

# APN Map

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Separator Sheet

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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 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE  
OR VALUE  
45

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

119S R60E

26

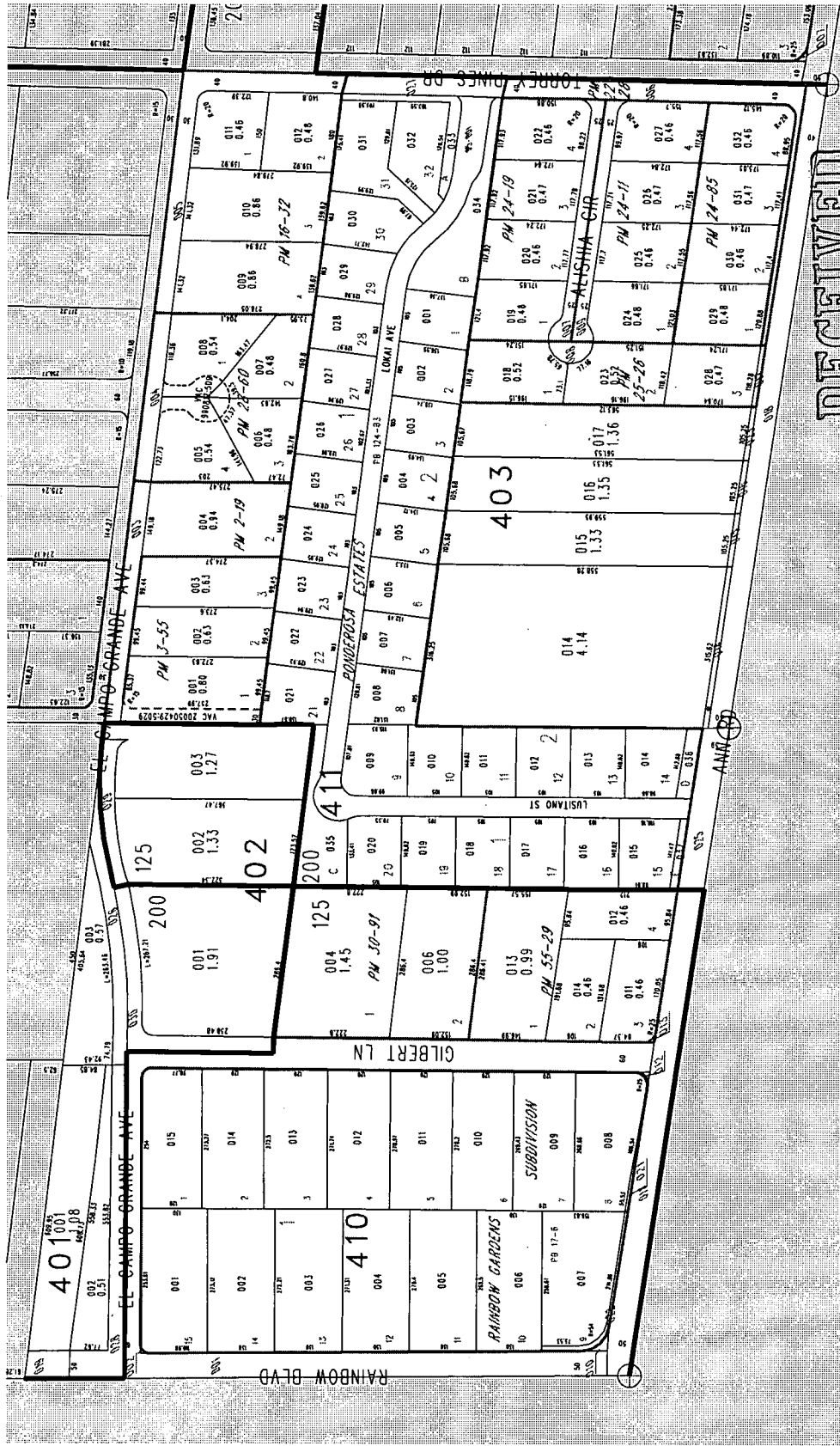
S 2 SW 4

125-26-4

Scale: 1"=200'

Rev: 09/05/06

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DECEIT

TAX DIST 125.200  
NOV 07 2006  
SDR-18065  
12/21/06 PC

# Deed

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# Separator Sheet

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| GENERAL INFORMATION            |                                                              |
|--------------------------------|--------------------------------------------------------------|
| PARCEL NO.                     | 125-26-402-001                                               |
| OWNER AND MAILING ADDRESS      | JESSOP JACOB N<br>5800 GILBERT LN<br>LAS VEGAS NV 89130-1219 |
| LOCATION ADDRESS CITY/TOWNSHIP | 5800 GILBERT LN<br>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<br>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     |

AMxR.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

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

Victor E. Smith, Trustee  
Jaroslava M. Smith, Trustee



(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:** Grantee 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) ☒ 4 Plex

