

LAW OFFICES  
**BALLARD SPAHR ANDREWS & INGERSOLL, LLP**

BANK OF AMERICA PLAZA  
300 SOUTH FOURTH STREET, SUITE 1201  
LAS VEGAS, NEVADA 89101-6018  
702-471-7000  
FAX: 702-471-7070  
WWW.BALLARDSPAHR.COM

PHILADELPHIA, PA  
BALTIMORE, MD  
BETHESDA, MD  
DENVER, CO  
LOS ANGELES, CA  
PHOENIX, AZ  
SALT LAKE CITY, UT  
VOORHEES, NJ  
WASHINGTON, DC  
WILMINGTON, DE

**MAREN PARRY**  
DIRECT DIAL: (702) 387-3096  
PERSONAL FAX: (866) 381-5357  
E-MAIL: PARRYM@BALLARDSPAHR.COM

November 14, 2007

Andy Reed  
City of Las Vegas Planning & Development  
731 South Fourth Street  
Las Vegas, NV 89101

Re: **REQUEST TO HOLD APPLICATIONS -  
GPA-24489, SDR-24490, ZON-24491, SUP-24884, VAR-25139  
(APN 139-19-705-001)**

Dear Mr. Reed:

On behalf of my client, Rancho Allen LLC, I respectfully request that the above-referenced items be held for 30 days.

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

Sincerely,

  
Maren Parry

MP/jw  
Enclosure

cc: Patrick Masachi

RECEIVED  
NOV 14 2007



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-25139** 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: \_\_\_\_\_

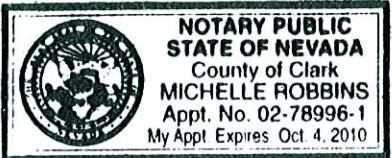
Signature of Property Owner: *[Handwritten Signature]*

Print Name: Peyman Masachi, its Managing Member

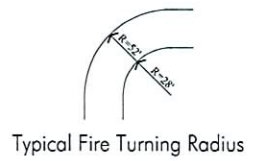
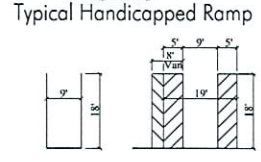
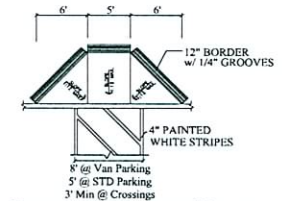
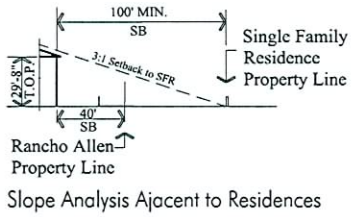
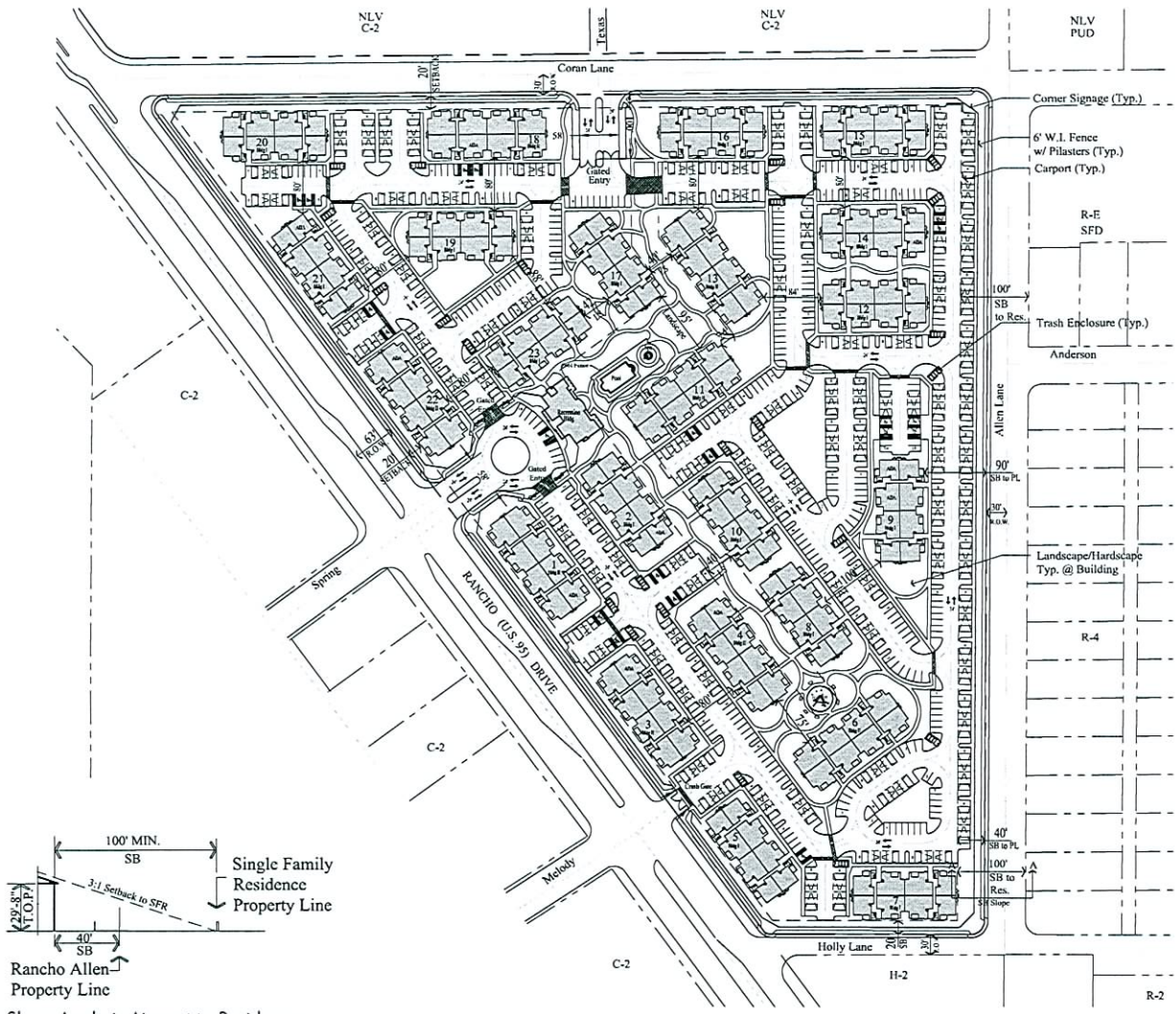
Subscribed and sworn before me

