



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-62387** APN: 138-32-301-004

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: GCW Engineering, Inc./Cindie Gee

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: V. DeHart

Print Name: V. DeHart

Subscribed and sworn before me

This 23 day of November, 2015

Leeann Stewart-Schencke
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT (GPA)
 Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
 Project Name ORCHESTRA VILLAGE Proposed Use _____
 Assessor's Parcel #(s) Portion of 138-32-301-004 Ward # 2
 General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 17.49 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwengineering.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* Vickie DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

LeeAnn Stewart-Schenck

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **GPA-62387**

Meeting Date:

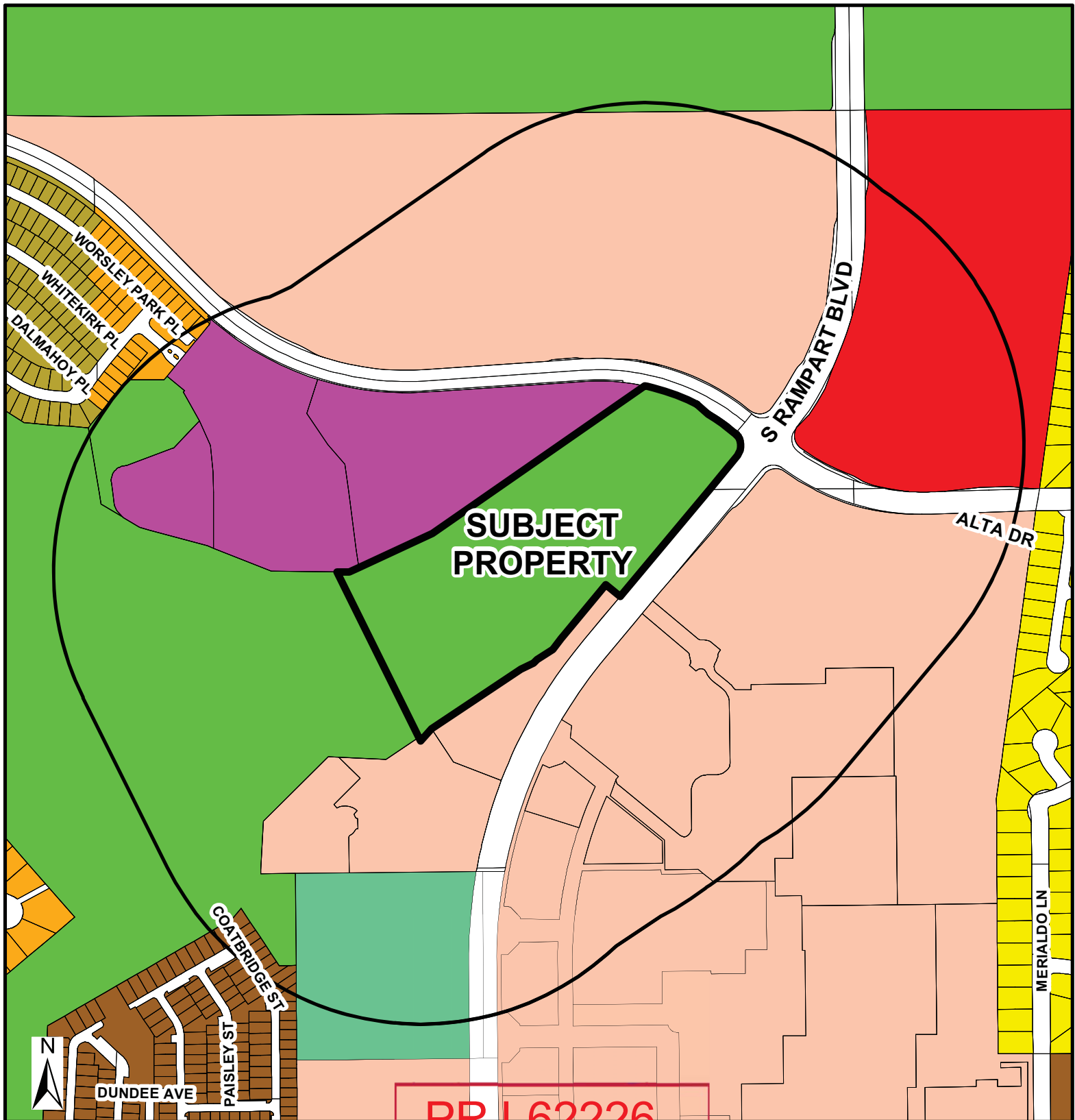
Total Fee:

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.

