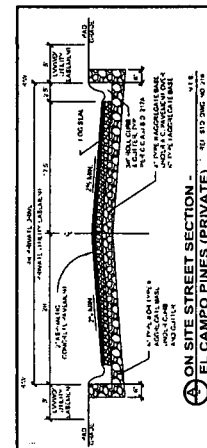
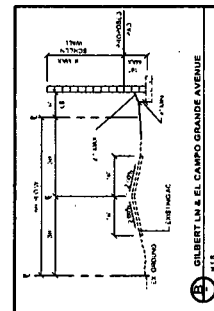
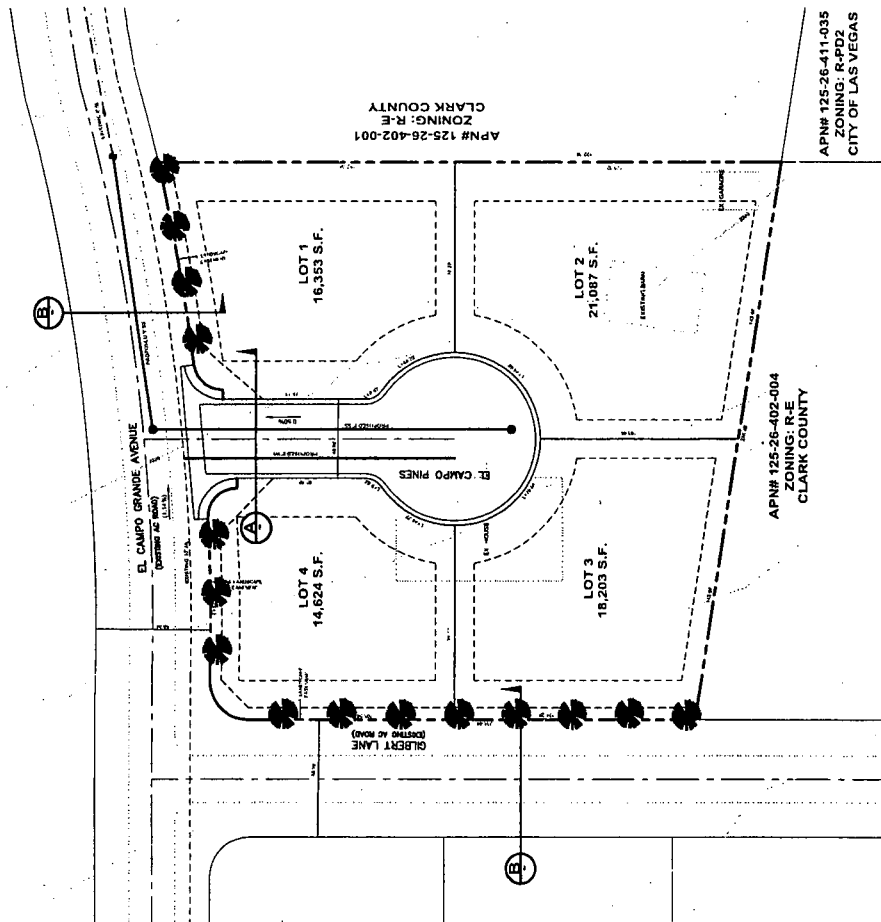
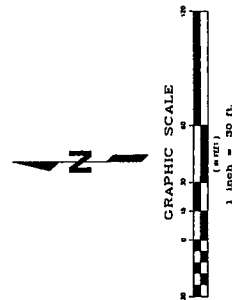


Plans (PMT)



Separator Sheet

APN #125-26-402-001
BEING A PORTION OF SECTION 26, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



SYMBOL	QTY	SPECIES	COMMON NAME	SIZE	SPACING
	31.14	ACACIA TIKOUMELA	B-COLLINED ACACIA	34' 80"	4' B C

VAR-18059

12/21/06 PC

RECEIVED
NOV 07 2006

ANOV 07 2006

[illegible]

JACOB
JESSOP

PEARL DEVELOPMENT SERVICES

RESIDENCES AT
EL CAMPO PINES
APN #125-26-402-001
LANDSCAPE PLAN

ENGINEER'S SEAL
SCALE
1" = 30'
SHEET NUMBER
1 OF 1
JOB NUMBER

PROJECT DATA

[illegible][illegible]