This 14th day of October, 2007  
*[Handwritten Signature]*

Notary Public in and for said County and State



RECEIVED  
OCT 12 2007



**SITE INFORMATION - RESIDENTIAL**

PARCEL APN # 139-19-705-001  
 ZONING Rezone C-2 to R-3  
 PARCEL AREA  
 Gross Area = 1,051,538 S.F. = 24.14 Acres  
 Net Area = 965,290 S.F. = 22.16 Acres

Unit Mix	# of Bldgs	1 Bdrm	2 Bdrm	360 Units
Building I	15	12 Units	12 Units	192 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>
		52 %	67 %	

**DENSITY**  
 Total Gross Density = 77.87 DU / Acre

**SETBACKS**  
 Front = 20 Ft  
 Rear = 20 Ft  
 Interior Side = 5 Ft  
 2.1 Setback Adjacent to single family development = 100 Ft  
 Corner side = 5 Ft

**PARKING REQUIREMENTS**

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

**PARKING PROVIDED**

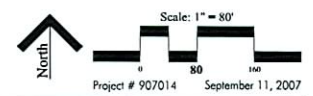
Residential				
Surface				= 416
Covered				= 552
<b>Total Residential Parking Provided</b>				<b>= 968</b>
Accessible Spaces Required (968 * 2%)				= 20
Accessible Spaces Provided				= 20

