PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26214** APN: 139-34-710-034

Name of Property Owner: Towne Terrace Apartments, LLC

Name of Applicant: Samuel Ventura and John Tippins

Name of Representative: John Tippins

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: SAMUEL VENTURA

Subscribed and sworn before me

This 5 day of December, 2007

[signature] Nevada / Clark

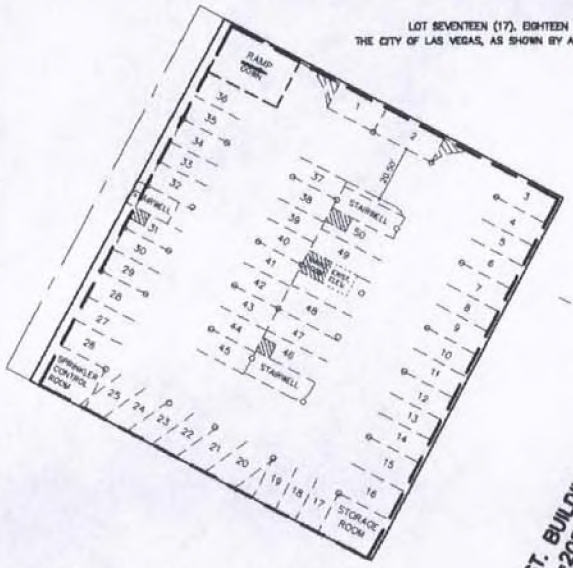
Notary Public in and for said County and State

JAKKE CLINE-HICKS
Notary Public State of Nevada
No. 07-3057-1
My appt. exp. Apr. 17, 2011

TOWNE TERRACE

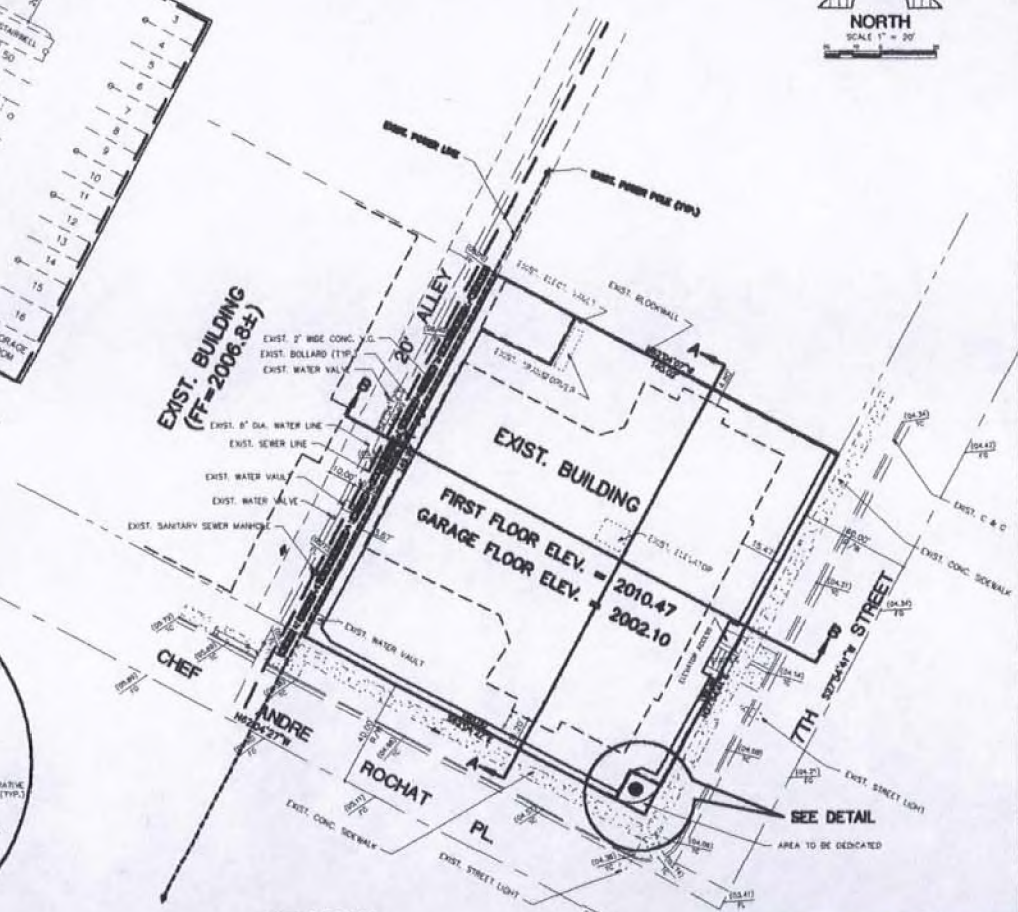
(A CONDOMINIUM CONVERSION)

LOT SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK SIX (6) OF WARDIE ADDITION, TO THE CITY OF LAS VEGAS, AS SHOWN BY A MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

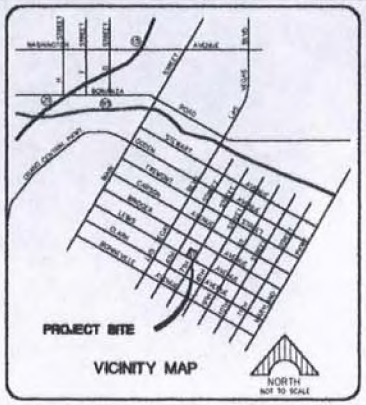


SUBTERRANEAN GARAGE

LANDSCAPE AREA



SITE PLAN



VICINITY MAP

LAND USE DATA

EXISTING ZONING	R-5
GROSS ACREAGE	0.83 AC. ±
NO. OF UNITS	50
DENSITY	-
PARKING:	
1 BEDROOM & STUDIO: 39 x 1.25 = 39 / 8 =	55.25
2 BEDROOMS: 11 x 1.75 = 11 / 6 =	21.08
	76.33
PARKING SPACES REQUIRED	77
PARKING SPACES PROVIDED	50

LEGEND

- LOT NUMBER
- BLOCK NUMBER
- EXIST. SEWER LINE
- PROP. SEWER LINE
- EXIST. WATER LINE
- PROP. WATER LINE
- EXIST. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER MANHOLE
- EXIST. STORM DRAIN MANHOLE

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
EMBARQ
SOUTHWEST GAS CORPORATION

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATIONS AND DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY, NEVADA.
2. SEWER SERVICE TO THE BUILDING IS EXISTING.
3. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, ETC., ON THIS DEVELOPMENT.

SETBACK REQUIREMENTS

R-5 ZONE

FRONT YARD	10'
REAR YARD	20'
SIDE YARD	5'
COR. SIDE YARD	5'

RECORD OWNER

TOWNE TERRACE APTS., L.L.C.
4475 SOUTH PECOS AVENUE
LAS VEGAS, NEVADA 89121
TEL. (702) 457-7676

DEVELOPER

TOWNE TERRACE APTS., L.L.C.
4475 SOUTH PECOS AVENUE
LAS VEGAS, NEVADA 89121
TEL. (702) 457-7676

ENGINEER / SURVEYOR

DeLUNA
2675 SOUTH JONES BOULEVARD, SUITE 104
LAS VEGAS, NEVADA 89146
TEL. (702) 255-6242

12/07/07

REV.	DATE	DESCRIPTION	CLV APPROVAL

DeLUNA
ENGINEERING • PLANNING • SURVEYING
2675 SOUTH JONES BLVD., SUITE 104, LAS VEGAS, NEV. 89146, (702) 255-6242

SHEET CONTENTS:
TOWN TERRACE APARTMENTS, LLC
TOWNE TERRACE
SITE PLAN

SEAL

SHEET 1 OF 1 SHEETS

CLV DWG. #

RECEIVED
DEC 26 2007

SDR-26214
02/14/08 PC

LEGEND

KEY	COMMON NAME	BOT NAME	SIZE
	FRUITLESS MULBERRY	MORUS ALBA	24" BOX
	ROSEMARY	ROSEMARINUS OFFICINALIS	1 GAL @ 18" O.C.
	BATANIA MULTI-COLORED		FLATS @ 8" O.C.
	PERIWINKLE	VINCA MAJOR	FLATS @ 8" O.C.
	PFITZER JUNIPER	PFITZERIANA COMPACTA	5 GAL.
	NARROW LEAF GIMLET	EUCALIPTUS SALIGNA	24" BOX
	OLIVE, FRUITLESS	OLEA EUROPAEA	24" BOX

NOTES

1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DEEP RUST COLORED VOLCANIC GRAVEL OVER BLACK POLYETHYLENE AS GROUND COVER AROUND PLANTS AND SHRUBS.
2. PROVIDE COMPLETE AUTOMATIC WATERING SYSTEM TO ALL PLANTS.
3. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
4. ALL TREES TO BE STAKED FOR SUPPORT.