Report/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 PR-OS TO H
GPA-62387

Subject Property

1000ft Buffer

City Limits



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, December 10, 2015

Proposed Residential

Summary:

+ 17.49 Acres

+ 720 Units

Building 1

Building 2

Building 3

Building 4

+ 43.3 Du/AC

Typ-V - 4 Stories

156 Units

151 Units

174 Units

239 Units

37 Units

387 Units

262 Units

34 Units

5.1%

53.8%

36.4%

4.7%

Net Rentable Square Footage

Gross Square Footage

Garage Square Footage

Parking Required:

Studio

One Bedroom

Two Bedroom

Two Bedroom

1.63 spaces per Unit

Parking Provided:

1.86 spaces per Unit (+1,350 Spaces)

Parking Garage

Accessible

On-Grade

+619,300 s.f.

+899,838 s.f.

+480,500 s.f.

1,179 Spaces

1.25 sp. + 17 guest

1.25 sp. + 17 guest

1.75 sp. + 17 guest

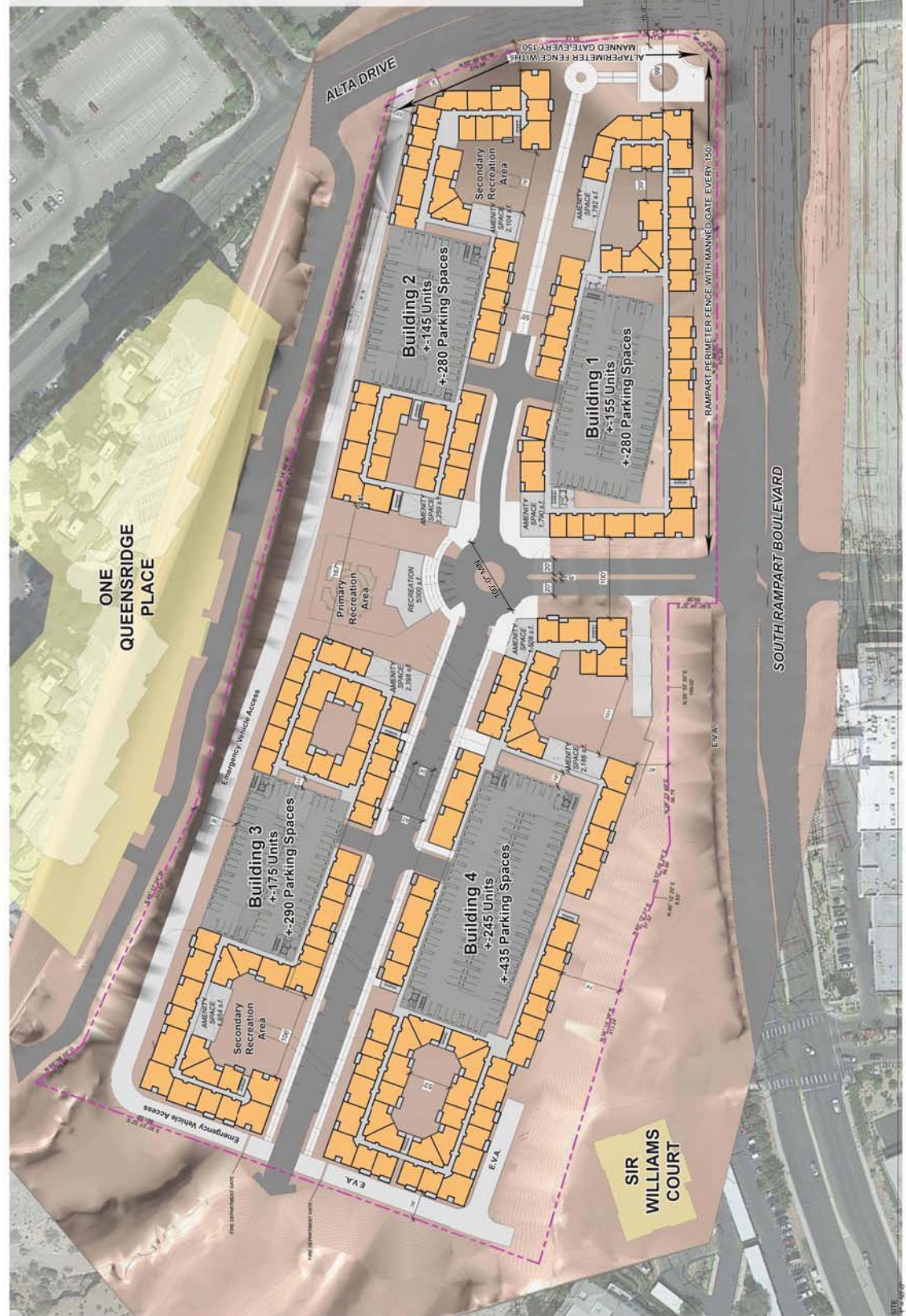
2.00 sp. + 17 guest

1.86 spaces per Unit (+1,350 Spaces)