**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 and Coran Lane**  
 Las Vegas, Nevada

Patrick Masachi

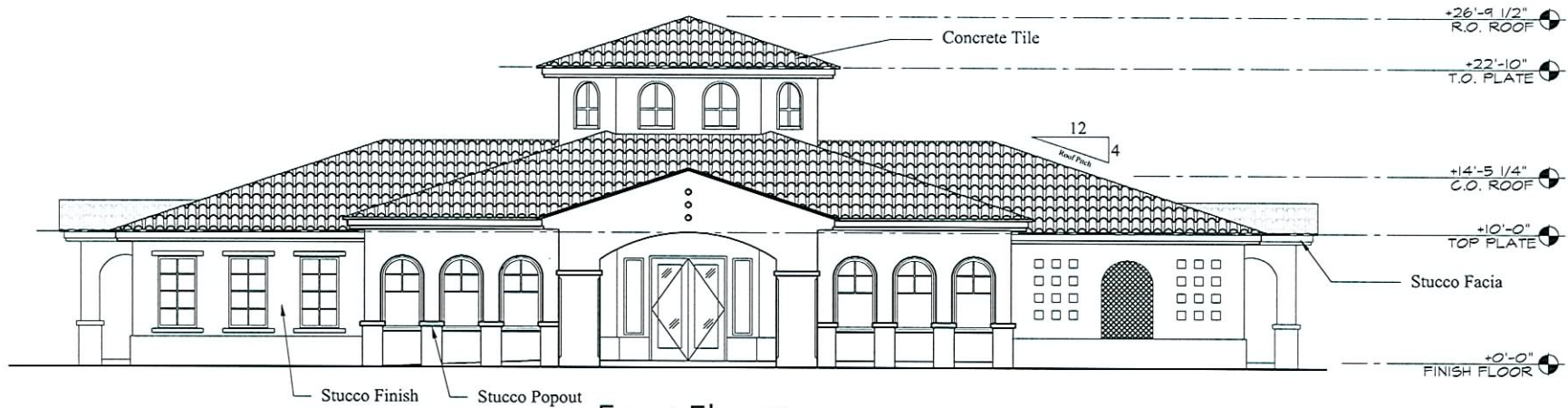


Rancho Drive & Coran Lane

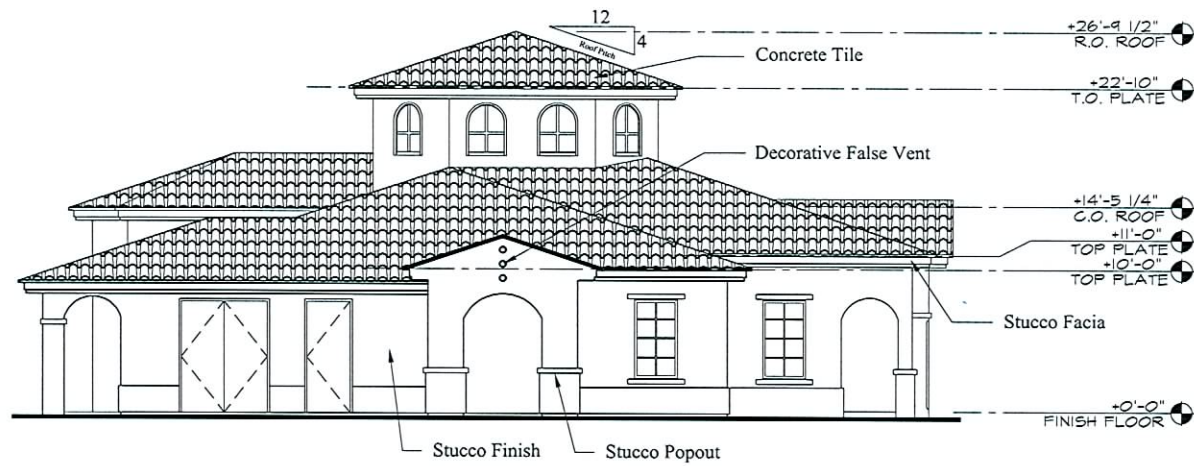
**VAR-25139**  
**11/29/07 PC**

RECEIVED  
 OCT 1 2 2007



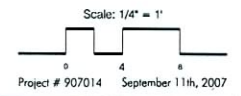


Front Elevation



Left Side Elevation

Conceptual Clubhouse Elevations 1 of 2



© Periman 2007. All rights reserved. Design modifications without notice. All Colors, Dimensions, Form and Architectural Features are Conceptual and subject to Change.

