

APN Map

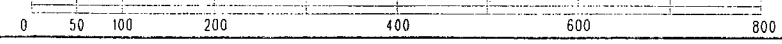


Separator Sheet

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



ASSESSOR'S PARCELS - CLARK CO., VA.

M. W. Schofield, Assessor

AVERAGE OA VALUE 45

BOOK 199, R607

SEC. 26

MAP 8 2 SE 4

125-26-8

MAP LEGEND

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

- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- 99-124 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- CLS GOV. LOT NUMBER

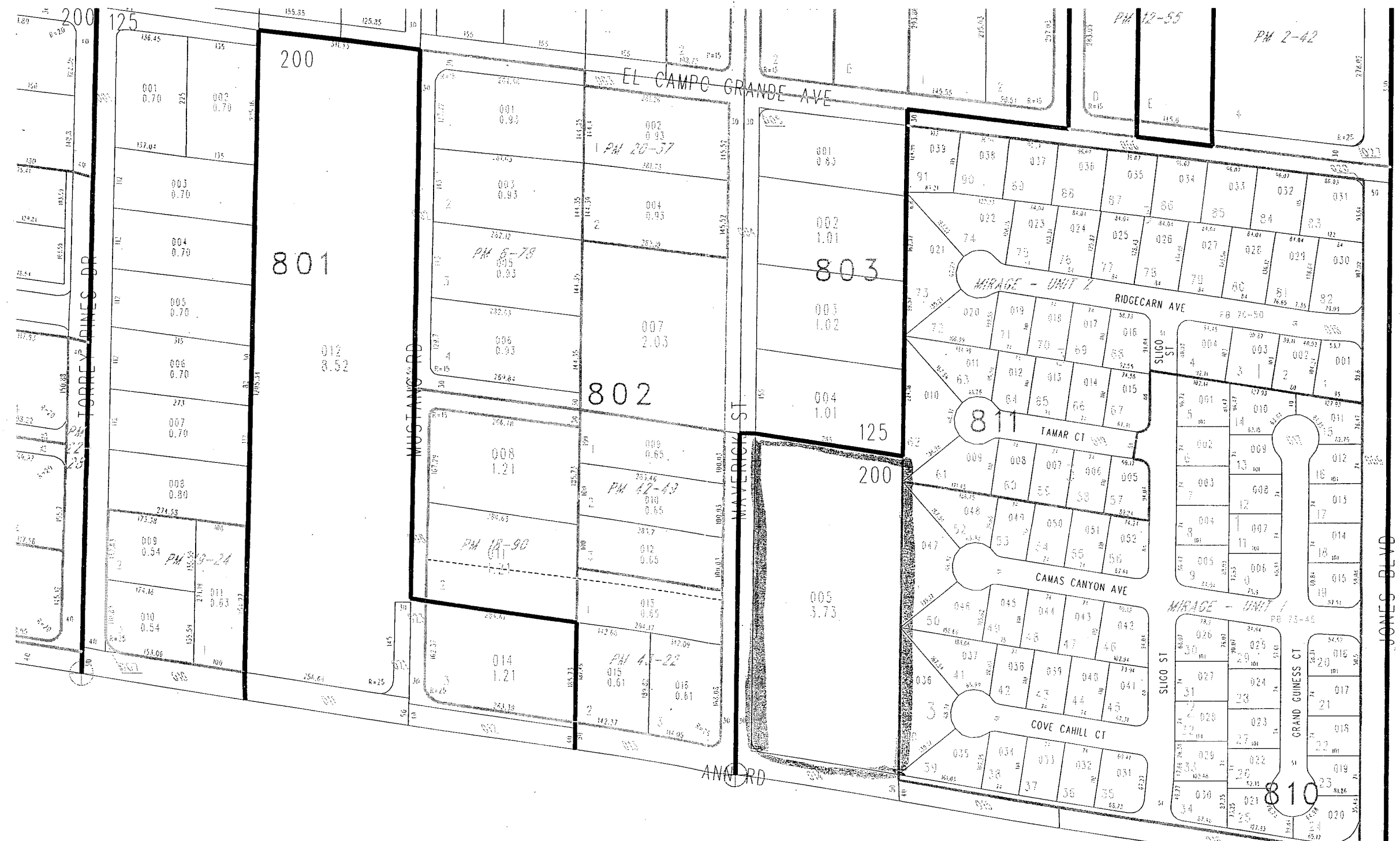
T18S	R59E	R60E	R61E
99	100	101	
T19S	126	125	124
T20S	137	138	139

