PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20523** APN: 139-18-410-006; 007; 008

Name of Property Owner: Rancho Park Residential, LLC

Name of Applicant: Pageantry Communities

Name of Representative: Tamara Kostad

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: _____

Print Name: William H. Hoover

Subscribed and sworn before me

This 13th day of March, 2007

Rena C. Winters

Notary Public in and for said County and State

RENA C. WINTERS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 9-19-2008
Certificate No: 00-63572-1

SITE DEVELOPMENT PLAN
FOR
AVION
A MULTI FAMILY DEVELOPMENT
(FORMERLY KNOWN AS RANCHO PARK DEVELOPMENT)

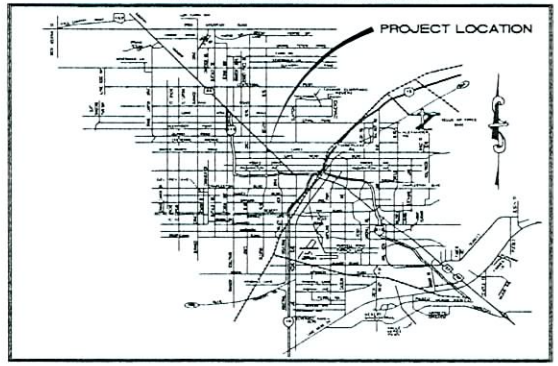
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

NORTH

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER(S)	125-16-410-008 125-16-410-007 125-16-410-006
GROSS ACREAGE	33.54 ACRES
NUMBER OF UNITS	535 UNITS TOTAL UNIT 1 = 110 UNITS UNIT 2 = 81 UNITS UNIT 3 = 140 UNITS UNIT 4 = 99 UNITS UNIT 5 = 105 UNITS
DENSITY	15.95 UN/AC GROSS
BUILDING HEIGHT	2 & 3 STORIES
STREET WIDTHS (ON-SITE / PRIVATE)	24' SHARED DRIVE ISLE BC/BC 27' BC/BC
(OFF-SITE / PUBLIC)	50'-55' HALF ST - TACHI RANCH ROAD 60' HALF ST - DECATUR BLVD 62.5' HALF ST - RANCHO DR
EXISTING ZONING	R-PD1A
PROPOSED ZONING	R-PD1A
PARKING SPACES REQUIRED	1055 SPACES
PARKING SPACES PROVIDED	1134 SPACES
SETBACKS	5' FRONT 20' - BLDG TO BLDG
OPEN SPACE REQUIRED	28X
OPEN SPACE PROVIDED	28X

NOTE: ALL BUILDINGS IN THIS DEVELOPMENT TO BE SPRINKLERED FOR FIRE PROTECTION



PARKING SUMMARY
REQUIRED

2 BEDROOM UNITS = 1.75 SPACES/UNIT
1.75 SPACES/2BR UNIT = 417 2BR/UNIT=730

3 BEDROOM UNITS = 2.0 SPACES/UNIT
2 SPACES/3BR UNIT = 118 3BR/UNIT=236

VISITOR PARKING
1 SPACES/ 8 UNITS = 535 UNITS/8 = 88
TOTAL REQUIRED = 1055

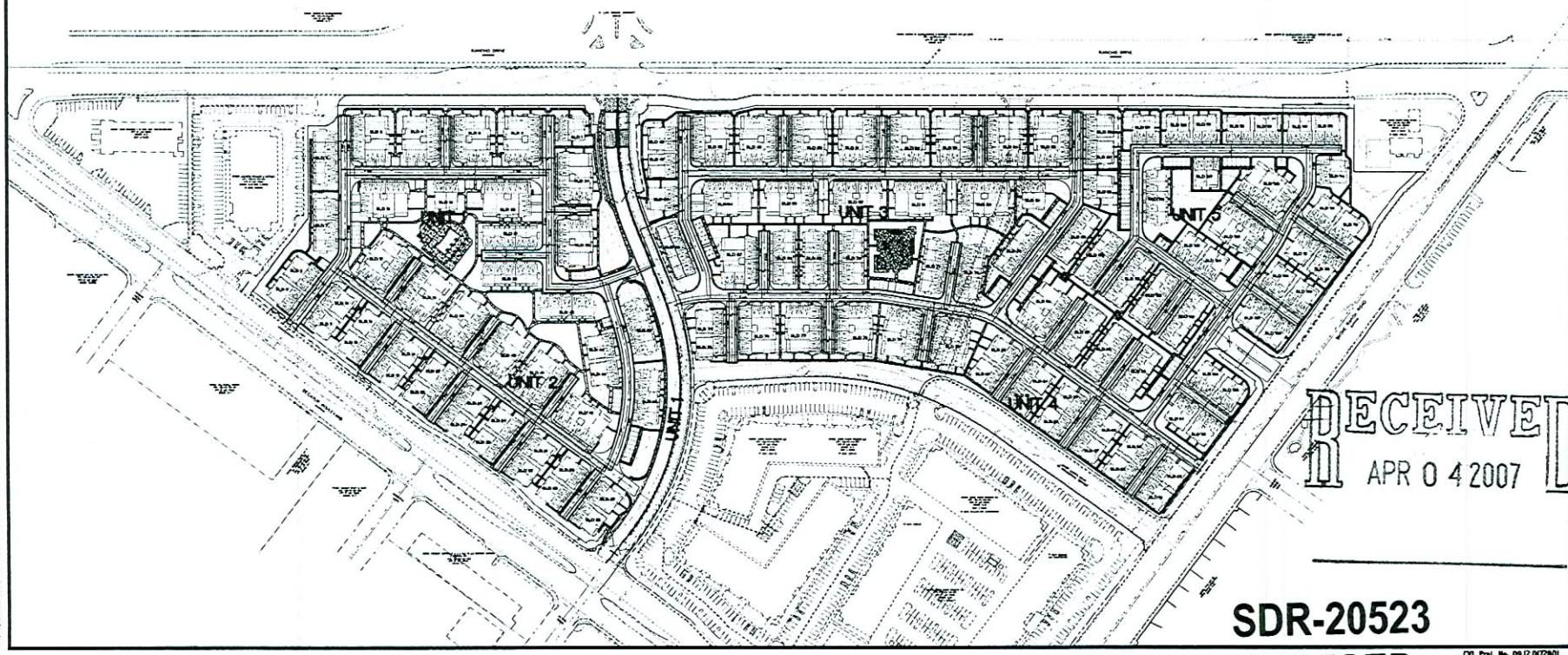
PARKING SUMMARY
PROVIDED

TRI-PLEX
5 SPACES/BLD x 68 BLDS =340

6-PLEX
12 SPACES/BLD x 36 BLDS =432

5 ROW TOWN
10 SPACES/BLD x 23 =230

PARKING GARAGE(S)	1002
PARKING (surface)	132
GRAND TOTAL	1134



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NO.	REVISION	BY	DATE	APP. DATE
1				
2				
3				
4				
5				
6				

