

Justification Letter



Separator Sheet



October 23, 2006

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

Reference: Stonewater
Rezoning
APN #125-20-101- 015 & 016

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Rezoning application for the above-listed parcels.

Location: The proposed site is located 330.0' west of the northwest corner of Dorrell & Durango within Section 20, Township 19 South, Range 60 East.

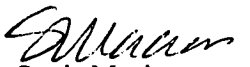
Background: A Zone Change (ZON-5174) was approved by City Council on December 16, 2004 the zone change will expire on December 16, 2006. Richmond American Homes acquired the property in (month and year) and will not be able to obtain plan and final map approvals prior to the expiration of the ROI zoning.

Request: At this time, we are requesting approval of rezoning request from "Undeveloped-R Rural Density Residential and RE Rural Estates General Plan to R-PD3 for the above-mentioned 32 lot, single family residential development on approximately 10.3± acres. The density intended for this proposed site is 3.1 dwelling units per acre (DUA). The applicant has provided .55acres (24,164 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size intended for this development is 7,500 sf. with setbacks as indicated on the attached site plan.

Richmond American Homes intends to utilize 1 and 2 story products on this site and offer casitas. The size of the casitas will be 10 x 25. The homes range in size from 1267 sf to 1630 sf.. Each model offers two-car garages and a variety of architectural features.

Please place this request for a Rezoning on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,


Sonia Macias
Project Coordinator

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

ZON-17697
SDR-17698
12/07/06 PC



October 23, 2006

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

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Comments



Separator Sheet



November 21, 2006

DEVELOPMENT IN YOUR NEIGHBORHOOD

As you know, Richmond American Homes (RAH) recently purchased the adjacent property for a single family residential subdivision in your neighborhood. In meeting the neighborhoods concerns and the conditions of approval of the zoning and site review. There were some minor modifications necessary to the approved plan based on meeting those conditions and the City of Las Vegas Planning staff, and Councilman Ross has asked us to resubmit the plan for review and approval. I am representing RAH and would like to take this opportunity to discuss these changes with you. I do know that the holidays are upon us and time is very precious to all, I am sorry that I missed you so please contact me at the numbers below and I will discuss the changes with you and provide everyone with a copy of the plan to review. If the neighborhood would like to all meet together, I can coordinate this or meet and discuss this with everyone individually. It is important to me and RAH to continue working with and keeping the neighborhood informed as to our plans and necessary changes, as we are now a part of your neighborhood.

Thank you very much for your time,

Russell J. Skuse
RS Consulting Inc

Submitted at Planning Commission

Date 12/7/06 Item 12-13

RS CONSULTING, INC.
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

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 15, 2006
Re: **ZON-17697** Richmond American Homes NWC and NEC of Ann Road and Mustang Street
Request for a Zoning Reclassification From: U and R-E To: R-PD3

CONDITIONS OF APPROVAL:

1. 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.
2. Construct half street improvements on El Campo Grande Avenue and on Mustang Road adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and 30-inch rolled curb; sidewalk installation may be deferred and decomposed granite provided in the area where sidewalk would normally be placed, except sidewalk shall be constructed on Mustang Road, from the proposed entry drive southward to tie into Ann Road. Installation of streetlights may be deferred provided that exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements (L-curb, sidewalk and streetlights) not constructed at this time on El Campo Grande Avenue and Mustang Road. 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).
3. 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. 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.
4. 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.
5. 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways 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.

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,

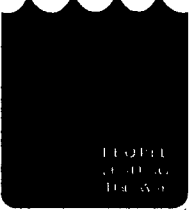


Doa J. Meade
Sr. Civil Engineer

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

RECEIVED
NOV 9 12 45 PM '06
PLANNING AND
DEVELOPMENT

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

ZON-17697 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RESIDENCE ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), 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 26, 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

November 22, 2006

Ms. Christine Frazzitta
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

RE: ZON-17697 - REZONING

Dear Ms. Frazzitta:

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

cc: Ms. Sonia Macais
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



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

December 8, 2006

Ms. Christine Frazzitta
Richmond American Homes
2490 Paseo Verde, Suite 120
Henderson, Nevada 89074

RE: ZON-17697 - REZONING

Dear Ms. Frazzitta:

Your request for a Rezoning FROM: U (UNDEVELOPED) Zone [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] under Resolution of Intent to R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross), was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the open space is fragmented and not very usable.

This item will be considered by the City Council on **January 3, 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: Ms. Sonia Macais
3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120

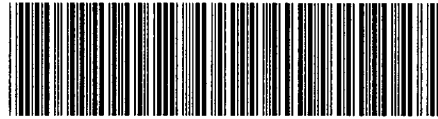
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City Manager
Douglas A. Selby



Extraction List



EXTRACTION LIST

Separator Sheet

13/9

C

PARCELS	273
LABELS	252

Report of All Selected ParcelsCase Number: ZON-17697Printed On: Fri: November 3, 2006OwnerAddress