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: 06/28/05



WVR-11985

04/27/06 PC

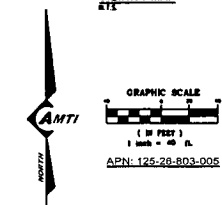
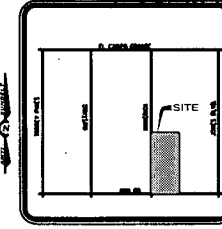
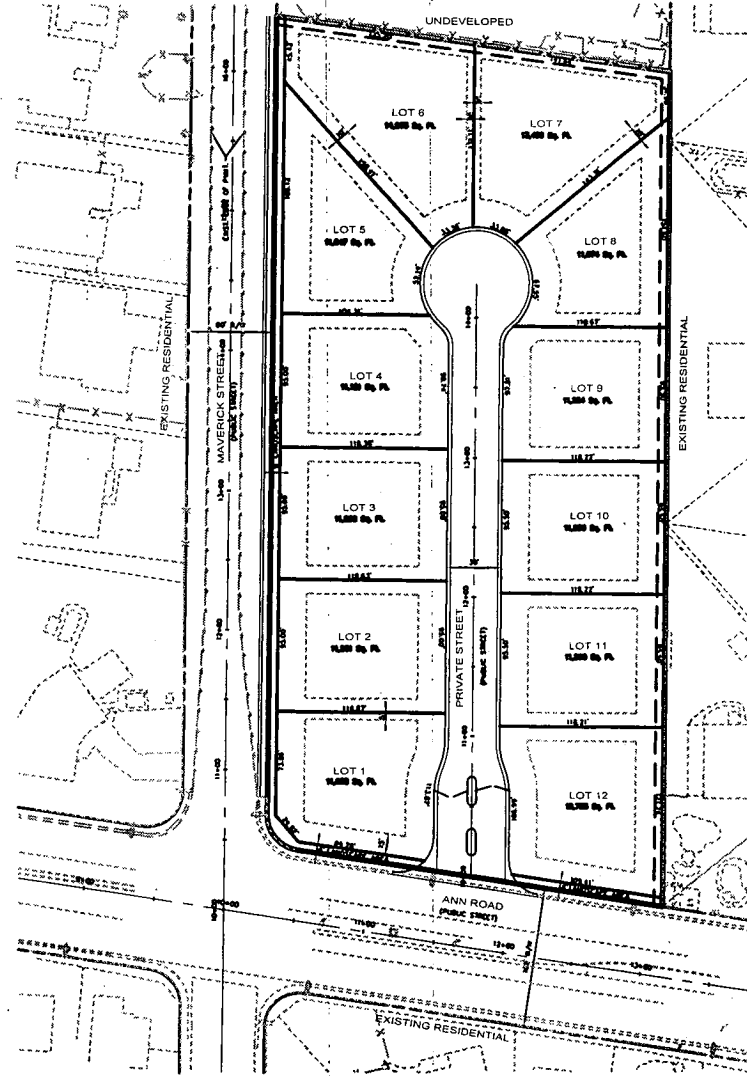
TAX DIST 125,200

Plans (PMT)



Separator Sheet

**PRELIMINARY SITE PLAN
FOR
MACKENZIE CROSSING
A SINGLE FAMILY SUBDIVISION
APN: 125-26-803-005
LAS VEGAS, NEVADA**



DEVELOPER BRAMBLE DEVELOPMENT GROUP 1290 S. JONES BLVD. SUITE 230 LAS VEGAS, NEVADA 89146 (702) 243-8800 (702) 243-8812 CONTACT: PATRICK BRAM	OWNER BRAMBLE DEVELOPMENT GROUP 1290 S. JONES BLVD. SUITE 230 LAS VEGAS, NEVADA 89146 (702) 243-8800 (702) 243-8812 CONTACT: PATRICK BRAM
---	---

ENGINEER SUNBELT ENGINEERING 720 BIRMINGHAM HWY HENDERSON, NV 89005 PHONE: (702) 530-0000 FAX: (702) 530-0549	ZONING EXISTING LAND USE: RESIDENTIAL EXISTING ZONING: RESIDENTIAL, CLIMATE DISTRICT (R-1) REQUIRED: SINGLE FAMILY RESIDENTIAL (R-1)
---	--

SITE DATA TOTAL NUMBER OF LOTS = 12 NET ACRES = 147,494.46 Sq. Ft. 3.64 ACRES GROSS ACRES = 208,147.29 Sq. Ft. 4.62 ACRES MINIMUM LOT SIZE = 11,000 Sq. Ft. MAXIMUM LOT SIZE = 14,301 Sq. Ft. AVERAGE LOT SIZE = 11,758 Sq. Ft.	LEGEND --- LOT BOUNDARY --- BOUNDARY LINE --- CENTRALINE --- EXISTING EDGE OF PAVEMENT
--	---

SETBACKS
FRONT = 20'
REAR = 30'
SIDE = 10'
CORNER = 15'

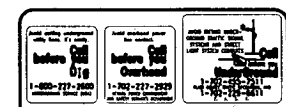
MINIMUM
5' SIDE SETBACKS FOR LOTS 1, 6 AND 7

UTILITY COMPANIES SERVING SITE

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER/SANITATION	CITY OF LAS VEGAS UTILITIES
TELEPHONE	SUNBELT TEL
ELECTRIC	VEPCO POWER
CABLE	SHARP TELEPHONE
	COMCAST

BASIS OF BEARINGS
BETWEEN 20' E BOUNDARY AND SOUTH LINE OF THE SOUTHWEST QUARTER (R-1/4) QUARTER QUARTER (R-1/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 86 (43) WEST, FOR BOOK 24, PAGE 56 OF PLATS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCH AND FOUND PLAN IN THE TOP OF CURB
STANDARD CORNER OF ANN ROAD AND MAVERICK STREET NEAR THE
PT OF MAVERICK STREET.
ELEVATION = 762.68 METERS (2503.90)
= 2503.50 FEET (790.00)



UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES UNDERGROUND OR ON-GROUND UNLESS SHOWN BY CONSTRUCTION RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR MARKING THE LOCATION OF UTILITIES NOT SHOWN ON THESE RECORDS.



