

Comments



Separator Sheet

November 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,

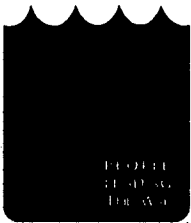


Doa J. Meade
Sr. Civil Engineer

DJM:TLL:lar
Attachment

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

LAS VEGAS VALLEY
WATER DISTRICT



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

PLANNING AND
DEVELOPMENT

NOV 9 12 45 PM '06

RECEIVED

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: November 9, 2006
Re: SDR-17694 Sharon Turbiville, Delmar Dinkins, and Terry & Kathryn Karas NEC & SEC Bradley Rd. & Solar Ave.
Request for a Site Development Plan Review for a proposed 59 lot residential subdivision on 8.20 acres

CONDITIONS OF APPROVAL:

1. The private entry street shall not be gated.
2. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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.
3. Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site. All private improvements and landscaping installed with this project 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.
4. Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.
5. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17693 and all other applicable site-related actions.
7. 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.

COMMENTS:

We note that there is a Multi Use Equestrian Trail adjacent to this site on Bradley Road and should be commented on by the Planning and Development Department.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT/OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review Request FOR A 59 LOT SINGLE FAMILY DEVELOPMENT on 8.20 acres adjacent to the northeast and southeast corner of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006** CITY COUNCIL: **JANUARY 3, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **NOVEMBER 8, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

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

January 26, 2007

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Turbiville:

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: Mr. Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89131

Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

Terry and Kathryn Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

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



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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Turbiville:

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: Mr. Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89131

Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

Terry and Kathryn Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
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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

December 29, 2006

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Turbiville:

Please be advised the City Planning Commission at its regular meeting on *January 11, 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: Mr. Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89131

Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

Terry and Kathryn Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
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Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby





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

November 22, 2006

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: SDR-17694 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Turbiville:

Please be advised the City Planning Commission at its regular meeting on **December 7, 2006** 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

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

cc: Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

Terry Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89074



Action 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

February 9, 2007

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Turbiville:

Your Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross), was considered by the Planning Commission on February 8, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17693) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 1/22/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein.
4. The standards for this development shall indicate that building heights shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 6 feet on the corner side, 10 feet in the rear for lots not on a cul-de-sac bulb, and 10 feet in the rear for lots on a cul-de-sac bulb.

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



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
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 LVMC Title 19.12.040.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. There shall be a minimum 15 feet landscape setback on the southerly property line of the project.
14. The south and east property line, south of Solar Avenue, shall have walls of eight feet in height.
15. The southernmost two homes and the northwest home shall be limited to one story in height.
16. There shall be one consolidated open space area, minimum 33,706 square feet.

17. There shall be notification to the buyers that there shall be equestrian uses and other agricultural uses and lighting surrounding this property.
18. The private streets shall be stubbed for future street lighting.

Public Works

19. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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.
20. Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17693 and all other applicable site-related actions.
24. 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.

Ms. Sharon Turbiville
SDR-17694 - Page Four
February 9, 2007

25. Submit an application to the Land Development Section of the Department of Public Works for a Deviation from Standard Drawing No. 212 for the proposed private street cul-de-sac terminations. The Deviation shall be approved prior to submittal of a Tentative Map for this site; alternatively the site shall be designed to meet current City Standards.
26. Apply for speed humps on Solar Avenue for City approval.

This item will be considered by the City Council on **March 7, 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,



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

JK:dm

cc: Mr. Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89131

Terry and Kathryn Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

City Council Action Letter



Separator Sheet



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

April 2, 2007

Ms. Sharon Turbiville
5300 Solar Avenue
Las Vegas, Nevada 89131

RE: SDR-17694 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 7, 2007
RELATED TO ZON-17693

Dear Ms. Turbiville:

The City Council at a regular meeting held March 7, 2007 APPROVED the request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 8, 2007. This approval is subject to:

Added Condition:

- A. Minimum open space shall be 36,221 square feet. There shall be a maximum of 40 lots.

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17693) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 2/28/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein.
4. The standards for this development shall indicate that building heights shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 6 feet on the corner side, 10 feet in the rear for lots not on a cul-de-sac bulb, and 10 feet in the rear for lots on a cul-de-sac bulb.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

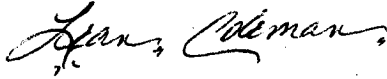
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
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 LVMC Title 19.12.040.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. There shall be a minimum 15 feet landscape setback on the southerly property line of the project.
14. The south and east property line, south of Solar Avenue, shall have walls of eight feet in height.
15. The southernmost two homes identified as Lots 1 and 2 on the 2/28/07 site plan shall be limited to one story in height.
16. Within the open space area there shall be developed tot lots.
17. There shall be notification to the buyers that there shall be equestrian uses and other agricultural uses and lighting surrounding this property.
18. The private streets shall be stubbed for future street lighting.

Public Works

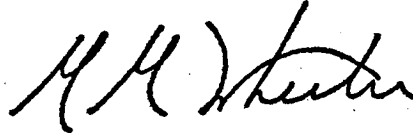
19. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17693 and all other applicable site-related actions.
24. 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.
25. Submit an application to the Land Development Section of the Department of Public Works for a Deviation from Standard Drawing No. 212 for the proposed private street cul-de-sac terminations. The Deviation shall be approved prior to submittal of a Tentative Map for this site; alternatively the site shall be designed to meet current City Standards.
26. Apply for speed humps on Solar Avenue for City approval.

Ms. Sharon Turbiville
SDR-17694 – Page Four
April 2, 2007

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Delmar Dinkins
5330 Solar Avenue
Las Vegas, Nevada 89131

Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Terry and Kathryn Karas
5325 Solar Avenue
Las Vegas, Nevada 89131

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Protest / Approval Letter



Separator Sheet

Heritage Estates Community Association
Mary West, President
7328 Rustic Meadow
Las Vegas, NV 89131
702-219-7928

RESOLVED, that the Heritage Estates Community Association, on behalf of it's homeowners and residents, hereby opposes Rezoning request number ZON-17693, and Site Development Plan Review request number SDR-17694, and hereby urges the Las Vegas City Planning Commission to disapprove the same.

Mary West
President

Attn: Dorothy

ITEM # 10 + 11
CASE # ZON-17693 + SDR-17694
PC MTG 12-7-06

DEC 5 2 16 PM '06

DEC 5 2 16 PM '06

P

PC MTG 12-7-06
CASE # 20N-17693 + 50R-17694
ITEM # 10 + 11

3225 AMBRYST CREEK CT • LAS VEGAS, NEVADA • PHONE: 260-0757

Kristina Whitney

Kristina Whitney

Sincerely,

The idea of opening our windows to see the trees and environment being destroyed, construction going on, having several houses looking into our house as well as our property value decreasing is very disappointing.

In addition to the inconvenience of dealing with construction, I am very concerned about the increased crime, pollution, and congestion that comes along with an additional 58 houses (and all their cars) in a small area. With it being so close to the elementary school, I worry that the increased traffic will be an increased danger to all of the kids that walk to and from school each day.

I realize that Richmond America is trying to make money but I really think that there is a better way for it to be done. There are many undeveloped lots around this area that would be improved by having houses put on them. There is NO reason why these perfectly good, well developed lots need to be destroyed in order for Richmond America to make some money!!

These proposed changes would effect the community as a whole. I feel that we have a right to have our neighborhood and our way of life protected.



I am writing to express my disapproval of the proposed changes to the properties located at Bradley Road and Solar Avenue (APNS 125-13-801-005, 125-13-801-006, and 125-802-001). There are many reasons why I do not think that this rezoning should be approved. (Especially from an R-E to an R-PD8 when there are no other developments in the area that are that congested!!!)

We have been in our current house for just over a year. Prior to buying our house, we lived in an area that had constant construction going on around us. Due to excessive construction noise, dirt, and traffic, we decided to buy a house in an area that was already completely developed. We chose our house because of the surrounding property. There were other less expensive models of the same house for sale but we loved our lot. We loved the huge trees, the openness, and the privacy. Every morning we open our windows to see nice well matured trees rather than other peoples windows.

Dear Sir or Madam:

City of Las Vegas Planning and Development

December 7, 2006

Telephone Protest/ Approval Log

Meeting Date: 12/7/06

Case Number: SDR 17694

Date: 12/1/06
Name: Kathryn Karas
Address: 5325 Solar Avenue
Las Vegas NV 89131
Phone: 645-8649
☐ PROTEST ☒ APPROVE

Date: 12/5/06
Name: Mary West
Address: 7328 Rustic Meadow
Las Vegas NV 89131
Phone: 219-7928
☒ PROTEST ☐ APPROVE

Date: 12/06/06
Name: Patricia Conrad
Address: 5336 Elkhorn Rd
Las Vegas NV 89131
Phone: 400-3261
☒ PROTEST ☐ APPROVE

Date: 12/7/06
Name: Angie Vanderlong
Address: 7321 Jack Russell
Las Vegas, NV 89131
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

TEM # 11
CASE # SDR-17694
PC MTG 12-7-06

1A
38

Project Checklist



Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: SOR-17044
Applicant Name: Rino Givanti Telephone: 264-1480
Project Number: _____ Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

☐ Pre-App. Meeting Date: _____	☐ DRT Outcome: _____
☐ App. Filing Date: _____	☐ Applicant Contacted: _____
☐ App. Accuracy Checked: _____	☐ Site Visit Completed: _____
☐ Routing Form Sent: <u>10-26-06</u>	☐ Photos Taken: _____
☐ DRT Meeting Date: <u>11-07-06</u>	

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

☐ Hearing Notice Rec'd: _____	☐ PC Meeting Date: <u>12-07-06</u>
☐ Hearing Notices Mailed: <u>11-22-06</u>	☐ PC Action: _____
☐ Draft Report Sent to PC: <u>12-01-06</u>	☐ Letter to Applicant: <u>11-22-06</u>
☐ Final Report Reviewed: _____	☐ PC Minutes Filed: _____

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

☐ CC Report Completed: _____	☐ CC Resolution Filed: _____
☐ CC Meeting Date: _____	☐ CC Minutes Filed: _____
☐ CC Action: _____	☐ Final Plans Submitted: _____
☐ Letter to Applicant: _____	☐ Ordinance Completed: _____
☐ Conditions Checked: _____	

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☐	Correct fee(s): \$500 \$300 \$ Total = \$800.00		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
				Folded Plans: <u>1</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		EQUESTRIAN TRAIL REQUIRED ALONG BRADLEY. SHOW OPEN SPACE CALC. ON SITE PLAN
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled		
☒	☐	#regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: <u> </u> Rolled Plans: <u> </u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: KRIS GIVANT Application Type: SITE PLAN REVIEW
APN: 125-13-801-005 AND 006 Location: SEVERANCE/BRADLEY
Planner: [Signature] Pre-App Meeting Date: 10/04/06 Earliest PC Date: 12/07/06



Meeting



Telephone



Conversation Record

Page 1 of 1
Date 10/14/06
Time 9:00 am pm

Project Name _____

Conversation between CLV Representative(s): _____
and, _____

Name

Company/Department

Phone

FAX



see Meeting Attendance Sheet

Comments: EQUESTRIAN TRAIL REQUIRED ALONG BRADLEY
~~ROAD~~ ROAD, DESIGNED PER EXHIBIT ONE OF
RECREATION TRAILS ELEMENT. NON-COMPLIANCE
REQUIRES A GENERAL PLAN AMENDMENT.

APPLICANT MUST PROVIDE INFO REQUIRED
BY 19.06.040,

OPEN SPACE MUST COMPLY WITH 19.06.040

Deed



Separator Sheet

3 3 0 3 2 2 0 0 4 2 3

880822-423

Affix L.R.S. 5

ORIGINAL

GRANT DEED

THIS INDENTURE WITNESSETH: That DELMAR DINKINS, a single man

for and in consideration of \$ 1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the CITY OF LAS VEGAS, a Municipal Corporation of the

County of Clark, State of Nevada, and to its assigns forever, all of its right, title and interest

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

That portion of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 60 East, N.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as:

A parcel of land bounded as follows: On the South by the North line of the South 30.00 feet of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 13; on the West by the East line of the West 40.00 feet of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 13; on the Northeast by the arc of a circle concave Northeasterly, having a radius of 20.00 feet and being tangent to the North line of said South 30.00 feet and to the East line of said West 40.00 feet; and on the Southwest by the arc of a circle concave Northeasterly, having a radius of 15.00 feet and being tangent to the North line of said South 30.00 feet and to the East line of said West 40.00 feet.

