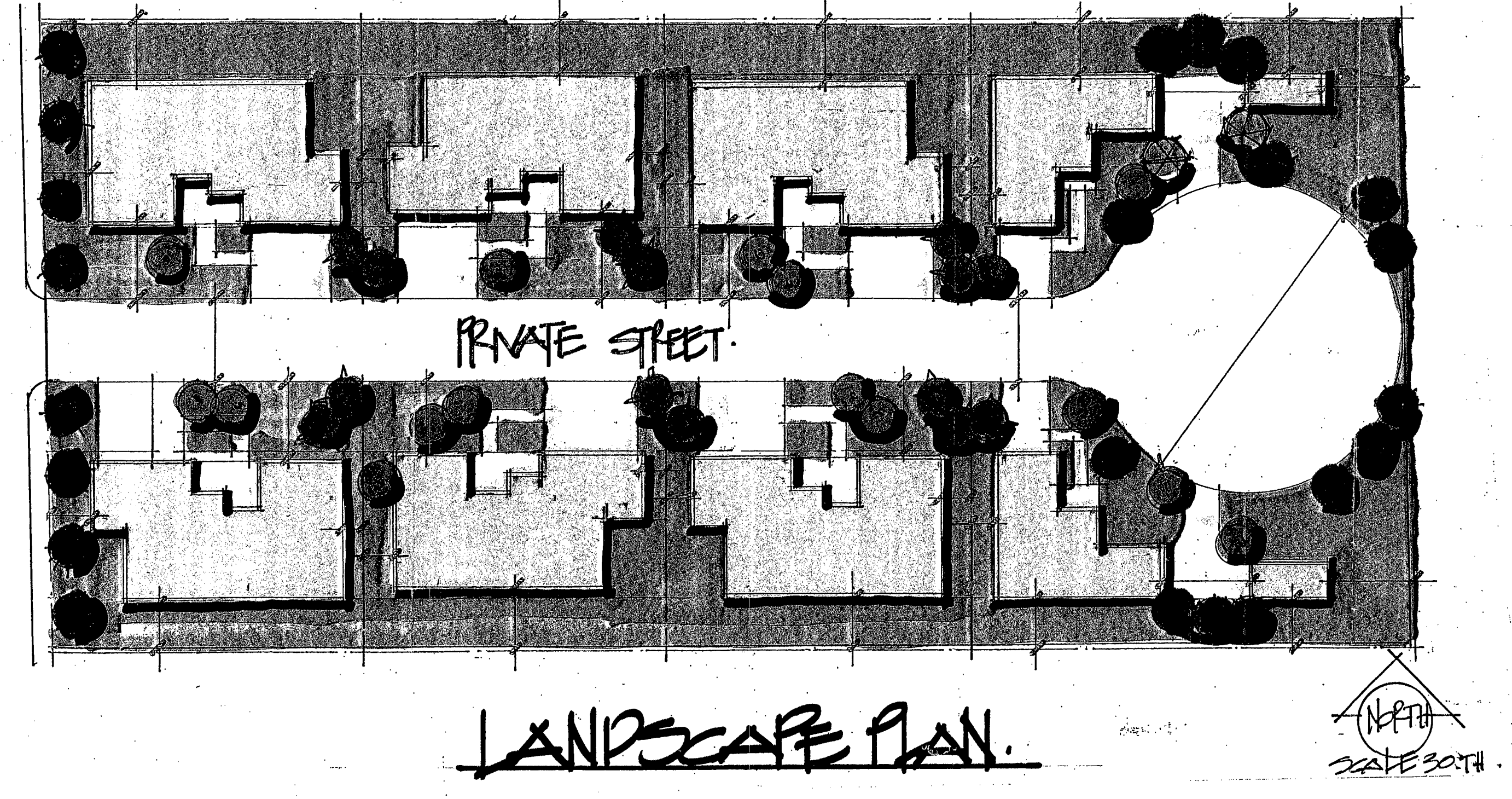
