

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *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: January 11, 2007
Re: **SDR-18677** Centex Homes W side of Rock Springs Drive, S of Lake Mead Boulevard
Request for a Site Development Plan Review for a 94 unit condominium development

CONDITIONS OF APPROVAL:

1. The distance from the face of the garage door to the edge of the private drive shall be a maximum of 7 feet or a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular travel corridor.
2. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14321 and all other applicable site-related actions
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
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.

Project Checklist



PROJECT CHECKLIST

Separator Sheet



☒ Meeting

☐ Telephone

☐ Conversation Record

Page _____ of _____
Date ____ / ____ / ____
Time ____ : ____ am pm

Project Name Lake Mead / Rock Springs

Conversation between CLV Representative(s): Doug Rankin, Robert Summerfield,
and,

Name	Company/Department	Phone	FAX
<u>Michael Gray</u>	<u>Century Homes</u>		
<u>Barry Bender</u>	<u>Orion</u>		

☐ see Meeting Attendance Sheet

Comments:

- Deviation / Waiver for various PLD street issues
- Landscape Requirements on side of Rockspring inriver request as part of justification for plant material at drainage easement.
- Drive way requirements 5 ft or ~~greater~~ less / 18 ft or greater
- Walls above 5 ft must be behind 10 ft front yard setback line
- Questions about building ADA requirements

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Signed and notarized by all property owners or authorized agent(s)		** Will need a color & materials board as described on the SDR Submittal Requirements **	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☒	☐	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$500.00 + \$300.00 + = \$800.00 Total			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>18</u> Colored, Rolled Plans: <u>1</u> 					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Studio and 1 Bedroom - 1.25 spaces per unit, 2 Bedrooms - 1.75 spaces per unit, 3 Bedrooms + - 2 spaces per unit PLUS 1 space per 6 units for guests (spaces count based on pre-app justification letter unit/bedroom numbers) R-4 setbacks - 10' to front, 5' to side, and 20' to rear. Min bldg separation 10'	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>Condominiums (see notes for the ratio)</u>			
☒	☐	Parking space count and typical dimensions labeled #regular <u>173</u> #compact <u>13</u> #handicap <u>2</u> Total <u>188</u>			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>3</u> Colored, Rolled Plans: <u>1</u> 					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Six foot buffers required along north, west, and south property lines. Ten foot buffer along east property line at Red Springs. One (24-inch box min.) tree per 20 linear feet.	
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled			
☒	☐	All required perimeter landscape planters shown			
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>2</u> Colored, Rolled Plans: <u>1</u> 					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of all buildings			
☒	☐	All building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u> 					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	All building entrances/exits shown			
☒	☐	Use of all 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: Aimee Ignatowicz Orion Engineering for Centex Homes	Application Type: Site Development Plan Review - Condo Prj.
APN: 138-22-701-009	Location: ~290' S of the SWC of Lake Mead & Rock Springs
Planner's Signature: <i>Robert Summerfield</i>	Pre-App Meeting Date: Tuesday, November 28, 2006
<i>Robert Summerfield</i> / Planner: Doug Rankin	Earliest PC Date: Thursday, January 25, 2007

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18677** APN: 138-22-701-009
Name of Property Owner: Centex Homes
Name of Applicant: Centex 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: *[Signature]*

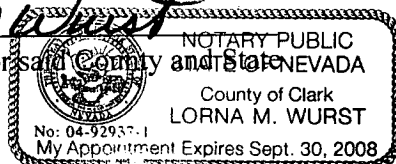
Print Name: John Yturri

RECEIVED
DEC 12 2006

Subscribed and sworn before me

This 5 day of December 20 06

Notary Public in and for said County and State



APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600

MAP LEGEND

— PARCEL BOUNDARY

— SUBD BOUNDARY

— ROAD EASEMENT

— PM/LD BOUNDARY

— NON-PARCEL LOT LINE

— WATCH LINE / LEADER LINE

— ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE QA VALUE: 35

PARCEL NUMBER: 001

ACREAGE: 1.09

PARCEL SUB/SEQ NUMBER: 202

PLAT RECORDING NUMBER: PB 23-15

BLOCK NUMBER: 5

LOT NUMBER: 5

GOV. LOT NUMBER: 015

BOOK T205 R60E

SECTION 22

TOWNSHIP N 2 SE 4

RANGE 138-22-7

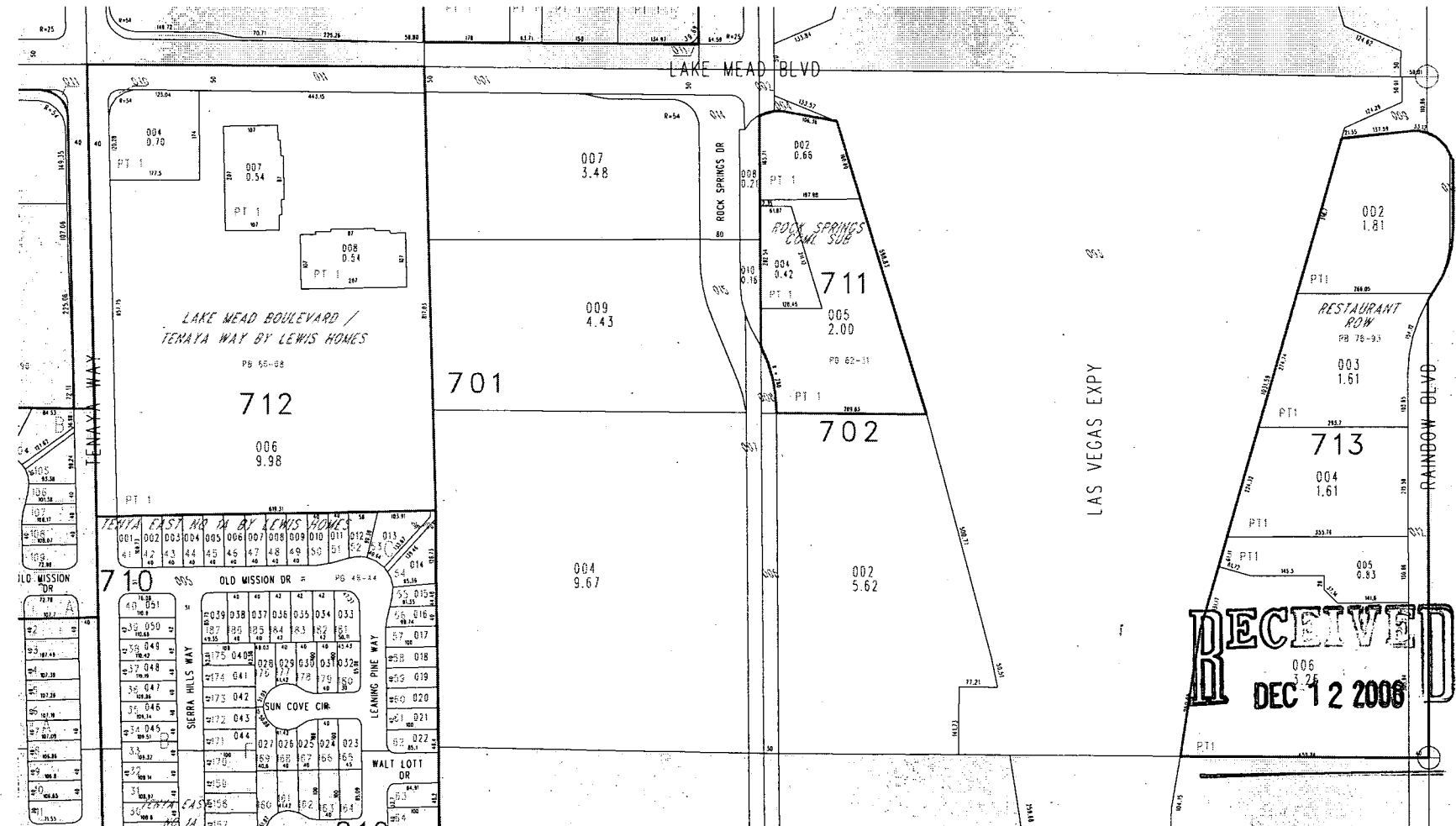
R59E			R60E			R61E		
119S	126	125	124					
120S	137	138	139					
121S	164	163	162					

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1"=200'

Rev: 05/24/06



RECEIVED

DEC 12 2006

SDR-18677

01/25/07 PC

TAX DIST 200

Deed



Separator Sheet

CENTEX REAL ESTATE CORPORATION

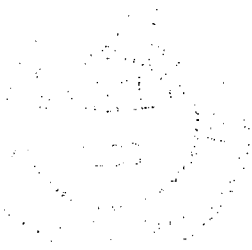
CERTIFICATE OF INCUMBENCY

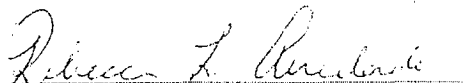
The undersigned, Rebecca L. Arredondo, hereby certifies that she is duly elected and presently serving as Assistant Secretary of Centex Real Estate Corporation, a Nevada corporation (the "Corporation") and the sole managing partner of Centex Homes, a Nevada general partnership, and that on this date the following individuals are currently serving as an acting officer of the Corporation, such individual holding the office set forth opposite such individual's name:

<u>Name</u>	<u>Office</u>
David L. Barclay	Co-President/Co-Chief Operating Officer
Bradley F. Burns	Executive Vice President
Carl E. Greene	Vice President, Chief Financial Officer and Assistant Secretary
Michael P. Wyatt	President (NV-Las Vegas Division)
Joseph H. Schramm Jr.	Chief Financial Officer (NV-Las Vegas Division) and Assistant Secretary
Andrew G. Miller	Division General Counsel and Assistant Secretary
Joseph S. Powell	Assistant Secretary (NV-Las Vegas Division)

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of the Corporation this 15th day of May, 2006.

CENTEX REAL ESTATE CORPORATION,
Sole Managing Partner of Centex Homes,
a Nevada general partnership




Rebecca L. Arredondo
Assistant Secretary

CENTEX REAL ESTATE CORPORATION
and
CENTEX HOMES

CERTIFIED CORPORATE RESOLUTION

I, the undersigned, Rebecca L. Arredondo, Assistant Secretary of Centex Real Estate Corporation, a corporation duly organized and existing under the laws of the State of Nevada (the "Corporation") and the sole managing partner of Centex Homes, a Nevada general partnership (the "Partnership"), do hereby certify that I have access to the records and minutes of the proceedings of the Board of Directors of the Corporation and of the management of the Partnership; that the resolutions set forth in the Exhibit A attached hereto, and hereby made a part hereof, were duly adopted by the Unanimous Written Consent of the Board of Directors of the Corporation as of April 1, 2006; that the resolutions and the adoption thereof are consistent with the laws of the State of Nevada, and with the Articles of Incorporation and the By-laws of the Corporation; and that such resolutions have not been revoked or amended and are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Corporation this 15th day of May, 2006.



CENTEX REAL ESTATE CORPORATION
Sole Managing Partner of Centex Homes,
a Nevada general partnership

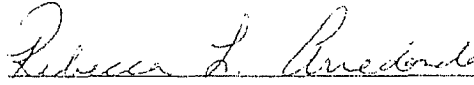

Rebecca L. Arredondo
Assistant Secretary

EXHIBIT A

These amended and restated General Power, Division Specific Power and Project Specific Power resolutions are effective as of April 1, 2006.

A. DEFINITIONS.

As used in this resolution, "**General Power**" means the authority to act relating to the ordinary course of business of Centex Real Estate Corporation (the "**Corporation**") generally, without restriction to a particular Division or project, both in the Corporation's own capacity and as managing partner of Centex Homes, a Nevada general partnership (the "**Partnership**").

As used in this resolution, "**Division Specific Power**" means the authority to act relating only to the ordinary course of business of a Division over which the officer or manager in question has management responsibility, both in the Corporation's own capacity and as managing partner of the Partnership.

As used in this resolution, "**Project Specific Power**" means the authority to act relating only to the ordinary course of business for specific projects within a Division over which the officer or manager in question has management responsibility, both in the Corporation's own capacity and as managing partner of the Partnership.

B. RESOLUTIONS.

RESOLVED, that the following officers and managers of the Corporation shall have the General Power, the Division Specific Power or the Project Specific Power, as indicated in the charts below, and authority to execute and deliver on behalf of the Corporation, both in the Corporation's own capacity and as managing partner of the Partnership, with or without a corporate seal, the following:

- I. Other than the documentation relating to storm water management described in Section X. below, applications, tentative and final subdivision plats and maps, development agreements and all other documents that are relevant or incident to the development of real property in which the Corporation or the Partnership has any interest:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Development Manager
Chief Executive Officer	Division Manager	Land Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President		

II. Contracts for the sale of homes to consumers:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Project Manager
Chief Executive Officer	Division Manager	Area Manager
President	Division Vice President	
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President	Division Assistant Controller	
	Person designated in writing by the Division President or Executive Vice President	

III. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of homes to consumers:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer	Division Manager	
President	Division Vice President	
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President	Division Assistant Controller	
	Person designated in writing by the Division President or Executive Vice President	

- IV. Contracts, deeds and all other documents that are relevant or incident to the lease, purchase or sale of real property (other than the sale and closing of homes to consumers):

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer	Division Manager	
President	Person designated in writing by the Division President or Executive Vice President	
Executive Vice President		
Senior Vice President		
Vice President		

- V. Loan agreements, security agreements, promissory notes, deeds of trust, environmental indemnities, and all other documents that are relevant or incident to the financing of the purchase and/or development of real property, but exclusive of documents contemplated in Part IX below:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer		
President		
Executive Vice President		
Senior Vice President		
Person designated by the Board of Directors		

- VI. Indemnity and other agreements with surety companies relating to the issuance of surety bonds:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board		
Chief Executive Officer		
President		
Executive Vice President		
Senior Vice President		
Person designated by the Board of Directors		

- VII. Documents necessary to obtain licenses and Department of Real Estate Public Reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada):

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Development Manager
Chief Executive Officer	Division Manager	Land Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President	Division Assistant Controller	

- VIII. Contracts for purchasing or leasing goods and services including, but not limited to, construction agreements and land development agreements:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Land Development Manager
Chief Executive Officer	Division Manager	Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President	Division Assistant Controller	
Person designated in writing by the Chairman, Chief Executive Officer, President or Executive Vice President	Division Purchasing Manager	
	Division Purchasing and Estimating Manager	
	Division Construction Services Manager	

- LX. Financial guarantees and guaranties of payment of the obligations of another entity (whether in the form of a guaranty, indemnity or other document) and maintenance guaranties in connection with development financing:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board		
Chief Executive Officer		
President		
Chief Financial Officer		
Senior Vice President		
Person designated in writing by the Board of Directors or the Chief Executive Officer or President		

- X. Notices of Intent, Notices of Termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management in the development of real property and/or construction of homes in which the Corporation or the Partnership has any interest, and which will be submitted to a governmental authority:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Land Development Manager
Chief Executive Officer	Division Manager	Project Manager
President	Division Vice President	Area Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President		

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of such resolution, in the Corporation's own capacity or as managing partner of the Partnership, are hereby ratified, confirmed and adopted by the Corporation.

* * * * *

A.P.N.: 138-22-701-006
File No: NCS-214936-HHLV (js)
R.P.T.T.: \$32,512.50

When Recorded Mail To: Mail Tax Statements To:
Centex Homes
3606 North Rancho Drive, Suite 102
Las Vegas, NV 89130

20060428-0004615

Fee: \$16.00
N/C Fee: \$0.00

RPTT: \$32,512.50

04/28/2006
T20060076171

14:51:28

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane
Clark County Recorder

DGI
Pgs: 4

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Khusrow Roohani, Trustee of The Khusrow Roohani Family Trust dated November 12, 1997 who erroneously acquired title as Khusrow Roohani Family Trust

do(es) hereby **GRANT, BARGAIN and SELL** to

Centex Homes, a Nevada general partnership, dba Real Homes

the real property situate in the County of Clark, State of Nevada, described as follows:

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/25/2006

The Khusrow Roohani Family Trust dated
November 12, 1997

K. Roohani
Khusrow Roohani, Trustee

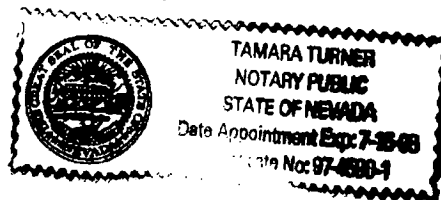
STATE OF **NEVADA**

COUNTY OF **CLARK**

SS.

This instrument was acknowledged before me on 4-28-2006 by
Khusrow Roohani as Trustee of The Khusrow Roohani Family Trust.

Tamara Turner
Notary Public
(My commission expires: 7-15-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 25, 2006** under Escrow No. **NCS-214936-HHLV.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-22-701-006
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm. Bldg.
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$6,375,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$6,375,000.00

Real Property Transfer Tax Due

\$32,512.50

4. **If Exemption Claimed:**

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

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

The Khusrow Roohani Family

Print Name: Trust

Address: 3305 W. Spring Mtn Rd. #51

City: Las Vegas

State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Centex Homes

Address: 3606 North Rancho Dr.

City: Las Vegas

State: NV Zip: 89130

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

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-214936-HHLV js/cm

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV Zip: 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

4415

EXHIBIT "A"

**THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.**

ASSESSOR'S

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review
 Project Address (Location) Rock Springs Drive & Lake Mead Blvd.
 Project Name Lake Mead & Rock Springs Proposed Use Residential Condos.
 Assessor's Parcel #(s) 138-22-701-009 Ward # 4
 General Plan: existing H proposed _____ Zoning: existing R-4 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 4.43 Lots/Units 94 Density _____
 Additional Information _____

PROPERTY OWNER Centex Homes Contact Mike Gray
 Address 3606 N. Rancho Drive Ste 102 Phone: 647-2660 Fax: 647-2666
 City Las Vegas State Nevada Zip 89130

APPLICANT Centex Homes Contact Mike Gray
 Address 3606 N. Rancho Drive ste 102 Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89130

REPRESENTATIVE Orion Engineering & Survey Inc. Contact Barry Bender
 Address 7391 Prairie Falcon Rd. Ste. # 150 Phone: 739-5921 Fax: 739-5929
 City Las Vegas State Nevada Zip 89128

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 John Hurri

Subscribed and sworn before me
 This 5 day of December, 20 06

[Signature]

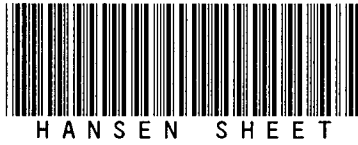
Notary Public in and for said County and State
 NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 LORNA M. WURST
 No: 04-92937-1
 My Appointment Expires Sept. 30, 2008

FOR DEPARTMENT USE ONLY

Case #	<u>SDR - 18677</u>
Meeting Date:	<u>Jan 25, 2007</u>
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 12/13/2006 08:42 AM

Submitted By

Page 1

A/P # 18677 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 15:18	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-18677 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Site Development Plan Review FOR A PROPOSED 94-LOT CONDOMINIUM DEVELOPMENT on 4.43 acres at the southwest corner of West Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential), Ward 1 (Tarkanian).

Parent A/P #

Project # 18677 Project/Phase Name LAKE MEAD & ROCK SPRINGS Phase #
Size/Area 4.43 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13822701009

Location

Owner/Tenant

Contact ID AC1177534 Name CENTEX HOMES
Mailing Address 3606 N RANCHO DR #102 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89130 Country ☐ Foreign
Day Phone (702)515-3273 x Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13822701009

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

There is no planning condition for this project.

