

**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **MOD-25974** APN: 137-01-101-009

Name of Property Owner: 32 ACRES, LLC

Name of Applicant: Greg Becker

Name of Representative: Dave Braun

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: \_\_\_\_\_

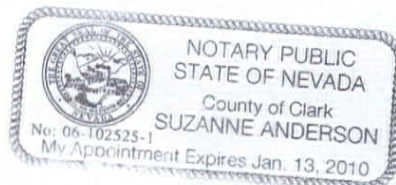
Partner(s): \_\_\_\_\_

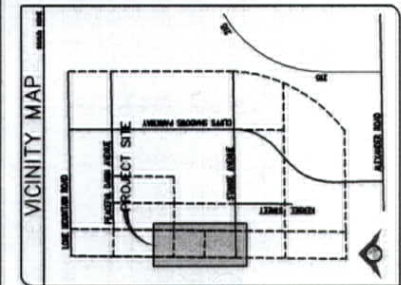
APN: \_\_\_\_\_

Signature of Property Owner: [Signature]  
Print Name: STUART APOLLO

Subscribed and sworn before me

This 29 day of November, 2007  
[Signature]  
Notary Public in and for said County and State





**PARKING ANALYSIS**

NUMBER OF 1-BAY SPACES - 236  
 NUMBER OF 2-BAY SPACES - 43  
 TOTAL SPACES - 279  
 TOTAL PARKING PROVIDED - 279

NUMBER OF 1-BAY SPACES - 40  
 NUMBER OF 2-BAY SPACES - 10  
 TOTAL SPACES - 50  
 TOTAL PARKING PROVIDED - 50

BACK OF LAND RANGES AT EACH INTERSECTION IS 20' FOR FIRE ACCESS

ALL DRAINAGE FACILITIES SHOWN ON PLAN ARE TO BE DESCRIBED AS COMMON LOTS TO BE INDIVIDUALLY MAINTAINED

**ACREAGE**

TOTAL - 14.4  
 BUILDING FOOTPRINT - 1.8  
 DRIVEWAY - 0.2  
 TOTAL IMPROVED - 2.0  
 TOTAL UNIMPROVED - 12.4

**BASIS OF BEARING**

BASIS OF BEARING IS THE TRUE BEARING OF THE LINE FROM THE POINT OF BEGINNING TO THE POINT OF ENDING OF THE LINE. THE BEARING IS MEASURED FROM THE POINT OF BEGINNING TO THE POINT OF ENDING OF THE LINE. THE BEARING IS MEASURED FROM THE POINT OF BEGINNING TO THE POINT OF ENDING OF THE LINE. THE BEARING IS MEASURED FROM THE POINT OF BEGINNING TO THE POINT OF ENDING OF THE LINE.

