





REVISIONS:

CARSON RANCH EAST  
PERIMETER STREETSCAPE  
LEON AVENUE

WILLIAM LYON HOMES  
500 PILOT ROAD  
LAS VEGAS, NV 89119

LANDSCAPE PLANTING ONLY

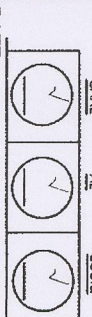
SHEET TITLE:  
Planting

PROJECT NO.:

DRAWN BY:

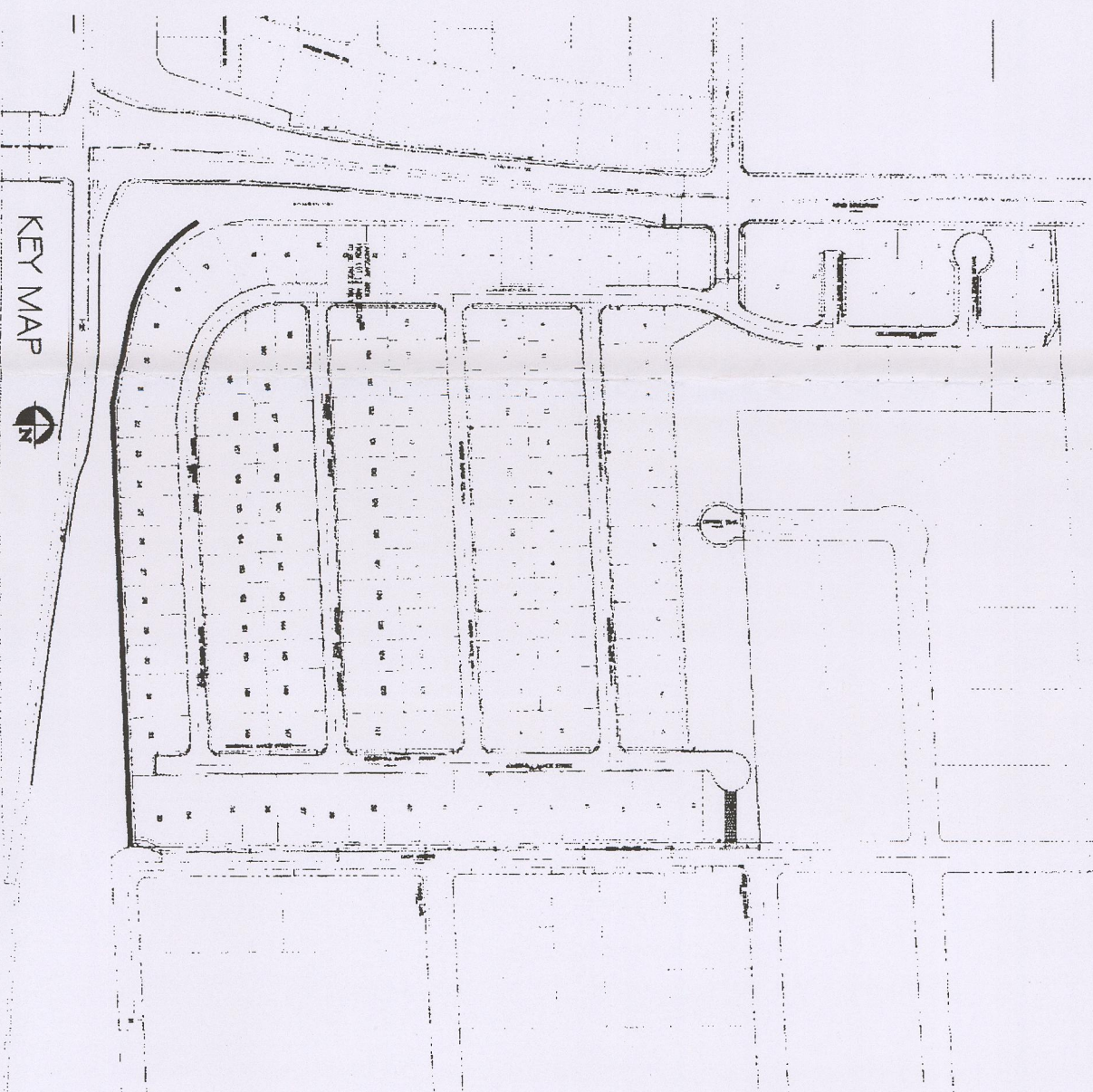
CHECKED BY:

DATE:



L1.02

SHEET OF SHEETS



### PLANT SCHEDULE

| TREES  | QTY | BOTANICAL NAME                        | COMMON NAME                     | CONT   |
|--------|-----|---------------------------------------|---------------------------------|--------|
|        | 21  | Pinus edulis                          | Monterey Pine                   | 24 box |
|        | 22  | Rhus lancea                           | African Sumac Standard          | 24 box |
|        | 15  | Schinus molle                         | California Pepper Tree Standard | 24 box |
| SHRUBS | QTY | BOTANICAL NAME                        | COMMON NAME                     | CONT   |
|        | 41  | Ligustrum japonicum 'Texanum'         | Waxleaf Privet                  | 5 gal  |
|        | 66  | Muhlenbergia capillaris 'Regal Mist'™ | Muhly                           | 5 gal  |
|        | 48  | Pittosporum tobira 'Variegata'        | Variegated Mock Orange          | 5 gal  |
|        | 32  | Ruehlopers indica 'Pink Lady'         | Indian Hawthorne                | 5 gal  |
|        | 26  | Rosmarinus officinalis 'Prostrata'    | Prostrate Rosemary              | 5 gal  |
|        | 90  | Trochetopernum jasminoides            | Star Jasmine                    | 5 gal  |

### NOTES

- 1 3/4" Vista Gold Rock (60 tons) 4205 sf
- 2 Native Soil
- 3 Remove/Replace Pavers to install Drip Line
- 4 Optional 4' x 4' Curb 1280 lf



SCALE: 1" = 30'-0"

LEON AVENUE

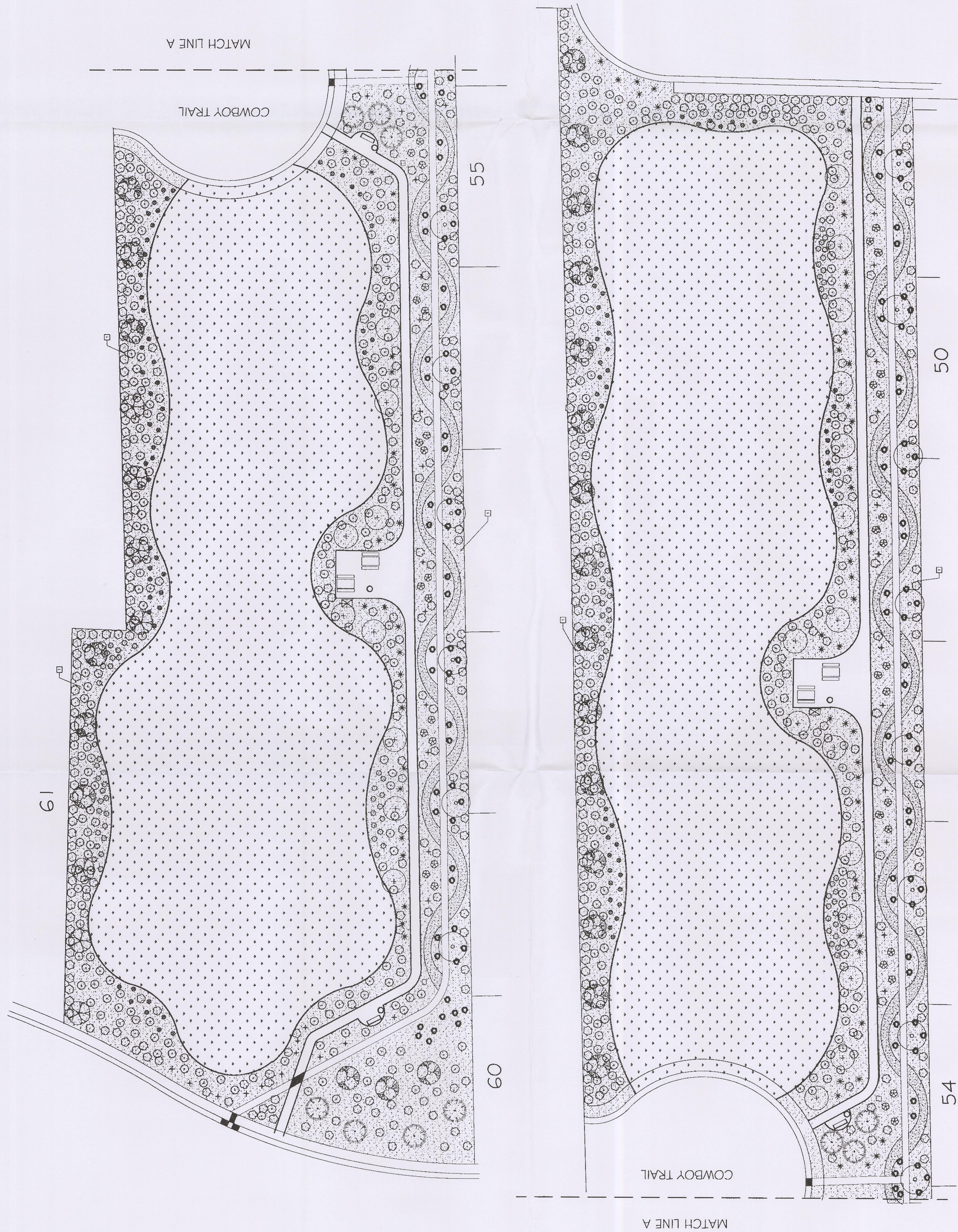
LEON AVENUE

1/2" Main

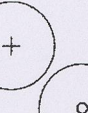
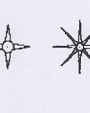
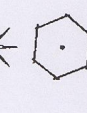
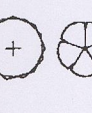
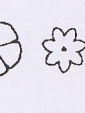
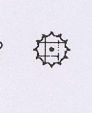
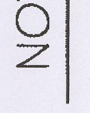
MATCH BELOW

MATCH ABOVE



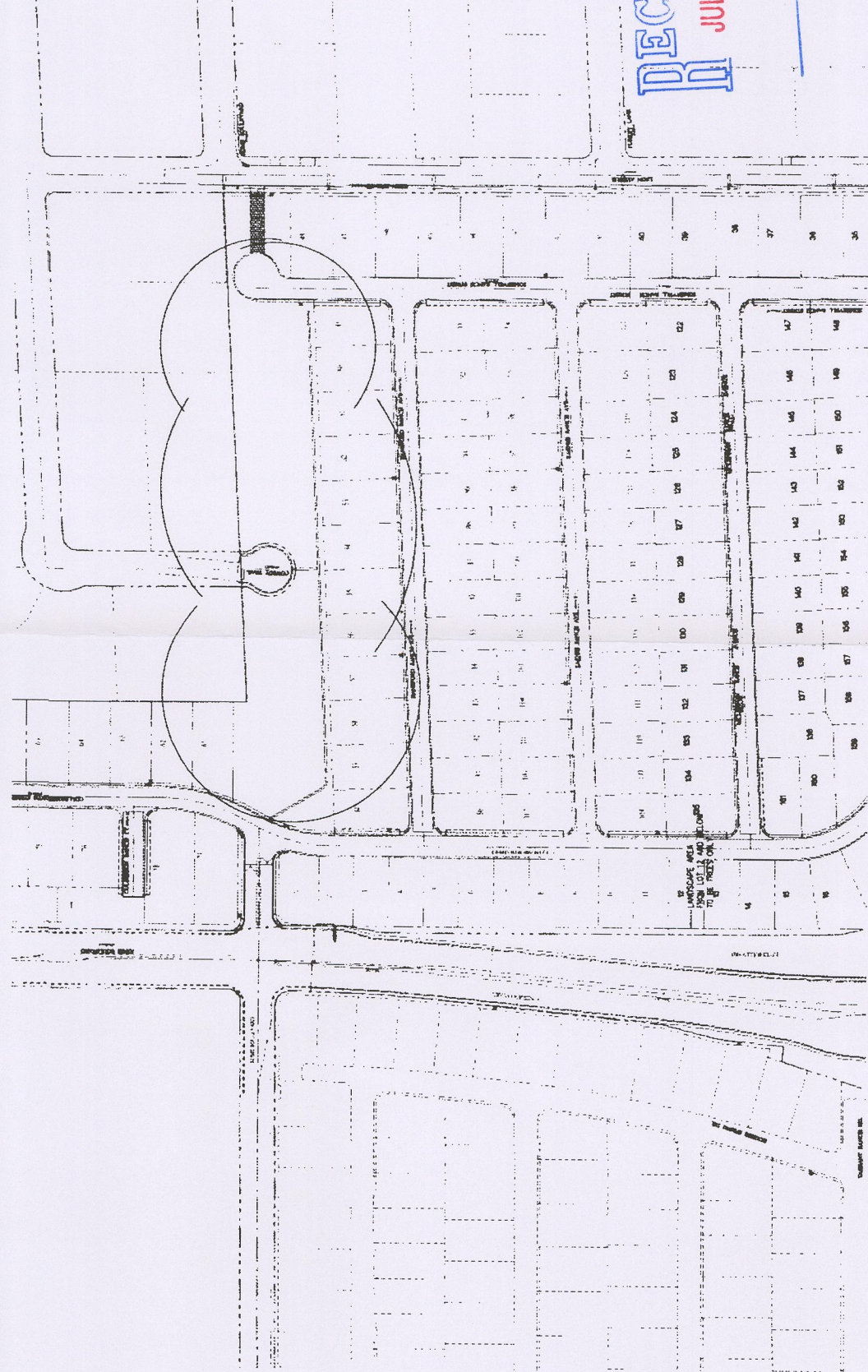
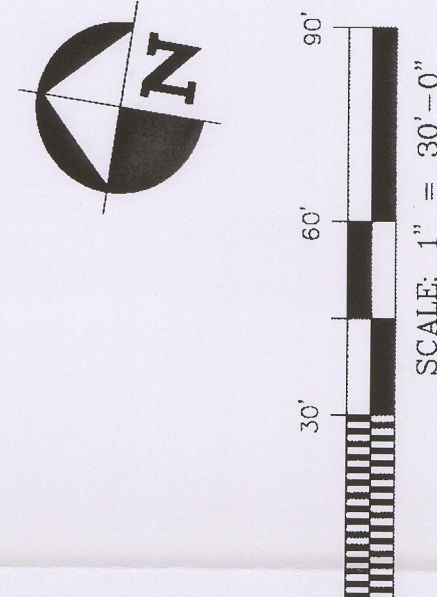


