

FILE HISTORY

[illegible]

FILE NO.:

Z-0048-02(1)

PROPERTY OWNERS

PROTESTS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

APPROVALS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

FILE NO.: _____

14 January 2003

To: City Planning Commission
City Council

From: John & Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751

Re: Z-0048-02(1) (APN: 125-33-301-001, 004, 125-33-302-001 & 007)

PLANNING AND
DEVELOPMENT

JAN 17 4 40 AM '03

RECEIVED

We continue to strongly OPPOSE any proposals or changes to allow for the development of a 66-lot subdivision at Durango and La Madre. Please see our attached statement of 8 July 2002.

Rhoda Amundson
[Signature]

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

8 July 2002

Re: General plan amendment, rezoning and site development plan to permit building of 66-lot subdivision on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way.

To Whom It May Concern:

For the record, we are OPPOSED to any general plan amendments and zoning changes affecting the following parcels of land: 125-33-301-001-RE; 125-33-301-004-RE; 125-33-302-001-RE; 125-33-302-007-RE; 125-33-401-004-RNP1; 125-33-401-006-RNP1; 125-33-401-1011-RNP1; and 125-33-401-1017-RNP1.

Any changes that would increase the number/density of homes per acre in a Residential Estates neighborhood and encroach on that surrounding Residential Estates neighborhood and adjacent properties is unacceptable.

We purchased our Adler Circle home precisely because of the Residential Estates zoning and its supposed protections.

In addition, other issues that concern us about the proposed site development are:

1. DRAINAGE: Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. PRIVACY WALLS: Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the residential estates zoning. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalls should be of a height to ensure the privacy of neighboring homeowners in the residential estates area.
3. STREET LIGHTS: We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. ACCESS: The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding residential estates neighborhood.
5. UTILITIES AND INFRASTRUCTURE: None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to existing standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

12533306007
ADAMS SIDNEY R FAMILY TRUST
5009 N TOMSIK ST
LAS VEGAS NV 89149-4735

Case: Z-0048-02(1)

MEETING: CITY COUNCIL
DATE: JANUARY 22, 2003
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

RECEIVED
JAN 17 11:41 AM '03

NO!

Z-0048-02(1)

TABLED ITEM - REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



BARBARA JO RONE MUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

City Planning Commission
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RECEIVED

JAN 16 3 12 PM '03

PLANNING AND
DEVELOPMENT

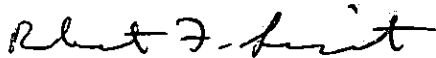
Re: Z-0048-02(1)

I will not be able to attend the upcoming meeting to be held on January 22, 2003 at 1:00 PM.

We moved to this area over 15 years ago and have seen the new R-E gated communities come to our area. Please do not make it worse by allowing gated communities with 3 units per acre. I disapprove of this zoning change, please leave our rural lifestyle the way it is.

I object to the proposed zoning change from R-E to R-PD3 for Z-0048-02(1).

Thank you,



Robert F. Sievert
5001 N. Tomsik St.
Las Vegas, NV 89149

Lollo Sievert
5001 N. Tomsik St.
Las Vegas, Nevada 89149

RECEIVED
JAN 15 2 36 PM '03
702-645-7457
PLANNING AND
DEVELOPMENT

City Planning Commission
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Z-0048-02(1)

January 12, 2003

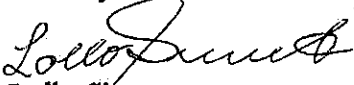
Due to prior engagements I am unable to attend the upcoming meeting to be held on January 22, 2003 at 1:00 PM.

As a resident of Las Vegas for 35 years and residing in this area for over 15 years, I strongly object to the Zoning change for this area, which is in or adjacent to the Rural Preserved area in which I live. People, adults and children, in this community ride their horses, got for walks and ride bikes, which we will not be able to do if gated communities are approved for this areas.

The master plan was one-acre sites, which was cut down to half acre in areas. Please, do not allow 3 units per acre. Please preserve our rural lifestyle.

I strongly object to the proposed zoning change from R-E to R-PD3 for Z-0048-02(1).

Thank you,



Lollo Sievert

lollo@mrgwell.com

<http://www.mrgwell.com>

received after PC meeting

Sept 28, '02

Dear CPC,
We are objecting
to William R & Mary
Virginia Jones on

1. GPA-0023-02
2. Z-0048-02
3. V-0071-02
4. Z-0048-02 (1)

RECEIVED
CITY CLERK

2002 OCT - 8

Sincerely,

James M. Hada
and
Ann Marie Sakala
8150 La Madre Way
L.V. W. 89149
(702) 6458692

P —

Z-0048-02(1)
GPA-0023-02
Z-0048-02
V-0071-02

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



9-26-02

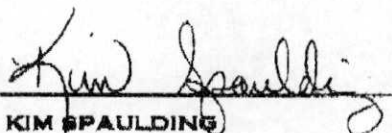
PLANNING & DEVELOPMENT COMM.
CITY OF LAS VEGAS

DEAR SIRs,

RICHARD & KIMBERLY SPAULDING, 5024 N. LISA LANE (89149)

WE ARE WRITING TO GIVE OUR SUPPORT TO THE BUILDER D.R. HORTON,
ON THE PROPOSED PROJECT CONSTELLATION ESTATES. WE KNEW WHEN
WE PURCHASED OUR HOME 2 YRS. AGO, EVENTUALLY THE LAND WOULD
BE PURCHASED & BUILT UPON. WE LIKE THE SAFETY FEATURE OF A
CUL DE SAC, WE HAVE 2 TODDLER CHILDREN. WE ALSO LIKE THE PRIVACY
OF SINGLE STORY HOMES. MR. PETE ATKINSON WILL REPRESENT OUR
NEIGHBORS & US AT TONIGHT'S MEETING. I HOPE YOU TAKE OUR LETTERS
& MR. ATKINSON'S REPRESENTATION INTO SERIOUS CONSIDERATION
THIS EVENING, WE AS A GROUP ARE THE MOST AFFECTED BY THIS
SITUATION.

THANK YOU FOR YOUR TIME & CONSIDERATION,


KIM SPAULDING
395-0610

RECEIVED

SEP 26 2 40 PM '02

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

GPA-0023-02
Z-0048-02
Z-0048-02(1)
V-0071-02

READ INTO RECORD

P

September 26-02

City of Las Vegas Planning Commission

I, Virginia Lehner Owner of Virginia Lehner Trust, residing at 5025 Tornsek Street, Las Vegas, Nevada hereby express my objection to the proposal to amend a portion of the Centennial Hills Sector Plan from D to R on 21.25 Acres adjacent to Northeast corner of Durango Drive and La Madre (APN) 125-33-301-001 and 004, 125-33-302-001 and 007.

I also object to rezoning from R-E to R-PD3 for said 21.25 acres adjacent to the Northeast corner of Durango Dr. and La Madre way which is described as a portion of the North half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East NDM. I feel this will considerably change my neighborhood.

Virginia Lehner

GM-0023-02 2-6048-02 P
2-0048-02(1) V-0071-RE

READ INTO RECORD

FAX TO: City of Las Vegas Planning Commission

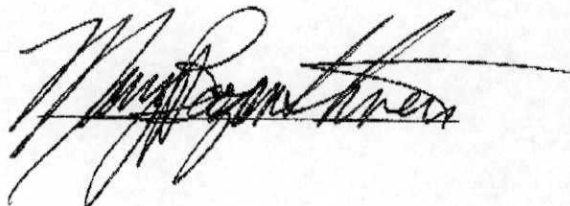
474-0352

DATE: September 26, 2002

We, Harry A. Stivers and Mary Boozean Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada hereby express our objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007.)

We also object to rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

We feel that our neighborhood will be considerably changed, and not for the better, if proposals are allowed.

PLANNING AND
DEVELOPMENT

SEP 26 11 59 AM '02

RECEIVED

GPA 0023-02
Z-0048-02
Z-0048-02(1)
V-0071-02

READ INTO RECORD

P

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW



Sidney Adams
5009 N. Tomsik St.
Las Vegas, NV 89149-4735

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

OBJECT
Sidney Adams

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

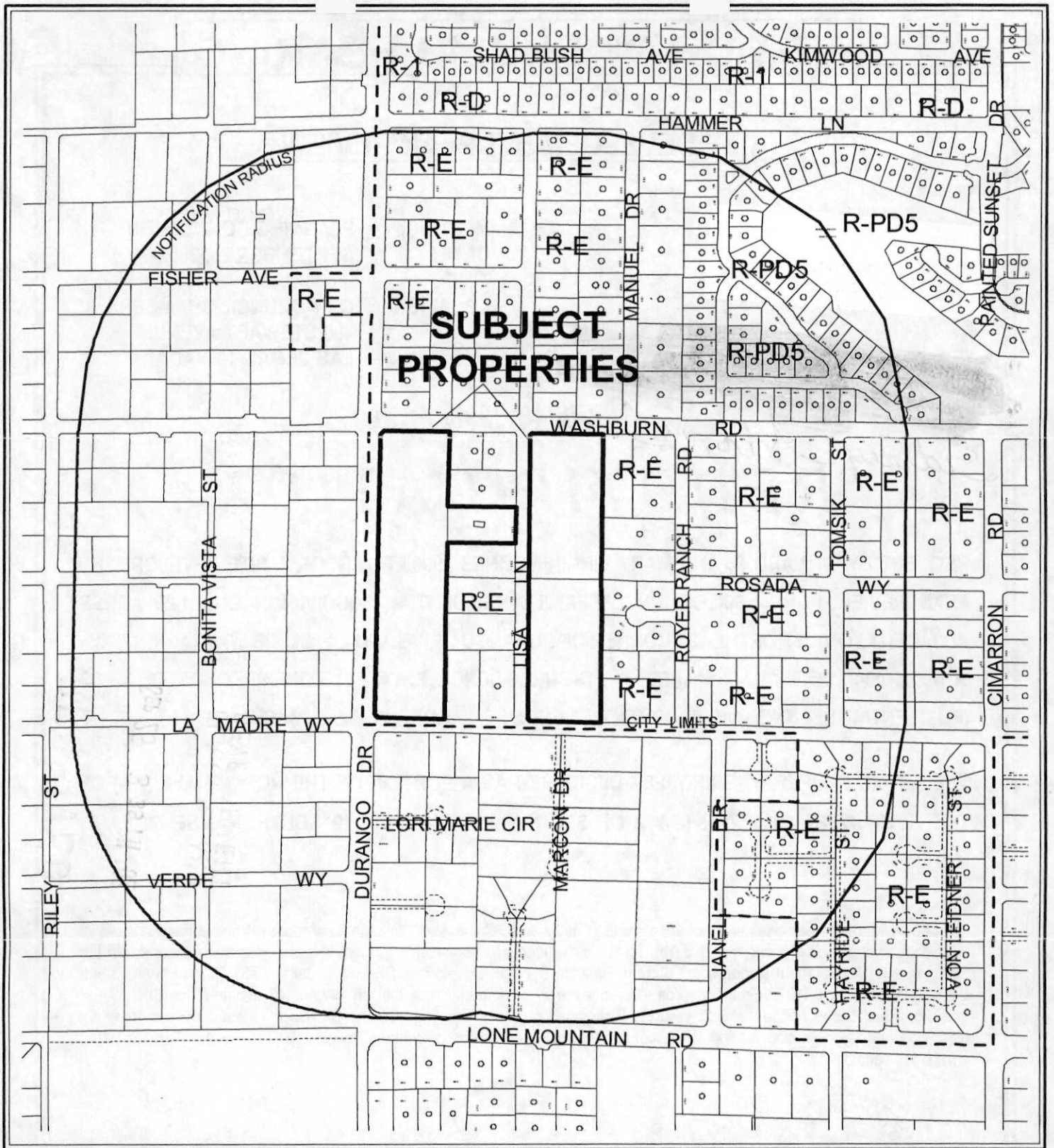
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current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



SEE LOCATION MAP ON REVERSE SIDE

TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

READ INTO RECORD



CASE: **Z-0048-02(1)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



Telephone Protest/ Approval Log

V-0071-02

Meeting Date: 9/26/02

Case Number:

GPA-0023-02
~~2-0048-02(1)~~
2-0048-02

Date: 9/25/02
Name: Brady Upton
Address: 8460 W. Washburn Rd
89149
Phone: _____
☒ PROTEST ☐ APPROVE

Date: 9/25/02
Name: Kay Gilbert Paxson
Address: 8210 Washburn Rd
89149
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

READ INTO RECORD

2P

September 20, 2002

RECEIVED

SEP 26 9 22 AM '02

Planning and Development Commission
City of Las Vegas
Development Services Center
731 South North St.
Las Vegas, NV 89101

RE: APN: 125-33-301-001,
004, 125-33-302-001
& 007

Dear Commission/ READ IN AS A MATTER OF RECORD:

Robert and Carol Murphy, 5100 N. Lisa Lane (89149) support the applicant and the development by D. R. Horton at Durango and Washburn (GPA0023-02, Z0048-02, & A0048-02(1), V0071-02.

We are related to the applicant and have been the caretakers of these properties going on twenty years. Mr. and Mrs. Willard and Virginia Jones purchased this property as an investment for their future. They are now past the age of retirement and can no longer accept the liability of undeveloped land.

Because of trespassing, dust has become a factor; as a result, Clark county Dept. of Air Quality Management issued a corrective action order WP388V for dust also cited the property for dumping by others. The application of water was increased weekly to maintain dust control. Trespassing still continues.

With the threat of a serious health risk new signs were posted as required by Clark County, at a cost of \$1000.00 Signs read:

Protecting the air we share potential health risk due to dust particulate matter
Non attainment area. Violators will be prosecuted.

The Jones' are long term residents that purchased this property in the 60's as an investment for their senior years. It now becomes necessary to sell, and sell quickly due to the expense and hardship placed on undeveloped landowners, fines can exceed \$10,000.00 daily. Subsequent to their decision to sell Mr. & Mrs. Jones selected a developer they felt would be compatible for the immediate area. Consideration was given to integrity, single story homes at minimum elevations, quality of homes, and price compatibility with surrounding homes.

Residents of the 5100 block of N. Lisa Lane have met with the proposed developer DR Horton who has been cooperative and understanding to our request for certain conditions. Mr. Pete Atkinson a resident of Lisa Lane will represent the residents at the commission meeting September 26th. Without question we know the property will be sold and developed either by DR Horton or another developer. Horton has agreed to 8' walls to maintain our privacy, special landscaping and single story homes with minimum elevation. We know the other developers looking at this property and they build two story homes on 1/2 acres with high elevations. Conceding to eleven additional single story homes by Horton can be accepted without reservations, this would be much more acceptable than two story homes sitting on high elevations towering over us and blocking all views.

Also it should be a recognized fact that this development will not offer any noticeable impact on Durango traffic. The Durango traffic is already at a very high volume due to Town Center and will continue to increase as Durango is constructed through to Hwy 95 and as Town Center continues to expand to completion.

Thank you for the opportunity to express our opinions and hopefully City government will render an unbiased decision for the benefit of resident property owners on the 5100 block of N. Lisa Lane, most of all for the well being and peace of mind for Mr. & Mrs. Jones.

Sincerely,

Mr. & Mrs. Robert Murphy
Mr. & Mrs. Robert Murphy
5100 N. Lisa Lane
Las Vegas, NV 89149

READ INTO RECORD

P

I am Peter Atkinson and I live at 5036 N. Lisa Lane. I am president of a bank and have years of experience in financing real estate projects and analyzing the economics of the project.

There are only five homes on Lisa Lane and I am speaking for four of us, Barbara Singleton, Rick and Kim Spaulding, and Bob and Carol Murphy.

As you can see from the map, Lisa lane is the most affected by the proposed project. Essentially we will be surrounded on three sides. Like others in this section of the city many of whom you will likely hear this evening, we bought our homes here thinking we were also buying a lifestyle. A home where we could enjoy our families and our horses. We have been fortunate to have been surrounded by open space, which belongs to the Jones. They also developed Lisa Lane some 25 years ago. We knew they would eventually sell the remaining 20 plus acres. It is their right as much as it distresses us.

We would have preferred that they develop these two parcels into 1-1/4 acres horse estates such as the five of us currently have. We all have our life investments in our homes and my wife and I planned to stay, as do our neighbors. It probably is not economically feasible to develop these parcels into twenty 1-1/4 acre home sites and even if the Jones could, the absorption would likely takes years. So, who will buy it and what will they build on it.

I can cite articles from the L.V. Business Press and statistics from Dennis Smith's monthly Home Research publication for the housing industry. At current absorption levels and population growth, we have enough land for home building to last less than ten years. Further they report that larger home builders like Horton are buying smaller parcels, 10-20 acres when just a few years ago they would not have considered anything that small. We believe these two pieces will sell and relatively quick to someone.

D. R. Horton has requested five variances in order to purchase and develop this land. They want to build 55 single story 2000 to 3000 square foot homes where the zoning would allow only about 44 homes. Acknowledging that someone will build on the parcels and at least two per acre, we are willing to support this plan of single story homes. At least we can salvage some of our privacy. We are horse people. We spend a great deal of our time outside with our animals. We do not want a dozen or so large homes looking into our backyards, our riding area and the like. Horton has committed to document acknowledgement from buyers that they are in a horse neighborhood. Additionally they will mention in their CC&R's.

We are willing to trade the 11 extra homes to avoid the probability of another Aviana tract which is about half a block from us with a concentration of 4000 sf two story home on 1/2 acre lots. Additionally, several of us on Lisa have small children and we would welcome the cul de sac concept. We believe the safety of that design more than outweighs the inconvenience. My wife and I have eleven children five of whom are adopted foster kids, We have had more than 70 foster children since moving to Las Vegas

2-0048-02(1)

READ INTO RECORD

and the cul de sac is very appealing to Sandy and I and our neighbor Rick and Kim who also have two little ones.

In addition to the man gates, which our kids can walk through the cul de sac area to the elementary school, they are building a small park almost on our street which we would have access to.

In closing, we believe that the D. R. Horton plan may be our best deal. It very well may be the least invasive of our life styles. We probably will lose less with this builder.

Thank you

READ INTO RECORD

To the Planning Commission:

RE: GPA-0023-02; Z-0048-02; Z-0048-02 (1) and September 26th meeting.

At this time we support developer DR Horton's REVISED plan as presented at the neighborhood held 23 September 2002.

The following changes have addressed our earlier concerns and objections as stated in our letter of 14 July 2002 to the Planning Commission.

1. Limited the number of homes along the eastern boundary and our property line to ten.
2. Building only single story homes.
3. Changing the access to Durango.

John and Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751

702-645-1514

jaybird1@lvcm.com

RECEIVED
SEP 25 12 10 PM '02
PLANNING AND
DEVELOPMENT

READ INTO RECORD

P

RECEIVED

SEP 18 3 40 PM '02

PLANNING AND
DEVELOPMENT

September 14, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, Nv 89101

RE: Re Zoning Request
Z-0048-02(1)

We will not be in town to attend this meeting however we **STRONGLY OPPOSE** rezoning as requested which will reduce the number of houses that may be built on an acre. One house per 1/2 acre WAS supposed to be the standard in this area and was one major factor in our selecting this area to live, which we have for 5 years. It seems that every single piece of dirt just has to be built on! Well then stick to the, jokingly referred to, "master plan" and maintain the 1 dwelling per 1/2 acre zoning.

Sincerely,

Lawrence J. and Diane Kelly
Lawrence J. and Diane Kelly

6121 Rosada Way

Z-0048-02(1)
9-26-02 PC
P

September 12, 2002

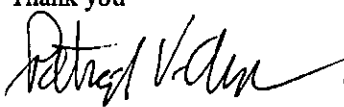
Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R.E. zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the Planning Commission and City Council. The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes with prejudice and stick with the original zoning. They can still make plenty of money.

Thank you


Patrick V. Auer


Kathern L. Auer

SEP 13 3 46 PM '02
PLANNING COMMISSION
RECEIVED

GPA-0023-02
Z-0048-02
Z-0048-02(1)
9-24-02 AC
P

Telephone Protest/ Approval Log

Meeting Date: 9/26/02

Case Number: 2-0048-02(1)

Date: 9/19/02
Name: Stivers, Harry
Address: 5017 N. Tomsick St.
89149
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

9-26-02 PL
2-0048-02(1)
P

Richard A. and Joyce E. Baines
4125 Snow Petal Court
Las Vegas, Nevada 89129
(702) 491-3060

August 30, 2002

City Planning Commission
Las Vegas, Nevada

Delivered by FAX ONLY

Regarding: Z-0048-02 and Z-0048-02 (1) and GPA-0023-02 - (Sept. 26, 2002)

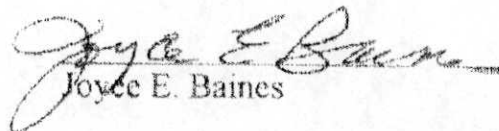
To Whom It May Concern:

My wife and myself own a HALF-ACRE custom home lot less than a block from this site. It is our hope to break ground on the construction of our retirement home before January of 2003. As we will be out of town at the time of the planning commission meeting on September 26, 2002, please enter this FAX to the records as a **formal protest of the above application**. This protest is registered for the following reasons;

1. The above rezoning request is not consistent with zoning of existing properties in the surrounding area in all directions.
2. A higher density of homes will typically bring a lower price range of homes and thus approval of these applications would not be protecting the property values of the existing home owners in the neighborhood.
3. Present zoning would allow for about 36 to 42 homes, the planning commission and City Council should never approve any number of homes over what present zoning allows.

Respectfully Submitted

Richard A. Baines


Joyce E. Baines

P

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

12533402008
HAWKINS CHARLES
4125 SNOW PETAL CT
LAS VEGAS NV 89129-5426

Case: GPA-0023-02

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada, 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02
- A.C. -
Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

JONES VARGAS

ATTORNEYS AT LAW

THIRD FLOOR SOUTH

3773 HOWARD HUGHES PARKWAY

LAS VEGAS, NEVADA 89109-0949

TEL (702) 862-3300 FAX (702) 737-7705

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
BOB MILLER
GARY R. GOODHEART
MICHAEL E. BUCKLEY
DOUGLAS G. CROSBY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
STEPHEN M. RICE
ANTHONY C. GORDON
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
RENEE R. REUTHER
MICHAEL P. LINDELL
MICHAEL G. ALONSO
BRIAN P. CLARK
ANN MORGAN
R. DOUGLAS KURDZIEL
DIANA L. SULLIVAN
KRIST T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
DAWN R. HINMAN
SANDRA D. TURNER
PATRICK A. ROSE
PATRICK J. SHEEHAN
GREGORY A. BROWER
ROBERT C. ANDERSON

JOHN P. DESMOND
TROY C. FUHRMAN
EDWARD M. GARCIA
ELIZABETH M. GHANEM
RYAN W. HERRICK
MOLLY D. MALONE
DENNIS L. OLSON
TAMARA BEATTY PETERSON
PUONYARAT K. PREMSIRUT

TONY F. SANCHEZ III
SCOTT M. SCHOENWALD
JENNIFER A. SLOAN
STEPHEN M. SULLIVAN
ERIC W. SWANIS
BRADLEY R. TATOM
AMY N. TIRRE
GORDON H. WARREN

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

OF COUNSEL
CLARK V. VELLIS
KIRK D. HENDRICK
WILLIAM J. SILBEY*

BRIAN J. MATTER
EXECUTIVE DIRECTOR

PETE ERNAUT**
MANAGING DIRECTOR
GOVERNMENT AFFAIRS
AND PUBLIC POLICY

Direct Line
(702) 862-3316
E-mail Address
mdc@jonesvargas.com

August 15, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Z-0048-02(1)

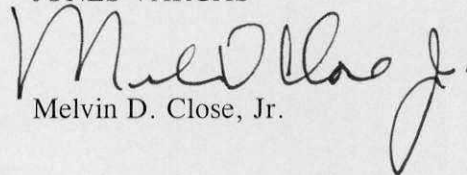
Gentlemen:

I represent Robert O'Donnell, who owns Assessor's Parcel Number 125-32-704-012-03, and David O'Donnell, who owns Assessor's Parcel Number 125-32-704-012-003, which are on or near the corner of Rosada and Durango. Both Robert O'Donnell and David O'Donnell strongly object to the increased density from R-E to R-PD 3, which allows three units per acre.

This property should remain R-E so that the rural nature of the neighborhood will not be affected.

Sincerely,

JONES VARGAS


Melvin D. Close, Jr.

