

# Comments

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Separator Sheet

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# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)  
**Date:** January 10, 2007  
**Re:** **WVR-18085** Civil Works, Inc. SEC of Maverick Street and Jo Marcy Drive  
Request for a Waiver for street intersection distance separation

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## COMMENTS:

We have no objection to the request for a Waiver of Title 18.12.160 to allow 180 feet between street intersections where 220 feet is the minimum distance separation required for property located at the southeast corner of Maverick Street and Jo Marcy Drive.

We note that this site is the subject a Special Use Permit SUP-18084; all site-related conditions of approval are addressed with that action.

# Extraction List

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# Separator Sheet

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13/9

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PARCELS 131

LABELS 92

## Report of All Selected Parcels

Case Number: WVR-18085

SUP-18084

Printed On: Thu: November 16, 2006

Owner

Address

Parcel Number

|                                  |                                         |             |
|----------------------------------|-----------------------------------------|-------------|
| B R N V L L C                    | 4201 JORY TRL LAS VEGAS NV              | 12514597001 |
| BAILEY CARL L & AUDREY G FAM TR  | 2562 E CASEY ST LAS VEGAS NV            | 12514597002 |
| BAILEY CARL L & AUDREY G FAM TR  | 2562 E CASEY ST LAS VEGAS NV            | 12514597007 |
| BARNETT MICHAEL & CHARLOTTE      | 7901 LUTTS LAS VEGAS NV                 | 12511890002 |
| BENDA LOUISE ANN                 | 7941 N JONES BLVD LAS VEGAS NV          | 12514597006 |
| BENDA LOUISE ANN                 | 7941 N JONES BLVD LAS VEGAS NV          | 12514601007 |
| BERMUDEZ ARTHUR                  | 3646 EAGLE ROCK BLVD LOS ANGELES CA     | 12514501002 |
| BINGHAM CHERYL                   | 7780 MUSTANG ST LAS VEGAS NV            | 12514502001 |
| BRANDSNESS SHARON G              | 6151 GRAND TETON DR LAS VEGAS NV        | 12514503009 |
| BURGOS WILLIAM & DEBRA           | 6161 JO MARCY DR LAS VEGAS NV           | 12514504003 |
| CERDA JOSE MIGUEL                | 6151 WHISPERING SANDS LAS VEGAS NV      | 12514504004 |
| CHRISTIAN MICHAEL A SR GWENDOLYN | 6231 WHISPERING SANDS DR LAS VEGAS NV   | 12514511011 |
| CLARK SHARI L                    | 7764 W ROSADA WY LAS VEGAS NV           | 12514602002 |
| COMPTON JEFFREY W & ROBERTA      | 6115 GRAND TETON LAS VEGAS NV           | 12514503004 |
| COOPER STEVEN & STACY D          | 7779 MAVERICK ST LAS VEGAS NV           | 12514506002 |
| DAPRA PAUL M                     | 6248 LAUREN ASHTON AVE LAS VEGAS NV     | 12514603004 |
| DEMARCO EDWARD & MARIJA LOURDES  | 6361 LAUREN ASHTON AVE LAS VEGAS NV     | 12514602004 |
| DEMAYSS CLYDE W & TERESA A       | 7925 MAVERICK ST LAS VEGAS NV           | 12514507008 |
| DIEP FAMILY TRUST FUND           | 6315 W WHISPERING SANDS DR LAS VEGAS NV | 12514504002 |
| DUCHARME ERIC                    | 7780 MAVERICK ST LAS VEGAS NV           | 12514602008 |
| E-Q FAMILY TRUST                 | %L QUAM 9229 WHITE TAIL DR LAS VEGAS NV | 12514511004 |
| FEIR RONALD & MARIA              | 1704 FIREFLY RANCH LN NO LAS VEGAS NV   | 12514510009 |
| FORRESTER FREDERICK H & CORIN S  | 7775 LUTTS LAS VEGAS NV                 | 12514502003 |
| FOUNTAIN JOHN JR & TAMMY L       | 6160 DONALD NELSON AVE LAS VEGAS NV     | 12514601003 |
| GAON JASON                       | 6364 RADIANT RAPTURE AVE LAS VEGAS NV   | 12514603007 |
| GARRETT BRADLEY E                | 6130 DONALD NELSON AVE LAS VEGAS NV     | 12514602011 |
| GELOFF PETER D LIVING TRUST      | 6141 JO MARCY DR LAS VEGAS NV           | 12514511010 |

