

City of Las Vegas
HANSEN CLAIM FOR REFUND FORM

January 31, 2017
Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

FREDRA JUNIOR, ASA
Preparer's name

Service Address: _____

Refund Amount: 300.00

Greystone Nevada LLC
Payee Name

Attention to: _____

2490 Paseo Verde Parkway #120
Address

Henderson, NV 89074
City, State, Zip Code

Return of Cash Bond?
(click below for "Yes" "No" options)

No

For the following : DVN-68611
(Application Number and Template Type)

Reason for Refund:

Per Planning Supervisor Steve Gebeke: Please refund this application as it is not needed.

Claimant Signature

Phone Number

Original Forms must be submitted - no fax copies will be accepted.

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Peter Lowenstein
Authorized By

Title

Peter Lowenstein, AICP, Planning Section Manager
Title

Date

January 31st, 2017
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded: 300.00

Fredra M. Junior

From: Steve Gebeke
Sent: Thursday, January 26, 2017 11:12 AM
To: Fredra M. Junior; Carman Burney
Cc: Jonathan Boyles
Subject: RE: Den-68611 (10129 Cambridge Brook Ave)

The refund is back on... received additional info from the applicant regarding their county entitlements.

Jonathan – please give the file to Fredra when you can. Thanks.



Steve Gebeke, AICP | Planning Supervisor
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
702-229-5410 Office | 702-385-7268 Fax

lasvegasnevada.gov



From: Steve Gebeke
Sent: Tuesday, January 24, 2017 8:19 AM
To: Fredra M. Junior; Carman Burney (cburney@LasVegasNevada.GOV)
Subject: RE: Den-68611 (10129 Cambridge Brook Ave)

Turns out this one will be needed after all. No refund. Sorry...



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Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
702-229-5410 Office | 702-385-7268 Fax

lasvegasnevada.gov



From: Steve Gebeke
Sent: Monday, January 23, 2017 11:45 AM
To: Fredra M. Junior; Carman Burney (cburney@LasVegasNevada.GOV)
Subject: FW: Den-68611 (10129 Cambridge Brook Ave)

Please refund this application as it is not needed. Thanks.



Steve Gebeke, AICP | Planning Supervisor
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
702-229-5410 Office | 702-385-7268 Fax

lasvegasnevada.gov



From: John McAvoy [mailto:jmcavoy@tce-lv.com]
Sent: Monday, January 23, 2017 11:35 AM
To: Steve Gebeke
Cc: Sonia Macias
Subject: Den-68611 (10129 Cambridge Brook Ave)

Steve,

As we spoke on the phone.

I am requesting the stoppage and refund of the deviation for 10129 Cambridge Brook Ave.

Thank you,

John B. McAvoy, P.E.

Thomason Consulting Engineers
7080 LA Cienega St., Ste 200
Las Vegas, NV 89119
P: (702) 932-6125
F: (702) 932-6129

This email has been checked for viruses by Avast antivirus software.
www.avast.com

City of Las Vegas495 S Main St
Las Vegas, NV 89101**ADMINISTRATIVE DEVIATION****Report Date** 01/31/2017 01:49 PM**Submitted By**

Page 1

A/P # 68611 **Type** DVN **Issued Date** **Issued By****Parcel** 12625512020**Location****Owner** GREYSTONE NEVADA L L C**Phone****Address** 2490 PASEO VERDE PKWY #120
HENDERSON NV 89074**Country**☐ **Foreign****Applicant's Full Name** GREYSTONE NEVADA L L C**Day Phone****Fax****Address** 2490 PASEO VERDE PKWY #120
HENDERSON NV
89074**Pager****Fees**

APPLICATION FEE

300.00

Total Paid

300.00

Declared Value 0.00**Calculated Value** 0.00**Actual Value** 0.00**Type of Work****Square Footage**

0.00

Comments

DVN-68611 - ADMINISTRATIVE DEVIATION - ADMINISTRATIVE - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a request for an Administrative Deviation TO ALLOW A REAR YARD SETBACK OF 29.69 FEET WHERE 30 FEET IS REQUIRED on 0.37 acres at 10129 Cambridge Brook (APN 126-25-512-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

City of Las Vegas495 S Main St
Las Vegas, NV 89101**DVN Application****Report Date** 01/31/2017 01:49 PM**Submitted By**

Page 1

A/P # 68611 ADMINISTRATIVE DEVIATION

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	01/19/2017 08:49	300.00
Total Unpaid		0.00	Total Paid 300.00

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

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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REFUND	REFUND	983922	01/23/2017 11:43	01/23/2017 11:43	0.00
Deviation not needed.					

Cent/Hualapai.



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulias, Director

NOTICE OF FINAL ACTION

REVISED

August 24, 2006

SCOTT ANDERSON
6280 S. VALLEY VIEW BLVD. #200
LAS VEGAS, NV 89118

REFERENCE: ZC-2016-05

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of April 5, 2006 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. ~~Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area; DELETED by staff~~
3. All applicable standard conditions for this application type.
4. A maximum of 85 lots;
5. A minimum lot size of 20,000 square feet along Regina Avenue;
6. A minimum lot size of 9,000 square feet for Lots 69 through 79 75 per plans;
7. All other lots to be a minimum of 10,000 square feet in size;
8. Ingress/egress via Centennial Parkway only;
9. Applicant to pursue the vacation of Egan Crest, Russian Road, Hualapai Way, Eula Street so they are not through streets from Centennial Parkway to Regina Avenue;
10. Setback for lots along Regina Avenue shall be a minimum of 20 feet for the front facing garages (except when adjacent to a cul-de-sac or street knuckle), 10 feet front setback for side loaded garages or to casitas, 10 foot minimum side setbacks (except when adjacent to a cul-de-sac or street knuckle) and 15 feet corner setbacks, and 20 foot minimum rear setback except for lots adjacent to a cul-de-sac or street knuckle to have 15 foot minimum rear setback;
11. Remaining setbacks in the subdivision shall be a minimum of 20 feet for front facing garage (except when adjacent to a cul-de-sac or street knuckle), 10 feet front setback

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulias, Director

- for side loaded garages or to casitas, 5 foot minimum side setbacks and 10 foot corner setbacks, and 15 feet minimum rear setback;
12. No sidewalks or streetlights along Regina Avenue;
 13. Applicant to provide public pedestrian access through the site from Centennial Parkway to Regina Avenue;
 14. Low-level lighting within the development where absolutely needed;
 15. Six foot wide landscaping outside the boundary wall along Regina Avenue to include: box trees every 30 feet, with drought tolerate plants all within a landscaped curb to protect from flood water, and the area to be maintained by the Home Owner's Association;
 16. Developer to provide disclosure to each purchaser regarding horses and livestock in the neighborhood;
 17. Applicant to provide drainage plan review and explanation to the neighbors;
 18. Design review as a public hearing on final architectural plans;
 19. Tentative map as a design review before the Board of County Commissioners;
 20. Per subdivision layout presented at the Board of County Commissioners meeting.

Civil Engineering

1. Right-of-way dedication to include ~~100 feet for Huslapai Way~~, 50 feet for Centennial Parkway, ~~30 feet for Ruffian Road~~, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic study with ZC-2019-05 and ZC-2018-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
7. Driveway lengths to be a minimum of 20 feet in length;
8. Interior private streets to have a minimum of 37 feet to back of curb;
9. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 3 lots and post "No Parking" signs on both sides of the street;
10. Full off-sites on Centennial Parkway and ~~Huslapai Way~~;
11. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. ~~Non-urban standards on Ruffian Road~~; DELETED by staff
13. Paving, curb, and gutter on Regina Avenue;
14. Safety lighting at intersections;
15. Vacate existing Ruffian Road.