1,273 Spaces

27 Spaces

50 Spaces



ARCHITECTURAL SITE PLAN

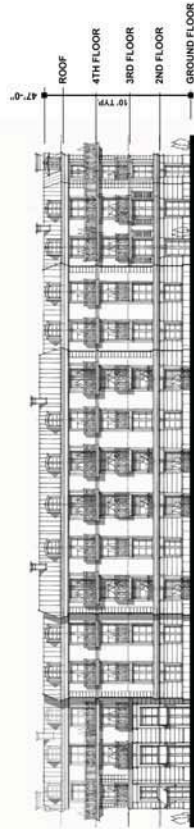
Rampart & Alta Condominiums
LAS VEGAS, NEVADA



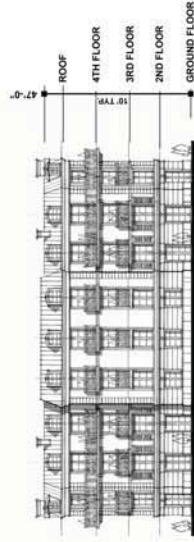
LANDSCAPE PLAN



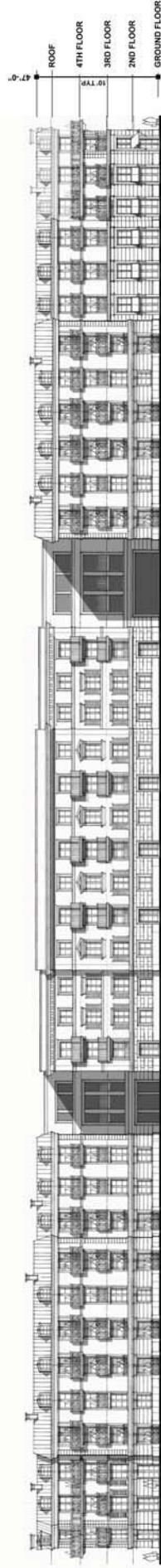
1 SOUTH ELEVATION



2 WEST ELEVATION

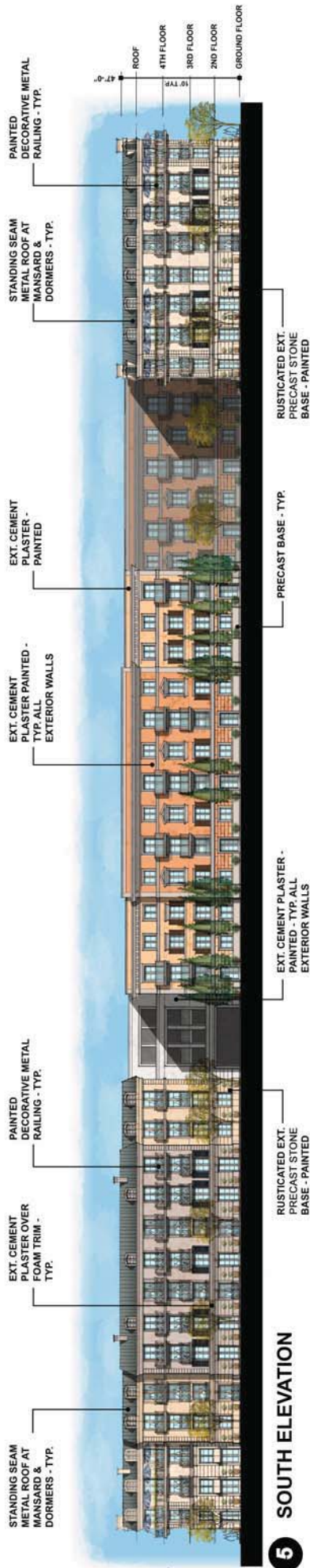


3 EAST ELEVATION

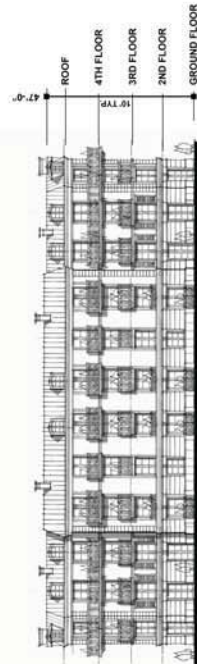


4 NORTH ELEVATION