## Report of All Selected Parcels

Case Number: WVR-18085

Printed On: Thu: November 16, 2006

| <u>Owner</u>                     | <u>Address</u>                        | <u>Parcel Number</u> |
|----------------------------------|---------------------------------------|----------------------|
| GREY NANCY V                     | 6240 JO MARCY DR LAS VEGAS NV         | 12514502006          |
| GRIFFIN JON G                    | 8010 MAVERICK ST LAS VEGAS NV         | 12511806010          |
| HAFEN LLOYD JR                   | 104 BREEZE CT LAS VEGAS NV            | 12514603008          |
| HAMBURG RICHARD W                | 6220 JO MARCY DR LAS VEGAS NV         | 12514502007          |
| HAWTHORNE ROBERT EDWIN & MARY G  | 6170 WHISPERING SANDS DR LAS VEGAS NV | 12514506006          |
| HEACKLEY KATHLEEN D              | 6141 WHISPERING SANDS LAS VEGAS NV    | 12514603005          |
| HIRKALA ALMA T 1999 REVOCABLE TR | 5852 PROSPECTOR TRL LAS VEGAS NV      | 12514604001          |
| HOUSTON-JAQUINTO TOVAH L         | 6180 DONALD NELSON AVE LAS VEGAS NV   | 12514603009          |
| IROZ JOHN M & SUSAN RENEE        | 6241 GRAND TETON DR LAS VEGAS NV      | 12514502002          |
| JACOBSON LEONARD A               | 7760 MUSTANG ST LAS VEGAS NV          | 12514602006          |
| JASPER GREG C & ANN L            | 7920 MAVERICK ST LAS VEGAS NV         | 12514503006          |
| JERRY TREICHEL ELECTRIC INC      | 6971 RED COACH AVE LAS VEGAS NV       | 12511806013          |
| JERUMS MICHAEL & DAISY           | 6110 DONALD NELSON AVE LAS VEGAS NV   | 12514604004          |
| JOLLEY PENNY                     | 6111 JO MARCY DR LAS VEGAS NV         | 12514507003          |
| JONES NATHAN A                   | 7730 MUSTANG ST LAS VEGAS NV          | 12514602010          |
| KILPATRICK SAMUEL J & GAIL L     | 6171 GRAND TETON DR LAS VEGAS NV      | 12514503002          |
| KIMENKER JACK & LORRAINE         | 6140 DONALD NELSON AVE LAS VEGAS NV   | 12514604006          |
| KIMENKER JACK R & LORRAINE E     | 6140 DONALD NELSON AVE LAS VEGAS NV   | 12514604007          |
| KONOLD STEVEN & BEVERLY E        | 7810 MAVERICK ST LAS VEGAS NV         | 12514506004          |
| KUHN MONIKA                      | 7710 MUSTANG ST LAS VEGAS NV          | 12514602012          |
| KUHN PIERRE & VERONICA           | 7720 MUSTANG ST LAS VEGAS NV          | 12514602013          |
| LAGOMARSINI TOM & PEGGY          | 6288 LAUREN ASHTON LAS VEGAS NV       | 12514511002          |
| LEMASTER JEFFREY & MICHELLE      | 7021 WITTIG AVE LAS VEGAS NV          | 12514602007          |
| LIVINGSTON WILLIAM H & MARIA A   | 6120 WHISPERING SANDS DR LAS VEGAS NV | 12514507006          |
| LOPEZ JOSE G & JOSE ANTONIO      | 2355 LINCOLN RD LAS VEGAS NV          | 12514506001          |
| LOPEZ PETER G                    | 7900 MAVERICK ST LAS VEGAS NV         | 12514503008          |
| LOPEZ RAFAEL & THELMA M          | 6180 WHISPERING SANDS DR LAS VEGAS NV | 12514506005          |
| LOZICH ANTHONY T JR & CAROL ANN  | 6101 JO MARCY DR LAS VEGAS NV         | 12514507004          |
| MARTINO KIMBERLEY A & JOSEPH M   | 6368 LAUREN ASHTON AVE LAS VEGAS NV   | 12514510004          |
| MARTINO THOMAS                   | 20102 FIELDTREE DR HUMBLE TX          | 12514510005          |
| MARTINO THOMAS O                 | 740 BRADFIELD RD HOUSTON TX           | 12514510006          |
| MAYORGA SALGUERO                 | 6161 WHISPERING SANDS DR LAS VEGAS NV | 12514603003          |

## Report of All Selected Parcels

Case Number: WVR-18085

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| Owner                            | Address                                     | Parcel Number |
|----------------------------------|---------------------------------------------|---------------|
| MCFARLAND CHEYANNE               | 6130 GRAND TETON DR LAS VEGAS NV            | 12511806014   |
| METZGER RICHARD & MARIZA         | 6241 WHISPERING SANDS DR LAS VEGAS NV       | 12514602003   |
| MOORE JEFFREY A & CYNTHIA C      | 6151 JO MARCY DR LAS VEGAS NV               | 12514506003   |
| NORRIS HENRY L & MYRTIS M        | 7921 LUTTS ST LAS VEGAS NV                  | 12514503007   |
| PANE RALPH & MICHELE R           | 6181 GRAND TETON DR LAS VEGAS NV            | 12514503001   |
| PARKES JEFFERY                   | 7740 MUSTANG ST LAS VEGAS NV                | 12514602009   |
| PENNING TODD G & SANDRA M        | 6110 WHISPERING SANDS DR LAS VEGAS NV       | 12514507007   |
| PERRY FAMILY TRUST               | 6170 DONALD NELSON AVE LAS VEGAS NV         | 12514603011   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810045   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810001   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810031   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810002   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810003   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810004   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810005   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810032   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810043   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810044   |
| QUARTERHORSE FALLS ESTATES L L C | %STERLING S DEV 5365 S CAMERON LAS VEGAS NV | 12511810006   |
| REESE DALE & FRANCES             | 6150 GRAND TETON DR LAS VEGAS NV            | 12511806012   |
| REFORMADO AILEEN A               | 6341 LAUREN ASHTON AVE LAS VEGAS NV         | 12514510008   |
| REYNOLDSON CRAIG                 | 6121 JO MARCY DR LAS VEGAS NV               | 12514507002   |
| RICHARDS GEORGE & LINDA          | 6221 WHISPERING SANDS DR LAS VEGAS NV       | 12514602005   |
| ROSS JENNIFER & MATT             | 7945 MAVERICK ST LAS VEGAS NV               | 12514502005   |
| SCHNEIDER PAUL A & KIMBERLY A    | 7730 COWBOY TRL LAS VEGAS NV                | 12514504001   |
| SEEGMILLER CHAD D & DEBORAH B    | 6140 GRAND TETON DR LAS VEGAS NV            | 12511806011   |
| SHEETS CARL W & PATSY J          | 6181 WHISPERING SANDS DR LAS VEGAS NV       | 12514603001   |
| SHREFFLER DIANA                  | 6150 DONALD NELSON AVE LAS VEGAS NV         | 12514603013   |
| SMITH JEFFREY                    | 6171 WHISPERING SANDS DR LAS VEGAS NV       | 12514603002   |
| SMITH STEPHEN C & NANCY G        | 6140 WHISPERING SANDS DR LAS VEGAS NV       | 12514507005   |
| SPEIER BOUDINA S & ALEXANDER     | 4675 DRURY CT FREMONT CA                    | 12514511003   |
| STEWART VINCENT T SR & DEETRA L  | 6321 LAUREN ASHTON AVE LAS VEGAS NV         | 12514510007   |

## Report of All Selected Parcels

Case Number: WVR-18085

Printed On: Thu: November 16, 2006

| Owner                         | Address                                                   | Parcel Number |
|-------------------------------|-----------------------------------------------------------|---------------|
| T J M TRUST                   | 7965 MAVERICK ST LAS VEGAS NV                             | 12514502004   |
| TAXPAYER                      | LAS VEGAS NV                                              | 12511806015   |
| THOMAN ERIC W & LARA M        | 7790 MUSTANG ST LAS VEGAS NV                              | 12514602001   |
| TOMALKA MARTIN A              | 6308 LAUREN ASHTON AVE LAS VEGAS NV                       | 12514511001   |
| TOUSA HOMES INC               | %ENGLE HOMES 7872 W SAHARA LAS VEGAS NV                   | 12514504006   |
| TOUSA HOMES INC               | %ENGLE HOMES 7872 W SAHARA LAS VEGAS NV                   | 12514504007   |
| TOUSA HOMES INC               | %ENGLE HOMES 7872 W SAHARA LAS VEGAS NV                   | 12514504008   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511017   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514510015   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514510014   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514510013   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511022   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511021   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511007   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511019   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511013   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511018   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511020   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511008   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511005   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511006   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511015   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511009   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511014   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511016   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514510011   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514510012   |
| U S HOME CORPORATION          | %LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV | 12514511012   |
| WEBB EDWARD J                 | 6220 DONALD NELSON AVE LAS VEGAS NV                       | 12514602014   |
| WEBSTER DOUGLAS & RUTH        | 6161 GRAND TETON LAS VEGAS NV                             | 12514503003   |
| WERNER BETHANY L              | 3250 N TENAYA WY #109 LAS VEGAS NV                        | 12511806016   |
| WHITEHURST HENRY F & JUDITH T | 6160 WHISPERING SANDS DR LAS VEGAS NV                     | 12514506007   |

