



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-29348** APN: 126-24-410-003

Name of Property Owner: SCHWIPPER Family LP.

Name of Applicant: MARK SCHWIPPER

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): _____

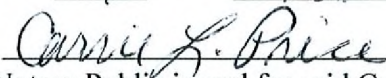
APN: _____

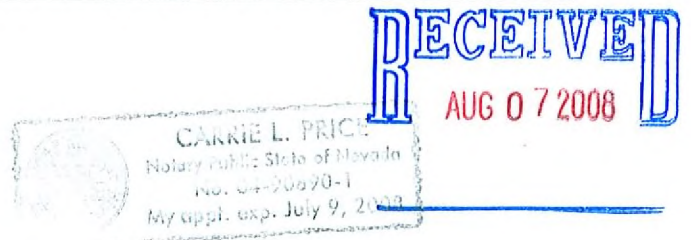
Signature of Property Owner: 

Print Name: MARK A. SCHWIPPER

Subscribed and sworn before me

This 19th day of Feb, 2008


Notary Public in and for said County and State



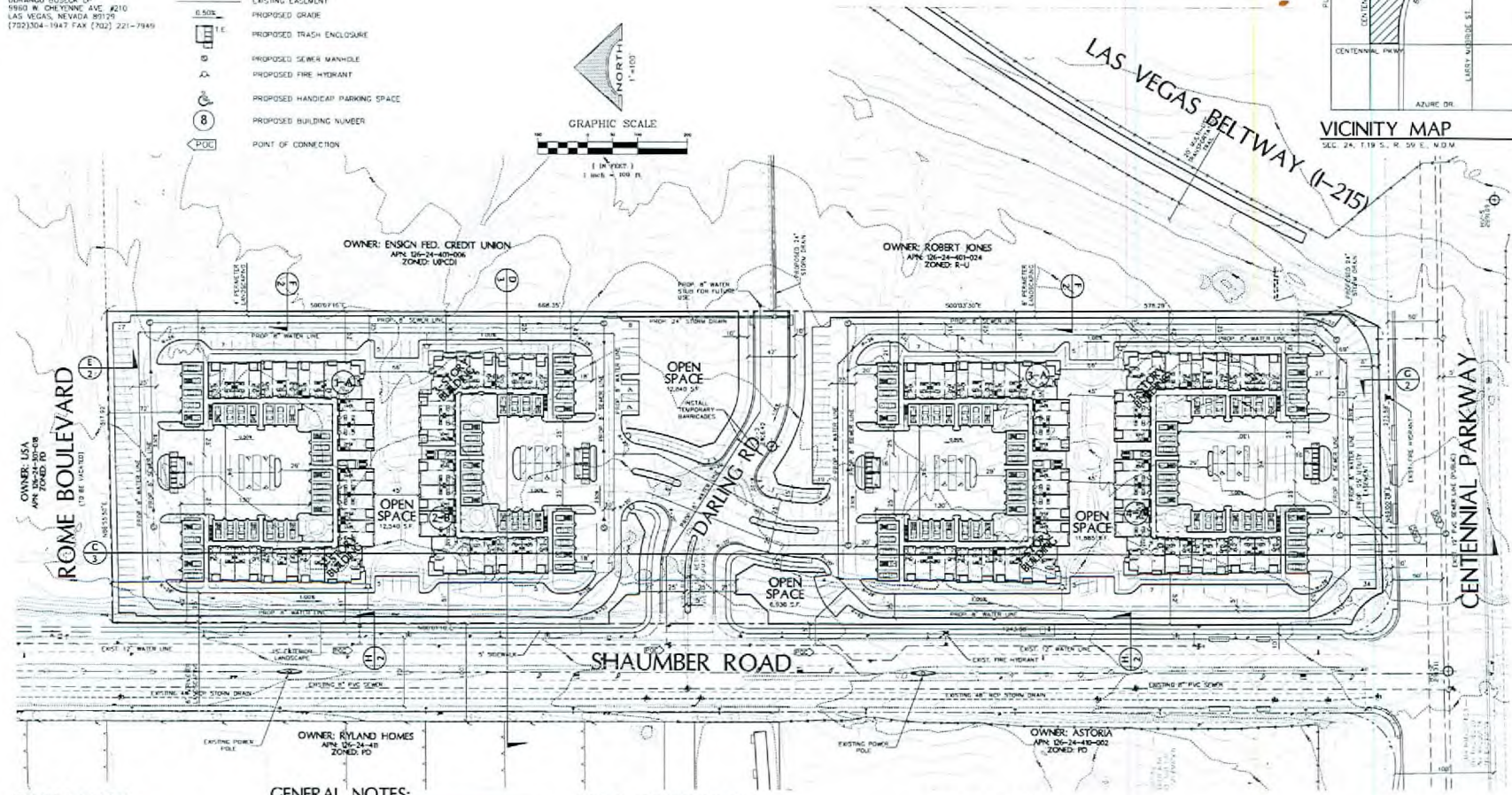
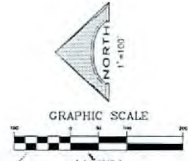
DEVELOPER
 MARK SCHNIPPEL
 5950 W CHEYENNE AVE #210
 LAS VEGAS, NEVADA 89129
 (702)304-1947 FAX (702) 221-7949

