

Deed



Separator Sheet

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

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.

Exempt - 106
 DOCUMENTARY TRANSFER TAX
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
 COMPUTED ON FULL VALUE LESSING AND ENCUMBRANCES
 REMAINING THEREON AT TIME OF TRANSFER
 UNDER PENALTY OF PERJURY

Stewart L. Bell
 SIGNATURE OF DECLARANT OR AGENT
 OF DECLARANT

Witness our hands 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

Notaral Seal

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

WHEN RECORDED MAIL TO

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

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

Bell, Swift
 Dec 22 1 36 PM '80

PER 3 DEPUTY
 OFFICIAL RECORDS
 INSTRUMENT

1331-1280885

Legal Description



Separator Sheet

PROPERTY DESCRIPTION

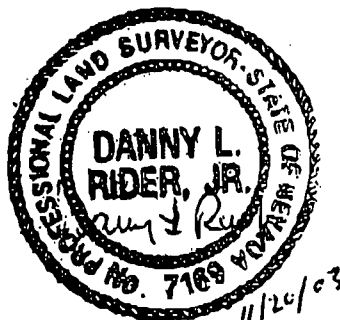
APN 163-01-103-~~005~~ 027

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.



APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL

0 100 200 400 600 800

AVERAGE
ON VALUE
45

ASSESSOR'S PARCELS - CLARK CO., NV.
 M. W. Schofield, Assessor

T21S R60E
 01

163-01-1

MAP LEGEND
 --- PARCEL BOUNDARY
 --- SUBD BOUNDARY
 --- ROAD EASEMENT
 --- PM/D BOUNDARY
 --- NON-PARCEL LOT LINE
 --- MATCH LINE / LEADER LINE

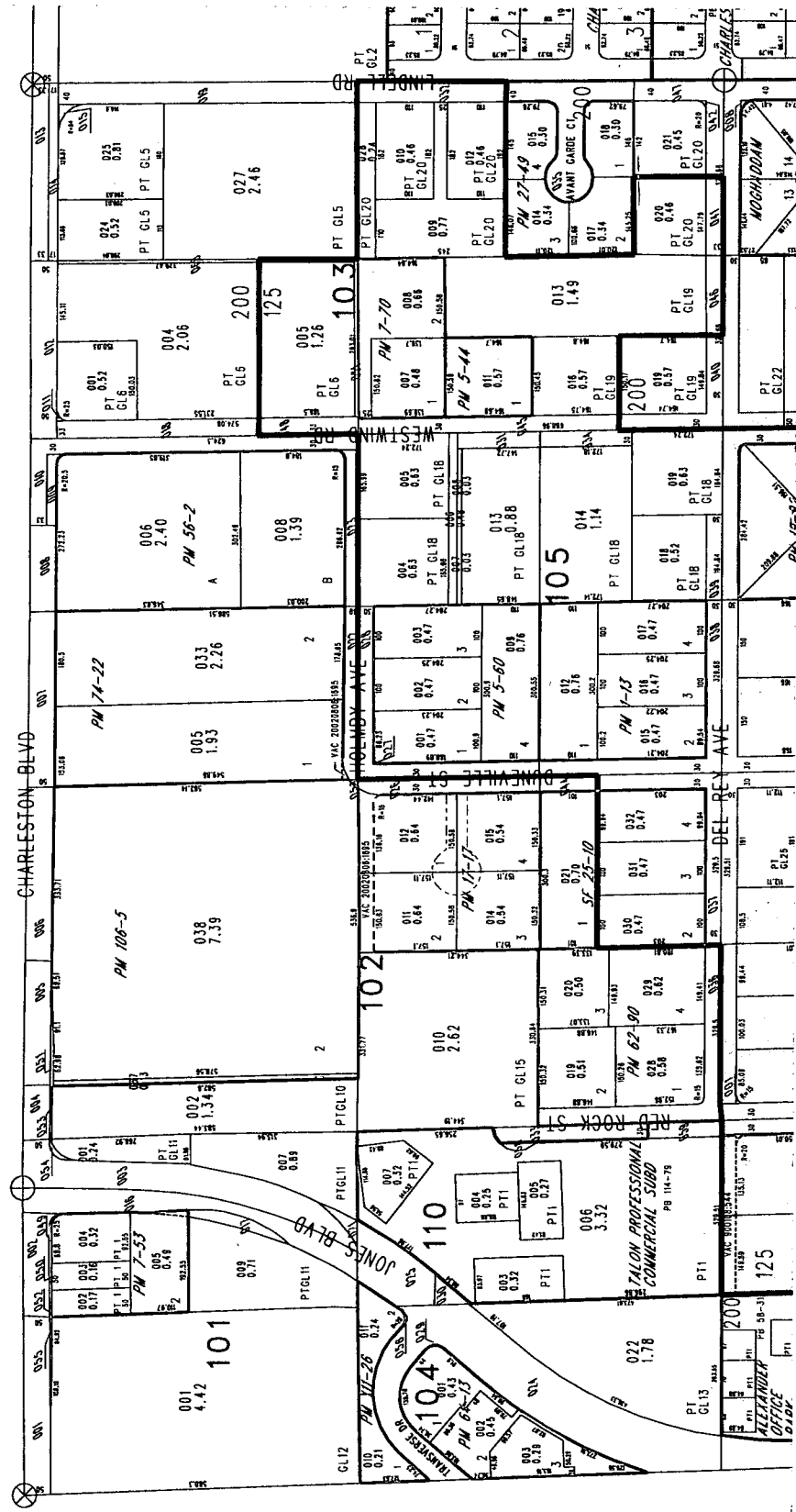
001 PARCEL NUMBER
 1.00 ACRES
 202 PARCEL SUB/SEC NUMBER
 PG 21-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL5 GOV. LOT NUMBER