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 \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption \_\_\_\_\_

b. Explain Reason for Exemption \_\_\_\_\_

5. Partial Interest: Percentage being \_\_\_\_\_

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060, that the information provided is correct to the best of their information and belief, and can be supported by documents if called upon to substantiate the information provided herein. Furthermore, the parties agree that the allowance of any claimed exemption, or other determination of the Department of Taxation, 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 Jacob N. Jessop

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

Print Name: Victor E. Smith

Address: 5800 Gilbert Lane

City: Las Vegas

State: NV Zip: 89130

**COMPANY/PERSON REQUESTING**

Print Name: Old Republic Title

Address: 140 N. Stephanie St

City: Henderson

State: NV Zip: 89074

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

Value of property) \$ 964,700.00  
( \_\_\_\_\_ )  
\$ 964,700.00  
15 \$ 4,921.50

NRS 375.090, Section \_\_\_\_\_

Transferred: 100 %

I, the undersigned, acknowledge, under penalty of perjury, pursuant to NRS 375.060, that the information provided is correct to the best of their information and belief, and can be supported by documents if called upon to substantiate the information provided herein. Furthermore, the parties agree that the allowance of any claimed exemption, or other determination of the Department of Taxation, 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.

Capacity Grantor

Capacity Grantor

**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)

Company \_\_\_\_\_ Escrow # 5116005442 MLK

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

3329

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 18 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 Lane; 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 741.52 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 167.10 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.

# SOFI

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# Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18065** 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: \_\_\_\_\_

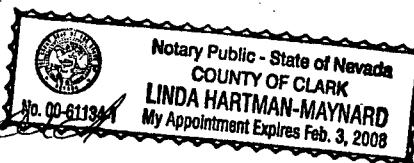
Signature of Property Owner: Jacob N. Jessop

Print Name: Jacob N Jessop

Subscribed and sworn before me

This 7th day of November 2004

Linda Hartman-Maynard  
Notary Public in and for said County and State



# Justification Letter

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# Separator Sheet

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# 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.

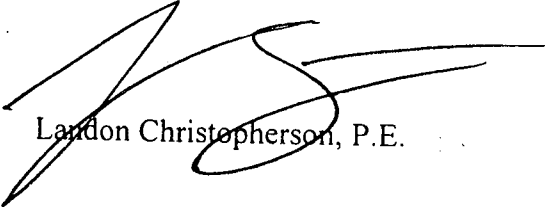
The density of the project is consistent with the existing land uses in the surrounding area. The area has significantly developed over the last few years to provide beautiful single family homes for Las Vegas residents.

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.

# Application

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Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: SDPR

Project Address (Location) 5800 Gilbert Lane Las Vegas, NV 89130

Project Name El Campo Pines Proposed Use SFR

Assessor's Parcel #(s) 125-26-402-001 Ward # 6

General Plan: existing RNP proposed 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 <u>Jacob N. Jessop</u> | Contact _____                    |
| Address <u>5800 Gilbert Lane</u>      | Phone: _____ Fax: _____          |
| City <u>Las Vegas</u>                 | State <u>NV</u> Zip <u>89130</u> |

|                                  |                                  |
|----------------------------------|----------------------------------|
| APPLICANT <u>Jacob N. Jessop</u> | Contact _____                    |
| Address <u>5800 Gilbert Lane</u> | Phone: _____ Fax: _____          |
| City <u>Las Vegas</u>            | State <u>NV</u> Zip <u>89130</u> |

|                                                     |                                                         |
|-----------------------------------------------------|---------------------------------------------------------|
| REPRESENTATIVE <u>Peak Land Services</u>            | Contact <u>Landon Christopherson</u>                    |
| Address <u>1000 N Green Valley Pkwy Ste 300-231</u> | Phone: <u>(702) 521-7021</u> Fax: <u>(702) 446-0469</u> |
| City <u>Henderson</u>                               | State <u>NV</u> Zip <u>89074</u>                        |

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 V. Jessop

Subscribed and sworn before me

This 7<sup>TH</sup> day of NOVEMBER, 20 06

Linda Hartman-Maynard

Notary Public in and for said County and State



#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-18065</u> |
| Meeting Date:   | <u>12/21/06</u>  |
| Total Fee: \$   | <u>800.00</u>    |
| Date Received:* | <u>11/7/06</u>   |
| Received By:    | <u>D. J. H.</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.

# Hansen Sheet

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# Separator Sheet

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Report Date 11/07/2006 05:24 PM

Submitted By

Page 1

A/P # 18065 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 11/07/2006 15:26 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

SDR-18065 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18055 - PUBLIC HEARING - APPLICANT/OWNER: JACOB N. JESSOP - Request for a Site Development Plan Review FOR A PROPOSED 4-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION 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 #          | 18065     | 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                          |
| ZIP/PC 89130                      |      |                 | <input type="checkbox"/> Foreign |
| Day Phone (435)874-1285 x         |      |                 | Evening Phone                    |
| Fax (435)874-1287                 |      |                 | Mobile #                         |

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.