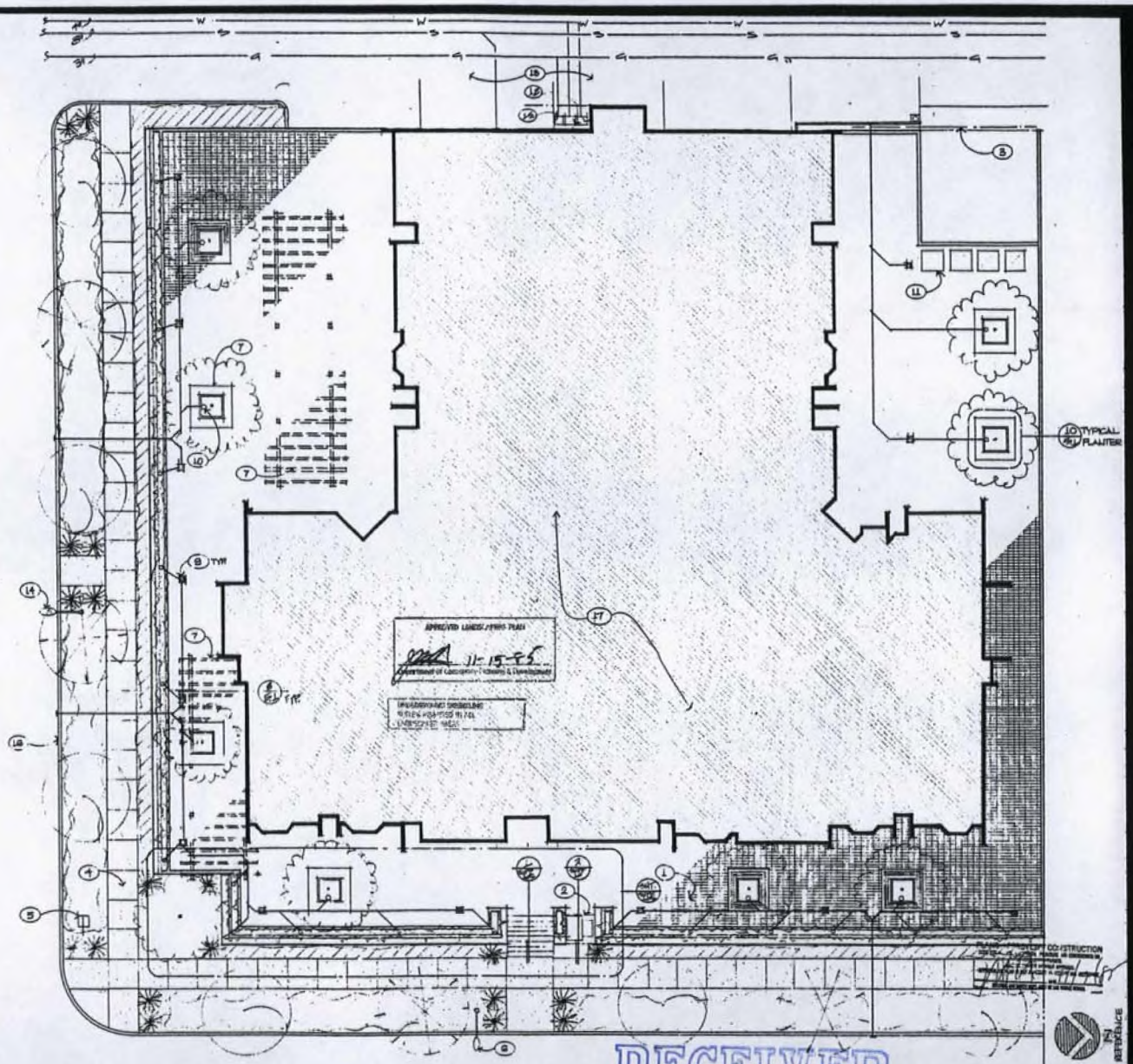
LANDSCAPE NOTES

NO SCALE

1. BRICK TILE PAVERS
2. HANDICAPPED WHEEL CHAIR LIFT - COMPLETE INSTALLATION PER DETAILS BY ARCH.
3. SLIDING CHAIN LINK GATE & OPERATOR
4. 4" CONC. WALK TO CITY SPEC'S
5. PULL BOX AS PER CITY REQUIREMENTS
6. EXISTING STREET LIGHT TO REMAIN
7. TRELLIS; SEE DETAIL 8/4.5
8. PLANTER SEAT; SEE DETAIL 10/4.5
9. DECK DRAINS 12"X12" WD. C.I. GRATE; P.V.C. DRAIN RUNS TO CURB LINE
10. PLANTER DRAINS; TIE PLANTER DRAINS TO DECK DRAINS & DISCHARGE @ CURB
11. ELECTRIC TRANSFORMER
12. WATER METERS
13. ASPHALT SURFACE & BASE OF ALLEY AS PER PUBLIC WORKS STANDARDS
14. NEW STREET LIGHT AS REQ'D BY CITY.
15. GAS METER
16. EXISTING CURB & GUTTER
17. BUILDING AREA (FIN FLR ELEV +61'-0" (10101'S)

KEYNOTES

THIS SHEET ONLY



ARCHITECT

GARY G. WILSON

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTED APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE, VERIFY IN FIELD.

