



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-28322** APN: 126-24-410-003

Name of Property Owner: Schnippel Family LP and Durango Boseck LP

Name of Applicant: Mark Schnippel

Name of Representative: _____

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): _____

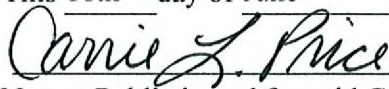
APN: _____

Signature of Property Owner: 

Print Name: Mark Schnippel

Subscribed and sworn before me

This 11th day of June, 2008



Notary Public in and for said County and State



CLIFFS EDGE @ PROVIDENCE

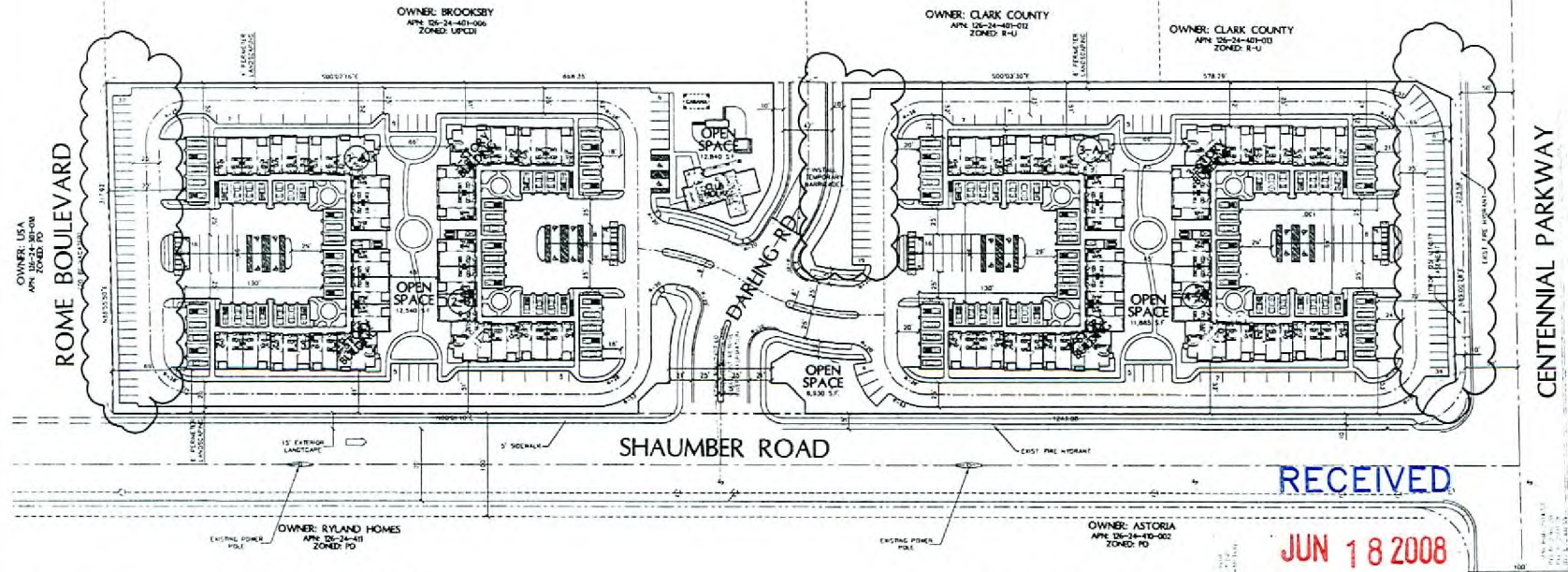
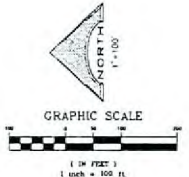
FOR THE INVESTORS GROUP