Report Date 12/13/2006 08:42 AM

Submitted By

Page 2

SITE PLAN REVIEW

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

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/25/2007	PC	SCHEDULED	0	0	0
FSOLIS	12/12/2006				

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT KYLE FITZPATRICK, 739-5921, REAL HOMES/CENTEX HOMES, CK#157331	984053	12/12/2006 15:20		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

SDR-18677 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
CENTEX HOMES - Request for a Site Development Plan Review FOR A PROPOSED 94-LOT CONDOMINIUM DEVELOPMENT AND A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE SIX FEET IS THE MINIMUM REQUIRED on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [H (High Density Residential) General Plan Designation] under Resolution of Intent to R-4 (High Density Residential), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 25, 2007**

CITY COUNCIL: **FEBRUARY 21, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **DECEMBER 26, 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 Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18677

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEBUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

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

SDPR
12/12/2006

Extraction List



Separator Sheet

37/6

PARCELS	143
LABELS	138

Report of All Selected ParcelsCase Number: SDR-18677Printed On: Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ABEAR TED CRISANTO REV LIV TR	95-325 LONOMEA ST MILILANI HI	13822796001
ACFALLE DAVID M & MAXINE WARNER	7212 OLD MISSION DR LAS VEGAS NV	13822396004
AMERICAN PACIFIC CAPITAL L L C	8350 W SAHARA AVE #210 LAS VEGAS NV	13822710026
AMERICAN PACIFIC CAPITAL PADS CO	8350 W SAHARA S#210 LAS VEGAS NV	13822710010
AMERICAN PACIFIC CAPITAL PADS CO	8350 W SAHARA S#210 LAS VEGAS NV	13822317005
ANDERSON-WHITE MARY J	7213 OLD MISSION DR LAS VEGAS NV	13822317004
ARIZA PATRICIA	1901 VILLA VISTA WY LAS VEGAS NV	13822317003
AUSTIN DANIEL T & SHERRY M	8305 SLATE GARBOR CIR LAS VEGAS NV	13822710034
B A M HOLDING L L C	%M/M B MOORE 1901 REDBIRD DR LAS VEGAS NV	13822310051
BADGER WHITNEY L	555 DUNBRIDGE ST LAS VEGAS NV	13822310053
BANAAG LINDA TRUST	1845 VILLA VISTA WY LAS VEGAS NV	13822610006
BARNETT PAUL J & LINDA S	1095 AMBERTON LN NEWBURY PARK CA	13822810002
BARON ANITA	7244 OLD MISSION DR LAS VEGAS NV	13822310050
BENMAC INC	3042 S DURANGO DR LAS VEGAS NV	13822310039
BERKE CLAIRE LIVING TRUST	%ROCK SPRINGS LUNAN INC %LUNAN CORP 414 N ORLEANS #402 CHICAGO IL	13822710002
BLANKS ROBERT & TRACY	1829 SIERRA HILLS WY LAS VEGAS NV	13822610009
BROOKS-HOOPES BETTY A	1824 SIERRA HILLS WY LAS VEGAS NV	13822711004
BRULEY DAVID	1812 SIERRA HILLS WY LAS VEGAS NV	13822810003
BULLIS PHILIP G	1916 LEANING PINE WY LAS VEGAS NV	13822810012
CABATAN DANNY C	1624 VIOLET ST HONOLULU HI	13822810009
CABERTO EDGARDO C & EMME L	1836 VILLA VISTA WY LAS VEGAS NV	13822710018
CABRERA RENE ROSARIO	7208 SUN COVE CIR LAS VEGAS NV	13822710023
CAMAREN JAMIE M	7308 STONEY SHORE DR LAS VEGAS NV	13822312034
CENTENO ELMER WALTER & CECILIA D	1912 SIERRA VALLEY WY LAS VEGAS NV	13822710030
CENTEX HOMES	3606 N RANCHO DR #102 LAS VEGAS NV	13822310040
CENTEX HOMES	3606 N RANCHO DR #102 LAS VEGAS NV	13822310055
CHANDLER RICHARD G II	1832 VILLA VISTA WY LAS VEGAS NV	13822701009
CHANG JULIE	5526 N WALNUT GROVE AVE SAN GABRIEL CA	13822701010
CHENEY CAROL L	7216 OLD TIME CIR LAS VEGAS NV	13822312033
CIRELLI FRANK R & JOSEPHINE	7200 SCENIC HILLS DR LAS VEGAS NV	13822710017
		13822810020
		13822811054

Report of All Selected Parcels**Case Number:** SDR-18677**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITY OF LAS VEGAS	%REAL EST & ASSETS 400 STEWART 4TH FLOOR LAS VEGAS NV	13822201004
CLARK RUSSELL	7300 STONEY SHORE DR LAS VEGAS NV	13822310042
CLAY CYNTHIA L	1820 SIERRA HILLS WY LAS VEGAS NV	13822810011
CORONA PANFILO MARTIN	1824 LEANING PINE WY LAS VEGAS NV	13822810029
COUMOU SUSAN	1904 VILLA VISTA WY LAS VEGAS NV	13822310046
CRISTIANO GUY	7304 STONEY SHORE DR LAS VEGAS NV	13822310041
DALY LYDIA L REVOCABLE LIVING TR	5008 TROPICAL CLIFF AVE LAS VEGAS NV	13822310054
DASILVA HELIO M	1912 SIERRA HILLS WY LAS VEGAS NV	13822710041
DAVILA LEONARD M & JANEEN M	7209 OLD TIME CIR LAS VEGAS NV	13822810023
DEMIRANDA MARIA VEGA	7204 SUN COVE CIR LAS VEGAS NV	13822710031
DESERT INN COMMERCIAL L L C	8550 W DESERT INN RD #106 LAS VEGAS NV	13822702002
DIMMICK DEBRA A	7200 OLD TIME CIR LAS VEGAS NV	13822810016
DUARTE MARIA G	1836 SIERRA HILLS WY LAS VEGAS NV	13822810015
DUARTE MARIA G	7200 SUN COVE CIR LAS VEGAS NV	13822710032
DUBON NERI E	1009 M ST LAS VEGAS NV	13822810024
EICHOLTZ SHEREEN	1837 SIERRA HILLS WY LAS VEGAS NV	13822810001
FAIR DAVID C & TAMMY L	7204 OLD MISSION DR LAS VEGAS NV	13822710012
FENDELANDER DAVID	1912 LEANING PINE WY LAS VEGAS NV	13822710019
FIRKUS KATY	1925 SIERRA HILLS WY LAS VEGAS NV	13822710051
FISCHER HOBREIGH & SHEILA	7205 SUN COVE CIR LAS VEGAS NV	13822710024
FLORES IGNACIO & SANDRO	7240 OLD MISSION DR LAS VEGAS NV	13822710003
FOELSKE AARON	7217 SUN COVE CIR LAS VEGAS NV	13822710027
FRANCO LUIS A	1808 VILLA VISTA LAS VEGAS NV	13822412033
FUKUTOMI A M & S N REV LIV TR	%WELLS FARGO HOME MTGE HI LLC P O BOX 10304 DES MOINES IA	13822310045
GECMEN SERKAN	7216 SUN COVE CIR LAS VEGAS NV	13822710028
GORO EARL E	55 S KUKUI ST #D1507 HONOLULU HI	13822312030
GUDINO ESTEBAN JR & ELVA	1916 SIERRA HILLS WY LAS VEGAS NV	13822710040
H P T M I I I PROPERTIES TRUST	%MARRIOTT INTL %PPTY TAX DEPT #52-938.01 1 MARRIOTT DR WASHINGTON DC	13822713006
HAATAJA DEAN CURTIS & LINDA	7208 OLD MISSION DR LAS VEGAS NV	13822710011
HERNANDEZ MARIA ELENA	1917 SIERRA HILLS WY LAS VEGAS NV	13822710049
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13822312024
HUNT TIMOTHY R & TAMRA	3985 MERIDIAN POINT CT LAS VEGAS NV	13822810014

Report of All Selected Parcels**Case Number:** SDR-18677**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
IB L L L C	1736 E CHARLESTON BLVD #250 LAS VEGAS NV	13822710020
IN-N-OUT BURGERS INC	%M COPPOLA 4199 CAMPUS DR IRVINE CA	13822711002
IRACHETA CESAR PTYS III L L C	1922 OXFORD SALINAS CA	13822810019
IXTA SALVADOR & MARIA	7213 OLD TIME CIR LAS VEGAS NV	13822810022
JACOBE CESARIO D & NECITA D	7217 OLD MISSION DR LAS VEGAS NV	13822710035
JIMENEZ ENRIQUE H	1812 VILLA VISTA WY LAS VEGAS NV	13822412034
JOHNSON LESLIE E	1905 SIERRA HILLS WY LAS VEGAS NV	13822710046
KATSAM L L C	6720 FORT DENT WY #230 SEATTLE WA	13822712004
KENNARD LEE H	7236 OLD MISSION DR LAS VEGAS NV	13822710004
KENNEDY JEFFERY M	7216 OLD MISSION DR LAS VEGAS NV	13822710009
KHABIR RAOUF B	1824 VILLA VISTA WY LAS VEGAS NV	13822312031
KIRK WALTER E SR & PATRICIA L	7217 OLD TIME CIR LAS VEGAS NV	13822810021
KOIZUMI KENT M	13303 AURORA DR SAN LEANDRO CA	13822810010
L M MINI STORAGE L P	1120 LAS VEGAS BLVD S LAS VEGAS NV	13822610010
LATHAM KELLY J	1908 SIERRA HILLS WY LAS VEGAS NV	13822710042
LEW RAYMOND G & JENNIFER P	1928 LEANING PINE WY LAS VEGAS NV	13822710015
LUCERO FEDERICO & MARIA I	7200 OLD MISSION DR LAS VEGAS NV	13822710013
MAIMON MORTON A & ELAINE P	2831 U A A DR #B ANCHORAGE AK	13822710037
MANAOG CECILIA B & MERLO B	7224 OLD MISSION DR LAS VEGAS NV	13822710007
MARTINEZ ELVIN	7209 SUN COVE CIR LAS VEGAS NV	13822710025
MARTINEZ NANCY	1905 VILLA VISTA WY LAS VEGAS NV	13822310052
MCALISTER THELMA D	1816 LEANING PINE WY LAS VEGAS NV	13822810027
MCCLAIN MATTHEW	7711 S EASTERN #H5-223 LAS VEGAS NV	13822312023
MCCOY WILLIAM K	7232 OLD MISSION DR LAS VEGAS NV	13822710005
MCGUIRE PEGGY	1821 SIERRA HILLS WY LAS VEGAS NV	13822810005
MELOTT SHERRIE	7204 OLD TIME CIR LAS VEGAS NV	13822810017
MENICILLO WILLIAM A	1913 SIERRA HILLS WY LAS VEGAS NV	13822710048
MEYERS LUCAS E	7248 OLD MISSION DR LAS VEGAS NV	13822710001
MIYAMOTO ROBERT & BEVERLY LIV TR	1032 KALAPAKI ST HONOLULU HI	13822310044
MORAN ALEJANDRO	1900 LEANING PINE WY LAS VEGAS NV	13822710022
MORAN SHAUNA M	1924 LEANING PINE WY LAS VEGAS NV	13822710016
MOUNTAIN SPRINGS INVESTORS L L C	%R SELBY & CO INC %D FRIED 11661 SAN VICENTE BLVD 5TH FLR LOS ANGELES CA	13822802001

Report of All Selected Parcels**Case Number:** SDR-18677**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MOVSESYAN ARMAN	7316 STONEY SHORE DR LAS VEGAS NV	13822310038
NGUYEN CONNIE X	14802 NEWPORT AVE #9B TUSTIN CA	13822310037
NICOLS ANDREW	1841 VILLA VISTA WY LAS VEGAS NV	13822310049
O'NEILL JAIME	2909 BRYANT AVE LAS VEGAS NV	13822312029
P G A INVESTMENTS L L C ETAL	%P ABRAR 5419 HOLLYWOOD BLVD #C-745 LOS ANGELES CA	13822701008
P G A INVESTMENTS L L C ETAL	%P ABRAR 5419 HOLLYWOOD BLVD #C-745 LOS ANGELES CA	13822701007
PAYNE RALPH DAVID & EVELINE	7233 OLD MISSION DR LAS VEGAS NV	13822710039
QUICHO PERPETUA T	1820 LEANING PINE WY LAS VEGAS NV	13822810028
QUINTANA MARTIN & SUSAN J	1921 SIERRA HILLS WY LAS VEGAS NV	13822710050
RAMIREZ SANDRA	7204 SCENIC HILLS DR LAS VEGAS NV	13822811055
RAMOS JOSE	1908 SIERRA VALLEY WY LAS VEGAS NV	13822312022
REBEL OIL COMPANY INC	2200 S HIGHLAND DR LAS VEGAS NV	13822610007
RESNICK RACHELLE M	1901 SIERRA HILLS WY LAS VEGAS NV	13822710045
REVIVES WILFRED A & FE R	7208 OLD TIME CIR LAS VEGAS NV	13822810018
RIEBE LAMAI	1212 OBSERVATION DR #101 LAS VEGAS NV	13822810025
RIGGS LOUIS M & NANCY L	1808 LEANING PINE WY LAS VEGAS NV	13822811053
ROA LUIS	1804 LEANING PINE WY LAS VEGAS NV	13822811052
ROBECK CALVIN	1828 LEANING PINE WY LAS VEGAS NV	13822810030
ROCK SPRINGS ROAD L L C	%INSURANCE CENTER 620 CONTRA COSTA BLVD #210 PLEASANT HILL CA	13822711005
ROSS FRANCIS & LAURIE MARIE	1916 VILLA VISTA WY LAS VEGAS NV	13822310043
SANCHEZ NICOLE L	1932 LEANING PINE WY LAS VEGAS NV	13822710014
SCHMONIES L L C	911 N BUFFALO #201 LAS VEGAS NV	13822610002
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13822801001
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13822701004
SHARKOFF DONALD & ANNA	17322 ELSINORE CIR HUNTINGTON BEACH CA	13822710006
SIPPLE KEITH	1812 LEANING PINE WY LAS VEGAS NV	13822810026
SOLOBEN INVESTMENTS MGT L L C	%P & G SOLOMON 30279 OAKBROOK RD HAYWARD CA	13822710036
SPRING LAURI JUNE	1745 N FREDERIC ST BURBANK CA	13822310048
SRISUKDA THAMNOON	7212 SUN COVE CIR LAS VEGAS NV	13822710029
STEPHENSON BROS L L C	3658 MALLARDWOOD DR LAS VEGAS NV	13822610011
TARAGHI HOSSEIN & DEBRA L	16 FOXTAIL CIR CHERRY HILL VILLAGE CO	13822710021
TATUM LEE VON & EDNA DUPREE	1900 VILLA VISTA WY LAS VEGAS NV	13822310047

Report of All Selected Parcels**Case Number:** SDR-18677**Printed On:** Thu: December 21, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
THOMAS LEROY JR & SHIRLEY K	1828 SIERRA HILLS WY LAS VEGAS NV	13822810013
VERGARA JOSE G	1909 SIERRA HILLS WY LAS VEGAS NV	13822710047
W F G III L L C ETAL	%PACIFICA PROPERTY MGMT CO 222 E CARRILLO ST #101 SANTA BARBARA CA	13822712008
WAGEMA	%TENAYA CENTER LLC 2895 CARMELO DR HENDERSON NV	13822601004
WENDYS LAS VEGAS INC	1328 DUBLIN RD #300 COLUMBUS OH	13822610004
WESTLAKE CITY CENTER L L C	520 EL CAMINO REAL 9TH FLR SAN MATEO CA	13822712007
WESTLAKE CITY CENTER L L C ETAL	%PACIFICA PROP MGMT CO 222 E CARRILLO ST #101 SANTA BARBARA CA	13822712006
WHITSETT JERRY & VALERIE	4932 GATE FALL CT LAS VEGAS NV	13822710044
WILSON FAMILY LIVING TRUST	1904 SIERRA HILLS WY LAS VEGAS NV	13822710043
WINGROVE BARRY V	7229 OLD MISSION DR LAS VEGAS NV	13822710038
WINSOR SOPHIA	7616 RAVEN HILLS DR LAS VEGAS NV	13822312032
WOOD ERIC & ILEEN	1825 SIERRA HILLS WY LAS VEGAS NV	13822810004
WU CHI HSUAN & MING CHU ETAL	5507 POINT LOBOS CT UNION CITY CA	13822610012
YAO MICHAEL & YVONNE	P O BOX 370333 LAS VEGAS NV	13822710008
ZARTOSHTI MANOUCHEHR	17918 MEDLEY DR ENCINO CA	13822710033

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

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-18677

Bavington Court HOA

Charleston Preservation NA #3

Charleston Preservation NA #6

Charleston Preservation NA #9

Desert Shores Community Association

Rock Springs HOA

Sierra Oeste NA

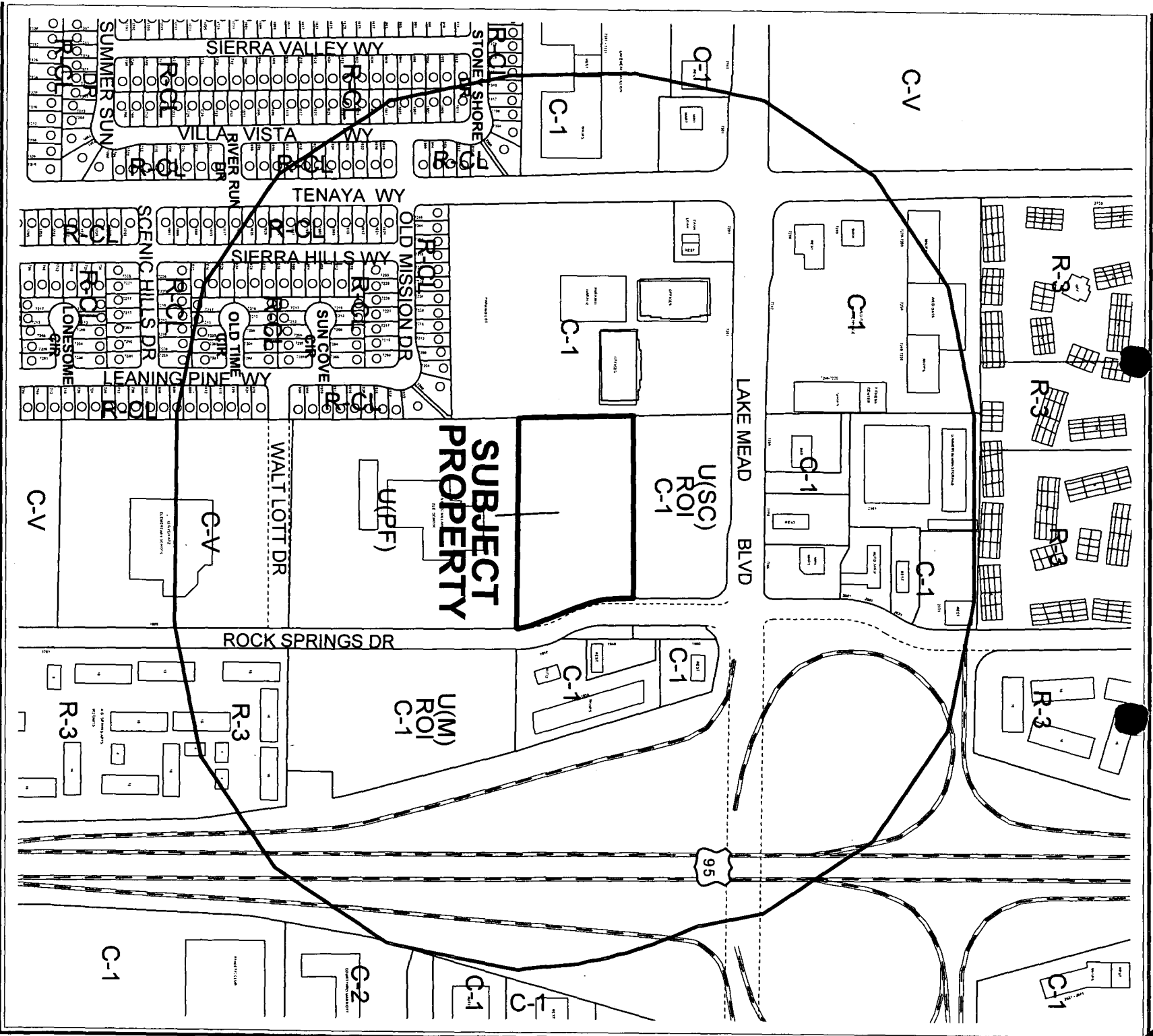
South Shores Community Association

Tanglewood HOA

Public Hearing Notice



Separator Sheet



CASE: **SDR-18677**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [H (HIGH DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER
RESOLUTION OF INTENT TO R-4(HIGH DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18677

APPLICANT/OWNER: CENTEX HOMES - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 94-UNIT, 3-STORY CONDOMINIUM DEVELOPMENT AND A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE SIX FEET IS THE MINIMUM REQUIRED ON 4.43 ACRES ADJACENT TO THE WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD (APN 138-22-701-009), U (UNDEVELOPED) ZONE [H (HIGH DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL), WARD 1 (TARKANIAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 20 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>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Justification Letter



Separator Sheet



December 12, 2006
Project No. 041.0617

City of Las Vegas
Comprehensive Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**RE: REQUEST FOR SITE DEVELOPMENT PLAN REVIEW
ROCK SPRINGS
Lake Mead & Rock Springs APN: 138-22-701-009**

City Staff,

On behalf of Centex Homes, Orion Engineering and Surveying is submitting Site Development Plan Review for a proposed 94 unit condominium development generally located at the southwest corner of Lake Mead and Rock Springs adjacent to the James McMillan Elementary School.

The intent of the proposed project is to provide a 94-home condominium community, on 4.73+/- gross acres yields a density of 19.87 dwelling units per acre. This application is in conjunction with the previously approved entitlements: (GPA-14318, ZON-14321, VAR-14332 and VAR-14900). The purpose of this request is to develop a currently vacant parcel in a manner consistent with the City Plan and existing surrounding development. Existing surrounding land use includes C-1 commercial development along both Lake Mead Boulevard and Rock Springs Road adjacent to the northerly, easterly and westerly site boundaries, with James McMillan School adjacent to the southerly site boundary. An existing residential community is located generally southeast of the site boundary on Rock Springs Road.

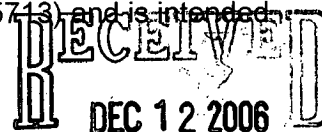
The project consists of a combination of 4, 6 and 8 unit buildings, active recreation center and pedestrian access path connecting the project units.

Prior Approvals Being Utilized

Previously a variance of height limitation, Variance-14322, allowing 3 story units was approved and will apply to this project. Additionally, a deviation from standard, allowing a reduction of the entry to 50' where 100' is required was previously approved (Deviation # 15713) and is intended to be utilized for the new submittal.

