,508 S.F.  |
| BUILDING 11   | 2,044 S.F.  | 1        | 2,044 S.F.   |
| BUILDING 12   | 4,068 S.F.  | 2        | 8,136 S.F.   |
| CLUBHOUSE     | 1,140 S.F.  | 1        | 1,140 S.F.   |
| CABANA        | 804 S.F.    | 1        | 804 S.F.     |
| TOTAL:        |             | 11       | 196,580 S.F. |

**LOT COVERAGE: (TOTAL UNDER ROOF)**

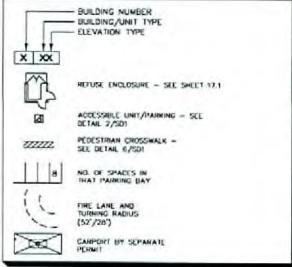
| BUILDING TYPE   | AREA        | QUANTITY | TOTAL AREA  |
|-----------------|-------------|----------|-------------|
| BUILDING 1      | 9,373 S.F.  | 2        | 18,746 S.F. |
| BUILDING 2      | 2,882 S.F.  | 2        | 5,764 S.F.  |
| BUILDING 3      | 10,294 S.F. | 1        | 10,294 S.F. |
| BUILDING 4      | 2,036 S.F.  | 2        | 4,072 S.F.  |
| BUILDING 11     | 1,140 S.F.  | 1        | 1,140 S.F.  |
| BUILDING 12     | 2,036 S.F.  | 2        | 4,072 S.F.  |
| CLUBHOUSE       | 1,138 S.F.  | 1        | 1,138 S.F.  |
| CABANA          | 804 S.F.    | 1        | 804 S.F.    |
| TRASH ENCLOSURE | 124 S.F.    | 5        | 620 S.F.    |
| TOTAL:          |             | (235)    | 77,832 S.F. |

**PARKING:**

| REQUIRED        | # UNITS | SPACES REQD. | 84 P.S.  |
|-----------------|---------|--------------|----------|
| 1 BEDROOM UNIT  | 75      | 1.25         | 94 P.S.  |
| 2 BEDROOM UNIT  | 71      | 1.25         | 89 P.S.  |
| 3 BEDROOM UNIT  | 12      | 2.00         | 24 P.S.  |
| TOTAL REQUIRED  |         |              | 207 P.S. |
| PROVIDED:       |         |              | 240 P.S. |
| UNCOVERED       |         |              | 108 P.S. |
| COVERED         |         |              | 132 P.S. |
| LANDSCAPED      |         |              | 24 P.S.  |
| TOTAL PROVIDED: |         |              | 264 P.S. |

ACCESSIBLE PARKING: REQUIRED: 8 UNITS (8) P.S. PROVIDED: 26 x 276 = 5.6 (6) P.S.  
 STANDARD VAN ACCESSIBLE: 1 PER 8 ACCESSIBLE STALLS 1 P.S.