DEVELOPER
 MARK SCHMIDT
 1800 W. CHEVROLET AVE. #210
 LAS VEGAS, NEVADA 89102
 (702)204-1947 FAX (702) 221-7949

OWNER
 SCHMIDT FAMILY LP AND GUARANTY
 ROSEN 10
 1800 W. CHEVROLET AVE. #210
 LAS VEGAS, NEVADA 89102
 (702)204-1947 FAX (702) 221-7949

LEGEND

- EXISTING CONTOUR
- BLOCK WALL
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- PROPOSED GRADE
- PROPOSED TRASH ENCLOSURE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED BUILDING NUMBER
- POINT OF CONNECTION
- PARKING AREA WHERE PAVEMENT IS NOT REQUIRED



BENCH MARK
 FOUND 7" HIGH ROUND ALUMINUM PLATE WITH
 "M.T." AT THE SW CORNER OF CENTENNIAL
 PARKWAY AND PEARL DRIVE
 2991.49 (11)
 54.6 VINES PLS. SORA 945.75 (164)
 2991.49 (11)

SITE STANDARDS
 TYPICAL STALL SIZE = 9'x10'
 TYPICAL COMPACT STALL SIZE = 5'x8'
 TYPICAL DRIVE AISLE WIDTH = 24'
 TYPICAL FIRE LANE WIDTH = 24'
 FIRE TURNING RADIUS = 28' INSIDE / 57' OUTSIDE

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
- UTILITY SERVICES PROVIDED AS FOLLOWS:
 WATER: LAS VEGAS VALLEY WATER DISTRICT
 ELECTRIC: NEVADA POWER COMPANY
 GAS: SOUTHWEST GAS CORPORATION
 CITY OF LAS VEGAS
 SEWER: REPUBLIC SERVICES OF NEVADA
 SOLID WASTE DISPOSAL: ENVIRO-BRAND TELEPHONE NEVADA
 TELEPHONE: COX CABLE
- ALL STREETS/DRIVES ARE P.U.E. CLW SEWER AND PUBLIC DRAINAGE
- STORM WATER TO SURFACE DRAIN ON STREETS
- SEWAGE CONTRIBUTION IS ESTIMATED AT 0.06 MGD PER DAY
- NO EXISTING STRUCTURES ARE LOCATED ON THIS PARCEL
- NO EXISTING IRRIGATION OR DRAINAGE CHANNEL RIGHT-OF-WAYS OR EASEMENTS ARE LOCATED ON THIS PARCEL

LEGAL DESCRIPTION
 SITUATE WITHIN THE SOUTHWEST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 20 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
 LOT 30B OF BLOCK 12 OF CLIFFS EDGE PARCEL, THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

BASSIS OF BEARINGS
 NORTH 00°58'34" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 20 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS

TABULATION: CONDOMINIUMS

CURRENT ZONING	PD
PROPOSED ZONING	PD
ACREAGE	11.2 AC ±(GROSS)
TOTAL NUMBER OF UNITS	234
D.U.A.	22.1
OPEN SPACE REQ'D	224 x 100 SF = 22,400 SF
OPEN SPACE PRVD	44,190 SF

PARKING REQUIRED:	389
176 - 1 BEDROOM (1.25 PER UNIT)	220
58 - 2 BEDROOM (1.75 PER UNIT)	102
GUEST PARKING 1/3 UNITS	47
PARKING PROVIDED:	362
9' x 18' PARKING SPACES	70
8' x 10' PARKING SPACES	(258) 90
DRIVEWAY PARKING SPACES	42
PARALLEL PARKING SPACES	26
HANDICAP PARKING SPACES	18
GARAGE PARKING SPACES	118

RECEIVED
 JUN 18 2008

VAR-28322
SDR-28324
07/10/08 PC REVISED

RECORD BY: [] DRAWN BY: [] CHECK BY: [] DATE: []
 DESIGNED: [] DATE: []
 NO. [] REVISION: [] DATE: []