DESIGNED BY CCP
DRAWN BY CCP
CHECKED BY CCP
PROJECT DATE MARCH 2007

AVION
CITY OF LAS VEGAS NEVADA
SITE PLAN

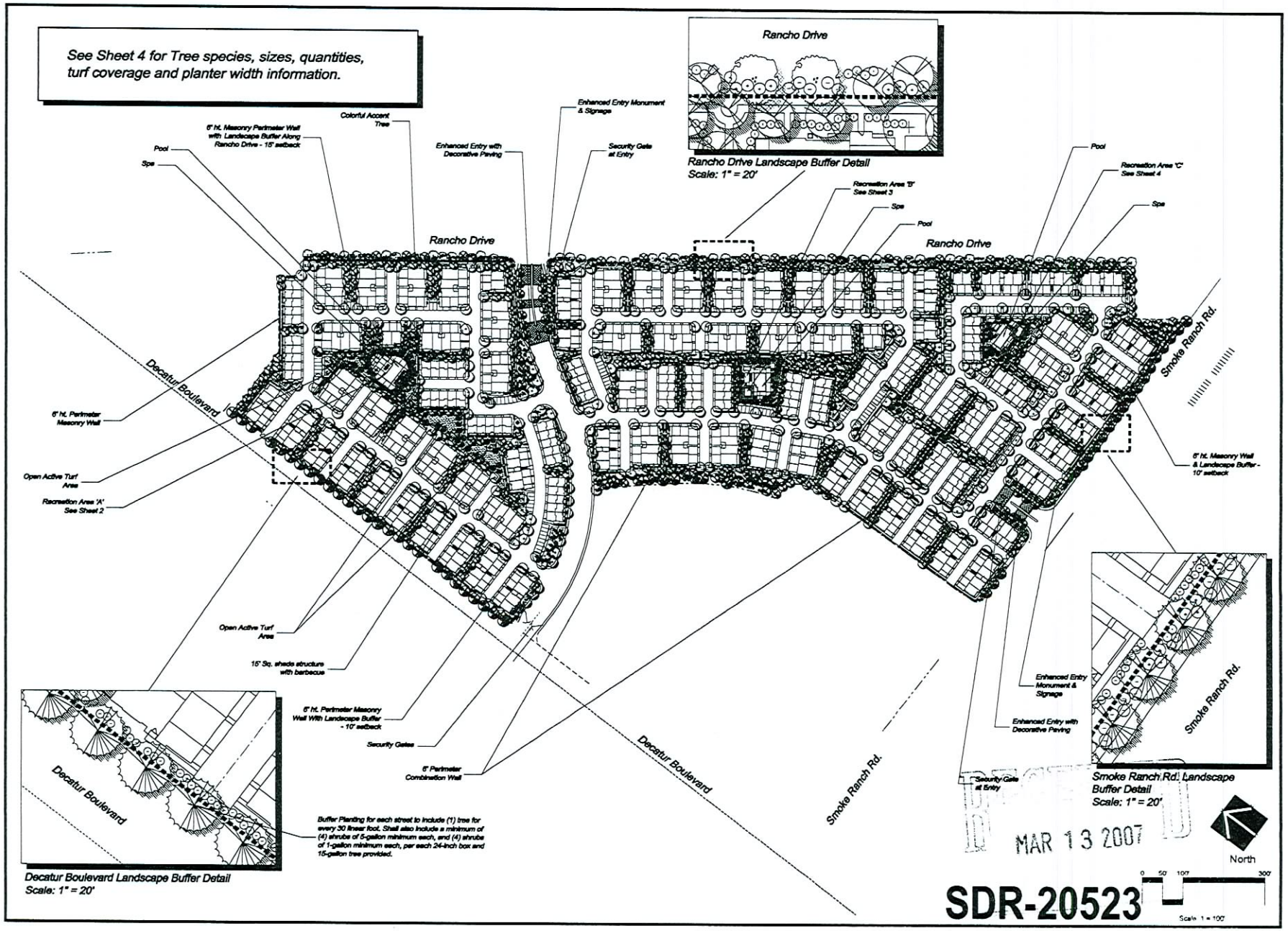
DEVELOPER:
PAGENTRY
DEVELOPMENT COMPANY
1100 N. BUFFALO STE 220
LAS VEGAS, NV. 89128

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
GEOFFREY G. PURSE
Exp. 12/31/07
CIVIL
No. 15057

CVL CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING
6280 S Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-3008
Fax (702) 368-0047

SHEET
SP
1 OF 1
AGENCY DWG. NO.

CVL Proj. No. 09.12.0172801



SDR-20523

04/26/07 PC

HOWARD ASSOCIATES
landscape architecture
8880 rio san diego drive suite 350 san diego ca 92108 619 718 9600

Landscape Concept Plan

Avion Pageantry Communities

DATE: 03/04/07
DRAWN BY:
JOB NUMBER: 05128.05
FILE:
REVISIONS:

1
OF 3 SHEETS

MAR 13 2007

Landscape Concept Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	RANCHO DRIVE BUFFER TREES			
	PRUNUS CERASIFERA	PURPLELEAF PLUM	24" BOX	55
	PINUS EDULIS	MONDELL PINE	24" BOX	45
	SMOKE RANCH ROAD BUFFER TREES			
	LIGUSTRUM LUCIDUM	JAPANESE PRIVET	24" BOX	20
	DECATUR BLVD. BUFFER TREES			
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	24" BOX	24
	ENTRY PALMS			
	PHOENIX DACTYLIFERA	DATE PALM	14' BTH	10
	ENTRY TREES			
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	22
	RECREATION AREA TREES			
	SALIX PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	11
	GLEDITSIA INERMIS	HONEY LOCUST	15 GAL	3
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	20
	PRUNUS CERASIFERA	PURPLELEAF PLUM	15 GAL	18
	POPULUS FREMONTII	COTTONWOOD	15 GAL	15
	RECREATION AREA PALMS			
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8' BTH	21
	INTERIOR STREET TREES			
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL	164
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	164
	INTERIOR OPEN SPACE AND COURTYARD TREES			
	PYRUS KAWAKAMII	EVERGREEN PEAR	15 GAL	405

CONCEPT SHRUBS - 5 - 15 GALLON SIZE

BUXUS 'GREEN BEAUTY'	JAPANESE BOXWOOD
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
RHAPHIOLEPIS INDICA 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN
ROSMARINUS 'MAJORCA PINK'	ROSEMARY
HESPERALOE PARVIFLORA	RED YUCCA
JUNIPERUS CHINENSIS 'SEA GREEN'	JUNIPER VARIETY
JUNIPERUS PROCUMBENS 'GREEN MOUND'	JUNIPER VARIETY
ABELIA x G. 'EDWARD GOUCHER'	GLOSSY ABELIA
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
LIGUSTRUM TEXANUM	TEXAS PRIVET
ILEX VOMITORIA 'NANA'	YAUPON
PHOTINIA FRASERI	CHINESE PHOTINIA
PITTOSPORUM TOBIRA	TOBIRA
PITTOSPORUM TOBIRA 'WHEELERI'	WHEELER'S DWARF TOBIRA
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	COLUMNAR CAROLINA CHERRY
ROSMARINUS 'TUSCAN BLUE'	ROSEMARY
XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA
LAGERSTROEMIA 'PETITE ORCHID'	DWARF CRAPE MYRTLE

GROUND COVERS/GROUND SHRUBS - 36" O.C. SPACING 5 GALLON SIZE

JUNIPERUS SABINA 'BUFFALO'	JUNIPER VARIETY
PYRACANTHA 'SANTA CRUZ'	FIRETHORN
ROSMARINUS 'HUNTINGTON BLUE'	PROSTRATE ROSEMARY

TURF - TOTAL AREA ~ 51,000 SF - USED IN ACTIVE RECREATION AREAS ONLY

MARATHON II DWARF FESCUE SOD

NOTE: ALL SHRUB PLANTING AREAS SHALL RECEIVE A 2"-3" LAYER OF DECORATIVE ROCK - COLOR TO BE SELECTED BY OWNER

PLANTER WIDTHS (MEASURED FROM RIGHT-OF-WAY TO FACE OF WALL):

RANCHO DRIVE - 15
SMOKE RANCH ROAD - 10'
DECATUR BLVD - 10'