CITY OF LAS VEGAS, NEVADA

PROJECT NUMBER	6146531
DRAWN BY	
JOB CAPTAIN	J. BURKE
CHECK'D BY	
APPR. DATE	24 FEB 81

REVISIONS

PRINTED OCT 14 1985

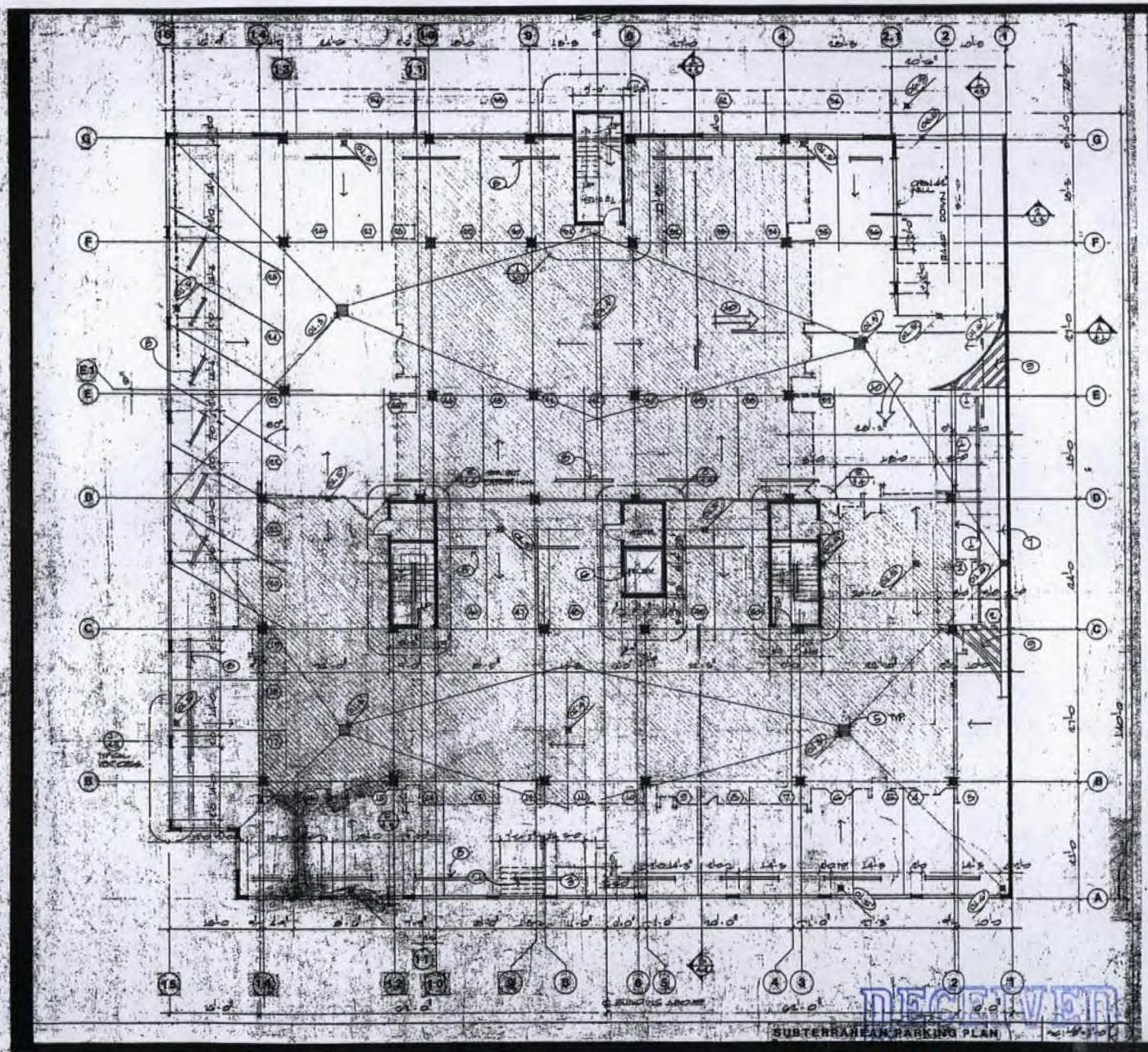
GARY G. WILSON REGISTERED ARCHITECT STATE OF NEVADA

1.2

RECEIVED DEC 26 2007

SDR-26214

02/14/08 PC



SUBTERRANEAN PARKING PLAN

LINE OF BLDG ABOVE

LINE OF STAIRS ABOVE (EXISTING)

WHEELCHAIR LIFT PLATFORM

DESIGNATES NUMBER OF PARKING SPACES & SHEET NO. ONLY 150 CARS ONLY

FLOOR DRAINS (EXISTING)

EXISTING 2500# 150FT/MIN ELEVATOR SHAFTS ELEVATOR PLUNGER & 2 STORY HIGH GUIDE RAILS ALSO INSTALLED. SEE MFR. (MONINCE ELEVATOR) FOR SPECIFICATIONS & INSTALLATION DETAILS.

ELECTRICAL PANELS - SEE ELEC.

PRECAST CURBS (TYPICAL)

PAINT STRIPES

PAINTED ARROWS

PROVIDE EMERGENCY LIGHTING WITH SEPERATE SOURCE OF POWER

PARKING PROVIDED

SUBTERRANEAN PARKING:	50 STALLS
PARKING MAIN ALLEYWAY:	4 STALLS
TOTAL	54

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 95% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING:

1. CLEAN UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. PAINTING STRIPING AND PRECAST CURBS.
4. CONFIRMATION OF WORKING OPERATION OF ALL ELECTRICAL CIRCUITS.
5. REPAIR AND CONNECTION OF DED DRAINS AND FLOOR DRAINS.
6. REPAIR AND COMPLETION OF STAIR WELLS.

PLANS APPROVED - CONSTRUCTION

ARCHITECT
GARY GUY WILSON
2355 Spring Mtn. Rd. Suite 202

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY
NOTED APPROVAL 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETED, SUBMIT BY PHONE
CITY OF LAS VEGAS NEVADA

PROJECT NUMBER	6148531
DRAWN BY	
JOB CAPTAIN	J. BURKE
CHECK'D BY	
DATE	24 FEB 01

REVISIONS
PRINTED OCT 14 1985

GARY G. WILSON REGISTERED No. 5[illegible] STATE OF NEVADA

2.1

SDR-26214
02/14/08 PC

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 85% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING:

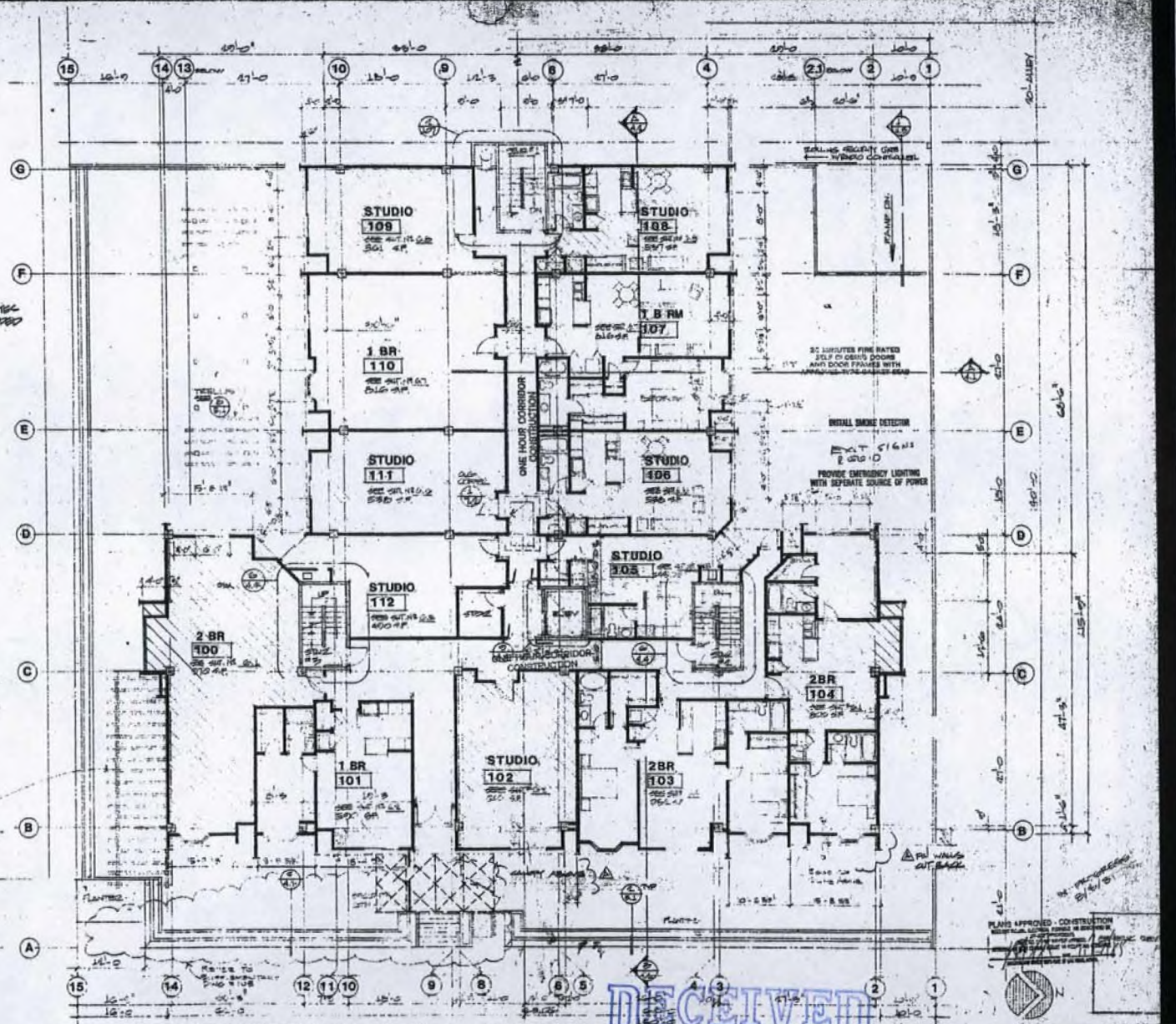
1. CLEAN-UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. DEMOLITION AND REPLACEMENT OF SOME PORTIONS OF SHP. RO. WALLS/CEILINGS, CABINETS AND COUNTERS.
4. REPLACEMENT OF DOORS WITH DECORATIVE OPENING DESIGN. ALL CORRIDOR DOORS TO MAINTAIN EXISTING 20 MIN. RATING WITH LOUVERS AND PEEPHOLES.
5. INSTALLATION OF ALL FLOOR COVERINGS.
6. CONFIRMATION OF WORKING OPERATION OF ALL ELECTRICAL CIRCUITS.
7. REPAIR AND COMPLETION OF UNITWORK AND FITTING OF CONDENSER UNITS.
8. REPAIR AND COMPLETION OF HANDICAP LIFT AT ENTRY.
9. COMPLETION OF ENTRY STAIR AND ALL CANOPIES, TRELLISES, PLANTERS, ETC.
10. REPAIR AND COMPLETION OF ALL IRRIGATION AND DRAINAGE SYSTEMS.
11. REPAIR AND COMPLETION OF SKYLIGHTS.
12. APPLICATION OF STUCCO COAT TO EXISTING PLANTERS.
13. REPAIR AND COMPLETION OF ALL EXTERIOR CURTAIN WALL SYSTEMS.
14. INSTALLATION OF PAINTED FIBER MESH SCREENS OVER EXTERIOR CONDENSER ACCESS.

