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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

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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: _____

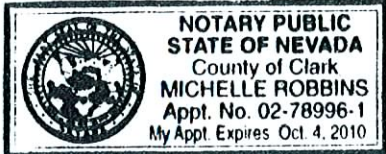
Partner(s): _____

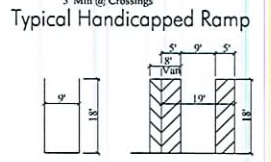
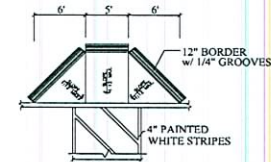
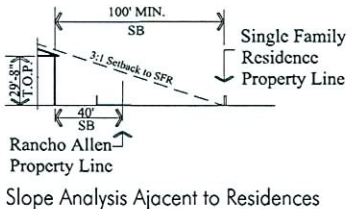
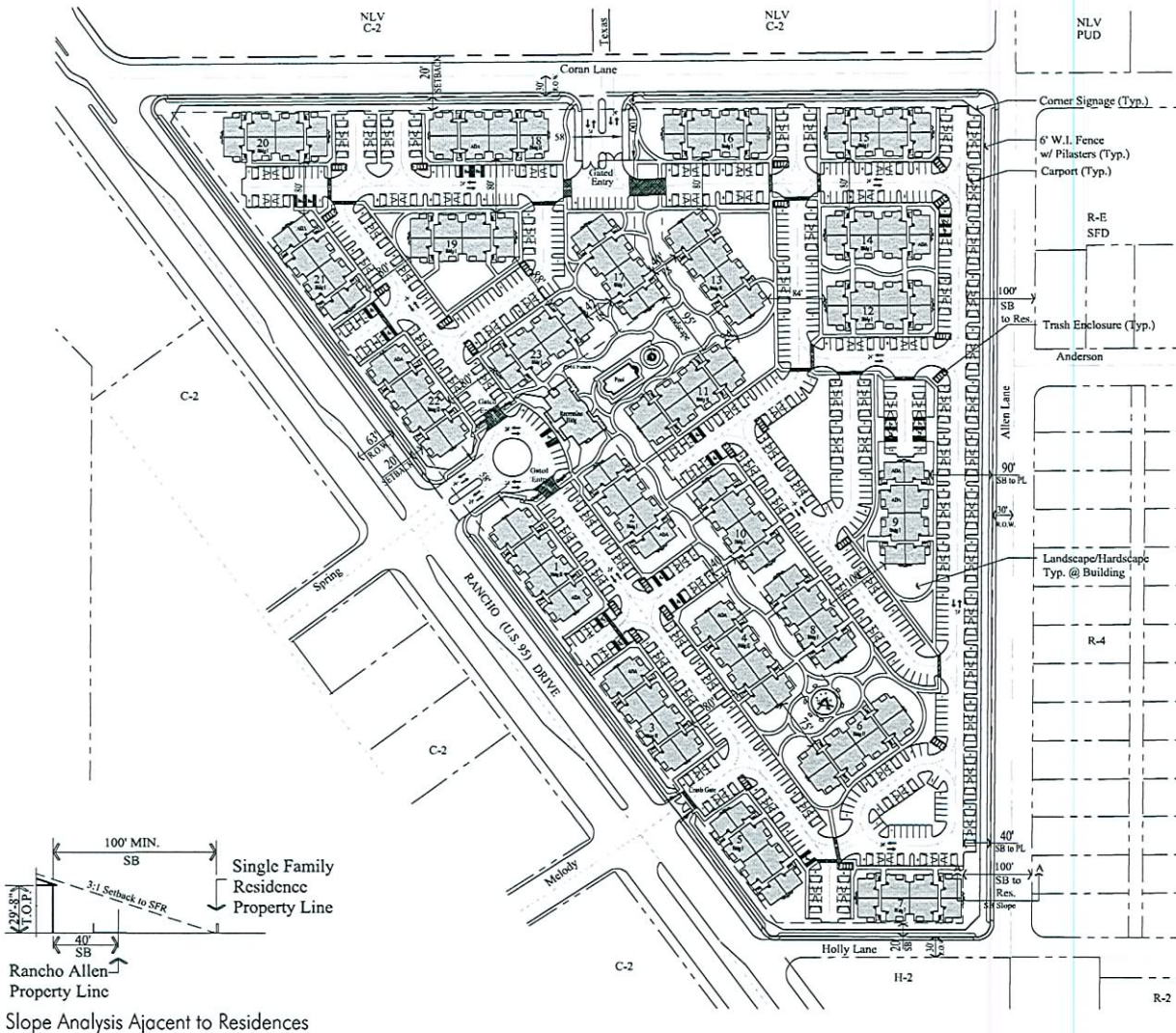
APN: _____