Additional Considerations

We will be requesting an additional deviation from standard to allow for an inverted street

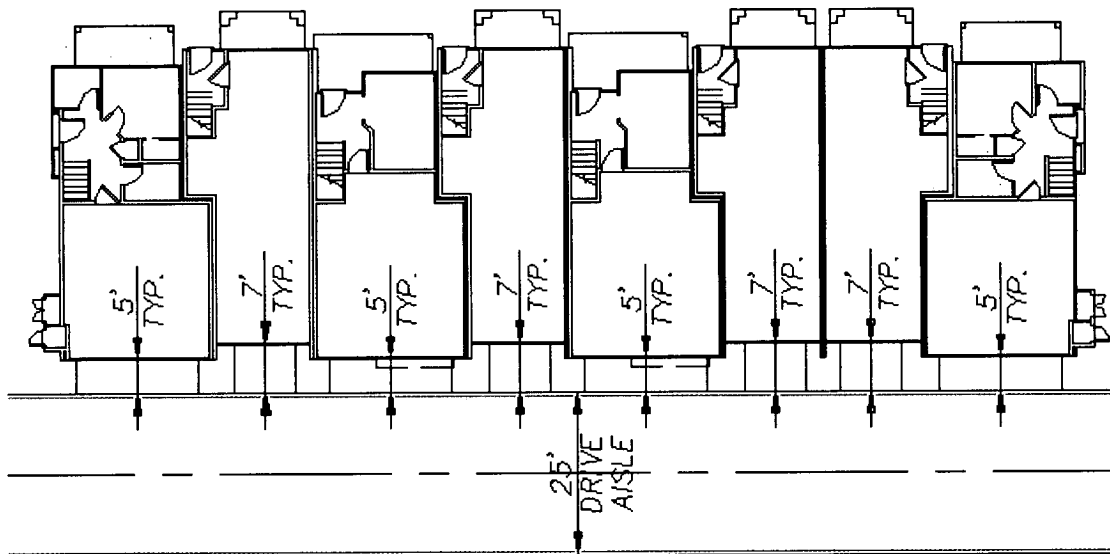


section to allow for better design of the street to driveway to garage transitions.

The project will be required to convey storm and nuisance flows from offsite at the southwest corner of the property, along the south boundary, to Rock Springs. As a result drainage facilities will need to be constructed onsite along the south boundary. These facilities could consist of surface, subsurface or a combination of to convey the runoff. As a result of this we are requesting that the landscape requirements, particularly in the 6' perimeter landscape requirement, allow flexibility in planting deep rooted plantings. The project landscape objectives will more than make up for this consideration.

The city's policy on driveway lengths, 6' or less, 18' or greater is not entirely met with the plan. The plan has a minimum driveway length of 5' and because of the desire to create architectural relief the driveways vary as shown in the following exhibit and matrix of setbacks. We believe the city will agree with the architectural objectives and allow the variation.

Typical 8 Plex Building and Driveway Lengths



Tabulation of Driveway Lengths

5' Driveways
46

7' Driveways
48*

* Building 14 has a 6'+ Driveway at the easterly most unit due to the drive curve.

Parking Required:

1.75 Parking Spaces/2-bedroom @ 65 2-bedroom	= 113.75 parking spaces
2.00 Parking Spaces/3-bedroom @ 29 3-bedroom	= 58 parking spaces
1.00 Guest Parking Spaces/6 units @ 94 units	= 15.67 parking spaces

Total Parking Required = 187.42 parking spaces

RECEIVED
DEC 12 2006

SDR-18677
01/25/07 PC

Parking Provided:

6 Parking Spaces/4-Plex @ 8 4-Plex = 48 Parking Spaces
9 Parking Spaces/6-Plex @ 5 6-Plex = 45 Parking Spaces
12 Parking Spaces/8-Plex @ 4 8-Plex = 48 Parking Spaces
Open Parking = 37 Parking Spaces
Compact Parking = 8 Parking Spaces
Handicap Parking = 2 Parking Spaces

Total Parking Required Provided = 188 parking spaces

Additionally, there are an additional 47 non-countable tandem spaces in the units for an overall total of 235 parking spaces.

Open Space:

The provided open space includes open areas for outdoor recreation and amenities for residents of the proposed neighborhood. The open space calculation is as follows:

Provided:

Common Element A = 48,211 sf (1.11 acres)
Common Element B = 12,616 sf (0.29 acres)

TOTAL = 60,827 square feet (1.40 acres) OPEN SPACE

Development Standards:

The proposed setbacks for this development are as follows:

Front: 10'
Side: 5'
Rear: 20'

We look forward to working with staff and securing your support and the approval of the plan by Planning Commission and if necessary City Council.

Should you require any additional information feel free to call our office at 739-5921.

Sincerely,



Barry C. Bender, PE, PLS
Coordinator, Planning, Engineering and Surveying

RECEIVED
DEC 12 2006

cc: Michael Gray, Centex
Lorna Meyer, Centex
Tom Nichols, Centex

Bob Stone, Nuvis
Edward Montano, KTG

Dean Rasmuson, Orion
Aimee Ignatowicz, Orion

SDR-18677
01/25/07 PC



December 12, 2006
Project No. 041.0617

City of Las Vegas
Comprehensive Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**RE: REQUEST FOR SITE DEVELOPMENT PLAN REVIEW
ROCK SPRINGS
Lake Mead & Rock Springs APN: 138-22-701-009**

City Staff,

On behalf of Centex Homes, Orion Engineering and Surveying is submitting Site Development Plan Review for a proposed 94 unit condominium development generally located at the southwest corner of Lake Mead and Rock Springs adjacent to the James McMillan Elementary School.

The intent of the proposed project is to provide a 94-home condominium community, on 4.73+/- gross acres yields a density of 19.87 dwelling units per acre. This application is in conjunction with the previously approved entitlements: (GPA-14318, ZON-14321, VAR-14332 and VAR-14900). The purpose of this request is to develop a currently vacant parcel in a manner consistent with the City Plan and existing surrounding development. Existing surrounding land use includes C-1 commercial development along both Lake Mead Boulevard and Rock Springs Road adjacent to the northerly, easterly and westerly site boundaries, with James McMillan School adjacent to the southerly site boundary. An existing residential community is located generally southeast of the site boundary on Rock Springs Road.

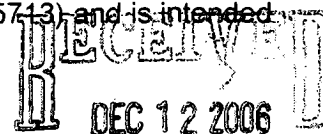
The project consists of a combination of 4, 6 and 8 unit buildings, active recreation center and pedestrian access path connecting the project units.

Prior Approvals Being Utilized

Previously a variance of height limitation, Variance-14322, allowing 3 story units was approved and will apply to this project. Additionally, a deviation from standard, allowing a reduction of the entry to 50' where 100' is required was previously approved (Deviation # 15713) and is intended to be utilized for the new submittal.

Additional Considerations

We will be requesting an additional deviation from standard to allow for an inverted street



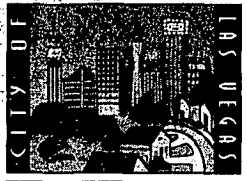
SDR-18677

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Mike Gray
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: SDR-18677- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gray:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Barry Bender
Orion Engineering & Survey, Inc.
7391 Prairie Falcon Road, Suite #150
Las Vegas, Nevada 89128

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

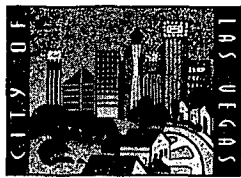


Action Letter



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

January 26, 2007

Mr. Mike Gray
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: SDR-18677- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gray:

Your request for a Site Development Plan Review FOR A PROPOSED 94-UNIT, 3-STORY CONDOMINIUM DEVELOPMENT AND A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE SIX FEET IS THE MINIMUM REQUIRED on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [H (High Density Residential) General Plan Designation] under Resolution of Intent to R-4 (High Density Residential), Ward 1 (Tarkanian), was considered by the Planning Commission on January 25, 2007.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 26, 2007**.

Sincerely,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Barry Bender
Orion Engineering & Survey, Inc.
7391 Prairie Falcon Road, Suite #150
Las Vegas, Nevada 89128

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





January 23, 2007

City of Las Vegas
Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

RE: REQUEST WITHDRAW OF ITEMS SDR-18677 & TMP-18906
Site Development Plan Review (SDR-18677)
Tentative Map (TMP-18906)
APN: 138-22-701-009
Lake Mead & Rock Springs

Dear Staff,

On behalf of our client, Centex Homes, Orion Engineering and Surveying, Inc. are requesting that the applications **SDR-18677 & TMP-18906** be withdrawn.

Please feel free to contact our office if you have any questions or require additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Aimee Ignatowicz", is written over a large, stylized, looping flourish.

Aimee Ignatowicz
Assistant Planner

CC: Centex Homes

Plans (PMT)



Separator Sheet

Lake Mead and Rocksprings ::
Centex Homes
Las Vegas, Nevada

RECEIVED

DEC 12 2006

SDR-18677

01/25/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17992 Mitchell South :: Irvine, CA :: P: 949.851.2133 :: F: 949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06

10/20/07 10:00 AM 10/20/07 10:00 AM 10/20/07 10:00 AM

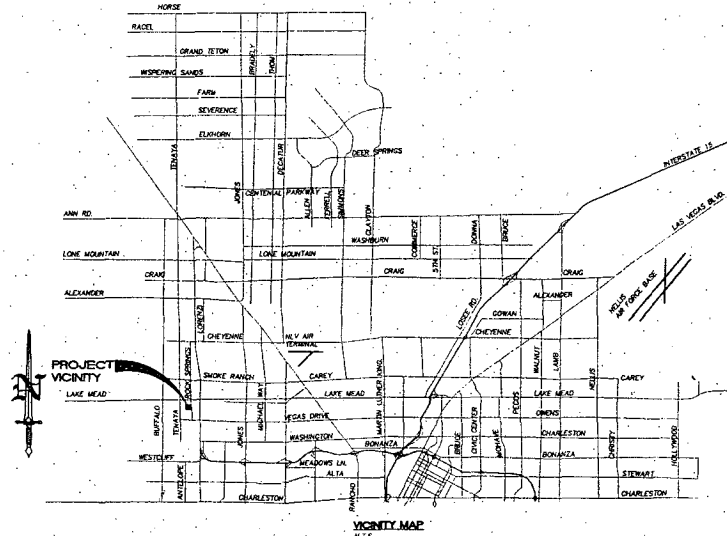
UTILITIES
WATER LAS VEGAS VALLEY WATER DISTRICT
 1001 S. VALLEY VIEW BLVD.
 LAS VEGAS, NEVADA 89103
SEWER CITY OF LAS VEGAS
 731 S. FOURTH STREET
 LAS VEGAS, NEVADA 89101
POWER NEVADA POWER
 6220 W. SARAH AVE.
 LAS VEGAS, NEVADA 89101
QAS SOUTHWEST GAS CORPORATION
 4300 W. THOMPSON AVE.
 P.O. BOX 88375
 LAS VEGAS, NEVADA 89183-8155
TELEPHONE SBCOMM
 330 S. VALLEY VIEW BLVD.
 LAS VEGAS, NEVADA 89107
DISPOSAL SILVER STATE DISPOSAL
 770 E. SARAH AVE., P.O. BOX 88508
 LAS VEGAS, NEVADA 89183-8308
CABLE T.V. COM COMMUNICATIONS
 121 E. MARTIN LUTHER KING BLVD.
 LAS VEGAS, NEVADA 89108

LEGAL DESCRIPTION
 THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER
 (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
 NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER
 (SE 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
 M.D.M., CLARK COUNTY, NEVADA.

SITE PLAN FOR LAKE MEAD AND ROCK SPRINGS

APN: 138-22-701-009

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
 NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



VICINITY MAP
 A.C.E.

OWNER/DEVELOPER
 CENTEX HOMES
 3800 W. HANCOCK DRIVE
 LAS VEGAS, NV 89111
 ATTN: KERRY D. JOHNSON
 TEL: (702) 839-1181
 FAX: (702) 839-2554

SITE DATA
SITE PERIMETER BENCHMARKS
 FRONT = 102'
 SIDE = 5'
 REAR = 30'
ZONING
 EXISTING ZONING = R-4

ACREAGE
 GROSS AREA = 4.73 ACRES
 NET AREA = 4.43 ACRES
 TOTAL LOTS = 84
 GROSS DENSITY = 11.87 DU/ACRE
 NET DENSITY = 12.21 DU/ACRE

PARKING
PARKING PROVIDED
 1.25 PARKING SPACES/1.0-PLX @ 0.8-PLX = 11.375 PARKING SPACES
 2.00 PARKING SPACES/1.0-PLX @ 0.8-PLX = 16.00 PARKING SPACES
 1.00 PARKING SPACES/1.0-PLX @ 0.8-PLX = 8.00 PARKING SPACES
 TOTAL PARKING PROVIDED = 35.375 PARKING SPACES
PARKING REQUIRED
 8 PARKING SPACES/1.0-PLX @ 0.8-PLX = 48 PARKING SPACES
 9 PARKING SPACES/1.0-PLX @ 0.8-PLX = 45 PARKING SPACES
 15 PARKING SPACES/1.0-PLX @ 0.8-PLX = 37 PARKING SPACES
 OPEN PARKING = 37 PARKING SPACES
 COMPACT PARKING = 2 PARKING SPACES
 HANDICAP PARKING = 2 PARKING SPACES
 UNDESIGNATED PARKING SPACES = 47 PARKING SPACES
 TOTAL PARKING PROVIDED = 185 PARKING SPACES

BUILDING DATA
 2 2-BR AND 2 2-BR/1-PLX @ 0.8-PLX = 16 2-BR AND 16 1-BR
 3 2-BR AND 1 2-BR/1-PLX @ 0.8-PLX = 24 2-BR AND 12 1-BR
 1 2-BR AND 1 2-BR/1-PLX @ 0.8-PLX = 8 2-BR AND 4 1-BR
 TOTAL = 48 2-BR AND 28 1-BR

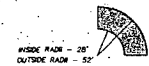
G.C. AND R.E.
 THE DEVELOPER SHALL FORMULATE AND RECORD
 PROTECTIVE COVENANTS AND DEED RESTRICTIONS
 FOR ENFORCEMENT COLLECTIVELY REQUIRED BY
 EACH HOMEOWNER.

COMMON ELEMENT	SQUARE FOOTAGE	ACREAGE
B	12,616 S.F.	1.11 A.C.
TOTAL	10,627 S.F.	1.40 A.C.

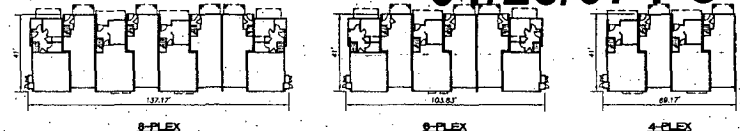
PROVIDED
 10,627 S.F. TOTAL OPEN SPACE

DEWEYWAY DATA
 2 5' DW AND 2 7' DW/1-PLX @ 0.8-PLX = 16 5' DW AND 16 7' DW
 3 5' DW AND 3 7' DW/1-PLX @ 0.8-PLX = 24 5' DW AND 24 7' DW
 1 5' DW AND 1 7' DW/1-PLX @ 0.8-PLX = 8 5' DW AND 8 7' DW
 TOTAL = 48 5' DW AND 48 7' DW

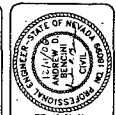
ERE LANE TURNING RADIUS



BASIS OF BEARING
 BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST
 QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP
 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS
 DEPICTED UPON TENAYA EAST 101A BY LEWIS & CLARK, BOOK 48 PAGE 90 OF PLATS,
 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID LINE BEARS NORTH 80°23'55" WEST.
BENCHMARK
 CITY OF LAS VEGAS BENCHMARK: OLIVIO 228A
 101A PLAT IN 1991 IS CORNER OF LAKE MEAD & ROCK SPRINGS
 ELEVATION = 720.0143 METERS HANDED EASTERN
 ELEVATION = 2362.75 FEET HANDED DATUM



RECEIVED
 DEC 12 2006
 SDR-18677
 01/25/07 PC

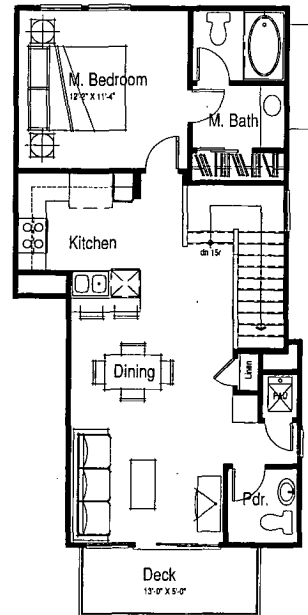


DESIGNED BY	DATE	BY	DATE
NO.		NO.	

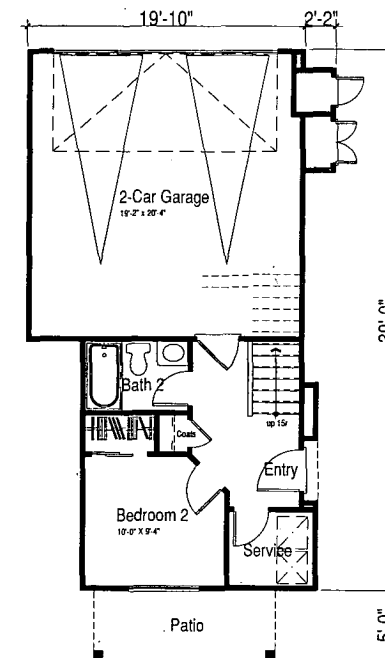
SITE PLAN
LAKE MEAD AND ROCK SPRINGS
CENTEX HOMES
 CITY OF LAS VEGAS
 NEVADA

ORION ENGINEERING AND SURVEYING, INC.
 7391 PHOENIX FALCON ROAD, SUITE 100
 LAS VEGAS, NEVADA 89113
 (702) 739-5521 FAX (702) 739-5929

FOR REVIEW ONLY



Second Floor



First Floor

SDR-18677
01/25/07 PC

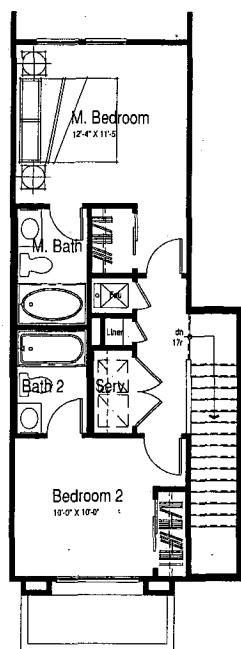
Plan Number 1

First Floor 300 SF
 Second Floor 692 SF
 Total 992 SF

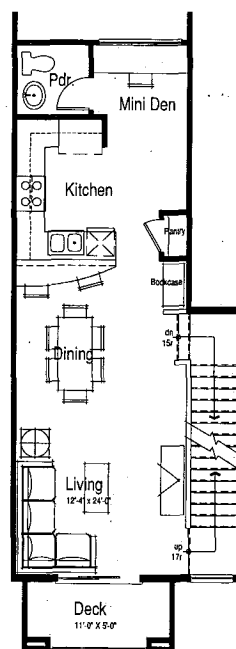
Conceptual Floor Plans

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

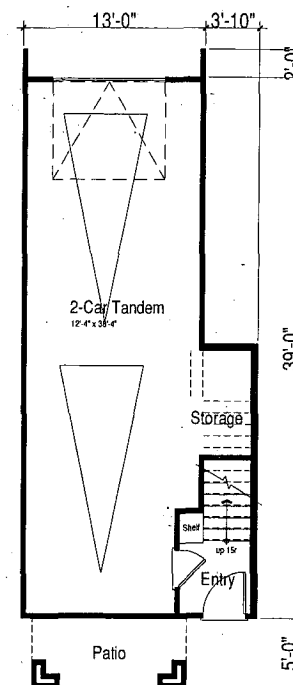
Architecture :: Planning KTG GROUP, INC.
 17992 Mitchell South :: Irvine, CA :: P. 949.851.2133 :: F. 949.851.6158 :: www.ktg.com



Third Floor



Second Floor



First Floor

SDR-18677
01/25/07 PC

Plan Number 2

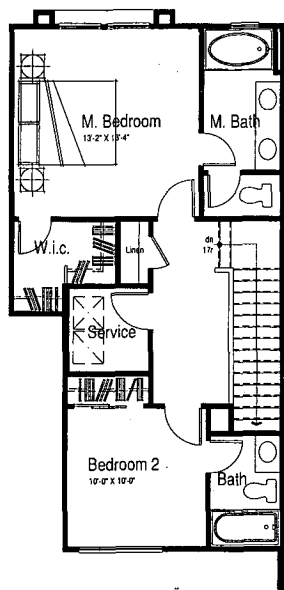
First Floor	62 SF
Second Floor	583 SF
Third Floor	506 SF
Total	1151 SF

Conceptual Floor Plans

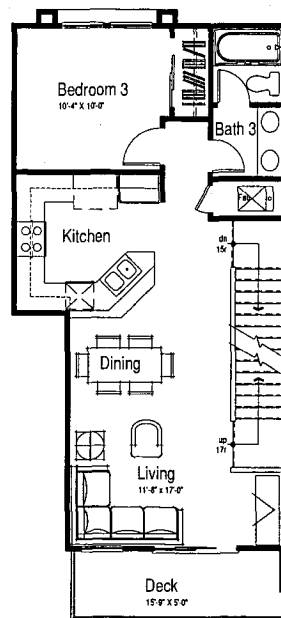
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning :: **KTGY GROUP, INC.**
17092 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5158 :: www.ktgy.com