**Report of All Selected Parcels**

Case Number: WVR-18085

Printed On: Thu: November 16, 2006

| <u>Owner</u>        | <u>Address</u>                        | <u>Parcel Number</u> |
|---------------------|---------------------------------------|----------------------|
| WILLIAMS NANCY A    | 6131 WHISPERING SANDS DR LAS VEGAS NV | 12514603006          |
| WILSON RUSS R       | 6140 JO MARCY DR LAS VEGAS NV         | 12514504005          |
| ZAPPIA FAMILY TRUST | 7930 MAVERICK ST LAS VEGAS NV         | 12514503005          |

# APN Map

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Separator Sheet

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# Deed

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# Separator Sheet

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APN: 125-14-506-001 21  
Affix R.P.T.T. \$3,570.00  
ESCROW NO. 15050167-SLM  
**WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:**  
**Jose Gillardo Lopez**  
2185 Camel Street  
Las Vegas, NV 89118

20050511-0002059

Fee: \$21.00 RPTT: \$3,570.00  
N/C Fee: \$0.00

05/11/2005 11:43:17

T20050087281

Requestor:  
LAND TITLE OF NEVADA

Frances Deane  
Clark County Recorder

KGP  
Pgs: 8

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That:**

David Brownell, an unmarried man as to an undivided 37.5% interest and Robert Ash and Norma Ash, husband and wife as to an undivided 25% interest and Nathan Lee and Christine Lee, husband and wife as to an undivided 25% interest and Steve Thronson and Susan Thronson, husband and wife as to an undivided 12.5% interest, all as tenants in common, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to Jose G. Lopez, a married man as his sole and separate property and Jose Antonio Lopez, a married man as his sole and separate property and Ramon Esparza, a married man as his sole and separate property and Manuel Esparza, a single man, All as Joint Tenants

, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

LOT TWO (2) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 36, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**SUBJECT  
TO:**

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 8<sup>th</sup> day of May, 2005.

signed in counterpart  
David Brownell

signed in counterpart  
Robert Ash

signed in counterpart  
Norma Ash

signed in counterpart  
Nathan Lee

signed in counterpart  
Susan Thronson

signed in counterpart  
Steve Thronson



STATE OF NEVADA  
COUNTY OF CLARK

On, 5-8-05, personally appeared before me, a Notary Public,  
CHRISTINE LEE and Nathan Lee,  
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the  
within instrument who acknowledged that he/she/they executed the instrument.

Karl Kalnitz  
Notary Public in and for said County and State.

Witness my/our hand(s) this 6th day of May, 2005.

signed in counterpart  
David Brownell

signed in counterpart  
Robert Ash

signed in counterpart  
Norma Ash

signed in counterpart  
Nathan Lee

signed in counterpart  
Christine Lee,

Steve Thronson  
Steve Thronson

Susan Thronson  
Susan Thronson

STATE OF NEVADA  
COUNTY OF CLARK

On, \_\_\_\_\_, personally appeared before me, a Notary Public,

personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the  
within instrument who acknowledged that he/she/they executed the instrument.

\_\_\_\_\_  
Notary Public in and for said County and State.

See attached acknowledgment  
DTD 5-6-2005

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

ss.

On MAY 6, 2005 before me, G. SATIN A NOTARY PUBLIC

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared STEVE THRONSON

Name(s) of Signer(s)

- ☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) (s) 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 of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: GRANT, BARGAIN SALE DEED

Document Date: MAY 6, 2005 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

ss.

On MAY 6, 2005 before me, G. SATIN A NOTARY PUBLIC

personally appeared SUSAN THRONSON

Name(s) of Signer(s)

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) (s) 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 of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: GRANT, BARGAIN SALE DEED

Document Date: MAY 6, 2005 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Witness my/our hand(s) this 9 day of May, 2005.

signed in counterpart  
David Brownell

signed in counterpart  
Robert Ash

signed in counterpart  
Norma Ash

signed in counterpart  
Nathan Lee

signed in counterpart  
Christine Lee, Member

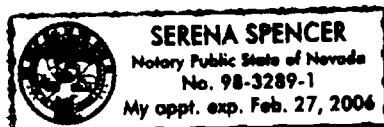
signed in counterpart  
Steve Thronson

signed in counterpart  
Susan Thronson

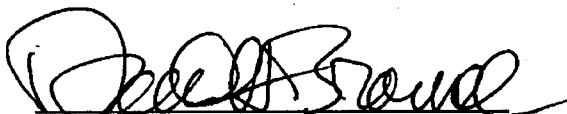
STATE OF NEVADA  
COUNTY OF CLARK

On, May 9, 2005, personally appeared before me, a Notary Public,  
Robert Ash and Norma Ash,  
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the  
within instrument who acknowledged that he/she/they executed the instrument.

[Signature]  
Notary Public in and for said County and State.



Witness my/our hand(s) this 5<sup>th</sup> day of May, 2005

  
David Brownell

signed in counterpart  
Robert Ash

signed in counterpart  
Norma Ash

signed in counterpart  
Nathan Lee

signed in counterpart  
Christine Lee, Member

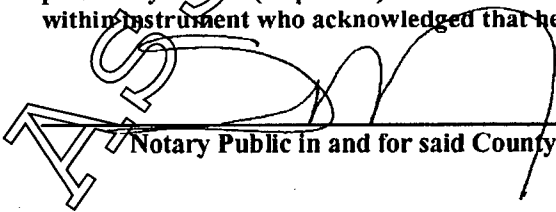
signed in counterpart  
Steve Thronson

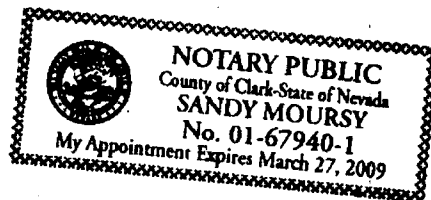
signed in counterpart  
Susan Thronson

STATE OF NEVADA  
COUNTY OF CLARK

On 5/5/05, personally appeared before me, a Notary Public,

David Brownell,  
personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the  
within instrument who acknowledged that he/she/they executed the instrument.