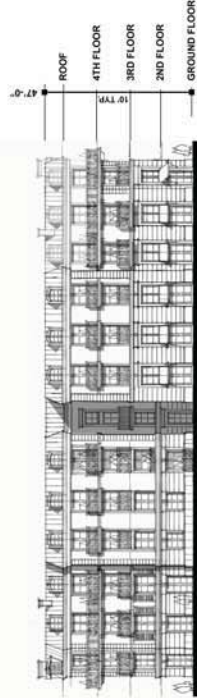
ELEVATIONS BUILDING 1



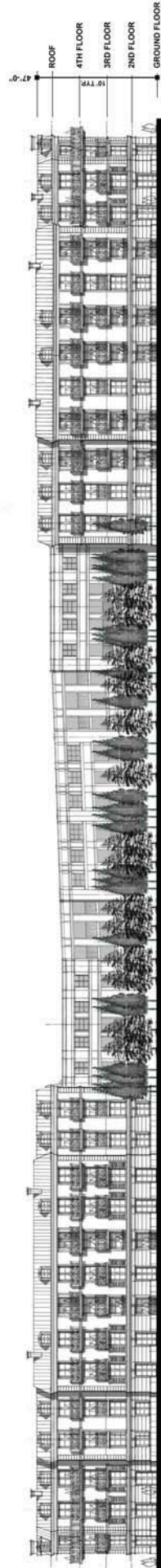
5 SOUTH ELEVATION



6 EAST ELEVATION



7 WEST ELEVATION

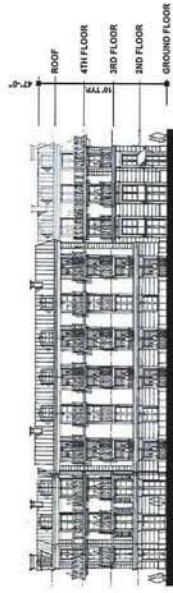


8 NORTH ELEVATION

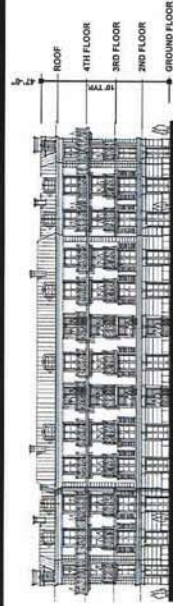
ELEVATIONS BUILDING 2



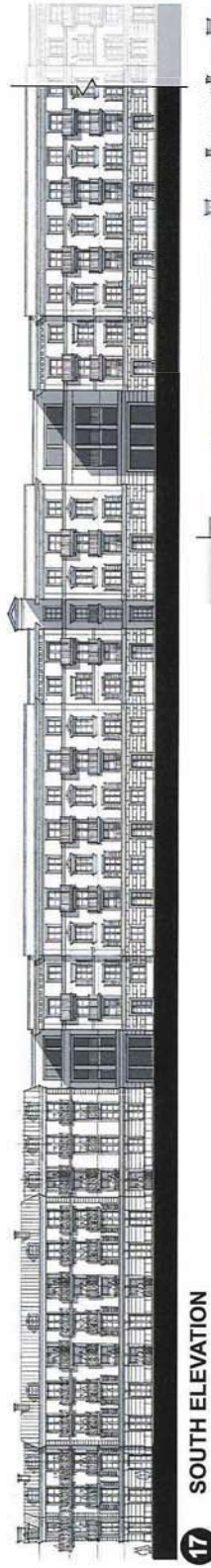
14 NORTH ELEVATION



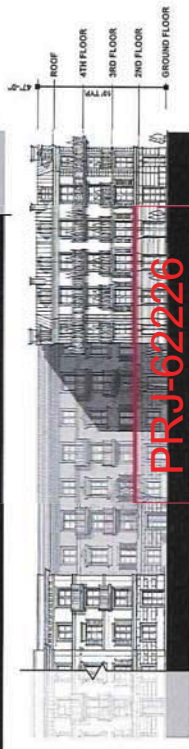