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Department of Comprehensive Planning Land Use Planning

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(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Hanson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: TM-0160-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 6, 2013 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- A minimum of 5 lots along Regena Avenue to be single story only;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Grading plan to be as close to natural grade as possible;
- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

BOARD OF COUNTY COMMISSIONERS
STEVE BISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER, TOM COLLINS • CHRIS GILNICHIGLIAN • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marol D. Henson, Assistant Director

Current Planning Division - Advising

- Parker Ranch Way is on the same alignment as Hualapai Way and therefore shall have the same name;
- J.A. Ranch Way shall be JA Ranch Way;
- Lazy 8 Ranch Drive needs an approved street name that does not include a stand alone number.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this is a County Island and sewer service is provided through an interlocal agreement with a different utility agency.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GRUNCHILIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

**DVN-68611 - ADMINISTRATIVE DEVIATION - ADMINISTRATIVE - APPLICANT/OWNER:
GREYSTONE NEVADA, LLC** - For possible action on a request for an Administrative Deviation TO ALLOW
A REAR YARD SETBACK OF 29.69 FEET WHERE 30 FEET IS REQUIRED on 0.37 acres at 10129
Cambridge Brook (APN 126-25-512-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE MEETING: **FEBRUARY 1, 2016**

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)**, 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**



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Admin Deviation
Project Address (Location) 10129 Cambridge Brook Ave.
Project Name Centennial Hualapai Proposed Use SFR
Assessor's Parcel #(s) 126-25-512-020 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing R-1 proposed R-1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Greystone Nevada LLC Contact Robert Flaxa
Address 2490 Paseo Verde Parkway Suite #120 Phone: 821-4651 Fax: _____
City Henderson State NV Zip 89074
E-mail Address Robert.Flaxa@lennar.com

APPLICANT Greystone Nevada LLC Contact Robert Flaxa
Address 2490 Paseo Verde Parkway Suite #120 Phone: 821-4651 Fax: _____
City Henderson State NV Zip 89074
E-mail Address Robert.Flaxa@lennar.com

REPRESENTATIVE TCE Contact Sonia Macias
Address 7080 La Cienega Street #200 Phone: 932-6125 Fax: 932-6129
City Las Vegas State NV Zip 89119
E-mail Address smacias@tce-lv.com

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

Property Owner Signature* [Signature]

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

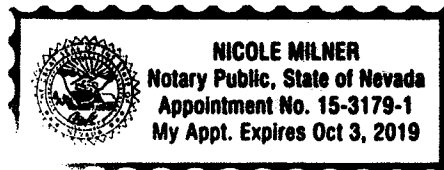
Print Name ROBERT JOHNSON

Subscribed and sworn before me

This 13th day of January, 20 17.
[Signature]

Notary Public in and for said County and State

Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case #	<u>DVN-69611</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>1-17-17</u>
Received By:	<u>[Signature]</u>

*The application can 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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DVN-68611** APN: 126-25-512-020

Name of Property Owner: Greystone Nevada LLC

Name of Applicant: Greystone Nevada LLC

Name of Representative: TCE

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): _____

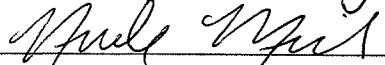
APN: _____

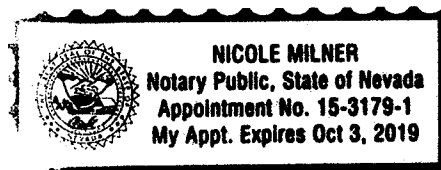
Signature of Property Owner: 

Print Name: Robert Johnson, Authorized Agent

Subscribed and sworn before me

This 13th day of January, 2017


Notary Public in and for said County and State



January 4, 2017

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Centennial and Hualapai Lot 28 – APN 126-25-512-020
H#55125**

This letter is to serve as the justification for a rear yard setback deviation for lot 28 of the Centennial and Hualapai subdivision. This subdivision originally was entitled in Clark County with 30' rear setback, and was annexed into the City. The rear setback of 29.69' (a 1% reduction) will allow the 3776 model to fit on this lot. This rear yard setback will more closely match the R-1 zoning setback for the City.

Sincerely,
Thomason Consulting Engineers



John McAvoy, P.E.
Project Manager

☐ THOMASON
☐ CONSULTING
☐ ENGINEERS

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89120

RECEIVED

JAN 17 2017

DVN-68611

Steve Gebeke

From: John McAvoy <jmcavoy@tce-lv.com>
Sent: Monday, January 23, 2017 4:13 PM
To: Steve Gebeke
Cc: Sonia Macias; jthomason@tce-lv.com
Subject: FW: Centennial/Conquistador Setbacks

Steve,

This was the discussion we had back in 2015, about the adjacent project that was annexed in at the same time as Centennial/Hualapai.
Hope this helps.

Thank you,

John B. McAvoy, P.E.

Thomason Consulting Engineers
7080 LA Cienega St., Ste 200
Las Vegas, NV 89119
P: (702) 932-6125
F: (702) 932-6129

From: Joe Thomason [<mailto:jthomason@tce-lv.com>]
Sent: Monday, January 23, 2017 4:06 PM
To: John McAvoy <jmcavoy@tce-lv.com>
Subject: FW: Centennial/Conquistador Setbacks

FYI...this was specifically for Cent/Conquistador, but the Cent/Hualapai site was annexed at the same time and the County zoning applies as well.

From: John Alabado [<mailto:jalabado@LasVegasNevada.GOV>]
Sent: Wednesday, August 26, 2015 1:34 PM
To: bobbi.davis@lennar.com
Cc: Joe Thomason (jthomason@tce-lv.com)
Subject: FW: Centennial/Conquistador Setbacks

Bobbi:

I answered my own question with the information below.

Thanks.
John

From: Joe Thomason [<mailto:jthomason@tce-lv.com>]
Sent: Monday, August 03, 2015 1:29 PM
To: John Alabado; Linda Hartman-Maynard
Cc: Bobbi Davis; John McAvoy; Sonia Macias
Subject: FW: Centennial/Conquistador Setbacks

John / Linda,

ease find the email correspondence from Doug below.

Thanks,
Joe
702.932.6125

From: Doug Rankin [<mailto:drankin@LasVegasNevada.GOV>]
Sent: Thursday, July 23, 2015 1:35 PM
To: Joe Thomason
Subject: RE: Centennial/Conquistador Setbacks

The entitlements from the County were accepted by the City....as such the County front setbacks for the approved County zoning apply. So the specific called out setbacks apply along with any County setbacks for the County zoning district.

Doug Rankin, AICP
Planning Manager
702-229-5408

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.

From: Joe Thomason [<mailto:jthomason@tce-lv.com>]
Sent: Thursday, July 23, 2015 11:44 AM
To: Doug Rankin
Subject: Centennial/Conquistador Setbacks

Doug,

Please find a sample plot plan exhibit that shows the minimum 10' front setback for a typical house placed on a cul-de-sac. I have also included sample Lot Fit exhibits that show how the homes will fit on the non-cul-de-sac lots. Please note that the portions of the house for Models 3359 and 3376 will typically have a 14' front setback to a limited portion of the frontage of the house. The minimum setback to the porch on model 4615 is 11' but the house is set back at 16.5' for a limited portion of the house. In all cases, the garages are at 20' setback.

A summary of the County conditions of approval (specific to a different product approved by County in 2005) are:

North Half of Site:

1. 20' to garage
2. 10' to side load or casita
3. 5' side (min 15' between houses, except cul-de-sac)
4. 10' corner
5. 20' rear except on cul-de-sac where 15' is minimum.

South Half of Site:

1. 20' to garage
2. 10' to side load or casita
3. 10' side
4. 15' corner
5. 5' side corner on cul-de-sac
6. 20' rear

ennar Homes prefers to provide the maximum rear yard possible to the homebuyer and requests an interpretation that allows all homes offered to be included in the County approved setbacks.

Thanks for your help on this.

Joe
702.932.6125



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744

(702) 455-4314 • Fax (702) 455-3271

Barbara Gincullas, Director

NOTICE OF FINAL ACTION

REVISED 06/21/06

April 13, 2006

SCOTT ANDERSON

6280 S. VALLEY VIEW BLVD. #200

LAS VEGAS, NV 89118

REFERENCE: ZC-2016-05

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CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. ~~Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;~~ DELETED by staff
3. All applicable standard conditions for this application type.
4. A maximum of 85 lots;
5. A minimum lot size of 20,000 square feet along Regina Avenue;
6. A minimum lot size of 9,000 square feet for Lots 69 through 79 75 per plans;
7. All other lots to be a minimum of 10,000 square feet in size;
8. Ingress/egress via Centennial Parkway only;
9. Applicant to pursue the vacation of Egan Crest, Ruffian Road, Hualapai Way, Eula Street so they are not through streets from Centennial Parkway to Regina Avenue;
10. Setback for lots along Regina Avenue shall be a minimum of 20 feet for front, 10 foot sides and 15 feet for corner sides, and 30 feet for rear;
11. Remaining setbacks in the subdivision to be a minimum of 20 feet for front to facing garage, 15 feet for side loaded garage, 5 foot sides and 10 feet for corner sides, and 20 feet for rear;
12. No sidewalks or streetlights along Regina Avenue;
13. Applicant to provide public pedestrian access through the site from Centennial Parkway to Regina Avenue;
14. Low-level lighting within the development where absolutely needed;

BOARD OF COUNTY COMMISSIONERS
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Barbara Ginoulias, Director

15. Six foot wide landscaping outside the boundary wall along Regina Avenue to include: box trees every 30 feet, with drought tolerate plants all within a landscaped curb to protect from flood water, and the area to be maintained by the Home Owner's Association;
16. Developer to provide disclosure to each purchaser regarding horses and livestock in the neighborhood;
17. Applicant to provide drainage plan review and explanation to the neighbors;
18. Design review as a public hearing on final architectural plans;
19. Tentative map as a design review before the Board of County Commissioners';
20. Per subdivision layout presented at the Board of County Commissioners meeting.

