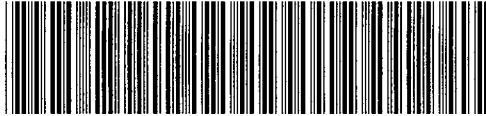


SOFI



Separator Sheet

Legal Description



L E G A L D E S C R I P T I O N

Separator Sheet

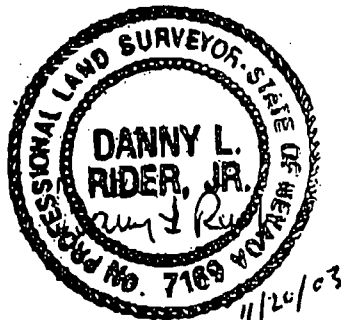
PROPERTY DESCRIPTION

APN 163-01-103-~~005~~ 027
NOVEMBER 20, 2003

BEING A PORTION OF GLO LOT 5 AND THE NORTH 33 FEET OF GLO LOT 20 IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 1 AT THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND LINDELL ROAD; THENCE NORTH 89°32'14" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) WITH THE CENTERLINE OF CHARLESTON BOULEVARD 333.82 FEET TO THE PROLONGATION OF THE WEST LINE OF GLO LOT 5; THENCE SOUTH 00°39'23" EAST ALONG THE PROLONGATION OF THE WEST LINE OF GLO LOT 5 A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF CHARLESTON BOULEVARD; THENCE CONTINUING SOUTH 00°39'23" EAST 200.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'14" EAST 293.00 FEET TO THE WEST LINE OF LINDELL ROAD; THENCE SOUTH 00°28'07" EAST ALONG THE SAID WEST LINE 402.17 FEET; THENCE NORTH 89°56'31" WEST 291.65 FEET TO THE WEST LINE OF GLO LOT 20; THENCE NORTH 00°39'23" WEST 404.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 117,856 SQUARE FEET OR 2.705 ACRES, MORE OR LESS.



Deed



Separator Sheet

Vesting
Of that certain Preliminary Report
NCS-80231-WCLV/TLRJC

Quitclaim Deed

1290885

In consideration of \$ 10.00, receipt of which is acknowledged _____

ALLEN and HELENE ESSLINGER,

do hereby quitclaim to Allen and Helene Esslinger, as co-trustees
of the Allen and Helene Esslinger Trust Agreement, uda
December 10, 1980, the real property in the
County of Clark State of Nevada, described as:

1245 Lindell Road and more particularly
described as:

Part of Government Lot 5 & 20, of
Section 1, Township 21, Range 60.

DOCUMENTARY TRANSFER TAX *exempt - 106*
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY

Stewart L. Bell
SIGNATURE OF DECLARANT OR AGENT
DECLARANT'S LAST NAME

Witness OUR hand S this 18th day of December 19 80

STATE OF NEVADA,
COUNTY OF CLARK ss.
on December 18, 1980 personally
appeared before me, a Notary Public,

ALLEN ESSLINGER and
HELENE ESSLINGER

who acknowledged that they executed the above instrument.

Signature *[Signature]*
(Notary Public)

