

# Comments

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# Separator Sheet

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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:** **SDR-17698** Richmond American Homes NWC and NEC of Ann Road and Mustang Street  
Request for a Site Development Plan Review for a 32 lot residential subdivision

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## CONDITIONS OF APPROVAL:

1. Copper Harbor Court shall not be gated.
2. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
3. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
4. 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.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17697, WVR-5331 and all other applicable site-related actions.
6. 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.

**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-17698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17697 - PUBLIC HEARING -**  
**APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Site Development Plan Review  
of A 32 LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of  
Ann Road and Mustang Street R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)  
Zone, (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](mailto: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**

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

# MEMORANDUM

## City of Las Vegas Planning & Development Department

**To:** Land Development  
**From:** Steve Gebeke  
**Phone:** (702) 229-5410 **Fax:** (702) 385-7268  
**CC:** Land Development Civil Plan Ref. #16430  
**Date:** 03/06/07 3<sup>rd</sup> Review  
**Re:** Stonewater

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The Planning Department has reviewed the aforementioned plans and has the following comments:

**NOTE:** This civil improvement plan submittal was first checked under the original Site Development Review (SDR-5175) and Rezoning (ZON-5174), which were expunged when SDR-17698 and ZON-17697 were passed on 01/03/07. The final approval letters for SDR-17698 and ZON-17697 have not been distributed as of 03/06/07. Amended conditions for the project are noted from the meeting minutes and must be confirmed by the final approval letters prior to final Planning approval of the civil improvement plans.

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department." (Remove the word "Current" from the title.)
2. Please place a general note within the Utility Plan stating "All above ground utility appurtenances will be in conformance with Title 19.12.040."
3. Per an amended condition of approval for Site Development Plan Review [SDR-17698]: Lots adjacent to APN# 125-26-801-002 are required to have a 6'-0" high screen wall at the common property line. Detail 8A on Sheet G1, shown at the south end of this lot, depicts the wall at 8'-0".
4. Per an amended condition of approval for Site Development Plan Review [SDR-17698]: Lots adjacent to APN# 125-26-801-011 are required to have a 6'-0" high screen wall at the common property line. Details 8 and 16 on Sheet G1, shown at this lot, depict the wall at 8'-0".
5. Revise Details 8, 8A and 15 on Sheet D1 to depict how the gap between the existing wall and the proposed wall will be filled and sealed (see attached).
6. Lots 8 and 9 on Sheet G1 are oriented such that their front lot lines are located on El Campo Grande Avenue. Solid block walls are indicated along this street at 6'-0" in height (Detail 1 on Sheet D1). Per Title 19.75, walls located in the front yard setback area may not exceed 5'-0" in height, the top 3'-0" of which must be open to permit viewing. Provide a new detail to depict this condition.

**NOTE:** Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

7. **Detail 17 on Sheet G2 is shown in lot 31, but is not listed on Sheet D1. On sheet D1, there are two Detail 9A's. Revise details to match appropriate markers.**
8. **Information on Civil Plans must match Final Map.**
9. **Civil plan redlines must be returned with mylars for planning signature.**

**NOTE:** Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

# MEMORANDUM

## City of Las Vegas Planning & Development Department

**To:** Land Development  
**From:** Peter Lowenstein  
**Phone:** (702) 229-4693 **Fax:** (702) 385-7268  
**CC:** Land Development Civil Plan Ref. #16430  
**Date:** 09/29/06 2<sup>nd</sup> Review  
**Re:** Stonewater

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The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Per Condition #3 of Site Development Plan Review [SDR-5175]: Lots adjacent to APN# 125-26-801-011 are required to have a six (6') foot high screen wall at the common property line. Please provide new details illustrating a six (6') foot screen wall along the before mentioned property lines. Please revise the grading plan and detail sheet to depict new details.
2. Please revise Detail 1 on Sheet D1 to depict the full street improvement of Mustang Road and El Campo Grande Avenue without the instillation of a trail/horse use, as no trail is planned or required along these roads.
3. It has been noted that Detail 16 is being utilized within the grading plans for two different cross sections situations. Please revise the grading plans to depict the proper detail for Lot 24.
4. Per Condition #3 of Site Development Plan Review [SDR-5175]: Lots adjacent to APN# 125-26-802-011 are required to have an eight (8') foot high screen wall at the common property line. Please provide new details illustrating an eight (8') foot screen wall along the before mentioned property lines. Please revise the grading plan and detail sheet to depict new details.
5. Please revise Detail 1 on Sheet D1 reflect the instillation of landscape.
6. Information on Civil Plans must match Final Map.
7. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

The setbacks for the houses will be as follows.

20' min – Front Garage  
20' min – Front House  
9' – Side  
19' - side lots (lots 8, 9, 30, & 31)  
9' - Corner/side  
20' - Rear

The setbacks for the casitas will be as follows.

