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October 12, 2007

**Via Facsimile**

Robert Summerfield  
Planner  
City of Las Vegas Development Services Center  
731 South Fourth Street  
Las Vegas, Nevada 89101

Re: **CONFIRMATION OF CHANGE IN MEETING DATE -  
GPA-24489, SDR-24490, ZON-24491, SUP-24884, VAR-25139 /  
(APN 139-19-705-001) - October 25, 2007 Planning Commission Mtg.**

Dear Robert:

Pursuant to our earlier conversation, we will plan for the Planning Commission hearing for GPA-24489, SDR-24490, ZON-24491, SUP-24884 and VAR-25139 to be heard on the November 29, 2007 Planning Commission agenda to accommodate for the additional time needed to publicly notice the above referenced applications.

If you have any questions or need additional information please contact my office.

Thank you.

Sincerely,



Bill Curran

WPC:cw  
Enclosure

cc: Patrick Masachi

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**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SUP-24884** APN: 139-19-705-001

Name of Property Owner: Rancho Allen LLC

Name of Applicant: Rancho Allen LLC

Name of Representative: Bill Curran, Ballard Spahr Andrews & Ingersoll, LLP

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: \_\_\_\_\_

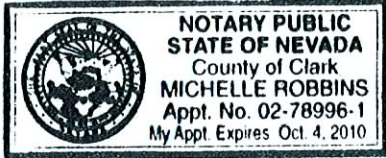
Signature of Property Owner: *Peyman Masachi*

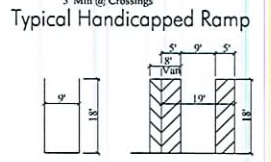
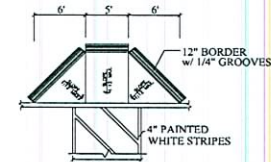
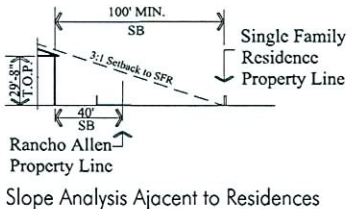
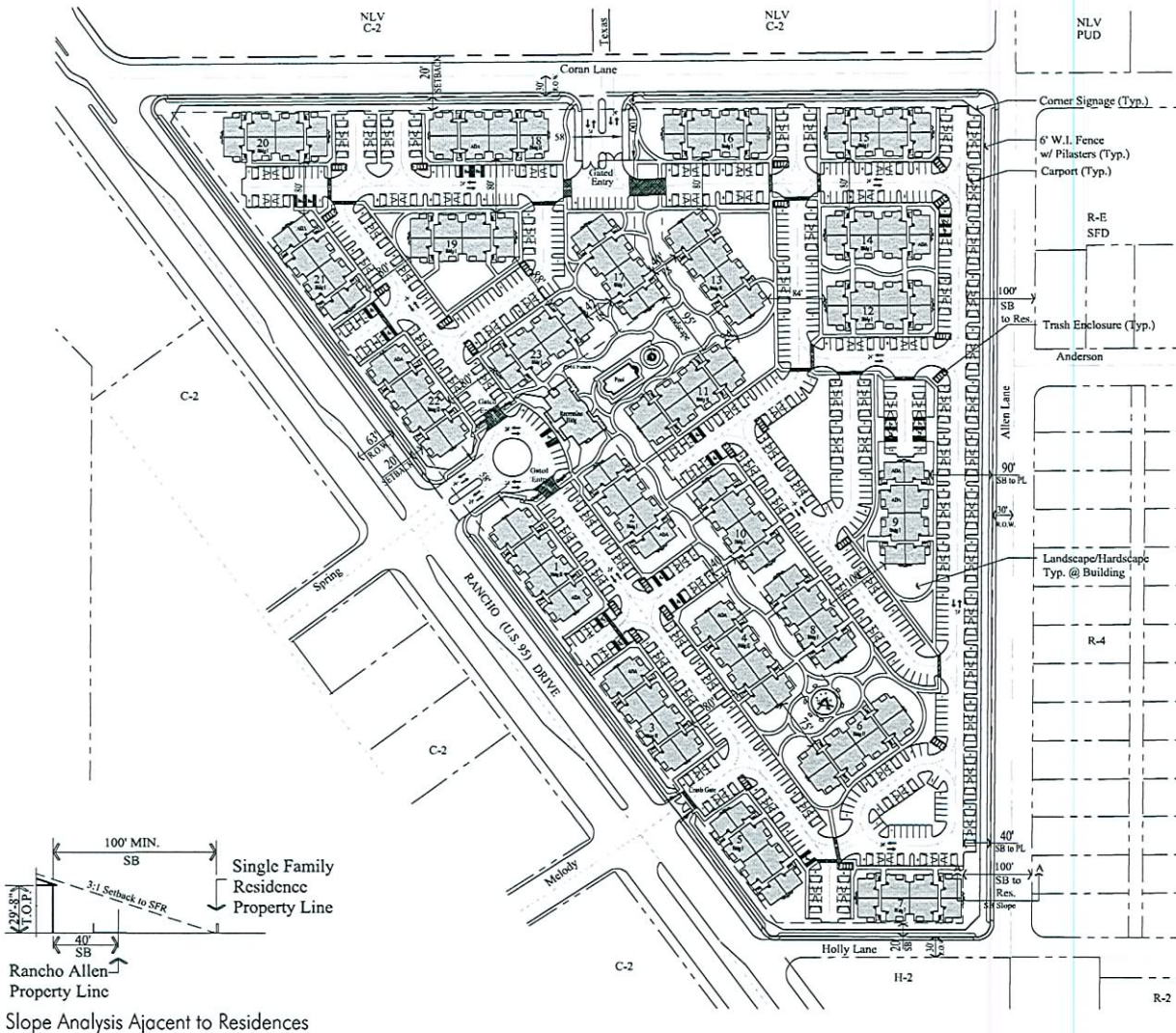
Print Name: Peyman Masachi, its Managing Member