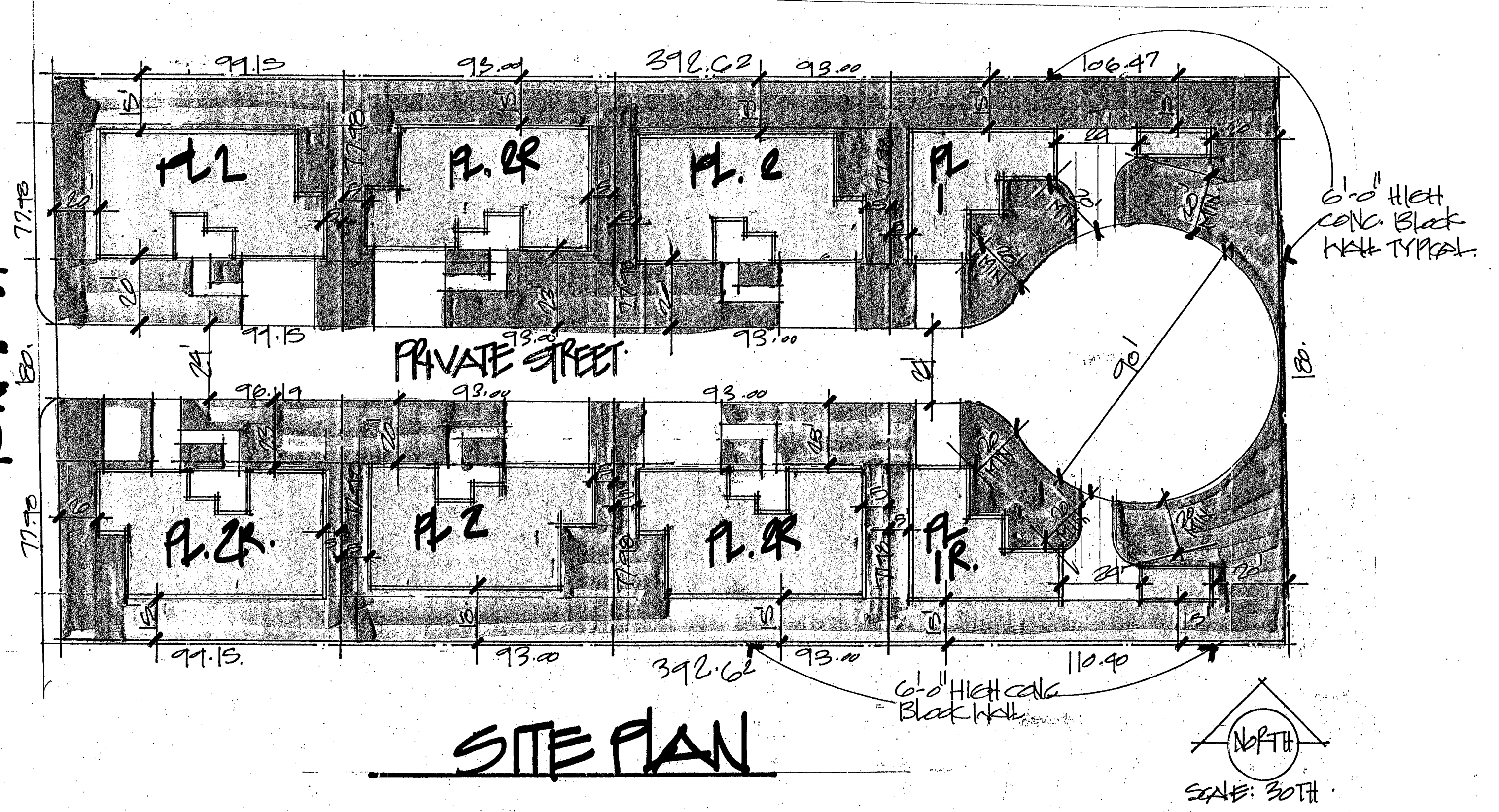


