



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25487** APN: 137-01-101-009

Name of Property Owner: 32 acres LLC

Name of Applicant: Gray Beckler

Name of Representative: Dawn Brown

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: [Handwritten Signature]

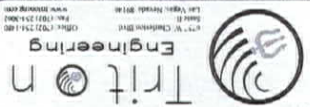
Print Name: STUART APOLLO

Subscribed and sworn before me

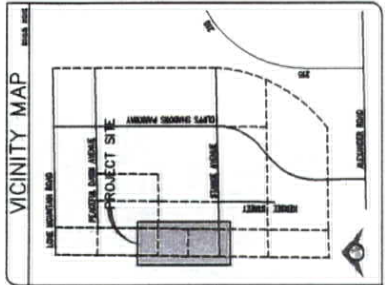
This 24th day of September, 2007

Judy Ruth Clark Co., NV
Notary Public in and for said County and State





OVERALL SITE PLAN
 LONE MOUNTAIN / PUL



PARKING ANALYSIS

NUMBER OF 2-BEDROOM UNITS = 206
 PARKING REQUIRED = 412
 NUMBER OF 3-BEDROOM UNITS = 43
 PARKING REQUIRED = 86
 NUMBER OF 4-BED ROOMS REQUIRED = 20
 PARKING REQUIRED = 40
 TOTAL PARKING PROVIDED = 544

NOTE: 20% OF 2-BEDROOM UNITS ARE PROVIDED WITH 2 CARPORTS. THE REMAINING 166 UNITS ARE PROVIDED WITH 2 SPACES EACH.

BACK OF CURB PARKING AT EACH INTERSECTION IS 20' FOR FIRE ACCESS

ALL DRAINAGE FACILITIES IDENTIFIED ON THIS PLAN ARE LOCATED AS COMMON LOTS TO BE PRIVATELY MAINTAINED

ACREAGE

ACRES = 76.48
 SQUARE FEET = 334
 DENSITY = 3.37
 (2.4-3.3 DENSITY BALANCE VARIATION)



BASIS OF BEARING

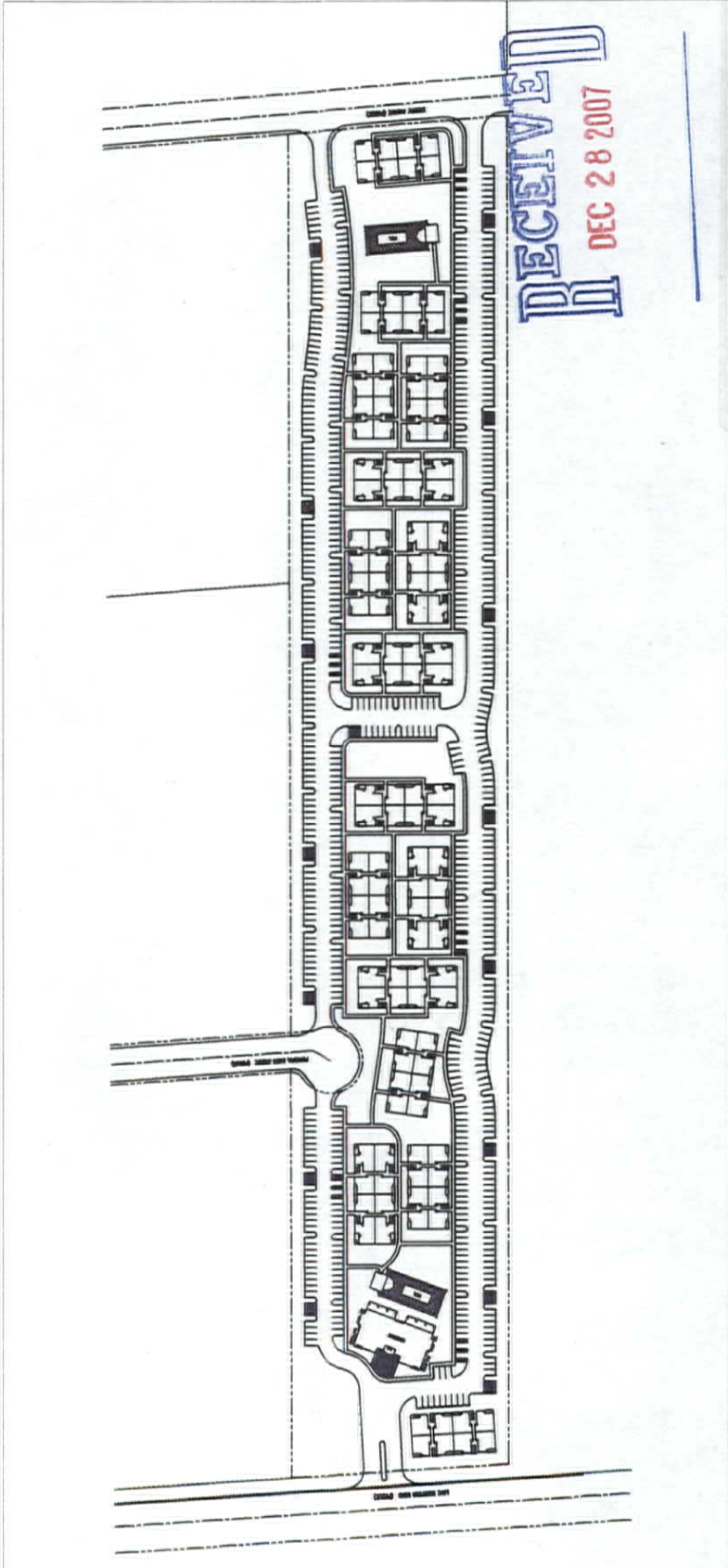
ALL BEARINGS ARE TO THE CENTER OF THE EARTH. THE BEARING OF THE MERIDIAN OF GREENWICH IS 0° 00' 00". THE BEARING OF THE MERIDIAN OF WASHINGTON IS 77° 00' 00". THE BEARING OF THE MERIDIAN OF PHOENIX IS 112° 00' 00". THE BEARING OF THE MERIDIAN OF LOS ANGELES IS 118° 00' 00". THE BEARING OF THE MERIDIAN OF SAN FRANCISCO IS 122° 28' 00". THE BEARING OF THE MERIDIAN OF NEW YORK IS 128° 46' 00". THE BEARING OF THE MERIDIAN OF LONDON IS 0° 00' 00".