Subscribed and sworn before me

This 2nd day of October, 2007  
Michelle Robbins

Notary Public in and for said County and State





**SITE INFORMATION - RESIDENTIAL**

PARCEL APN # 139-19-05-001  
 ZONING Re-zone C-2 to R-3  
 PARCEL AREA

Total Gross Area	= 1,051,538 S.F. = 24.14 Acres
Net Area	
Total Net Area	= 965,290 S.F. = 22.16 Acres

**Unit Mix**

	# of Bldgs	1 Bdrm	2 Bdrm	
Building I	15	12 Units	12 Units	360 Units
Building II	8	0 Units	24 Units	192 Units
<b>Total</b>	<b>23</b>	<b>180 Units</b>	<b>372 Units</b>	<b>552 Units</b>

**DENSITY**  
 Total Gross Density = 22.87 DU / Acre

**SETBACKS**

Front	20 Ft
Rear	20 Ft
Interior Side	5 Ft
3:1 Setback Adjacent to single family development	100 Ft
Corner side	5 Ft

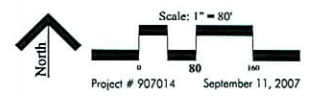
**PARKING REQUIREMENTS**

Residential	1 Bedrooms	1.25 per Unit	x 180 Units	= 225
	2 Bedrooms	1.75 per Unit <td>x 372 Units <td>= 651</td> </td>	x 372 Units <td>= 651</td>	= 651
	Garage	1 per 6 Units <td>@ 528</td> <td>= 92</td>	@ 528	= 92
<b>Total Parking Req Residential</b>				<b>968</b>

**PARKING PROVIDED**

Residential Surface	= 416
Covered	= 552
<b>Total Residential Parking Provided</b>	<b>= 968</b>
Accessible Spaces Required (968 x 2%)	= 20
Accessible Spaces Provided	= 20

**Note:**  
 1) This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy is implied.  
 2) Accessible Route includes all drawn sidewalks and crossings.



