



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: _____

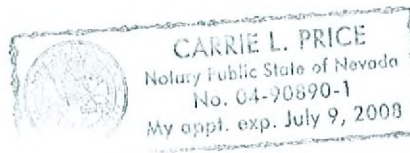
Print Name: Mark Schnippel

Subscribed and sworn before me

This 11th day of June, 2008

Carrie L. Price

Notary Public in and for said County and State



DEVELOPER

MARK SCHMIDT
1000 N. CENTENNIAL AVE. #100
LAS VEGAS, NEVADA 89102
(702) 224-1947 FAX (702) 221-7945

OWNER

SCHMIDT FAMILY LP AND GUARANTY
BOSON LP
1000 N. CENTENNIAL AVE. #100
LAS VEGAS, NEVADA 89102
(702) 224-1947 FAX (702) 221-7945

LEGEND

- EXISTING CONTOUR
- BLOCK WALL
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- PROPOSED GRADE
- PROPOSED PAVEMENT
- PROPOSED FENCE WALL
- PROPOSED FENCE WALL
- PROPOSED FENCE WALL
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED BUILDING NUMBER
- POINT OF CONNECTION
- PARKING AREA WHERE PAVEMENT IS REMOVED



GRAPHIC SCALE

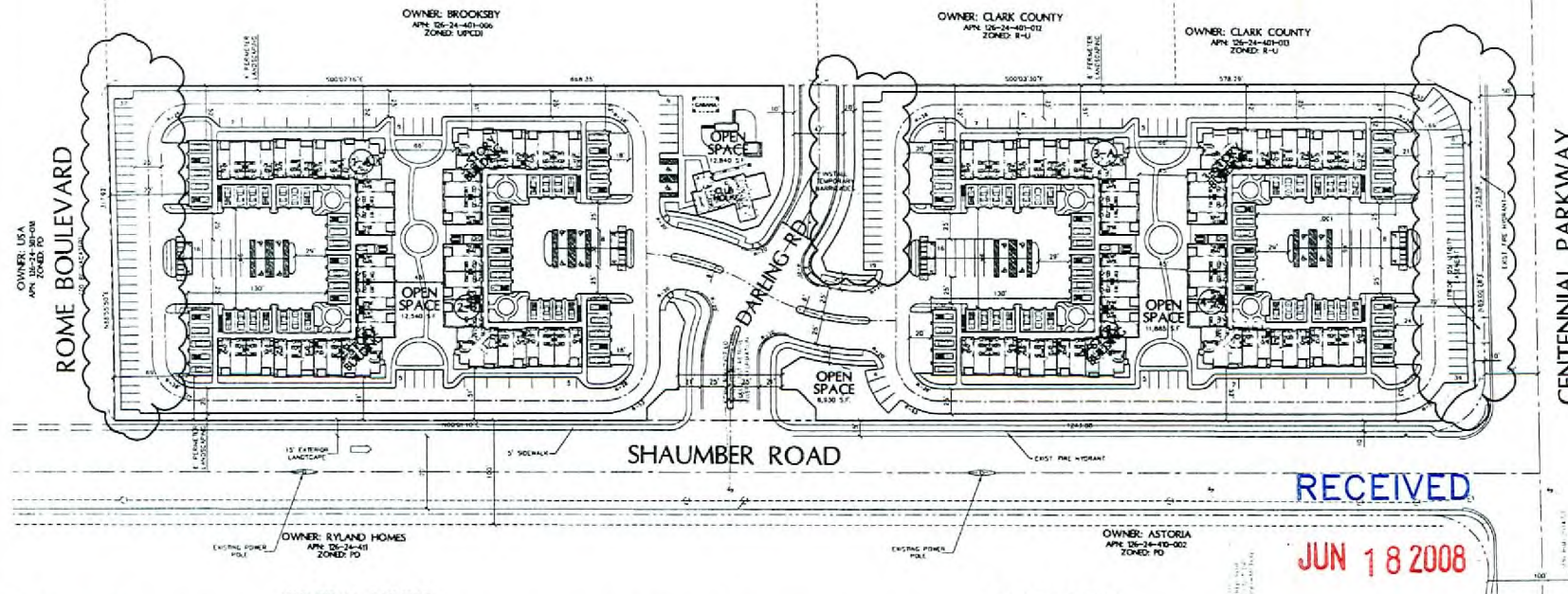
1 IN FEET
1 INCH = 100 FT



VICINITY MAP

SEC. 24, T. 18 S., R. 20 E., W. 2 N.