1st FLOOR AREAS:

TOTAL AREA GROSS DECK
TOTAL ENCLOSED LIVING AREA 11,444 SF
FENCED PATIO AREAS
EST. MECH. CLOSETS
EST. DECK AREAS

NET DWELLING UNIT AREAS: 9,457 SF
NET CIRCULATION & MECH. (INT) 1,757 SF

(INCREASE B/E&L + BE&P/PUL)



1st FLOOR PLAN

ARCHITECT
GARY GUY WILSON
1385 E. FLAMINGO RD.
LAS VEGAS, NEVADA 89119

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTE: APPROVAL FOR ALL OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE. VERIFY IN FIELD.

CITY OF LAS VEGAS — NEVADA

PROJECT NUMBER	6148531
DRAWN BY	
JOB CAPTAIN	J. BURKE
CHECKED BY	
ORIG. DATE	24 FEB 81

REVISIONS

PRINTED OCT 14 1985

GARY S. WILSON — REGISTERED ARCHITECT — STATE OF NEVADA

SDR-26214
02/14/08 PC

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

2ND FLOOR IS PRESENTLY 85% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

1. CLEAN-UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. DEMOLITION AND REPLACEMENT OF SOME PORTIONS OF GYP. BD. WALLS/CEILINGS, CABINETS AND COUNTERS.
4. REPLACEMENT OF DOORS WITH DECORATIVE 6-PANEL DESIGN. ALL CORRIDOR DOORS TO MAINTAIN EXISTING 20 MIN. RATING WITH CLOSERS AND MEDALLION.
5. INSTALLATION OF ALL FLOOR COVERINGS.
6. CONFIRMATION OF WORKING OPERATION OF ALL ELECTRICAL CIRCUITS.
7. REPAIR AND COMPLETION OF DUCTWORK AND SETTING OF CONDENSOR UNITS.
8. REPAIR AND COMPLETION OF STAIRWELLS.
9. REPAIR AND COMPLETION OF ALL EXTERIOR CURTAIN WALL SYSTEMS.
10. INSTALLATION OF PAINTED STEEL MESH SCREENS OVER EXTERIOR CONDENSOR RECESSES.

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

3RD FLOOR IS PRESENTLY 75% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

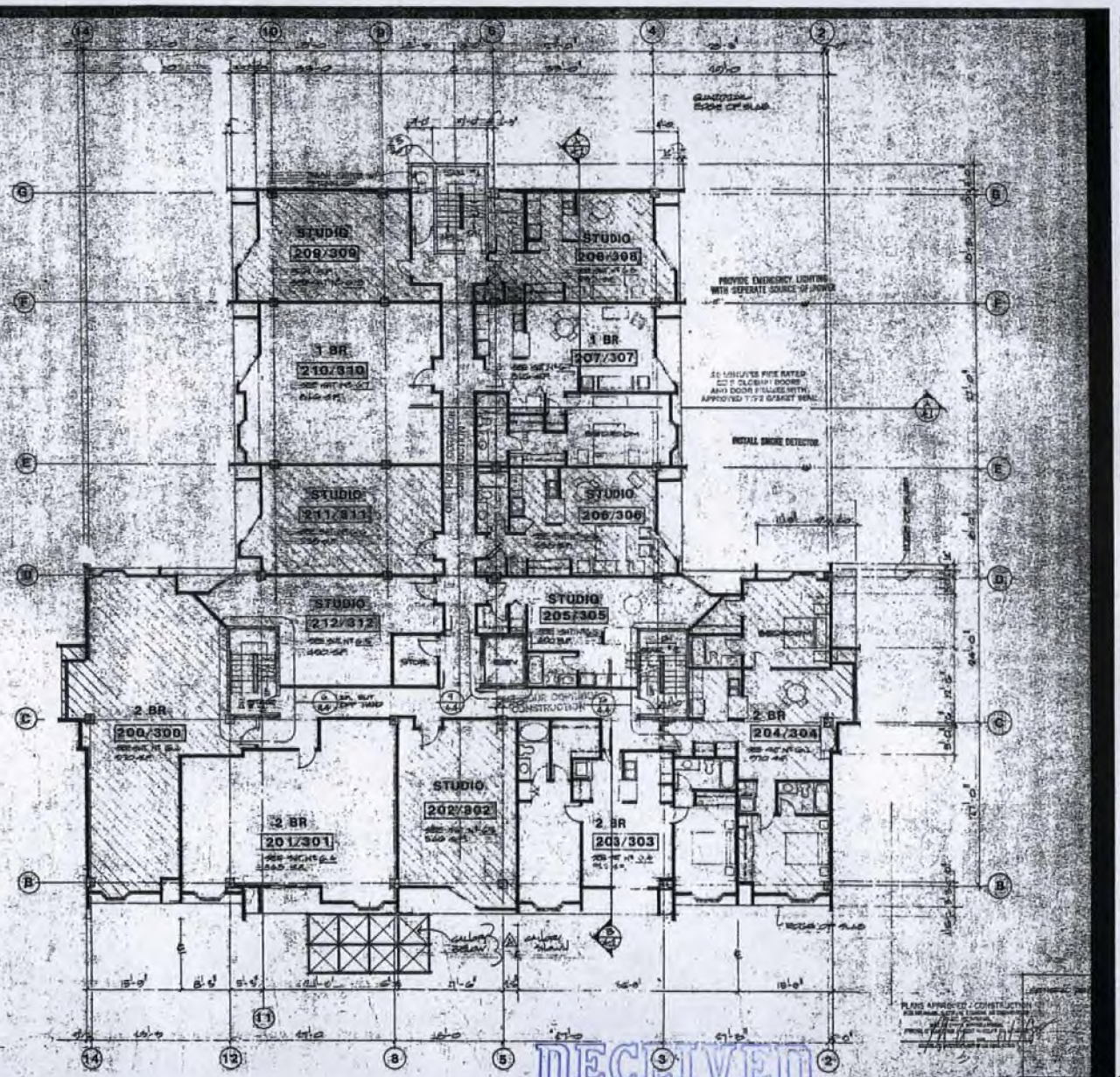
1. CLEAN-UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. DEMOLITION AND REPLACEMENT OF SOME PORTIONS OF GYP. BD. WALLS/CEILINGS, CABINETS AND COUNTERS.
4. REPLACEMENT OF DOORS WITH DECORATIVE 6-PANEL DESIGN. ALL CORRIDOR DOORS TO MAINTAIN EXISTING 20 MIN. RATING WITH CLOSERS AND MEDALLIONS.
5. INSTALLATION OF ALL FLOOR COVERINGS.
6. CONFIRMATION OF WORKING OPERATION OF ALL ELECTRICAL CIRCUITS.
7. REPAIR AND COMPLETION OF DUCTWORK AND SETTING OF CONDENSOR UNITS.
8. REPAIR AND COMPLETION OF STAIRWELLS.
9. REPAIR AND COMPLETION OF ALL EXTERIOR CURTAIN WALL SYSTEMS.
10. INSTALLATION OF PAINTED STEEL MESH SCREENS OVER EXTERIOR CONDENSOR RECESSES.