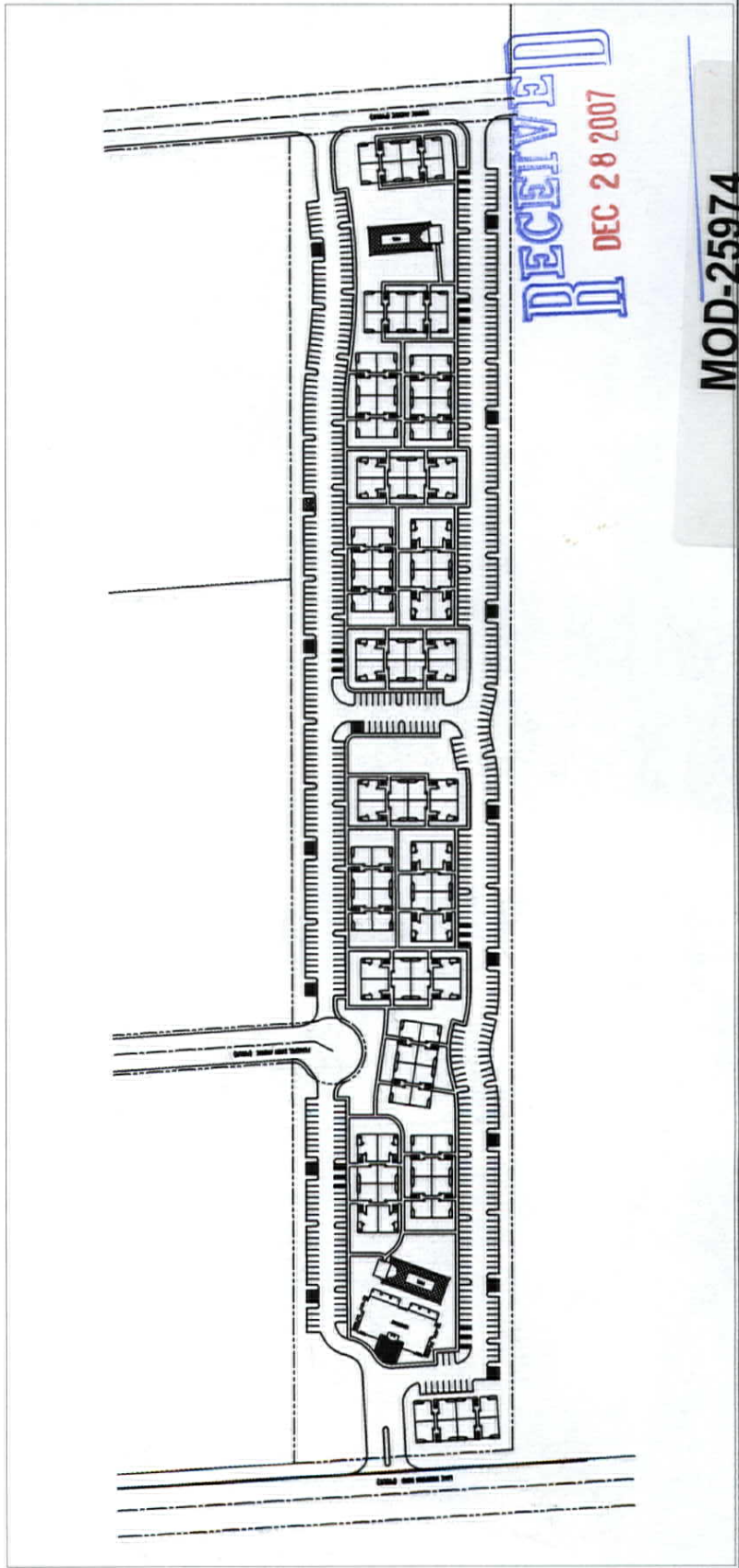
**OPEN SPACE CALCS**

Open Space Required - 14.4 - 2.0 = 12.4  
 Open Space Provided - 12.4  
 Open Space Balance - 0.0



**BENCHMARK**

BENCHMARK IS THE POINT OF BEGINNING OF THE LINE. THE BENCHMARK IS THE POINT OF BEGINNING OF THE LINE. THE BENCHMARK IS THE POINT OF BEGINNING OF THE LINE. THE BENCHMARK IS THE POINT OF BEGINNING OF THE LINE.



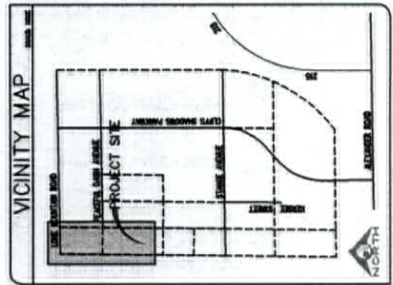
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DEC 28 2007

MOD-25974  
 REVISED  
 01/24/08 PC

DATE	DESCRIPTION

TRITON Engineering  
 437 W. Chisholm Blvd.  
 Suite 100  
 Fort Worth, Texas 76104  
 Phone: (817) 234-1100  
 Fax: (817) 234-1101  
 Email: info@tritoneng.com

