



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:

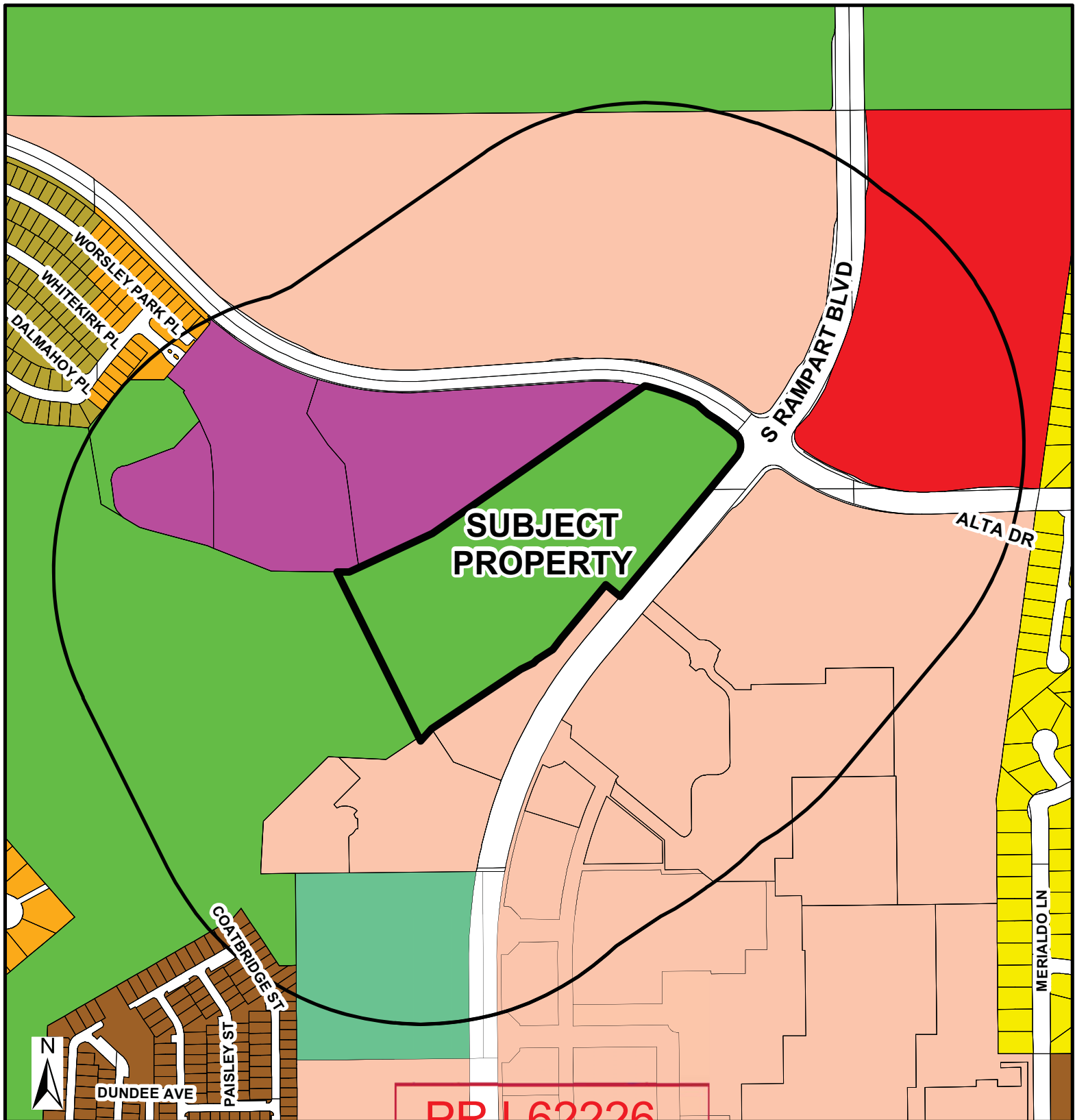
Total Fee:

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	138 Units
Building 1	139 Units
Building 2	191 Units
Building 3	252 Units
Building 4	
+/- 41.17 Du/Ac	
Typ-V - 4 Stories	

Studios	45 Units	6.3%
+/- 507 - 574 s.f.		
One Bedrooms	402 Units	55.8%
+/- 847 - 792 s.f.		
Two Bedrooms	241 Units	33.5%
+/- 1,011 - 1,178 s.f.		
Three Bedrooms	32 Units	4.4%
+/- 1,472 s.f.		

Net Rentable Square Footage +633,171 s.f.
Gross Square Footage +865,278 s.f.
Garage Square Footage +560,984 s.f.

Parking Required 1,179 Spaces

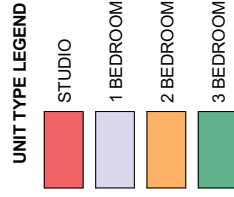
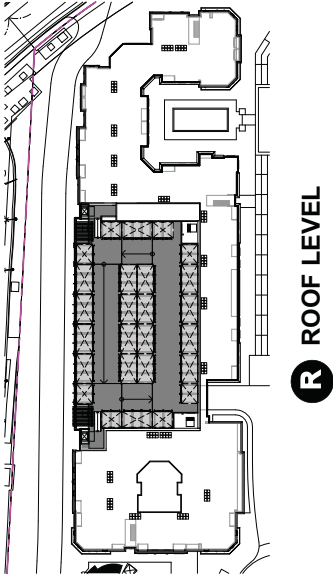
Studio 1.25 sp. + 17 guest
One Bedroom 1.25 sp. + 17 guest
Two Bedroom 1.75 sp. + 17 guest
Two Bedroom 2.00 sp. + 17 guest
1.63 spaces per Unit

Parking Provided:
1.94 spaces per Unit (+1,395 Spaces)
Parking Garage 1,351 Spaces
On-Grade 44 Spaces

