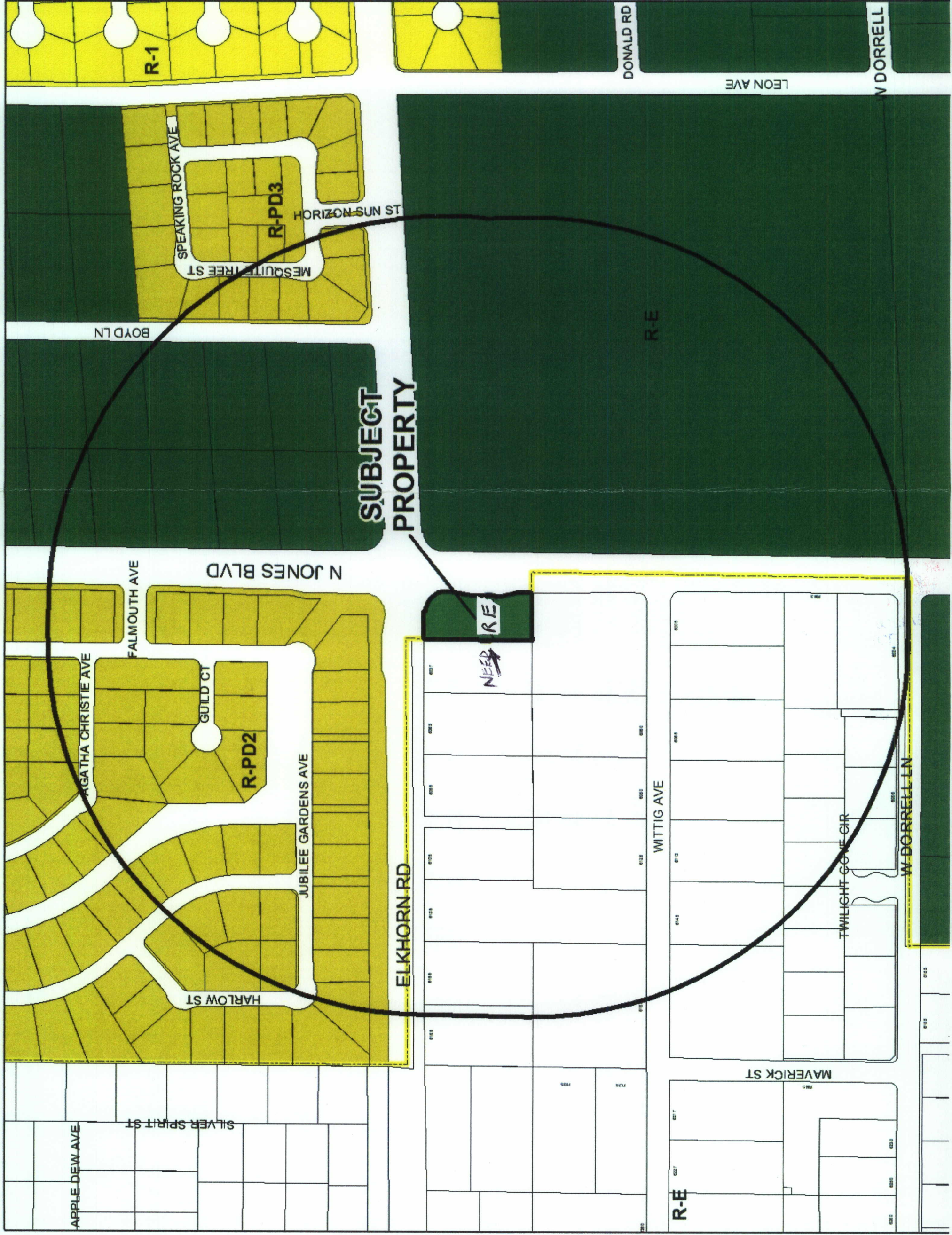