  
Notary Public in and for said County and State.



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor's Parcel Number(s)

a) 125-14-506-001

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land      b) ☐ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other

FOR RECORDER'S OPTIONAL USE  
ONLY

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

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

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

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

3. Total Value/Sales Price of Property

\$700,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$

Real Property Transfer Tax Due

\$3,570.00

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

Signature: \_\_\_\_\_

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: David Brownell, Manager

Address: P.O. BOX 27740

City: Las Vegas

State: Nevada, 89126

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Jose Gillardo Lopez

Address: 2185 Camel Street

City: Las Vegas

State: Nevada, 89118

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

Print Name: LAND TITLE OF NEVADA, INC.

Escrow #: 15050167-SLM

Address: 720 S Seventh Street

City: Las Vegas, Nevada 89101

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF  
VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

2059

# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-18085** APN: 125-14-506-001

Name of Property Owner: Jose Lopez

Name of Applicant: Lana Manning-Civilworks, Inc.

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: \_\_\_\_\_

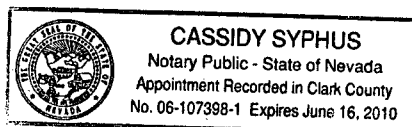
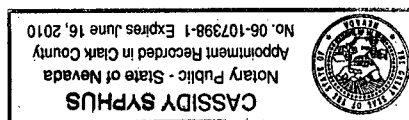
Signature of Property Owner: JOSE GILBERTO LOPEZ

Print Name: Jose Lopez

Subscribed and sworn before me

This 18 day of September 2006

Cassidy Syphus  
Notary Public in and for said County and State



# Justification Letter

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# Separator Sheet

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November 6, 2006

City of Las Vegas Planning and Development Department  
Development Services Center  
731 South Fourth Street  
Las Vegas, Nevada 89101

**SUBJECT: REQUEST FOR WAIVER OF DEVELOPMENT STANDARDS  
APN#-125-14-506-001**

To Whom It May Concern:

We respectfully request your consideration for approval for the above-referenced application. This is a proposed 4 lot residential subdivision situated on approximately 2.08 acres, located at cross streets Jo Marcy and Maverick. The current zoning on this parcel is RE, which shall remain.

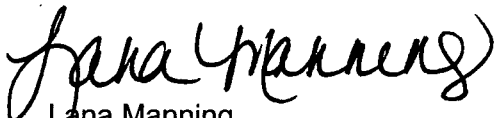
We are requesting a Waiver of Development Standards of Title 18, Section 18.12.160 Intersections-Length- Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet from centerline to centerline. We are requesting an approval of a street length of 180' where 220' is required. City of Las Vegas Traffic and Fire are in support of this application. Given the size and shape of the subject parcel as well as the rural setting, conforming to this standard would place an undue burden on our Client.

Accompanying this application is also a Special Use Permit application and a Deviation from Standards.

Thank you for your consideration, please contact me at 876-3474 if you need additional information.

Respectfully,

CIVILWORKS, INC.



Lana Manning  
Agency Processor

LJM:iam

**Civil Works Inc**

Engineering with "sensible" solutions tailored to your "specific" needs.

7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975

Office: 702.876.3474 • Fax: 702.876.1323

**WVR-18085  
12/21/06 PC**

November 6, 2006

City of Las Vegas Planning and Development Department  
Development Services Center  
731 South Fourth Street  
Las Vegas, Nevada 89101

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APN#-125-14-506-001**

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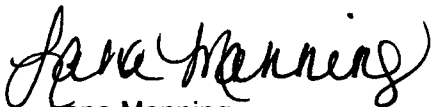
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Office: 702.876.3474 • Fax: 702.876.1323

**WVR-18085  
12/21/06 PC**

# Application

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Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Waiver of Development Standards  
Project Address (Location) Jo Maverick and Marcy  
Project Name Las Cabanas Proposed Use RE  
Assessor's Parcel #(s) 125-14-506-001 Ward # \_\_\_\_\_  
General Plan: existing RE proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 2.08 Lots/Units 4 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Jose Lopez Contact Jose Lopez  
Address 2355 Lincoln Road Phone: 429-5431 Fax: \_\_\_\_\_  
City Las Vegas State NV Zip 89115

APPLICANT CivilWorks, Inc. Contact Lana Manning  
Address 7625 S. Dean Martin Drive Phone: 876-3474 Fax: 876-1323  
City Las Vegas State NV Zip 89139

REPRESENTATIVE CivilWorks, Inc. Contact Lana Manning  
Address 7625 S. Dean Martin Drive Phone: 876-3474 Fax: 876-1323  
City Las Vegas State NV Zip 89139

Property Owner Signature\* JOSE GILDAARDO LOPEZ

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

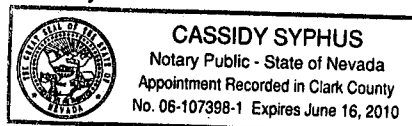
Print Name JOSE GILDAARDO LOPEZ

Subscribed and sworn before me

This 18 day of September, 2006

Cassidy Syphus

Notary Public in and for said County and State



#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>WVR-18085</u>   |
| Meeting Date:   | <u>12-21-06</u>    |
| Total Fee:      | <u>600</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.

# Hansen Sheet

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Separator Sheet

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Report Date 11/08/2006 03:52 PM

Submitted By

Page 1

A/P # 18085 WAIVER

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 11/08/2006 13:34 | 982786 | 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

WVR-18085 - WAIVER - PUBLIC HEARING - APPLICANT: CIVIL WORKS, INC - OWNER: JOSE LOPEZ - Request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-15-506-001), DR (Desert Rural Density Residential) Zone, Ward 6 (Ross).