15 EAST ELEVATION



16 WEST ELEVATION



17 SOUTH ELEVATION

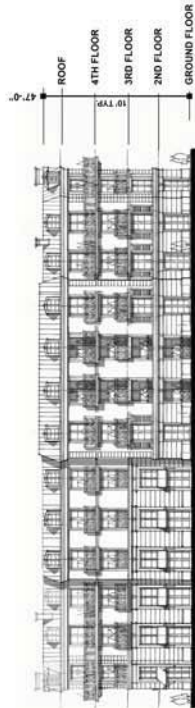


PRJ-622226
11/30/15

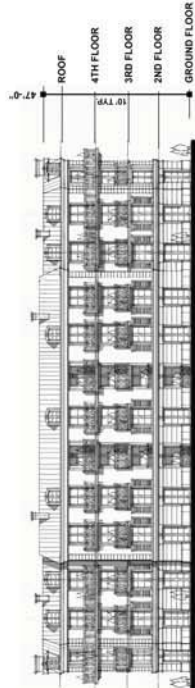
ELEVATIONS BUILDING 4



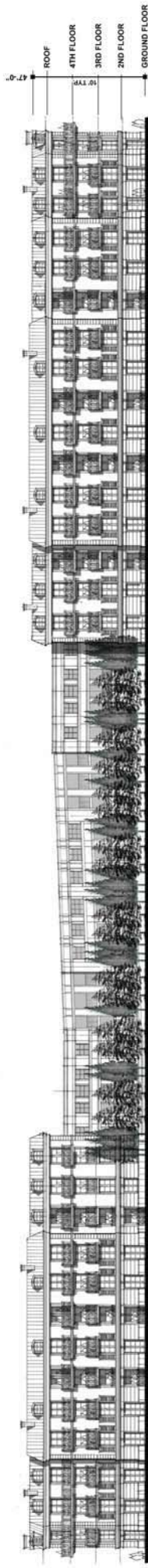
9 SOUTH ELEVATION



10 EAST ELEVATION



11 WEST ELEVATION

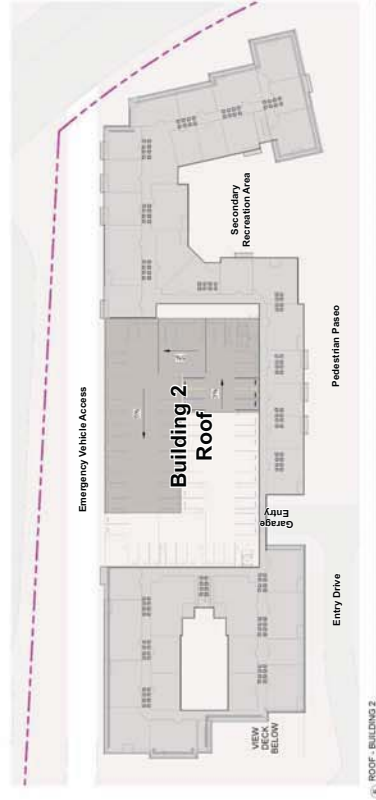
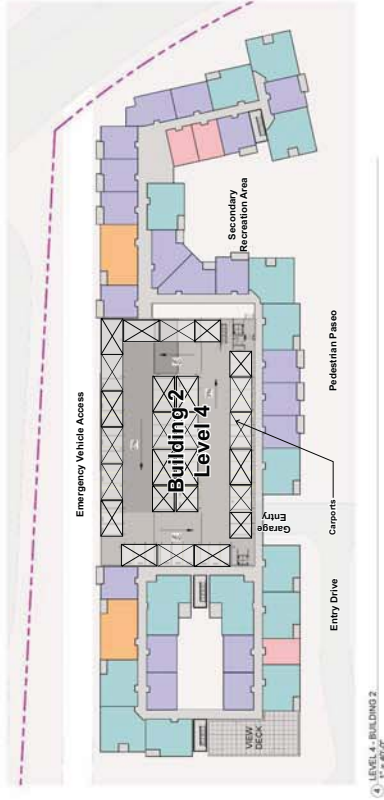
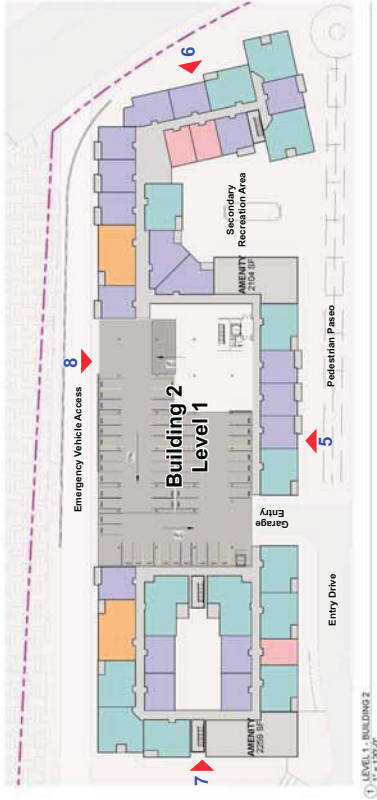