**Conceptual Site Plan B-1**

Rancho Drive & Coran Lane      Rancho Drive and Coran Lane      Patrick Masachi

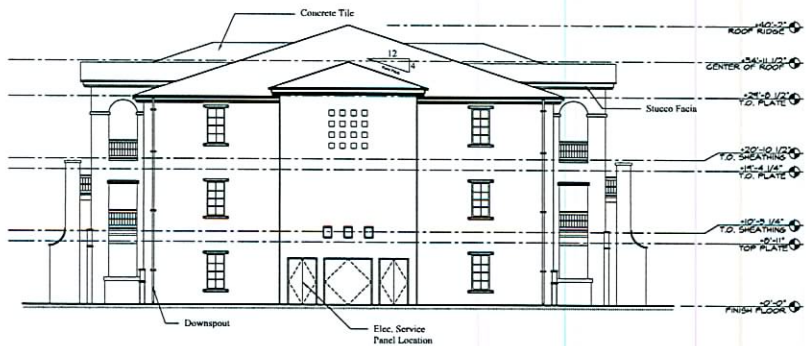
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**SUP-24884**  
**10/25/07 PC**

Perlman



Front & Rear Elevations



Side Elevations

Building Type I Elevations (24-plex)

Rancho Drive & Coran Lane

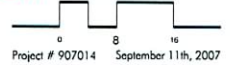
Las Vegas, Nevada

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Scale: 1/8" = 1'



Project # 907014 September 11th, 2007

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

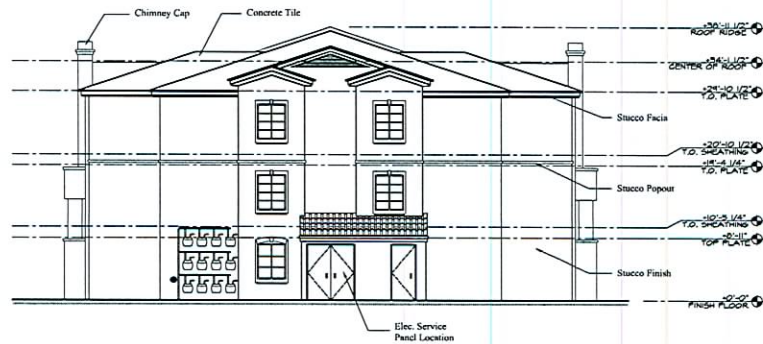
Rancho Drive & Coran Lane



**SUP-24884**  
**10/25/07 PC**



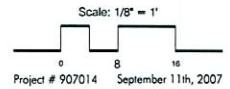
Front & Rear Elevation



Side Elevation

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Building Type II Elevations (24-plex)