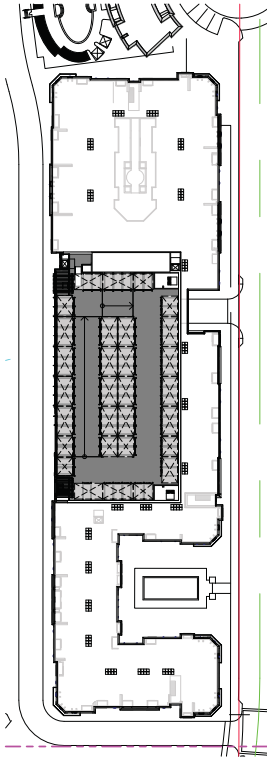
PRJ-622226
07/05/16

ARCHITECTURAL SITE PLAN

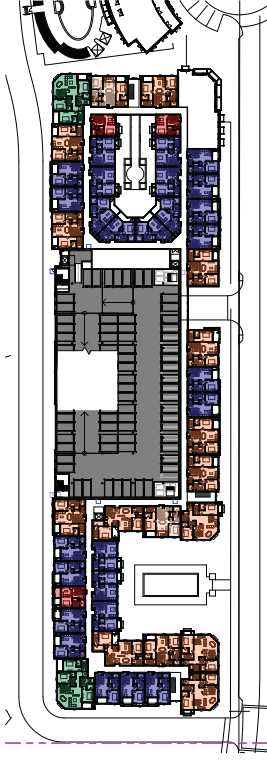




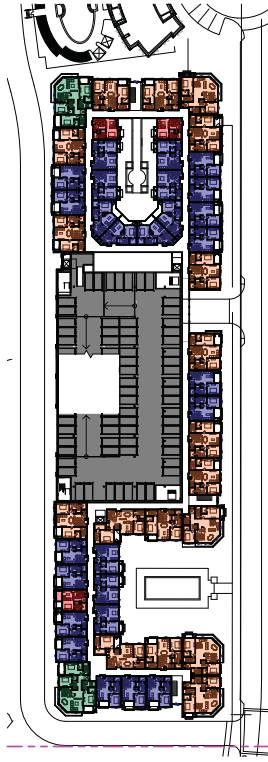
BUILDING 2 COMPOSITE PLANS



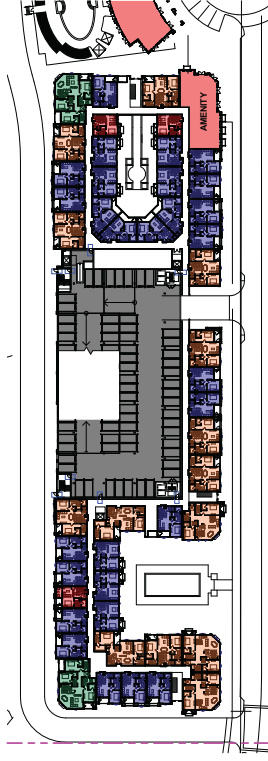
R ROOF LEVEL



2 LEVEL 2



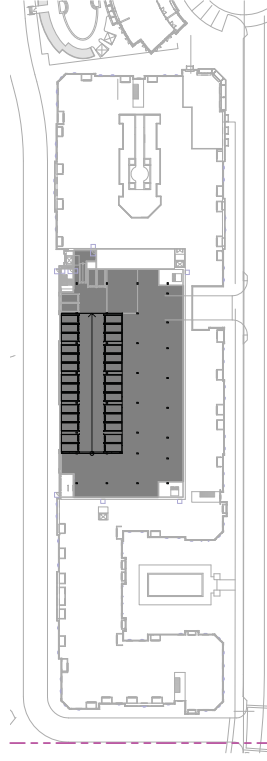
4 LEVEL 4



1 LEVEL 1



3 LEVEL 3



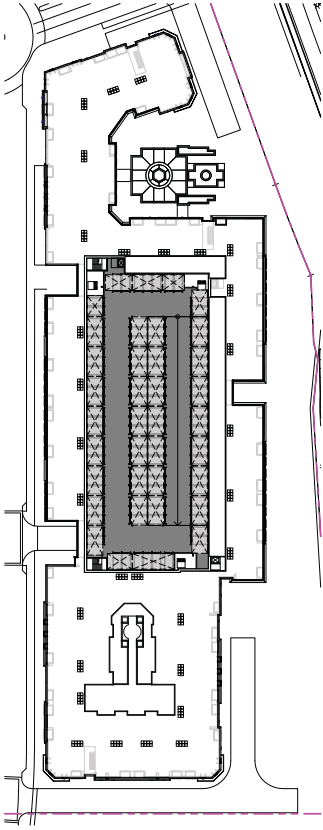
B LEVEL B

UNIT TYPE LEGEND

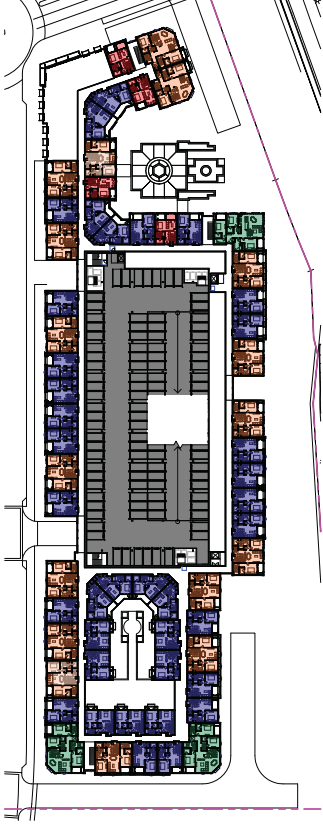
 STUDIO
 1 BEDROOM
 2 BEDROOM
 3 BEDROOM



BUILDING 3 COMPOSITE PLANS



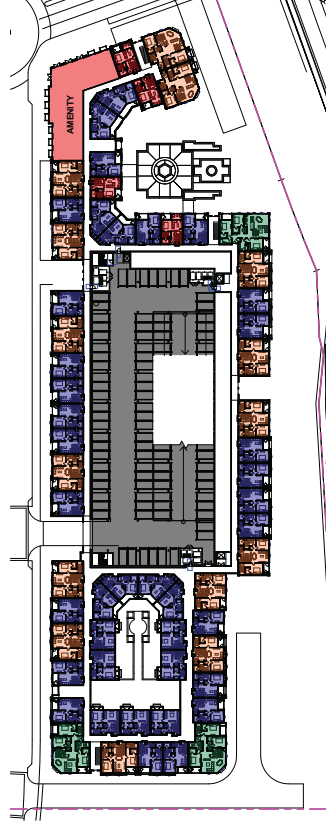
R ROOF LEVEL



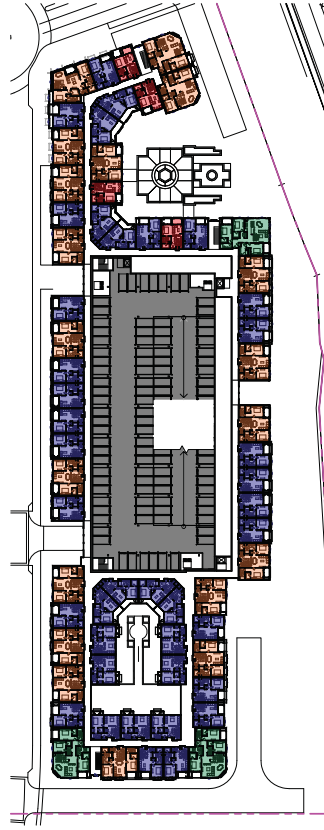
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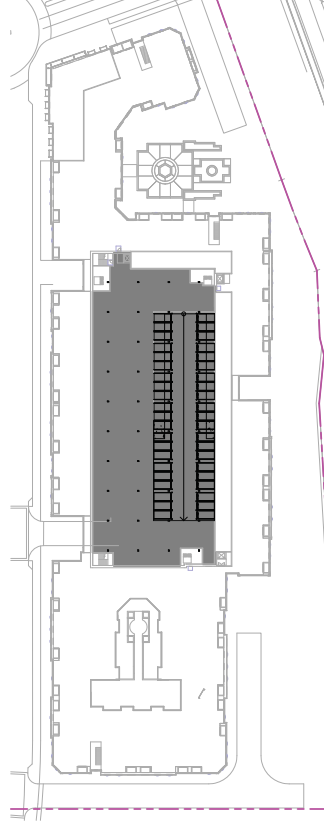
4 LEVEL 4



1 LEVEL 1



3 LEVEL 3



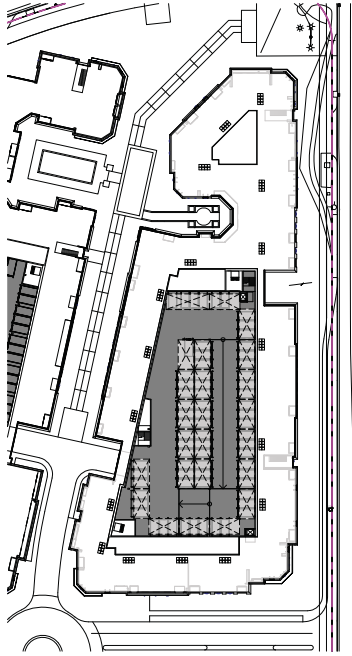
B LEVEL B

UNIT TYPE LEGEND

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM



BUILDING 4 COMPOSITE PLANS



R ROOF LEVEL



4 LEVEL 4



2 LEVEL 2



1 LEVEL 1

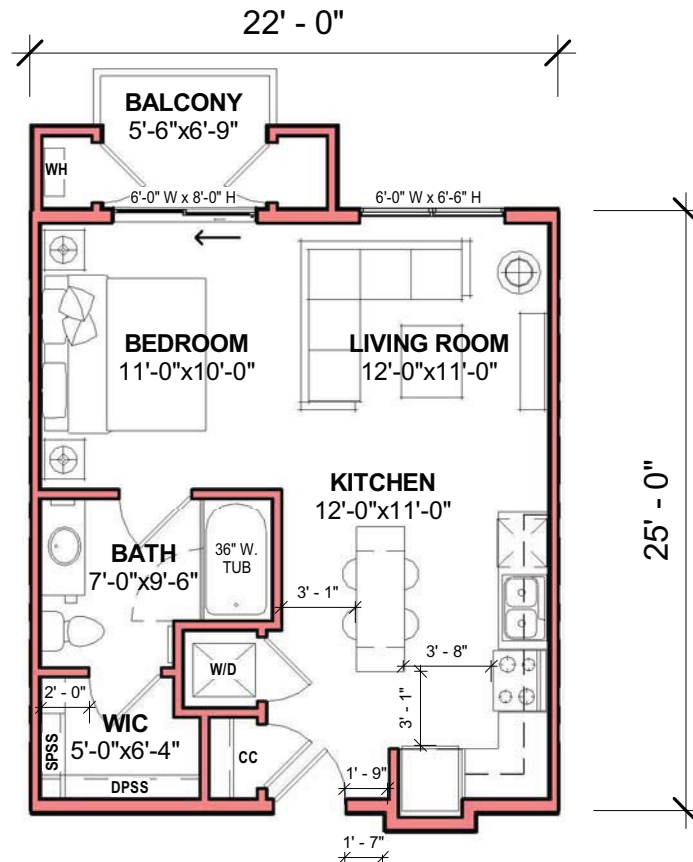


3 LEVEL 3

UNIT TYPE LEGEND

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM

BUILDING 1 COMPOSITE PLANS



GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT ST-01 (TYPE B)

Gross Rentable Area: 553 sf

Net (Paint to Paint): 507 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

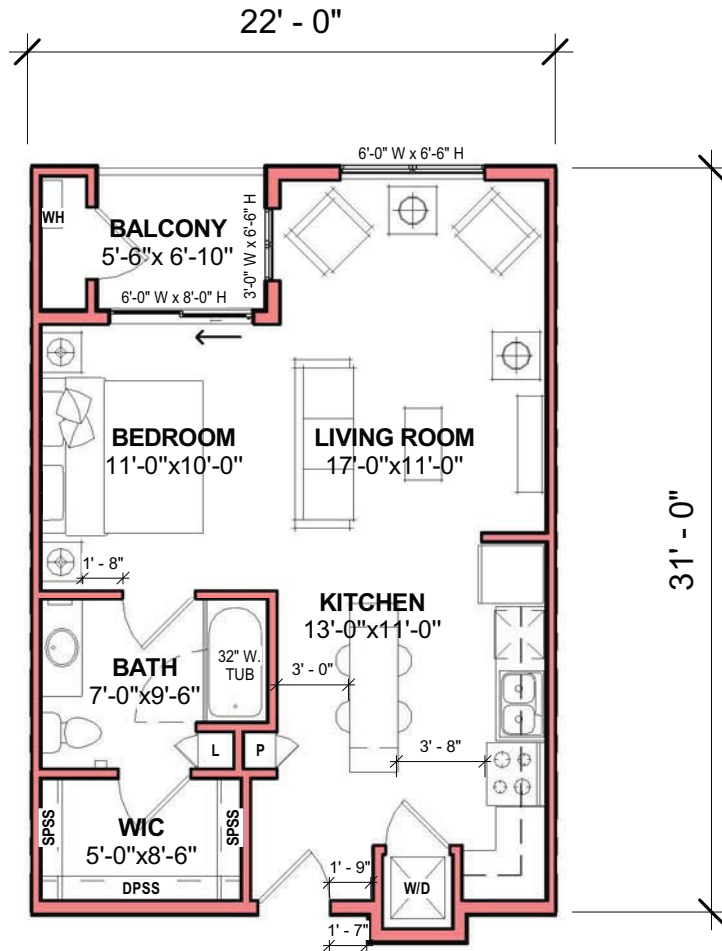
ST-01

3/14/16

3/14/16

MVE
+ PARTNERS

1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com



GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT ST-02 (TYPE A)

