

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

December 13, 2006

Ms. Christine Frazzitta
Richmond American Homes
2490 Paseo Verde, Suite #120
Las Vegas, Nevada 89074

RE: EOT-17696 - EXTENSION OF TIME - REZONING

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **December 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. Sonia Macias
Thomason Consulting Eng.
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

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



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

December 21, 2006

Ms. Christine Frazzitta
Richmond American Homes
2490 Paseo Verde, Suite #120
Las Vegas, Nevada 89074

RE: EOT-17696 – EXTENSION OF TIME
CITY COUNCIL MEETING OF DECEMBER 20, 2006

Dear Ms. Frazzitta:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for an Extension of Time of an approved Rezoning (ZON-5174) FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014). The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on December 15, 2007 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5174) and all other subsequent related actions 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

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

Ms. Sonia Macias
Thomason Consulting Eng.
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



LAS VEGAS CITY COUNCIL

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LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

February 23, 2004

Mr. Randy Rutherford
Matrix Development Corporation
12755 Southwest 69th Avenue, Suite #100
Portland, Oregon 97223

RE: ZON-5174 - REZONING
CITY COUNCIL MEETING OF DECEMBER 15, 2004
Related to GPA-5172, WVR-5331 and SDR-5175

Dear Mr. Rutherford:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RURAL ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. The developer shall disclose to all prospective home purchasers, prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs earlier, that they are purchasing a home in a rural area surrounded by parcels upon which the raising of farm animals such as horses, bovines, goats and other domesticated animals is allowed and that such rural properties, and the raising of said animals, may cause the emanation of smells, odors, insects and pests associated with the keeping and raising of such farm and domesticated animals, such that it may, in the future, interfere with the quiet enjoyment of the prospective home purchaser's property.
2. A General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land use designation approved by the City Council.
3. A Site Development Plan Review (SDR-5175) and Title 18 Waiver (WVR-5331) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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18112-001-1-05

CLV 7009

EOT-17696
12-20-06 CC

4. A Resolution of Intent with a two-year time limit.

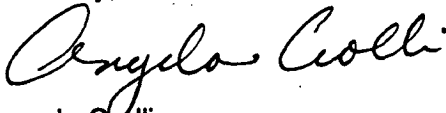
Public Works

5. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15-foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road prior to the issuance of any permits.
6. Construct rural improvements on El Campo Grande Avenue and on Mustang Road adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of El Campo Grande Avenue and Mustang Road; and 30-inch rolled curb on the development side of the street. On Mustang Road, from the proposed entry drive southward to tie into Ann Road, sidewalk improvements shall be constructed at the standard location separated from the rolled curb with decomposed granite. On both streets, the exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Mustang Road and El Campo Grande Avenue. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
8. Extend public sewer in Mustang Road to the northern edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

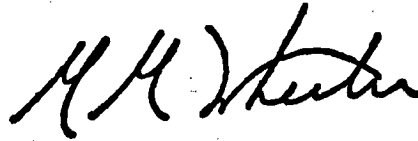
Mr. Randy Rutherford
ZON-5174 – Page Three
February 23, 2005

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Randy Rutherford
Star Living Trust
2827 South Monte Cristo
Las Vegas, Nevada 89117

Ms. Teri Livengood
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117

EOT-17696
12-20-06 CC



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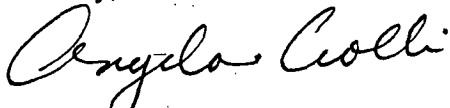
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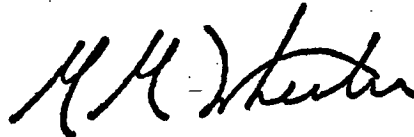
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Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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7251 West Charleston Boulevard
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EOT-17696
12-20-06 CC

Deed



Separator Sheet

20060414-0002156

APNs: 125-26-801-012 and
125-26-802-014

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:
M.D.C. Holdings, Inc.
4350 S. Monaco Street, 1st Floor
Denver, Colorado 80237
Attention: Cate Carpenter

Fee: \$17.00 RPTT: \$20,910.00
N/C Fee: \$0.00

04/14/2006 13:01:52

T20060066850

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

JKA
Pas. 6

Escrow 06018015-KRP

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MATRIX DEVELOPMENT CORPORATION, an Oregon corporation, whose address is 12755 SW 69th Avenue, Ste. 100, Portland, Oregon 97223, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain and Sell to Richmond American Homes of Nevada, Inc., a Colorado corporation, whose address is 2490 Paseo Verde Parkway, Suite 120, Henderson, Nevada 89074, all that real property situate in the County of Clark, State of Nevada, bounded and described on Schedule 1 attached hereto and incorporated herein by this reference.