## PLANT SCHEDULE

| TREES                                                                              | QTY | BOTANICAL NAME                      | COMMON NAME                     | CONT.   |
|------------------------------------------------------------------------------------|-----|-------------------------------------|---------------------------------|---------|
|  | 7   | Nerium oleander                     | Oleander (Red)                  | 24" box |
|  | 10  | Ficus delavayi                      | Model Tree                      | 24" box |
|  | 25  | Rhus tinctoria                      | African Sycamore Standard       | 24" box |
|  | 14  | Rhus tinctoria                      | African Sycamore Multi          | 24" box |
|  | 24  | Sorbus mole<br>(24" unless noted)   | California Pepper Tree Standard | 24" box |
| SHRUBS                                                                             | QTY | BOTANICAL NAME                      | COMMON NAME                     | CONT.   |
|  | 39  | Daphne bicolor                      | Fortnight Lily                  | 5 gal   |
|  | 70  | Hesperaloe parviflora               | Red Yucca                       | 5 gal   |
|  | 103 | Ligustrum japonicum 'Tranum'        | Waxleaf Privet                  | 5 gal   |
|  | 114 | Melicopeia capensis 'Regal Mac.' TM | Mulberry                        | 5 gal   |
|  | 269 | Psychotria laevis 'Vanilla'         | Vanilla-like Mock Orange        | 5 gal   |
|  | 404 | Raphiolepis indica 'Pink Lady'      | Indian Hawthorne                | 5 gal   |
|  | 39  | Salvia greggii                      | Autumn Sage                     | 5 gal   |
|  | 86  | Trachelium germanicum 'pinnoides'   | Star Jasmine                    | 5 gal   |
|  | 106 | Tulsiopsis violacea                 | Society Shrub                   | 5 gal   |

## NOTES

- |                                                                                     |                                                                                             |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|    | 3/4" Southwest Red Rod (470 tons)                                                           |
|    | 2" - 4" Southwest Red Copple (80 tons)                                                      |
|    | Fescue Turf<br>69765 sf                                                                     |
|    | Concrete Header<br>1950 lf                                                                  |
|    | Wabash Bench, Green, 6',<br>Surface mount,<br>Diamond Pattern, PTF4 12D<br>3 ea             |
|   | 32g Wabash Trash Receptacle<br>Green, Diamond Pattern, 1LR 300D<br>w/RT 00 # LR 300<br>5 ea |
|  | 6' Wabash Picnic table, Green,<br>Diamond Pattern, Single<br>Pedestal 3620 1D<br>4 ea       |
|  | Std Dog-Dog, ground<br>mount 100)                                                           |
|  | Std Park Gnl<br>2 ea                                                                        |



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**CERTIFIED TRADE CONTRACTOR**

This contractor has been certified as complying with a quality system based on the National Quality Assurance System for Trade Contractors through periodic reviews by the NAHB Research Center, Inc. This certification is not a representation, warranty, or guarantee of any kind, nor is it a statement of contractor performance. For warranty details, consult the contractor.

**NAHB**  
RESEARCH  
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NATIONAL ASSOCIATION  
OF HOME BUILDERS

Call before you Dig  
1-800-227-2600  
Only 3000 professionals  
have access to this number.

SHEET OF SHEETS

L1.03

DATE: 4-20-11

CHECKED BY: CARL AL

DRAWN BY: CK

PROJECT NO.:

planting

SHEET TIT F.

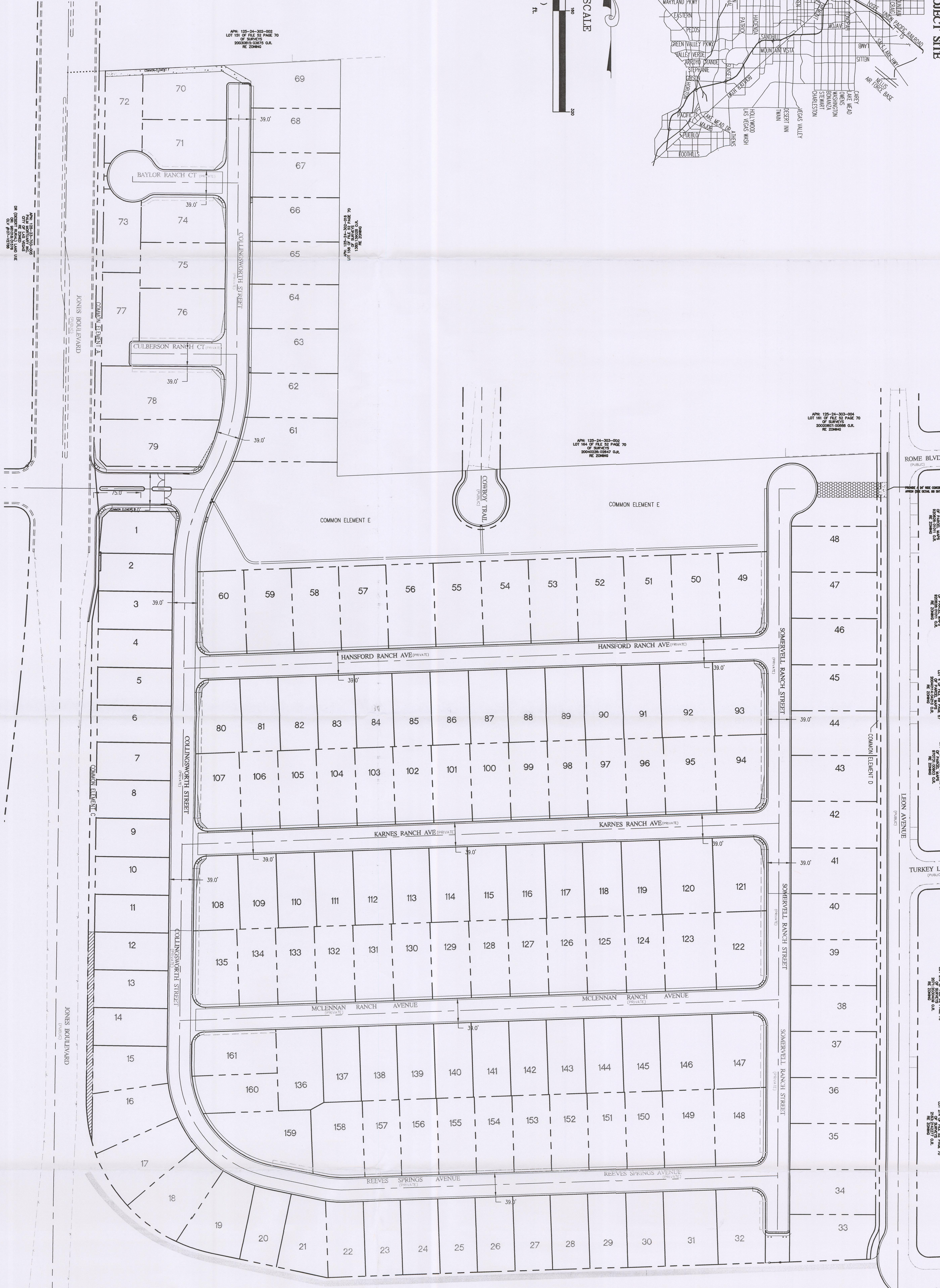
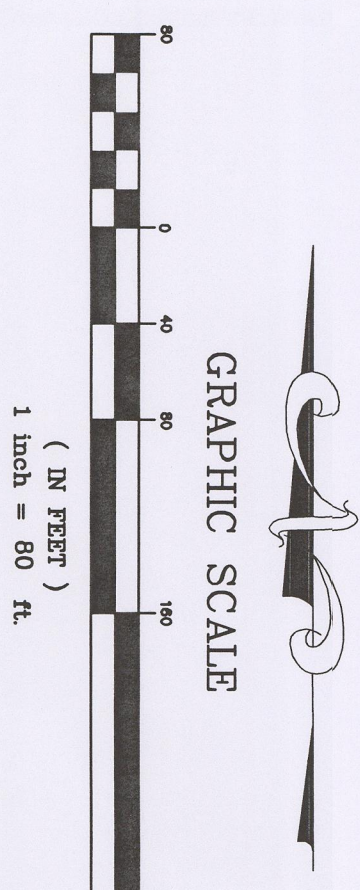
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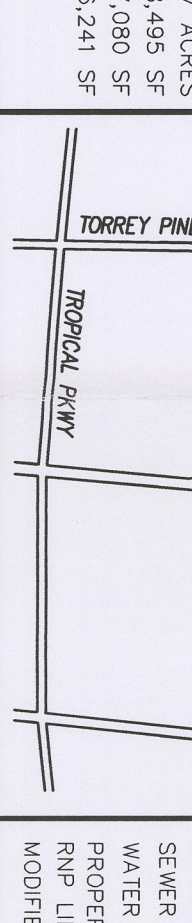
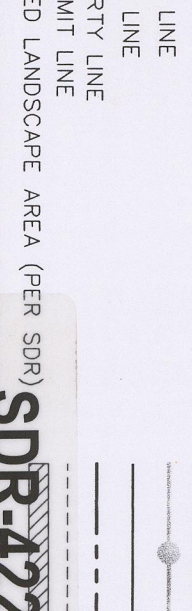
CARSON RANCH EAST  
PARK

REVISIONS:





## I-215 BELTWAY

| SITE INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                 | KEY MAP                                                                            | LEGEND |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------|
| ASSESSORS PARCEL NUMBER<br>125-24-41-001 TO 060, 105-24-410-001 TO 020<br>125-24-310-001 TO 020<br>PROPOSED USE OF PROPERTY<br>SINGLE FAMILY RESIDENTIAL SUBDIVISION<br>EXISTING ZONING<br>R-E (RURAL ESTATES RESIDENTIAL DISTRICT)<br>PROPOSED ZONING<br>R-P03 (RESIDENTIAL, PLANNED DEVELOPMENT)<br>TOTAL PROPOSED LOTS<br>161 LOTS<br>GROSS ACREAGE<br>161.466<br>NET ACREAGE<br>47.462<br>DENSITY (BASED ON GROSS ACREAGE)<br>1.39 LOTS/ACRE<br>PARKING REQUIRED<br>2 PER UNIT = 324 SPACES<br>OPEN SPACE REQUIRED<br>324 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING<br>USABLE OPEN SPACE PROVIDED<br>2,617 AREAS<br>AVERAGE LOT SIZE<br>3,117 AREAS<br>SMALLEST LOT SIZE<br>8,449 SF<br>LARGEST LOT SIZE<br>10,241 SF | DESIGN ELEVATION<br>EXISTING (SLOPE VARIES)<br>SCAPE (SLOPE VARIES)<br>EXISTING CONTOUR (1' INTERVAL)<br>EXISTING CONTOUR (5' INTERVAL)<br>DIRECTION OF FLOW<br>CONTINUOUS, 10' MAX<br>RIGHT-OF-WAY<br>CUTLINE-ASPHALT<br>CUTLINE-PAVEMENT<br>BOUNDARY LINE<br>SEWER LINE<br>WATER LINE<br>PROPERTY LINE<br>RIP LIMIT LINE<br>MODIFIED LANDSCAPE AREA (PER SDP) |                                                                                    |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                 |  |        |
| DATE: 07.05.11<br>SCALE: 1"=40'<br>JOB NO.: WIL-04-023<br>DESIGNED BY: RRL<br>DRAWN BY: RDC<br>SHEET NAME: RDC<br>SHEET: SP<br>1 OF 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |        |

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# City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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**Project Name:** Centennial-Jones Perimeter Landscaping

|                  |                                |                          |                              |
|------------------|--------------------------------|--------------------------|------------------------------|
| <b>APN(s):</b>   | 125-24-411-076                 | <b>Pre-app Date:</b>     | 04/11/11                     |
| <b>Location:</b> | NEC Centennial Pkwy/Jones Blvd | <b>Meeting Location:</b> | DSC Conference Room 3A - 321 |
| <b>Ward #:</b>   | 6 - Ross                       | <b>Acres:</b>            | 0.19                         |
|                  |                                | <b>Time:</b>             | 1:00 p.m.                    |

|                             |                          |                                       |          |
|-----------------------------|--------------------------|---------------------------------------|----------|
| <b>Ownership Info:</b>      | William Lyon Homes, Inc. | <b>Last Change of Ownership Date:</b> | 12/01/04 |
|                             | Phone: (702)-407-7471    | Fax: (702)-407-7411                   | Email:   |
| <b>Applicant Info:</b>      | same as above            |                                       |          |
|                             | Phone: (702)-            | Fax: (702)-                           | Email:   |
| <b>Representative Info:</b> | Taney Engineering        |                                       |          |
|                             | Phone: (702)-362-8844    | Fax: (702)-                           | Email:   |

|                                                                           |                                                             |                                                            |
|---------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|
| <b>Use:</b>                                                               | <b>Existing:</b>                                            | Single Family Residential (perimeter landscaping)          |
|                                                                           | <b>Proposed:</b>                                            | No change proposed                                         |
| <b>General Plan:</b>                                                      | <b>Existing:</b>                                            | R (Rural Density Residential)                              |
|                                                                           | <b>Proposed:</b>                                            | No change proposed                                         |
| <b>Zoning:</b>                                                            | <b>Existing:</b>                                            | R-PD3 (Residential Planned Development - 3 Units per Acre) |
|                                                                           | <b>Proposed:</b>                                            | No change proposed                                         |
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | Interlocal Land Use Planning Area                           |                                                            |
|                                                                           | Special Land Use Designation (per plan, if applicable): N/A |                                                            |

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

**Between CLV Planning Representative:** Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

| Name                       | Company/Department                   | Phone           | Fax      | Email                    |
|----------------------------|--------------------------------------|-----------------|----------|--------------------------|
| 1. Robert Cunningham, P.E. | Taney Engineering                    | 362-8844        | 362-5233 | rc@taneycorp.com         |
| 2. Gary Kazio              | William Lyon Homes                   | 407-7471        | 407-7411 | gary.kazio@lyonhomes.com |
| 3.                         |                                      |                 |          |                          |
| 4.                         |                                      |                 |          |                          |
| 5.                         |                                      |                 |          |                          |
| 6.                         |                                      |                 |          |                          |
| 7.                         |                                      |                 |          |                          |
| 8. Steve Gebeke            | CLV - Planning                       | 229-5410        |          |                          |
| 9.                         | CLV - Finance (Business License)     | 229-6321        | 383-0769 |                          |
| 10. Lucien Paet            | 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 - Office of Business Development | 229-6551        |          |                          |

**OR:** ☐ **see Meeting Attendance Sheet**

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## City of Las Vegas Department of Planning Pre-Application Conference Notes

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:

1. On 08/18/2004, ZON-4459/VAR-4462/SDR-4461 were approved by City Council for a proposed 161-lot single family residential development at the northeast corner of Jones Blvd. and Centennial Pkwy. Dwellings along Jones were constructed in 2009.
2. Landscaping in 10-foot perimeter common area along Jones Blvd. has not been installed. There is currently a 10-foot tall CMU wall abutting the 10-foot strip on the east side (approved by Variance).
3. Clark County released new plans for the 215 Beltway at this intersection that include installation of a drainage channel and a 6-foot tall chain link fence along a 350-portion of the west perimeter of the site. The fence would abut the 10-foot landscape strip on the west side.
4. The approved landscape plan was to include 24-inch Mondel Pine trees spaced every 30 feet on center within the west perimeter buffer area and four 5-gallon shrubs per tree. This request would amend SDR-4461 to remove the required shrubs from the west buffer where the Beltway improvements are to occur.
5. Staff approval is contingent upon planting of the required trees and also installation of ALL required landscaping in the portion of the planter north of the proposed Beltway improvements and anywhere that these improvements are at grade.
6. Condition #13 of SDR-4461 requires a revised landscape plan to indicate a multi-use non-equestrian trail with required landscaping along Centennial Pkwy. If this plan has not yet been submitted to the Department of Planning, it can be submitted through this item.
7. Plans should indicate the extent of the Beltway improvements adjacent to the residential development.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

\*\*Complete Submittal Packets **MUST** be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions\*\*

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| Pre-Application Conference                                                                                                                                                                                                                                           |                                     | City Of Las Vegas<br>Department Of Planning<br>Submittal Checklist (Cont.)                                                                                                                                                                  |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------|-------------|-----------|-----------|
| Item Required                                                                                                                                                                                                                                                        |                                     | APPLICATION PACKET<br>(ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)                                                                                                                                        |  |                                                                                                                                                                                                                                                           |                                                   | Fees                  |             |           |           |
| YES                                                                                                                                                                                                                                                                  | NO                                  |                                                                                                                                                                                                                                             |  | Appl. Type                                                                                                                                                                                                                                                | Application                                       | Notification          | Recordation | Sub-Total |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        |  | Visit the CLV website<br>For blank application, SOFI & DINA/PRS forms, and justification letter info @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To ...")<br>-> "Apply for -> Planning Applications") |                                                   |                       |             |           |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                             |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Detailed justification letter (the same letter addressing all applications, included with each application)                                                                                                                                 |  |                                                                                                                                                                                                                                                           | SDR                                               | \$ 500.00             | \$ 0.00     | \$ 0.00   | \$ 500.00 |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)                                                                                                                                                    |  |                                                                                                                                                                                                                                                           |                                                   | \$                    | \$          | \$        | \$        |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Grant deed and legal description (from County Assessor; may be available online at: <a href="http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx">http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx</a> ) |  |                                                                                                                                                                                                                                                           | \$                                                | \$                    | \$          | \$        |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)                                                                                                                                 |  |                                                                                                                                                                                                                                                           | \$                                                | \$                    | \$          | \$        |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | Copy of City Business License(s) - requested, but submittals will be accepted without For representative only                                                                                                                               |  |                                                                                                                                                                                                                                                           | \$                                                | \$                    | \$          | \$        |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | If required, cop(ies) of approval letter(s) for SDR-4461                                                                                                                                                                                    |  | Subtotal:                                                                                                                                                                                                                                                 |                                                   |                       |             | \$ 500.00 |           |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee:<br>Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500                                     |  |                                                                                                                                                                                                                                                           |                                                   | \$                    | -           | \$0.00    |           |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | Photo Reproduction of the Color & Materials Board (SDR applications only)                                                                                                                                                                   |  |                                                                                                                                                                                                                                                           |                                                   | Grand Total All Fees: |             |           | \$500.00  |
| <b>REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):</b><br><b>MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE</b><br><b>ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)</b> |                                     |                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>SITE PLAN</b>                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                           | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | North arrow, scale, and vicinity map                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                           | Folded Plans (5, plus 1 per application):         |                       | 6           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All property lines and present dimensions labeled                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                           | Colored, Rolled Plans:                            |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All building setbacks labeled                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                           | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                       | 1           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All adjacent existing land uses and street names labeled                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                           | NOTES: min. 11x17 size folded                     |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All points of ingress and egress shown                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | ADA accessibility requirements shown/labeled                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Parking standard(s) utilized:                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Parking space count and typical dimensions labeled                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | # regular + [30% or less of total] # compact + # handicap = Total                                                                                                                                                                           |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All free-standing sign locations shown and heights and sizes noted                                                                                                                                                                          |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <b>LANDSCAPE PLAN</b>                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                           | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | North arrow, scale, and vicinity map                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                           | Folded Plans (1 per application):                 |                       | 1           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All property lines and present dimensions labeled                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                           | Colored, Rolled Plans:                            |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All required perimeter landscape planters shown                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                           | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                       | 1           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All required parking lot fingers/islands shown                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                           | NOTES: min. 11x17 size folded                     |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Quantity, size, species/variety of all trees, shrubs, and ground cover                                                                                                                                                                      |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <b>BUILDING ELEVATIONS</b>                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                           | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Scale and building dimensions labeled                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                           | Folded Plans (1 per application):                 |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | North, south, east, and west elevations of all buildings                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                           | Colored, Rolled Plans:                            |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All building materials and colors noted                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                           | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All wall sign locations shown and sizes noted                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                           | NOTES:                                            |                       |             |           |           |
| <input type="checkbox"/>                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <b>FLOOR PLANS</b>                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                           | <b>TOTAL REQUIRED FOR ALL APPLICATIONS</b>        |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Scale and building dimensions labeled                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                           | Folded Plans (1 per application):                 |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | North arrow and scale                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                           | Rolled Plans:                                     |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | All building entrances/exits shown                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                           | Reduced Copy (8-1/2"x11" B/W; 1 per application): |                       | 0           |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Use of all rooms noted/labeled                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                           | NOTES:                                            |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Maximum Occupancy (per I.B.C.)                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |
|                                                                                                                                                                                                                                                                      |                                     | Seating Capacity (where applicable)                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                           |                                                   |                       |             |           |           |

\*\*\*CONTINUED NEXT PAGE\*\*\*

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JUN 21 2011



|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Pre-Application Conference | <b>City Of Las Vegas</b><br><b>Department Of Planning</b><br><b>Submittal Checklist (Cont.)</b> |
| Item Required              |                                                                                                 |

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

|                      |                                                                   |                                 |                                                                        |
|----------------------|-------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------|
| APN(s):              | 125-24-411-076                                                    | Application Purpose:            | Site Development Plan Review (Minor)                                   |
| Location:            | NEC Centennial Pkwy/Jones Blvd                                    | Application Purpose:            | Minor Amendment of SDR-4461 to alter landscaping on the west perimeter |
| Ward:                | 6 - Ross                                                          | Pre-App. Meeting Date:          | 04/11/11                                                               |
| Planner's Signature: | Not valid unless e-mail dated 06/09/11 accompanies this checklist | Submittal Deadline:             | <b>Minor Review - Within 60 Days</b>                                   |
| Planner:             | Steve Swanton, Senior Planner - 229-4714                          | Earliest PC / CC Meeting Dates: | Minor Review                                                           |

**Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:**

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

**RECEIVED**  
**JUN 21 2011**



## Shae Sandoval

---

**From:** Steve Swanton [sswanton@LasVegasNevada.GOV]  
**Sent:** Thursday, June 09, 2011 2:53 PM  
**To:** Robert Cunningham  
**Cc:** Shae Sandoval; Steve Gebeke  
**Subject:** RE: Jones & 215 right-of-way landscape issue  
**Attachments:** 125-24-411-076\_Pre-app notes.pdf

Robert,

Only 6 folded copies and one reduced copy of the site plan are required. Regarding the landscape plan, one folded and one reduced copy is required.