Civil Engineering

1. Right-of-way dedication to include ~~100 feet for Hualapai Way~~, 50 feet for Centennial Parkway, ~~30 feet for Ruffian Road~~, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic study with ZC-2019-05 and ZC-2018-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
7. Driveway lengths to be a minimum of 20 feet in length;
8. Interior private streets to have a minimum of 37 feet to back of curb;
9. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 3 lots and post "No Parking" signs on both sides of the street;
10. Full off-sites on Centennial Parkway and ~~Hualapai Way~~;
11. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. ~~Non-urban standards on Ruffian Road~~; DELETED by staff
13. Paving, curb, and gutter on Regina Avenue;
14. Safety lighting at intersections;
15. Vacate existing Ruffian Road.

BOARD OF COUNTY COMMISSIONERS

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THOM REILLY, County Manager

04/05/06 BCC AGENDA SHEET

AS

PLANNED UNIT DEVELOPMENT
(TITLE 30)

UPDATE
CENTENNIAL PKWY/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-2016-05 - REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 20.7 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, and R-E (Rural Estates Residential) (RNP-I) Zone to R-E (Rural Estates Residential) Zone and R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 31.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone.

Generally located between Centennial Parkway and Regena Avenue, and the east and west sides of Hualapai Way within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:

126-25-501-007 thru 013; 125-30-101-001 & 002

MASTER PLAN/LAND USE GUIDE:

LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL ESTATES (UP TO 2.5 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 86 lots on 31.4 acres for an overall density of 2.7 dwelling units per acre. The project components consist of the following:

1. 7.4 acres zoned R-E (RNP-I) with 14 lots for a density of 1.9 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 8.0 acres zoned R-E with 19 lots for a density of 2.4 dwelling units per acre and a minimum lot size of 12,400 square feet (gross); and
3. 16.0 acres zoned R-D with 53 lots for a density of 3.3 dwelling units per acre and a minimum lot size of 7,900 square feet.

The zone boundary amendment only applies to the 20.7 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 31.4 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in

regards to landscaping, decorative block wall, open space, streetscape, and housing type. The internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and Hualapai Way and a 6 foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-U, R-E, and R-E (RNP-I) zoned properties. Additionally, to the north across Centennial Parkway is an existing high school zoned P-F (Centennial). To the south of the project across Regina Avenue and east of Ruffian Road is an existing place of worship.

Related Applications

ZC-2018-05 and ZC-2019-05 are related items on this agenda for a planned unit development that is oriented along Centennial Parkway, which is under the same ownership and requested by the same applicant. ZC-2017-05 was approved on March 8, 2006 by the BCC for this same development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing area

sensitive site planning and design to achieve a desirable mixture of compatible land use patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;
3. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 100 feet for Hualapai Way, 50 feet for Centennial Parkway, 30 feet for Ruffian Road, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic study with ZC-2019-05 and ZC-2018-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
7. Driveway lengths to be a minimum of 20 feet in length;
8. Interior private streets to have a minimum of 37 feet to back of curb;
9. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 3 lots and post "No Parking" signs on both sides of the street;
10. Full off-sites on Centennial Parkway and Hualapai Way;
11. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. Non-urban standards on Ruffian Road;
13. Paving, curb, and gutter on Regina Avenue;
14. Safety lighting at intersections.



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marcel D. Henson, Assistant Director



NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: DR-0585-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 6, 2013 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs;
- A minimum of 5 lots along Regena Avenue to be single story only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

Grading plan to be as close to natural grade as possible;
Artificial grade (fill) can only be created if required by the drainage study;
No curb/gutter along Regena Avenue, only landscape curbs;
Traffic study and compliance;
Full off-site improvements;

BOARD OF COUNTY COMMISSIONERS
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SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager



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Nancy A. Amundsen, Director • Marcel D. Henson, Assistant Director



Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
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DONALD G. BURNETTE, County Manager

11/06/13 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CENTENNIAL PKWY/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0585-13 – GREYSTONE NEVADA, LLC:

DESIGN REVIEW for architectural plans in conjunction with a single family residential planned unit development on 31.4 acres in an R-D (Suburban Estates Residential) Zone, an R-E (Rural Estates Residential) Zone, and an R-E (Rural Estates Residential) (RNP-I) Zone.

WAIVER OF CONDITIONS of a zone change (ZC-2016-05) requiring per subdivision layout presented at the Board of County Commissioners meeting.

Generally located between Centennial Parkway (alignment) and Regena Avenue (alignment), and the east and west sides of Hualapai Way (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 31.4
- Number of Lots: 84
- Density: 2.67 (overall)/3.4 (R-D zone)/2.4 (R-E zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,701/18,692 (R-D zone)/11,595/25,262 (R-E zone)/11,588/22,712 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development
- Number of Stories: 1 and 2
- Building Height: Up to 29 feet 2 inches
- Square Feet: 3,242 to 4,996

Site Plan

The plans depict a single family residential planned unit development consisting of 84 residential lots at an overall density of 2.67 dwelling units per acre. The project components consist of the following:

1. 15.0 acres zoned R-D with 51 lots at a density of 3.4 dwelling units per acre, with a minimum lot size of 11,701 square feet and a maximum lot size of 18,692 square feet.
2. 7.5 acres zoned R-E with 18 lots at a density of 2.4 dwelling units per acre, with a minimum lot size of 11,595 square feet and a maximum lot size of 25,262 square feet.
3. 7.5 acres zoned R-E (RNP-1) with 15 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 11,588 square feet and a maximum lot size of 22,712 square feet.

The lots will be served by 42 foot wide private streets with a sidewalk on 1 side of the street; and 25 foot wide private stub streets with no sidewalks. Access to the project will be from 2 ingress/egress points off Centennial Parkway. A 24 foot wide public utility and pedestrian access easement is provided from the subdivision along the Hualapai Way alignment to Regena Avenue. The waiver of conditions is necessary since Hualapai Way no longer terminates at Spade Ranch Drive as on the previous plan, but now goes farther south to Lazy 8 Ranch Drive. Additionally, the cul-de-sacs on the western portion of the previous plan are eliminated, and Spade Ranch Drive and Lazy 8 Ranch Drive are now connected by a street on the western portion of the development.

Landscaping

The plans show a 10 foot wide landscape easement along Centennial Parkway and a 6 foot wide landscape easement along Regena Avenue. Landscaping will be done in accordance with the plans approved under ZC-2016-05, where the landscape palette consisted of Shoestring Acacia trees, Chilean Mesquite trees, Purple Flowering Plum trees, Rio Grande Ash trees, and various shrubs.

Elevations

The plans depict 1, one story model, and 3, two story models with 3 different elevation styles. The homes will be constructed of stucco and concrete tile roofing. Architectural enhancements will be provided on all 4 sides of the residences which include elements such as stone veneer, wrought iron, sconces, shutters, and foam pop-outs.

Floor Plans

The single story home is 4,029 square feet in size. The second story homes range from 3,242 square feet to 4,996 square feet in size. Each of the homes will have 3 car garages and 3 to 6 bedrooms.

Applicant's Justification

The applicant states that since the time of original approval, a 16 inch water line was constructed from Centennial Parkway to Regena Avenue within the Hualapai Way alignment. As a result, the site plan needed to be modified, which necessitates the waiver of conditions request. Setbacks will be in accordance with the approved planned unit development associated with the zone change.

Application Number	uests	Action	Date
	Request		
UC-0878-07 (ET-0246-09)	First extension of time for a power transmission line - until September 20, 2014 to commence	Approved by PC	October 2009

Application Number	Request	Action	Date
UC-0878-07	Power transmission line along Centennial Parkway	Approved by PC	September 2007
VS-0390-07	Vacate and abandon government patent easements – expired	Approved by BCC	July 2007
VS-0553-06	Vacate and abandon government patent easements along the Hualapai Way alignment – expired	Approved by BCC	May 2006
VS-0543-06	Vacate and abandon a portion of right-of-way being Ruffian Road – expired	Approved by BCC	May 2006
WS-0544-06	Increased block length – expired	Approved by BCC	May 2006
TM-0020-06	Tentative map for 85 lots – expired	Approved by BCC	May 2006
ZC-2016-05	Reclassified a 20.7 acre portion from R-U, R-E, & R-E (RNP-I) to R-E & R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	April 2006

Land Use			
	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3 du/ac) & City of Las Vegas	R-E (County), C-V (City), & U (PF) (City)	Undeveloped & Centennial High School
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & R-E (RNP-I)	Undeveloped, place of worship, & single family residences
East	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Application Number	Request
TM-0160-13	Tentative map for 84 single family residential planned unit development lots is a companion item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements is a companion item on this agenda.