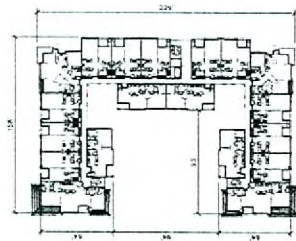
L. R. NELSON CONSULTING ENGINEERS, INC.
 6765 West Russell Road, Suite 200
 Las Vegas, Nevada 89118
 (702) 798-7978
 (702) 451-2288 FAX

SITE PLAN TO ACCOMPANY MAJOR AMENDMENT REQUEST FOR
CLIFFS EDGE @ PROVIDENCE
 FOR
THE INVESTORS GROUP
 CITY OF LAS VEGAS, NEVADA

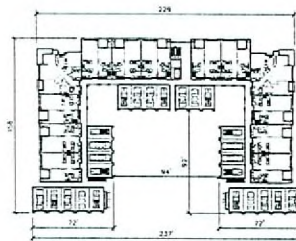
SHEET NUMBER
1
 OF 2 SHEETS
 1206-009-071

CLIFFS EDGE @ PROVIDENCE

FOR
THE INVESTORS GROUP



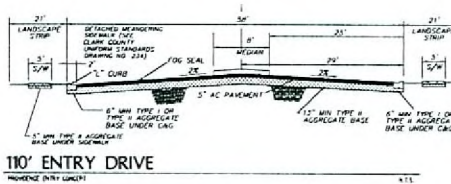
TYPICAL 51 UNIT BUILDING SECOND AND THIRD FLOOR
CONDOMINIUMS SCALE 1"=50'



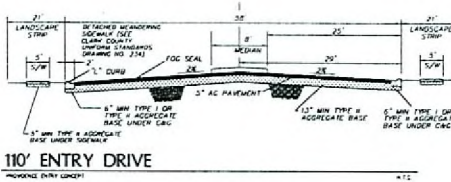
TYPICAL 51 UNIT BUILDING FIRST FLOOR
CONDOMINIUMS SCALE 1"=50'

TYPICAL 51 UNIT BLDG

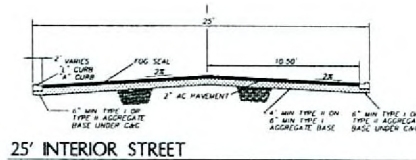
UNIT MIX	
UNIT A - 1 BEDROOM	33 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	8 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	51 UNITS



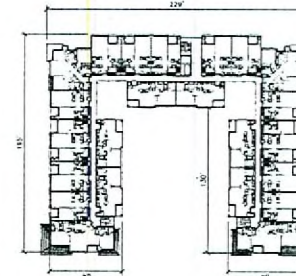
110' ENTRY DRIVE
HOVING ENTRY UNITS



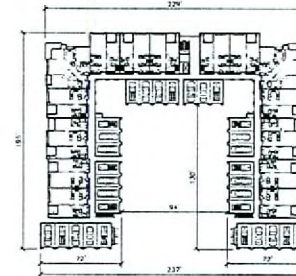
110' ENTRY DRIVE
HOVING ENTRY UNITS



25' INTERIOR STREET



TYPICAL 61 UNIT BUILDING SECOND AND THIRD FLOOR
CONDOMINIUMS SCALE 1"=50'



TYPICAL 61 UNIT BUILDING FIRST FLOOR
CONDOMINIUMS SCALE 1"=50'

TYPICAL 61 UNIT BLDG

UNIT MIX	
UNIT A - 1 BEDROOM	33 UNITS
UNIT B - 2 BEDROOM	8 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	12 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	63 UNITS

RECEIVED

JUN 18 2008

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DESIGNED BY: NSE	DRAWN BY: NSE	CHECK BY:
APP. NUMBER: 1356-000-0301	DATE: 05-20-08	DATE PLOT:
PROJECT:		

L. R. NELSON CONSULTING ENGINEERS, INC.
 STRUCTURAL: 6765 West Russell Road, Suite 200, B9118
 Las Vegas, Nevada
 CIVIL: (702) 798-7878
 PLANNING: (702) 451-2298
 SURVEY: (702) 451-2298 FAX