I will need to send you an updated checklist to give you another 60 days to submit, since our pre-app will expire this Saturday. Unless there are changes to what we had previously discussed, the checklist will remain the same and this e-mail will serve as my signature.

Please let me know if we need to meet to discuss changes.

Thanks.

**Steve Swanton, AICP**  
*Senior Planner*  
*Department of Planning*  
*City of Las Vegas*

♦ ♦ ♦

Voice: 702-229-4714  
Fax: 702-384-1397  
[sswanton@lasvegasnevada.gov](mailto:sswanton@lasvegasnevada.gov)

---

**From:** Robert Cunningham [mailto:rc@taneycorp.com]  
**Sent:** Thursday, June 09, 2011 1:49 PM  
**To:** Steve Swanton  
**Cc:** Shae Sandoval  
**Subject:** RE: Jones & 215 right-of-way landscape issue

Steve, we are putting this application together and plan on submitting it shortly. Can you please let me know if we need to submit 18 copies of the landscape plans as is indicated on the application paperwork, thanks.

Robert Cunningham, P.E.  
Principal

Taney Engineering  
6030 South Jones Blvd. #100  
Las Vegas, NV 89118  
(702) 362-8844 office  
(702) 362-5233 fax  
[www.taneycorp.com](http://www.taneycorp.com)

---

**From:** Steve Swanton [mailto:sswanton@LasVegasNevada.GOV]  
**Sent:** Wednesday, April 13, 2011 4:02 PM  
**To:** Robert Cunningham

6/9/2011





## DEPARTMENT OF PLANNING

### MINOR MODIFICATION SUBMITTAL REQUIREMENTS

*FOR LANDSCAPING*

*Sent to WH 4-28-11*

**APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Minor Modification is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Minor Modification application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Minor Modification.

**DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

**JUSTIFICATION LETTER:** A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

**SUMMERLIN DESIGN APPROVAL LETTER (If Applicable):** A letter from the Summerlin Design Review Committee that indicates approval of the proposed development is required.

**FEES:** \$300

**ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.**

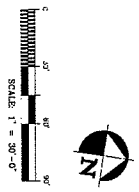
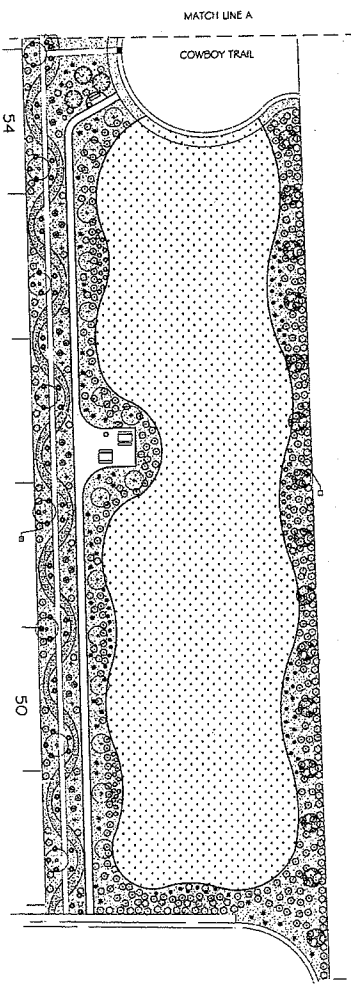
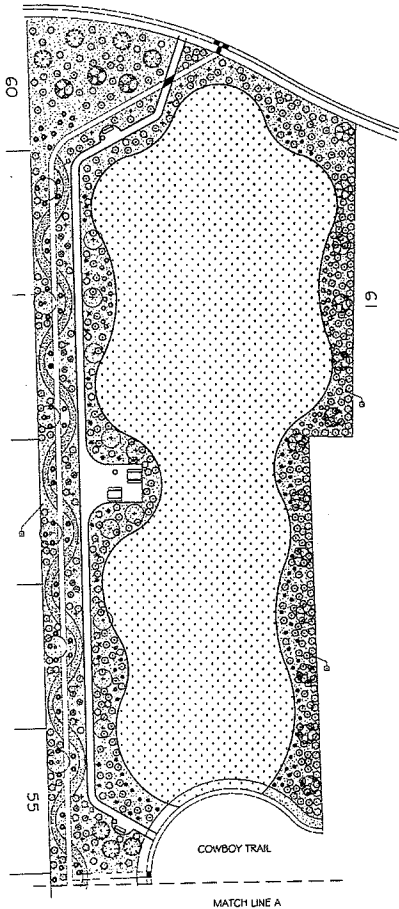
**SITE PLAN:** (18 folded) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. Site Plans must include:

- |                                                    |                                                     |                                                    |
|----------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> PROPERTY LINES CALLED OUT | <input type="checkbox"/> ADJACENT LAND USES/STREETS | <input type="checkbox"/> PARKING ANALYSIS          |
| <input type="checkbox"/> DIMENSIONS (ACTUAL)/SCALE | <input type="checkbox"/> LANDSCAPE AREAS            | <input type="checkbox"/> BUILDING SIZE (SQ. FT.)   |
| <input type="checkbox"/> STREET NAMES              | <input type="checkbox"/> VICINITY MAP               | <input type="checkbox"/> PROPERTY SIZE (SQ. FT.)   |
| <input type="checkbox"/> PARKING SPACES            | <input type="checkbox"/> NORTH ARROW                | <input type="checkbox"/> F.A.R. (FLOOR AREA RATIO) |
| <input type="checkbox"/> INGRESS/EGRESS            | <input type="checkbox"/> SCALE                      | <input type="checkbox"/> DENSITY                   |

**STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

*Sent to WH 4-28-11*



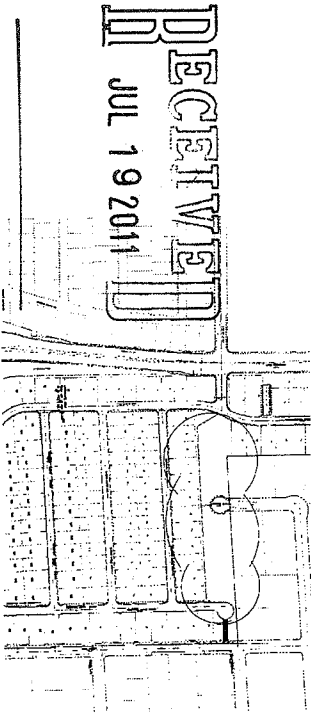


**PLANT SCHEDULE**

| NO. | SYMBOL   | QUANTITY | PLANT NAME                            | SIZE    |
|-----|----------|----------|---------------------------------------|---------|
| 1   | (Symbol) | 1        | 3/4" Southcoast Red Rock (4700 tons)  |         |
| 2   | (Symbol) | 2        | 2" x 4" Southwest Red Cedar (90 tons) |         |
| 3   | (Symbol) | 1        | Freddie (1st)                         | 63765 M |
| 4   | (Symbol) | 1        | Concrete Hecser                       | 129511  |
| 5   | (Symbol) | 3 ea     | Washoe Rock, Green, G.                |         |
| 6   | (Symbol) | 3 ea     | 364 Washoe Rock, Green, G.            |         |
| 7   | (Symbol) | 5 ea     | 6" Walnut Pencil, Green, G.           |         |
| 8   | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 9   | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 10  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 11  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 12  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 13  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 14  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 15  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 16  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 17  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 18  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 19  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
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| 29  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
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| 36  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
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| 45  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 46  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 47  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 48  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 49  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |
| 50  | (Symbol) | 4 ea     | 6" Walnut Pencil, Green, G.           |         |

**NOTES**

- 1. 3/4" Southcoast Red Rock (4700 tons)
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- 3. Freddie (1st) 63765 M
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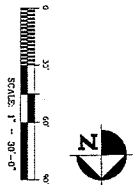
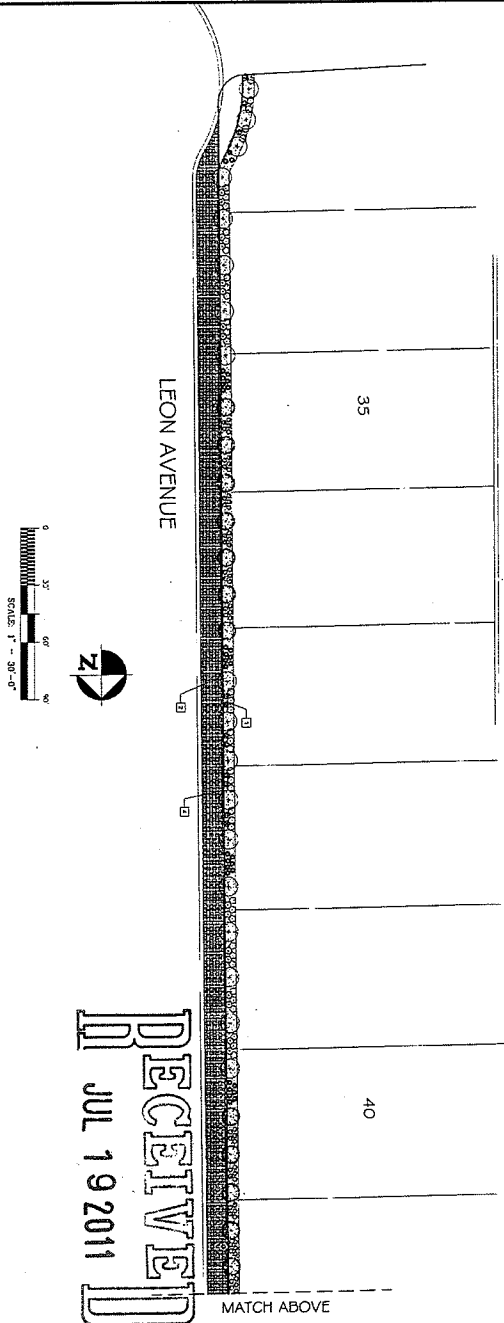
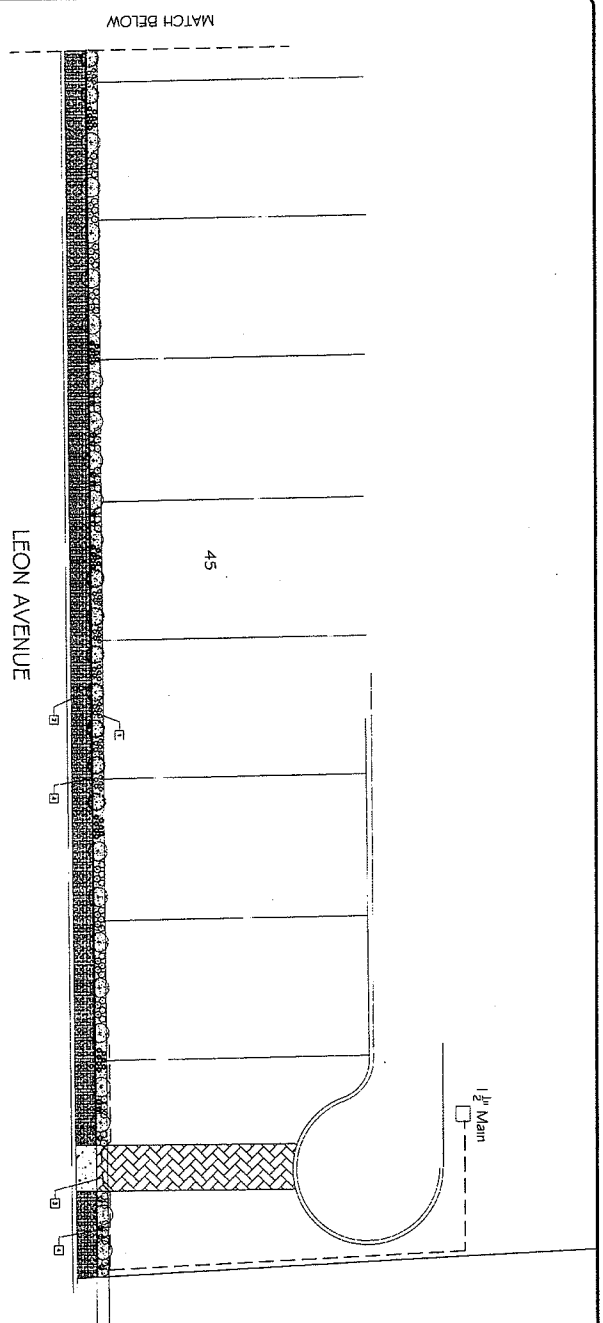
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JUL 19 2011