1 2 3 4 5
 6 7 8 9 10
 11 12 13 14 15
 16 17 18 19 20
 21 22 23 24 25
 26 27 28 29 30
 31 32 33 34 35 36

1 2 3 4 5
 6 7 8 9 10
 11 12 13 14 15
 16 17 18 19 20
 21 22 23 24 25
 26 27 28 29 30
 31 32 33 34 35 36

Scale: 1"=200'

Rev: 07/11/06



TAX DIST-125,200
 ZON-16189 VAR-16190
 VAR-16191 SDR-16192
 10/05/06 PC

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'

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AUG 22 2006

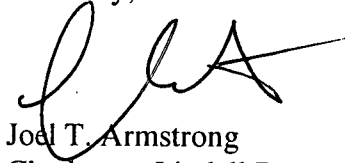
Due to the small size of the parcel, we are requesting a variance from the open space requirements of the RPD zoning standards. Our plan calls for 0% of the open space

SDR-16192
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,



Joel T. Armstrong
Charleston-Lindell Partners

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AUG 22 2006

SDR-16192
10/05/06 PC

SOFI



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16192** APN: 163-10-103-027

Name of Property Owner: ALLEN ESSLINGER ET AL

Name of Applicant: CHARLESTON / LINDELL PARTNERS

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

 X 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: KAREN H. SALAMON

Subscribed and sworn before me

This 21 day of August, 2006

Christine Effner Sheboygan Wisconsin
Notary Public in and for said County and State

Notary Public in and for said County and State

exp. 8-09-09

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
Project Address (Location) CHARLESTON/LINDELL
Project Name CHARLESTON/LINDELL Proposed Use RPO-3
Assessor's Parcel #(s) 163-01-103-027 Ward # _____
General Plan: existing SC proposed ML Zoning: existing C-1 proposed SC
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 3.07 Lots/Units 24 Density 8/dw/ac
Additional Information _____

PROPERTY OWNER ALLEN ESSLINGER ETAL Contact DAVE MASON
Address 1137 S. RANCHO DR #12 Phone: 386 8686 Fax: 386 9839
City LV State NV Zip 89102

APPLICANT CHARLESTON LINDELL PARTNERS Contact JOEL ARMSTRONG
Address 4225 S. EASTERN #2 Phone: 525 4466 Fax: 254 0202
City LV State NV Zip 89149

REPRESENTATIVE JOEL ARMSTRONG Contact JAME
Address 4225 S. EASTERN #2 Phone: 525 4466 Fax: 254 0208
City LV State NV Zip 89119

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>SDR-16192</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>800.00</u>
Date Received:	<u>8-22-06</u>
Received By:	<u>F. S. S. S.</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.