MDC:gn

cc: Michael Mack,
Las Vegas City Commissioner

G-N/O'Donnell, Jeanne
Letter to Planning and Development
1806.1 8-15-02

Z-0048-02(1)
9-26-02 PC
P

RENO OFFICE:

100 WEST LIBERTY STREET, 12TH FLOOR

RENO, NEVADA 89501

TEL: (775) 786-5000

FAX: (775) 786-1177

*LICENSED IN CALIFORNIA AND FLORIDA ONLY
**PETE ERNAUT IS AN EXECUTIVE EMPLOYEE NOT LICENSED TO PRACTICE LAW

July 23rd 2002

Dear Planning Commission,

My Husband and I oppose
the general plan amendment GPA-0023-02,
the Rezoning Z-0048-02 and the
site development plan Review Z-0048-02 (1)

Sincerely,

James Michael Sakala &
Ann Marie Sakala

8150 La Madre Way
Las Vegas, Nev. 89149

645-8692

RECEIVED LATE

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

July 18, 2002

Re: Rezoning Request #Z-0048-02
General Plan Amendment #GPA-0023-02
Site Development Plan Review #Z-0048-02(1)

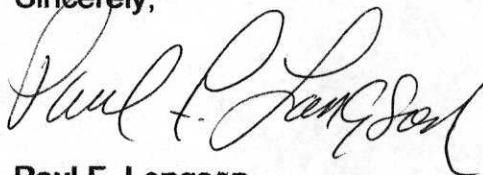
This letter is written in OPPOSITION to these requests. The area in question should remain zoned as it currently is: Desert Rural Density Residential.

We specifically purchased in this area because of the way in which it was zoned. We like the rural feel in the "middle" of a large metropolis and do not wish to see a housing tract built in the middle of our area. Simply stated: it would not fit. Further, it would impact negatively on the value of all the homes in the neighborhood when homes of the size proposed are built on a lot that small.

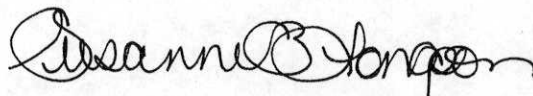
However, of greatest concern is the fact that once one zoning change is allowed, it opens the doors to many others. A precedence is set that is hard to go back on. We don't want a high-density housing tract in our neighborhood. We don't want a convenience store on the corner. We don't want a drug-store on the corner. We don't want ANYTHING other than what it's currently zoned for.

Thank You for allowing us to present our opinion via letter – we'll be out of town during the initial hearing on these proposed changes.

Sincerely,



Paul F. Longson
8535 W. Rosada Way
Las Vegas, NV 89149-4129
12532706004



Susanne B. Longson

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

July 17, 2002

Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada, 89101

REFERENCE: Z-0048-02(1)
Z-0048-02
GPA-0023-02

Dear Sirs;

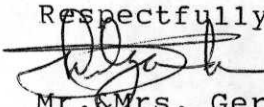
On behalf of myself and my neighbors, I must STRONGLY OBJECT to the density proposal of three units per acre on a portion of the North Half of the Southwest Quarter of Section 33, Township 19 South, Range 60 East, M.D.M.

We moved to the Northwest of the Valley for more privacy and general well-being with our animals and open spaces. You People have succumbed to the City Folk mentality over the years and in many ways, we have all felt our individual freedoms compromised. We like our space and our Right to pursue our Dreams and Happiness. I, personally in this pursuit, purchased and built on two and half acres, which was the norm back then, but no, these absentee land speculators now have the limit down to half acre building lots. What next, Condos in the horse corral.

If you look at the properties surrounding the Subject Property, the mood is set and established, as to what the Majority are pursuing for their Lifestyle. there is a lot of property in the Valley for this type of density request, leave us alone to live our chosen way. My American Dream has already been compromised enough.

GPA-002302
Z-0048-02(1)
Z-0048-02
7-25-02 PC
P

Respectfully submitted,


Mr. & Mrs. Gerald Delgado
4860 Bonita Vista St., Las Vegas, 89149

Debra and Anthony Grimaldi
5408 Tropical Toucan Avenue
Las Vegas, NV 89130

July 15, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

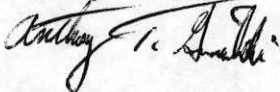
Dear Sirs:

We are writing this letter to oppose Willard R. and Mary Virginia Jones 1990 trust to amend a portion of the Centennial Hills sector plan from: DR (Desert Rural Density Residential) to: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN 125-33-301-001 and 004, 125-33-302-001 and 007) Ward 6 (Mack)

We currently own the lot at 8460 W. La Madre Way. We strongly oppose building that would put more than 2 residences on any 1 acre.

We are unable to attend the City Planning Commission meeting on July 25th. Please accept this written objection.

Sincerely,
Anthony T. Grimaldi



Debra L. Grimaldi



RECEIVED
JUL 22 3 54 PM '02
PLANNING AND
DEVELOPMENT

GPA-003-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

July 18, 2002

City of Las Vegas
Planning Commissioners
Fax 474-0352

RE: Items **GPA-0023-02, Z-0048-02 & Z-0048-02(1)**

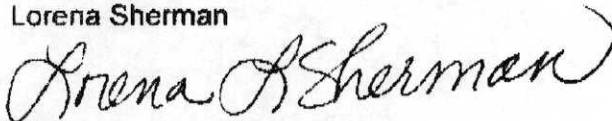
I received the notices of the public hearing on July 25th concerning this development. I must be out of town on this date so I wanted to express my views.

This request does not follow the Master plan, and is surrounded by R-E houses. I feel they should conform to the rest of the neighborhood by keeping the lots as large as possible. (one half acre)

Please **vote no** on these requests.

Thank you for your considerations of these matters.

Lorena Sherman



5025 N. Bonita Vista St.
Las Vegas, NV. 89149

GPA-0023-02
Z-0048-02
~~Z-0048-02(1)~~
7-25-02 PC
P

July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



Robert O'Donnell

Parcel # 125-32-704-012 -district 125

RECEIVED
JUL 16 11 01 AM '02
PLANNING DEPT
CITY OF MARIETTA

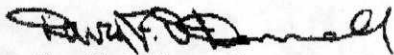
July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



David O'Donnell

Parcel # 125-32-704-010 -district 125

RECEIVED

JUL 25 11 05 AM '02

PLANNING AND
DEVELOPMENT

*Duplicate
address*

*does not count
clb 7/25/02*

To: City of Las Vegas, Planning Commissioners
Fax: 474-0352

From: Leslie M. Jones and Neighbors
Fax: 395-1046

Date sent: 7/24/02
Number of pages: 1

RE: Items, GPA-0023-02, Z-0048-02 & z-0048-02(1)

- The following signatures are opposed to the request of Willard R. and Mary Virginia Jones.
- We do not want the Master Plan of minimal lot size of 1/2 acre to be reduced.
- We feel that the request to change the existing Master Plan compromises our rural neighborhood.

Please vote "no" to the request of three units per acre.

7/22/02 LESLIE M. JONES 5043 BONITA VISTA LV 89149

7/23/02 WILLIAM D. COMBS 8545 W. LAMADRE WY. LV 89149
7/23/02 KATHA A. COMBS 8545 W. LAMADRE WY. LV 89149
1 (7/23/02) DUPLICATE SUBMITTED LETTER

7/23/02 Karyn Watson 8560 W. Madre Way, Las Vegas NV 89149

7/23/02 Eltz. Moroch 8590 La Madre LV 89149

7/23/02 Travis Moroch 8590 La Madre LV 89149

7/23/02 MAEL PAXSON 8525 ROSADA NV 89149

7/23/02 John E. Thornton 5045 N. Bonita Vista St. LV 89149

7/23/02 Ann M. Thornton 5045 N. Bonita Vista St. LV NV 89149

7/23/02 Mary A. Thornton 5045 N. Bonita Vista St. LV NV 89149

7/25/02 Elizabeth Howell 8490 W. La Madre

7/25/02 Karen Lunn 8490 W. La Madre

7/23/02 KATHIE SALIK & MARK SALIK 8525 W. LAMADRE WY. LV NV 89149

7/25/02 JERRY ADAMS 8445 LAMADRE

7/24/02 DAVID R. JONES 5043 Bonita Vista Las Vegas NV 89149

7.25.02 PL

GPA-0023-02
Z-0048-02(1)
Z-0048-02

9P
READ INTO RECORD

July 19, 2002

Planning Commission
c/o Planning & Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth St.
Las Vegas, Nv. 89101

Re: Subjects:

- a. Rezoning - Z-0048-02
- b. General Plan Amendment -
GPA0023-02
- c. Site Development Plan Review -
Z-0048-02 (1)

Dear Planning Commission:

The above subjects are on your agenda for the upcoming July 25, 2002 meeting.

I am the owner of the property and home located on the N.W. corner of LaMadre Way and Lisa Lane. I made this purchase in 1976 as my family residence. Over the years I have developed this into a mini ranch. My investment and lifestyle are being threatened by the above requests, listed as subjects a, b, & c. Please review the attached map representing the subject properties. My parcel is highlighted. All of the residences on Lisa Lane, from LaMadre Way North to Washburn, are sandwiched in between the subject properties. This is a major crisis to our semi-rural lifestyles. From horses to wells to power line poles, all that exists would be drastically compromised if these requests are approved. **AND THREE HOUSES PER ACRE SURROUNDING THE ENTIRE BLOCK IS UNIMAGINABLE!**

Under the current zoning, the majority of residents in this area have horses. This brings flies and adds a nasty odor to the air. No matter how well the properties are maintained, block walls cannot alleviate this problem. This must be taken into consideration.

Recently, D. R. Horton Homes, the developer, held a meeting to discuss their proposed residential project with all interested parties. I was unable to attend. Several people that did attend have informed me that the developer made mention of the possibility of closing off the entire corner at LaMadre Way and Lisa Lane. This would further close in their residential project and a block wall would be installed across the existing corner abutting their property. My property has large

GPA-0023-02, Z-0048-02 &
Z-0048-02(1) 7-25-02 PC
P

READ INTO RECORD

drive through gates on the Lisa Lane side, to access horses, etc. A closure to one end of Lisa Lane would cause a major hindrance to the entire neighborhood. The thought is incomprehensible.

I am all for current and future development, but in this particular area I urge you NOT to approve changes to the existing Zoning, RE (Residence Estates) or the existing General Plan, DR (Desert Rural Density Residential).

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Singleton", written over a horizontal line.

Barbara Singleton
Trustee, Barbara Singleton Trust
8300 W. La Madre Way
Las Vegas, Nevada 89149

cc: City Council

READ INTO RECORD

July 23, 2002

Faxed to #474-0352 on 7/24/02

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101

**CASE NUMBERS: GPA-0023-02; Z-0048-02, AND Z-0048-02(1)
REQUESTS BY WILLARD R. AND MARY V. JONES 1990 TRUST TO REZONE**

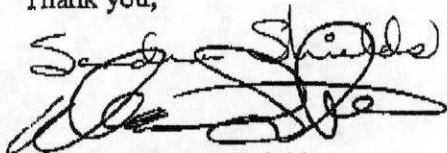
We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or to rezone this area. The properties in question sit in the middle of an area of RE zoning and are ½ acre or larger home sites. Surrounding homeowners want to maintain this rural setting.

I sincerely hope the Planning Commission will listen to the wishes of the local area homeowners instead of listening to the developers seeking to maximize a few acres of land at the expense of the existing property owners. There is currently too much congestion on the local streets, and as I am sure you know, Highway 95 is already dangerously overloaded with no relief for the next 10-15 years.

Please reject these proposed changes when the amendments come up for vote on July 25th.

Thank you,



Alan and Sandra Shields
5324 Manuel Drive
Las Vegas, Nevada 89149

RECEIVED
JUL 24 8 01 AM '02
PLANNING AND
DEVELOPMENT
GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PL
P

READ INTO RECORD

7/22/02

Joel V. McCulloch, Senior Planner
Planning & Development Dept.
731 S. Fourth Street, City Council Chambers
Las Vegas, Nevada 89101

re: Case #'s Z-0048-02, Z0048-02 (1)
GPA-0023-02
Zoning change at Durango and Washburn
also: Durango and LaMadre (21.25 acres)
D.R.Horton - Developer/BuilderDear Mr.

Dear Mr. McCulloch, (et.al. Planning Commission)

As a resident in very near proximity to this proposed zoning change and a future high density housing project, I can only say that this violates the environment of our rural neighborhood. It is so out of character for this area, that I'm amazed that it's even being considered, in view of the fact that this area has been deemed a "rural neighborhood preserve" for the express purpose of protecting the open space for people who own small ranches, horse properties and rural country estates. Essentially, we moved to this area to get out of the congestion of city dwelling, enjoy some peace and quiet, and observe wildlife that you don't normally see in town, like coyotes, roadrunners, quail, cottontails and especially horses riding past your house.

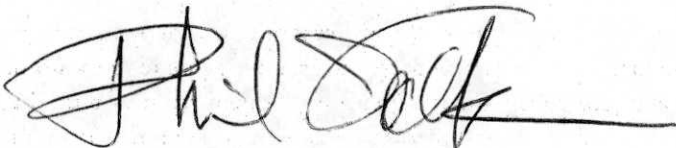
Building 66 homes on 21 acres would severely compromise our rural environment in a very negative way, and simply stated, it would "bring the city out to the country," and with it, all the social, civic and cultural ills that are indigenous to city life: more cars, more blacktop, more heat, more people, more crime, more noise, more accidents, more congestion, but more importantly an end to a rural lifestyle.

I'm talking about quality of life issues here, not the price of my home or the value of the neighborhood. I'm talking about a dream my family had to someday move out to the country, away from tract housing and city congestion, buy a small ranch and a couple of horses, and experience a different kind of lifestyle that I enjoyed as a kid growing up on a farm in Idaho. We finally accomplished that goal last year when we moved out of town to this little ranch on an acre and a quarter on Marcon Drive. This proposed development is about 100 yards from my driveway, (about the length of a football field), and I'll be looking at 66 homes crammed together in a small area with no other purpose than to garner D.R.Horton a large profit. He obviously never considered the needs of the neighborhood, or the rural atmosphere that he is willing to destroy with this high density housing project. I'm amazed that no effort was put forth to acknowledge the existence of all the ranch people in this area. Perhaps a fenced horse path around the entire perimeter of the tract would have shown a little good faith on his part, but instead, he ignored all of our quality of life issues, and is proposing the worst possible scenerio for our highly esteemed and extremely rare, Las Vegas rural setting. Our city is growing fast, but we need to protect the open space where it really makes the biggest impact - where there's already an established area of ranches, farms and horse properties on acreages.

This project does not belong here. It's in direct conflict with all our valuable environmental issues pertinent to rural living. The developer is blatantly pushing forward with a callous disregard for our neighborhood needs, and apparently with the sole intent of making large profits by cramming too many houses into a small space.

I realize that some progress must take place, but I vehemently oppose this project, because it only benefits the people selling the land, and the developer who wants to destroy our lifestyle. It does not benefit the greater number of citizens in this area, nor does it take into account our vested interest in our land and our homes, our desire to protect our rural living, and most of all, the quality of life issues that brought us out here in the first place. I respectfully submit my veto and strong opposition to this proposal.

Sincerely,



Phi Volk
4975 Marcon Drive
Las Vegas, NV. 89149 - phone: (702) 839-2897 cell: (702) 379-1765

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PL
P

READ INTO RECORD

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

Z-0048-02
(1)
and GPA-
0023-02

8 July 2002

Re: Proposed development of 21.5 acres by D.R. Horton in a rural preservation neighborhood.

To whom it may concern:

PC July 25, 02

For the record, we are OPPOSED to the request for development of 21.5 acres of land located on the southeast corner of Durango and Washburn Road to allow for a walled, gated community of 66 homes. The parcels are: 12533301001; 12533302001; 12533302007; 12533401005; 12533401011; 12533401017; 12533401006.

The land in question is located within a rural preservation neighborhood that calls for minimum 1/2 and one acre home sites that include provisions for horses, and no street lights among other things.

We purchased our home precisely because of this type of zoning and it's supposed protections.

Our property on Adler Circle abuts the land being proposed for development. As stated above, we are OPPOSED to any development that would increase the density of the homes currently allowed under existing zoning laws and encroach on a rural preservation neighborhood.

In addition, other issues that concern us about the proposed development are:

1. **DRAINAGE:** Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. **PRIVACY WALLS:** Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the rural preservation designation. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalks should be of a height to ensure the privacy of neighboring homeowners in the rural preservation area.
3. **STREET LIGHTS:** We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. **ACCESS:** The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding rural preservation neighborhood.
5. **UTILITIES AND INFRASTRUCTURE:** None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to rural preservation standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

7-25-02
PC

GPA-0023-02
Z-0048-02(1)
Z-0048-02
READ INTO RECORD

late
P

21 July 2002

Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

Reference: **Z-0048-02 (1)**

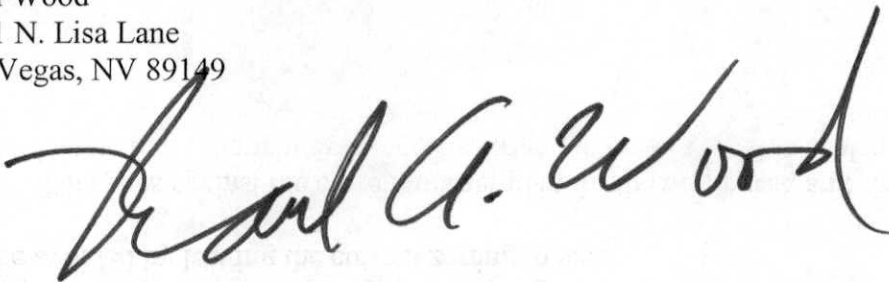
Dear Sirs

I am writing to file my objection to the above noted Site Development Plan Review. I feel this does not fit with the area as a whole and would severely degrade our community and current life style. Putting 3.49 homes per acre would reduce property values. Fencing off a section of our neighborhood with small homes on small lots with streets not wide enough to drive two cars does not truly hide the problem, out of site out of mind never has worked. There are several of our neighbors that own horses, there are many potential problems that may arise placing sub-divisions next to live stock, all these can be avoided by leaving the current zoning in tack.

This goes against the current master plan for the northwest, and would change our rural life style that I thought everyone was trying to preserve. This is also adjacent to the Clark County RMP Overlay, which as I understand the City and the County have agreed to respect each other's current zoning.

Once again I would like to state that I am objecting to the Site Development Plan Review Z-0048-02 (1).

Raul Wood
5211 N. Lisa Lane
Las Vegas, NV 89149



Z-0048-02(1)
7-25-02 PC
P
READ INTO RECORD

RECEIVED
JUL 24 3 30 PM '02
PLANNING & DEVELOPMENT

July 21, 2002

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas Nevada 89101

SUBJECT: Case Numbers Gpa-0023-02, Z-0048-02(1) and Z-0048-02

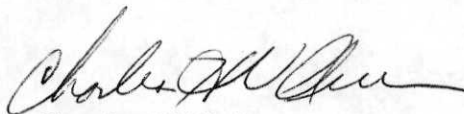
We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or rezone this area. The properties in question sit in the middle of an area of R.E. zoning and are 1/2 acre or larger home sites. We want to maintain this rural setting.

My wife and I have resided in Las Vegas 37 and 46 years respectively; and 21 of those years have been in our current home. We are really sick of financing the obscene growth that has been occurring for the past 8-10 years. I sincerely hope the Planning Commission will follow the will of the local people over that of the developers seeking only to maximize a few acres of land at the expense of the existing property owners. We have enough congestion on the local streets, and as you surely must know, Highway 95 (the expressway) is dangerously overloaded with no relief for the next 10-15 years.

Please act responsibly and reject these proposed changes when the amendments come up for a vote.

Thank You


Charles H.V. Auer


Vicki L. Auer

5312 Manuel Drive
Las Vegas NV 89149

PLANNING AND
DEVELOPMENT
JUL 23 2002
RECEIVED
GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

READ INTO RECORD

July 23, 2002

City Planning Commissioners
City of Las Vegas

RE: Public hearing on July 25th on **GPA-0023-02, Z-0048-02 & Z-0048-02(1)**

Concerning my views on the above mentioned requests, I feel that they should conform to the to the same size lots and likeness of the other private homes in the area. The only ones that are on smaller lots by them is the ones on the "Painted Desert Golf Course" which is a gated community and well maintained.

Please vote no on these requests for they do not go with the surrounding homes.

Thank-you for your consideration


Ruth A Combs

RECEIVED
JUL 24 2002
PLANNING AND
DEVELOPMENT

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7:25 P
PL P

READ INTO RECORD

MEMORANDUM

MEMO BY BILL STEELE TO _____ DATE 7/22/02
FILE TITLE REZONING PLAN
CITY PLANNING COMMISSION, CURRENT PLANNING DIVISION
BILL STEELE
8220 W. WASHBURN RD
LAS VEGAS, NV. 89149

Case: GPA-0023-02

12533202023
STEELE BILL
8220 W WASHBURN
LAS VEGAS NV 89149-4767

I AM CURRENTLY OUT OF TOWN AND UNABLE TO ATTEND THE 7/25/02 PLANNING COMMISSION MEETING BUT I WOULD LIKE TO EXPRESS MY OBJECTION TO THE REZONING OF THE ADJACENT PROPERTIES. I PURCHASED MY HOME IN APRIL AND ONE OF THE ATTRACTIONS WAS THE CURRENT NEIGHBORHOOD OF JUST 1/2 AND 1 ACRE HOMES, SINCE MY HOUSE IS DIRECTLY ACROSS FROM THIS PROPERTY IT IS OF GREAT CONCERN TO ME. I KNEW WHEN I PURCHASED MY HOUSE THAT SOME DAY SOME ONE WOULD BUILD IN FRONT OF ME, BUT I WAS TOLD IT COULD ONLY BE 1/2 OR 1 ACRE PARCELS, SO THAT WOULD KEEP THE NUMBER OF HOUSES AND TRAFFIC SOMEWHAT LOWER. I SEE NO ADVANTAGE TO CHANGING THE ZONING EXCEPT A DESIRE FOR MORE MONEY BY THE BUILDER WITH NO REGARD FOR THE CURRENT RESIDENTS. I SINCERELY HOPE THIS REZONING IS NOT ALLOWED

GPA-0023-02

Z-0048-02

Z-0048-02 (1)

7-25-02 PC

P

Thank you

Bill Steele



RECEIVED

JUL 19 3 30 PM '02

PLANNING AND
DEVELOPMENT

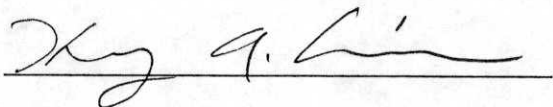
July 16, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Stivers
5017 North Tomsik Street
Las Vegas, NV 89149

We, Harry A. Stivers and Mary Boozan Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada, hereby express our objection Case GPA-0023-02 proposing to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007.

We also object to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.





GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

July 16, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

My name is Virginia Frehner and I reside at 5025 North Tomsik Street, Las Vegas, Nevada. I wish to state my objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-333-301-001 and 004, 125-33-302-001 and 007 as set forth in Case GPA-0023-02.

I also want to express my objection to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the same 21.25 acres which is described as a portion of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

Virginia Frehner

5025 Tomsik St.
Las Vegas, NV 89149

Virginia Frehner

PLANNING AND
DEVELOPMENT

JUL 19 3 31 PM '02

RECEIVED

GPA-0023-02
Z-0048-02
~~Z-0048-02(1)~~
7-25-02 PC
P

July 17, 2002

Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R-E zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the developer friendly Planning Commission and City Council.

- (1) The Planning Commission and City Council should reject the proposed changes.
- (2) The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes and stick with the original zoning. They can still make plenty of money building approximately 40 houses.

Thank you



Patrick V. Auer



Kathern L. Auer

Pat Auer
5111 Royer Ranch Rd.
Las Vegas, NV 89149

7-25-02 PC
GPA-0023-02
Z-0048-02
~~Z-0048-02(1)~~
P

14 July 2002

To: Joel McCulloch
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

From: John & Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149

Re: GPA-0023-02 General Plan Amendment from DR (Desert Rural Density Residential) to R
(Rural Density Residential)

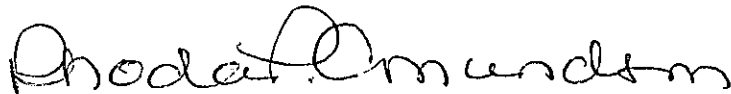
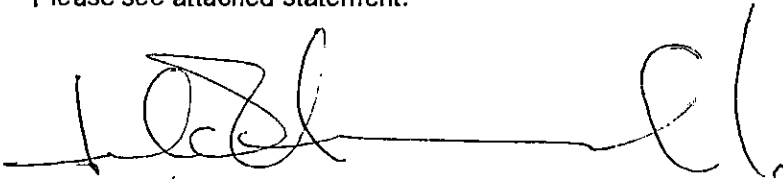
Z-0048-02 Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned
Development – 3 units per acre)

Z-0048-02(1) Site Development Plan Review for 66-lot single family residential subdivision

We are OPPOSED to any changes in the general plan and the rezoning of the following parcels
to permit development that does not conform to the existing general plan and zoning:

125-33-301-001-RE
125-33-301-004-RE
125-33-302-001-RE
125-33-302-007-RE
125-33-401-005-RNP1
125-33-401-006-RNP1
125-33-401-1011-RNP1
125-33-401-1017-RNP1

Please see attached statement.



