



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

EOT-27359

Case Number: _____ APN: 138-12-202-002

Name of Property Owner: Oceanside Cypress Springs, LLC

Name of Applicant: Phillip Donia

Name of Representative: Baughman & Turner, Inc

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

X 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: _____

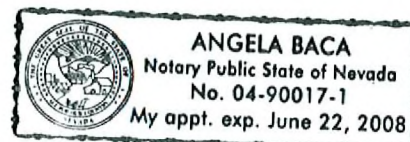
Signature of Property Owner: Phillip Donia

Print Name: Phillip Donia

Subscribed and sworn before me

This 12th day of March, 2008

Angela Baca
Notary Public in and for said County and State

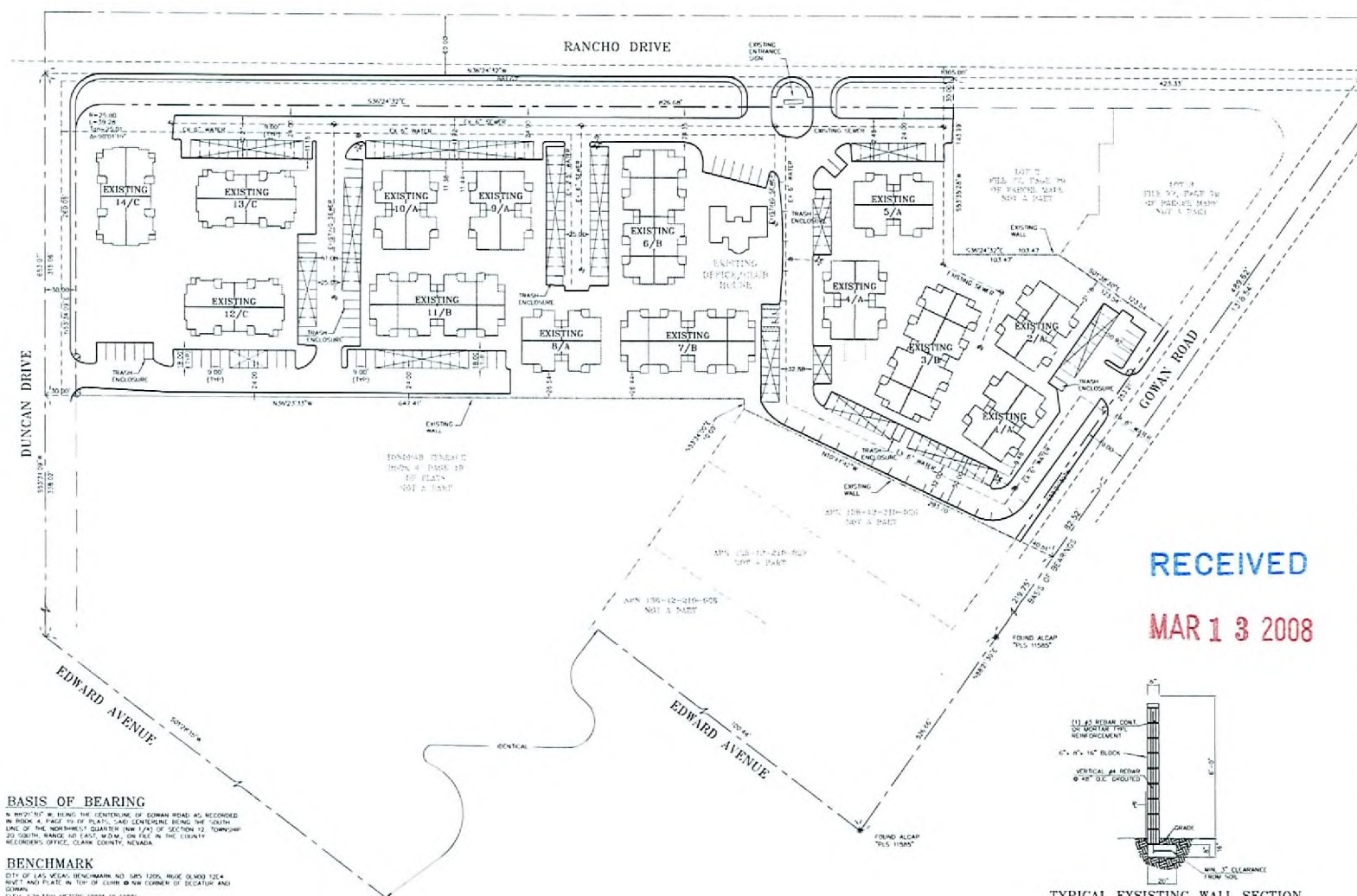


APN# 138-12-202-002
CONDOMINIUM SUBDIVISION
LAS VEGAS, NEVADA

APN# 138-12-202-002

CONDOMINIUM SUBDIVISION

LAS VEGAS, NEVADA



BASIS OF BEARING

N. 1/2 OF 1/4 W. BEING THE CENTERLINE OF GOWAN ROAD AS RECORDED IN BOOK 4, PAGE 19 OF PLATS, SAID CENTERLINE BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., ON FILE IN THE COUNTY RECORDER'S OFFICE, CLACK COUNTY, NEVADA.

BENCHMARK

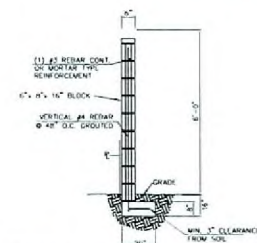
CITY OF LAS VEGAS BENCHMARK NO. 585 1205, 8606 OLWOOD 1204
RIVET AND PLATE IN TOP OF CURB @ NW CORNER OF DECATUR AND
GOWAN
ELEV. 578.3501 METERS (2225.48 FEET)

LEGAL DESCRIPTION

A PARCEL 1 OF CYPRESS SPRINGS II FILE 77, PAGE 29 OF PARCEL MAPS
SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP
20 NORTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA

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TYPICAL EXSISTING WALL SECTION

NOTE. THERE WILL BE NO CHANGES TO EXISTING WALL

EOT-27359

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VICINITY MAP

SCALE : 1" = 50'



A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0', 25', 50', and 100'.

LEGEND

STREET CENTERLINE
PROPERTY LINE
LOT LINE
EX. STAIRING
EX. CURB
EX. SEWER
EX. WATER
FIRE HYDRANT
BUILDING NO./TYPE
EX. COVERED PARKING

1/2 A

SINGLE FAMILY RESIDENCE

SITE DATA

ASSESSOR'S PARCEL NUMBER	138-12-20-002
SECTION/TOWNSHIP/RANGE	SEC. 12, T. 20 SOUTH, R. 10 EAST, W. 3 BM
LAND USE	RESIDENTIAL APARTMENTS
APPROVED ZONING	General Commercial District (C-2)
NUMBER OF BUILDINGS	14
NUMBER OF UNITS	144
TOTAL ACREAGE	6.71 ACRES
BUILDING HEIGHT	35' MAX
DENSITY	21 UNITS/ACRE

UTILITIES

WATER SERVICE	LAS VEGAS VALLEY WATER DISTRICT
SEWER SERVICE	CITY OF LAS VEGAS
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS COMPANY
CABLE	COX COMMUNICATION
TELEPHONE	SPRINT OF NEVADA

BUILDING DATA

TYPE	SQ. FT.	NO. OF UNITS	PARKING SPACE
ONE BEDROOM UNITS	655	32 X 1.25	40
TWO BEDROOM UNITS	905	88 X 1.75	154
THREE BEDROOM UNITS	1108	24 X 2.00	48
TOTAL UNITS		144	242
GUEST PARKING 1 SPACE PER 8 UNITS			144/8 = 18