Gross Rentable Area: 627 sf

Net (Paint to Paint): 574 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

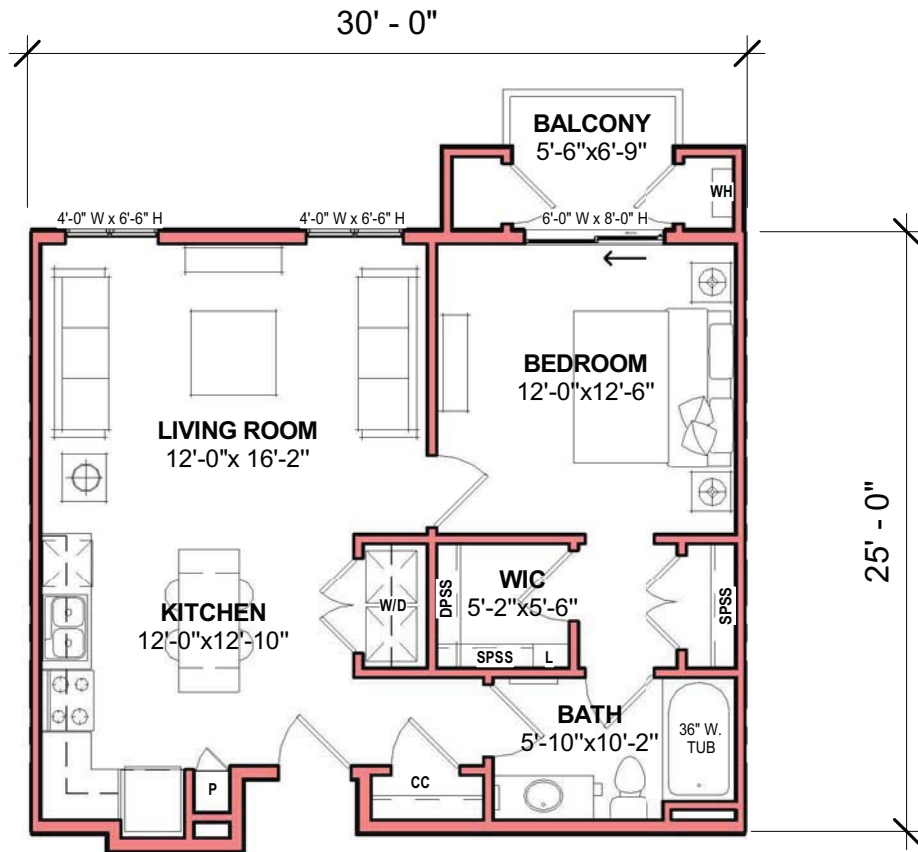
ST-02

3/10/16

3/14/16

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GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 1B-02 (TYPE B)

Gross Rentable Area: 744 sf

Net (Paint to Paint): 685 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra

2015-10173

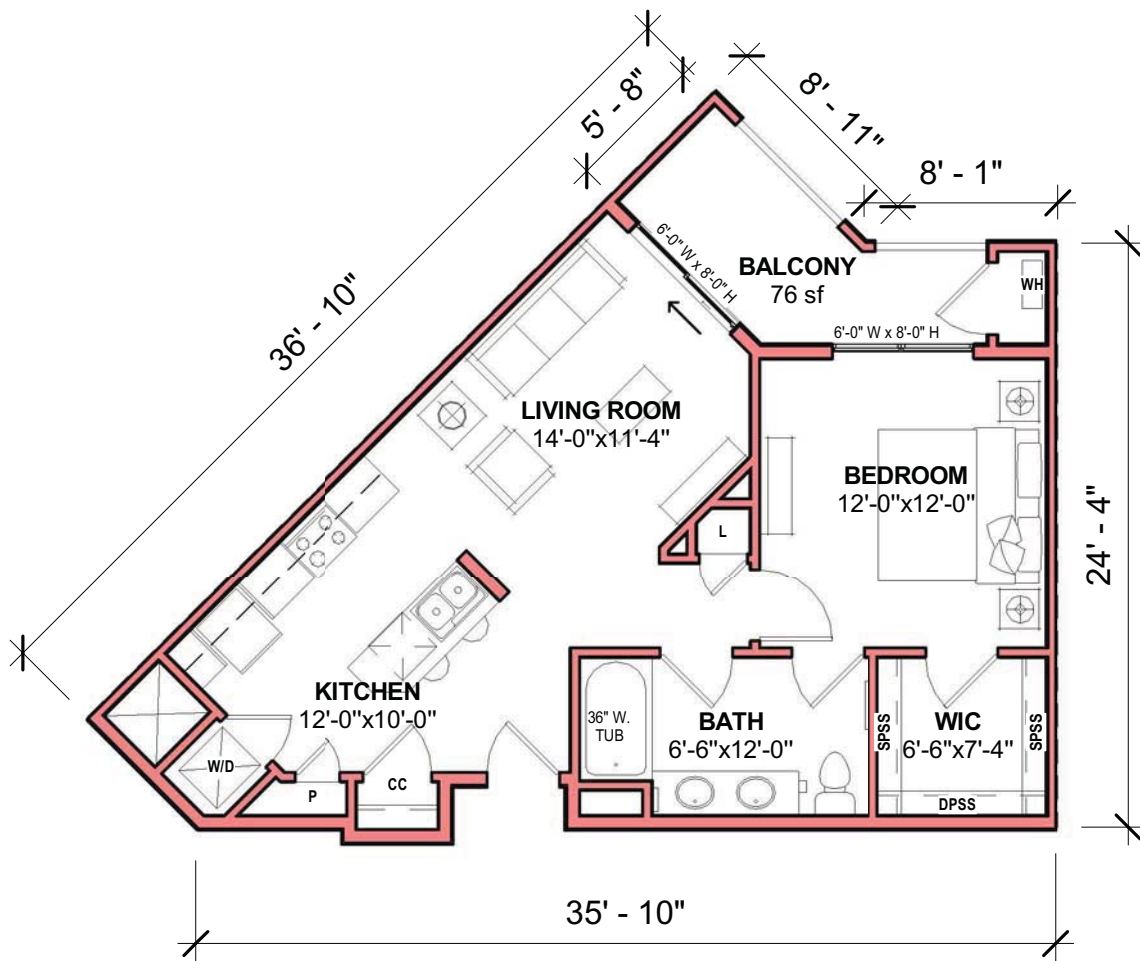
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1B-02

3/10/16

3/14/16



GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 1B-03 (TYPE B)