LONE MOUNTAIN / P.U.  
 SITE PLAN 1  
 SHEET 3 OF 3  
 C.L.V. DWG. 8



**PARKING ANALYSIS**

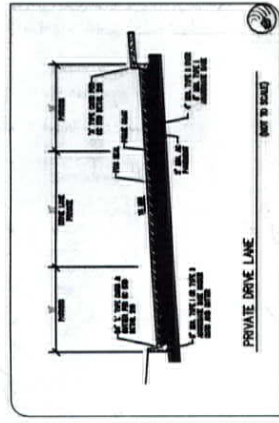
NUMBER OF 2-BEDROOM UNITS = 208  
 (208 x 1.5) = 312  
 PARKING REQUIRED = 463  
 NUMBER OF 3-BEDROOM UNITS = 89  
 PARKING REQUIRED = 134  
 NUMBER OF UNITS PARKING REQUIRED = 597  
 TOTAL PARKING PROVIDED = 597  
 TOTAL PARKING REQUIRED = 597

BACK OF CURB MARKS AT EACH INTERSECTION TO BE PROVIDED FOR THE PARKING.

ALL DRAINAGE CALCULATIONS SHOWN ON PLAN ARE TO BE SUBMITTED AS COMMON LOTS TO BE PROPERLY SUBMITTED.

**ACREAGE**

ACRES = 34.47  
 SQUARE FEET = 148,000  
 SQUARE FEET = 148,000  
 (2.5 ACRES BUILDING FOOTPRINT)



**BENCHMARK**

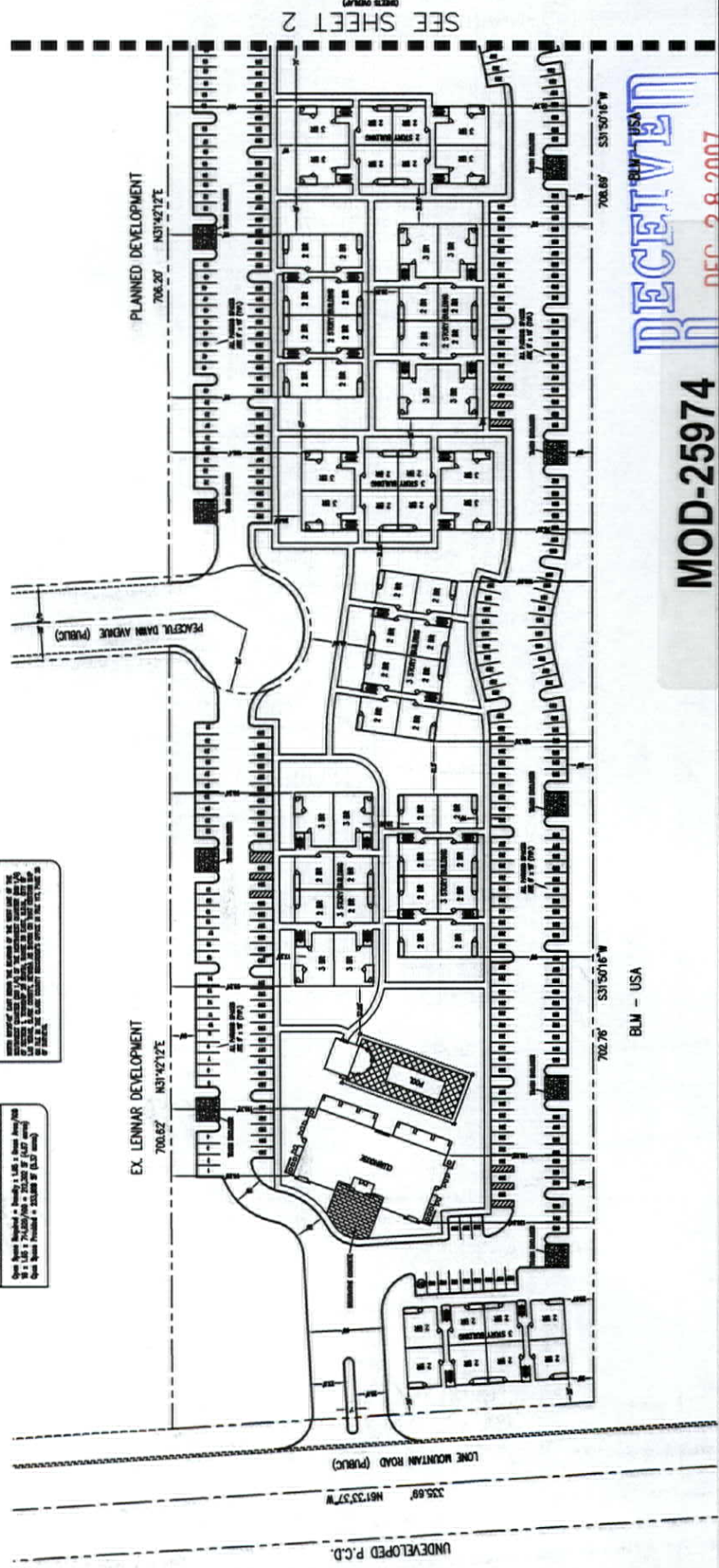
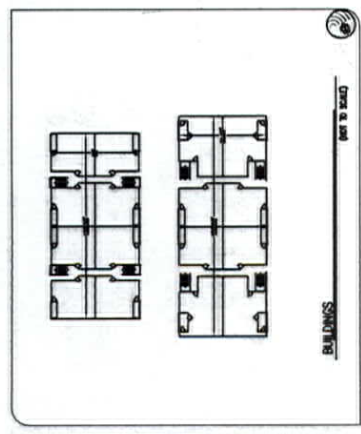
SET OF L.S. BENCHMARK STATION - 52000  
 BENCHMARK POINT IS AT THE CORNER OF THE INTERSECTION OF THE PEACOCK DAM AVENUE AND STATE STREET.