EXISTING PARKING

REGULAR SPACES	= 215
HANDICAP SPACES	= 2
TOTAL SPACES	= 217

BASED ON 216 UNITS

AVERAGE SEWER FLOW = 26.3 GPM = 37872 GPD
PEAK SEWER FLOW = 70.8 GPM = 113472 GPD

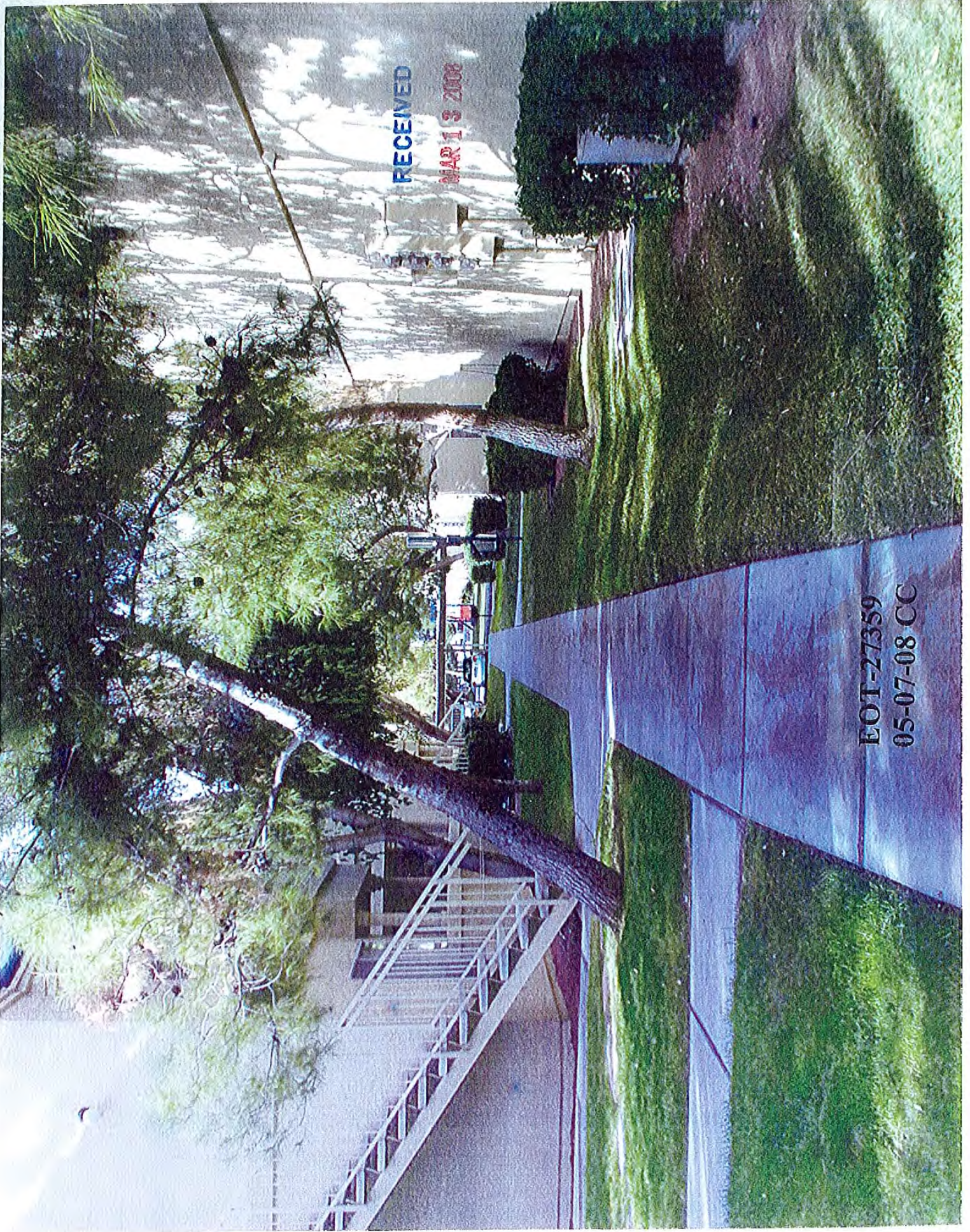
OWNER/DEVELOPER

OCEANSIDE CYPRESS SPRINGS LLC
16135 MENTURA BLVD #1045
ENCINO CA 91436-2425
Tel: (818) 330-0000

NOTES

1. ALL STRUCTURES ARE EXISTING AND SHALL REMAIN. NO NEW STRUCTURES OR IMPROVEMENTS ARE PROPOSED.
2. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS.
3. THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL ROW AND EASEMENT WIDTHS.