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

8 July 2002

Re: General plan-amendment, rezoning and site development plan to permit building of 66-lot subdivision on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way.

To Whom It May Concern:

For the record, we are OPPOSED to any general plan amendments and zoning changes affecting the following parcels of land: 125-33-301-001-RE; 125-33-301-004-RE; 125-33-302-001-RE; 125-33-302-007-RE; 125-33-401-004-RNP1; 125-33-401-006-RNP1; 125-33-401-1011-RNP1; and 125-33-401-1017-RNP1.

Any changes that would increase the number/density of homes per acre in a Residential Estates neighborhood and encroach on that surrounding Residential Estates neighborhood and adjacent properties is unacceptable.

We purchased our Adler Circle home precisely because of the Residential Estates zoning and its supposed protections.

In addition, other issues that concern us about the proposed site development are:

1. DRAINAGE: Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. PRIVACY WALLS: Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the residential estates zoning. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalls should be of a height to ensure the privacy of neighboring homeowners in the residential estates area.
3. STREET LIGHTS: We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. ACCESS: The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding residential estates neighborhood.
5. UTILITIES AND INFRASTRUCTURE: None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to existing standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

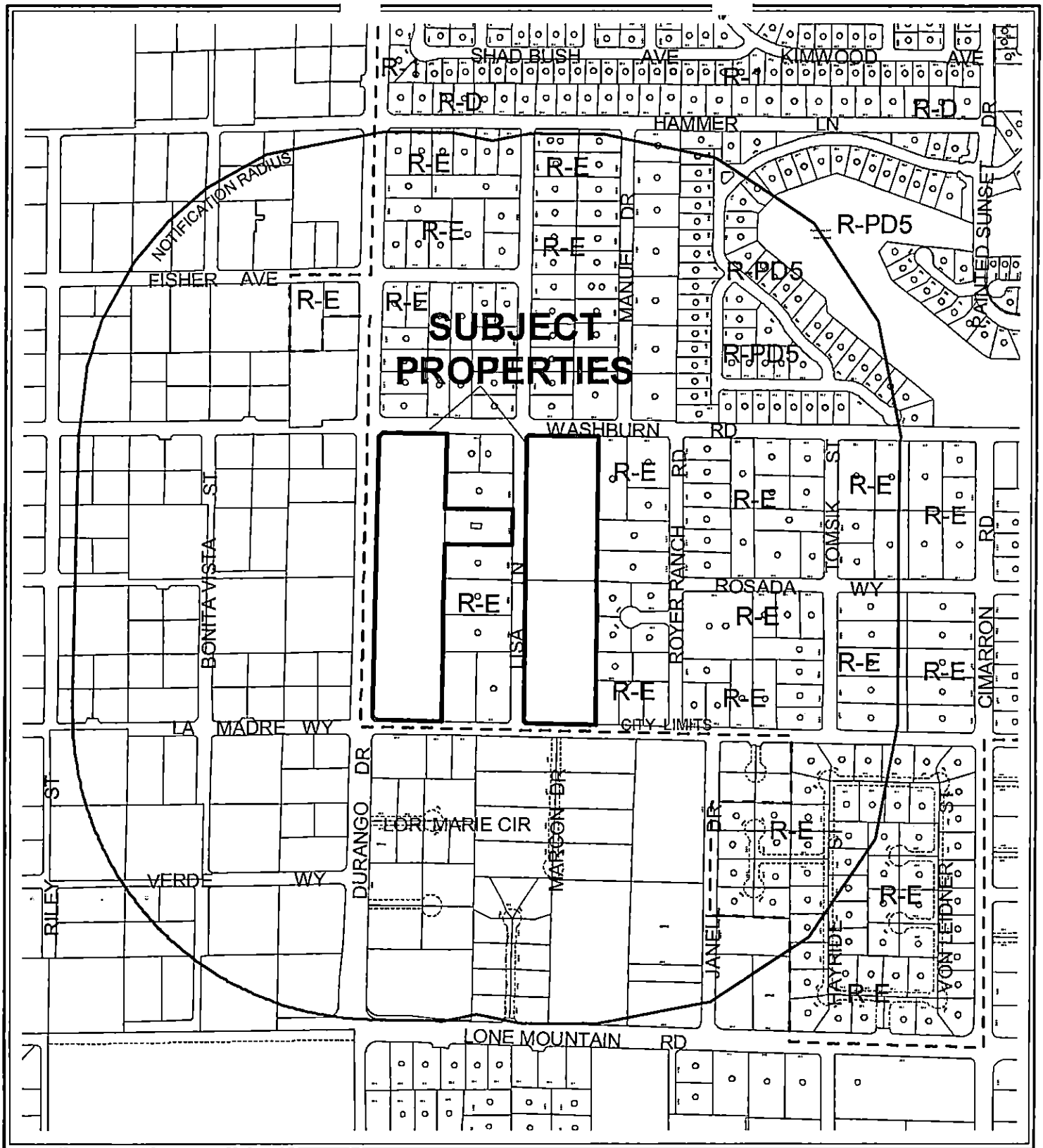
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

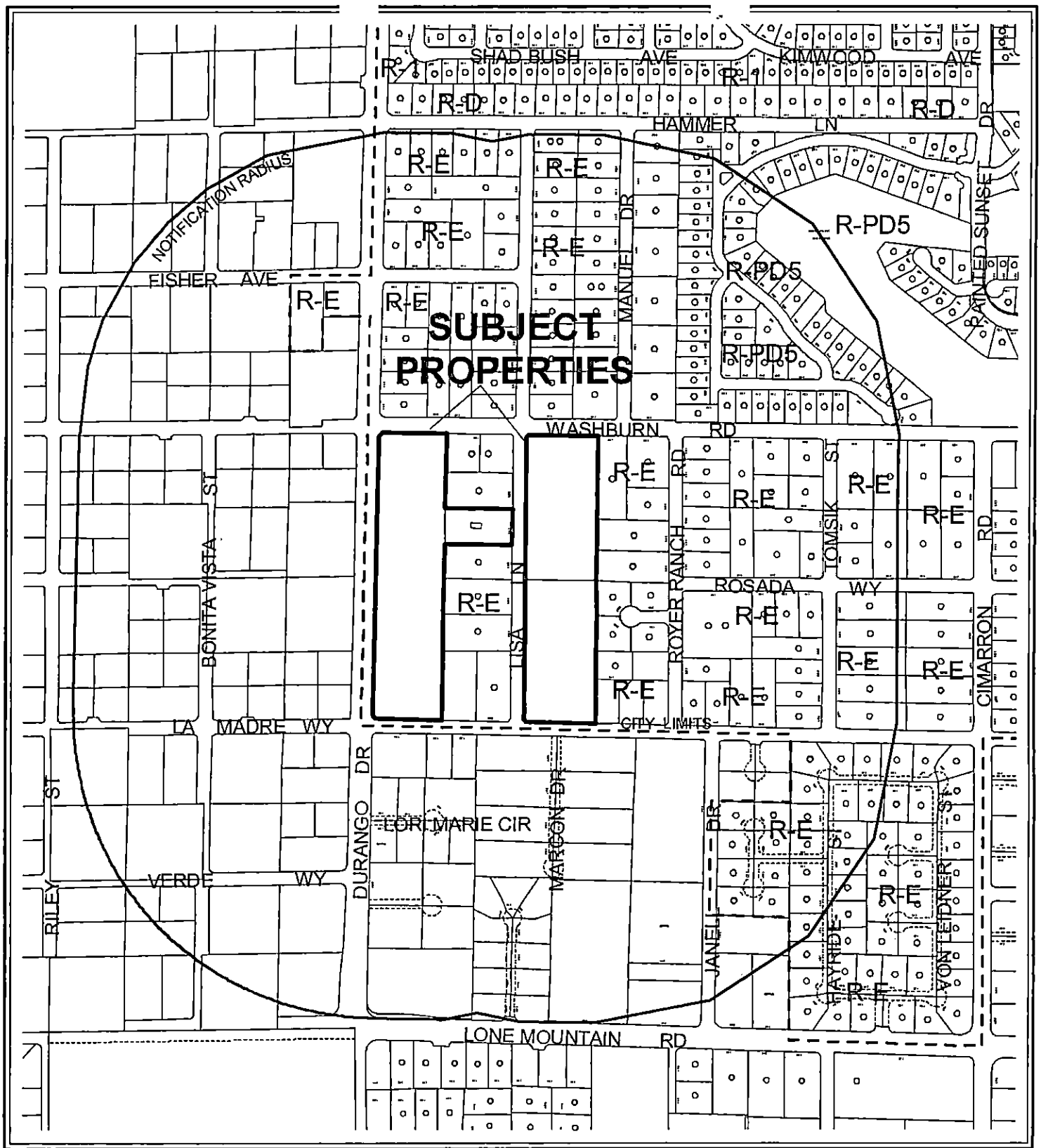
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

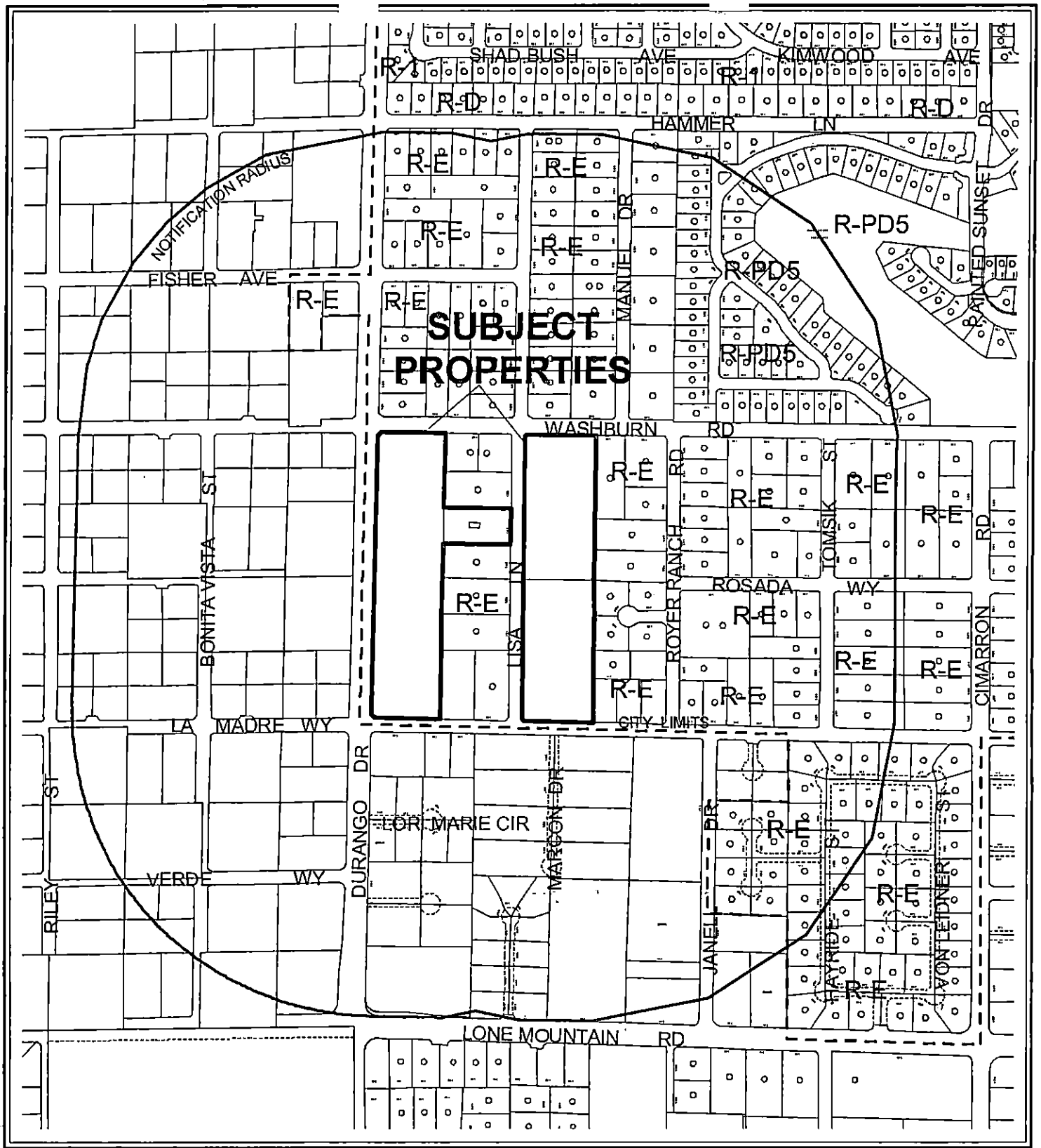
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

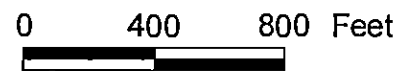


CASE: Z-0048-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

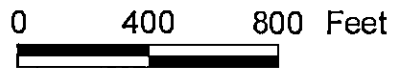
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

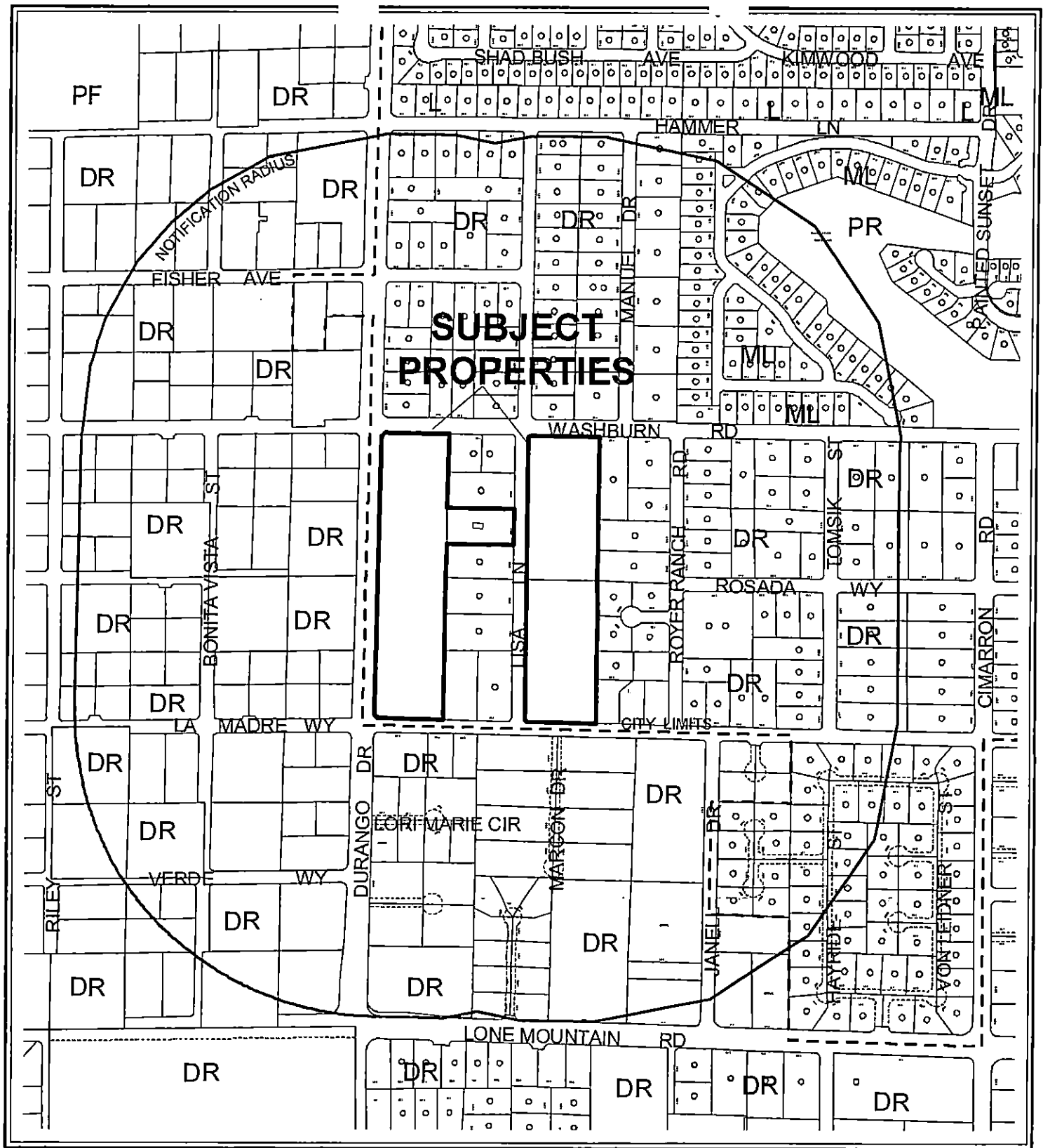
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

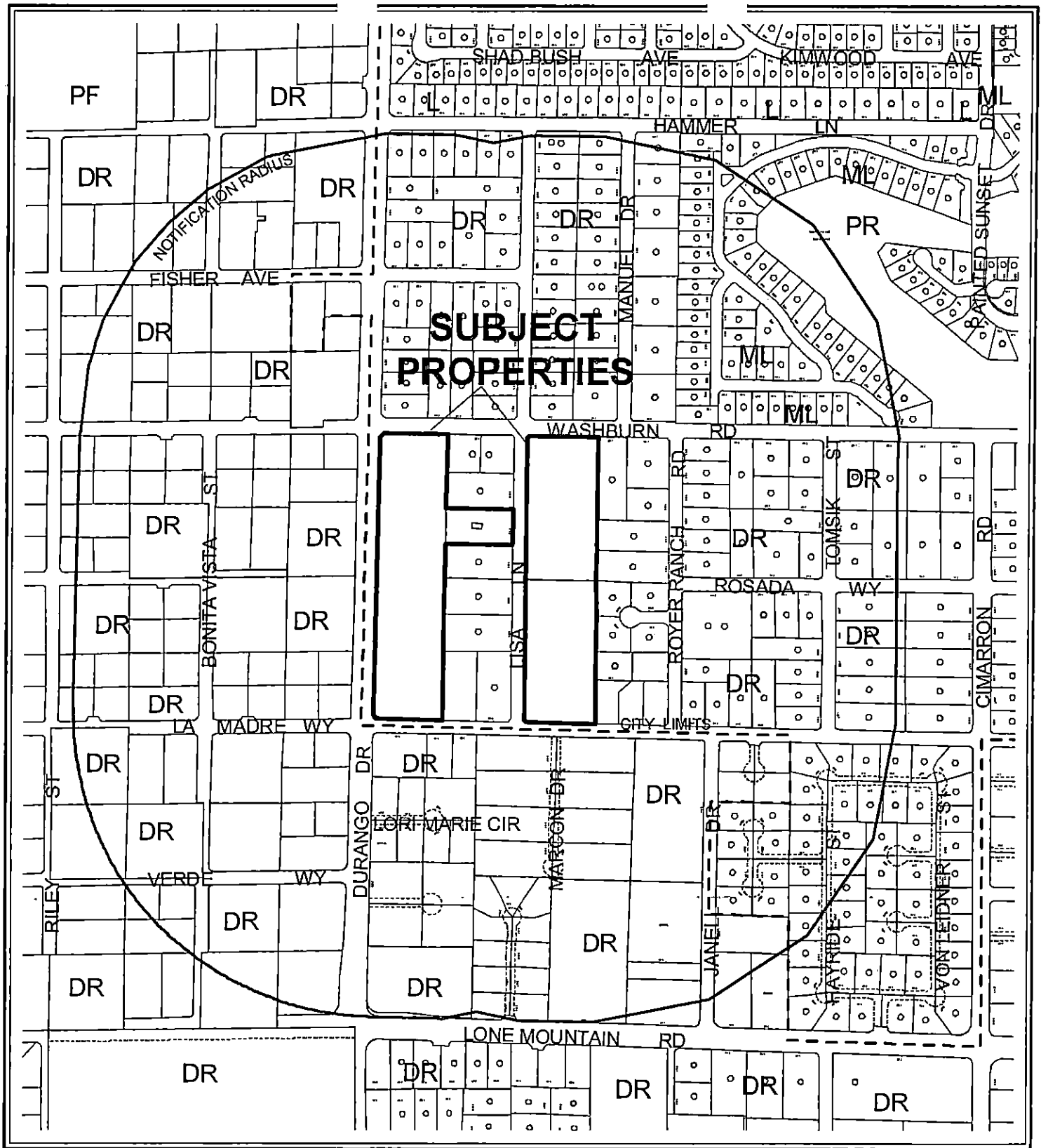
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☒	☐	☐	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		☒	☐
☒	☐	☐	☐	Grant deed and legal description		☒	☐
☒	☐	☐	☐	<i>Detailed</i> justification letter		☒	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		☐	☐
☐	☐	☐	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		☒	☐
☒	☐	☐	☐	Correct fee(s): \$ <u>400</u> \$ _____ \$ _____ \$ _____		☒	☐
☒	☐	☐	☐	Statement of Financial Interest		☒	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☒	☐
SITE PLAN							
☒	☐	☐	☐	(22) copies 11" x 17" min. to 24" x 36" max. page size		☒	☐
☐	☐	☐	☐	North arrow, scale, and vicinity map		☒	☐
☒	☐	☐	☐	<i>All</i> property lines and present dimensions labeled		☒	☐
☒	☐	☐	☐	<i>All</i> building setbacks labeled		☒	☐
☒	☐	☐	☐	<i>All</i> adjacent existing land uses and street names labeled		☒	☐
☒	☐	☐	☐	<i>All</i> points of ingress and egress shown		☐	☒
☐	☒	☐	☐	ADA accessibility requirements shown/labeled		☐	☒
☐	☒	☐	☐	Parking standard(s) utilized: _____		☐	☒
☐	☒	☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		☐	☒
☐	☒	☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		☐	☒
LANDSCAPE PLAN							
☒	☐	☐	☐	(2) sets 11" x 17" to 24" x 36" page size		☒	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☒	☐
☒	☐	☐	☐	<i>All</i> property lines and present dimensions labeled		☒	☐
☒	☐	☐	☐	<i>All</i> required perimeter landscape planters shown; min. width(s): <u>6'</u>		☒	☐
☐	☒	☐	☐	<i>All</i> required parking lot fingers/islands shown		☐	☒
☒	☐	☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		☒	☐
BUILDING ELEVATIONS <i>Renderings</i>							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☒	☒
☐	☒	☐	☐	Scale and building dimensions labeled		☒	☒
☐	☒	☐	☐	North, south, east, and west elevations of <i>all</i> buildings		☒	☒
☐	☒	☐	☐	<i>All</i> building materials and colors noted		☒	☒
☐	☒	☐	☐	8" x 10" photo of original color and material board		☒	☒
☐	☒	☐	☐	<i>All</i> wall sign locations shown and sizes noted		☒	☒
FLOOR PLANS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☒	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☒	☐
☐	☒	☐	☐	<i>All</i> building entrances/exits shown		☒	☐
☐	☒	☐	☐	Use of <i>all</i> rooms noted/labeled		☒	☐

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

Applicant: _____ Application Type: SDPR

APN: _____ Location: DURANGO & WASHBURN

Planner: JOBEL Pre-App Meeting Date: 5/29/02

$$\frac{3.0}{1.65} \% \times AC$$

75%

25% =

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: CITY COUNCIL
DATE: JANUARY 22, 2003
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