LAS VEGAS BELTWAY (I-215)



BENCH MARK

FOUND 2 INCH ROUND ALUMINUM PLATE WITH
MARK AT THE SW CORNER OF CENTENNIAL
PARKWAY AND PULI DRIVE
2981.48 (N)

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 / 32' 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
SEWER: CITY OF LAS VEGAS
SOLID WASTE DISPOSAL: REPUBLIC SERVICES OF NEVADA
TELEPHONE: ENVIROTECH TELEPHONE NEVADA
CABLE: CDS CABLE
- ALL STREETS/DRIVES ARE P.U.E. CLV 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 SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 20 EAST, M 24, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
LOT 308 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.

BASE OF BEARINGS

NORTH 88°58'34" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 20 EAST, M 24, AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

TABULATION: CONDOMINIUMS

CURRENT ZONING	RD
PROPOSED ZONING	RD
ACREAGE	11.2 AC ± (GROSS)
TOTAL NUMBER OF UNITS	234
D.U.A.	22.1
OPEN SPACE REQ'D	234 x 100 SF = 23,400 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
15' x 18' PARKING SPACES	(258) 90
DRIVEWAY PARKING SPACES	40
PARALLEL PARKING SPACES	26
HANDICAP PARKING SPACES	18
GARAGE PARKING SPACES	118

VAR-28322

SDR-28324

07/10/08 PC REVISED

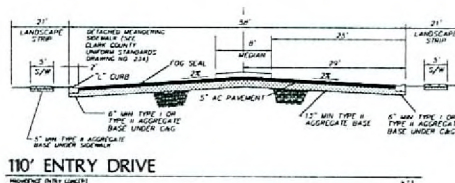
SITE PLAN TO ACCOMPANY MAJOR AMENDMENT REQUEST FOR
CLIFFS EDGE @ PROVIDENCE
FOR
THE INVESTORS GROUP
CITY OF LAS VEGAS, NEVADA

SHEET NUMBER
1
OF 2 SHEETS
1206-009-071

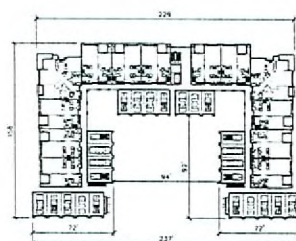
L. R. NELSON CONSULTING ENGINEERS, INC.
6755 West Russell Road Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2286 FAX
STRUCTURAL
CIVIL
MECHANICAL
ELECTRICAL
SURVEY

RECORD BY: JES	DATE: 07-10-08	SCALE: 1"=100'	DATE: 07-10-08
REVIEWED: JES	DATE: 07-10-08	SCALE: 1"=100'	DATE: 07-10-08
NO			

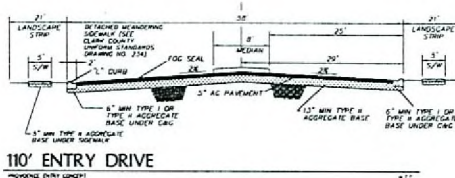
SCALE 1"=50'



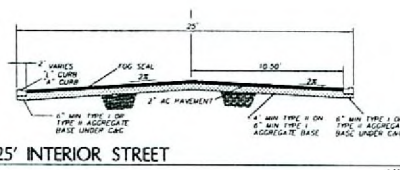
110' ENTRY DRIVE



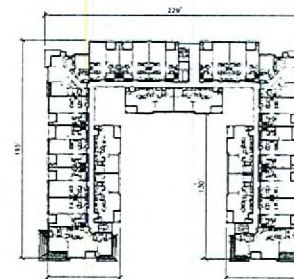
SCALE 1"=50'