ENGINEER
P.E. / 10 YRS. OF EXP. / 10 YRS. OF EXP.
PEAK DEVELOPMENT OF REVENUES
AND PROFITS 2000-2004
BUILT 2
LAS VEGAS, NV 89101
CONTACT: LARSON CHRISTOPHER@AOL.COM
P. 405. 1167.45-4006

OWNER / DEVELOPER
 214-346-7171 • 214-346-7171 • 214-346-7171
JACOB JESOP
 3400 GLEN AVENUE
 LAS VEGAS, NV 89106
 (702) 492-4929

NOTICE OF DEED

**STUDY BY CHARLES
WATSON AND OTHERS**

BASIS OF READINGS

THE BASIS OF TRAINING

БЕЛОРУСЬ

[illegible]

PLANT LEGEND

NOV 07 2006

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 2:48 pm

VAR-18059

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

VAR-18059

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

Refund Total: \$ 600.00

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 GILBERT LANE

Address

LAS VEGAS, NV 89130

City, State, Zip Code

In the amount of

\$ 6000 -

For the following:

NO GR #

12-7-06

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

Date

\$ 6000 -

Amount

VAR-18059

For

Deposited by

Reason for refund:

THE APPLICATION IS NOT NEEDED

PER DODGE RANKIN.

Claimant Signature

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

[Signature]

Authorized by

PLANNING MANAGER

Title

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
					\$ 5000 -
					\$ 5000 -

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**Credit Memo****Report Date** 12/07/2006 02:49 PM**Submitted By**

Page 1

Trn #	82116	Trn Date	12/07/2006 14:49	Template Type	PRJ	A/P #	18059
Customer	JACOB N. JESSOP						
Address	5800 GILBERT LANE						
	LAS VEGAS NEVADA 89130						

Refunded Fees

Item	Amount
Overpayment	600.00
Total Amount	600.00
Total Amount Due	600.00

CREDIT MEMO

Trn Date	12/07/2006 14:49	A/P #	18059
Customer	JACOB N. JESSOP		

000082116000000060000

000082116000000060000

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 AND
DEVELOPMENT

Jim Marshall AC 12/21/06
WVR 18064
SDR 18065
~~RON 18055~~
~~KAR 18059~~

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-18059

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
*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
11/07/2006

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

VAR-18059 - VARIANCE RELATED ZON-18055 AND WVR-18054 - PUBLIC HEARING -
APPLICANT/OWNER: JACOB N. JESSOP - Request for a Variance TO ALLOW FOR A RESIDENTIAL
PLANNED DEVELOPMENT ON 2.24 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.24
acres at 5800 Gilbert Lane (APN 125-26-402-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2
(Residential Planned Development - 2 Units Per Acre) Zone], 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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: ☒ Rolled/Colored Plans: ☐				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> 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		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> 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 <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> 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		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> 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: Landon Christopherson Application Type: Variance Less than 5 acres
 APN: 125-26-402-001 Location: 5800 Gilbert Lane
 Planner: [Signature] Pre-App Meeting Date: 10-30-06 Earliest PC Date: 12-21-06

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 05:17 PM

Submitted By

Page 1

A/P # 18059 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 15:15	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

VAR-18059 - VARIANCE RELATED ZON-18055 - PUBLIC HEARING - APPLICANT/OWNER: JACOB N. JESSOP - Request for a Variance TO ALLOW FOR A RESIDENTIAL PLANNED DEVELOPMENT ON 2.24 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.24 acres at 5800 Gilbert Lane (APN 125-26-402-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

Parent A/P #

Project #	18059	Project/Phase Name	Phase #
Size/Area	2.24	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

There is no planning condition for this project.

N	Parent Project link required?	Final City Council letter received
Y	Will this go to the City Council?	Annotated minutes received
		Is there a condition of approval for a Required Review?
		If yes, when does it need to be reviewed?

