

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

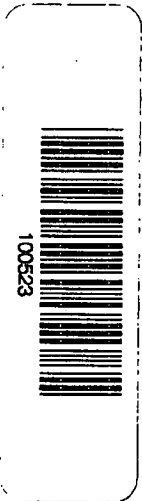
GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 16, 2009

Mr. Farus Farmanali
FF Series Holdings, LLC
9315 West Sunset Road, Suite #103
Las Vegas, Nevada 89148

RE: EOT-33836 – EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 15, 2009

Dear Mr. Farmanali:

The City Council at a regular meeting held April 15, 2009 APPROVED the request for an Extension of Time of an approved Rezoning (ZON-18196) FROM R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT- 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN 125-24-404-007). The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2009. This approval is subject to:

Planning and Development

1. This Rezoning (ZON-18196) shall expire on March 7, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Rezoning (ZON-18196) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Tony Farmanali
9315 West Sunset Road, Suite #103
Las Vegas, Nevada 89148



066491

March 9, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Mr. Tom Parsons
Ms. Barbara Farmanali
4035 South Tenaya Way, Suite #200
Las Vegas, Nevada 89147

RE: ZON-18196 – REZONING
CITY COUNCIL MEETING OF MARCH 7, 2007
RELATED TO SDR-17727

Dear Mr. Parsons:

The City Council at a regular meeting held March 7, 2007 APPROVED the request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007). The Notice of Final Action was filed with the Las Vegas City Clerk on March 8, 2007. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17727) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to the conditions for Variance (VAR-6276), and Site Development Plan Review (SDR-17727), if approved.

Public Works

4. Construct rural street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. Rural improvements shall be constructed within the existing 50-foot right-of-way and shall consist of a total width of 39-feet (34-feet of asphalt) and 30-inch rolled curb on both sides of the street. The exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

EOT-33836
04-15-09 CC

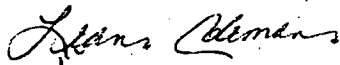
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Mr. Tom Parsons
ZON-18196 – Page Two

Sign and record a covenant running with the land for all urban improvements not constructed at this time on Centennial Parkway. Also, extend a minimum of two lanes of paving in the Centennial Parkway alignment westerly to tie into Leon Avenue.

5. Extend public sewer to the west edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

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

Renaye Mendoza
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Ms. Shaelyn Sandoval
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

EOT-33836
04-15-09 CC

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Applicant Letter



Separator Sheet



April 3, 2009

Mr. Farus Farmanali
FF Series Holdings, LLC
9315 West Sunset Road, Suite #103
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: EOT-33836 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on *April 15, 2009*. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Margo Wheeler".

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Mr. Tony Farmanali
9315 West Sunset Road, Suite #103
Las Vegas, Nevada 89148

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Hansen Sheet



Separator Sheet

Hansen Sheet



Separator Sheet

Report Date 04/02/2009 10:33 AM

Submitted By

Page 1

A/P # 33836 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/13/2009 17:11	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-33836 - EXTENSION OF TIME- REZONING - APPLICANT/OWNER: FF SERIES HOLDING, LLC - Request for an Extension of Time of an approved Rezoning (ZON-18196) FROM R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT- 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT- 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN 125-24-404-007), Ward 6 (Ross).

Parent A/P #	18196	Project/Phase Name	CENTENNIAL/LEON	Phase #	
Project #	33836	Size/Area	2.18 ACRE	Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12524404007

Location

Owner/Tenant

Contact ID	AC1609848	Name	F F SERIES HOLDINGS L L C	Organization	% F FARMANALI
Mailing Address	9315 W SUNSET RD #103	City	LAS VEGAS	State/Province	NV
ZIP/PC	89148-4845	Country		Evening Phone	
Day Phone		Mobile #			
Fax				☐ Foreign	

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

12524404007

Applicants/Contacts

Report Date 04/02/2009 10:33 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1609848 ☐ Foreign
Effective Expire
Name F F SERIES HOLDINGS L L C
Day Phone Eve Phone Organization % F FARMANALI
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 9315 W SUNSET RD #103
LAS VEGAS, NV 89148-4845
Seasonal Addr

