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October 23, 2008

**VIA FACSIMILE**

385-7268

Peter Lowenstein  
CITY OF LAS VEGAS PLANNING & DEVELOPMENT  
731 S. 4th St.  
Las Vegas, NV 89101

**Re: Request to Hold ZON-29661, VAR-29663, VAR, 29958, & SDR 29658  
(Items #13, 14, 15 and 16)  
Applicant: Pageantry Homes – Rancho Park Residential, LCC  
City of Las Vegas Planning Commission Meeting  
October 23, 2008**

Dear Mr. Lowenstein:

On behalf of the applicant, we respectfully request that the above referenced application scheduled to be heard by the Las Vegas Planning Commission on October 23, 2008 be held until the **November 6, 2008**, and can then be heard at the City Council hearing of November 19, 2008.

We thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW &amp; FERRARIO

  
Anthony J. Celeste

AJC/dmf

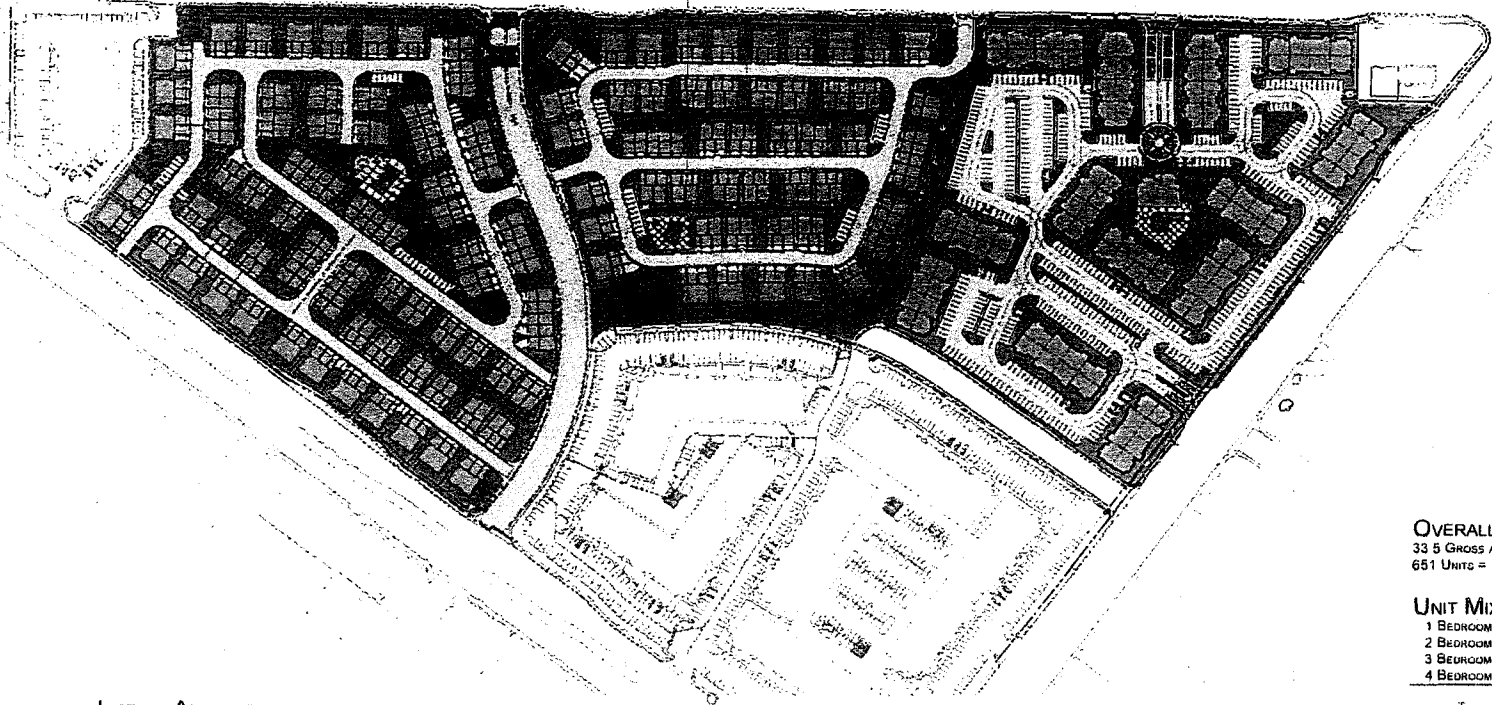
cc: Councilman Barlow  
Bill Hoover  
Kevin McCarthy

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Submitted at Planning Commission

Date 10/23/08 Item 13-16

15485.1



**CONDO SITE ANALYSIS**  
 19.59 GROSS ACRES  
 347 UNITS = 17.7 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26

TOTAL UNITS 347

**APARTMENT SITE ANALYSIS**  
 13.88 GROSS ACRES  
 304 UNITS = 21.9 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40