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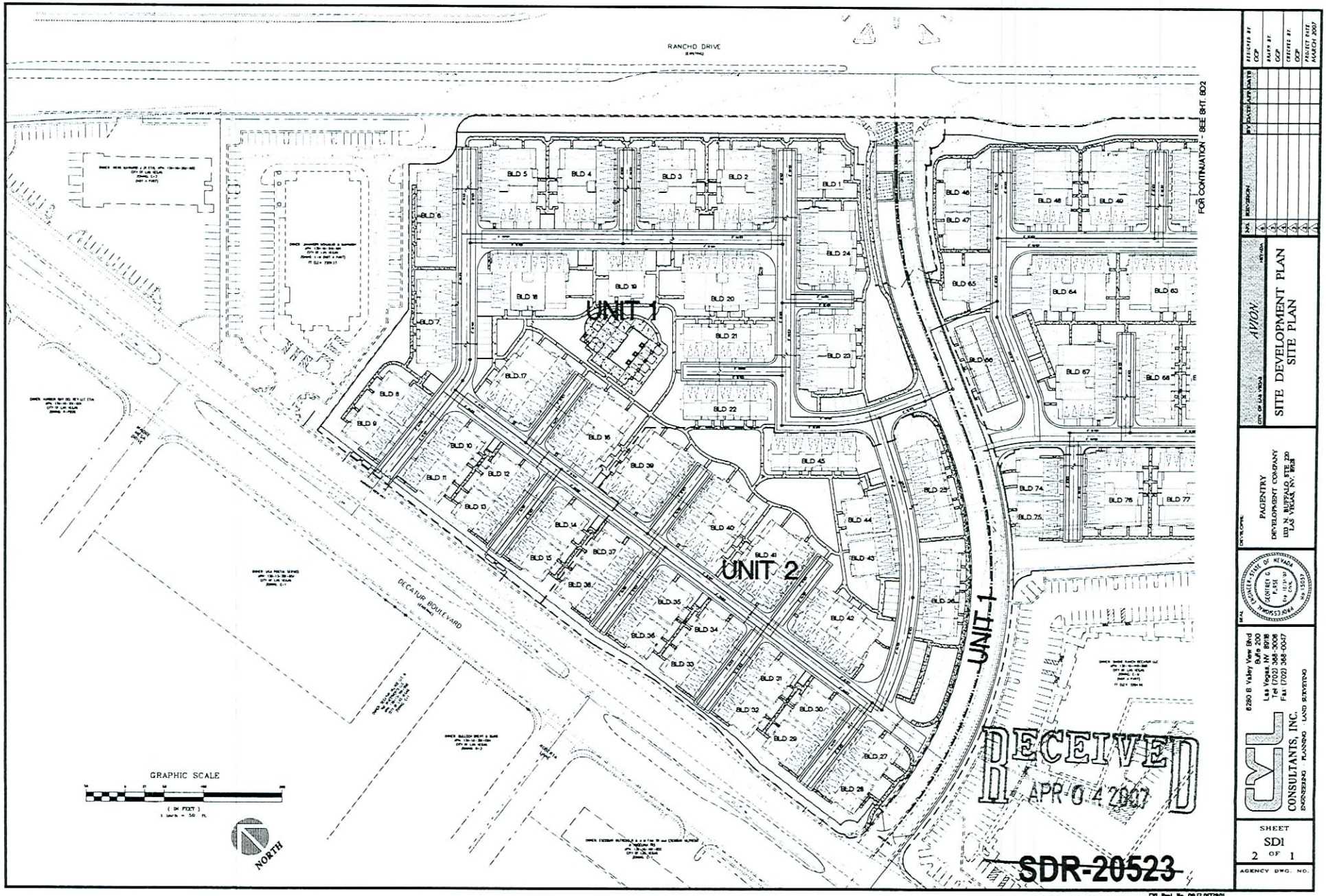
HOWARD ASSOCIATES
landscape architecture
8880 rio san diego drive suite 330 san diego ca 92108 619 718 9600

Landscape Concept Plan
Planting Legend

Avion
Pageantry Communities

DATE: 03/09/07
DRAWN BY:
JOB NUMBER: 05128.05
FILE:
REVISIONS:

2 OF 5 SHEETS


RANCHO DRIVE
FOR CONTINUATION - SEE SHT. SD2
DECATUR BOULEVARD
UNIT 1
UNIT 2
UNIT 1
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GRAPHIC SCALE
NORTH
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SITE DEVELOPMENT PLAN
SITE PLAN
AVION
PAGENTRY
DEVELOPMENT COMPANY
1180 N. BUFFALO, STE. 220
LAS VEGAS, NV. 89128
CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING
6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel: (702) 368-3008
Fax: (702) 368-0047
SHEET
SD1
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RANCHO DRIVE

FOR CONTINUATION - SEE SHT SD1

UNIT 3

UNIT 4

UNIT 5

SMOKE RANCH ROAD

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GRAPHIC SCALE

NORTH

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REVIEWED BY	DRAWN BY	CHECKED BY	PROJECT DATE
DCP	DCP	DCP	MARCH 2007

AVIOW

CITY OF LAS VEGAS

SITE DEVELOPMENT PLAN
SITE PLAN

PAGENTRY
DEVELOPMENT COMPANY
1111 N BUFFALO, STE 220
LAS VEGAS, NV. 89128

CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING
8280 S. Valley View Blvd
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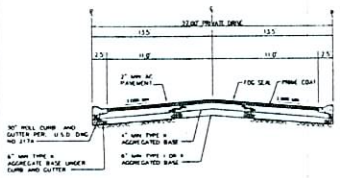
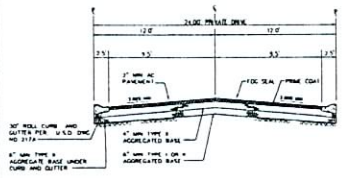
SHEET
SD2
3 OF 1

AGENCY DWG. NO.

CVL Proj. No. 06.12.017280



A / D11 27' SECTION
SCALE NTS - PRIVATE STREET SECTION



B / D11 24' SECTION
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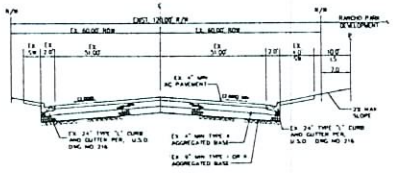
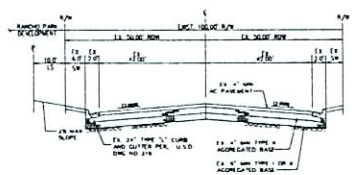
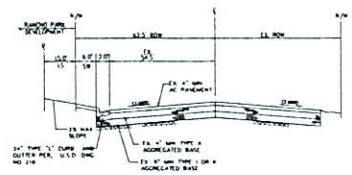


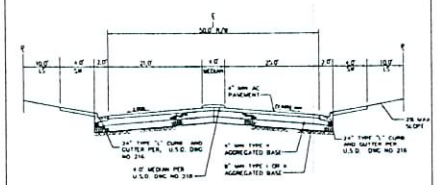
D / D11 DECATUR BOULEVARD SECTION
SCALE NTS - PUBLIC STREET SECTION



E / D11 SMOKE RANCH ROAD SECTION
SCALE NTS - PUBLIC STREET SECTION



F / D11 RANCHO DRIVE SECTION
SCALE NTS - PUBLIC STREET SECTION



C / D11 50' ENTRY ROAD
SCALE NTS - PUBLIC STREET SECTION

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DESIGNED BY	OCP
DRAWN BY	OCP
CHECKED BY	OCP
PROJECT DATE	MARCH 2007

AVION
CITY OF LAS VEGAS NEVADA

SITE DEVELOPMENT PLAN
SECTIONS AND DETAILS

DEVELOPER
PAGENTRY
DEVELOPMENT COMPANY
1120 N. BUFFALO STE. 220
LAS VEGAS, NV. 89128

EXPIRES 12/31/07
CHRISTOPHER J. PURSE
No. 15651
STATE OF NEVADA

CVL CONSULTANTS, INC.
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ENGINEERING PLANNING LAND SURVEYING

SHEET
D11
4 OF 1

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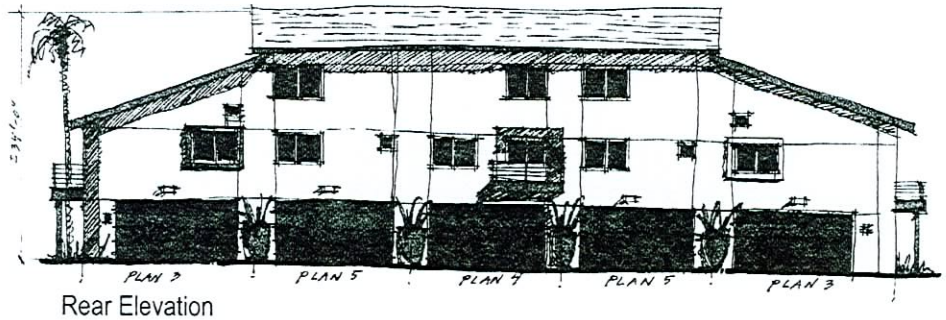
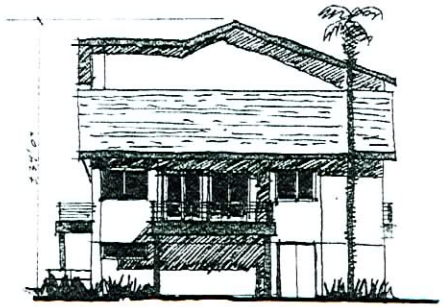
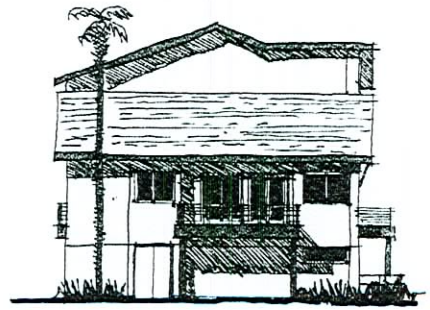