1E-28-15

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

Witness hand this day of , 19

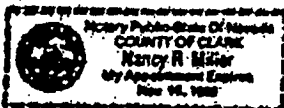
Delmar Dinkins
DELMAR DINKINS

STATE OF NEVADA)

COUNTY OF CLARK)

On AUGUST 9 - 1988
personally appeared before me, a Notary Public
DELMAR DINKINS

who acknowledged that he executed the above instrument.



Nancy R. Miller
Notary Public in and for said County and State

WHEN RECORDED MAIL TO:
City Clerk - City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

ZON-17693
SDR-17694
12/07/06 PC

8 5 0 3 2 2 0 0 4 2 3

RESOLUTION OF ACCEPTANCE OF GRANT DEED

On motion of Councilman Molen, and carried unanimously the following Resolution is adopted, and order made:

BE IT RESOLVED, this 17th day of August, 1988, by the City of Las Vegas, County of Clark, State of Nevada; that the Grant Deed

dated the 3rd day of August, 1988, executed by Delmar Dinkins, a single man

(Parcel # 01E-280-015)

to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein be, and is hereby accepted, for the purpose of Real Property Acquisition;

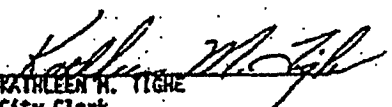
and BE IT FURTHER RESOLVED, that a copy of this Resolution be attached to said Grant Deed, and

that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution to be filed in the records of this board.

STATE OF NEVADA)
COUNTY OF CLARK } ss

I, KATHLEEN M. TIGHE, City Clerk of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the Grant Deed attached hereto duly adopted at a regular meeting of the City Council held on the 17th day of August, 1988.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal this 17th day of August, 1988.


KATHLEEN M. TIGHE
City Clerk

FOR: Real Property Acquisition

WHEN RECORDED, MAIL TO:
City Clerk-City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LV/CITY OF

08-22-88 09:37 NR1
BOOK 888622 PAGE 00423
FEE: .00 RPT: EX0002

(2)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TERRY ALAN KARAS AND KATHRYN LYNN KARAS, who
acquired title as TERRY KARAS KATHRYN KARAS, husband and wife as to an undivided 50%
interest and TERRY KARAS AND KATHY KARAS, Husband and wife as joint tenants as to an
undivided 50% interest

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant,

Bargain, Sell and Convey to TERRY ALAN KARAS AND KATHRYN LYNN KARAS,

husband and wife as joint tenants

all that real property situated in the CITY OF LAS VEGAS County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION.

APN 01E-280-021

SUBJECT TO: 1. Taxes for the fiscal year.
 2. Covenants, conditions, restrictions, reservations, rights-of-way and easements of record,

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
 Witness our hand 8 this 9th day of December, 19 92

STATE OF NEVADA }
 COUNTY OF CLARK } ss.

Terry Karas
 TERRY ALAN KARAS

Kathryn Lynn Karas
 KATHRYN LYNN KARAS

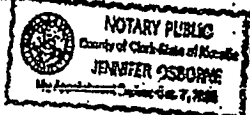
On 12-9-92
 Before me, a Notary Public, personally appeared

TERRY ALAN KARAS AND
KATHRYN LYNN KARAS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Jennifer Osborne
 (Notary Public)

(Notarial Seal)



10-7-95

ESCROW NO: 92-10-0981 KIC
 MAIL TAX STATEMENTS TO: KARAS
5325 SOLAR AVE.
LAS VEGAS, NV

ZON-17693
 SDR-17694
 12/07/06 PC

Exhibit A

That Portion of the Southeast Quarter (SE ¼) Half of Section 13, Township 19 South, Range 60 East, M.D.B & M., described as follows:

Lot Seventy-Two (72) depicted on that certain Record of Survey in File 52, Page 70 in the office of the County Recorder of Clark County, Nevada and recorded October 18, 1989 in Book 891018 of Official Records as Document No. 00517, adopted and approved as set forth in judgment and Decree Quieting Title and prior decisions and orders filed in Case No. A233462, and Case No. A274127 in the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark and recorded October 26, 1989 in Book No. 891026 as Document No. 794 of Official Records, Clark County, Nevada.

AGRPRTT 1,625.00
APR 12513801006

20020918
00690

Title Order No. 22-89-4635

Escrow No. 22-89-4635-

WHEN RECORDED MAIL TO ADD TAX
STATEMENTS TO

Name Sharon turbiville
Street 5300 Solar Ave.
Address Las Vegas, nv 89131
City & State

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
James J. Kilbride and Kazumi H. Kilbride

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to

Sharon D. Turbiville, a single woman

that property in Clark
described as:

County, Nevada,

see attached exhibit "A"

Dated July 8, 2002

James J. Kilbride
James J. Kilbride

Kazumi H. Kilbride
Kazumi H. Kilbride

STATE OF NEVADA

COUNTY OF Clark

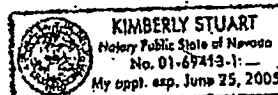
On 8-14-02 before me, the
undersigned, a Notary Public in and for said State, personally appeared

James J. Kilbride and
Kazumi H. Kilbride

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/were 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 *Kimberly Stuart*
Name Kimberly Stuart
(typed or printed)



(This area for official notarial seal)

ZON-17693
SDR-17694
12/07/06 PC

EXHIBIT A

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

That portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 13, Township 19 South, Range 60 East , M.D.B & M. described as follows:

Lot Sixty-eight (68) in Block Sixty-nine (69) and Seventy (70) depicted on that certain Record of Survey in File 52, Page 70, in the Office of the County Recorder of Clark County, Nevada and recorded October 18, 1989 in Book 891018 of Official Records, as Document No. 00517, adopted and approved as set forth in Judgment and Decree Quieting Title and prior decisions and orders filed in Case No. A233462 and Case No. A274127 in the Eighth Judicial District Court of the State of Nevada in for the County of Clark and recorded October 26, 1989 in Book 891026 as Document No 794 of Official Records, Clark County Nevada.

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) Bradley Road and Solar Avenue
 Project Name Bradley / Solar Proposed Use SFR
 Assessor's Parcel #(s) 125-13-801-008 Ward # 6
 General Plan: existing M-1 proposed M-1 Zoning: existing R-E proposed RPD-7
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 8.2 Lots/Units 59 Density .72
 Additional Information _____

PROPERTY OWNER Sharon D. Turbiville Contact _____
 Address 5300 Solar Avenue Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89131

APPLICANT Richmond American Homes Contact Paulo E. Chavez
 Address 2490 Paseo Verde, Suite 120 Phone: 617-8400 Fax: 617-8488
 City Henderson State NV Zip 89074

REPRESENTATIVE Triton Engineering Contact Kris Givant
 Address 6757 W. Charleston Blvd. Suite B Phone: 254-1480 Fax: 254-3062
 City Las Vegas State NV Zip 89148

Property Owner Signature* Sharon Turbiville

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

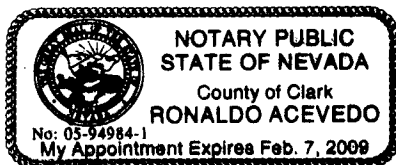
Print Name Sharon Turbiville

Subscribed and sworn before me

This 2nd day of OCTOBER, 2006.

Ronald Acevedo

Notary Public in and for said County and State



Revised 04/28/05

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-17694</u>
Meeting Date:	<u>11-7-06</u>
Total Fee:	<u>800</u>
Date Received:	<u>10-23-06</u>
Received By:	<u>LS</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.

\\depdev\applications\Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) Bradley Road and Solar Avenue
Project Name Bradley / Solar Proposed Use SFR
Assessor's Parcel #(s) 125-13-802-001 Ward # 6
General Plan: existing M-I proposed M-I Zoning: existing R-E proposed RPD-7
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8.2 Lots/Units 59 Density 7.2
Additional Information _____

PROPERTY OWNER Terry & Kathryn Karas Contact _____
Address 5325 Solar Avenue Phone: _____ Fax: _____
City Las Vegas State NV Zip 89131

APPLICANT Richmond American Homes Contact Paulo E. Chavez
Address 2490 Paseo Verde, Suite 120 Phone: 617-8400 Fax: 617-8488
City Henderson State NV Zip 89074

REPRESENTATIVE Triton Engineering Contact Kris Givant
Address 6757 W. Charleston Blvd, Suite B Phone: 254-1480 Fax: 254-3082
City Las Vegas State NV Zip 89146

Property Owner Signature* Terry Karas

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

Print Name Terry Karas Kathryn Karas

Subscribed and sworn before me

This 2nd day of October, 2006

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

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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.





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) Bradley Road and Solar Avenue
Project Name Bradley / Solar Proposed Use SFR
Assessor's Parcel #(s) 125-13-801-005 Ward # 6
General Plan: existing M-L proposed M-L Zoning: existing R-E proposed RPD-7
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 8.2 Lots/Units 59 Density 7.2
Additional Information _____

PROPERTY OWNER Delmar Dinkins Contact _____
Address 5330 Solar Avenue Phone: _____ Fax: _____
City Las Vegas State NV Zip 89131

APPLICANT Richmond American Homes Contact Paulo E. Chavez
Address 2490 Paseo Verde, Suite 120 Phone: 817-8400 Fax: 817-8499
City Henderson State NV Zip 89074

REPRESENTATIVE Triton Engineering Contact Kris Givant
Address 6757 W. Charleston Blvd, Suite B Phone: 254-1480 Fax: 254-3062
City Las Vegas State NV Zip 89146

Property Owner Signature Delmar Dinkins

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

Print Name _____

Subscribed and sworn before me

This 28 day of September, 20 06

Virginia Jauregui

Notary Public in and for said County and State



VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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.

f:\depnd\Application Packet\Application Form.pdf

Hansen Sheet



Separator Sheet

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

SDR Application

Report Date 10/26/2006 09:55 AM

Submitted By

Page 1

A/P # 17694 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	10/23/2006 14:40	983052	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

SDR-17694 - SITE DEVELOPMENT PLAN REVIEW, PUBLIC HEARING - APPLICANT/OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS. - Request for a Site Development Plan Review Request FOR A 59 LOT SINGLE FAMILY DEVELOPMENT on 8.20 acres adjacent to the east side of Bradley Road, approximately 330 feet north of Elkhorn Road (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED:R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)], Ward 6 (Ross).

Parent A/P # 17693
Project # 17694 Project/Phase Name BRADLEY & SOLAR 59 UNIT RPD-7 Phase #
Size/Area 8.20 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12513801006
Location

Owner/Tenant

Contact ID AC1298334 Name SHARON TURBIVILLE
Mailing Address 5300 SOLAR AVENUE Organization
City LAS VEGAS State/Province NV
ZIP/PC Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

5300 SOLAR AVE
LAS VEGAS, 89131-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12513801005
12513801006
12513802001

Item Description Item Status

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 10/26/2006 09:55 AM

Submitted By

Page 2

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
-------	----------	--------	--------	--------	---------	-----------

Comp By	Comments
---------	----------

There are no Review Activities for this Report

Activity Review Details

Detail	SUBMITTAL CHECKLIST (SDR)	Modified By	FSOLIS	Modified Date/Time	10/23/2006 14:40
--------	---------------------------	-------------	--------	--------------------	------------------

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan
Y	Deed and Legal Description	Y	Building Elevations (2 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	Y	Laser Print Site Plan
Y	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

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

There is no planning condition for this project.

SITE PLAN REVIEW

N	DINA Required?	N	Project of Regional Significance?	Final City Council letter received
Y	Parent Project link required?			Annotated minutes recieved
Y	Will this go to the City Council?			Is there a condition of approval for a Required Review?
Hearing Type				If yes, when does it need to be reviewed?
Public, Non-Public, Admin?				PUBLIC

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					
12/07/2006	PC	SCHEDULED			
FSOLIS	10/23/2006		0	0	0

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

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

SDR Application**Report Date** 10/26/2006 09:55 AM**Submitted By****Page 3**

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	10/23/2006 14:44		0.00
	Richmond American homes ck 297339 (\$800) & 297340 (\$1000) Chris Givant				

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-17693 AND SDR-17694
REVISED 12/07/06 PC**

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 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEBUS
*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>**

**** Acreage and Lot Size Reduced**

SDPR
11/15/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-17694

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.