BENCHMARK

ALL BENCHMARKS ARE TO THE CENTER OF THE EARTH. THE BENCHMARK OF GREENWICH IS 0° 00' 00". THE BENCHMARK OF WASHINGTON IS 77° 00' 00". THE BENCHMARK OF PHOENIX IS 112° 00' 00". THE BENCHMARK OF LOS ANGELES IS 118° 00' 00". THE BENCHMARK OF SAN FRANCISCO IS 122° 28' 00". THE BENCHMARK OF NEW YORK IS 128° 46' 00". THE BENCHMARK OF LONDON IS 0° 00' 00".

OPEN SPACE CALCS

Open Space Required = 1.00% of 334 = 3.34 Acres
 Open Space Provided = 3.37 Acres (0.37 excess)



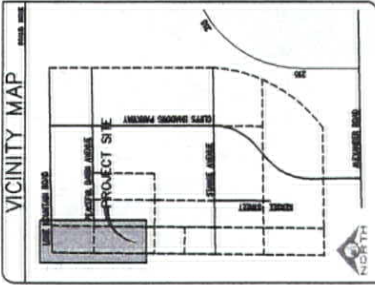
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DATE	NO.	DESCRIPTION

Trition Engineering
 6777 Chatham Blvd
 Suite 100
 Charlotte, NC 28217
 (704) 241-1800
 Fax: (704) 241-1801
 www.tritioneng.com

LONE MOUNTAIN / P.U.I.
 SITE PLAN 1
 SHEET 3 OF 3
 C.L.V. DATE



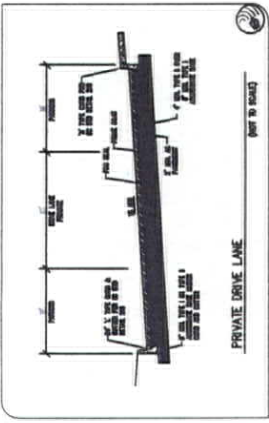
PARKING ANALYSIS

NUMBER OF 2-LEVEL UNITS = 240
 PARKING SPACES = 240
 NUMBER OF 3-LEVEL UNITS = 60
 PARKING SPACES = 180
 TOTAL PARKING SPACES = 420
 TOTAL PARKING PROVIDED = 420

BACK OF CURB RACKS AT EACH INTERSECTION IS 20' FOR FIRE ACCESS
 ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE TO BE DESIGNATED AS COMMON LOTS TO BE PERMANENTLY MAINTAINED