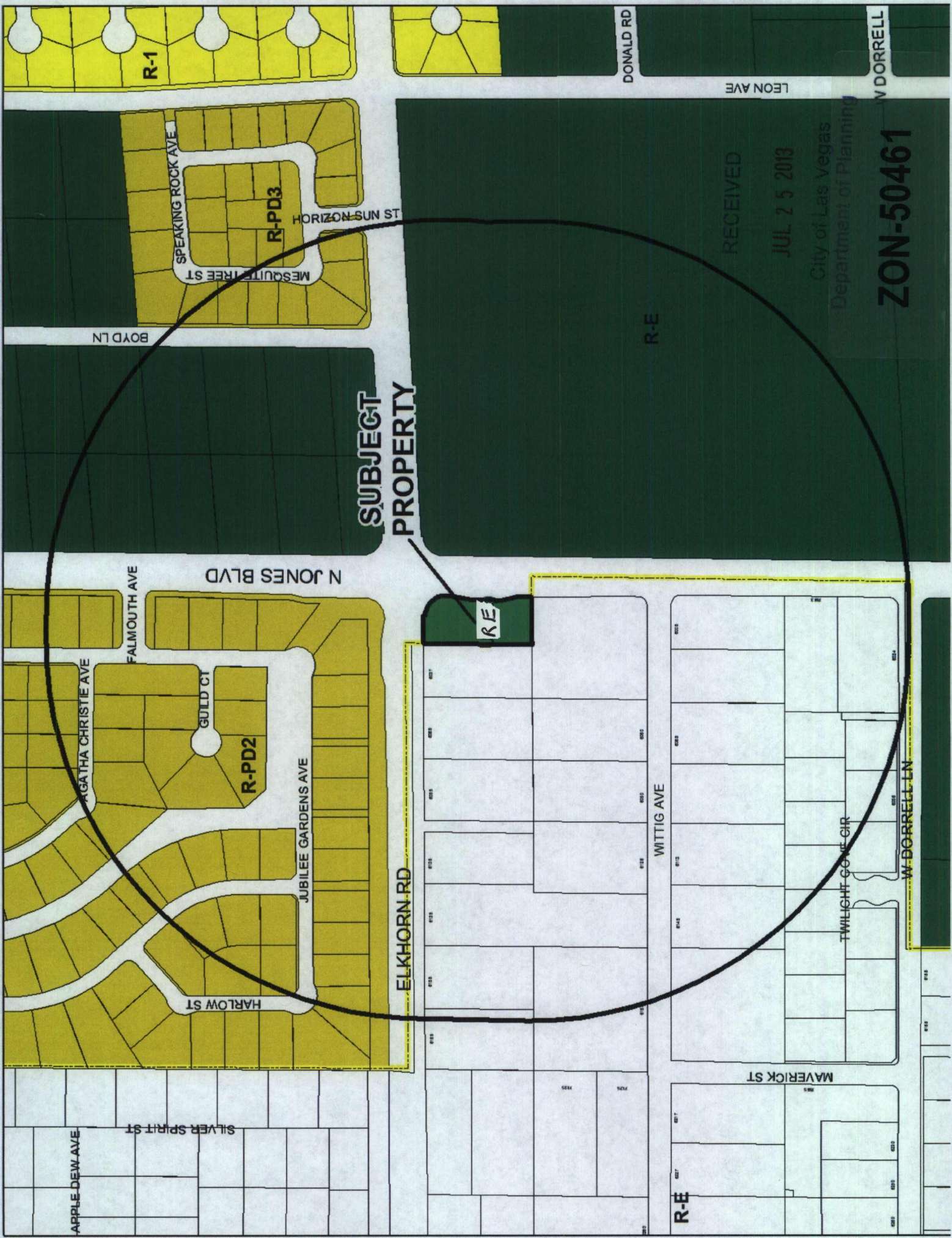