Report Date 11/07/2006 05:24 PM

Submitted By

Page 2

**SITE PLAN REVIEW**

N DINA Required? N Project of Regional Significance? Final City Council letter received  
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, AdminPUBLC

**Meeting Information**

| Meeting Info<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 12/21/2006                                           | PC                       | SCHEDULED                     |               | 0         | 0        | 0           |
| DSULLIVAN                                            | 11/07/2006               |                               |               |           |          |             |

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

No children exist for this project

Employee  
Employee ID Last First MI Comments

No Employee Entries

Log  
Action Description Entered By Start Stop Hours  
Comments

PAYMNT CK NAME,# WHO PICKED UP PERMIT 984018 11/07/2006 15:33 0.00  
Dorothy Rosino, paid cash, 419-4924

# Project Checklist

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Separator Sheet

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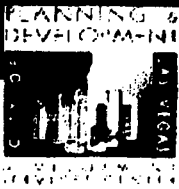
| Pre-Application Conference                                                                                          |                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST                          |  | Additional Notes |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------|--|------------------|
| Item Required                                                                                                       |                                     |                                                                                                        |  |                  |
| YES                                                                                                                 | NO                                  |                                                                                                        |  |                  |
| <b>APPLICATION</b>                                                                                                  |                                     |                                                                                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Signed and notarized by <i>all</i> property owners or authorized agent(s)                              |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Grant deed and legal description                                                                       |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>Detailed</i> justification letter                                                                   |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Reduced 8.5" x 11" copy of <i>all</i> plans and elevations                                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Full size, rolled, color copy of <i>all</i> plans and elevations                                       |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>900</u>                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Statement of Financial Interest                                                                        |  |                  |
| <input type="checkbox"/>                                                                                            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                                        |  |                  |
| <input type="checkbox"/>                                                                                            | <input checked="" type="checkbox"/> | Project of Regional Significance                                                                       |  |                  |
| <b>SITE PLAN</b> <span style="float: right;">Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u></span>          |                                     |                                                                                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                   |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                                               |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> building setbacks labeled                                                                   |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> adjacent existing land uses and street names labeled                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> points of ingress and egress shown                                                          |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | ADA accessibility requirements shown/labeled                                                           |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Parking standard(s) utilized: _____                                                                    |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Parking space count and typical dimensions labeled<br>#regular      #compact      #handicap      Total |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> free-standing sign locations shown and heights and sizes noted                              |  |                  |
| <b>LANDSCAPE PLAN</b> <span style="float: right;">Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u></span>      |                                     |                                                                                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                   |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> property lines and present dimensions labeled                                               |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> required perimeter landscape planters shown                                                 |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> required parking lot fingers/islands shown                                                  |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover                          |  |                  |
| <b>BUILDING ELEVATIONS</b> <span style="float: right;">Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u></span> |                                     |                                                                                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Scale and building dimensions labeled                                                                  |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | North, south, east, and west elevations of <i>all</i> buildings                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> building materials and colors noted                                                         |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 8" x 10" photo of original color and material board                                                    |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> wall sign locations shown and sizes noted                                                   |  |                  |
| <b>FLOOR PLANS</b> <span style="float: right;">Folded Plans: <u>1</u> Rolled Plans: <u>1</u></span>                 |                                     |                                                                                                        |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 11" x 17" min. to 24" x 36" max. page size                                                             |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | Scale and building dimensions labeled                                                                  |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | <i>All</i> building entrances/exits shown                                                              |  |                  |
| <input checked="" type="checkbox"/>                                                                                 | <input type="checkbox"/>            | 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: Site Development Plan Review (SOR)

APN: 125-26-402-001 Location: 5800 Gilbert Lane

Planner: [Signature] Pre-App Meeting Date: 10-30-06 Earliest PC Date: 12-21-06

☒ Meeting☐ Telephone

## Conversation Record

Project Name \_\_\_\_\_

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

| Name                         | Company/Department        | Phone               | FAX |
|------------------------------|---------------------------|---------------------|-----|
| <u>Landon Christopherson</u> | <u>Peak Land Services</u> | <u>702 521-7021</u> |     |
| <u>Gina Venglass</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.

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

Public Works - probably Urban

• Drainage Study

• Pay traffic impact fee

# Final DRT

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# Separator Sheet

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**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-18065 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18055, WVR-18064, AND VAR-18059 - PUBLIC HEARING - APPLICANT/OWNER: JACOB N. JESSOP** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION 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](mailto: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:**

# Route Form

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Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-18065**

### 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 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT                | DAVID BRATCHER                               | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                                   | TOM WILKING                                  | 3104 BONANZA ROAD                         |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                 | 2900 RONEMUS                              |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                   | 2900 RONEMUS                              |
| *SID (DPW)                                    | T. McDANIEL                                  | 4 <sup>th</sup> FLOOR CITY HALL           |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                  | WEST YARD                                 |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                | 330 VALLEY VIEW BOULEVARD                 |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | DOA J. MEADE,<br>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  
11/07/2006

