

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *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: August 30, 2006
Re: EOT-15651 Frank Hawkins, Jr. 711 North Tonopah Drive
Request for an Extension of Time of an approved Site development Plan Review

COMMENTS:

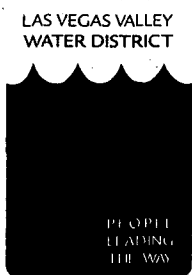
We have no objection to the request for an Extension of Time of an approved Site Development Plan Review for property located at 711 North Tonopah Drive, as long as all previously imposed conditions of approval for SDR-4924 and all subsequent site-related actions are ultimately complied with.

September 8, 2006

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

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW



The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,

Doa Meade, P.E.
Senior Civil Engineer

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

DJM:TLL:sdc
Attachment

Jim Ross, Electronics Supervisor, w/attach, M/S 1080

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

EOT-15651 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for an Extension of Time of an
approved Site Development Plan Review (SDR-4924) THAT ALLOWED A 60 LOT SINGLE
FAMILY RESIDENTIAL DEVELOPMENT on 4.5 acres at 711 North Tonopah Drive (APN
139-29-704-017), R-1 (Single Family Residential) under Resolution of Intent to R-PD13
(Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN
APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: SEPTEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 1, 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 CAROLE COMBS (ccombs@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:

Las Vegas Metropolitan Area Council
Office of Intergovernmental Services

No Significant Law Enforcement Issue

[Signature] 8/29/06

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

September 21, 2006

Mr. Frank Hawkins
2009 Alta Drive
Las Vegas, Nevada 89106

RE: EOT-15651 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-4924) THAT ALLOWED A 60 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.5 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single Family Residential) under Resolution of Intent to R-PD13 (Residential Planned Development - 13 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4924) as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Ms. Sharon Bullock
2009 Alta Drive
Las Vegas, Nevada 89106



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

December 16, 2004

Mr. Frank Hawkins, Jr.
2009 Alta Drive
Las Vegas, Nevada 89106

RE: SDR-4924 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to VAR-5039 & ZON-4923

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single-Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) [PROPOSED: R-PD13 (Residential Planned Development - 13 Units per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. A Rezoning [ZON-4923] to an R-PD13 (Residential Planned Development - 13 Units per Acre) Zoning District and a Variance (VAR-5039) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The development shall be in conformance with the site plan and building elevations to include a two-story product, as presented at the October 6, 2004 City Council meeting, except as amended by conditions herein.
4. The applicant shall work with staff to redesign the side elevations of the proposed homes to improve the articulation and appearance of the project, so that visual interest and variety is apparent.
5. The standards for this development shall include the following: minimum distance between buildings of 6 feet, and building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 3 feet on any property line.

EOT-15651
09-20-06 CC

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Tonopah Drive.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. All development shall be in conformance with the site plan and building elevations, date stamped 07/27/04, except as amended by conditions herein.

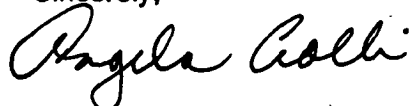
Public Works

16. A Homeowners Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for ZON-4923 and all other subsequent site-related actions.

Mr. Frank Hawkins, Jr.
SDR-4924 – Page Three
December 16, 2004

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Ms. Sharon Bullock
Urban Estates
2009 Alta Drive
Las Vegas, Nevada 89106

EOT-15651
09-20-06 CC



LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

December 16, 2004

Mr. Frank Hawkins, Jr.
2009 Alta Drive
Las Vegas, Nevada 89106

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5. The standards for this development shall include the following: minimum distance between buildings of 6 feet, and building height shall not exceed three stories or 35 feet, whichever is less.
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CITY OF LAS VEGAS
400 STEWART AVENUE
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VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

EOT-15651
09-20-06 CC

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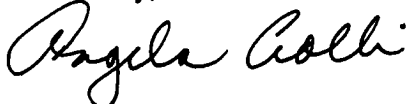
Public Works

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Mr. Frank Hawkins, Jr.
SDR-4924 – Page Three
December 16, 2004

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Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Ms. Sharon Bullock
Urban Estates
2009 Alta Drive
Las Vegas, Nevada 89106

EOT-15651
09-20-06 CC

Deed



Separator Sheet



Fidelity National Title

AGENCY OF NEVADA, INC.