Setbacks – Casitas  
6' – Main structure  
5' – Side  
3' – Rear

Please place this request for a Site Development Plan Review 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

# Applicant Letter

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# Separator Sheet

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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](http://www.lasvegasnevada.gov)

November 22, 2006

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

**RE: SDR-17698 - SITE DEVELOPMENT PLAN REVIEW**

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

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# Separator Sheet

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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](http://www.lasvegasnevada.gov)

December 8, 2006

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

## **RE: SDR-17698 - SITE DEVELOPMENT PLAN REVIEW**

Dear Ms. Frazzitta:

Your request for a Site Development Plan Review of A 32 LOT RESIDENTIAL SUBDIVISION 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), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], 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

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

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Separator Sheet

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066081

February 13, 2007

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

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

RE: SDR-17698 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 3, 2007  
RELATED TO ZON-17697

Dear Mr. Frazzitta:

The City Council at a regular meeting held January 3, 2007 APPROVED the request for a Site Development Plan Review of A 32 LOT RESIDENTIAL SUBDIVISION 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), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)]. The Notice of Final Action was filed with the Las Vegas-City-Clerk on January 4, 2007. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17697), if approved.
2. Rezoning (ZON-5174) and companion Site Development Review (SDR-5175) applications are hereby expunged.
3. 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.
4. All development shall be in conformance with the landscape plan date stamped 12/26/06, building elevations and floor plans date stamped 10/23/06, and the site plan date stamped 12/21/06, except as amended by conditions herein.
5. The standards for this development shall include a Minimum lot size of 7,414 square feet and building height shall not exceed two stories or 35 feet, whichever is less. Lots 5-7, 9-12, 14, 16-20, 29-32 shall be limited to single story.

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05

6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, nine feet on the side, nine feet on the corner side, and 20 feet in the rear. The setbacks for the casitas shall be a minimum six feet to main structure, five feet to side property line, and three feet to the rear property line.
7. Lots 8, 9, 30, and 31 as shown on the submitted site plan dated 12/21/06 will have front setbacks of 19 feet.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect five-foot wide sidewalks connecting all lots with the three common lots.
9. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. Wall heights shall be as follows: Eight foot high screen wall along the boundary with the lot to the north (APN: 125-26-802-011). Eight foot high screen wall along the following lots: 1) APNs: 125-26-801-003; 125-26-801-004; 125-26-801-005; 125-26-801-006; 125-26-801-007; and 125-26-801-008. Six foot high wall along lot 125-26-801-011..

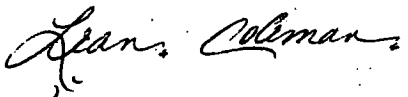
Ms. Christine Frazzitta  
SDR-17698 – Page Three  
February 13, 2007

17. Declarant shall provide access through the proposed development Open Space tract, as shown on site plan date stamped 12/21/06, for the purposes of servicing the existing well located at the rear of APN: 125-26-801-003. Access is to be granted to the owners who benefit from the use of said community well.

Public Works

18. Copper Harbor Court shall not be gated.
19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17697, WVR-5331 and all other applicable site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements; including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



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



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Ms. Sonia Macais  
3277 East Warm Springs Road, Suite 400  
Las Vegas, Nevada 89120

# Project Checklist

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Separator Sheet

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*City of Las Vegas*

**CURRENT PLANNING PROJECT CHECKLIST**

Project Name: SDR-17698  
 Applicant Name: Dania Macias Telephone: 932-6125  
 Project Number: \_\_\_\_\_ Ward Number: \_\_\_\_\_

| <b>STAFF ACTIONS</b>                            |                 | <i>Initial/Date</i>                            | <i>Initial/Date</i> |
|-------------------------------------------------|-----------------|------------------------------------------------|---------------------|
| <input type="checkbox"/> Pre-App. Meeting Date: | _____           | <input type="checkbox"/> DRT Outcome:          | _____               |
| <input type="checkbox"/> App. Filing Date:      | _____           | <input type="checkbox"/> Applicant Contacted:  | _____               |
| <input type="checkbox"/> App. Accuracy Checked: | _____           | <input type="checkbox"/> Site Visit Completed: | _____               |
| <input type="checkbox"/> Routing Form Sent:     | <u>10-26-06</u> | <input type="checkbox"/> Photos Taken:         | _____               |
| <input type="checkbox"/> DRT Meeting Date:      | <u>11-07-06</u> |                                                |                     |
| Notes: _____                                    |                 |                                                |                     |
| _____                                           |                 |                                                |                     |