OWNER
 SCHNIPPEL FAMILY LP AND
 DURANGO ROSSZOK LP
 5950 W CHEYENNE AVE #210
 LAS VEGAS, NEVADA 89129
 (702)304-1947 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

CLIFFS EDGE @ PROVIDENCE

A CONDOMINIUM DEVELOPMENT FOR THE INVESTORS GROUP



BENCH MARK
 FOUND 2 INCH ROUND ALUMINUM PLATE WITH
 INSET AT THE SW CORNER OF CENTENNIAL
 PARKWAY AND FULL DRIVE.
 S.W. 1/4 SEC. 24, T.19 S., R. 59 E., M.D.M.
 2981.48 (1)

SITE STANDARDS
 TYPICAL STALL SIZE = 9'x18'
 TYPICAL COMPACT STALL SIZE = 8'x18'
 TYPICAL DRIVE ALLEYS WIDTH = 24'
 TYPICAL FIRE LANE WIDTH = 24'
 FIRE TURNING RADIUS = 28' INSIDE/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
 CITY OF LAS VEGAS
 SEWER: REPUBLIC SERVICES OF NEVADA
 SOLID WASTE DISPOSAL: REPUBLIC SERVICES OF NEVADA
 TELEPHONE: ENVIROTELEPHONE NEVADA
 CABLE: COM CABLE
 3. ALL STREETS/DRIVES ARE P.U.E., CLV SEWER AND PUBLIC DRAINAGE
 4. STORM WATER TO SURFACE DRAIN ON STREETS
 5. SEWAGE CONTRIBUTION IS ESTIMATED AT 0.09 MGPD 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 SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
 LOT 308 OF BLOCK 12 OF CLIFFS EDGE PARENT, 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: 89°36'34" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 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:

EXISTING ZONING	PD	PARKING REQUIRED:	CONDOMINIUMS
ACREAGE	11.3 AC ± (GROSS)	176 - 1 BEDROOM (1.25 PER UNIT)	369
TOTAL NUMBER OF UNITS	234	58 - 2 BEDROOM (1.75 PER UNIT)	220
D.U.A.	20.7	GUEST PARKING 1/5 UNITS	102
			47
OPEN SPACE PVD	234 x 100 S.F. = 23,400 S.F.	PARKING PROVIDED:	362
OPEN SPACE PRVD	44,195 S.F.	9' x 18' PARKING SPACES	70
		8' x 18' PARKING SPACES	(258)
		DRIVEWAY PARKING SPACES	40
		PARALLEL PARKING SPACES	26
		HANDICAP PARKING SPACES	18
		GARAGE PARKING SPACES	118

RECORDED BY: [] DRAWN BY: [] CHECK BY: []
 DATE: [] DATE: [] DATE: []
 NO. [] PROJECT: [] REVISION: []