Allen Esslinger
ALLEN ESSLINGER

Helene Esslinger
HELENE ESSLINGER

→ If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

Title Order No. _____

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

Notarial Seal

THIS FORM FURNISHED BY  **FIRST AMERICAN TITLE INSURANCE AND TRUST**
A TICO COMPANY

WHEN RECORDED MAIL TO

STEWART L. BELL, ESQUIRE
601 East Bridger Avenue
Las Vegas, Nevada 89101

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

Bell, Stewart
Dec 22 1 36 PM '80

PER *[Signature]* DEPUTY
OFFICIAL RECORDER
INSTRUMENT

1331 1290885

APN Map



Separator Sheet

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

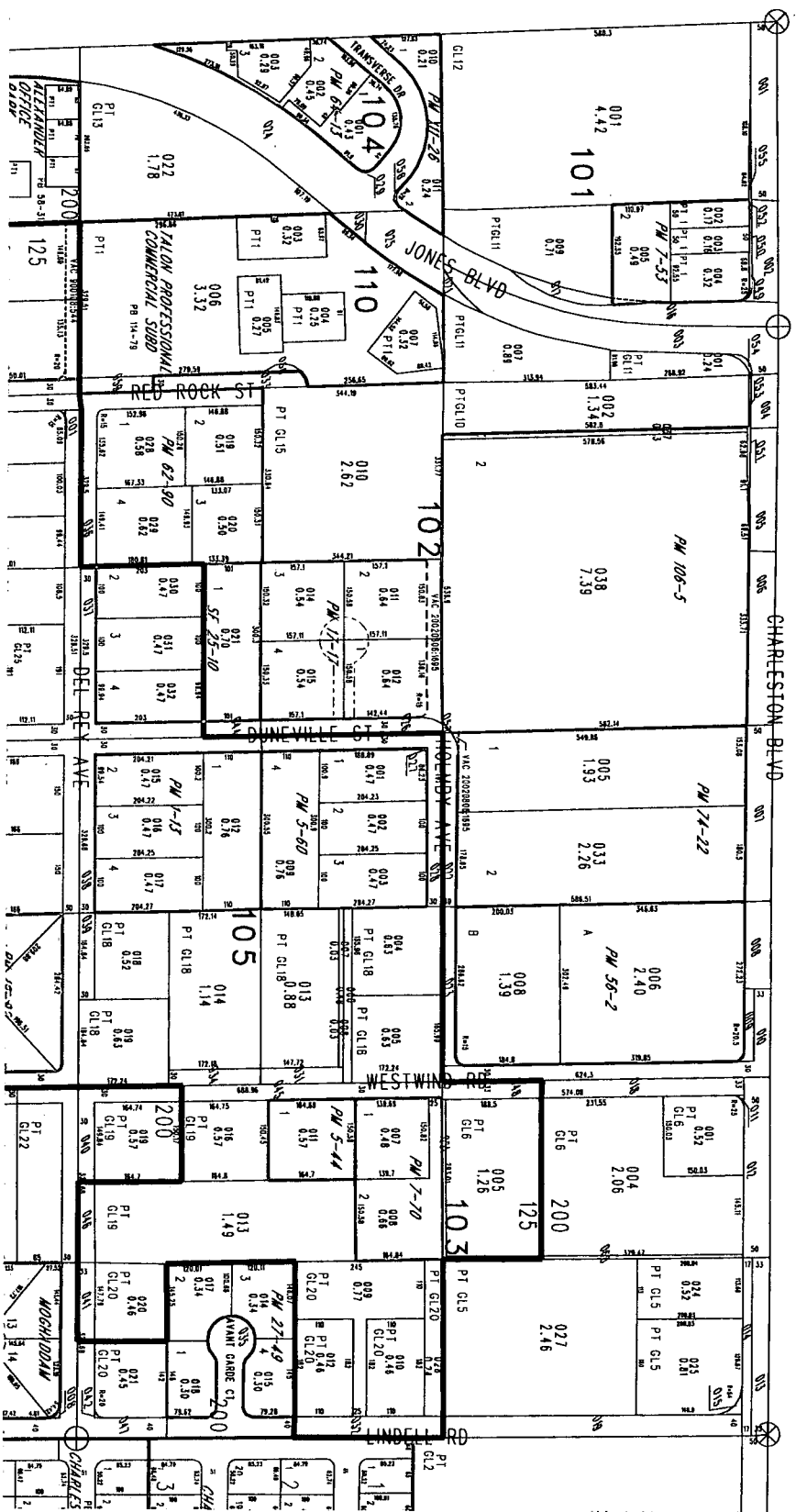
0 50 100 200 400 500

7

T21S R60E		R59E	R60E	R61E
T20S	137	138	139	
T21S	164	163	162	
T22S	175	176	177	

Scale: " = 200'

MAP	N 2 NW 4		
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



ZON-16189
10/05/06 PC

TAX DIST 125,200

Application



Separator Sheet

Aug 17 2006 10:56AM in English

(7) 254-0208

p.5

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Re-zoning
 Project Address (Location): Charleston Lindell
 Project Name: Charleston Lindell Proposed Use: RPD-B
 Assessor's Parcel #(s): 163-01-103-027 Ward #:
 General Plan: existing C-1 proposed RPD-B Zoning: existing C-1 proposed RPD-B
 Commercial Square Footage: 1/4 Floor Area Ratio: 1/4
 Gross Acres: 3.07 Lots/Units: 24 Density: 5 du/ac.
 Additional Information:

PROPERTY OWNER: Allen Esslinger et al Contact: DNE M N
 Address: 1137 S. Ranch #120 Phone: 363686 Fax: 786-9839
 City: W State: IN Zip: 59102

APPLICANT: Charleston Lindell Partners Contact: Jer Ann Stair
 Address: 4225 SE Archer #2 Phone: 525446 Fax: 254 0208
 City: W State: IN Zip: 59119

REPRESENTATIVE: Contact:
 Address: Phone: Fax:
 City: State: Zip:

Property Owner Signature: Karen H. Salamon

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

Print Name: KAREN H. SALAMON

Subscribed and sworn before me:

This 18 day of August, 2006

Maria Rutigliano

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>16189</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>1000.00</u>
Date Received:	<u>8-22-06</u>
Received By:	<u>ES.</u>

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

Justification Letter



Separator Sheet

August 22, 2006

City of Las Vegas Planning
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Doug Rankin, Senior Planner

Reference: Charleston-Lindell Site Development Review, General Plan
Amendment, Rezoning and Variance

On behalf of Charleston-Lindell Partners we respectfully request your consideration of the attached Site Development Plan Review, General Plan Amendment, Rezoning and Variance applications.