Parent A/P #

|                    |           |                    |                  |
|--------------------|-----------|--------------------|------------------|
| Project #          | 18085     | Project/Phase Name | Phase #          |
| Size/Area          | 2.08 ACRE | Size Description   | Subdivision Code |
| Proposed Start     |           | Proposed Stop      | % Completed 0.00 |
| % Complete Formula |           |                    |                  |

Property/Site Information

Parcel 12514506001

Location

Owner/Tenant

|                                 |                |                             |                                  |
|---------------------------------|----------------|-----------------------------|----------------------------------|
| Contact ID AC1113075            | Name           | LOPEZ JOSE G & JOSE ANTONIO |                                  |
| Mailing Address 2355 LINCOLN RD | Organization   | ESPARZA RAMON & MANUEL      |                                  |
| City LAS VEGAS                  | State/Province | NV                          |                                  |
| ZIP/PC 89115-5329               | Country        |                             | <input type="checkbox"/> Foreign |
| Day Phone (702) 429-5431 x      | Evening Phone  |                             |                                  |
| Fax (702) -                     | Mobile #       |                             |                                  |

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12514506001

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

There is no planning condition for this project.

Report Date 11/08/2006 03:52 PM

Submitted By

Page 2

WAIVER

Parent Project link required?

Final City Council letter received

Hearing Type

Annotated minutes received

Public or Non-Public PUBLIC

Meeting Information

| 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      |  | 0         | 0        | 0           |
| DDONLEY             |          | 11/08/2006   |             |                |  |           |          |             |

| Template Type                      | A/P # | A/P Type | Status | Stage |
|------------------------------------|-------|----------|--------|-------|
| No children exist for this project |       |          |        |       |

| Employee            | Last | First | MI | Comments |
|---------------------|------|-------|----|----------|
| Employee ID         |      |       |    |          |
| No Employee Entries |      |       |    |          |

| Log    | Description                                 | Entered By | Start            | Stop | Hours |
|--------|---------------------------------------------|------------|------------------|------|-------|
| Action | Comments                                    |            |                  |      |       |
| PAYMNT | CK NAME,# WHO PICKED UP PERMIT              | 984018     | 11/08/2006 14:07 |      | 0.00  |
|        | Lana Manning, Jose Lopez ck #2863, 876-3474 |            |                  |      |       |

# Project Checklist

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Separator Sheet

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OK TO ACCEPT LATE. Accepted

| 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)               |  |                  | Justification for street length for 180' where 220' required - note in letter that OK w/ Traffic fire? |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | Grant deed and legal description                                                        |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | Detailed 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): \$300 \$300 \$ - Total = \$ 600                                         |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | Statement of Financial Interest                                                         |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                         |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | Project of Regional Significance                                                        |  |                  |                                                                                                        |
| <b>SITE PLAN</b> <span style="float: right;">Folded Plans: <input checked="" type="checkbox"/> Rolled/Colored Plans: <input checked="" type="checkbox"/></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"/> | All property lines and present dimensions labeled                                       |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | All building setbacks labeled                                                           |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | All adjacent existing land uses and street names labeled                                |  |                  |                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                             | <input type="checkbox"/> | All 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"/> | All free-standing sign locations shown and heights and sizes noted                      |  |                  |                                                                                                        |
| <b>LANDSCAPE PLAN</b> <span style="float: right;">Folded Plans: Rolled/Colored Plans:</span>                                                                    |                          |                                                                                         |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                              |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | North arrow, scale, and vicinity map                                                    |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All property lines and present dimensions labeled                                       |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All required perimeter landscape planters shown                                         |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All required parking lot fingers/islands shown                                          |  |                  |                                                                                                        |
| <input 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: Rolled/Colored Plans:</span>                                                               |                          |                                                                                         |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                              |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | Scale and building dimensions labeled                                                   |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | North, south, east, and west elevations of <i>all</i> buildings                         |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All building materials and colors noted                                                 |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | 8" x 10" photo of original color and material board                                     |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All wall sign locations shown and sizes noted                                           |  |                  |                                                                                                        |
| <b>FLOOR PLANS</b> <span style="float: right;">Folded Plans: Rolled Plans:</span>                                                                               |                          |                                                                                         |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                              |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | Scale and building dimensions labeled                                                   |  |                  |                                                                                                        |
| <input type="checkbox"/>                                                                                                                                        | <input type="checkbox"/> | All building entrances/exits shown                                                      |  |                  |                                                                                                        |
| <input 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: Lana Manning

Application Type: Waiver

APN: 125-14-506-001

Location: Jo Marcy & Maverick

Planner: MT P

9/15/06

11/2/06

# DINA Letter

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# Separator Sheet

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CITY OF LAS VEGAS  
PLANNING AND DEVELOPMENT DEPARTMENT  
**ENVIRONMENTAL IMPACT ASSESSMENT**

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor\* and submitted for evaluation.

|   |           |                                                                                  |
|---|-----------|----------------------------------------------------------------------------------|
| ✓ | <b>1</b>  | <b>Project Description</b><br><i>4-Lot Residential Subdivision on 2.08 Acres</i> |
| ✓ | <b>2</b>  | <b>Transportation and Traffic</b><br><i>N/A</i>                                  |
| ✓ | <b>3</b>  | <b>Schools</b><br><i>N/A</i>                                                     |
| ✓ | <b>4</b>  | <b>Emergency Services</b><br><i>N/A</i>                                          |
| ✓ | <b>5</b>  | <b>Housing</b><br><i>N/A</i>                                                     |
| ✓ | <b>6</b>  | <b>Mass Transit</b><br><i>N/A</i>                                                |
| ✓ | <b>7</b>  | <b>Open Space and Recreation</b><br><i>N/A</i>                                   |
| ✓ | <b>8</b>  | <b>Hydrology</b><br><i>N/A</i>                                                   |
| ✓ | <b>9</b>  | <b>Water Quality</b><br><i>N/A</i>                                               |
| ✓ | <b>10</b> | <b>Utilities and Service System</b>                                              |

\* Bold question numbers denote minimum NRS requirements

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**Applicant Information**

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as , located at

Las Cabanas Jo Marcy & Maverick

This document is being prepared by: Lona Manning

Company Name: Civil Works, Inc.

Address: 7625 Dean Martin

Contact Person:

Name:

Lona Manning

Title:

Processor - CD

Telephone:

876-3474

Fax:

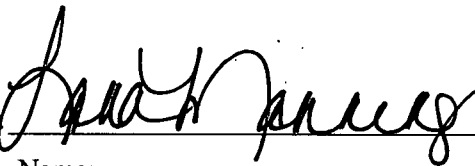
876-1323

E-mail:

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature



Name:

Title:

Date:

11. 7. 06

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**1 Project Description**

1.a Project title: *Las Cabanas*

1.b Application #:

1.c Project location: *Jo Marcy/Maverick*

1.d Project sponsor

Name:

Address:

Telephone:

1.e G. P. designation:

1.f Zoning:

1.g Project description:

Total site acreage: *2.08*

i) Residential

Total units: *4*

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality

Total rooms:

Total entertainment:

iii) Commercial

Total S.F.:

Total FAR:

Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North:

East:

South:

West:

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative:

## 2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain:

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain:

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain:

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain:

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table:

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

|          |                |
|----------|----------------|
| <b>3</b> | <b>Schools</b> |
|----------|----------------|

3.a What is the total number of proposed residential units?