L. R. NELSON CONSULTING ENGINEERS, INC.
 8765 West Russell Road, Suite 200
 Las Vegas, Nevada 89118
 (702) 798-7978
 (702) 451-2216 FAX

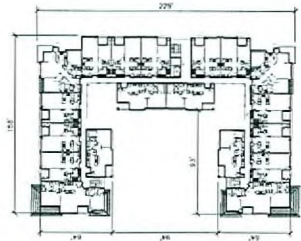
TENTATIVE MAP OF
CLIFFS EDGE @ PROVIDENCE
 FOR
THE INVESTORS GROUP
 NEVADA
 CITY OF LAS VEGAS

SHEET NUMBER
1
 OF 3 SHEETS
 1206-009-071

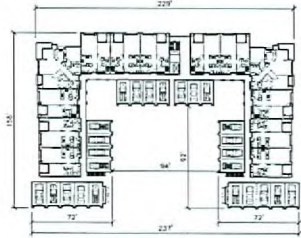
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CLIFFS EDGE @ PROVIDENCE

A CONDOMINIUM DEVELOPMENT FOR
THE INVESTORS GROUP



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

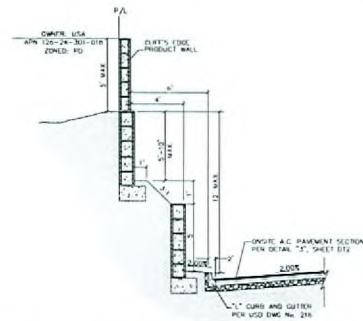


TYPICAL 51 UNIT BUILDING FIRST FLOOR CONDOMINIUMS SCALE 1"=50'

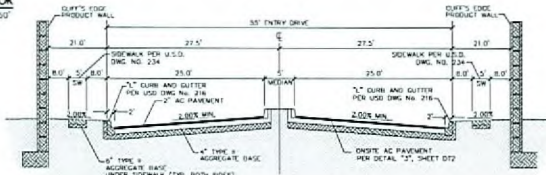
TYPICAL 51 UNIT BLDG

UNIT MIX

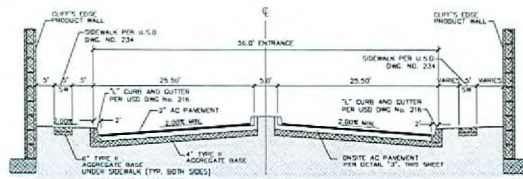
UNIT A - 1 BEDROOM	23 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	8 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	51 UNITS



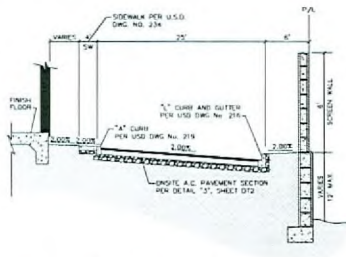
NORTH PROPERTY SECTION NOT TO SCALE



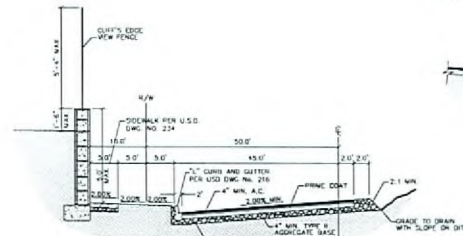
55' ENTRY DRIVE PROPOSED ENTRY DRIVE FROM SHANNON



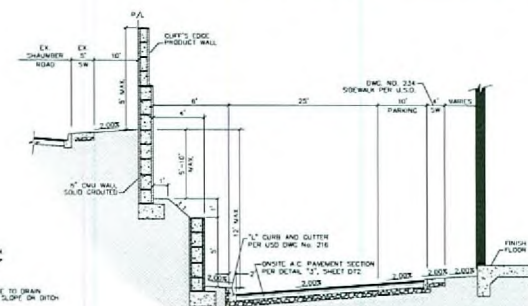
56' ENTRY DRIVE NORTH AND SOUTH ENTRY DRIVES



