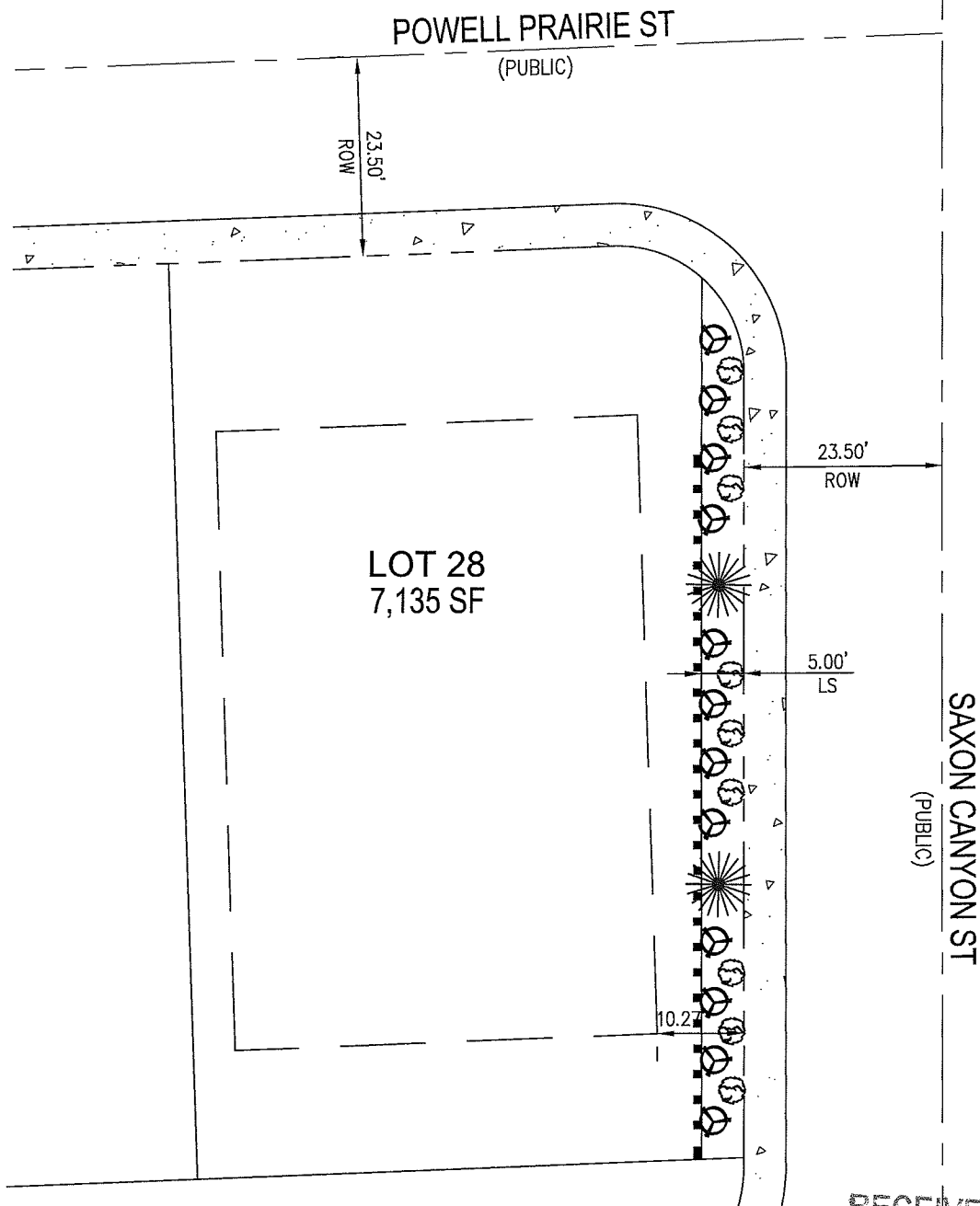


j:\rah1322-001 granite falls 2 south\dwg\figures\140422 granite falls 2 south - variance exhibit-ls.dwg 4/23/2014 11:12 AM Emily Luckhaupt



