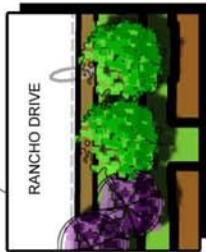


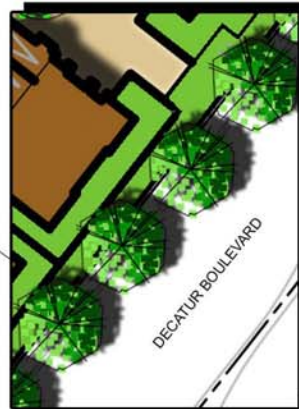


BUFFER PLANTING FOR EACH STREET TO INCLUDE (1) TREE FOR EVERY 30 LINEAR FOOT. SHALL ALSO INCLUDE A MINIMUM OF (2) SHRUBS OF 5-GALLON MINIMUM EACH, AND (4) SHRUBS OF 1-GALLON MINIMUM EACH, PER EACH 24-INCH BOX AND 15-GALLON TREE PROVIDED.



RANCHO DRIVE

RANCHO DRIVE LANDSCAPE
BUFFER DETAIL SCALE: 1" = 20'



DECATUR BOULEVARD

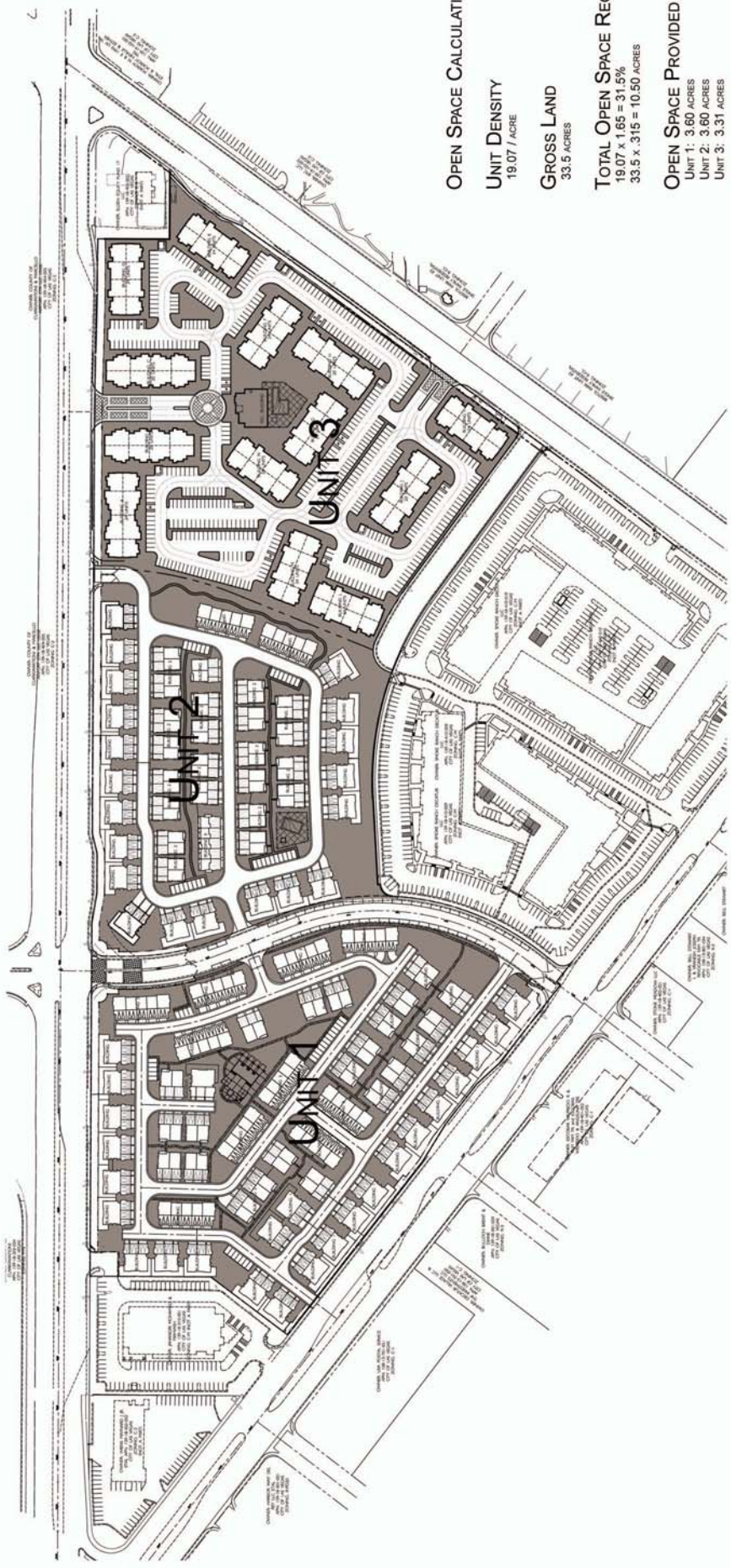
DECATUR BOULEVARD LANDSCAPE BUFFER DETAIL
SCALE: 1" = 20'