Rancho Drive & Coran Lane

Rancho Drive & Coran Lane

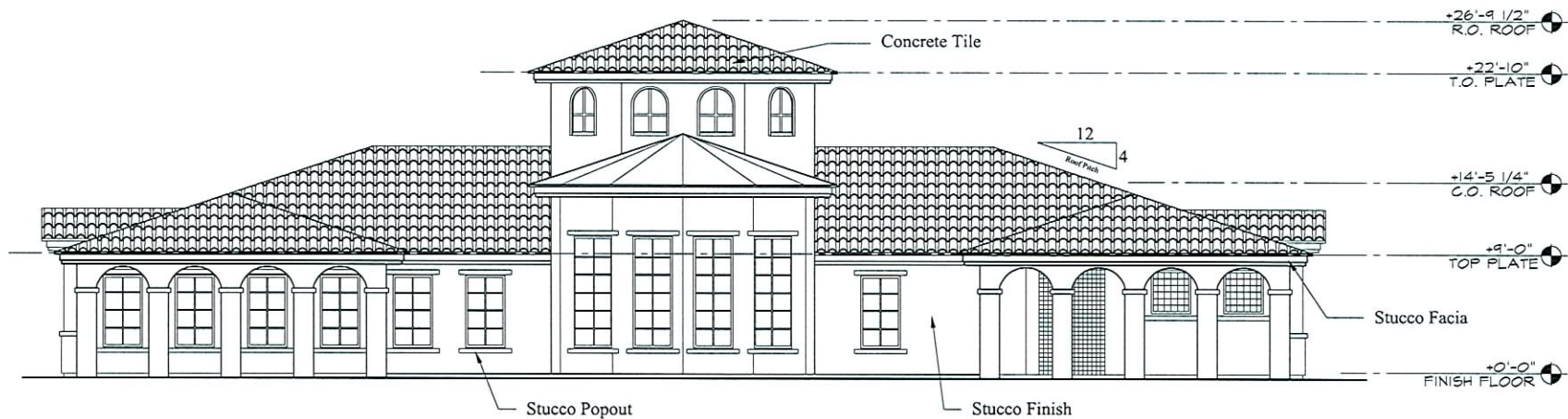
Las Vegas, Nevada

Patrick Mosachi

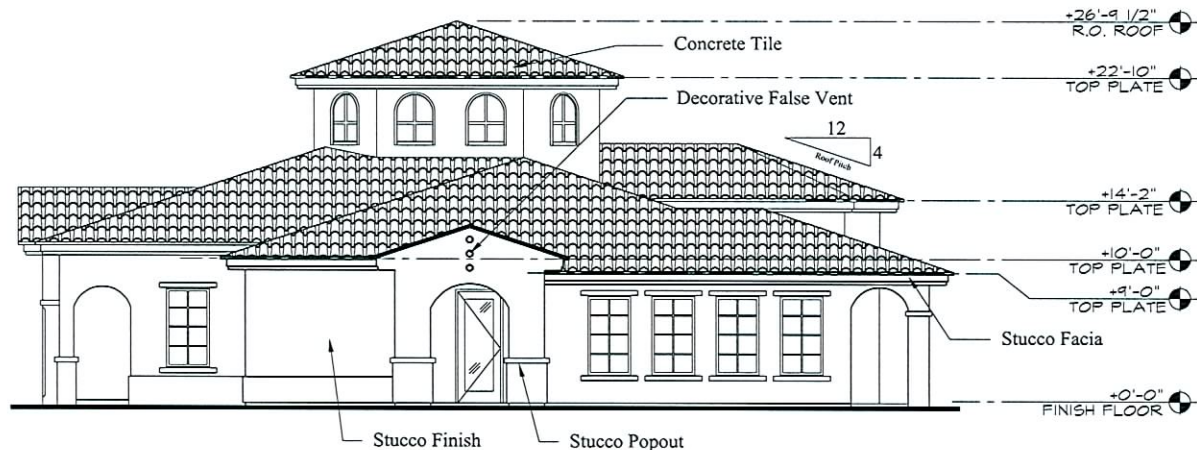


**VAR-25139**  
**11/29/07 PC**

RECEIVED  
OCT 12 2007



Rear Elevation



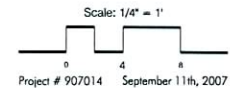
Right Side Elevation

Conceptual Clubhouse Elevations 2 of 2

Rancho Drive & Coran Lane

Las Vegas, Nevada

Patrick Masachi



Project # 907014 September 11th, 2007

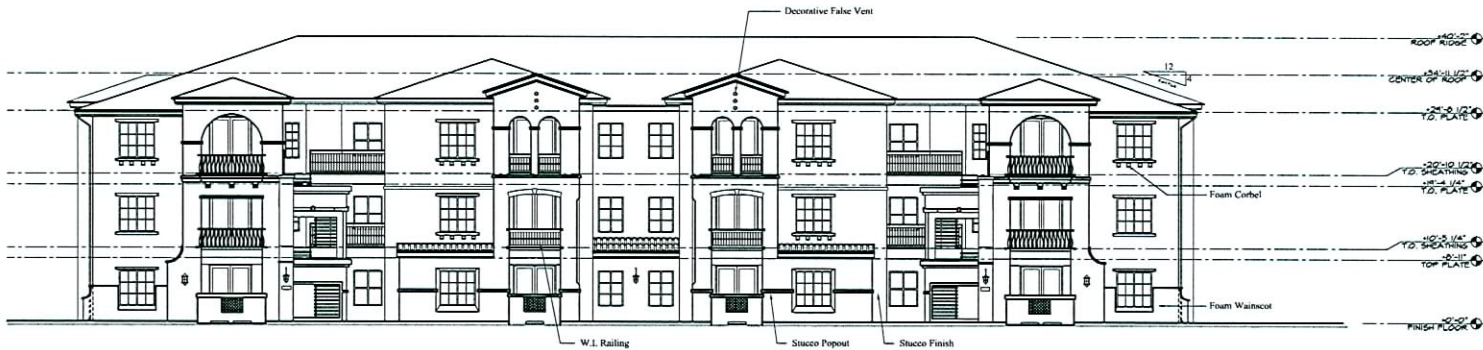
Rancho Drive & Coran Lane



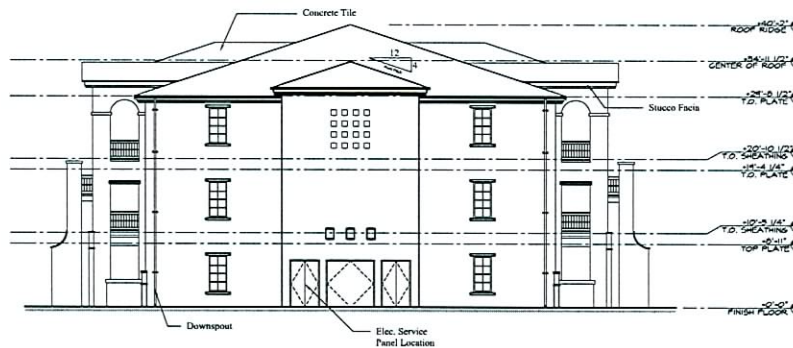
**VAR-25139**  
**11/29/07 PC**

RECEIVED  
OCT 12 2007

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



Front & Rear Elevations



