



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-53037 APN: 140-30-601-006

Name of Property Owner: Cambridge Companies, Inc.

Name of Applicant: Cambridge Companies, Inc.

Name of Representative: G.C. Garcia, Inc.

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): N / A

APN: _____

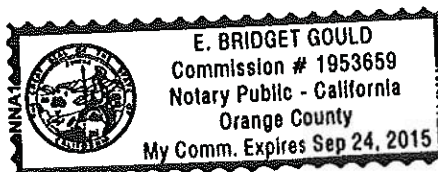
Signature of Property Owner: F. Chebotarev

Print Name: Filipp Chebotarev

Subscribed and sworn before me

This 14 day of February, 2014

E. Bridget Gould
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) Sandhill & Washington, near NEC
 Project Name Multi-Family at Sandhill & Washington Proposed Use Multi Family / Res.
 Assessor's Parcel #(s) 140-30-601-006 Ward # 3
 General Plan: existing ML proposed M Zoning: existing R-2 proposed R-3
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres 2.29+/- Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Cambridge Companies Inc. Contact Filipp Chebotarev
 Address 9075 W. Diablo 3rd Floor Phone: (949) 584-3276 Fax: (702) 876-6023
 City Las Vegas State NV Zip 89148
 E-mail Address filipp@cambridgecompanies.us

APPLICANT Cambridge Companies, Inc. Contact Filipp Chebotarev
 Address 9075 W. Diablo 3rd Floor Phone: (949) 584-3276 Fax: (702) 876-6023
 City Las Vegas State NV Zip 89148
 E-mail Address filipp@cambridgecompanies.us

REPRESENTATIVE G. C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* F. Chebotarev

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

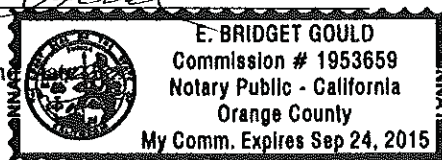
Print Name Filipp Chebotarev

Subscribed and sworn before me

This 14th day of February, 20 14.

E. Bridget Gould

Notary Public in and for said County and



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # GPA-53037

Meeting Date: 04/08/14 PC

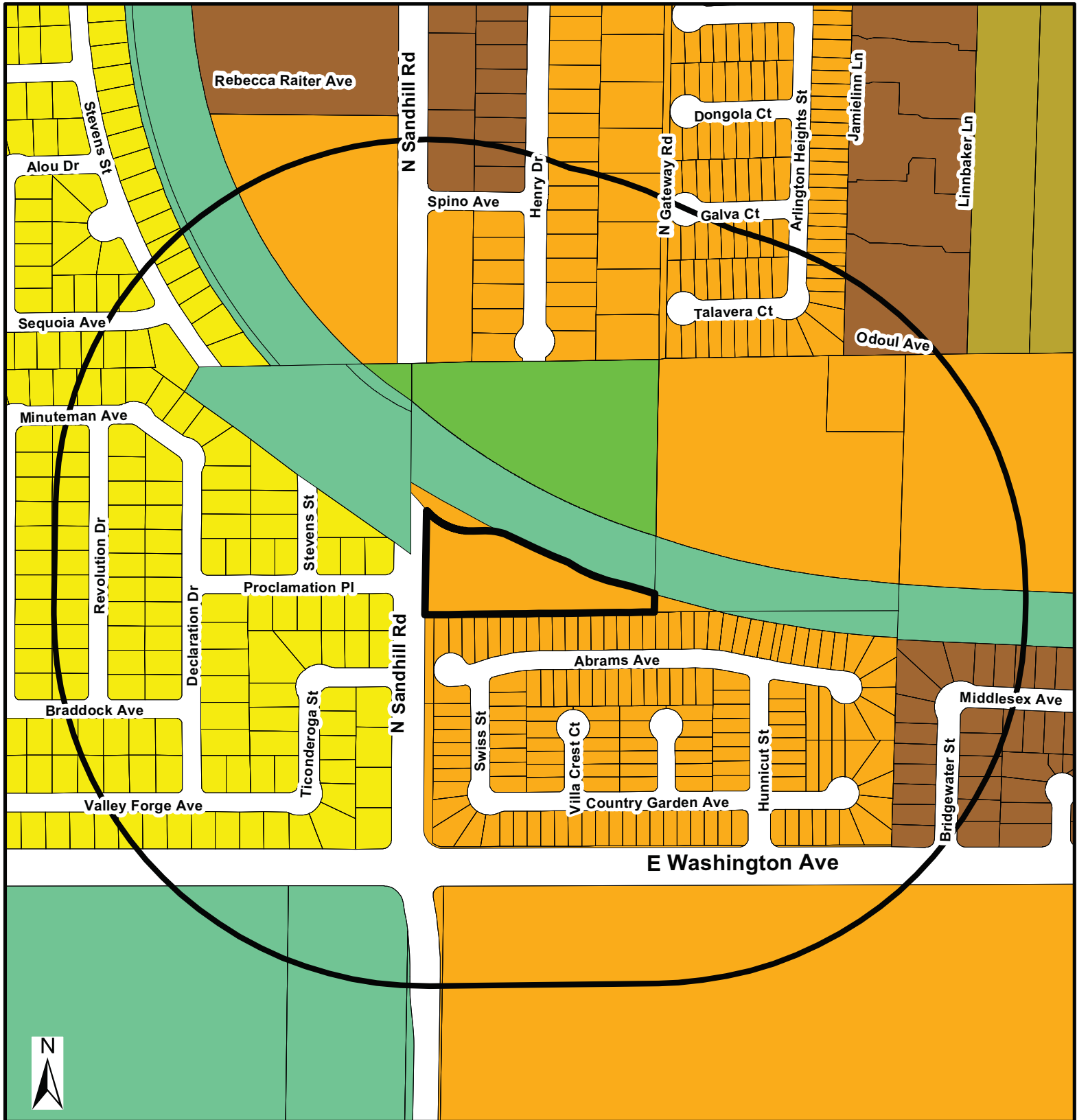
Total Fee:

Date Received:*

Received By:

* The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	LVMD - Las Vegas Medical District	TC - Town Center
DR - Desert Rural	H - High	LI/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

FROM ML TO M
GPA-53037

Subject Property
PRJ-52944
02/24/14
1000ft Buffer



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



Date: Thursday, February 20, 2014

PROPERTY OWNER

CAMBRIDGE COMPANIES INC.
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

A.P.N. #: 140-30-601-006
CURRENT ZONING: R-2
PROPOSED ZONING: R-3
LOT AREA (GROSS): 2.37 ACRES
LOT AREA (NET): 2.19 ACRES
LOT COVERAGE (NET): 21.0%
FLOOR AREA RATIO (NET): 1 : 2.51
RESIDENTIAL UNITS PER ACRE (GROSS): 16.87

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1): 19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2): 19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3): 2,224
TOTAL SQUARE FOOTAGE: 41,184

PARKING ANALYSIS

PARKING REQUIRED (BY RESIDENTIAL UNIT TYPE):

ONE BEDROOM: 8 UNITS @ 1.25 SPACES / UNIT
TWO BEDROOM: 28 UNITS @ 1.75 SPACES / UNIT
THREE BEDROOM: 4 UNITS @ 2.00 SPACES / UNIT
GUEST PARKING: 1 SPACE PER 6 UNITS
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES): 74 SPACES
ACCESSIBLE PARKING REQUIRED: 4 SPACES
VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE
PARKING PROVIDED: 70 SPACES
ACCESSIBLE PARKING PROVIDED: 4 SPACES
VAN ACCESSIBLE PARKING PROVIDED: 2 SPACES
TOTAL PARKING PROVIDED: 74 SPACES

SANDHILL VILLAS
APARTMENTS

KGA ARCHITECTURE
1700 KENNEDY BOULEVARD, SUITE 270
LAS VEGAS, NV 89119
TEL: 702.735.1100
FAX: 702.735.1101
WWW.KGA-ARCHITECTURE.COM

PROJECT:
SANDHILL VILLAS
APARTMENTS
SHEET NAME:
SHEET PLAN

DATE:
FEBRUARY 18, 2014
PROJECT NO.:
13-09-00
SHEET NO.:
AS1.01

GPA-53037, ZON-53038, VAR-53197 & SDR-53040 - REVISED

SITE PLAN
SCALE: 1" = 20'-0"

PRJ-52944
03/10/14



0 10 20 40



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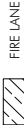
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STANDARD PARKING PROVIDED: 70 SPACES

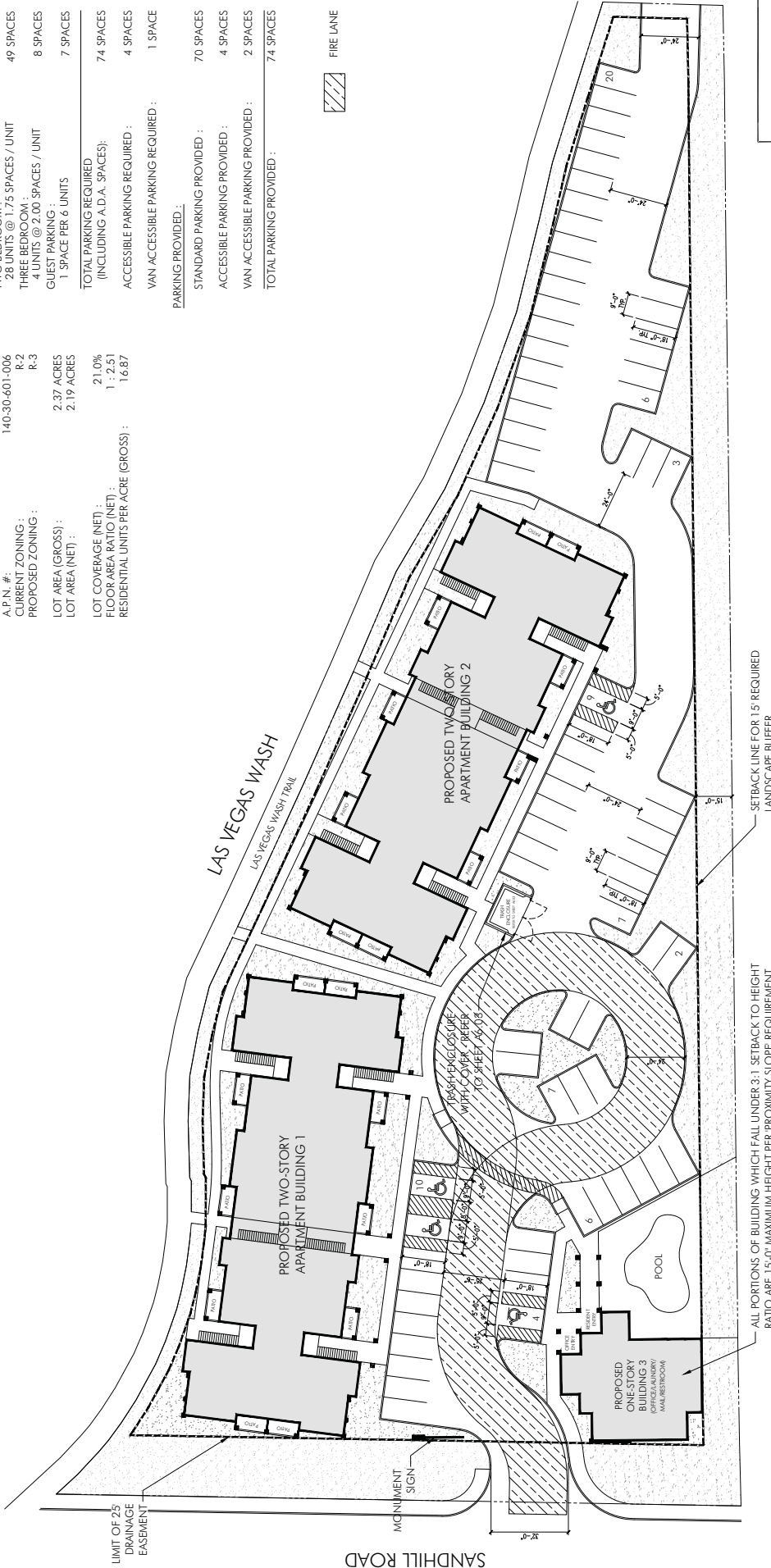
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FIRE LANE