1ST FLOOR AREAS

TOTAL ENCLOSED BLDG. AREA	10,000 S.F.
TOTAL BALCONY/PATIO FLOOR	770 S.F.
ADDITIONAL BALCONY AREAS	1,005 S.F.
TOTAL	11,775 S.F.

1ST PARKING UNITS AREA : 9,000 S.F.
1ST FLOOR & GENERAL AREA : 1,250 S.F.

2ND FLOOR AREAS
SAME AS 1ST FLOOR



TYPICAL 2nd & 3rd FLOOR PLANS

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY
NOTED APPROVAL 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE, VERIFY IN FIELD.
CITY OF LAS VEGAS NEVADA

ARCHITECT
GARY GUY WILSON

J. BURKE
ORIG. 24 FEB 81

PRINTED
OCT 14 1985

GARY G. WILSON
REGISTERED
STATE OF NEVADA

2.3

RECEIVED
DEC 26 2007

SDR-26214
02/14/08 PC

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 15% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

1. [illegible]
2. EXTERIOR CURTAIN WALL SYSTEM.
3. ALL PARTITIONS AND FINISHES.
4. ALL MECHANICAL, ELEVATOR AND ELECTRICAL EQUIPMENT

UNITS ADDED

UNITS REVISED

STUDIO/LOFT 409

STUDIO/LOFT 408

STUDIO/LOFT 410

STUDIO/LOFT 407

PROVIDE EMERGENCY LIGHTING WITH SEPARATE SOURCE OF POWER

INSTALL SMOKE DETECTOR

411(412) STUDIO/LOFT

406(6) STUDIO/LOFT

1 BR/LOFT 400

1 BR/LOFT 401

STUDIO/LOFT 402

1 BR/LOFT 403

1 BR/LOFT 404

4TH FLOOR AREAS

TOTAL BUILDING GROSS AREA: 12,150

NET DWELLING UNIT AREA: 10,618

NET AREA + COMMON AREA: 12,150

PLANS APPROVED - CONSTRUCTION

FOURTH FLOOR PLAN

RECEIVED

DEC 26 2007

ARCHITECT

GARY G. WILSON

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTE: APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE, VERIFY IN FIELD.

CITY OF LAS VEGAS NEVADA

PROJECT NUMBER 6148531

DRAWN

CHECKED J. BURKE

DATE 24 FEB 81

REVISIONS

PRINTED OCT 14 1985

GARY G. WILSON REGISTERED No. 1344 STATE OF NEVADA

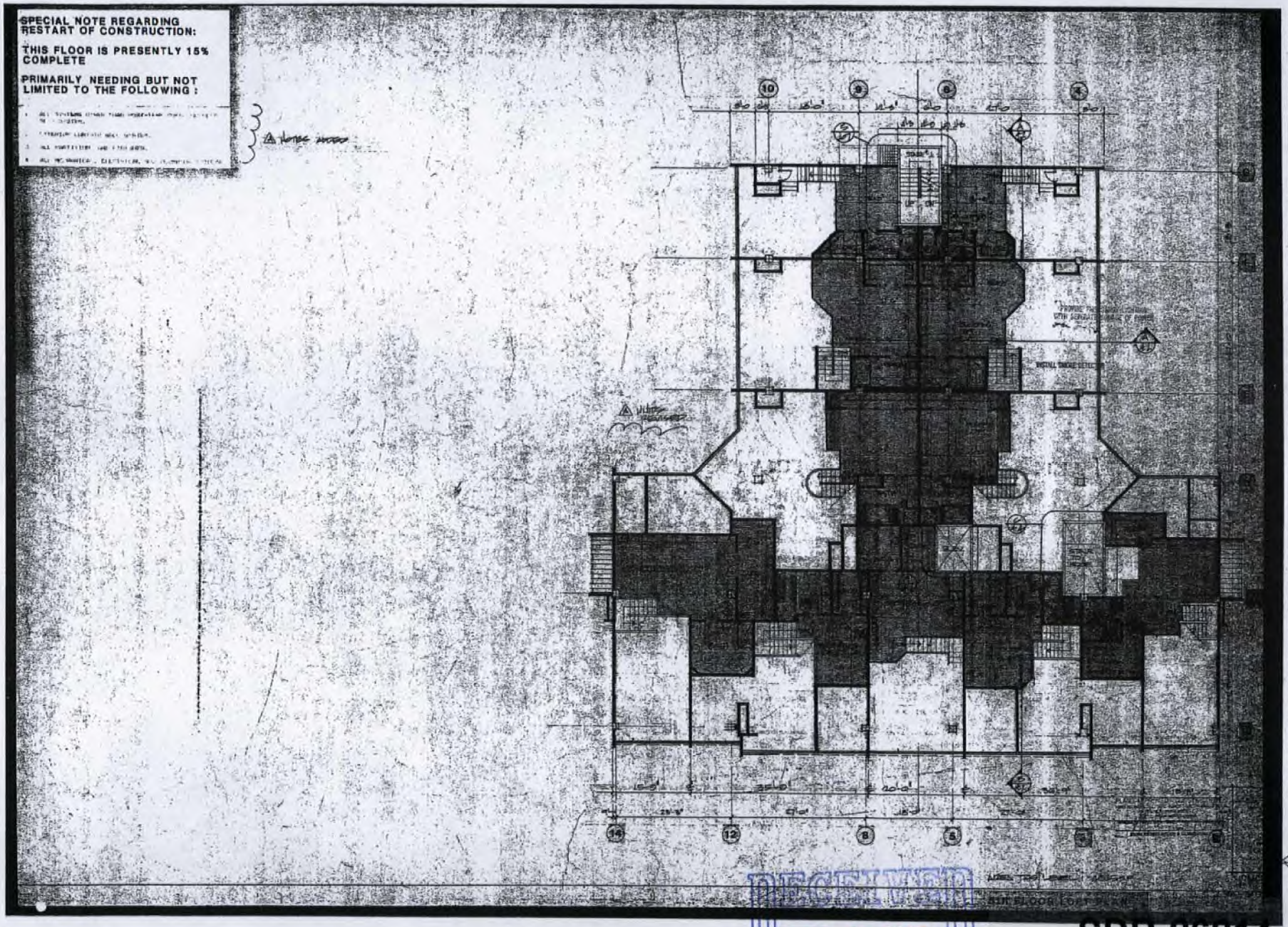
SDR-26214

02/14/08 PC

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 15% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :



GARY G. WILSON ARCH.

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTE! APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS NOT COMPLETE, VERIFY IN FIELD.