12 NORTH ELEVATION

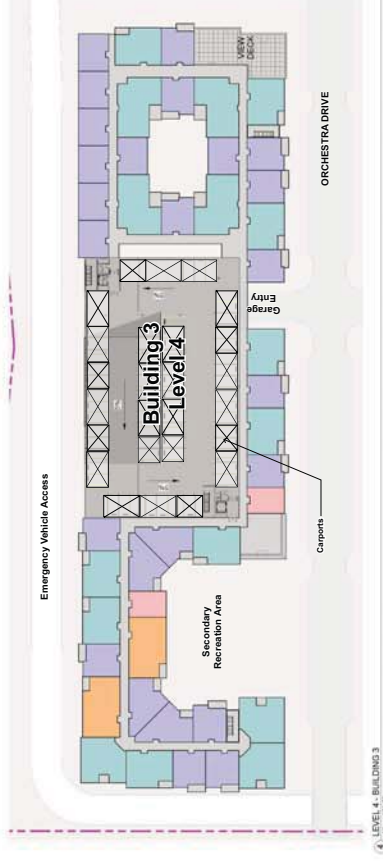
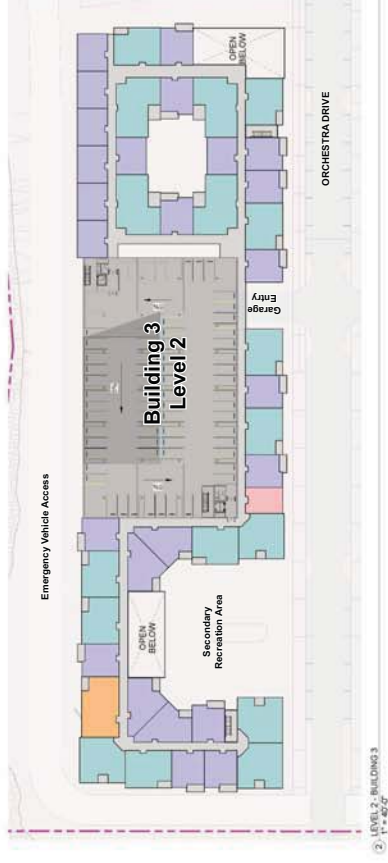
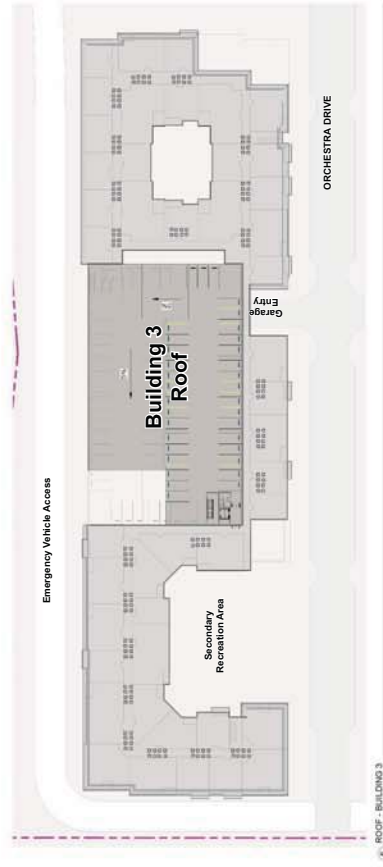
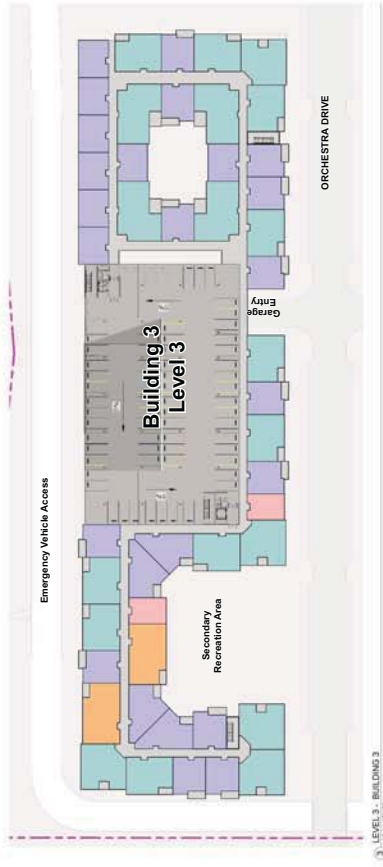