Project Checklist



Separator Sheet

Revised 02/02/04

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

SDR-16139 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16140 AND ZON-16141-
PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER -
Request for a Site Development Plan Review FOR A 9,300 SQUARE FOOT ONE-STORY OFFICE BUILDING on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 01, 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

Report Date 08/23/2006 10:50 AM

Submitted By

Page 1

A/P # 16192 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 14:15	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

SDR-16139 - SITE DEVELOPMENT PLAN REVIEW RELATED TO TO GPA-16187, ZON-16189, VAR-16190 AND VAR-16191 - PUBLIC HEARING - APPLICANT: CHARLESTON LINDELL PARTNERS - OWNER: ALLEN AND HELENE ESSLINGER - Request for a Site Development Plan Review FOR A 24 -LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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 # 16192 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 #
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

Report Date 08/23/2006 10:50 AM

Submitted By

Page 2

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

No Conditions

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Y Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, Admin PUBLIC

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
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	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	08/22/2006 14:22		0.00
	JOEL ARMSTRONG, CIRBUS HOLDINGS LLC CK 1017, 525.4466				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**Credit Memo****Report Date** 09/18/2006 11:00 AM**Submitted By**

Page 1

Trn #	74575	Trn Date	09/18/2006 10:59	Template Type	PRJ	A/P #	16192
Customer	CHARLESTON LINDELL PARTNERS						
Address	4225 S. EASTERN #2						
	LAS VEGAS NV 89119						

**Refunded Fees
Item****Amount**

Overpayment

800.00

Total Amount

800.00

Total Amount Due

800.00

CREDIT MEMO

Trn Date	09/18/2006 10:59
Customer	CHARLESTON LINDELL PARTNERS

A/P # 16192

000074575000000080000

000074575000000080000

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16192

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 (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEUMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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 >**

SDPR
08/23/2006

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 10:58 am

SDR-16192

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

SDR-16192

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 500.00

Refund Total: \$ 800.00

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 Ave #2
Address

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

In the amount of

\$ 800—

For the following:

NO GR #

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

Date

\$ 800—

Amount

SDR-110192

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.

FLS

Authorized by

PLANNING MANAGER

Title

Hansen Refund Account #:

100000.00000.160870.000000.000.000

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
007301261	100E2	200000000000			\$500—
007301270	100E2	200000000000			\$300—

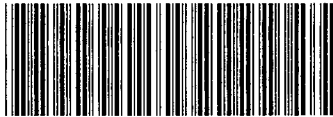
Nora Lares

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)



PLANS - PMT

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163-01-103-028
R-E

163-01-103-005
R-E

163-01-103-027
C-1

163-01-103-004
C-1

PROJECT DATA

PARCEL NO.:
APN 163-01-103-028
163-01-103-027
CITY OF LAS VEGAS

LOCATION:
ZONING:
CURRENT: R-E
PROPOSED: RPD-8

AREA:
LOT 028 AREA: 8,570 SF GROSS
LOT 027 AREA: 12,041.3 SF GROSS
TOTAL AREA: 154,981.3 SF GROSS = 3.06 ACRES
DENSITY 8 UNITS PER ACRE = 24 UNITS
AVERAGE LOT SIZE = 4,056.3 SF

VARIANCE REQUESTED FOR DEVELOPMENT LESS THAN 5 ACRES
AND NO OPEN SPACE

STREETS:
FRONT: 20'
REAR: 5'
CORNER SIDE: 5'
REAR: 10'
REAR: 7'
REAR: 558'