Rear Elevation


Right Elevation


Left Elevation

Conceptual Elevations - 5-Row Townhomes

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

Pageantry Communities

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2nd City At Rancho & Decatur

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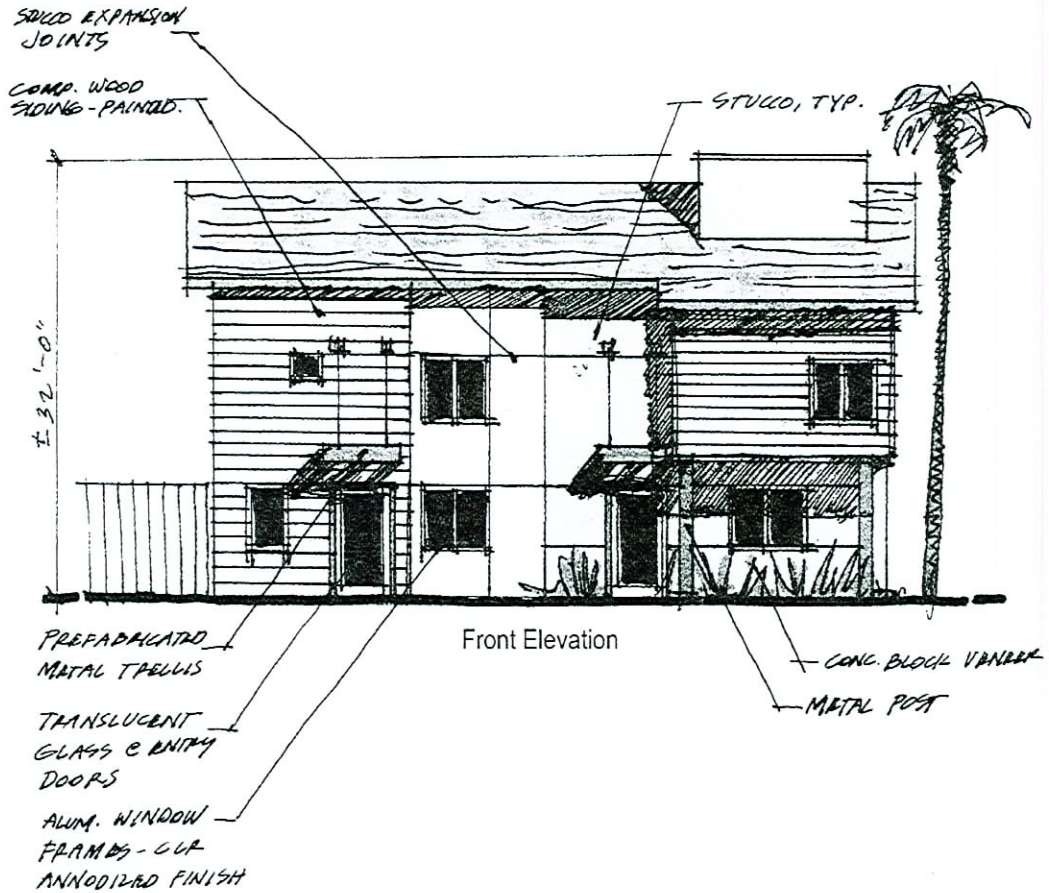
12/12/05 Page 2



Front Elevation

Stucco #1 | Stucco #2 | Wood Siding | Trim | Roof Tile

Conceptual Front Elevation - Three-Plex

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

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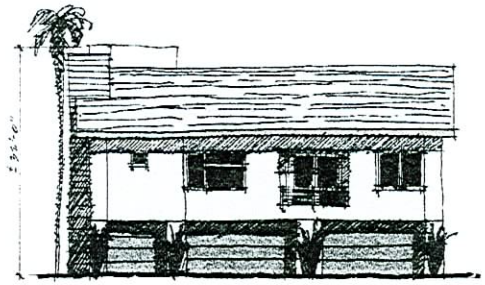
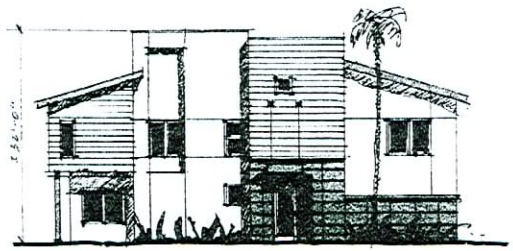
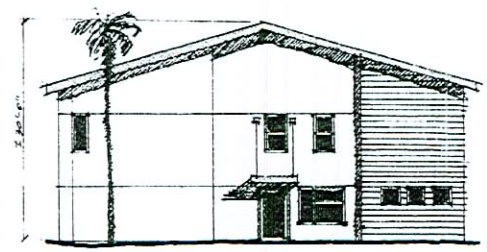


Rear Elevation



Right Elevation



Left Elevation

Conceptual Elevations - Three-Plex

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

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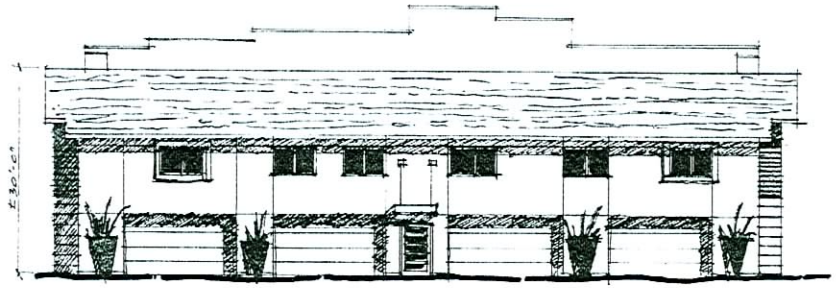
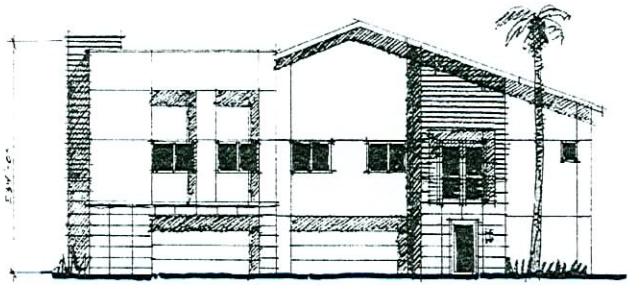


Rear Elevation



Right Elevation

Left Elevation

Conceptual Elevations - Six-Plex

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

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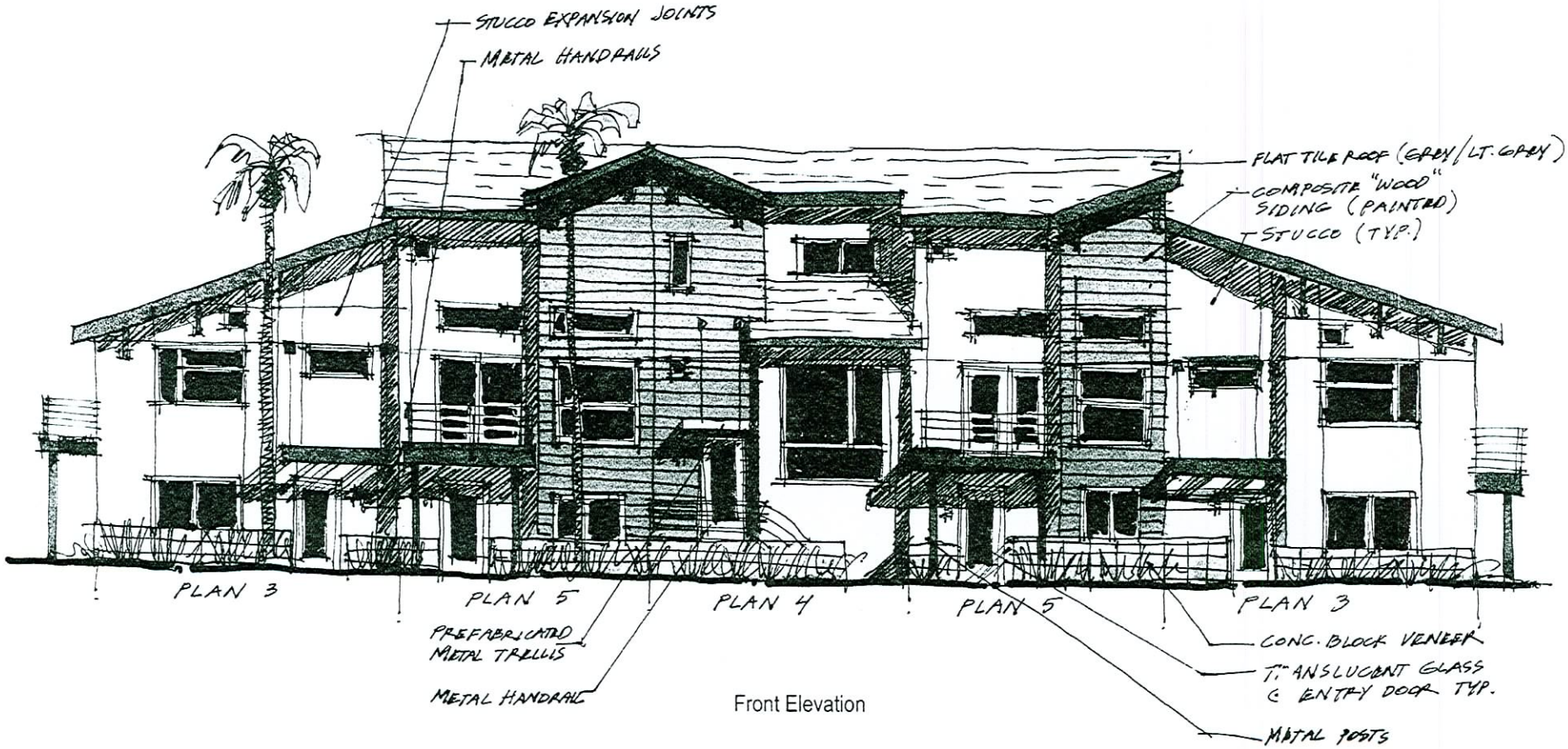