Related Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
VS-0596-13	Vacate and abandon government patent easements near the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2016-05. Architectural enhancements are provided on all sides of the proposed residences in compliance with Policy 4.8 of the Lone Mountain Land Use Plan which encourages articulated facades to provide visual interest.

Waiver of Conditions

Staff can support the proposed request since the previous plan depicts residential lots over the current location of the constructed water line along the Hualapai Way alignment. Furthermore, extending Hualapai Way farther south to Lazy 8 Ranch Drive eliminates the need for the previously approved waiver for increased block length. Additionally, eliminating the cul-de-sacs

on the western portion of the development and connecting Spade Ranch Drive and Lazy 8 Ranch Drive with a street complies with Policy 3.9 which states functional connectivity and accessibility should be a paramount design component within the site design of each development.

Fire Department

The proposal has been reviewed and does not conflict with Fire Code requirements.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271
Barbara Ginoulas, Director

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REVISED 6/29/06
March 30, 2006

SCOTT ANDERSON
6280 S. VALLEY VIEW #200
LAS VEGAS, NV 89118

REFERENCE: ZC-2019-05

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of March 22, 2006 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) for the lots on 2.5 acres south of Regena Avenue (APN: 125-30-502-013);
3. Single story homes on Lots 15, 16, 17, 21 thru 26 23 thru 26 per site plan on file with a minimum rear setback of 20 feet, ~~to better integrate with adjacent, developed~~
4. All applicable standard conditions for this application type.
5. ~~For~~ The two 5 acre parcels south of Regena Avenue (APN: 125-30-502-012 and APN: 125-30-601-007) will have a maximum of 9 lots with 20,000 square foot minimum lot sizes, with the proposed lot lines along the west property line of APN 125-30-502-012 will matching the lot lines of the adjacent subdivision to the west;
6. Maximum of 12 lots for the 5 acre parcel north of Regena Avenue (APN: 125-30-502-007);

Civil Engineering

1. Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;

BOARD OF COUNTY COMMISSIONERS
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TOM COLLINS YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD BRUCE L. WOODBURY
THOM REILLY, County Manager



Department of Comprehensive Planning Land Use Planning

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(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoullas, Director



- req
of-way for bus turnout and/or passenger loading/shelter area in accordance with
Regional Transportation Commission standards;
4. Full off-sites on Centennial Parkway;
 5. Drainage study and compliance;
 6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
 7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
 8. Driveway lengths to be a minimum of 20 feet in length;
 9. Interior streets to have a minimum of 37 feet to back of curb;
 10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
 11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.
 12. Paving curb and gutter on Regena Avenue, Azure Drive, and Bright Angel Way;
 13. Non-urban standards on Tee Pee Lane;
 14. Safety lighting at the intersections.

BOARD OF COUNTY COMMISSIONERS

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THOM REILLY, County Manager

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L NEIGHBORHOOD
2.5 DU/AC) & RURAL

39 lots on 17.6 acres for
ponents consist of the

dwelling units per acre

2. 1g units per acre and a

3. 1g units per acre and a

minimum lot size of 7,200 square feet.

The zone boundary amendment only applies to the 2.5 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 17.6 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in regards to landscaping, decorative block wall, open space, streetscape, and housing type. The

internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and a six foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties. Additionally, to the northeast across Centennial Parkway is a developing R-1 zoned residential development. To the south of the project across Bright Angel Way is an existing elementary school (Darnell Marshall.)

Related Applications

ZC-2016-05 and ZC-2018-05 are related items on this agenda for a planned unit development that is oriented along Centennial Parkway, which is under the same ownership and requested by the same applicant. ZC-2017-05 was approved on March 8, 2006 by the BCC for this same development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A major portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a special use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use

patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots south of Regena Avenue;
3. Single story homes on Lots 15, 16, 17, 21 thru 25 per site plan on file with a minimum rear setback of 20 feet, to better integrate with adjacent, developed residences that have a minimum 30 foot rear setback;
4. All applicable standard conditions for this application type.

Civil Engineering

- Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
 3. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
 4. Full off-site;
 5. Drainage study and compliance;
 6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
 7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
 8. Driveway lengths to be a minimum of 20 feet in length;
 9. Interior streets to have a minimum of 37 feet to back of curb;
 10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
 11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: February 8, 2006 - HELD - 02/22/06 - per the applicant's attorney.

COUNTY COMMISSION ACTION February 22, 2006 - HELD - To 03/08/06 - per the applicant.

COUNTY COMMISSION ACTION: March 8, 2006 - HELD - To 03/22/06 - per the applicant's attorney.

APPLICANT: Omega Vista, LLC

CONTACT: CVL Consultants, Scott Anderson, 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118

03/08/06 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-2019-05 - REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 17.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone.

Generally located between Centennial Parkway and Bright Angel Way, and the east and west sides of Tee Pee Lane within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:
125-30-502-007, 012, & 013; 125-30-601-007

MASTER PLAN/LAND USE GUIDE:
LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL ESTATES (UP TO 2.5 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 39 lots on 17.6 acres for an overall density of 2.2 dwelling units per acre. The project components consist of the following:

- 12.6 acres zoned R-E (RNP-I) with 25 lots for a density of 2.0 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 2.5 acres zoned R-E with 6 lots for a density of 2.4 dwelling units per acre and a minimum lot size of 9,700 square feet (gross); and
3. 2.5 acres zoned R-D with 8 lots for a density of 3.2 dwelling units per acre and a minimum lot size of 7,200 square feet.

The zone boundary amendment only applies to the 2.5 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 17.6 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in regards to landscaping, decorative block wall, open space, streetscape, and housing type. The

internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and a six foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties. Additionally, to the northeast across Centennial Parkway is a developing R-1 zoned residential development. To the south of the project across Bright Angel Way is an existing elementary school (Darnell Marshall).

Related Applications

ZC-2017-05 is a related item on this agenda for planned unit development that is oriented along Centennial Parkway and is under the same ownership and requested by the same applicant. ZC-2016-05 and ZC-2018-05 are related items scheduled for the March 22, 2006 Board of County Commissioners meeting for the same development, is under the same ownership, and requested by the same applicant.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A major portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a special use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing

area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots south of Regena Avenue;
3. Single story homes on Lots 15, 16, 17, 21 thru 25 per site plan on file with a minimum rear setback of 20 feet, to better integrate with adjacent, developed residences that have a minimum 30 foot rear setback;
4. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
4. Full off-site;
5. Drainage study and compliance;
6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
8. Driveway lengths to be a minimum of 20 feet in length;
9. Interior streets to have a minimum of 37 feet to back of curb;
10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: February 8, 2006 – HELD – 02/22/06 – per the applicant's attorney.

COUNTY COMMISSION ACTION: February 22, 2006 – HELD – To 03/08/06 – per the applicant.

APPLICANT: Omega Vista, LLC

CONTACT: CVL Consultants, Scott Anderson, 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director



NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: TM-0160-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 6, 2013 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- A minimum of 5 lots along Regena Avenue to be single story only;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Grading plan to be as close to natural grade as possible;
- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager



Department of Comprehensive Planning Land Use Planning

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Nancy A. Amundsen, Director • Mercl D. Hanson, Assistant Director



- Parker Ranch Way is on the same alignment as Hualapai Way and therefore shall have the same name;
 - J.A. Ranch Way shall be JA Ranch Way;
 - Lazy 8 Ranch Drive needs an approved street name that does not include a stand alone number.
- Clark County Water Reclamation District (CCWRD)
- Applicant is advised that this is a County island and sewer service is provided through an interlocal agreement with a different utility agency.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS DONALD G. BURNETTE, County Manager LAWRENCE WEEKLY

11/06/13 BCC AGENDA SHEET

CENTENNIAL AND HUALAPAI
(TITLE 30)

CENTENNIAL PKWY/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0160-13 – GREYSTONE NEVADA, LLC:

TENTATIVE MAP consisting of 84 single family residential planned unit development lots. **DESIGN REVIEW** for a single family residential planned unit development on 31.4 acres in an R-D (Suburban Estates Residential) Zone, an R-E (Rural Estates Residential) Zone, and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located between Centennial Parkway (alignment) and Regena Avenue (alignment), and the east and west sides of Hualapai Way (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:
LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 31.4
- Number of Lots: 84
- Density: 2.67 (overall)/3.4 (R-D zone)/2.4 (R-E zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,701/18,692 (R-D zone) / 11,595/25,262 (R-E zone) / 11,588/22,712 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development

The plans depict a single family residential planned unit development consisting of 84 residential lots at an overall density of 2.67 dwelling units per acre. The project components consist of the following:

1. 15.0 acres zoned R-D with 51 lots at a density of 3.4 dwelling units per acre, with a minimum lot size of 11,701 square feet and a maximum lot size of 18,692 square feet.
2. 7.5 acres zoned R-E with 18 lots at a density of 2.4 dwelling units per acre, with a minimum lot size of 11,595 square feet and a maximum lot size of 25,262 square feet.
3. 7.5 acres zoned R-E (RNP-I) with 15 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 11,588 square feet and a maximum lot size of 22,712 square feet.