ACREAGE

ACRES = 14.4
 BUILDING UNITS = 300
 DENSITY = 21
 2 & 3 STORY BUILDING PRELUDE



BENCHMARK

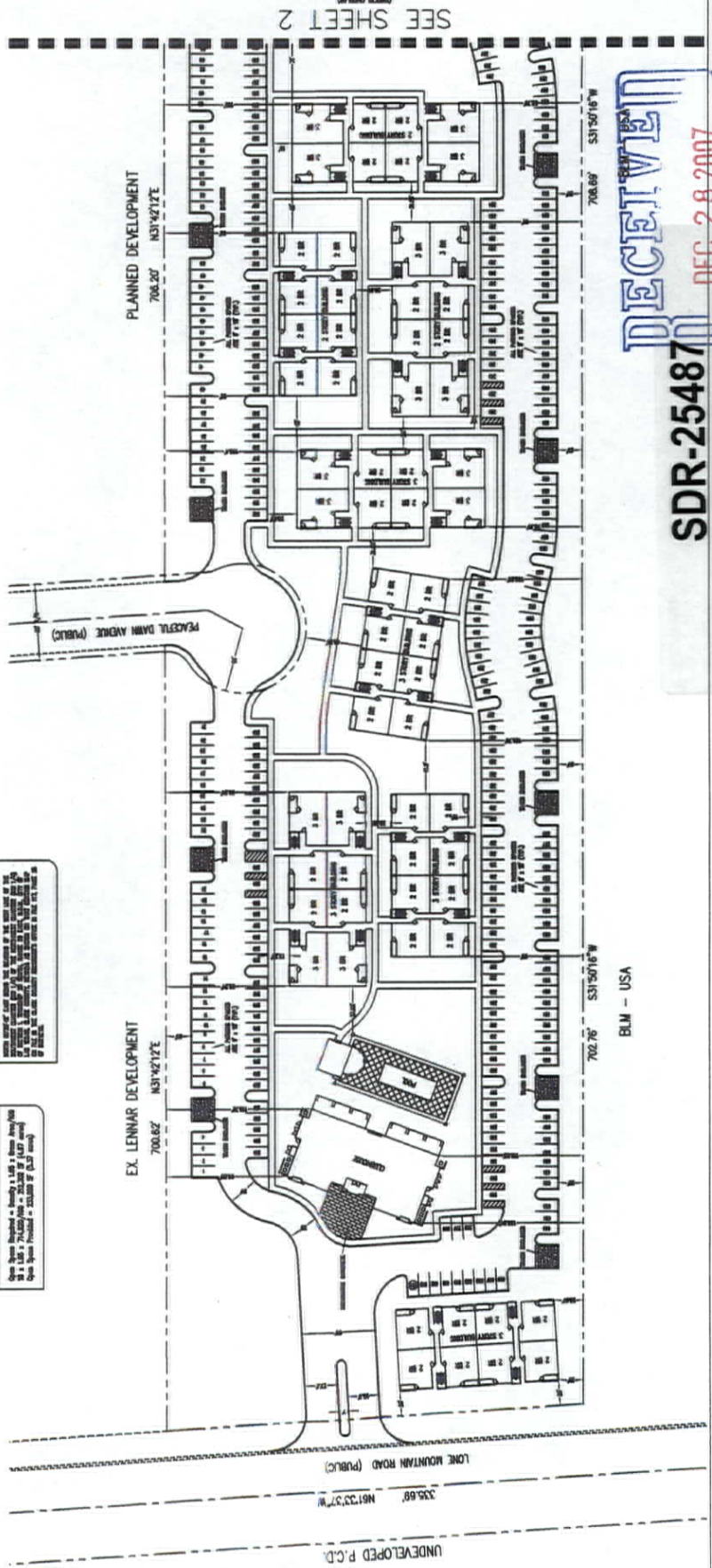
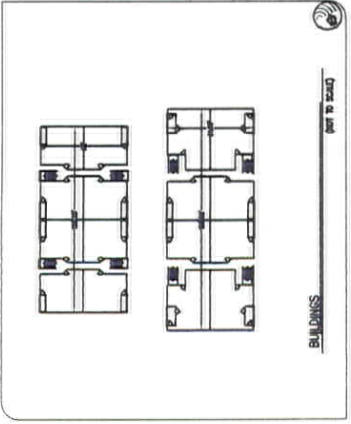
SET OF 4.00' BENCH MARK STATION - 142000
 THIS BENCH MARK IS TO BE SET AT THE INTERSECTION OF PEACOCK DAM AVENUE (PUBLIC) AND THE PROPERTY LINE.

BASIS OF BEARING

BEARING OF ALL LINES IS BASED ON THE NORTH LINE OF THE PEACOCK DAM AVENUE (PUBLIC) AT THE INTERSECTION OF THE PROPERTY LINE AND THE AVENUE.

OPEN SPACE CALCS

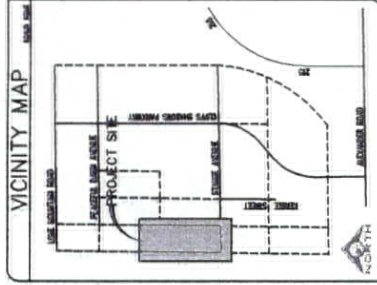
Open Space Provided = 100,000 sq. ft.
 100,000 sq. ft. / 100,000 sq. ft. = 1.00 (100%)



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BLM - USA



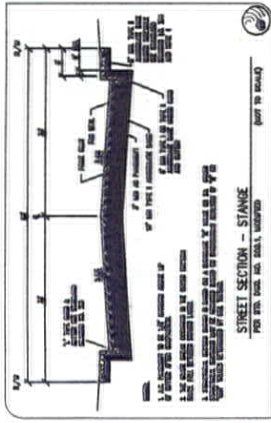
PARKING ANALYSIS

NUMBER OF 2-BEDROOM UNITS = 128
 PARKING REQUIRED = 128
 NUMBER OF 3-BEDROOM UNITS = 40
 PARKING REQUIRED = 120
 NUMBER OF 4-BEDROOM UNITS = 10
 PARKING REQUIRED = 40
 TOTAL PARKING REQUIRED = 288
 TOTAL PARKING PROVIDED = 304
 TOTAL PARKING PROVIDED = 8%