Location: The proposed 3 acre+/- site is located south of Charleston on the west side of Lindell.

Request: At this time, Charleston-Lindell Partners is requesting the consideration of a Site Development Plan, General Plan Amendment, Rezoning to R-PD8 and Variance for a 24 unit single family detached residential development on 3 acres with a proposed density of 8 dwelling units per acre.

Background/Justification: The parcel in question is an infill piece with low-density residential to the south and west and service commercial to the East and North. We perceive a need for moderately priced single family homes in the area. Because the area contains existing infrastructure, the burden of getting utilities and services to the property are minimal. Due to the small size of the property, we find it necessary to request two variances: first, for a variance from the minimum 5 acre requirement; and second, a variance from the open space requirement.

Development Standards: All interior streets will be 51'. It was necessary that with this application that we request a waiver for the required 6' landscape buffer along Lindell. The landscape buffer waiver is necessary due to the small size of the parcel. The product intended for this site will be a single-family detached residence approximately 2,286 sq. ft. in size.

The following minimum setbacks are being requested:

- Front – 20'
- Rear – 7'
- Interior Side – 5'
- Corner Side – 5'

Due to the small size of the parcel, we are requesting a variance from the open space requirements of the RPD zoning standards. Our plan calls for 0% of the open space

RECEIVED
AUG 22 2006

ZON-16189
10/05/06 PC

required. We are also asking for variance of the minimum parcel size. This parcel consists of 3 acres+/- . The required minimum size for an RPD is 5 acres.

Please place this request on the October 5, 2006 Planning Commission agenda. If you have any question please feel free to contact me at (702) 525-4466. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Armstrong', with a stylized flourish at the end.

Joel T. Armstrong
Charleston-Lindell Partners

AUG 22 2006

ZON-16189
10/05/06 PC

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-16189

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by all property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☒	☐	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$ <u>700</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>1,000</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>3</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized: <u> </u>			
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	North arrow, scale, and vicinity map			
☐	☒	All property lines and present dimensions labeled			
☐	☒	All required perimeter landscape planters shown			
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	North, south, east, and west elevations of all buildings			
☐	☒	All building materials and colors noted			
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: Rolled Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	All building entrances/exits shown			
☐	☒	Use of all rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: John English Partners Application Type: Rezoning
 APN: 163-01-103-027 Location: (westside) Lindell South of Charleston
 Planner: [Signature] Pre-App Meeting Date: 8-21-06 Earliest PC Date: 10-05-06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-16189 - REZONING RELATED TO GPA-16187 - PUBLIC HEARING - APPLICANT:
CHARLESTON LINDELL PARTNERS - OWNER: ALLEN AND HELENE ESSLINGER - Request for a
Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT -
8 UNITS PER ACRE) on 3.07 acres on the west side of Lindell Road, approximately 200 feet south of
Charleston Boulevard. (APN 163-01-103-027), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

Credit Memo

Report Date 09/18/2006 10:35 AM

Submitted By

Page 1

Trn # 74543 Trn Date 09/18/2006 10:35 Template Type PRJ A/P # 16189
Customer CHARLESTON LINDELL PARTNERS
Address 4225 S. EASTERN #2
LAS VEGAS NV 89119

Refunded Fees Item

Amount

Overpayment

1000.00

Total Amount

1000.00

Total Amount Due

1000.00

CREDIT MEMO

Trn Date 09/18/2006 10:35
Customer CHARLESTON LINDELL PARTNERS

A/P # 16189

000074543000000100000

000074543000000100000

RL

Report Date 08/23/2006 10:34 AM

Submitted By

Page 1

A/P # 16189 REZONING

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/22/2006 14:06	983052	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-16189 - REZONING RELATED TO GPA-16187 - PUBLIC HEARING - APPLICANT: CHARLESTON LINDELL PARTNERS - OWNER: ALLEN AND HELENE ESSLINGER - Request for a Rezoning FROM: C-1 (Limited Commercial) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] on 3.07 acres on the west side of Lindell Road 200 Feet south of W. Charleston Blvd. (APN 163-01-103-027), Ward 1 (Tarkanian).