Gross Rentable Area: 715 sf

Net (Paint to Paint): 645 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

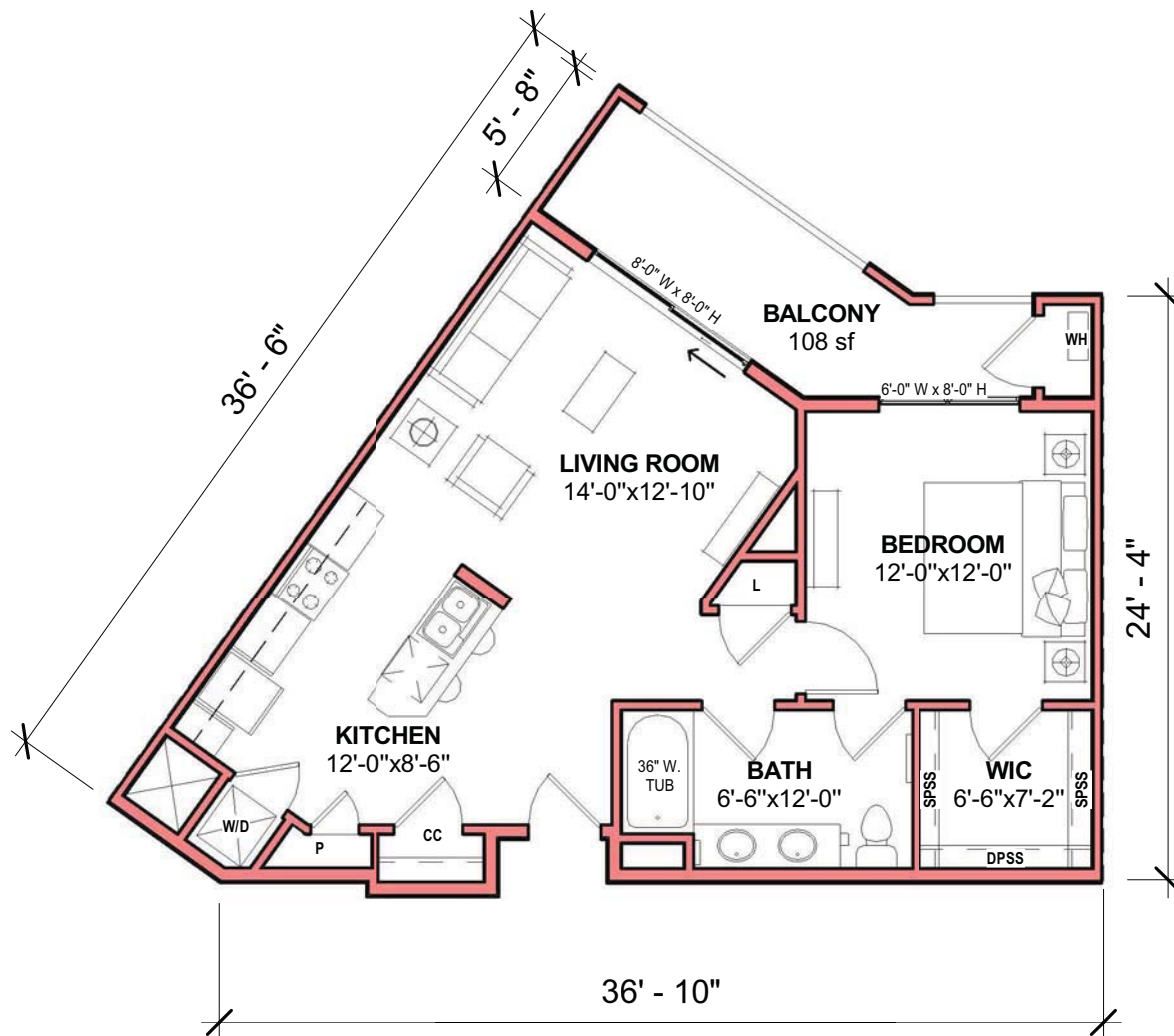
1B-03

3/09/16

3/14/16

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GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 1B-04 (TYPE B)

Gross Rentable Area: 778 sf

Net (Paint to Paint): 717 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

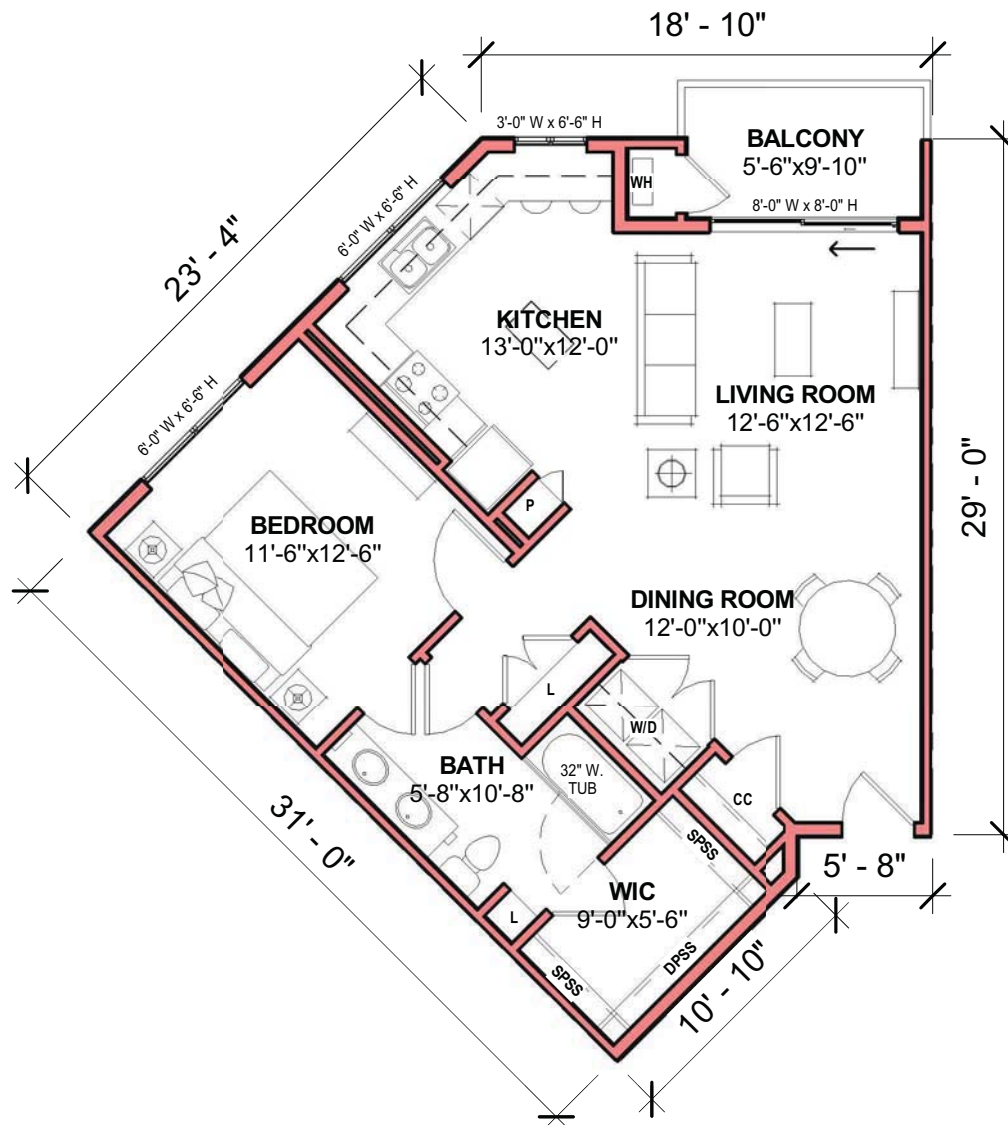
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1B-04

3/09/16

3/14/16



GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 1B-05 (TYPE B)

Gross Rentable Area: 851 sf

Net (Paint to Paint): 792 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

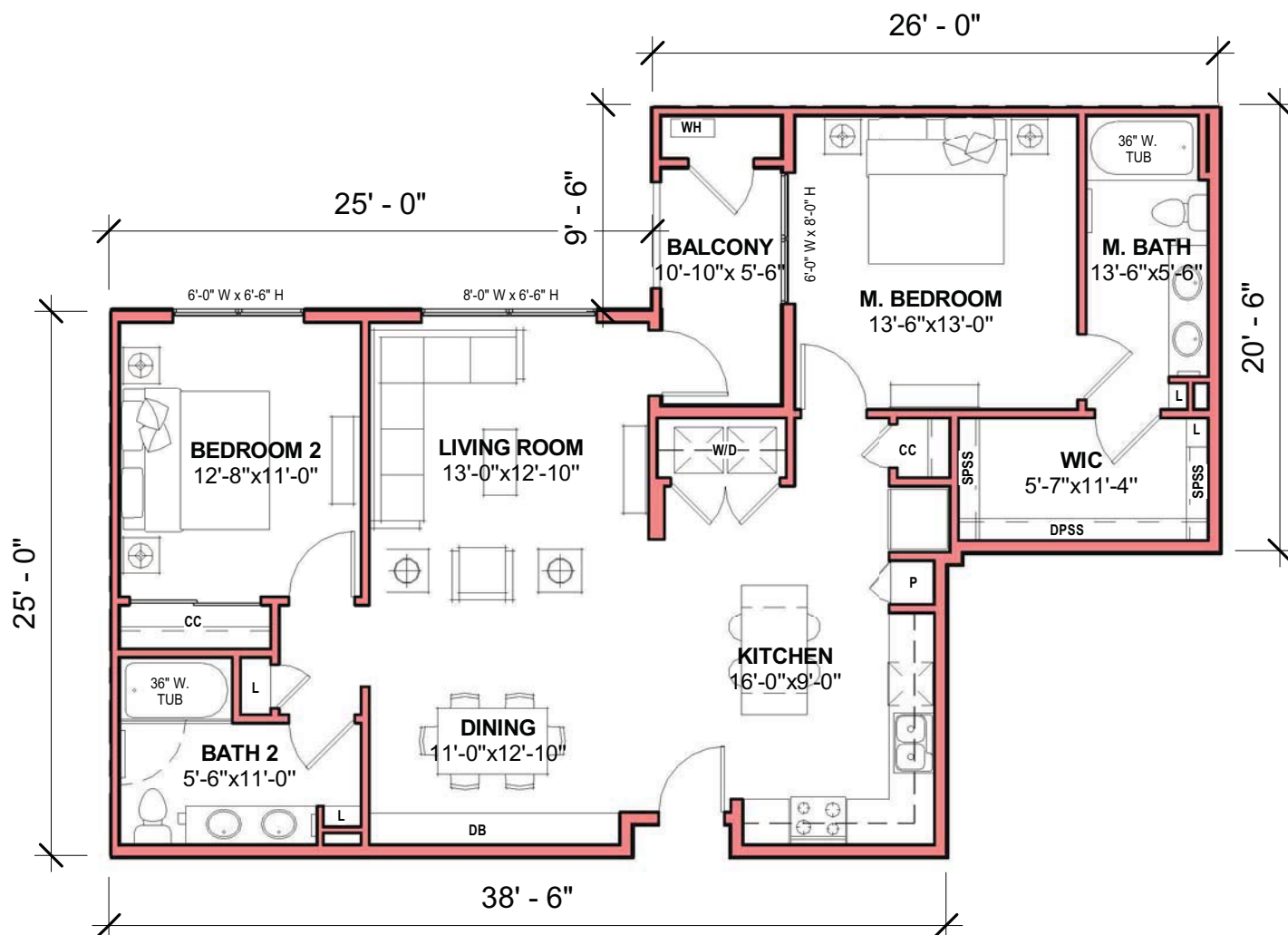
1B-05

3/10/16

3/14/16

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GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 2B-02 (TYPE B)