| <b>P. C. ACTIONS</b>                              |                 | <i>Initial/Date</i>                           | <i>Initial/Date</i> |
|---------------------------------------------------|-----------------|-----------------------------------------------|---------------------|
| <input type="checkbox"/> Hearing Notice Rec'd:    | _____           | <input type="checkbox"/> PC Meeting Date:     | <u>12-07-06</u>     |
| <input type="checkbox"/> Hearing Notices Mailed:  | <u>11-22-06</u> | <input type="checkbox"/> PC Action:           | _____               |
| <input type="checkbox"/> Draft Report Sent to PC: | <u>12-01-06</u> | <input type="checkbox"/> Letter to Applicant: | <u>11-22-06</u>     |
| <input type="checkbox"/> Final Report Reviewed:   | _____           | <input type="checkbox"/> PC Minutes Filed:    | _____               |
| Additional PC Conditions: _____                   |                 |                                               |                     |
| _____                                             |                 |                                               |                     |
| _____                                             |                 |                                               |                     |

| <b>C. C. ACTIONS</b>                          |       | <i>Initial/Date</i>                             | <i>Initial/Date</i> |
|-----------------------------------------------|-------|-------------------------------------------------|---------------------|
| <input type="checkbox"/> CC Report Completed: | _____ | <input type="checkbox"/> CC Resolution Filed:   | _____               |
| <input type="checkbox"/> CC Meeting Date:     | _____ | <input type="checkbox"/> CC Minutes Filed:      | _____               |
| <input type="checkbox"/> CC Action:           | _____ | <input type="checkbox"/> Final Plans Submitted: | _____               |
| <input type="checkbox"/> Letter to Applicant: | _____ | <input type="checkbox"/> Ordinance Completed:   | _____               |
| <input type="checkbox"/> Conditions Checked:  | _____ |                                                 |                     |

|                                                |       |
|------------------------------------------------|-------|
| <input type="checkbox"/> <b>RELATED FILES:</b> | _____ |
|                                                | _____ |

|                                                                  |
|------------------------------------------------------------------|
| <input type="checkbox"/> See <b>ADMINISTRATIVE ACTIONS</b> Sheet |
|------------------------------------------------------------------|

City of Las Vegas  
ADMINISTRATIVE ACTIONS

☒ Action: REVISED L.S. Plan  
Date: 06/13/07 Staff: STEVE GEBBE  
Notes: REVISED LANDSCAPE PLAN SUBMITTED + APPROVED TO SATISFY  
CONDITION OF APPROVAL #9.

☐ Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_

☐ Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_

☐ Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_



# Deed

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# Separator Sheet

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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, 1<sup>st</sup> 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 06048015-KRF

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MATRIX DEVELOPMENT CORPORATION, an Oregon corporation, whose address is 12755 SW 69<sup>th</sup> 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

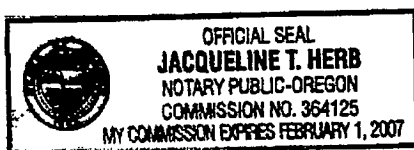
By: David L. Oringdulph, President

State of Oregon )

) ss:

County of Washington)

This instrument was acknowledged before me on April 10, 2006, by David L. Oringdulph 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: (M)

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: 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 #: 2156

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: \_\_\_\_\_

**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: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: President / Grantor

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: 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

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.

2156

# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17698** 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*

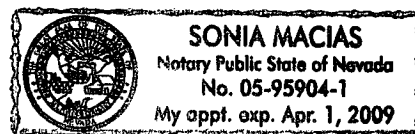
Print Name: Paulo E. Chavez

Subscribed and sworn before me

This 5 day of October, 20 06

Sonia Macias

Notary Public in and for said County and State



# Justification Letter

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# Separator Sheet

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October 20, 2006

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

**Reference:** Stonewater – Ann mustang  
Site Development Plan Review  
APN #125-26-801-012,125-26-802-014

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Site Development Plan Review for the above-listed parcels.

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

**Background:** A site development plan (SDR-5175) review was approved by City Council on December 16, 2004 the site plan will expire on December 16, 2006. Richmond American Homes is requesting the approval of a new site plan and floor plans for the project.

We have conformed with the requirements that were original set on the SDR-1575, we have provided single story homes on lots 5,6,7,9,10,11,12,14,16,17,18,19,20, 29, 30, 31, and 32 as requested from the adjacent home owners. Additionally, an 8' screen wall will be provided along the perimeter where requested by the adjacent property owners during the SDR-1575 approval.

**Request:**

At this time, we are requesting approval of a 32 lot, single family residential development located on the approximately 10.3 acres listed above. 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 homes range in size from 1267 sf to 1630 sf. Each model offers two-car garages and a variety of architectural features. The size of the casitas will be 10' x 25'.

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**

# Application

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR SITE DEVELOPMENT REVIEW

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.

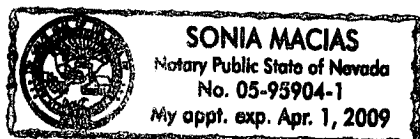
Print Name Paulo E. Chavez

Subscribed and sworn before me

This 5 day of October, 20 06.