DEVELOPER	BRAMBLE HOMES, INC.
OWNER	BRAMBLE HOMES, INC.
ENGINEER	SUNBELT ENGINEERING
DATE	04/27/06
PROJECT	APN: 125-26-803-005

**PRELIMINARY SITE PLAN
MACKENZIE PARC
BRAMBLE HOMES, INC.**

CLARK COUNTY NEVADA
CITY

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
370 SULLIVAN HWY. | PHOENIX, AZ 85004
(602) 341-9900 | FAX: (602) 341-9915

WVR-11985
FOR REVIEW ONLY
04/27/06 PC

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



June 9, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. A.J. Tipton
Mackenzie Crossing
1290 South Jones Boulevard, Suite #250
Las Vegas, Nevada 89146

RE: WVR-11985 - WAIVER
CITY COUNCIL MEETING OF JUNE 7, 2006
RELATED TO ZON-11987, VAR-11982 AND SDR-12374

Dear Mr. Tipton:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11987), Special Use Permit (SUP-11983), Variances (VAR-11982 and VAR-12375), and Site Development Plan Review (SDR-12374) shall be required.
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

cc: See Attached List

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. A.J. Tipton
WVR-11985 – Page Two
June 9, 2006

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

Mr. Kirby Adams
AMTI Sunbelt, LLP
720 Susanna Way
Henderson, Nevada 89015

Action Letter



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

April 28, 2006

Mr. A.J. Tipton
Mackenzie Crossing
1290 South Jones Boulevard, Suite #250
Las Vegas, Nevada 89146

RE: WVR-11985 - WAIVER

Dear Mr. Tipton:

Your request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [~~PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone~~] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on April 27, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as access to Ann Road was deemed inappropriate based on Code requirements and the potential for short-cutting through the area which may result.

This item will be considered by the City Council on *June 7, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary Leopold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Kirby Adams
AMTI Sunbelt, LLP
720 Susanna Away
Henderson, Nevada 89015

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

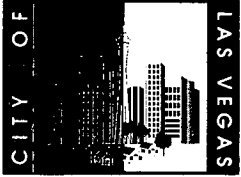


Applicant Letter



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

April 14, 2006

Mr. A.J. Tipton
Mackenzie Crossing
1290 South Jones Boulevard, Suite #250
Las Vegas, Nevada 89146

RE: WVR-11985 - WAIVER

Dear Mr. Tipton:

Please be advised the City Planning Commission at its regular meeting on *April 27, 2006* has 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,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Kirby Adams
AMTI Sunbelt, LLP
720 Susanna Away
Henderson, Nevada 89015

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

WAIVER OF TITLE 18.12.160

MEETING: PLANNING COMMISSION
DATE: APRIL 27, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

WVR-11985

APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC - REQUEST FOR A WAIVER OF TITLE 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED ON 4.62 ACRES AT THE NORTHEAST CORNER OF ANN ROAD AND MAVERICK STREET (APN 125-26-803-005), U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ZONE], WARD 6 (ROSS).