REQUIREMENTS:
2 STORY OR 30'
2 STORY 25'
SEE SITE PLAN

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

REVISIONS

DEVELOPMENT PROPERTY LINE
LOT PROPERTY LINE
SETBACK LINES

SDR-16192
10/05/06 PC

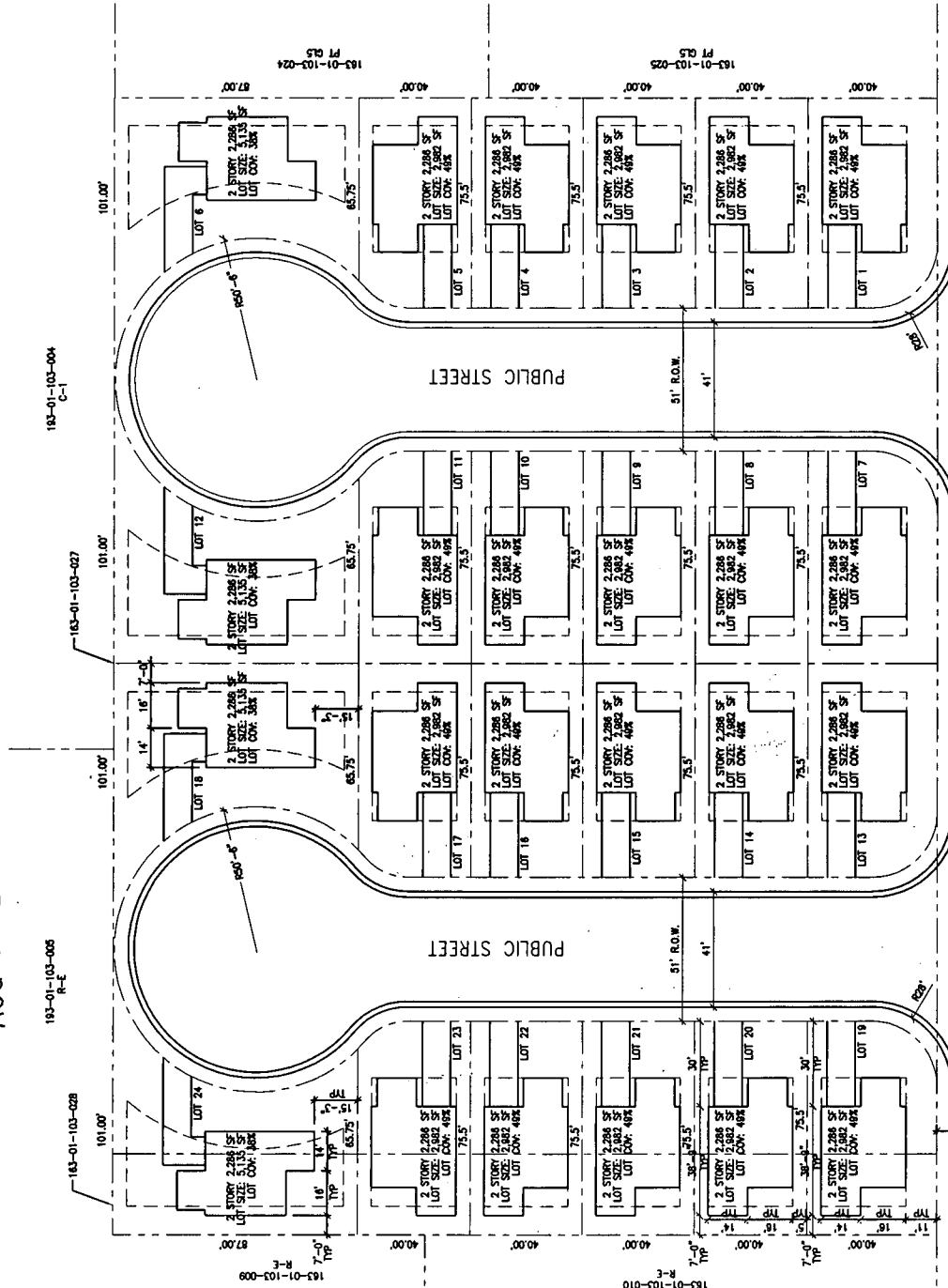
SHEET NO. SC 1.2