[Signature]

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SDR-17698</u>   |
| Meeting Date:   | <u>12/7/06</u>     |
| Total Fee:      | <u>\$800.00</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

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Separator Sheet

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

## SITE DEVELOPMENT PLAN REVIEW

Report Date 10/24/2006 02:24 PM

Submitted By

Page 1

A/P # 17698 Type SDR 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 400

Pager LAS VEGAS NV  
89120

### Fees

|                                |        |
|--------------------------------|--------|
| NOTIFICATION & ADVERTISING FEE | 300.00 |
| PROCESSING FEE                 | 500.00 |
| Total Paid                     | 800.00 |

|                  |      |                |            |
|------------------|------|----------------|------------|
| Declared Value   | 0.00 | Type of Work   |            |
| Calculated Value | 0.00 | Square Footage | 10.30 ACRE |
| Actual Value     | 0.00 |                |            |

### Comments

SDR-17698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17697 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review of A 32 LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and southeast corners of Ann Road and Mustang Street R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) Zone, (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

# Route Form

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# Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-17698**

#### 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 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT                | DAVID BRATCHER                               | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                | 2 <sup>nd</sup> 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 <sup>th</sup> FLOOR CITY HALL           |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                  | WEST YARD                                 |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                | 330 VALLEY VIEW BOULEVARD                 |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | DOA J. MEADE,<br>ENGINEERING DESIGN DIVISION | 1001 S. VALLEY VIEW BLVD.                 |

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

SDPR  
10/24/2006

# Neighborhood Services List

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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:**

**SDR-17698**

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

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# Separator Sheet

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**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-17698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17697 - PUBLIC HEARING -**  
**APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Site Development Plan Review  
of A 32 LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of  
Ann Road and Mustang Street R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)  
Zone, (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](mailto: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:**

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# Public Hearing Notice

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Separator Sheet

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# 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-17698

APPLICANT/OWNER: RICHMOND AMERICAN HOMES - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW OF A 32 LOT RESIDENTIAL SUBDIVISION 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), U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (ROSS).

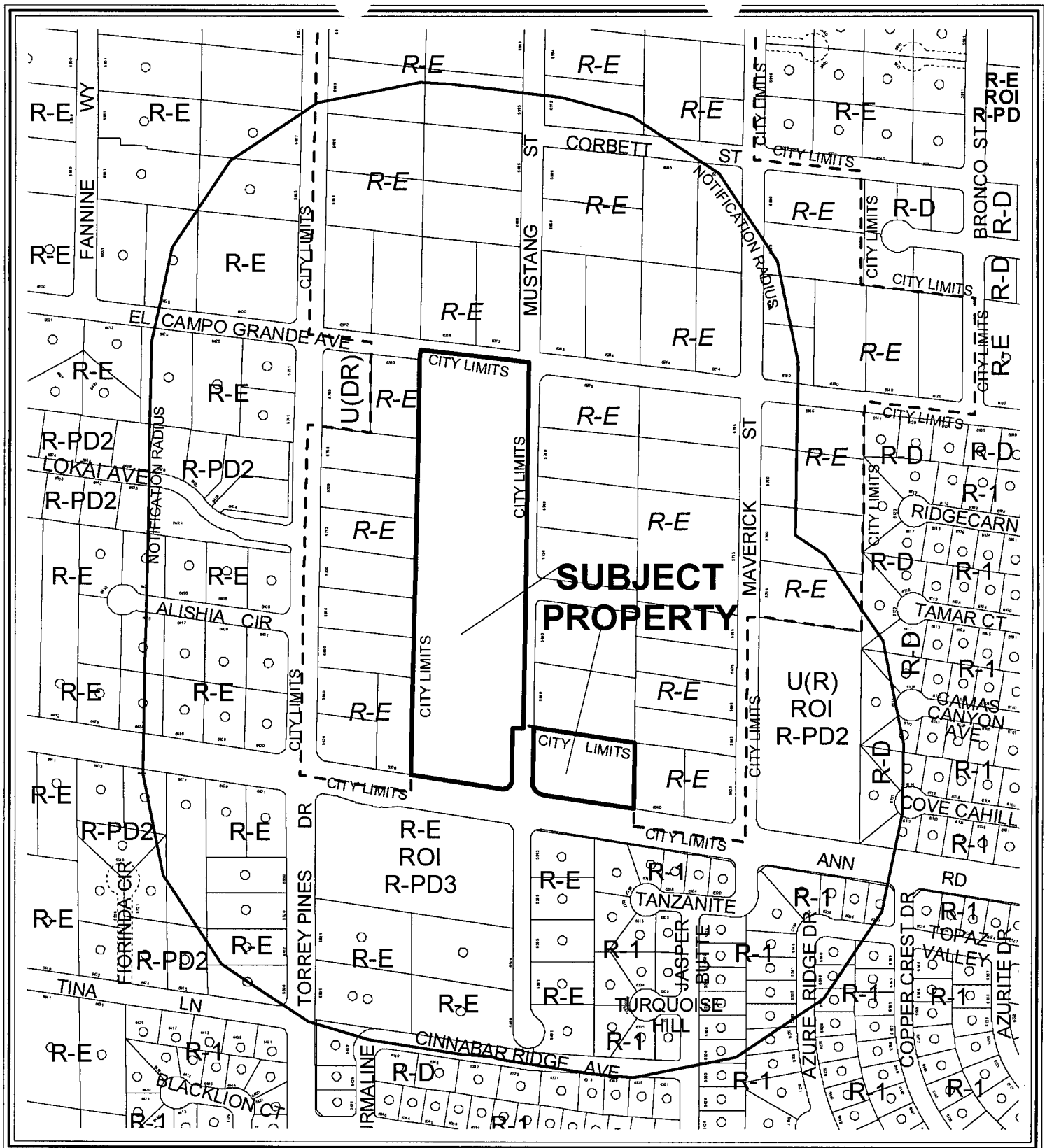
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 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-17698**