TANOPAH

TANOPAH

TANOPAH PLACE



SITE INFORMATION

ZONING
R-2

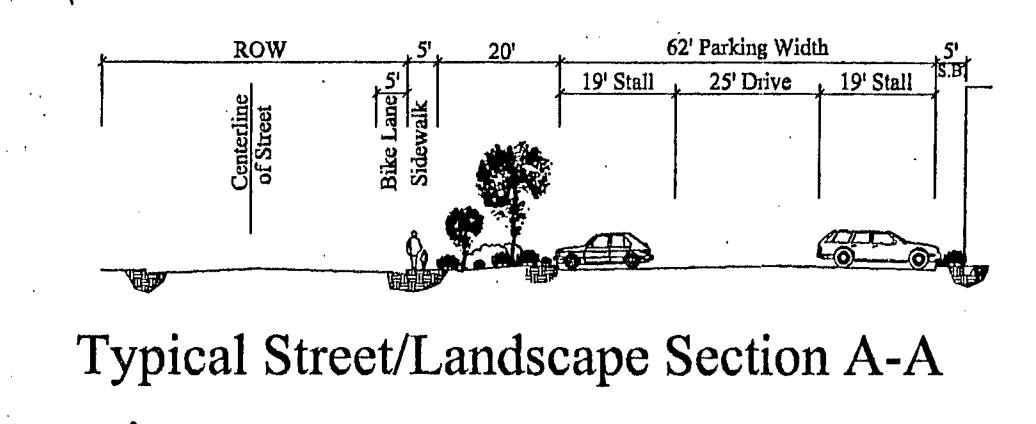
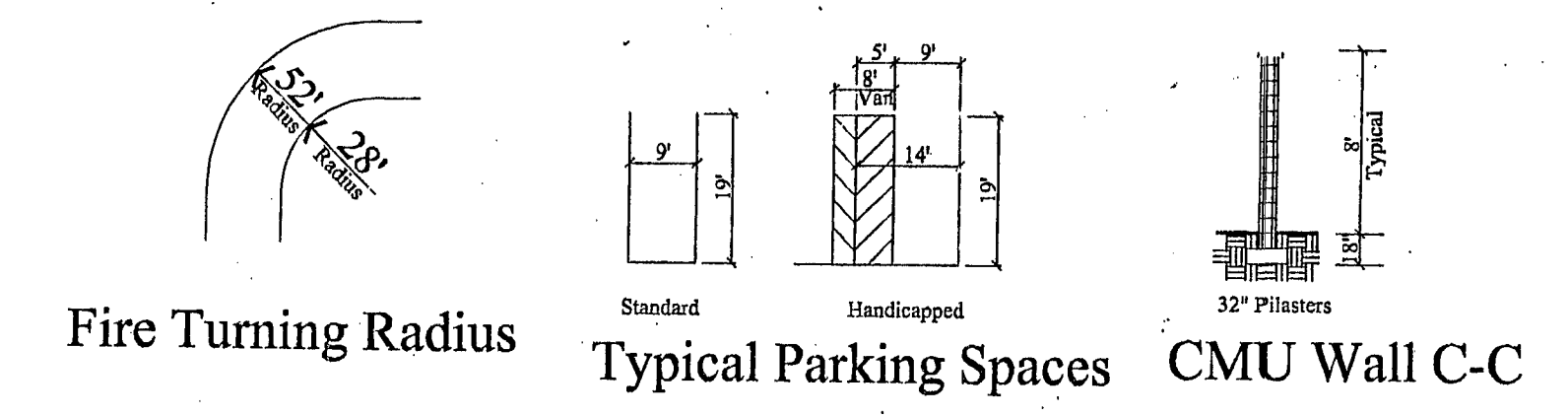
AREA (Approximate, to be verified)
Net Area: TYPICAL LOT: 7254 SF

SETBACKS
Front: 20'
Rear: 15'
Side: 5'
Corner Street Side:

BUILDING HEIGHT
Allowed: 35'
Provided: 24'-19'

BUILDING COVERAGE
Allowed:
Provided:

BUILDING AREAS
PLAN A: 1360 SF
PLAN B: 2425 SF



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	82	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	28	24" Box	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	49	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigra
	24	Height Varies	Varies, See Schedule Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	12	24" Box	Varies, See Schedule Requirements	FLOWERING PLUM	Prunus bittersiana
	47	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

RECEIVED
JUL 11 2006

WVR-15056
08/10/06 PC

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BTA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: July 14, 2006
Re: **WVR-15056** Marisela Cardona 814 N. Tonopah Dr.
Request for a Waiver of Title 18 to allow a private drive to exceed 200 feet

COMMENTS:

We have no objection to the Request for a Waiver application to allow a private drive to exceed 200 feet for a proposed subdivision located at 814 north Tonopah Drive.