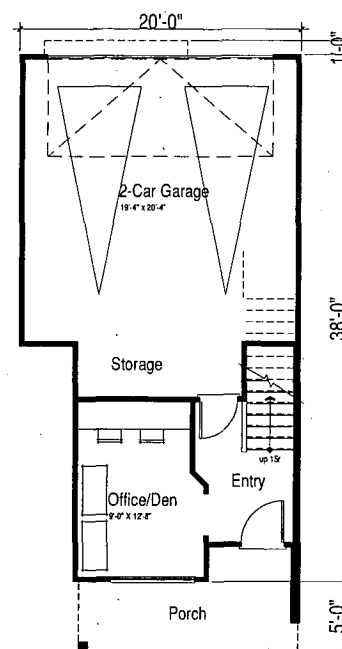
KTGY No: 2005-1264 :: 12.06.06 :: Page



Third Floor



Second Floor



First Floor

SDR-18677
01/25/07 PC

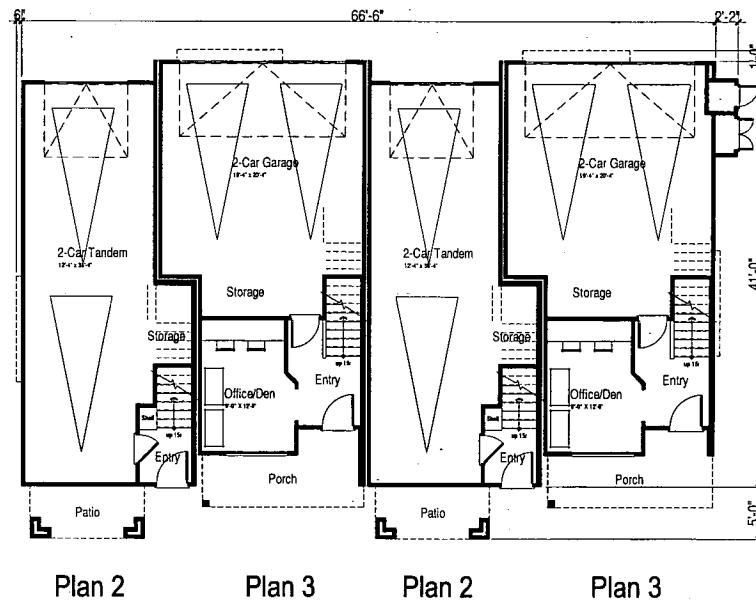
Plan Number 3

First Floor	216 SF
Second Floor	694 SF
Third Floor	633 SF
Total	1,543 SF

Conceptual Floor Plans

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning :: **KTGY GROUP, INC.**
 17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5156 :: www.ktgy.com



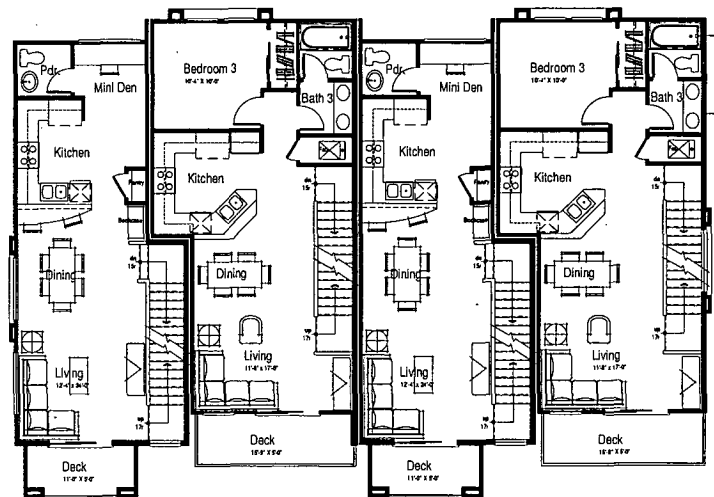
SDR-18677
01/25/07 PC

Conceptual Building Composite - First Floor

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP INC.**
 17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 12.06.06 :: Page



Plan 2

Plan 3

Plan 2

Plan 3

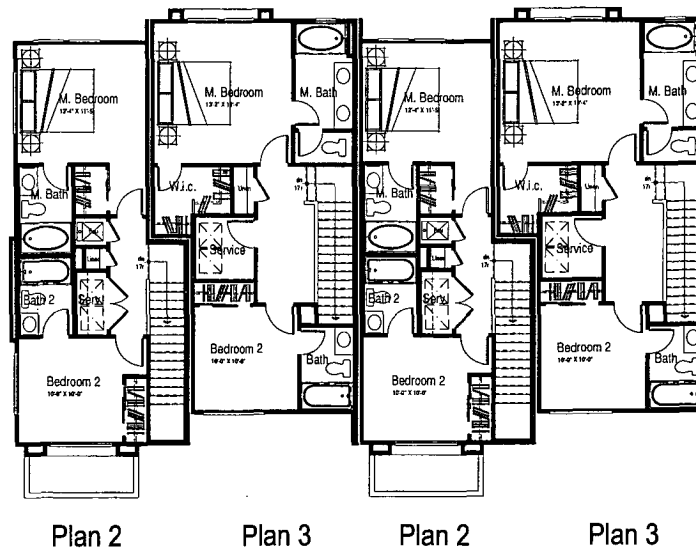
SDR-18677
01/25/07 PC

Conceptual Building Composite - Second Floor

'4-Plex' Building A

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning KTG GROUP, INC.
 17992 Mitchell South :: Irvine, CA :: P: 949.851.2133 :: F: 949.851.5158 :: www.ktgy.com



SDR-18677
01/25/07 PC

Conceptual Building Composite - Third Floor

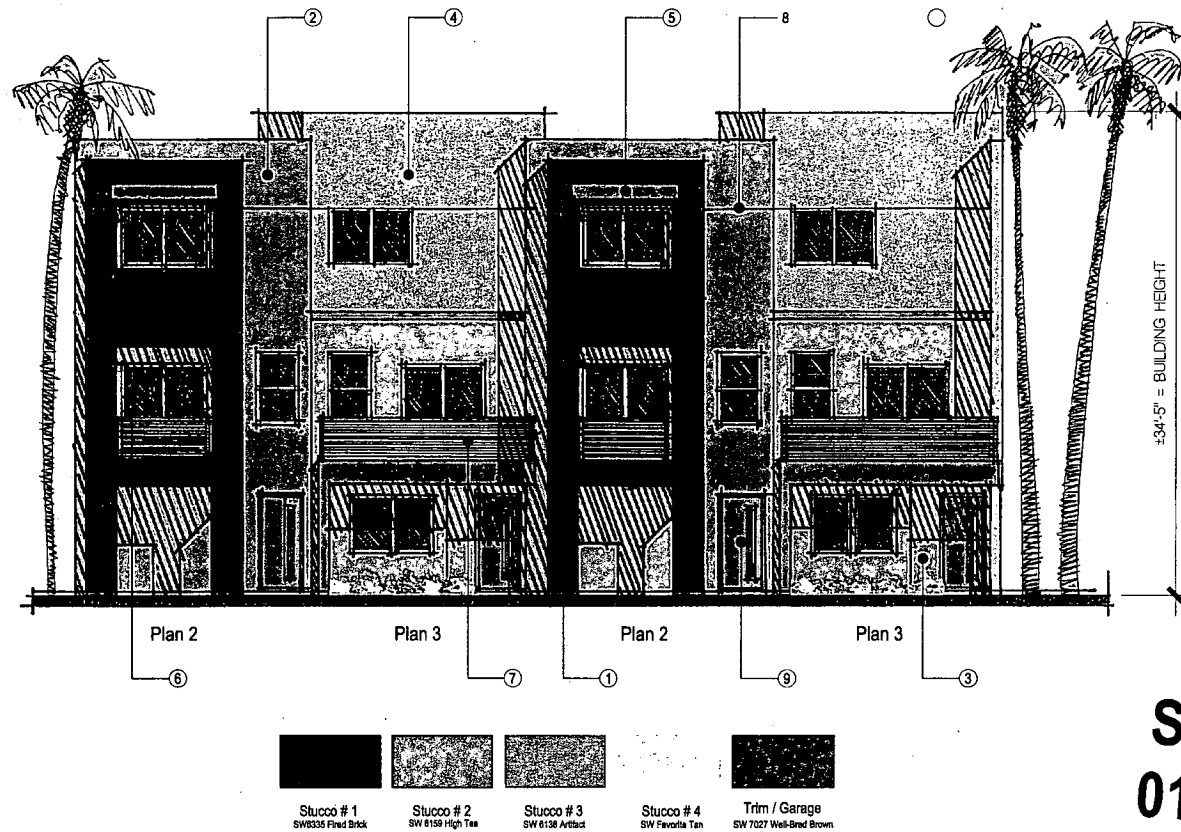
'4-Plex' Building A

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP, INC.**
 17902 Mitchell South :: Irvine, CA :: P: 949.851.2133 :: F: 949.851.5155 :: www.ktgy.com
 KTGY No: 2005-1264 :: 12.06.06 :: Page

Building Materials List

① Stucco # 1	④ Stucco # 4	⑦ Metal Handrail
② Stucco # 2	⑤ Stucco Wrapped Awning	⑧ Control Joint
③ Stucco # 3	⑥ Sliding Glass Door	⑨ Entry Door



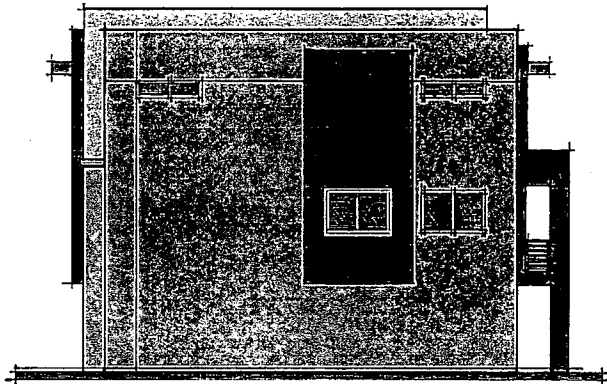
SDR-18677
01/25/07 PC

Conceptual Front Elevation

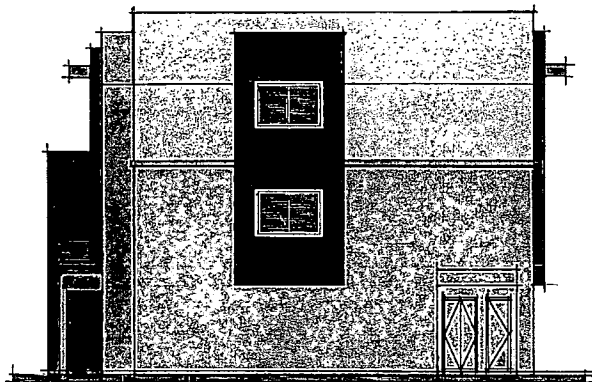
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

'4-Plex' Building A

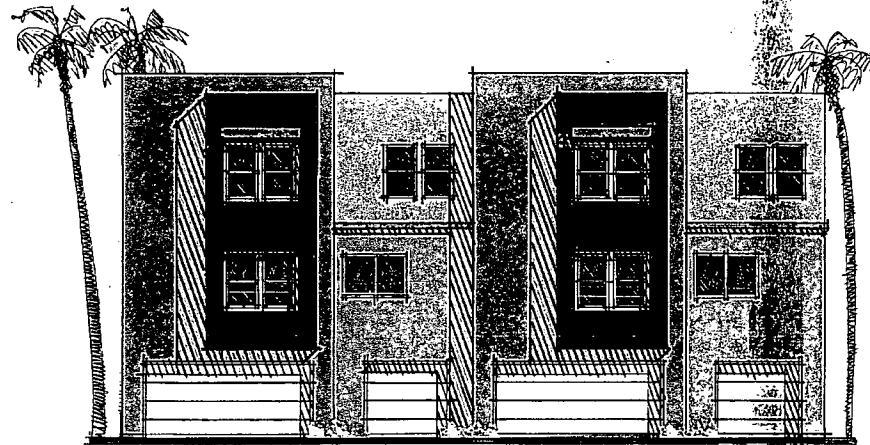
Architecture :: Planning KTG GROUP, INC.
17892 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5150 :: www.ktgy.com



Left



Right



Rear

SDR-18677

01/25/07 PC

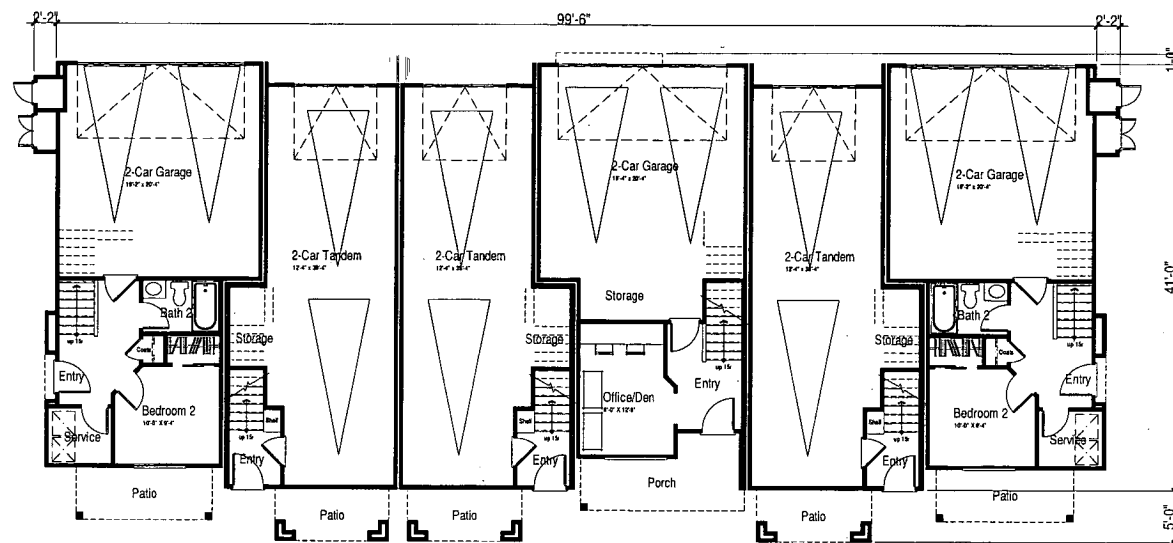
4-Plex Building A

Conceptual Elevations

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTG GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 1

SDR-18677
01/25/07 PC

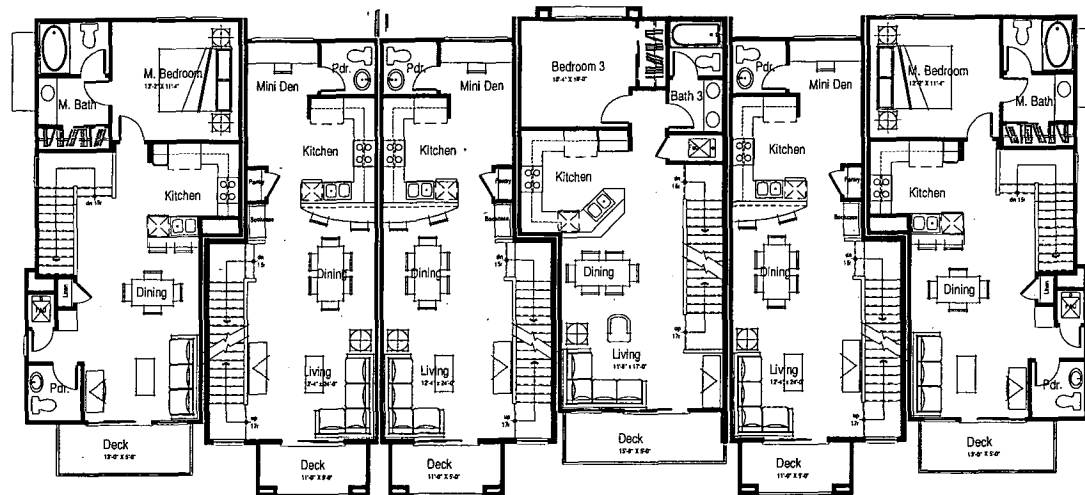
Conceptual Building Composite - First Floor

6-Plex' Building B

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP INC.**
 17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 1

SDR-18677
01/25/07 PC

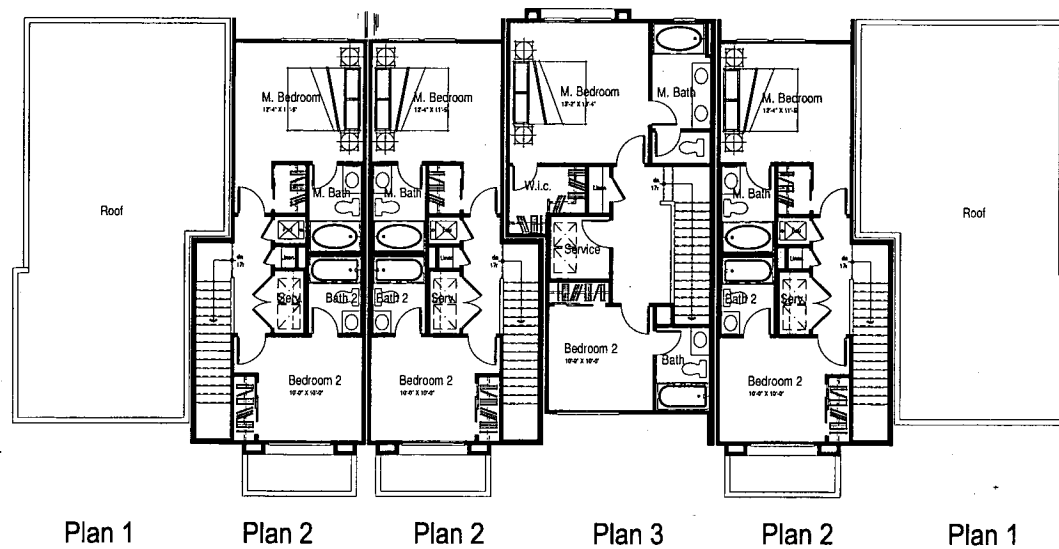
Conceptual Building Composite - Second Floor

'6-Plex' Building B

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architecture :: Planning KTG GROUP, INC.
 17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 12.06.06 :: Page



SDR-18677
01/25/07 PC

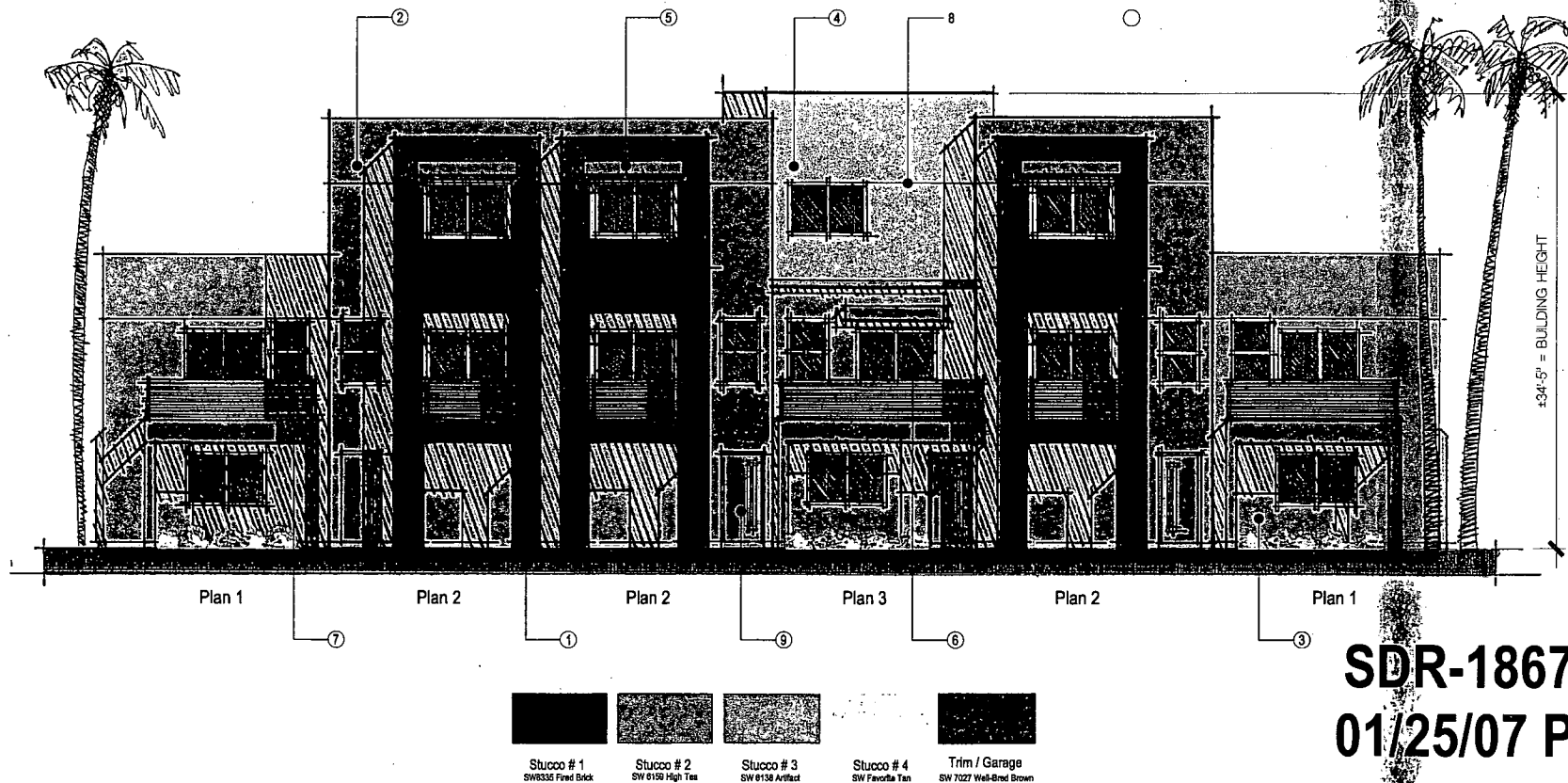
Conceptual Building Composite - Third Floor

