

Refund



Separator Sheet



City of Las Vegas Claim for Refund

Refund to be issued to:

Jacob N. Jessop
5800 Gilbert Lane
Las Vegas, Nevada 89130
(435)874-1285 x

Transaction Date: December 7, 2006 2:15 pm

ZON-18055

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

ZON-18055

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 700.00

Refund Total: \$ 1,000.00

Reason for refund: The Application is not needed per Doug Rankin. Fee refunded.

Claimant Signature

**CITY of LAS VEGAS
CLAIM FOR REFUND**

12-7-06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

JACOB N. JESSOP

Name

5800 EILBERT LANE

Address

LAS VEGAS, NV 89130

City, State, Zip Code

In the amount of

\$ 1,000 -

For the following:

NO GR#

12-7-06

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

Date

\$ 1,000 -

Amount

201-12055

For

Deposited by

Reason for refund:

THE APPLICATION IS NOT NEEDED

PER DOUG KANKIN.

Claimant Signature

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

FLIT

Authorized by

PLANNING MANAGER

Title

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
					\$ 100 -
					2300 -

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

Credit Memo

Report Date 12/07/2006 02:17 PM

Submitted By

Page 1

Trn #	82110	Trn Date	12/07/2006 14:16	Template Type	PRJ	A/P #	18055
Customer	JACOB N. JESSOP						
Address	5800 GILBERT LANE						
	LAS VEGAS NEVADA 89130						

Refunded Fees
Item

Amount

Overpayment

1000.00

Total Amount

1000.00

Total Amount Due

1000.00

CREDIT MEMO

Trn Date 12/07/2006 14:16
Customer JACOB N. JESSOP

A/P # 18055

000082110000000100000

000082110000000100000

Joni Johnson

From: Doug Rankin
Sent: Thursday, December 07, 2006 9:39 AM
To: Joni Johnson
Subject: Zone-18055, WAR-18064, VAR-18059 & SIR-18065

Please Refund as the applications are not needed.



November 30, 2006

Dan Donley
City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Residence at El Campo Pines

To Whom It May Concern:

Applicant wishes to withdraw *Residence at El Campo Pines* application.

After a discussion with planning staff it was determined that the above mentioned project does not need to precede with the applications that are currently in process. The owner will continue with the project at staffs' recommendations that the project can be accomplished with the submission of a parcel map and all requirements can be met with that submittal.

Thank you for your assistance and attention to this matter. Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,
Peak Development
Landon Christopherson, P.E.

Signed by Dorothy Rosino
Peak Development

RECEIVED
NOV 30 3 20 PM '06
PLANNING DEPT
CITY OF LAS VEGAS

Jim Marshall AC: 12/21/06

~~ZON 18055~~ WVR 18064
~~VAR 18054~~ SDR 18068

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-18055

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>**

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-18055 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JACOB N. JESSOP - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.24 acres at 5800 Gilbert Lane (APN 125-26-402-001), Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **NOVEMBER 20, 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:

Project Checklist



Separator Sheet

RPO-2

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1Date 10/30/06Time 3:00 am pmConversation between CLV Representative(s):
and,Jim Marshall

Name	Company/Department	Phone	FAX
<u>Landon Christopherson</u>	<u>Peak Land Services</u>	<u>702521-7021</u>	
<u>Gina Ungless</u>	<u>Public Works</u>		

☐ see Meeting Attendance Sheet

Comments:

R-PD 2 - (Residential Planned Development - 2 units per Acre)
R-E (Residence Estates) zoning

open space is not required less than 12 units -

Variance required - site less than 5 acres. → RPD.

6 ft Landscape buffer along Gilbert Lane and El Campo Grande
Trees spaced 1 per 30 linear feet

~~Waiver~~ Waiver - 130 ft where 220 is required
intersection

• Public Works - probably Urban

• Drainage Study

• Pay traffic impact fee

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 05:22 PM

Submitted By

Page 1

A/P # 18055 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 15:07	984478	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-18055 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JACOB N. JESSOP - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) TO: R-PD2 (Residential Planned Development - 2 UNITS PER ACRE) on 2.24 acres at 5800 Gilbert Lane (APN 125-26-402-001), Ward 6 (Ross).

