

LAS VEGAS REVIEW-JOURNAL

December 5, 2004

Developer Rodney C. Yanke said his new Spanish View Tower Homes development will bring what he describes as a "unique concept in high-rise living" to the southwestern Las Vegas Valley.

"We created the term 'home-a-minium' because 'high-rise condo' doesn't accurately reflect this project," Yanke said. "These are large, luxury custom residences designed to maximize living space through innovative architectural design, and to save water and energy through use of the latest technologies. We are essentially building full sized homes in a high-rise suburban setting."

The \$600 million development comprises three 18 story towers on 15 acres at the southwest corner of 215 Beltway and South Buffalo Drive, fronting Maule Avenue. Each tower will contain 135 condominium units.

"When you look at it, 405 single-family homes of a similar size would take up much more land, compared to the 15 acres that this project will use," he said. "These 405 units will use 90 per cent less water and 60 per cent less energy than the same amount of 2000 square foot conventional homes."

The developer pointed out that landscaping will be 175 mature palm trees and 175 shrubs, and that outdoor recreational areas will use the latest design in artificial grass. Residents will also have use of a waterless car wash on the property.

Yanke said his project was approved November 3 by the Clark County Planning Commission.

The residences will measure 2500 to 9500 square feet and be priced from \$760,000 to more than \$6 million.

Planned amenities include 55,000 square feet of public space that will offer a health, fitness and weight loss center; a special event center with a commercial kitchen; beauty and nail salon and day spa.

Four levels of parking - two above ground and two below ground - are planned, as are two swimming pool areas that will be enclosed to allow year-round use.

Yanke expects to break ground for the first tower in the first quarter 2005 with completion in late spring 2006. He said the entire project is expected to be completed by spring 2007.