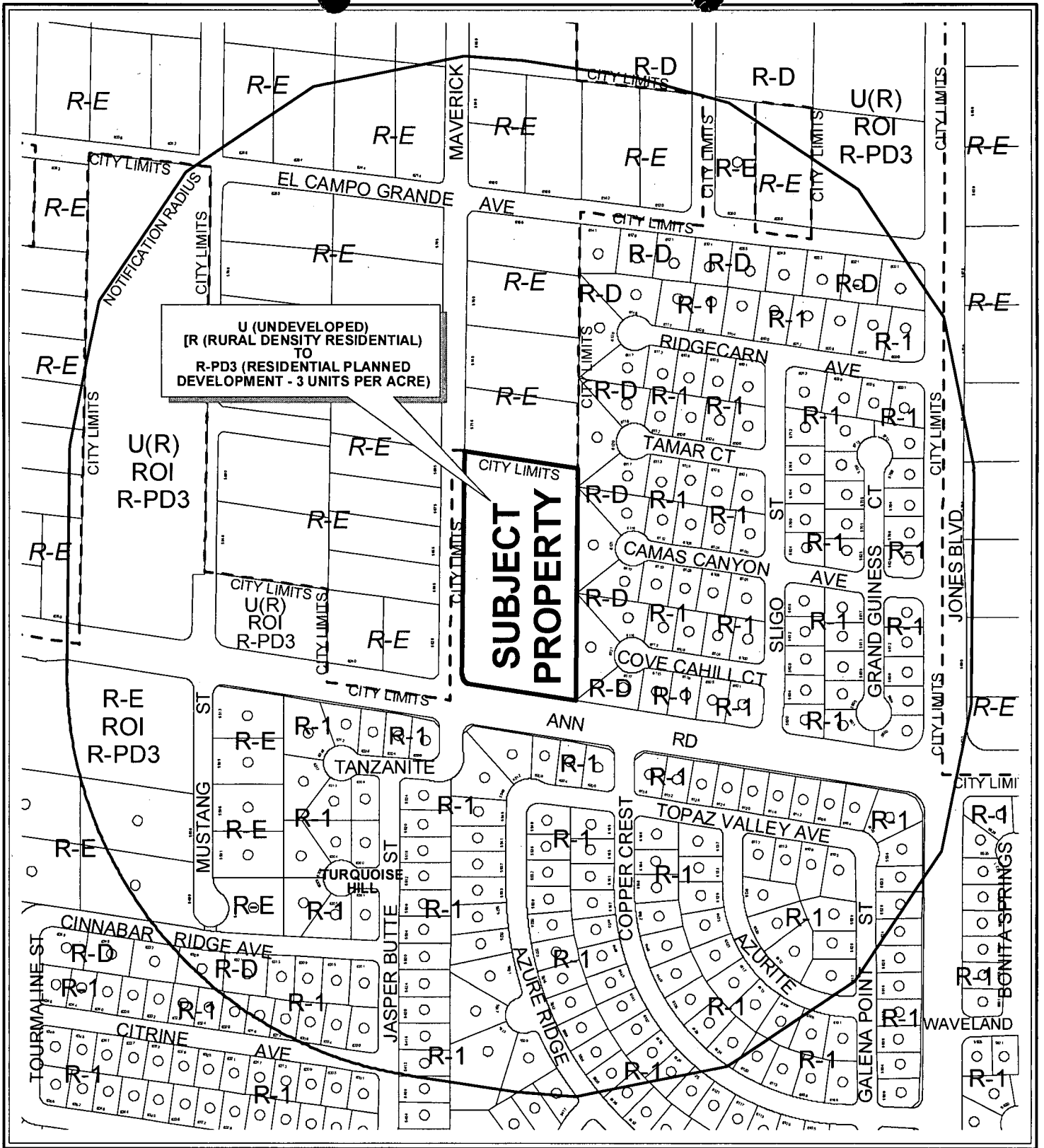
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **WVR-11985**

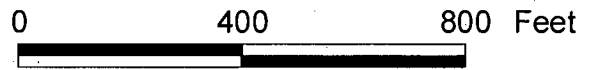
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 27, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

WVR-11985

Ambiance Estates HOA

Eagle Creek Heights Community Association

Gilcrease NA.

Grand Entries

Lamb of God NA

Lone Mountain Citizens Advisory Council

Los Prados HOA

Northwest Citizens Board

Paradise Falls HOA

Pueblo at Sante Fe Condominium Association

Romano Ridge HOA

Sheep Mountain #5 NA

Tropical Meadows HOA

Tropical Valley.NA

Hansen Sheet



Separator Sheet

Report Date 03/16/2006 03:30 PM

Submitted By

Page 1

A/P # 11985 WAIVER

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/23/2006 10:03	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority	0	Calculated Valuation 0.00
<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation 0.00

Description of Work

WVR-11985 - WAIVER RELATED TO ZON-11987 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 3.73 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), [U(R) Undeveloped (Rural Density Residential Land Use Designation)] [PROPOSED R-PD3 (Residential Planned Development - 3 Units per Acre)] Zone, Ward 6 (Ross)

Parent A/P #

Project #	11985	Project/Phase Name	MACKENZIE CROSSING	Phase #	
Size/Area	3.73 ACRE	Size Description		% Completed	0.00
Proposed Start		Proposed Stop			
% Complete Formula					

Property/Site Information

Parcel 12526803005

Location

Owner/Tenant

Contact ID	AC1140439	Name	MACKENZIE CROSSING	Organization	MACKENZIE CROSSING
Mailing Address	1290 S JONES BLVD SUITE 250			State/Province	NV
City	LAS VEGAS			Country	<input type="checkbox"/> Foreign
ZIP/PC	89146			Evening Phone	
Day Phone				Mobile #	
Fax					

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

12526803005

Report Date 03/16/2006 03:30 PM

Submitted By

Page 2

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	----------------------	---------------	------------	--------------	----------

No Conditions

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

There is no planning condition for this project.

WAIVER

N Parent Project link required? **Final City Council letter received**
 Hearing Type **Annotated minutes received**
 Public or Non-Public **PUBLIC**

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	-----------------------	--	-----------	----------	-------------

04/27/2006	PC	SCHEDULED			
GKAPOVICH	02/23/2006	CBURNEY 03/15/2006	0	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

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	983657	02/23/2006 10:42		0.00
Bramble Investments Group LLC ck 1212 (\$2100) & 1217 (\$900) / Geri / 242-9908 / covers projects 11987, 11982, 11985 / 11983					

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER
 Project Address (Location) NEC ANN & MAUERCK
 Project Name MACKENZIE CROSSING Proposed Use SFR
 Assessor's Parcel #(s) 125-26-803-005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing RE proposed R-D
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 3.73 Lots/Units 12 Density _____
 Additional Information _____