Front Elevation

Stucco #1 Stucco #2 Wood Siding Trim Roof Tile

Conceptual Front Elevation - 5-Row Townhome

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

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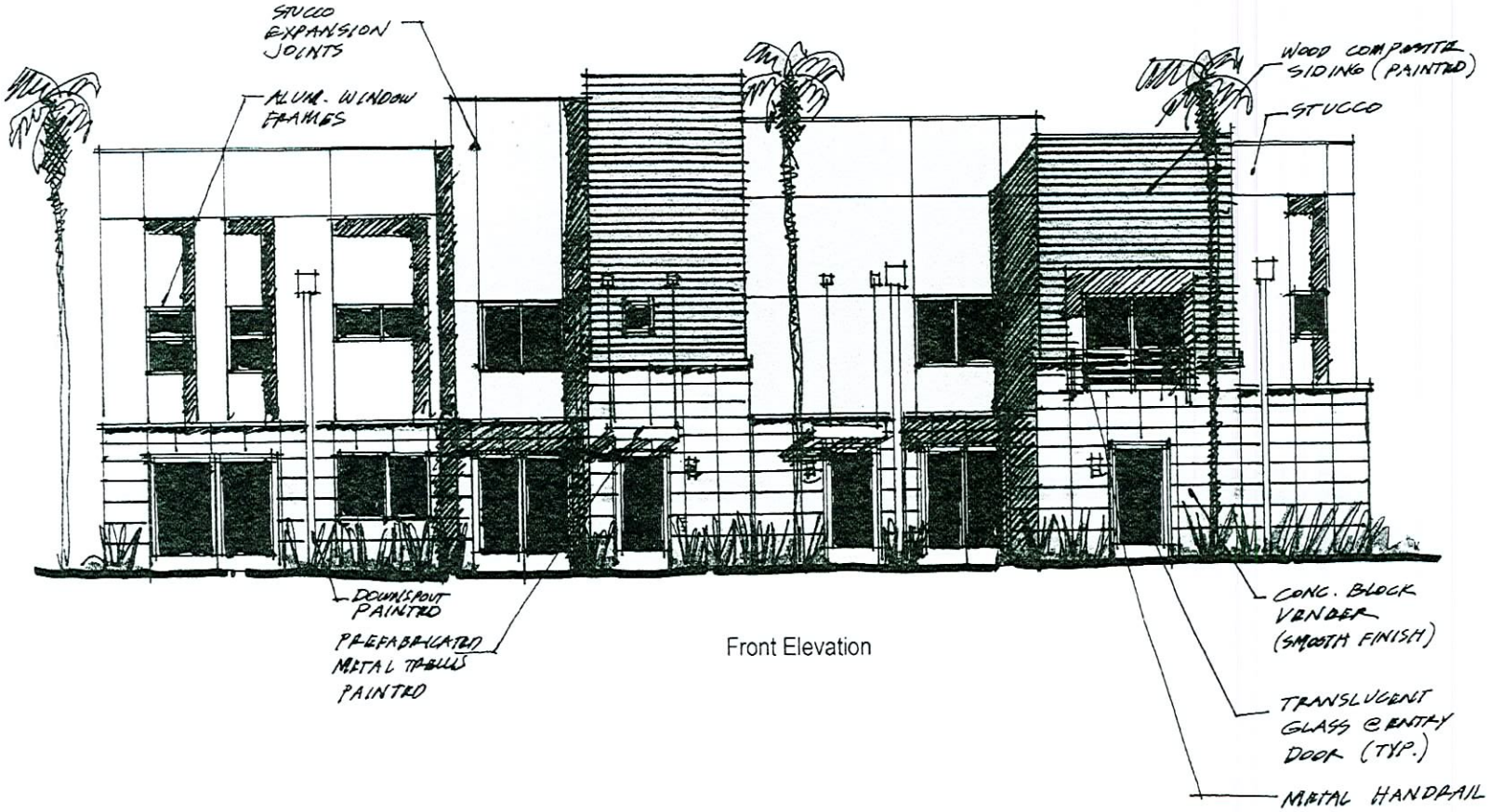

Front Elevation

Stucco #1 Stucco #2 Wood Siding Trim Roof Tile

Conceptual Front Elevation - Six-Plex

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

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2nd City At Roswell & Decatur

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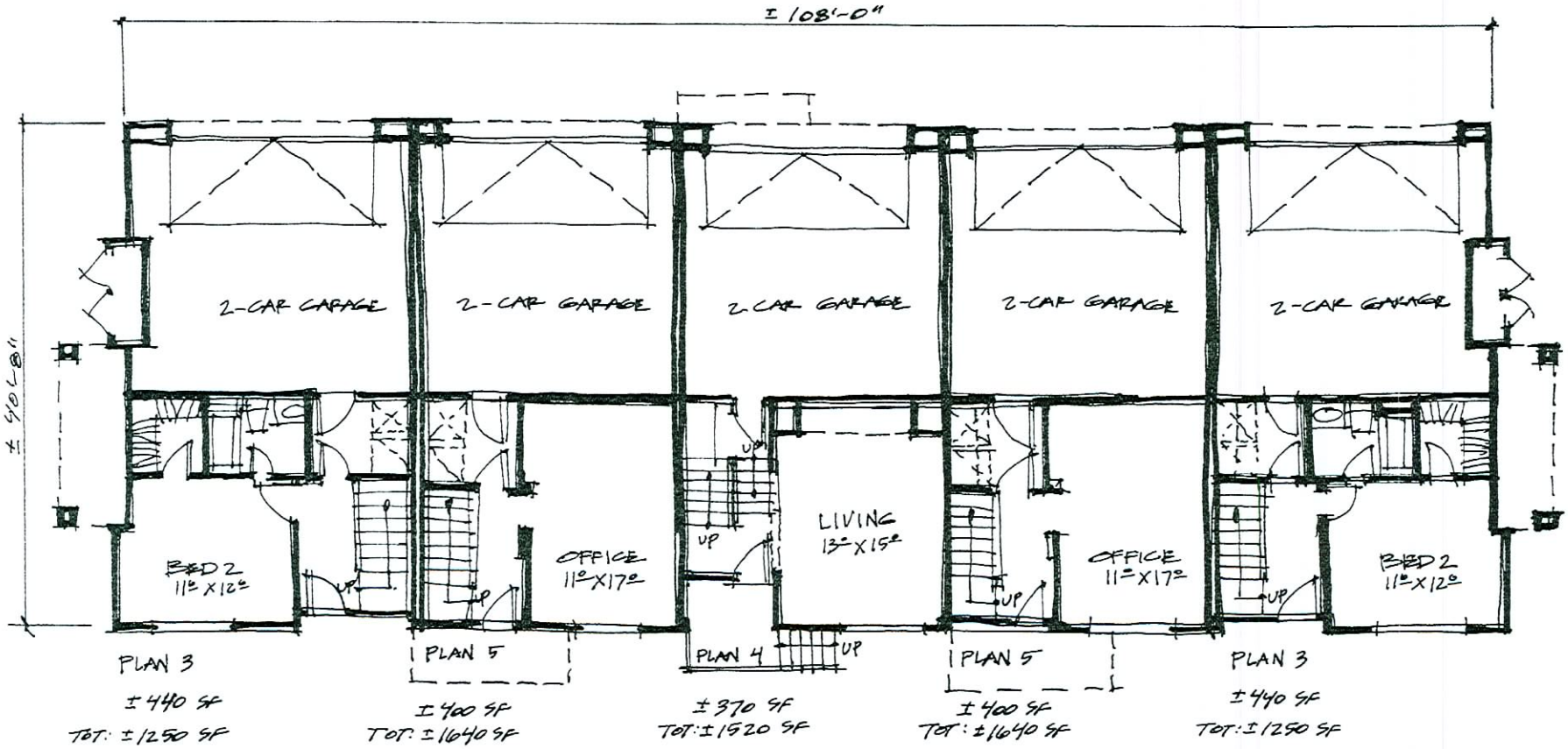
12/12/05 Page