Rancho Drive & Coran Lane

Las Vegas, Nevada

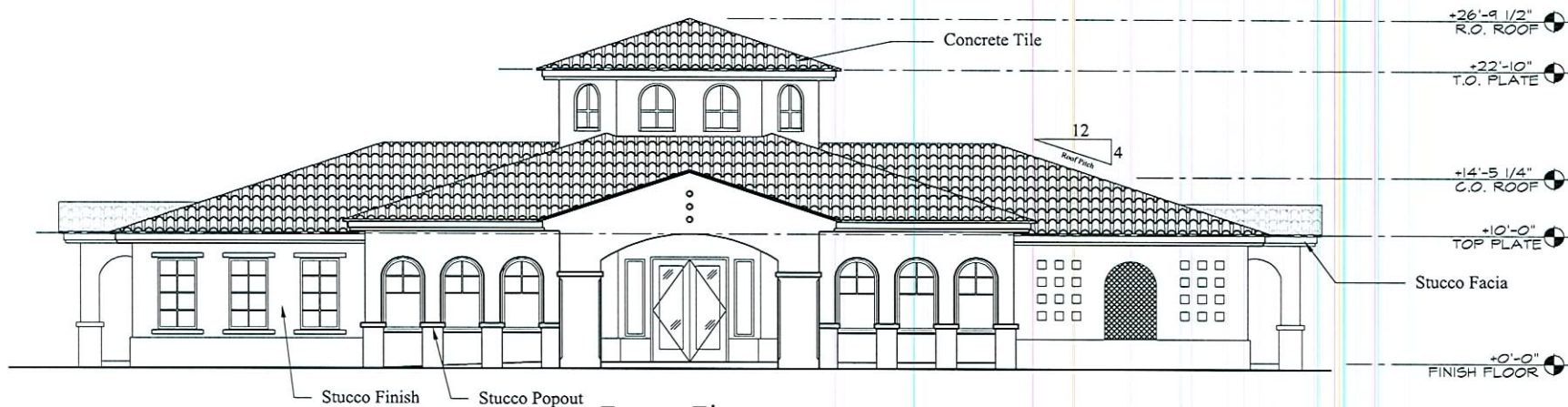
Patrick Masachi



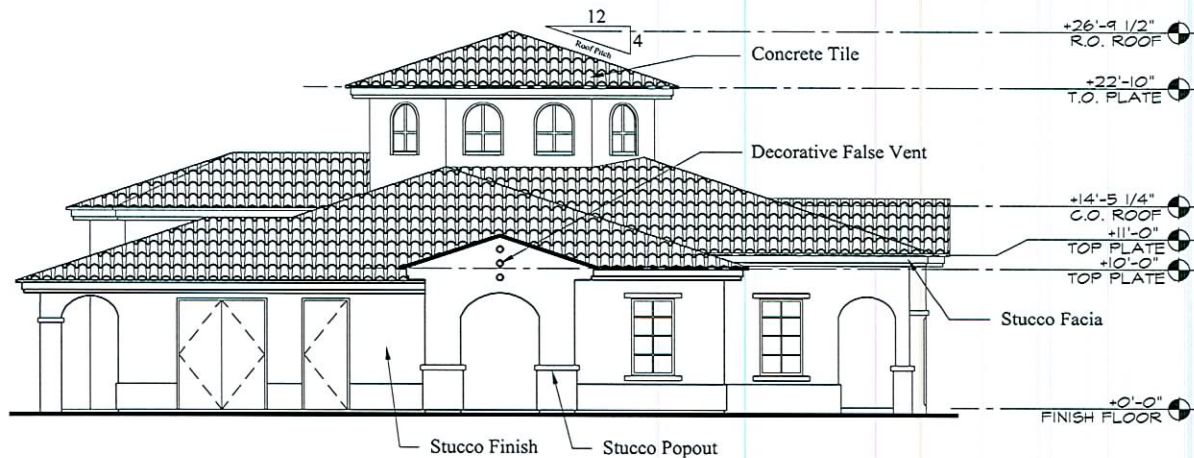
**SUP-24884**  
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Rancho Drive & Coran Lane



Front Elevation



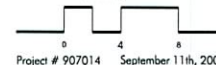
Left Side Elevation

Conceptual Clubhouse Elevations 1 of 2

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Scale: 1/4" = 1'