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
Total	23	180 Units	372 Units	552 Units

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

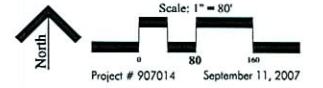
PARKING REQUIREMENTS

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

PARKING PROVIDED

Residential Surface	= 416
Covered	= 552
Total Residential Parking Provided	= 968
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.



Rancho Drive & Coran Lane

Rancho Drive and Coran Lane
 Las Vegas, Nevada

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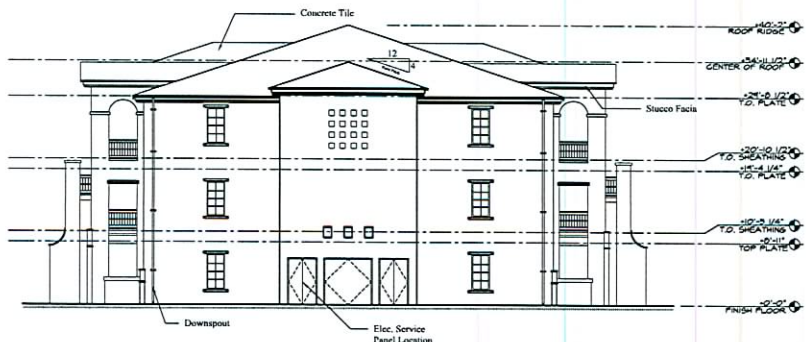
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SUP-24884
 10/25/07 PC

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Front & Rear Elevations



Side Elevations

Building Type I Elevations (24-plex)

Rancho Drive & Coran Lane

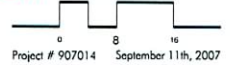
Las Vegas, Nevada

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Scale: 1/8" = 1'



Project # 907014 September 11th, 2007

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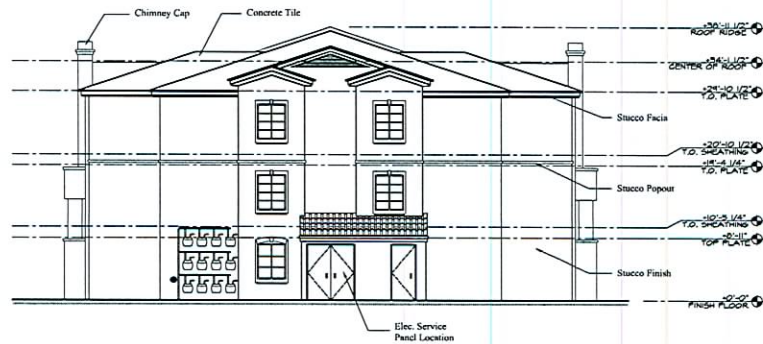
Rancho Drive & Coran Lane



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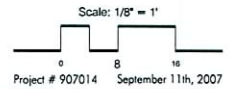
Front & Rear Elevation



Side Elevation

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Building Type II Elevations (24-plex)