500 N. Rainbow Blvd., Suite 100 • Las Vegas, NV 89107
(702) 877-3003 • FAX (702) 877-3892

PRELIMINARY REPORT

ESCROW OFFICER: Laura Carlson A
TITLE OFFICER: Mark L. Harper

ORDER NO.: 05-05-521309-LCA

LOAN NO.:

TO: Urban Estates

SHORT TERM RATE:

PROPERTY ADDRESS: 711 N. Tonopah Drive, Las Vegas, NV

EFFECTIVE DATE: February 24, 2005, 07:30 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:

California Land Title Association Standard Coverage Policy - 1990
American Land Title Association Loan Policy (10-17-92) with A.L.T.A. Form 1 Coverage

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
Frank Hawkins, Jr., an unmarried man
3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

MG/MG 03/03/2005

EXHIBIT "ONE"

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M., in the County of Clark, State of Nevada, from which the quarter section corner between Sections 28 and 29, Township 20 South, Range 61 East bears South $88^{\circ}27'25''$ East 25.00 feet distant;

Thence South $00^{\circ}25'$ East parallel to the East boundary of said Section 29 to a point 457.62 feet North $00^{\circ}25'$ West from the North boundary to the right-of-way of Clark Avenue produced, as the same is now established, the POINT OF BEGINNING;

Thence North $88^{\circ}44'$ West along a line parallel with the North boundary of said Clark Avenue, (now Bonanza Road) right-of-way, 580.00 feet;

Thence North $00^{\circ}25'$ West and parallel to the East boundary of said Section 29, a distance of 325.00 feet;

Thence South $88^{\circ}44'$ East and parallel to the North boundary of said Clark Avenue (now Bonanza Road), 580.00 feet;

Thence South $0^{\circ}25'$ East and parallel to said East boundary of said Section 29, a distance of 325.00 feet to said POINT OF BEGINNING.

Assessor's Parcel No: 139-29-704-017

20020726
00753

Assessor's Parcel Number: 139-29-704-017
When recorded, mail to
SAHARA MORTGAGE CORPORATION
2551 S. FORT APACHE ROAD, SUITE 101
LAS VEGAS, NEVADA 89117
Mail Tax Statements to
FRANK HAWKINS, JR.
2300 ALTA DRIVE
LAS VEGAS, NEVADA 89106
Prepared By

Recording Requested By

Order No.: 515"26-VT

(2)

ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
SAHARA MORTGAGE CORPORATION, hereby assigns to
CHASE MANHATTAN MORTGAGE CORPORATION
1500 NORTH 19TH STREET, 3RD FLOOR
MONROE, LOUISIANA 71201

that certain Deed of Trust, together with the indebtedness secured thereby, which Deed of Trust is dated
July 18, 2002, was executed by FRANK HAWKINS, JR. an unmarried man
as Trustor, to FIDELITY NATIONAL TITLE, as Trustee, was recorded on 7-26-02 in Book
200 20 726 at Page 152, Entry Number 752, situated in
said county described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: July 18, 2002

SAHARA MORTGAGE CORPORATION

By [Signature] VIRGIE VINCENT

Its PRESIDENT

STATE OF NEVADA

COUNTY OF CLARK

On July 18, 2002, personally appeared before me
Nikki McKenney who being by me duly sworn, did say that she is the
President of SAHARA MORTGAGE CORPORATION, and
that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of
Directors and said Nikki McKenney acknowledged to me that said
corporation executed the same

My Commission Expires

Residing at

July 7, 2005
Las Vegas, NV

Nikki McKenney
Notary Public

UN20711

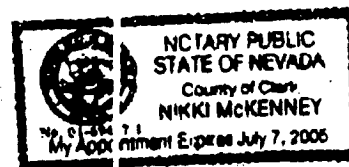


EXHIBIT "ONE"

Commencing at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M. in the County of Clark, State of Nevada, from which the quarter section corner between Sections 28 and 29, Township 20 South, Range 61 East bears South 88°27'25" East 25 feet distant;
Thence South 00°25' East parallel to the East boundary of said Section 29 to a point 457.62 feet North 00°25" West from the North boundary to the right-of-way of Clark Avenue produced as the same is now established, the Point of Beginning;
Thence North 88°44' West along a line parallel with the North boundary of said Clark Avenue, (now Bonanza Road) right-of-way 580 feet;
Thence North 00°25' West and parallel to the East boundary of said Section 29, a distance of 325 feet;
Thence South 88°44' East and parallel to the North boundary of said Clark Avenue (now Bonanza Road) 580 feet;
Thence South 0°25' East and parallel to said East boundary of said Section 29, a distance of 325 feet to said Point of Beginning.