DECEMBER 15, 2008

AVE. ONE APARTMENTS - LANDSCAPE PLAN





OPEN SPACE CALCULATIONS

UNIT DENSITY
19.07 / ACRE

GROSS LAND
33.5 ACRES

TOTAL OPEN SPACE REQUIRED
19.07 x 1.65 = 31.5%
33.5 x .315 = 10.50 ACRES

OPEN SPACE PROVIDED

UNIT 1: 3.60 ACRES
UNIT 2: 3.60 ACRES
UNIT 3: 3.31 ACRES

TOTAL PROVIDED: 10.51 ACRES

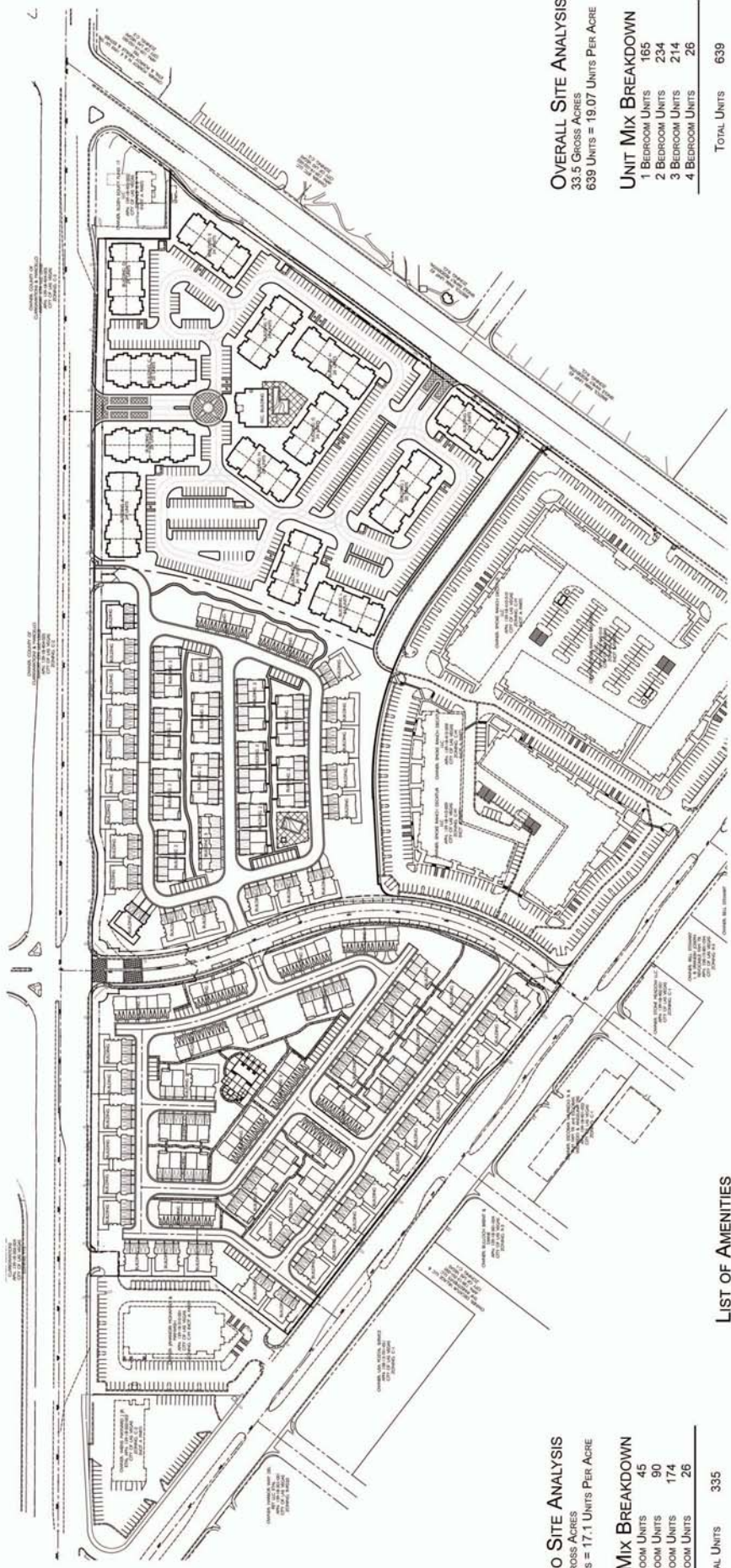
AVE. ONE OPEN SPACE PLAN



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CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 335 UNITS = 17.1 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	45
2 BEDROOM UNITS	90
3 BEDROOM UNITS	174
4 BEDROOM UNITS	26
TOTAL UNITS	335