SDR-17698

Parcel Number

ABERCROMBIE JUDITH V	5521 N TORREY PINES DR LAS VEGAS NV	12535597005
AGUINADA JOSE A	6105 COVE CAHILL CT LAS VEGAS NV	12535597002
ALBERICO MATT J & BARBARA P	5424 RHETT ST LAS VEGAS NV	12535597003
ALCORN HENRY E & RAVENNA T	5965 N MAVERICK ST LAS VEGAS NV	12535597006
ALFASI ROBERT L & RENEE A	5760 MUSTANG ST LAS VEGAS NV	12535597004
ANDRADE ARTURO	6312 TANZANITE AVE LAS VEGAS NV	12535501003
APFEL GEORGE T & KATHY	5831 FANNINE WY LAS VEGAS NV	12526810032
ASAY REGINA	6105 CAMAS CANYON AVE LAS VEGAS NV	12535110021
ATKINS JANET	5680 N MUSTANG ST LAS VEGAS NV	12526702004
BAILEY ANTONY S	5901 FANNINE WY LAS VEGAS NV	12526802003
BAIR KARLA KAY 1999 REVOCABLE TR	5680 N TORREY PINES DR LAS VEGAS NV	12535510104
BALL BONNIE SUE SEPARATE PPTY TR	P O BOX 815 LANGLOIS OR	12526303013
BAYLISS HARRY EARL	6416 W ANN RD LAS VEGAS NV	12526810043
BEAN STEVEN E & ANN M	5640 N TORREY PINES DR LAS VEGAS NV	12526802008
BECKER HENRY C & SHARON L	6305 CINNABAR RIDGE AVE LAS VEGAS NV	12526303007
BENEDICT PETER A	5665 MAVERICK ST LAS VEGAS NV	12526801007
BENNETT MONT J & JULIE K	6104 CAMAS CANYON AVE LAS VEGAS NV	12526705002
BLACK KENNETH E	6321 CINNABAR RIDGE AVE LAS VEGAS NV	12526403030
BLANCO MARK	6117 COVE CAHILL CT LAS VEGAS NV	12526801009
BOMAR ERIC A & MICHELE A	6104 COVE CAHILL CT LAS VEGAS NV	12535510130
BOTTICELLI BRIAN J & LAUREEN M	5533 AZURE RIDGE DR LAS VEGAS NV	12526802012
BRADLEY FLOYD C JR & BECKY M	6212 TOPAZ VALLEY AVE LAS VEGAS NV	12526810051
BRADLEY SCOTT D & ANN L	5509 MUSTANG ST LAS VEGAS NV	12535510127
BRADSHAW RANDALL & ROSE	6432 TINA LN LAS VEGAS NV	12526810035
BRASCHI ROBERT R & L J LIV TR	5504 JASPER BUTTE ST LAS VEGAS NV	12526810040
BROWN DAVID & JOYCE M	8525 JAKES PL LAS VEGAS NV	12535511027
BURKIN PAUL & JAMI L	6328 CITRINE AVE LAS VEGAS NV	12535510100
		12535510116
		12535102024
		12535511037
		12526810045
		12535510139

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BURNEY DIANA S	6160 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526706005
BURNS STEPHEN A & SANDRA L	5728 N TORREY PINES LAS VEGAS NV	12526801004
BUTLER LAWRENCE C & STACY L	6404 BLACKLION CT LAS VEGAS NV	12535110019
CAMERON LISA J	6428 W ANN RD LAS VEGAS NV	12526403028
CAMPBELL RODERICK D	5750 N TORREY PINES DR LAS VEGAS NV	12526801003
CAPE MARK A REVOCABLE LIVING TR	5851 FANNINE WY LAS VEGAS NV	12526303009
CARCIONE GIUSEPPE E & REGINA	1400 GRANT ST SCHAUMBURG IL	12526703013
CARMODY JOSEPH J JR & MARY V	5513 MUSTANG ST LAS VEGAS NV	12535510115
CARROLL BILL J & NANCY L	5516 JASPER BUTTE ST LAS VEGAS NV	12535511034
CHARLES RALPH F JR & DOLORES C	6409 TINA LN LAS VEGAS NV	12535110004
CHIRSE HAROLD L & JACQUELINE Y	5741 N TORREY PINES DR LAS VEGAS NV	12526403012
CLARK GARY E	5715 MAVERICK LAS VEGAS NV	12526802007
CLARK SARAH L ETAL	5740 N MAVERICK ST LAS VEGAS NV	12526803003
CLEVELAND JAMES HOWARD	5915 MUSTANG ST LAS VEGAS NV	12526701007
CLOUTIER JOSHUA	352 PINE HAVEN ST #103 LAS VEGAS NV	12526811019
COLAGIOVANE-MILLER TRUST	6497 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403006
COLLINS JAMES & BARBARA	5886 N TORREY PINES DR LAS VEGAS NV	12526701008
CONTRERAS RAMON & SILVIA	6345 CINNABAR RIDGE AVE LAS VEGAS NV	12535510124
CONWAY LOUISE S LIVING TRUST	6345 W TROPICAL PKWY LAS VEGAS NV	12526701016
CORN FAMILY TRUST	6300 TANZANITE AVE LAS VEGAS NV	12535510101
COVEY DAVID & ROBIN	P O BOX 292 GLENS FALLS NY	12535510062
COX FAMILY TRUST ETAL	3700 MEADE AVENUE LAS VEGAS NV	12535501001
CRITCHFIELD YVONNE P & RUSSEL J	6149 COPPER CREST DR LAS VEGAS NV	12535510063
CROWL INGRID A	5540 AZURE RIDGE DR LAS VEGAS NV	12535510096
CRUMP MICHAEL E & SHEILA L	6363 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526801002
CURRY HAROLD R & BETTY J FAM TR	5864 N TORREY PINES DR LAS VEGAS NV	12526701010
CUSHING RAYMOND E	5490 MUSTANG ST LAS VEGAS NV	12535501006
DALTON-ESTES TRACEY	6432 W ANN RD LAS VEGAS NV	12526403017
DAVIS BRADFORD S & DAWN M	6401 W ANN RD LAS VEGAS NV	12535102010
DIEGO NEMESIO JR & GEORGEANNA M	6308 TANZANITE AVE LAS VEGAS,NV	12535510103
DIXON EUGENE	6300 CITRINE AVE LAS VEGAS NV	12535510132
DOMSKY NORMAN & THELMA I	5645 MAVERICK ST LAS VEGAS NV	12526802013