SITE PLAN TO ACCOMPANY MAJOR AMENDMENT REQUEST FOR
CLIFFS EDGE @ PROVIDENCE
 FOR
THE INVESTORS GROUP
 CITY OF LAS VEGAS, NEVADA

SHEET NUMBER
2
OF 2 SHEETS
1206-009-071

VAR-28322
SDR-28324
07/10/08 PC REVISED

DEVELOPER

MARK SCORPHE
9000 W CHEYENNE AVE. #210
LAS VEGAS, NEVADA 89123
(702)334-1847 FAX (702) 221-7949

OWNER

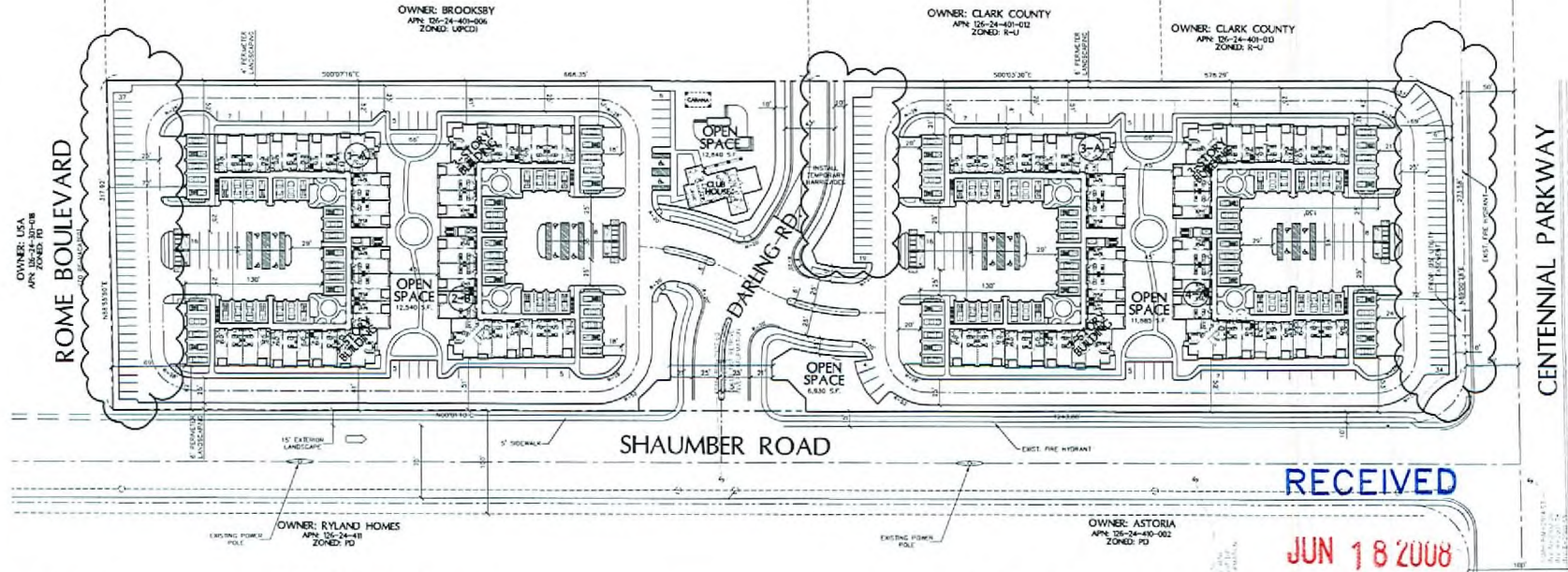
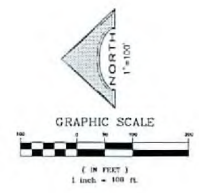
SCHWELZ FAMILY LP AND DURANGO
BLOCK 15
9000 W CHEYENNE AVE. #210
LAS VEGAS, NEVADA 89123
(702)334-1847 FAX (702) 221-7949