Rancho Drive & Coran Lane

Las Vegas, Nevada

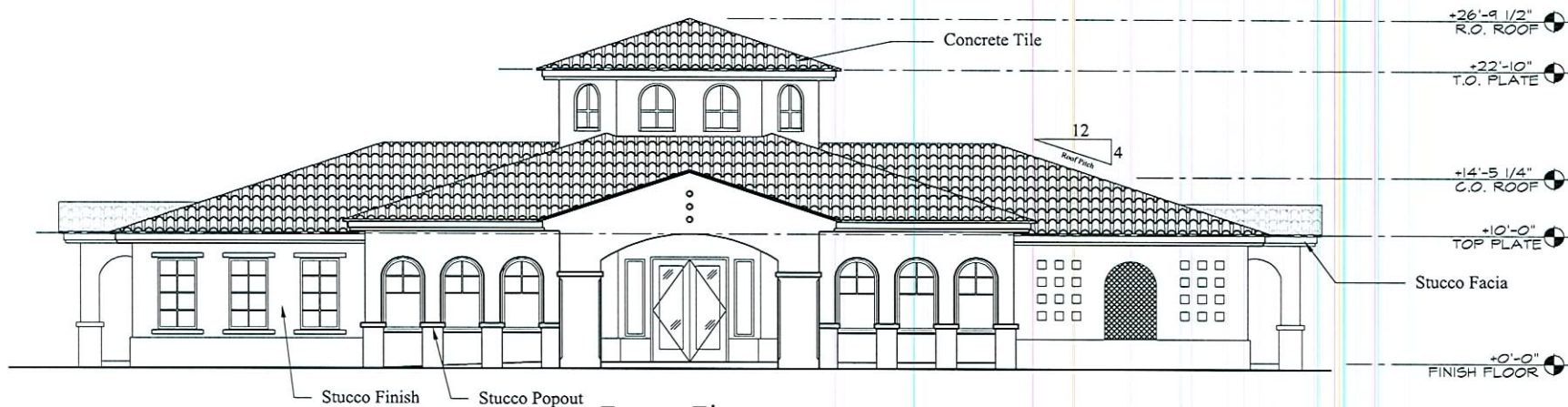
Patrick Masachi



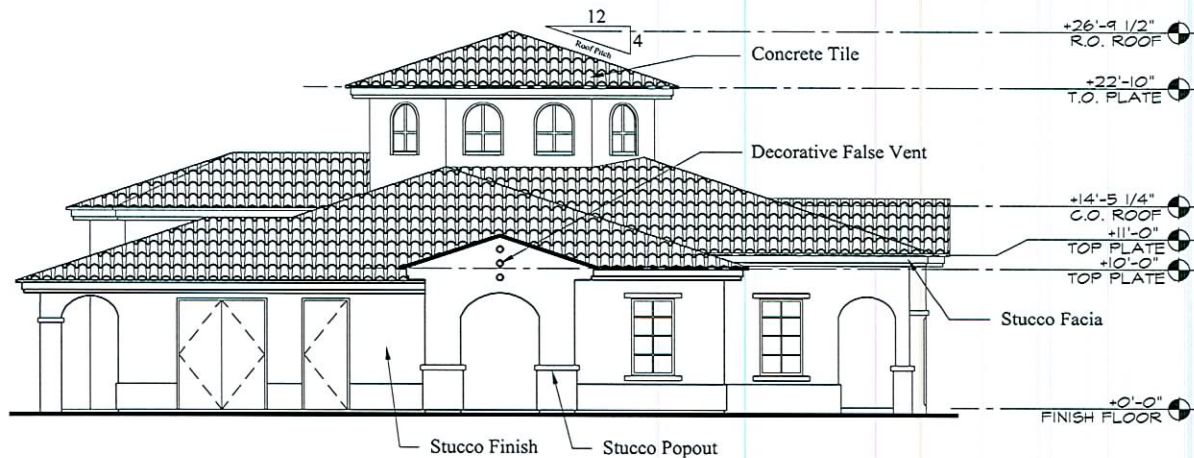
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Rancho Drive & Coran Lane



Front Elevation



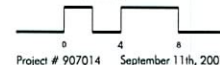
Left Side Elevation

Conceptual Clubhouse Elevations 1 of 2

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Scale: 1/4" = 1'