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DOWNEY GEORGE W & EARLINE J	5785 MAVERICK ST LAS VEGAS NV	12526802002
DOWNEY GEORGE W & EARLINE J	5785 MAVERICK ST LAS VEGAS NV	12526802004
DUCKWORTH GLENN P & DARLENE M	5508 JASPER BUTTE ST LAS VEGAS NV	12535511036
DUNCAN SHARON L	5912 N TORREY PINES BLVD LAS VEGAS NV	12526701006
DWILLIS MARK K	6360 W ANN RD LAS VEGAS NV	12526801011
E M J J FAMILY TRUST	6501 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403005
EARL RALPH C III	5530 N TORREY PINES DR LAS VEGAS NV	12535102013
EATON RICKY M & NANCY E	6417 W ANN RD LAS VEGAS NV	12535102008
ESCOBAR MARCELINO A	9446 COVE CAHILL CT LAS VEGAS NV	12526810034
FALCONE MICHAEL V & SUNSHINE C	5620 N TORREY PINES DR LAS VEGAS NV	12526801010
FARMELO JOSEPH R & REBECCA L	6425 ALISHIA CIR LAS VEGAS NV	12526403024
FENNER DOUGLAS A & W REV LIV TR	5517 AZURE RIDGE DR LAS VEGAS NV	12535511023
FLANAGAN KELLI J	6425 W ANN RD LAS VEGAS NV	12535102007
FOREMASTER KELLY R & CHARIS A	6424 TINA LN LAS VEGAS NV	12535102025
FREIERMUTH FAMILY TRUST 1997	6440 TINA LN LAS VEGAS NV	12535102023
FUSCARINO MICHAEL & JOANN	6344 CITRINE AVE LAS VEGAS NV	12535510143
GAITAN NELSON A	6245 CORBETT ST LAS VEGAS NV	12526705003
GARCIA GUILBALDO GOMEZ	6441 W ANN RD LAS VEGAS NV	12535102005
GARCIA RALPH E	P O BOX 33433 LAS VEGAS NV	12526303010
GIGAR FAMILY REVOCABLE LIVING TR	6336 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701014
GILIBERTO FAMILY REV LIV TR	6400 BLACKLION CT LAS VEGAS NV	12535110020
GLANCY MICHAEL O & HELEN H	5751 N TORREY PINES LAS VEGAS NV	12526403011
GLASS DELORES F	5501 N TORREY PINES DR LAS VEGAS NV	12535501005
GLOWACKI RICHARD J	%DENNIS %CHOICE REAL EST 6380 S EASTERN AVE #1 LAS VEGAS NV	12535102012
GOEN SHARON	6417 TINA LN LAS VEGAS NV	12535110002
GOODALL BETSY ANN	6141 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526811039
GRAHAM STEVEN E & SANDRA K	6401 ALISHIA CIR LAS VEGAS NV	12526403027
GRANA JOHN N & KIMBERLY L	5549 AZURE RIDGE DR LAS VEGAS NV	12535511031
GRANT SUZETTE J	6105 TAMAR CT LAS VEGAS NV	12526811006
GREEN MILCHOR M	5425 TOURMALINE ST LAS VEGAS NV	12535510121
GREVE STEVEN & JULIE A	5520 N TORREY PINES ST LAS VEGAS NV	12535102017
GRIER IDA P	5939 N MUSTANG ST LAS VEGAS NV	12526701005