LEGEND

- EXISTING CONTOUR
- BLOCK WALL
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- PROPOSED GRADE
- PROPOSED TRASH ENCLOSURE
- PROPOSED SCUM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED BUILDING NUMBER
- POINT OF CONNECTION
- PARKING AREA WHERE PINDER ISLAND REMOVED

CLIFFS EDGE @ PROVIDENCE

FOR THE INVESTORS GROUP



RECEIVED
JUN 18 2008

BENCH MARK

FOUND 2 INCH ROUND ALUMINUM PLATE WITH
INSET AT THE SW CORNER OF CENTENNIAL
PARKWAY AND PAUL DRIVE.
N.L.V. 1995 PLS 2094 968.7576(m)
2081.48 (ft)

SITE STANDARDS

- TYPICAL STALL SIZE = 9'x18'
- TYPICAL COMPACT STALL SIZE = 8'x18'
- TYPICAL DRIVE W/LE WIDTH = 24'
- TYPICAL FIRE LANE WIDTH = 24'
- FIRE TURNING RADIUS = 20'WIDE/52'OUTSIDE

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER..... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC..... NEVADA POWER COMPANY
GAS..... SOUTHWEST GAS CORPORATION
SEWER..... CITY OF LAS VEGAS
SOLID WASTE DISPOSAL..... REPUBLIC SERVICES OF NEVADA
TELEPHONE..... EMBAHQ TELEPHONE NEVADA
CABLE..... COX CABLE
3. ALL STREETS/DRIVES ARE FULL, G.V. SEWER AND PUBLIC DRAINAGE
4. STORM WATER TO SURFACE DRAIN ON STREETS
5. SEWAGE CONTRIBUTION IS ESTIMATED AT 0.06 MGD PER DAY
6. NO EXISTING STRUCTURES ARE LOCATED ON THIS PARCEL.
7. NO EXISTING IRRIGATION OR DRAINAGE CHANNEL, RIGHT-OF-WAYS OR EASEMENTS ARE LOCATED ON THIS PARCEL.

LEGAL DESCRIPTION

SITUATE WITHIN THE SOUTHWEST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
LOT 108 OF BLOCK 12 OF CLIFFS EDGE, PART OF THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

BASIS OF BEARINGS

NORTH 88°56'34" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

TABULATION: CONDOMINIUMS

CURRENT ZONING	PD	PARKING REQUIRED:	369
PROPOSED ZONING	PD	176 - 1 BEDROOM (1.25 PER UNIT)	223
ADAGEAGE	11.3 AC ± (0.9055)	58 - 2 BEDROOM (1.75 PER UNIT)	102
TOTAL NUMBER OF UNITS	234	GUEST PARKING 1/5 UNITS	47
D.U.A.	20.7		
		PARKING PROVIDED:	362
OPEN SPACE REQ'D	234 x 100 S.F. = 23,400 S.F.	9' x 18' PARKING SPACES	70
OPEN SPACE PRV'D	44,193 S.F.	6' x 18' PARKING SPACES	90
		DRIVEWAY PARKING SPACES	(25)
		PARALLEL PARKING SPACES	26
		HANDICAP PARKING SPACES	18
		OTHER PARKING SPACES	118

VAR-28322
SDR-28324
07/10/08 PC REVISED

DESIGNED BY: W.B.	DRAWN BY: W.B.	DATE: 02-25-08
CHECKED BY: W.B.	DATE: 02-25-08	
REVISION	DATE	BY

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2256 FAX

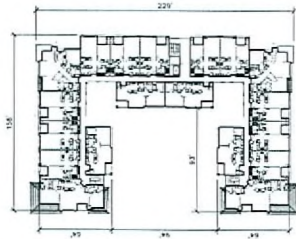
STRUCTURAL
CIVIL
PLANNING
SURVEY

SITE PLAN TO ACCOMPANY MAJOR AMENDMENT REQUEST FOR
CLIFFS EDGE @ PROVIDENCE
FOR
THE INVESTORS GROUP
NEVADA
CITY OF LAS VEGAS