**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



# Plans (Elevations)

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PLANS - ELEVATIONS

Separator Sheet

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# Plans (Elevations)

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Separator Sheet

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APPROVED

CITY COUNCIL DATE: 01/03/07

PLANNING COMMISSION DATE: 12/07/06

BY: [Signature]

PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

RECEIVED

OCT 23 2006

SDR-17698 ZON-17697

PC 12/07/06 NOT SCANNED

CC 01/03/07

SDR-17698 20N-17697

PC 12/07/06

NOT SCANNED

CC 01/03/07

RECEIVED  
OCT 23 2006

APPROVED  
CITY COUNCIL DATE: 01/03/07  
PLANNING COMMISSION DATE: 12/07/06  
BY: \_\_\_\_\_  
PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS





RECEIVED  
OCT 23 2000

Handwritten signature or initials.

APPROVED  
CITY COUNCIL DATE 01/03/07  
PLANNING COMMISSION DATE 12/07/06  
BY: [Signature]  
PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

SDR-17698 20N-17697 PC 12/07/06 NOT SCANNED CC 01/03/07



APPROVED  
CITY COUNCIL DATE: 01/03/07  
PLANNING COMMISSION DATE: 12/07/06  
BY: [Signature]  
PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

RECEIVED  
OCT 23 2006

cc 01/03/07

NOT SCANNED

PC 12/07/06

20N-17697

SDR-17698

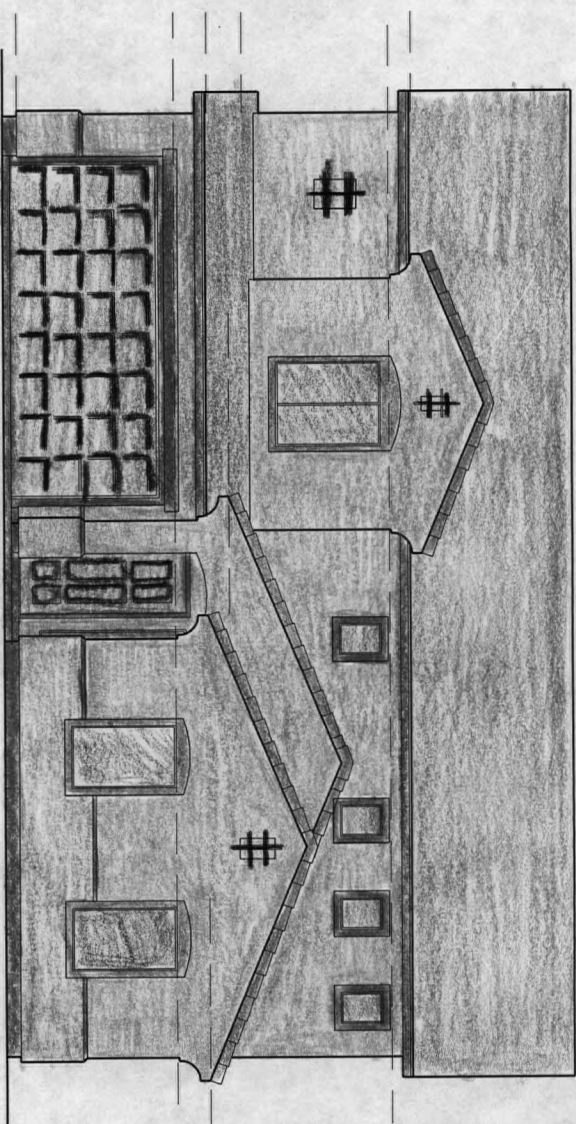


APPROVED  
CITY COUNCIL DATE: 01/03/07  
PLANNING COMMISSION DATE: 12/07/06  
BY: [Signature]  
PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