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ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY>**

SDPR
10/25/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 07, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-17694

Bradley Ranch HOA

Diamond Creek Community Association

Gilcrease NA

Iron Mountain Estates HOA

Lamplight Manor at Iron Mountain Ranch HOA

Lone Mountain Citizens Advisory Council

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

SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT/OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review Request FOR A 59 LOT SINGLE FAMILY DEVELOPMENT on 8.20 acres adjacent to the northeast and southeast corner of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006** CITY COUNCIL: **JANUARY 3, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **NOVEMBER 8, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 7, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-17694

APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 58 LOT SINGLE FAMILY DEVELOPMENT ON 7.27 ACRES ADJACENT TO THE NORTHEAST AND SOUTHEAST CORNERS OF BRADLEY ROAD AND SOLAR AVENUE (APNS 125-13-801-005, 125-13-801-006, AND 125-13-802-001), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)], WARD 6 (ROSS).

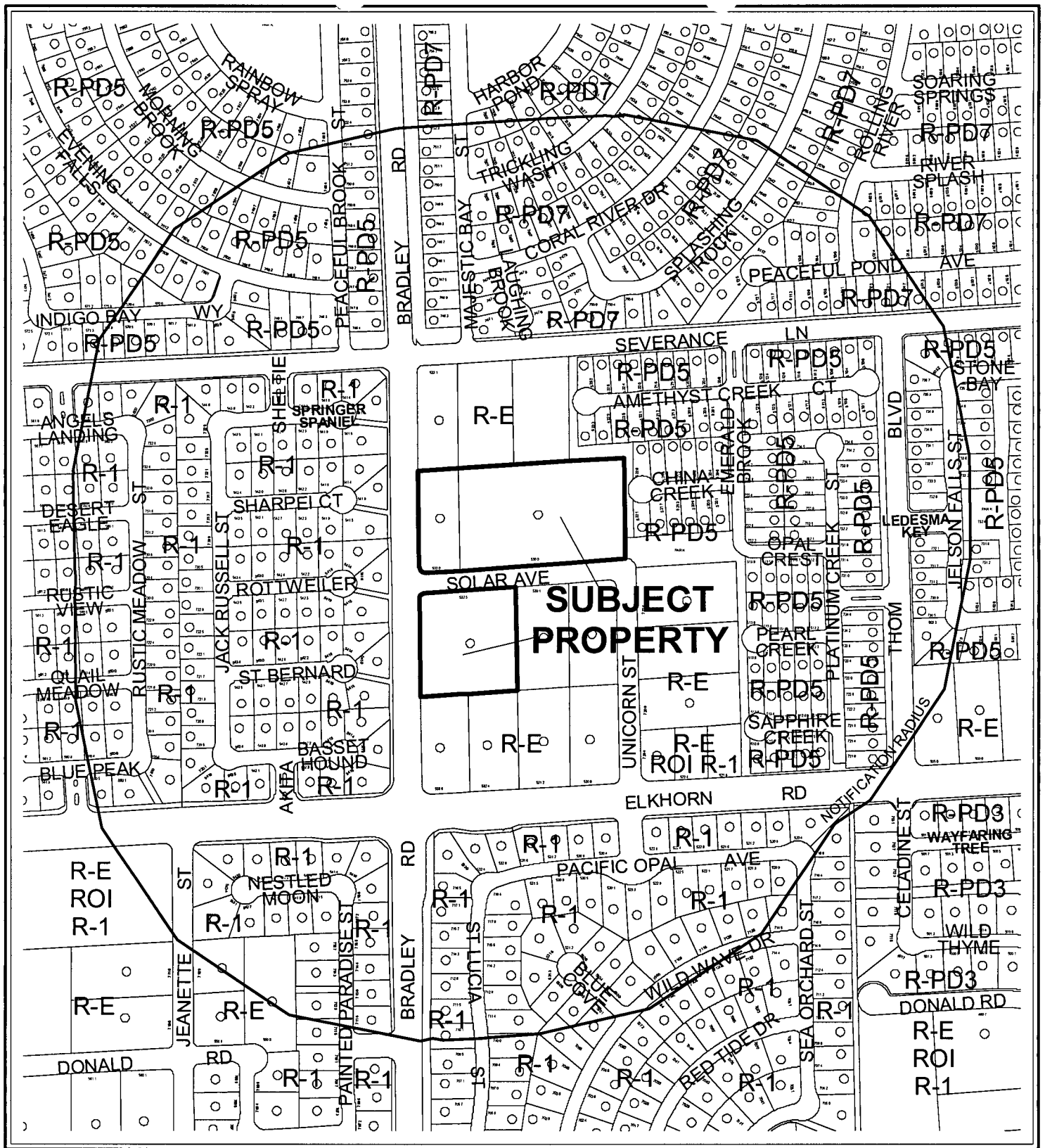
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-17694**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17694

Case Number: _____ APN: 125-13-801-006

Name of Property Owner: Sharon Turbiville

Name of Applicant: Richmond American Homes

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: _____

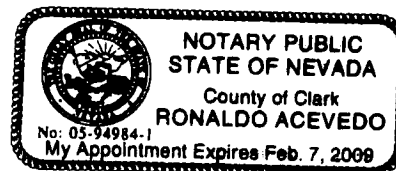
Signature of Property Owner: _____

Print Name: Sharon Turbiville

Subscribed and sworn before me

This 2nd day of October, 2006

Ronald Acevedo
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17694** APN: 125-13-802-001
Name of Property Owner: Terry & Kathryn Karas
Name of Applicant: Richmond American Homes

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: _____

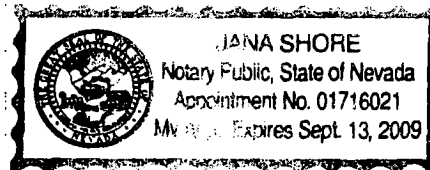
Signature of Property Owner: _____

Print Name: Terry Karas Kathryn Karas

Subscribed and sworn before me

This 2nd day of October, 2006

Jana Shore
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17694

Case Number: _____ APN: 125-13-801-005

Name of Property Owner: Delmar Dinkins

Name of Applicant: Richmond American Homes

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: *Delmar Dinkins*

Print Name: _____

Subscribed and sworn before me

This 28 day of September, 20 06
Virginia Jauregui
Notary Public in and for said County and State



VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

Justification Letter



Separator Sheet

Triton

Engineering

October 23, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 59 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 59 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE – R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

We are requesting the following setbacks for the RPD-7;

Typical Lot Size:	3,000 sq ft
Front to Building:	7' Minimum
Front to Garage:	18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	6' feet
Rear Yard	6' feet

Richmond American Homes believes that requesting RPD-7 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**ZON-17693
SDR-17694
12/07/06 PC**

Triton

Engineering

January 19, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006
SDR# 17694**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 40 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 40 lot single-family residential development on 7.27 acres (5.50 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE – R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

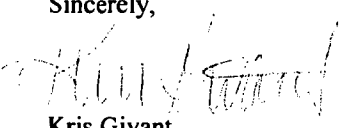
We are requesting the following setbacks for the RPD-6;

Typical Lot Size:	4,200 sq ft
Front to Building:	10' Minimum
Front to Garage:	18' plus Minimum
Side Yard to side of building or roof edge:	3' feet Minimum
Side on Corner to Side of building	10' feet Minimum
Rear Yard	10' feet Minimum

Richmond American Homes believes that requesting RPD-6 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the February 8, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**ZON-17693 SDR-17694
REVISED 02/08/07 PC**

RECEIVED

JAN 21 2007

Fax Transmittal**Triton Engineering, LLC**

To: City of Las Vegas

Sender: Kris Givant

Attention: John Korkosz/ Doug Rankin

Tel. No: (702) 254-1480

Fax No: 385-7268

Fax No: (702) 254-3062

Date: 1-12-07

1 page(s) total includes cover sheet

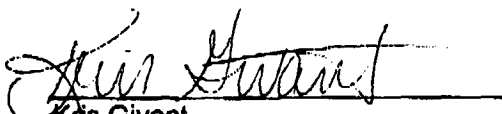
File: ZON-17693 / SDR-17694

Original will NOT follow by mail

The content of this fax is confidential. If the reader is not the intended recipient or its agent, be advised that any dissemination, distribution or copying of the content of this fax is prohibited. If you have received this fax in error, please notify us immediately and return the original fax to us by mail at our expense. Thank you.

Reference: Bradley / Solar

At this time Richmond American Homes would like to request that ZON-17693 and SDR-17694 be held in abeyance for two weeks which places these items on the **February 8, 2007 Planning Commission** instead of the January 25th, 2007 Planning Commission. Please make this change to your schedule and if you have any questions or concerns, please feel free to give me a call. Thank you.

TRITON ENGINEERING, LLC
Kris Givant
Project Coordinator

November 14, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 58 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 58 lot single-family residential development on 7.27 acres (7.98 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE – R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

We are requesting the following setbacks for the RPD-8;

Typical Lot Size:	3,000 sq ft
Front to Building:	5' Minimum
Front to Garage:	5' or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	6' feet
Rear Yard	10' feet
Rear Yard Cul-de-sac lots only	5' feet

Richmond American Homes believes that requesting RPD-8 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

RECEIVED
NOV 14 2006

**ZON-17693 SDR-17694
REVISED 01/25/07 PC**

Fax Transmittal**Triton Engineering, LLC**

To: City of Las Vegas

Sender: Kris Givant

Attention: John Korkosz/ Doug Rankin

Tel. No: (702) 254-1480

Fax No: 385-7268

Fax No: (702) 254-3062

Date: 1-12-07

1 page(s) total includes cover sheet

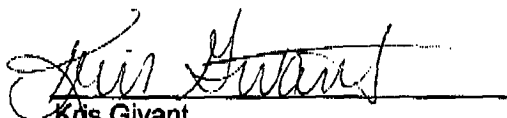
File: ZON-17693 / SDR-17694

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Reference: Bradley / Solar

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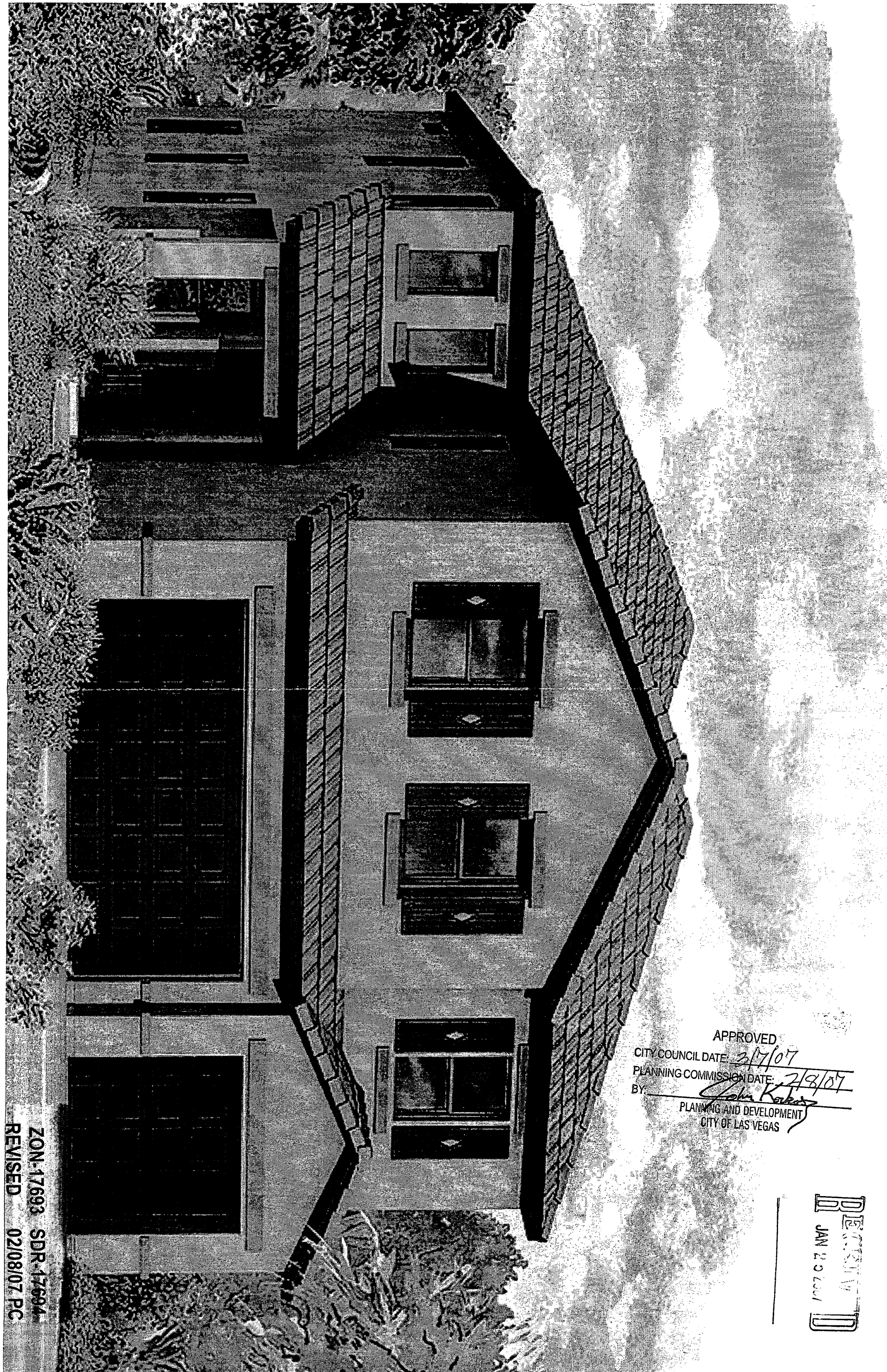
TRITON ENGINEERING, LLC