Deed



Separator Sheet

20040311
02989

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

LAND TITLE OF NEVADA

03-11-2004 14:29 HRP

OFFICIAL RECORDS

BOOK/INSTR: 20040311-02989

PAGE COUNT: 3

FEE/ RPT: 16.00
1,147.50

28

APN# 139-28-301-001

Recording Requested by and Return to:

Name LAND TITLE

Address 720 S. 7th ST.

City/State/Zip LV. NV. 89101

Grant Bagan, Sale Deed
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

ASUS

ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

20040311
.02989

COPY

28 APN: 139-28-301-001
Affix R.P.T.T. \$1,147.50
ESCROW NO. 14040285-KM
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Javier Cardona
4525 N Fort Apache
Las Vegas, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ~~Amilio Ygnelzi~~ ^{Ygnelzi} and ~~Gavi Ygnelzi~~ ^{Ygnelzi} Husband
and Wife as Joint Tenants
in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to ~~Javier Cardona~~ ^{Maricela Cardona} a married woman as her sole
and separate property
all that real property situate in the County of Clark, State of Nevada, bounded and described as
follows:
Legal Description per Exhibit "A" attached hereto and made a part hereof

- SUBJECT TO:
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. Deed of Trust recorded concurrently herewith

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this _____ day of _____

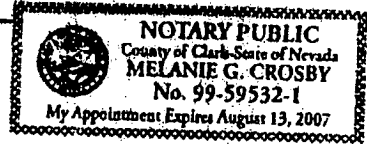
Amilio Ygnelzi Ygnelzi Gavi Ygnelzi Ygnelzi

STATE OF NEVADA
COUNTY OF Clark

Ygnelzi

On \$10.00, personally appeared before me, a Notary Public, ~~Amilio Ygnelzi~~ ^{Ygnelzi}
and ~~Gavi Ygnelzi~~ ^{Ygnelzi}, personally known (or proven) to me to be the person(s) whose name(s) is/are
subscribed to the within instrument who acknowledged that he/she/they executed the instrument.
*Ygnelzi

Melanie G. Crosby
Notary Public in and for said County and State.



ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

**State of Nevada
Declaration of Value**

20040311
02989

1 Assessor's Parcel Number(s)

a) 139-28-301-001

b) _____

c) _____

d) _____

2 Type of Property:

a) ☐ Vacant Land

b) ☒ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg.

f) ☐ Comm' Wind'l

g) ☐ Agricultural

h) ☐ Mobile Home

i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument

#:

Book:

Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

4. If exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(Required)**

Print Name:

Address:

City:

State:

**BUYER (GRANTEE) INFORMATION
(Required)**

Print Name:

Address:

City:

State:

Javier Cardona

814 Tonopah Drive

Las Vegas

NV,

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:

Address:

City:

LAND TITLE OF NEVADA, INC.

720 S Seventh Street

Las Vegas, Nevada 89101

Escrow #: 14040285-KM

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

2989
ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

Statistics/Reports

Maps

Record Searches

Search

Forms

 **ASSESSOR**

M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

 [Click Here for a Print Friendly Version](#)

Assessor Map

Aerial View

Building Sketch

Ownership History

GENERAL INFORMATION	
PARCEL NO.	139-28-301-001
OWNER AND MAILING ADDRESS	CARDONA MARISELA 4525 N FORT APACHE LAS VEGAS NV 89129-2661
LOCATION ADDRESS CITY/TOWNSHIP	814 N TONOPAH DR LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SW4 SEC 28 20 61
RECORDED DOCUMENT NO.	* 20040311:02989
RECORDED DATE	03/11/2004
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200

ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

APPRAISAL YEAR	2005
FISCAL YEAR	05-06
SUPPLEMENTAL IMPROVEMENT VALUE	
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	

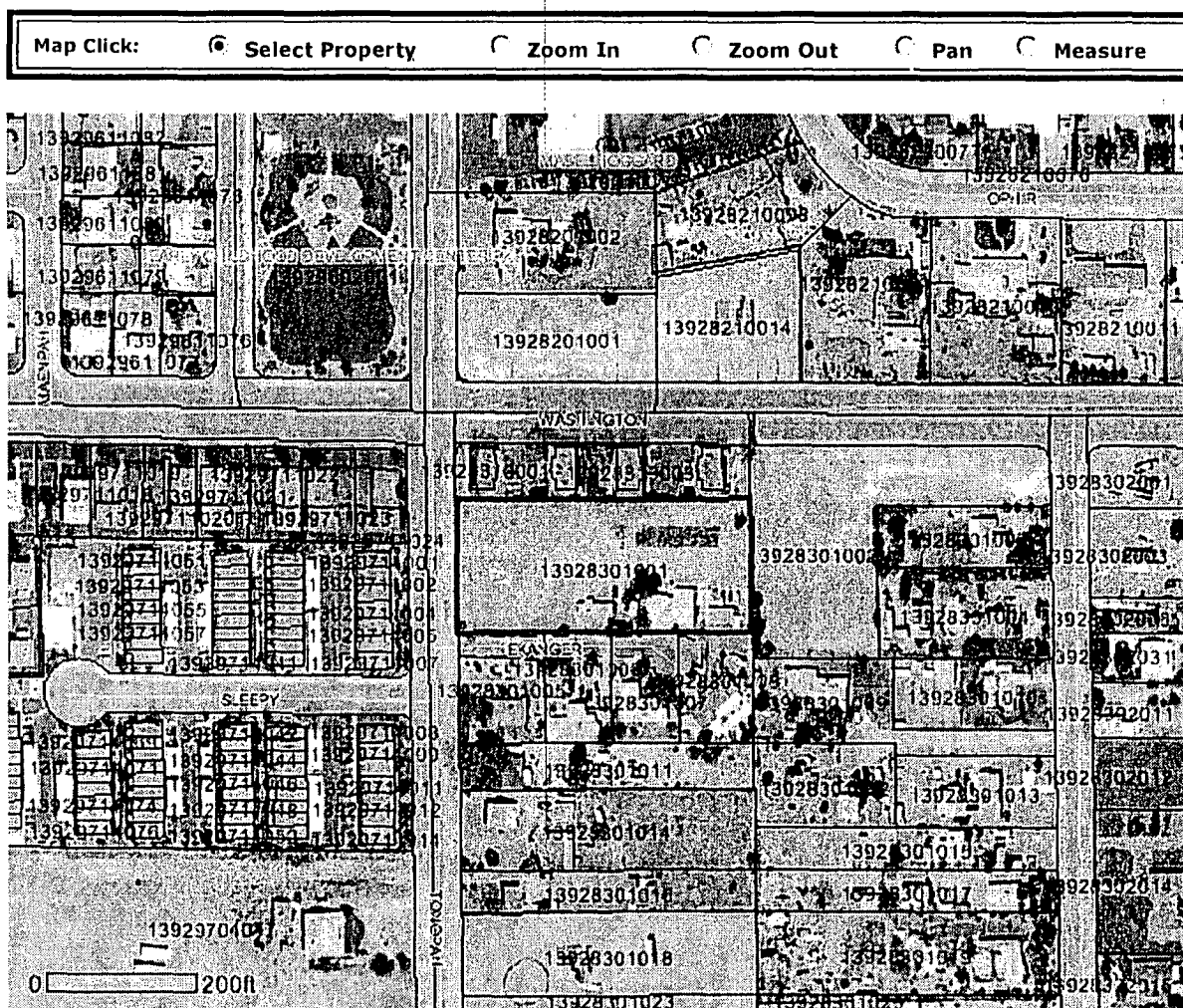
REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2004-05	2005-06
LAND	21875	73500
IMPROVEMENTS	25911	26877
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	47786	100377
TAXABLE VALUE LAND+IMP	136531	286791