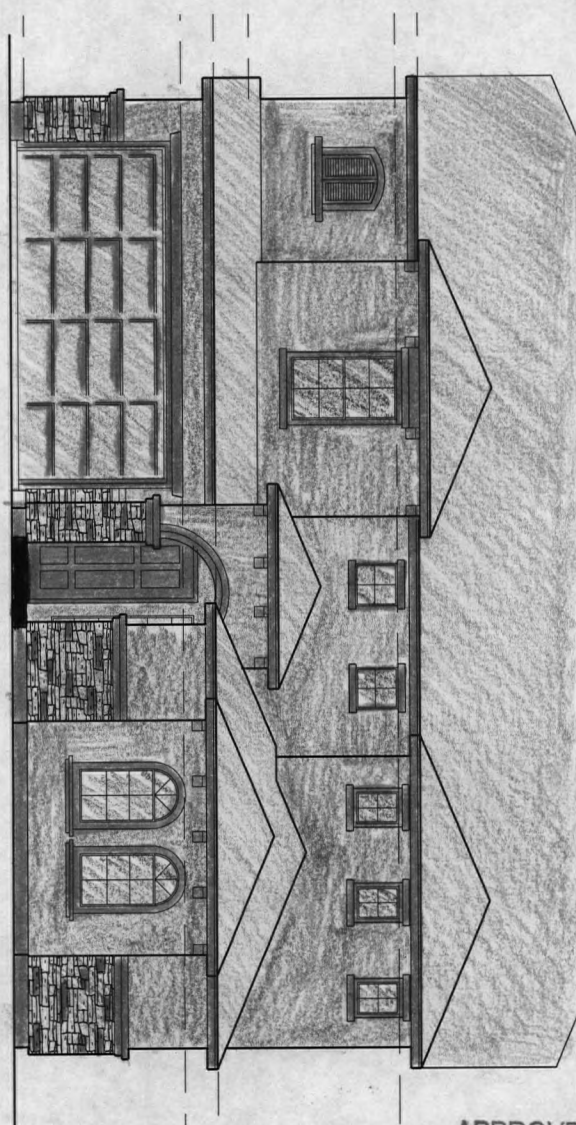
RECEIVED  
OCT 23 2006

# RICHMOND AMERICAN HOMES

## LAS VEGAS DIVISION



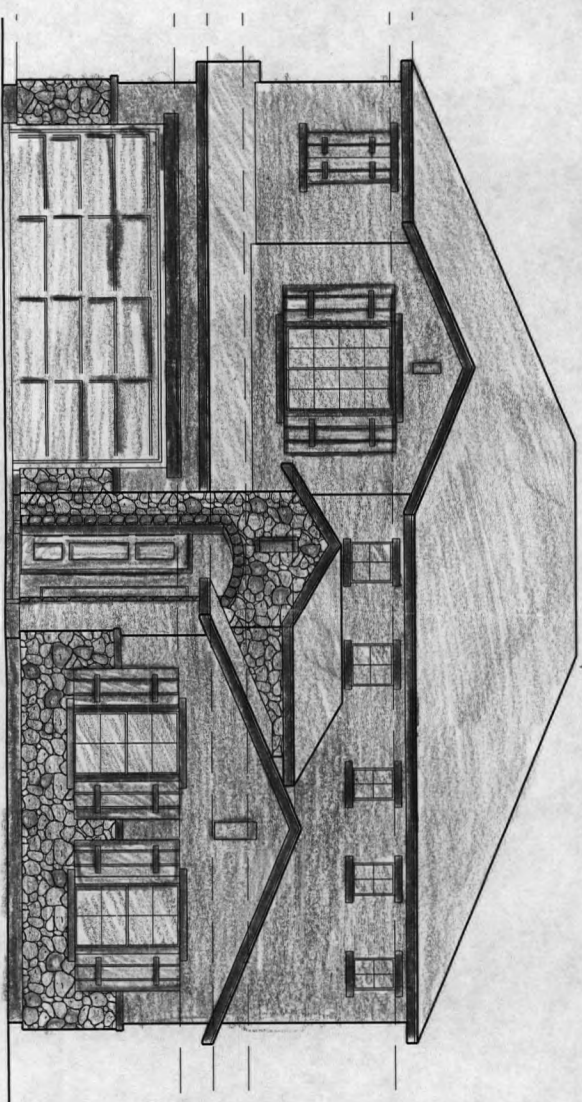
Elevation - A



Elevation - A

APPROVED  
 CITY COUNCIL DATE: 01/03/07  
 PLANNING COMMISSION DATE: 12/07/06  
 BY: [Signature]  
 PLANNING AND DEVELOPMENT  
 CITY OF LAS VEGAS