Kris Givant
Project Coordinator

Plans (Elevations)



Separator Sheet



APPROVED
CITY COUNCIL DATE: 3/7/07
PLANNING COMMISSION DATE: 2/8/07
BY: John K. Keady
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
JAN 20 2007

ZON-17693 SDR-17694
REVISED 02/08/07 PC

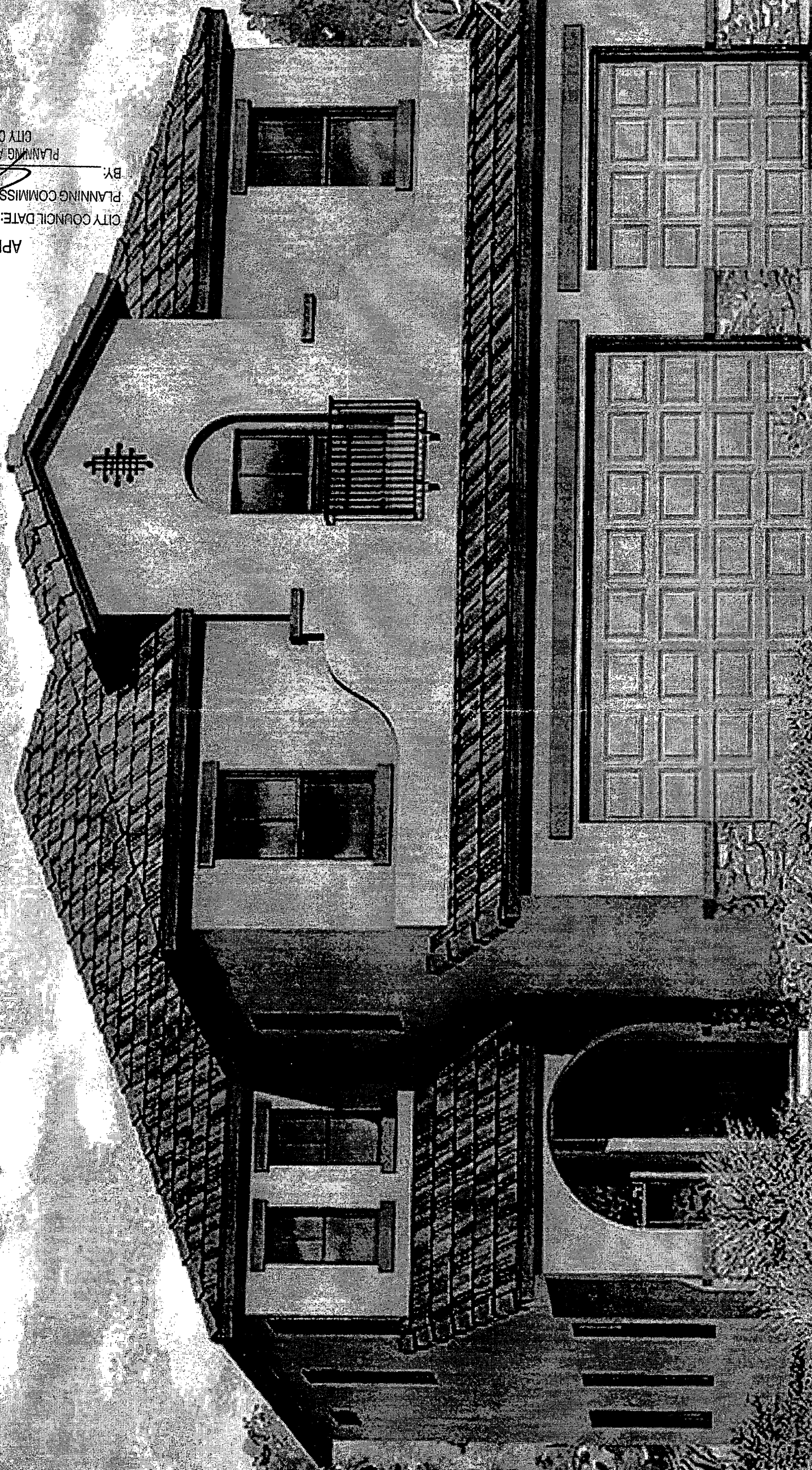
PC APPROVED 7 CC 03/07/07 CC APPROVED

SCANNED
1/29/07

RECEIVED

JAN 25 2007

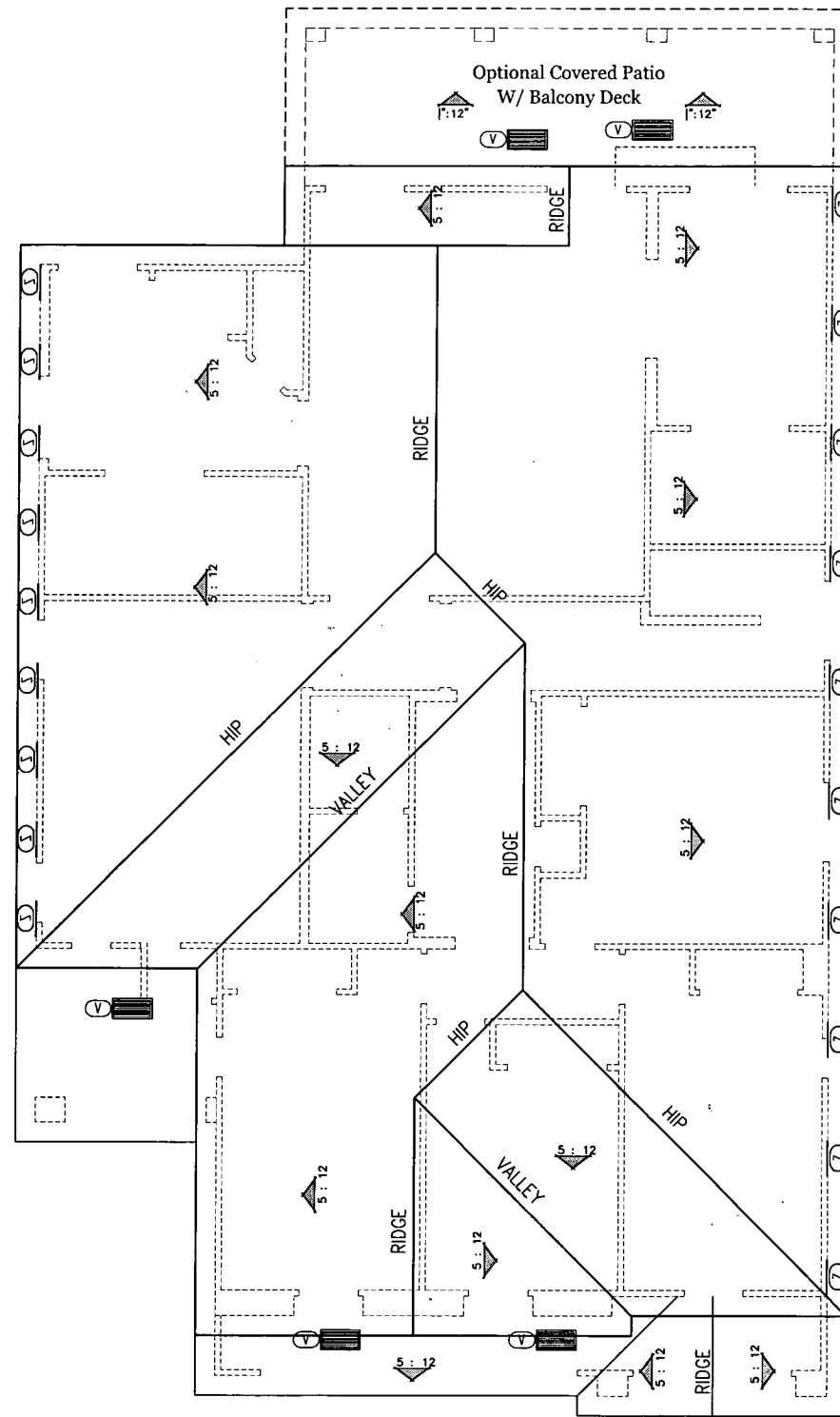
APPROVED
CITY COUNCIL DATE: 3/17/07
PLANNING COMMISSION DATE: 2/8/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



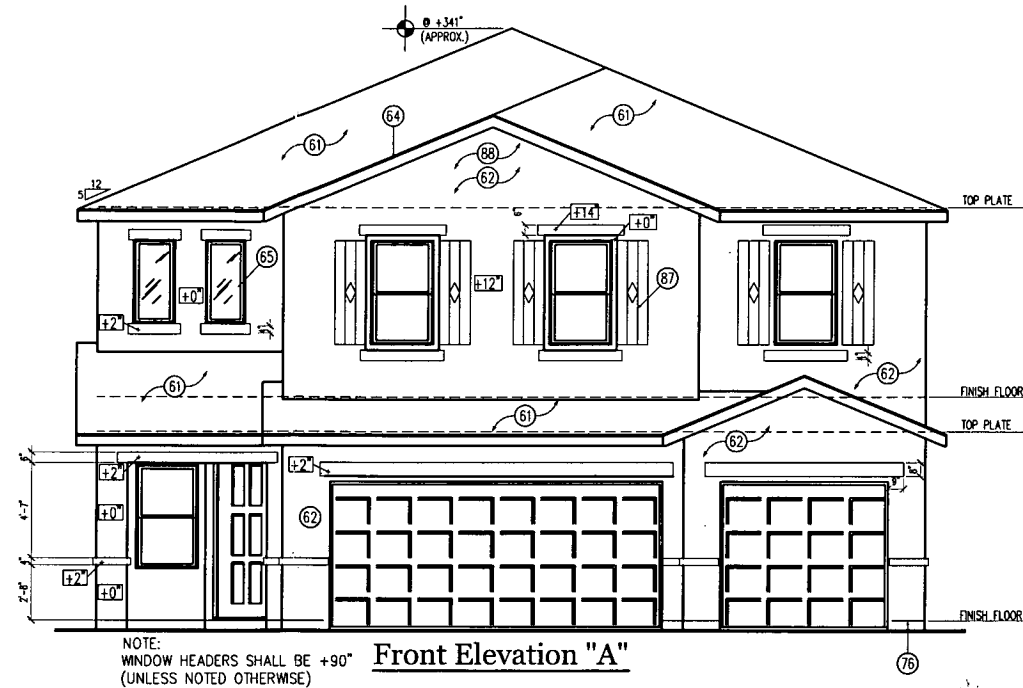
ZON-17693 SDR-17694
REVISED 02/08/07 PC

DC Approved 7 CC 03107107 CC Approved

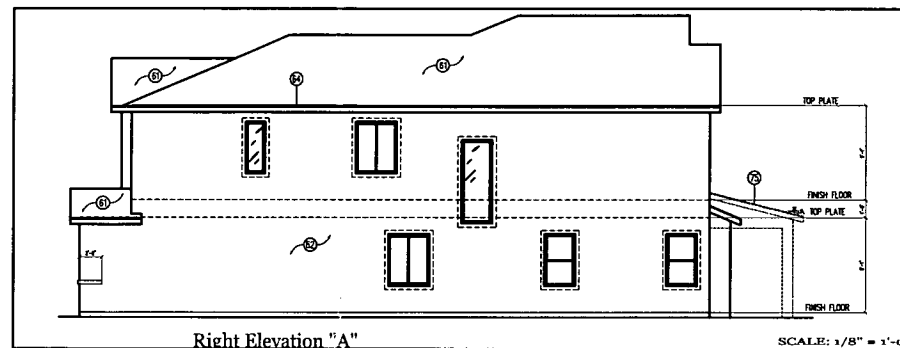
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1/29/07