CITY OF LAS VEGAS NEVADA

6148531

J. BURKE

ORIG. 24 FEB 81

A

PRINTED OCT 14 1985

GARY G. WILSON REGISTERED ARCHITECT No. 6 STATE OF NEVADA

2.5

RECEIVED DEC 26 2007

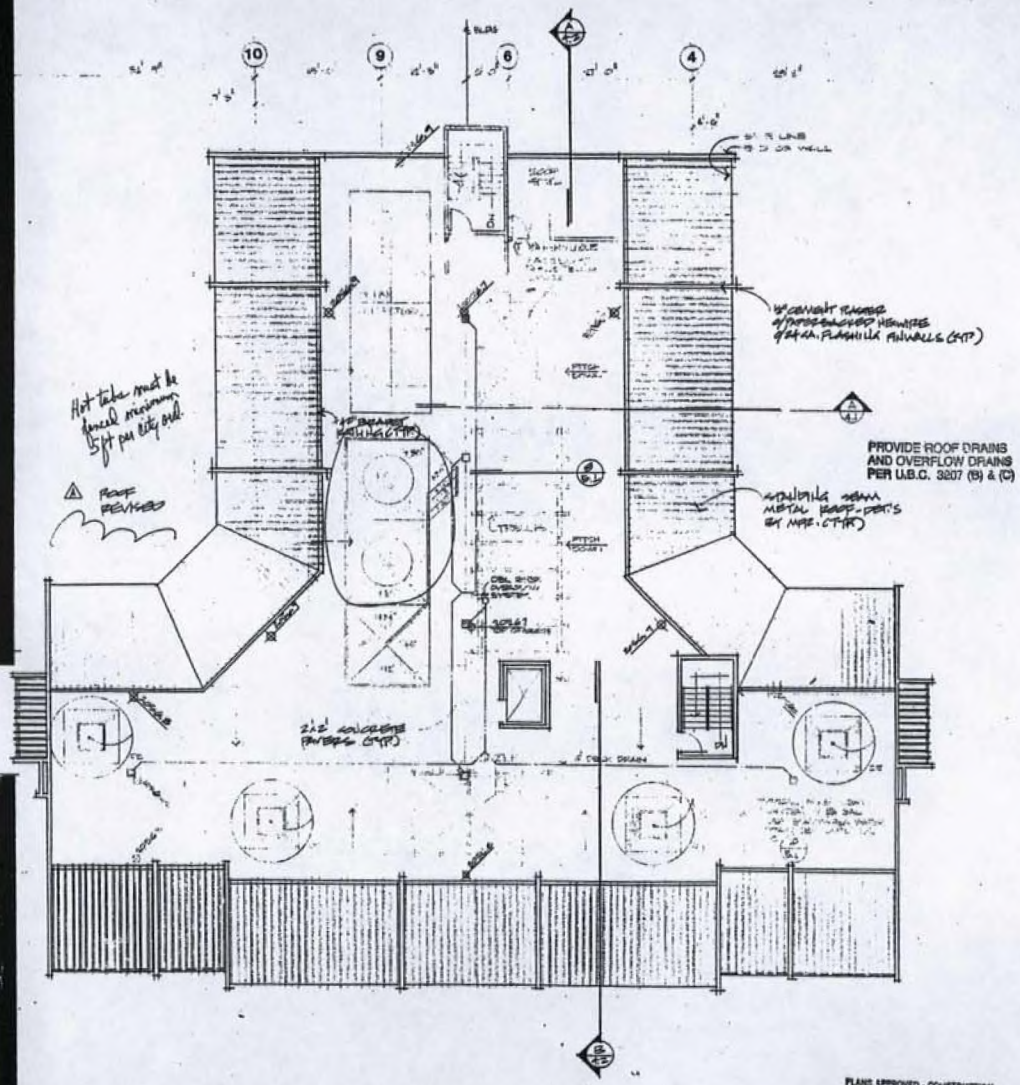
SDR-26214
02/14/08 PC

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 0% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

items added



PLANS APPROVED - CONSTRUCTION

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTE: APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE, VERIFY IN FIELD.