SIZE OF CASH REGISTER AT EACH INTERSECTION IS 5'0" FOR FIRE ACCESS
 ALL DRAINAGE FACILITIES SHALL BE DESIGNED AS COMMON LOTS TO BE PERMANENTLY MAINTAINED

ACREAGE

ACRES = 1.64
 SQUARE FEET = 71,000
 SQUARE FEET = 1.62
 (0.8-2.5 ACRES BUILDING FOOTPRINT)

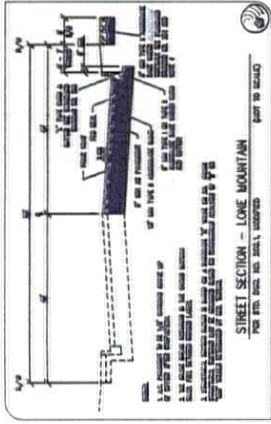


BENCHMARK

ANY OF THE ABOVE BENCHMARKS SHALL BE MAINTAINED
 THE BENCHMARK SHALL BE MAINTAINED AS A COMMON LOT
 BENCHMARK - SHALL BE MAINTAINED PERMANENTLY

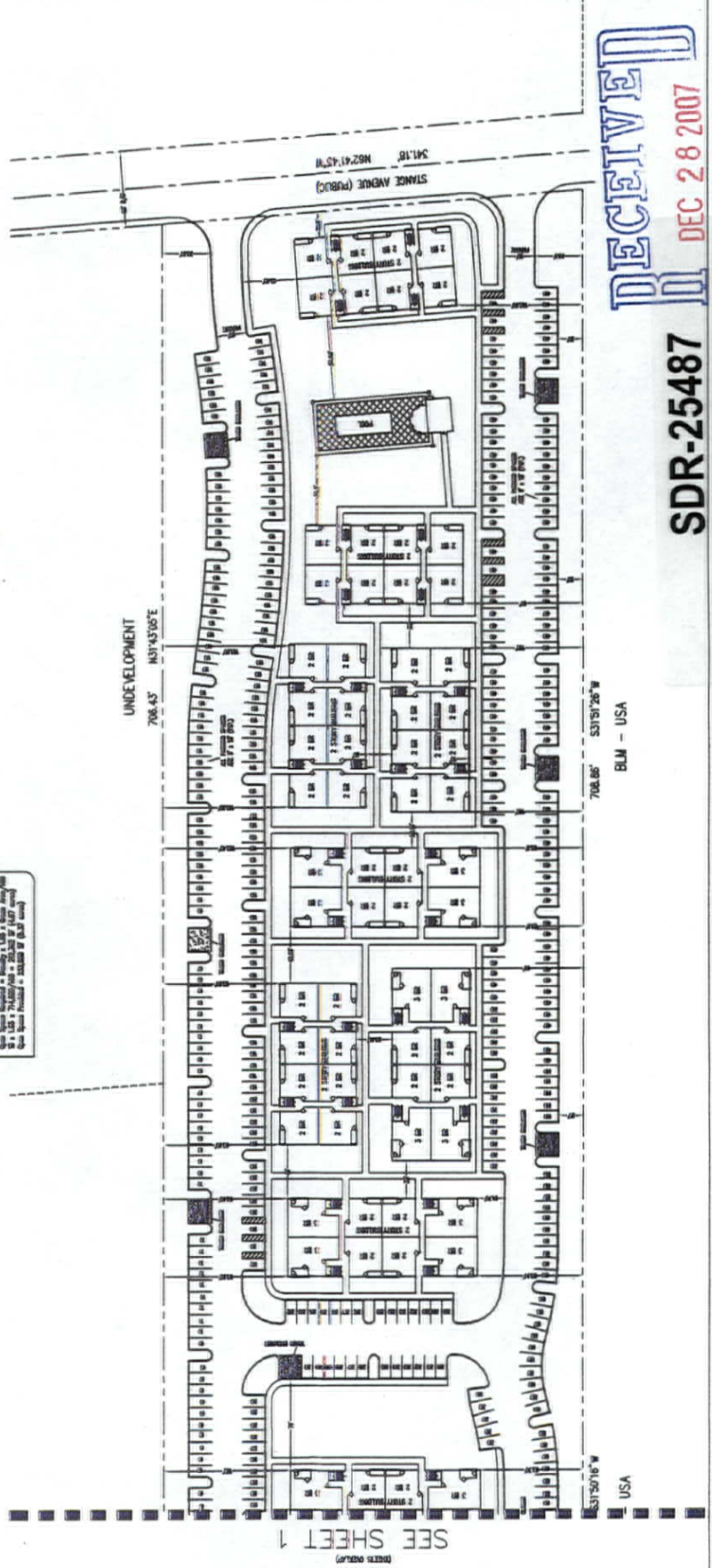
OPEN SPACE CALCS

Open Space Required = 10.0% of 71,000 sq. ft. = 7,100 sq. ft.
 Open Space Provided = 10,000 sq. ft. (14.1%)