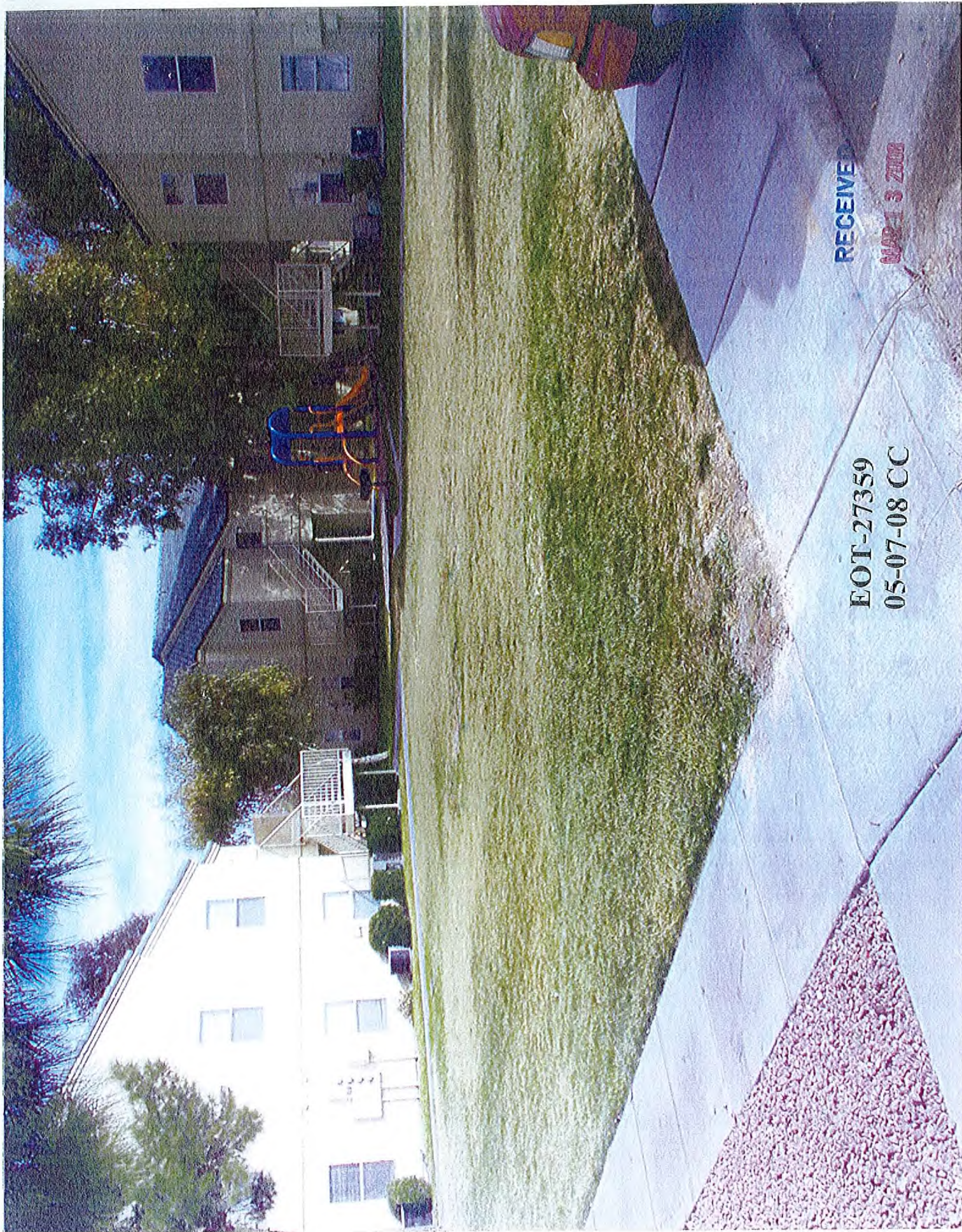
PROJECT NO.	0-1	SHEET	1
SITE PLAN: CONDOMINIUM CONVERSION CYPRESS SPRINGS CONDOMINIUMS			
806 S. STATE ST., SUITE 100, HOUSTON, TEXAS 77057 MAPS, PLATS IN THE NORTH QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 60 EAST, N.E.M. CITY OF LAS VEGAS, CLAY COUNTY, NEVADA			
BAUGHMAN & TURNER, INC. CIVIL ENGINEERS LAND SUBDIVISIONS 1210 HUNTSVILLE STREET, SUITE 900 LAS VEGAS, NEVADA 89102 PH. (702) 870-8711 FAX (702) 878-2499		DATE: 12-12-2006 PREPARED FOR: DAVID SAVAGE	
		BATE NO.	PLAT/ZONE
		00000	