Valid From To
Comments
No Comments

Primary N Capacity OTHER Other REP Contact ID AC1628318 ☐ Foreign
Effective Expire
Name TONY FARMANAIL
Day Phone (702)871-9633 x Eve Phone Organization FF SERIES HOLDING LLC
Pager PIN # Position
Fax (702)871-9631 Mobile Profession
E-Mail
Address 9315 W SUNSET ROAD SUITE 103, LAS VEGAS NV
Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity APPL Contact ID AC1628319 ☐ Foreign
Effective Expire
Name FARUS FARMANALI
Day Phone Eve Phone Organization FF SERIES HOLDINGS LLC
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 9315 WEST HOLDING LLC SUITE 103
LAS VEGAS, NV 89148
Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail PLANNING TECH ITEMS (EOT) Modified By MPELI Modified Date/Time 04/01/2009 09:08
Comments
No Comments

Report Date 04/02/2009 10:33 AM

Submitted By

Page 3

PLANNING TECH ITEMS

Notification Map

Map Completed 04/01/2009

Number of Labels 0

Size of Notification Area NON-PUBLIC

Mobile Home Parks to be Notified

Detail SUBMITTAL CHECKLIST (EOT)

Modified By MREX

Modified Date/Time 03/13/2009 17:10

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

N Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By MREX

Modified Date/Time 03/13/2009 17:02

Comments

No Comments

Report Date 04/02/2009 10:33 AM

Submitted By

Page 4

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
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There are no items in this list

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type ZON

Hearing Type

Parent Project # 18196

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation APPROVAL

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/15/2009	CC	SCHEDULED		0	0	0
MREX	03/13/2009					

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

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	03/16/2009 08:15		0.00
DEBBIE SULLIVAN/PLANNING; FARUS FARMANALI; CK #8606; 702-871-0633					

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Approved Rezoning Application
 Project Address (Location) Centennial Parkway, approx. 360 feet east of Leon Avenue
 Project Name Centennial/Leon Proposed Use R-PD4
 Assessor's Parcel #(s) 125-24-404-007 Ward #
 General Plan: existing RE proposed Zoning: existing R-PD4 proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 2.18 Lots/Units 8 Density 3.84
 Additional Information 18196

PROPERTY OWNER FF Series Holdings LLC Contact Farus Farmanali
 Address 9315 W. Sunset Road, Suite 103 Phone: (702) 871-9633 Fax: (702) 871-9631
 City Las Vegas State NV Zip 89148-4845
 E-mail Address Farus@qafinvestments.com

APPLICANT FF Series Holdings LLC Contact Farus Farmanali
 Address 9315 W. Sunset Road, Suite 103 Phone: (702) 871-9631 Fax: (702) 871-9631
 City Las Vegas State NV Zip 89148-4845
 E-mail Address Farus@qafinvestments.com

REPRESENTATIVE Tony Farmanali Contact
 Address 9315 W. Sunset Road, Suite 103 Phone: (702) 871-9633 Fax: (702) 871-9631
 City Las Vegas State NV Zip 89148-4845
 E-mail Address Tony@qafinvestments.com

Property Owner Signature* [Signature]

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

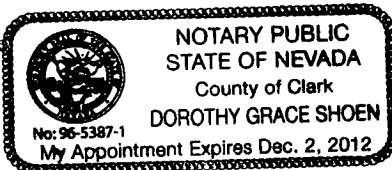
Print Name Farus Farmanali

Subscribed and sworn before me

This 13th day of march, 20 09

Dorothy Grace Shoen

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-33836</u>
Meeting Date:	<u>4/15/09</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>4/13/09</u>
Received By:	<u>mrex</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.

SOFI



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **EOT-33836** APN: 125-24-404-007

Name of Property Owner: FF SERIES HOLDINGS LLC

Name of Applicant: FF SERIES HOLDINGS LLC

Name of Representative: TONY FARMANALI

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): _____

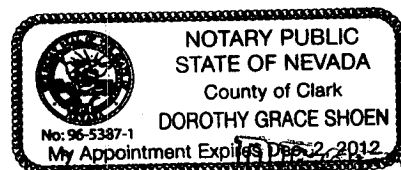
APN: _____

Signature of Property Owner

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 13th day of March, 20 09
Dorothy Grace Shoen
Notary Public in and for said County and State