City of Las Vegas
Department of Planning

ZON-50461





**SUBJECT
PROPERTY**

RECEIVED

JUL 25 2013

City of Las Vegas
Department of Planning

ZON-50461

W DORRELL

DONALD RD

LEON AVE

R-E

R-E

WITTIG AVE

TWILIGHT COURT CIR

W DORRELL LN

R-E

MAVERICK ST



October 24, 2013

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Victor Hecker
8593 Verde Park Circle
Las Vegas, Nevada 89117

RE: ZON-50461 - REZONING
CITY COUNCIL MEETING OF OCTOBER 16, 2013

Dear Mr. Hecker:

The City Council at a regular meeting held October 16, 2013, APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008). The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2013.

Sincerely,

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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: ZON-50461 - APPLICANT/OWNER: VICOR HECKER, ET AL

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **October 16 2013** City Council meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax to **Nora Lares, Agenda Technician at 702-464-7499** or email to **nlares@lasvegasnevada.gov**. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Council member or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in blue ink, appearing to read "Victor Hecker".

Signature

10/16/13

Date

VICTOR HECKER

Please Print Name

ELKHORN JONES LLC

Company Name

RECEIVED
OCT 16 2013
City of Las Vegas
Dept. of Planning

Sincerely,

Doug Rankin
Planning Manager
Case & Public Planning Division



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

September 11, 2013

Mr. Victor Hecker
8593 Verde Park Circle
Las Vegas, Nevada 89117

**RE: ZON-50461 - REZONING
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Mr. Hecker:

Your request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross), was considered by the Planning Commission on September 10, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on October 16, 2013, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

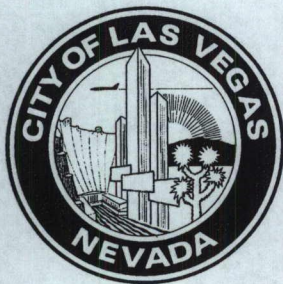
VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 29, 2013

Mr. Victor Hecker
8593 Verde Park Circle
Las Vegas, Nevada 89117

**RE: ZON-50461 - REZONING
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Mr. Hecker:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 10, 2013** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, September 4, 2013** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", is written over a horizontal line.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

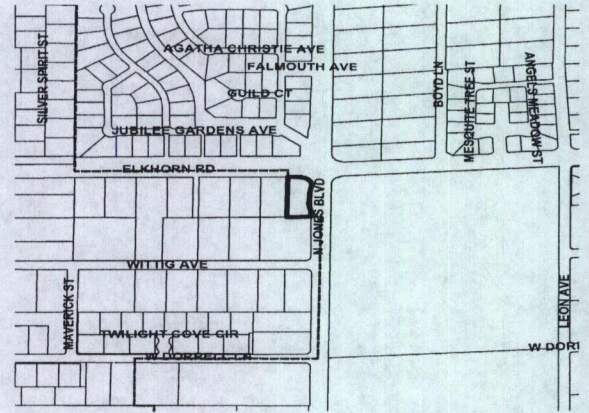
TTY 702.386.9108

www.lasvegasnevada.gov

Application Information

ZON-50461 - REZONING - PUBLIC HEARING -
APPLICANT/OWNER: VICTOR HECKER, ETAL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

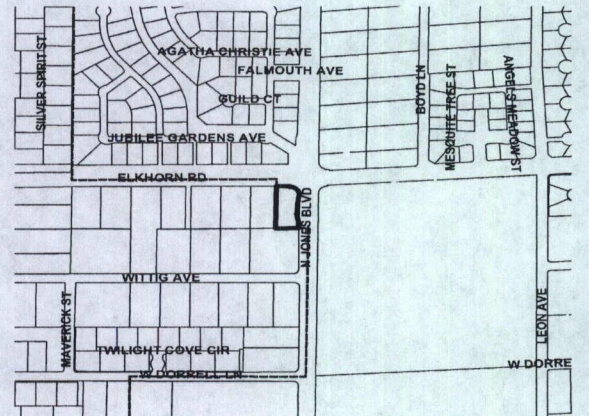
Meeting: Planning Commission
Date: *September 10, 2013*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

ZON-50461 - REZONING - PUBLIC HEARING -
APPLICANT/OWNER: VICTOR HECKER, ETAL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

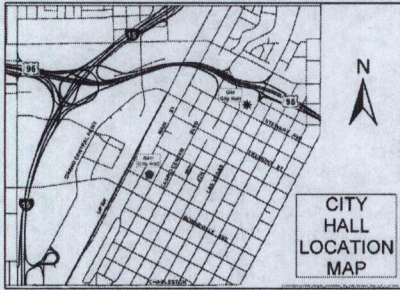
Public Hearing Information

Meeting: Planning Commission
Date: *September 10, 2013*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-50461