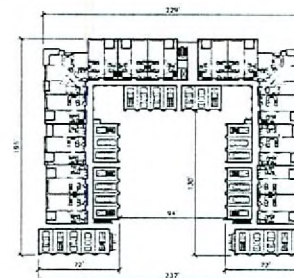
110' ENTRY DRIVE



25' INTERIOR STREET



1998年12月



RECEIVED

JUN 18 2008

TYPICAL 61 UNIT BLDG

UNIT MIX	
UNIT A - 1 BEDROOM	53 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	83 UNITS

REGISTRATION NO.	NAME	DATE OF BIRTH	DATE OF ISSUE	DATE OF EXPIRATION
1	1234-5678-9101	01-01-01	01-01-01	01-01-01
2	1234-5678-9101	01-01-01	01-01-01	01-01-01
3	1234-5678-9101	01-01-01	01-01-01	01-01-01
4	1234-5678-9101	01-01-01	01-01-01	01-01-01
5	1234-5678-9101	01-01-01	01-01-01	01-01-01
6	1234-5678-9101	01-01-01	01-01-01	01-01-01
7	1234-5678-9101	01-01-01	01-01-01	01-01-01
8	1234-5678-9101	01-01-01	01-01-01	01-01-01
9	1234-5678-9101	01-01-01	01-01-01	01-01-01
10	1234-5678-9101	01-01-01	01-01-01	01-01-01

L. R. NELSON CONSULTING ENGINEERS, INC.

• STRUCTURAL
• CIVIL
• PLANNING
• SURVEY

6765 West Russell Road, Suite 200
Las Vegas, Nevada 89116

(702) 798-7978
(702) 451-2296 FAX

FOR
THE INVESTORS GROUP
CLIFFS EDGE @ PROVIDENCE

SHEET NUMBER
2
OF 2 SHEETS
1206-009-071

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

DEVELOPER

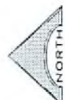
MARK SCHWARTZ
1800 W. CHEVENE AVE. #210
LAS VEGAS, NEVADA 89102
(702)304-1847 FAX (702) 221-7945

OWNER

SCHWARTZ FAMILY LP AND DUNN
1800 W. CHEVENE AVE. #210
LAS VEGAS, NEVADA 89102
(702)304-1847 FAX (702) 221-7945

LEGEND

- EXISTING CONTOUR
- BLUES 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 PINDER ISLAND REMOVED



GRAPHIC SCALE

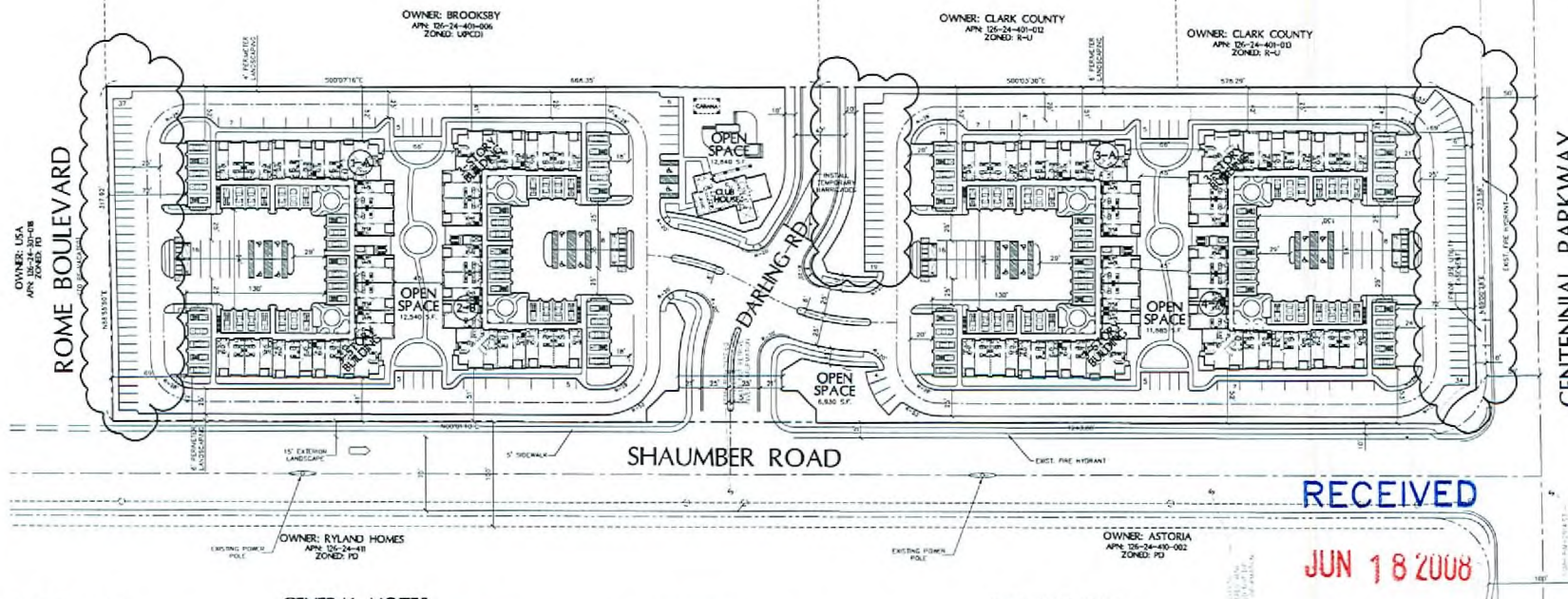
(1 INCH = 100 FT.)
1 inch = 100 ft.