TABLED ITEM - REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

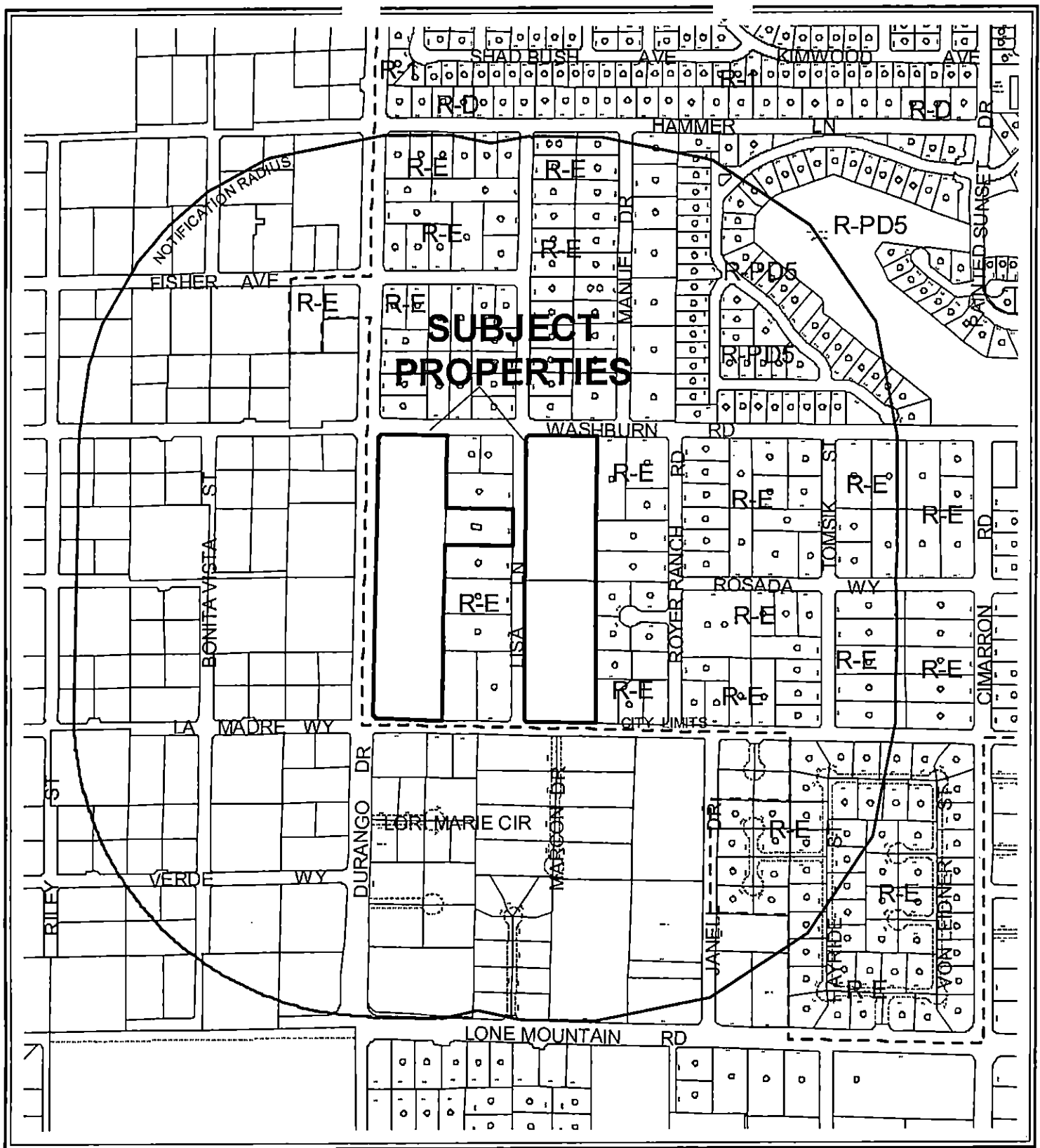
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: CITY COUNCIL
DATE: JANUARY 22, 2003
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

TABLED ITEM - REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

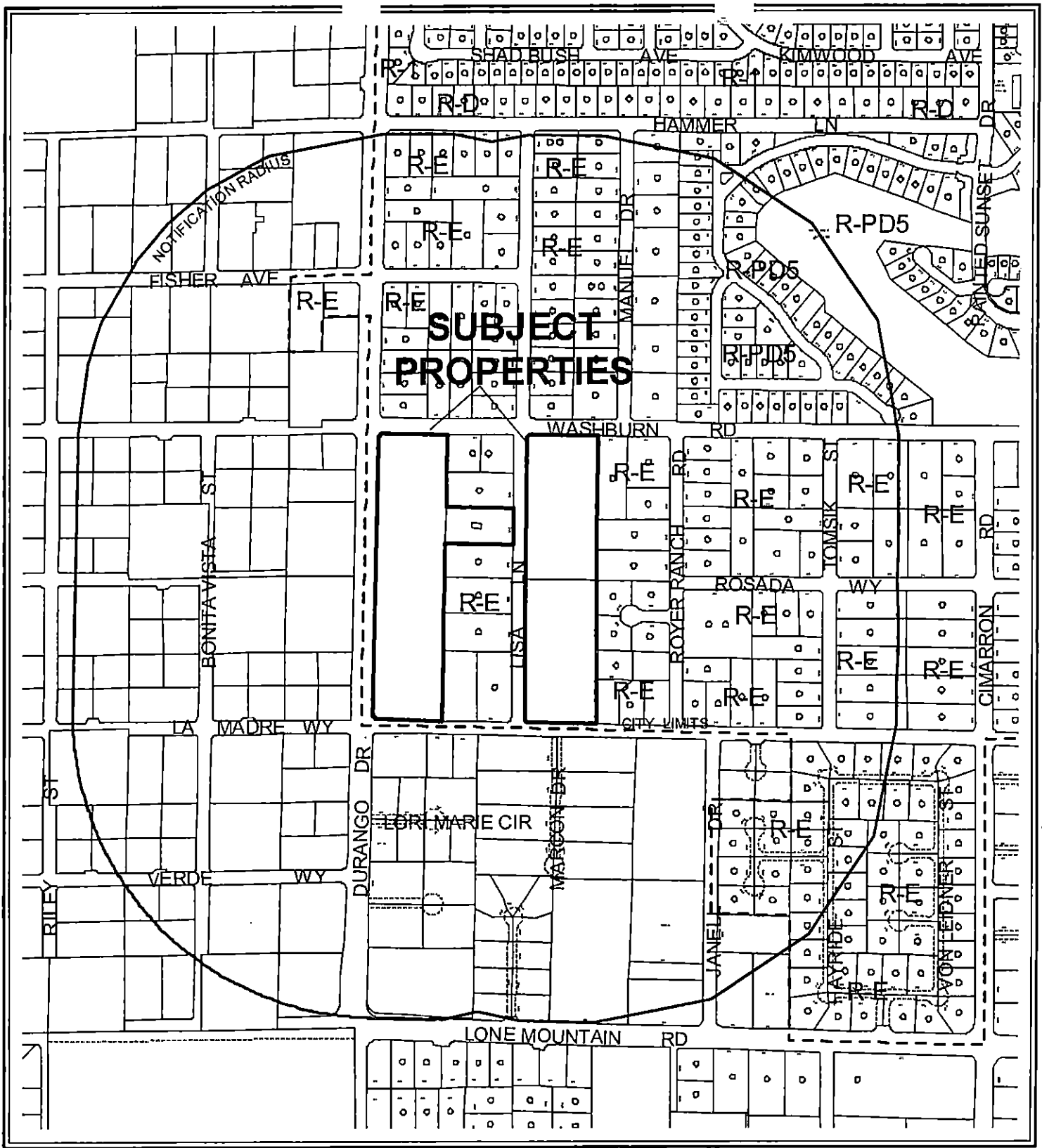
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

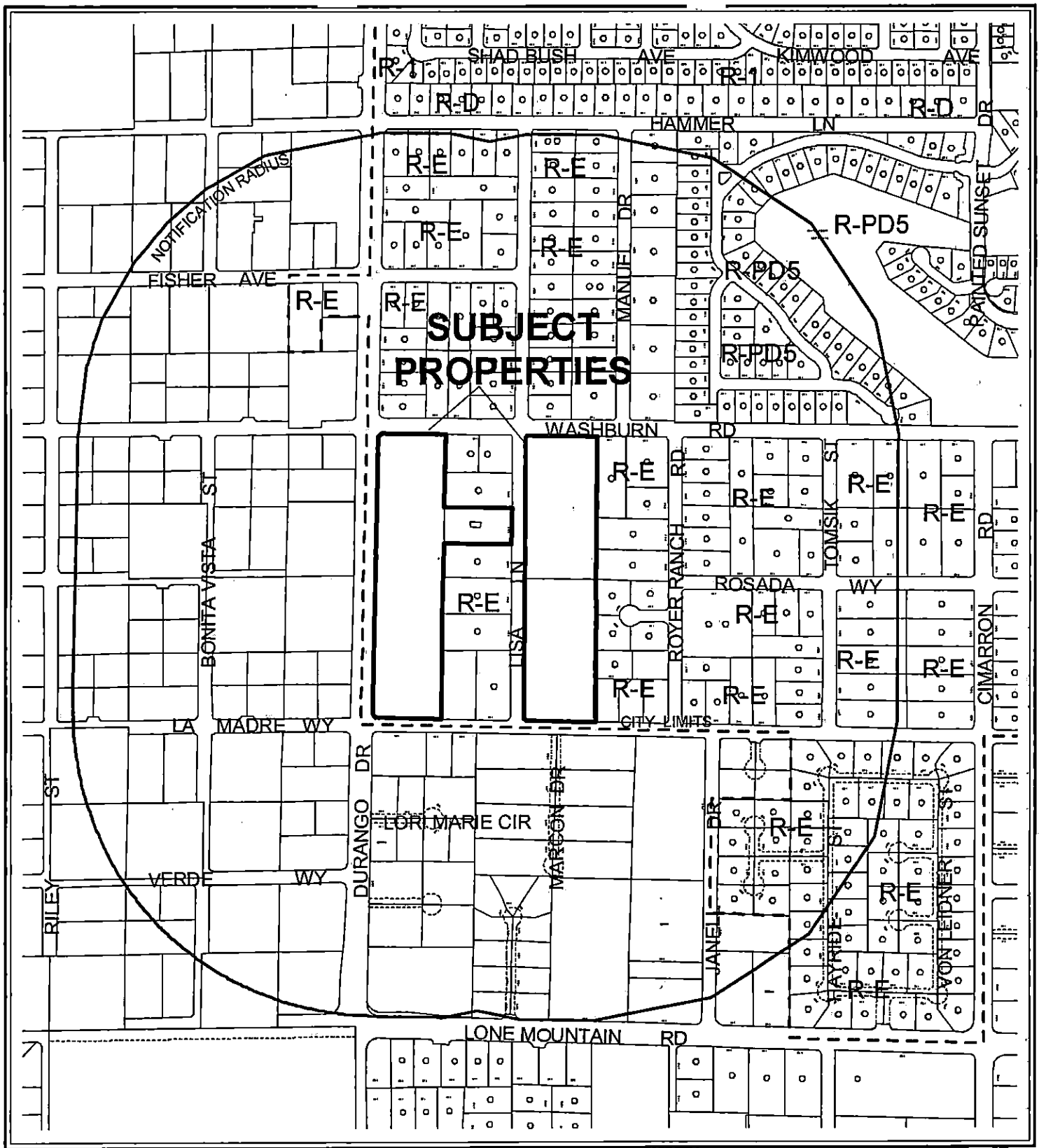
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02(1)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

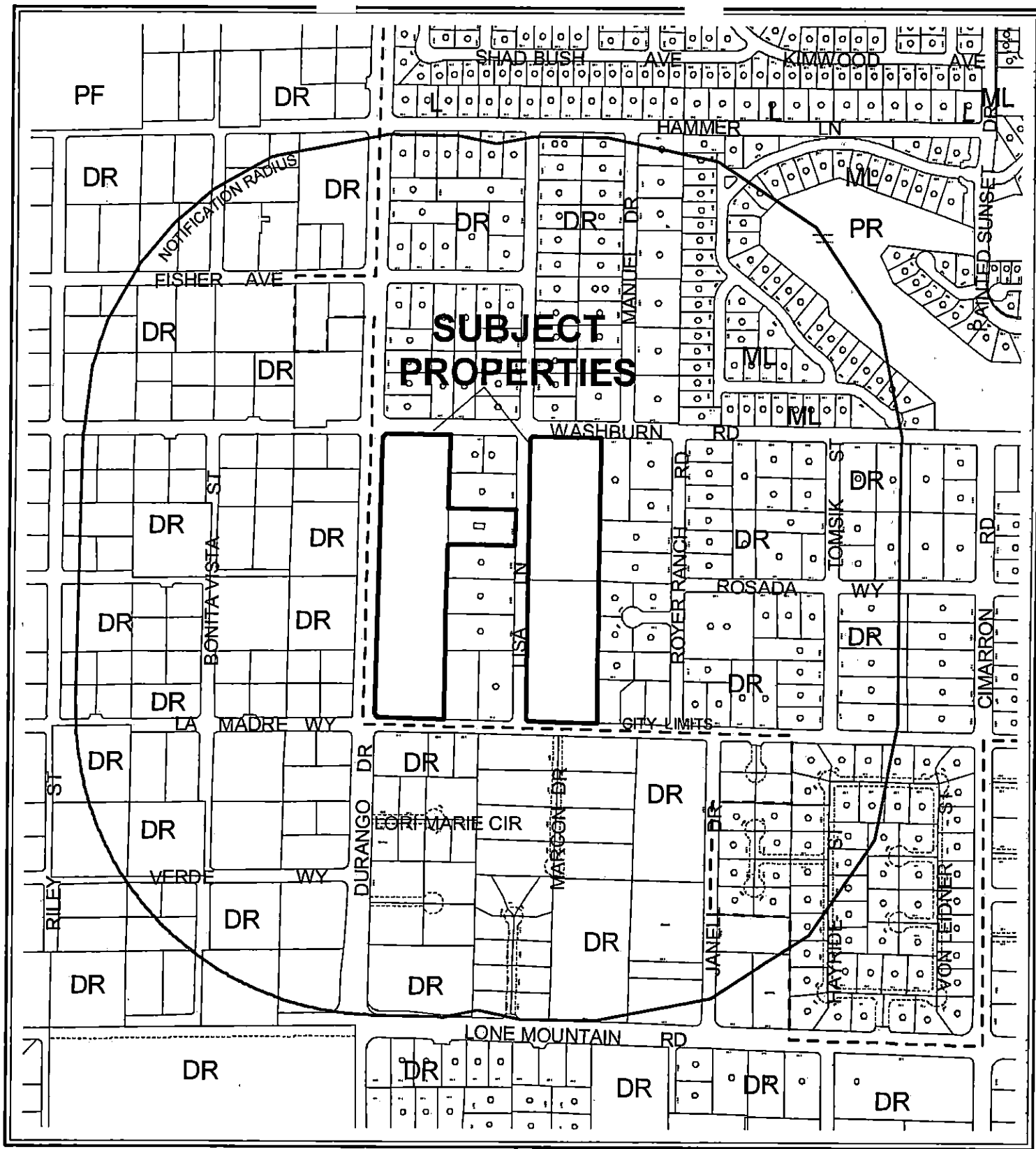
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

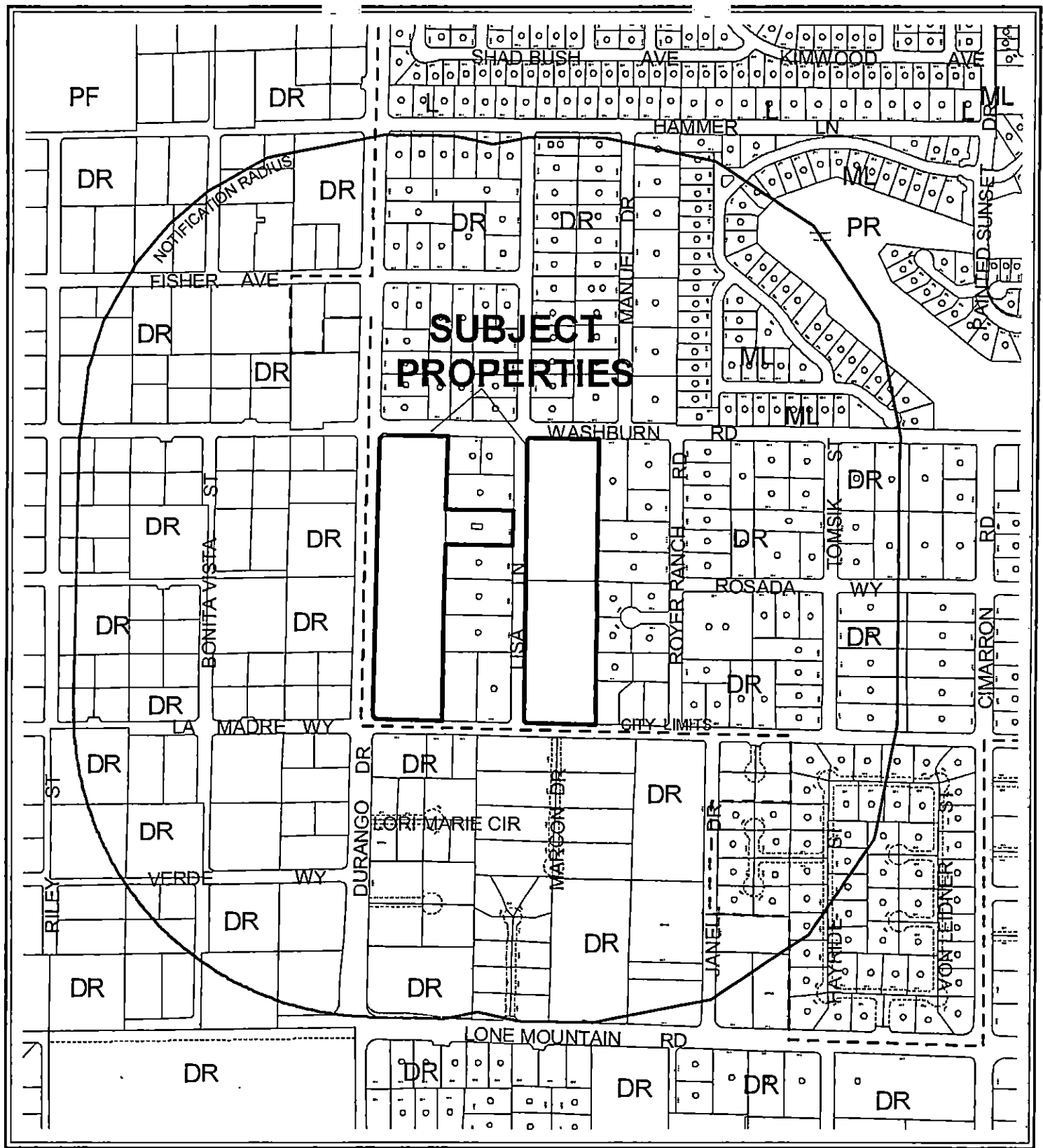
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

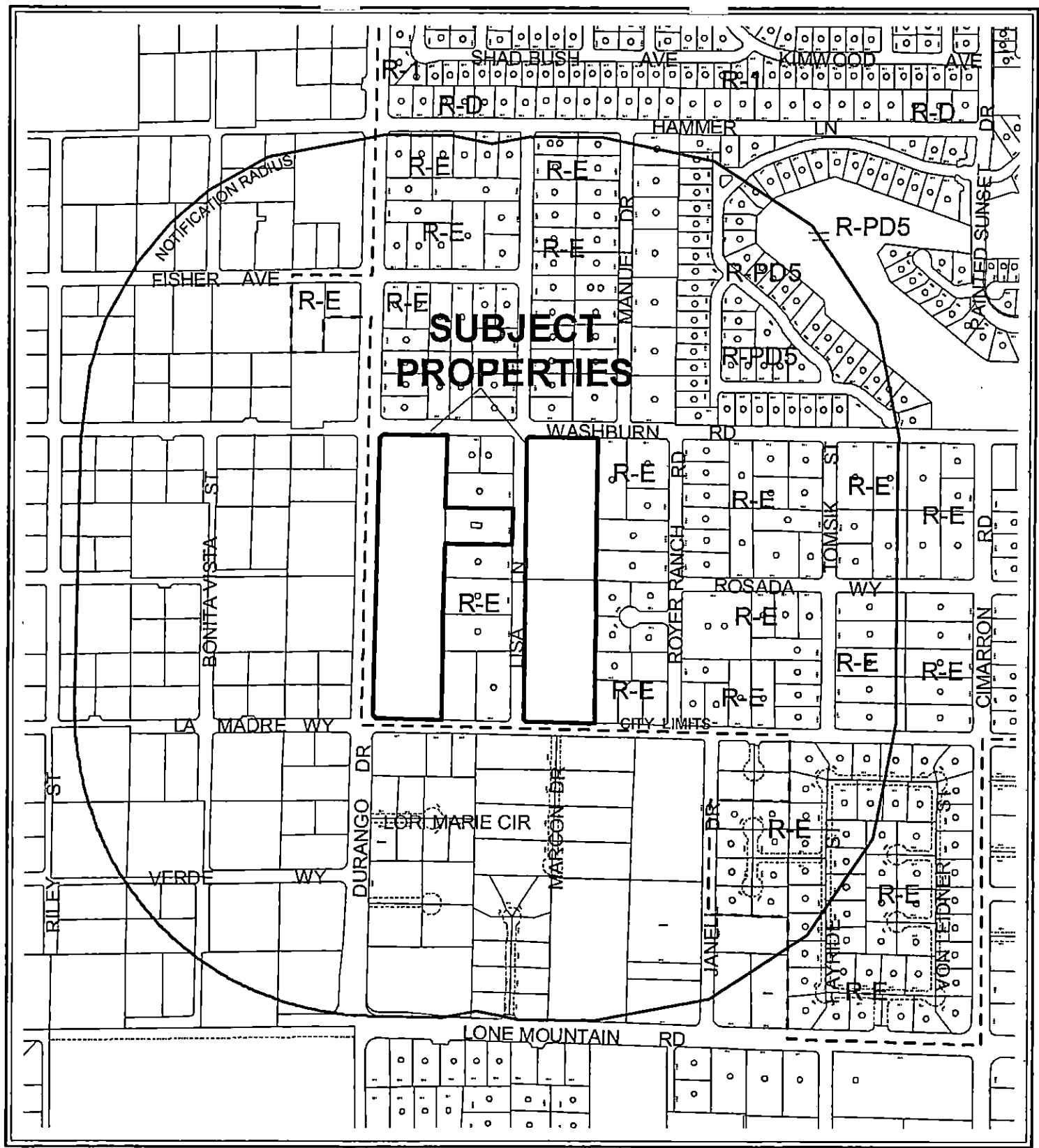
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

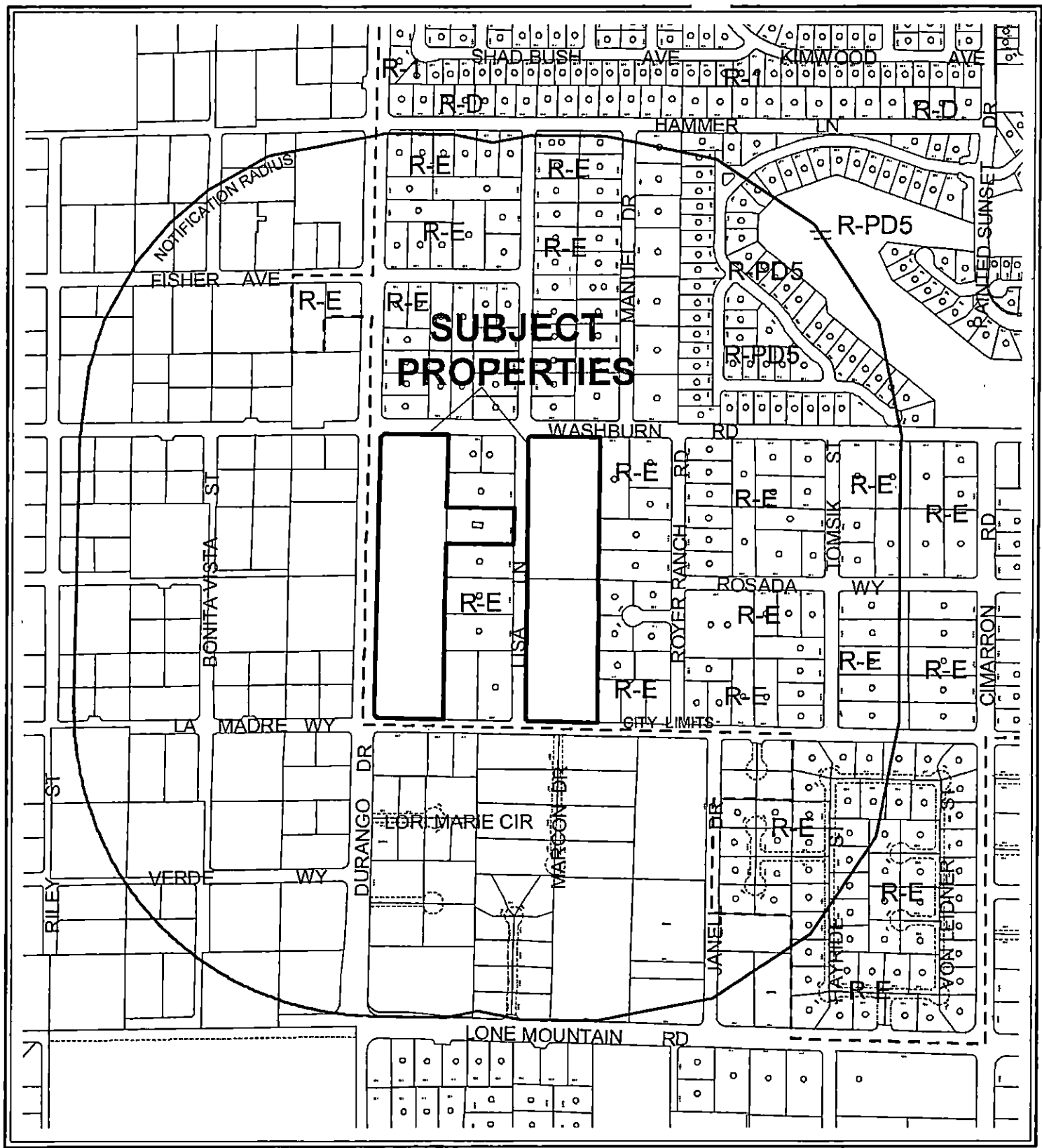
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