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GROVE WALTER & CONSTANCE	6264 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705006
GRUBBS ADAM R	5520 AZURE RIDGE DR LAS VEGAS NV	12535510091
GUSTAFSON BRUCE ALLEN	5720 N MUSTANG ST LAS VEGAS NV	12526802006
GUTIERREZ DIONICIO & GLORIA	6112 TAMAR CT LAS VEGAS NV	12526811012
HAHN BETTY K	6288 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705005
HAMME JENNIFER L	6112 COVE CAHILL CT LAS VEGAS NV	12526810038
HANNAH ROBERT K & TASHA L	5712 N TORREY PINES DR LAS VEGAS NV	12526801005
HARLIN DAVID M & DEBORAH I	5510 N TORREY PINES DR LAS VEGAS NV	12535102027
HARTER LORI A & MATHEW	6117 CAMAS CANYON AVE LAS VEGAS NV	12526810046
HAVRDA MARVIN J	6424 W ANN RD LAS VEGAS NV	12526403029
HEDGES RALPH K & DONNA L	5865 MUSTANG ST LAS VEGAS NV	12526701011
HEMINGER CALVIN RAY & ANN I	6140 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526706006
HILL SYLVIA JAYNE	5524 JASPER BUTTE ST LAS VEGAS NV	12535511032
HILTON RUTH L LIVING TRUST	54 GRAND MIRAMAR DR HENDERSON NV	12526403026
HINDS JOEL A & LISA M	6316 CITRINE AVE LAS VEGAS NV	12535510136
HOADLEY TODD & JACQUELINE	6340 CITRINE AVE LAS VEGAS NV	12535510142
HOLTFRETER ROBERT P & TAMARA L	6165 COPPER CREST DR LAS VEGAS NV	12535510059
HRDINA THOMAS W SR & NANCY B	6324 CITRINE AVE LAS VEGAS NV	12535510138
JACK-BAILEY KATHERINE E	6348 CITRINE AVE LAS VEGAS NV	12535510144
JACKSON WALTER LEE & CHI FEN C	6112 CAMAS CANYON AVE LAS VEGAS NV	12526810049
JANSEN DONOVAN L & JUNE L	6120 RIDGECARN AVE LAS VEGAS NV	12526811021
JOHNSON DIANE	5521 MASON LN LAMATH FALLS OR	12526706008
JOHNSON ROBB C & SANDRA A FAM TR	6416 ALISHIA CIR LAS VEGAS NV	12526403020
KARSTENSEN ROBERT A & SOPHIA I	6240 W ANN RD LAS VEGAS NV	12526802015
KELLEY KATHRYN J	6313 CINNABAR RIDGE AVE LAS VEGAS NV	12535510128
KIRKHAM JOHN A & PATRICIA A	5525 AZURE RIDGE DR LAS VEGAS NV	12535511025
KNOTTS BETH	6408 BLACKLION CT LAS VEGAS NV	12535110018
KOLLEN ANDY	6109 CAMAS CANYON AVE LAS VEGAS NV	12526810044
KRAL CURTIS E & APRIL	6301 CINNABAR RIDGE AVE LAS VEGAS NV	12535510131
KREIN PAUL	5521 FIORINDA CIR LAS VEGAS NV	12535102016
LAMB ROBERT F & CAROL REV LIV TR	6169 COPPER CREST DR LAS VEGAS NV	12535510058
LAMOTHE RICHARD A & ELAINE A	5516 AZURE RIDGE DR LAS VEGAS NV	12535510090

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LAND STEVEN K & CONNIE	3924 DIAMOND RIDGE ST LAS VEGAS NV	12535510099
LAW EDGAR L III	6424 ALISHIA CIR LAS VEGAS NV	12526403019
LAWTHER FAMILY REVOCABLE TRUST	5520 JASPER BUTTE ST LAS VEGAS NV	12535511033
LEE COLLIN C & CAROLINE S	3431 S RILEY ST LAS VEGAS NV	12535110005
LEGAKE GLENDA E	6161 COPPER CREST DR LAS VEGAS NV	12535510060
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702009
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702006
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702008
LITTLE JACK L & DORIS L	6285 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526802001
LOPEZ DAVID M & MARICELIA	6113 TAMAR CT LAS VEGAS NV	12526811008
LOPEZ PEDRO RIVERA	4905 PULSAR CT LAS VEGAS NV	12526701017
LOUNSBURY HAROLD D	P O BOX 750217 LAS VEGAS NV	12526702007
M C INVESTORS L L C	%B MCGEE 6105 E SAHARA AVE #60 LAS VEGAS NV	12526710004
MAGEE CRAIG A JR	6337 CINNABAR RIDGE AVE LAS VEGAS NV	12535510125
MAKENZIE CROSSING L L C	1290 S JONES BLVD #250 LAS VEGAS NV	12526803005
MALDONADO TRINI R	6120 TAMAR CT LAS VEGAS NV	12526811010
MARKOFF M DANIEL	4816 MARTINELLI CT LAS VEGAS NV	12526303006
MARKS SHERRIE	6215 CORBETT ST LAS VEGAS NV	12526705004
MARTIN GABRIEL J	5545 AZURE RIDGE DR LAS VEGAS NV	12535511030
MATTHEWS DAVID A & JACQUELINE B	5640 MUSTANG ST LAS VEGAS NV	12526802011
MCANERN FAMILY TRUST	6300 TURQUOISE HILL CT LAS VEGAS NV	12535510109
MCFADDEN JAMES	1711 N OGDEN DR LOS ANGELES CA	12535110017
MCPAHON MARK J	6416 TINA LN LAS VEGAS NV	12535102026
MCMURTY THOMAS FORD	6200 TOPAZ VALLEY AVE LAS VEGAS NV	12535510097
MEAD JOSEPH O SEPARATE PPTY TR	5740 N MUSTANG ST LAS VEGAS NV	12526802005
MENDOZA SELSO R	6329 CINNABAR RIDGE AVE LAS VEGAS NV	12535510126
MERRITT MILTON & JERRIE E	6137 AZURITE DR LAS VEGAS NV	12535510035
MESA DANIEL O & BARBARA	5685 MAVERICK ST LAS VEGAS NV	12526802009
MILLER MILTON E & CYNTHIA	6420 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526303014
MISIURA PHILIP & SUSAN C	6116 TAMAR CT LAS VEGAS NV	12526811011
MITRI MAURICE & LAURICE	2735 MADRILLO CT PASADENA CA	12526403023
MOONEY RICHARD	6317 TANZANITE AVE LAS VEGAS NV	12535510106