Gross Rentable Area: 1,259 sf

Net (Paint to Paint): 1,168 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

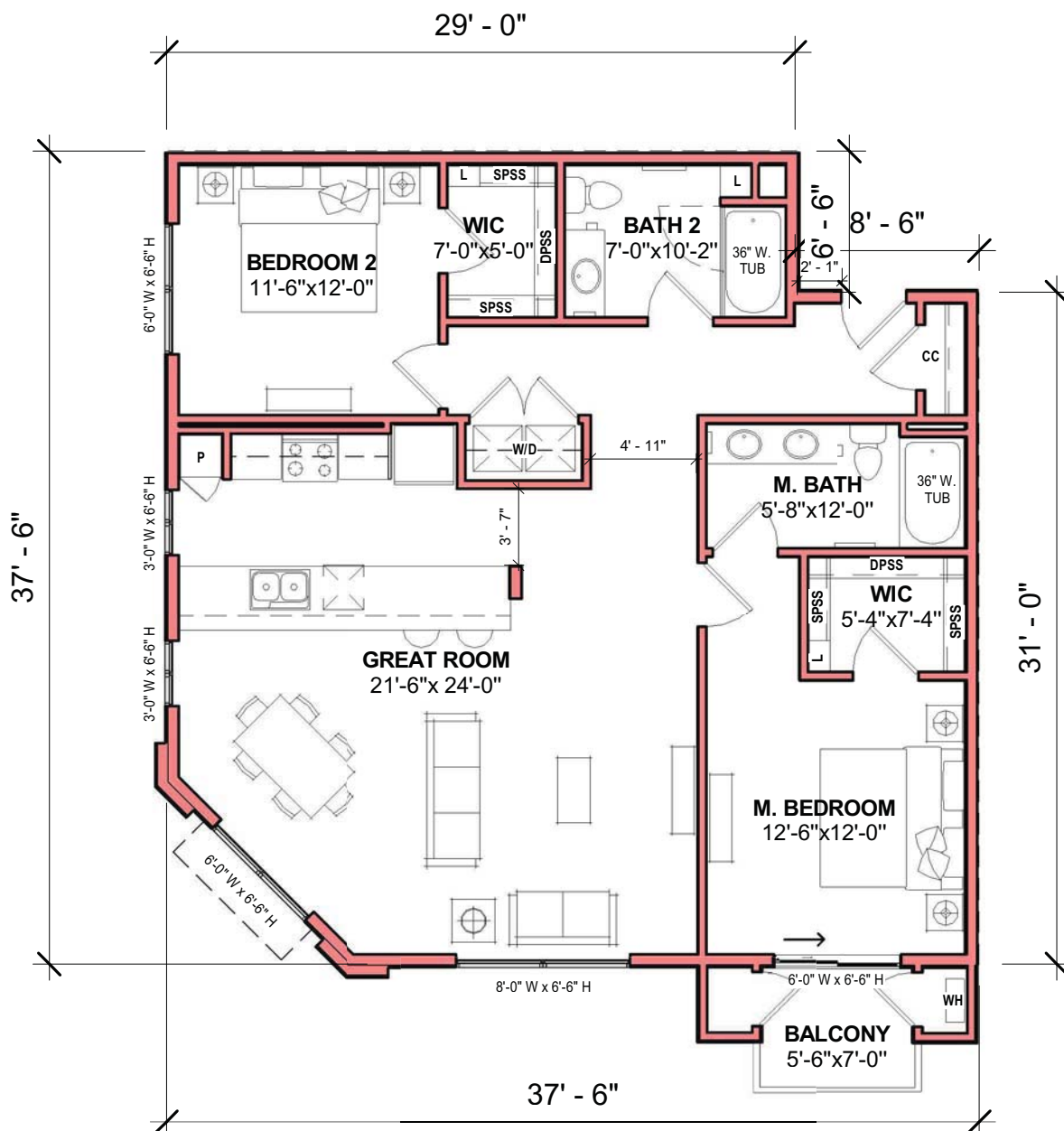
2B-02

3/09/16

3/14/16

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GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 2B-03 (TYPE B)

Gross Rentable Area: 1,315 sf

Net (Paint to Paint): 1,235 sf

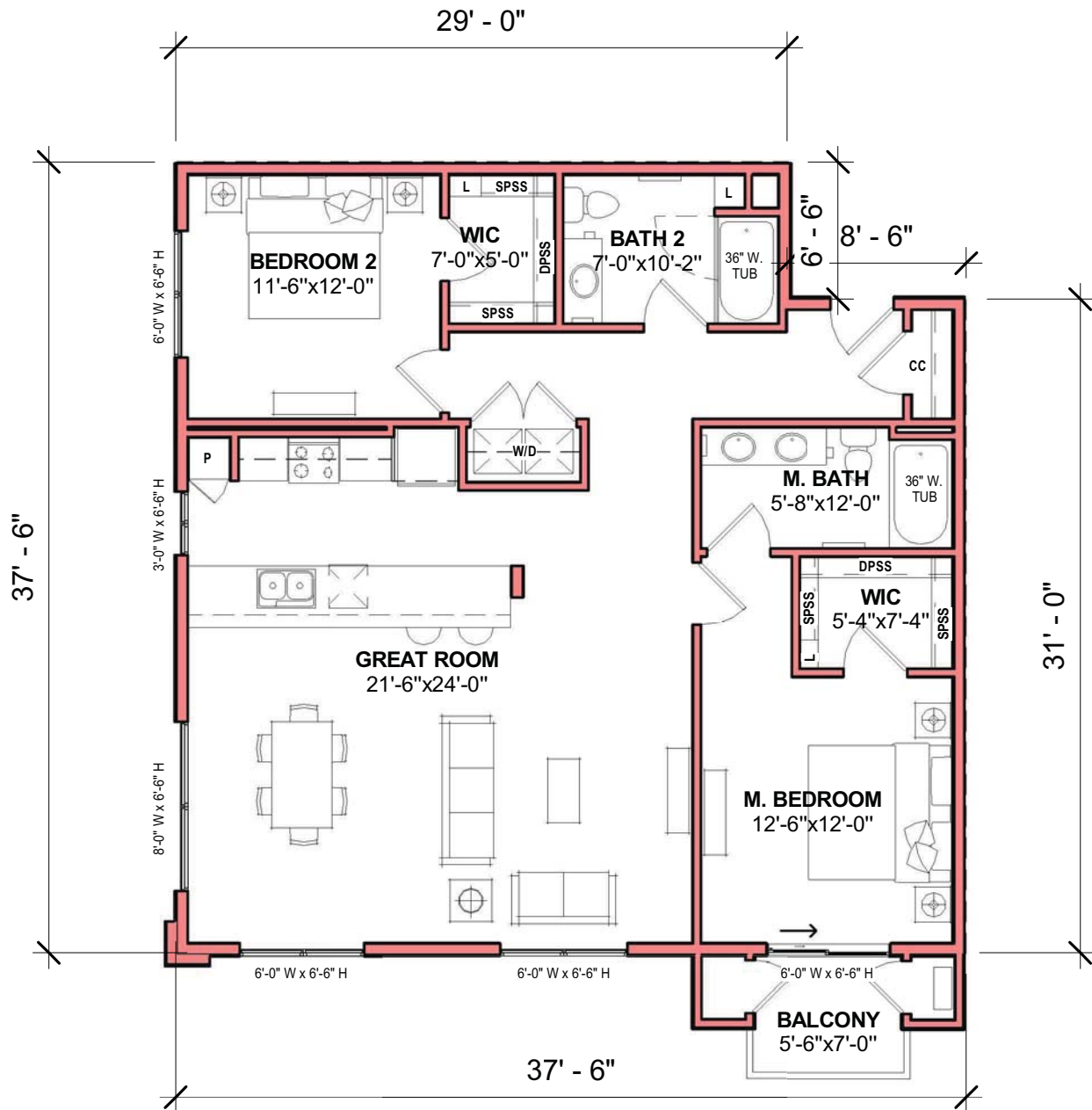
Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

2B-03

3/10/16

3/14/16



GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 2B-04 (TYPE B)

Gross Rentable Area: 1,351 sf

Net (Paint to Paint): 1,268 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