V-0071-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A VARIANCE TO ALLOW 0.52 ACRES OF OPEN SPACE WHERE 0.91 ACRES ARE REQUIRED FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

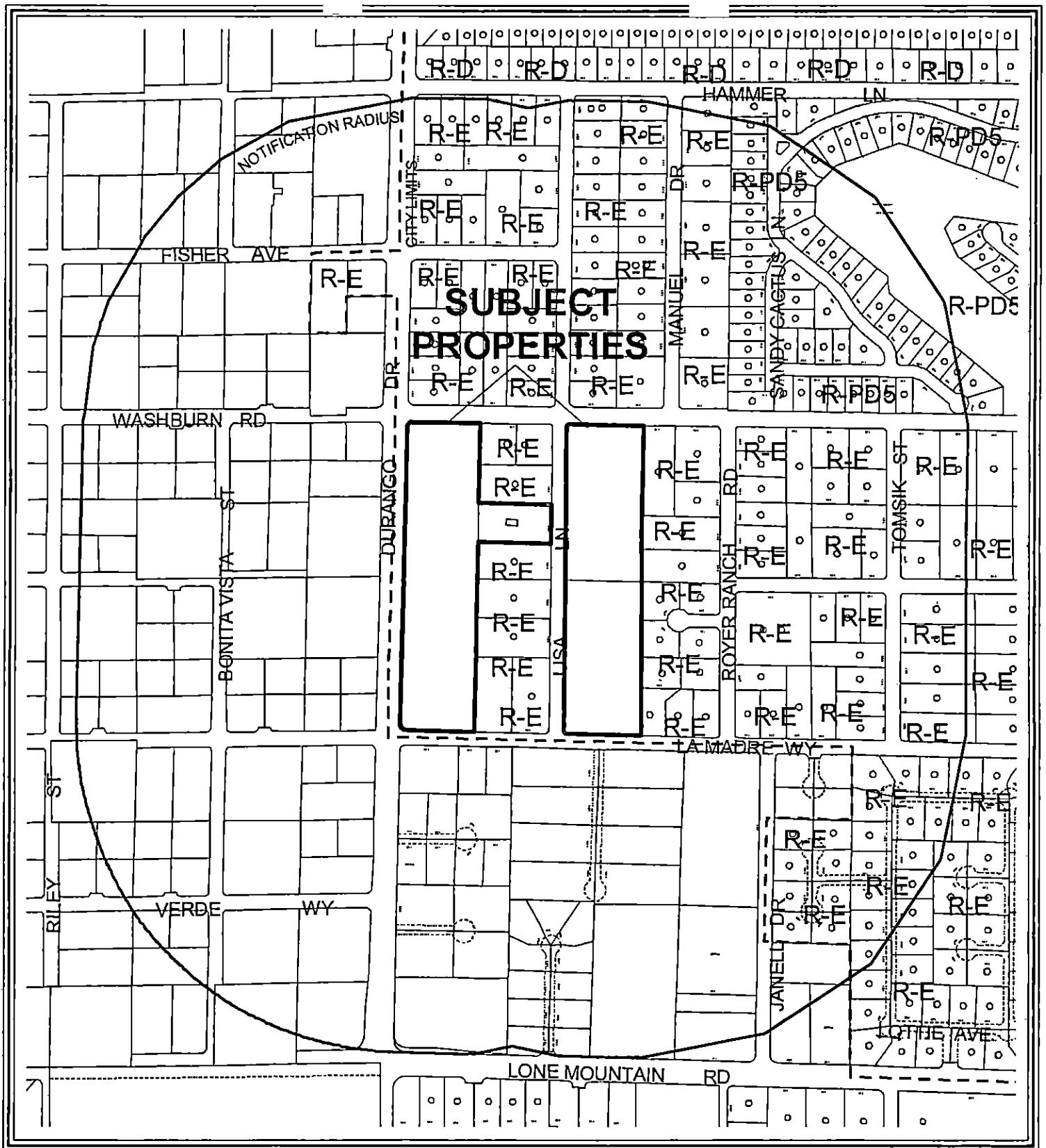
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: V-0071-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

V-0071-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A VARIANCE TO ALLOW 0.52 ACRES OF OPEN SPACE WHERE 0.91 ACRES ARE REQUIRED FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



342 labels

for 1-27-03cc

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
ADAMS JERRY J & SHIRLEY A REV TR	8445 W LA MADRE WY LAS VEGAS NV	12533297003
ADAMS SIDNEY R FAMILY TRUST	5009 N TOMSIK ST LAS VEGAS NV	12532803015
ADAMS TERRY L	8341 FISHER AVE LAS VEGAS NV	12533306007
ALBRECHT RICKY C	5321 N DURANGO DR LAS VEGAS NV	12533204002
ALLEN DANA	8420 W LA MADRE WY LAS VEGAS NV	12533201010
AMUNDSON JOHN R JR & RHODA P	8211 ADLER CIR LAS VEGAS NV	12532704018
ANDERSON JOAN	8570 W LA MADRE LAS VEGAS NV	12533302010
ANSON ASHLEY JADE HELEN	7516 MOON SHOWER CIR LAS VEGAS NV	12532706007
ANSTETT WILLIAM J & DORIS	8056 BARNDANCE CT LAS VEGAS NV	12532703012
AQUI TRUST	4974 NATURE QUEST CT LAS VEGAS NV	12533410039
ARAGER WILLIAM & JACQUELINE S	4911 HAYRIDE ST LAS VEGAS NV	12532704011
ARIK TALI	P O BOX 808 HOBBS NM	12533411010
AROLA JOHN	8455 W WASHBURN LAS VEGAS NV	12533412004
ASKIN MARJORIE SEPARATE PPTY TR	8121 WISPY SAGE WY LAS VEGAS NV	12532704002
ATKINSON SANDRA JANE BUSHONG TR	5036 N LISA LN LAS VEGAS NV	12533210024
ATWELL JUDITH L	8200 OMNI CT LAS VEGAS NV	12533301006
AUER CHARLES H V & VICKI L	7195 BRIDGEVIEW AVE LAS VEGAS NV	12533302013
AUER PATRICK V & KATHERN L	5111 ROYER RANCH RD LAS VEGAS NV	12533202008
BAILEY MICHAEL D & MARIA C	5217 SANDY CACTUS LN LAS VEGAS NV	12533303012
BAINES JOYCE E	4125 SNOW PETAL CT LAS VEGAS NV	12533210019
BALDAUF JOHN M & TAMRA K	5121 ROYER RANCH RD LAS VEGAS NV	12533402009
BALDRIDGE JAMES H & JERRY S	8037 WISPY SAGE WY LAS VEGAS NV	12533303011
BALDWIN ROBERT S	5231 N LISA LN LAS VEGAS NV	12533210030
BANK DEUTSCHE TR CO AMERICAS TRS	%HOMECOMINGS FIN NETWORK INC %P FLORES 9275 SKY PARK CT 3RD FLR SAN DIEGO CA	12533202017
BASS DWIGHT C	5301 MANUEL DR LAS VEGAS NV	12533412009
BASYE DALE E & R A REV TR BYP TR	5232 GREAT HORIZON DR LAS VEGAS NV	12533203004
BAUER A A & M FAM TR #529343388	8131 W ROSADA WY LAS VEGAS NV	12533210044
BAUMAN 1994 TRUST	8220 OMNI CT LAS VEGAS NV	12533305011
BAUTISTA RAYMOND C & GRACE A	4900 HAYRIDE ST LAS VEGAS NV	12533302012
BAYNE KENNETH R & DONNA L	5251 N LISA LN LAS VEGAS NV	12533410047
BEAN MICHAEL J SR & MARSHA L	8210 ADLER CIR LAS VEGAS NV	12533202013
		12533302008

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
BECKELMAN JEFFREY B	14275 CABALLERO CT RENO NV	12533210066
BERFIELD SUE E & LARRY E	8540 W VERDE WY LAS VEGAS NV	12532803022
BERLIEN RONALD B & SANDRA C	5213 SANDY CACTUS LN LAS VEGAS NV	12533210020
BERRY ARTHUR H & TANYA L	4920 HAYRIDE ST LAS VEGAS NV	12533410046
BISCHEL OTTO L & ANN C	4890 N DURANGO DR LAS VEGAS NV	12533401018
BLANCHARD ROBERT E & JILL D	8451 W HAMMER LN LAS VEGAS NV	12532803002
BODNAR LELSIE J & TIMOTHY P	8480 W VERDE WY LAS VEGAS NV	12532803011
BORGES JOSEPH M & MARIA E	8105 WISPY SAGE WY LAS VEGAS NV	12533210028
BORUSIEWICZ JOSEPH R & KATHLEEN	8321 FISHER AVE LAS VEGAS NV	12533204004
BOUCHARD TRACY R & TRACY L	9140 BAYSINGER DR LAS VEGAS NV	12532602013
BOYKO JOHN F & SUSAN M	5128 N TOMSIK ST LAS VEGAS NV	12533303005
BRACAMONTE JERI	5331 N DURANGO DR LAS VEGAS NV	12533201007
BRATTON STEVEN LEE & KAE LYN	8351 W HAMMER LN LAS VEGAS NV	12533201001
BRIERLEY BILL & EILEEN TRUST	8351 FISHER AVE LAS VEGAS NV	12533204001
BRYEN BRUCE D	8440 W LA MADRE WY LAS VEGAS NV	12532704019
BUCHER STEPHEN J & PATRICIA A TR	8117 WISPY SAGE WY LAS VEGAS NV	12533210025
BUNNEY MONTE F & LINA	8545 W WASHBURN RD LAS VEGAS NV	12532703003
BURGESS CHARLES D & DONNA M	8490 W WASHBURN RD LAS VEGAS NV	12532806008
BZOSKIE JEFFREY D & JUDY L WARD	4880 IMPRESSARIO CT LAS VEGAS NV	12533412014
CABLE BENJAMIN	8201 W WASHBURN RD LAS VEGAS NV	12533302003
CADWALLADER FAMILY TRUST	8535 W WASHBURN RD LAS VEGAS NV	12532703007
CALLISTER MATTHEW Q & JACQUELINE	5311 MANUEL DR LAS VEGAS NV	12533203003
CARPENTER DENNIS J & LINDA L	8140 W ROSADA WY LAS VEGAS NV	12533303021
CARVALHO CLINTON	8211 W WASHBURN RD LAS VEGAS NV	12533302002
CARWELL ROBERT N & LAURA S	8121 GOLFERS OASIS DR LAS VEGAS NV	12533210050
CASEY REBECCA V TRUST	4985 MARCON DR LAS VEGAS NV	12533401004
CATLETT FAMILY TRUST	5300 GREAT HORIZON DR LAS VEGAS NV	12533210047
CAUSEY JOSEPH F & C F REV LIV TR	4851 HAYRIDE ST LAS VEGAS NV	12533410024
CENZER DEBBIE SHERRATT	424 LINDY DR LAS VEGAS NV	12533401019
CHANDLER CHARLES J & JOANNE	5325 GREAT HORIZON DR LAS VEGAS NV	12533210008
CHAVEZ JIM	6170 FARM RD LAS VEGAS NV	12533401023
CHRISTIE LORI MARIE 1997 TRUST	8371 LORI MARIE CIR LAS VEGAS NV	12533401013

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
CHRISTOPHER PAUL M LIVING TRUST	5231 N DURANGO DR LAS VEGAS NV	12533204007
COCHRANE NELSON F & M REV LIV TR	4950 MARCON DR LAS VEGAS NV	12533401021
COLEMAN JEFFREY R & ANGELA D	8025 W WASHBURN RD LAS VEGAS NV	12533304002
COLEMAN SUSAN N & CHARLES E	8450 FISHER AVE LAS VEGAS NV	12532603008
COMBS WILLIAM D & RUTH A	8545 W LA MADRE WY LAS VEGAS NV	12532803002
COOPER MARCUS D & NORA D	5321 GREAT HORIZON DR LAS VEGAS NV	12533210009
COSTELLO MICHAEL L & PRISCILLA S	8580 W LA MADRE WY LAS VEGAS NV	12532706006
COULTER CONSTRUCTION INC	4540 CONQUISTADOR ST LAS VEGAS NV	12532803021
COULTER CONSTRUCTION INC	4540 CONQUISTADOR ST LAS VEGAS NV	12532803020
COULTER CONSTRUCTION INC	4540 CONQUISTADOR ST LAS VEGAS NV	12532803023
COURSON KEITH ALLEN & JODI LYNN	4888 IMPRESSARIO CT LAS VEGAS NV	12533412006
COVEY NANCY S	8545 W ROSADA WY LAS VEGAS NV	12532706002
COMART STEVEN K & PHYLLIS A	5318 MANUEL DR LAS VEGAS NV	12533202006
COX 1994 TRUST	8465 WASHBURN RD LAS VEGAS NV	12532704006
COX GLEN & DIANA	8415 W WASHBURN RD LAS VEGAS NV	12532704004
DAHLEN JOYCE L	7500 W LAKE MEAD P M B 9-189 LAS VEGAS NV	12533201013
DAIGNEAU TROY & SHANA L	5113 N TOMSIK ST LAS VEGAS NV	12533304006
DAVIS W RICHARD & BRENDA L	8090 GREEN PASTURE AVE LAS VEGAS NV	12533410016
DAWSON CHESTER F EXEMPTION TRUST	3538 N MUSTANG LN LAS VEGAS NV	12532706001
DEINET GERARD H	5016 N TOMSIK LAS VEGAS NV	12533305004
DELGADO GERALD & LYNN A	4860 BONITA VISTA ST LAS VEGAS NV	12532604001
DIAMOND BARRY J & DENISE J	4951 HAYRIDE ST LAS VEGAS NV	12533410019
DILLEY JOHN R & LINDA J	5351 N LISA LN LAS VEGAS NV	12533202001
DIMICK VERNON H & NANCY	5360 N BONITA VISTA ST LAS VEGAS NV	12532603003
DOWNEY KENNETH L	8140 LA MADRE LAS VEGAS NV	12533305007
DUDENHOFFER FRANCIS L & SUSAN	8595 W WASHBURN RD LAS VEGAS NV	12532703001
DUFF ROY PHILLIP III & CAROL D	8410 W LA MADRE WY LAS VEGAS NV	12532704020
DUGAN JOSEPH L	1800 DAVENPORT RD AGUA DULCE CA	12533203006
EAVES CYNTHIA S & GARY N	5228 MANUEL DR LAS VEGAS NV	12533202014
ECOTT TAMMY K	5301 N LISA LN LAS VEGAS NV	12533202011
EGGER KATHRYN & PETER C	5151 ROYER RANCH RD LAS VEGAS NV	12533303001
EMBRY 2000 COMMUNITY PROPERTY TR	8525 W HAMMER LN LAS VEGAS NV	12532602003

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
ENGLISH CHARLES E & SONDRAL	4900 GATE FALL CT LAS VEGAS NV	12533411008
EVELLY HEDLEY JOHN & KATHLEEN	8116 WISPY SAGE WY LAS VEGAS NV	12533210069
FAIERS JERRY REVOCABLE TR AGMT	5229 GREAT HORIZON LAS VEGAS NV	12533210085
FERRIS TRUST	8470 W LA MADRE WY LAS VEGAS NV	12532704014
FISH JOHN D & PILAR E FAMILY TR	5220 SANDY CACTUS LN LAS VEGAS NV	12533210071
FITTINGER ROGER A & JEANNETTE D	8330 FISHER AVE LAS VEGAS NV	12533201015
FLIPPIN HAL N & MADELINE A	5037 N TOMSIK LAS VEGAS NV	12533306001
FOLKERTH STEVEN DON & JOYCE ANN	5343 GREAT HORIZON DR LAS VEGAS NV	12533210011
FOX BRYAN F & K ROBIN	5330 N LISA LN LAS VEGAS NV	12533201017
FRANCESCHI-SHERILL	8385 W LA MADRE WY LAS VEGAS NV	12533401001
FREHNER VIRGINIA TRUST	5025 N TOMSIK ST LAS VEGAS NV	12533308003
FRIEDLANDER FRANK ARI & LELIA A	5100 ROYER RANCH RD LAS VEGAS NV	12533302006
FRIEDMAN WILLIAM REV FAM TR 1986	P O BOX 14725 LAS VEGAS NV	12533401027
FRIEDMAN WILLIAM REV FAM TR 1986	P O BOX 14725 LAS VEGAS NV	12533401028
FRIEDMAN WILLIAM REV FAM TR 1986	P O BOX 14725 LAS VEGAS NV	12533401029
FRISCHKNECHT KURT N & CHERYL	4913 GATE FALL CT LAS VEGAS NV	12533411006
FRISCO JOYA M	4855 IMPRESSARIO CT LAS VEGAS NV	12533412003
FULLER DWIGHT D & CAMILLA S	8051 GREEN PASTURE AVE LAS VEGAS NV	12533410042
FULTZ EDITH I & CHARLES E	8431 FISHER AVE LAS VEGAS NV	12532606010
FUNK 1978 TRUST	8480 W ROSADA WY LAS VEGAS NV	12532704008
GAGNON TODD A & LINDA R	4933 GATE FALL CT LAS VEGAS NV	12533411005
GAMBOW RAYMOND J & NANCY F	8429 WILLOWLEAF CIR LAS VEGAS NV	12533210064
GARBAN TODD & MARLENA	8440 FISHER AVE LAS VEGAS NV	12532603006
GARNESE GARY R & MARCIA C	8430 W LA MADRE WY LAS VEGAS NV	12532704017
GEBHART JUDITH E REVOCABLE TRUST	8565 W WASHBURN RD LAS VEGAS NV	12532703002
GEORGIS JOHN & KALIOPI	6140 W ELDORA LAS VEGAS NV	12533401030
GEORGIS JOHN & KALIOPI	6140 W ELDORA LAS VEGAS NV	12533401031
GHARBIBAN ZAREH & MARIAM M	4971 HAYRIDE ST LAS VEGAS NV	12533410018
GILBERT KAY	8210 W WASHBURN RD LAS VEGAS NV	12533202022
GOLDSTEIN JAY M & ESTHER	8485 W HAMMER LN LAS VEGAS NV	12532603001
GOMEZ GERARD	5304 GREAT HORIZON DR LAS VEGAS NV	12533210048
GORDON FAMILY IRREVOCABLE TRUST	4940 HAYRIDE ST LAS VEGAS NV	12533410045

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
GOYDA MICHAEL A & TINA M	8050 GREEN PASTURE AVE LAS VEGAS NV	12553410014
GRESH FAMILY TRUST	5205 SANDY CACTUS LN LAS VEGAS NV	12533210022
GRIGGS CHRISTOPHER R	8109 WISPY SAGE WY LAS VEGAS NV	12533210027
GRIMALDI ANTHONY & DEBRA	5408 TROPICAL TOUCAN AVE LAS VEGAS NV	12532704016
HAFEN JEALRD & DINAH W	8435 W LA MADRE WY LAS VEGAS NV	12532803006
HAFEN KEITH & DIANA FAM TR ETAL	4985 N DURANGO DR LAS VEGAS NV	12532804003
HAFEN KEITH & DORA	4985 N DURANGO DR LAS VEGAS NV	12532803007
HAFEN KEITH A & DIANA S FAM TR	4985 N DURANGO DR LAS VEGAS NV	12532803008
HAMPTON FAMILY TRUST	8016 WISPY SAGE WY LAS VEGAS NV	12533210034
HANSEN WANDA M TRS	684 ROLLING HILLS RD VISTA CA	12533401017
HANSEN WANDA M TRS	684 ROLLING HILLS RD VISTA CA	12533401005
HANSEN WANDA M TRS	684 ROLLING HILLS RD VISTA CA	12533401011
HARDIN BETTY & ROBIN	4912 GATE FALL CT LAS VEGAS NV	12533411009
HERMANSON RODNEY	3685 N NELLIS BLVD #1 LAS VEGAS NV	12533401006
HOFFMAN GLENN H & WENDY L REV TR	5233 SANDY CACTUS LN LAS VEGAS NV	12533210015
HOWARD MICHAEL E	5110 N RILEY ST LAS VEGAS NV	12532703010
HUFFMAN DOUG & JUDY TRUST	8331 LORI MARIE CIR LAS VEGAS NV	12533401015
HUGHES LINDA	1400 BURTNER RD NATRONA HEIGHTS PA	12533204006
HURTADO ALFRED C & D 1999 LIV TR	5120 N TOMSIK ST LAS VEGAS NV	12533303008
HURTADO MANUEL & D 1999 LIV TR	9870 RED COACH AVE LAS VEGAS NV	12532803016
HURTADO MANUEL & D 1999 LIV TR	9870 RED COACH AVE LAS VEGAS NV	12532803017
HURTADO MANUEL & D 1999 LIV TR	9870 RED COACH AVE LAS VEGAS NV	12532803018
INGLE CURTIS M & DONNA J	8520 FISHER AVE LAS VEGAS NV	12532802006
IOVINELLI ALBERT & CAROL C	8025 GOLFERS OASIS DR LAS VEGAS NV	12533210072
J S R LIVING TRUST	8120 WISPY SAGE WY LAS VEGAS NV	12533210070
JAMES STEVEN & JANIE 1999 LIV TR	6205 SWEETBRIAR CT LAS VEGAS NV	12533401022
JENKINS JOHN R & RACHELE A	4815 IMPRESSARIO CT LAS VEGAS NV	12533412001
JOHNSON JANELLE ETAL	%A FREHNER 5331 N LISA LN LAS VEGAS NV	12533202005
JONES BRIAN K & CAROL D	8545 W VERDE WY LAS VEGAS NV	12532802016
JONES DAVID R & LESLIE M	5043 N BONITA VISTA ST LAS VEGAS NV	12532706010
JONES WILLARD R & MARY V 1990 TR	%LAS VEGAS FIRST REALTY 7390 W SAHARA #200 LAS VEGAS NV	12533302007
JONES WILLARD R & MARY V 1990 TR	%LAS VEGAS FIRST REALTY 7390 W SAHARA #200 LAS VEGAS NV	12533301004

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
JONES WILLARD R & MARY V 1960 TR	%LAS VEGAS FIRST REALTY 7390 W SAHARA #200 LAS VEGAS NV	12533302001
JONES WILLARD R & MARY V 1960 TR	%LAS VEGAS FIRST REALTY 7390 W SAHARA #200 LAS VEGAS NV	12533301001
JOSE 1992 LIVING TRUST	5101 ROYER RANCH RD LAS VEGAS NV	12533303019
JUICK VALERIE L	5112 ROYER RANCH RD LAS VEGAS NV	12533302005
KAMELOT TRUST	8413 WILLOW POINT CT LAS VEGAS NV	12533402008
KARR WILLIAM & K REV LIV TR	5000 N TOMSIK ST LAS VEGAS NV	12533305010
KATZ MORRIS H & BILLIE JO	4830 BLACKBEAR RD #201 LAS VEGAS NV	12533210010
KEARNEY 1996 TRUST	5225 SANDY CACTUS LN LAS VEGAS NV	12533210017
KEETON WILLIAM G & DARLA J	5201 SANDY CACTUS LN LAS VEGAS NV	12533210023
KELLY LAWRENCE J	8121 ROSADA WY LAS VEGAS NV	12533305012
KENNEDY LARRY & DIANE E FAM TR	5280 RILEY ST LAS VEGAS NV	12532602010
KEOUGH THOMAS G & ROSEMARY S	5216 GREAT HORIZON DR LAS VEGAS NV	12533210040
KERLINGER ROBERT E & RANDI	8320 W WASHBURN RD LAS VEGAS NV	12533204011
KILTON TODD P & JOAN M	4935 DURANGO DR LAS VEGAS NV	12532603012
KNAPP MARK C & KATHRYN S	8525 W WASHBURN RD LAS VEGAS NV	12532703008
KOSTECKA 1999 REVOCABLE LIV TR	8335 W LA MADRE WY LAS VEGAS NV	12533401002
KOZLOWSKI LOUIS P & JESSICA D	5229 SANDY CACTUS LN LAS VEGAS NV	12533210016
KUS CLETUS K	8301 W HAMMER LN LAS VEGAS NV	12533201006
LAKE LARRY L & IRENE M	8201 W HAMMER LN LAS VEGAS NV	12533203001
LAMB ARMAND E	5222 MANUEL DR LAS VEGAS NV	12533202016
LAMURAGLIA TERRY	8520 W WASHBURN RD LAS VEGAS NV	12532602015
LAMURAGLIA TOBY J & JO ANNE	8530 W WASHBURN RD LAS VEGAS NV	12532602014
LANCASTER FRED W & DEBRA K	4871 HAYRIDE ST LAS VEGAS NV	12533410023
LAVIN MICHAEL O & RUTH K	8201 ADLER CIR LAS VEGAS NV	12533302011
LEAVER SAMUEL W & BRENDA L	8024 WISPY SAGE WY LAS VEGAS NV	12533210036
LEE DAVID G & DAVID T	8113 GOLFERS OASIS DR LAS VEGAS NV	12533210052
LEFEVRE LESLIE & DELA	825 EUGENE CERNAN ST LAS VEGAS NV	12533210068
LEONE MARIA	4835 IMPRESSARIO CT LAS VEGAS NV	12533412002
LIKAR VINCENT F & SARAH A	5228 GREAT HORIZON DR LAS VEGAS NV	12533210043
LINDNER PHANALAI	4830 IMPRESSARIO CT LAS VEGAS NV	12533412010
LONGSON PAUL F & SUSANNE B	8535 W ROSADA WY LAS VEGAS NV	12532706004
LOVEMAN HAROLD & SARALYN	7 PLEASANT HILL DR ROLLING HILLS CA	12533210042