'6-Plex' Building B

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Building Materials List

- | | | |
|--------------|-------------------------|------------------|
| ① Stucco # 1 | ④ Stucco # 4 | ⑦ Metal Handrail |
| ② Stucco # 2 | ⑤ Stucco Wrapped Awning | ⑧ Control Joint |
| ③ Stucco # 3 | ⑥ Sliding Glass Door | ⑨ Entry Door |



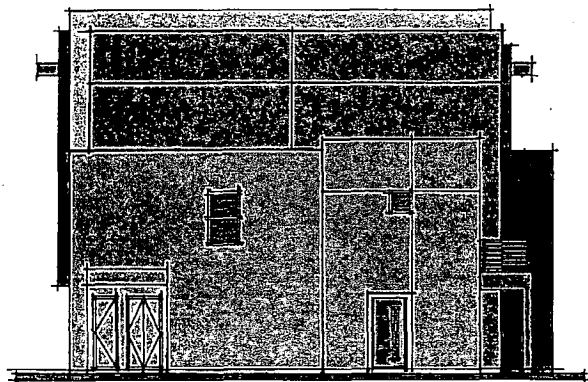
SDR-18677
01/25/07 PC

Conceptual Front Elevation

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

'6-Plex' Building B

Architecture :: Planning KTGy GROUP, INC.
 17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5158 :: www.ktgy.com



Left



Rear

Right

Conceptual Elevations

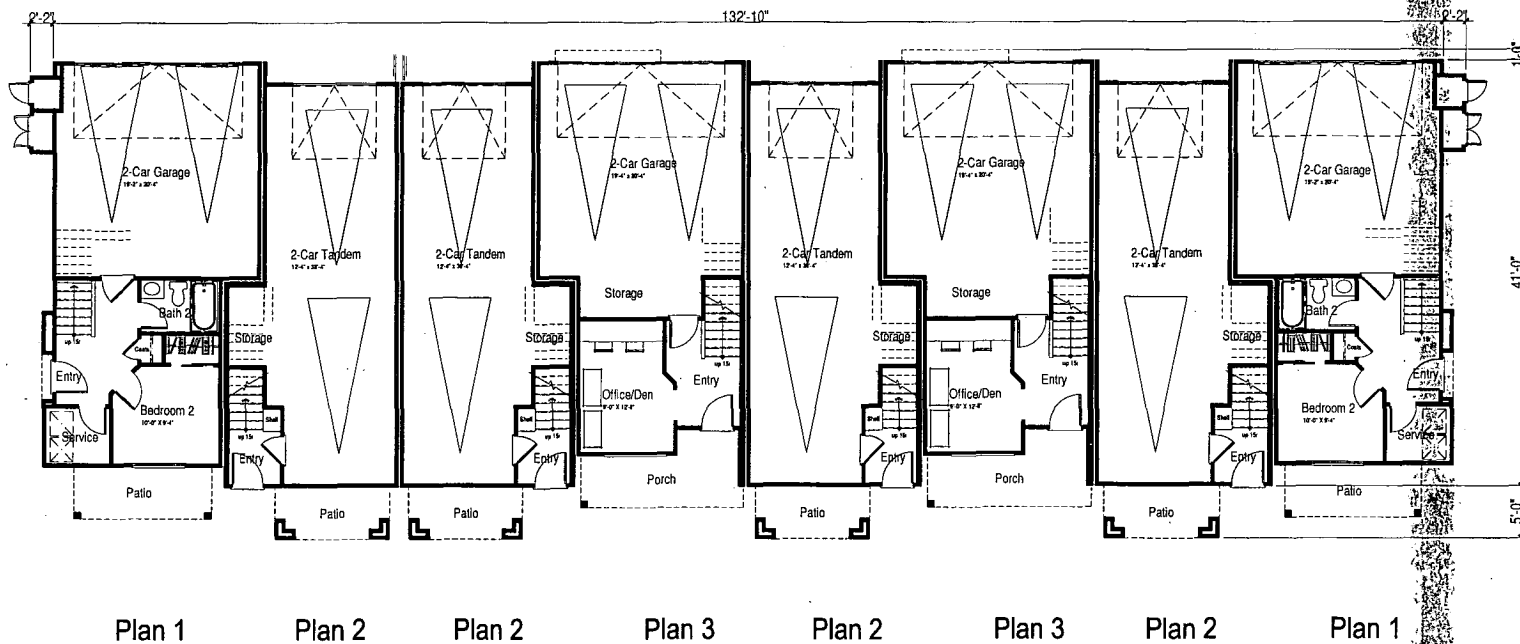
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

SDR-18677
01/25/07 PC

6-Plex' Building B

Architecture :: Planning KTG GROUP, INC.
17892 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.6158 :: www.ktg.com

KTGY No: 2005-1264 :: 12.06.06 :: Page



Conceptual Building Composite - First Floor

SDR-18677

'8-Plex' Building C

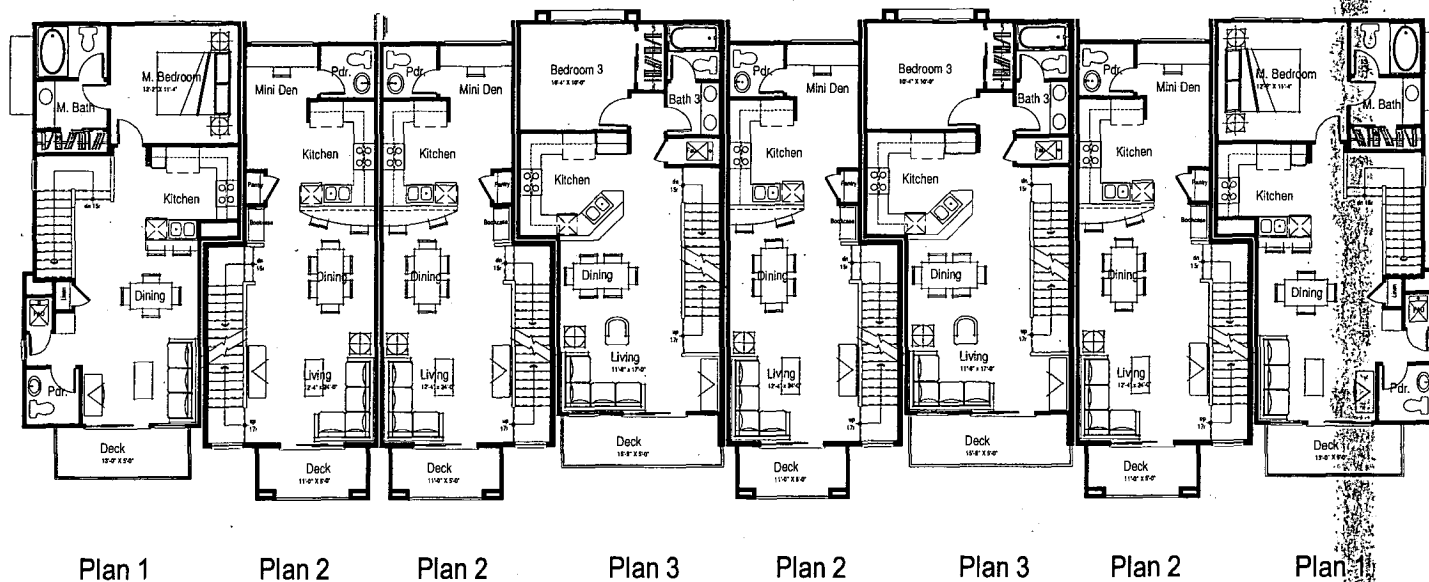
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

01/25/07 PC

Architecture :: Planning
7992 Mitchell South :: Irvine, CA :: P: 949.851.2133 :: F: 949.851.5159 :: www.ktgy.com

KTGY GROUP INC.

Family



Conceptual Building Composite - Second Floor

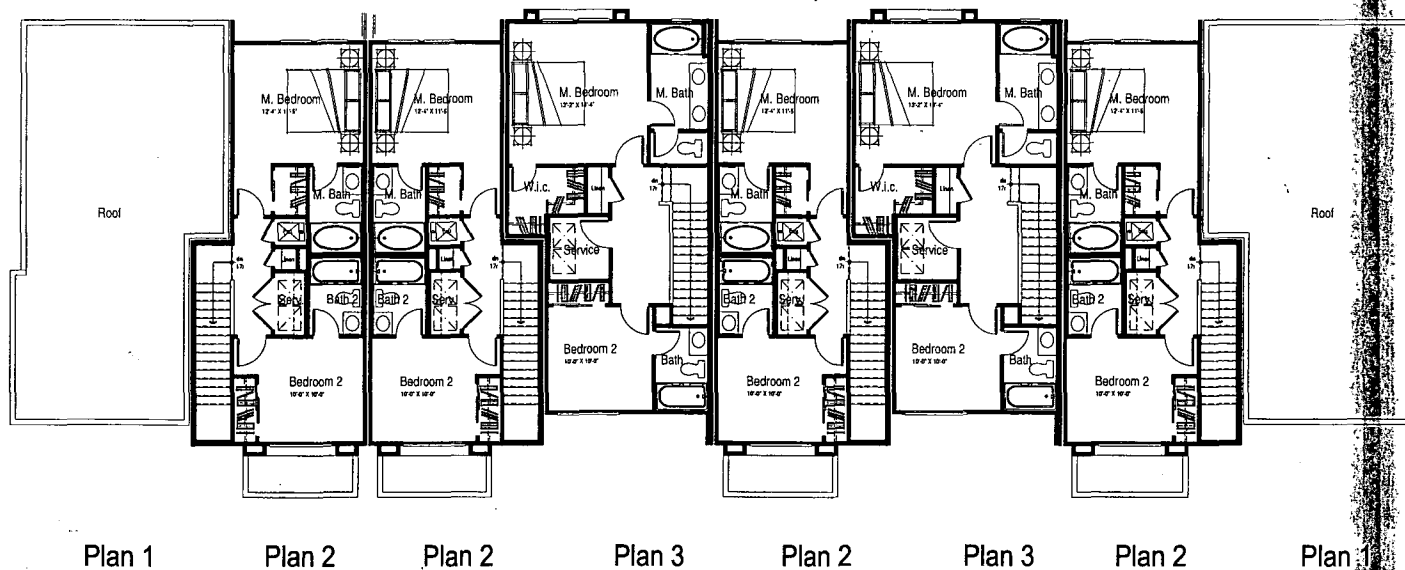
SDR-18677

'8-Plex' Building C

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

01/25/07 PC

Architecture :: Planning KTGy GROUP, INC.
7992 Mitchell South :: Irvine, CA :: P. 949.851.2133 :: F. 949.851.5150 :: www.ktgy.com



Conceptual Building Composite - Third Floor

SDR-18677

'8-Plex' Building C

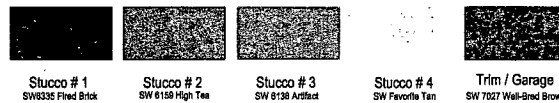
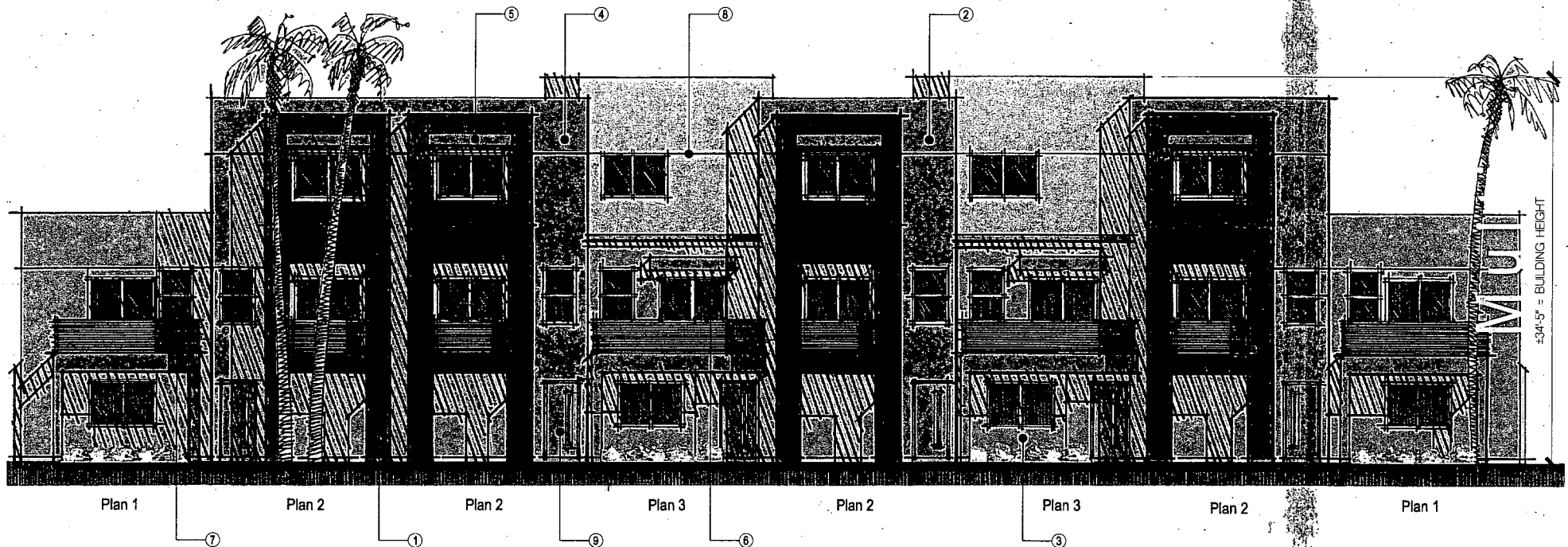
Lake Mead and Rocksprings :: Centex Homes 01/25/07 PC
Las Vegas, Nevada

Architecture :: Planning KTG GROUP INC.
17992 Mitchell South :: Irvine, CA :: P: 949.851.2133 :: F: 949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

Building Materials List

- | | | |
|--------------|-------------------------|------------------|
| ① Stucco # 1 | ④ Stucco # 4 | ⑦ Metal Handrail |
| ② Stucco # 2 | ⑤ Stucco Wrapped Awning | ⑧ Control Joint |
| ③ Stucco # 3 | ⑥ Sliding Glass Door | ⑨ Entry Door |



SDR-18677
01/25/07 PC

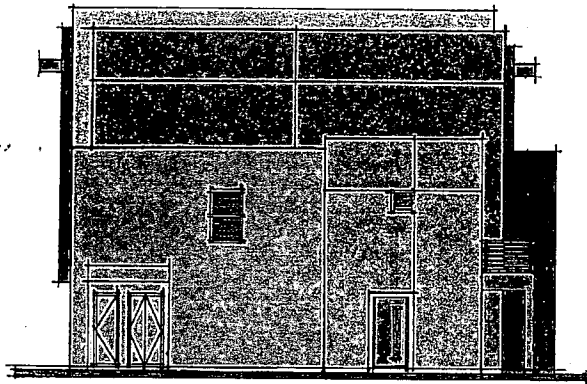
Conceptual Front Elevation

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

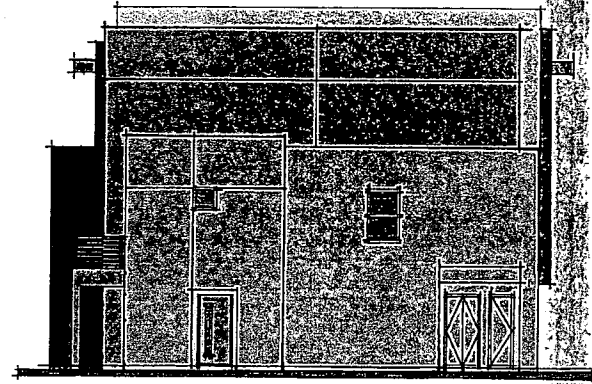
8-Plex' Building C'

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P:949.851.2133 :: F:949.851.5158 :: www.ktgy.com

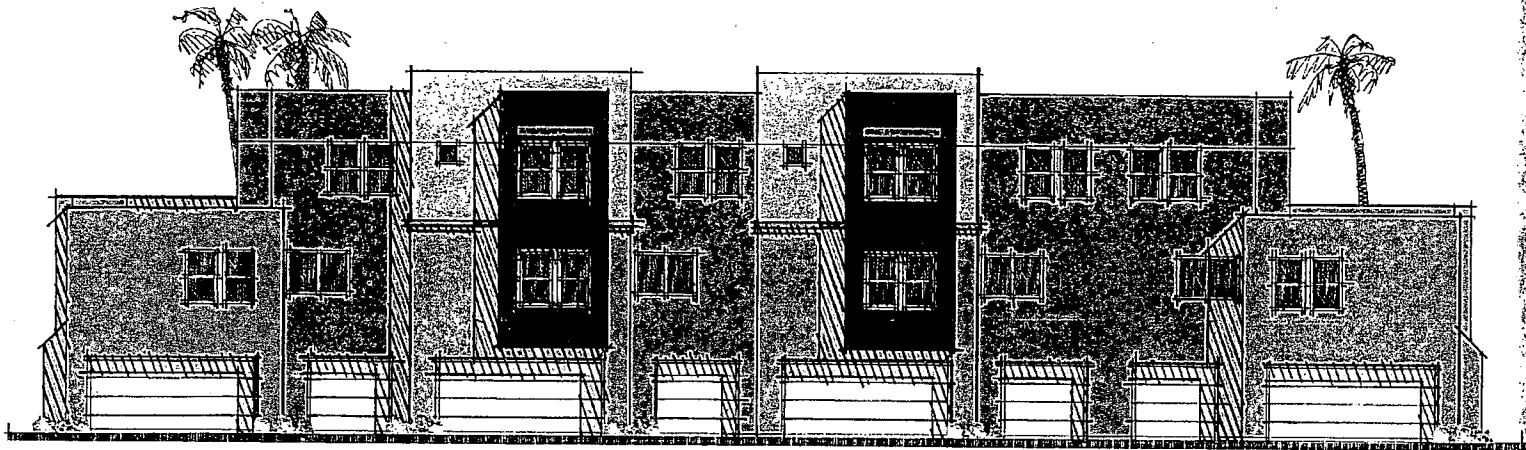
KTGY No: 2005-1264 :: 12.06.06 :: Page



Left



Right



Rear

Conceptual Elevations

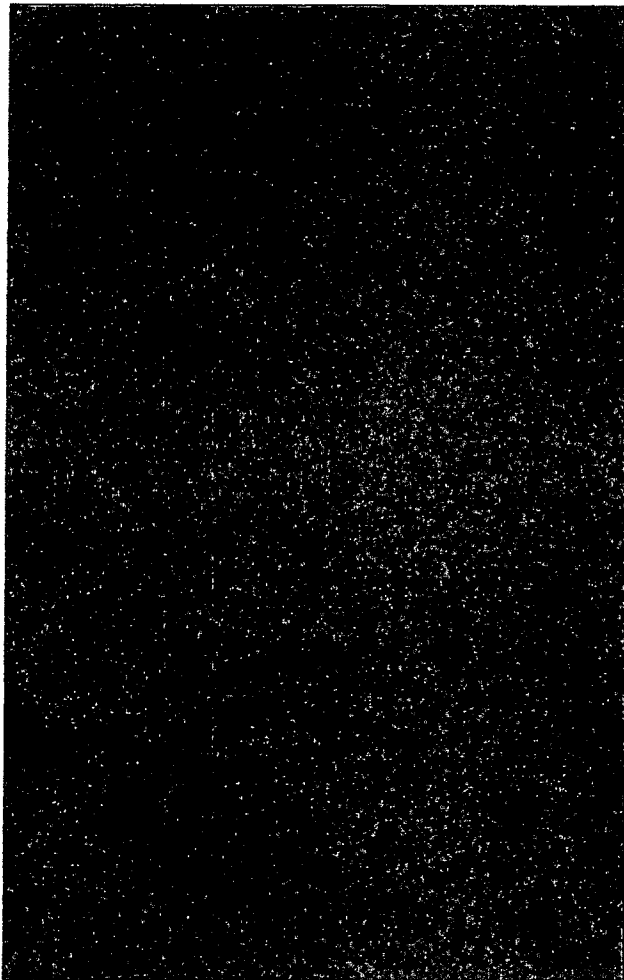
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

SDR-18677
01/25/07 PC

'8-Plex' Building C

Architecture :: Planning :: KTGY GROUP, INC.
17092 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

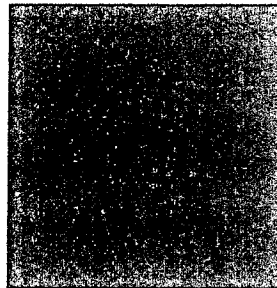
KTGY No: 2005-1264 :: 12.06.06 :: Page



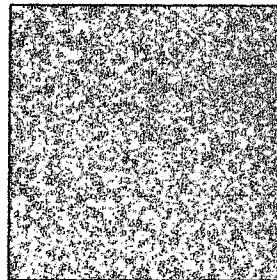
Stucco #2
SW 6159 :: High Tea



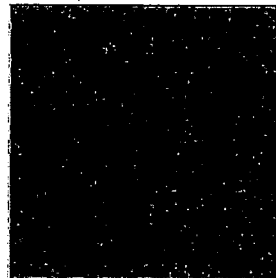
Stucco #1 (Accent)
SW 6335 :: Fired Brick