PROPERTY OWNER MACKENZIE CROSSING, LLC Contact PATRICK WARD
 Address 1290 S. JONES BLVD Ste 250 Phone: 242-8608 Fax: 242-8612
 City LAS VEGAS State NV Zip 89146

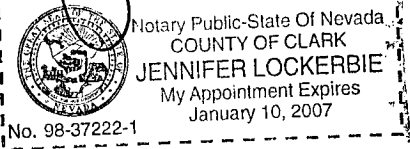
APPLICANT BRAMBLE DEVELOPMENT Contact AJ TIPTON
 Address 1290 S. JONES STE 250 Phone: 242-8608 Fax: 242-8612
 City LAS VEGAS State NV Zip 89146

REPRESENTATIVE ANTI Sunbelt, LLP Contact KIRBY ADAMS
 Address 720 SUSANNA WAY Phone: 242-9908 Fax: 242-9915
 City HENDERSON State NV Zip 89015

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature] Pres.
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name LARRY L. STAYERS

Subscribed and sworn before me
 This 3rd day of February, 2006
[Signature]

Notary Public in and for said County and State _____


Case #	<u>WVR 11985</u>
Meeting Date:	<u>4/13/06</u>
Total Fee:	<u>\$600</u>
Date Received:*	<u>2/23/06</u>
Received By:	<u>[Signature]</u>

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

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



CIVIL ENGINEERING · PLANNING · SURVEYING

February 22, 2006

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

Re: Request for Waiver of Development Standards for intersection offsets for a proposed single-family residential subdivision located at the northeast corner of Ann and Maverick (APN 139-35-803-001).

The purpose of this letter is to request a special use permit for a private street for a proposed single-family residential subdivision located at the northeast corner of Ann and Maverick. This application is to accompany the rezoning application which is being concurrently applied for.

The requested waiver of standards is for allowance of approximately 185' of horizontal separation between the intersection of Ann and Maverick and the intersection of Ann and the entry street where 220' is required. The proposed subdivision is better served to have the entry from Ann as opposed to Maverick for drainage considerations and utility access. The proposed intersection location of Ann and the entry road is determined by placing the entry road directly halfway between the east and west borders of the parcel. Offsetting the entry road 35' to the east to meet the 220' intersection offsets would result in a "squashed" lot scenario for the proposed lots on the south and essentially make those lots unusable for the proposed zoning.

The proposed subdivision will be marketed as a site for upscale semi-custom homes with CCRs established to promote harmony with the existing developments in the area and to be aesthetically pleasing. The density and intensity of the project is compatible with nearby developments.

There are sufficient infrastructure improvements to accommodate the proposed development. Ann is a fully improved right-of-way. Maverick exists as a non-urban standards access road. Existing sewer, water, and other utilities are in the streets adjacent to the development. The proposed development is providing a 6' landscape strip adjacent along bordering streets: Ann and Maverick.

We sincerely hope that the requests for these actions be reviewed and considered. Please contact me at #938-0650 if you have any questions or comments.

Sincerely,
Acclaim MTI, LLP

A handwritten signature in black ink, appearing to read 'K. Adams', is written over the typed name.

Kirby P. Adams, P.E.
Project Engineer

WVR-11985
04/27/06 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-11985** APN: 125-26-803-805

Name of Property Owner: MACKENZIE CROSSING, LLC

Name of Applicant: BRAMBLE DEVELOPMENT

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: [Handwritten Signature]

Print Name: LARRY L SAYERS

Subscribed and sworn before me

This 3rd day of February, 2006

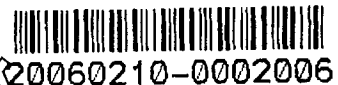
[Handwritten Signature]
Notary Public in and for said County and State



Deed



Separator Sheet



20060210-0002006

Fee: \$16.00 RPTT: \$8,925.00

N/C Fee: \$0.00

02/10/2006 14:08:11

20060026327

Requestor:
NEVADA TITLE COMPANY

Frances Deane ARO
Clark County Recorder Pgs: 4

A.P.N.: 125-26-803-005
R.P.T.T.: \$8,976.00

Escrow #05-09-1534-KR

Mail tax bill to and
When recorded mail to:
Mackenzie Crossing, LLC
1290 S. Jones Blvd., Suite 250
Las Vegas, NV 89146

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Tony Wong & Hung Wong**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Mackenzie Crossing, LLC**, a Nevada limited liability company, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 1 day of February, 2006.

COPY

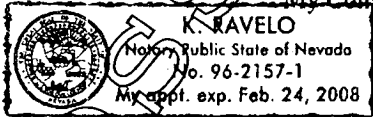
Tony Wong _____ Hung Wong _____
Tony Wong Hung Wong

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on 2/9/06
by Tony Wong

[Signature]

NOTARY PUBLIC
My Commission Expires: _____

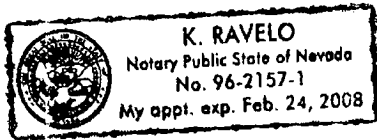


State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on 2/9/06
by Hung Wong

[Signature]