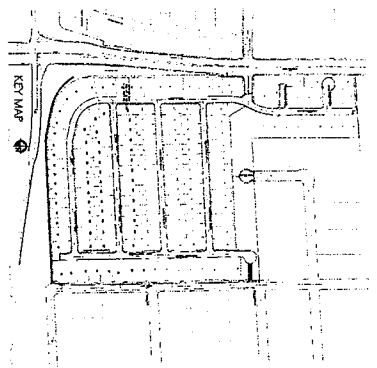
|                                                                             |                                      |                                                                                                                                                              |
|-----------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>WILLIAM LYON HOMES</b><br/>500 PILOT ROAD<br/>LAS VEGAS, NV 89119</p> | <p><b>CARSON RANCH EAST PARK</b></p> | <p><b>SUN CITY LANDSCAPES INC.</b><br/>4200 W. PATRICK LANE<br/>LAS VEGAS, NV 89118<br/>PH: 702.496.4000 FAX: 702.496.4001<br/>WWW.SUNCITYLANDSCAPES.COM</p> |
|-----------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

**SDR-42203**  
**REVISED**





**RECEIVED**  
JUL 19 2011

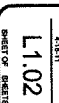


# PLANT SCHEDULE

| NOTES | QTY | BOTANICAL NAME          | COMMON NAME            | SIZE    |
|-------|-----|-------------------------|------------------------|---------|
| 21    | 21  | Pinus edulis            | Monardella             | 24" HxW |
| 22    | 22  | Rhus typhina            | Arctostaphylos         | 24" HxW |
| 15    | 15  | Quercus agrifolia       | California Pepper Tree | 24" HxW |
| QTY   | QTY | BOTANICAL NAME          | COMMON NAME            | SIZE    |
| 41    | 41  | Liquidambar styraciflua | Witch Hazel            | 5 gal   |
| 46    | 46  | Malus domestica         | Apple Tree             | 5 gal   |
| 46    | 46  | Pinus ponderosa         | Monardella             | 5 gal   |
| 32    | 32  | Rhus typhina            | Arctostaphylos         | 5 gal   |
| 26    | 26  | Rhus typhina            | Arctostaphylos         | 5 gal   |
| 50    | 50  | Tridentata araliacea    | Star Jasmine           | 5 gal   |

## NOTES

- 3/4" Vista Gold Rock (60 tons) 4205 sf
- Native Soil
- Remove/Replace Pavers to install Drop Line
- Optional 4' x 4' Curb 1250 lf



DATE: 11.11.11  
L1.02  
SHEET OF: 10

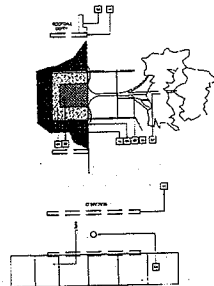
WILLIAM LYON HOMES  
500 PILOT ROAD  
LAS VEGAS, NV 89119

CARSON RANCH EAST  
PERIMETER STREETSCAPE  
LEON AVENUE



**SDR-42203**  
**REVISED**





### TREE PLANTING with ROOT BARRIER

0 20' 40' 60'

SCALE 1" = 20'-0"



The site plan shows a rectangular area divided into 16 lots, numbered 2 through 16. Lots 2-7 are in the top row, and lots 8-13 are in the middle row. Lots 14-16 are in the bottom row. A horizontal road, JONES BOULEVARD, runs along the top and bottom edges. A vertical road, LANDSCAPE SOUTH OF LOT 12 WALL BE TREES ONLY, runs between lots 12 and 13. Match lines are indicated on the left and right sides. The plan includes landscaping details such as trees and a wall.

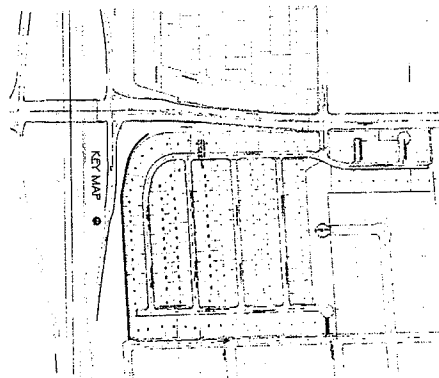
LOT 12 WILL BE TREES ONLY

JONES BOULEVARD

[illegible]

NOTES

RED-START  
344 Southwest Red Neck (B2 tree)  
JUL 19 2011



### KEY MAP

WILLIAM LYON HOMES  
500 PILOT ROAD  
LAS VEGAS, NV 89119

CARSON RANCH EAST  
PERIMETER STREETScape

4270 W. PATRICK LANE  
LAS VEGAS, NV 89115  
PH: (702) 290-6309 • FAX: (702) 290-6310  
www.sundance.com • email: info@sundance.com



MAA  
Mathematical Association of America  
1888

Call before you dig  
1-800-721-2822  
ASKING FOR THE  
SAFE SIDE OF THE  
STREET

PRODUCT NO. \_\_\_\_\_  
DRAWING BY: \_\_\_\_\_  
CHKD BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 7-12-11

L1.01

SHEET OF SHEET

**SDR-42203**  
**REVISED**





August 2, 2011

Mr. Scott Swapp  
William Lyon Homes, Inc.  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: SDR-42203 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Swapp:

Your request for possible action on a request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-4461) FOR AN EXCEPTION TO ALLOW NO SHRUBS IN THE REQUIRED LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.19 acres on the northeast corner of Jones Boulevard and I-215 Beltway (APN 125-24-411-076), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

The Department of Planning staff has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4461) shall be required, except as amended herein.
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 development shall be in conformance with the site plan date stamped 07/05/11, and landscape plan, date stamped 07/19/11, except as amended by conditions herein.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
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](http://www.lasvegasnevada.gov)

FM-0073-07-11





Mr. Scott Swapp  
SDR-42203 - Page Two  
August 2, 2011

**Public Works**

6. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-4461), the Centennial-Jones Residential Subdivision and all other site-related actions.

This action by the Department of Planning staff on August 2, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118



*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: JULY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WILLIAM LYON HOMES, INC.

**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| SDR-42203              | Staff Administratively approves, with conditions: | N/A                              |

**\*\* CONDITIONS \*\*****SDR-42203 CONDITIONS****Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4461) shall be required, except as amended herein.
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 development shall be in conformance with the site plan date stamped 07/05/11, and landscape plan, date stamped 07/19/11, except as amended by conditions herein.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

6. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-4461), the Centennial-Jones Residential Subdivision and all other site-related actions.

RG



**Staff Report Page One**  
**July 2011 - Administrative Review Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The subject site is located at the northeast corner of Jones Boulevard and 215 Beltway. The site is an existing single family, detached residential subdivision. The request is to modify the approved landscape plan to remove required shrubs a portion of from the perimeter landscape buffer between the subdivision wall and Jones Boulevard, which is being raised to construct an overpass over the 215 Beltway. Currently, there are no trees or shrubs planted within the portion of the west perimeter landscape buffer. The requested trees will be provided in this area to help screen Jones Boulevard from the residential subdivision. However, shrubs in this area will not be visible to either Jones Boulevard or the residential subdivision, and will interfere with access to the area for routine maintenance. There will be no negative impact on the residential subdivision, and staff is administratively approving the request.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/18/04                                                          | The City Council approved a request for a Rezoning (ZON-4459) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units per Acre) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway. The Planning Commission recommended approval and the Department of Planning staff recommended denial.                                                                                                  |
|                                                                   | The City Council approved a request for a Variance (VAR-4462) to allow 2.44 acres of open space where 2.7 is required; and to allow a 10-foot wall height where 8 feet is the maximum height allowed for a proposed Single Family Residential Subdivision on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway. The Planning Commission recommended approval and the Department of Planning staff recommended denial. |
|                                                                   | The City Council approved a request for a Site Development Plan Review (SDR-4461) For a 163-lot Single Family Residential Subdivision on 47.46 acres located on the northeast corner of Jones Boulevard and the 215 Beltway. The Planning Commission recommended approval and the Department of Planning staff recommended denial.                                                                                                             |
| 11/04/04                                                          | The Planning Commission approved a for a Tentative Map (TMP-5318) for a 161-lot Single Family Residential Subdivision on 46.46 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard. The Department of Planning staff recommended approval.                                                                                                                                                                        |



**Staff Report Page Two**  
**July 2011 - Administrative Review Meeting**

|          |                                                                                                                                                                                                                            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/01/05 | A Final Map (FMP-8281) was submitted for a 97-Lot Single Family Residential Subdivision on 42.20 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard. The final map was recorded on 11/22/05. |
| 03/22/06 | A Final Map (FMP-10618) was submitted for a 69-lot Single Family Residential Subdivision on 15.6 acres adjacent to the northeast corner of Centennial Parkway and Jones Boulevard. The final map was recorded on 05/12/06. |

***Most Recent Change of Ownership***

|          |                                                |
|----------|------------------------------------------------|
| 12/01/04 | A deed was recorded for a change in ownership. |
|----------|------------------------------------------------|

***Related Building Permits/Business Licenses***

|                                                                             |  |
|-----------------------------------------------------------------------------|--|
| There are no building permits or business licenses found for this property. |  |
|-----------------------------------------------------------------------------|--|

***Pre-Application Meeting***

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/11/11 | <p>A pre-application meeting was held with the applicant, where the submittal requirements for a Minor Site Development Plan Review. Topics included:</p> <ul style="list-style-type: none"> <li>• The landscaping in the 10-foot perimeter landscape buffer along Jones Boulevard has not been installed.</li> <li>• The approved landscape plan was to include 24-inch Mondel Pine trees spaced every 30 feet on center within the west perimeter buffer area and four 5-gallon shrubs per tree.</li> <li>• This request would amend Site Development Plan Review (SDR-4461) to remove the required shrubs from the west perimeter landscape buffer where the Beltway improvements are to occur.</li> <li>• The multi-use transportation trail was not built, due to the trail to be used was dedicated for right-of-way purposes. The conditions cannot be met; therefore, the need to remove Condition of Approval #13 of SDR-4461 is not necessary.</li> </ul> |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***Neighborhood Meeting***

|                                                            |  |
|------------------------------------------------------------|--|
| A neighborhood meeting was not required, nor was one held. |  |
|------------------------------------------------------------|--|

***Field Check***

|          |                                                                                                                                                                          |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/11/11 | During a field check staff noted that the residential subdivision is completely developed. The perimeter landscape buffer along Jones Boulevard has not been landscaped. |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Staff Report Page Three  
July 2011 - Administrative Review Meeting

| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.19 |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.12</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i>                            |
|-----------------------------|------------------------------------------|------------------------------------------------|------------------------------------------------------------|
| Subject Property            | Single Family, Detached                  | R (Rural Density Residential)                  | R-PD3 (Residential Planned Development – 3 Units per Acre) |
| North                       | Single Family, Detached                  | R (Rural Density Residential)                  | R-E (Residence Estates)                                    |
| South                       | CC-215                                   | Right-of-way                                   | Right-of-way                                               |
| East                        | Single Family, Detached                  | R (Rural Density Residential)                  | R-E (Residence Estates)                                    |
|                             |                                          | L (Low Density Residential)                    |                                                            |
| West                        | Cemetery                                 | DR (Desert Rural Density)                      | R-E (Residence Estates)                                    |
|                             | Single Family, Detached (Clark County)   | RL (Residential Low Density)                   | R-D (Suburban Estates Residential - Clark County)          |

| <i>Master Plan Areas</i>                        | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|-------------------------------------------------|------------|-----------|-------------------|
| Master Plan Area                                |            | X         | N/A               |
| <i>Special Purpose and Overlay Districts</i>    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts           |            |           |                   |
| R-PD (Residential Planned Development) District | X          |           | Y                 |
| Trails                                          |            | X         | N/A               |
| Rural Preservation Overlay District             |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area               |            | X         | N/A               |
| Development Impact Notification Assessment      |            | X         | N/A               |
| Project of Regional Significance                |            | X         | N/A               |