Stucco #3
SW 6138 :: Artifact



Stucco #4
SW 6157 :: Favorite Tan



Trim / Garage
SW 7027 ::
Well Bred Brown

RECEIVED
DEC 12 2006

Material Manufacturers ::

Paint ::

Sherwin Williams

SDR-18677

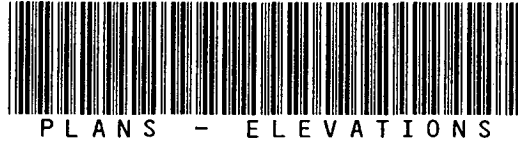
01/25/07 PC

Color Scheme # 1 ::

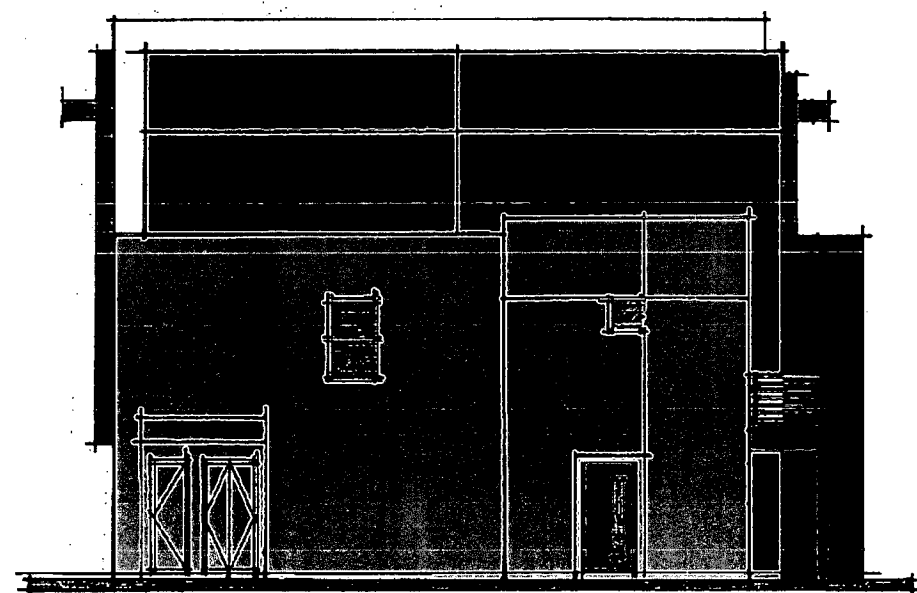
Lake Mead & Rock Springs

Architects Planning **KTGY GROUP INC.**
17801 Mitchell Court Irvine CA 92614-1700
714.835.1200 714.835.1200 www.ktgy.com

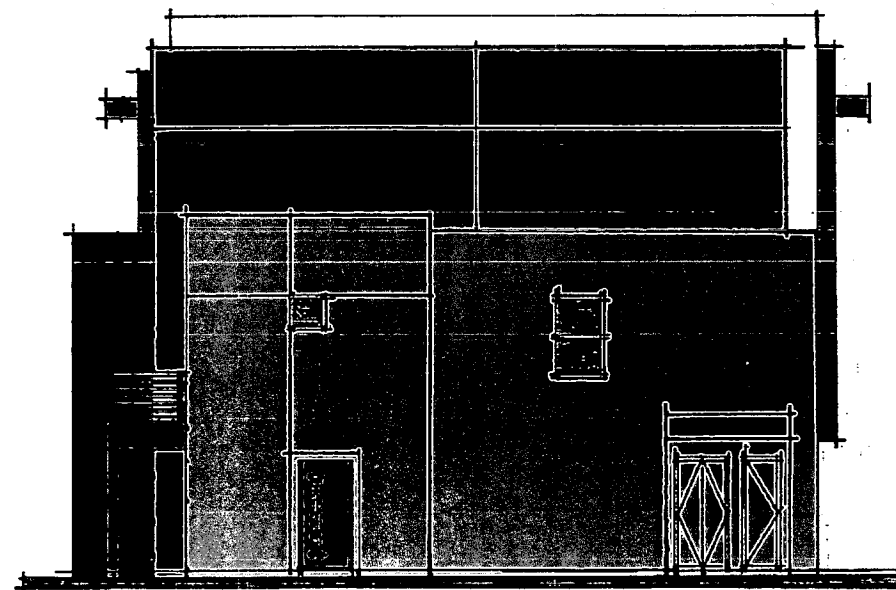
Plans (Elevations)



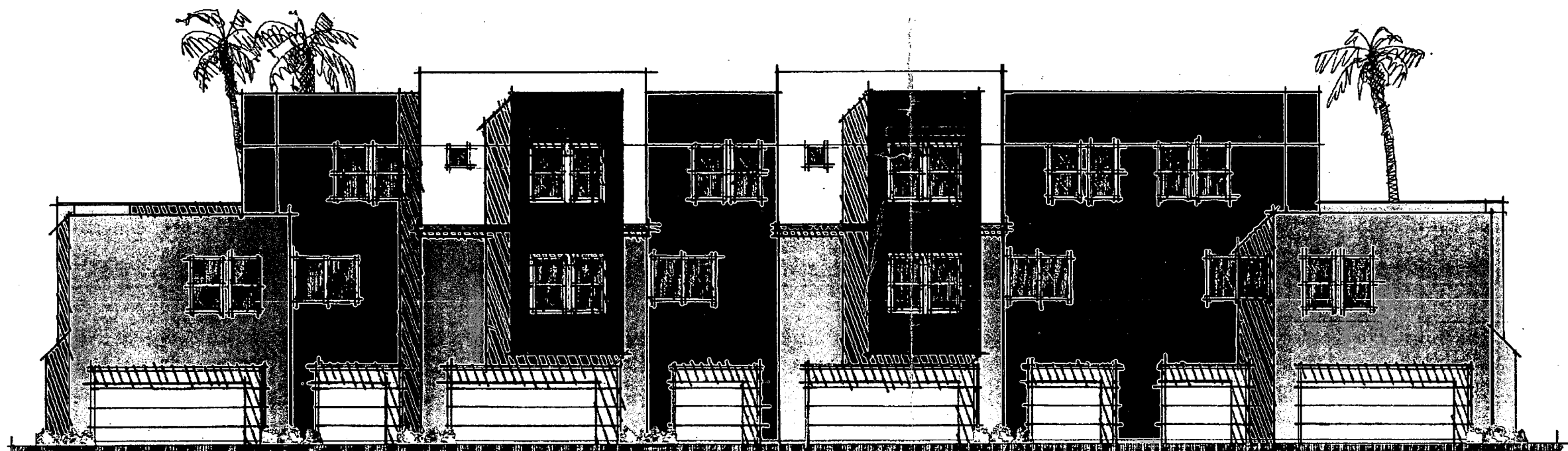
Separator Sheet



Left



Right



Rear

Multi - Family

Withdrawn

1/25/07 PL

SDR-18677

Conceptual Elevations

'8-Plex' Building C

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

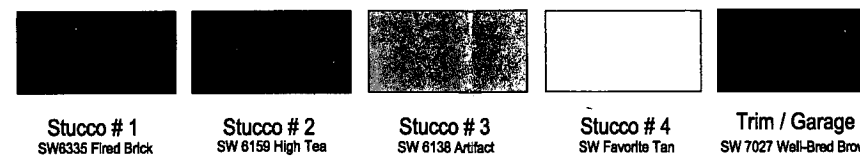
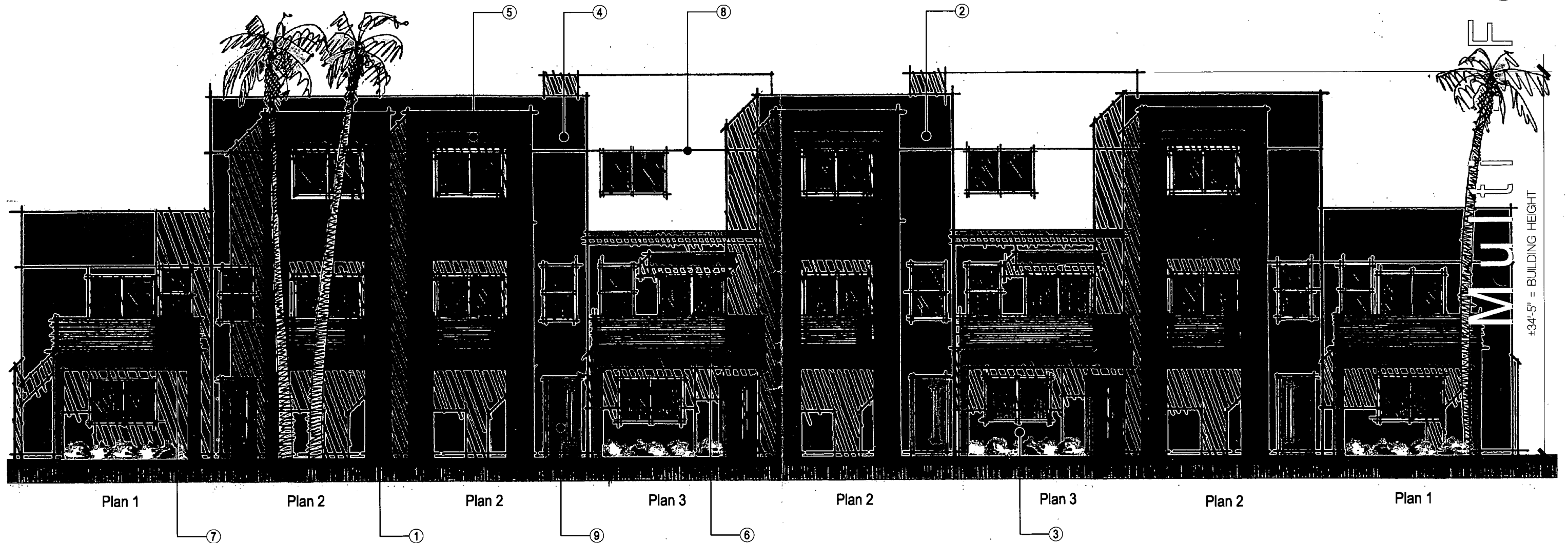
KTGY No: 2005-1264 :: 12.06.06 :: Page



12/27/06
CANNED

Building Materials List

- | | | |
|--------------|-------------------------|------------------|
| ① Stucco # 1 | ④ Stucco # 4 | ⑦ Metal Handrail |
| ② Stucco # 2 | ⑤ Stucco Wrapped Awning | ⑧ Control Joint |
| ③ Stucco # 3 | ⑥ Sliding Glass Door | ⑨ Entry Door |



Conceptual Front Elevation

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

'8-Plex' Building C

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

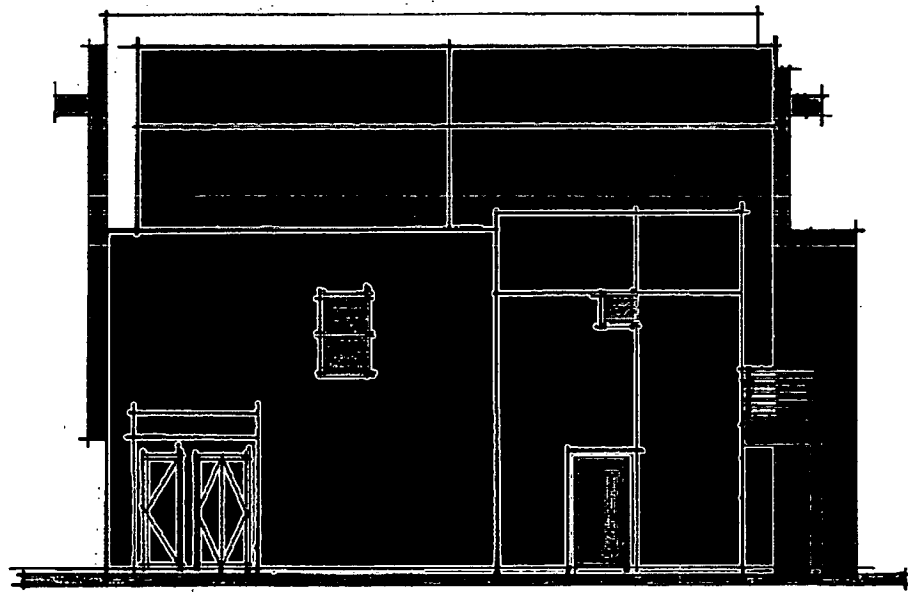
Multi-Family

+34'-5" = BUILDING HEIGHT

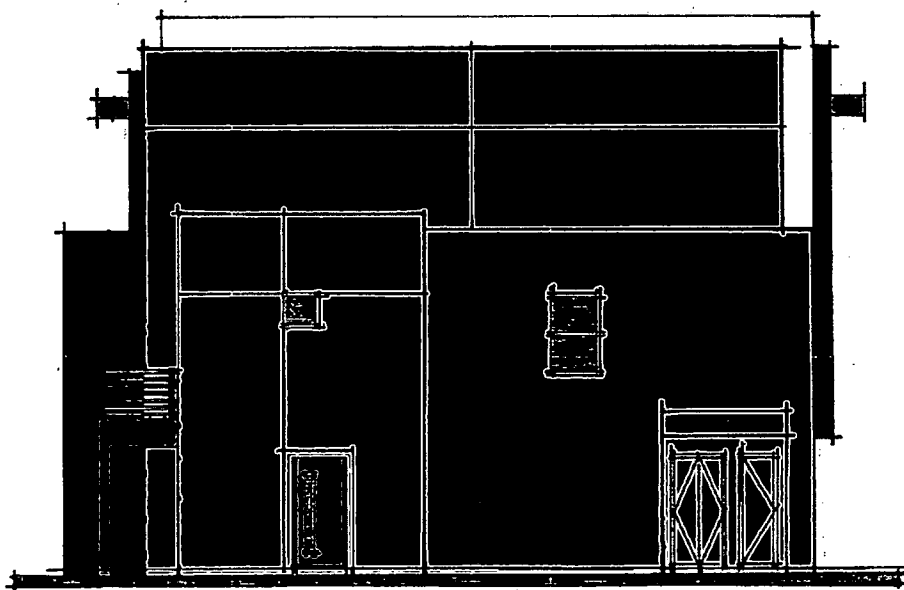
Withdrawn

SDR-18677 1/25/07 AC

20/12/21
CANNED



Left



Right



Rear

Multi-Family

Withdrawn

SDR-18077 1/25/02

Conceptual Elevations

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

'6-Plex' Building B

0' 6' 12' 24'

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page



12/26/21
JENNIFER

Building Materials List

- | | | |
|--------------|-------------------------|------------------|
| ① Stucco # 1 | ④ Stucco # 4 | ⑦ Metal Handrail |
| ② Stucco # 2 | ⑤ Stucco Wrapped Awning | ⑧ Control Joint |
| ③ Stucco # 3 | ⑥ Sliding Glass Door | ⑨ Entry Door |



Conceptual Front Elevation

'6-Plex' Building B

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

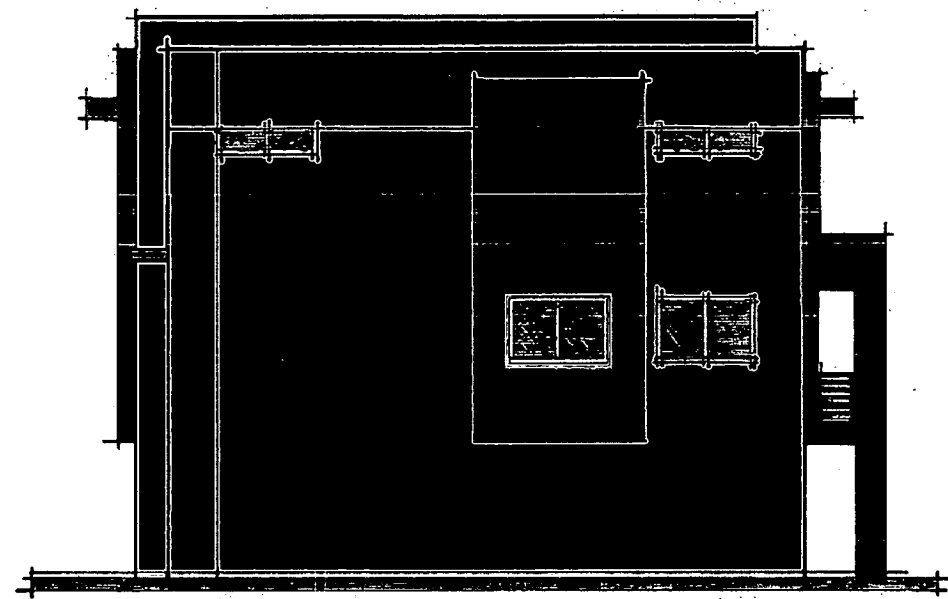
KTGY No: 2005-1264 :: 12.06.06 :: Page

Multi-Family

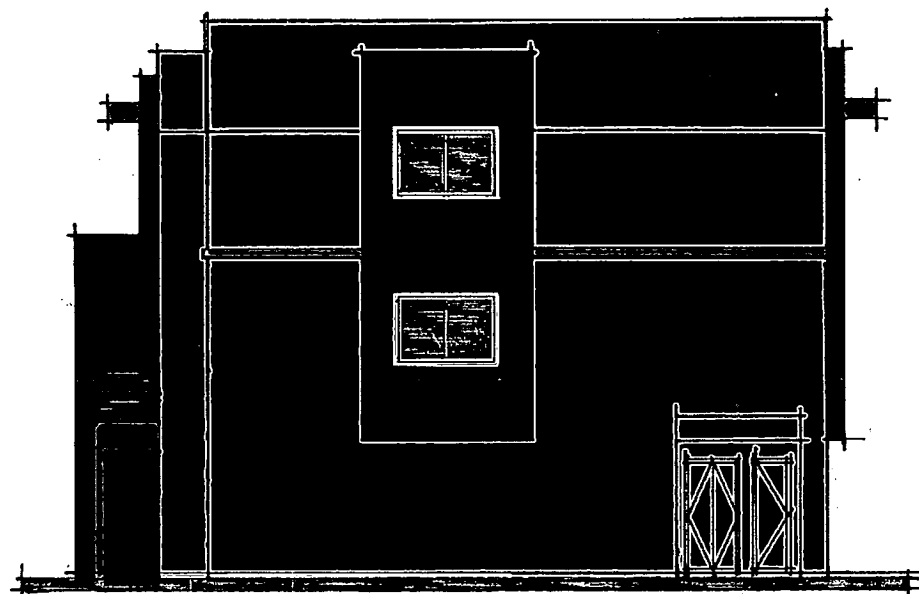
Withdrawn

SDR-18477 1/25/07

12/27/08
RECEIVED



Left



Right



Rear

MULTI-FAMILY

RECEIVED

DEC 12 2006

SDR-18677

01/25/07 PC

'4-Plex' Building A

Conceptual Elevations

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

Withdrawn

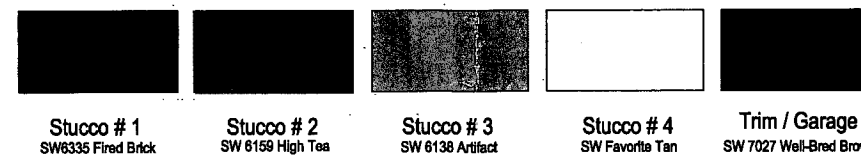
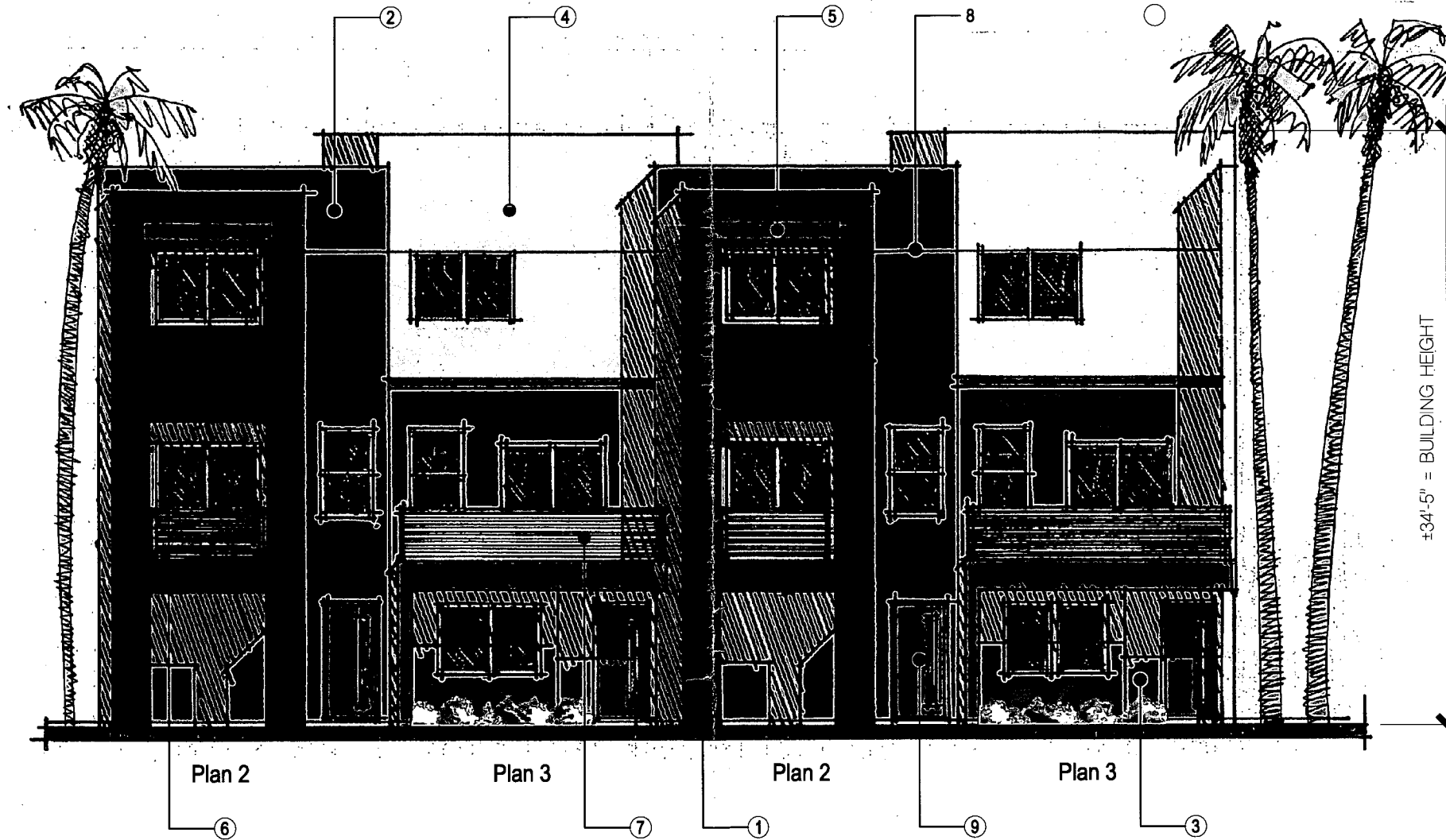
1/25/07