LEGEND



24" BOX TREE



SHRUB/GROUND COVER
(50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN
NEVADA REGIONAL PLANNING
COALITION - REGIONAL PLANT LIST

EOT-64957

RECEIVED

JUN 05 2016

Dept of Planning
City of Las Vegas

SCALE=1"=20'

S-I-G
**SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



GRANITE FALLS 2 - SOUTH
LOT 28 VARIANCE EXHIBIT

DATE: 4/22/14

DRAFTER: EML

DESIGNER: TJS

CHECKED: ARP

PROJECT NO.

RAH1322-001

EX-4

SHEET 4 OF 8

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of April 14, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Brian Walsh as Vice President – Land Acquisition (Nevada Division), effective April 8, 2010, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Brian Walsh, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Land Acquisition (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: _____


Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 19TH day of April, 2010.

EOT-64957

RECEIVED

JUN 6 5 2016

Dept of Planning
City of Las Vegas

RICHMOND AMERICAN HOMES OF NEVADA, INC.

Business Entity Information			
Status:	Active	File Date:	7/21/1987
Type:	Foreign Corporation	Entity Number:	C5551-1987
Qualifying State:	CO	List of Officers Due:	7/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19871029058	Business License Exp:	

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 400.00
Par Share Count:	40,000.00	Par Share Value:	\$ 0.01

Officers		☐ Include Inactive Officers	
Director - CHRISTOPHER M ANDERSON			
Address 1:	4350 S. MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	
Status:	Active	Email:	
President - ERNEST J BELAIR			
Address 1:	7770 DEAN MARTIN DRIVE	Address 2:	SUITE 410
City:	LAS VEGAS	State:	NV
Zip Code:	89139	Country:	
Status:	Active	Email:	
Secretary - JOSEPH H FRETZ			
Address 1:	4350 S MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	USA
Status:	Active	Email:	
Treasurer - JOHN J HEANEY			
Address 1:	4350 S. MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification	# of Pages:	2
Document Number:	C5551-1987-001	File Date:	7/21/1987
Effective Date:			

(No notes for this action)

Action Type:	Registered Agent Address Change	# of Pages:	1
Document Number:	C5551-1987-003	File Date:	10/27/1987
Effective Date:			

ELIZABETH R. BROGAN**150 LAKE GLEN DRIVE CARSON CITY NV 89701**

Action Type:	Registered Agent Change	# of Pages:	1
Document Number:	C5551-1987-004	File Date:	10/19/1995
Effective Date:			

ELIZABETH R. BROGAN**3276 KITCHEN DR CARSON CITY NV 89702 RLM**

Action Type:	Registered Agent Address Change	# of Pages:	1
Document Number:	C5551-1987-005	File Date:	9/29/1997
Effective Date:			

CSC SERVICES OF NEVADA, INC. EJJ**NV EJJ**

Action Type:	Annual List	# of Pages:	2
Document Number:	C5551-1987-012	File Date:	6/23/1998
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	3
Document Number:	C5551-1987-011	File Date:	7/23/1999
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	2
Document Number:	C5551-1987-009	File Date:	7/03/2000
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	2
Document Number:	C5551-1987-007	File Date:	8/10/2001
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	2
Document Number:	C5551-1987-010	File Date:	8/07/2002
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	2
Document Number:	C5551-1987-008	File Date:	8/12/2003
Effective Date:			

(No notes for this action)

Action Type:	Annual List	# of Pages:	1
Document Number:	C5551-1987-002	File Date:	7/26/2004
Effective Date:			

List of Officers for 2004 to 2005

Action Type:	Registered Agent Change	# of Pages:	1
Document Number:	C5551-1987-006	File Date:	11/24/2004
Effective Date:			