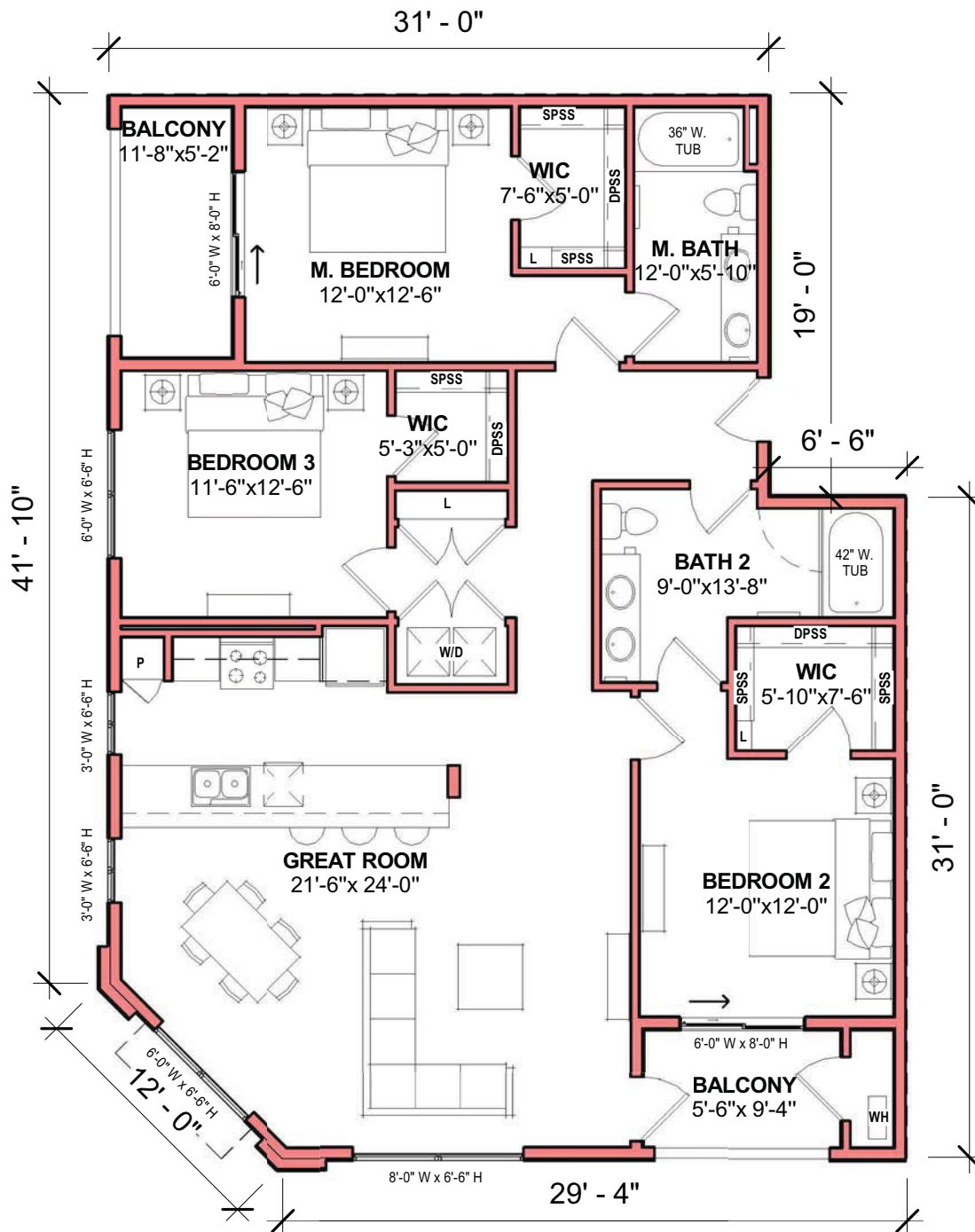
2B-04

3/09/16

3/14/16

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GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226

06/29/16

UNIT 3B-01 ALT1 (TYPE A)

Gross Rentable Area: 1,565 sf

Net (Paint to Paint): 1,472 sf

Note: All room sizes are "paint to paint" dimensions.

Orchestra
2015-10173

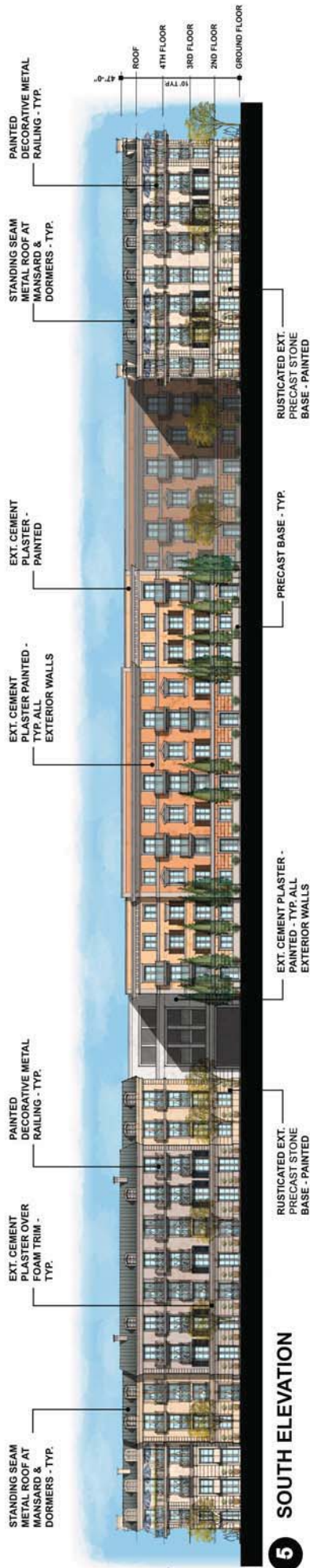
3B-01 ALT 1

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+ PARTNERS

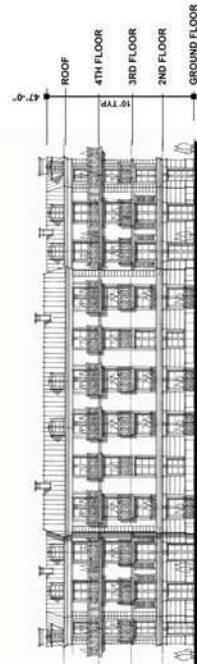
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3/09/16