13 LEASING - SOUTH ELEVATION

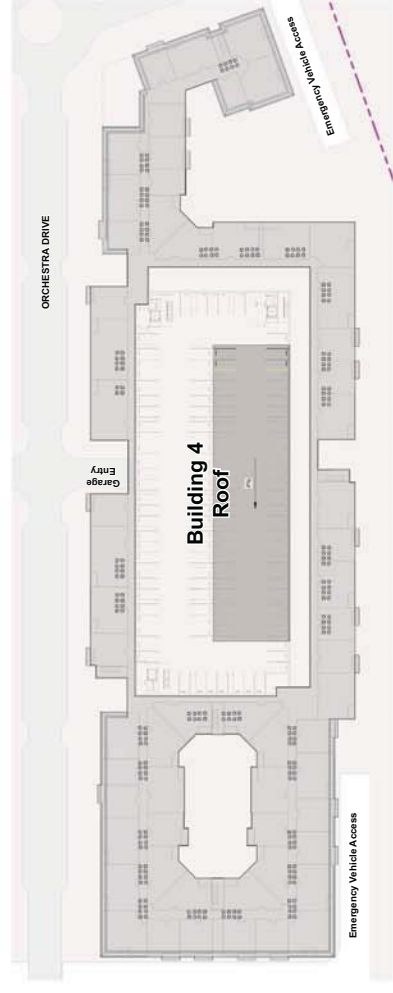
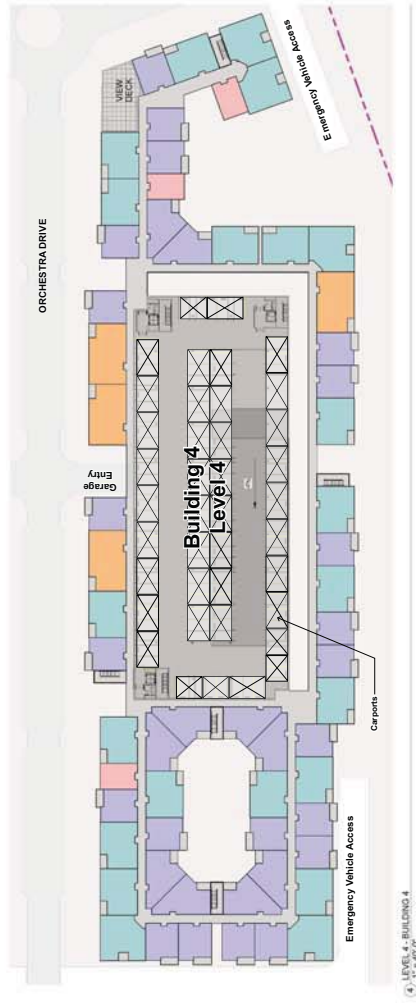
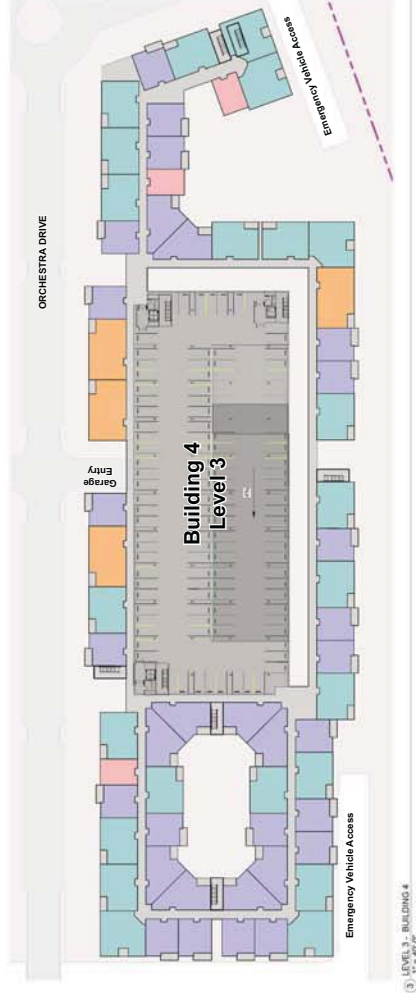
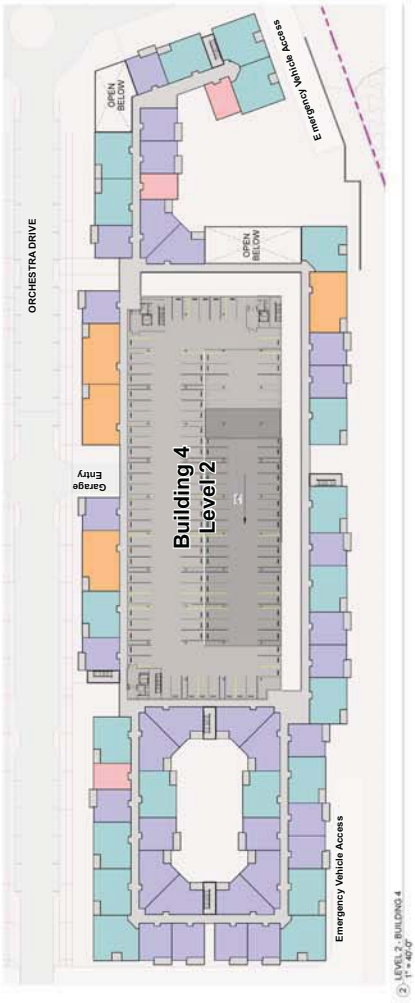
ELEVATIONS BUILDING 3 & LEASING/ RECREATION