CSC SERVICES OF NEVADA, INC. ROOM E**502 EAST JOHN STREET CARSON CITY NV 89706 MLS**

Action Type:	Annual List		
Document Number:	20050316351-56	# of Pages:	2
File Date:	8/12/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060434582-64	# of Pages:	2
File Date:	7/07/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070380316-10	# of Pages:	2
File Date:	6/01/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080485911-68	# of Pages:	2
File Date:	7/21/2008	Effective Date:	
08-09			
Action Type:	Annual List		
Document Number:	20090548256-81	# of Pages:	1
File Date:	7/15/2009	Effective Date:	
(No notes for this action)			

APN: 125-01-402-009
125-01-402-010
125-01-402-011
125-01-402-012
125-01-402-013
125-01-402-014
125-01-402-015
125-01-402-016
125-01-301-006

Inst #: 20140331-0003165
Fees: \$22.00 N/C Fee: \$25.00
RPTT: \$21817.80 Ex: #
03/31/2014 02:59:33 PM
Receipt #: 1978552
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: DGI Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:
RICHMOND AMERICAN HOMES OF NEVADA, INC.
7770 S. DEAN MARTIN DRIVE, SUITE 308
LAS VEGAS, NEVADA 89139
ATTENTION: BRIAN P. WALSH

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That VERLAINE LLC, a Nevada limited liability company, as to Parcels I through VIII, inclusive; and PRECEDENT PROPERTIES, LLC, a Nevada limited liability company, as to Parcel IX; whose address is c/o 3245 Cliff Shadows Parkway, #150 Las Vegas NV 89129; in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Sell to RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation, whose address is 7770 S. Dean Martin Drive, Suite 308, Las Vegas, Nevada 89139, all that real property situate in the County of Clark, State of Nevada, bounded and described on Schedule 1 attached hereto and incorporated herein by this reference.

SUBJECT ONLY TO: Those items shown on Schedule 2 attached hereto and incorporated herein by this reference.

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

DATED: March 31, 2014.

VERLAINE LLC, a Nevada limited liability company

By: Xiaohua Zhang
Name: XIAOHUA ZHANG
Title: Owner

PRECEDENT PROPERTIES, LLC, a Nevada limited liability company

By: Levi Parker
Name: LEVI PARKER
Title: MANAGER

EOT-64957

RECEIVED
Page 1 of 6

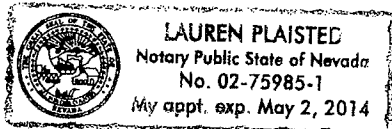
JUN 05 2016

Dept of Planning
City of Las Vegas

STATE OF NEVADA)
)SS
COUNTY OF CLARK)

This instrument was acknowledged before me on March 21, 2014, by
XIAOHUA Zhang as OWNER-MANAGER of
Verlaine LLC, a Nevada limited liability company.

[Seal]



Lauren Plaisted
No. 02-75985-1
Exp. 5/2/2014

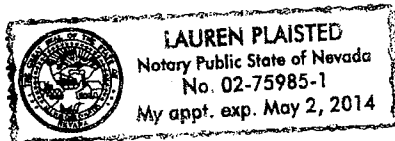
Lauren Plaisted
NOTARY PUBLIC

My Commission Expires: 5-2-14

STATE OF NEVADA)
)SS
COUNTY OF CLARK)

This instrument was acknowledged before me on March 21, 2014, by
Lew. PARKER as MANAGER of
Precedent Properties, LLC, a Nevada limited liability company.

[Seal]



Lauren Plaisted
No. 02-75985-1
Exp. 5/2/2014

Lauren Plaisted
NOTARY PUBLIC

My Commission Expires: 5-2-14

SCHEDULE 1 TO GRANT, BARGAIN AND SALE DEED

Legal Description

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 38 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 38 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL III:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 00°15'07" WEST 680.52 FEET;
THENCE SOUTH 88°16'56" WEST 325.94 FEET;
THENCE SOUTH 00°17'59" EAST 30.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°17'59" EAST 150.65 FEET;
THENCE NORTH 88°11'21" EAST 295.79 FEET;
THENCE NORTH 00°15'07" WEST 134.78 FEET TO A POINT ON A CURVE TANGENT TO THE LAST DESCRIBED BEARING;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°27'57", AN ARC LENGTH OF 23.95 FEET;
THENCE SOUTH 88°16'56" WEST 280.51 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT ONE (1), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 6-80, RECORDED JANUARY 8, 1982 IN BOOK 1508 AS DOCUMENT 1467156, OF OFFICIAL RECORDS.