SITE PLAN SCHEME 2D

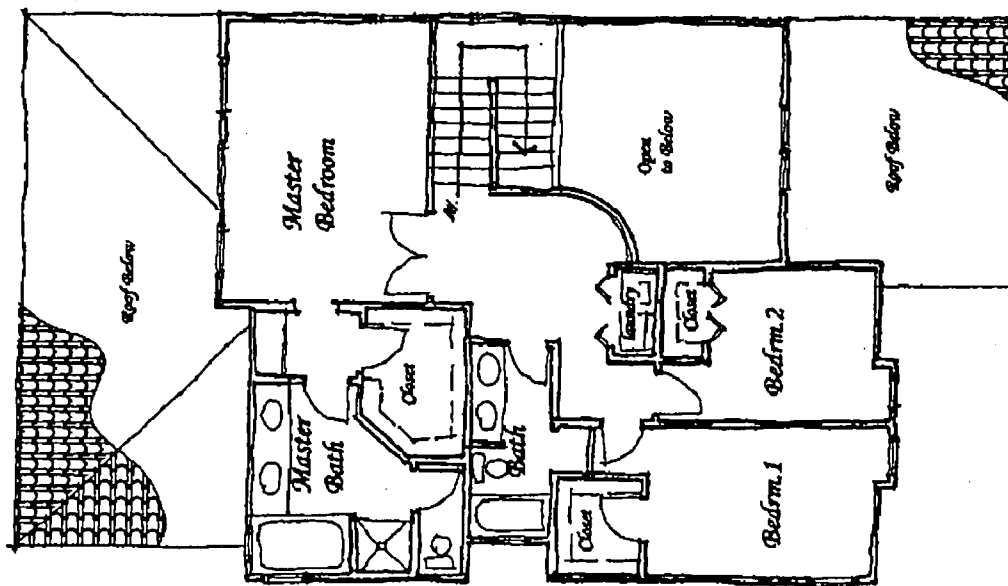
5

SC 1'-30"

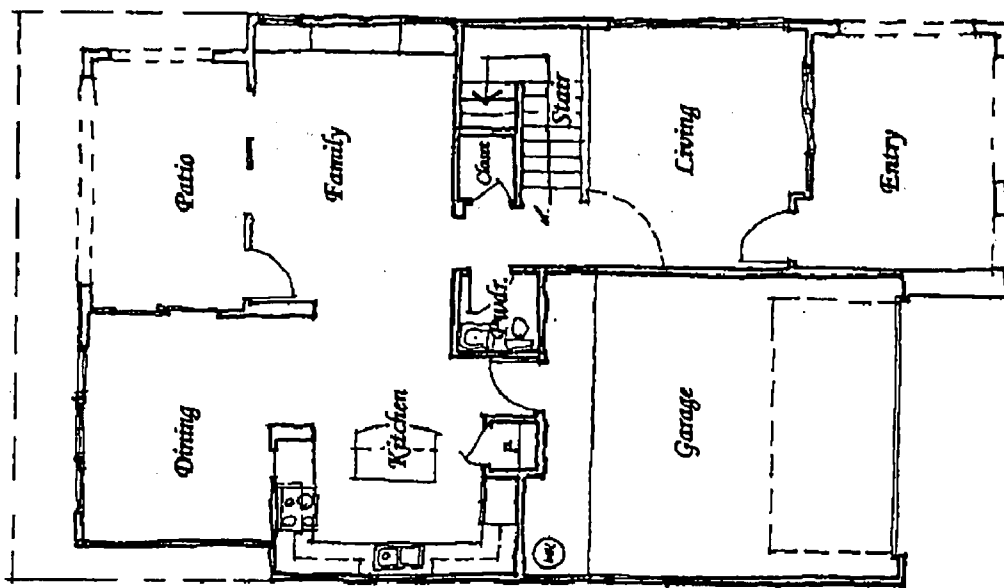
SITE PLAN SCHEME 2D



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AUG 22 2006



Plan A
Upper Floor Plan
Scale 1/8" = 1'-0"