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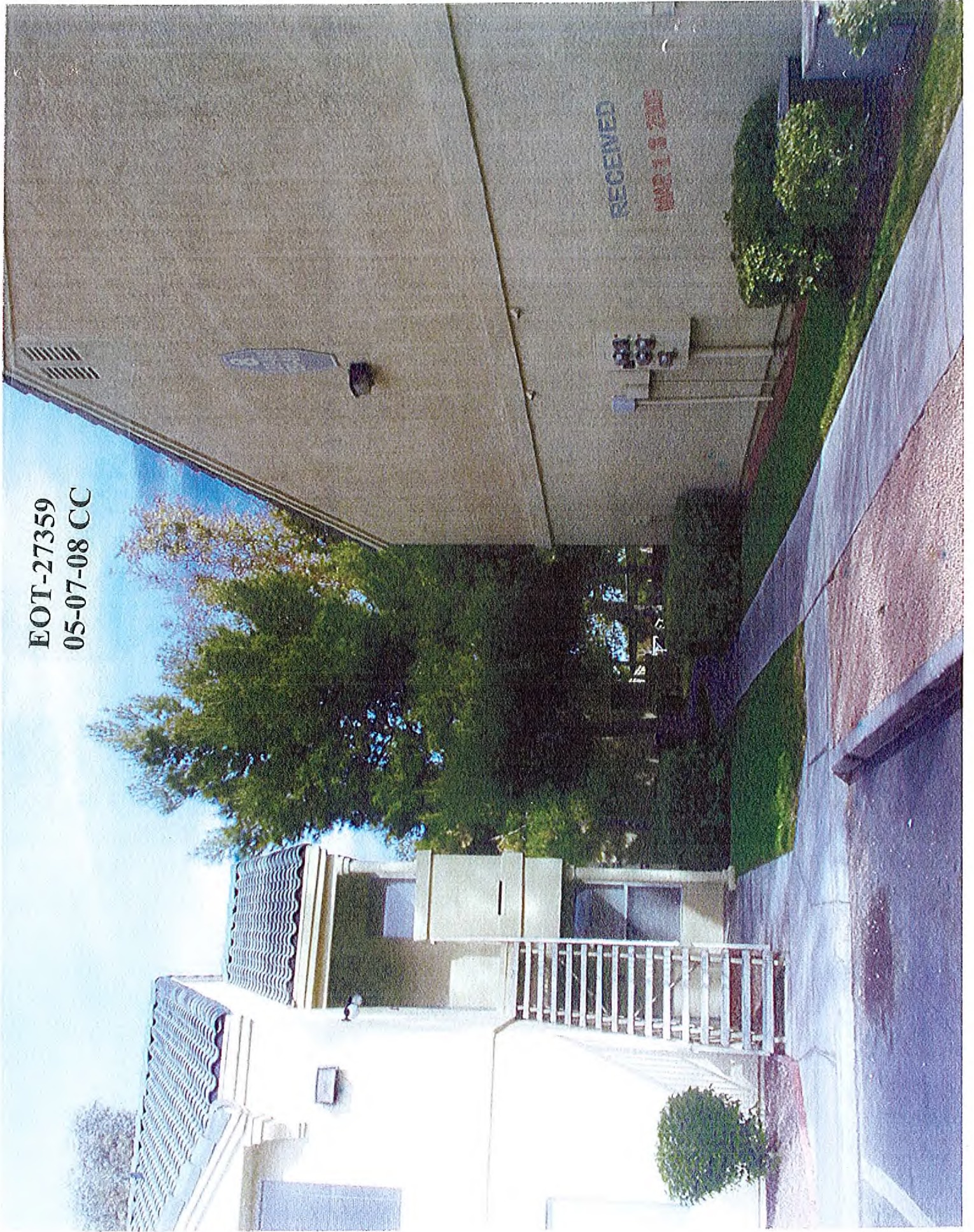