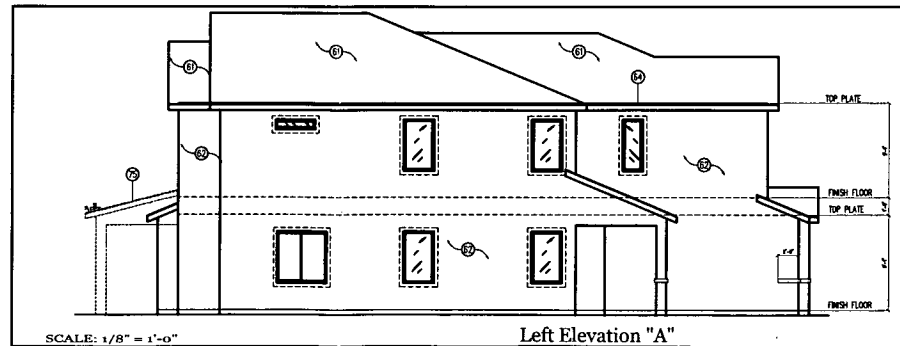
Roof Plan - Elevation "A"



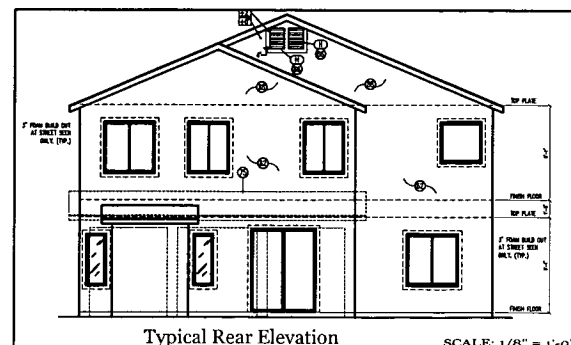
Front Elevation "A"



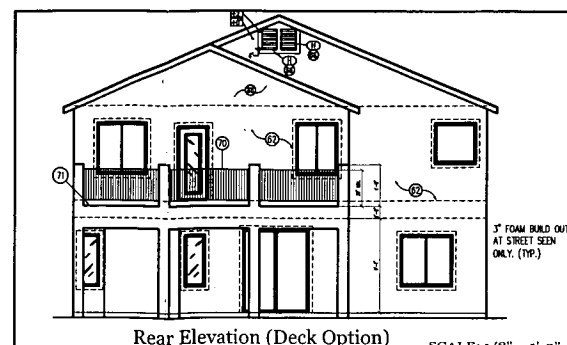
Right Elevation "A"



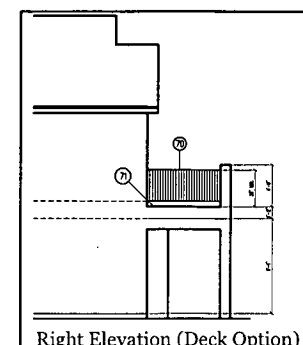
Left Elevation "A"



Typical Rear Elevation



Rear Elevation (Deck Option)



Right Elevation (Deck Option)

APPROVED
CITY COUNCIL DATE: 3/27/07
PLANNING COMMISSION DATE: 2/28/07
BY: *John Roberts*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
JAN 25 2007

KEYNOTES	
GENERAL ELEVATION NOTES	
1.	FOAM APPLICATIONS SHALL COMPLY PER IRC
2.	WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3.	SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
61	FLAT CONCRETE TILE @ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) @ 1/2" THK. OSB (TYP)
62	STUCCO @ FOAM BOARD L.C.B.O. #4004 @ THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY TO PER IRC (ICBO/ ERI3568)
64	2x6 ROUGH SAWN FASCI
65	SEE DETAIL "V" FOR WINDOW FLASHING ON SHEET D1.0
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67	
68	
69	
70	DECORATIVE WROUGHT IRON CROSS/ & OR DECORATIVE WROUGHT IRON BARS RELEASABLE @ WINDOW (SEE DETAIL T/AZ.C) / & OR DECORATIVE WROUGHT IRON CHAIRRAILING (SEE DETAIL L/D1 FOR DECK EDGE RAIL SUPPORT & W/D1 FOR RAILING SUPPORT @ DECK)
71	PROVIDE DESERT CRETE DOUBLE WATERPROOF SYSTEM FOR DECK FLOORING (SEE DETAIL W/D1.0)
72	
73	
74	DECORATIVE: 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12". ASPHALT ROLL ON ON ROOF TOP
76	PROVIDE NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREWS (SEE DETAIL "U" ON SHEET D1.0)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BATTLE @ EAVE)
78	2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIRELOOKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONDOING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	
83	OPT. SERVICE DOOR
84	
85	
86	
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED @ ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	
91	
92	
93	
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100	

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER
IRC

- SEE COVER SHEET FOR INFORMATION
ON REQUIRED ATTIC VENTILATION

(A)	12"x12"	(B)	12"x18"	(C)	14"x18"	(D)	14"x24"
(E)	14"x30"	(F)	16"x22"	(G)	18"x18"	(H)	18"x24"
(I)	20"x20"	(J)	20"x28"	(K)	24"x30"	(L)	30"x30"
(M)	30"x36"	(N)	36"x36"	(O)	6' TRI	(P)	8' TRI
(Q)	12" ROUND	(R)	18" ROUND	(S)	12" HALF ROUND	(T)	18" HALF ROUND
(U)	DORMER VENT	(V)	CLOWDED TILE	(W)	2'-2" BIRD BLK.	(X)	3'-2" BIRD BLK.
(Y)	4'-2" BIRD BLK.	(Z)	3'-22" SCREEN				

SCALE: 1/8" = 1'-0"

ZON-17693 SDR-17694
REVISED 02/08/07 PC

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

ROOF FRAMING / FRONT, REAR, & SIDE
OF ELEVATION "A"

DRAWN BY: E.O.T.
DATE: 07/22/04

PLAN # 3241

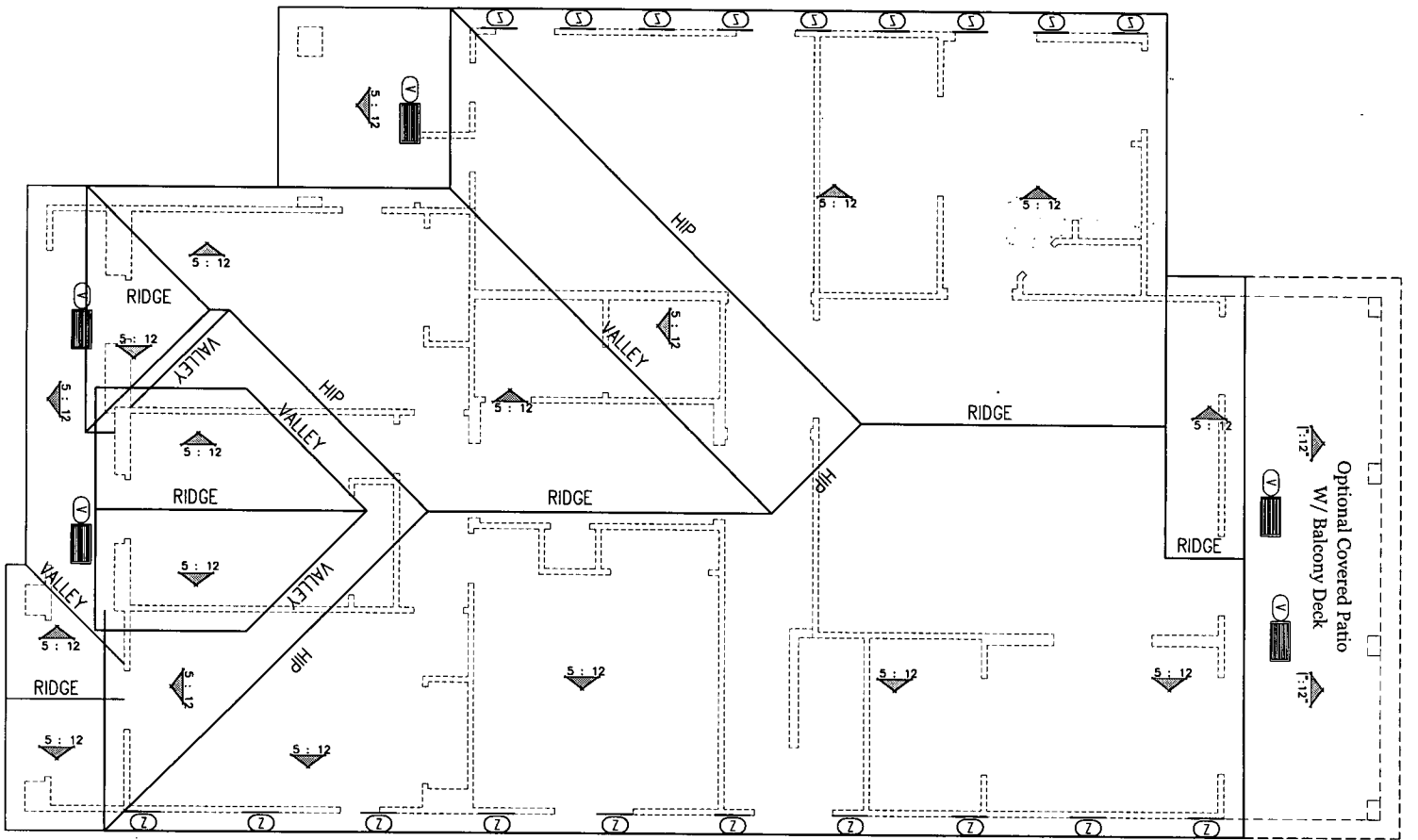
SUBDIVISION: SHADOW BROOK
3241A2A

SHEET No. A2.A

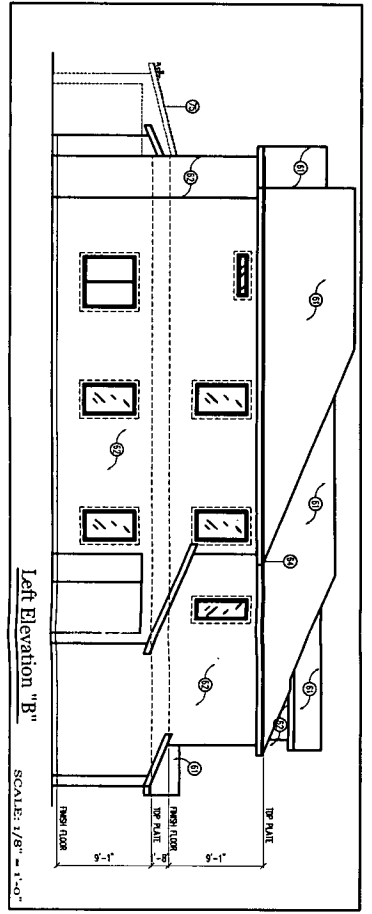
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11