**BASIS OF BEARING**

BEARING OF CURB MARKS AT EACH INTERSECTION TO BE PROVIDED FOR THE PARKING.

**OPEN SPACE CALCS**

Open Space Required = 208 x 1.5 = 312 sq ft  
 Open Space Provided = 312 sq ft (100% of G.U.P. req'd)

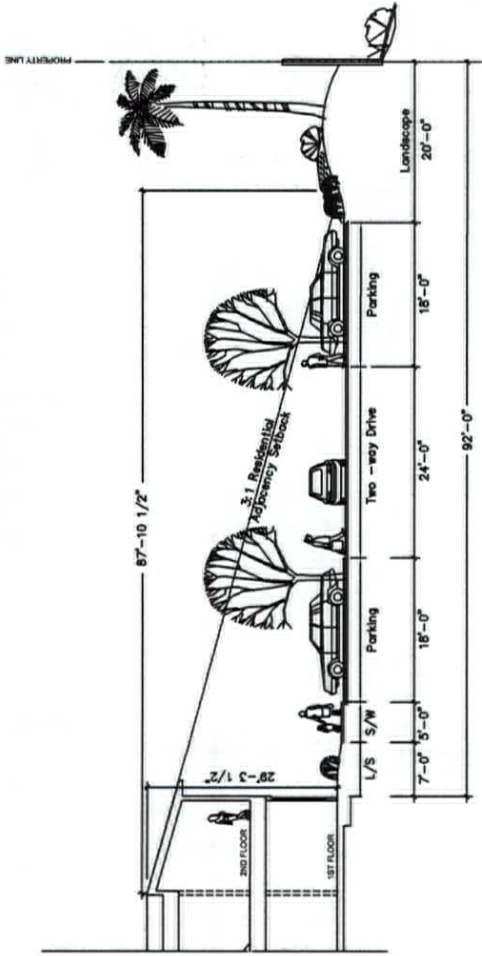


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 BLM - USA  
 DEC 28 2007

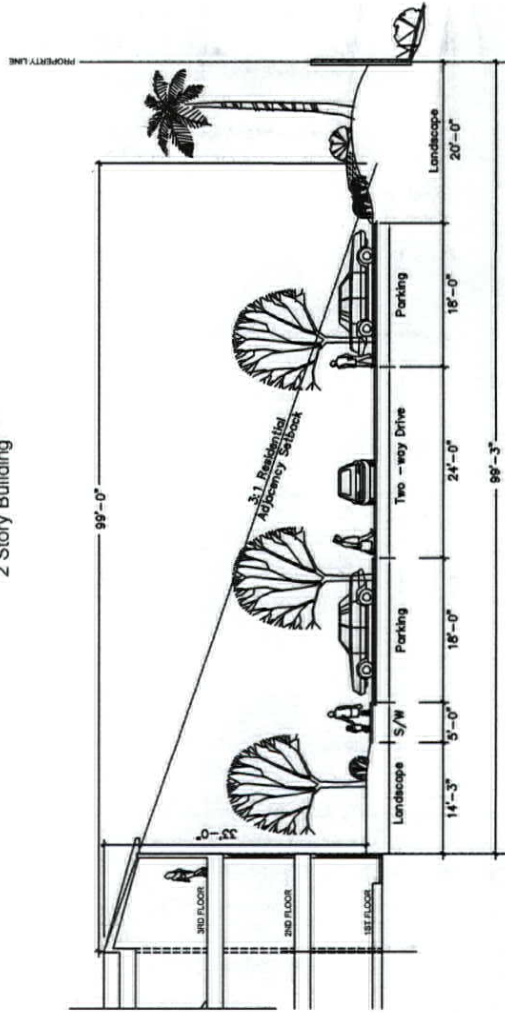