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MORIMOTO-TRINIDAD CLAUDIA J	4440 N RANCHO DR PMB 197 LAS VEGAS NV	12526403008
MUNOZ MARGARET A	6116 COVE CAHILL CT LAS VEGAS NV	12526810037
NEAL KENNETH L	P O BOX 750220 LAS VEGAS NV	12526702005
NEAL LEEROY & PAULINE	6108 CAMAS CANYON AVE LAS VEGAS NV	12526810050
NYMAN JEFF M	5429 TOURMALINE ST LAS VEGAS NV	12535510120
OLIVER FREDRICK H & KATHLEEN J	6244 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705007
ORTIZ FELIPE A & PATRICIA	6117 RIDGECARN AVE LAS VEGAS NV	12526811020
OSBORNE DANIEL E & DEEANDRA L	6425 TINA LN LAS VEGAS NV	12535110001
OVERTON HARLAN C & SHARLENE D	6433 W ANN RD LAS VEGAS NV	12535102006
OWENS JULIE ANN & JONATHAN BAKER	5521 AZURE RIDGE DR LAS VEGAS NV	12535511024
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411001
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411002
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411032
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411003
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411033
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411031
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411030
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411028
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411027
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411026
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411034
PACIFIC COAST DEVELOPEMENT	%D JOHNSON 1170 CENTER POINT DR HENDERSON NV	12526411029
PALLMAN RONALD J & J REV LIV TR	5529 AZURE RIDGE DR LAS VEGAS NV	12535511026
PARKERSON RON E	5528 AZURE RIDGE DR LAS VEGAS NV	12535510093
PENA JIMMY L & ELSA C	6304 TURQUOISE HILL CT LAS VEGAS NV	12535510110
PENNACCHIO JOAN	5888 MUSTANG ST LAS VEGAS NV	12526705001
PEPPLEY MICHAEL & STACY	5500 N TORREY PINES DR LAS VEGAS NV	12535102028
PESCHEK WILLIAM JOSEPH & LILA M	5424 JASPER BUTTE ST LAS VEGAS NV	12535511039
PIERCE CARRIE J & DANIEL L	6129 SANDSTONE MESA DR LAS VEGAS NV	12526303008
POLITO FAMILY 2005 TRUST	28 MEADOW WY SCOTTS VALLEY CA	12535511029
PRATER FAMILY TRUST	5860 N MAVERICK ST LAS VEGAS NV	12526706002
PRYOR ROGER L & CAROL V	1306 W CRAIG RD #335 NO LAS VEGAS NV	12535511038

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PUNOS MARK & SUSAN A	5700 N TORREY PINES DR LAS VEGAS NV	12526801006
QUARBERG GREGORY W & VICKIE L	6116 CAMAS CANYON AVE LAS VEGAS NV	12526810048
QUINTANA CATHLEEN M	6400 W ANN RD LAS VEGAS NV	12526403032
QUINTANA MARY ANN	6413 TINA LN LAS VEGAS NV	12535110003
RAMIREZ-GUERRERO ARNULFO	6408 ALISHIA CIR LAS VEGAS NV	12526403021
RANDALL NEILL E JR & KRISTIE A	5880 MAVERICK ST LAS VEGAS NV	12526706001
RAWLS LAWRENCE E & ANGELA D	5505 MUSTANG ST LAS VEGAS NV	12535510117
REID SUSANN MELO	5537 AZURE RIDGE DR LAS VEGAS NV	12535511028
REXIUS RICK & ROCHELLE	5500 MUSTANG ST LAS VEGAS NV	12535501004
RICE ASHLEY C II & VICKTORIA M	5956 MUSTANG ST LAS VEGAS NV	12526702003
RICE CURTIS A & LAURIE	6308 TURQUOISE HILL CT LAS VEGAS NV	12535510111
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12526802014
RICHMOND AMERICAN HOMES NEVADA	9970 W CHEYENNE AVE #100 LAS VEGAS NV	12526801012
RIDGWAY TERRY R	5138 ALFALFA ST LAS VEGAS NV	12526303015
ROBINSON ROBERT	5491 MUSTANG ST LAS VEGAS NV	12535510119
ROBLEDO JOHN & ELIZABETH	5421 TOURMALINE ST LAS VEGAS NV	12535510122
RODNEY MICHAEL	5760 MAVERICK ST LAS VEGAS NV	12526803002
RONKON JOHN A & PHYLLISANN T	6109 TAMAR CT LAS VEGAS NV	12526811007
ROTHMAN GEORGE KELLY	2056 SUMMER BLOSSUM CT #102 LAS VEGAS NV	12526705008
ROUX FAMILY TRUST	2505 PARKWEST N W ALBUQUERQUE NM	12535510112
ROWLEY DAVID B & DONNA M	6301 TURQUOISE HILL CT LAS VEGAS NV	12535510114
RUBENFELD LUKE	P O BOX 750761 LAS VEGAS NV	12526701004
RUBINSON DAVID & CYNTHIA	6417 ALISHIA CIR LAS VEGAS NV	12526403025
RYDER JEFFRY W & KATHLEEN L	5512 JASPER BUTTE ST LAS VEGAS NV	12535511035
SAALFELD GARY L	5960 N TORREY PINES DR LAS VEGAS NV	12526701018
SALIMA ALEXANDER F & KESAIA V	104 S 350 E NORTH SALT LAKE UT	12535102015
SANDERS JASON	6336 CITRINE AVE LAS VEGAS NV	12535510141
SCHLAGER JOSEPH A & CARI M	1124 LAURAL LN BALLSTON SPA NY	12535510055
SCHNEIDER CHERYL A & KALJU	6132 TOPAZ VALLEY AVE LAS VEGAS NV	12535510002
SCHOFIELD ROGER T	6309 TANZANITE AVE LAS VEGAS NV	12535510108
SCHOMBS FAMILY REVOCABLE LIV TR	4524 ORANGE HEIGHTS LAS VEGAS NV	12526303012
SCICCHITANO FAUSTO & SANDY	6157 COPPER CREST DR LAS VEGAS NV	12535510061