Conceptual First Floor Plans - 5-Row Townhomes

Scale: 1/4" = 1'-0"

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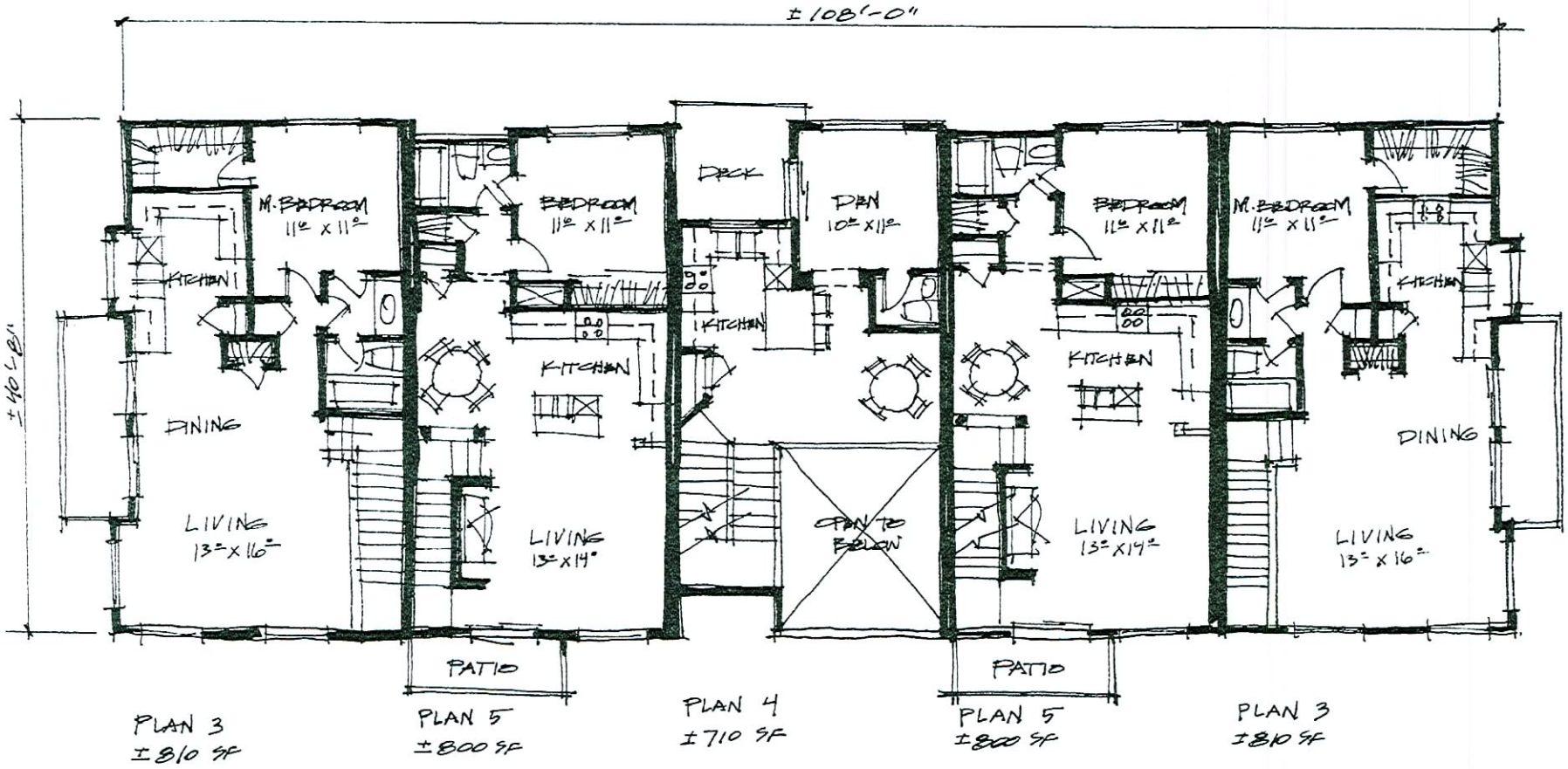

Conceptual Second Floor Plans - 5-Row Townhomes

Scale: 1/4"= 1'-0"

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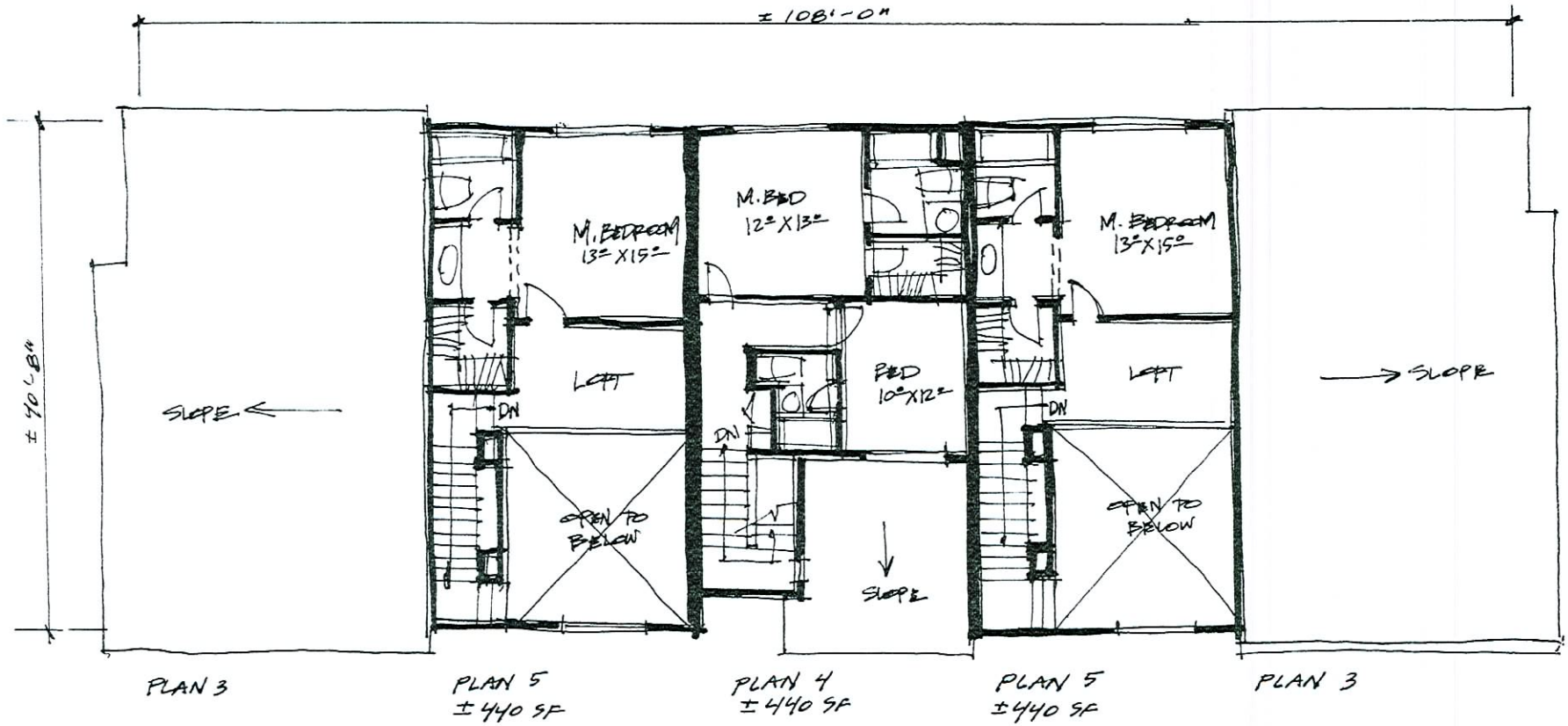