PARCEL IV:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 00°15'07" WEST 680.52 FEET;
THENCE SOUTH 88°16'56" WEST 325.94 FEET;
THENCE CONTINUING SOUTH 00°17'59" EAST 180.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING, SOUTH 00°17'59" EAST 150.65 FEET;
THENCE NORTH 88°05'46" EAST 295.68 FEET;

THENCE NORTH 00°15'07" WEST 150.17 FEET;
THENCE SOUTH 88°11'21" WEST 295.79 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT TWO (2), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 6-80, RECORDED JANUARY 8, 1982 IN BOOK 1508 AS DOCUMENT 1467156, OF OFFICIAL RECORDS.

PARCEL V:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 38 OF PARCELS MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MAY 25, 2010 IN BOOK 20100525 AS DOCUMENT NO. 0004700, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THAT WOULD PASS THROUGH BY OPERATION OF LAW.

PARCEL VI:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 38 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION VACATED BY THAT ORDER OF VACATION RECORDED MAY 25, 2010 IN BOOK 20100525 AS DOCUMENT NO. 04700 OF OFFICIAL RECORDS, WHICH WOULD PASS THROUGH BY OPERATION OF LAW.

PARCEL VII:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S ¼) CORNER OF SAID SECTION 1;
THENCE NORTH 00°15'07" WEST 680.52 FEET;
THENCE SOUTH 88°16'56" WEST 325.94 FEET;
THENCE SOUTH 00°17'59" EAST 331.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°17'59" EAST 301.29 FEET;
THENCE NORTH 87°54'38" EAST 147.73 FEET;
THENCE NORTH 00°16'34" WEST 300.81 FEET;
THENCE SOUTH 88°05'46" WEST 147.84 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT THREE (3), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 6-80, RECORDED JANUARY 8, 1982 IN BOOK 1508 AS DOCUMENT 1467156, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MAY 25, 2010 IN BOOK 20100525 AS DOCUMENT NO. 0004700, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THAT WOULD PASS THROUGH BY OPERATION OF LAW.

PARCEL VIII:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S ¼) CORNER OF SAID SECTION 1;
THENCE NORTH 00°15'07" WEST 350.26 FEET;
THENCE SOUTH 88°05'46" WEST 30.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°05'46" WEST 147.84 FEET;
THENCE SOUTH 00°16'34" EAST 300.81 FEET;
THENCE NORTH 87°54'38" EAST 123.52 FEET TO A POINT ON A CURVE TANGENT TO THE LAST DESCRIBED BEARING;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°09'45", AN ARC LENGTH OF 38.47 FEET;
THENCE NORTH 00°15'07" WEST 276.13 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT FOUR (4), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 6-80, RECORDED JANUARY 8, 1982 IN BOOK 1508 AS DOCUMENT 1467156, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MAY 25, 2010 IN BOOK 20100525 AS DOCUMENT NO. 0004700, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, THAT WOULD PASS THROUGH BY OPERATION OF LAW.

PARCEL IX:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JUNE 11, 1991 IN BOOK 910611 AS INSTRUMENT NO. 00513 OF OFFICIAL RECORDS.