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.62 Acres
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE MONTH/YEAR	225000 03/04
LAND USE	RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	988	CARPORT SQ. FT.		ADDN/CONV	NONE
1ST FLOOR SQ. FT.	988	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.		BEDROOMS	3	SPA	NO
BASEMENT	NO	BATHROOMS	1 FULL	TYPE OF CONSTRUCTION	MASONRY CONC
GARAGE SQ. FT.		FIREPLACE	1	ROOF TYPE	COMP SHINGLE

ASSESSORMAP VIEWING GUIDELINES	
MAP	139283
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the



To display a Clark County Assessor's Parcel **Page** Map for the selected parcel:

13928301001 [Click Here](#)

To mail a link of selected parcel# **13928301001**, **[Click Here](#)** or, Copy / Paste the following hyperlink:

<http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=13928301001>

ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

Legal Description



Separator Sheet

20040311
02989

14040285-KM

EXHIBIT "A"
Legal Description

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTH ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 111.00 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY C.A. MOREHOUSE, ETUX, TO JOE CARDINAL BY DEED RECORDED SEPTEMBER 23, 1941 AS DOCUMENT NO. 120646, CLARK COUNTY, NEVADA RECORDS; THENCE CONTINUING EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 392.62 FEET TO THE SOUTHEAST CORNER OF THE SAID CONVEYED PARCEL; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 180.00 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 392.62 FEET TO A POINT 35.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 180.00 FEET TO THE TRUE PLACE OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM FIRST AMERICAN TITLE COMPANY OF NEVADA, AS GRANTOR TO EMILIO YGNEIZI AND GAVI YGNEIZI, HUSBAND AND WIFE AS JOINT TENANTS AS GRANTEE, RECORDED ON FEBRUARY 3, 2004 IN BOOK 20040203 AS INSTRUMENT NO. 01504, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 139-28-301-001

ZON-14796 VAR-14797
SDR-14795 08/10/06 PC

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-15056** APN: 139-28-301-001

Name of Property Owner: Marisela Cardona

Name of Applicant: MARICELA CARDONA

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

✓ Nö

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: _____

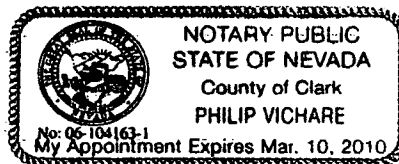
Signature of Property Owner:

Print Name:

Subscribed and sworn before me

This 11th day of July, 2008

Philips Vickore
Notary Public in and for said County and State



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

WVR-15056 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA -
Request for a Waiver to Title 18.12.105a TO ALLOW A PRIVATE DRIVE TO EXCEED 150 FEET on 1.62
acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: AUGUST 10, 2006

CITY COUNCIL: SEPTEMBER 6, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: JULY 10, 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:

Justification Letter



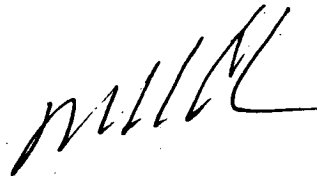
Separator Sheet

City of Las Vegas Planning Department :

Letter of Justification: Tonopah & Washington APN number 139-28-301-001

We believe that this development of eight single family homes will be of value and benefit to the neighborhood. A typical lot size is 7250 sq. ft. and the homes are nicely designed and landscaped. This is in an area that has not seen new homes for some time now and will greatly improve this site and add appeal to the area

We hope this meets with your approval.

A handwritten signature in black ink, appearing to be 'mll' followed by a stylized flourish.