NOTARY PUBLIC
My Commission Expires: _____



ASSISTANT

**State of Nevada
Declaration of Value**

COPY

1. Assessor Parcel Number(s)
- a) 125-26-803-005
 - b) _____
 - c) _____
 - d) _____

2. Type of Property:
- a) Vacant Land
 - b) Sgl. Fam. Residence
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$1,750,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: \$1,750,000.00

Real Property Transfer Tax Due \$8,925.00

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: GRANTOR/SELLER

Signature: K Ravelop Capacity: ESCROW AGENT

SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**

(REQUIRED) (REQUIRED)

Print Name: Tony Wong Print Name: MacKenzie Crossing LLC, a Nevada limited liability company

Address: 8813 Scenic Harbor Dr. Address: 1290 S. Jones Blvd., #6250

City/State/Zip: Las Vegas, NV 89117 City/State/Zip: Las Vegas, NV 89146

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

Print Name: Nevada Title Company Esc. #: 05-09-1534-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

7006

Legal Description



Separator Sheet

EXHIBIT "A"

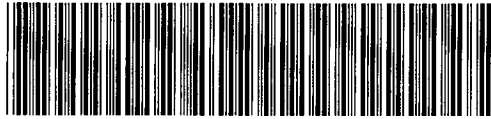
THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE
SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF
SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION DEEDED TO COUNTY OF CLARK
BY DEED RECORDED JANUARY 31, 2003 IN BOOK 20030131 AS DOCUMENT
NO. 00515 OF OFFICIAL RECORDS.

ASSESSOR'S

COPY

Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: KIRBY ADAMS

Telephone: 242-9908

Project Number: WVR-11985

Ward Number: 6

STAFF ACTIONS	Initial/Date	Initial/Date
<input type="checkbox"/> Pre-App. Meeting Date:	_____	<input type="checkbox"/> DRT Outcome: _____
<input type="checkbox"/> App. Filing Date:	_____	<input type="checkbox"/> Applicant Contacted: _____
<input type="checkbox"/> App. Accuracy Checked:	_____	<input type="checkbox"/> Site Visit Completed: _____
<input type="checkbox"/> Routing Form Sent:	_____	<input type="checkbox"/> Photos Taken: _____
<input type="checkbox"/> DRT Meeting Date:	<u>3.28.06</u>	
Notes: _____		

P. C. ACTIONS	Initial/Date	Initial/Date
<input type="checkbox"/> Hearing Notice Rec'd:	_____	<input type="checkbox"/> PC Meeting Date: <u>4.27.06</u>
<input type="checkbox"/> Hearing Notices Mailed:	<u>4.14.06</u>	<input type="checkbox"/> PC Action: _____
<input type="checkbox"/> Draft Report Sent to PC:	<u>4.20.06</u>	<input type="checkbox"/> Letter to Applicant: <u>4.14.06</u>
<input type="checkbox"/> Final Report Reviewed:	_____	<input type="checkbox"/> PC Minutes Filed: _____
Additional PC Conditions: _____		

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

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

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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
Item Required			
YES	NO		

APPLICATION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance

SITE PLAN

Folded Plans: Rolled/Colored Plans:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADA accessibility requirements shown/labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking standard(s) utilized: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted

LANDSCAPE PLAN

Folded Plans: Rolled/Colored Plans:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required perimeter landscape planters shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover

BUILDING ELEVATIONS

Folded Plans: Rolled/Colored Plans:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted

FLOOR PLANS

Folded Plans: Rolled Plans:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> rooms noted/labeled

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Kirby Adams Application Type: WUR - Intrusion Offset
 APN: 125-26-803-005 Location: NEC HNV & Maverick
 Planner: [Signature] Pre-App Meeting Date: 1-23-06 Earliest PC Date: 3-23-06



Meeting

Telephone

Conversation Record

Page	_____	of	_____
Date	___/___/___		
Time	_____	am	pm

Project Name _____

Conversation between CLV Representative(s): _____
and, _____

Name	Company/Department	Phone	FAX
Fred Solis			

see Meeting Attendance Sheet

Comments:

App for Rezzone, VAR, SWUR, SUP.

GP. is R - up to 3.59 DUA

Compatible zoning District in R is R-D

11,000 sq min Lot

90 ft lot width

Front - 25'

Side - 10'

Per - 30'

Corner - 15'

- Kldy No comment

- Traffic - Why No Access from Maverick? - Applicant states it was for Drainage Reasons. Traffic impact Fee reqd. *Standard Half Street impacts on Maverick

- In RD RMP Buffer Area - But adjacent to Arvo Rd - 100 Row

- Follow-up - 2-1-06

App. Decided to rezzone to R-D

- Need Detailed Section letter

- Setback VAR Reqd.

- Set for private streets

DTVA Form reqd for SUP

- WE - Inclusion effect

Route Form



Separator Sheet

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

WVR-11985

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

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: March 29, 2006
Re: **WVR-11985** Bramble Development NEC of Ann Road and Maverick Street
Request for an Intersection Distance Separation Waiver

COMMENTS:

We have no objection to the request for a Waiver of Title 18.12.160 to allow approximately 185 feet between street intersections where 220 feet is the minimum distance separation required for property located on the northeast corner of Ann Road and Maverick Street.