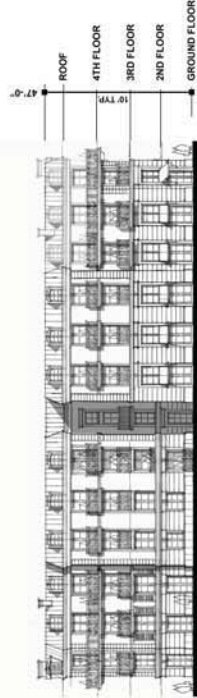
3/14/16



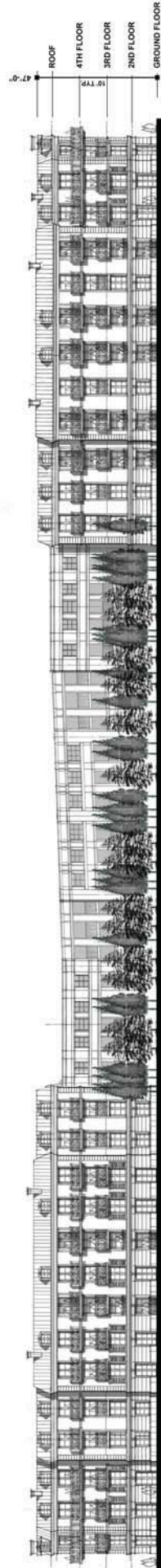
5 SOUTH ELEVATION



6 EAST ELEVATION



7 WEST ELEVATION

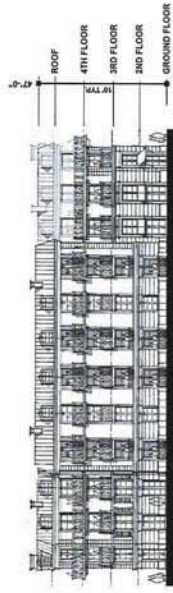


8 NORTH ELEVATION

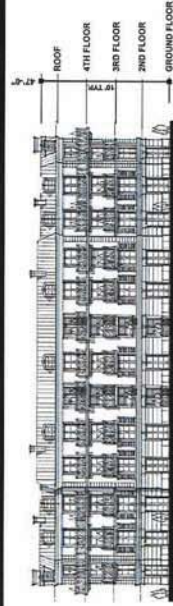
ELEVATIONS BUILDING 2



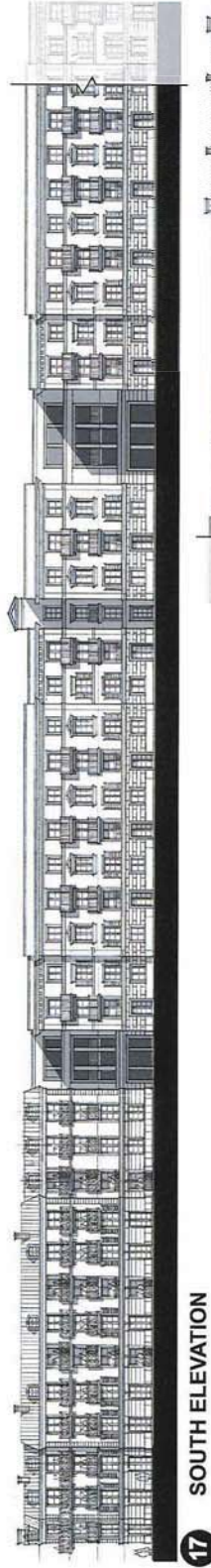
14 NORTH ELEVATION



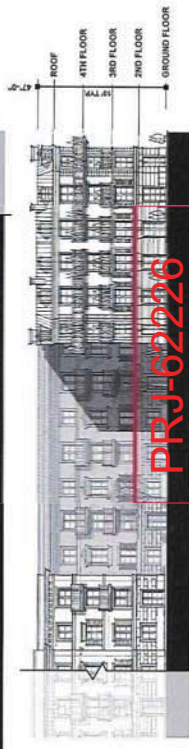
15 EAST ELEVATION



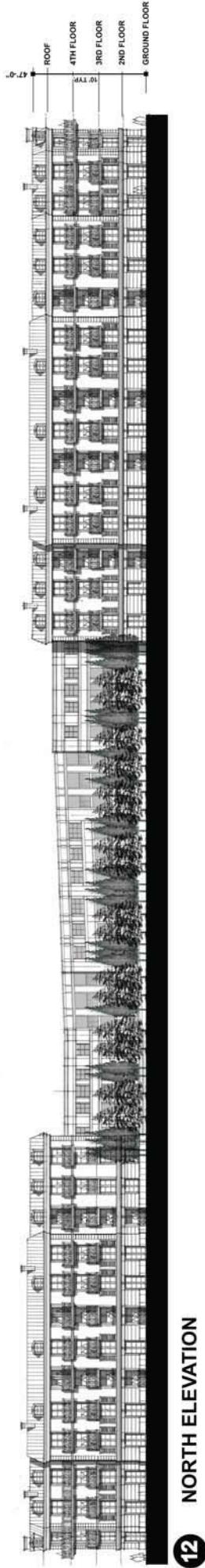
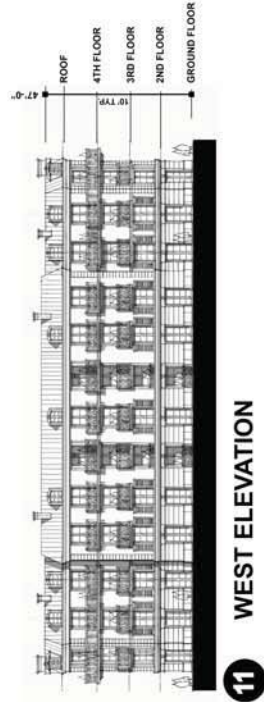
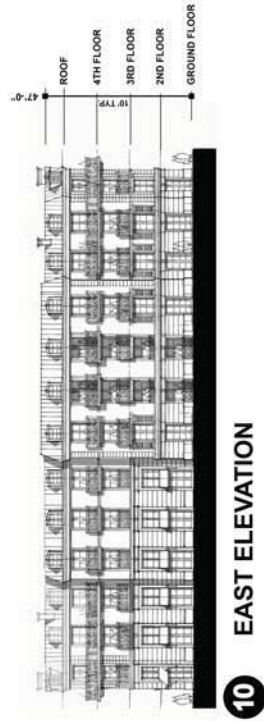
16 WEST ELEVATION



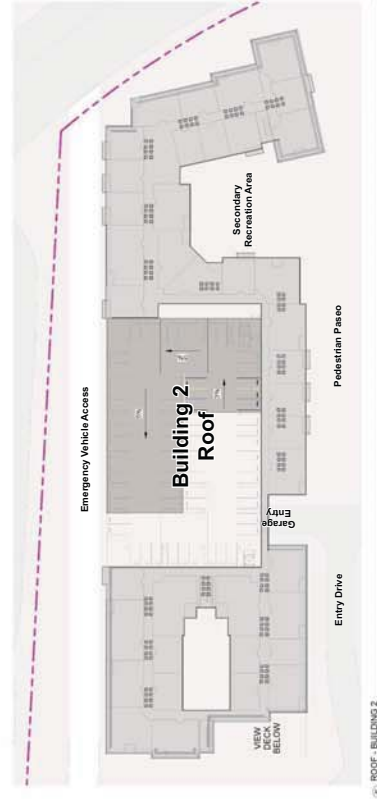
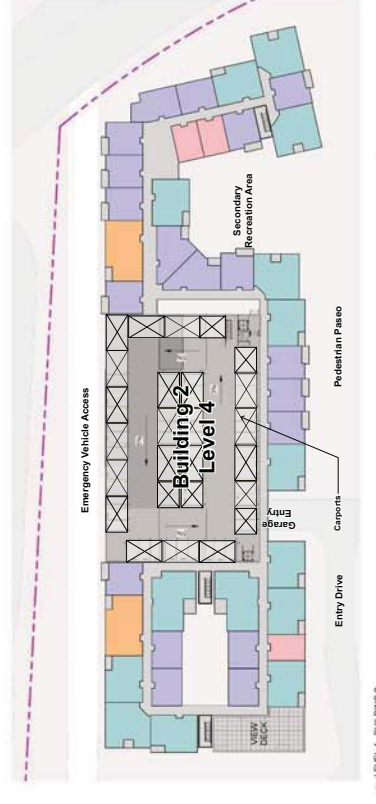
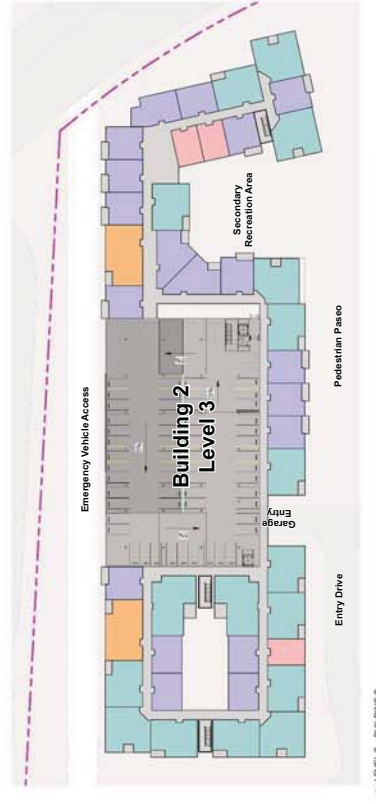
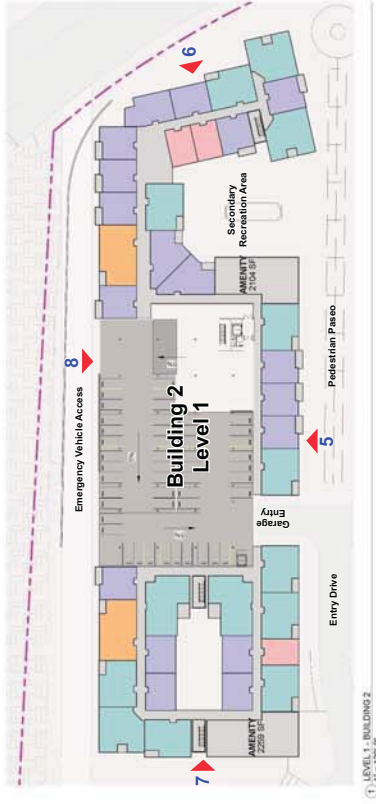
17 SOUTH ELEVATION



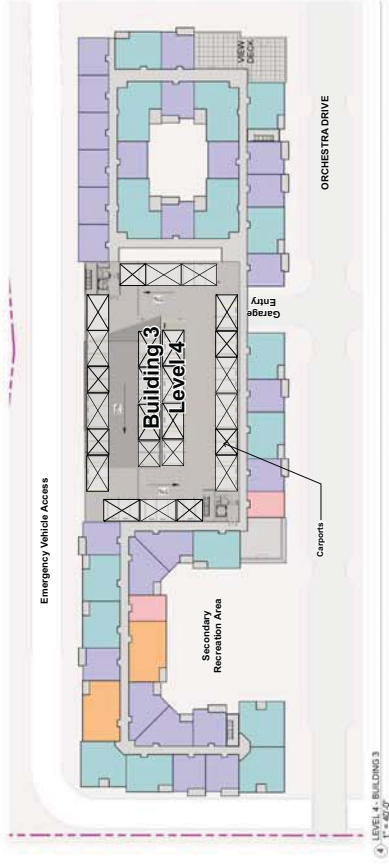
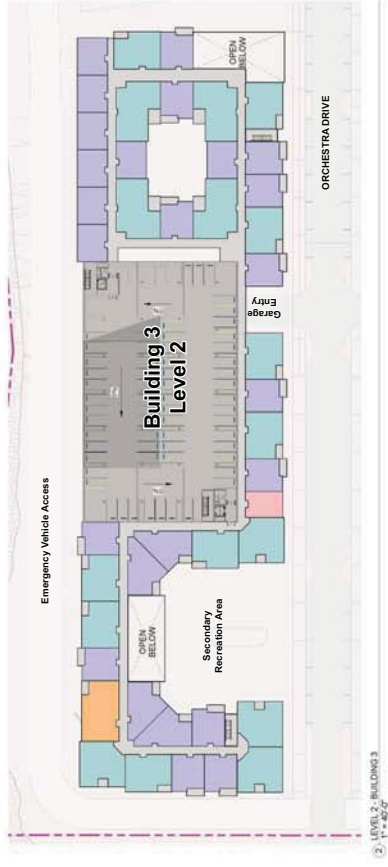
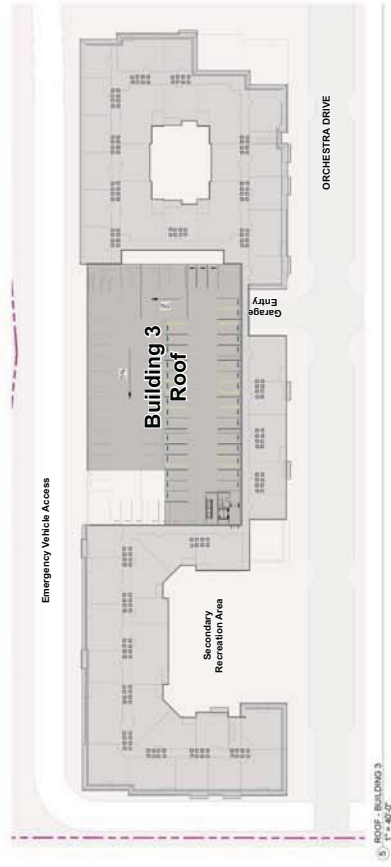
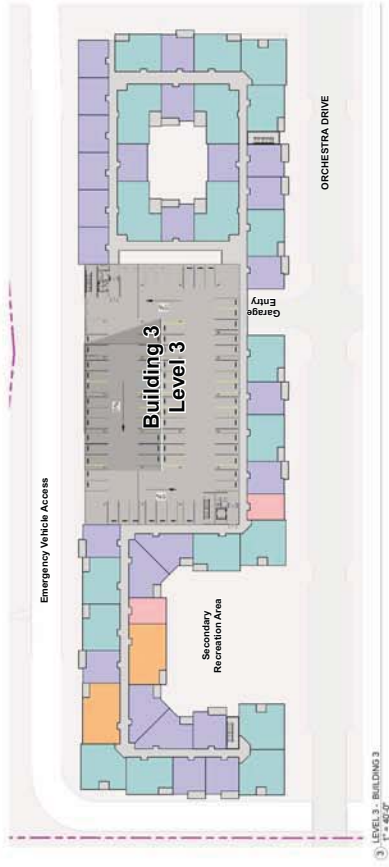
ELEVATIONS BUILDING 4