VICINITY MAP

SEC. 24, T.15 N., R. 59 E., M. 34

LAS VEGAS BELTWAY (I-215)



BENCH MARK

FOUND 2 INCH ROUND ALUMINUM PLATE WITH
INSET AT THE SW CORNER OF CENTENNIAL
PARKWAY AND PULI DRIVE.
N.E. 1/4 SEC. 24, T.15 N., R. 59 E., M. 34
2081.48 (1)

SITE STANDARDS

TYPICAL STALL SIZE = 9'x18'
TYPICAL COMPACT STALL SIZE = 8'x18'
TYPICAL DRIVE AISLE WIDTH = 24'
TYPICAL FIRE LANE WIDTH = 24'
FIRE TURNING RADIUS = 20' WIDE/32' OUTSIDE

GENERAL NOTES:

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SEWER.....CITY OF LAS VEGAS
SOLID WASTE DISPOSAL.....REPUBLIC SERVICES OF NEVADA
TELEPHONE.....EMBRAC TELEPHONE NEVADA
CABLE.....COK CABLE
- ALL STREETS/DRIVES ARE P.U.C. G.V. SEWER AND PUBLIC DRAINAGE
- STORM WATER TO SURFACE DRAIN ON STREETS
- SEWAGE CONTRIBUTION IS ESTIMATED AT 0.06 MGD PER DAY
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LEGAL DESCRIPTION

SITUATE WITHIN THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
LOT 308 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 116, PAGE 86 OF PLATS.

BASIS OF BEARINGS

NORTH 88°36'34" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE AS BOOK 116, PAGE 86 OF PLATS.

TABULATION: CONDOMINIUMS

CURRENT ZONING	PD	PARKING REQUIRED:	369
PROPOSED ZONING	PD	176 = 1 BEDROOM (1.25 PER UNIT)	220
ACREAGE	11.3 AC. ± (GROSS)	58 = 2 BEDROOM (1.75 PER UNIT)	102
TOTAL NUMBER OF UNITS	234	GUEST PARKING 1/5 UNITS	47
D.U.A.	20.7		
OPEN SPACE REQ'D	234 x 100 S.F. = 23,400 S.F.	PARKING PROVIDED:	362
OPEN SPACE PRIV'D	44,193 S.F.	9' x 18' PARKING SPACES	70
		8' x 18' PARKING SPACES	90
		DRIVEWAY PARKING SPACES	40
		PARALLEL PARKING SPACES	26
		HANDICAP PARKING SPACES	18
		OTHER PARKING SPACES	118