We note that this site is the subject of a Zoning Reclassification ZON-11987 and Site Development Plan Review SDR-12374; all site-related conditions of approval are addressed with those actions.

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*

WVR-11985 - WAIVER RELATED TO ZON-11987 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation][PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **APRIL 27, 2006**

CITY COUNCIL: **JUNE 7, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



PUBLIC HEARING

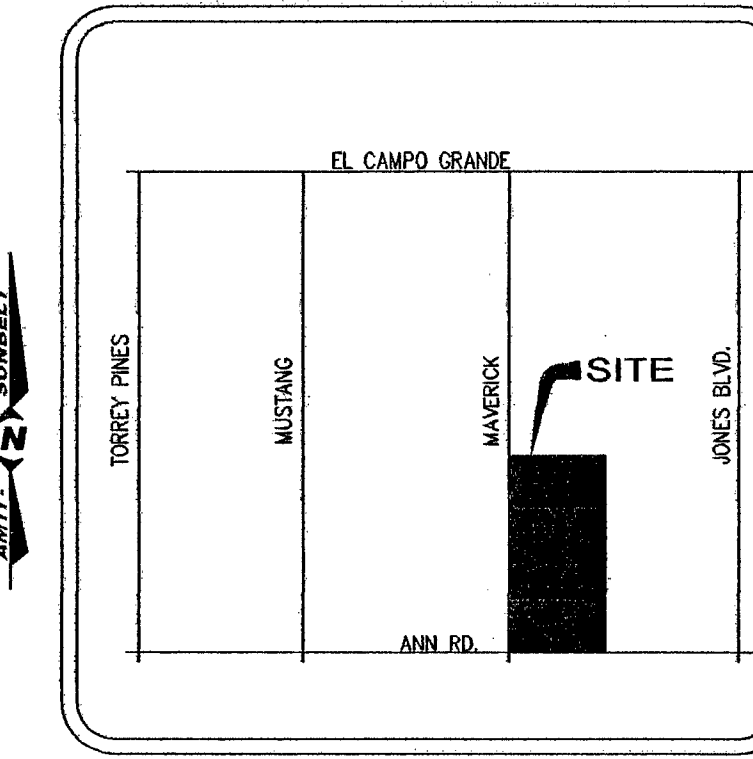
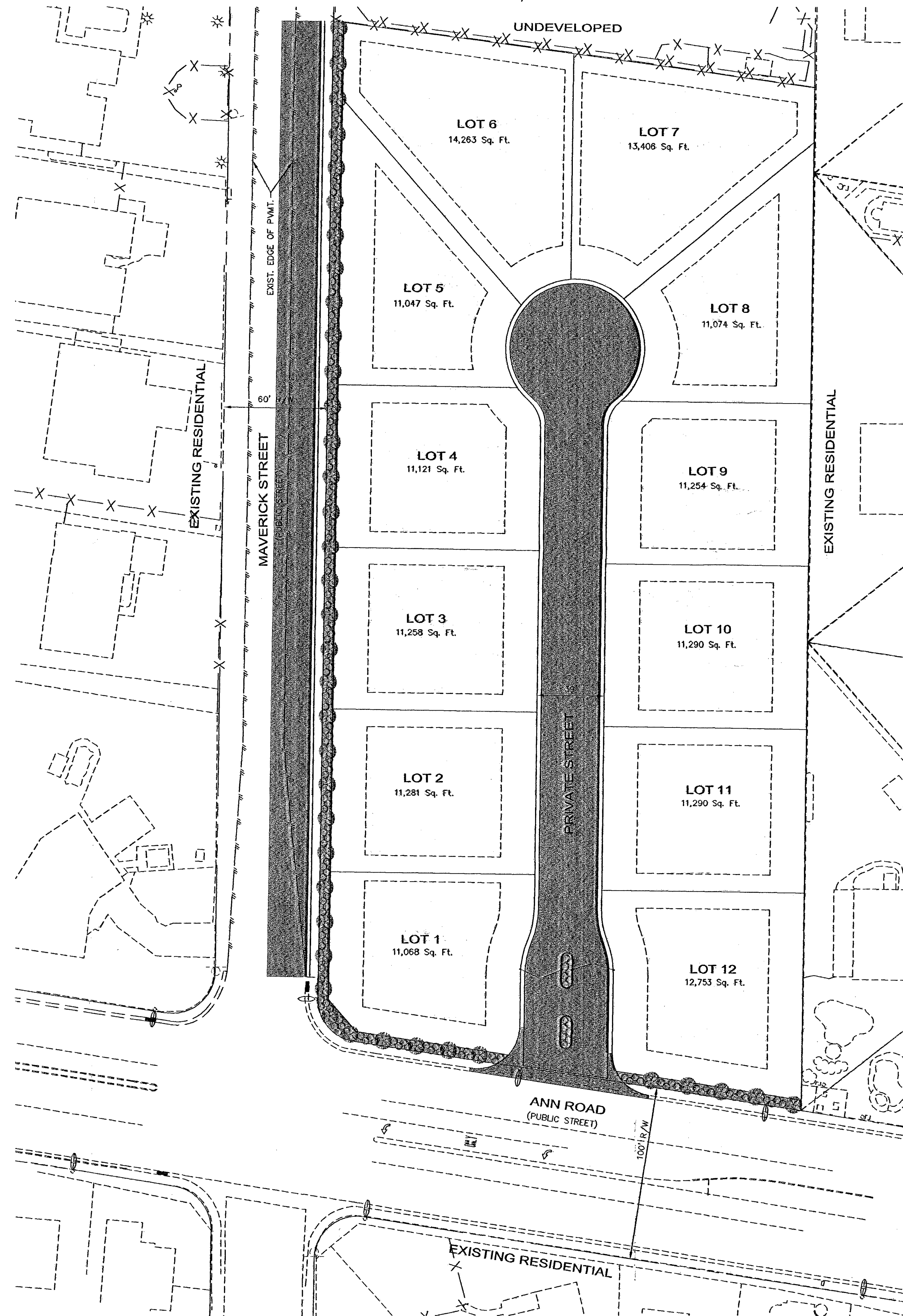
Comments Due: **MARCH 28, 2006**