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Companion Applications

Application	Request
DR-0585-1	architectural plans for a single family residential planned is a
VS-0595-13	Vacate a easements is a

]

TM-0158-13

Vacate and abandon government patent easements near the east and west sides
of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title
30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2016-05. The project is designed with 3 different zoning categories while still providing for a unified and seamless transition throughout the entire project. The site design complies with Policy 2.3 of the Lone Mountain Land Use Plan which encourages a blending of residential parcel sizes that provides for a smooth transition from similar sized lots adjacent to RNP's to the higher density of the subject parcel when the parcels are located between an arterial street and an RNP designated area.

Fire Department

The proposal has been reviewed and does not conflict with Fire Code requirements.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

Current Planning Division – Addressing

- Parker Ranch Way is on the same alignment as Hualapai Way and therefore shall have the same name;
- J.A. Ranch Way shall be JA Ranch Way;
- Lazy 8 Ranch Drive needs an approved street name that does not include a stand alone number.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this is a county island and sewer service is provided through an interlocal agreement with a different utility agency.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director



NOTICE OF FINAL ACTION

November 15, 2013

LENNAR HOMES
2490 PASEO VERDE PKWY #120
HENDERSON, NV 89074

REFERENCE: VS-0595-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised the unincorporated submit to either the

portion of
advised to
individual

BOARD OF COUNTY COMMISSIONERS
STEVE S/SOLAK, Chairman, LARRY BROWN, Vice-Chairman
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Nancy A. Amundson, Director • Marci D. Henson, Assistant Director

sanitary sewer lines located in the vicinity of the applicant's parcel.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS BLANCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

11/06/13 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CENTENNIAL PKWY/RUFFIAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0595-13 – GREYSTONE NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway (alignment) and Regena Avenue (alignment), and between Egan Crest Drive (alignment) and Eula Street (alignment); and a portion of right-of-way being Ruffian Road located between Centennial Parkway and Regena Avenue within Lone Mountain (description on file). LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the perimeter of all parcels excepting 50 feet for Centennial Parkway and 30 feet for Regena Avenue. The plans also depict the vacation and abandonment of a 30 foot wide portion of right-of-way being Ruffian Road located between Centennial Parkway and Regena Avenue. The applicant states that since the perimeter streets will be dedicated to full width with this development, there will not be any negative impacts to the adjacent parcels. Additionally, the request to vacate Ruffian Road complies with the conditions of approval for ZC-2016-05.

Application Number	Request	Action	Date
UC-0878-07 (ET-0246-09)	First extension of time for a power transmission line until September 20, 2014 to commence	Approved by PC	October 2009
UC-0878-07	Power transmission line along Centennial Parkway	Approved by PC	September 2007
VS-0390-07	Vacate and abandon government patent easements – expired	Approved by BCC	July 2007
VS-0553-06	Vacate and abandon government patent easements along the Hualapai Way alignment – expired	Approved by BCC	May 2006
VS-0543-06	Vacate and abandon a portion of right-of-way being Ruffian Road – expired	Approved by BCC	May 2006

Application Number	Request	Action	Date
WS-0544-06	Increased block length – expired	Approved by BCC	May 2006
TM-0020-06	Tentative map for 85 lots – expired	Approved by BCC	May 2006
ZC-2016-05	Reclassified a 20.7 acre portion from R-U, R-E, & R-E (RNP-I) to R-E and R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	April 2006

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3 du/ac) & City of Las Vegas	R-E (County), C-V (City), & U (PF) (City)	Undeveloped & Centennial High School
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & R-E (RNP-I)	Undeveloped, place of worship, & single family residences
East	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Application Number	Request
DR-0585-13	Design review for architectural plans for a single family residential planned unit development is a companion item on this agenda.
TM-0160-13	Tentative map for 84 single family residential planned unit development lots is a companion item on this agenda.

Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
VS-0596-13	Vacate and abandon government patent easements near the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.

Request					
13	Waiver	an over-length	at	is	of 1 Parkway
15				of	gment and Alpine
VS-059				easements	corner ted item on
		located	cul-de-sacs east	Tee	ie, south of
16		is related			gment of Centennial
		east		Tee Pee	
1-13					west sides his
				of Tee Pee	

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 310, Las Vegas, NV 89109



DEPARTMENT OF PLANNING

ADMINISTRATIVE DEVIATION SUBMITTAL REQUIREMENTS

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 Administrative Deviation 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 Administrative Deviation 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 Administrative Deviation.

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.

FEES: \$300

THE FOLLOWING PLANS ARE REQUIRED ONLY IF APPLICABLE

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

SITE PLAN: (3 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:

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

LANDSCAPE PLAN: (1 folded) Draw and make legible: all proposed and/or existing trees, shrubs and ground covers within common areas, easements, parking islands, buffers, perimeters and all other open space areas. Landscape Plans must include:

- | | | |
|---|---|--------------------------------------|
| ☐ TYPE & SIZE OF GROUND COVER | ☐ SPECIFIC PLANT MATERIAL/SIZE | ☐ NORTH ARROW |
| ☐ LANDSCAPED AREA DIMENSIONS/SCALE | | |

BUILDING ELEVATIONS: (1 folded) Draw and make legible: all sides of all buildings on site. Building Elevations must include:

- | | | |
|---|---|---|
| ☐ DIRECTION OF ELEVATION | ☐ BUILDING MATERIALS & COLORS CALLED OUT | ☐ ELEVATION DIMENSIONS/SCALE |
|---|---|---|

**WRITTEN CONSENT TO ACTION
BY SOLE MEMBER OF
GREYSTONE NEVADA, LLC**

SEPTEMBER 20, 2010

The undersigned, being the sole member of GREYSTONE NEVADA, LLC, a Delaware limited liability company (the "Company"), hereby consents, pursuant to the provisions of Section 18 of the Delaware Limited Liability Company Act, to the adoption of, and does hereby adopt, the following resolutions:

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver purchase and sale contracts between the Company and new home purchasers, deeds, settlement statements, affidavits, certificates, and any other necessary documents in connection with the Company's sale of homes to new homebuyers; and be it further

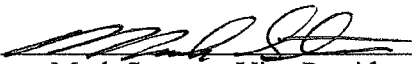
RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver subdivision development agreements, purchase agreements, subcontractor agreements, bond agreements, utility agreements, permitting applications, and any other necessary documents in connection with the land development operations of the Company; and be it further

RESOLVED, that for the purpose of executing and delivering any and all instruments under the authority granted herein, **Robert Johnson** shall be and is hereby constituted an **Authorized Agent** of the Company and, any action taken or done pursuant to the authority herein granted shall be an act of the Company and binding upon it.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent effective as of the date first written above.

SOLE MEMBER:

LENNAR PACIFIC PROPERTIES
MANAGEMENT, INC., a Delaware corporation

By: 
Mark Sustana, Vice President

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JAN 17 2017

Inst #: 201309030004561
Fees: \$21.00 N/C Fee: \$0.00
RPTT: \$89605.00 Ex: #
09/03/2013 02:39:40 PM
Receipt #: 1757089
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MAT Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN's: 126-25-101-003 and 004,
126-25-501-007 through 013,
125-30-101-001, 002, 004 and 005,
125-30-502-007, 012 and 013; and
125-30-601-007

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:
Greystone Nevada, LLC
2490 Paseo Verde Pkwy, Suite 120
Henderson, Nevada 89074
Attn: Jeremy Parness

GRANT BARGAIN AND SALE DEED

IOTA ROYAL, LLC, a Nevada limited liability company, as "Grantor", does hereby Grant, Bargain, Sell and Convey to Greystone Nevada, LLC, a Delaware limited liability company, as "Grantee," whose address is 2490 Paseo Verde Pkwy, Suite 120, Henderson, Nevada 89074, all that real property situate in the County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements located thereon.