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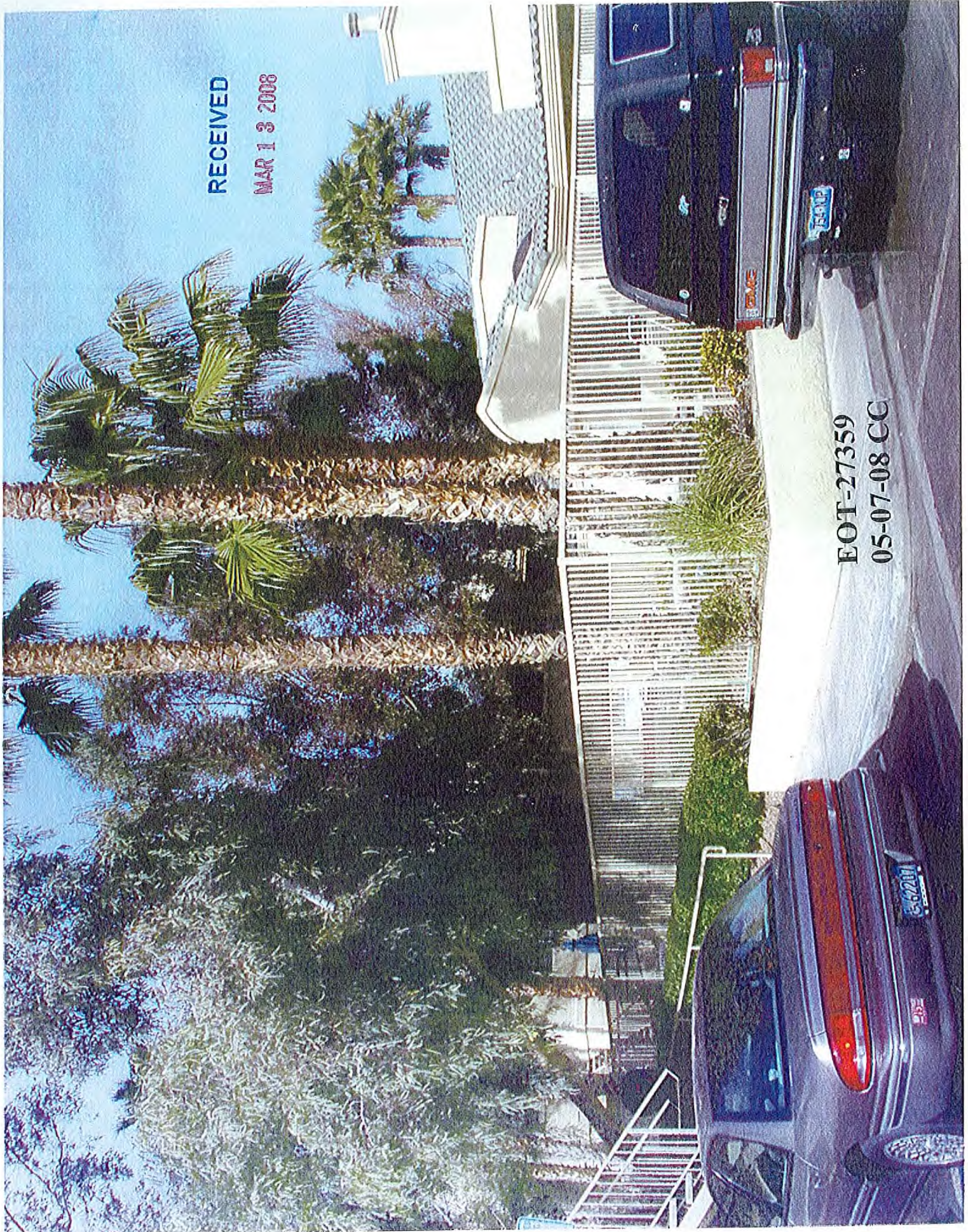
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