**ZON-14796 VAR-14797
SDR-14795 08/10/06 PC**

Hansen Sheet



Separator Sheet

Report Date 07/11/2006 04:10 PM

Submitted By

Page 1

A/P # 15056 Type WVR Issued Date Issued By

Parcel 13928301001

Location

Owner CARDONA MARISELA

Phone (702)452-0300 x

Address 1722 PRIMROSE PATH

LAS VEGAS NV 89108

Country ☐ Foreign

Applicant's Full Name CARDONA MARISELA

Day Phone (702)452-0300 x

Fax (702)452-3310

Address 1722 PRIMROSE PATH

Pager LAS VEGAS NV

89108

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	300.00
Total Paid	600.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	1.62 ACRE
Actual Value	0.00		

Comments

WVR-15056 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Waiver to Title 18.12.105a TO ALLOW A PRIVATE DRIVE TO EXCEED 150 FEET on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).

RELATED
TO
GPA 12274
ZON 12276
SDR 12272

DISTRIBUTION TO
PUBLIC WORKS
ONLY.

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER OF 18.12.105
 Project Address (Location) TOMORAH & WASHINGTON
 Project Name _____ Proposed Use HOUSES
 Assessor's Parcel #(s) 139-28-301-001 Ward # FIVE
 General Plan: existing L proposed ARD Zoning: existing L proposed ARD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.62 Lots/Units 8 Density 5.49 UNITS PER ACRE
 Additional Information _____

PROPERTY OWNER MARISELA CARDONA Contact GEOFF ROBINS
 Address 1722 PRIMROSE PATH Phone: 452 0300 Fax: 452 3310
 City LAS VEGAS 89108 State NV Zip 89101

APPLICANT MARISELA CARDONA Contact GEOFF ROBINS
 Address 1722 PRIMROSE PATH Phone: 452 0300 Fax: 452 3310
 City LAS VEGAS 89108 State NV Zip 89101

REPRESENTATIVE GEOFF ROBINS Contact GEOFF ROBINS
 Address 3320 SUNRISE AVE #101 Phone: 452 0300 Fax: 452 3310
 City LAS VEGAS NV 89101 State NV Zip 89101

FOR DEPARTMENT USE ONLY

Property Owner Signature* MARISELA CARDONA

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

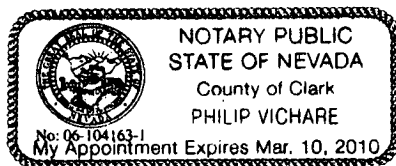
Print Name Marisela Cardona

Subscribed and sworn before me

This 11th day of July, 20 06

Philip Vichare

Notary Public in and for said County and State



Case #	<u>WVR 15056</u>
Meeting Date:	<u>8/10/06</u>
Total Fee:	<u>\$600.00</u>
Date Received:	<u>7/11/06</u>
Received By:	<u>Mike Han</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.

Route Form



Separator Sheet

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

WVR-15056

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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
*SID (DPW)	T. McDANIEL	4 th 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>

VARIANCE
07/12/2006

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 10 ,2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

WVR-15056

Aida Brents Resident Council

Bonanza Village NA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Twin Lakes Village NA

West Mesquite NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: AUGUST 10, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

WVR-15056

APPLICANT/OWNER: MARISELA CARDONA - REQUEST FOR A WAIVER TO TITLE 18.12.105 TO ALLOW A PRIVATE DRIVE TO EXCEED 200 FEET ON 1.62 ACRES AT 814 NORTH TONOPAH DRIVE (APN 139-28-301-001), R-E (RESIDENCE ESTATES) ZONE [PROPOSED R-PD-5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE)], WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 400 800 Feet

R-3 (MEDIUM DENSITY RESIDENTIAL)



City Council Action Letter



Separator Sheet



September 7, 2006

Ms. Marisela Cardona
1722 Primrose Path
Las Vegas, Nevada 89108

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: WVR-15056 - WAIVER
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO ZON-14796, VAR-14797 AND SDR-14795

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Waiver to Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO EXCEED 200 FEET on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Site Development Plan Review (SDR-14795), and Variance (VAR-14797) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script that reads "Carmel Viado".