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Rancho Drive & Coran Lane

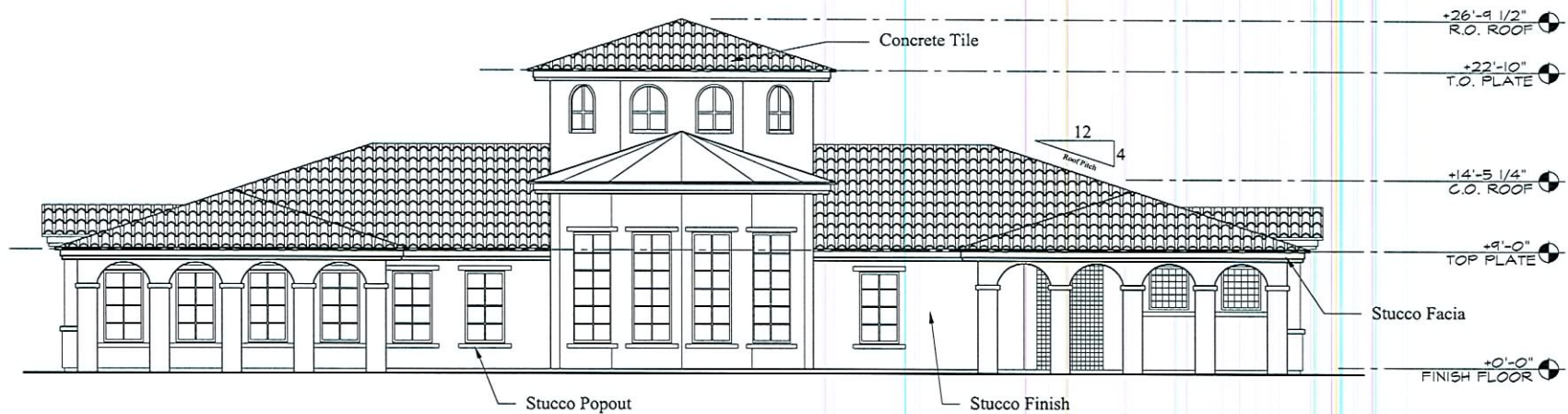
Rancho Drive & Coran Lane

Las Vegas, Nevada

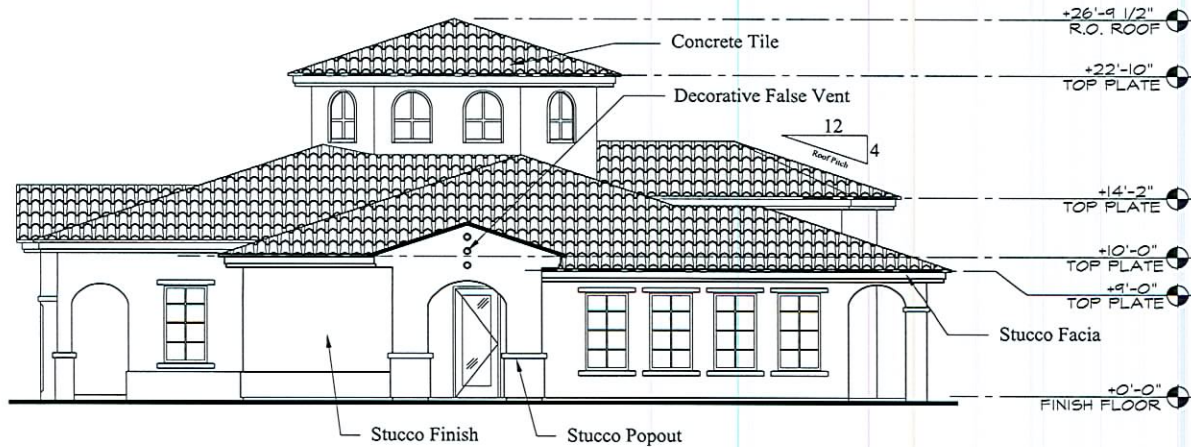
Patrick Masachi



SUP-24884  
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Rear Elevation

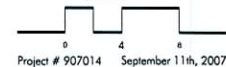


Right Side Elevation

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Scale: 1/4" = 1'



Conceptual Clubhouse Elevations 2 of 2

Rancho Drive & Coran Lane

Rancho Drive & Coran Lane

Las Vegas, Nevada

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