# Refund

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Separator Sheet

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## City of Las Vegas Claim for Refund

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**Refund to be issued to:**

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

**Transaction Date:** December 7, 2006 2:58 pm

**SDR-18065**

NOTIFICATION & ADVERTISING FEE

*AUTHORIZED BY: DRANKIN*

**Refund Amount**

\$ 300.00

**SDR-18065**

PROCESSING FEE

*AUTHORIZED BY: DRANKIN*

**Refund Amount**

\$ 500.00

**Refund Total: \$ 800.00**

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

---

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

\$ 800 -

For the following:

NO GR#

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

12-7-06

Date

\$ 800 -

Amount

SDR-18065

For

Deposited by

Reason for refund: THE APPLICATION IS NOT NEEDED

PER DOUG KANKINI

Claimant Signature

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

FL. F.

Authorized by

PLANNING MANAGER

Title

| FUND ORG | ACCT | TASK | OPT. | ACT/WA | AMOUNT   |
|----------|------|------|------|--------|----------|
|          |      |      |      |        | \$ 500 - |
|          |      |      |      |        | \$ 300 - |

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

**Credit Memo**

**Report Date** 12/07/2006 03:00 PM

**Submitted By**

Page 1

|                 |                        |                 |                  |                      |     |              |       |
|-----------------|------------------------|-----------------|------------------|----------------------|-----|--------------|-------|
| <b>Trn #</b>    | 82119                  | <b>Trn Date</b> | 12/07/2006 14:59 | <b>Template Type</b> | PRJ | <b>A/P #</b> | 18065 |
| <b>Customer</b> | JACOB N. JESSOP        |                 |                  |                      |     |              |       |
| <b>Address</b>  | 5800 GILBERT LANE      |                 |                  |                      |     |              |       |
|                 | LAS VEGAS NEVADA 89130 |                 |                  |                      |     |              |       |

**Refunded Fees**  
**Item**

**Amount**

|                         |        |
|-------------------------|--------|
| Overpayment             | 800.00 |
| <b>Total Amount</b>     | 800.00 |
| <b>Total Amount Due</b> | 800.00 |

**CREDIT MEMO**

**Trn Date** 12/07/2006 14:59  
**Customer** JACOB N. JESSOP

**A/P #** 18065

\*000082119000000080000\*

\*000082119000000080000\*

**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  
CITY OF LAS VEGAS

Jim Marshall AC: 12/21/06

~~ZON-18055~~ WVR-18064  
~~KAR-18059~~ SDR-18068

# Plans (PMT)

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Separator Sheet

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# FLOOR PLAN NOTES

- 1. REFER TO SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS.
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS OTHERWISE NOTED.
- 3. ROOMS TO BE KEPT ARE SHOWN WITH BOLD LINES.
- 4. ROOMS TO BE REMOVED ARE SHOWN WITH DASHED LINES.
- 5. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
- 6. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
- 7. ALL CEILING ARE 8' HIGH UNLESS OTHERWISE NOTED.
- 8. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
- 9. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
- 10. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.
- 11. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
- 12. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 13. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
- 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.
- 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MECHANICAL CODE.
- 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL CODE.
- 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE PLUMBING CODE.
- 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FIRE PROTECTION CODE.
- 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ENVIRONMENTAL CODE.
- 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACCESSIBILITY CODE.