Parent A/P # 16187
Project # 16189 Project/Phase Name CHARLESTON/LINDELL Phase #
Size/Area 3.07 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16301103027

Location

Owner/Tenant

Contact ID AC499894 Name ESSLINGER ALLEN & HELENE TRUST
Organization ESSLINGER ALLEN & HELENE CO-TR Position % K SALAMON Profession
Mailing Address 12932 N 136TH ST
City SCOTTSDALE State/Province AZ ZIP/PC 85259-2313
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 07/20/2006 To ☒ Primary 100.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301103027

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

ZON Application

Report Date 08/23/2006 10:34 AM

Submitted By

Page 2

Check Conditions Condition Supervisor Required	Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REZONING

N DINA Required? N PRS Y Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?^N

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

Zoning Information Acres Ordinance #	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved	ROI?	ROI Exp Date	Ordinance Adopted
--	----------------------	-----------------------------	----------------------	----------	------	--------------	-------------------

3.07	C-1 FSOLIS		R-PD8				
------	---------------	--	-------	--	--	--	--

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

10/05/2006	PC	SCHEDULED		0	0	0
FSOLIS	08/22/2006					

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	970040	08/22/2006 14:24		0.00
	JOEL ARMSTRONG, CIRBUS HOLDINGS LLC CK 1014, 525.4466				

Comments



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

ZON-16189 - REZONING RELATED TO GPA-16187 - PUBLIC HEARING - APPLICANT:
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M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J7318M 8-29-06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

ZON-16189 - REZONING RELATED TO GPA-16187 - PUBLIC HEARING - APPLICANT:
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M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J7318M 8-29-06

Refund



Separator Sheet



City of Las Vegas Claim for Refund

Refund to be issued to:

Charleston Lindell Partners
4225 S. Eastern #2
Las Vegas, NV 89119
(702)525-4466 x

Transaction Date: September 18, 2006 10:34 am

ZON-16189

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

ZON-16189

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 700.00

Refund Total: \$ 1,000.00

Reason for refund: APPLICANT DOES NOT WISH TO PROCEED. PER DOUG RANKIN. FEE REFUNDED.

Claimant Signature

**CITY of LAS VEGAS
CLAIM FOR REFUND**

09/14/06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

Charleston Lindell Partners - Joel Armstrong
Name

4225 S. Eastern Avenue #2
Address

Las Vegas, NV. 89149
City, State, Zip Code

In the amount of

\$ 1000 —

For the following:

NO GR #

09/14/06

Document # (i.e., GR#, Business License #, Permit #)

Date

\$ 1000 —

ZON-116189

Amount

For

Deposited by

Reason for refund: Applicant does not wish to proceed.

Per Doug Rankin.

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

FLFS

Authorized by

PLANNING MANAGER

Title

Hansen Refund Account #:

100000.00000.160870.000000.000.000

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
00730126	1100E	220000	000000		\$ 700 —
00730127	0100E	220000	000000		\$ 300 —

Nora Lares

From: Doug Rankin
Sent: Friday, August 25, 2006 10:59 AM
To: Nora Lares
Subject: Refund GPA-16187, ZON-16189, VAR-16190, VAR-16191, SDR-16192

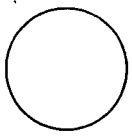
Follow Up Flag: Follow up
Flag Status: Red

Please refund as the applicant does not wish to proceed. GPA-16187, ZON-16189, VAR-16190, VAR-16191, SDR-16192.

Plans (PMT)