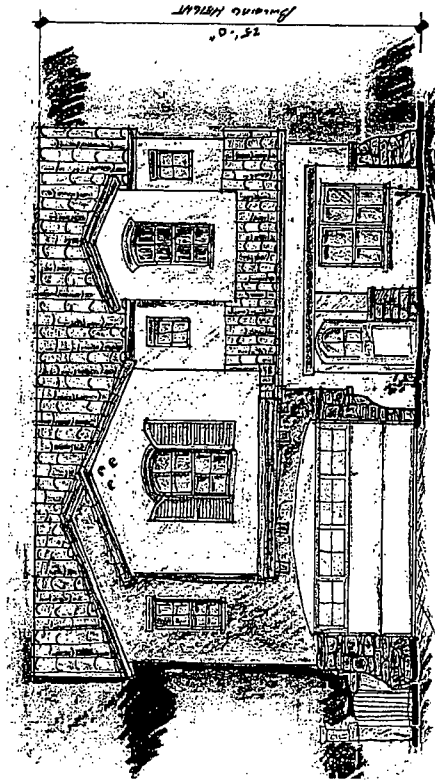


Plan A
Lower Floor Plan
Scale 1/8" = 1'-0"

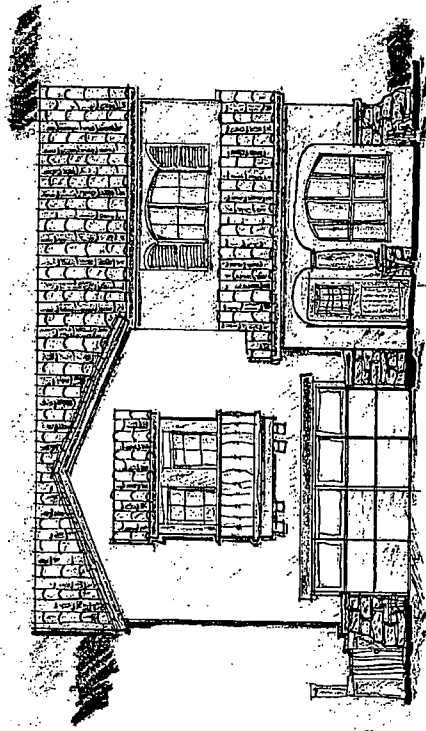
SDR-16192

10/05/06 PC

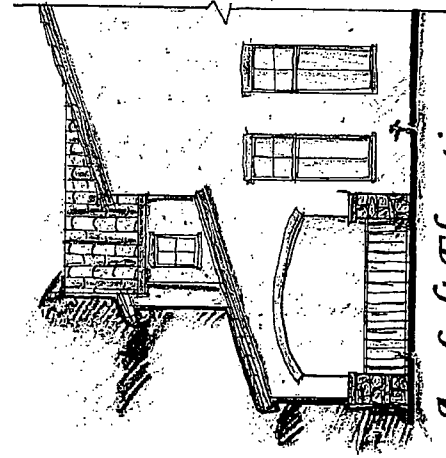
RECEIVED
AUG 22 2006



A - Front Elevation 1
Scale 3/16" = 1'-0"