SDR-18677

12/27/06
ANNEX

Building Materials List

- | | | |
|--------------|-------------------------|------------------|
| ① Stucco # 1 | ④ Stucco # 4 | ⑦ Metal Handrail |
| ② Stucco # 2 | ⑤ Stucco Wrapped Awning | ⑧ Control Joint |
| ③ Stucco # 3 | ⑥ Sliding Glass Door | ⑨ Entry Door |



Conceptual Front Elevation

'4-Plex' Building A

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

Multi - Family

Withdrawn

SDR-18677 1/25/07 OC

12/27/06

RECEIVED

Plans (Floor Plans)

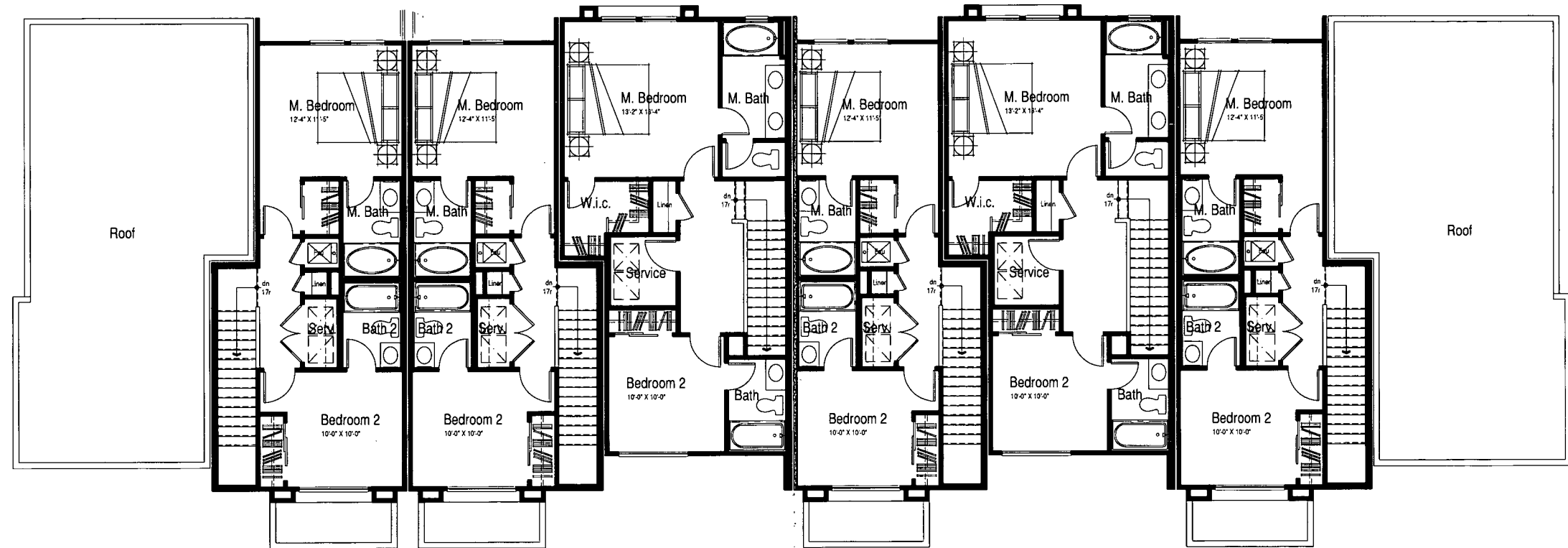


PLANS - FLOOR PLANS

Separator Sheet

Multi - Family

Withdrawn



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 3

Plan 2

Plan 1

Conceptual Building Composite - Third Floor

'8-Plex' Building C

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDR-18477 1/25/07 PC

SCANNED

12/27/04



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 3

Plan 2

Plan 1

Conceptual Building Composite - Second Floor

'8-Plex' Building C

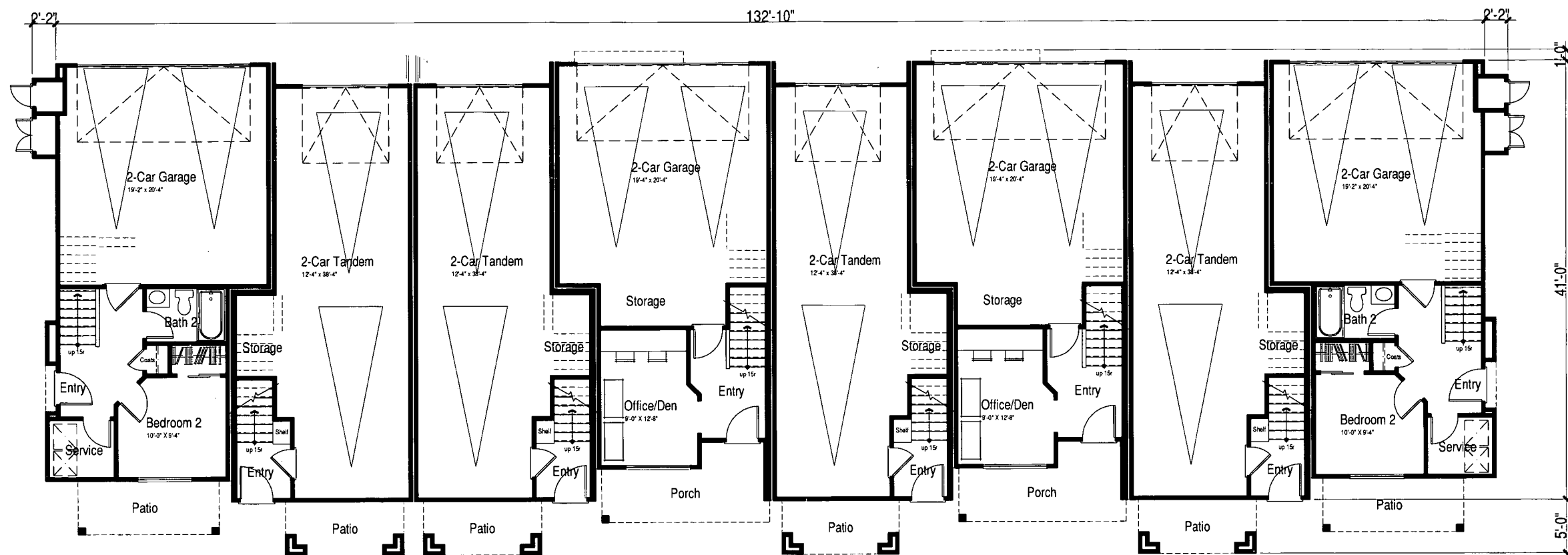
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDR-18674 1/25/07 PL

12/27/04
ANNOUNCED



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 3

Plan 2

Plan 1

Conceptual Building Composite - First Floor

'8-Plex' Building C

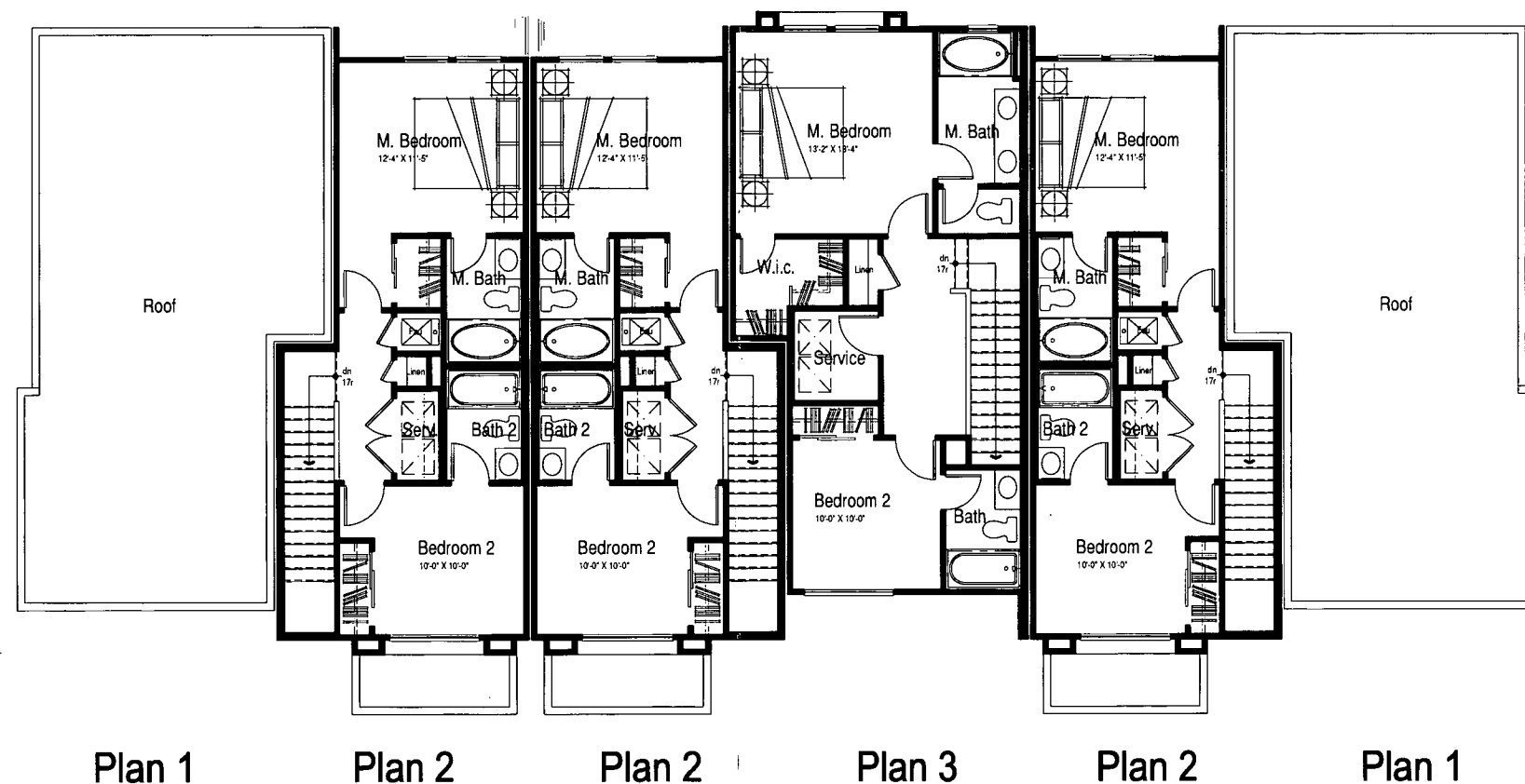
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDR-18077 1/25/07 PC

20/20/20
ANNED



Conceptual Building Composite - Third Floor

'6-Plex' Building B

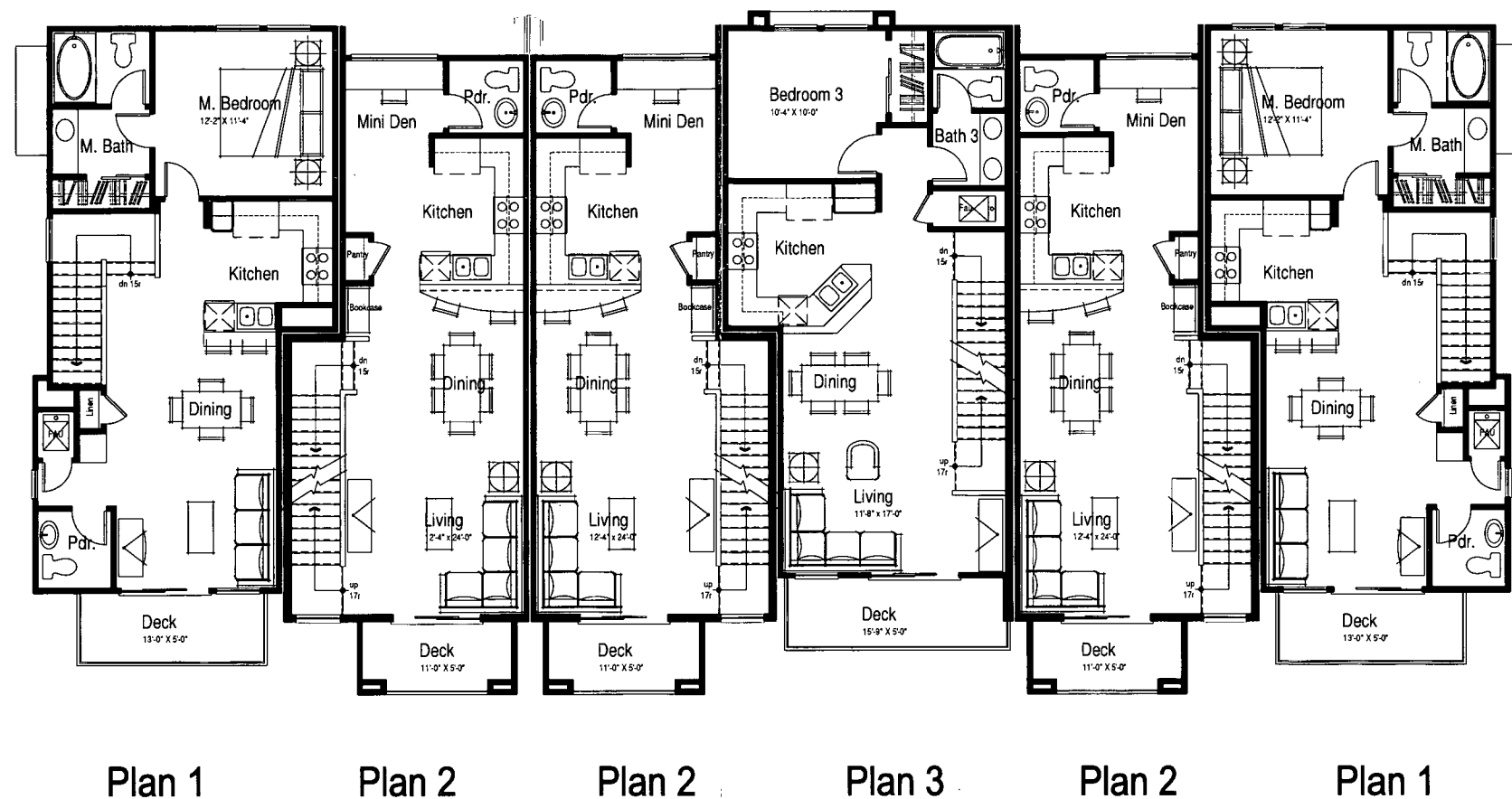
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTG GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDO-18674 1/25/07-PC

12/22/04
ANNOUNCED



Conceptual Building Composite - Second Floor

'6-Plex' Building B

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

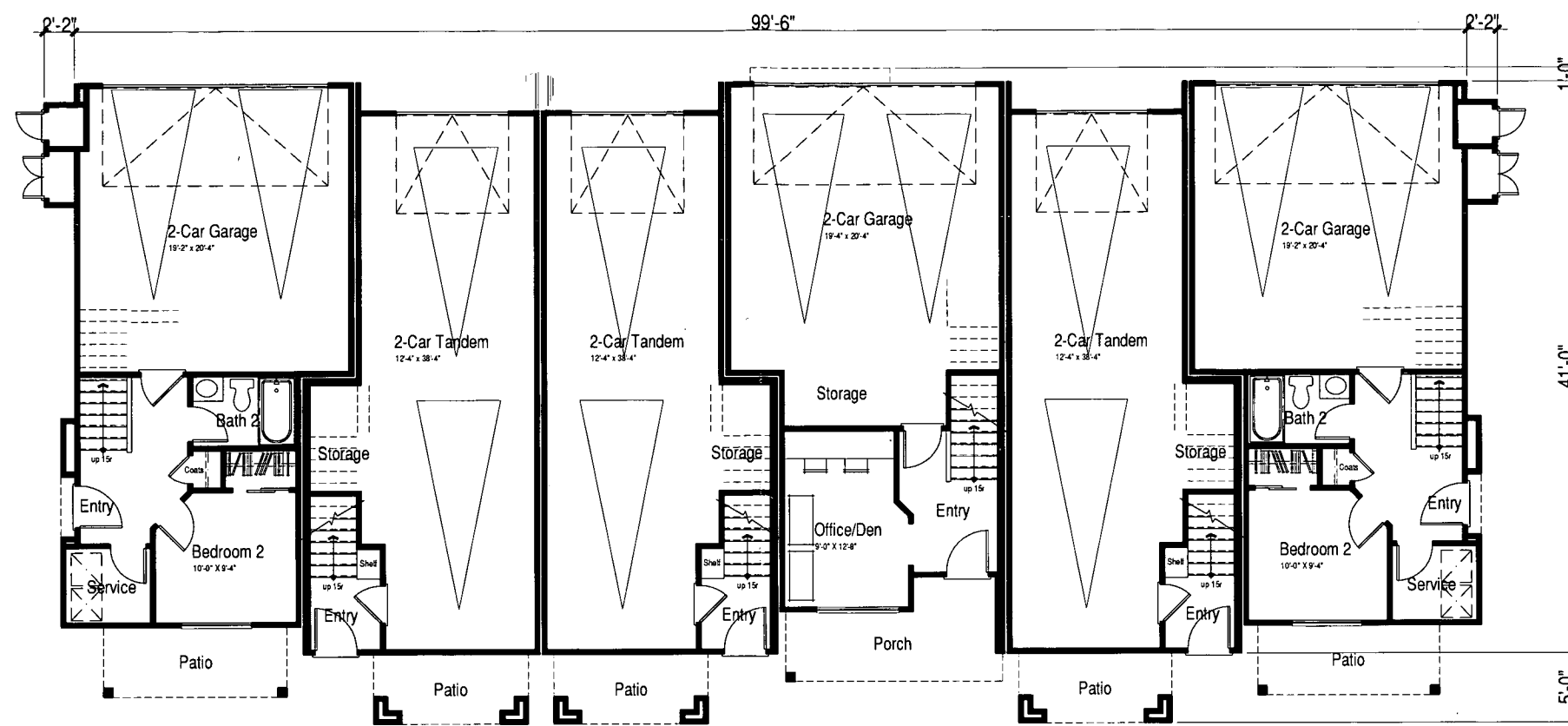
Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDR-18677 1/25/07R