Conventional units:

Age-restricted units:

3.b Based upon the student generation factors utilized by Clark County School District<sup>1</sup> what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

---

Junior High/Middle School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

---

High School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

---

---

<sup>1</sup> See Exhibit 1

<sup>2</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

## 4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility:

Existing/proposed:

Distance from site<sup>3</sup>:

---

Police

Name of the facility:

Existing/proposed:

Distance from site<sup>3</sup>:

---

Emergency Services

Name of the facility:

Existing/proposed:

Distance from site<sup>3</sup>:

- 
- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

---

<sup>3</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

|          |                |
|----------|----------------|
| <b>5</b> | <b>Housing</b> |
|----------|----------------|

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain:

---

- 5.b Would the project displace or eliminate existing housing?

Explain:

---

- 5.c What are the project characteristics, in terms of:

Density:

Height:

Gated community:

Housing Type:

Home ownership:

---

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain:

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

## **6 Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name:

Location:

Distance from site<sup>4</sup>:

---

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain:

---

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain:

---

<sup>4</sup> Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

## **7 Open Space and Recreation**

- 7.a Provide the distance from the site of the proposal to the nearest existing<sup>5</sup> or planned<sup>6</sup> (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:

Location:

Distance from site<sup>7</sup>:

---

Community Park

Park name:

Location:

Distance from site<sup>7</sup>:

---

Regional Park

Park name:

Location:

Distance from site<sup>7</sup>:

---

- 7.b Based upon 1990 US Census population table<sup>8</sup>, what would be the total population generated by the proposed project?

Explain:

---

- 7.c How much public parkland would be included in the proposed project?

Explain:

---

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain:

---

5 See Exhibit 2

6 See Exhibit 3

7 Attach a map indicating the straight distance from the project property line to the park property line.

8 See Exhibit 4

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

|          |                  |
|----------|------------------|
| <b>8</b> | <b>Hydrology</b> |
|----------|------------------|

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain:

---

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain:

---

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain:

---

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain:

---

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain:

---

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain:

---

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain:

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

|          |                      |
|----------|----------------------|
| <b>9</b> | <b>Water Quality</b> |
|----------|----------------------|

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain:

---

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain:

---

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain:

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

|           |                                     |
|-----------|-------------------------------------|
| <b>10</b> | <b>Utilities and Service System</b> |
|-----------|-------------------------------------|

10.a Would the proposed project connect to an existing or planned sewer system?

Explain:

---

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain:

---

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain:

---

10.d Would the proposed project generate any industrial waste?

Explain:

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 1**

Clark County School District  
April 9, 2002

2001-2001 Valley-wide Student Yields

| Grade  | Student Yield |              |
|--------|---------------|--------------|
|        | Single-Family | Multi-Family |
| K-5    | 0.245         | 0.163        |
| 6-8    | 0.123         | 0.066        |
| 9-12   | 0.137         | 0.062        |
| P & 13 | 0.004         | 0.002        |

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

## EXHIBIT 2

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Existing City Parks  
(Map 1, pp. 11)

| Parks Name              | Classification |   |   | Acres |
|-------------------------|----------------|---|---|-------|
|                         | N              | C | R |       |
| Aloha Shores Park       | X              |   |   | 4.03  |
| Angel Park              | X              |   |   | 6.11  |
| AnSan Sister City Park  | X              |   |   | 7.83  |
| Baker Park              | X              |   |   | 6.78  |
| Bob Baskin Park         | X              |   |   | 6.18  |
| Bruce Trent Park        | X              |   |   | 10.00 |
| Buckskin Basin          | X              | X |   | 39.17 |
| Charleston Heights Park | X              |   |   | 3.90  |
| Charleston Heights      | X              |   |   | 7.12  |
| Chester A. Stupak Park  | X              |   |   | 1.23  |
| Children's Mem. Park    | X              | X |   | 29.82 |
| Coleman Park            | X              |   |   | 4.00  |
| Cragin Park             | X              |   |   | 3.27  |
| Dexter Park             | X              |   |   | 4.70  |
| Doolittle Park          | X              |   |   | 15.28 |
| Ed Fountain Park        | X              | X |   | 29.82 |
| Ethel Pearson Park      | X              |   |   | 2.59  |
| Fitzgerald Tot Lot      | X              |   |   | 0.70  |
| Freedom Park            | X              | X | X | 68.08 |
| Hadland Park            | X              |   |   | 13.64 |

| Parks Name               | Classification |   |   | Acres |
|--------------------------|----------------|---|---|-------|
|                          | N              | C | R |       |
| Heers Park               | X              |   |   | 7.07  |
| Hills Park               | X              |   |   | 13.50 |
| Huntridge Circle Park    | X              |   |   | 3.14  |
| James Gay III Park       | X              |   |   | 7.18  |
| Jaycee Park              | X              |   |   | 18.40 |
| Lorenzi Park             | X              | X | X | 59.37 |
| Lubertha Johnson Park    | X              |   |   | 1.60  |
| Mary Dutton Park         | X              |   |   | 0.20  |
| Mirabelli Park           | X              |   |   | 1.41  |
| Pueblo Park(s)           | X              |   |   | 5.09  |
| Rafael Rivera Park       | X              |   |   | 9.28  |
| Rainbow Family Park      | X              | X |   | 26.48 |
| Elkhorn/Durango Fields   | X              | X |   |       |
| Rotary Park              | X              |   |   | 3.34  |
| Stewart Place Park       | X              |   |   | 3.45  |
| Wayne Bunker Family Pk   | X              |   |   | 13.75 |
| W. Charleston Lions Park | X              |   |   | 4.50  |
| Wildwood Park            | X              |   |   | 1.24  |
| Woofter Family Park      | X              |   |   | 9.22  |
| Clarence Ray Park        | X              |   |   | 0.10  |