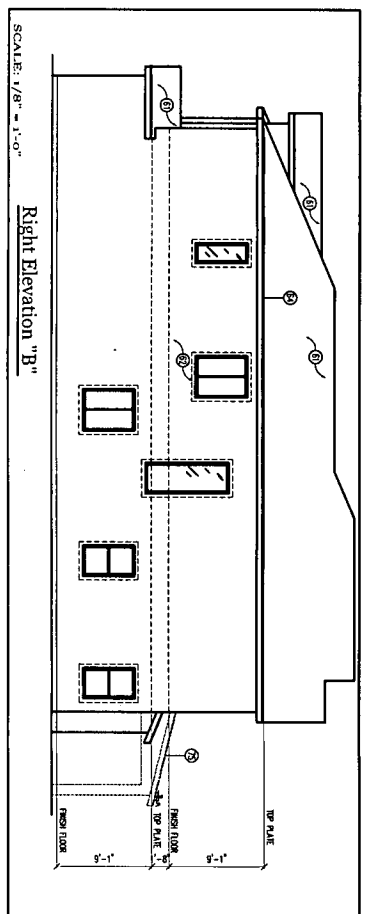
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1/29/07



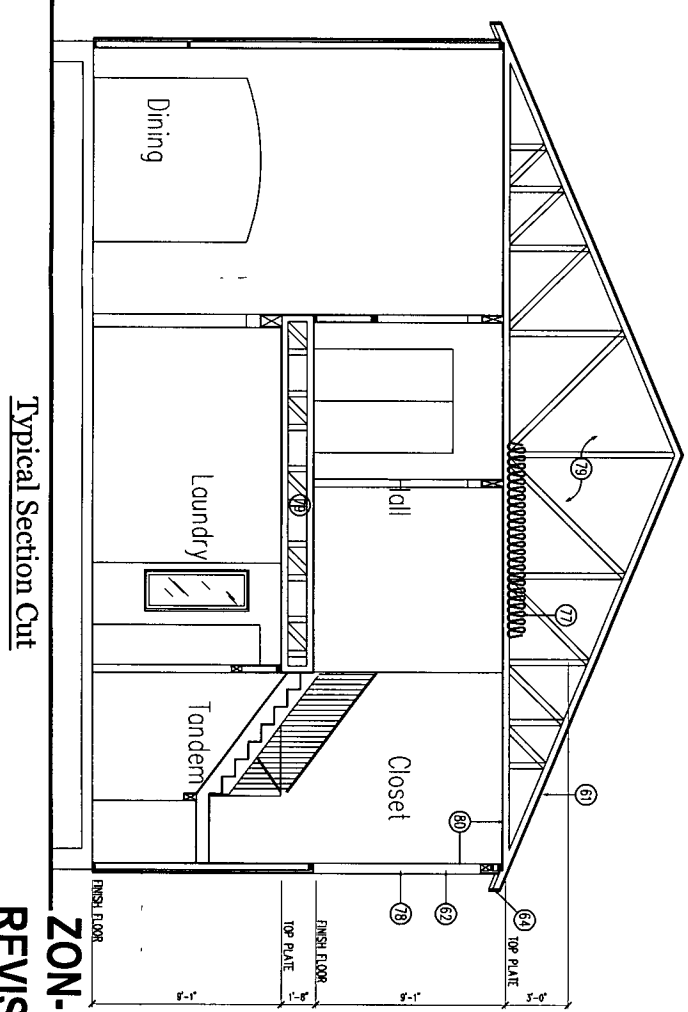
Roof Plan - Elevation "B"



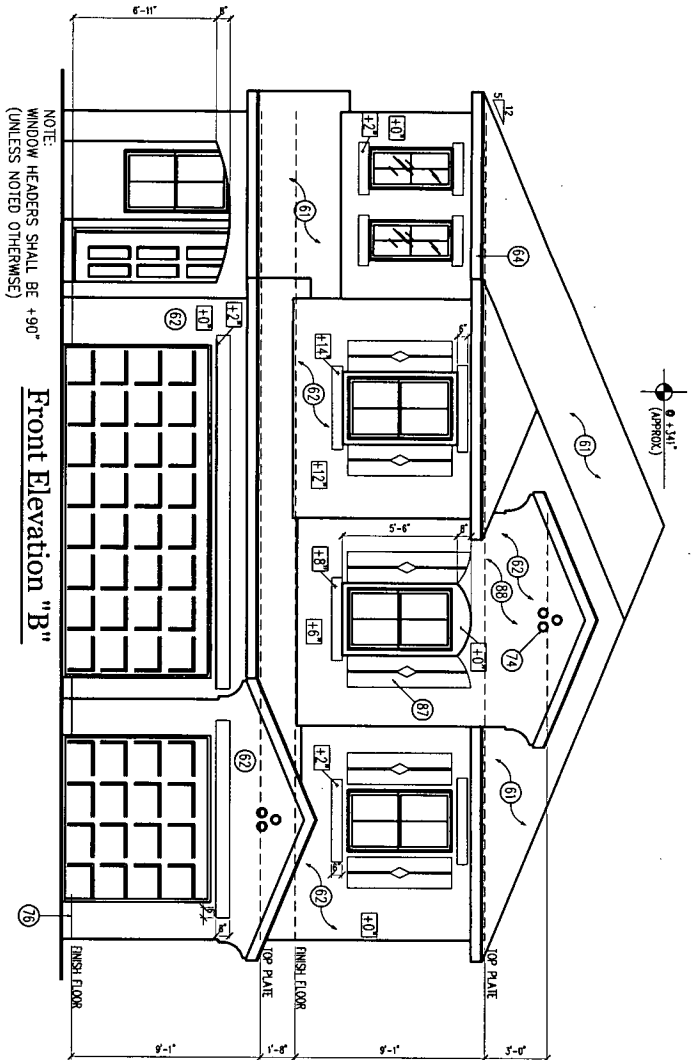
Left Elevation "B"



Right Elevation "B"



Typical Section Cut



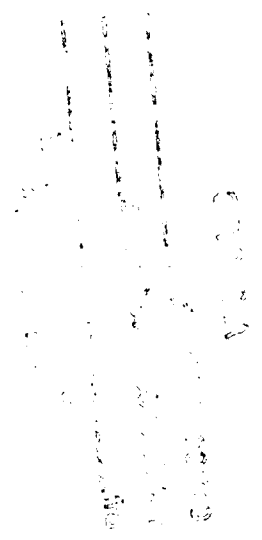
Front Elevation "B"

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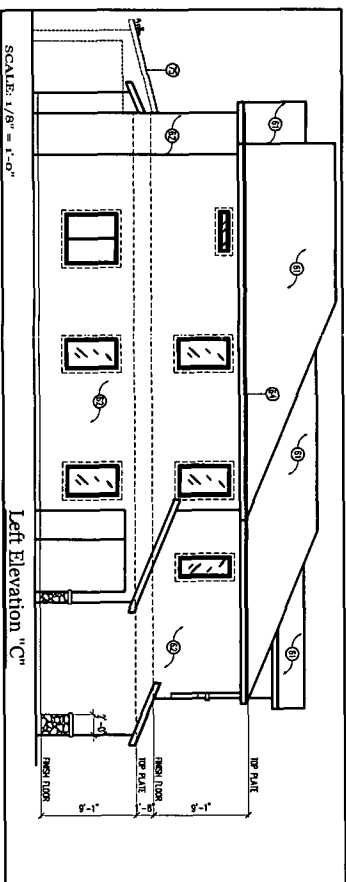
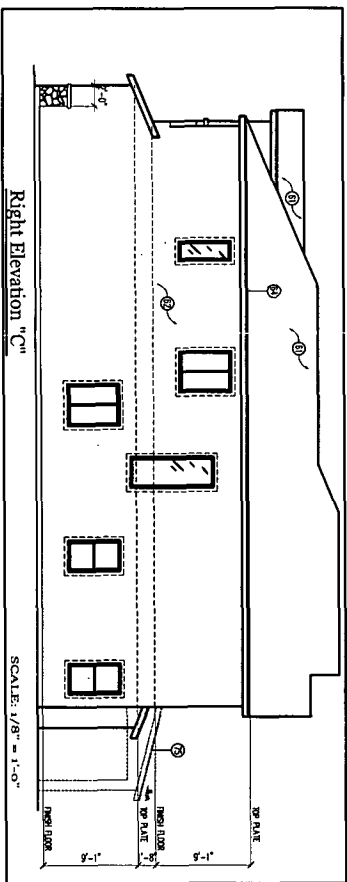
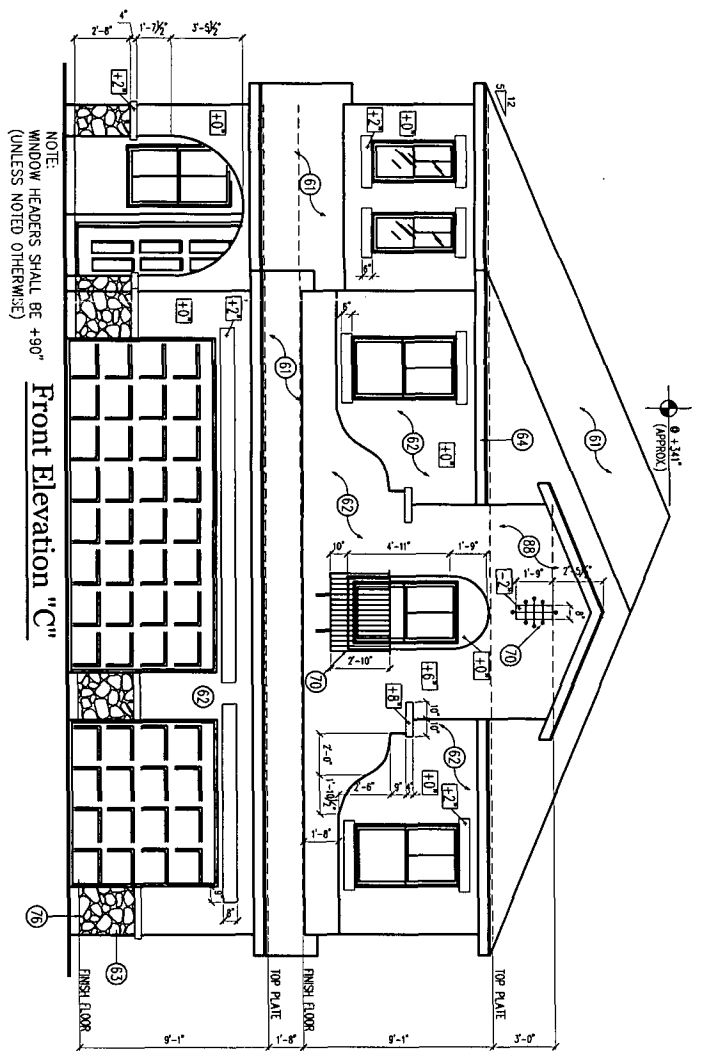
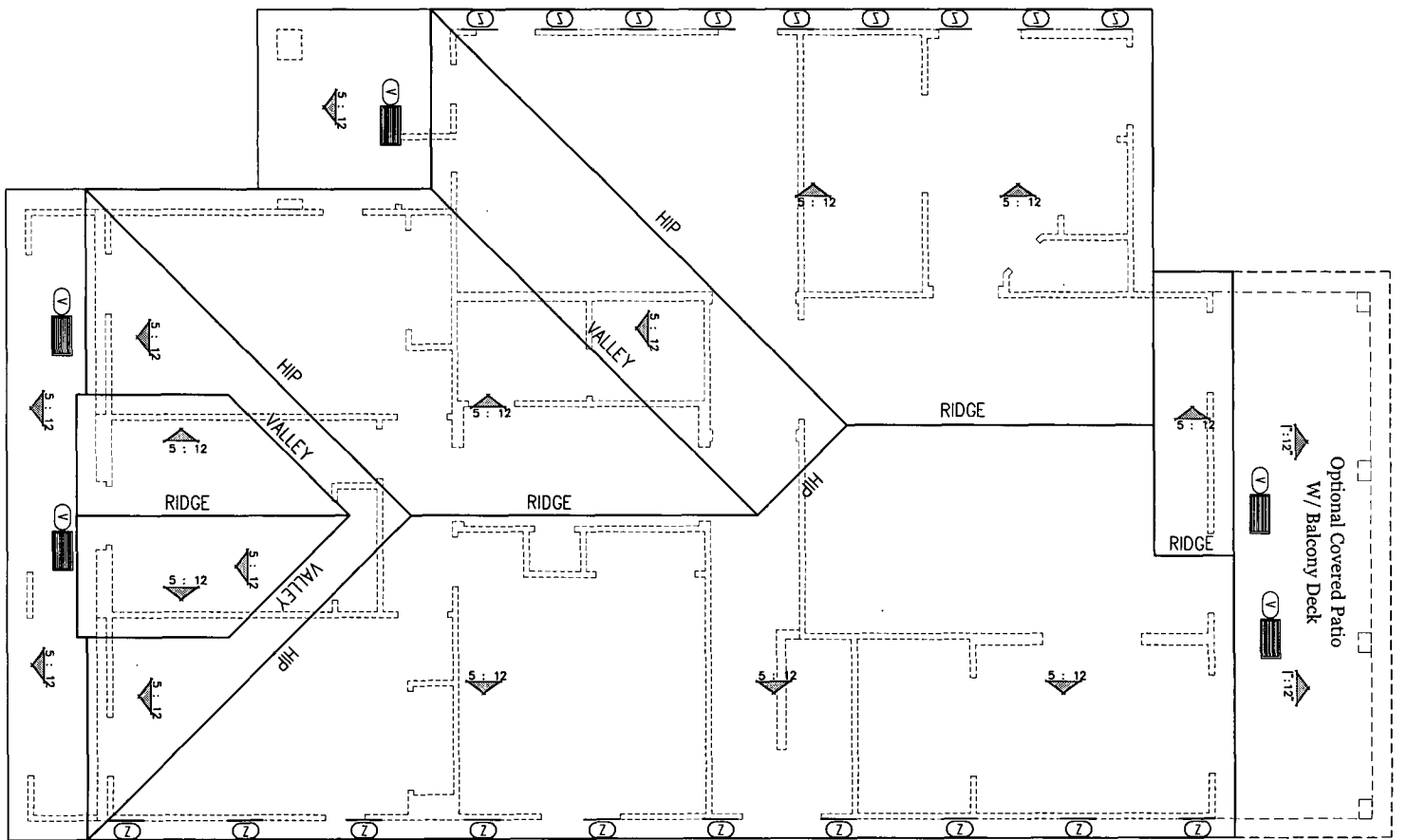
APPROVED
CITY COUNCIL DATE: 3/7/07
PLANNING COMMISSION DATE: 2/8/07
BY: *John Koles*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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1/29/07

