

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, *BJA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: August 30, 2006
Re: **EOT-15654** Frank Hawkins, Jr. 711 North Tonopah Drive
Request for an Extension of time of an approved Variance

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Variance for property located at 711 North Tonopah Drive, as long as all previously imposed conditions of approval for VAR-5039 and all subsequent site-related actions are ultimately complied with.

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-15654 – 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 Variance (VAR-5039) THAT ALLOWED AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED 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 Variance (VAR-5039) as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "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

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

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



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

October 8, 2004

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

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

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone. 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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4923) and Site Development Plan Review [SDR-4924].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

A handwritten signature in cursive script, reading "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

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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-604

EOT-15654
09-20-06 CC



October 8, 2004

Mr. Frank Hawkins, Jr.
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

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

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

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Sincerely,

A handwritten signature in cursive script that reads "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

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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

EOT-15654
09-20-06 CC

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-15654 - EXTENSION OF TIME - VARIANCE

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



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
20020726 at Page Entry Number 752, situated in
said county described as follows

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

Dated 7/26/02

SAHARA MORTGAGE CORPORATION

By [Signature] VIRGIE VINCENT

Its PRESIDENT

STATE OF NEVADA

COUNTY OF CLARK

On July 26, 2002, personally appeared before me
Virgie Vincent 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 Virgie Vincent acknowledged to me that said
corporation executed the same

[Signature]
Notary Public

My Commission Expires

Residing at

July 7, 2005
Las Vegas, NV

UN25211

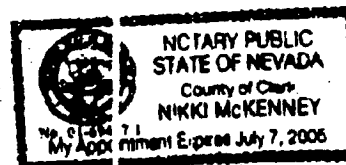


EXHIBIT "ONE"

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 000000 INST

FEE 0.00 RPTT

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Var 5039 APN: 139-29-704-017

Name of Property Owner: Frank Hawkins Jr

Name of Applicant: Frank Hawkins Jr

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

 X 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: _____

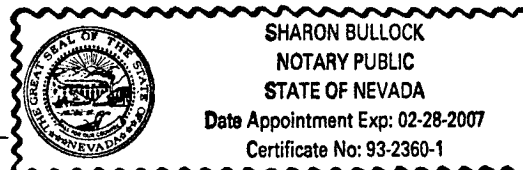
Signature of Property Owner: _____

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 VAR-5039
 Project Address (Location) 711 N TONOPAN DRIVE
 Project Name Urban Estates Proposed Use Singlefamily
 Assessor's Parcel #(s) 139-29-704-017 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing RPD-13 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER FRANK HAWKINS JR Contact Frank Hawkins
 Address 2009 ALTA DRIVE 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 State NV Zip 89106

REPRESENTATIVE Sharon Bullock Contact Sharon Bullock
 Address 2009 ALTA DR Phone: 873-8882 Fax: 873-8942
 City Las Vegas NV 89106 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 3 day of August, 2006

Sharon Bullock

Notary Public in and for said County and State

Case #	<u>EOT-15654</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.E.

EOT Application

Report Date 08/04/2006 12:45 PM

Submitted By

Page 1

A/P # 15654 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/04/2006 11:48	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-15654 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for an Extension of Time of an approved Variance (VAR-5039) THAT ALLOWED AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED 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 # 5039
Project # 15654 Project/Phase Name URBAN ESTATES Phase #
Size/Area 4.36 ACRE Size Description 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
Mailing Address 2009 ALTA DRIVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106 Country ☐ Foreign
Day Phone (702)837-8882 x Evening Phone
Fax (702)873-8942 Mobile #

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

Report Date 08/04/2006 12:45 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 11:48
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

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

EOT Application

Report Date 08/04/2006 12:45 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 VAR

Hearing Type

Parent Project # VAR-5039

Public, Non-Public or Admin? NON-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 Description Entered By Start Stop Hours

PAYMNT CK NAME,# WHO PICKED UP PERMIT 984018 08/04/2006 11:59 0.00
Sharon Bullock , Heaven LLC ck #1001, 873-8882

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-15654 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for an Extension of Time of an approved Variance (VAR-5039) THAT ALLOWED AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED 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

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 Firth 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-15654
09-20-06 CC**