Assessor's Parcel No: 139-29-704-017

CLARK COUNTY NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF

OFFICIAL RECORDS
BOOK 100 INST

FEE 1.00 RPTT

Justification Letter



Separator Sheet

**URBAN ESTATES
2009 ALTA DRIVE
LAS VEGAS, NV 89106
702-873-8882 OFFICE - 702-873-8942 FAX**

July 17, 2006

**City of Las Vegas Planning Department
731 South Forth Street
Las Vegas, NV 89101**

RE: Extension of Time

To whom it may concern,

This letter is to justify our request for an extension of time on the above referenced project located at 711 N. Tonopah, Las Vegas, NV 89101

The civil improvement plans have already been submitted to the Land Development Department and we intend to commence construction within the next year.

The proposed development falls in the West Las Vegas Redevelopment Addition and we feel would be a great asset. With the near completion of the 95 freeway expansion there is a great need for additional single family developments in this area

The project consists of 60 (3) story single family dwellings with over 2000 sq.ft. of livable space, within walking distance to schools, shopping and freeway access.

We respectfully request approval of our request for an extension of time on the Site Development Plan Review SDR 4924, Zoning ZON 4923 and Variance VAR 5039.

If you have any questions, please don't hesitate to call me at 702-400-8995

Sincerely,



Frank Hawkins Jr.

**EOT-15651
09-20-06 CC**

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-151651 APN: 139-29-704-017

Name of Property Owner: Frank Hawkins Jr.

Name of Applicant: _____

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): _____

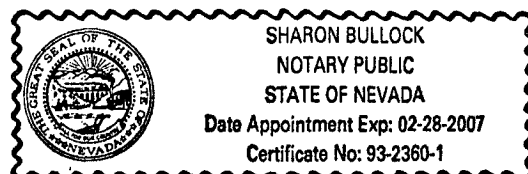
APN: _____

Signature of Property Owner: _____

Print Name: Frank Hawkins Jr.

Subscribed and sworn before me

This 3rd day of August, 2006
Sharon Bullock
Notary Public in and for said County and State



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time SDR-4924
Project Address (Location) 711 N. Tonopah Drive
Project Name Urban Estates Proposed Use Single family
Assessor's Parcel #(s) 139-29-704-017 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing RPD13 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Frank Hawkins Contact Frank Hawkins
Address 2009 ALTA DR. Phone: 873-8882 Fax: 873-8942
City Las Vegas State NV Zip 89106

APPLICANT Frank Hawkins JR Contact Sharon Bullock
Address 2009 ALTA DRIVE Phone: 873-8882 Fax: 873-8942
City Las Vegas NV State NV Zip 89106

REPRESENTATIVE Sharon Bullock Contact Sharon Bullock
Address 2009 ALTA DRIVE Phone: 873-8882 Fax: 873-8942
City Las Vegas NV State NV Zip 89106

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

Print Name Frank Hawkins JR.

Subscribed and sworn before me

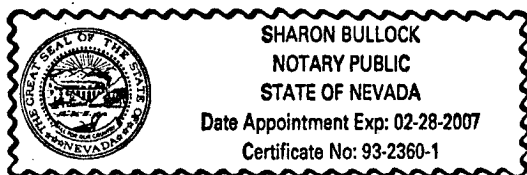
This 3rd day of August, 2006

[Signature: Sharon Bullock]

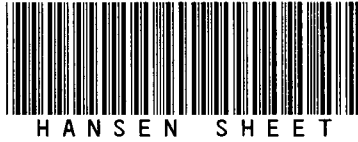
Notary Public in and for said County and State

Case #	<u>FOI-15651</u>
Meeting Date:	<u>9-20-06</u>
Total Fee:	<u>600 -</u>
Date Received:	<u>8-4-06</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



Separator Sheet

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

9/20 C.C.