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BLM - USA





2 Story Building



3 Story Building



1175 S. University Blvd., Suite 1  
 Las Vegas, NV 89102  
 Tel: 702-735-1000  
 Fax: 702-735-1000  
 www.lone-mountain.com

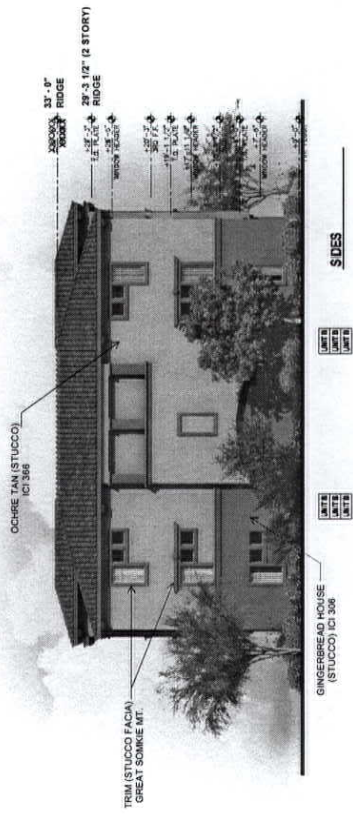
Lone Mountain/Puli

Section Las Vegas, Nevada

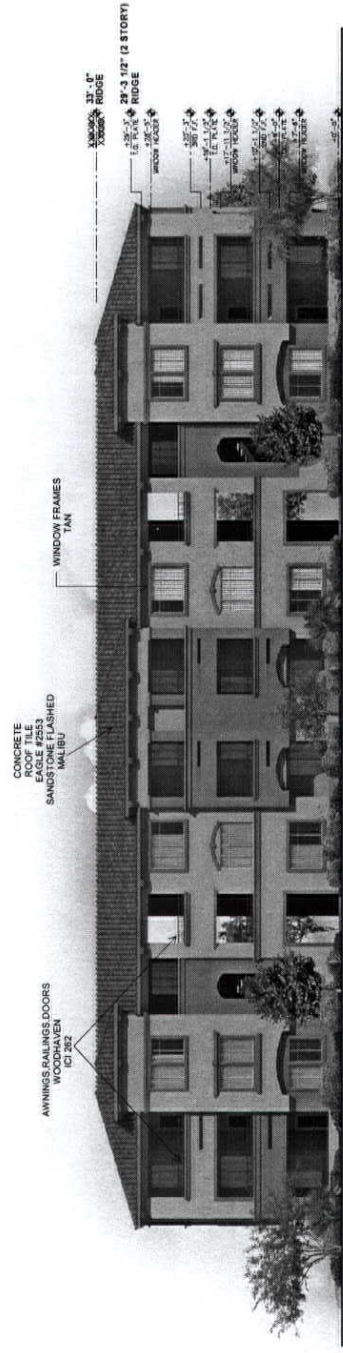
Date: December 26, 2007  
 Project Number: 200071201