Meeting Information		Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date		
12/21/2006		PC	SCHEDULED			
DSULLIVAN		11/07/2006		0	0	0

No children exist for this project

No Employee Entries

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: VarianceProject Address (Location) 5800 Gilbert Lane Las Vegas, NV 89130Project Name El Campo Pines Proposed Use SFRAssessor's Parcel #(s) 125-26-402-001 Ward # 6General Plan: existing RNP proposed _____ Zoning: existing RE ☒ proposed RPD2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.24 Lots/Units 4 Density 1.79 per acre

Additional Information _____

PROPERTY OWNER Jacob N. Jessop Contact _____Address 5800 Gilbert Lane Phone: _____ Fax: _____City Las Vegas State NV Zip 89130APPLICANT Jacob N. Jessop Contact _____Address 5800 Gilbert Lane Phone: _____ Fax: _____City Las Vegas State NV Zip 89130REPRESENTATIVE Peak Land Services Contact Landon ChristophersonAddress 1000 N Green Valley Pkwy Ste 300-231 Phone: (702) 521-7021 Fax: (702) 448-0469City Henderson State NV Zip 89074Property 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 7TH day of NOVEMBER, 20 06Linda Hartman-Maynard

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18059</u>
Meeting Date:	<u>12/21/06</u>
Total Fee:	<u>\$600.00</u>
Date Received:*	<u>11/7/06</u>
Received By:	<u>[Signature]</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.

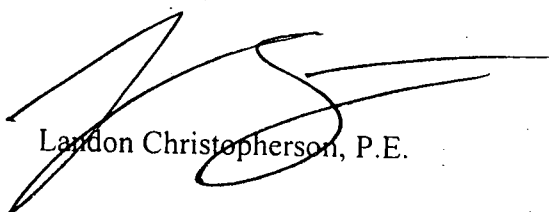
The density of the project is consistent with the existing land uses in the surrounding area. The area has significantly developed over the last few years to provide beautiful single family homes for Las Vegas residents.

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: **VAR-18059** APN: 125.26.402.001

Name of Property Owner: Jessop, Jacob N.

Name of Applicant: Jessop, Jacob N.

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 27th day of November, 2006

Linda Hartman-Maynard

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

AM&R.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 RPTT: \$4,921.50
N/C Fee \$25.00

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
(typed or printed)

ORTT: 410 4/2003



(This area for official notarial seal)

COPIES

@ at address

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Journal compilation © 2006 Blackwell Publishing Ltd

- Single Fam. Res
4 Plex
Comm'l/Ind'l
Mobile Home

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

- (value of property)
 15
 \$ 964,700.00
 ()
 \$ 964,700.00
 \$ 4,921.50

- 'S 375.090, Section

- Transfer Tax Exemption
- Explain Reason for Exemption

- The undersigned declares a
and NRS 375.110, that the inform
and can be supported by docume
Furthermore, the parties agree th
additional tax due, may result in
Pursuant to NRS 375.030, the Bu
amount owed.

acknowledges, under penalty of perjury, pursuant NRS 375.060 provided is correct to the best of their information and belief, and if called upon to substantiate the information provided herein. In the event of a disallowance of any claimed exemption, or other determination of deficiency, a penalty of 10% of the tax due plus interest at 1% per month. Buyer and Seller shall be jointly and severally liable for any additional

Capacity Grantor

Capacity Coran to

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

RECORDING (required if not seller or buyer)

Escrow # 5116005442 - mlu²

3320

Order No. : 5116005442-MLR

EXHIBIT "A"

The land referred to is located 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 12 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 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 241.52 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.