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Deed



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20081208-0003710

Fee: \$16.00 RPTT: EX#007
NYC Fee: \$0.00

12/08/2008 15:05:09
T20080303124

Requestor:
LEGAL EXPRESS

Debbie Conway BRT
Clark County Recorder Pgs: 4

APN: 125-24-404-007

WHEN RECORDED, MAIL TO:

R. Glen Woods
WOODS ERICKSON WHITAKER
& MAURICE LLP
1349 Galleria Drive, Suite 200
Henderson, NV 89014

MAIL TAX NOTICE TO:

Farus Farmanali, Manager
FF Series Holdings LLC
3625 S. Town Center Drive
Las Vegas NV 89135

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed this 26th day of November, 2008, by R. Glen Woods, and his successors, as trustee of the Farmanali 2008 Trust under agreement dated November 11, 2008, as grantor (the "Grantor"), whose address is 3625 S. Town Center Drive, Las Vegas, Nevada 89014, in favor of FF Series Holdings LLC, a Nevada limited liability company, as grantee ("Grantee"), whose address is 1349 Galleria Drive, Suite 200, Henderson, Nevada 89014.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Clark County, Nevada, which is more particularly described as follows:

See attached Schedule "A" – Legal Description

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

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MAR 13 2009

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

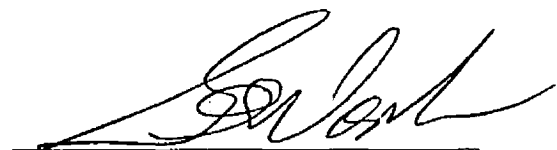
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

"Grantor"

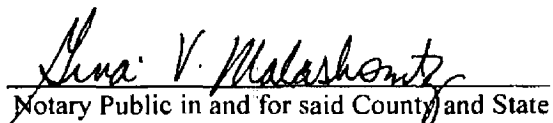


R. Glen Woods, and his successors as trustee of the Farmanali 2008 Trust uad November 11, 2008

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on November 26, 2008, by R. Glen Woods.

(Seal)



Notary Public in and for said County and State

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MAR 13 2009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 125-24-404-007
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'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book _____ Page _____
Date of Recording: _____
Notes: last trust u

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a) Transfer Tax Exemption per NRS 375.090, Section 7
b) Explain reason for Exemption: Transfer without consideration from a trust. Must have certificate of trust.

5. Partial Interest: Percentage being transferred _____ %

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

Signature [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: R. Glen Woods, TTEE Farmanali
2008 Trust dtd 11/11/2008
Address: 1349 Galleria Drive, Suite 200
City: Henderson
State: NV State: NV

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: FF Series Holdings LLC
Address: 1349 Galleria Drive, Suite 200
City: Henderson
Zip: 89014 Zip: 89014

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

Print name: Woods Erickson Whitaker & Maurice LLP Escrow #: _____
Address: 1349 Galleria Drive, Suite 200
City: Henderson State: NV Zip: 89014-6653

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MAR 13 2009

Legal Description



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EXHIBIT "A"

Legal description

That portion of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

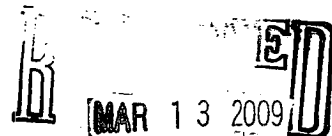
Lot Three (3) as shown by map thereof on file in Book 53 of Parcel Maps, Page 58, and recorded August 17, 1987 in Book 870717 as Document No. 00626, of official records, Clark County, Nevada.

Being Further described as Lot 212 of Record of Survey in File 52, Page 70, recorded October 18, 1989 in Book 891018 as Document No. 00517 of official records, Clark County, Nevada.

Together with that portion of land vacated by that certain Order of Vacation recorded March 14, 2001 in Book 20010314 as Document No. 00616, of official records, Clark County, Nevada.