GPA-53037, ZON-53038, VAR-53197 & SDR-53040 - REVISED

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PRJ-52944
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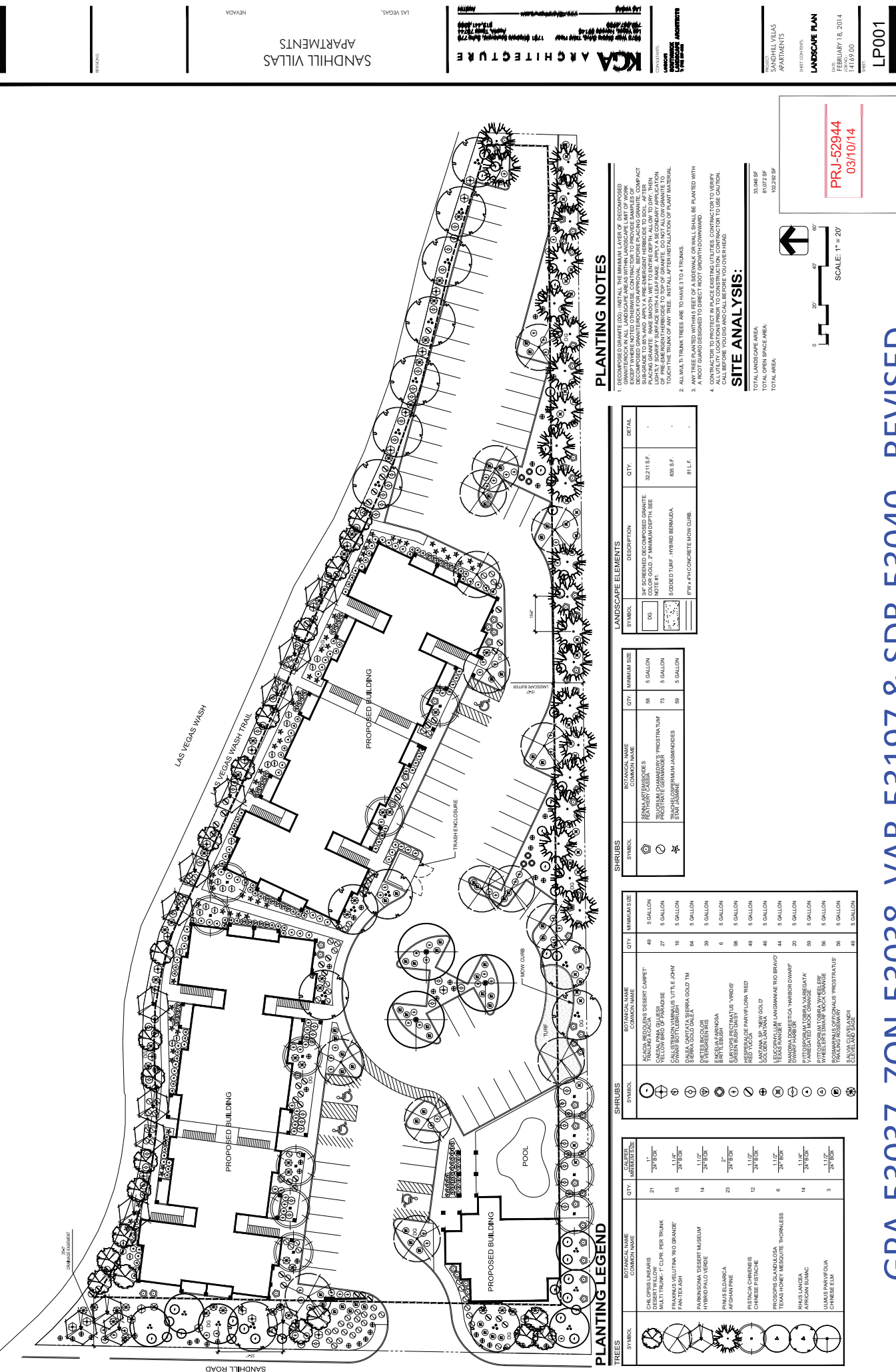
PROJECT: SANDHILL VILLAS APARTMENTS
DATE: FEBRUARY 18, 2014
DRAWN BY: KGA ARCHITECTURE
CHECKED BY: KGA ARCHITECTURE
SCALE: 1" = 20'-0"

KGA ARCHITECTURE
1700 KENNEDY BOULEVARD, SUITE 270
LAS VEGAS, NV 89119
TEL: 702.735.7777
FAX: 702.735.7778
WWW.KGA-ARCHITECTURE.COM

SANDHILL VILLAS APARTMENTS

NEVADA

LAS VEGAS, NV



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CAMBRIDGE COMPANIES INC.
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