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SHIELDS TODD F & CARRIE S	5532 AZURE RIDGE DR LAS VEGAS NV	12535510094
SHIFFERT JUSTIN ERIC & DAWN M	6332 CITRINE AVE LAS VEGAS NV	12535510140
SHOTWELL CHARLES & K LIV TR	6312 E EL CAMPO GRANDE AVE LAS VEGAS NV	12526701015
SIMONS JAMES W & ANNETTE	5885 MUSTANG ST LAS VEGAS NV	12526701009
SIMPSON RAYMOND R	6408 W ANN RD LAS VEGAS NV	12526403031
SKILLIN ALAN H & DEBRA A	6121 CAMAS CANYON AVE LAS VEGAS NV	12526810047
SKOUSON STEWART R & DEVONNA M	6121 COVE CAHILL CT LAS VEGAS NV	12526810036
SMITH CHERI R	5840 MAVERICK ST LAS VEGAS NV	12526706004
SMITH DAVIS H	6349 CINNABAR RIDGE AVE LAS VEGAS NV	12535510123
SNEDDON THOMAS A & BRITTA	6136 TOPAZ VALLEY AVE LAS VEGAS NV	12535510001
SOUTHER WILLIAM & MARIA S	6305 TURQUOISE HILL CT LAS VEGAS NV	12535510113
STALLWORTH CYNTHIA	6204 TOPAZ VALLEY AVE LAS VEGAS NV	12535510098
STAPLEY BOYD R & THELMA	P O BOX 302 LAS VEGAS NV	12535510118
STEPHENSON GREGORY R 2004 TRUST	6304 CITRINE AVE LAS VEGAS NV	12535510133
STEWART TERRY K	6117 TAMAR CT LAS VEGAS NV	12526811009
STOUT JASPER M & DENA A	6128 TOPAZ VALLEY AVE LAS VEGAS NV	12535510003
STRAHLER THOMAS	5420 JASPER BUTTE ST LAS VEGAS NV	12535511040
STRAUB RICHARD H & MARY R	6429 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403009
STUEVE JEROME A & CAROL L	5416 JASPER BUTTE ST LAS VEGAS NV	12535511041
SUESS DANIELLE T & JAMES J	6316 TANZANITE AVE LAS VEGAS NV	12535510105
SWENSON ROGER A	P O BOX 570215 LAS VEGAS NV	12535102009
TAKAHASHI FAMILY TRUST	6304 TANZANITE AVE LAS VEGAS NV	12535510102
TAYLOR DERRICK	6312 CITRINE AVE LAS VEGAS NV	12535510135
TERRY ZANE D & GLENDA K	6185 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526803001
THOMAS LARRY D & NERISSA L	6500 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526302016
TIAFFAY GEORGE	1805 KLAMATH FALLS LAS VEGAS NV	12535510056
TRACY JOHN & NANCIE L	6116 RIDGECARN AVE LAS VEGAS NV	12526811022
TRAN GEORGINA	5536 AZURE RIDGE DR LAS VEGAS NV	12535510095
TUBIN BRADLEY G	601 S RANCHO DR #D32 LAS VEGAS NV	12526403007
TURLEY DEREK T & BETTY JO	5716 MAVERICK ST LAS VEGAS NV	12526803004
UNANGST WILLIAM K & TINA D	6109 COVE CAHILL CT LAS VEGAS NV	12526810033
VEHOSKI WALTER E & CECILIA M	5524 AZURE RIDGE DR LAS VEGAS NV	12535510092