CITY OF LAS VEGAS NEVADA

6148531

J. BURKE

ORIG. 24 FEB 81

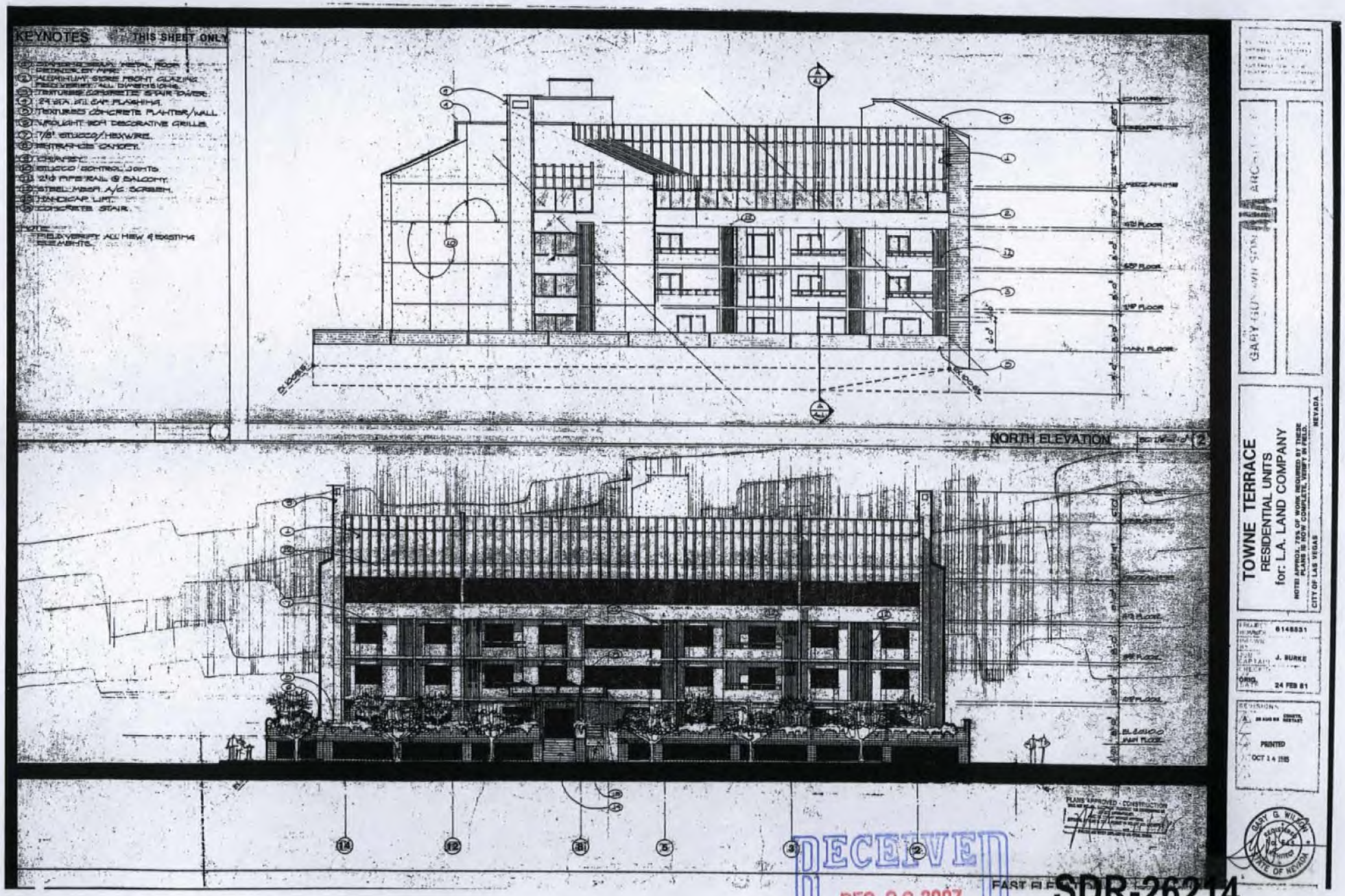
PRINTED OCT 14 1985

GARY G. WILSON REGISTERED ARCHITECT STATE OF NEVADA

RECEIVED DEC 28 2007

SDR-26214

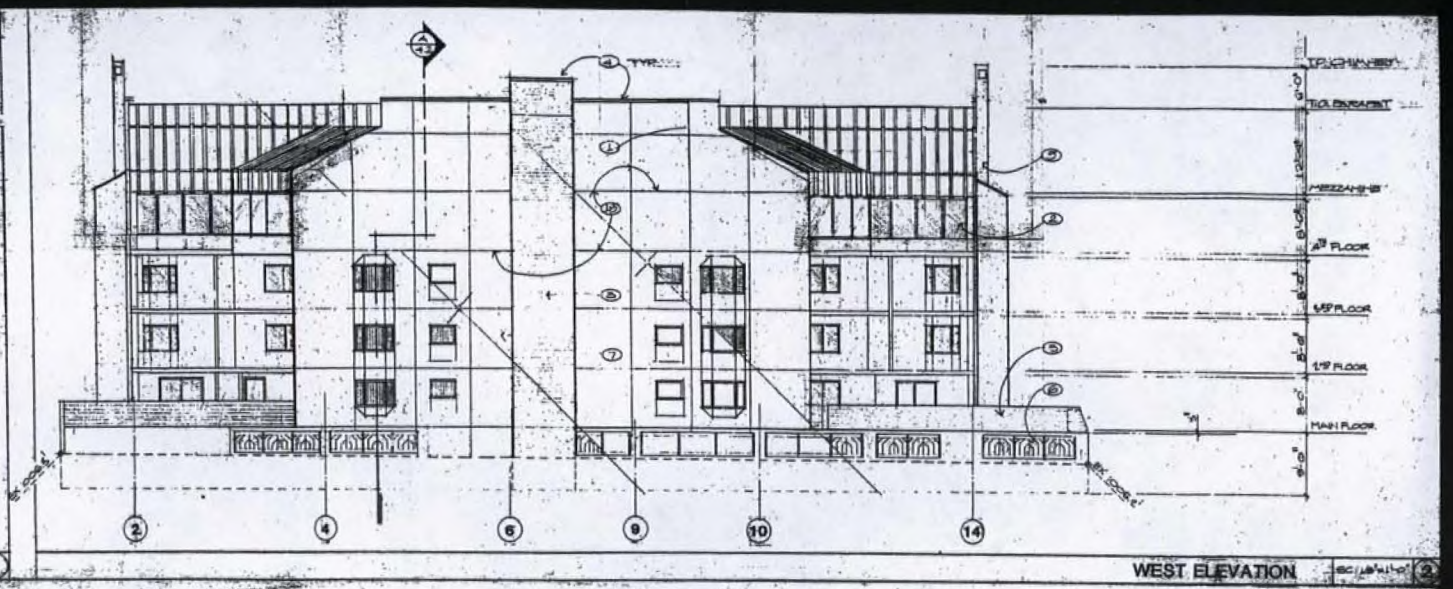
02/14/08 PC


KEYNOTES
THIS SHEET ONLY
NORTH ELEVATION
TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY
CITY OF LAS VEGAS
NEVADA
J. BURKE
24 FEB 81
PRINTED
OCT 14 1985
PLANS APPROVED - CONSTRUCTION
DECEMBER 2007
RECEIVED
DEC 26 2007
SDR-26214
02/14/08 PC

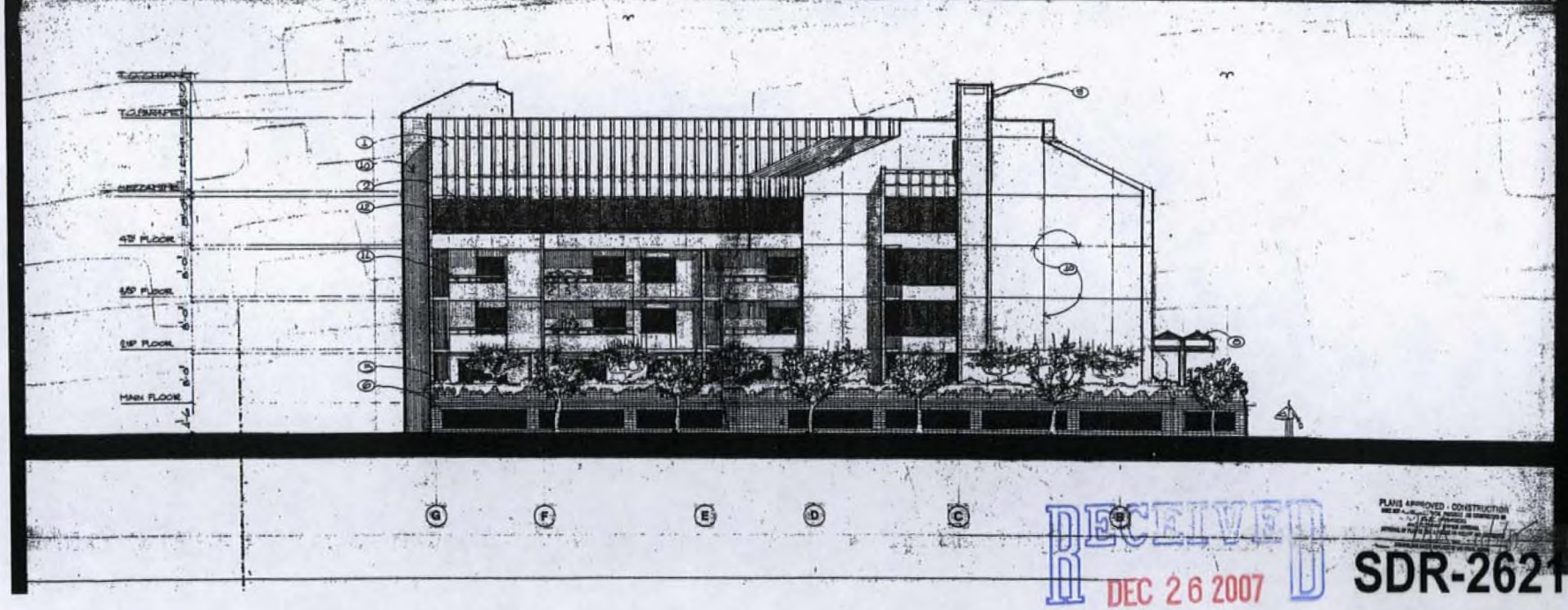
KEYNOTES THIS SHEET ONLY

1. STANDING SEAM METAL ROOF DETAILS
2. ALUMINUM SUNSHADE FRONT GLAZING
3. TOWER
4. 24 GA. ATTIC FLASHING
5. STRUCTURAL CONCRETE PARTITION WALL
6. 3 1/2" DECORATIVE JAMBS
7. 1" STUCCO / HEXWIRE
8. ENTRANCE CANOPY
9. CHIMNEY
10. STUCCO CONTROL JOINTS
11. 2" PIPE RAIL @ BALCONY
12. STEEL MESH A/C SCREEN
13. HANDICAP LIFT
14. CONCRETE STAIR

NOTE: FIELD VERIFY ALL NEW & EXISTING ELEMENTS



WEST ELEVATION



ARCHITECT

GARY GUY WILSON

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

NOTE: APPROX. 75% OF WORK REQUIRED BY THESE PLANS WILL NOT BE COMPLETE, VERIFY IN FIELD.