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Geoff Robins
3320 Sunrise Avenue, Suite 101
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 11, 2006

Ms. Marisela Cardona
1722 Primrose Path
Las Vegas, Nevada 89108

RE: WVR-15056 - WAIVER

Dear Ms. Cardona:

Your request for a Waiver to Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO EXCEED 200 FEET on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly), was considered by the Planning Commission on August 10, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Site Development Plan Review (SDR-14795), and Variance (VAR-14797) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **September 6, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Geoff Robins
3320 Sunrise Avenue, Suite 101
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

July 28, 2006

Ms. Marisela Cardona
1722 Primrose Path
Las Vegas, Nevada 89108

RE: WVR-15056 - WAIVER

Dear Ms. Cardona:

Please be advised the City Planning Commission at its regular meeting on *August 10, 2006* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Geoff Robins
3320 Sunrise Avenue, Suite 101
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
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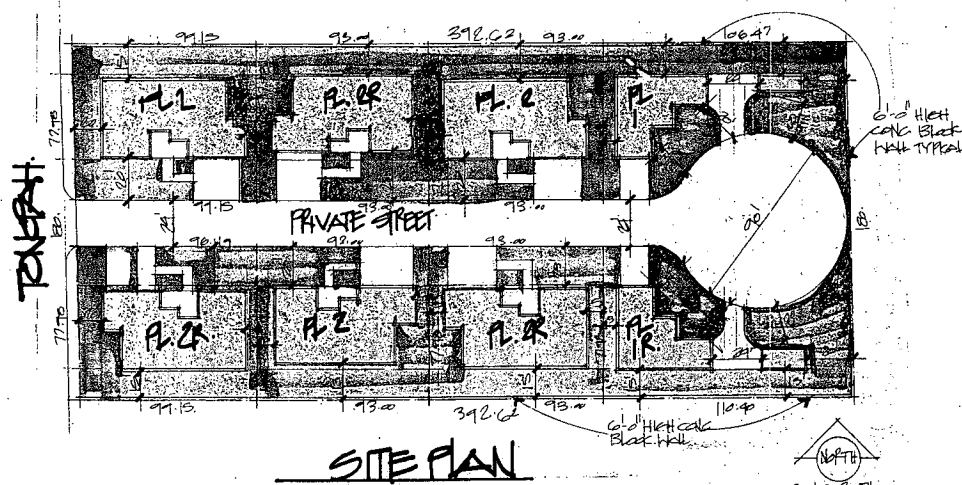
City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet



SITE INFORMATION

ZONING
R-2

AREA (Approximate, to be verified)
Net Area: TYPICAL LOT: 7204 SF

SETBACKS

Front: 20'
Rear: 15'
Side: 5'
Corner Street Side:

BUILDING HEIGHT

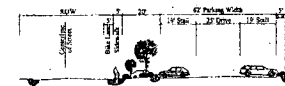
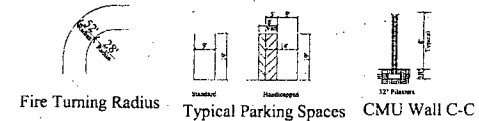
Allowed: 35'
Provided: 29'-14"

BUILDING COVERAGE

Allowed:
Provided:

BUILDING AREAS

PLAN A: 1860 SF
PLAN B: 1405 SF



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
1	12	24" Box	20' x 20' On Center	SEMPERVIRENS	Pinus strobus 'Millers'
2	12	24" Box	20' x 20' On Center	TEXANUM PRINCE	Liquidambar styraciflua 'Princeton'
3	12	24" Box	20' x 20' On Center	MORONGUE PALM	Roystonea regia
4	12	24" Box	20' x 20' On Center	MEXICAN FAN PALM	Washingtonia robusta 'Mexican Fan Palm'
5	12	24" Box	20' x 20' On Center	FLORIDANA PALM	Phoenix roebelinii
6	12	24" Box	20' x 20' On Center	ORANGE JELLY	Quercus agrifolia
7	12	24" Box	20' x 20' On Center	ORANGE JELLY	Quercus agrifolia
8	12	24" Box	20' x 20' On Center	ORANGE JELLY	Quercus agrifolia

RECEIVED
JUL 11 2006

WVR-15056
08/10/06 PC