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Rancho Drive & Coran Lane

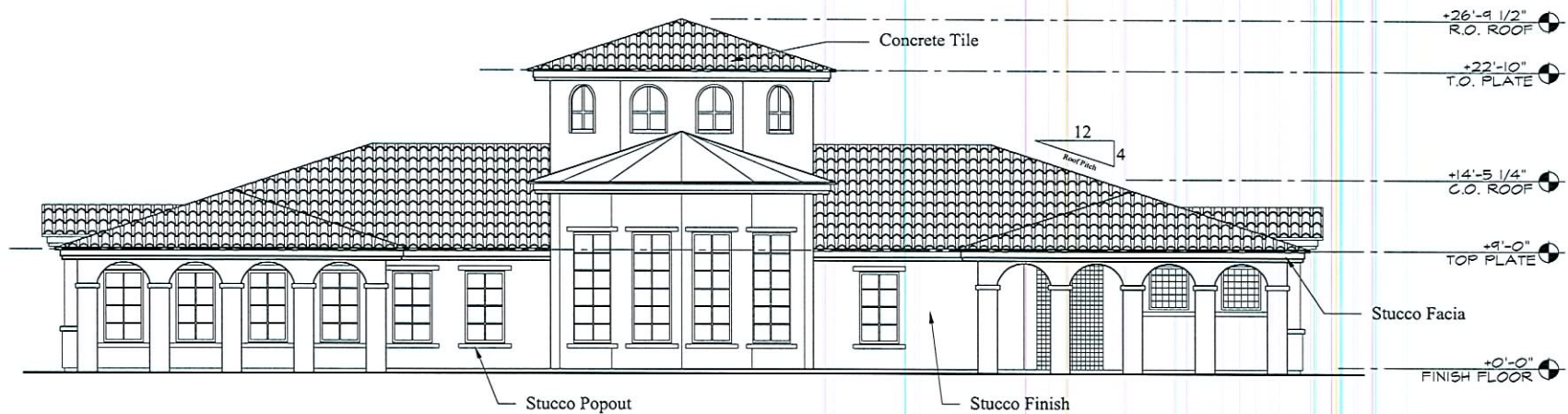
Rancho Drive & Coran Lane

Las Vegas, Nevada

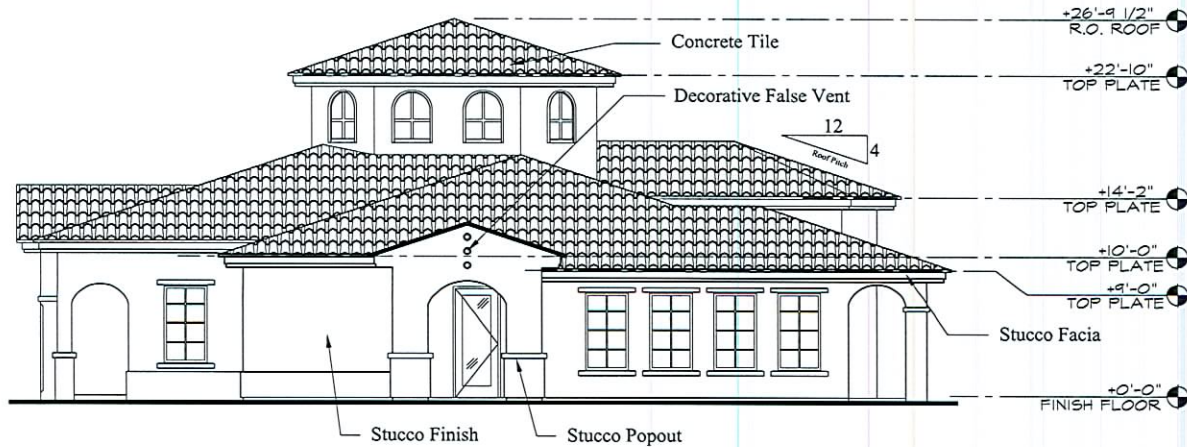
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Rear Elevation



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

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