**Staff Report Page Four**  
**July 2011 - Administrative Review Meeting**

**DEVELOPMENT STANDARDS**

*The following changes are proposed to the previously approved Site Development Plan Review (SDR-4461):*

| <i>Standard</i>                | <i>Landscaping and Other Site Standards</i> |                  | <i>Provided</i>  | <i>Compliance</i> |
|--------------------------------|---------------------------------------------|------------------|------------------|-------------------|
|                                | <i>Required</i>                             | <i>Trees</i>     |                  |                   |
| Buffer Trees:                  |                                             |                  |                  |                   |
| • East                         | 1 Tree / 30 Linear Feet                     | N/A              | 58 Trees         | Y                 |
| • West                         | 1 Tree / 30 Linear Feet                     |                  | 50 Trees         | Y                 |
| <b>TOTAL PERIMETER TREES</b>   |                                             | <b>92 Trees*</b> | <b>108 Trees</b> | <b>Y</b>          |
| <b>LANDSCAPE BUFFER WIDTHS</b> |                                             |                  |                  |                   |
| Min. Zone Width                |                                             |                  |                  |                   |
| • East                         | 10 Feet                                     |                  | 10 Feet          | Y                 |
| • West                         | 10 Feet                                     |                  | 10 Feet          | Y                 |

*\*Per approved Site Development Plan Review (SDR-4461).*

| <i>Street Name</i> | <i>Functional Classification of Street(s)</i> | <i>Governing Document</i>           | <i>Actual Street Width (Feet)</i> | <i>Compliance with Street Section</i> |
|--------------------|-----------------------------------------------|-------------------------------------|-----------------------------------|---------------------------------------|
| Jones Boulevard    | Primary Arterial                              | Master Plan of Streets and Highways | 100                               | Y                                     |

**ANALYSIS**

The Centennial-Jones residential subdivision was constructed from 2007 to 2010, and is currently zoned R-PD3 (Residential Planned Development – 3 Units per Acre). The existing subdivision was approved under Site Development Plan Review (SDR-4461). This Minor Review is to reduce the landscape materials required within a portion of the perimeter landscaping buffer along Jones Boulevard, south of Eastland Ranch Avenue, which serves as an entrance to the subdivision from Jones Boulevard. The applicant requests that only trees and no shrubs be required within this portion of the west landscape buffer adjacent to the rear of Lots 12 through 16, with a total length of approximately 321 feet. The reason for the request is due to the future Jones Boulevard and the 215 Las Vegas Beltway Interchange, which will be located at the southwest corner of the existing subdivision. As the future interchange is constructed, Jones Boulevard right-of-way will be elevated higher than the residential subdivision. The required trees will remain to provide additional visual screening for the subdivision as the trees mature, but shrubs will be removed so that routine maintenance of the area can be completed.



**Staff Report Page Five**  
**July 2011 - Administrative Review Meeting**

The landscape plan indicates the use of 24-inch box trees, consisting of African Sumac, California Pepper, Mondel Pine, and Oleander. These trees are to be planted along Jones Boulevard, and Leon Avenue. The approved landscape plan depicts 92 Mondel Pine trees and 359 shrubs. The revised landscape plan depicts 50 trees along Jones Boulevard and 58 along Leon Avenue, for a total of 108 trees within the west and east perimeter landscape buffers. The proposed landscape plan provides more trees overall than previously approved by SDR-4461. There are 571, five-gallon shrubs provided along Jones Boulevard where 200 shrubs are required, while there are 303, five-gallon shrubs provided along Leon Avenue where 232 shrubs are required. The existing and proposed landscape buffer plantings are consistent with Title 19; therefore, staff administratively approves the request to eliminate the required shrubs in the subject area between the raise Jones Boulevard right-of-way and the subdivision.

**FINDINGS (SDR-42203)**

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The existing subdivision is compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The existing and proposed landscape buffer plantings are consistent with Title 19.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is an existing subdivision; the existing, site access from Jones Boulevard and the circulation do not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Landscaping materials are appropriate for the area and for the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**



**Staff Report Page Six**  
**July 2011 - Administrative Review Meeting**

No buildings are proposed as part of this request.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The landscaping plan will be subject to plan check review and inspections by the City of Las Vegas.

**APPROVALS**                      0

**PROTESTS**                        0





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

June 27, 2011

Mr. Scott Swapp  
William Lyon Homes, Inc.  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: SDR-42203 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Swapp:

Your request for possible action on a request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-4461) FOR AN EXCEPTION TO ALLOW NO SHRUBS IN THE REQUIRED LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.19 acres on the northeast corner of Jones Boulevard and I-215 Beltway (APN 125-24-411-076), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Shaelyn Sandoval  
Taney Engineering  
6030 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

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



# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: DEPARTMENT OF PLANNING**

**SDR-42203**

#### HAND DELIVERED

|                                 |                  |                             |
|---------------------------------|------------------|-----------------------------|
| *DEVELOPMENT COORDINATION (DPW) | ROGER BAILEY     | DSC - 7 <sup>th</sup> Floor |
| FIRE ENGINEERING                | KEN MILLER       | DSC - 5 <sup>th</sup> Floor |
| *FLOOD CONTROL (DPW)            | ALBERT SUNG      | DSC - 8 <sup>th</sup> Floor |
| *LAND DEVELOPMENT (DPW)         | DAVID GUERRA     | DSC - 2 <sup>nd</sup> Floor |
| PERMITS/ INSPECTIONS            | ROD CLARK        | DSC - 1 <sup>st</sup> Floor |
| *RIGHT-OF-WAY (DPW)             | MARY WULFF       | DSC - 8 <sup>th</sup> Floor |
| *SANITARY SEWERS (DPW)          | JOE PEÑA         | DSC - 7 <sup>th</sup> Floor |
| *SURVEY (DPW)                   | ALAN RIEKKI      | DSC - 8 <sup>th</sup> Floor |
| *TEFO (DPW)                     | REBECCA WHITLOCK | WSC-3001 RONEMUS            |
| *TRAFFIC ENGINEERING (DPW)      | RICK SCHROEDER   | DSC - 8 <sup>th</sup> Floor |

#### ROUTED ELECTRONICALLY / US MAIL

|                                               |                                                |                                                              |
|-----------------------------------------------|------------------------------------------------|--------------------------------------------------------------|
| <CCSD>                                        | LINDA PERRI                                    | 4190 MCLEOD DRIVE, 2 <sup>ND</sup> FLOOR                     |
| METRO                                         | BRIAN O'CALLAGHAN                              | 7 <sup>th</sup> FLOOR CITY HALL                              |
| OFFICE OF BUSINESS DEVELOPMENT                | TOM BURKART                                    | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION                    |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                  | 2 <sup>nd</sup> FLOOR CITY HALL                              |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                   | DSC                                                          |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                     | DSC                                                          |
| *SID (DPW)                                    | PATRICK MURPHY                                 | 4 <sup>th</sup> FLOOR CITY HALL                              |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                  | 330 VALLEY VIEW BOULEVARD                                    |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | HEIDI DEXHEIMER<br>ENGINEERING DESIGN DIVISION | 100 CITY PARKWAY, SUITE #700<br>(HAND DELIVERY ADDRESS ONLY) |
| CLARK COUNTY (IT) (NO PLANS)                  | SHARON RICE<br>(INFORMATION TECHNOLOGY DEPT)   | 500 GRAND CENTRAL PARKWAY, 4 <sup>th</sup><br>FLOOR          |
| NELLIS AFB (NO PLANS)                         | DEBORAH MACNEILL                               | 4430 GRISSOM AVENUE,<br>BUILDING 11, SUITE 103D              |

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



**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**SDR-42203 - MINOR SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE -**  
**APPLICANT/OWNER: WILLIAM LYON HOMES, INC.** - For possible action on a request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-4461) FOR AN EXCEPTION TO ALLOW NO SHRUBS IN THE REQUIRED LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.19 acres on the northeast corner of Jones Boulevard and I-215 Beltway (APN 125-24-411-076), P-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **JULY 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**ADMINISTRATIVE**

Comments Due: **ASAP**

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](mailto: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:**

**THIS ITEM WILL BE CONSIDERED**  
**ADMINISTRATIVELY AND WILL NOT**  
**APPEAR ON A PLANNING COMMISSION**  
**AGENDA**



Rly Admin

Report Date 06/22/2011 09:55 AM

Submitted By

Page 1

A/P # 42203 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 06/21/2011 09:00 | 983510 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

Associated Information

|                  |                                                  |            |
|------------------|--------------------------------------------------|------------|
| Type of Work     | # Plans                                          | 0          |
| Dept of Commerce | # Plans                                          | 0          |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group |

Valuation

|                      |      |
|----------------------|------|
| Declared Valuation   | 0.00 |
| Calculated Valuation | 0.00 |
| Actual Valuation     | 0.00 |

Description of Work

SDR-42203 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: WILLIAM LYON HOMES, INC - Request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-4461) TO ALTER LANDSCAPING ON THE WEST PERIMETER on 0.19 acre located on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-411-076), P-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Ross).

Parent A/P #

Project # 42203 Project/Phase Name CENTENNIAL-JONES

Size/Area 0.19 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 12524411076

Location

Owner/Tenant

Contact ID AC1808663

Name LYON WILLIAM HOMES INC

Mailing Address 500 PILOT RD #G

City LAS VEGAS

ZIP/PC 89119-3624

Day Phone

Fax

Organization % T CONNELLY

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

AP 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

AP Linked Parcels

12524411076



Report Date 06/22/2011 09:55 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1808663 ☐ Foreign  
Effective Expire  
Name LYON WILLIAM HOMES INC  
Day Phone Eve Phone Organization % T CONNELLY  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 500 PILOT RD #G  
LAS VEGAS, NV 89119-3624  
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 Transcript  
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1750218 ☐ Foreign  
Effective Expire  
Name SHAELYN SANDOVAL TANEY ENGINEERING  
Day Phone (702)362-8844 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)362-5233 Mobile Profession  
E-Mail  
Address 6030 S. JONES SUITE 100  
LAS VEGAS, NEVADA 89103  
Seasonal Addr  
Valid From To  
Comments No Comments



Report Date 06/22/2011 09:55 AM

Submitted By

Page 3

## CONTACT ADDITIONAL

WORKCARD: Work Card # 0  
Expiration Date

## CONTACT REQUIREMENTS

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

There are no items in this list

## Contractors

No Contractors

## Item Description

## Item Status

|                                                  |                         |
|--------------------------------------------------|-------------------------|
| Check Fees                                       | Fees Successful         |
| PROCESSING FEE (\$500.00)                        | Paid                    |
| Check Inspections                                | Inspections Successful  |
| Check Reviews                                    | Reviews Failed          |
| 450808 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW) | Incomplete              |
| 450807 DEVCO #1 (DEVELOPMENT COORDINATION)       | Incomplete              |
| 450818 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT) | Incomplete              |
| 450817 FIRE ENG #1 (FIRE PROTECTION ENGINEERING) | Incomplete              |
| 450809 FLOOD #1 (FLOOD CONTROL)                  | Incomplete              |
| 450816 LAND DEV #1 (LAND DEVELOPMENT)            | Incomplete              |
| 450810 ROW #1 (RIGHT-OF-WAY)                     | Incomplete              |
| 450815 SEWER #1 (COLLECTION SYSTEMS PLANNING)    | Incomplete              |
| 450814 SID #1 (SPECIAL IMPROVEMENT DISTRICT)     | Incomplete              |
| 450813 SURVEY #1 (SURVEY)                        | Incomplete              |
| 450812 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)    | Incomplete              |
| 450811 TRAFFIC #1 (TRAFFIC ENGINEERING)          | Incomplete              |
| Check Conditions                                 | Conditions Successful   |
| Check Alert Conditions                           | Alert Conditions Failed |
| (AT-ROUTE PLANS FOR REVIEW)                      |                         |
| (STAFF RECOMMENDATION)                           |                         |
| (ASSIGN CASE TO A PLANNER)                       |                         |
| (AT-COMPLETE DRT PROCESS)                        |                         |
| (SUSTAINABLE COMPONENT?)                         |                         |
| Check Licenses                                   | Not Checked             |
| Check Children Status                            | Children Successful     |
| Check Open Cases                                 | 0                       |

| Fees                | Status | Paid Date        | Amount                   |
|---------------------|--------|------------------|--------------------------|
| PROCESSING FEE      | P      | 06/21/2011 09:08 | 500.00                   |
| <b>Total Unpaid</b> |        | 0.00             | <b>Total Paid</b> 500.00 |



Report Date 06/22/2011 09:55 AM

Submitted By

Page 4

### Inspections

There are no Inspections for this Report

### Review Activities

| Review # | Review Type | # | Status     | Waived                   | Issued           | Started | Completed | Reviewed By |
|----------|-------------|---|------------|--------------------------|------------------|---------|-----------|-------------|
| 450807   | DEVCO       | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450808   | B&S PLAN    | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450809   | FLOOD       | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450810   | ROW         | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450811   | TRAFFIC     | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450812   | TEFO        | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450813   | SURVEY      | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450814   | SID         | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450815   | SEWER       | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450816   | LAND DEV    | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450817   | FIRE ENG    | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |
| 450818   | ENGDESIGN   | 1 | Incomplete | <input type="checkbox"/> | 06/22/2011 09:55 |         |           |             |

### Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By BSTICKA

Modified Date/Time 06/21/2011 09:00

#### Comments

No Comments

#### SUBMITTAL CHECKLIST

#### Indicate if item is being submitted

|                                        |                                                    |
|----------------------------------------|----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | Y Landscape Plan (1 Folded, 1 Rolled Color)        |
| Y Deed and Legal Description           | Y Building Elevations (1 Folded, 1 Rolled Color)   |
| Y Justification Letter                 | Y Floor Plan (1 Folded, 1 Rolled)                  |
| Y Color and Material Board             | Y Laser Print Site Plan                            |
| N DINA (Not Always Required)           | Y Laser Print Floor Plan                           |
| Y Statement of Financial Interest      | Y Laser Print Elevation                            |

Y Business Licensing Requirements Met

N Business License Exempt



Report Date 06/22/2011 09:55 AM

Submitted By

Page 5

| Check Conditions<br>Condition | Approval<br>Supervisor Required | Approved By<br>Comments | Approved Date | Applied By | Applied Date | Assigned |
|-------------------------------|---------------------------------|-------------------------|---------------|------------|--------------|----------|
|-------------------------------|---------------------------------|-------------------------|---------------|------------|--------------|----------|

No Conditions

| Project # | A/P Type | Status | Stage | Relation |
|-----------|----------|--------|-------|----------|
|-----------|----------|--------|-------|----------|

No children exist for this project

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

There is no planning condition for this project.

#### SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

N Will this go to the City Council?

Hearing Type

Public, Non-Public, AdminADMIN

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

#### Meeting Information

| Meeting Info<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Voted | NO Voted | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

08/09/2011 ADMIN SCHEDULED

0

0

0

BSTICKA 06/21/2011

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

No children exist for this project

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|-------------|------------|-------|------|-------|
|---------------------------|-------------|------------|-------|------|-------|

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 06/21/2011 09:08 0.00  
ED KROSBAKKEN, 702.362.8844; WILLIAM LYON HOMES INC OF NEVADA CK 14301, \$200.00 & CK 13836, \$300

No Model Home Details





## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: Minor Modification / Landscape  
Project Address (Location) Jones & 215  
Project Name Centennial Jones Unit 1 Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 125-24-411-076 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER William Lyon Homes, INC. Contact Scott Swapp  
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
City Las Vegas State NV Zip 89119  
E-mail Address Scott.swapp@lyonhomes.com

APPLICANT William Lyon Homes, INC. Contact Scott Swapp  
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220  
City Las Vegas State NV Zip 89119  
E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval  
Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233  
City Las Vegas State NV Zip 89118  
E-mail Address Shaes@taneycorp.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 TERRY CONNELLY

Subscribed and sworn before me

This 4 day of May, 20 11

[Signature] Morales

Notary Public in and for said County and State



Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>SDR-42203</u>   |
| Meeting Date:  | <u>ADMIN</u>       |
| Total Fee:     | <u>500</u>         |
| Date Received: | <u>6/21/11</u>     |
| Received By:   | <u>[Signature]</u> |

\*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: **SDR-42203** APN: 125-24-411-076

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

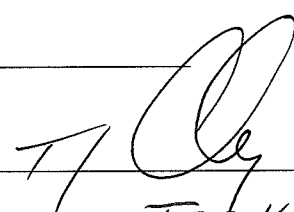
☒ No

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): \_\_\_\_\_

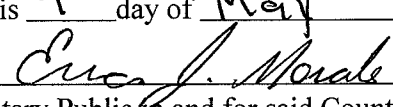
APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: TERRY CONNELLY

Subscribed and sworn before me

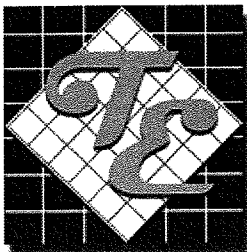
This 4 day of May, 20 11

  
Notary Public in and for said County and State



**RECEIVED**  
JUN 21 2011





## TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

April 27, 2011

City of Las Vegas  
Department of Planning  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: Centennial - Jones Unit 1  
SDR-4461 Minor Amendment

To whom it may concern:

Taney Engineering is filing a Minor Amendment to the original Site Development Review for the above mentioned project. We are submitting this justification letter in conjunction with the application and landscaping plan for the project, as required.

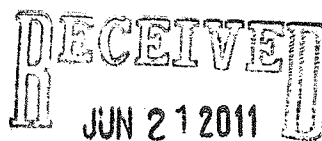
We prepared a residential subdivision for William Lyon Homes several years ago at the northeast corner of Jones & the 215 beltway. We recently received updated plans for the I-215 Beltway from Clark County Design Engineering. These plans show approximately 350-ft feet of chain link fence adjacent to the 10-ft wide landscape strip originally proposed in our subdivision along Jones, which is bounded on the backside by the subdivision 10-ft high CMU wall. This occurs at the rear of lots 11 through 16. This landscape strip will not have adjacent vehicular access for maintenance making it difficult to trim the trees and maintain.

Per a meeting held on March 24, 2011 with the Department of Planning, we are requesting that SDR-4461 be amended to require the planting of trees, only, in this area - 1 per 30 linear feet ; no shrubs or ground cover. The accompanying landscape plan shows the proposed trees within the 10 foot landscape buffer.

Please feel free to contact this office should you have any questions. We thank you for your time in this matter.

Sincerely,

  
Rebecca Leonard  
Taney Engineering



**SDR-42203**



20041201-0005305

Fee: \$18.00 RPTT: \$77,933.10  
N/C Fee: \$25.00

12/01/2004 16:11:24  
T20040140926

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane ADF  
Clark County Recorder Pgs: 5

A.P.N.: 125-24-401-001 and 125-24-401-002 and  
125-24-401-010 and 125-24-401-011  
File No: NCS-114397-WCLV (tl)  
R.P.T.T.: \$77,933.10

**WHEN RECORDED MAIL TO:**

Goold, Patterson, Ales, Roadhouse & Day  
4496 South Pecos Road  
Las Vegas, NV 89121  
Attn: Bryan K. Day, Esq.

**MAIL TAX STATEMENTS TO:**

William Lyon Homes, Inc.  
500 Pilot Road, Suite G  
Las Vegas, NV 89119  
Attn: Terry Connelly

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Boyd Family Partnership, Limited Partnership, a Nevada limited partnership

do(es) hereby **GRANT, BARGAIN and SELL** to

William Lyon Homes, Inc., a California corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

**That portion of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 24, Township 19 South, Range 60 East, M.D.B. & M., described as follows:**

**Lots 165, 166, 167 and 168 of that certain record of survey recorded October 18, 1989 in File 52 of Surveys page 70.**

**Excepting that portion as conveyed to the County of Clark by Final Order in Condemnation recorded July 9, 2003 in Book 20030709 as Instrument No. 01260 of Official Records.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**TOGETHER** with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/18/2004

SEE SIGNATURE PAGE ATTACHED

RECEIVED  
JUN 21 2011



Boyd Family Partnership, Limited Partnership

Ruth L. Boyd, G.P.  
By: Ruth L. Boyd, General Partner

STATE OF **NEVADA** )  
 ) ss.  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on November 30, 2004 by  
**Boyd Family Partnership, Limited Partnership.** Ruth L. Boyd, General Partner

Mart. J. Stahl  
Notary Public  
(My commission expires: Dec 7, 2007)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**November 18, 2004** under Escrow No. **NCS-114397-WCLV.**

**MARTIN J STAHL**  
**NOTARY PUBLIC STATE OF NEVADA**  
**NO. 96-0236-1**  
**My appt. exp Dec. 7, 2007**

**RECEIVED**  
**JUN 21 2011**



CLARIFICATION COPY

Boyd Family Partnership, Limited Partnership

By: Ruth L. Boyd, General Partner

STATE OF NEVADA )  
COUNTY OF CLARK ) ss.

This Instrument was acknowledged before me on \_\_\_\_\_ by  
Boyd Family Partnership, Limited Partnership.

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
November 18, 2004 under Escrow No. NCS-114397-WCLV.

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JUN 21 2011



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 125-24-401-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a) ☒ Vacant Land b) ☐ Single Fam. Res  
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg. f) ☐ Comm/Vind'l  
g) ☐ Agricultural h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument # \_\_\_\_\_  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

\$15,280,884.00

( \$ \_\_\_\_\_ )

\$15,280,884.00

\$30,999.55 77,933.10

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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 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: Ruth J. Boyd, B.P.

Signature: \_\_\_\_\_

Capacity: GEN. PTNR, Boyd Fam. PTN., SELLER

Capacity: \_\_\_\_\_

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

Print Name: Boyd Family Partnership  
Address: 2113 Silver Avenue  
City: Las Vegas  
State: NV Zip: 89102

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

Print Name: William Lyon Homes, Inc.  
Address: 4490 Von Kaman Avenue  
City: Newport Beach  
State: CA Zip: 92660

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

Print Name: First American Title Insurance Company  
Address: 9960 West Cheyenne Avenue, Suite 240  
City: Las Vegas

File Number: NCS-114397-WCLV tl/cm  
State: NV Zip: 89129

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

Reproduced by First American Title Insurance Rev10/2001

**RECORDER'S MEMO:  
POSSIBLE POOR RECORD DUE TO  
QUALITY OF ORIGINAL DOCUMENT**

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JUN 21 2011



# CLARIFICATION COPY

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-24-401-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a) ☒ Vacant Land      b) ☐ Single Fam. Res  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # \_\_\_\_\_  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \_\_\_\_\_

Deed In Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

\$15,280,884.00

\$15,280,884.00

\$88,886.55 77,933.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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 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: Recorder

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: Boyd Family Partnership

Address: 2113 Silver Avenue

City: Las Vegas

State: NV Zip: 89102

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

Print Name: William Lyon Homes, Inc.

Address: 4490 Von Karman Avenue

City: Newport Beach

State: CA Zip: 92660

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

Print Name: First American Title Insurance Company  
National Commercial Services

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

File Number: NCS-114397-WCLV tl/cm

State: NV

Zip: 89129

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

Reproduced by First American Title Insurance Co. 2000

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## CERTIFICATE OF SECRETARY

I, W. Douglass Harris, do hereby certify that I am the duly elected, qualified and acting Senior Vice President-Corporate Controller and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation (the "Company").

I further certify that the Board of Directors duly adopted the following resolutions on February 26, 2008 which have not been amended or rescinded:

1. ELECTION OF CORPORATE OFFICERS:

WHEREAS, the Board of Directors wishes to elect the following officers of the Company;

NOW, THEREFORE, BE IT RESOLVED, that the following officers be and they hereby are elected to the offices set forth opposite their respective names for the ensuing year and until the election, qualification and acceptance of office by their successors:

Officers:

William Lyon  
Douglas F. Bauer  
William H. Lyon  
Thomas J. Mitchell  
Michael D. Grubbs  
W. Douglass Harris  
Richard S. Robinson  
Cynthia E. Hardgrave  
Maureen L. Singer  
Dorothy M. Albertson  
Justine Black  
Kathryn A. Sampson  
Brenda G. Roberge  
Brian J. Aitken  
Colin T. Severn

Titles:

Chairman & Chief Executive Officer  
President & Chief Operating Officer  
Executive Vice President & Chief Administrative Officer  
Executive Vice President, Business Development & Operations  
Sr. Vice President, Chief Financial Officer, Treas. & Asst. Secy.  
Sr. Vice President - Corporate Controller & Corporate Secretary  
Sr. Vice President - Finance  
Vice President - Tax & Internal Audit & Asst. Secretary  
Vice President - Human Resources  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Treasurer, Director of Financial Operations  
Asst. Treasurer, Financial Controller

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**"DBA: LYON SOUTHERN CALIFORNIA REGION"**

| <b><u>Officers:</u></b> | <b><u>Titles:</u></b> | <b><u>Division Titles:</u></b> |
|-------------------------|-----------------------|--------------------------------|
|-------------------------|-----------------------|--------------------------------|