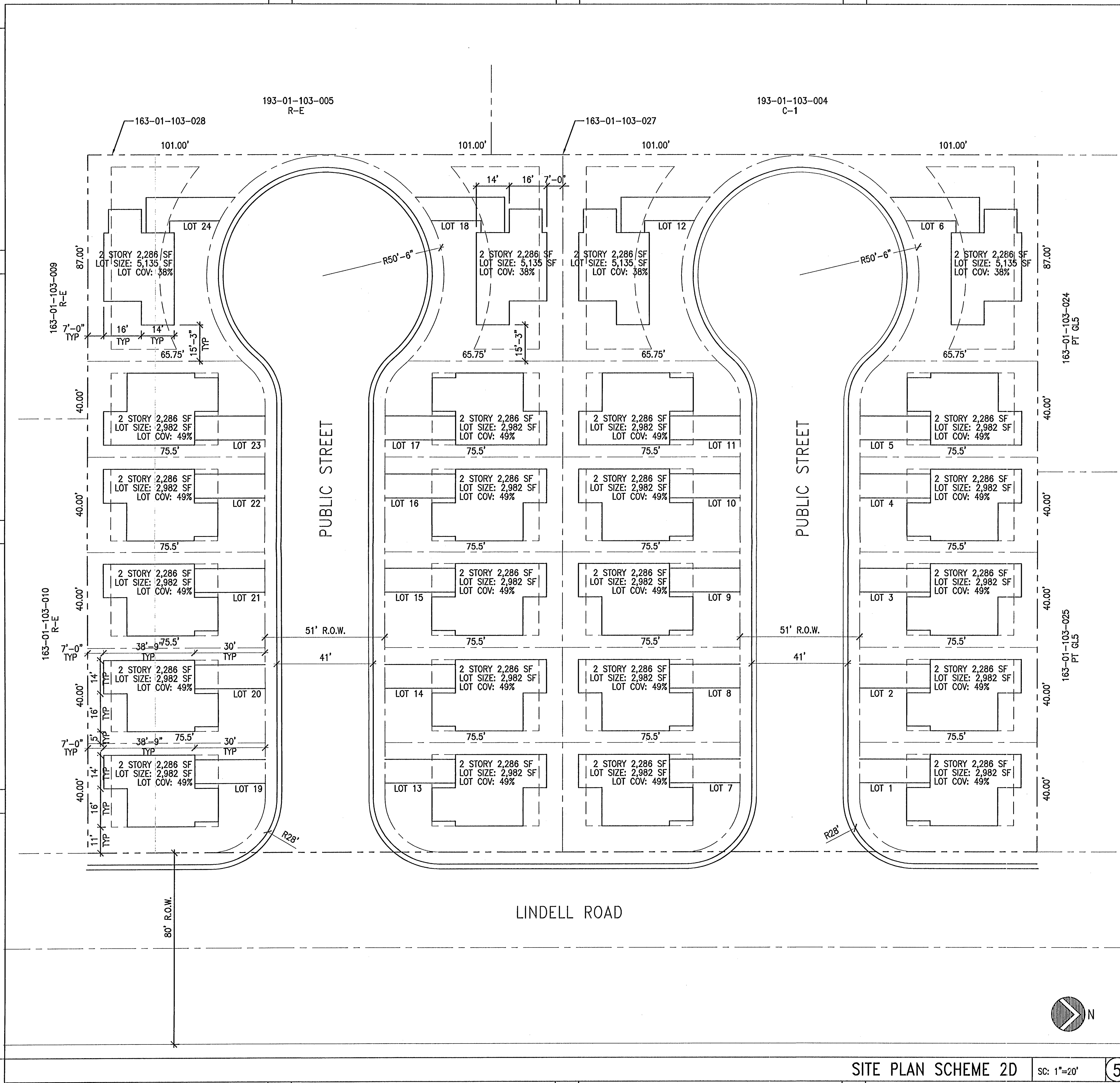


A - Front Elevation 2
Scale 3/16" = 1'-0"



A - Left Elevation
Scale 3/16" = 1'-0"