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9075 WEST DIABLO DRIVE, THIRD FLOOR
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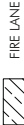
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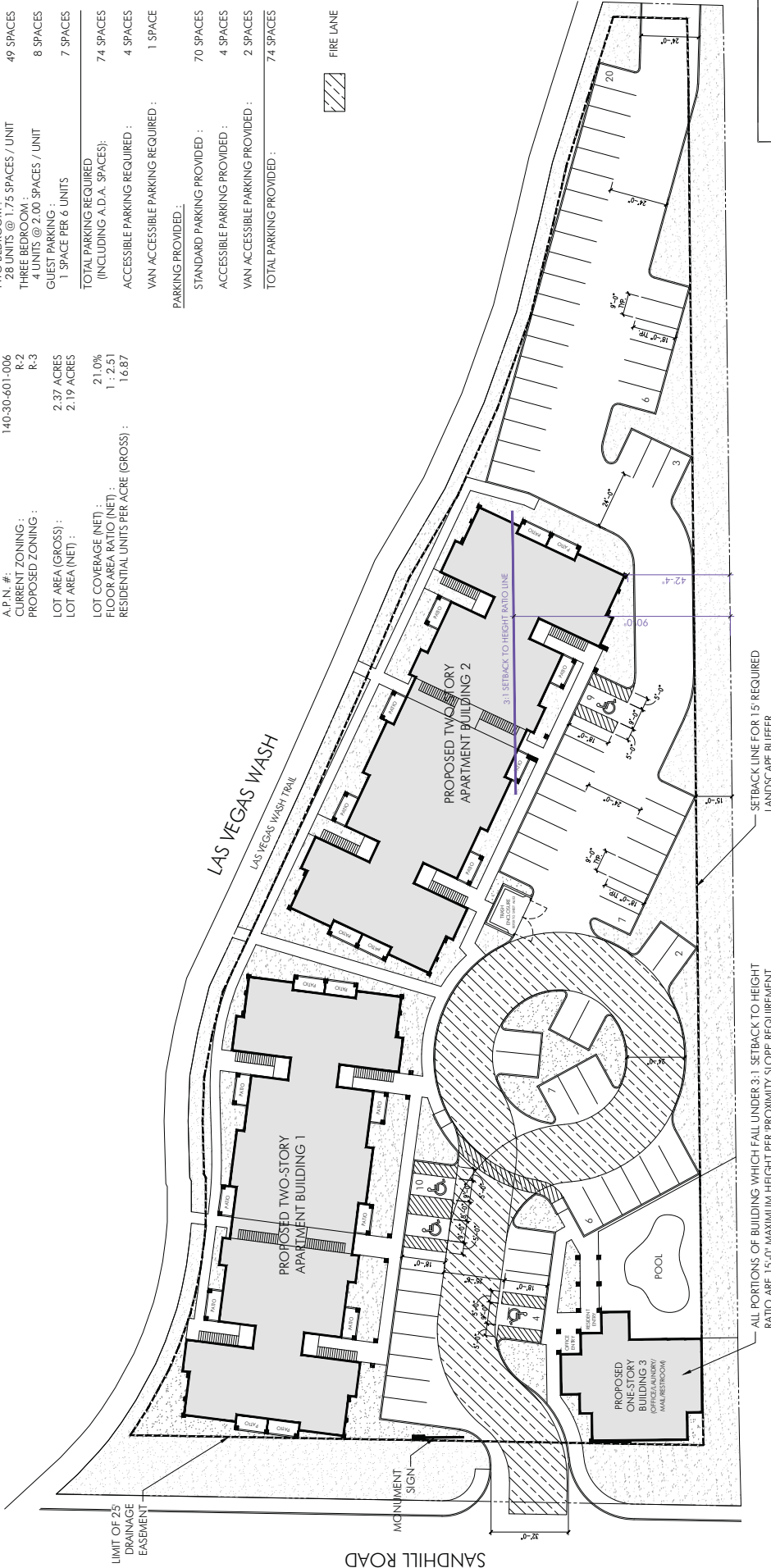
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FIRE LANE



GPA-53037, ZON-53038, VAR-53197 & SDR-53040 - REVISED

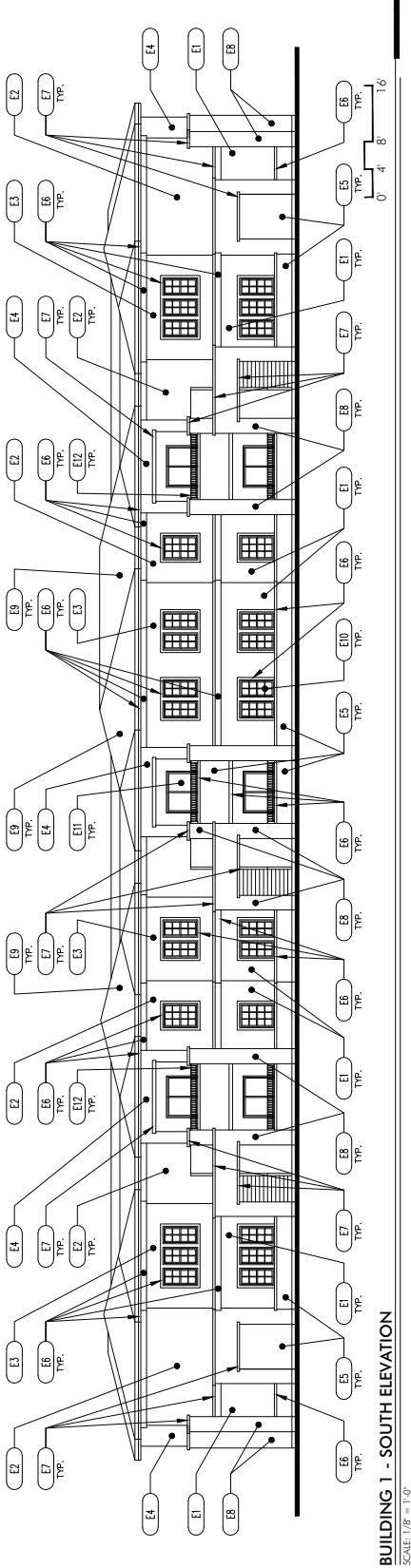
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SCALE: 1" = 20'-0"



