

Plans (PMT)



PLANS - PMT

Separator Sheet

Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT
TEMPORARY REAL ESTATE SALES OFFICE
TCP-27411



Valid March 18, 2008 To September 18, 2008

Description of Event: Temporary Commercial Permit for real estate sales office trailer at Manchester Park
An existing sales office to be relocated from lots 125 and 125 to lots 90 and 91, APN
126-13-312-043 & -044, Zone: PD.

Applicant: Kb Home Nevada Inc
Jeff Stevens
5655 Badura Ave
Las Vegas, NV 89118
()266-8442 x

Parcel(s): 126-13-312-043 126-13-312-044

Ward(s): WARD 6 (STEVEN D. ROSS)
WARD 6 (STEVEN D. ROSS)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS
MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS /
PERMITS / LICENSES HAVE BEEN OBTAINED:

☐ **FIRE** _____ (Initials)

☐ **BUSINESS SERVICES** _____ (Initials)

☐ **SEWER** _____ (Initials)

☐ **TRAFFIC** _____ (Initials)

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT
TEMPORARY REAL ESTATE SALES OFFICE
TCP-27411

Valid March 18, 2008 To September 18, 2008



1. BUSINESS HOURS SHALL BE FROM 7 A.M. TO 9 P.M.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 3-18-2008
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

PLANNING SUPERVISOR SIGNATURE

DATE

DJ Rein
PLANNING MANAGER SIGNATURE

5-8-08
DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Action Letter



ACTION LETTER

Separator Sheet



TEMPORARY COMMERCIAL PERMIT
TEMPORARY REAL ESTATE SALES OFFICE
TCP-27411

Valid March 18, 2008 To April 04, 2008



Description of Event: Temporary Commercial Permit for real estate sales office trailer at Manchester Park
An existing sales office to be relocated from lots 125 and 125 to lots 90 and 91, APN
126-13-312-043 & -044, Zone: PD.

Applicant: Kb Home Nevada Inc
Jeff Stevens
5655 Badura Ave
Las Vegas, NV 89118
()266-8442 x

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☐ **SEWER** _____ (Initials)

☐ **TRAFFIC** _____ (Initials)

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TEMPORARY COMMERCIAL PERMIT

TEMPORARY REAL ESTATE SALES OFFICE

TCP-27411

Valid March 18, 2008 To April 04, 2008



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2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 3-18-08.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

PLANNING SUPERVISOR SIGNATURE

DATE

[Signature]
PLANNING MANAGER SIGNATURE

3-20-08
DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



February 11, 2008

Planning and Development
City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Temporary Commercial Permit

To whom it may concern,

KB HOME respectfully requests a Temporary Commercial Permit for our Temporary Sales Office Trailer at Manchester Park for our new model home complex. We will be moving the trailer currently in use at 7508 Clifton Gardens Street, located in the same residential development, to its new proposed site of 7580 Clifton Gardens Street.

Pending approval, we plan on starting construction sometime in March, 2008, and will use the Temporary Sales Office Trailer until the community is sold and it is no longer needed, hopefully within 2 years' time. At that point the trailer will be removed and single family homes built in its place.

If needed for review, the plancheck number for our original site application is L-3598-06.

Please contact me if you need anything at 266-8442.

Thank you,


Jeff Stevens
KB HOME Nevada Inc.

RECEIVED

MAR 18 2008

Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit
Project Address (Location) 7580 Clifton Gardens Street
Project Name Manchester Park Proposed Use Temp Sales office
Assessor's Parcel #(s) 126-13-312-043 5044 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER KB Home Nevada Contact Jeff Stevens
Address 5655 Badern Ave. Phone: 266-8442 Fax: 266-8623
City Las Vegas State NV Zip 89118

APPLICANT _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

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

Print Name Lisa Kremer

Subscribed and sworn before me

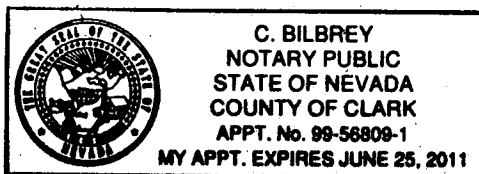
This 11th day of February, 20 08.