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its manager thereunto duly authorized.

Dated as of September 3, 2013.

IOTA ROYAL, LLC,
a Nevada limited liability company

By: [Signature]
Name: R. Patterson Jackson
Title: Authorized Signatory

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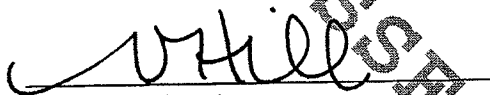
JAN 17 2017

State of California)
County of Orange)

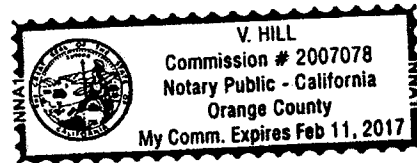
On AUG 23 2013, before me, V. Hill, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

(SEAL)



ASSASSINATOR'S COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

PARCEL I:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

PARCEL II:

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 5, 1981 IN BOOK 1336 AS INSTRUMENT NO. 1295465 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID LAND ALSO BEING DESCRIBED AS LOT ONE (1) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 206-80, RECORDED JANUARY 5, 1981 IN BOOK 1336 AS DOCUMENT NO. 1295464 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL III:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 5, 1981 IN BOOK 1336 AS INSTRUMENT NO. 1295465 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID LAND ALSO BEING DESCRIBED AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 206-80, RECORDED JANUARY 5, 1981 IN BOOK 1336 AS DOCUMENT NO. 1295464 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL IV:

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

PARCEL V:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

PARCEL VI:

BEING THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO DON LANNING BY DEED RECORDED SEPTEMBER 1, 1978 IN BOOK 939 AS DOCUMENT NO. 898112 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL VII:

THE NORTH 190 FEET OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

PARCEL VIII:

GOVERNMENT LOT 8 LYING WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

PARCEL IX:

THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) BEING GOVERNMENT LOT SEVEN (7) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

PARCEL X:

GOVERNMENT LOT FIVE (5), MORE PARTICULARLY DESCRIBED AS THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$), OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL XI:

THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

PARCEL XII:

THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL XIII:

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL XIV:

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED FEBRUARY 22, 2001 IN BOOK 20010222 AS INSTRUMENT NO. 00732 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL XV:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL XVI:

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 6, 1998 IN BOOK 980706 AS DOCUMENT N. 00193 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL XVII:

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

Subject property commonly known as: Vacant Land, Las Vegas, NV

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

a) 126-25-101-003 & 004, 126-25-501-007
THROUGH 013, 125-30-101-001 AND
002, 125-30-101-004 AND 005, 125-30-
502-007, 012, 013, 125-30-601-007

b) _____
c) _____
d) _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE
ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$17,550,000.00

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

c. Transfer Tax Value:

\$17,550,000.00

d. Real Property Transfer Tax Due

\$89,505.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Capacity: AGENT For Seller

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: IOTA Royal LLC, a Nevada
limited liability company

Print Name: GREYSTONE NEVADA, LLC, A
DELAWARE LIMITED
LIABILITY COMPANY

Address: 4645 MacArthur Ct. Suite 1550

Address: 2490 Paseo Verde Parkway Suite
120

City: Newport Beach

City: Henderson

State: California Zip: 92660

State: NV Zip: 89074

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

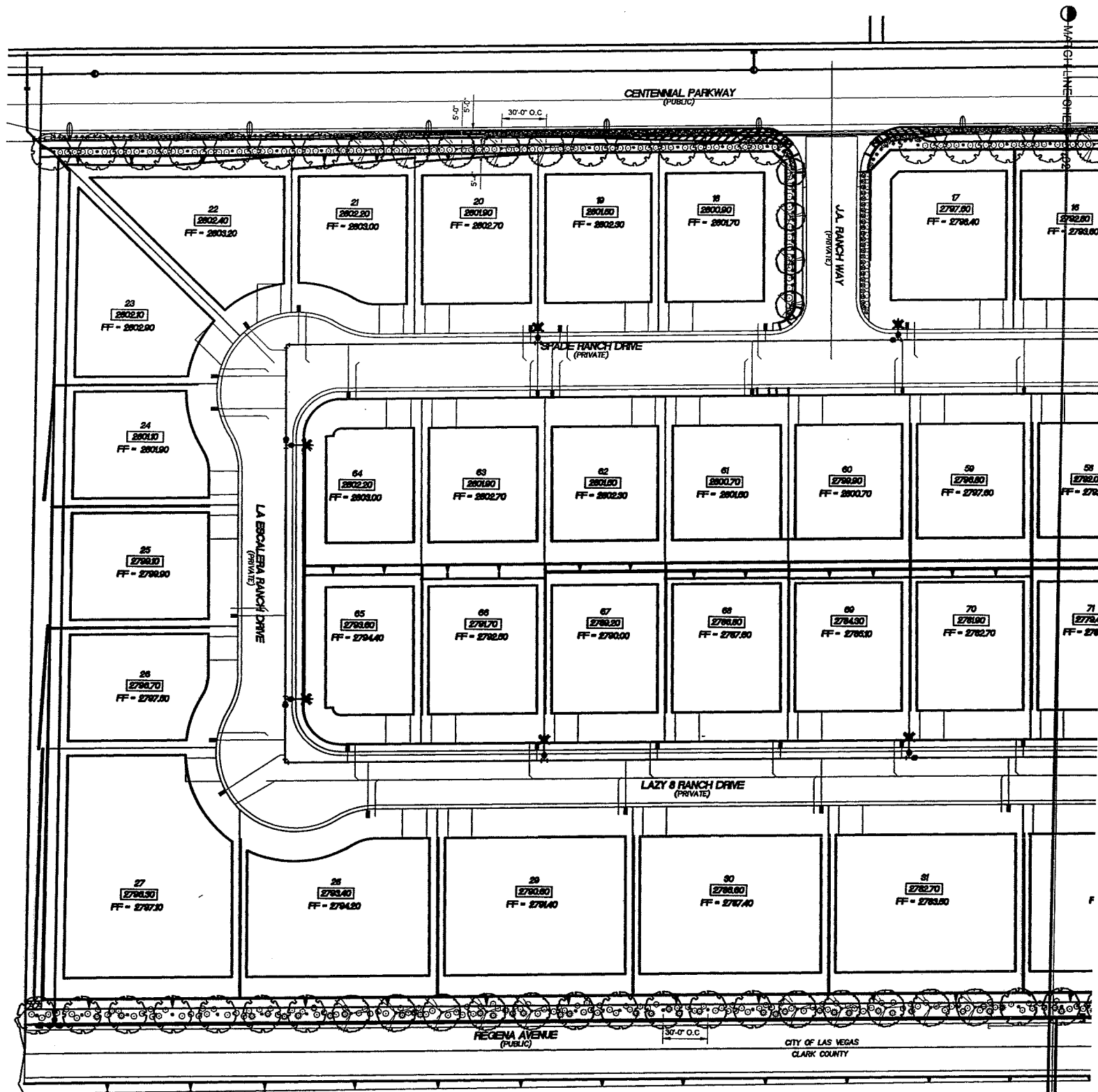
Print Name: Nevada Title Company
Address: 3993 Howard Hughes Parkway, Suite 120

Esc. #: 13-04-0480-DTL

City:

Las Vegas State: NV Zip: 89169
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSESSOR'S COPY



126-25-501-006
USA
ZONING: R-E

PLANT SCHEDULE L1.01

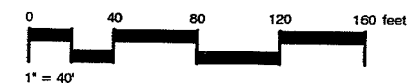
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chilopsis linearis / Desert Willow	24"box	4
	Fraxinus oxycarpa 'Raynood' TM / Raynood Ash	24"box	15
	Quercus virginiana 'Heritage' / Heritage Southern Live Oak	24"box	29
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cassia artemisioides / Feathery Cassia	5 gal	43
	Leucophyllum x 'Heavenly Cloud' / Heavenly Cloud Ranger	5 gal	124
	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal	27
	Teucrium chamaedrys / Germander	5 gal	98
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Dasyliroton wheeleri / Desert Spoon	5 gal	39
	Hesperaloe parviflora / Red Yucca	5 gal	75
GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana x 'New Gold' / New Gold Lantana	5 gal	33
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 gal	40

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECORATIVE GRANITE 3/4" SCREENED, COLOR "VISTA GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
6. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A FUTURE DATE.
7. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR APPROVED ELEVATIONS

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DVN-68611



Sheet Number:

L1.01

OF X

CENTENNIAL/HAULAPAI
BY LENNAR HOMES
CITY OF LAS VEGAS, NEVADA

Project Number:
14-0069.00

Date:
10-2-14

Drawn By:
DEV

Checked By:
DEV

Scale:
1"=40'-0"

Revisions:
A ..
B ..
C ..