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
LOWELL KEVIN P	8490 W LA MADRE WY LAS VEGAS NV	12532704015
LUKENS MICHAEL G & SHERRY C	5230 LISA LN LAS VEGAS NV	12533204008
LUNA RALPH JUDE & JACKIE SUE	5211 N DURANGO DR LAS VEGAS NV	12533204013
MACCARONE PATRICK	3017 PALACE GATE CT LAS VEGAS NV	12532606005
MAHONY DAN & KATHERINE S	8470 W WASHBURN RD LAS VEGAS NV	12532606006
MAPLETHORPE STEVE & LINDA	8310 FISHER AVE LAS VEGAS NV	12533201011
MARSHALL DEBORAH W	8560 W ROSADA WY LAS VEGAS NV	12532703011
MARTIN DENNIS K & BETTY J	8330 W WASHBURN RD LAS VEGAS NV	12533204010
MARTIN WILLIAM J & DONNA J	8125 W WASHBURN RD LAS VEGAS NV	12533303004
MATONOVICH JOHN	4952 GATE FALL CT LAS VEGAS NV	12533411003
MATRIX CONSTRUCTION CONSULTING	3210 W CHARLESTON BLVD #3 LAS VEGAS NV	12533302015
MATRIX CONSTRUCTION CONSULTING	3210 W CHARLESTON BLVD #3 LAS VEGAS NV	12533302014
MATTSON DEREK R & KRISTEN R	8540 W WASHBURN RD LAS VEGAS NV	12532802016
MATZ ANTHONY S	10677 BLUE NILE CT LAS VEGAS NV	12533210032
MAYDEN VAL & SHARRIE TRUST	8020 W ROSADA WY LAS VEGAS NV	12533304008
MCALPINE GEORGE J & FERIDE	8020 WISPY SAGE WY LAS VEGAS NV	12533210035
MCBIRNEY MAXINE M FAMILY TRUST	8545 W VERDE WY LAS VEGAS NV	12532802019
MCCOY RICHARD L & SUSAN L	5017 ROYER RANCH RD LAS VEGAS NV	12533305003
MCCREARY ROBERT JR & DOTTY L	8331 W HAMMER LN LAS VEGAS NV	12533201003
MCDERMOTT THOMAS & MICHELLE R	8391 LORI MARIE CIR LAS VEGAS NV	12533401012
MCGILL MICHAEL F & BARBARA A	8200 ADLER CIR LAS VEGAS NV	12533302009
MCGLOTHEN GARY L & RUTH M	8390 LORI MARIE CIR LAS VEGAS NV	12533401007
MCHEINRY DONALD & SANDRA TRUST	8032 WISPY SAGE WY LAS VEGAS NV	12533210038
MCMAHAN RICHARD L & ARNELLA K	2535 VERA CRUZ CIR HENDERSON NV	12532704001
MCMAHUS SHAWN R & KALLEN C	8545 FISHER AVE LAS VEGAS NV	12532802011
MCNEILL LELAND E & SUSAN	5212 GREAT HORIZON DR LAS VEGAS NV	12533210039
MELLIES JEFF L & SHANNON A	8083 GREEN PASTURE AVE LAS VEGAS NV	12533410044
MICELI GINA M	4870 IMPRESSARIO CT LAS VEGAS NV	12533412012
MIHALOVIC ANGELO & MENNIE C	8309 W WASHBURN RD LAS VEGAS NV	12533301010
MILFORD MARK P & LORILYN	1615 N DECATUR LAS VEGAS NV	12533302015
MILLER RANDY C	8420 FISHER AVE LAS VEGAS NV	12532603004
MOMILI GEORGE D & CRYSTAL B	5236 GREAT HORIZON DR LAS VEGAS NV	12533210045

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
MOORE 1985 TRUST	8031 W WASHBURN RD LAS VEGAS NV	12533304001
MORROCH TRAVIS & ELIZABETH	8590 W LA MADRE WY LAS VEGAS NV	12532706008
MORRISON THOMAS H & LYNDA M	8012 WISPY SAGE WY LAS VEGAS NV	12533210033
MORSE RICHARD CHARLES & LAURAL K	5221 LISA LN LAS VEGAS NV	12533202019
MOSER GUSTAVO & KAREN B	4953 GATE FALL CT LAS VEGAS NV	12533411004
MOSER JAMES & SARAH ANN	5240 GREAT HORIZON DR LAS VEGAS NV	12533210045
MOSIER ROY DANNY & SYLVIA L	P O BOX 230327 LAS VEGAS NV	12533210049
MOUNTS L DAVID	9735 HUNTCLIFF TRACE ATLANTA GA	12533210021
MUNOZ FELIX	361 PAMELA KAY LN LA PUENTE CA	12532602007
MURPHY ROBERT F & CAROL ANN	5100 N LISA LN LAS VEGAS NV	12533301005
MURRAY FAMILY TRUST	8351 LORI MARIE CIR LAS VEGAS NV	12533401014
NATIONAL GOLF OPERATING PTNRSH	2951 28TH ST SANTA MONICA CA	12534110001
NELSON DANIEL S & JOY JOYCE	5341 N LISA LN LAS VEGAS NV	12533202003
NELSON TROY & JULIE LIVING TRUST	8331 FISHER AVE LAS VEGAS NV	12533204003
NELSON WILLIAM O & SILVIA W	5321 MANUEL DR LAS VEGAS NV	12533203002
NEWMILLER RAY C & LAURIE W	8441 FISHER AVE LAS VEGAS NV	12532606002
ODONNELL DAVID FREEMAN	P M B 494 2725 SHELTER ISLAND DR SAN DIEGO CA	12532704010
ODONNELL LAURA ANNE	4306 PESCADERO AVE SAN DIEGO CA	12528004004
ODONNELL ROBERT HUGH	P M B 494 2726 SHELTER ISLAND DR SAN DIEGO CA	12532704012
OKU DAVID & GAY	8311 FISHER AVE LAS VEGAS NV	12533204005
OLSON DALE H & CHRYLE A	8370 LORI MARIE CIR LAS VEGAS NV	12533401008
PAKALA JAMES MICHAEL & ANN MARIE	8150 W LA MADRE WY LAS VEGAS NV	12533305006
PANZER DAVID J & LOIS	8430 W FISHER AVE LAS VEGAS NV	12532603007
PARKHOUSE JAMES E & SUSAN C	5036 N TOMSIK ST LAS VEGAS NV	12533304007
PARRISH JUDITH G	5120 N LISA LN LAS VEGAS NV	12533301003
PASTELL WAYNE F & NOREEN A	5300 MANUEL DR LAS VEGAS NV	12533202012
PATRICK GAYLE H & LUCY D	3711 TERRACE DR LAS VEGAS NV	12532703004
PATTI R F SEPARATE PROPERTY TR	8113 WISPY SAGE WY LAS VEGAS NV	12533210026
PATTI RICHARD	300 E CHARLESTON BLVD #105 LAS VEGAS NV	12533210041
PAXSON MARK & KATHLEEN	8525 W ROSADA WY LAS VEGAS NV	12532706005
PEPPER ROLAND G & MARJORIE C	5210 MANUEL DR LAS VEGAS NV	12533202020
POLLARD GLORIA K	5008 N TOMSIK ST LAS VEGAS NV	12533305009

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
POLLOM ROBERT DAVID	8200 W WASHBURN RD LAS VEGAS NV	12532303007
PREKOP PAUL A JR & TERRY	5220 N LISA LN LAS VEGAS NV	12533204012
PURVIS DARWIN W & TERESA B	5121 N TOMSIK ST LAS VEGAS NV	12533303015
RAPONE FAMILY TRUST	%SIERRA CONST %G RAPONE P O BOX 14306 LAS VEGAS NV	12532802032
REARON KENT T	5301 GREAT HORIZON DR LAS VEGAS NV	12533210014
REED PHILIP J JR & KATHLEEN J	5020 N TOMSIK ST LAS VEGAS NV	12533305014
REISLER MICHAEL S	4895 IMPRESSARIO CT LAS VEGAS NV	12533412005
RESTIFO JOAN	8101 ROSADA WY LAS VEGAS NV	12533305013
RICHARDSON LOUIS & VICKI TRUST	4955 MARCON DR LAS VEGAS NV	12533401020
RITTER JOHN A	8575 W WASHBURN RD LAS VEGAS NV	12532703006
RITTER JOHN A	8585 W WASHBURN RD LAS VEGAS NV	12532703005
ROBBINS DAVID D	6361 VIOLET BLOSSOM LAS VEGAS NV	12533402011
ROBINSON DANA DENISE	4901 GATE FALL CT LAS VEGAS NV	12533411007
ROBINSON DENNIS L	8510 W WASHBURN RD LAS VEGAS NV	12532602017
RODMAN CLARINE K	BOX 14083 LAS VEGAS NV	12532803001
ROEBUCK ROBERT L & JEANNINE D	8425 W WASHBURN RD LAS VEGAS NV	12532704003
ROMERO WILFRED A	3765 S ONEIDA WY DENVER CO	12533210018
ROPER BETTY JANE	5295 BONITA VISTA ST LAS VEGAS NV	12532602012
ROSE TIMOTHY & DENISE L	8117 GOLFERS OASIS DR LAS VEGAS NV	12533210051
ROY KENNETH WILLIAM & PAULETTE G	8180 W LA MADRE WY LAS VEGAS NV	12533305005
RUELAS FRANCISCO	5210 N LISA LN LAS VEGAS NV	12533204014
RUIZ LEON F	5200 N LISA LN LAS VEGAS NV	12533204016
SALERA MARK & KATHIE	8525 W LA MADRE WY LAS VEGAS NV	12532803003
SCHWARTZ ALLEN M	4891 HAYRIDE ST LAS VEGAS NV	12533410022
SELTZER LAURIE S	5124 N TOMSIK ST LAS VEGAS NV	12533303007
SENIUR THOMAS & JEANNE	3172 N RAINBOW BLVD P M B 245 LAS VEGAS NV	12533301011
SHAH NARENDRA O & NAINA N	8101 WISPY SAGE WY LAS VEGAS NV	12533210029
SHERMAN FAMILY TRUST	3172 N RAINBOW BLVD P M B 235 LAS VEGAS NV	12532706012
SHIELDS FAMILY TRUST	5324 MANUEL DR LAS VEGAS NV	12533202004
SHIMKUS KISANE Y	8067 GREEN PASTURE AVE LAS VEGAS NV	12533410043
SHULTZ ROBERT M & BRENDA A	6770 LEGALLA LN LAS VEGAS NV	12532606007
SICA DIANE	5165 N DURANGO DR LAS VEGAS NV	12532704007

Report of All Selected Parcels

Printed On: Tue: January 7, 2003

Owner	Address	Case Number:	Z-0048-02(1)	Parcel Number
SIEMERT CHARLES H JR & MARCIA SIEVERT FAMILY TRUST	7065 W ANN RD #130-340 LAS VEGAS NV 5001 N TOMSIK ST LAS VEGAS NV			125533202018 125533306009
SIMONS JEFF M	8350 LORI MARIE CIR LAS VEGAS NV			125533401009
SINCLAIR C WILLIAM & ELLEN B	8341 W HAMMER LN LAS VEGAS NV			12553201002
SINGLETON BARBARA TRUST	8300 W LA MADRE WY LAS VEGAS NV			125533301009
SKORUPA MARK A & ELLEN J	5131 ROYER RANCH RD LAS VEGAS NV			125533303003
SKORUPA MARK A & HEATHER M	5124 ROYER RANCH LAS VEGAS NV			125533302004
SMITH JOHN M & IRENE C	8201 ONNI CT LAS VEGAS NV			125533302016
SMITH VALERIE C & BRIAN G	4650 W OAKY BLVD #2018 LAS VEGAS NV			125534020010
SMITH VICKI J	5221 N DURANGO DR LAS VEGAS NV			12553204009
SOWASH SHIRLEY A	8028 WISPY SAGE WY LAS VEGAS NV			12553210037
SPALDING RICHARD R & KIMBERLY K	5024 N LISA LN LAS VEGAS NV			125533301007
STAPLETON RUTH C FAMILY TRUST	621 ROBIN LN HENDERSON NV			12522803014
STAPLETON RUTH C FAMILY TRUST	621 ROBIN LN HENDERSON NV			125532804002
STEELE BILL	8220 W WASHBURN LAS VEGAS NV			125533202023
STEPHENS MICHAEL D & DEBRA M	518 ROSE ST LAS VEGAS NV			12552802017
STEVENS RICHARD M & CAROLYN	4991 HAYRIDE ST LAS VEGAS NV			12553410017
STEWART 1994 TRUST	8120 W ROSADA WY LAS VEGAS NV			125533303022
STEWART JEFFREY D & JULIE	4880 HAYRIDE ST LAS VEGAS NV			12553410048
STINE MARY L SCHUMACHER	8515 W ROSADA WY LAS VEGAS NV			125532706003
STIVERS FAMILY TRUST	5017 N TOMSIK ST LAS VEGAS NV			125533306005
STOVER GEORGE M & SHARON H	8180 W LONE MOUNTAIN RD LAS VEGAS NV			12553402004
STOVER GEORGE M JR & SHARON H	P O BOX 33418 LAS VEGAS NV			12553402005
STOVER GEORGE M JR & SHARON H	4870 JANELL RD LAS VEGAS NV			12553402003
SUTTON JOHN D & F DARLENE	5306 MANUEL DR LAS VEGAS NV			125533202010
THOMAS KENNETH S & ELAINE KAY	8475 WASHBURN RD LAS VEGAS NV			125532704005
THOMPSON LOM & CECILIA	8260 W LONE MOUNTAIN RD LAS VEGAS NV			12553401026
THOMSON JOHN S & CARMEN L	8300 FISHER AVE LAS VEGAS NV			125533201016
THORNILEY ROBERT M JR	5130 N RILEY ST LAS VEGAS NV			125532703009
THORNTON JOHN E & ANN M	5045 N BONITA VISTA ST LAS VEGAS NV			125532706011
TILLITSON LUCILLE E	8321 W HAMMER LN LAS VEGAS NV			12553201004
TORRES VICTOR E & DONNA V	5321 N LISA LN LAS VEGAS NV			125533202007

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

Owner	Address	Parcel Number
TRISCHLER MARK R & DEBORAH A	5201 N DURANGO DR LAS VEGAS NV	125332040415
UPTON BRADYN J & BRENDA J	8460 W WASHBURN RD LAS VEGAS NV	12532606009
VADEN JAMES D & ESTELA M	4810 IMPRESSARIO CT LAS VEGAS NV	12533412011
VANLEYKEREN MICHAEL S & DEBORAH A	5132 N TOMSIK ST LAS VEGAS NV	12533303006
VARGAS FAUSTO & ROSA REV TR	5320 N LISA LN LAS VEGAS NV	12533201012
VEST HOLLIE DIANN	P O BOX 33219 LAS VEGAS NV	12533401016
VOHWINKEL MARTIN B	8108 WISPY SAGE WY LAS VEGAS NV	12533210067
VOLK PHILLIP & CHRISTINA M	4975 MARCON DR LAS VEGAS NV	12533401010
VOSBURG GARY D & CAROL J TRS	8151 ROSADA WY LAS VEGAS NV	12533305001
WADE SCOTT A & STACY L	8100 W ROSADA WY LAS VEGAS NV	12533303018
WALBROEHL MICHAEL C & ANGELA C	4931 HAYRIDE ST LAS VEGAS NV	12533411001
WALLACE AARON & CHRISTY	5309 GREAT HORIZON DR LAS VEGAS NV	12533210012
WARREN PATRICK J & JULIE M	8560 FISHER AVE LAS VEGAS NV	12532602005
WARREN PATRICK J & JULIE M	8561 FISHER AVE LAS VEGAS NV	12532602009
WATSON HARVEY B & MARINA	5305 GREAT HORIZON DR LAS VEGAS NV	12533210013
WATSON WILLIAM W & KARYN C	8560 W LA MADRE WY LAS VEGAS NV	12532706009
WENZEL WENDY A	5320 N BONITA VISTA ST LAS VEGAS NV	12532603009
WHITE TERRY L	4246 VALLEY ROYAL DR NO LAS VEGAS NV	12533301008
WHITEHEAD DAVID	8130 W LA MADRE WY LAS VEGAS NV	12533305008
WHITSETT JERRY & VALERIE	4932 GATE FALL CT LAS VEGAS NV	12533411002
WIESENTHAL HENRY R & JOANN B	5329 GREAT HORIZON DR LAS VEGAS NV	12533210007
WILKINS PAUL K & PAMELA K	8340 FISHER AVE LAS VEGAS NV	12533201014
WILLIAMS CAM & LISA	8116 GOLFERS OASIS DR LAS VEGAS NV	12533210005
WILSON FAMILY TRUST 1999	5141 ROYER RANCH RD LAS VEGAS NV	12533303002
WILTSE LYNN	8460 W ROSADA WY LAS VEGAS NV	12532704009
WINNEMORE FAMILY TRUST	8311 W HAMMER LN LAS VEGAS NV	12533201005
WINNING DENNIS & VICTORIA FAM TR	8070 GREEN PASTURE AVE LAS VEGAS NV	12533410015
WINTERROTH SANDRA A	5221 MANUEL DR LAS VEGAS NV	12533203005
WOMACK CHARLES & GLORIA TR AGMT	8451 FISHER AVE LAS VEGAS NV	12532606001
WONDRA JAMES V & JEANNE	P O BOX 33369 LAS VEGAS NV	12533210031
WOOD RAUL A	5211 N LISA LN LAS VEGAS NV	12533202021
WRIGHT ROBERT W & JANICE	8211 HAMMER LN LAS VEGAS NV	12533202002

Report of All Selected Parcels

Case Number: Z-0048-02(1)

Printed On: Tue: January 7, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
YANNETTI JAMES M & BARBARA M	4925 N DURANGO DR LAS VEGAS NV	12532803013
YARED ELIAS	5257 EUGENE AVE LAS VEGAS NV	12532606011
YERIKE KENNETH J & DEBORAH MILES	5311 N USA LN LAS VEGAS NV	12533202009
ZARATE SELSO P & CARMEN	8325 W LA MADRE WY LAS VEGAS NV	12533401003
ZAVALA CARLOS S & DAGMAR URSULA	8480 W LA MADRE WY LAS VEGAS NV	12532704013

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: _____ Telephone: _____

Project Number: 2-0048-02(1) Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|---|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: _____ | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: _____ | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: _____ | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: _____ |
| ☐ Hearing Notices Mailed: _____ | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: _____ | ☐ Letter to Applicant: _____ |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

Tabled at CC - Applicant requested it be brought back
Public Hearing - notices mailed 1-10-03

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☒ CC Report Completed: <u>1-9-03</u> | ☐ CC Resolution Filed: _____ |
| ☒ CC Meeting Date: <u>1-22-03 / 2-5-03</u> | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: <u>abeyance / app</u> | ☐ Final Plans Submitted: _____ |
| ☒ Letter to Applicant: <u>1-10-03</u> | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ **RELATED FILES:** _____

☐ See **ADMINISTRATIVE ACTIONS** Sheet

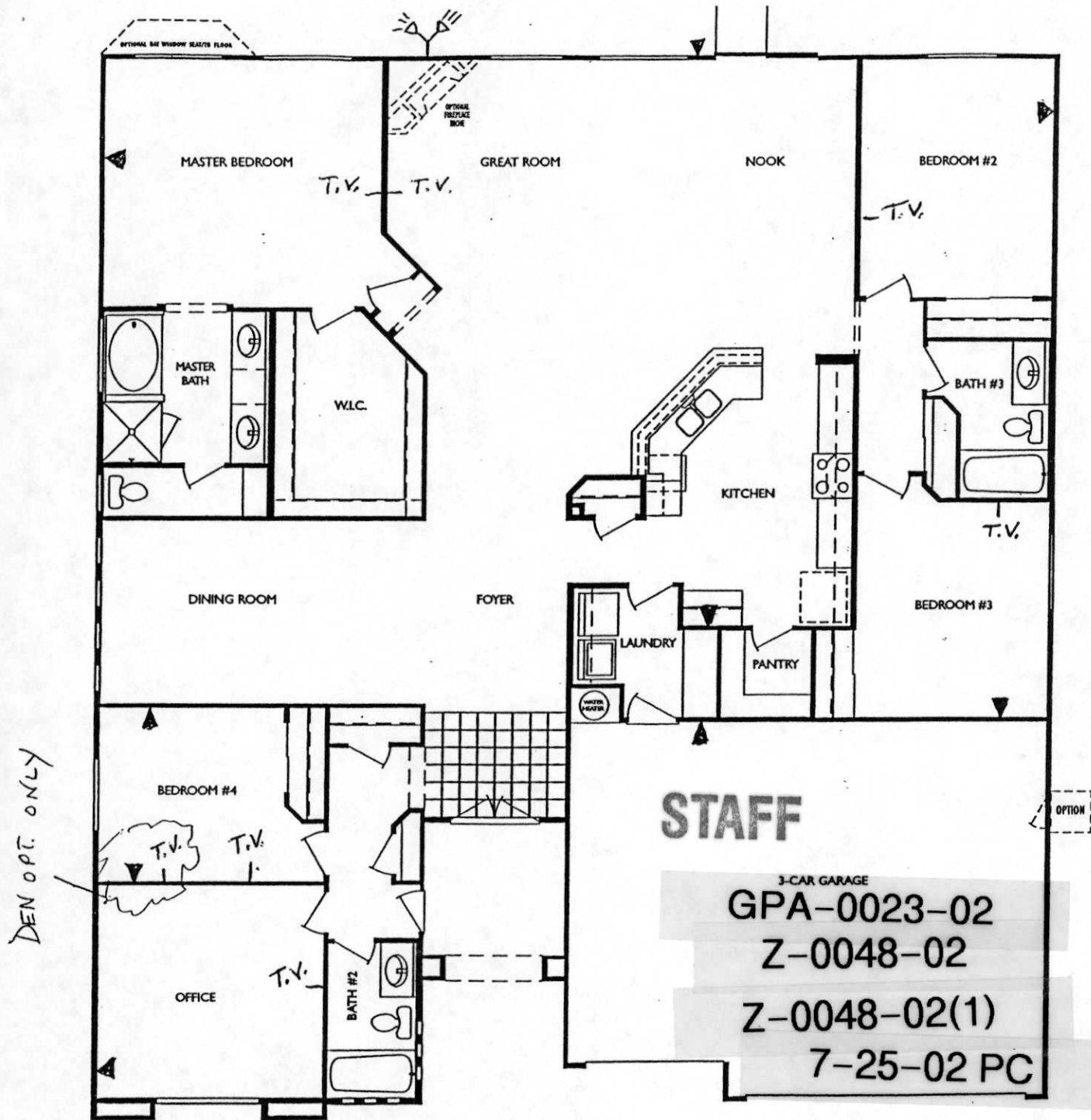
City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____



MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

⚡ = Double flood light

D·R·HORTON®

PLAN 2550

O.K.
J.W.