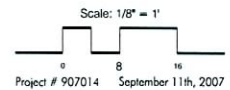
Side Elevations

Building Type I Elevations (24-plex)

Rancho Drive & Coran Lane

Las Vegas, Nevada

Patrick Masachi



© 2007 by P.M. All rights reserved. Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Rancho Drive & Coran Lane

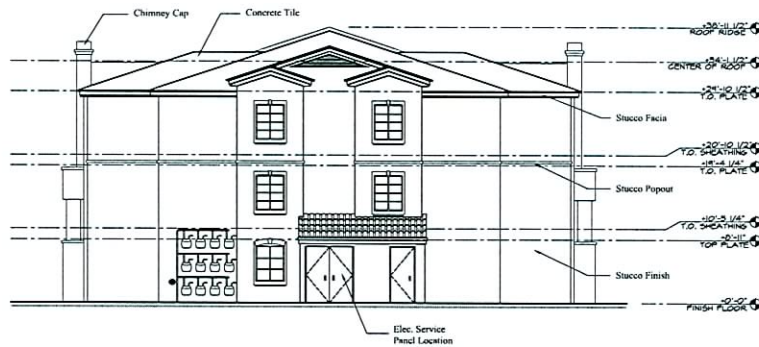


RECEIVED  
OCT 12 2007

VAR-25139  
11/29/07 PC



Front & Rear Elevation



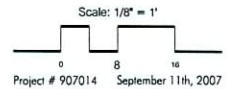
Side Elevation

Building Type II Elevations (24-plex)

Rancho Drive & Coran Lane

Las Vegas, Nevada

Patrick Masachi



© 2007 Perlmans Architects, LLC. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Rancho Drive & Coran Lane



**VAR-25139**  
**11/29/07 PC**

RECEIVED  
OCT 13 2007