PRJ-52944
03/10/14

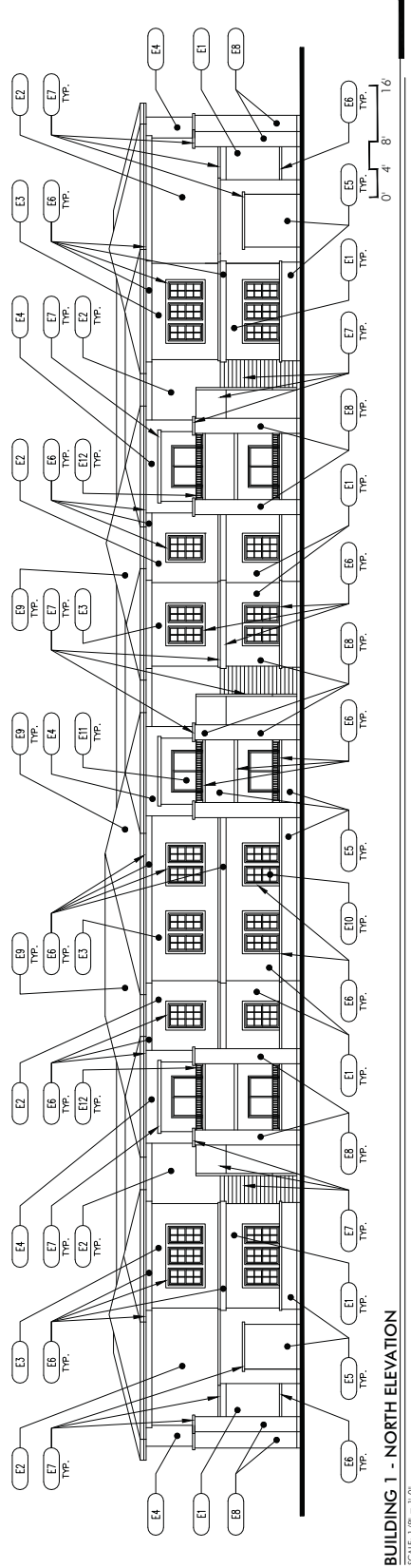
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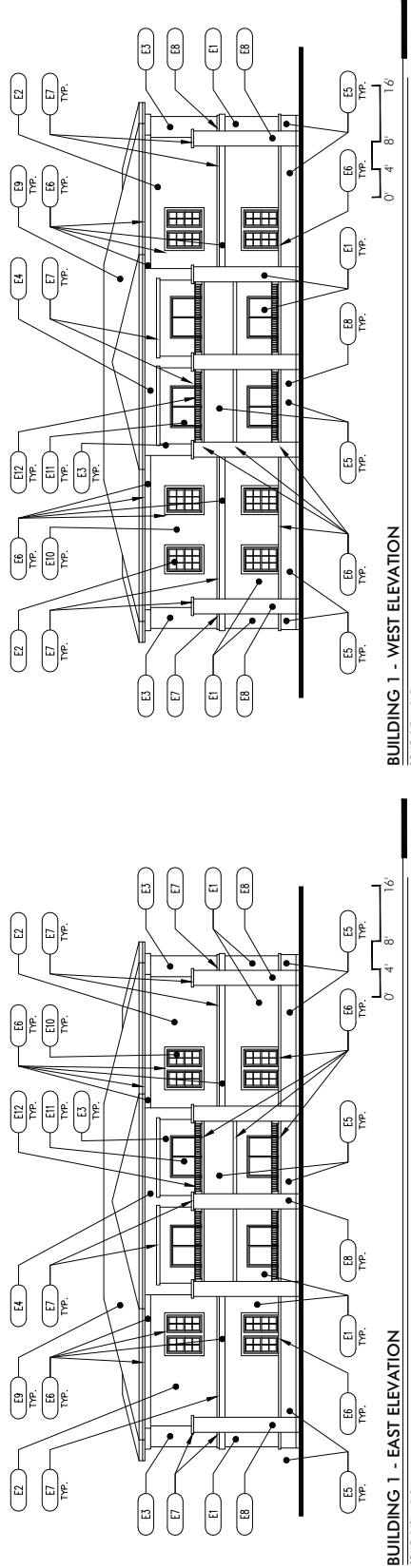
BUILDING 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES	
REF	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE SLIDING GLASS DOORS FRAME COLOR: WHITE
E11	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E12	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E13	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E14	WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INSET COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE
E15	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY
E16	

PRJ-52944
02/20/14

BUILDING 1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GPA-53037, ZON-53038, VAR-53197 & SDR-53040

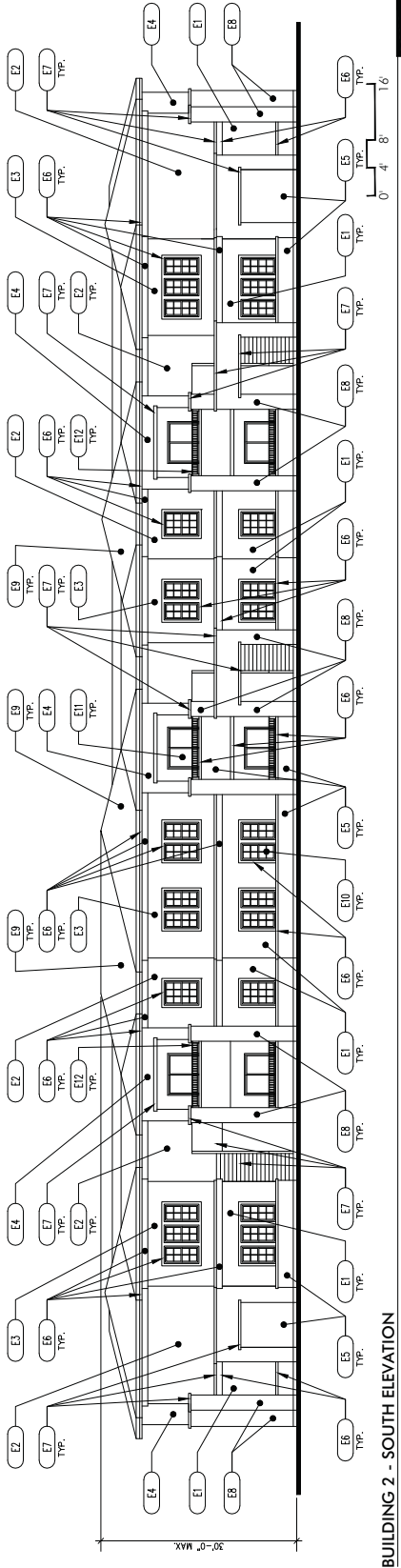
DATE: FEBRUARY 18, 2014
PROJECT: SANDHILL VILLAS
SHEET: 12 OF 30