VAR-28322

SDR-28324

07/10/08 PC REVISED

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

SHEET NUMBER
1
OF 2 SHEETS
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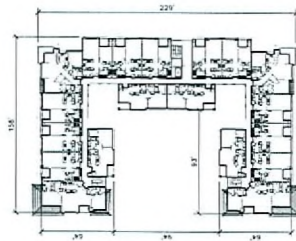
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• STRUCTURAL
• CIVIL
• PLANNING
• SURVEY
6165 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2266 FAX

REVISION	DATE	BY
NO. 1	05-25-08	DATE
NO. 2		DATE
NO. 3		DATE
NO. 4		DATE
NO. 5		DATE
NO. 6		DATE
NO. 7		DATE
NO. 8		DATE
NO. 9		DATE
NO. 10		DATE

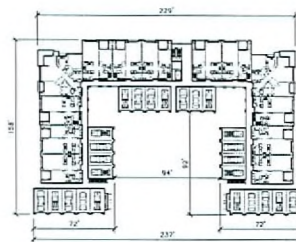
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DRAWN BY: N.E. [blank] DATE: [blank]
CHECKED BY: N.E. [blank] DATE: [blank]
APPROVED BY: N.E. [blank] DATE: [blank]

CLIFFS EDGE @ PROVIDENCE

FOR THE INVESTORS GROUP



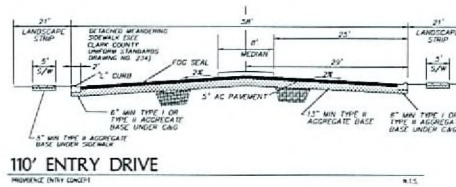
TYPICAL 51 UNIT BUILDING SECOND AND THIRD FLOOR
CONDOMINIUMS SCALE 1"=50'



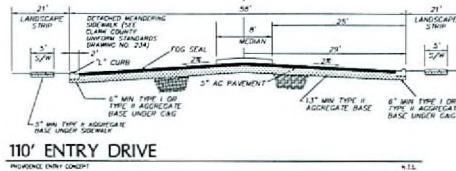
TYPICAL 51 UNIT BUILDING FIRST FLOOR
CONDOMINIUMS SCALE 1"=50'

TYPICAL 51 UNIT BLDG

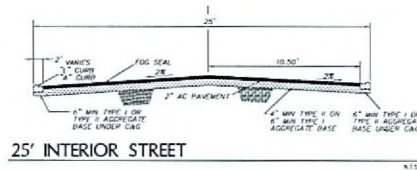
UNIT MIX	
UNIT A - 1 BEDROOM	33 UNITS
UNIT B2 - 2 BEDROOM	6 UNITS
CARRIAGE UNIT 1 - 1 BEDROOM	8 UNITS
CARRIAGE UNIT 2 - 2 BEDROOM	4 UNITS
TOTAL NUMBER OF UNITS	51 UNITS



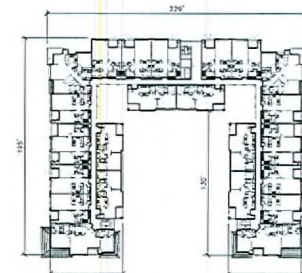
110' ENTRY DRIVE
PROVIDENCE ENTRY DRIVE



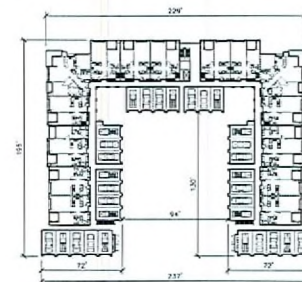
110' ENTRY DRIVE
PROVIDENCE ENTRY DRIVE



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 B1 - 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

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JUN 18 2000

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

REVISION	DATE	BY
1	05-20-08	CLIFFS
2	05-20-08	CLIFFS
3	05-20-08	CLIFFS
4	05-20-08	CLIFFS
5	05-20-08	CLIFFS
6	05-20-08	CLIFFS
7	05-20-08	CLIFFS
8	05-20-08	CLIFFS
9	05-20-08	CLIFFS
10	05-20-08	CLIFFS

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SHEET NUMBER
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OF 2 SHEETS
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