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 PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- 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
 639 UNITS = 19.07 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	165
2 BEDROOM UNITS	234
3 BEDROOM UNITS	214
4 BEDROOM UNITS	26
TOTAL UNITS	639

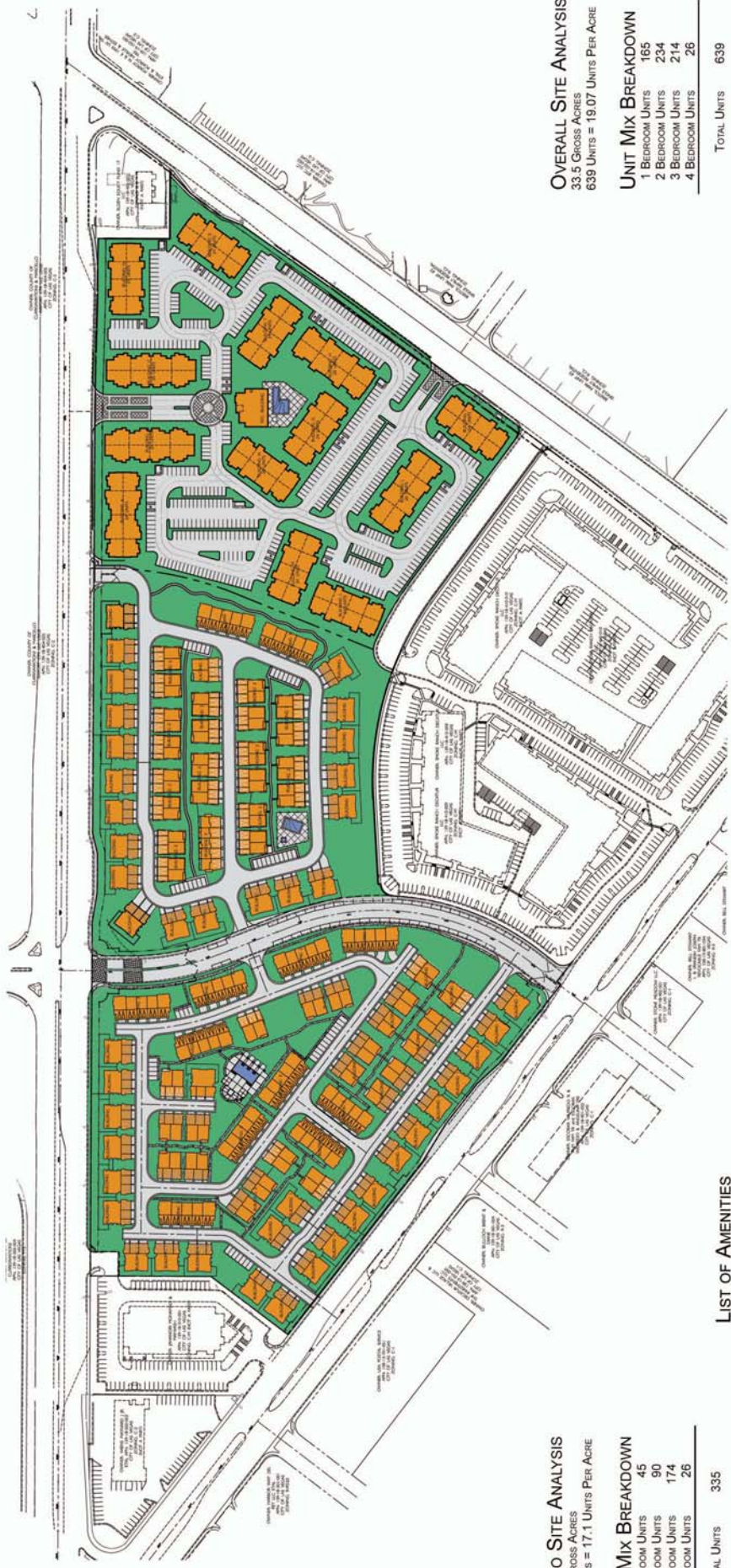
PARKING CALCULATIONS
 SPACES REQUIRED 1203
 PARKING PROVIDED 1211
 DIFFERENCE + 8