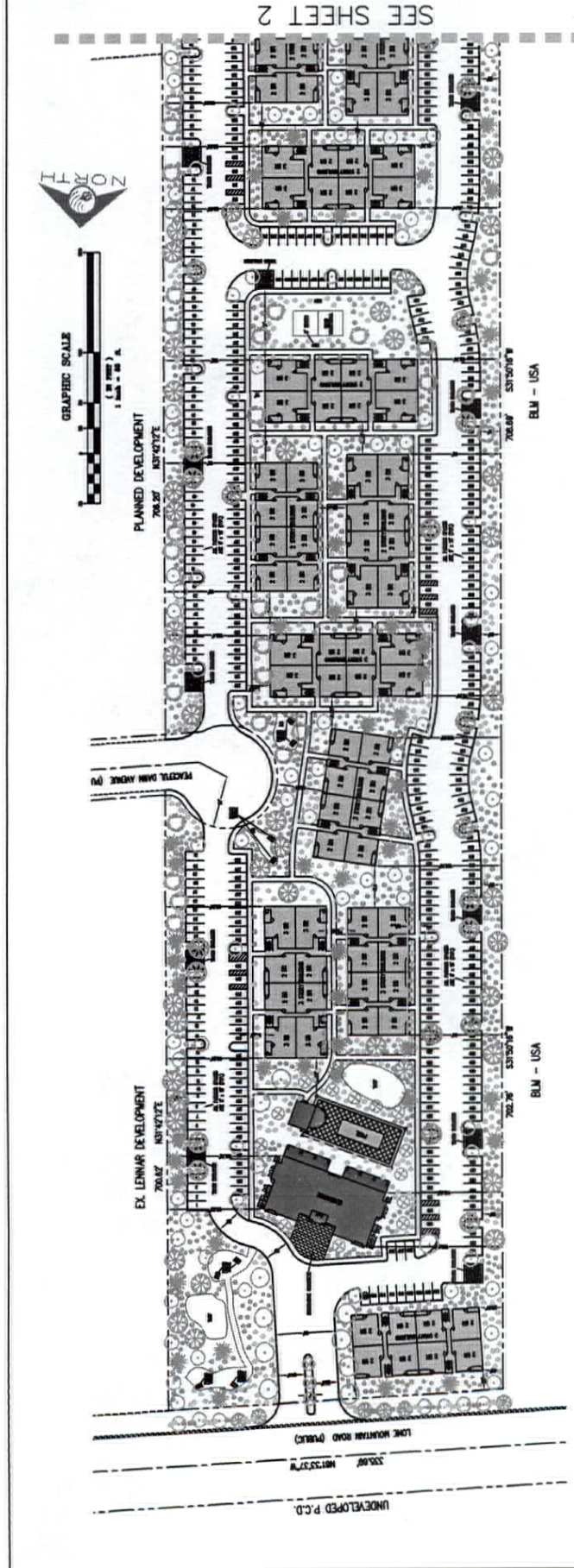
BASIS OF BEARING

ALL BEARINGS ARE GIVEN AS TRUE BEARINGS
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Suggested Shrubs

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
⊕	3 Gallon	Variegated Century Plant	Agave americana
	3 Gallon	Blue Urn	Dasylirion wheeleri
	3 Gallon	Desert Spirea	Desert spirea
	3 Gallon	Red Yucca	Yucca elata
	3 Gallon	People's Fountain Yucca	Yucca filamentosa 'Flamingo'
	3 Gallon	Empress Yucca	Yucca recurvifolia

Suggested Shrubs

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
⊕	3 Gallon	Urchin Shrub	Cholla
	3 Gallon	Urchin Shrub	Cholla
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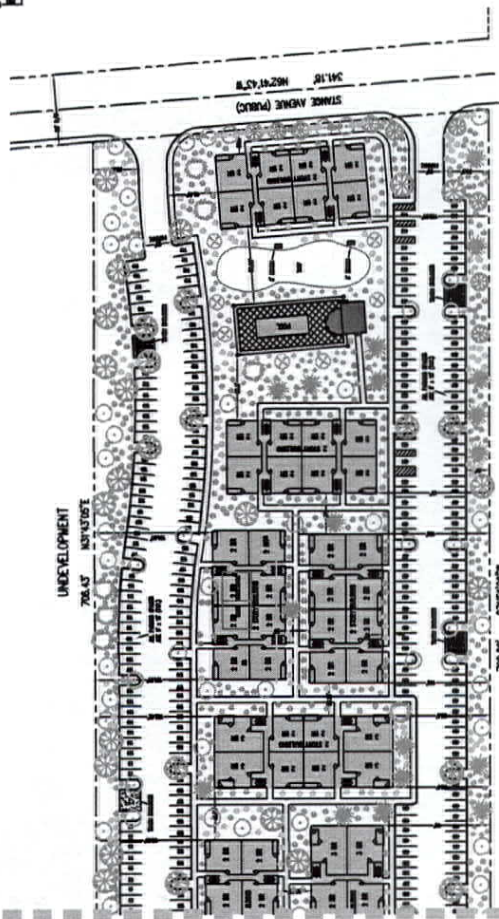
Suggested Shrubs