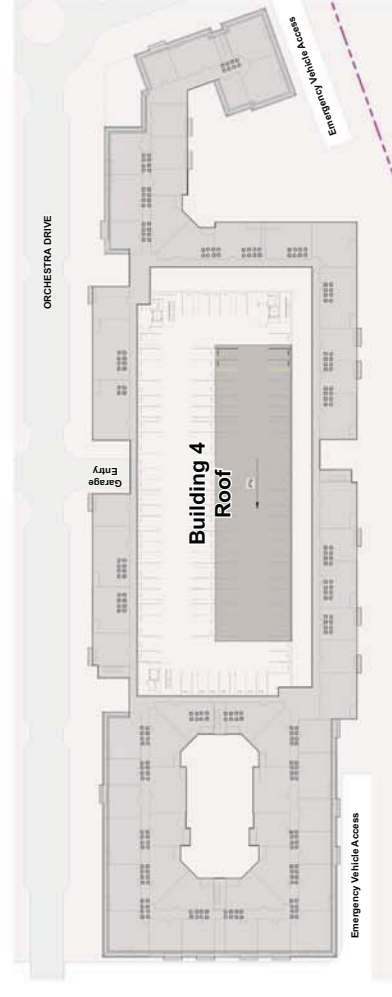
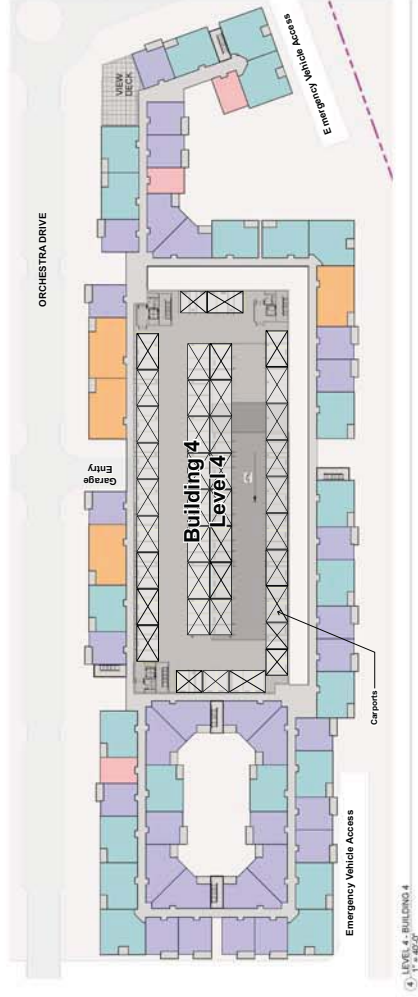
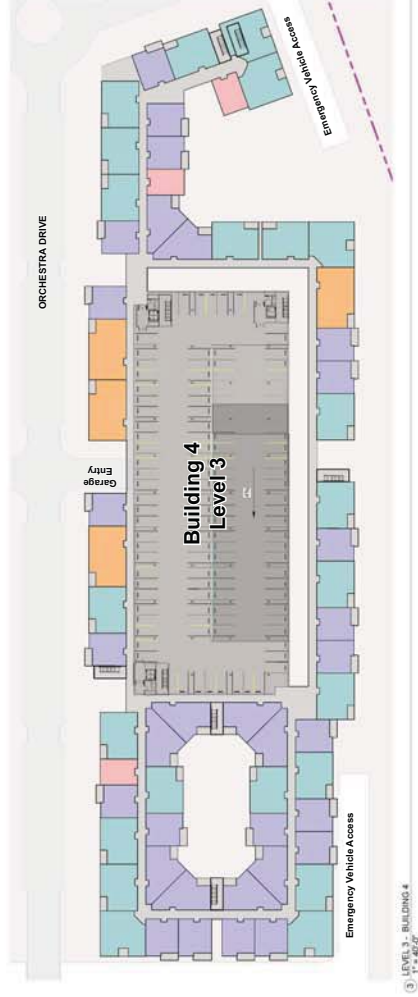
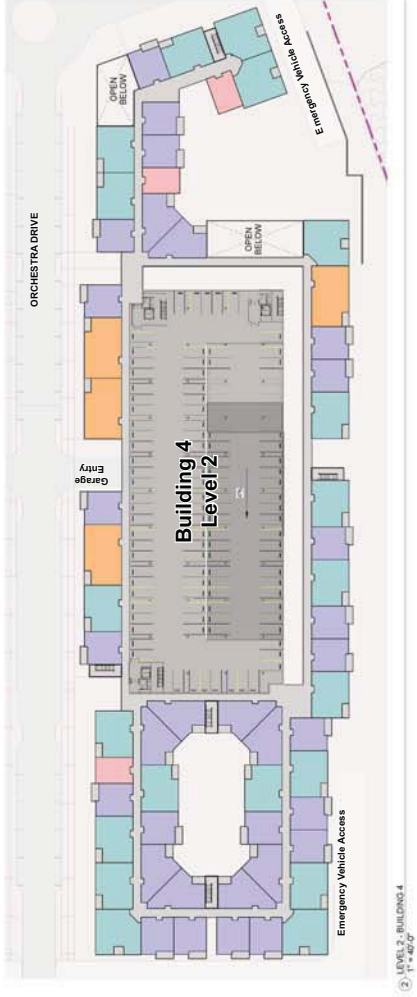
ELEVATIONS BUILDING 3 & LEASING/ RECREATION



COMPOSITE FLOOR PLANS - BUILDING 2



COMPOSITE FLOOR PLANS - BUILDING 3



COMPOSITE FLOOR PLANS - BUILDING 4



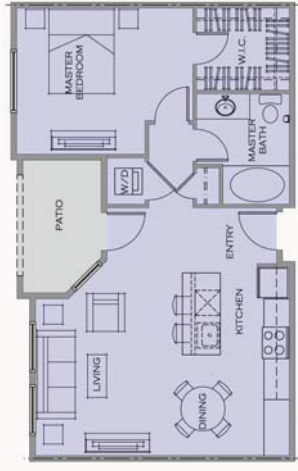
INSIDE CORNER - ONE BEDROOM



INLINE - ONE BEDROOM



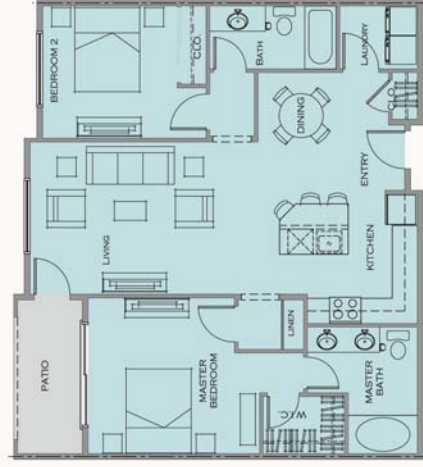
OUTSIDE CORNER - THREE BEDROOM



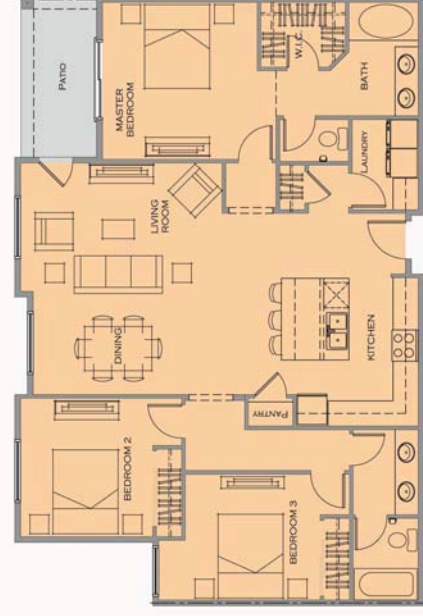
INLINE - ONE BEDROOM



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

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

39-41