SDR-16192
10/05/06 PC



PROJECT DATA

PARCEL NO.:
APN #163-01-103-028
163-01-103-027

LOCATION: CITY OF LAS VEGAS

ZONING:
CURRENT: R-E
PROPOSED: RPD-8

AREA: LOT 028 AREA: 9,570 SF GROSS
LOT 027 AREA: 125,021.32 SF GROSS

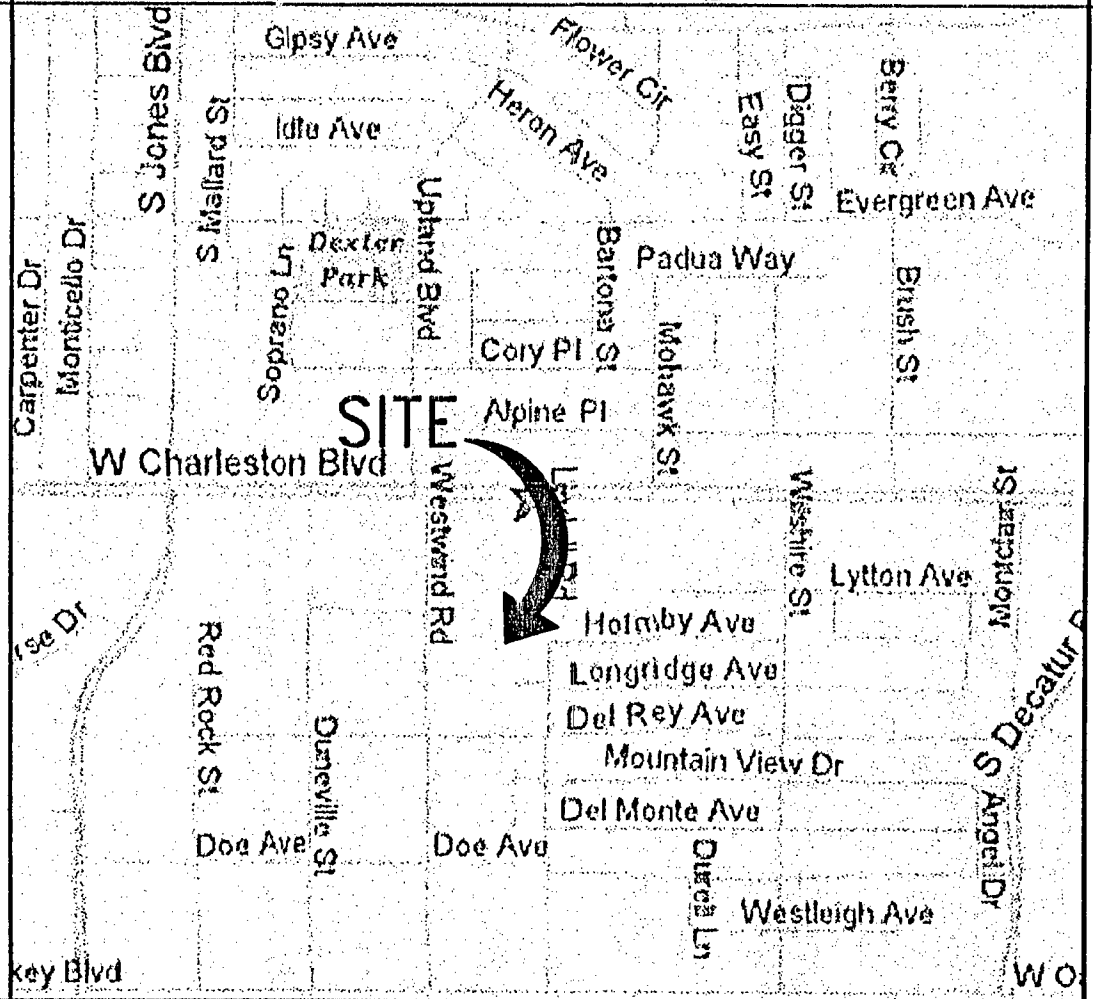
TOTAL AREA: 134,591.3 SF GROSS = 3.08 ACRES

DENSITY 8 UNITS PER ACRE = 24 UNITS
AVERAGE LOT SIZE = 4,058.5 SF

VARIANCE REQUIRED FOR DEVELOPMENT LESS THAN 5 ACRES
AND NO OPEN SPACE

SETBACKS	REQUIRED	PROVIDED
FRONT:	20'	20'
INTERIOR SIDE:	5'	5'
CORNER SIDE:	5'	5'
REAR:	10'	7'
HEIGHT:	2 STORY OR 35'	2 STORY 25'
MAX. LOT COVERAGE:	55%	SEE SITE PLAN

VICINITY MAP



LEGEND

- DEVELOPMENT PROPERTY LINE
 - LOT PROPERTY LINE
 - SETBACK LINES
- RECEIVED
AUG 22 2006

CSP S.F. RESIDENTIAL
©: LINDELL & CHARLESTON

MUNICIPALITY: CITY OF LAS VEGAS

SITE PLAN SCHEME 2D

REVISIONS

SDR-16192
10/05/06 PC

SC 1.2

SITE PLAN SCHEME 2D

SC: 1"=20'

5