ALL PLANS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF SUNSTATE COMPANIES. ANY UNAUTHORIZED USE OR REPLICATION IS STRICTLY FORBIDDEN AND CONSTITUTES A VIOLATION OF THE MINIMUM CHANGE IS \$2500.

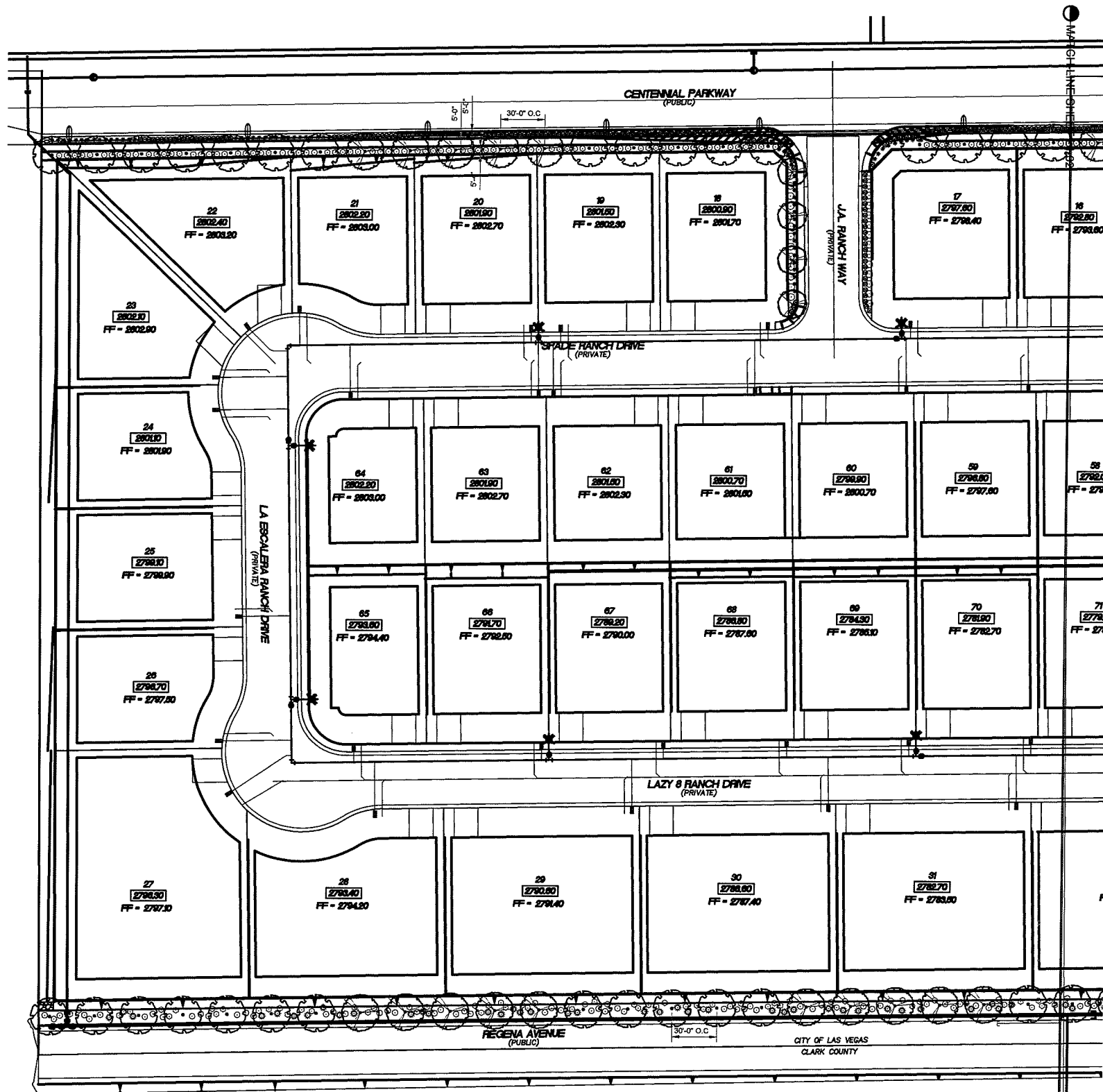
Sheet Title:
LANDSCAPE
PLANTING
PLAN

Sheet Number:

L1.01

OF X

SUNSTATE
COMPANIES
LANDSCAPE • CONCRETE • GROUNDS MANAGEMENT
Landscape Lic#00028492 TREE MAINTENANCE Lic#00024349
Heavy Division Lic#0001528



126-25-501-006
USA
ZONING: R-E

PLANT SCHEDULE L1.01

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chilopsis linearis / Desert Willow	24"box	4
	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	24"box	15
	Quercus virginiana 'Heritage' / Heritage Southern Live Oak	24"box	24
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cassia artemisioides / Feathery Cassia	5 gal	48
	Leucophyllum x 'Heavenly Cloud' / Heavenly Cloud Ranger	5 gal	124
	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal	27
	Teucrium chamaedrys / Germander	5 gal	48
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Dasyliion wheeleri / Desert Spoon	5 gal	84
	Hesperaloe parviflora / Red Yucca	5 gal	75
GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana x 'New Gold' / New Gold Lantana	5 gal	33
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 gal	40

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3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECORATIVE GRANITE 3/4" SCREENED, COLOR "VISTA GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
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7. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR APPROVED ELEVATIONS

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Project Number:
14-0069.00
Date:
10-2-14
Drawn By:
DEV
Checked By:
DEV
Scale:
1"=40'-0"
Revisions:
△ ..
△ ..
△ ..

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Sheet Title:
LANDSCAPE
PLANTING
PLAN

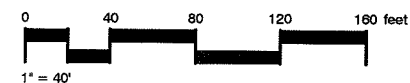
Sheet Number:

L1.01

OF X



DVN-68611

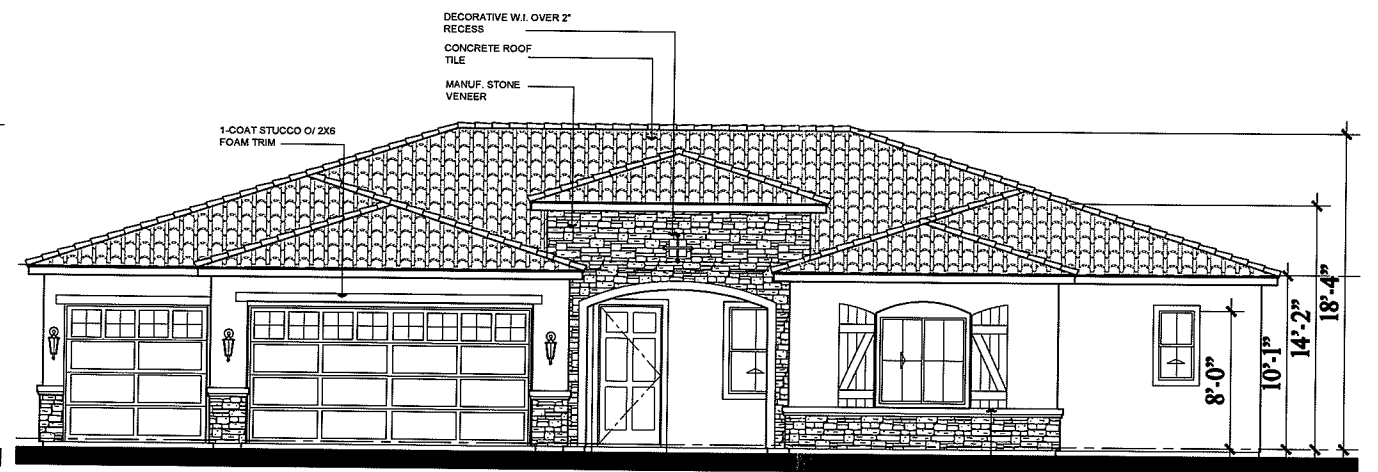




3776A
Spanish
Lennar Homes



3776B
Craftsman
Lennar Homes



3776C
Tuscan
Lennar Homes

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JAN 17 2017

IOTA

LENNAR
Lennar Homes
2490 Paseo Verde Parkway, Suite 120
Henderson, NV 89074
702 736-9100