N: Neighborhood Park

C: Community Park

R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

### EXHIBIT 3

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Planned City Parks  
(Map 12, pp. 49)

| Parks Name                   | Classification |   |   | Acres      |
|------------------------------|----------------|---|---|------------|
|                              | N              | C | R |            |
| Fort Apache/Log Cabin Park   | X              |   |   | TBD        |
| Jones/Iron Mountain Park     | X              | X | X | TBD        |
| Grand Canyon/Bardley Park    | X              | X |   | 40.0/34.0  |
| Fort Apache/Elkhorn Park     | X              |   |   | TBD        |
| Elkhorn/Durango Ballfields   | X              | X |   | TBD        |
| Deer Springs Park            | X              | X |   | 110.0/40.0 |
| Deer Springs/Thom Park       | X              | X |   | TBD        |
| Regional Sports Park         | X              | X |   | 60.00      |
| Ann/Cimmaron Park            | X              |   |   | 2.50       |
| Cheyenne/Jensen              | X              | X |   | 20.00      |
| Metro Park                   | X              |   |   | 17.00      |
| Alexander/Diamond Ridge Park | X              |   |   | TBD        |
| Cheyenne/Durango Park        | X              | X | X | 5.0/61.5   |
| Northwest Soccer Park        | X              | X |   | TBD        |
| Summerlin Sports Park        | X              |   |   | TBD        |
| Pioneer/Silver Ridge Park    | X              |   |   | TBD        |
| AnSan Sister City Park       | X              |   |   | TBD        |
| Buffalo/Oakey Park           | X              | X |   | 42.5/30.0  |
| Pioneer/O'Bannon Park        | X              |   |   | TBD        |
| Oakey/Redwood Park           | X              | X |   | 28.00      |
| Heritage Park                | X              |   |   | TBD        |
| Dog Fanciers Park            | X              |   |   | 0.5/6.0    |
| Bonanza/Honolulu Park        | X              |   |   | TBD        |

N: Neighborhood Park   C: Community Park   R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 4**

US Census Bureau  
1990

Persons per Units by Units in Structure by Owner and Renter Occupied  
(City of Las Vegas, US Census Bureau, 1990 STF-1)

| <b>Owner Occupied</b>              | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 2.82                    |
| Single Family Attached (Townhouse) | 2.14                    |
| Condominiums                       |                         |
| 2 to 19 units                      | 1.92                    |
| 20 to 49 units                     | 1.86                    |
| 50 or more units                   | 1.35                    |
| Mobile Home or Trailer             | 2.05                    |

| <b>Renter Occupied</b>             | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 3.33                    |
| Single Family Attached (Townhouse) | 2.79                    |
| Apartments                         |                         |
| 2 to 19 units                      | 2.23                    |
| 20 to 49 units                     | 1.82                    |
| 50 or more units                   | 1.76                    |
| Mobile Home or Trailer             | 1.87                    |

# 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**

**WVR-18085 - WAIVER - PUBLIC HEARING - APPLICANT: CIVIL WORKS, INC - OWNER: JOSE LOPEZ** - Request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-15-506-001), DR (Desert Rural Density Residential) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 14, 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*

**WVR-18085**

#### 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

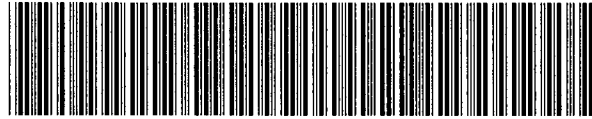
|                                |                     |                                           |
|--------------------------------|---------------------|-------------------------------------------|
| <CCSD>                         | GUY CORRADO         | 4212 EUCALYPTUS ANNEX                     |
| 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                         |
| *SID (DPW)                     | T. McDANIEL         | 4 <sup>th</sup> 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  
11/08/2006

# Public Hearing Notice

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PUBLIC HEARING NOTICE

Separator Sheet

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# NOTICE OF PUBLIC HEARING

## WAIVER TO TITLE 18.12.160

MEETING: PLANNING COMMISSION  
DATE: JANUARY 25, 2007  
TIME: 6:00 P.M.  
LOCATION: CITY COUNCIL CHAMBERS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA

**WVR-18085**

APPLICANT/OWNER: JOSE LOPEZ - REQUEST FOR A WAIVER TO TITLE 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AT THE SOUTHEAST CORNER OF MAVERICK STREET AND JO MARCY DRIVE (APN 125-14-506-001), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

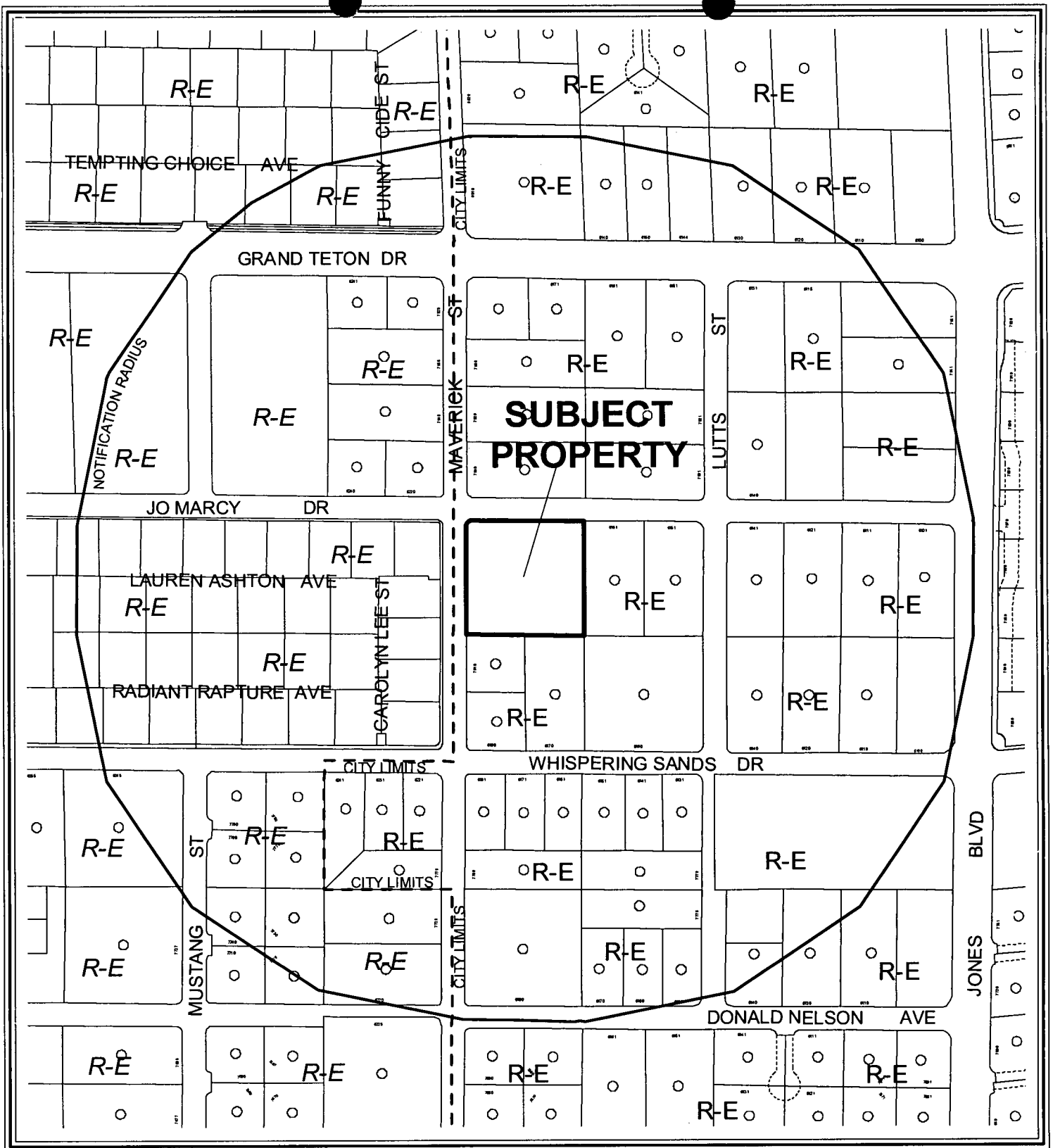
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **WVR-18085**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 400 Feet