SYMBOL SCHEDULE



VICINITY MAP



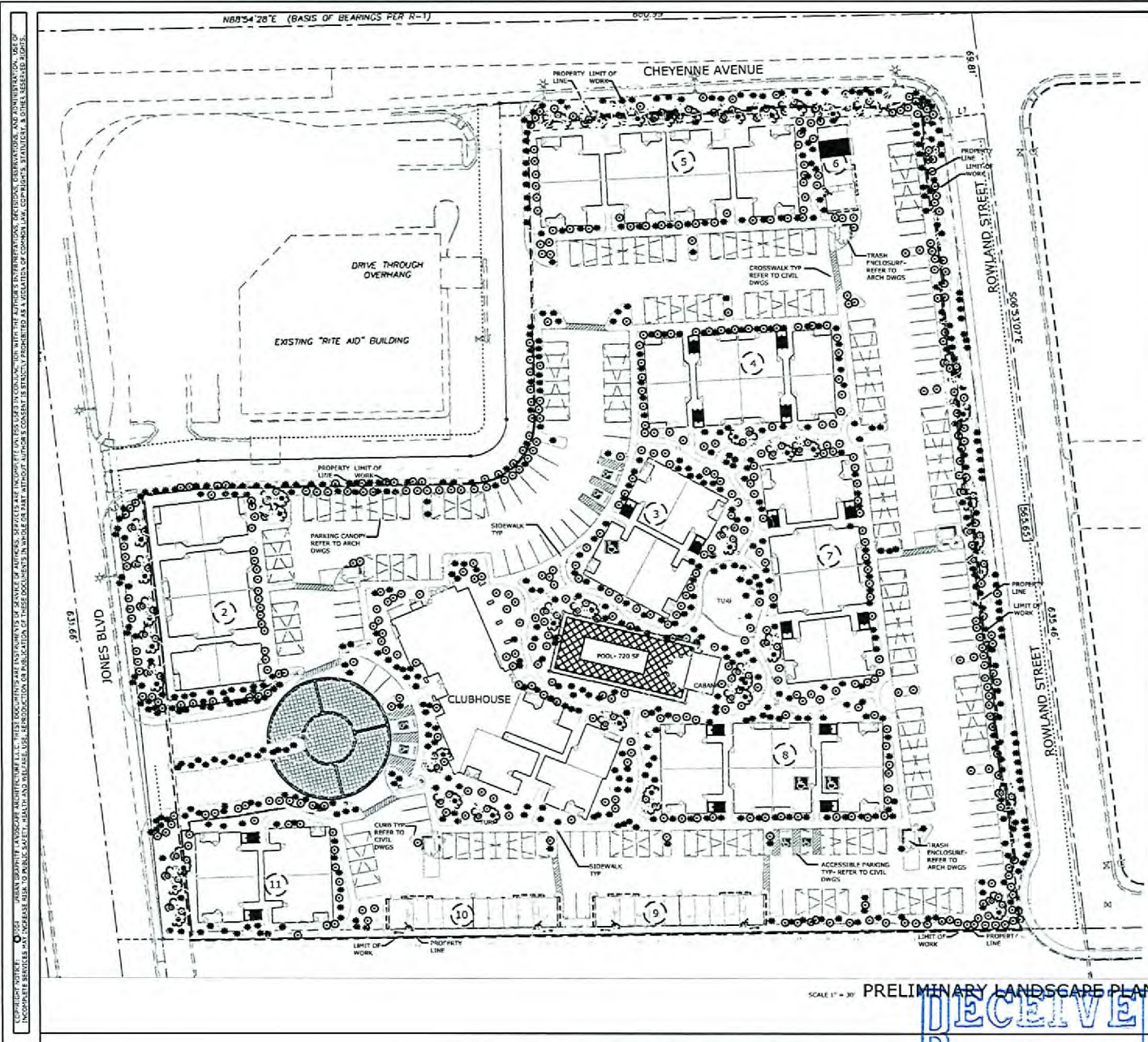
biltform architecture  
 Group of Nevada, Inc.  
 1212 West Sahara Road, Suite 101  
 Las Vegas, Nevada 89114  
 Phone 482 261 5300 Fax 482 261 9223

**Cheyenne & Jones**  
 Multi-Family Community  
 City of Las Vegas, Clark County, Nevada  
**Trammell Crow Residential Southwest**  
 3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019  
 PHONE (702) 796 1518

RECEIVED  
 ARCHITECTURAL SITE PLAN  
 JUN 12 2007

ZON-19673 VAR-19672 SDR-19670 06-20-07 CC

A1.1  
 © BILTFORM ARCHITECTURE GROUP INC.



**PLANT LEGEND**  
TREES

| SPECIES                          | SIZE/ QTY- PER CODE |
|----------------------------------|---------------------|
| DALBERGIA KISSOOD                | 24" BOX             |
| KISSOOD TREE                     | 15 GAL.             |
| PRINUS CERASIFERA 'ATROPURPUREA' | PUBERT 1 1/4" PLUM  |
| OLEA EUROPAEA                    | 36" BOX MULTI       |
| SWAN HILL OLIVE                  | 24" BOX U.O.N./     |
| ULMUS PARVIFOLIA                 | 15 GAL.             |
| CHINESE EVERGREEN ELM            | 15 GAL.             |
| PINUS BRUTIA ELIADARICA          | 15 GAL.             |
| MONSIEUR LINE                    | 15 GAL U.O.N./      |
| ACACIA STENOXYLLA                | 25' HEIGHT          |
| SHOESTRING ACACIA                | 24" BOX             |
| PHOENIX DACTYLIFERA              | 18" HEIGHT          |
| DATE PALM                        | 24" BOX U.O.N./     |
| CHAMPAGNE HOPBUSH                | 15 GAL.             |
| MEDITERRANEAN FAN PALM           | 24" BOX U.O.N./     |
| WASHINGTON HORTICOLA             | 15 GAL.             |
| AFRICAN FAN PALM                 | 24" BOX U.O.N./     |
| FRAXINUS VELUTINA 'BO GRANDE'    | 15 GAL.             |
| FAN-TEK ASH                      | 24" BOX             |
| THEVETIA PERUVIANA               | 15 GAL.             |
| YELLOW OLIVE TREE                | 24" BOX             |
| ACACIA ANEURA                    | 15 GAL U.O.N./      |
| MULGA                            | 24" BOX             |
| CERES OCCIDENTALIS               | 15 GAL U.O.N./      |
| WESTERN REDBUD                   | 24" BOX             |
| ACACIA SWALLEE                   | 15 GAL U.O.N./      |
| SWEET ACACIA                     | 15 GAL U.O.N./      |
| CHITALPA TASHKENNENSIS HYBRID    | 15 GAL U.O.N./      |
| CHITALPA                         | 15 GAL U.O.N./      |