Planning Commission Meeting of 9/10/2013

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-50461

Planning Commission Meeting of 9/10/2013

Development Notification

PC Meeting: September 10, 2013

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

ZON-50461

Bradley Ranch Subdivision HOA
Canyon Mist Estates HOA
Carson Ranch East HOA
Decatur Pines Apartment Community
Diamond Creek Community Association
Dorrell Square HOA
Eagle Canyon HOA
Heritage Estates Community Association
Heritage Estates II HOA
Iron Mountain Ranch LMA
Lamplight Manor @ Iron Mountain Ranch HOA
Lynbrook Master Association
Meister Park North HOA
Mystic Canyon HOA
Paradise Meadows HOA
Paradise Meadows II Community Association
Paradise Meadows II Community Association
Paradise Meadows II Community Association
Pavona Estates Association
Savannah Falls HOA
Toscana-Wyeth Ranch LMA
Wyeth Ranch Community HOA

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

ZON-50461 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross).

PLANNING COMMISSION: **SEPTEMBER 10, 2013**

CITY COUNCIL: **OCTOBER 16, 2013**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

Comments Due: **AUGUST 12, 2013**

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:

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

ZON Application

Report Date 07/25/2013 02:55 PM

Submitted By

Page 1

A/P # 50461 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/25/2013 12:24	983922	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

ZON-50461 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross).

Parent A/P

Project # 50461 Project/Phase Name REZONING SWC ELKHORN/JONES
Size/Area 0.83 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase

Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12523502008

Location

Owner/Tenant

Contact ID AC1770383 Name HECKER VICTOR ETAL
Mailing Address 8593 VERDE PARK AVE
City LAS VEGAS
ZIP/PC 89129-2232
Day Phone
Fax

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12523502008

City of Las Vegas495 S Main St
Las Vegas, NV 89101**ZON Application****Report Date** 07/25/2013 02:55 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC1770383 ☐ Foreign
Effective		Expire			
Name	HECKER VICTOR ETAL				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	8593 VERDE PARK AVE				

LAS VEGAS, NV 89129-2232

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD: Work Card #** 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
573304 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
573315 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
573314 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
573306 FLOOD #1 (FLOOD CONTROL)	Incomplete
573307 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
573305 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
573308 ROW #1 (RIGHT-OF-WAY)	Incomplete
573309 SEWER #1 (SANITARY SEWERS)	Incomplete
573312 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
573313 SURVEY #1 (SURVEY)	Incomplete

Report Date 07/25/2013 02:55 PM

Submitted By

Page 3

Item Description	Item Status
573311 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
573310 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(PT-ENTER THE # OF LABELS)	
(PT-SIZE OF NOTIFICATION AREA)	
(PT-NOTIFICATION MAP DATE)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	07/25/2013 12:27	700.00
NOTIFICATION & ADVERTISING FEE	P	07/25/2013 12:27	500.00
Total Unpaid		0.00	Total Paid 1200.00

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
573304	DEVCO	1	Incomplete	☐	07/25/2013 14:53			
573305	NEIGH P&S	1	Incomplete	☐	07/25/2013 14:53			
573306	FLOOD	1	Incomplete	☐	07/25/2013 14:53			
573307	LAND DEV	1	Incomplete	☐	07/25/2013 14:53			
573308	ROW	1	Incomplete	☐	07/25/2013 14:53			
573309	SEWER	1	Incomplete	☐	07/25/2013 14:53			
573310	TRAFFIC	1	Incomplete	☐	07/25/2013 14:53			
573311	TEFO	1	Incomplete	☐	07/25/2013 14:53			
573312	SID	1	Incomplete	☐	07/25/2013 14:53			
573313	SURVEY	1	Incomplete	☐	07/25/2013 14:53			
573314	FIRE ENG	1	Incomplete	☐	07/25/2013 14:53			
573315	ENGDESIGN	1	Incomplete	☐	07/25/2013 14:53			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By SGEBEKE

Modified Date/Time 07/25/2013 12:24

Comments

No Comments

Report Date 07/25/2013 02:55 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

Y Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

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

There is no planning condition for this project.