Conceptual Third Floor Plans - 5-Row Townhomes

Scale: 1/4"= 1'-0"

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KTGY GROUP, INC.
Architecture ▪ Planning
12992 Mitchell South Irvine, Ca 92614

2nd City At Rancho & Decatur

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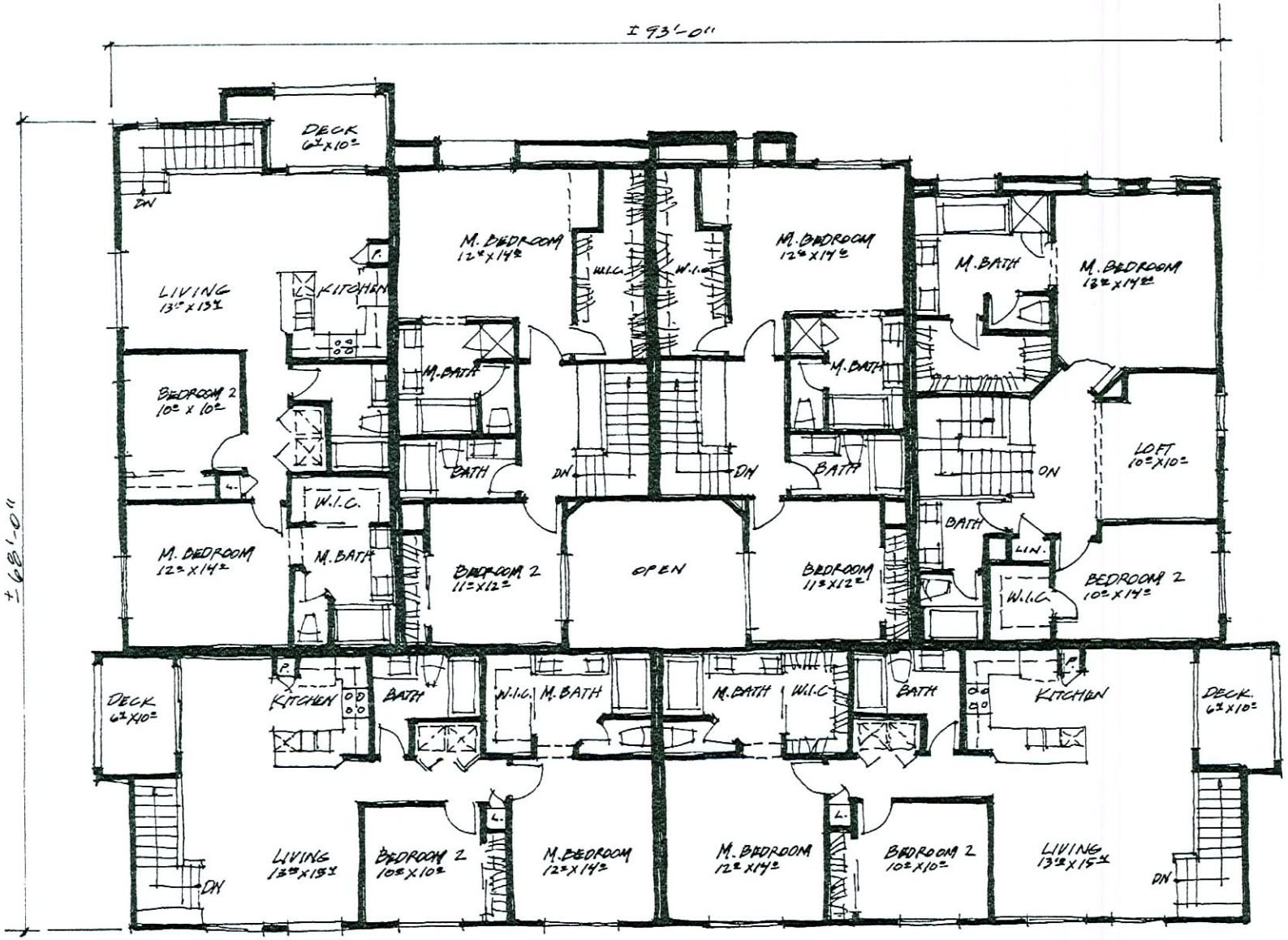

Conceptual Second Floor Plans - Six-Plex

Scale: 1/4" = 1'-0"

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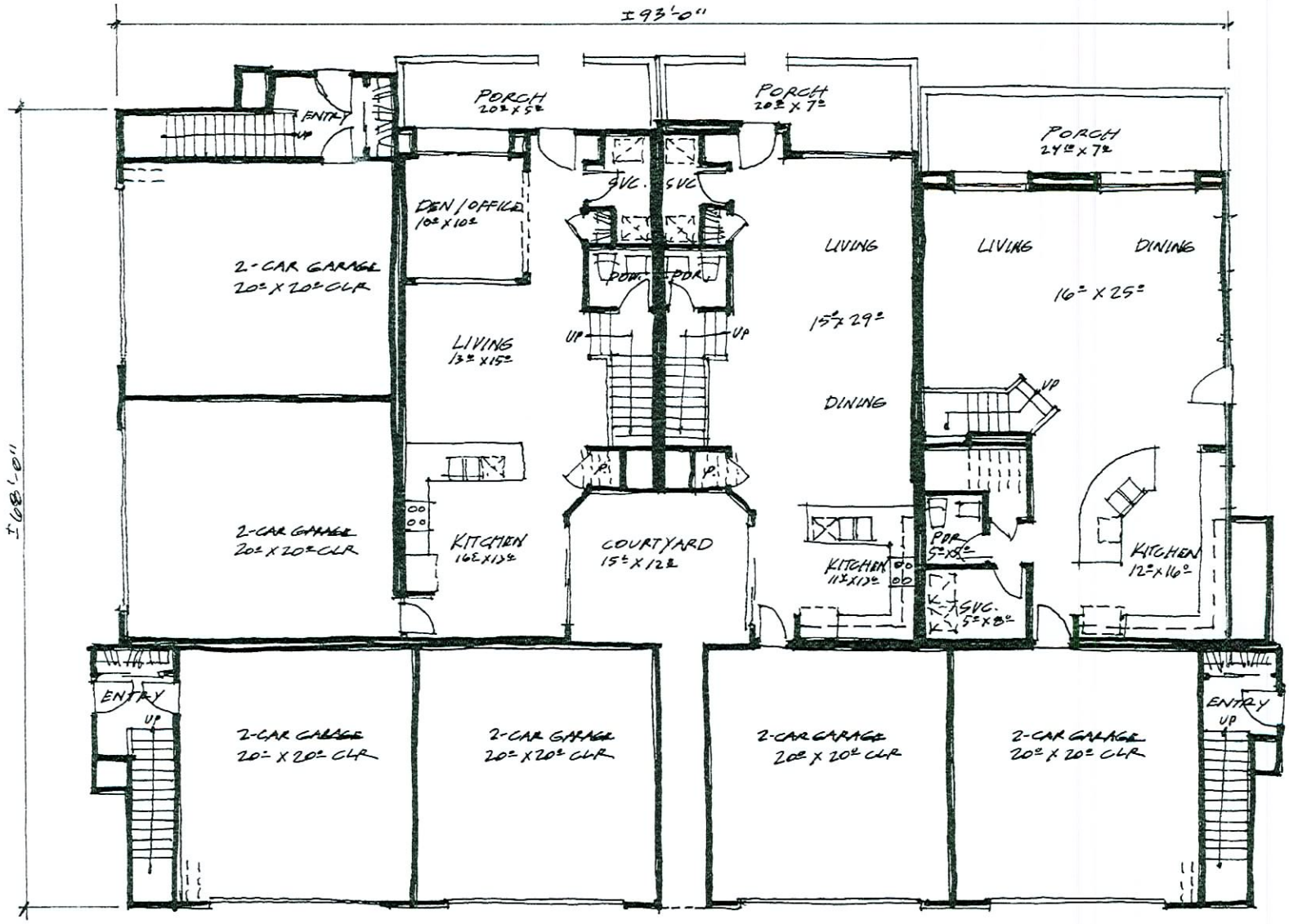