C. Bilbrey
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
<u>TCP-27411</u>
Meeting Date: <u>—</u>
Total Fee: <u>\$100</u>
Date Received:* <u>3/18/08</u>
Received By: <u>Romeo</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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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**Project/Planning Review Detail****Report Date** 04/25/2008 10:45 AM**Submitted By**

Page 1

Act # 262307 **A/P #** 27411 **Act Type** CURRENT PL (CURRENT PLANNING)**Property Information****Parcel** 12613312043**Location****Application Information**

Type TCP	TEMPORARY COMMERCIAL PERMIT	Priority
Size/Area	0.00	Size Description
Declared Valuation	0.00	Project/Phase Name MANCHESTER PARK MODEL SALES OF
Type of Work		Dept of Commerce
Desc of Project	Temporary Commercial Permit for real estate sales office trailer at Manchester Park. An existing sales office to be relocated from lots 125 and 125 to lots 90 and 91, APN: 126-13-312-043 & -044, Zone: PD.	

Initial Review

Issued Date/Time 03/18/2008 11:25	Issued By 983657	☒ System Generated
Scheduled Date/Time 03/20/2008 13:11	Scheduled By 960340	☐ Waived
Department PDCUR	Assigned To	

Review Results

Reviewed By 960340	☒ Approved	Suspense Date 04/01/2008
Start Date/Time 03/20/2008 13:12	Completed Date/Time 03/20/2008 13:12	Actual Time 0.15

Comments

Report Date

04/25/2008 10:45 AM

Submitted By

Page 2

TCP for Cliff's Edge are for 6 months Per Doug Rankin....extended time for 6 month MRex

Legal Description



Separator Sheet



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

3/10/2008

Christa Bilbrey
KB Home
5655 Badura Avenue
Las Vegas, NV 89118

Via e-mail (cbilbrey@kbhome.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Sales Trailer relocation, Sales Trailer and Model Landscape
POD: 207 – Manchester Park
Plan Date: Sales Trailer Site Plan – Stamp Rec'd Date 02/21/08
Sales Trailer Lot Fit – Plan Date 03/28/06
Models, Sales Trailer, Parking Lot Landscape – Plan Date 02/28/08

Dear Christa:

The Providence Design Review Committee (DRC) is in receipt of your Sales Trailer relocation and Model, Sales Trailer, and Parking Lot landscape submittal.

The DRC approves the revised Sales Trailer location from lots 125 and 126 to Lots 90 and 91.

The DRC approves with conditions the Model, Sales Trailer and Parking Lot landscape. Please address the comments as noted in the attached review checklist dated March 7, 2008 and recommendation letter from John Resly, Landscape Architecture Manager, and re-submit for review.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Carmen Shukis
Design Review Manager

RECEIVED

MAR 18 2008

cc via email: Amber Abel, Paula Gibson – Focus

Enclosures: (Red-lined Landscape Plans and Letter & Checklist dated March 7, 2008)

Document in Prolog Manager 2007 R1



FOCUS PROPERTY GROUP
3455 Cliff Shadow Parkway, Suite 220
Las Vegas, Nevada 89129
702-242-4949 702-242-0414 FAX

POD # <u>207</u>	POD Name: <u>Manchester Park</u>	Date: <u>02/28/08</u>
Builder: <u>KB Home</u>	Submittal Date: <u>03/04/08</u>	Reviewed: <u>04/11/08</u>
Submitted Plans:		
☐ Entry		
☐ Common Area		
☐ Typical Residential		
☒ Model Complex - <u>Sales Trailer</u>		
☐ Amenity/Open Space		
☐ Multi-Family Residential		
Project Approval Status: <u>Approved w/ Conditions</u>		
Review: ☐ First ☐ Second ☐ Third ☐		

Dear Builder:

Attached please find the Cliff's Edge Design Review Committee (DRC) review comments for POD 207 Manchester Park in the Providence Master Planned Community. The comments are noted on the plans and the attached checklists. Please see the attached checklist for submittal status and any necessary revisions.