EOT Application

Report Date 08/04/2006 12:44 PM

Submitted By

Page 1

A/P # 15651 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/04/2006 11:39	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	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-15651 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-4924) THAT ALLOWED A 60 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.5 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single Family Residential) under Resolution of Intent to R-PD13 (Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).

Parent A/P #	4924	Project/Phase Name	URBAN ESTATES	Phase #	
Project #	15651	Size/Area	4.36 ACRE	Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13929704017
Location PT NE4 SE4 S29 T20S R61E

Owner/Tenant

Contact ID AC714092	Name	FRANK HAWKINS JR	Organization	
Mailing Address 2009 ALTA DRIVE			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89106			Evening Phone	
Day Phone (702)837-8882 x			Mobile #	
Fax (702)873-8942				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

711 N TONOPAH DR
LAS VEGAS, 89106-

715 N TONOPAH DR
LAS VEGAS, 89106-

735 N TONOPAH DR
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 08/04/2006 12:44 PM**Submitted By**

Page 2

A/P Linked Parcels

13929704017

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC714092	☐ Foreign
Effective		Expire				
Name	FRANK HAWKINS JR					
Day Phone	(702)837-8882 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)873-8942	Mobile		Profession		
E-Mail						
Address	2009 ALTA DRIVE LAS VEGAS, NV 89106					
Seasonal Addr						

Valid From To**Comments**
No Comments

Primary	Y	Capacity	APPL	Contact ID	AC791895	☐ Foreign
Effective		Expire				
Name	SHARON BULLOCK					
Day Phone	(702)873-8882 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)873-8942	Mobile		Profession		
E-Mail						
Address	2009 ALTA DRIVE LAS VEGAS, NV 89106					
Seasonal Addr						

Valid From To**Comments**
Sharon Bullock 873-8882**Contractors**

No Contractors

Activity Review Details

Detail	SUBMITTAL CHECKLIST (EOT)	Modified By	DDONLEY	Modified Date/Time	08/04/2006 11:35
Comments	No Comments				

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

Report Date 08/04/2006 12:44 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # SDR-4924

Public, Non-Public or Admin? PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/20/2006	CC	SCHEDULED		0	0	0
DDONLEY	08/04/2006					

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

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT Sharon Bullock , Heaven LLC ck #1001, 873-8882	984018	08/04/2006 11:58		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

EOT-15651 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for an Extension of Time of an
approved Site Development Plan Review (SDR-4924) THAT ALLOWED A 60 LOT SINGLE
FAMILY RESIDENTIAL DEVELOPMENT on 4.5 acres at 711 North Tonopah Drive (APN
139-29-704-017), R-1 (Single Family Residential) under Resolution of Intent to R-PD13
(Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN
APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: SEPTEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 1, 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 CAROLE COMBS (ccombs@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



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-15651/EOT-15653
EOT-15654

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
08/28/2006

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-15651 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -
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LIST COMMENTS BELOW:

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 13, 2006

Mr. Frank Hawkins
2009 Alta Drive
Las Vegas, Nevada 89106

RE: EOT-15651 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **September 20, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Ms. Sharon Bullock
2009 Alta Drive
Las Vegas, Nevada 89106

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



Justification Letter



Separator Sheet

**URBAN ESTATES
2009 ALTA DRIVE
LAS VEGAS, NV 89106
702-873-8882 OFFICE - 702-873-8942 FAX**

July 17, 2006

**City of Las Vegas Planning Department
731 South Footh Street
Las Vegas, NV 89101**

RE: Extension of Time

To whom it may concern,

This letter is to justify our request for an extension of time on the above referenced project located at 711 N. Tonopah, Las Vegas, NV 89101

The civil improvement plans have already been submitted to the Land Development Department and we intend to commence construction within the next year.

The proposed development falls in the West Las Vegas Redevelopment Addition and we feel would be a great asset. With the near completion of the 95 freeway expansion there is a great need for additional single family developments in this area

The project consists of 60 (3) story single family dwellings with over 2000 sq.ft. of livable space, within walking distance to schools, shopping and freeway access.

We respectfully request approval of our request for an extension of time on the Site Development Plan Review SDR 4924, Zoning ZON 4923 and Variance VAR 5039.

If you have any questions, please don't hesitate to call me at 702-400-8995

Sincerely,


Frank Hawkins Jr.

**EOT-15651
09-20-06 CC**