The floor plan shows a house with the following rooms and features:

- OPTIONAL 2ND MASTER:** Located at the top left, featuring a T.V. and a bathroom.
- BEDROOM #4:** Located at the top center, featuring a W.I.C. and a T.V.
- BATH #2:** Located between Bedroom #4 and Bedroom #3.
- BEDROOM #3:** Located in the center, featuring a T.V. and an optional fireplace.
- FAMILY ROOM:** Located in the center, featuring a T.V. and an optional fireplace.
- COVERED PATIO:** Located between Bedroom #4 and the Nook.
- NOOK:** Located at the top right, featuring a T.V.
- MASTER BEDROOM:** Located on the right side, featuring a W.I.C. and a T.V.
- KITCHEN:** Located between the Nook and the Dining Room.
- DINING ROOM:** Located in the center-right, featuring a T.V.
- LUNDRY:** Located between the Dining Room and the Master Bath.
- MASTER BATH:** Located on the right side, featuring a T.V.
- BEDROOM #2:** Located in the bottom center, featuring a T.V. and a cloud-like feature.
- LIVING ROOM:** Located at the bottom left, featuring a T.V.
- STAFF:** Located at the bottom right, featuring a T.V.
- 3-CAR GARAGE:** Located at the bottom right, featuring a T.V.
- OPTIONAL BAY WINDOW SEAT:** Located at the top right, near the Nook.
- OPTIONAL FIREPLACE:** Located in the Family Room.
- OPTIONAL 2ND MASTER:** Located at the top left.
- OPTIONAL BAY WINDOW SEAT:** Located at the top right.
- OPTIONAL:** Located at the bottom right, near the Staff area.

▼ = PHONE

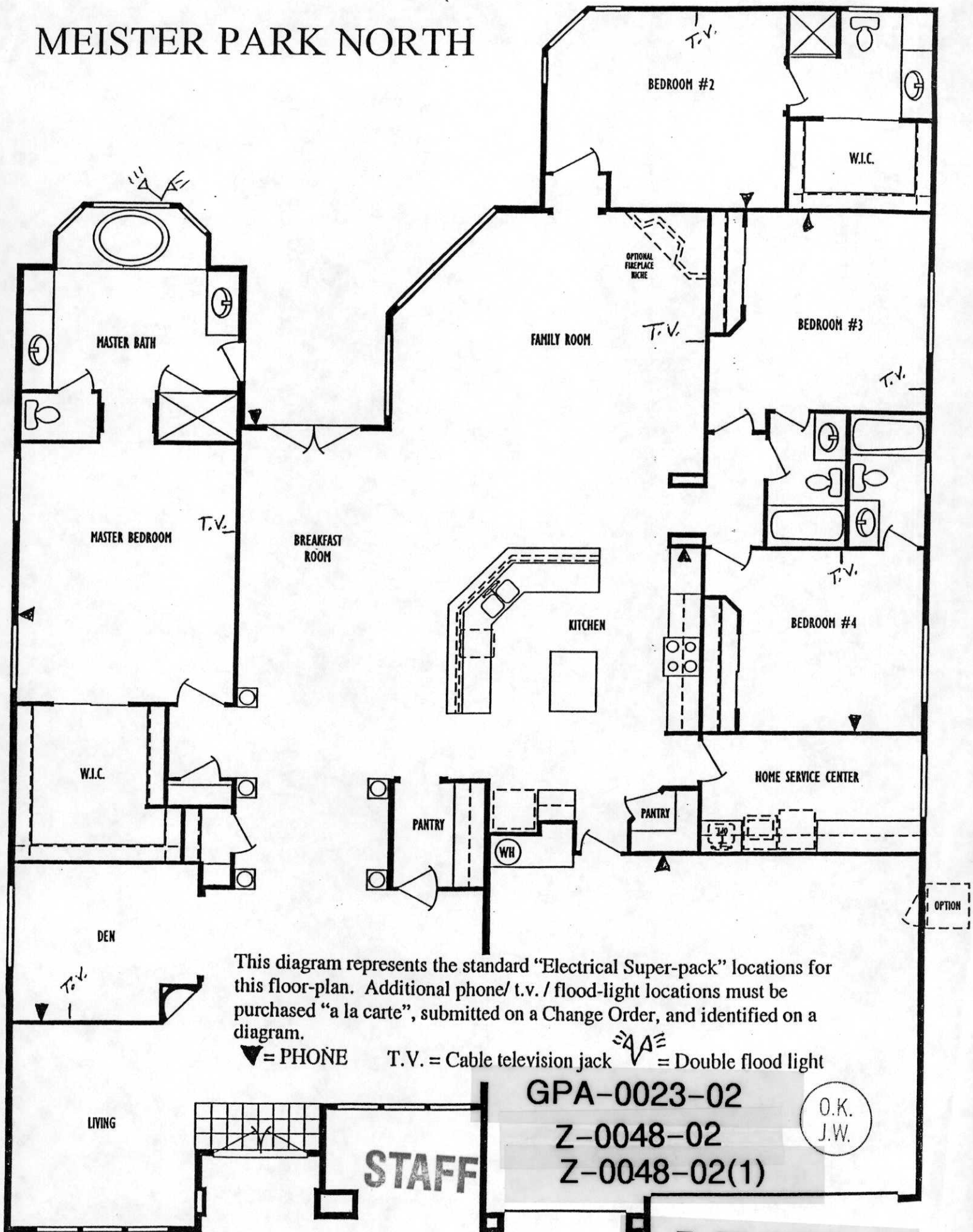
T.V. = Cable television jack

PLAN 2300 Classic

7-25-02 PC

O.K.
J.W.

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

⌞ = Double flood light

GPA-0023-02

Z-0048-02

Z-0048-02(1)

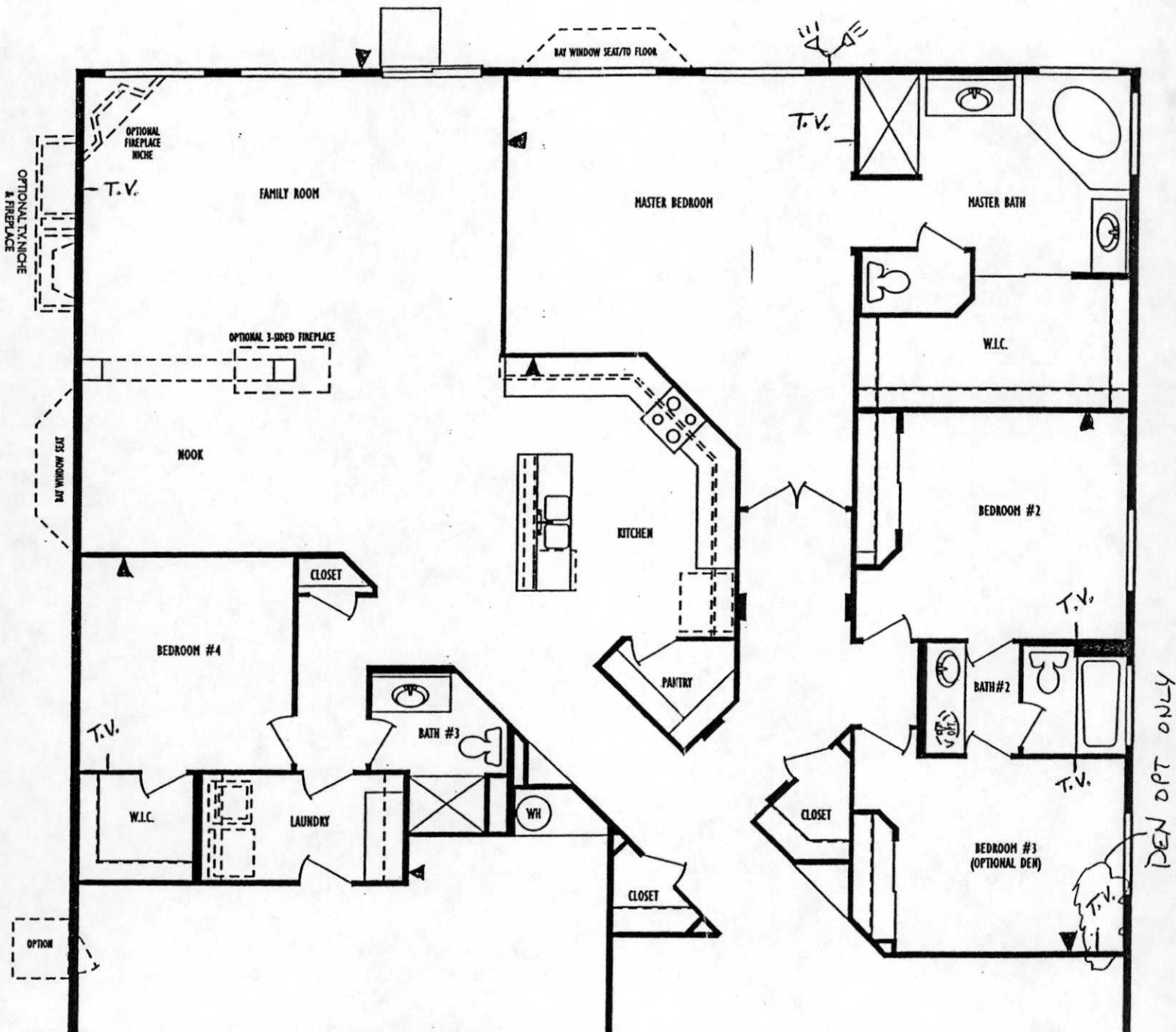
O.K.
J.W.

STAFF

PLAN 3350

7-25-02 PC

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack AAE = Double flood light

GPA-0023-02

Z-0048-02

Z-0048-02(1)

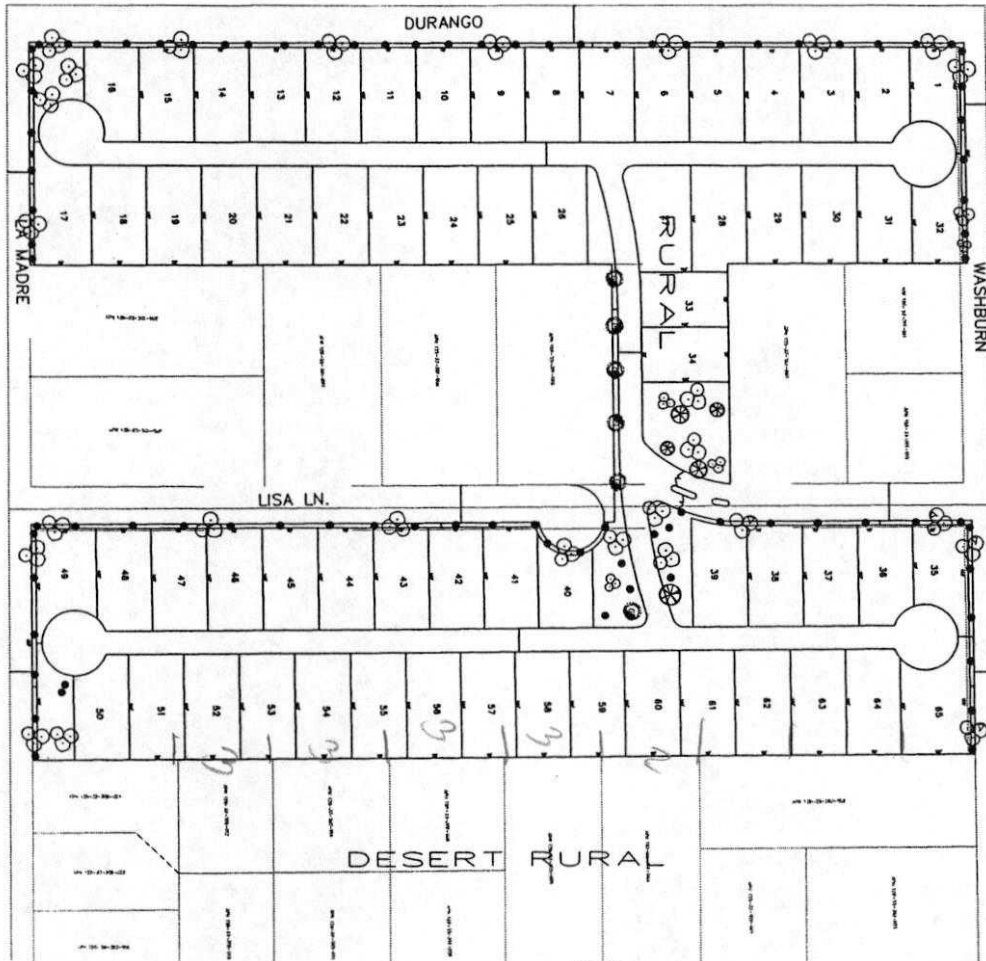
7-25-02 PC

STAFF

PLAN 2750

O.K.
J.W.

DESERT RURAL



RURAL

DESERT RURAL

06D

2 near
3 next

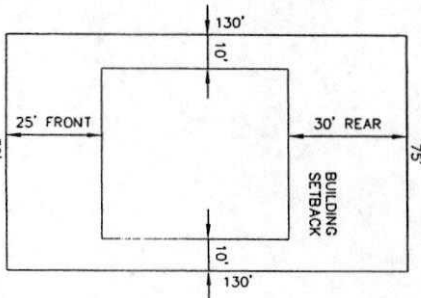
STAFF

GPA-0023-02

Z-0048-02

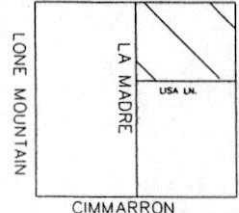
Z-0048-02(1)

7-25-02 PC



TYPICAL LOT LAYOUT

DURANGO DR.



ZONING DATA
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 PROPOSED LAND USE: RESIDENTIAL
 DENSITY: 3.00 D.U./AC
 LOT AREA: 21,750 SQ. FT.
 LOT AREA: 21,750 SQ. FT.
 OPEN SPACE PROVIDED: 1.0 AC

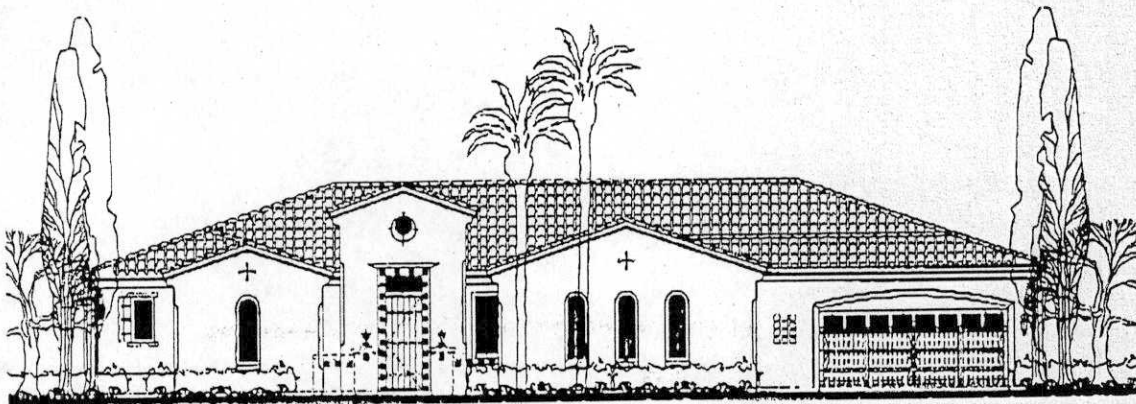
OWNER/LEGAL DESC
 WILSON & MARY A. HUSBY
 3810 N. RANCHO RD.
 LAS VEGAS, NV 89130
 702-444-9100

ZONING SITE PLAN WASHBURN AND DURANGO

PREPARED BY
 SOUTHWEST
 LAND PLANNING • MAPING • DEVELOPMENT

NO.	DATE	BY	APPROVED	REVISION DESCRIPTION

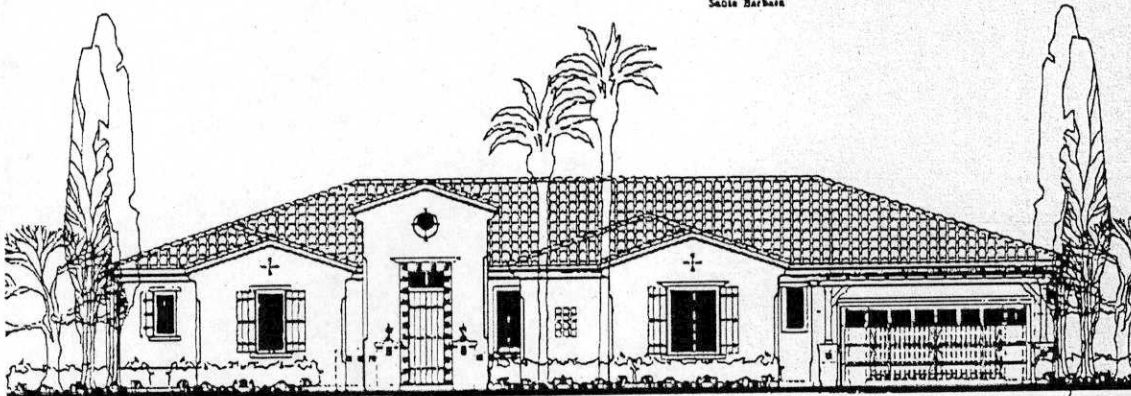
FILE
 PROJECT
 SCALE
 DATE
 DRAWN
 CHECKED
 APPROVED