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME
⊕	3 Gallon	Urchin Shrub	Cholla
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	3 Gallon	Urchin Shrub	Cholla
	3 Gallon	Urchin Shrub	Cholla
	3 Gallon	Urchin Shrub	Cholla
	3 Gallon	Urchin Shrub	Cholla

- Notes:**
- All plants to receive a 2" layer of 1/4" Maximum Gold Accretive rock under substrate used.
 - All plants to receive a 2" layer of 1/4" Maximum Gold Accretive rock under substrate used.
 - Tree planters within five feet of landscape shall receive root shields.
 - For irrigation and fertigation to be applied to all existing and new plants.
 - Planters shall be removed at time of planting unless otherwise noted.
 - All plant materials shall be installed per City of Las Vegas Title 19 Landscape Ordinance.
- Landscape Area: 253,948 SF



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SEE SHEET 1

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Trees

SYMBOL	SIZE	CUMBER NAME	BOTANICAL NAME
	24" DIA.	Shoreline Acacia	<i>Acacia senegalensis</i>
	24" DIA.	Albizia Tree	<i>Albizia leonensis</i>
	24" DIA.	Cholla	<i>Cholla yucca</i>
	24" DIA.	Desert Mesquite	<i>Prosopis juliflora</i>
	24" DIA.	Iron Tree	<i>Acacia saligna</i>
	24" DIA.	Mesquite	<i>Prosopis juliflora</i>

Suggested Shrubs

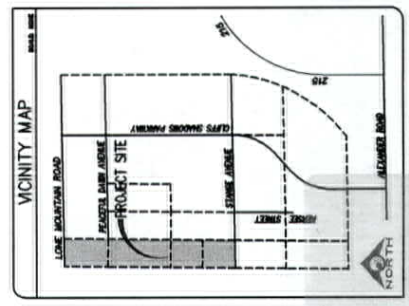
SYMBOL	SIZE	CUMBER NAME	BOTANICAL NAME
	3' GALLON	Unirrigated Canyon Plant	<i>Apocynum androsaemifolium</i>
	3' GALLON	Desert Opuntia	<i>Opuntia echinocarpa</i>
	3' GALLON	Red Yucca	<i>Yucca elata</i>
	3' GALLON	Purple Fountains Grass	<i>Pennisetum setaceum</i>
	3' GALLON	Woolly Yucca	<i>Yucca macrocarpa</i>

Suggested Shrubs

SYMBOL	SIZE	CUMBER NAME	BOTANICAL NAME
	1' GALLON	Fast Bed of Fountains	<i>Ceanothus velutinus</i>
	1' GALLON	Green Bed of Fountains	<i>Leucosiphon saccatum</i>
	1' GALLON	Desert Cholla	<i>Yucca elata</i>
	1' GALLON	Shoreline Acacia	<i>Acacia saligna</i>
	1' GALLON	Yucca Bed	<i>Yucca elata</i>

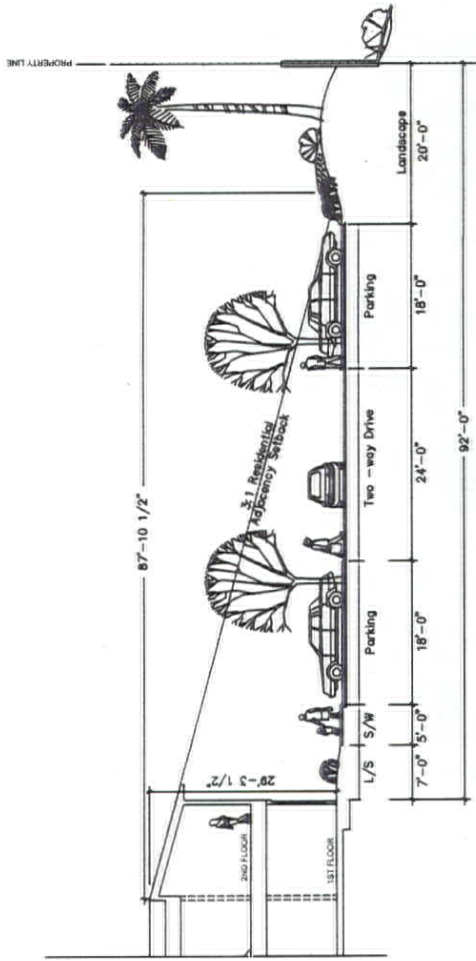
Suggested Shrubs

SYMBOL	SIZE	CUMBER NAME	BOTANICAL NAME
	1' GALLON	Crotony Acacia	<i>Acacia saligna</i>
	1' GALLON	Yucca Bed	<i>Yucca elata</i>
	1' GALLON	Shoreline Acacia	<i>Acacia saligna</i>
	1' GALLON	Yucca Bed	<i>Yucca elata</i>