CITY OF LAS VEGAS NEVADA

6146531

J. BURKE

ORIG. 24 FEB 81

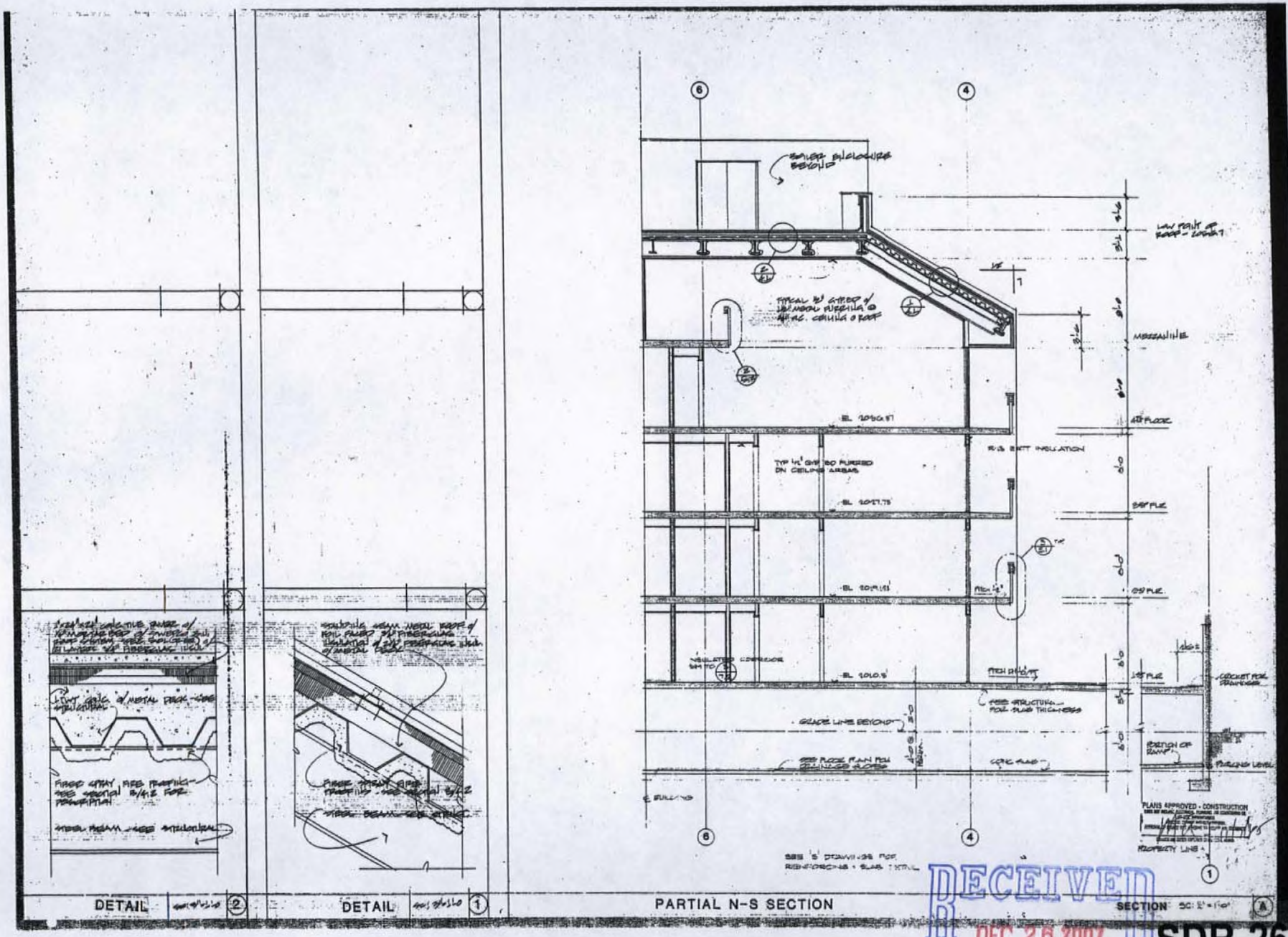
PRINTED OCT 24 1995

PLANS APPROVED - CONSTRUCTION

RECEIVED DEC 26 2007

SDR-26214

02/14/08 PC

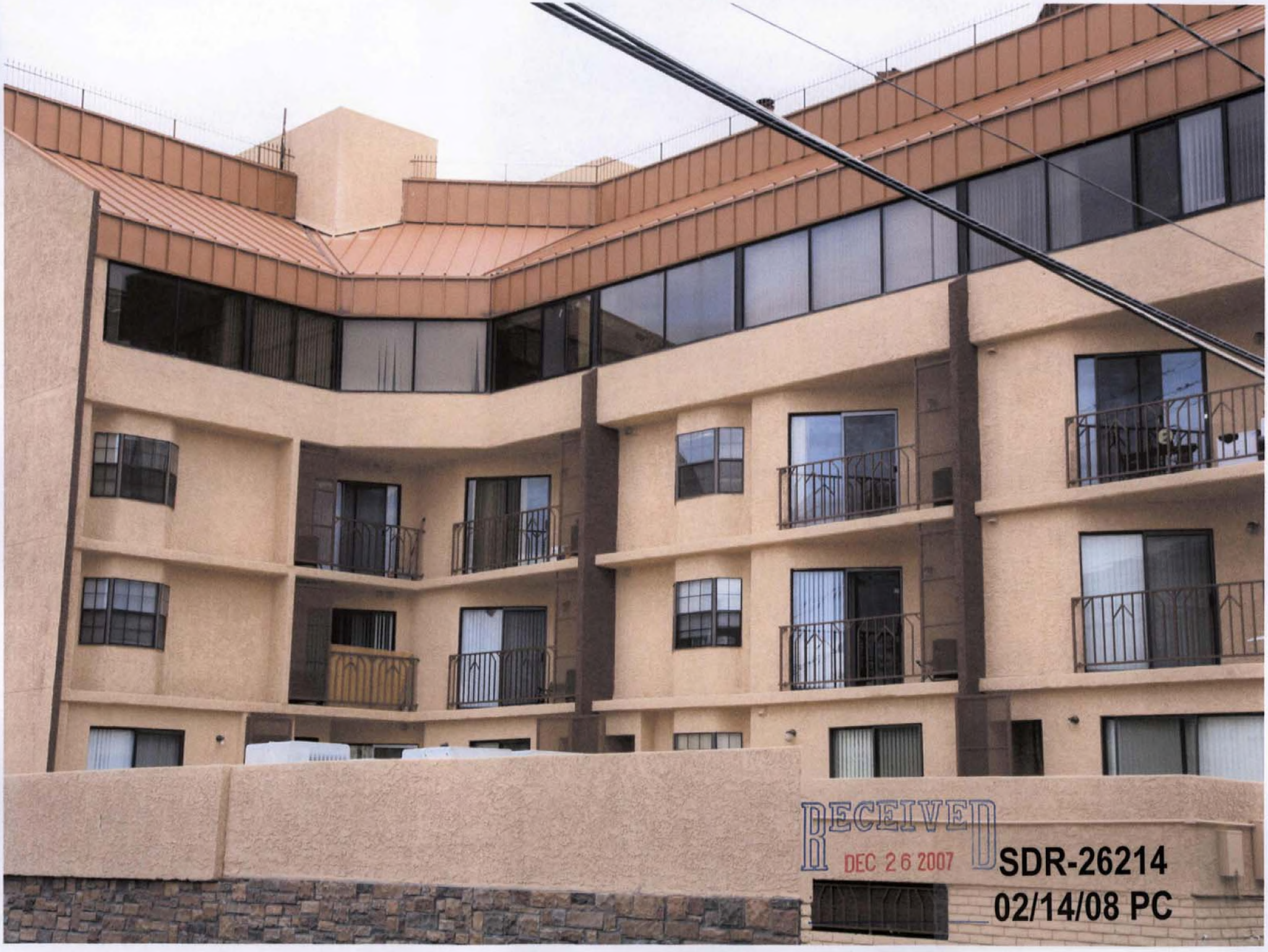

DETAIL 2
DETAIL 1
PARTIAL N-S SECTION
SECTION
MEZZANINE
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
GRADE LINE BEYOND
PROPERTY LINE
PLANS APPROVED - CONSTRUCTION
TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY
CITY OF LAS VEGAS
NEVADA
ARCHITECT
GARY G. WILSON
J. BURKE
24 FEB 81
PRINTED
OCT 14 1985
RECEIVED
DEC 26 2007
SDR-26214
02/14/08 PC

SDR-26214
02/14/08 PC


SDR-26214
02/14/08 PC

SDR-26214
02/14/08 PC

SDR-26214
02/14/08 PC



SDR-26214
02/14/08 PC

SDR-26214
02/14/08 PC


SDR-26214
02/14/08 PC

SDR-26214
02/14/08 PC