## NUMBERED NOTES

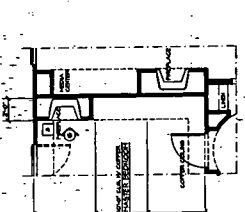
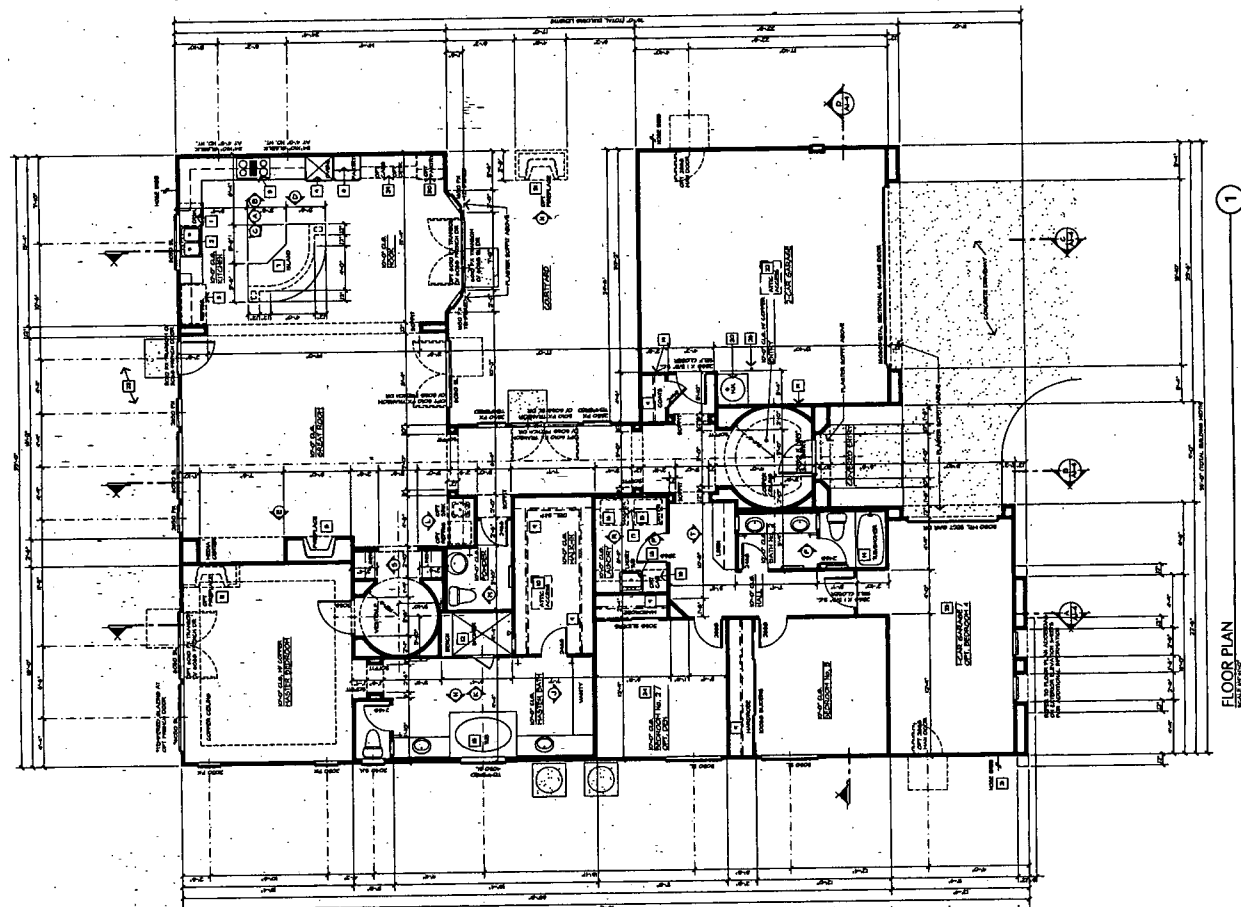
1. REFER TO SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS OTHERWISE NOTED.
3. ROOMS TO BE KEPT ARE SHOWN WITH BOLD LINES.
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20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACCESSIBILITY CODE.

## SQUARE FOOTAGE

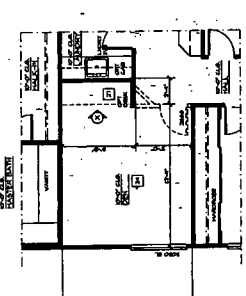
|                 |           |
|-----------------|-----------|
| 1. GROSS AREA   | 12,000 SF |
| 2. NET AREA     | 10,000 SF |
| 3. FLOOR AREA   | 10,000 SF |
| 4. CEILING AREA | 10,000 SF |
| 5. TOTAL AREA   | 20,000 SF |

**RECEIVED**  
NOV 14 2006

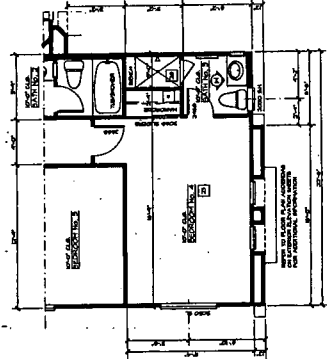
WVR-18064 VAR-18059  
ZON-18055 SDR-18065  
REVISED 12/21/06 PC