SCHEDULE 2 TO GRANT, BARGAIN AND SALE DEED

Permitted Exceptions

1. Taxes and assessments for Fiscal Year 2014-2015 and subsequent years, not yet due or payable.
2. Reservations and Easements in the patent from the State of Nevada, recorded June 13, 1946, in Book 43 of Deeds, Pages 305-306 as Document No. 225565 of Official Records. Affects: Parcels I through VIII, inclusive.
3. Reservations and Easements in the patent from the State of Nevada, recorded August 1, 1960, in Book 255 as Document No. 206437 of Official Records. Affects: Parcel IX.
4. Order of Vacation: Any easements not vacated by that certain Order of Vacation recorded May 25, 2010 in Book 20100525 as Document No. 0004700 of Official Records. NOTE: Said Order of Vacation reserves easements in favor of "City of Las Vegas, Nevada Power Company and Southwest Gas Corporation". Affects: Parcels V through VIII, inclusive.

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

a) 125-01-402-009, 125-01-301-006, 125-01-402-010, 125-01-402-011, 125-01-402-012, 125-01-402-013, 125-01-402-014, 125-01-402-015, 125-01-402-016

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 _____
Date of Recording: _____
Notes: _____

3 a. Total Value/Sales Price of Property

\$4,278,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$4,278,000.00

d. Real Property Transfer Tax Due

\$21,817.80

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 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: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Verlaine LLC, a Nevada limited liability company and Precedent Properties, LLC a Nevada limited liability company

Print Name: Richmond American Homes of Nevada, Inc., a Colorado corporation

Address: 3425 Cliff Shadows Parkway, Suite 150 or 250

Address: 7770 S. Dean Martin Drive, Suite 308

City: Las Vegas

City: Las Vegas

State: NV Zip: 89129

State: NV Zip: 89139

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

Print Name: Nevada Title Company

Esc. #: 13-11-0171-DTL

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas

State: NV

Zip: 89169

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



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Brian Walsh
Richmond American Homes
7770 S. Martin Drive, Ste. 308
Las Vegas, Nevada 89139

**RE: EOT-64957 – EXTENSION OF TIME
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Your request for an Extension of Time of an approved Variance (VAR-53844) TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 5519 Powell Prairie Avenue (APN 125-01-415-028), R-1 (Single Family Residential) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. This approval shall expire on June 10, 2018 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Variance (VAR-53844) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 22, 2016**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

EOT-64957 - Page Two
August 10, 2016

SG:nl

cc:

Ms. Chelsea Jensen
Slater Hanifan Group
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

July 28, 2016

Mr. Brian Walsh
Richmond American Homes
7770 S. Martin Drive, Ste. 308
Las Vegas, Nevada 89139

**RE: EOT-64957 – EXTENSION OF TIME
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2016** 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, August 3, 2016** 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Ms. Chelsea Jensen
Slater Hanifan Group
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Extension of Time
 Project Address (Location) Iron Mountain Road/Bradley
 Project Name Granite Falls 2 (Lot 28) Proposed Use _____
 Assessor's Parcel #(s) 125-01-415-028 Ward # _____
 General Plan: existing L proposed _____ Zoning: existing R-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.1 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Richmond American Homes Contact _____
 Address 7770 S. Dean Martin Drive, Suite 308 Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 889139
 E-mail Address brian.walsh@mdch.com

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 S. Dean Martin Drive, Suite 308 Phone: (702) 617-8400 Fax: _____
 City Las Vegas State Nevada Zip 89139
 E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Jensen
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cjensen@shg-inc.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 Brian P. Walsh

Subscribed and sworn before me

This 20th day of May, 2016

[Signature]

Notary Public in and for said County and State



JANET WILLMANN
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 05-30-18
 Certificate No: 14-13904-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **EOT-64957**

Meeting Date: 8/9/16

Total Fee: \$ 300.00

Date Received: 6/6/16

Received By: [Signature]

*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

Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64957** APN: 125-01-415-028

Name of Property Owner: Richmond American Homes of Nevada, Inc.