A6.01

SANDHILL VILLAS
APARTMENTS

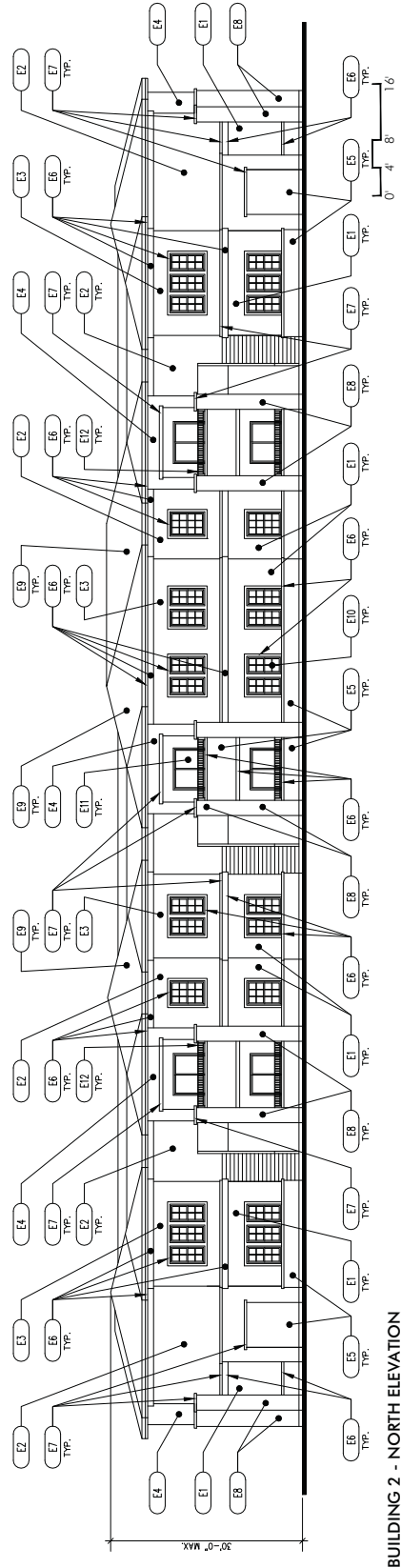
KCA ARCHITECTURE

OWNER: SANDHILL VILLAS
APARTMENTS
ARCHITECT: KCA ARCHITECTURE
ENGINEER: KCA ARCHITECTURE



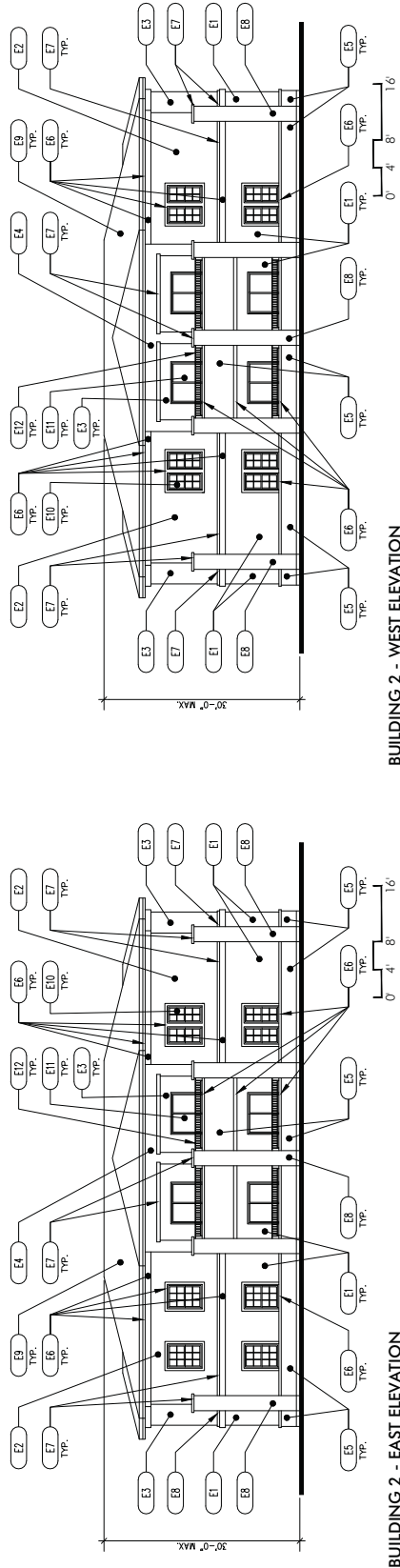
BUILDING 2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 2 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