Report of All Selected Parcels**Case Number:** ZON-17697**Printed On:** Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
VIGNA E ROSE	6372 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701012
VIGNA E ROSE	6372 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701013
VINEYARD FAMILY TRUST	6432 ALISHIA CIR LAS VEGAS NV	12526403018
VONSUDDERTH ASA & MARGARET	6108 COVE CAHILL CT LAS VEGAS NV	12526810039
WALTON SHARON J	6308 CITRINE AVE LAS VEGAS NV	12535510134
WATERS ROBERT P	6400 ALISHIA CIR LAS VEGAS NV	12526403022
WAXMAN ADAM	420 MAIN ST GAYS MILLS WI	12526802016
WEINGARDT ROGER & LISA A	5841 FANNINE WY LAS VEGAS NV	12526303011
WIEMERS ORVILLE JR & LISA	5660 N TORREY PINES DR LAS VEGAS NV	12526801008
WILBOURN DORENE	6425 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403010
WILK MATTHEW J	6168 COPPER CREST DR LAS VEGAS NV	12535510057
WILLIAMS RUSSELL	5675 MAVERICK ST LAS VEGAS NV	12526802010
WITZEL BRIAN E & DIANE S	6313 TANZANITE AVE LAS VEGAS NV	12535510107
WRIGHT IRVIN C & AILEEN M	P O BOX 542 PANACA NV	12526801001
YARBROUGH MICHAEL & NATASHA L	6571 MOSS AGATE DR LAS VEGAS NV	12526811013
ZACHOW BRICE F & CAROL J	6309 CINNABAR RIDGE AVE LAS VEGAS NV	12535510129
ZIEGLER ROBERT J	6320 CITRINE AVE LAS VEGAS NV	12535510137

Protest / Approval Letter



Separator Sheet

Nov. 27, 2006

TO Whom it May Concern,

I Disagree With the development on case ZON-17697 & SDR-17698. To many houses on such a small area. We are county and are Trying To Keep our Neighborhood that way. We are either one acre or less.

Help us preserve what we have or have for many years. We have animals, like, horses, chickens, cows, Goats, etc.

How did our county line get changed? First they change the zoning, then you want to build Track homes. Where are our rights?

So I am against the building of 32 lot Residential on 10.30 Acres.

Lets Try to Keep with our area.

BARBARA A. MESA
5685 MAVERICK ST.
LAS VEGAS, NV. 89130

Thank-you
Mr + Mrs. B. Mesa
J. Madden
J. Weaver

ITEM # 12 & 13
CASE # ZON-17697 & SDR-17698
PC MTG 12-7-06

8

Project Checklist



Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: ZON-17697
Applicant Name: Lonia Macias Telephone: 932-6125
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): \$ <u>700</u> \$ <u>300</u> \$ _____ Total = \$ <u>8,000.00</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>2</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> 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: _____ Rolled/Colored Plans: _____				
☐	☒	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: _____ Rolled/Colored Plans: _____				
☐	☒	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: _____ Rolled Plans: _____				
☐	☒	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: Richard American Application Type: Re-zoning

APN: 125-26-801-012, 802-014 Location: Antelope Valley

Planner: DJ Remon Pre-App Meeting Date: 10-23-06 Earliest PC Date: 12-7-06

Deed



Separator Sheet

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

20060414-0002156

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

04/14/2006 13:01:52
T20060066850

Requestor:
CHICAGO TITLE

Frances Deane JKA
Clark County Recorder Pas. 6

Escrow 06018015-KRF

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

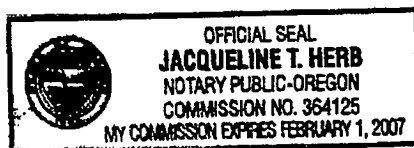
By: [Signature]
David L. Oringdolph, President

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

ZON-17697
SDR-17698
12/07/06 PC

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

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 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: 11/11/04

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 70% 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: 12755 SW 69th Ave Ste 100
City: Portland
State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 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
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: _____

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

**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 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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\$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

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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: 12555 SW 69th Ave. Ste. 100

City: Portland

State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert B. 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 #: _____

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.

2156

SOFI



Separator Sheet



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
 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 10.3 +/- 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 19 day of October, 20 06

[Signature]
 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

FOR DEPARTMENT USE ONLY

Case #	<u>20N-17697</u>
Meeting Date:	<u>12/7/06</u>
Total Fee:	<u>\$1,000.00</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 Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**REZONING****Report Date** 10/24/2006 02:10 PM**Submitted By****Page 1****A/P #** 17697 **Type** ZON **Issued Date** **Issued By****Parcel** 12526801012**Location****Owner** RICHMOND AMERICAN HOMES NEVADA**Phone****Address** 9970 W CHEYENNE AVE #100
LAS VEGAS NV 89129-7710**Country** ☐ Foreign**Applicant's Full Name** THOMASON CONSULTING ENGINEERS**Day Phone** (702)932-6125 x**Fax** (702)932-6129**Address** 3277 E WARM SPRINGS STE 400LAS VEGAS NV
89120**Fees**

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	700.00
Total Paid	1000.00

Declared Value 0.00**Type of Work****Calculated Value** 0.00**Square Footage** 10.30 ACRE**Actual Value** 0.00**Comments**

ZON-17697 - REZONING RELATED TO SDR-17698 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - 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 10.30 acres adjacent to the northwest and southeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-17697

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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th 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>**

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

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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:

ZON-17697

Ambiance Estates HOA

Eagle Creek Heights Community Association

Gilcrease NA

Grand Entries

Lamb of God NA

Lone Mountain Citizens Advisory Council

Los Prados HOA

Northwest Citizens Board

Paradise Falls HOA

Pueblo at Sante Fe Condominium Association

Romano Ridge HOA

Sheep Mountain #5 NA

Tropical Meadows HOA

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

ZON-17697 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) ~~AND RE (RESIDENCE ESTATES)~~ GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), 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 26, 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:

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

ZON-17697 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RESIDENCE ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), 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 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

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PUBLIC HEARING

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LIST COMMENTS BELOW:

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

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

ZON-17697

APPLICANT/OWNER: RICHMOND AMERICAN HOMES - REQUEST FOR A REZONING FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.30 ACRES ADJACENT TO THE NORTHWEST AND NORTHEAST CORNERS OF ANN ROAD AND MUSTANG STREET (APN 125-26-801-012 AND 125-26-802-014), WARD 6 (ROSS).

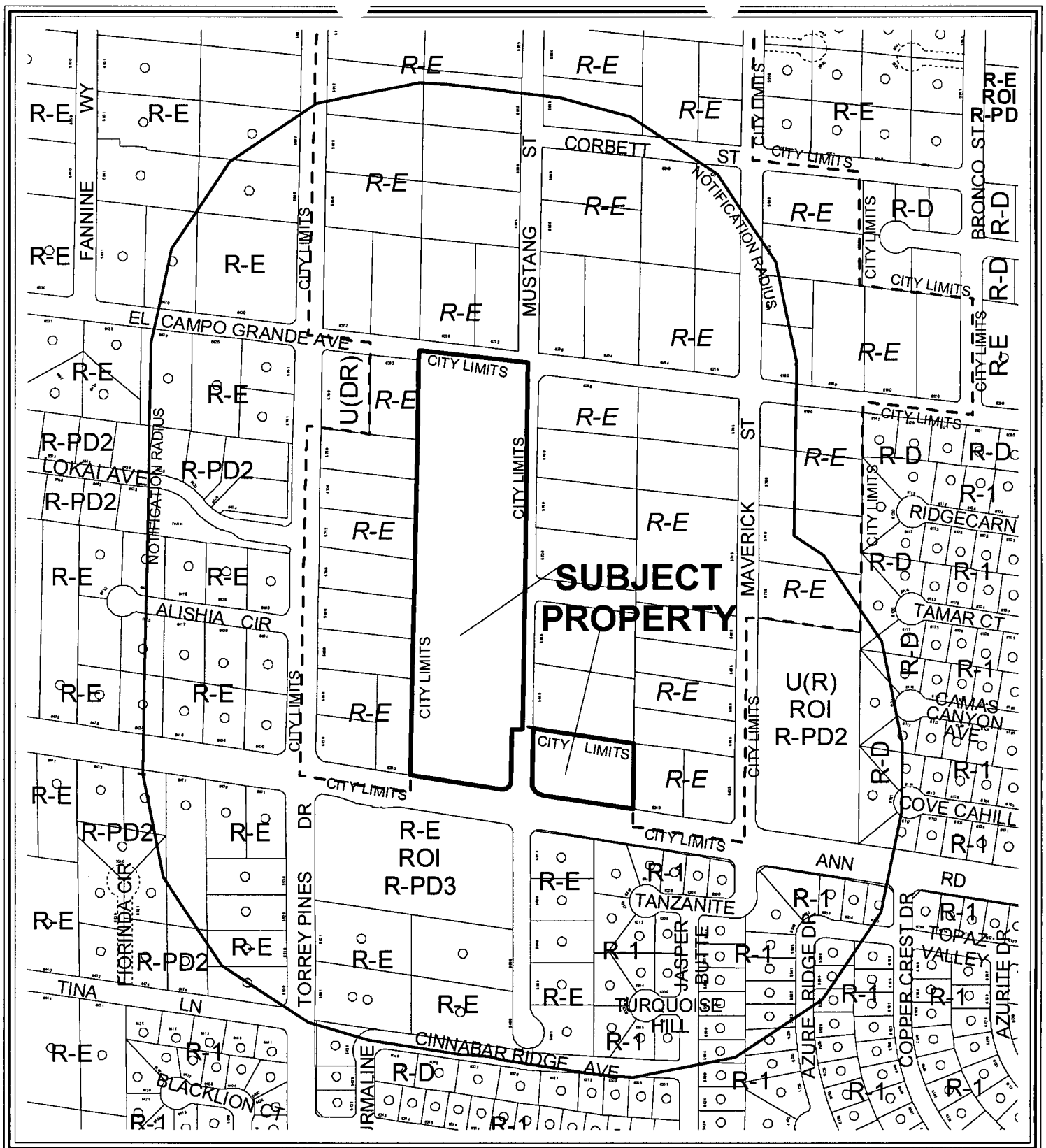
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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: **ZON-17697**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] [UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 300 600 Feet



Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-17697

MEETING DATE: 12/07/06 PC

Sign 1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

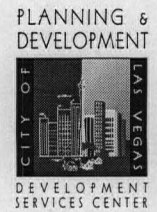
Date

11-26-06

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-17697

MEETING DATE: 12/07/06 PC

2 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



Signature [Signature]

11-26-06
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.