Please revise plans as indicated and re-submit if requested to Carmen Shukis at Focus Property Group. Be sure to submit two (2) copies of your revised submittal and include the red-lined plans/checklists along with your response comments. All plans must have a plan date and/or revision date. Incomplete plans will not be reviewed.

Sincerely,


John Resly
Landscape Architecture Manager



PROVIDENCE

Municipal Department of Community Development

MODEL COMPLEX SUBMITTAL:

POD: 207 Manchester Park

- ☐ APPROVED
- ☒ APPROVED WITH CONDITIONS
- ☐ ADDRESS COMMENTS & RE-SUBMIT
- ☐ INCOMPLETE
- ☐ DENIED

PLAN DATE: 02/28/08

PLEASE ADDRESS:

- ☐ Some plants listed are not on the approved plant palette. Please provide plant substitution/re-location requirements. Note: All trees and shrubs must be per the approved plant palette. If possible, coordinate with the adjacent streetscape planting.
- ☐ Provide botanical names for plant material.
- ☐ Identify/clarify irrigation controller location and any other above ground meters, transformers, etc.
- ☐ Drainage and grading is not indicated.
- ☐ Mound elevations must be shown on the plan.
- ☐ Boulder type should be specified on plan.
- ☐ We strongly encourage the use of a xeriscape/drought tolerant palette in all front yards and preferably in all rear yards to promote the landscape character of the project.
- ☐ Artificial turf is encouraged in front yards. Natural turf grass lawns are limited to 50% of the non paved area of the backyards. Turf area must have minimum 3' setback from all hardscape and structures and a minimum width of 10 feet. Artificial turf must be Synlawn or comparable product (product submittal is required).
- ☐ Granite size and color must be indicated on plans. Parcel interiors must specify consistent granite color for common areas and front yards.
- ☐ River rock is discouraged and granite cobble is preferred.
- ☐ Two 48" box trees are required for each front yard.
- ☐ Trees should be spaced at least 15' apart, or if trees must be spaced closer, they should be the same species.
- ☐ Foundation planting must completely cover the visible portion of the houses base including all backflow preventor units.
- ☐ Each yard must contain at least five different species or shrubs and/or groundcovers.
- ☐ Plants should be grouped into layered flowing drifts to complement other plants of varying heights and textures.
- ☐ Front yards must have 75% vegetative cover with 75% 5 gallon material.

OTHER:

- ☒ APPROVED WITH CONDITIONS - CHANGE BACKLAWN
TO MATCH APPROVED PLAN SUBMITTAL
- ☒ 2 - 48" Box Trees Required For Front
Yard
- ☒ USE LOW GROWING MATERIAL AT SIDE OF HOME

APN Map



A P N M A P

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

AVERAGE
QA VALUE
25

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

T19S. R59E

R58E R59E R60E
T18S 98 99 100
T19S 127 126 125
T20S 136 137 138

Scale:1"=200'

Rev:08/21/07

13

126-13-3

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



The map displays a grid of numbered lots and streets. Key features include:
- **Streets:** Noble Mesa Ave, Prescott Valley St, Farm Rd, Cliffs Edge Parent, Manchester Park, Shady Harbor, Clifton Gardens St, Pine Harbor St, Dunleavy Ave, Smithtown Ave, Mystic Shore Ave, Oyster Creek Ave, Mason Hill Ave, Pearl River Ave, Severeance Ln, Cumberland Creek Ave, Nantucket Ridge Ave.
- **Parent Parcels:** Cliffs Edge Parent (PB 118-88), Manchester Park (PB 132-95), Cliffs Edge Parent (PB 126-13-3).
- **Units:** Manchester Park POD 207-UNIT 2, Manchester Park POD 207-UNIT 1.
- **Other Labels:** 310, 301, 007 11.41, PT 207, 208, 018 30.00, RECEIVED MAR 18 2008, TAX DIST 200.