# Applicant Letter

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# Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

January 12, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: WVR-18085 - WAIVER**

Dear Mr. Lopez:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

  
Douglas J. Rankin, AICP  
Current Planning Manager  
Planning and Development Department

DJR:clb

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

January 26, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: WVR-18085 - WAIVER**

Dear Mr. Lopez:

Please be advised the City Planning Commission at its regular meeting on **February 8, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

February 9, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: ABEYANCE - WVR-18085 - WAIVER**

Dear Mr. Lopez:

Please be advised the City Planning Commission at its regular meeting on **February 22, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

Andrew P. Reed, Planning Supervisor  
Planning and Development Department  
Current Planning Division

AR:clb

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# Action Letter

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# Separator Sheet

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# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

February 23, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: ABEYANCE - WVR-18085 - WAIVER**

Dear Mr. Lopez:

Your request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

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

### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-18084) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **March 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Andrew P. Reed, Planning Supervisor  
Planning and Development Department  
Current Planning Division

AR:clb

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

February 9, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: WVR-18085 - WAIVER**

Dear Mr. Lopez:

Your request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on February 8, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** per applicant's request.

This item is scheduled to be heard again at the **February 22, 2007** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

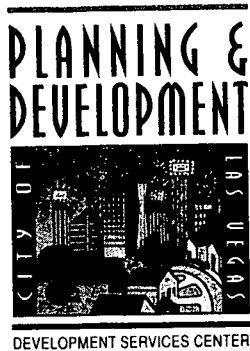
Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)

Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby





731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

January 26, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

**RE: WVR-18085 - WAIVER**

Dear Mr. Lopez:

Your request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request.

This item is scheduled to be heard again at the **February 8, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andy Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

AR:clb

cc: Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

Mayor  
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Steven D. Ross

City Manager  
Douglas A. Selby



January 24, 2007

Mr. Robert Summerfield  
City of Las Vegas Planning  
731 South Fourth Street  
Las Vegas, NV 89101

Dear Robert:

I would like to request the following items be held from the upcoming Planning Commission meeting on January 25, 2007.

WVR-18085

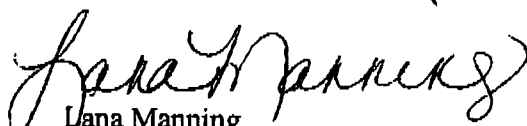
SUP-18084

Please schedule these items to be heard at the next Planning Commission meeting scheduled for February 8, 2007.

If you need additional information, please contact me at 876-3474.

Respectfully,

CIVILWORKS, INC.

  
Lana Manning  
Land Development Processor

Cc: Jose Lopez-Las Cabanas

LJM:iam

**CivilWorksInc**

Engineering with "sensible" solutions tailored to your "specific" needs.

7625 Dean Martin Drive, Suite #101 • Las Vegas, NV 89139-5975  
Office: 702.876.3474 • Fax: 702.876.1323

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JAN 24 1 05 PM '07  
PLANNING DEPT

54-35

November 17, 2006

Mr. Robert Summerfield  
City of Las Vegas Planning  
731 South Fourth Street  
Las Vegas, NV 89101

Dear Robert:

I would like to request the following items be held from the upcoming Planning Commission meeting on December 21, 2006. We have an additional Waiver that needs to be filed; along with other issues that need to be resolved before these applications can be heard for approval.

WVR-18085

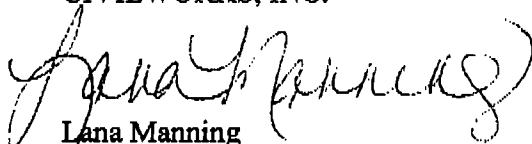
SUP-18084

Please schedule these items to be heard at the next Planning Commission meeting scheduled for January 11, 2007.

If you need additional information, please contact me at 876-3474.

Respectfully,

CIVILWORKS, INC.



Lana Manning  
Land Development Processor

Cc: Jose Lopez-Las Cabanas

LJM:iam

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NOV 17 2006

# City Council Action Letter

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CITY COUNCIL ACTION LETTER

Separator Sheet

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER

March 22, 2007

Mr. Jose Lopez  
2355 Lincoln Road  
Las Vegas, Nevada 89115

RE: WVR-18085 - WAIVER  
CITY COUNCIL MEETING OF MARCH 21, 2007  
RELATED TO SUP-18084

Dear Mr. Lopez:

The City Council at a regular meeting held March 21, 2007 APPROVED the request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-18084) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, Acting City Clerk

cc: See Attached List

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

VOICE 702.229.6011  
TDD 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Mr. Jose Lopez  
WVR-18085 – Page Two  
March 22, 2007

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

Ms. Lana Manning  
Civil Works, Inc.  
8625 South Dean Martin Drive  
Las Vegas, Nevada 89139

# Plans (PMT)

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PLANS - PMT

Separator Sheet

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