APN Map



Separator Sheet

NOTES

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 1117 ORIGINAL

MAP LEGEND

45

AVERAGE
DA VALUE

001

PARCEL BOUNDARY

1.00

SUBD BOUNDARY

ROAD EASEMENT

PW/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEC NUMBER

PLAT RECORDING NUMBER

5

BLOCK NUMBER

LOT NUMBER

5

COV. LOT NUMBER

T19S R60E

26

S 2 SW 4

125-26-4

RSR

RCOE

RSE

99

100

101

6

5

4

3

2

1

125

124

126

125

124

18

17

16

15

14

13

137

138

139

51

52

53

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4

3

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1

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3

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1

5

4

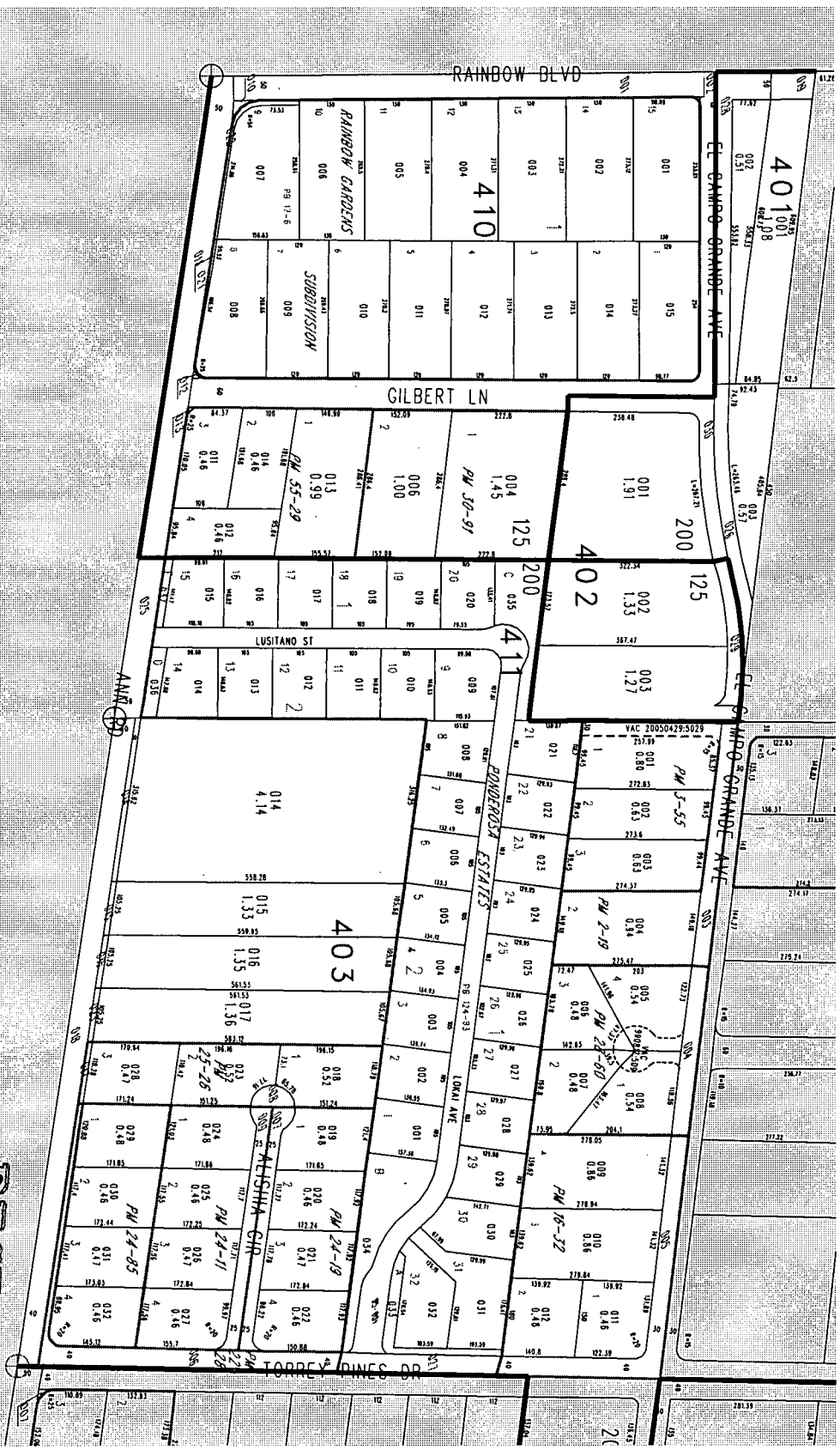
3

2

1

Scale: 1"=200'