**"DBA: LYON ORANGE COUNTY/LOS ANGELES DIVISION"**

|                      |                                                                 |                                      |
|----------------------|-----------------------------------------------------------------|--------------------------------------|
| Carl S. Morabito     | Vice President                                                  | Division President                   |
| Thomas G. Grable     | Vice President                                                  | Vice President - Sr. Project Manager |
| Dan C. George        | Vice President                                                  | Vice President - Construction        |
| Mark Moore           | Asst. Secretary                                                 | General Superintendent               |
| Michael A. McMillen  | Asst. Secretary                                                 | Senior Project Manager               |
| Patrick D. McCabe    | Asst. Secretary                                                 | Project Manager                      |
| Rene C. Millar       | Asst. Treasurer                                                 | Division Controller                  |
| Christina E. Estrada | Designated Signer for Escrow Amendments                         |                                      |
| Lesley A. Pennington | Designated Signer for Purchase Agreements and Escrow Amendments |                                      |
| Yvonne Espinoza      | Designated Signer for Purchase Agmts./Escrow Amendments         |                                      |
| Lynne A. Preheim     | Designated Signer for Escrow Amendments                         |                                      |
| Tara K. Morenc       | Designated Signer for Contracts/Purchase Orders up to \$100,000 |                                      |

**"DBA: LYON INLAND EMPIRE/SAN DIEGO DIVISION"**

|                  |                                                                                                                  |                                  |
|------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Brian W. Doyle   | Vice President                                                                                                   | Division President               |
| Gary Haddy       | Vice President                                                                                                   | Vice President - Construction    |
| Karick M. Brown  | Vice President                                                                                                   | Vice President - Project Manager |
| Matthew R. Zaist | Asst. Secretary                                                                                                  | Project Manager                  |
| Rene C. Millar   | Asst. Treasurer                                                                                                  | Division Controller              |
| Jeffery T. Miles | Asst. Secretary                                                                                                  | Director of Sales & Marketing    |
| Phil Menard      | Designated Signer for Consultants/Subcontract Agreements, Bonds, Construction, Planning & Development, Utilities |                                  |

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JUN 21 2011



**"DBA: LYON NORTHERN CALIFORNIA REGION"**

|                    |                                                |                                                        |
|--------------------|------------------------------------------------|--------------------------------------------------------|
| Gary L. Galindo    | Vice President                                 | Division President                                     |
| Gregory N. Mix     | Vice President                                 | Vice President - Sr. Project Manager                   |
| Mark T. Sherman    | Vice President                                 | Vice President - Division Operations                   |
| Jeffrey D. Frankel | Asst. Secretary                                | Project Manager                                        |
| Timothy M. Cotton  | Asst. Secretary                                | Project Manager                                        |
| Paul C. Randi      | Asst. Treasurer                                | Division Controller                                    |
| Brian R. Evans     | Asst. Treasurer                                | Division Controller                                    |
| Mark J. Berch      | Designated Signer for Subcontractor Agreements |                                                        |
| Kurt R. Nunnenkamp | Designated Signer for Subcontractor Agreements |                                                        |
| Nancy King         | Designated Signer for Subcontractor Agreements |                                                        |
| Dave McKown        | )                                              | Designated Signer for Processing, Consultants, Sales   |
| Scott Jones        | )                                              | Contracts, Subcontractor Agreements, Bonds, Utilities, |
|                    | )                                              | Construction, Planning & Development                   |

**"DBA: LYON ARIZONA REGION"**

|                    |                                        |                                                              |
|--------------------|----------------------------------------|--------------------------------------------------------------|
| W. Thomas Hickcox  | Sr. Vice President                     | Arizona Region President                                     |
| Bryan J. Cazier    | Vice President                         | Vice President - Purchasing                                  |
| Julie E. Collins   | Vice President                         | Sr. Vice President - Operations                              |
| Robert K. Lee      | Vice President                         | Vice President - Construction                                |
| Charles Caldwell   | Asst. Secretary                        | Director of Land Entitlements                                |
| Barb Yunginger     | Asst. Secretary &<br>Designated Broker | Assistant Secretary                                          |
| Maureen W. Maxwell | Asst. Secretary                        | Assistant Secretary                                          |
| Vicki Vander Veen  | Asst. Treasurer                        | Controller                                                   |
| Karen B. Beacom    | )                                      | Designated Signers for Addendums to: Homebuyer's Purchase    |
| Jeanette Lakavage  | )                                      | Contracts, Warranty Deeds, Affidavits of Property Value; and |
| Sandra Demar       | )                                      | Miscellaneous Mortgage Documents                             |
| Tammy Burns        |                                        | Construction Contracts                                       |
| Shaun Guyer        |                                        | Designated Signer for Land Development Contracts Only        |

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 JUN 21 2011



**"DBA: LYON NEVADA REGION"**

**Officers:**

Mary J. Connelly  
Terry A. Connelly  
Linda Kemper-Eknayan  
Byron Nezat  
Dareen Greer  
Gregory B. Moynahan  
Kim Chitwood  
Kathleen Martin-Jensen  
Edee Gremore

**Titles:**

Sr. Vice President  
Vice President  
Vice President  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Secretary  
Asst. Treasurer  
Designated Signer for Contracts and Purchase Orders

**Division Titles:**

Nevada Region President  
Sr. Vice President - Operations  
Vice President - Sales & Marketing  
Director of Construction  
Project Manager  
Project Manager  
Assistant Secretary  
Director of Financial Operations

WHEREAS, it is deemed to be in the best interests of the Company to revise/restate the approval of authority for certain business transactions:

NOW, THEREFORE, BE IT RESOLVED that the Officers of the Company be and they hereby are authorized to negotiate and execute any and all contractual agreements on behalf of the Company, according to the following stipulations.

RESOLVED FURTHER, with two signatures being required, that the Chief Executive Officer and/or President and/or Executive Vice President and/or Senior Vice President-Chief Financial Officer and/or Senior Vice President-Finance and/or Vice President-Corporate Controller and/or Vice President-Chief Administrative Officer acting together, be and they hereby are authorized from time to time, in the name of the Company:

A. To obtain credit with/without security, from any state or national bank or trust company, any mortgage banking firm, any state or national savings and loan association, any real estate investment trust, any other state or national lending institution, or any investor with which the Company is doing business or will do business in the future, as needed for the development of the current and proposed projects of the Company, provided that proposed credit in excess of \$15 million must be approved in advance by the Board of Directors of William Lyon Homes, a Delaware corporation.

B. To execute loan documents, partnership agreements, operating agreements, documents for formation of limited liability companies, and any other documents necessary for the formation or consummation of financing, as required pursuant to the preceding paragraph "A."

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JUN 21 2011



C. To establish such bank accounts or brokerage accounts as are needed by the Company, upon such terms as may be agreed with the banks.

RESOLVED FURTHER, that the following Officers and/or "designated employee(s)" authorized to withdraw funds from any of the Company's bank accounts, except payroll accounts, by checks, drafts or other items for and on behalf of the Company:

A. Amounts less than Fifty Thousand Dollars (\$50,000.00) require one signature of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

B. Amounts of Fifty Thousand Dollars (\$50,000.00) or greater up to Fifteen Million (\$15,000,000.00) require two signatures of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

C. Amounts of \$15,000,000.01 or more require prior approval by the Board of Directors of William Lyon Homes, a Delaware corporation and two signatures of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

RESOLVED FURTHER, with two signatures being required, that any two of the following Officers: the Chief Executive Officer and/or President and/or Executive Vice President-Chief Administrative Officer and/or Senior Vice President-Chief Financial Officer and/or Senior Vice President-Finance and/or Senior Vice President-Corporate Controller OR any one of them acting together with any one other Officer of the Company, be and they hereby are authorized to execute Requests for Loan Advances;

RESOLVED FURTHER, with two signatures always being required, that any two Officers and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized to withdraw funds from any of the Company's payroll accounts by checks, drafts or other items for and on behalf of the Company;

RESOLVED FURTHER, that for bank accounts for partnerships and limited liability companies, signatures shall be required as set forth in the operating documents; provided, however, with at least one signature being required for amounts less than Fifty Thousand Dollars (\$50,000.00) and with two signatures being required for amounts of Fifty Thousand Dollars (\$50,000.00) or greater, being either: a) any two Officers and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, or b) any one Officer and/or "designated employee(s)" of the Company as designated from time to time by the Chief Executive Officer or President, and one signature from the partner(s) of partnerships or the other member(s) of the limited liability company, be and they hereby are authorized to withdraw funds from the Company's accounts by checks, drafts or other items for and on behalf of the Company;

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RESOLVED FURTHER, that the following Officers may authorize and approve bank wire transfers as follows:

A. Amounts less than Fifty Thousand Dollars (\$50,000.00) to be transferred outside the Company require authorization/approval by any one of the following Officers: the Chief Executive Officer, President, Executive Vice President-Chief Administrative Officer, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance, or Senior Vice President-Corporate Controller.

B. Amounts of Fifty Thousand Dollars (\$50,000.00) or greater up to \$15,000,000.00 to be transferred outside the Company require authorization/approval by any two of the following Officers: the Chief Executive Officer, President, Executive Vice President-Chief Administrative Officer, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance or Senior Vice President-Corporate Controller.

C. Amounts of \$15,000,000.01 or more to be transferred outside the Company require prior Board approval and authorization/approval by the following Officers: (1) any one of the Chief Executive Officer and/or President and/or Senior Vice President-Chief Financial Officer together with (2) any one of the officers named in (1) above OR any one of the Executive Vice President-Chief Administrative Officer, Senior Vice President-Finance or Senior Vice President-Corporate Controller.

D. Amounts to be transferred to inter-company accounts require the authorization/approval of any one of the following officers: the Chief Executive Officer, President, Executive Vice President-Chief Administrative Officer, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance or Senior Vice President-Corporate Controller.

RESOLVED FURTHER, subject to prior review and approval by the Chief Executive Officer, President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance and/or appropriate law firm and with two signatures being required, that the Chief Executive Officer and/or President and/or any Senior Vice President and/or Senior Vice President-Division President acting together; OR any one of them acting together with any one other Officer of the Company, be and they hereby are authorized:

A. To execute contracts, escrow instructions, grant deeds and other pertinent documents relative to the bulk sale of real property for the Company.

B. Pursuant to approval from the Board of Directors of William Lyon Homes, a Delaware corporation:

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To consummate purchases of raw land and/or projects for the Company, with the understanding that prior Board approval is not required in order to execute offers to purchase raw land and/or projects for the Company, or to spend in pre-purchase negotiations an amount not to exceed \$3,000,000.

C. To execute agreements for Mello Roos financing, as needed for projects of the Company.

RESOLVED FURTHER, that any one of the following Officers: the Chief Executive Officer, President, Executive Vice President-Chief Administrative Officer, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance or Senior Vice President-Corporate Controller, be and he hereby is authorized to execute U.C.C. Financing Statements on behalf of the Company;

RESOLVED FURTHER, with one signature being required, that any Officer of the Company or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized to execute such documents necessary and incidental to the sale of residential units manufactured by the Company, which documents shall include but shall not be limited to: security agreements, trust deeds, grant deeds and escrow instructions;

RESOLVED FURTHER, with one signature being required, that any Officer of the Company or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized:

A. To execute and file any and all tentative and final tract maps, and any applications and Subdivision Questionnaires for the State Division of Real Estate, as needed for projects of the Company.

B. To execute contracts with consultants for professional services and reimbursement agreements pertinent to the development of projects of the Company.

C. To negotiate and execute labor and/or material contracts with subcontractors pertinent to construction of projects of the Company.

D. To execute any and all subdivision improvement and tax bonds as may be required by various governmental agencies pertinent to the projects of the Company.

E. To execute any and all documents pertinent to the construction projects of the Company, including notices of completion, all house warranty forms required by government regulatory agencies, and other miscellaneous required certification.

F. To execute contractual agreements on behalf of the Company for subdivision improvement and development, including but not limited to Road Improvement Agreements, Water Main Extension Agreements, Underline Extension Agreements, and Utility Easements.

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G. To enter into agreements with agencies for gas, power, telephone, water or any other required utility.

H. To negotiate and execute on behalf of the Company contractual agreements not specifically designated in these paragraphs, provided they have the prior approval of the Chief Executive Officer or the President of the Company.

RESOLVED FURTHER, that all actions heretofore taken by each of the above-named officers with respect to the foregoing matters be, and they hereby are, affirmed and approved.

WITNESS my hand and the seal of the Corporation this the 24<sup>th</sup> day of March, 2008.

W. Douglass Harris

W. Douglass Harris  
Senior Vice President-Corporate Controller &  
Corporate Secretary