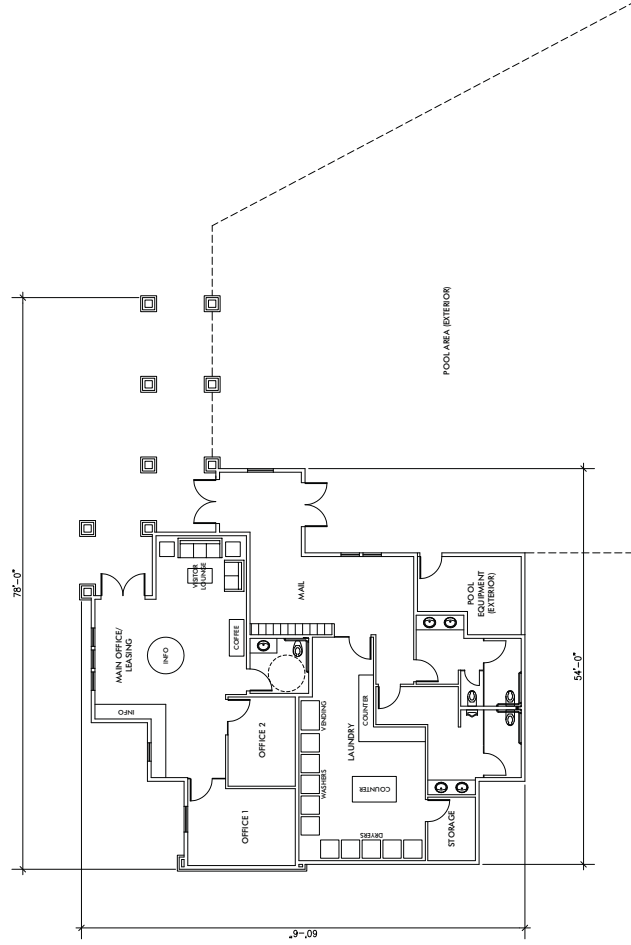
BUILDING 2 - WEST ELEVATION

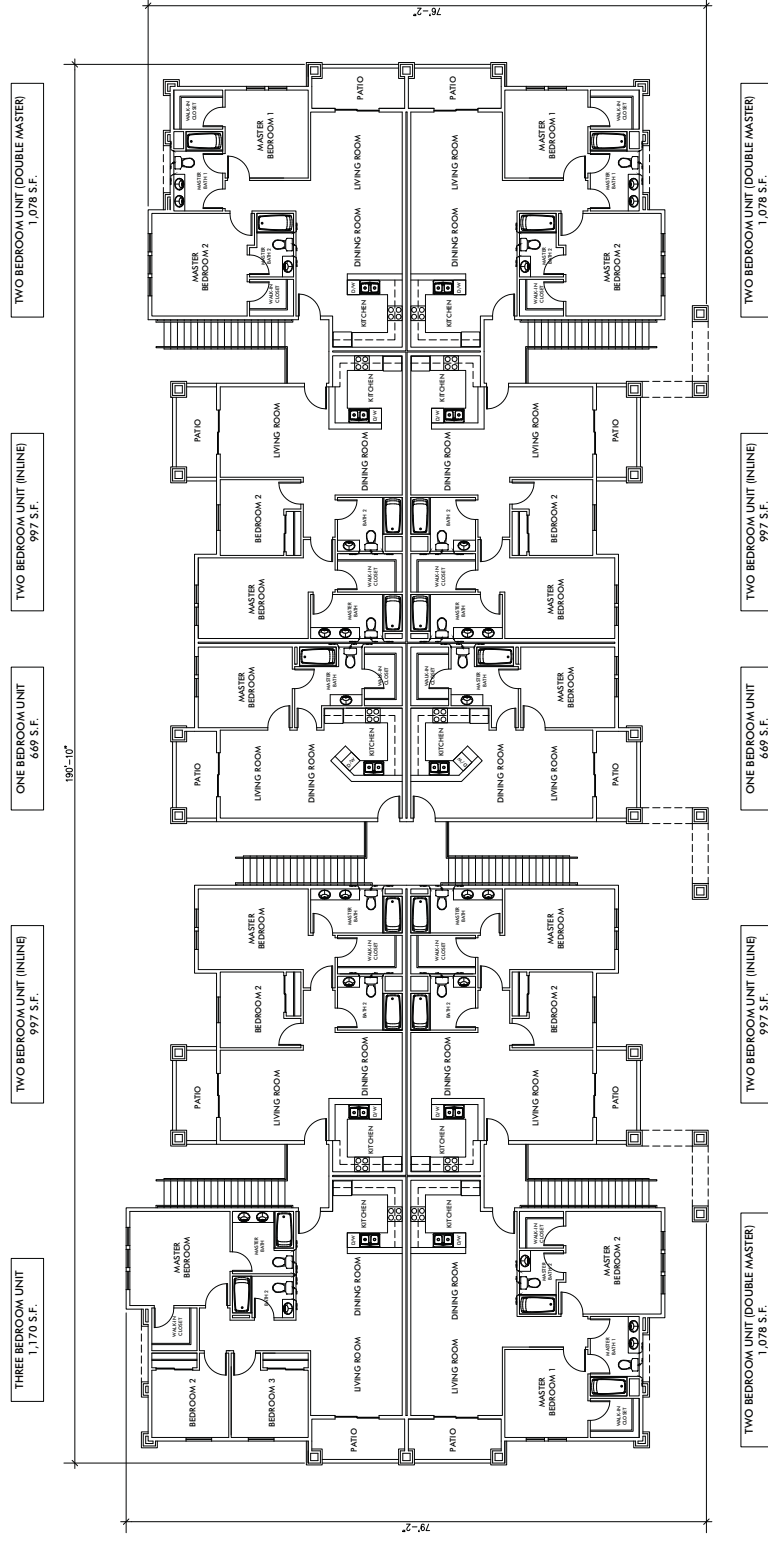
SCALE: 1/8" = 1'-0"