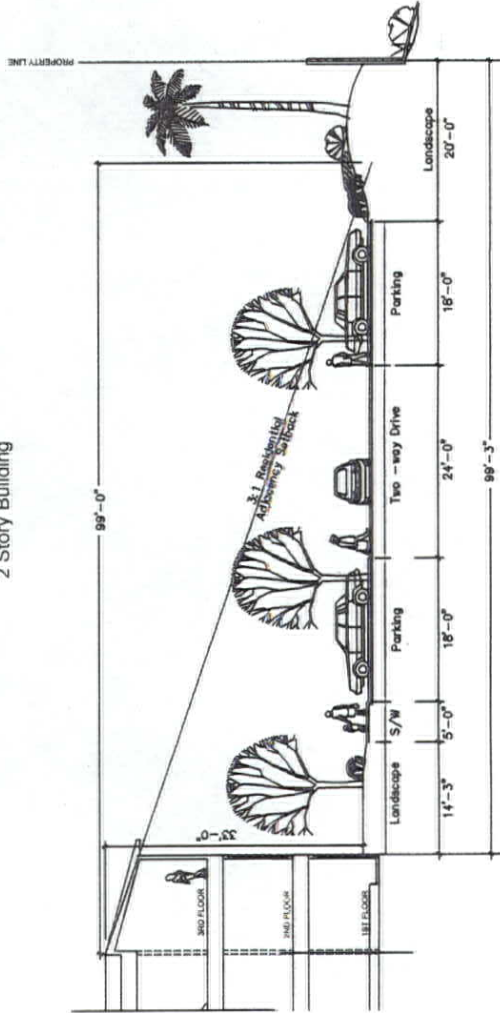


- All plants to receive a 2" layer of 17-Mesh Cold Acoustic rock
- Unless otherwise noted, plants shall be delivered to site in 100% container
- Plants shall be delivered to site with root balls and structures where possible
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2 Story Building



3 Story Building



USA & CANADA
 10000 W. Sahara Ave. Suite A
 Las Vegas, NV 89135
 Tel: 702-897-1554
 Fax: 702-897-1555
 Email: info@lone-mountain.com

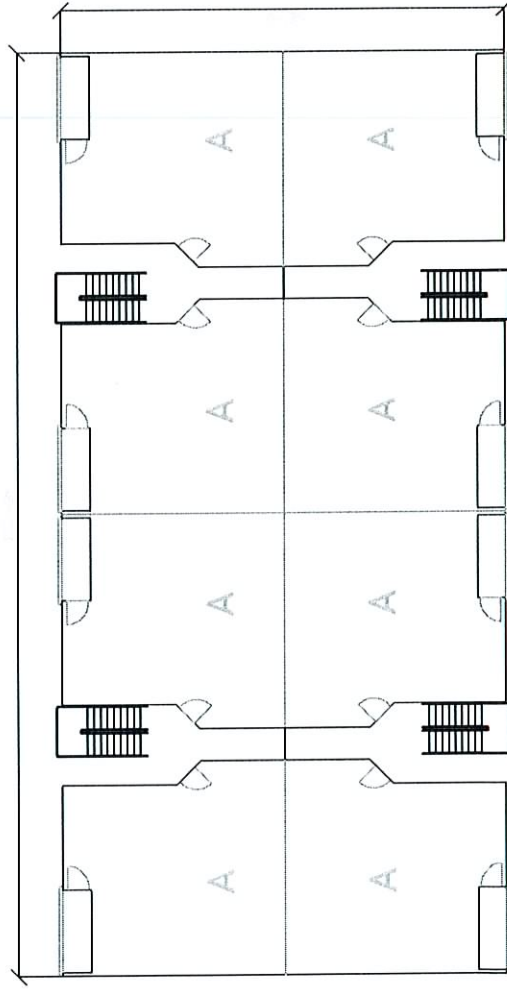
Lone Mountain/Puli

Section Las Vegas, Nevada

Date: December 26, 2007
 Project Number: 20071201

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DEVELOPMENT CONSULTING SERVICES, LLC