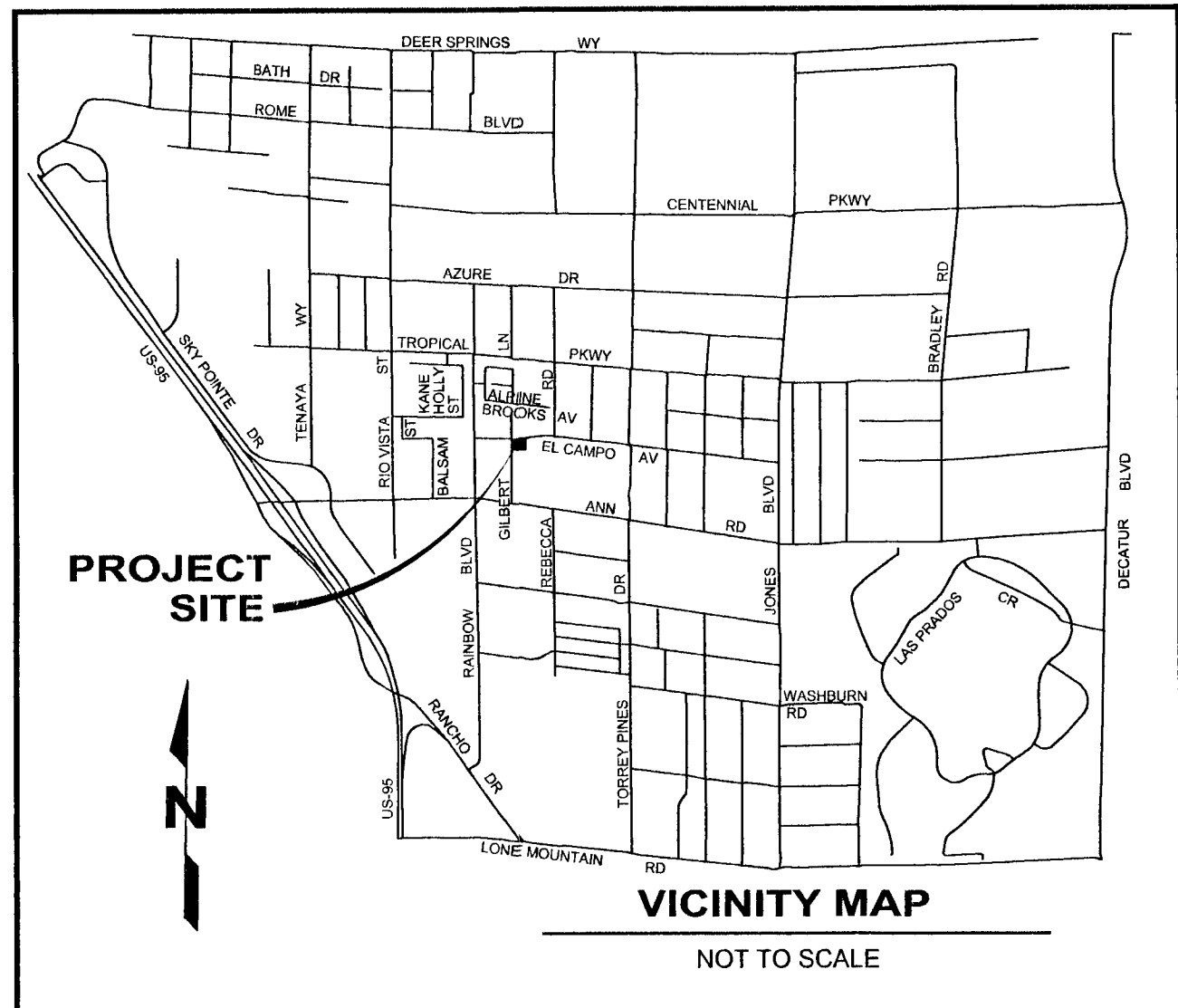
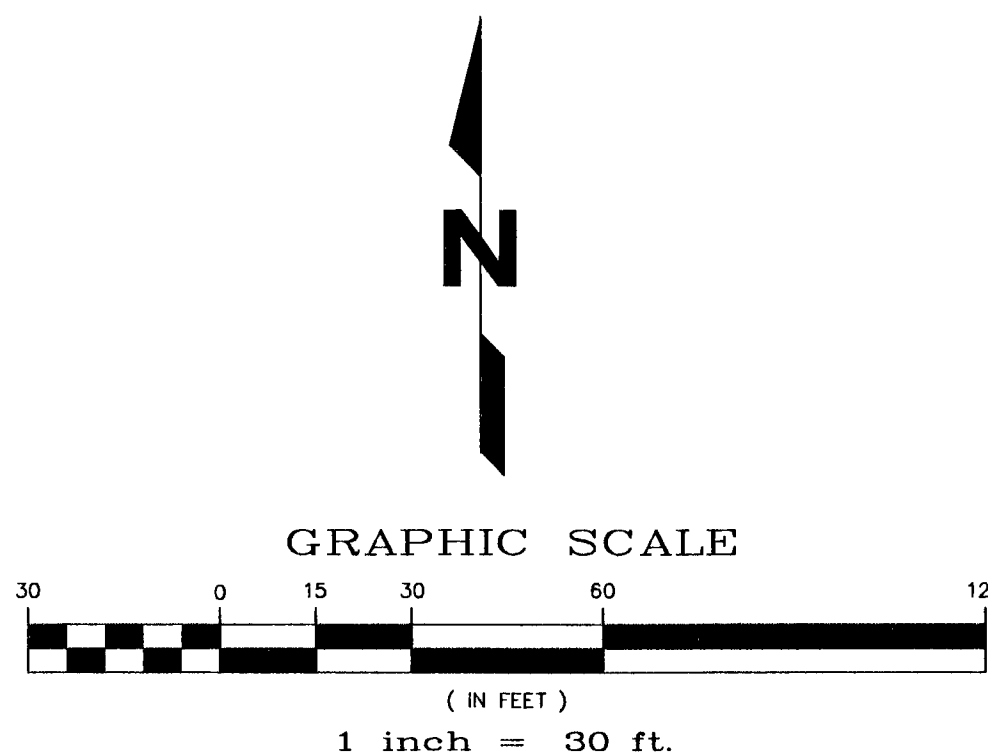
Rev: 09/05/06