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				

0.83 U(DR)
MPHOWE

R-E

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

09/10/2013 PC SCHEDULED

SGEBEKE

07/25/2013

0

0

0

Report Date 07/25/2013 02:55 PM

Submitted By

Page 5

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

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

Description

Entered By

Start

Stop

Hours

Comments

PAYMNT CO NAME WHO PICKED UP CONTACT#
ck 1912 Victor Hecker id ok dl 255-8228

900122

07/25/2013 12:28

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE
 Project Address (Location) S.W CORNER OF ELKHORN & JONES
 Project Name VACANT LAND Proposed Use ASSISTED LIVING
 Assessor's Parcel #(s) 125-23-502-008 Ward # _____
 General Plan: existing NON proposed _____ R.E. Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .83 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER VICTOR HECKER Contact VICTOR HECKER
 Address 8593 VERDE PARK CIR Phone: 247-7788 Fax: 247-7720
 City LV State NV Zip 89117
 E-mail Address HECKERREALESTATE@HOTMAIL.COM

APPLICANT VICTOR HECKER Contact VICTOR HECKER
 Address 8593 VERDE PARK CIR Phone: 247-7788 Fax: 247-7720
 City LAS VEGAS State NV Zip 89129
 E-mail Address HECKERREAL ESTATE@HOTMAIL.COM

REPRESENTATIVE VICTOR HECKER Contact VICTOR HECKER
 Address 8593 VERDE PARK CIR Phone: 247-7788 Fax: 247-7720
 City LV State NV Zip 89129
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name VICTOR HECKER

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me BY VICTOR HECKER.

This 22th day of JULY, 20 13.

 Notary Public

Notary Public in and for said County and State



KATHYREEN R. ALMEDA
 NOTARY PUBLIC
 STATE OF NEVADA

My Commission Expires: 07-07-14
 Certificate No: 10-2355-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ZON-50461

Meeting Date: 09/10/13

Total Fee: \$ 1200.00

Date Received: * 07/25/13

Received By: _____

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-50461** APN: 125-23-502-008

Name of Property Owner: VICTOR HECKER

Name of Applicant: VICTOR HECKER

Name of Representative: VICTOR HECKER

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]

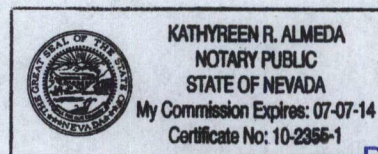
Print Name: VICTOR HECKER

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me BY VICTOR HECKER

This 25th day of JULY, 2013.

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



RECEIVED

JUL 25 2013

City of Las Vegas
Department of Planning

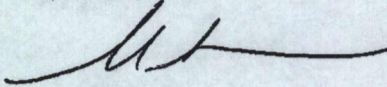
Justification Letter

Department of Planning
333 N. Rancho Drive
Las Vegas, NV

RE: Parcel #125-23-502-008

In regards to the above parcel located at the southwest corner of Elkhorn and Jones I am requesting an RE zoning. At the present time there is no designation for zoning on that parcel. In the future, I will be combining that corner with parcels #125-23-502-012 and #125-23-502-013 which are currently zoned for RE and being annexed to the city of Las Vegas for a future use permit for assisted living. Complete plans and elevations for that use permit will be provided at that time.

Respectfully,



Victor Hecker
6985 W. Sahara Ave. #107
Las Vegas, NV 89117

RECEIVED

JUL 25 2013

City of Las Vegas
Department of Planning

ZON-50461

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 125-23-502-008
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
☐ Other _____

FOR RECORDER'S OPTIONAL USE
ONLY

Book: _____ Page: 100
Date of Recording: 07/15/13
Notes: F

3. a. Total Value/Sales Price of Property \$130,000.00 (debt forgiven)
b. Deed in Lieu of Foreclosure Only (value of property) \$97,500.00
c. Transfer Tax Value: \$32,500.00
d. Real Property Transfer Tax Due \$165.75

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: No tax due - debt forgiven
b. Explain Reason for Exemption: 20040926 - 00731

5. Partial Interest: Percentage being transferred: 50 %

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: GRANTOR/SELLER

Signature: Marilyn Sue Ford Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Shawnda Logan-Smith
Address: 2649 Belgreen
City: Las Vegas
State: NV Zip: 89135

Print Name: Victor Hecker and Marilyn Sue Ford
Address: 9900 Deer Ct.
City: Las Vegas
State: NV Zip: 89134

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

Print Name: Nevada Title Company Esc. #: 00/05/0862/RP/
Address: 1600 W Charleston Blvd / #1801
City: Las Vegas State: NV Zip: 89102
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED

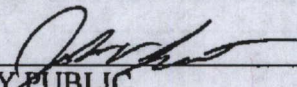
JUL 25 2013

City of Las Vegas
Department of Planning

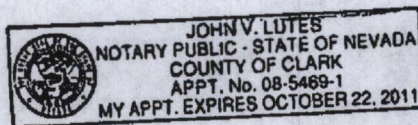
1632

This instrument was acknowledged before me on June 1st, 2009

by Victor Hecker and Marilyn Sue Ford



NOTARY PUBLIC
My Commission
Expires: Oct 22nd, 2011



ASSESSOR'S COPY

RECEIVED
JUL 2 2009
CLERK OF DISTRICT COURT
CLARK COUNTY, NEVADA

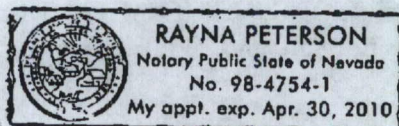
Grantee(s) join in the execution of this Deed for the purpose of evidencing that the Grantee(s) hereby accept this conveyance as being full satisfaction of all obligations secured by Deed of Trust above described.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: May 20, 2009

Grantor:

Shawnda Logan-Smith
Shawnda Logan-Smith



State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on

May 26, 2009

by Shawnda Logan-Smith

Ray Peterson
NOTARY PUBLIC
My Commission Expires:

4-30-2010

Grantee:

Victor Hecker
Victor Hecker

Marilyn Sue Ford
Marilyn Sue Ford

State of NEVADA }
County of Clark } ss:

④ - 1

20090605-0001632

Fee: \$16.00 RPTT: \$165.75
N/C Fee: \$0.00

06/05/2009 09:35:52

T20090197064

Requestor:
V HECKER

Debbie Conway DOM
Clark County Recorder Pgs: 4

APN 125-23-502-008

Affix R.P.T.T., \$ 0.00

MAIL TAX STATEMENTS TO:
Victor Hecker and Marilyn Sue Ford
9900 Deer Ct.
Las Vegas, NV 89134

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That Shawnda Logan-Smith, a married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Victor Hecker and Marilyn Sue Ford, husband and wife, as joint tenants, all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This Deed is an absolute conveyance, the Grantor(s) having sold said land to the Grantee(s) for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Shawnda Logan-Smith as Trustor, to Nevada Title Company as Trustee, Victor Hecker and Marilyn Sue Ford, husband and wife as joint tenants as beneficiary, recorded in Book 20060926 as Document No. 0000731 Official Records of Clark County, Nevada.

Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed between the Grantor(s) and Grantee(s) with respect to said land.

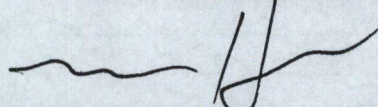


City Of Las Vegas Department Of Planning Pre-Application Meeting Notes

C
Y
C
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E

9

Project Name: Hecker Rezoning: U (Undeveloped) : R-E (Residential Estates)

APN(s):	125-23-502-008	Ward #:	6 - Ross	Acres:	0.83
Location:	SWC Elkhorn & Jones	Pre-app Date:	07/22/13		
Planner's Signature:	READY FOR SUBMITTAL 	Location / Time:	DSC Conference Room 3E - 333 at 1:00 p.m.		
Planner:	Mike Howe, Planner II 229-6821 or email at mphowe@lasvegasnevada.gov	Submittal Deadline:	07/25/13 - no later than 4:00 pm		
		Earliest PC / CC Meeting Dates:	09/10/13 PC - 10/16/13 CC (Cycle 9)		

APPLICATION(S) REQUIRED	REQUIRED FEES			
	APPLICATION	NOTIFICATION	RECORDATION	SUB-TOTAL
Rezoning (ZON)	\$ 700.00	\$ 500.00 (1000')	\$ 0.00	\$ 1200.00
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
TOTAL:				\$ 1200

-- Please submit a copy of this completed form with the application submittal --

Completed Submittals **MUST be received by Planning staff no later than **4:00 PM** of the Submittal Deadline Date, no exceptions**
This form is valid for no more than 60 days after the Pre-App date.