**SHRUBS**

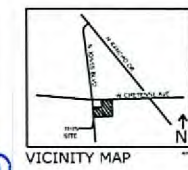
| SPECIES                     | SIZE     |
|-----------------------------|----------|
| PIRACANNA LILIM PLUTEIFOLIA | 5 GALLON |
| WESTERN CLOVEY SAGE         | 5 GALLON |
| LIGULASTRUM TERANUM         | 5 GALLON |
| MAXILLARIA FLOREATA         | 5 GALLON |
| XYLODIA CONGESTUM           | 5 GALLON |
| CHENOPodium                 | 5 GALLON |
| SALVIA GREGGII              | 5 GALLON |
| BUTIRIA SAGE                | 5 GALLON |
| FEZDA SELLOWIANA            | 5 GALLON |
| PINAPPLE CACTUS             | 5 GALLON |
| MIMUS PERUVIANA CAPILLARIS  | 5 GALLON |
| REGAL WREST GRASS           | 5 GALLON |
| LIPICODIUM LUM CANDIDUM     | 5 GALLON |
| SILVER LEAF                 | 5 GALLON |
| CASCA ANTIHERMOBIS          | 5 GALLON |
| FRATERNITY CASSIA           | 5 GALLON |
| FITTOPORUM TORBIA 'WHEELER' | 5 GALLON |
| ANGELICA DWARF              | 5 GALLON |
| NANERINA DOMESTICA          | 5 GALLON |
| HEAVENLY SHIBBOD            | 5 GALLON |
| LANTANA CANABA              | 5 GALLON |
| ROSA LANTANA                | 5 GALLON |
| NEFLUM OLIVACEO HYBRID      | 5 GALLON |
| DWARF OLIVACEO              | 5 GALLON |
| MIMUS PERUVIANA SPECIES     | 5 GALLON |
| ORIGANUM                    | 5 GALLON |
| JUSTICIA SPENSERA           | 5 GALLON |
| MEXICAN HONEYBUCKLE         | 5 GALLON |
| BURLEIA BRITTONIANA         | 5 GALLON |
| BLUE BELL                   | 5 GALLON |
| PHOTINIA FRAGRIS            | 5 GALLON |
| FRAGERS PHOTINIA            | 5 GALLON |
| RHAPHANOPSIS INDICA         | 5 GALLON |
| INDIA HANTHORN              | 5 GALLON |
| HESPERALOE PARVIFLOA        | 5 GALLON |
| RED YUCCA                   | 5 GALLON |
| CASCA PENA MEDICANA         | 5 GALLON |
| MEXICAN BIRD OF PARADISE    | 5 GALLON |
| HENOCALLIS SP.              | 5 GALLON |
| DAYLILY                     | 5 GALLON |
| TECOPA STANS                | 5 GALLON |
| ARIZONA YELLOW BELLS        | 5 GALLON |
| DIETES VICATA               | 5 GALLON |
| ROSEMARY                    | 5 GALLON |
| ROUSSEAU LILY               | 5 GALLON |
| ROUSSEAU LILY SP.           | 5 GALLON |
| HOUSTONIA HOUSTONII         | 5 GALLON |
| LIRIODIUM GIGANTEA          | 5 GALLON |
| LILY                        | 5 GALLON |

**GROUNDCOVERS**

| SPECIES                   | SIZE   |
|---------------------------|--------|
| GARDNERI EGONS 'SUN GOLD' | 5 GAL. |
| SUN GOLD GAZANIA          | 5 GAL. |
| CONVOLVULUS ENICORUM      | 5 GAL. |
| IRIS HOUSSEYI GLOW        | 5 GAL. |
| BAILEYA MULTIRADATA       | 5 GAL. |
| DISCART HANGSOLD          | 5 GAL. |
| LANTANA SP.               | 5 GAL. |
| TRAILING PURPLE LANTANA   | 5 GAL. |
| NEW GOLD LANTANA          | 5 GAL. |
| TEUCORIUM CHAMAMENSIS     | 5 GAL. |
| PROSTRATE GERMANDER       | 5 GAL. |
| WROBIA TULLONATA          | 5 GAL. |
| YELLOW DOT                | 5 GAL. |
| VERBENA RALCHITELLA       | 5 GAL. |
| VERBENA                   | 5 GAL. |
| AGAPANTHUS AFRICANUS      | 5 GAL. |
| LILY OF THE NILE          | 5 GAL. |

**LANDSCAPE MATERIALS**

- S/P SCREENED DECOMPOSED GRANITE
- 2" DEPTH, COLOR BY OWNER
- J - 5" DIA. "SURFACE SELECT" GRANITE BOULDERS
- 6" APPROVED ROUNAL
- BERMUDA
- SDO



**Cheyenne and Jones**  
city of north las vegas

u r b a n + g r a p h i c s

1600 S. BURNING WOOD BLVD., SUITE 100, LAS VEGAS, NV 89119  
TEL: 702.731.3131 FAX: 702.731.3132

77-103  
44-07  
DA  
DE  
2

0 15 30 60

NORTH

prelim.

L1.1

SCALE 1" = 30' PRELIMINARY LANDSCAPE PLAN

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JUN 12 2007