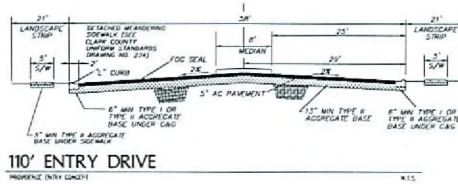
SHEET NUMBER
1
OF 2 SHEETS
1206-009-071

CLIFFS EDGE @ PROVIDENCE

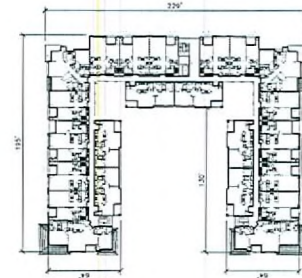
FOR THE INVESTORS GROUP



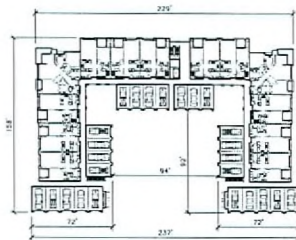
TYPICAL 51 UNIT BUILDING SECOND AND THIRD FLOOR
CONDOMINIUMS SCALE 1"=50'



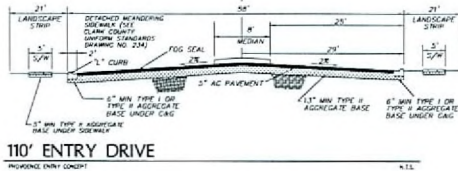
110' ENTRY DRIVE
PROVIDENCE ENTRY CREDIT



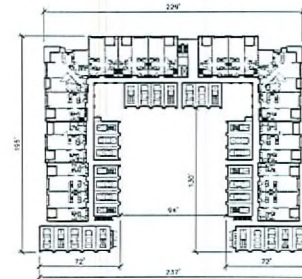
TYPICAL 61 UNIT BUILDING SECOND AND THIRD FLOOR
CONDOMINIUMS SCALE 1"=50'



TYPICAL 51 UNIT BUILDING FIRST FLOOR
CONDOMINIUMS SCALE 1"=50'



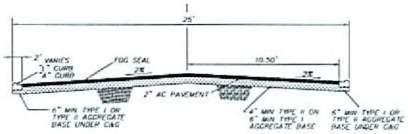
110' ENTRY DRIVE
PROVIDENCE ENTRY CREDIT



TYPICAL 61 UNIT BUILDING FIRST FLOOR
CONDOMINIUMS SCALE 1"=50'

TYPICAL 51 UNIT BLDG

UNIT MIX	
UNIT A - 1 BEDROOM	33 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	8 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	51 UNITS



25' INTERIOR STREET

TYPICAL 61 UNIT BLDG

UNIT MIX	
UNIT A - 1 BEDROOM	33 UNITS
UNIT B - 2 BEDROOM	6 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	12 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	61 UNITS

RECEIVED

JUN 18 2000

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DESIGNED BY: MCE	DRAWN BY: MCE	CHECK BY:
JOB NUMBER: 1206-005-071	REVISION:	DATE: 09-20-08
NO.		DATE:

L. R. NELSON CONSULTING ENGINEERS, INC.
 STRUCTURAL: 8765 West Russell Road, Suite 200, Las Vegas, Nevada 89118
 CIVIL: (702) 798-7978
 PLANNING: (702) 451-2246
 SURVEY: (702) 451-2246 FAX

SITE PLAN TO ACCOMPANY MAJOR AMENDMENT REQUEST FOR
CLIFFS EDGE @ PROVIDENCE
 FOR THE INVESTORS GROUP
 CITY OF LAS VEGAS, NEVADA

SHEET NUMBER
2
OF 2 SHEETS
1206-005-071

VAR-28322

SDR-28324

07/10/08 PC REVISED