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey



City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Ownership Info:	HECKER VICTOR ETAL 8593 VERDE PARK AVE LAS VEGAS NV 89129-2232			Last Change of Ownership Date:	06/05/09
	Phone: (702)	Fax: (702)	Email:		
Applicant Info:	Jones Elkhorn, LLC				
	Phone: (702) 645-9113	Fax: (702)	Email: heckerrealestate@hotmail.com		
Representative Info:	NAME		ORGANIZATION		
	Phone: (702)	Fax: (702)	Email:		

Use:	Existing:	Single Family, Detached
	Proposed:	No change proposed
General Plan:	Existing:	L (Low Density Residential)
	Proposed:	No change proposed
Zoning:	Existing:	U (Undeveloped)
	Proposed:	R-E (Residential Estates)
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative (see Planner info listed on page 1), and:

Name	Organization	Phone	Fax	Email
1. See Representative Information, Above				
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

City of Las Vegas Department of Planning Pre-Application Meeting Notes (Cont.)

Item Required?		<i>These documents are required for <u>EACH</u> application to be submitted:</i>	
YES	NO		
☒	☐	APPLICATION signed and notarized by the property owner or authorized agent for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	STATEMENT OF FINANCIAL INTEREST (SOFI) signed and notarized by the property owner or authorized agent for all subject lots	
☒	☐	GRANT DEED AND LEGAL DESCRIPTION (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	
☒	☐	PRE-APPLICATION MEETING NOTES – the original signed by the city planner and provided at the Pre-App meeting + complete copies for each additional application	

Item Required?		<i>This is the <u>TOTAL</u> number drawings or documents to submit for <u>ALL</u> application types:</i>									
YES	NO										
☒	☐	JUSTIFICATION LETTER - A single letter addressing all related applications in detail	1								
☐	☒	DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) / PROJECT OF REGIONAL SIGNIFICANCE (PRS) FORM	0								
☒	☐	LOCATION MAP (for Rezoning) - North arrow, graphic scale, and vicinity map - Label <u>existing zoning districts</u>, for the subject site and all surrounding areas within a 1,000-foot radius of subject site - Provide a legend of land use designations or zoning districts, whichever is applicable and indicate what changes are proposed for the subject site	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Folded, 11"x17" min to 24"x36" max:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: left;">Colored Rolled, 11"x17" min to 24"x36" max:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: left;">Reduced Copy, 8-1/2"x11":</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="2" style="text-align: left;">NOTES: ***NOT A SITE PLAN***</td> </tr> </table>	Folded, 11"x17" min to 24"x36" max:	1	Colored Rolled, 11"x17" min to 24"x36" max:	1	Reduced Copy, 8-1/2"x11":	1	NOTES: ***NOT A SITE PLAN***	
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Colored Rolled, 11"x17" min to 24"x36" max:	1										
Reduced Copy, 8-1/2"x11":	1										
NOTES: ***NOT A SITE PLAN***											
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.											

2013 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
July 03, 2013	July 25, 2013	* September 10, 2013	October 16, 2013
August 01, 2013*	August 22, 2013*	October 08, 2013*	November 06, 2013*
September 05, 2013	September 26, 2013	November 12, 2013	December 18, 2013
October 03, 2013	October 24, 2013	December 10, 2013	January 15, 2014
October 31, 2013*	November 27, 2013*	January 14, 2014*	February 19, 2014*
December 05, 2013	December 26, 2013	February 11, 2014	March 19, 2014

Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS, or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information

City of Las Vegas Department of Planning

Pre-Application Meeting Notes (Cont.)

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

ZON-XXXXX - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER – For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), Ward 6 (Ross).

1. Applicant is requesting to rezone the 0.83-acre parcel (APN 125-23-502-008) from the U (Undeveloped) zoning district to the R-E (Residential Estates) zoning district.
2. It is the applicant's intent to combine the undeveloped subject parcel with the two APNs (125-23-502-012 & 013) to the west, which are pending a requested Annexation into the City of Las Vegas limits.
3. The justification letter provided states that the subject parcels will be developed as "assisted living" .
4. Per 19.12, the R-E zoning district does not allow "Assisted Living Apartments"; however, the "Convalescent Care Facility/Nursing Home" use is allowed with the approval of a Special Use Permit.
5. Future development of the site will require remapping action, a Site Development Plan Review, and a Special Use Permit if the "Convalescent Care Facility/Nursing Home" use is pursued.
6. There is an Annexation (ANX-49448) request for the two adjacent parcels, that has recommended for approval by staff and the 07/09/13 Planning Commission.