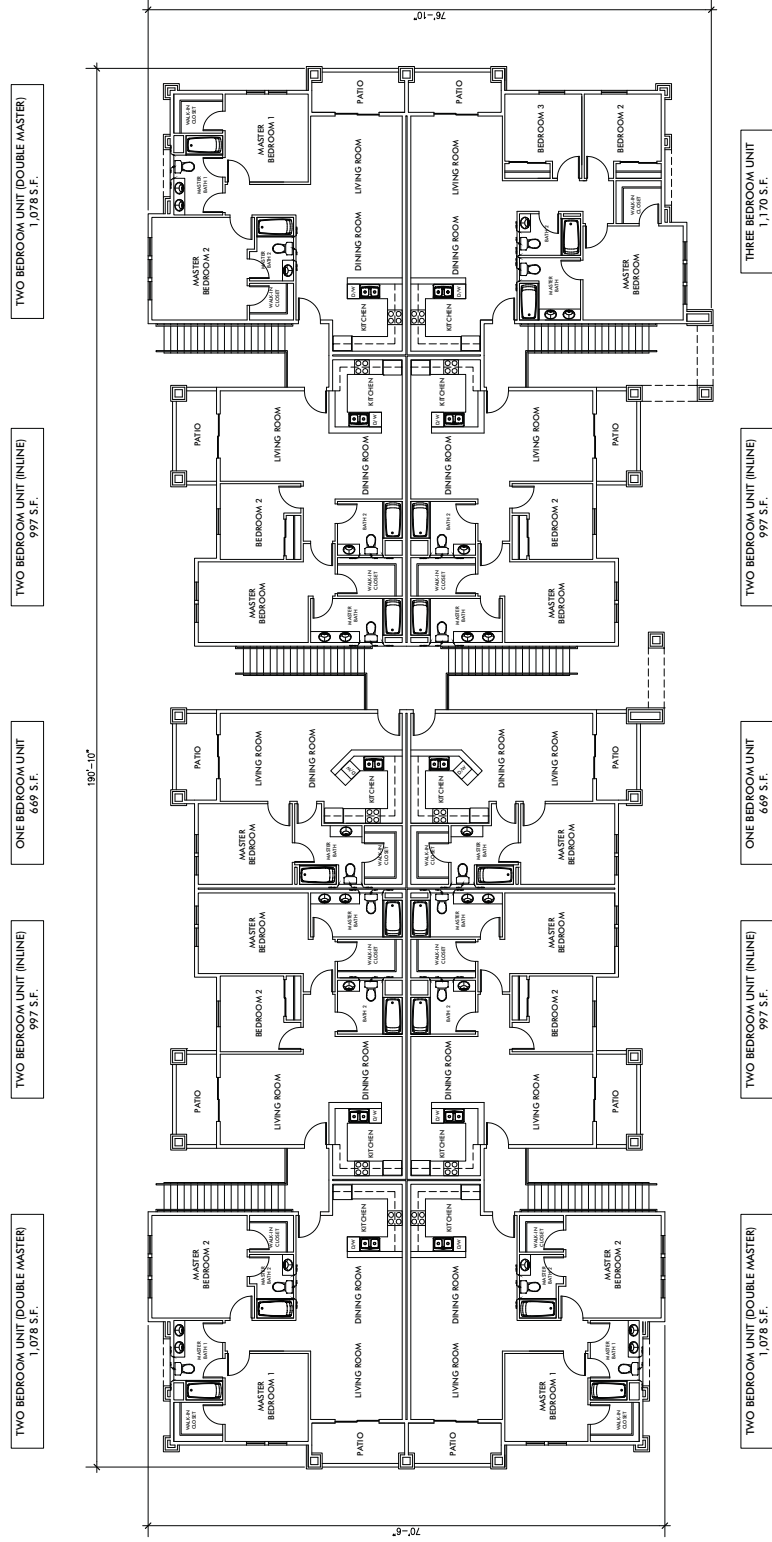
ELEVATION NOTES	
DESCRIPTION	
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER COLOR: AUTUMN ROSE MANUFACTURER: APACHE STONE
E9	STANDING SEAM METAL ROOF FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE SLIDING GLASS DOORS FRAME COLOR: WHITE
E11	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E12	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E13	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E14	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY
E15	INSTRUMENT CLUSTER WILLIAMS SW7552 DHURIE BEIGE PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

PRJ-52944
02/20/14

GPA-53037, ZON-53038, VAR-53197 & SDR-53040



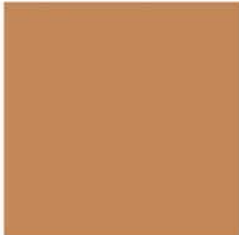




COLORED ELEVATION:



COLORS AND MATERIALS:



E1



E2



E3



E4



E9



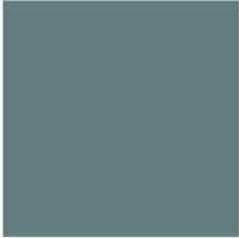
E5, E15



E6, E15, E16



E7, E12, E14



E13



E8

ELEVATION NOTES	
DESCRIPTION	
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTCRACK TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING
E11	FRAME COLOR: WHITE SLIDING GLASS DOORS
E12	FRAME COLOR: WHITE WROUGHT IRON RAILING
E13	COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN DOOR WITH GLAZING
E14	COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM DECORATIVE TRELLIS ELEMENT
E15	DECORATIVE METAL GATES SW6006 BLACK BEAN WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY
E16	INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

PRJ-52944
02/20/14



Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

<http://ccsd.net/departments/real-property>

Date Filed 3/3/2014 Application Number ZON53038, GPA53037 (PRJ52944) Entity LV

Company Name Cambridge Companies, Inc

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Sandhill & Washington

Project Description Sandhill & Washington

APN's 140-30-601-006

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.195 = 0	x 0.102 = 0	x 0.134 = 0
Multi-Family Units (2) 40	x 0.132 = 5	x 0.057 = 2	x 0.062 = 2
Resort Condo Units (3)			
Total	5	2	2

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Ronnow ES	1000 Lena Street	K-5	641	826	01/22/14
Monaco MS	1870 N Lamont St	6-8	1616	1290	01/22/14
Desert Pines HS	3800 Harris Ave	9-12	2546	2104	01/22/14

CCSD Comments* Ronnow ES is over capacity for the 2013-14 school year. No new schools are planned for the area

☐ Approved

☐ Disapproved