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

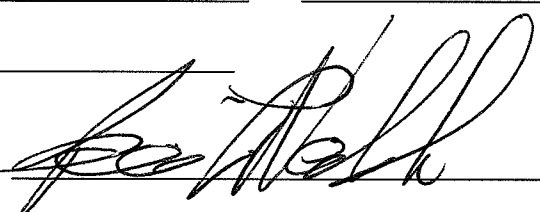
☒ No

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): _____

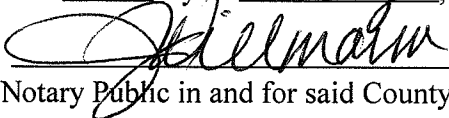
APN: _____

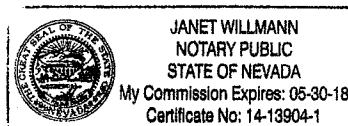
Signature of Property Owner: 

Print Name: Brian P. Walsh

Subscribed and sworn before me

This 20th day of May, 20 16


Notary Public in and for said County and State



RECEIVED

JUN 05 2016

RAH1322

May 31, 2016

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

**RE: Justification Letter for Extension of Time for Granite Falls 2 (CLV#107Y5005)
Variances: VAR-53844 (Lot 28),**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of an Extension of Time for a variances for the subject project.

The subject project was approved for a 40 lot single family residential subdivision with R-1 zoning. The approved entitlement applications are GPA-52122, ZON-52123, TMP-52127, VAC-52125, and WVR-52171.

The subject site is located at the northwest corner of Iron Mountain Road and Bradley Road. The Assessor's Parcel Number is 125-01-415-028.

The purpose of the Variance is to allow 10-foot corner side setbacks instead of 15-foot corner side setbacks as per the UDC for R-1 developments. The original request included variances for eight different lots. Homes on four of the lots have already been sold so this extension of time is only for the remaining four lots.

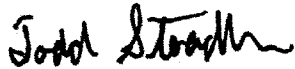
The requested corner side setback reductions are for internal roadways only. The reduced setback positions the house 15 feet away from the back of curb. There would be a 5-ft sidewalk, a 5-ft landscape strip, a split face decorative masonry wall and a typical 5-ft side yard behind the wall. Aesthetically, the proposed reduced corner setback looks evenly spaced as compared to the typical non-corner lots. Additionally, the reduced setback has no impact on Fire Code since they are not adjacent to other structures.

We feel that the requested reduction in the corner side setback has neither adverse impact to public safety, nor any significant impact on the aesthetics of the community or surrounding properties. This site is actively under construction and the community has about 17 homes already sold.

Thank you for considering this extension of time request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.



Todd Steadham, P.E.
Principal

EOT-64957

JUN 6 5 2016



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

June 11, 2014

Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite 308
Las Vegas, Nevada 89139

**RE: VAR-53844 [PRJ-53698] - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 10, 2014**

Dear Applicant:

Your request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 28 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698], was considered by the Planning Commission on June 10, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-52127).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-64957

RECEIVED

JUN 05 2014

Dept of Planning
City of Las Vegas

FM-0073a-04-12

Mr. Brian Walsh
VAR-53844 [PRJ-53698] - Page Two
June 11, 2014

This action by the Planning Commission on **June 10, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 23, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street #216
Las Vegas, Nevada 89118

EOT-64957

TRANSMITTAL

To: DSC Planning

Date: June 6, 2016

City of Las Vegas

Project No.: RAH1322-001

333 N. Rancho Drive

Las Vegas, NV 89106

From: Roxanne Leigh

Subject: Granite Falls 2 South – VAR-53844 – Lot 28

CC: Todd Steadham

CC: _____

CC: File

CC: _____

CC: _____

CC: _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies	Description
1	Fee – Check in the amount of \$300.00 (RAH Check No. 1035201)
1	Variance Extension of - Time Application
1	Variance Extension of Time – Statement of Financial Interest
1	Signing Documents
1	Planning Commission Approval Letter
1	Recorded Deed with Legal Description
1	Variance Exhibit
1	Justification Letter

Comments:

RECEIVED

JUN 8 5 2016

Dept of Planning
City of Las Vegas

EOT-64957

Roxanne Leigh

Signed: _____

Roxanne Leigh, Project Coordinator I