VAR-18059
12/21/06 PC
RECEIVED
NOV 07 2006
DIST 125.200

SITE PLAN
FOR EL CAMPO PINES

APN #125-26-402-001
BEING A PORTION OF SECTION 26, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



ENGINEER

PEAK DEVELOPMENT SERVICES
6402 McLEOD DRIVE
SUITE 2
LAS VEGAS, NV 89120
CONTACT: LANDON CHRISTOPHERSON, P.E.
PHONE: (702) 451-5700

OWNER / DEVELOPER

JACOB JESSOP
5800 GILBERT LANE
LAS VEGAS, NV 89130
(702) 000-0000

PRIVATE STREET:
THE PRIVATE STREET WILL BE A PUE, CITY OF LAS VEGAS
PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT
TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE
PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF
THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS
LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD
ZONE. THERE ARE NO IRRIGATION OR DRAINAGE
EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE ALONG EL CAMPO GRANDE
AVE AND GILBERT LN WILL BE MAINTAINED BY A LANDSCAPE
MAINTENANCE ASSOCIATION. THERE ARE NO
RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC
USES.

PROJECT DATA

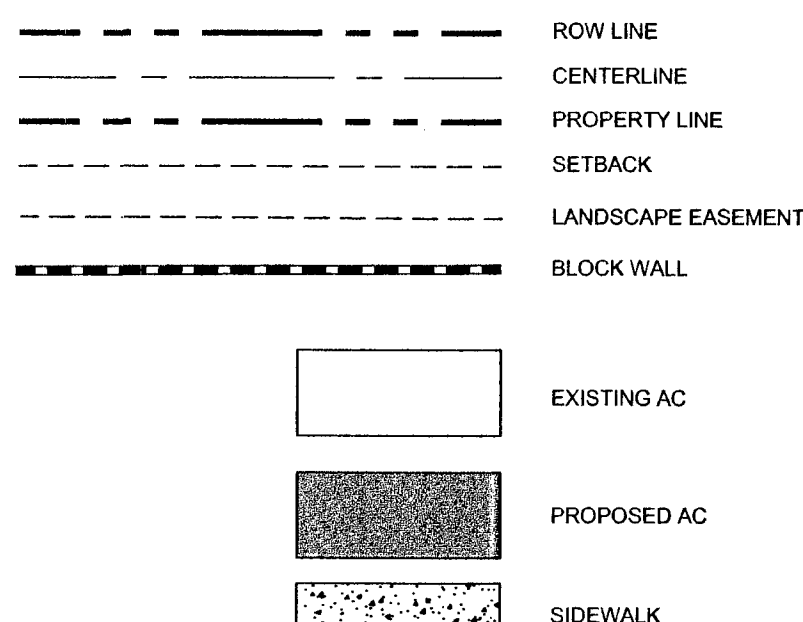
ASSESSORS NO: 125-26-402-001
ACREAGE: 1.91 +/- NET ACRES
2.24 +/- GROSS ACRES
AVERAGE LOT SIZE: 16,353 NET S.F. (0.38+ ACRES)
DENSITY: ALLOWED: 2 PER AC.
PROPOSED (4): 1.79 PER AC.
ZONING: EXISTING: RE
PROPOSED: R-PD2
MINIMUM SETBACKS: FRONT - 20'
REAR - 20'
SIDE - 10'
CORNER - 15'
UTILITY SERVICES: WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: LAS VEGAS WATER RECLAMATION
GAS: SOUTHWEST GAS
POWER: NEVADA POWER
CABLE: COX COMMUNICATION
PHONE: SPRINT CENTRAL TELEPHONE CO
SEWER CONTRIBUTION: AVERAGE = 700 GPD
PEAK = 2,183 GPD