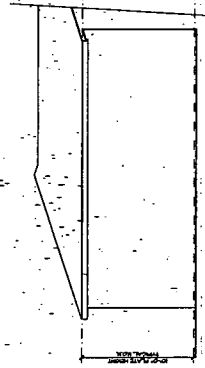
OPT FIREPLACE AT MSTR BRM



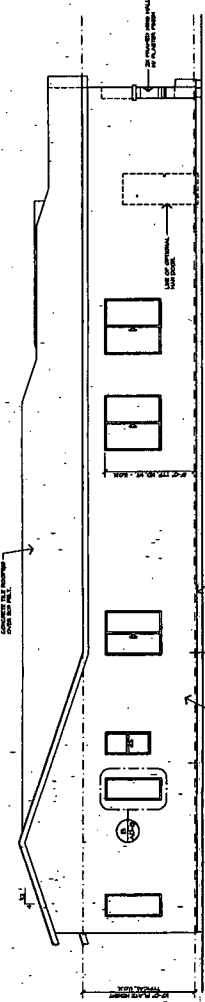
OPTIONAL DEN



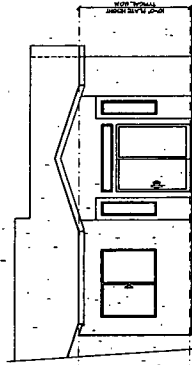
OPT BEDROOM No. 4 / BATH No. 7



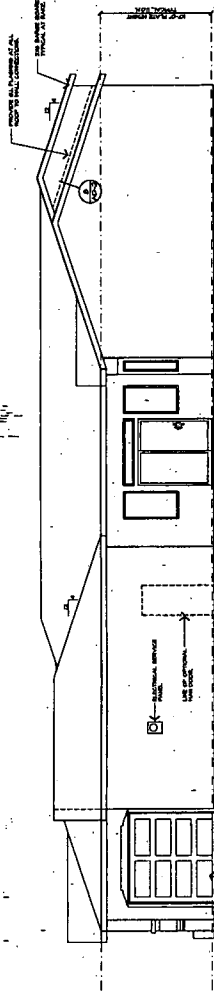
COURTYARD ELEVATION  
SCALE 1/8" = 1'-0"



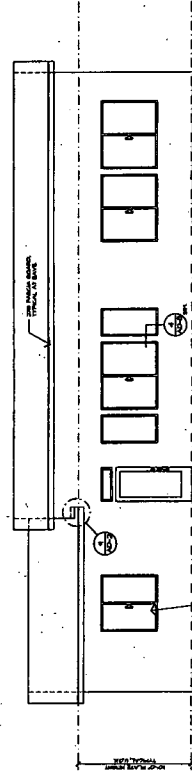
LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



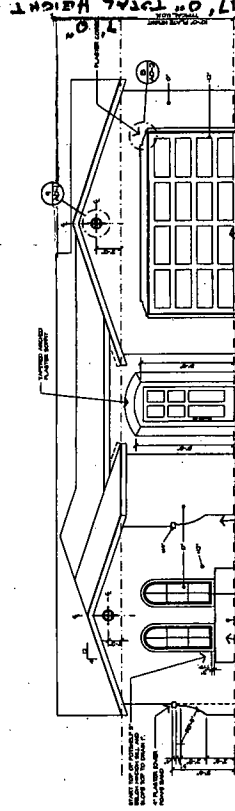
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SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



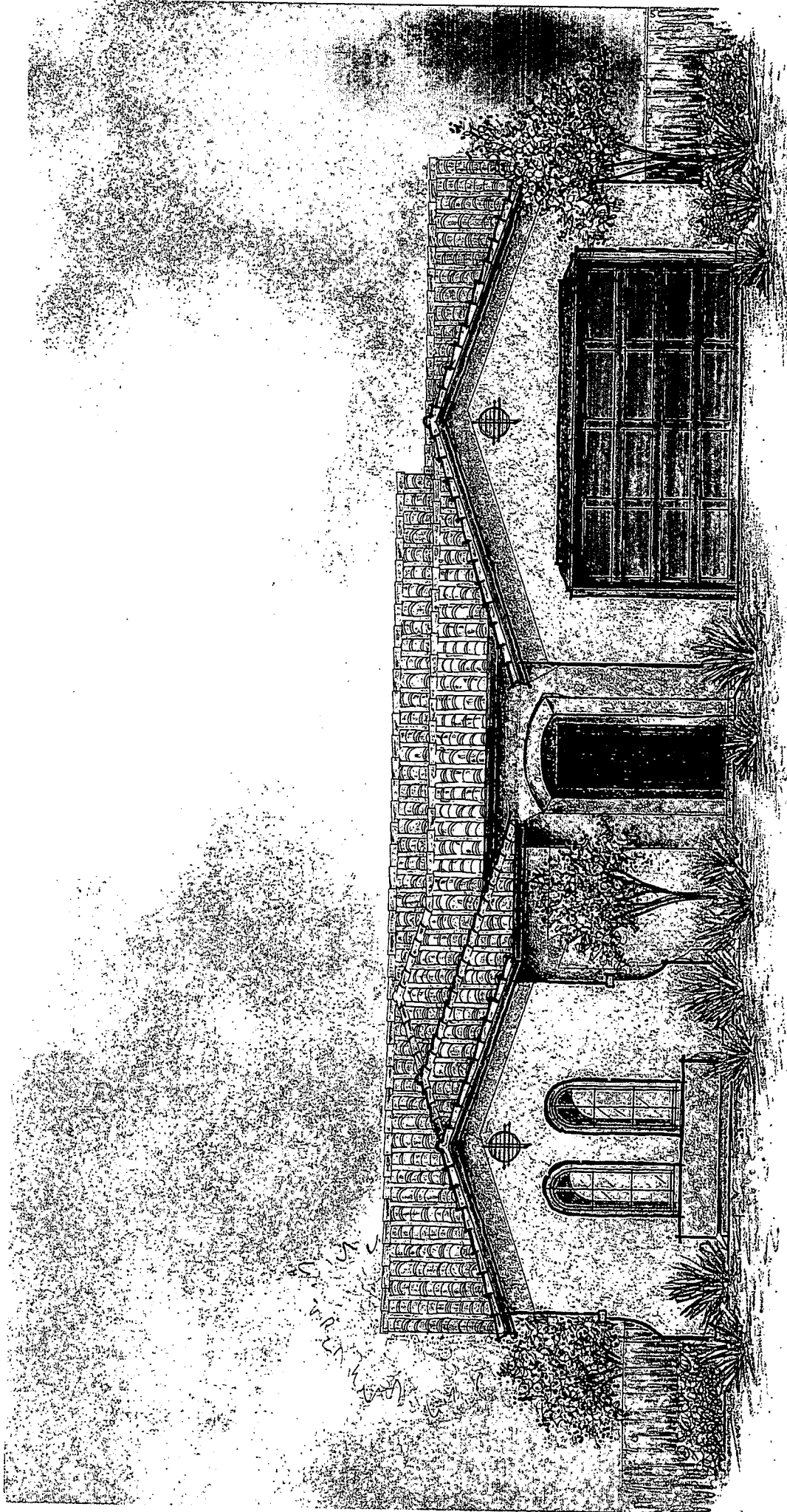
REAR ELEVATION  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/8" = 1'-0"