SUBJECT ONLY TO: Those items shown on Schedule 2 attached hereto and incorporated herein by this reference.

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

DATED: April 10, 2006

MATRIX DEVELOPMENT CORPORATION,
An Oregon corporation

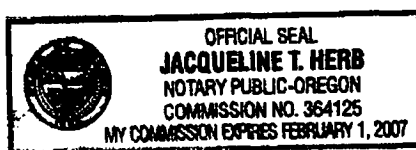
By: [Signature]
David L. Oringdolph, President

State of Oregon)

) ss:

County of Washington)

This instrument was acknowledged before me on April 10, 2006, by David L. Oringdolph as President of MATRIX DEVELOPMENT CORPORATION.



Jacqueline T. Herb
NOTARY PUBLIC

My commission expires: February 1, 2007

SCHEDULE 1

Legal Description

PARCEL I:

The East Half (E ½) of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the Southerly fifty (50.00) feet as conveyed to Clark County by Deed recorded June 23, 1964, Book 549 as Instrument No. 442090, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion conveyed to Clark County by Deed recorded April 17, 2001 in Book 20010417 as Instrument No. 01500, Official Records, Clark County, Nevada.

PARCEL II:

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.M., described as follows:

Lot Three (3) of that certain Parcel Map on file in File 18 of Parcel Maps, Page 90, in the Office of the County Recorder of Clark County, Nevada.

Schedule 2
Permitted Exceptions

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due or payable.
2. Special Assessments for improvement purposes:
Roll No. : 7568
City/County: Clark
District No.: 129
Current Balance: \$16,882.84
No. of Installments: Bi annual
Payable each year on or before: June 1 and December 1
Status: Active
3. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of Clark County Assessor, per Nevada Statute 361.260.
4. Water rights, claims or title to water, whether or not shown by the public record.
5. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada, recorded January, 1952, Document No. 379210, Official Records.
6. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: November 23, 1971 in Book 184
Document No.: 147035, Official Records.
(Affects Parcel I)
7. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: February 26, 1976 in Book 598
Document No.: 557025, Official Records.
(Affects Parcel II)
Partial Relinquishment of right-of-way Grant
Recorded: March 30, 2005 in Book 20050330
Document No.: 0000802, Official Records.

8. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 18 of Parcel Maps, Page 90, Official Records.
(Affects Parcel II)

9. An Easement affecting said land and for the purposes stated herein, and incidental purposes

In Favor of: Clark County

For: perpetual avigation

Recorded: April 26, 1984 in Book 1912

Document No.: 1871020, Official Records.

(Affects Parcel II)

ASSESSOR'S

COPY

d)

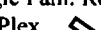
a) ☒ Vacant Land b) ☐ Single Fam. Resi

c) ☐ Condo/Twnhse d) ☐ 2-4 Plex

e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l

g) ☐ Agricultural h) ☐ Mobile Home

i) ☐ Other _____



Notes:

20,910.00

b. Explain Reason for Exemption: _____

Capacity

State: CO Zip: 80237

City/State/Zip: Las Vegas, Nevada 89170-0480

2/56

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-26-801-012

b) 125-26-802-014

c)

d)

2. Type of Property:

a) ☒ Vacant Land

c) ☐ Condo/Twnhse

e) ☐ Apt. Bldg.

g) ☐ Agricultural

i) ☐ Other

b) ☐ Single Fam. Resi

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

\$4,100,000.00

Deed in Lieu of Foreclosure Only (value of property):

☐

Transfer Tax Value:

\$4,100,000.00

Real Property Transfer Tax Due:

\$24,480.00

20,910.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature: _____

Capacity: President / Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Matrix Development Corporation

Address: 2255 SW 69th Ave Ste 100

City: Portland

State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 3300 180th Richmond

Address: 4350 South Monaco St

City: Denver

State: CO Zip: 80237

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

Print Name: Chicago Title

Escrow #: 2156

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

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

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EDT-17696 APN: 125-26-801-012; 125-26-802-014

Name of Property Owner: Richmond American Homes

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: *Paulo E. Chavez*

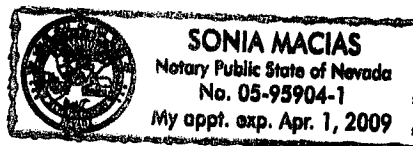
Print Name: Paulo E. Chavez

Subscribed and sworn before me

This 5 day of October, 2006

Sonia Macias

Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for ZON-5174
 Project Address (Location) Ann / Mustang
 Project Name Stonewater Proposed Use SFR
 Assessor's Parcel #(s) 125-26-801-012 ; 125-26-802-014 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing R-PD3 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.1541- 10.7 +/- Lots/Units 32 Density _____
 Additional Information _____