Conceptual First Floor Plans - Six-Plex

Scale: 1/4"= 1'-0"

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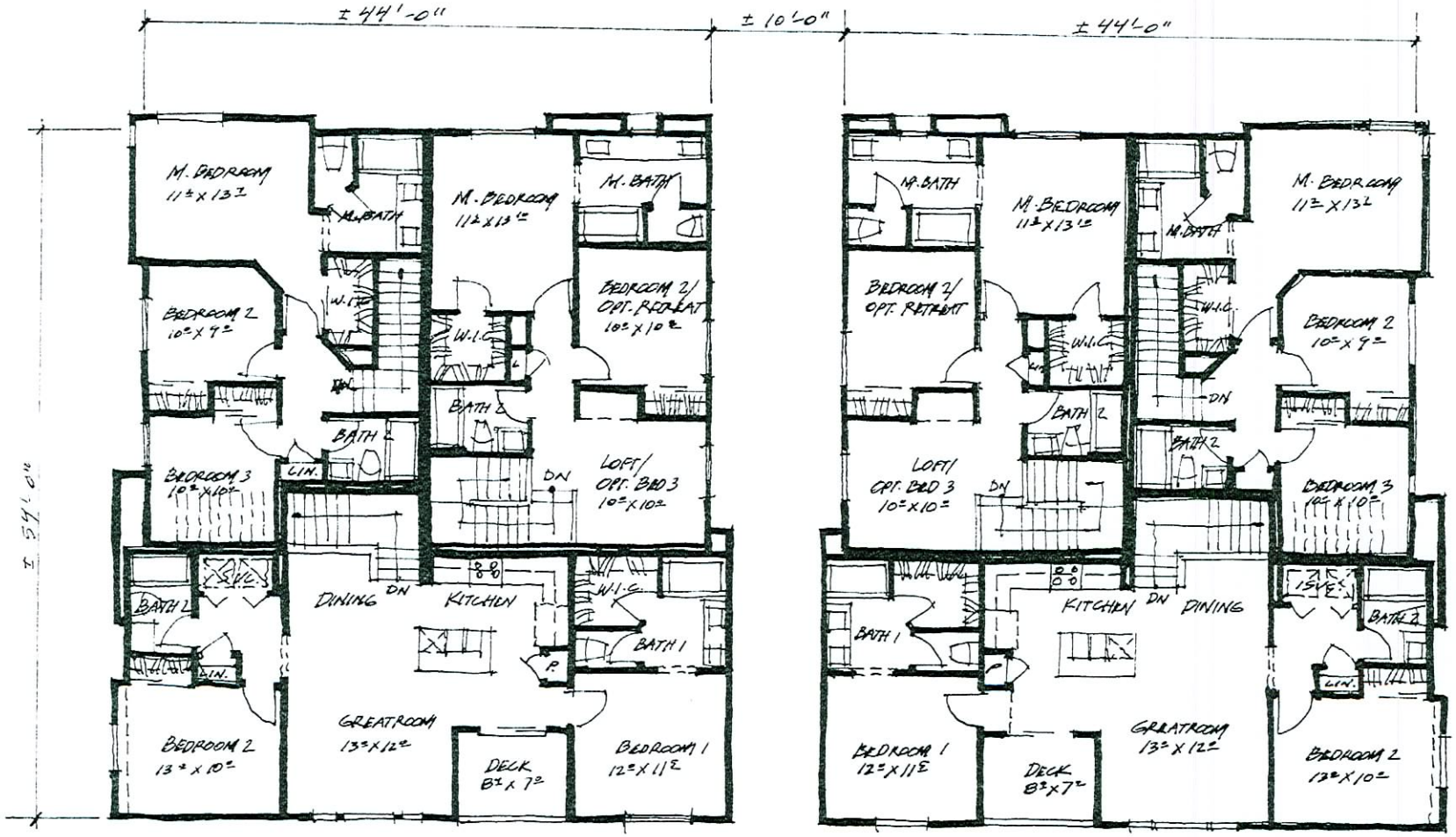

Conceptual Second Floor Plans - Three-Plex

Scale: 1/4" = 1'-0"

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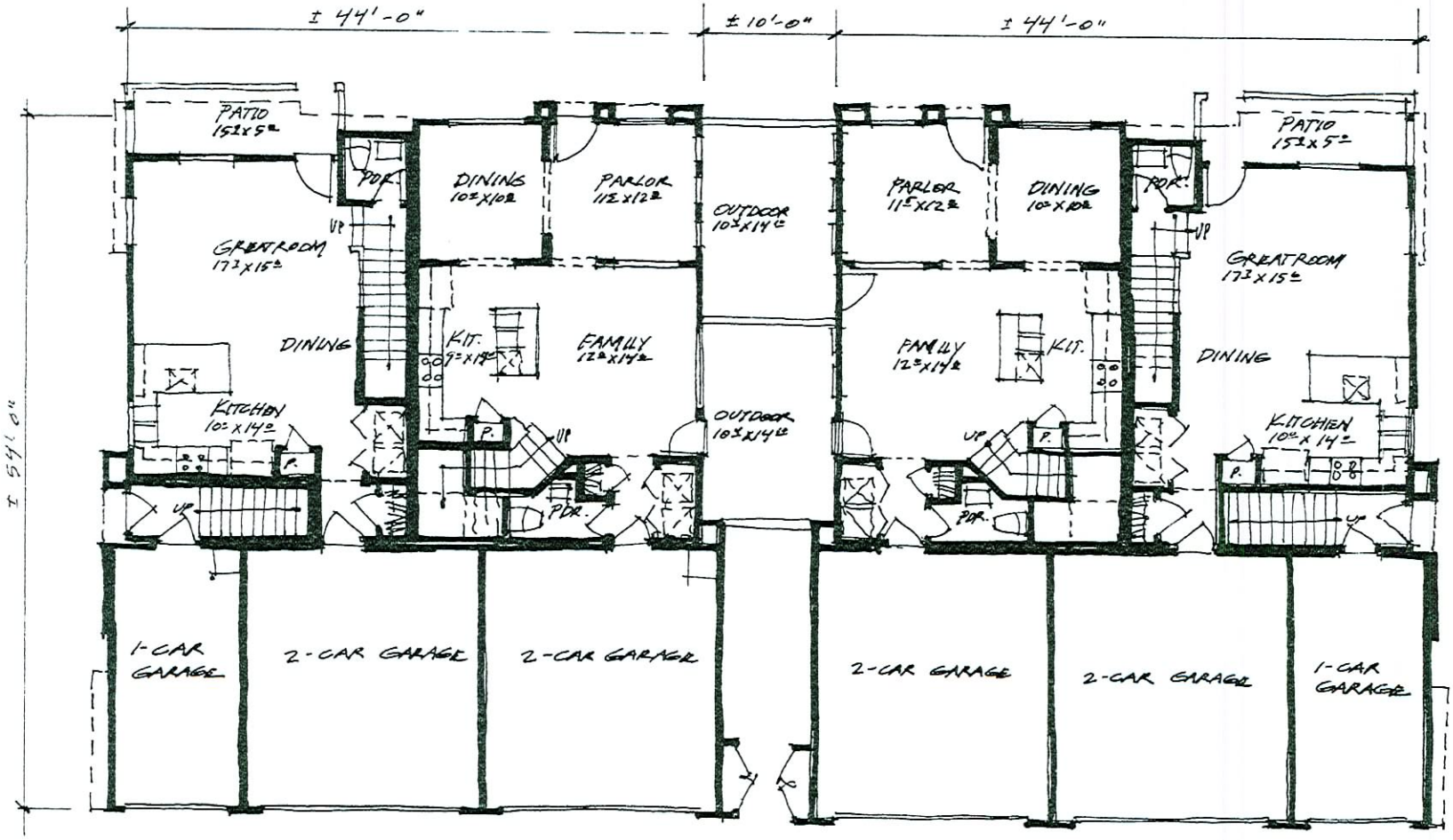

Conceptual First Floor Plans - Three-Plex

Scale: 1/4"= 1'-0"

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APRIL 26, 2007 PLANNING COMMISSION

03/26/07

ZON-20512 & SDR-20523 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC
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