PLAN 3008  
 3008 SF TOTAL



Elevation - A

10 • 17 • 06

RECEIVED  
 OCT 23 2006

SDR-17698 ZON-17697 PC 12/07/06 NOT SCANNED CC 01/03/07

# LOMA POINT

55' X 100' LOTS

RICHMOND AMERICAN HOMES - LAS VEGAS DIVISION NORTH

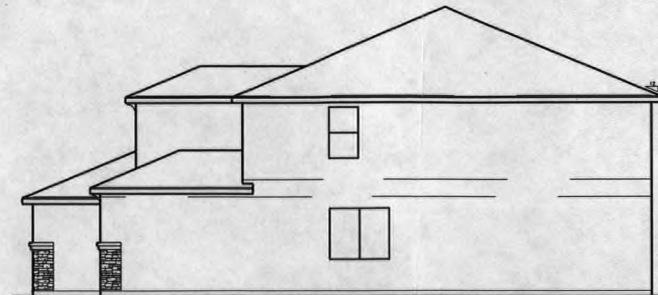


FRONT ELEVATION "B"

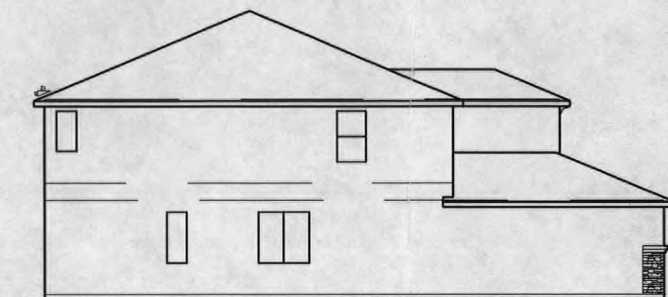


FRONT ELEVATION "C"

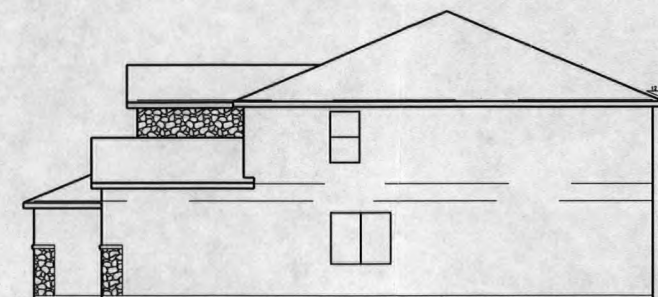
PLAN: 3480-2  
3,480 SF TOTAL



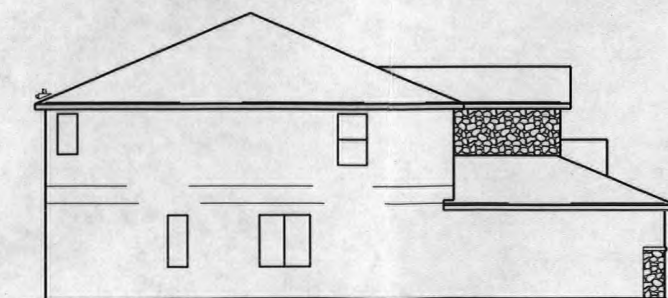
RIGHT ELEVATION "B"



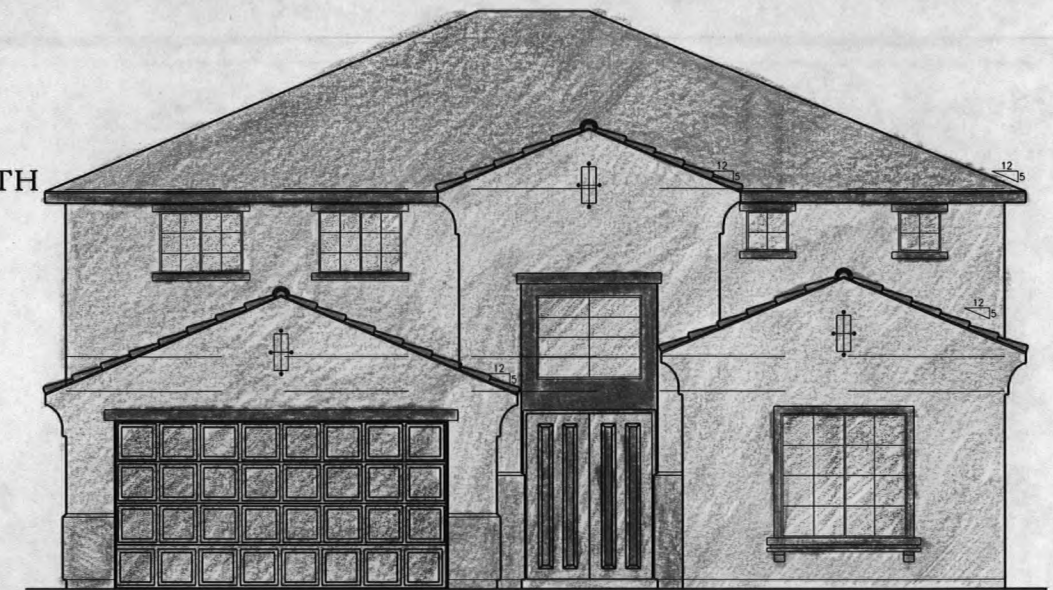
LEFT ELEVATION "B"