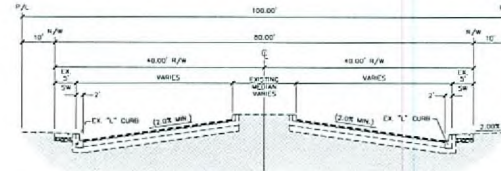
EAST PROPERTY SECTION NOT TO SCALE



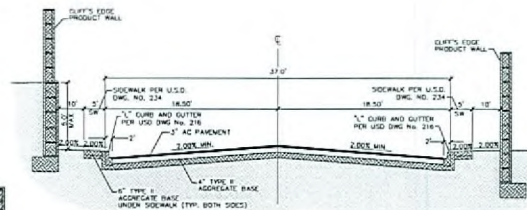
SOUTH PROPERTY SECTION NOT TO SCALE



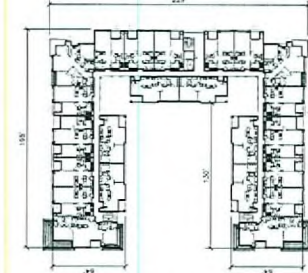
WEST PROPERTY SECTION NOT TO SCALE



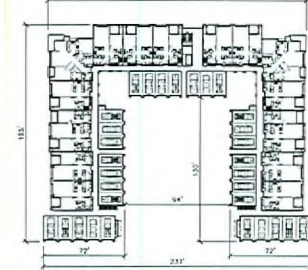
80' WIDE STREET SECTION EXISTING SHANNON SIDE



37' WIDE STREET SECTION EXISTING SIDE



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



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

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

DESIGNED BY:	WSE	DRAWN BY:	WSE	DATE:	07-27-08
NO. PROJECT:	1206009	REVISION:			
NO. SHEET:					

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TENTATIVE MAP OF
CLIFFS EDGE @ PROVIDENCE
 FOR
THE INVESTORS GROUP
 CITY OF LAS VEGAS