Assessor's Parcel No. 125-24-404-007

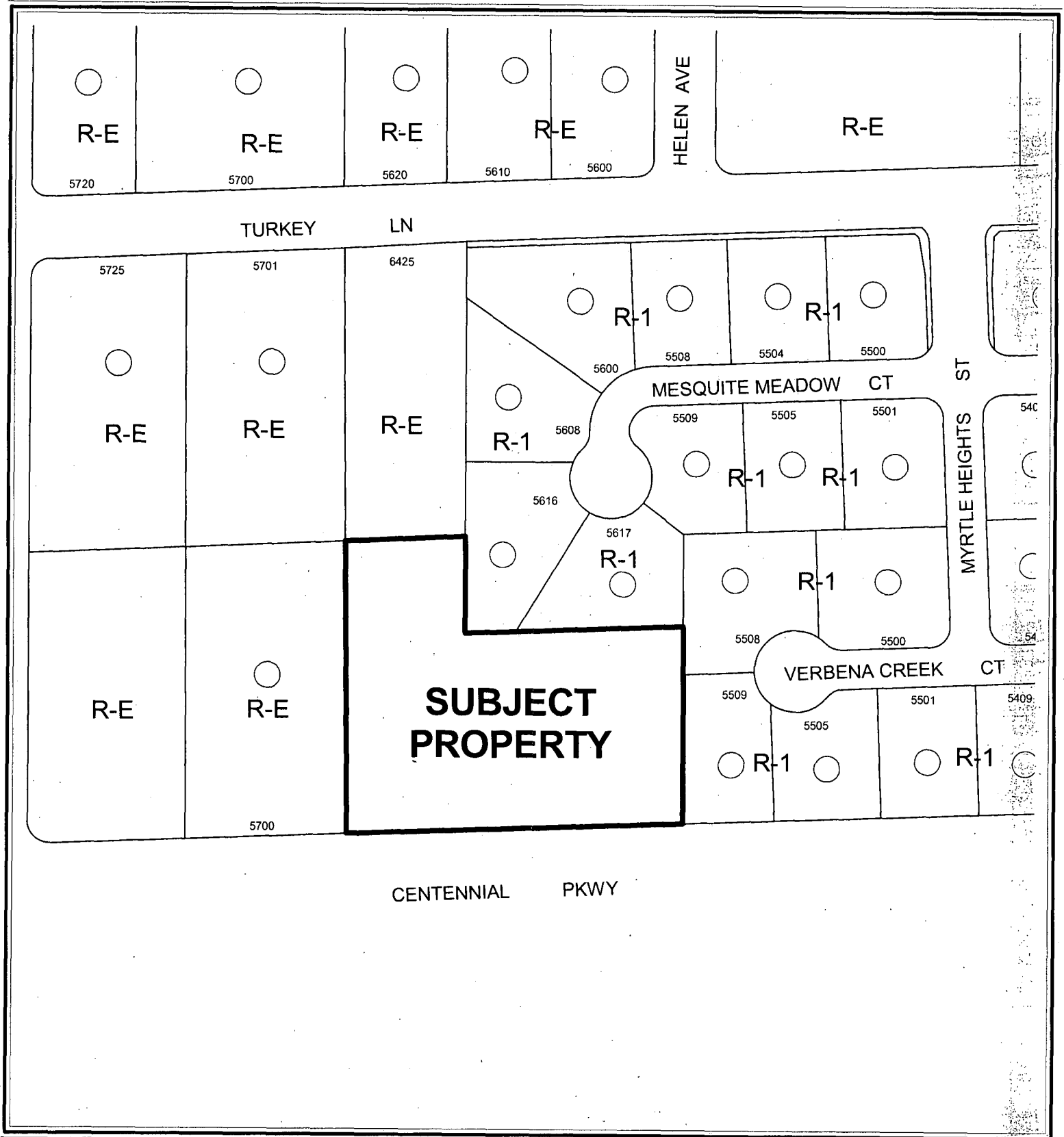
More commonly known as 1.79 acres vacant land



Plans (PMT)



Separator Sheet



CASE: EOT-33836

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



Planning & Development Department
Scanning Cover Sheet

Case No EOT-33836

APN 125-24-404-007

Location north side of the Centennial Parkway
Alignment approximately 360 feet east
of Leon Avenue

Applicant APPLICANT/OWNER: FF SERIES HOLDING, LLC

Subject

Request for an Extension of Time of an
approved Rezoning (ZON-18196) FROM R-E
(RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO R-PD4 (RESIDENTIAL PLANNED
DEVELOPMENT- 4 UNITS PER ACRE) TO R-PD4
(RESIDENTIAL PLANNED DEVELOPMENT- 4 UNITS
PER ACRE) on 2.18 acres on the north side of
the Centennial Parkway Alignment
approximately 360 feet east of Leon Avenue
(APN 125-24-404-007), Ward 6 (Ross).



1 2 3 4 5 6