TOTAL UNITS 304

**LIST OF AMENITIES**

- POOL AND SPA LOCATED IN EACH PHASE.
- PUBLIC RESTROOMS LOCATED IN EACH PHASE.
- DOG PARK COMPLETE WITH WATER FILL STATIONING
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

**OVERALL SITE ANALYSIS**  
 33.5 GROSS ACRES  
 651 UNITS = 19.4 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26

TOTAL UNITS 651

**PARKING CALCULATIONS**

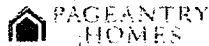
SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REREQUIRED 3.27%

RECEIVED  
 OCT 03 2008

**AVE. ONE OVERALL SITE PLAN**

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OCTOBER 3, 2008

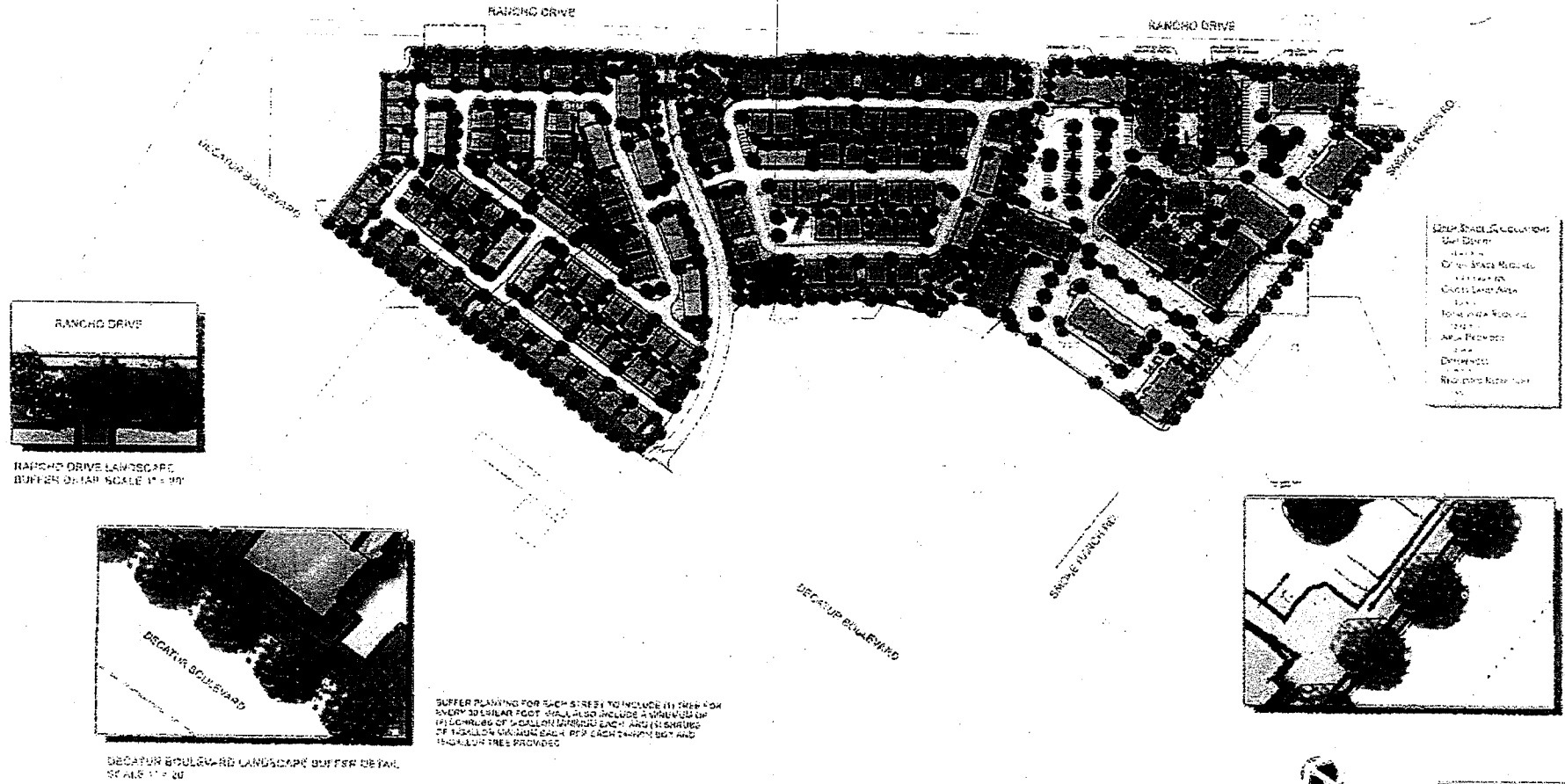


ZON-29661 VAR-29663  
 VAR-29958 SDR-29658  
 REVISED 10/23/08 PC

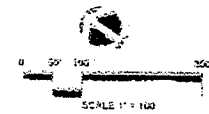
13-17

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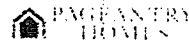
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AVE. ONE APARTMENTS - LANDSCAPE PLAN



August 25, 2008



ZON-29661 VAR-29663  
 VAR-29958 SDR-29658  
 REVISED 10/23/08 PC

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