PROPERTY OWNER Richmond American Homes Contact Christine Frazzitta
 Address 2490 Paseo Verde Ste #120 Phone: 617-8400 Fax: 617-8499
 City Las Vegas State NV Zip 89074

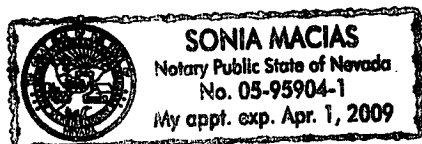
APPLICANT Richmond American Homes Contact Christine Frazzitta
 Address 2490 Paseo Verde Ste #120 Phone: 617-8400 Fax: 617-8499
 City Las Vegas State NV Zip 89074

REPRESENTATIVE Thomason Consulting Eng. Contact Sonia Macias
 Address 3277 E. Warm Springs Road #400 Phone: 932-6125 Fax: 932-6129
 City Las Vegas State NV Zip 89120

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 Paulo E. Chavez

Subscribed and sworn before me
 This 5 day of October, 20 06.
Sonia Macias

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-17696</u>
Meeting Date:	<u>12/20/06</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:*	<u>10/23/06</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

EOT Application

12/20 CC.

Report Date 10/23/2006 04:47 PM

Submitted By

Page 1

A/P # 17696 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/23/2006 15:16	982110	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-17696 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES HOMES OF NEVADA, INC - Request for an Extension of Time of an approved Rezoning (ZON-5174) FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross).

Parent A/P # 5174
Project # 17696 Project/Phase Name STONEWATER Phase #
Size/Area 10.65 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12526801012

Location

Owner/Tenant

Contact ID AC1277963 Name RICHMOND AMERICAN HOMES NEVADA
Mailing Address 9970 W CHEYENNE AVE #100 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89129-7710 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12526801012
12526802014

Applicants/Contacts

Report Date 10/23/2006 04:47 PM

Submitted By

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Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1277963 ☐ Foreign
Effective Expire
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 9970 W CHEYENNE AVE #100
LAS VEGAS, NV 89129-7710
Seasonal Addr

Valid From To
Comments
No Comments

Primary N Capacity APPL Contact ID AC1022807 ☐ Foreign
Effective Expire
Name RICHMOND AMERICAN HOMES
Day Phone (702)617-8400 x Eve Phone Organization
Pager PIN # Position
Fax (702)617-8499 Mobile Profession
E-Mail
Address 2490 PASEO VERDE PKY STE 120
HENDERSON, NV 89074
Seasonal Addr

Valid From To
Comments
Christine Frazzitta 617-8400

Primary Y Capacity OTHER Other REP Contact ID AC834195 ☐ Foreign
Effective Expire
Name THOMASON CONSULTING ENGINEERS
Day Phone (702)932-6125 x Eve Phone Organization
Pager PIN # Position
Fax (702)932-6129 Mobile Profession
E-Mail
Address 3277 E WARM SPRINGS STE 400
LAS VEGAS, NV 89120
Seasonal Addr

Valid From To
Comments
Sonia Macias 932-6125

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By SSWANTON Modified Date/Time 10/23/2006 15:16
Comments
No Comments

Report Date 10/23/2006 04:47 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate If Item Is being submitted

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

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 ZON

Parent Project # 5174 Hearing Type 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
12/20/2006	CC	SCHEDULED	0	0	0
SSWANTON	10/23/2006				

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 984053 10/23/2006 15:43 0.00
SONIA MACIAS, THOMASON CONSULTING, CK#3350, 932-6125

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

EOT Application**Report Date** 10/23/2006 04:47 PM**Submitted By**

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Log Action Comments	Description	Entered By	Start	Stop	Hours
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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-17696 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES HOMES OF NEVADA, INC - Request for an Extension of Time of an approved Rezoning (ZON-5174) FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross).

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

CITY COUNCIL MEETING: DECEMBER 20, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: NOVEMBER 28, 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-17696

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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US 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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

Justification Letter



Separator Sheet

October 20, 2006

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

**Reference: Stonewater – Ann mustang
Extension of Time ZON-5174
APN #125-26-801-012,125-26-802-014**

On behalf of Richmond American Homes, we respectfully request your consideration of the attached extension of time for ZON-5174.

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

The above-listed zone change was originally prepared and submitted by Stantec and is related to SDR-5175 GPA-5172 and WVR5331 which was approved by Planning Commission on December 16, 2004.

If you need additional information or have any questions, please feel free to call me either at the office 932-6125

Sincerely,



Sonia Macias
Project Coordinator

**EOT-17696
12-20-06 CC**