Parent A/P #

Project #	18055	Project/Phase Name	Phase #
Size/Area	2.24 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed
% Complete Formula			0.00

Property/Site Information

Parcel 12526402001

Location

Owner/Tenant

Contact ID AC1304378	Name	JACOB N. JESSOP	Organization	
Mailing Address 5800 GILBERT LANE			State/Province NEVADA	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89130			Evening Phone	
Day Phone (435)874-1285 x			Mobile #	
Fax (435)874-1287				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

5800 GILBERT LN
UNINCORPORATED, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12526402001

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 11/07/2006 05:22 PM

Submitted By

Page 2

REZONING

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

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

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

There are no items in this list

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

12/21/2006	PC	SCHEDULED				
DSULLIVAN	11/07/2006			0	0	0

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	984018	11/07/2006 15:33		0.00
	Dorothy Rosino, paid cash, 419-4924				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RE ZONING
 Project Address (Location) 5800 Gilbert Lane Las Vegas, NV 89130
 Project Name Residences at El Campo Pines Proposed Use SFR
 Assessor's Parcel #(s) 125-26-402-001 Ward # 6
 General Plan: existing RMP proposed RE Zoning: existing RE proposed RPD2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.24 Lots/Units 4 Density 1.79
 Additional Information _____

PROPERTY OWNER Jacob N Jessop Contact Jacob Jessop
 Address 5800 Gilbert Lane Phone: (435) 874-1285 Fax: (435) 874-1287
 City Las Vegas State NV Zip 89130

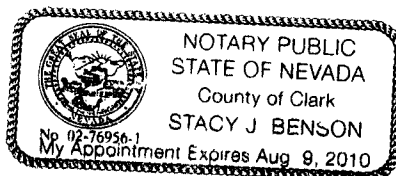
APPLICANT Jacob N Jessop Contact Jacob Jessop
 Address 5800 Gilbert Lane Phone: (435) 874-1285 Fax: _____
 City Las Vegas State NV Zip 89130

REPRESENTATIVE Peak Development Services Contact Landon Christopherson
 Address 1000 Green Valley Pkwy Ste 300-231 Phone: (702) 521-7021 Fax: (702) 446-0469
 City Henderson State NV Zip 89074

Property Owner Signature* Jacob N. Jessop
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Jacob N Jessop

Subscribed and sworn before me
 This 6 day of November, 2006
Stacy J Benson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-18055</u>
Meeting Date:	<u>12/21/06</u>
Total Fee:	<u>\$1000.00</u>
Date Received:*	<u>11/7/06</u>
Received By:	<u>ONL</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

PEAK LAND SERVICES

October 10, 2006

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

RE: Single Family Residential Plan Review - Justification Letter

To Whom It May Concern:

On behalf of Jacob Jessop, Peak Land Services respectfully request consideration of the enclose site development plan for a proposed single-family residential subdivision. This area was recently annexed into the City of Las Vegas. The property is currently zoned Rural Estates with a land use of Rural Estates. The proposed property would yield 4 sites on 1.91 acres. To allow the density being proposed a zoning classification of RPD-2 would be necessary.

There have been significant changes in the character of the area over the last few years. The property is currently surrounded by RPD-4 to the north, RPD-2 to the southeast and RE to the east, west and south. The property is being designed so that traffic will be routed onto El Campo Grande Avenue therefore keeping additional traffic off Gilbert Lane, the existing neighborhood street.

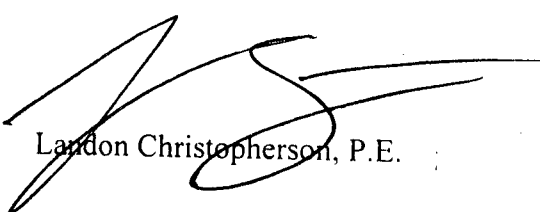
The density of the project is consistent with the existing land uses in the surrounding area. The area has significantly developed over the last few years to provide beautiful single family homes for Las Vegas residents.

The project shall not adversely affect the public services in the area. The project would ultimately improve the services by extending the existing utilities in the area.

We feel this project would be a desirable product to the community and in no way is setting and undesirable precedent in the area.

Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,
Peak Land Services



Landon Christopherson, P.E.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18055** APN: **125-26-402-001**

Name of Property Owner: **JACOB N JESSOP**

Name of Applicant: **JACOB N JESSOP**

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: _____

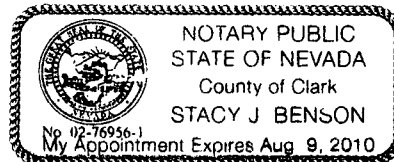
Signature of Property Owner: *Jacob N Jessop*

Print Name: Jacob N Jessop

Subscribed and sworn before me

This 6 day of NOV, 2006

Stacy J Benson
Notary Public in and for said County and State



Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	125-26-402-001
OWNER AND MAILING ADDRESS	JESSOP JACOB N 5800 GILBERT LN LAS VEGAS NV 89130-1219
LOCATION ADDRESS CITY/TOWNSHIP	5800 GILBERT LN LAS VEGAS
ASSESSOR DESCRIPTION	PT SW4 SW4 SEC 26 19 60
RECORDED DOCUMENT NO.	* 20060217:03329
RECORDED DATE	02/17/2006
VESTING	NO STATUS

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

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	15665
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	131250	196000
IMPROVEMENTS *	54880	58723
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	186130	254723
TAXABLE VALUE LAND+IMP	531800	727780
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	1.91 Acres	
ORIGINAL CONST. YEAR	1980	
LAST SALE PRICE MONTH/YEAR	964700 02/06	
LAND USE	RESIDENTIAL SINGLE FAMILY	
DWELLING UNITS	1	