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.

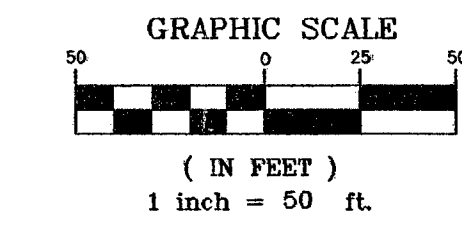
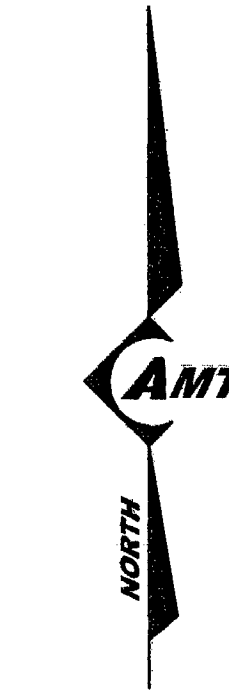
LIST COMMENTS BELOW:

PRELIMINARY LANDSCAPE PLAN FOR MACKENZIE CROSSING

A SINGLE FAMILY SUBDIVISION
APN: 125-26-803-005
LAS VEGAS, NEVADA



VICINITY MAP
N.T.S.



APN: 125-26-803-005

DEVELOPER BRAMBLE DEVELOPMENT GROUP 1290 S. JONES BLVD. SUITE 250 LAS VEGAS, NEVADA 89146 (702) 242-8608 (702) 242-8612 CONTACT: PATRICK WARD	OWNER BRAMBLE DEVELOPMENT GROUP 1290 S. JONES BLVD. SUITE 250 LAS VEGAS, NEVADA 89146 (702) 242-8608 (702) 242-8612 CONTACT: PATRICK WARD
---	---

ENGINEER AMTI / SUNBELT ENGINEERING 720 SUSANNA WAY HENDERSON, NV, 89015 PHONE: (702) 938-0650 FAX: (702) 938-0649	ZONING EXISTING LAND USE: RESIDENTIAL EXISTING ZONING: RESIDENTIAL ESTATES DISTRICT (UR) REZONING: SINGLE FAMILY RESIDENTIAL (R-D) DENSITY: 3.12 UNITS/ACRE NET
--	--

SITE DATA
TOTAL NUMBER OF LOTS = 12
NET ACRES = 167,491.46 Sq. Ft.
3.84 ACRES
GROSS ACRES = 201,147.29 Sq. Ft.
4.62 ACRES
MINIMUM LOT SIZE = 11,000 Sq. Ft.
MAXIMUM LOT SIZE = 14,263 Sq. Ft.
AVERAGE LOT SIZE = 11,759 Sq. Ft.

- LEGEND**
- ULMUS PARVIFOLIA
TRUE GREEN ELM (20' O.C.)
 - LEUCOPHYLLUM LANGMANIAE
LYNN'S LEGACY (GALLON SHRUB)

BASIS OF BEARINGS
S81°04'36" E BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4),
SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH,
RANGE 60 EAST M.D.M., PER BOOK 76, PAGE 50 OF PLATS, CLARK
COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN THE TOP OF CURB
SOUTHEAST CORNER OF ANN ROAD AND MAVERICK STREET NEAR THE
PT OF MAVERICK STREET.
ELEVATION = 702.108 METERS (NAVD 88)
= 2303.50 FEET (NAVD 88)

Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Call before you Overhead
1-702-227-2929
NEVADA POWER TRANSMISSION AND SAFETY SERVICES DEPARTMENT

Call before you UnderGround
1-702-455-7511
CIVIL ENGINEERING, PLANNING AND SURVEYING
1-702-229-6611
K. A. S. I.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

ZON-11987 WVR-11985
VAR-11982 SUP-11983
VAR-12375 SDR-12374
04/27/06 PC

PRELIMINARY LANDSCAPE PLAN
MACKENZIE PARC
BRAMBLE HOMES, INC

LAS VEGAS CLARK COUNTY NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDERSON, NV, 89015
PHONE (702) 242-8608
FAX (702) 242-8612

SHEET
C1
1 OF 1 SHEETS

RECEIVED
FEB 23 2006