Withdrawn

12/27/00
CANVED



Plan 1

Plan 2

Plan 2

Plan 3

Plan 2

Plan 1

Conceptual Building Composite - First Floor

'6-Plex' Building B

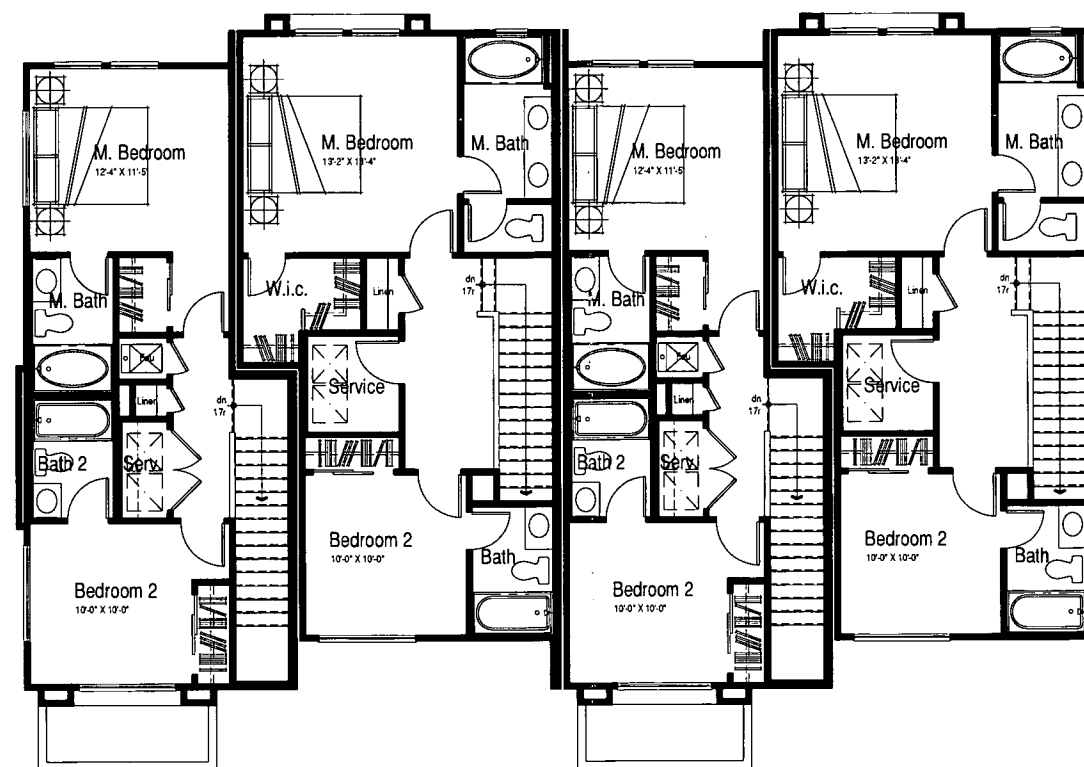
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

KTGY No: 2005-1264 :: 12.06.06 :: Page

SDR-18677 1/25/07 PC

90/te/e1
CANNED



Plan 2

Plan 3

Plan 2

Plan 3

Conceptual Building Composite - Third Floor

'4-Plex' Building A

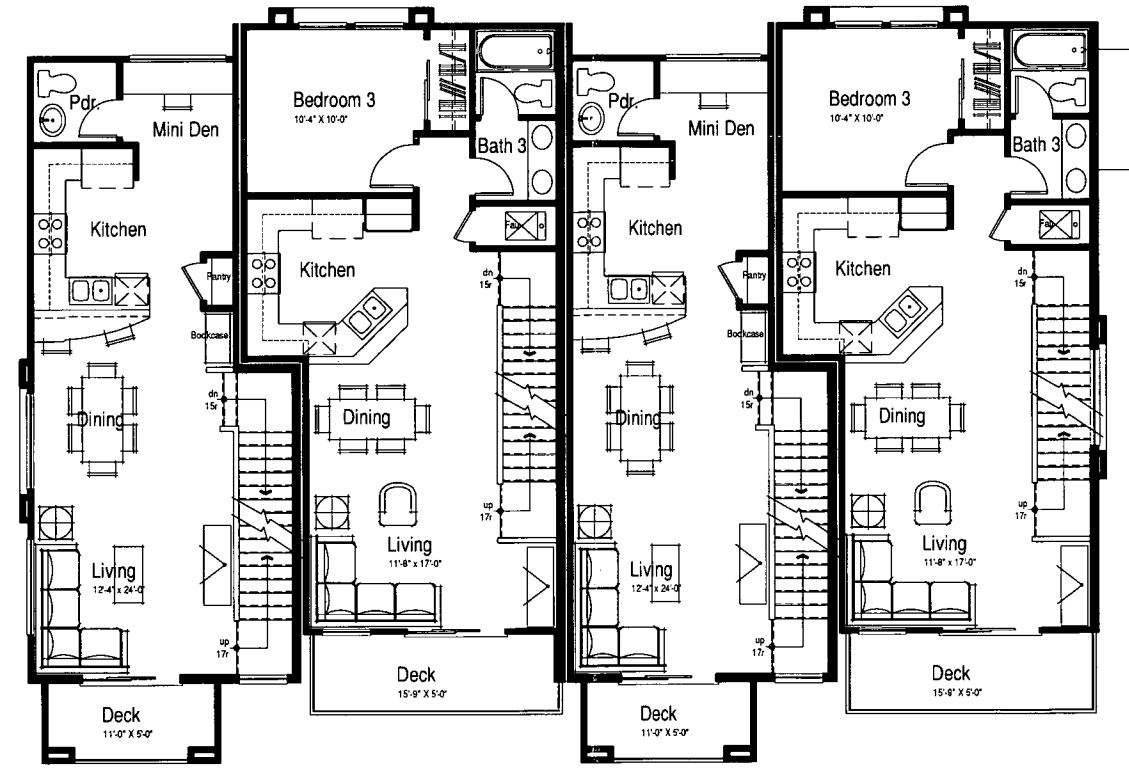
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning KTG Y GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

12/23/06

SCANNED

Withdrawn



Plan 2 Plan 3 Plan 2 Plan 3

Conceptual Building Composite - Second Floor

'4-Plex' Building A

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

0' 6' 12' 24' 48'
Architecture :: Planning KTGy GROUP INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

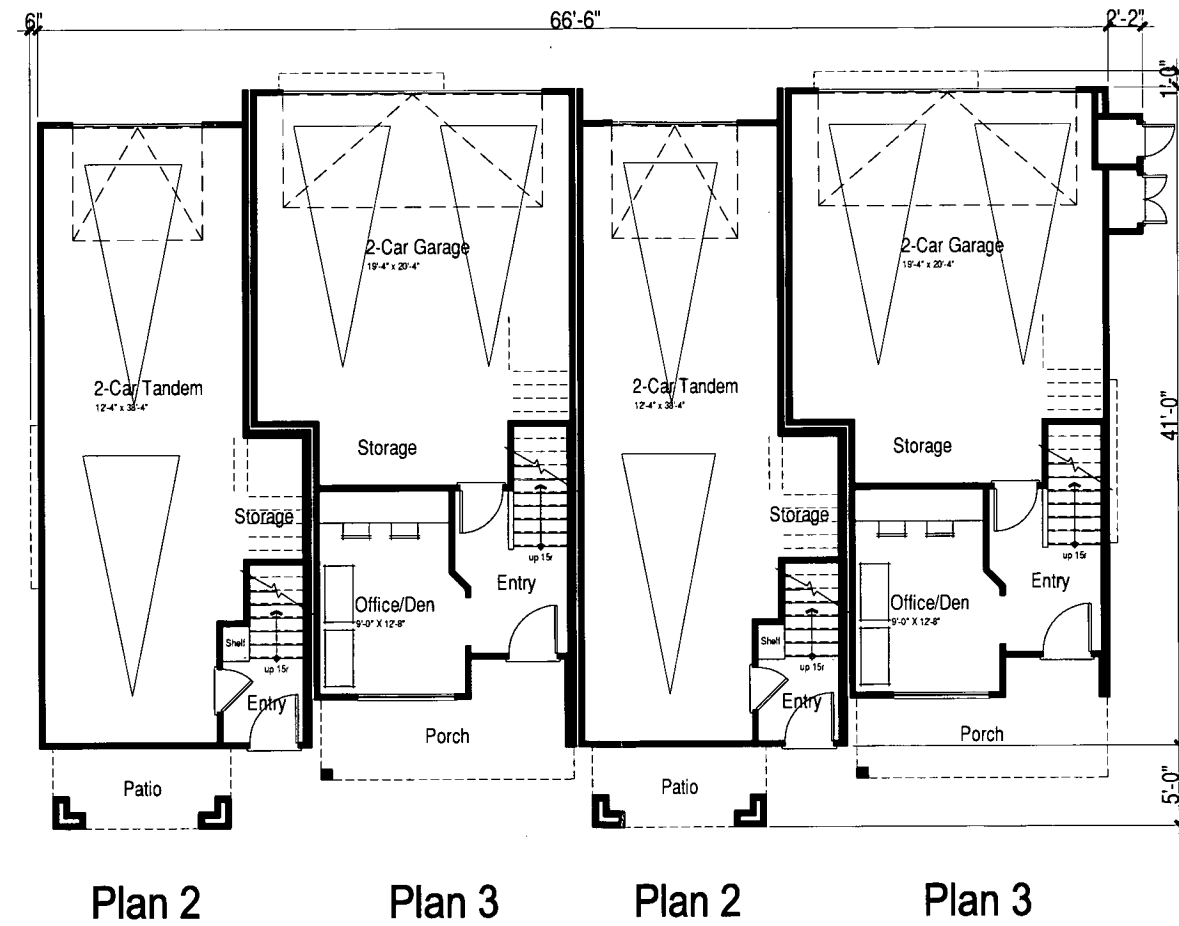
SDR-18677 1/25/07 DC

00/22/21

CANNED

Withdrawn

SDR-18677 1/25/07 PC



Conceptual Building Composite - First Floor

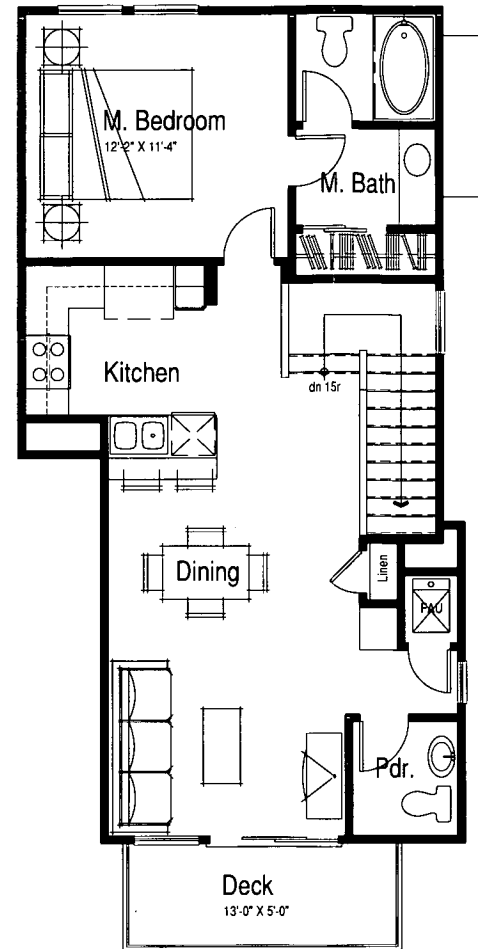
'4-Plex' Building A

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

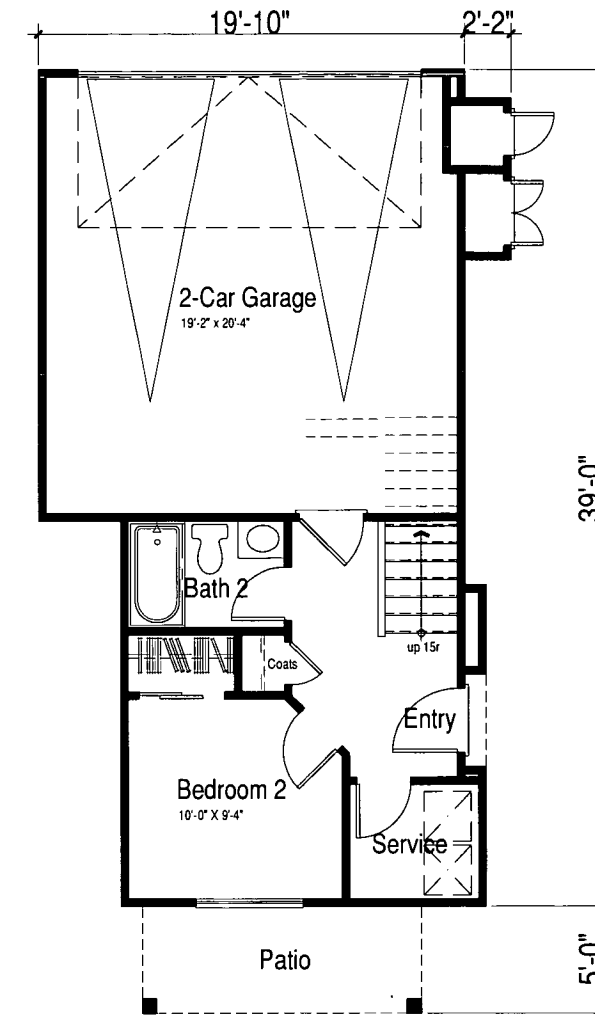
0' 6' 12' 24' 48'
Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

04/11/21

RECEIVED



Second Floor



First Floor

Plan Number 1

First Floor	300 SF
Second Floor	692 SF
Total	992 SF

Conceptual Floor Plans

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

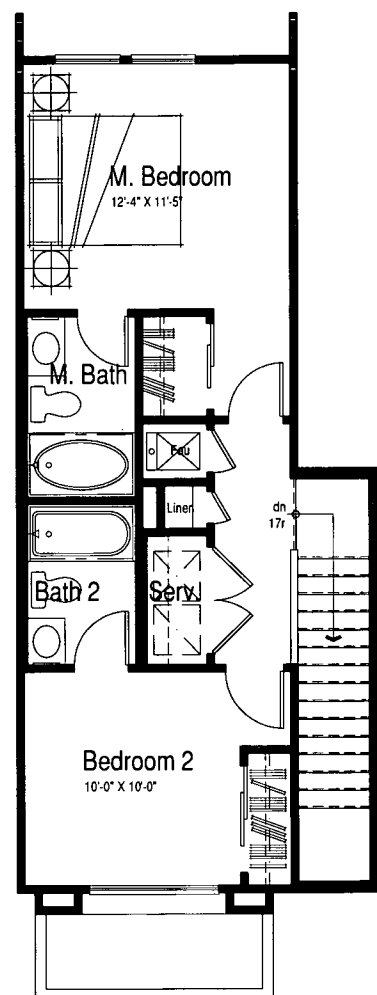
Architecture :: Planning KTGy GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5156 :: www.ktgy.com

12/27/04

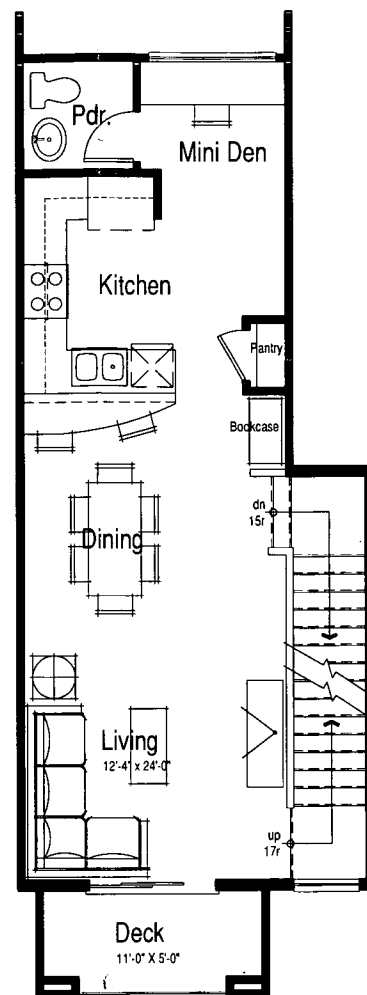
RECEIVED

Withdrawn

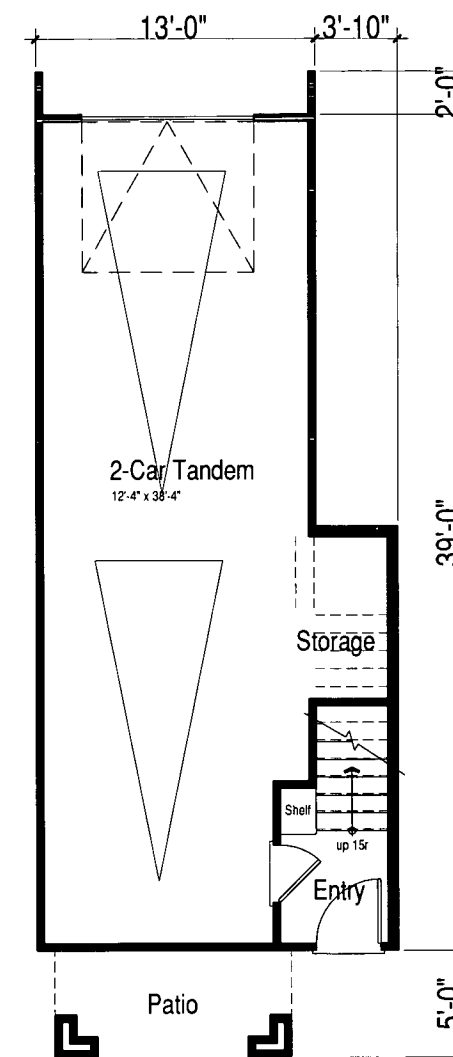
SDR-18677 1/25/07 AC



Third Floor



Second Floor



First Floor

Plan Number 2

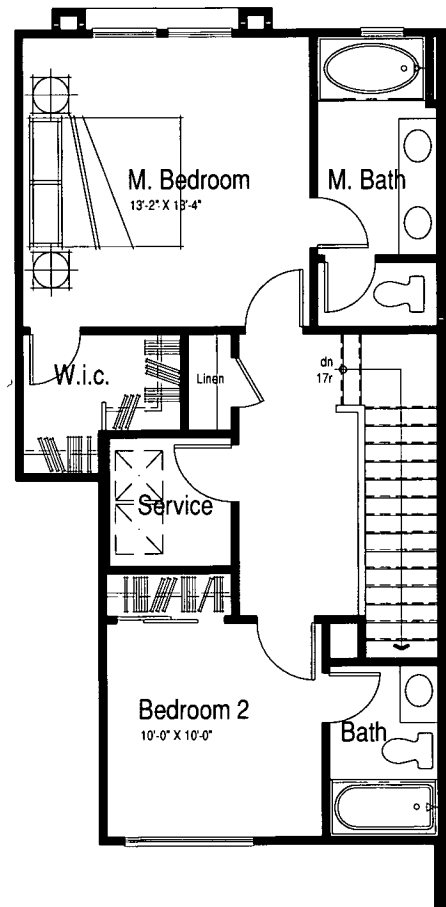
First Floor	62 SF
Second Floor	583 SF
Third Floor	506 SF
Total	1151 SF

Conceptual Floor Plans

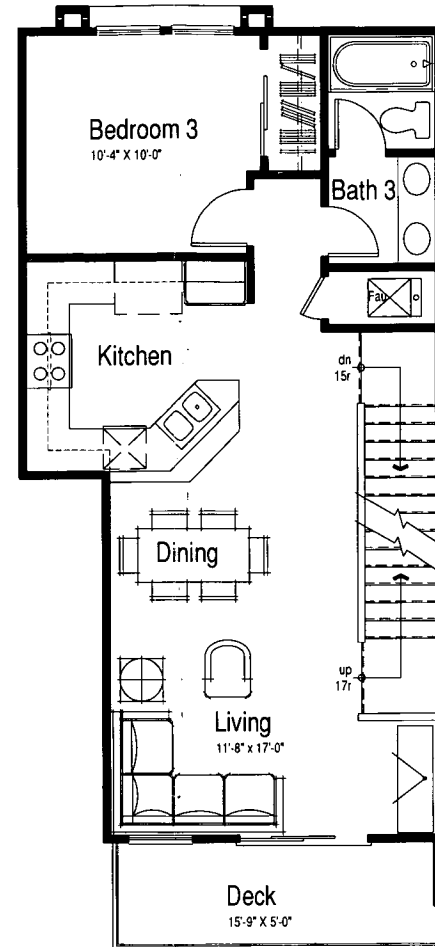
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP, INC.**
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

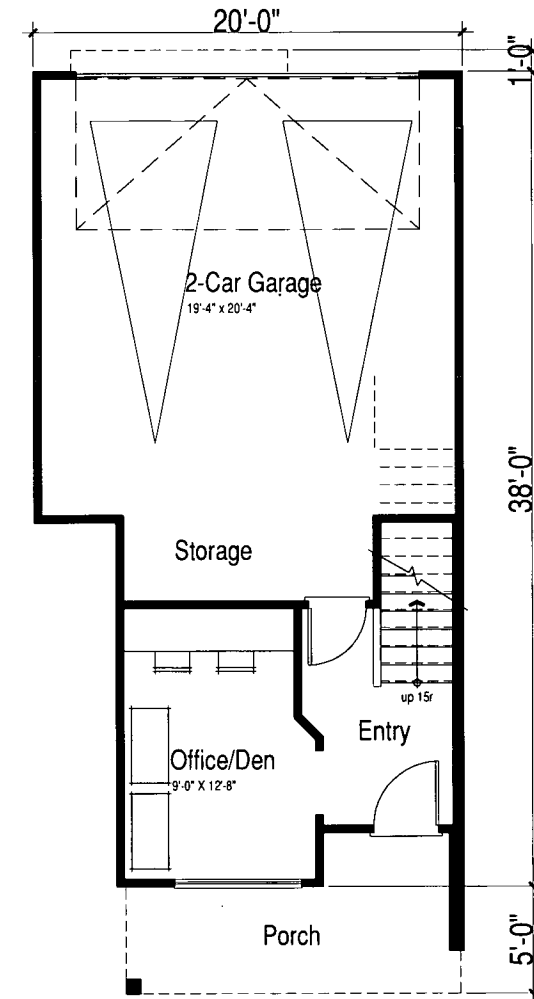
07/24/04
CANNED



Third Floor



Second Floor



First Floor

Plan Number 3

First Floor	216 SF
Second Floor	694 SF
Third Floor	633 SF
Total	1,543 SF

Conceptual Floor Plans

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP, INC.**
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.5158 :: www.ktgy.com

Multi - Family

Withdrawn

SDR-1867A 1/25/07 PC

12/27/21
CANNED