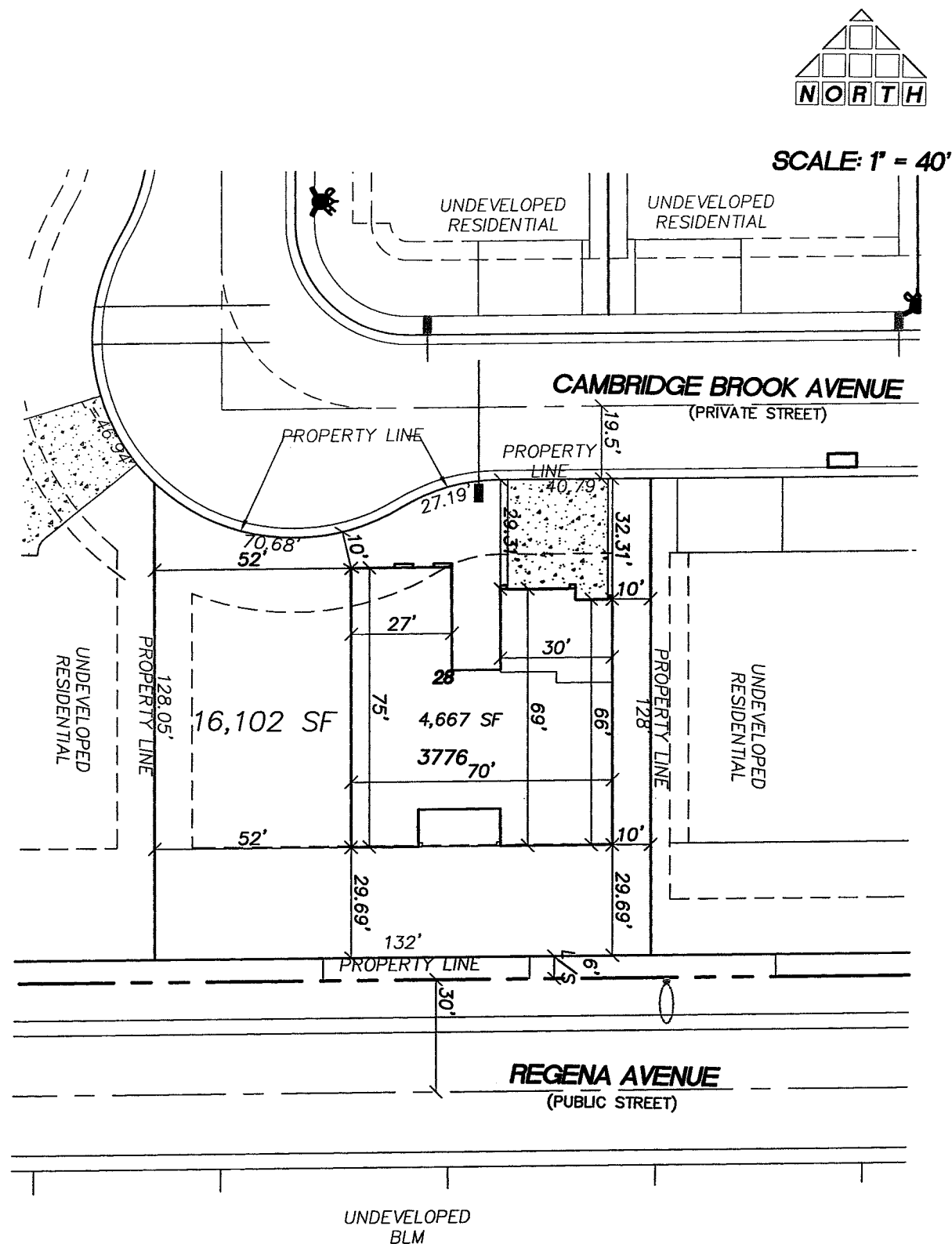
PLAN 3776 FRONT ELEVATIONS

HENDERSON, NV
KTGY # 150098

DATE: 04.02.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

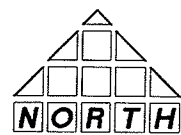
0 2 4 8
A1-10
ktgy
DVN-68611



PARKING
3 SPOTS IN DRIVEWAY
3 SPOTS IN GARAGE

INGRESS/EGRESS
CAMBRIDGE BROOK AVENUE

DENSITY
2.4 DU/AC



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JAN 17 2017

DVN-68611

T **THOMASON**
C **CONSULTING**
E **ENGINEERS**

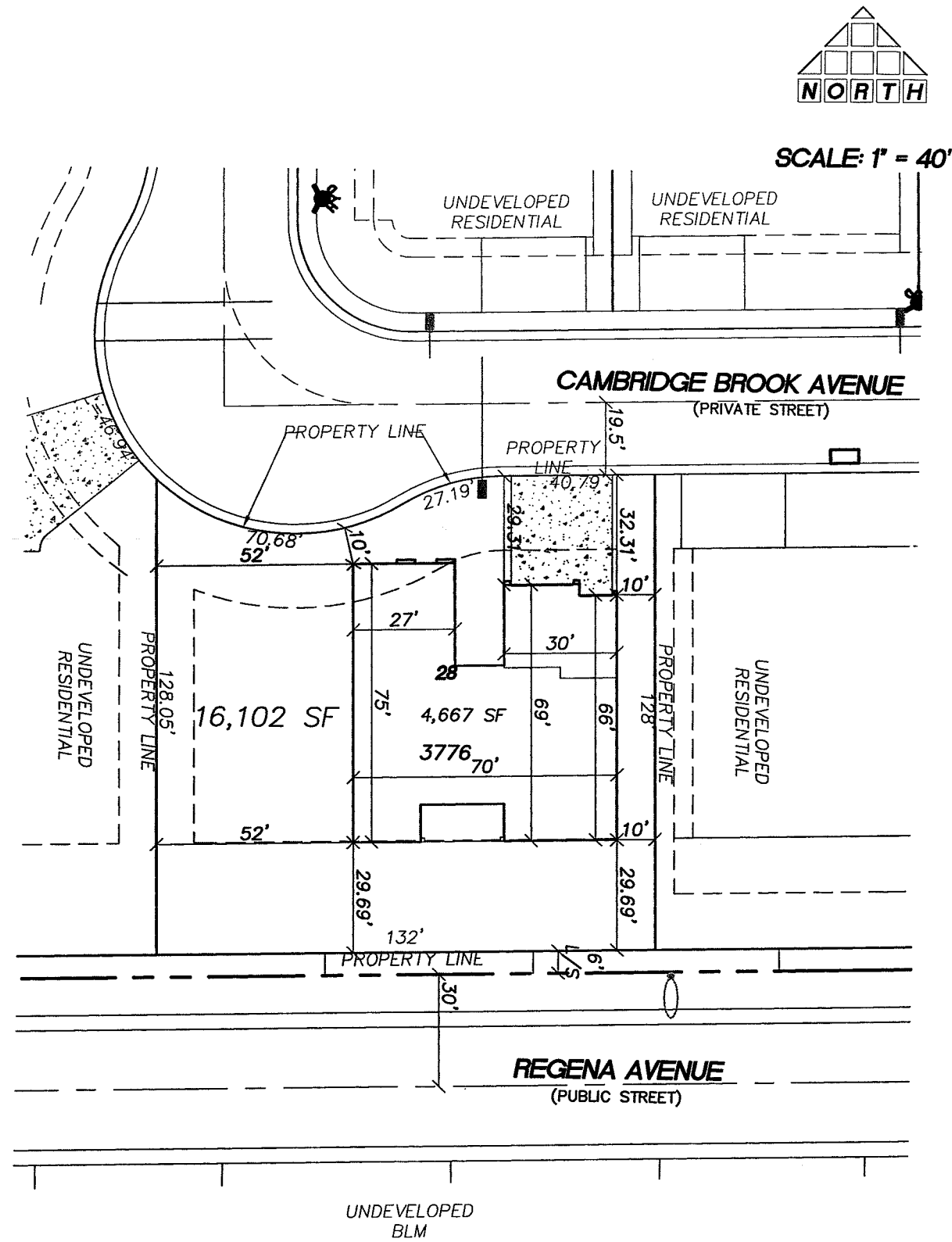
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

LENNAR HOMES
CENTENNAIL AND HUALAPAI

APN 126-25-512-020
10129 CAMBRIDGE BROOK AVENUE

1

1 **OF** **1**



PARKING
3 SPOTS IN DRIVEWAY
3 SPOTS IN GARAGE

INGRESS/EGRESS
CAMBRIDGE BROOK AVENUE

DENSITY
2.4 DU/AC

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JAN 17 2017

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THOMASON
CONSULTING
ENGINEERS

7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

LENNAR HOMES
CENTENNAIL AND HUALAPAI

APN 126-25-512-020
10129 CAMBRIDGE BROOK AVENUE

1

1 OF 1