LEGAL DESCRIPTION

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.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, THENCE NORTH 01° 36' 27" EAST ALONG THE EAST LINE
THEREOF A DISTANCE OF 30.53 FEET; THENCE NORTH 89° 06' 03" WEST ALONG THE NORTH LINE OF
THE SOUTH 50 FEET OF THE SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SAID SECTION 26 A DISTANCE OF 322.96 FEET; THENCE NORTH 01° 36' 27" EAST ALONG A LINE
PARALLEL TO AND 284.58' EASTERLY OF THE EAST RIGHT-OF-WAY OF GILBERT LANE (80 FEET WIDE) A
DISTANCE OF 742.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81° 55' 18" WEST A DISTANCE
OF 286.40 FEET; THENCE NORTH 01° 36' 27" EAST A DISTANCE OF 238.48 FEET TO A POINT OF
TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET; THENCE
NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 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 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 13° 19' 28" AN ARC LENGTH OF 267.10 FEET; THENCE SOUTH 01° 36' 27" WEST A DISTANCE OF 322.34
FEET TO THE POINT OF BEGINNING.

LEGEND



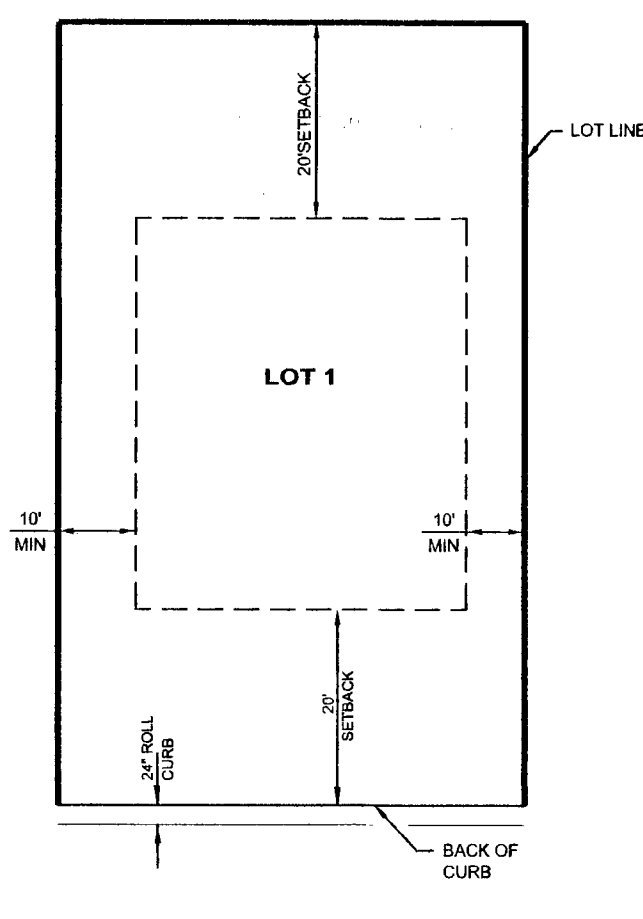
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS IS N 01° 36' 27" E BEING THE WEST LINE
OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER
(SE 1/4), SECTION 26 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
BEING THE CENTERLINE OF GILBERT LANE.

BENCHMARK

#1LV50 34NEEB
CITY OF LAS VEGAS PIN & PLATE IN TOP OF CURB SE CORNER OF
ANN RD. & PAINTED MIRAGE RD.
ELEVATION = 2,362.38 FEET OR 720.051 METERS
NAVD 88 DATUM

TYPICAL LOT DETAIL



RESIDENCES AT
EL CAMPO PINES
APN #125-26-402-001
SITE PLAN

RECEIVED
NOV 07 2006

ENGINEER'S SEAL

SCALE
1" = 30'

SHEET NUMBER
1 OF 1

JOB NUMBER

VAR-18059
12/21/06 PC