COMPOSITE FLOOR PLANS - BUILDING 2



COMPOSITE FLOOR PLANS - BUILDING 3



- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

COMPOSITE FLOOR PLANS - BUILDING 4



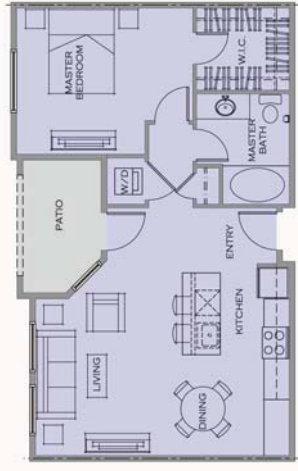
INSIDE CORNER - ONE BEDROOM



INLINE - ONE BEDROOM



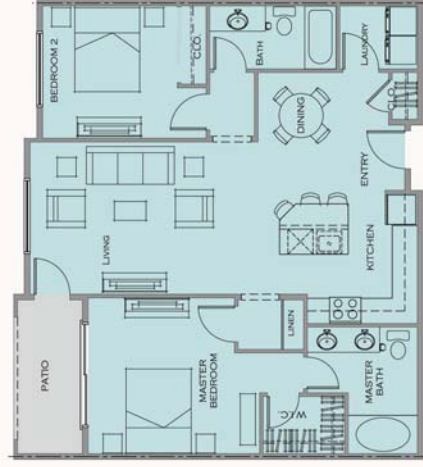
OUTSIDE CORNER - THREE BEDROOM



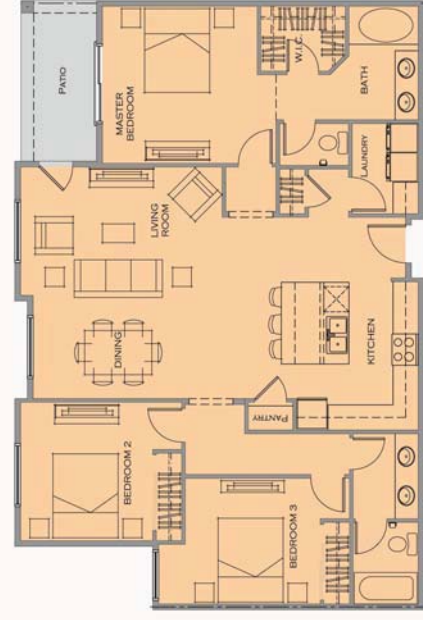
INLINE - ONE BEDROOM



OUTSIDE CORNER - TWO BEDROOM



INLINE - TWO BEDROOM



INLINE - THREE BEDROOM

TYPICAL UNIT PLANS

School Development Tracking Form

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

Date Filed 12/28/2015 Application Number PRJ 62226 Entity LV

Company Name Seventy Acres, LLC

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Orchestra Village

Project Description Rampart & Charleston

APN's 138-32-301-005, 006

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2) 720	x 0.140 = 97	x 0.058 = 40	x 0.064 = 45
Resort Condo Units (3)			
Total	97	40	45

(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
Bonner ES	765 Crestdale Lane	K-5	584	856	12/01/15
Rogich MS	235 N. Pavilion Center Dr	6-8	1664	1772	12/01/15
Palo Verde HS	333 S. Pavilion Center Dr	9-12	2944	3076	12/01/15

* CCSD Comments Bonner Es, Rogich MS and Palo Verde HS are over capacity for the 2015-16 school year. Bonner ES is at 151.03% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Rogich MS is at 106.58% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Palo Verde is at 104.59% Enrollment plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved ☐ Disapproved

GPA-62387, ZON-62392 and SDR-62393

RECEIVED

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

JAN 11 2016

City of Las Vegas
Dept. of Planning

School Development Tracking Form

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

Date Filed 12/28/2015 Application Number PRJ 62226 Entity LV

Company Name Seventy Acres, LLC

Contact Name _____

Contact Mailing Address _____

City _____

State _____

Zip Code _____

Phone _____

Mobile _____

Fax _____

Email _____

Project Name Orchestra Village

Project Description Rampart & Charleston

APN's 138-32-301-005, 006

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☐ Approved

☐ Disapproved

GPA-62387, ZON-62392 and SDR-62393

39-41