Roof Plan - Elevation "C"



APPROVED
CITY COUNCIL DATE: 3/7/07
PLANNING COMMISSION DATE: 2/8/07
BY: *John Karkov*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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SCALE: 1/4" = 1'-0"

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SHEET NO. 3241A2C	SUBVISION SHADOW BROOK	PLAN # 3241	REV NO. DATE 1 03/16/05 2 05/16/05 3 08/04/05 4 08/04/05 5 08/04/05 6 08/04/05	DRAWN BY E.D.H.	DATE 07/22/04	TITLE ROOF FRAMING / FRONT, REAR, & SIDE OF ELEVATION "C"	RICHMOND AMERICAN HOMES STATE CONTRACTOR LICENSE #0026417 DIVISION PRESIDENT ERNEST J. BELAIR, JR.	LAS VEGAS DIVISION 7250 West Peak, Suite 212 LAS VEGAS, NV. 89128 (702) 240-5600

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APPROVED
CITY COUNCIL DATE: 2/17/07
PLANNING COMMISSION DATE: 2/2/07
BY: *John Koles*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



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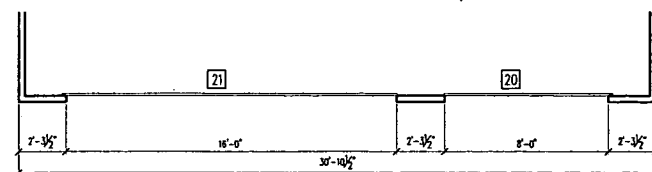
PC Approved -> CC 03/07 b7 CCA approved

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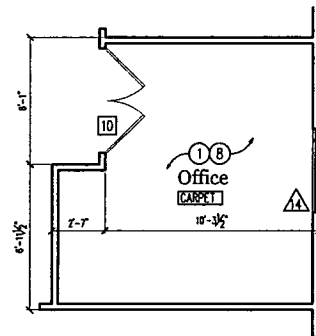
Plans (Floor Plans)



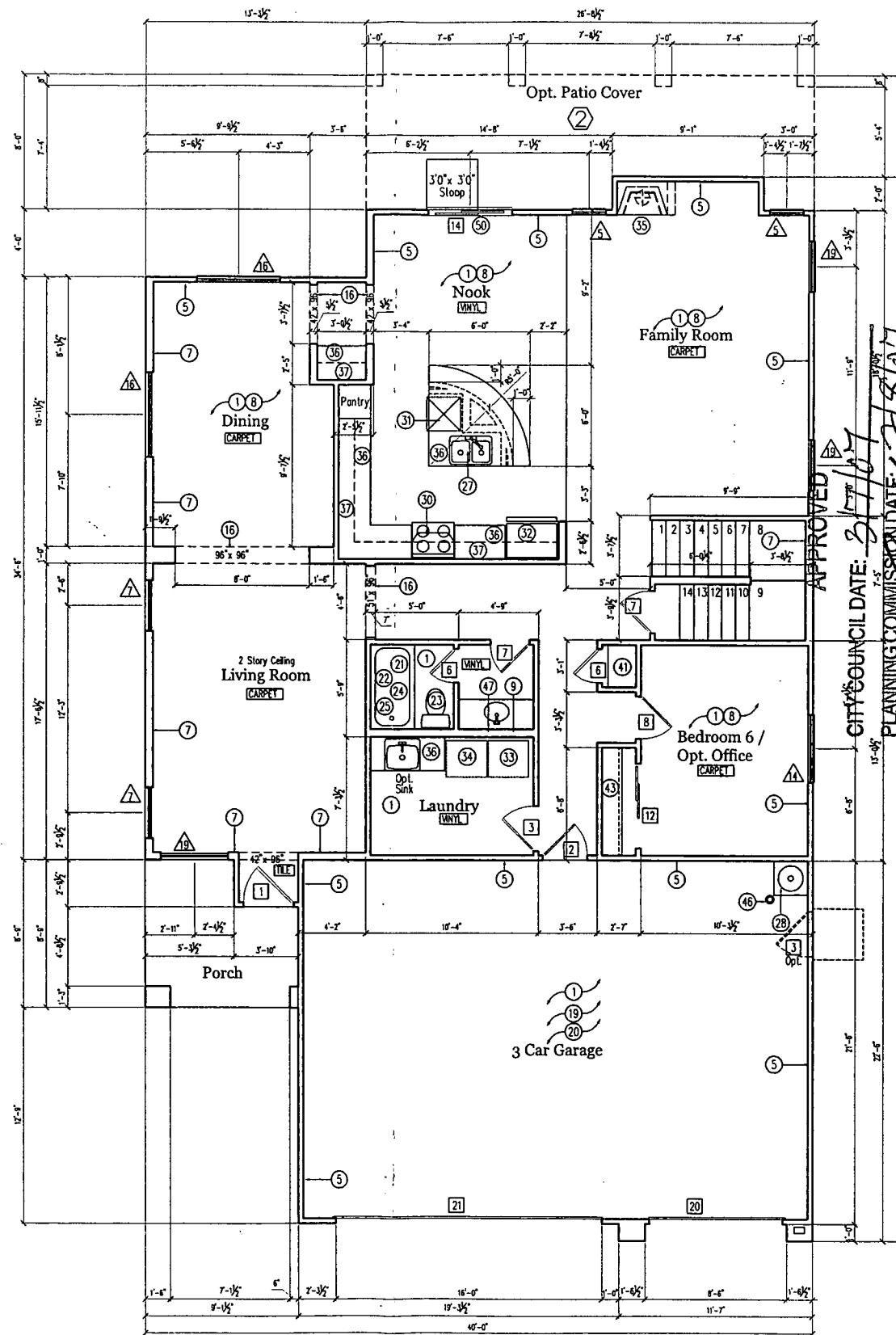
Separator Sheet



1st Floor Plan - Elevation "C"



Optional Office
SCALE: 1" = 1'-0"



1st Floor Plan - Elevations "A"

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KEYNOTES

GENERAL FLOOR PLAN NOTES

Framing - Drywall

1

9'-1" PLAT CEILING (1ST FLOOR)

2

9'-1" PLAT CEILING (2ND FLOOR)

3

OPTIONAL VAULTED CEILING

4

LINE OF CEILING CHANGE

5

2x4s @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE "X" GYPSUM BOARD @ INSIDE FACE - NON-INSULATED

6

2x4s @ 16" O.C. - TYP. @ EXTERIOR LIVING WALL - R-11 BATT w/ 1/2" FACING - PROVIDE FIREBLOCKING WHERE REQUIRED. PLEASE REFER TO SHEET D/1 FOR DETAIL 2 FOR DECORATIVE BATTING ASSEMBLY

7

2x4s @ 16" O.C. - TYP. @ PLUMBING WALLS w/ SHEAR - R-13 BATT w/ 1/2" FACING - PROVIDE FIREBLOCKING F REQUIRED

8

2x4s @ 16" O.C. - TYP. @ EXTERIOR LIVING WALL - R-13 BATT w/ 1/2" FACING - PROVIDE FIREBLOCKING WHERE REQUIRED

9

2x4s @ 24" O.C. - TYP. @ INTERIOR WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/D1 FOR DRYWALL BACKING)

10

2x4s @ 24" O.C. - TYP. @ PLUMBING WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/D1 FOR DRYWALL BACKING)

11

12" HIGH PORT WALL (OPT. 12" TORQUE TOP @ KITCHEN) OR OPT. 1/2" WOOD HAND RAILING OVER 4" PORT WALL (SEE DETAIL S/D1 & R/D1 FOR RAILING OPT.)

12

14" LONG WALL w/ TOP @ +3" ABOVE TOP OF ADJACENT TUB - PROVIDE MARBLE CAP

13

WOOD HAND RAILING @ +36" ABOVE THE FINISH OF TREADS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL T/D1)

14

PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS

15

ELLIPTICAL ARCH - 6" DEEP SOFT ARCH

16

PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSSES FOR DRAFT STOP. NOTE AREA DOESN'T EXCEED 1000 SQ. FT.

17

22" x 30" CEILING - PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE (SEE DETAIL H/D1)

18

TAPE, TEXTURE, PAINT AND BASEBOARD

19

5/8" TYPE "X" GYPSUM BRD. @ GARAGE CEILING, WALLS & SUPPORTING STRUCTURAL MEMBERS (SEE DETAIL B/D1)

20

WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

21

SHOWER HEAD LOCATED @ +10" ABOVE FINISH FLOOR

22

WATER CLOSET - PROVIDE 15" (MIN) ON EACH SIDE AND 24" (MIN) CLEAR IN FRONT

23

SHOWER HEAD LOCATED ABOVE TUB

24

ADD ROD FOR SHOWER CURTAIN

25

60" x 42" TUB @ MASTER BATH w/ 1/2" TUB

26

60" x 42" TUB @ SECONDARY BATH w/ 1/2" TUB

27

48" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS

28

DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION (SEE DETAIL S/D1)

29

GAS WATER HEATER w/ PRESSURE RELIEF VALVE - 24" x 30" x 48" STAND BELOW - SEE PLUMBING PLANS

Appliances

30

30" GAS RANGE w/ HOOD ABOVE

31

DISHWASHER

32

REFRIGERATOR - PRE-PLUMB FOR ICE MAKER

33

GAS DRYER - VENT TO EXTERIOR - COMPLY w/ 2000 LMC

34

WASHER

35

OPT. GAS APPLIANCE (FIREPLACE w/ HEARTH / 4" TYPE "B" VENT OR DIRECT VENT TO EXTERIOR (SEE I/D1 FOR DETAILS & INTERIOR ELEVATIONS))

Cabinets - Shelves

36

24" DEEP x 36" HIGH COUNTER TOP WITH OR WITHOUT 4" BACKSPLASH (SEE CABINET SPECIFICATION)

37

12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)

38

OPEN BELOW

39

OPTIONAL BASE AND/OR WALL CABINETS

40

5 - 22" DEEP PANTRY WIRE SHELVES

41

5 - 14" DEEP LINEN WIRE SHELVES

42

1 - 16" DEEP LAUNDRY WIRE SHELF

43

1 - 12" DEEP CLOSET WIRE SHELF

44

2 - 12" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

45

PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/D1

46

12" HIGH MIRROR

47

TEMPERED GLASS (PER IRC AS REQUIRED)

48

49

50

51

52

53

54

55

56

57

58

59

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE

B = SOLID CORE -

C = HOLLOW CORE

D = TEMPERED GLASS

E = 1-LITE FRENCH SWING DOOR

F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

No.	TYPE	SIZE	FUNCTION
1	B	3'-0" x 8'-0"	SWING
2	A	2'-8" x 6'-8"	SWING
3	B	2'-8" x 6'-8"	SWING
4	-	-	-
5	-	-	-
6	C	2'-0" x 6'-8"	SWING
7	C	2'-4" x 6'-8"	SWING
8	C	2'-5" x 6'-8"	SWING
9	-	-	-
10	C	PAIR 2'-5" x 6'-8"	SWING
11	-	-	-
12	C	5'-0" x 6'-8"	BI-PASS
13	-	-	-
14	D	5'-0" x 6'-8"	SLIDING
15	-	-	-
16	E	2'-4" x 6'-8"	SWING-FRENCH
17	-	-	-
18	-	-	-
19	-	-	-
20	F	8'-0" x 7'-0"	ROLL - UP
21	F	15'-0" x 7'-0"	ROLL - UP

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.