AVE. ONE OVERALL SITE PLAN



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 SPACES REQUIRED 1203
 PARKING PROVIDED 1211
 DIFFERENCE + 8

AVE. ONE OVERALL SITE PLAN

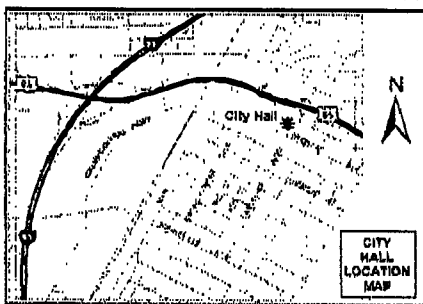


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City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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Official Notice of Public Hearing**



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ZON-29661 & VAR-29663

City Council Meeting of 12/17/2008

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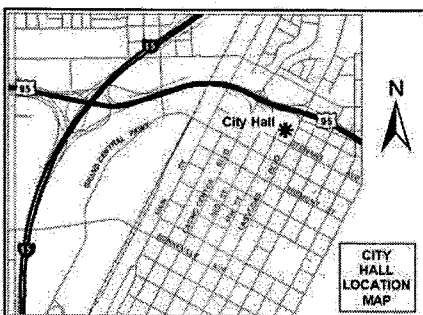
AIRPORT VAULT RANCHO L L C
%COMMERCIAL SPECIALISTS
7674 W LAKE MEAD #104
LAS VEGAS NV 89128-6548

11/11/2008 11:11:11

11/11/2008 11:11:11

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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2364 VALLEY DR
LAS VEGAS NV 89108-2949

Submitted after final agenda

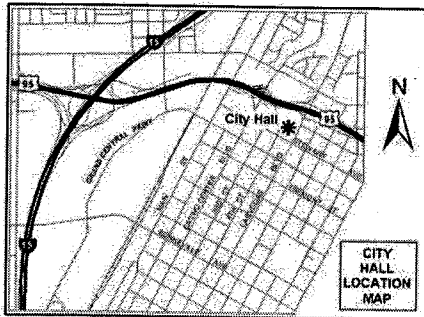
Date 12/11/08 Item 95 & 96

11/11/2008 11:11:11

11/11/2008 11:11:11

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Office Of The City Clerk
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BURKE JACQUELINE A
4425 MOSSY ROCK CT
LAS VEGAS NV 89108-2952

JAVDS11 89108



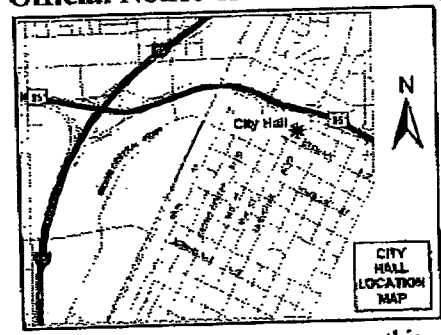
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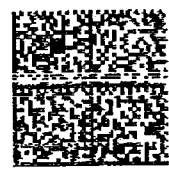
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MUNOZ JOHN C & SANDRA J
5005 BEVVIE RD
LAS VEGAS NV 89108-3566

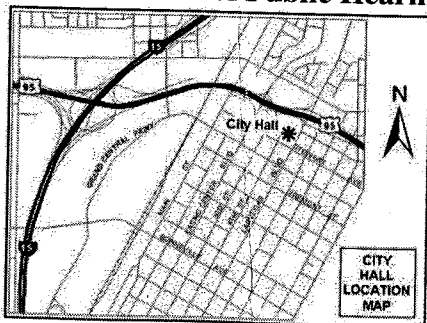
JAN 05 11 49 10 AM

Submitted after final agenda

Date 12/12/08 Item 95496
W-5

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Las Vegas, Nevada 89101

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ELDEN EQUITY FUND 17 L L C
%ELDEN HOLDING GROUP LLC
%C LEFTON
15206 VENTURA BLVD #306
SHERMAN OAKS CA 91403-5362

Submitted after final agenda

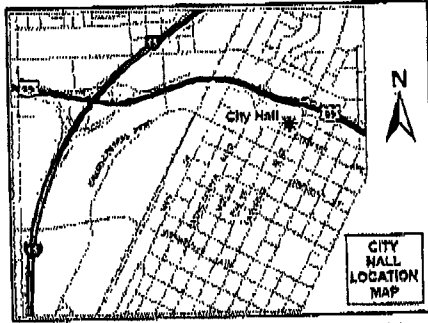
Date 12/11/08 Item 95 + 96

JAN 05 11 31403



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VRANESH JOSEPH
BELL STEWART L
1700 S 8TH ST
LAS VEGAS NV 89104-2845

12/12/2008 13:05

12/12/2008 13:05