Separator Sheet



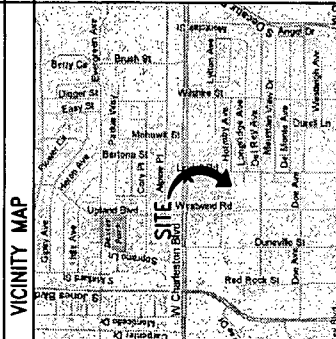
SITE PLAN SCHEME 2D

ZON-16189
10/05/06 PC

DEVELOPMENT PROPERTY LINE
LOT PROPERTY LINE
SETBACK LINES

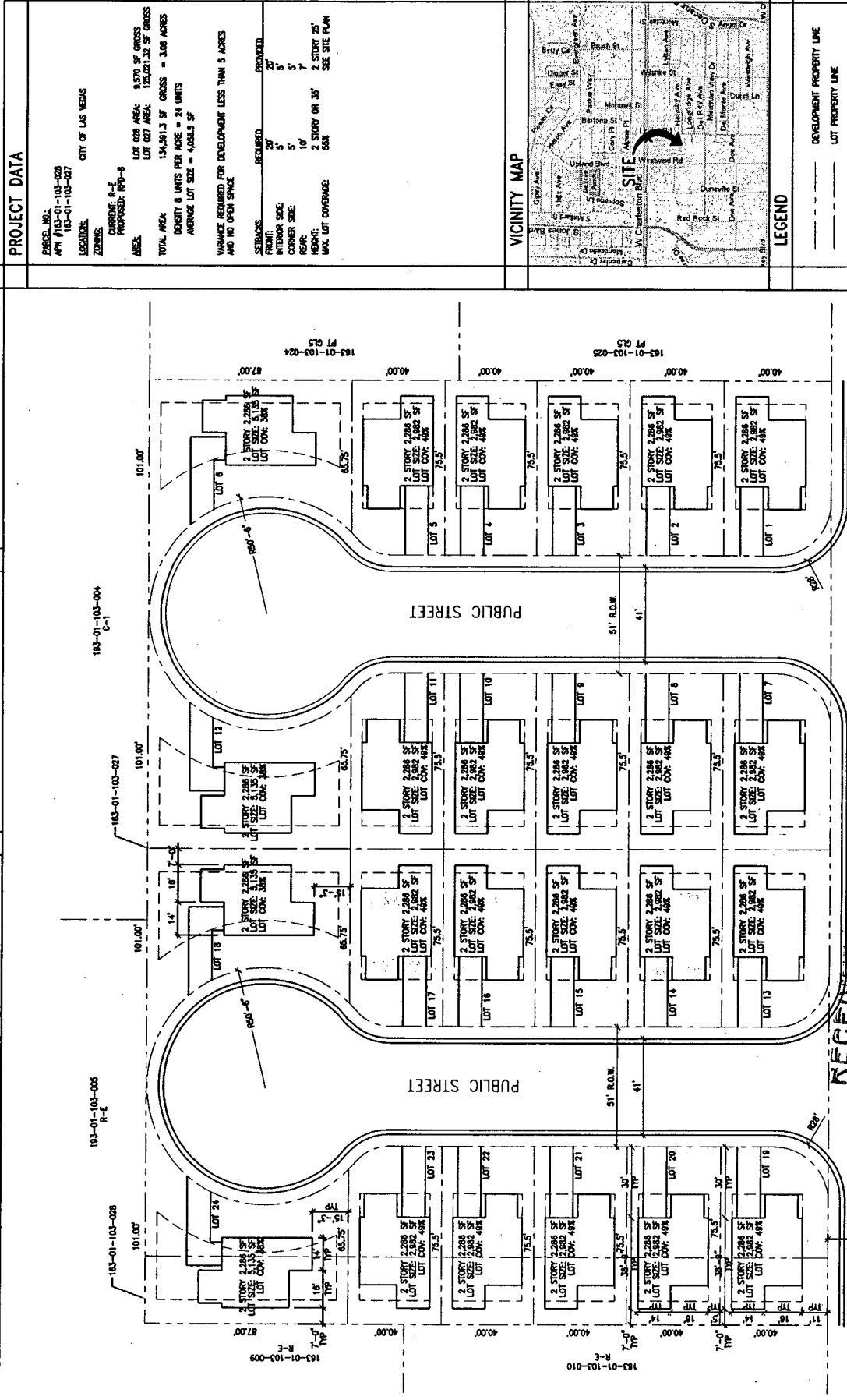
LEGEND

CSP S.F. RESIDENTIAL
LINDELL & CHARLESTON
MUNICIPALITY: CITY OF LAS VEGAS



RECEIVED
AUG 22 2006

LINDELL ROAD



PROJECT DATA

PARCEL NO.: 183-01-103-028
APN: 183-01-103-028
LOCATION: CITY OF LAS VEGAS
ZONING: ZON-16189
SUBDIVISION: R-4
TOTAL AREA: 154,911.3 SF GROSS = 3.06 ACRES
DENSITY: 8 UNITS PER ACRE = 24 UNITS
AVERAGE LOT SIZE = 6,454.6 SF
VARIANCE REQUIRED FOR DEVELOPMENT LESS THAN 8 ACRES AND NO OPEN SPACE
SETBACKS: REQUIRED: 30' 20' 20' 20'
FRONT: 30' 20' 20' 20'
INTERIOR: 5' 5' 5' 5'
CORNER: 5' 5' 5' 5'
REAR: 10' 10' 10' 10'
HEIGHT: 2 STORY OR 35' 2 STORY 25' SEE SITE PLAN
MAX LOT COVERAGE: 50%