B = SAME AS "A", TEMPERED GLASS.

C = SAME AS "A", TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "A" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT. OPENABLE HGT. OF 24" OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH IRC.

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS PER IRC.

NO.	TYPE	SIZE	FUNCTION	HDL.
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	A	2'-0" x 4'-0"	FIX.	+84"
5	A	2'-0" x 5'-0"	FIX.	+90"
6	-	-	-	-
7	A	3'-0" x 5'-0"	FIX.	+90"
8	A	4'-0" x 1'-0"	FIX.	+84"
9	A	4'-0" x 4'-0"	FIX.	+84"
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	A	4'-0" x 5'-0"	FIX.	+90"
15	-	-	-	-
16	A	5'-0" x 5'-0"	FIX.	+90"
17	-	-	-	-
18	A	3'-0" x 5'-0"	FIX.	+90"
19	A	3'-0" x 8'-0"	FIX.	+90"

SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

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AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

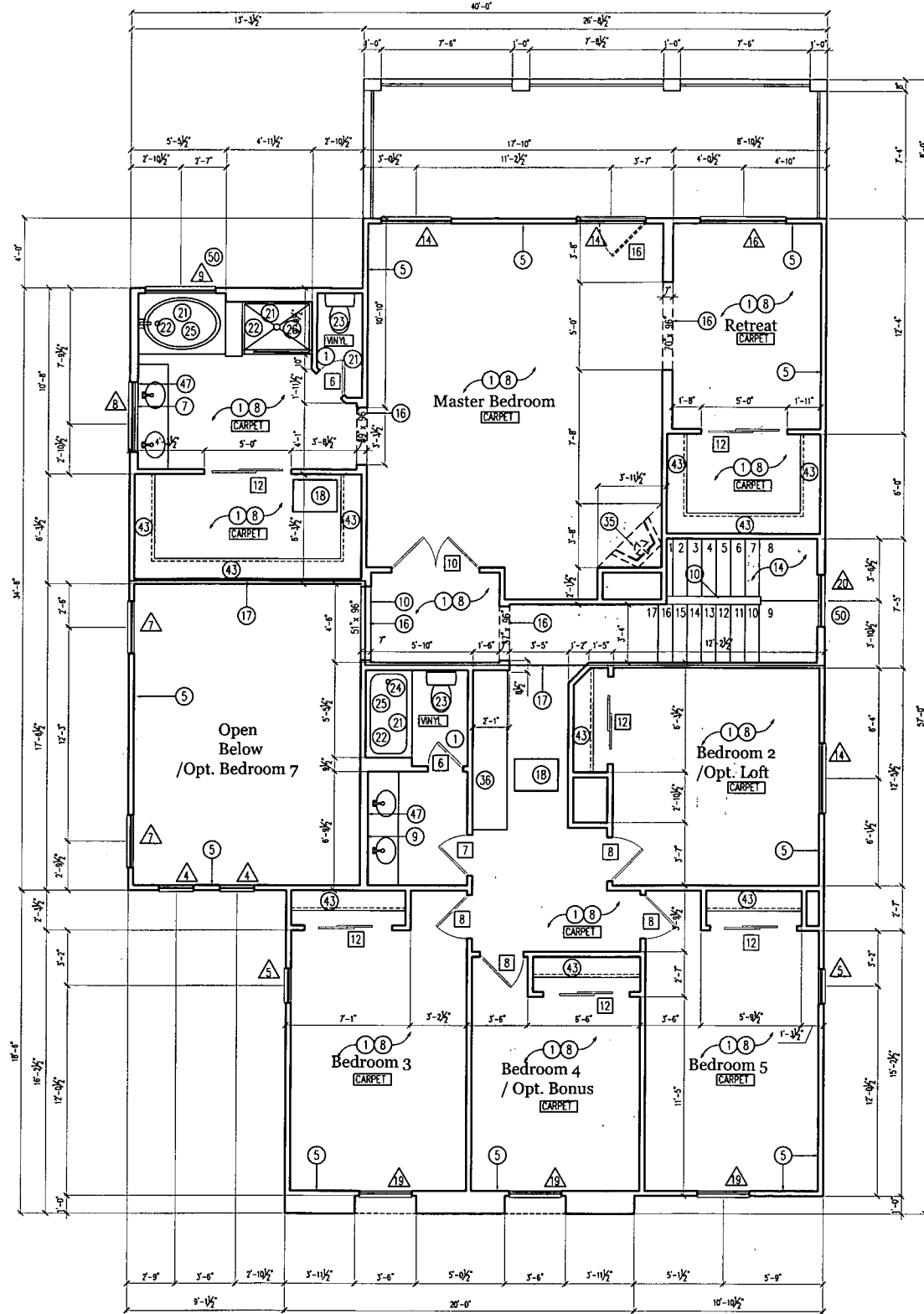
TITLE: **FLOOR PLAN**
(1st Floor)

DATE: 07/22/04
REV. NO. 03/16/05
05/16/05
08/04/05
4
5
6

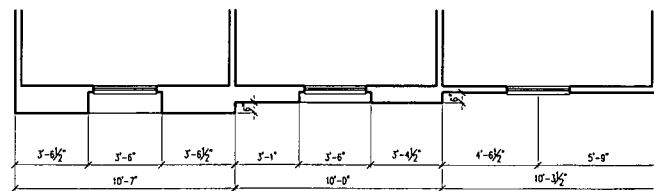
PLAN # **3241**
SUBDIVISION: **SHADOW BROOK**
2700A1
SHEET NO.: **A1.0**

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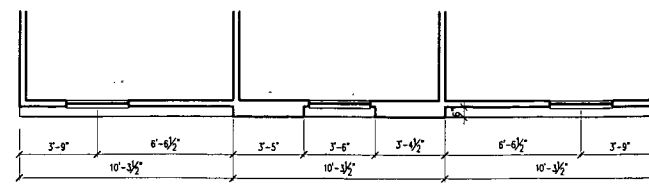
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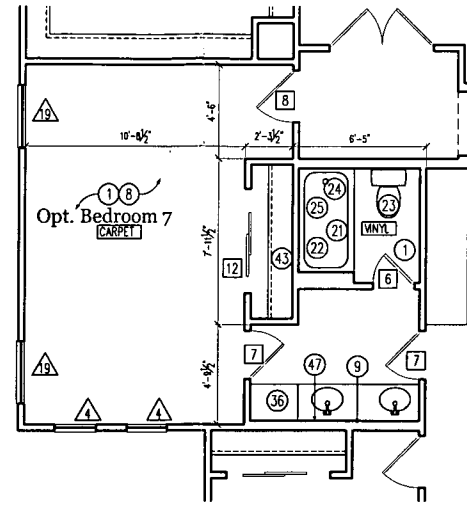
2nd Floor Plan - Elevation "A"



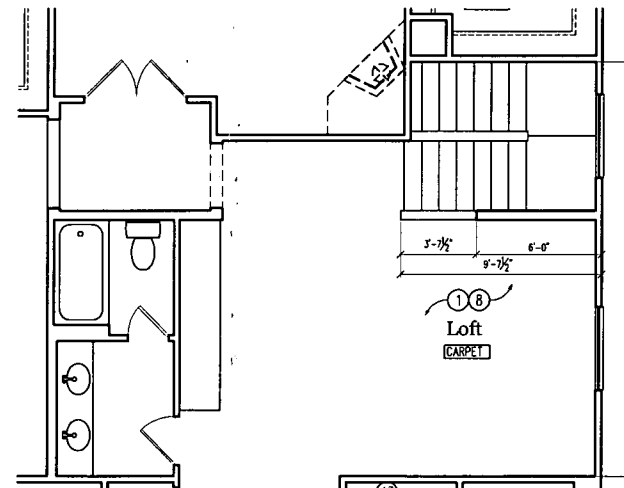
2nd Floor Plan - Elevation "B"



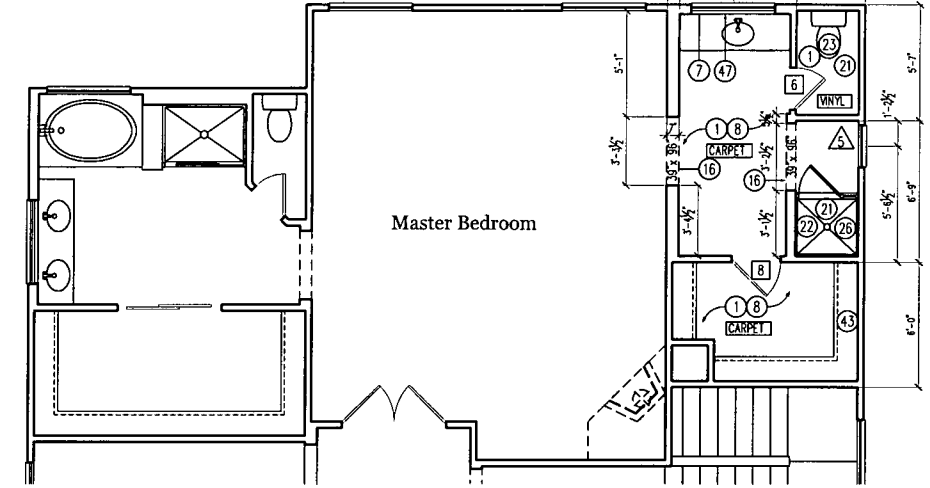
2nd Floor Plan - Elevation "C"



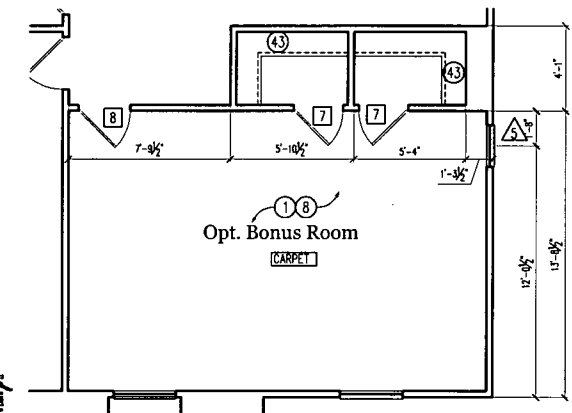
Opt. Bedroom 7 over Open Area



Opt. Loft in lieu of Bedroom 2



Opt. Dual Master Bath



Opt. Bonus Room in lieu of Bedroom 4 & 5

APPROVED
CITY COUNCIL DATE: 2/17/07
PLANNING COMMISSION DATE: 2/14/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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LAS VEGAS, NV. 89128 (702) 240-5600

TITLE: **FLOOR PLAN**
(2nd Floor)

REV.	DATE
1	03/16/05
2	05/16/05
3	08/04/05
4	
5	
6	

PLAN # **3241**

SUBDIVISION: **SHADOW BROOK**
3241A12

SHEET No.: **A1.2**

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