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SDR-18065  
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WVR-18064 VAR-18059  
ZON-18055 SDR-18065  
REVISED 12/21/06 PC

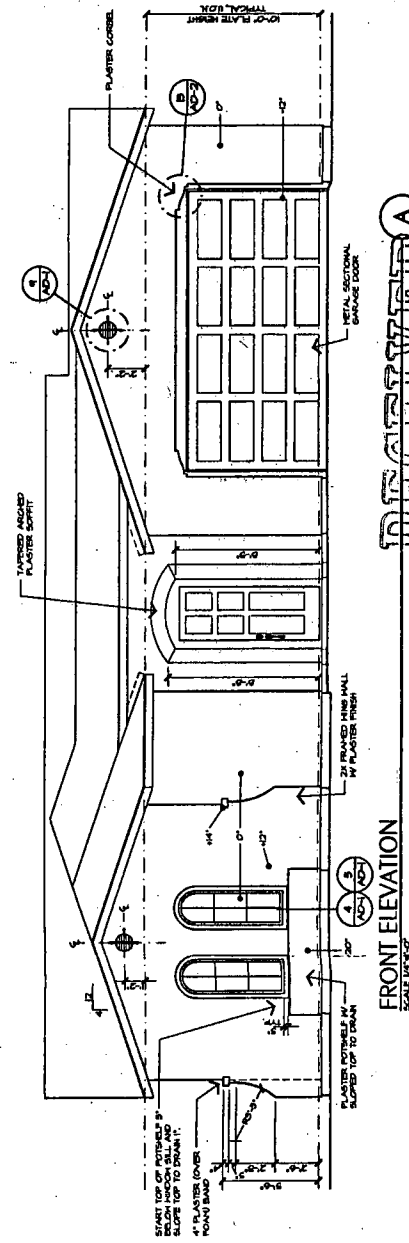
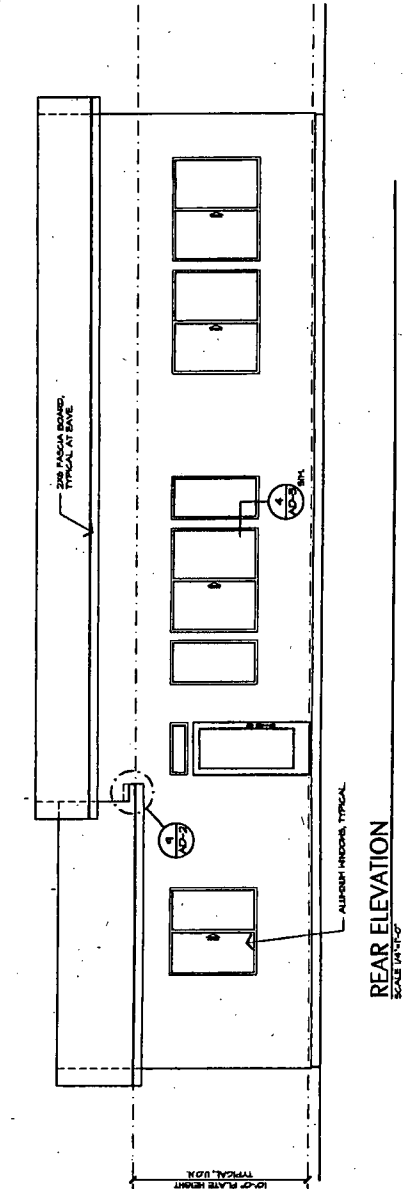
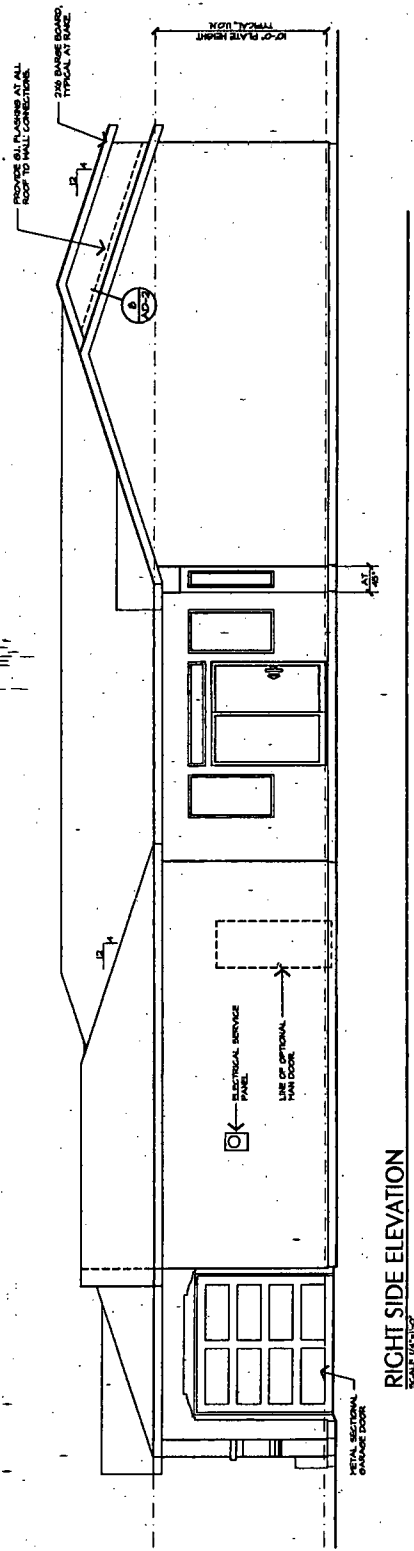
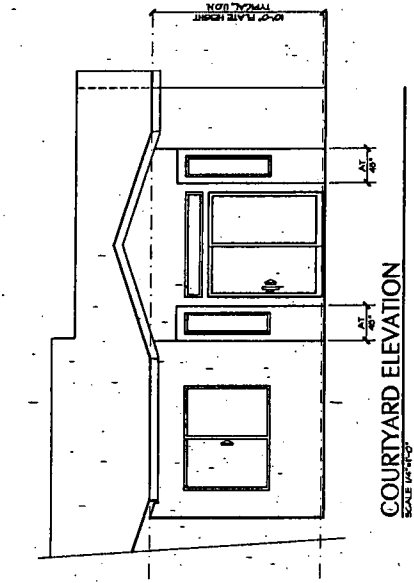
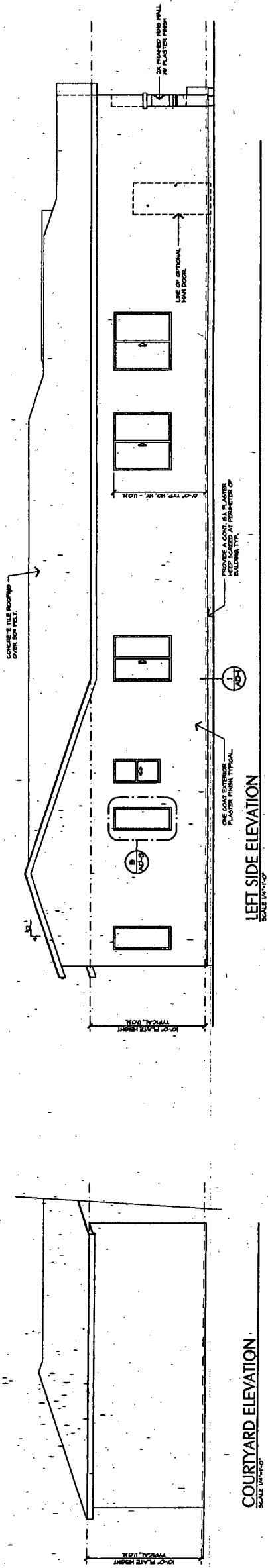
# Plans (Elevations)

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# Plans (Floor Plans)

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[illegible][illegible]

|                          |                             |              |
|--------------------------|-----------------------------|--------------|
| <input type="checkbox"/> | LIVING SPACE                | 237.00 SF.   |
| <input type="checkbox"/> | 2-CAR GARAGE                | 504.00 SF.   |
| <input type="checkbox"/> | 1-CAR GARAGE                | 250.00 SF.   |
| <input type="checkbox"/> | COVERED ENTRY               | 6.00 SF.     |
| <input type="checkbox"/> | COURTYARD                   | 400.00 SF.   |
| <input type="checkbox"/> | OPTIONAL BEDROOM 4 / BATH 5 | 346.00 SF.   |
| <input type="checkbox"/> | TOTAL LIVING W/ OPTION      | 2,745.00 SF. |

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NOV 07 2006