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**01/24/08 PC**

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**SIDES**



**FRONT**

ELEVATION: BUILDING 1  
LONE MOUNTAIN/PULI MULTIFAMILY

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DEC 28 2007

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**REVISED**  
**01/24/08 PC**



January 31, 2008

City of Las Vegas Planning and Development  
731 South Fourth Street  
Las Vegas, NV 89101  
Fax #385-7268

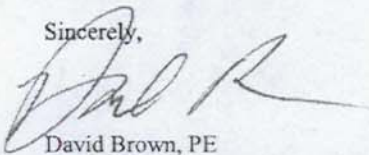
*Re: SDR and Major Modification on the Southwest corner of Lone Mountain and Puli in the City of Las Vegas, Nevada. (APN #137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002)*

Dear Mr. Marshall:

After studying the Lone Mountain West Master Plan I have come to the conclusion that with the increase in density from Medium Low to Multifamily Residential on the subject parcels, the 8 unit per acre total density threshold of the master plan would not be reached. The attached tables show a thorough calculation of all of the parcels in Lone Mountain West with their current and projected densities. With the addition of our 296 units the total density for Lone Mountain West is approximately 6.8 units per acre. The attached Tables can be used as backup.

Since this projects meets the criteria of the density threshold under the current Lone Mountain West Master Plan, the Major Modification and Site Development Plan Review should be allowed to proceed through the approval process. If you have any questions feel free to give me a call at any time.

Sincerely,



David Brown, PE  
Development Consulting Services, LLC  
702-807-1554

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**02/14/08 PC**

**Table 1 - LONE MOUNTAIN WEST DEVELOPMENT PARCELS**

Phase	Development Parcel	Land Use	Max. DU/AC	Actual DU/AC	Total Acres	Total Units
1	A	LOW DENSITY RESIDENTIAL	6	5.4	63.2	339
1	B	LOW DENSITY RESIDENTIAL	6	4.2	16.6	70
1	C	MEDIUM-LOW DENSITY RESIDENTIAL	12	7.1	20.4	145
2	D	MULTI-FAMILY MEDIUM RESIDENTIAL	25	18.7	19.8	371
2	E	MEDIUM-LOW DENSITY RESIDENTIAL	12	12	19.8	247
2	F	MULTI-FAMILY MEDIUM RESIDENTIAL	25	15.7	15.3	240
3	G	LOW DENSITY RESIDENTIAL	6	4.8	5.2	25
3	G	MEDIUM-LOW DENSITY RESIDENTIAL	12	9.6	4.5	43
3	H	MEDIUM-LOW DENSITY RESIDENTIAL	12	4.5	5.2	23
3	I	VILLAGE COMMERCIAL			4.5	
3	J	MEDIUM-LOW DENSITY RESIDENTIAL	12	12	2.6	31
Totals:					176.9	1534

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**Table 2 - LONE MOUNTAIN WEST LAND USE DESIGNATION - SUMMARY**

**LAND USE**

<b>PUBLIC FACILITIES / OPEN SPACE</b>	<b>APPROX GROSS ACRES</b>	
PARK 1	5.5	
PARK 2	20	
PARK 3	10	
Trail system (Within existing power easement)	10.5	
POCKET PARKS / OPEN SPACE (Within LMW Plan)	6.14	
SCHOOL	22.25	
OTHER PUBLIC FACILITY	24.5	
<b>TOTAL PUBLIC FACILITY / OPEN SPACE</b>	<b>98.89</b>	
<b>PUBLIC LANDS</b>		
BUREAU OF LAND MANAGEMENT (Excludes parcels planned for school, parks and other public facilities shown above.)	1.5	
<b>COMMERCIAL</b>	<b>APPROX GROSS ACRES</b>	
VILLAGE COMMERCIAL	4.5	
<b>TOTAL GROSS ACRES COMMERCIAL</b>	<b>4.5</b>	
<b>RESIDENTIAL</b>	<b>APPROX GROSS ACRES</b>	<b>MAX. TOTAL UNITS</b>
LOW DENSITY RESIDENTIAL	84.9	434
MEDIUM-LOW DENSITY RESIDENTIAL	52.4	489
MULTI-FAMILY MEDIUM RESIDENTIAL	35.1	611
<b>TOTAL GROSS ACRES RESIDENTIAL</b>	<b>172.4</b>	
<b>TOTAL DWELLING UNITS</b>		<b>1534</b>
<b>TOTAL LONE MOUNTAIN WEST PROJECT AREA</b>	<b>222.11</b>	
(Includes 44.39 acres for schools, trail systems, Park 1 and 6.14 acres for open space & pocket parks)		
<b>TOTAL ACRES IN PCD (Outside of original Lone Mountain West project area, includes BLM parcels)</b>	<b>333.77</b>	
<b>TOTAL PLANNING AREA ACRES</b>	<b>555.88</b>	
<b>GROSS RESIDENTIAL DENSITY</b>		<b>6.91</b>