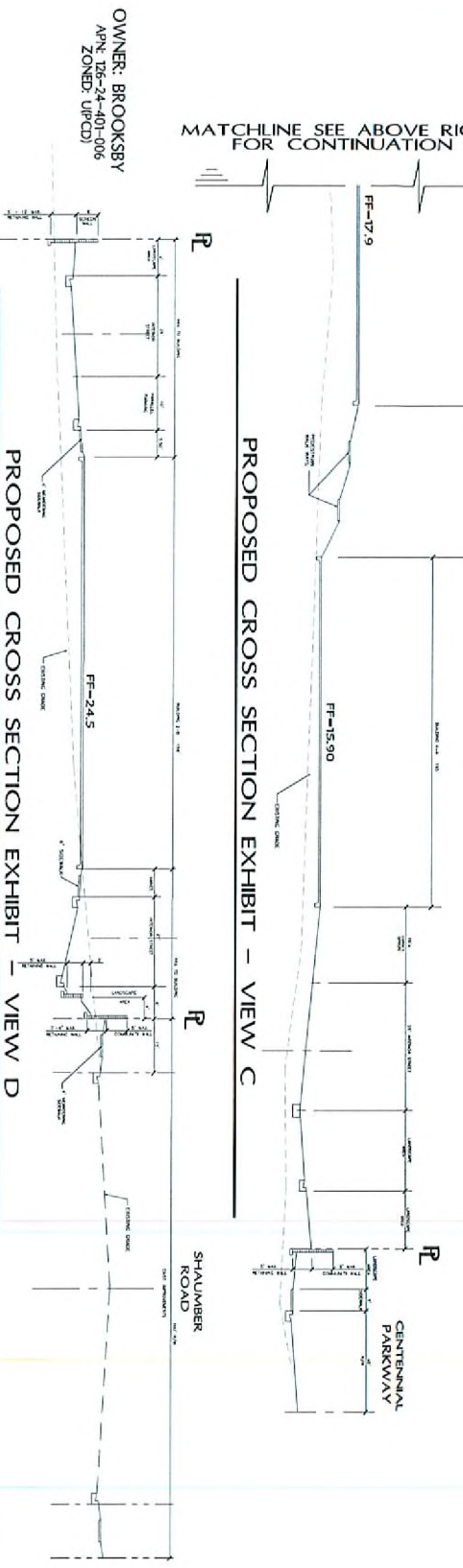
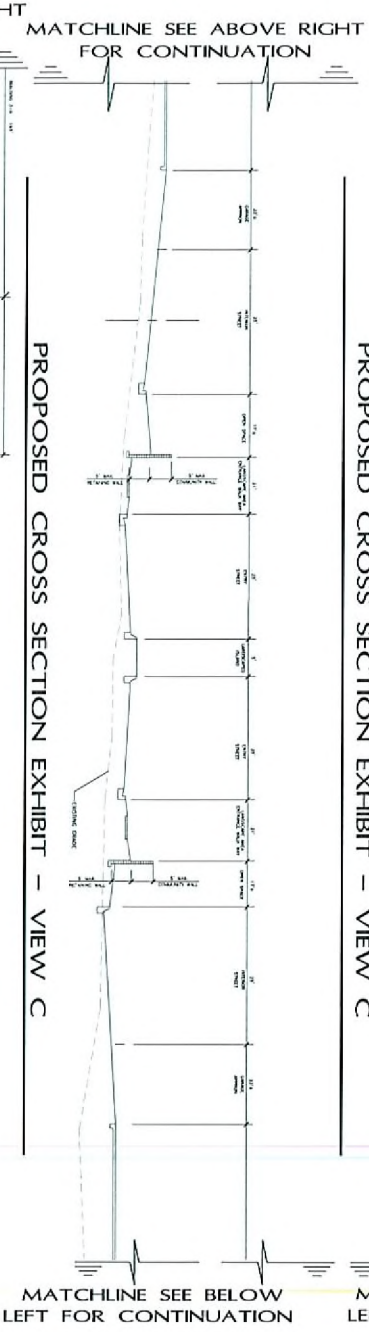
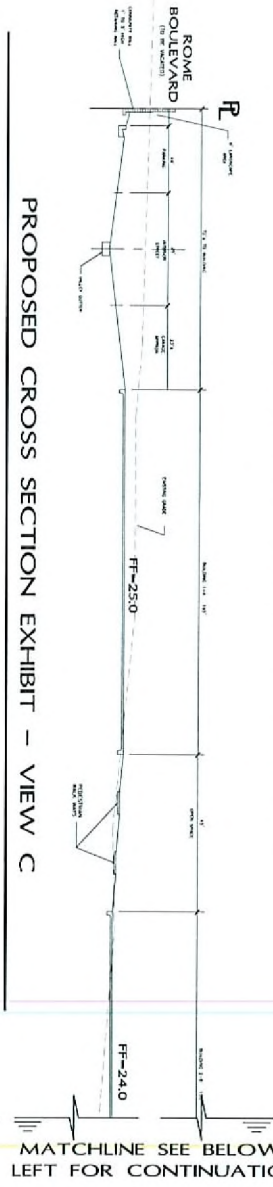
SHEET NUMBER
2
 OF 3 SHEETS
 1206-009-071

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CLIFFS EDGE @ PROVIDENCE

A CONDOMINIUM DEVELOPMENT FOR
THE INVESTORS GROUP



OWNER: BROOKSBY
APN: 120-24-401-006
ZONED: URFCD

PROPOSED CROSS SECTION EXHIBIT - VIEW D

SHEET NUMBER
3

TENTATIVE MAP OF
CLIFFS EDGE @ PROVIDENCE
FOR
THE INVESTORS GROUP
CITY OF LAS VEGAS NEVADA

L. R. NELSON CONSULTING ENGINEERS, INC.
• STRUCTURAL: 6765 West Russell Road, Suite 200
• CIVIL: Las Vegas, Nevada 89118
• PLANNING: (702) 798-7978
• SURVEY: (702) 451-2296 FAX

DESIGNED BY	DRAWN BY	CHKD BY
MSB	MSB	
JOB NUMBER: 1204-009-017	DATE: 07-27-08	
REVISION	DATE	APPL.

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