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	3250	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	2500	STORIES	TWO STORY	POOL	NO
2ND FLOOR SQ. FT.	750	BEDROOMS	4	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	600	FIREPLACE	1	ROOF TYPE	BUILT-UP

AMR P.T.T.S 4,921.50
APN 125-26-402-001

Title Order No. 5116005442
Escrow No. 5116005442-MR
WHEN RECORDED MAIL TO:

Name Jacob N. Jessop
Street Address 5800 GILBERT LANE
LAS VEGAS, NV 89130

City & State L

MAIL TAX STATEMENTS TO: Grantee at address above

20060217-0003329

Fee \$15.00
N/C Fee \$25.00

RPTT: \$4,921.50

02/17/2006

14:23:56

120060030629

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Frances Deane

BGN

Clark County Recorder

Pgs: 3

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Victor E. Smith, Trustee and Jaroslava M. Smith, Trustee, As Trustees under
the Smith Family Trust Dated January 15, 1998

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
Jacob N. Jessop, an unmarried man

that property in Clark
described as:

County, Nevada,

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Dated Feb 15, 2006

STATE OF NEVADA

COUNTY OF Clark

On Feb 15, 2006 before me,
the undersigned, a Notary Public in and for said State,
personally appeared Victor E. Smith, Trustee
Jaroslava M. Smith, Trustee

Victor E. Smith, Trustee

Jaroslava M. Smith, Trustee

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name Michelle Ryan

ORTC 410 4/2003

(typed or printed)



(This area for official notarial seal)

**STATE OF NEVADA
DECLARATION OF VALUE
WHEN RECORDED MAIL TO:**

Name Jacob N. Jessop
Address 5800 Gilbert Lane
Las Vegas, NV 89130

MAIL TAX STATEMENTS TO: Give at address above

1. Assessor Parcel Number(s)

- a) 125-26-402-001
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/twnhse d) ☐ Duplex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

3. Total Value/Sales Price of Property
Deed in Lieu of Foreclosure Only
Transfer Tax Value:
Real Property Transfer Tax Due

15 \$ 964,700.00
(_____)
\$ 964,700.00
\$ 4,921.50

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant 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 allowance 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 [Signature]

Capacity Grantor

Signature Jacob N. Jessop

Capacity Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Victor E. Smith, Trustee et
Address: 5800 Gilbert Lane
City: Las Vegas
State: NV Zip: 89130

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Jacob N. Jessop
Address: 5800 Gilbert Lane
City: Las Vegas
State: NV Zip: 89130

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

Print Name: Old Republic Title Company
Address: 140 N. Stephanie St
City: Henderson
State: NV Zip: 89074

Escrow # 5116005442 - mlu

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

3329

Order No. : 5116005472-MLR

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area and is described as follows:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B.&M., County of Clark, State of Nevada described as follows:

Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26, as said point is designated on that certain unrecorded Survey performed by Bills-Turegun & Associates, Inc., for Gil Gilbert; thence North $01^{\circ}36'27''$ East along the East line thereof a distance of 50.53 feet to a point; thence North $80^{\circ}06'03''$ West along the North line of the South 50 feet of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26 a distance of 322.96 feet; thence North $01^{\circ}36'27''$ East along a line parallel to, and 284.58 feet Easterly of, the East Right-of-Way of Gilbert Lane (60 feet wide) a distance of 742.52 feet to the TRUE POINT OF BEGINNING; thence North $81^{\circ}55'18''$ West a distance of 286.40 feet to a point on said East right-of-way line of Gilbert Lane; thence North $01^{\circ}36'27''$ East along said East Right-of-way line a distance of 238.48 feet to a point of tangency of a curve concave to the Southeast and having a radius of 20.00 feet; thence Northeasterly along said curve, through a central angle of $89^{\circ}53'07''$ an arc length of 31.38 feet to a point of reverse curvature of a curve concave to the Northwest and having a radius of 1150.00 feet; thence Northeasterly along said curve, being the Southerly right-of-way line of El Campo Grande Avenue (60 feet wide), through a central angle of $13^{\circ}18'28''$ an arc length of 267.10 feet to the Northwest corner of that certain parcel of land as conveyed to ROY D. THRUSH AND WANDA THRUSH by deed recorded 23 November, 1971, as Document No. 147066, Clark County, Nevada Records; thence South $01^{\circ}36'27''$ West, along the West line thereof a distance of 322.34 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a right-of-way and easement, with the right of ingress and egress for maintenance of same, for water pipe lines over, under, along and across the West three (3) feet of that certain property described in Deed recorded April 19, 1973 as Document No. 279571, Official Records, Clark County Nevada records.

Plans (PMT)



Separator Sheet

APN Map



Separator Sheet