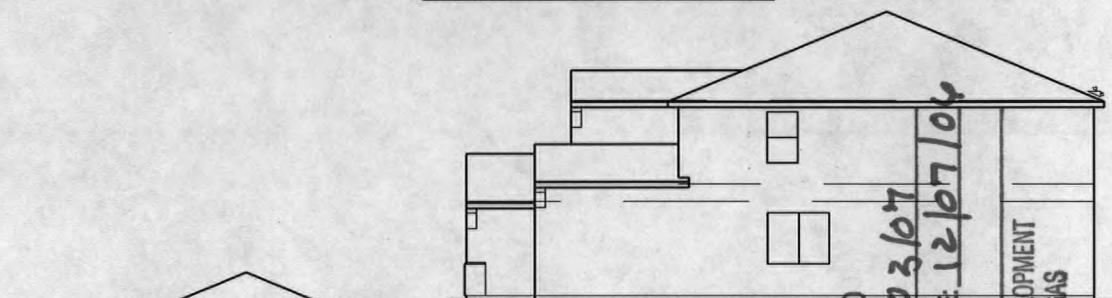
RIGHT ELEVATION "C"



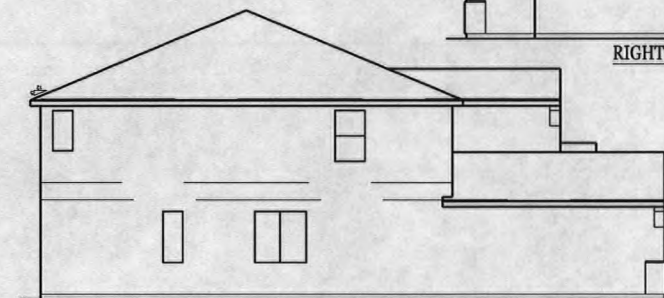
LEFT ELEVATION "C"



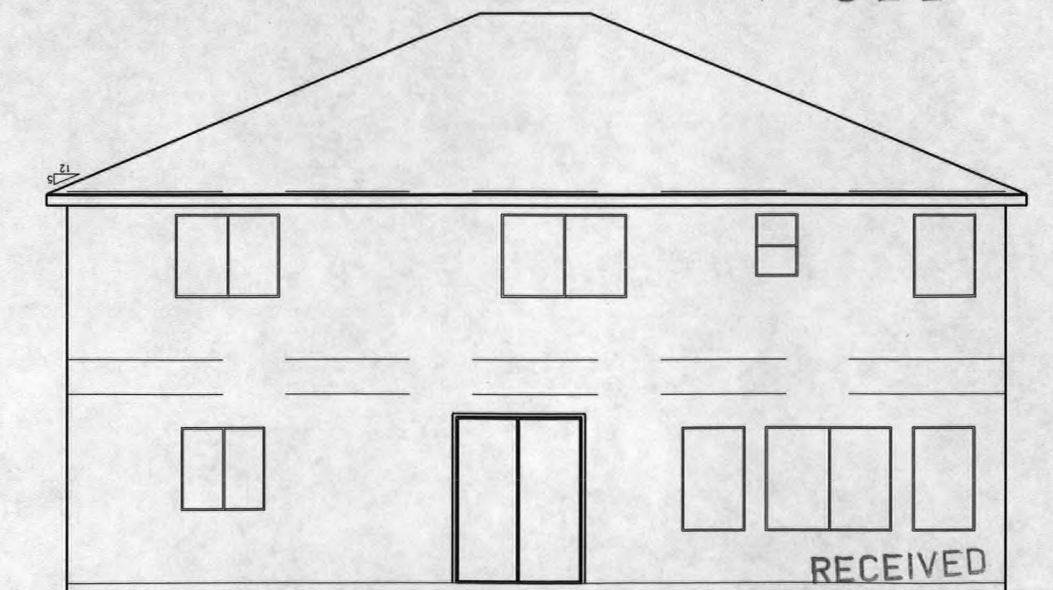
FRONT ELEVATION "A"



RIGHT ELEVATION "A"



LEFT ELEVATION "A"



TYP. REAR ELEVATION

RECEIVED

OCT 23 2006

APPROVED  
CITY COUNCIL DATE: 01/03/07  
PLANNING COMMISSION DATE: 12/07/06  
BY: [Signature]  
PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

SDR-17698 20N-17697 PC 12/07/06 NOT SCANNED cc 01/03/07



