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**Table 3 - GENERAL LAND USE DESIGNATIONS FOR PARCELS  
SURROUNDING THE PROJECT AREA (IN PCD)**

**LAND USE**

<b>COMMERCIAL</b>		<b>APPROX GROSS ACRES</b>	
VILLAGE COMMERCIAL		6.5	
TOTAL GROSS ACRES COMMERCIAL		6.5	
<b>RESIDENTIAL</b>		<b>APPROX GROSS ACRES</b>	<b>MAX. TOTAL UNITS</b>
LOW DENSITY RESIDENTIAL		124.0	632
MEDIUM-LOW DENSITY RESIDENTIAL		127.7	1124
MULTI-FAMILY MEDIUM RESIDENTIAL		28.3	513
TOTAL GROSS ACRES RESIDENTIAL		280.0	
TOTAL DWELLING UNITS			2269
TOTAL LONE MOUNTAIN WEST PROJECT AREA		222.11	
<small>(Includes 44.39 acres for schools, trail systems, Park 1 and 6.14 acres for open space &amp; pocket parks)</small>			
TOTAL ACRES IN PCD (Outside of original Lone Mountain West project area, includes BLM parcels)		333.77	
TOTAL PLANNING AREA ACRES		555.88	
<b>GROSS RESIDENTIAL DENSITY</b>			6.80

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**Table 4 - LAND USE DESIGNATION TOTALS FOR ALL PARCELS**

**LAND USE**

<b>COMMERCIAL</b>	<b>APPROX GROSS ACRES</b>	
VILLAGE COMMERCIAL	11.1	
TOTAL GROSS ACRES COMMERCIAL	11.1	
<b>RESIDENTIAL</b>	<b>APPROX GROSS ACRES</b>	<b>MAX. TOTAL UNITS</b>
LOW DENSITY RESIDENTIAL	208.9	1066
MEDIUM-LOW DENSITY RESIDENTIAL	180.1	1613
MULTI-FAMILY MEDIUM RESIDENTIAL	63.4	1124
TOTAL GROSS ACRES RESIDENTIAL	452.4	
TOTAL DWELLING UNITS		3803
TOTAL PUBLIC FACILITY OPEN SPACE	92.75	
TOTAL LONE MOUNTAIN WEST PROJECT AREA (Includes 44.39 acres for schools, trail systems, Park 1 and 6.14 acres for open space & pocket parks)	222.11	
TOTAL ACRES IN PCD (Outside of Lone Mountain West project area, includes BLM parcels)	333.77	
TOTAL PLANNING AREA ACRES	555.88	
<b>GROSS RESIDENTIAL DENSITY</b>		6.84

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**Table 5 - OPEN SPACE REQUIREMENTS**

**LAND USE**

	Acres	Total Req. Open Space	Trails	City Park	Pocket Park / Open Space
Entire Project	555.0	56.35	-	-	
Lone Mountain West (LMW) Master Plan	222.0	22.14	10.5	5.5	6.14
Area Surrounding LMW Master Plan	333.0	34.21	0	8.6	25.61
Total Needed	-	-	10.5	14.1	31.75

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