LONE MOUNTAIN PULI

Building 2 Floor Plan

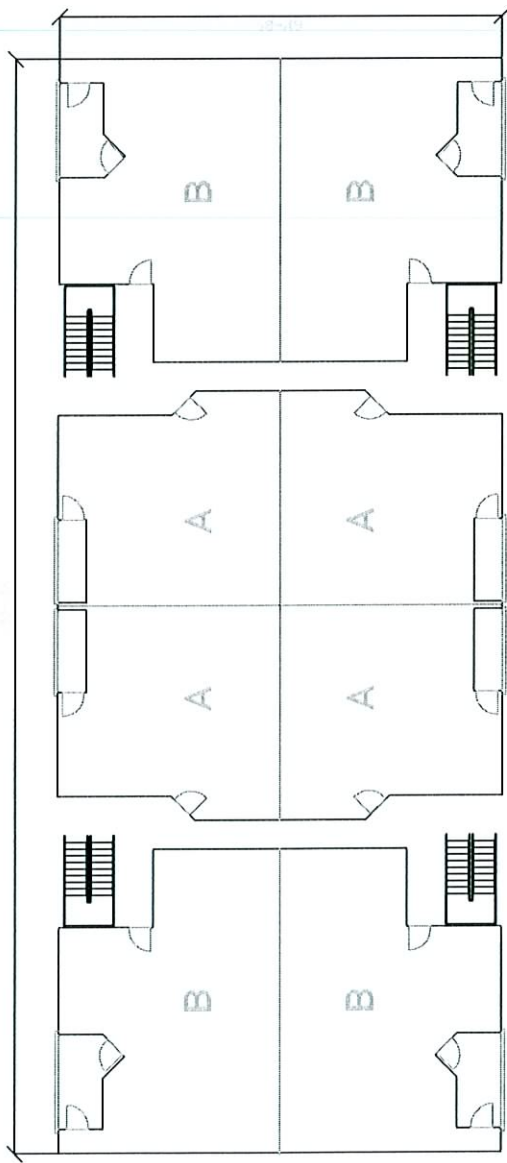
Las Vegas, Nevada

Date:
Scale:

October 8, 2007
1/4" = 1'

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LONE MOUNTAIN PULI

Building 1 Floor Plan

Las Vegas, Nevada

Date:
Scale:

October 8, 2007
1/8" = 1"

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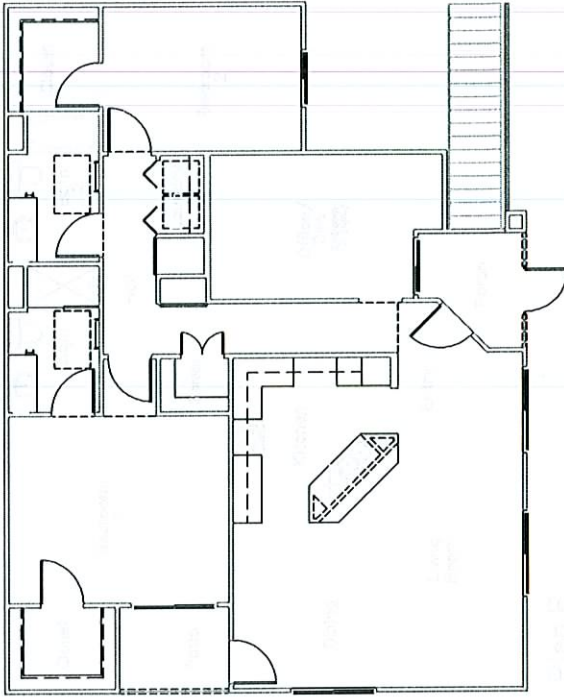
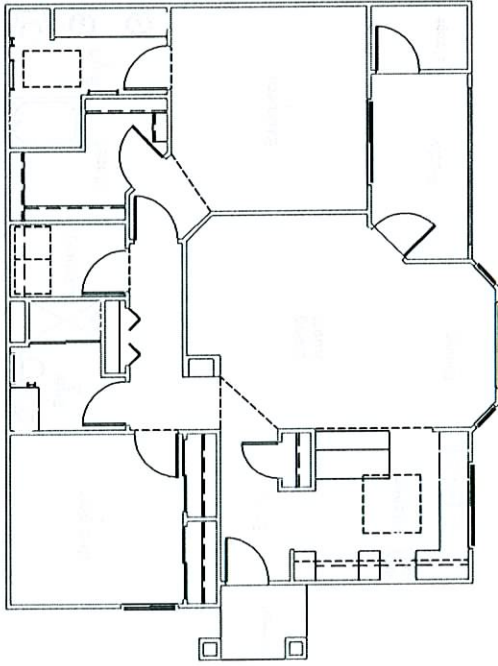
LONE MOUNTAIN PULI

Unit Plans Las Vegas, Nevada

Date: October 8, 2007
Scale: 1/4" = 1"

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SDR 25487				
Northwest Estates, LLC, et al				
SEC Lone Mountain Rd. & Puli Rd.				
Proposed 296-unit multi-family residential development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	296	5.86	1,735
AM Peak Hour			0.44	130
PM Peak Hour			0.52	154
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets; counts not available for Lone Mountain or Stange:				
Cliff Shadows Parkway				
Average Daily Traffic (ADT)	6,983			
PM Peak Hour	559			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Lone Mountain Rd.	16200			
Stange Ave.	16200			
Cliff Shadows Pkwy.	32585			
This project will add approximately 1,735 trips per day on Lone Mountain, Stange, and Cliff Shadows. This will increase expected volumes by about 25 percent on Cliff Shadows. Cliff Shadows is at about 21 percent of capacity. Counts were not available for Lone Mountain or Stange, but both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 154 additional cars into the area; which works out to about 3 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				