courtwell opt

1A

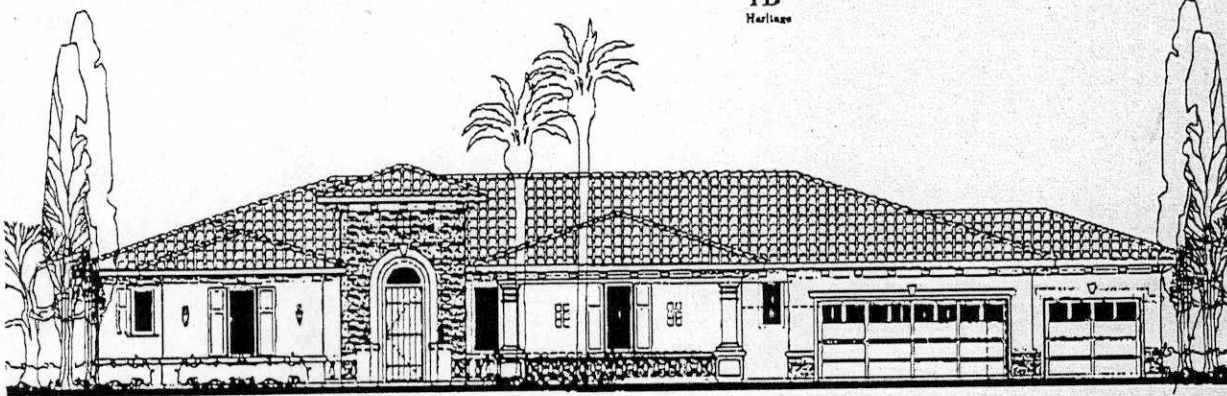
Santa Barbara



courtwell opt

1B

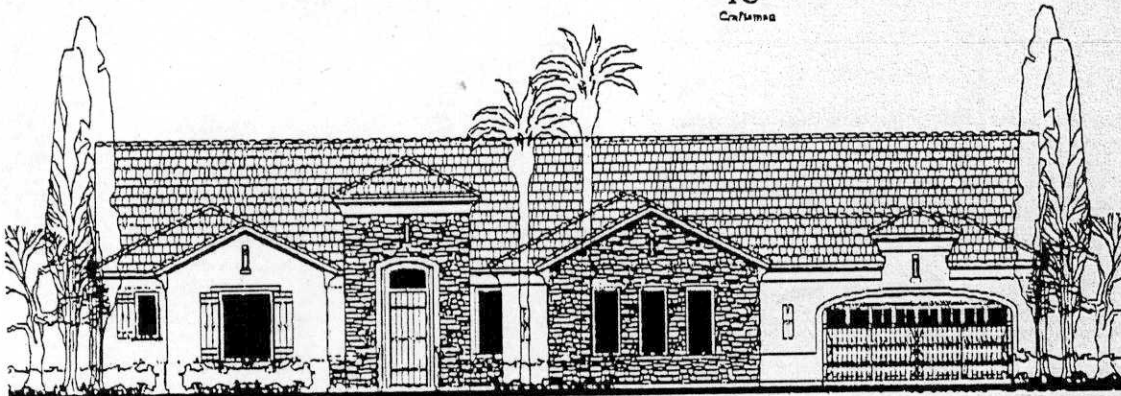
Heritage



courtwell opt

1C

Craftsman



courtwell opt

1D

Traditional

Plan 1-Whitney

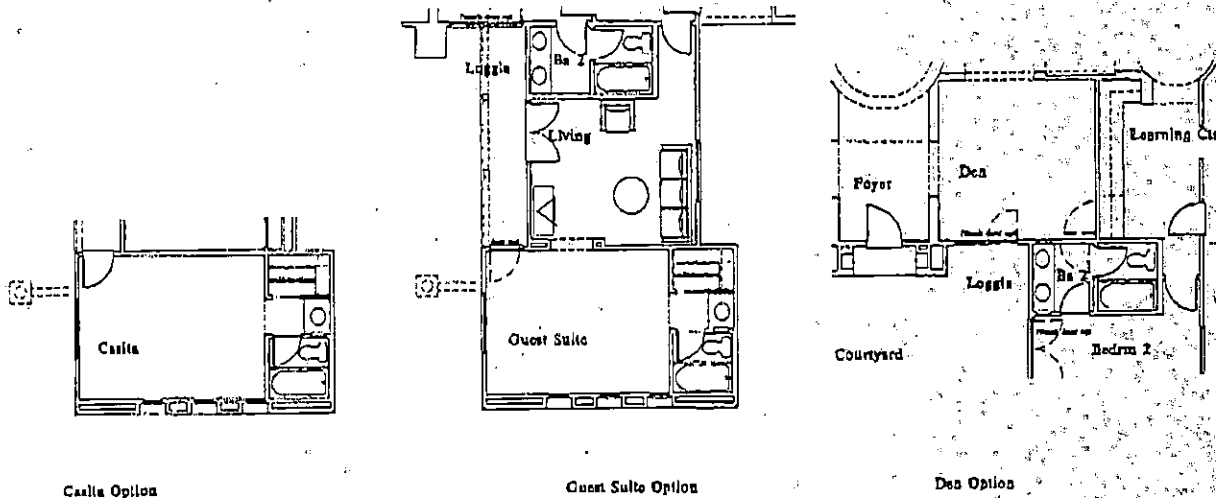
North Canyon Estates

Las Vegas, Nevada

Toll Brothers

REVISED
1-7-04

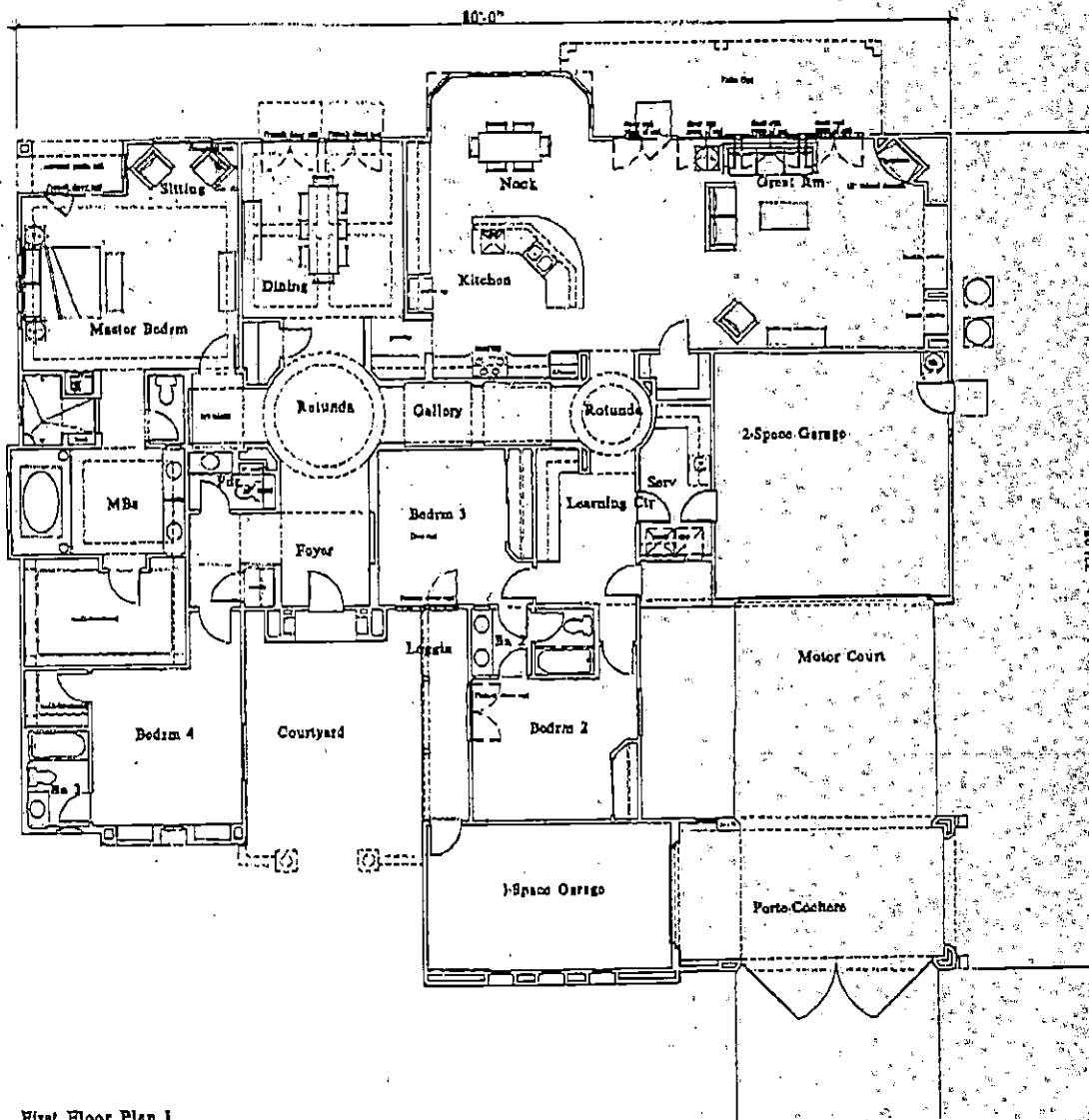
Amend DC



Casita Option

Guest Suite Option

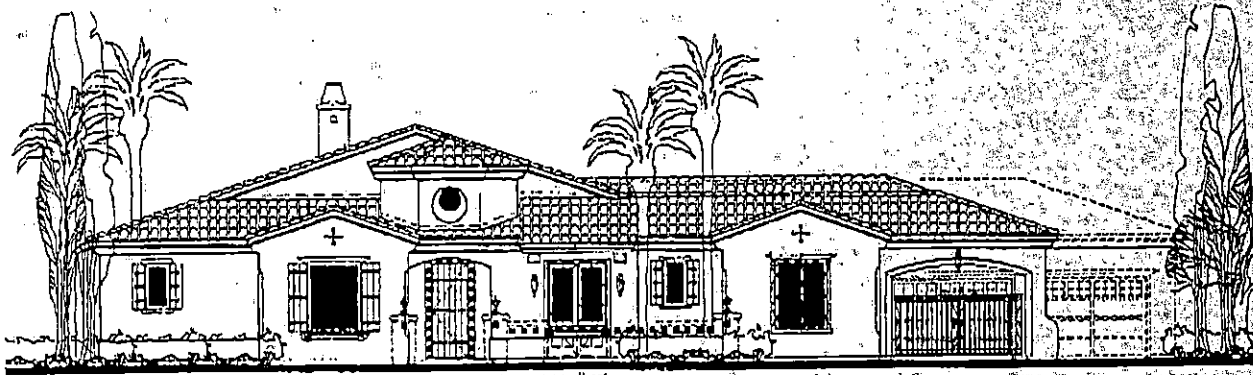
Den Option



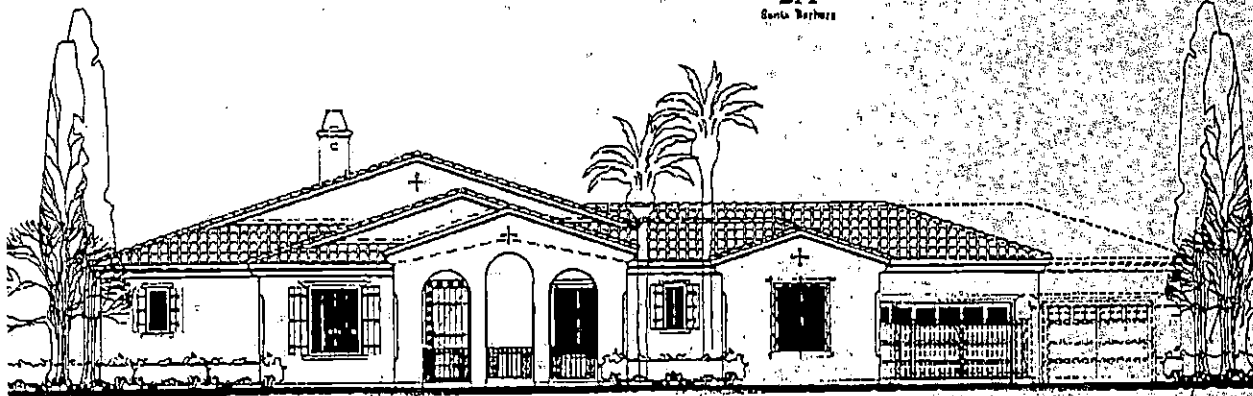
First Floor Plan 1

Plan 1-Whitney
North Canyon Estates
Las Vegas, Nevada

Toll Brothers



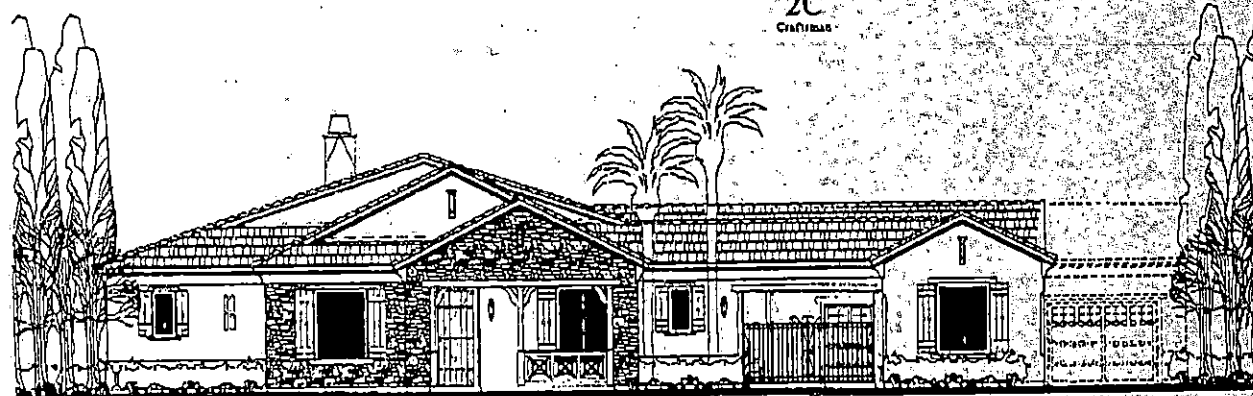
2A
Santa Barbara



2B
Heritage



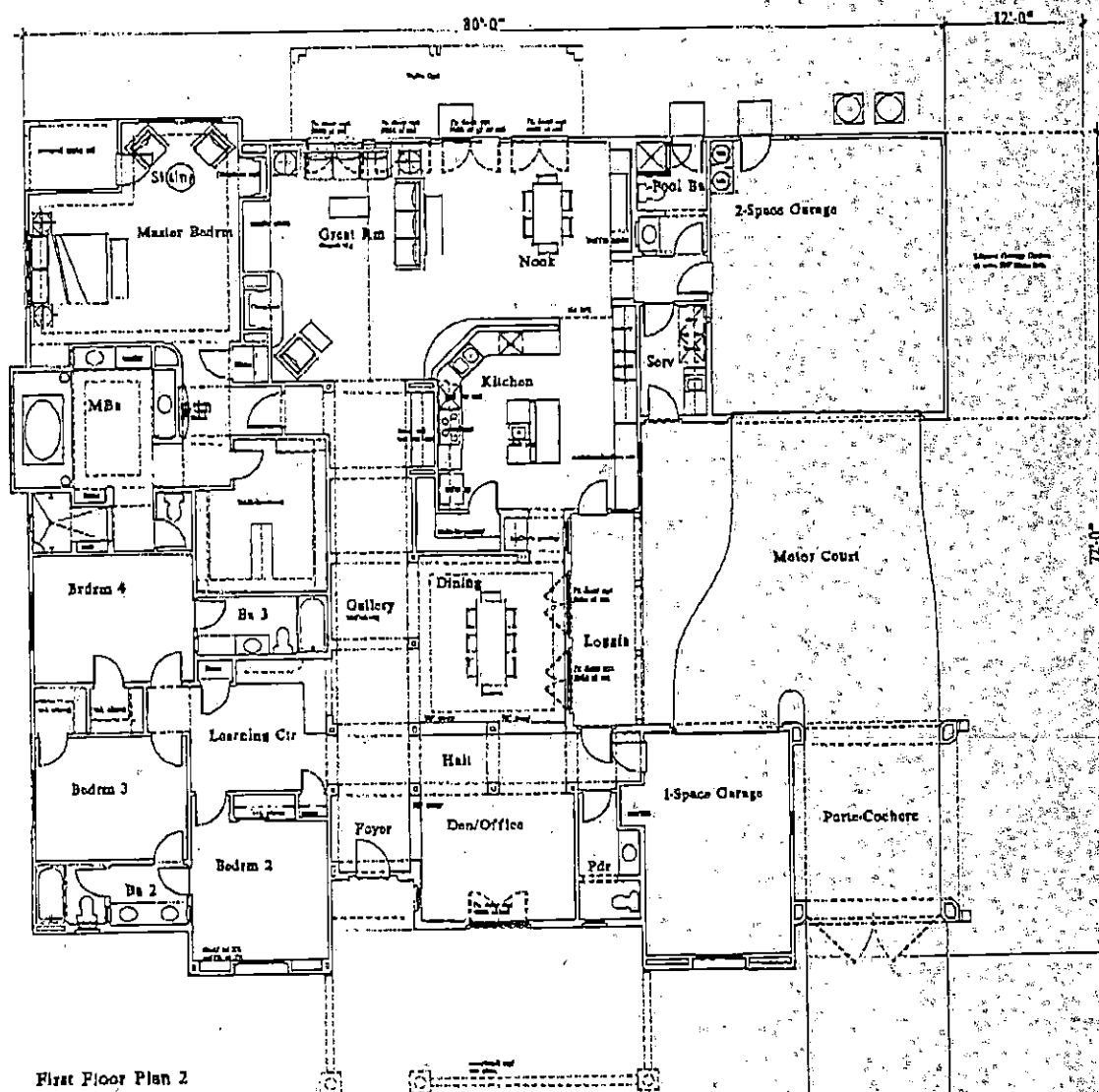
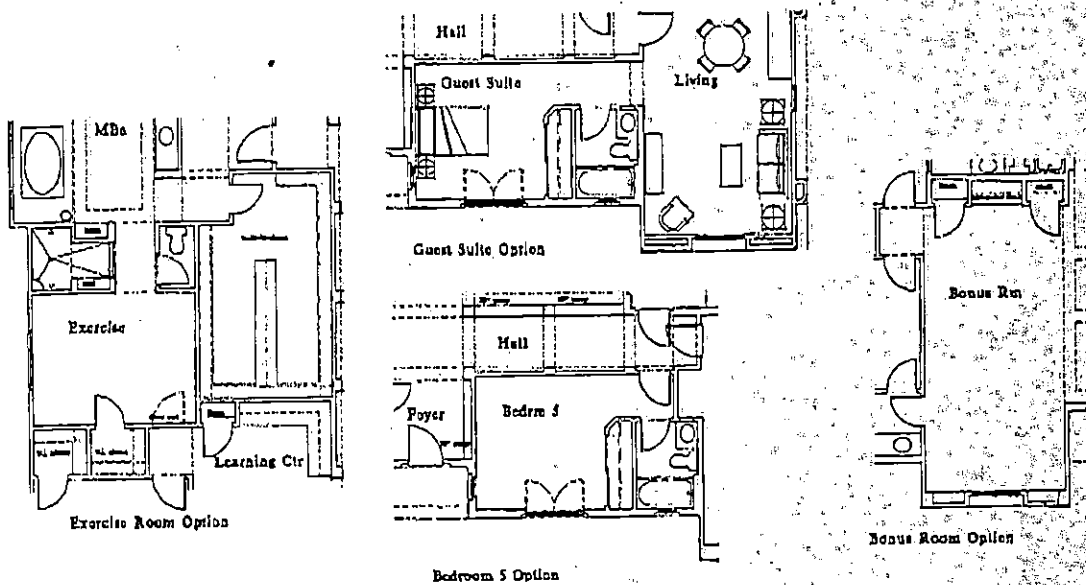
2C
Craftsman



2D
Traditional

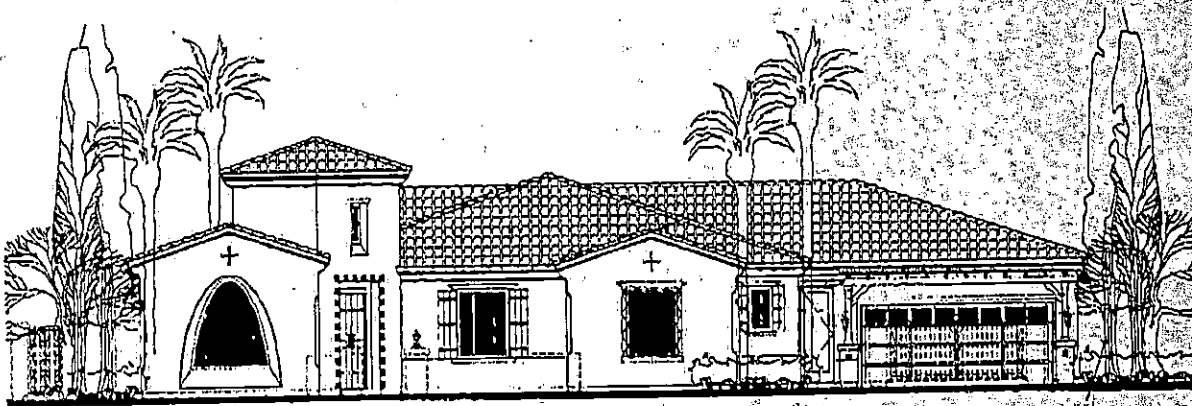
Plan 2 - Rushmore
North Canyon Estates
Las Vegas, Nevada

Toll Brothers

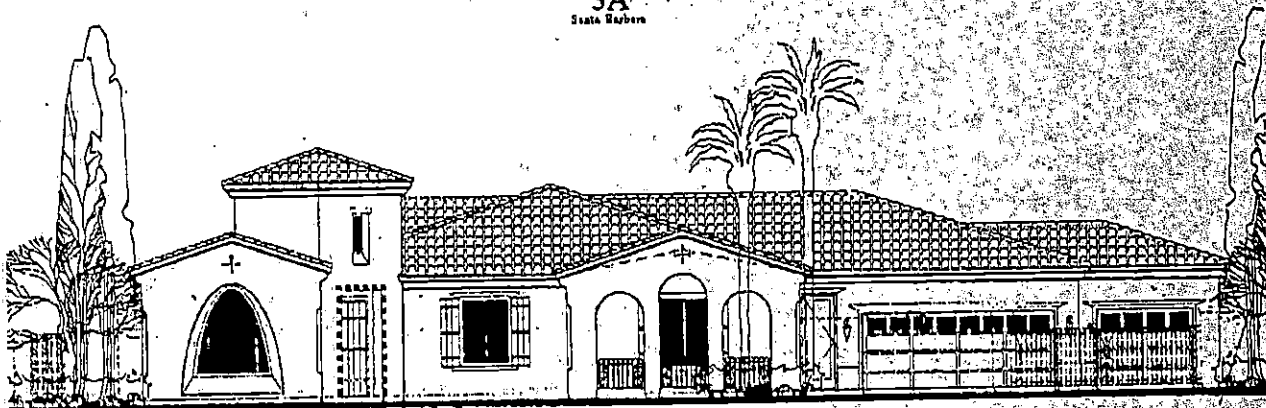


Plan 2 - Rushmore
North Canyon Estates
Las Vegas, Nevada

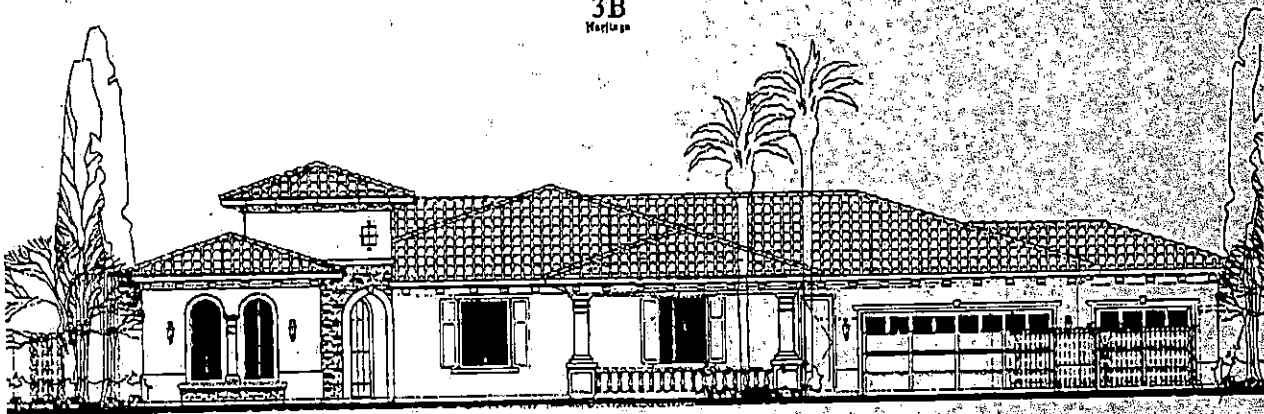
Toll Brothers



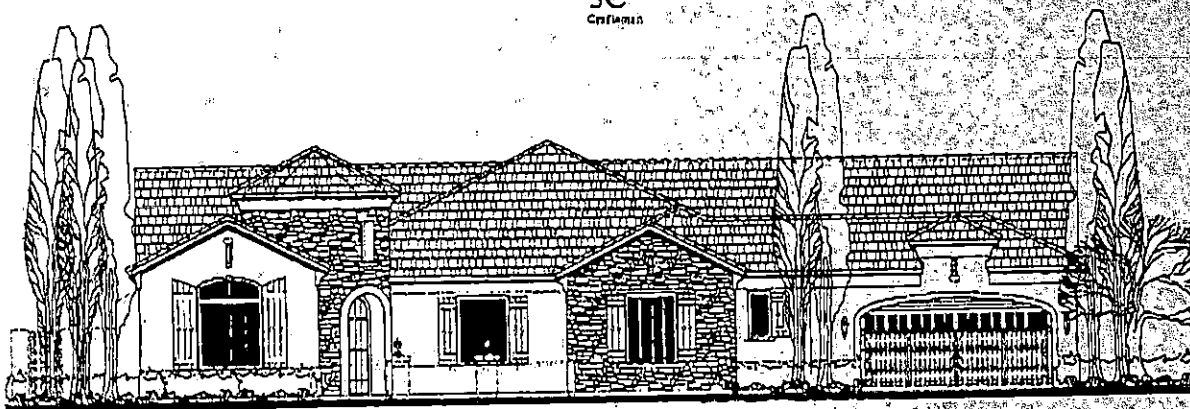
3A
Santa Barbara



3B
Mission



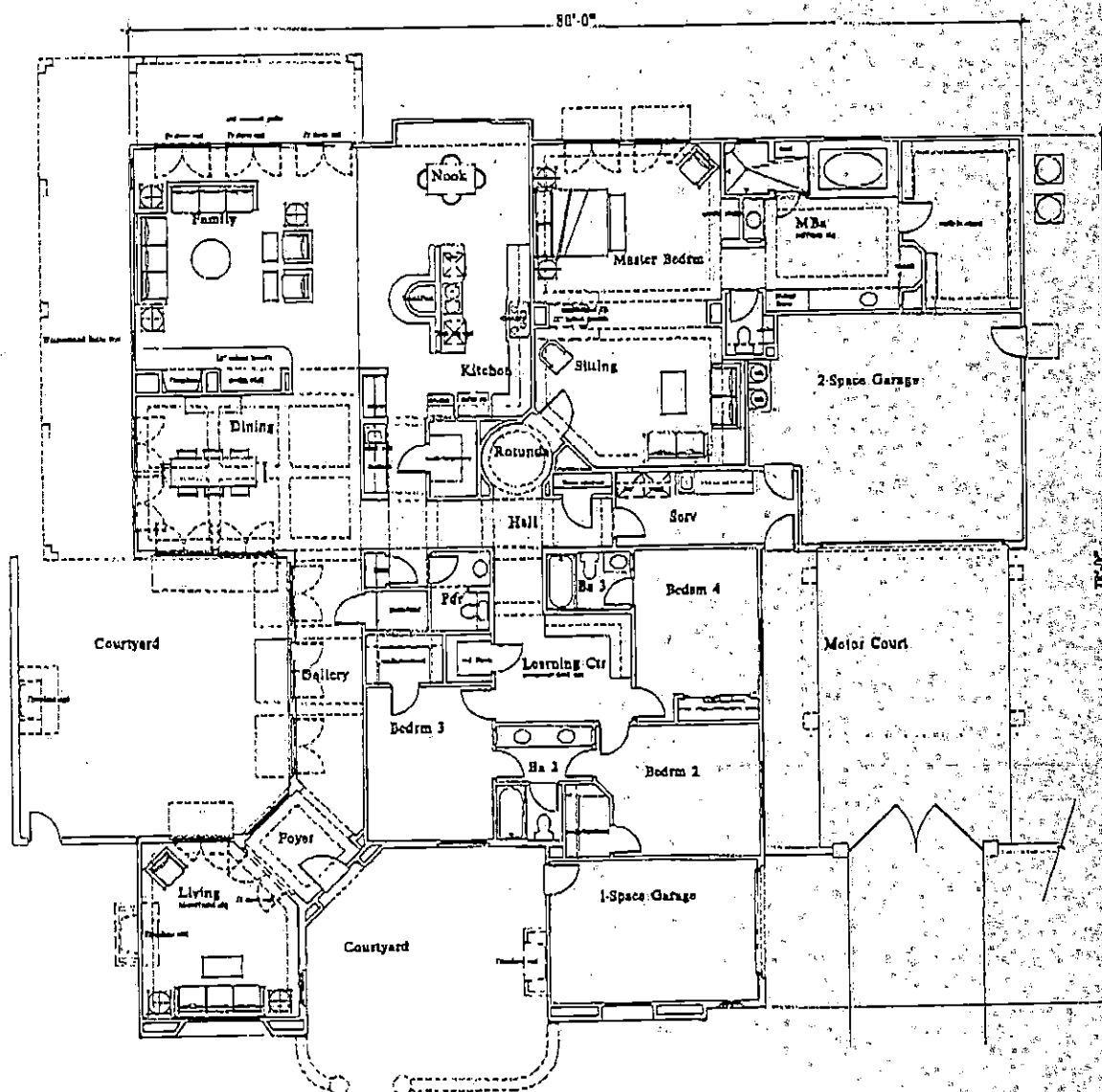
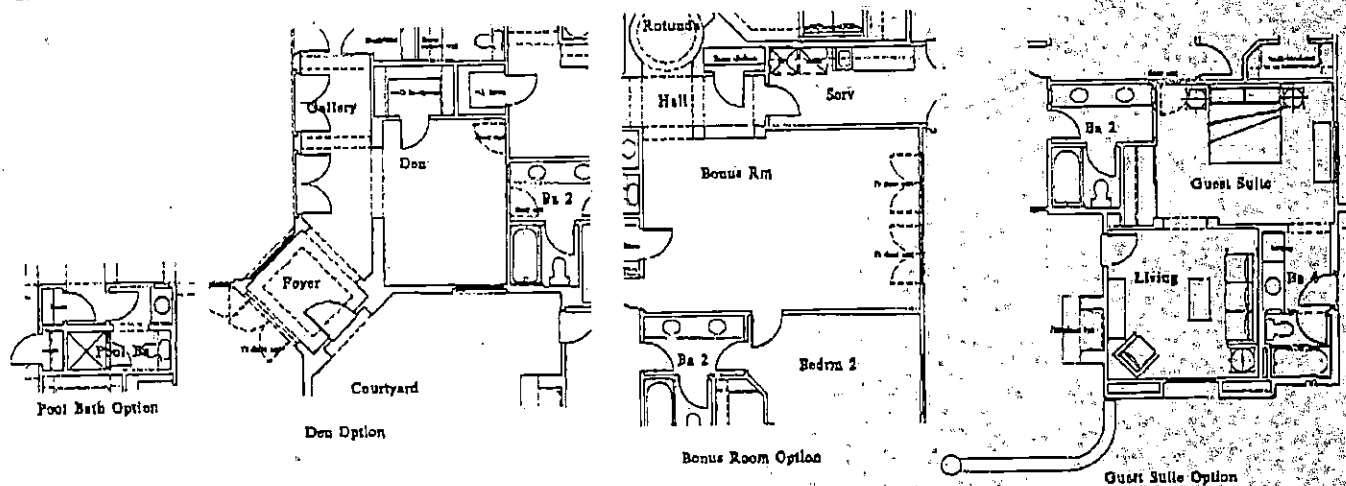
3C
Craftsman



3D
Traditional

Plan 3-Shasta
North Canyon Estates
Las Vegas, Nevada

Toll Brothers



First Floor Plan 3

Plan 3 - Shasta

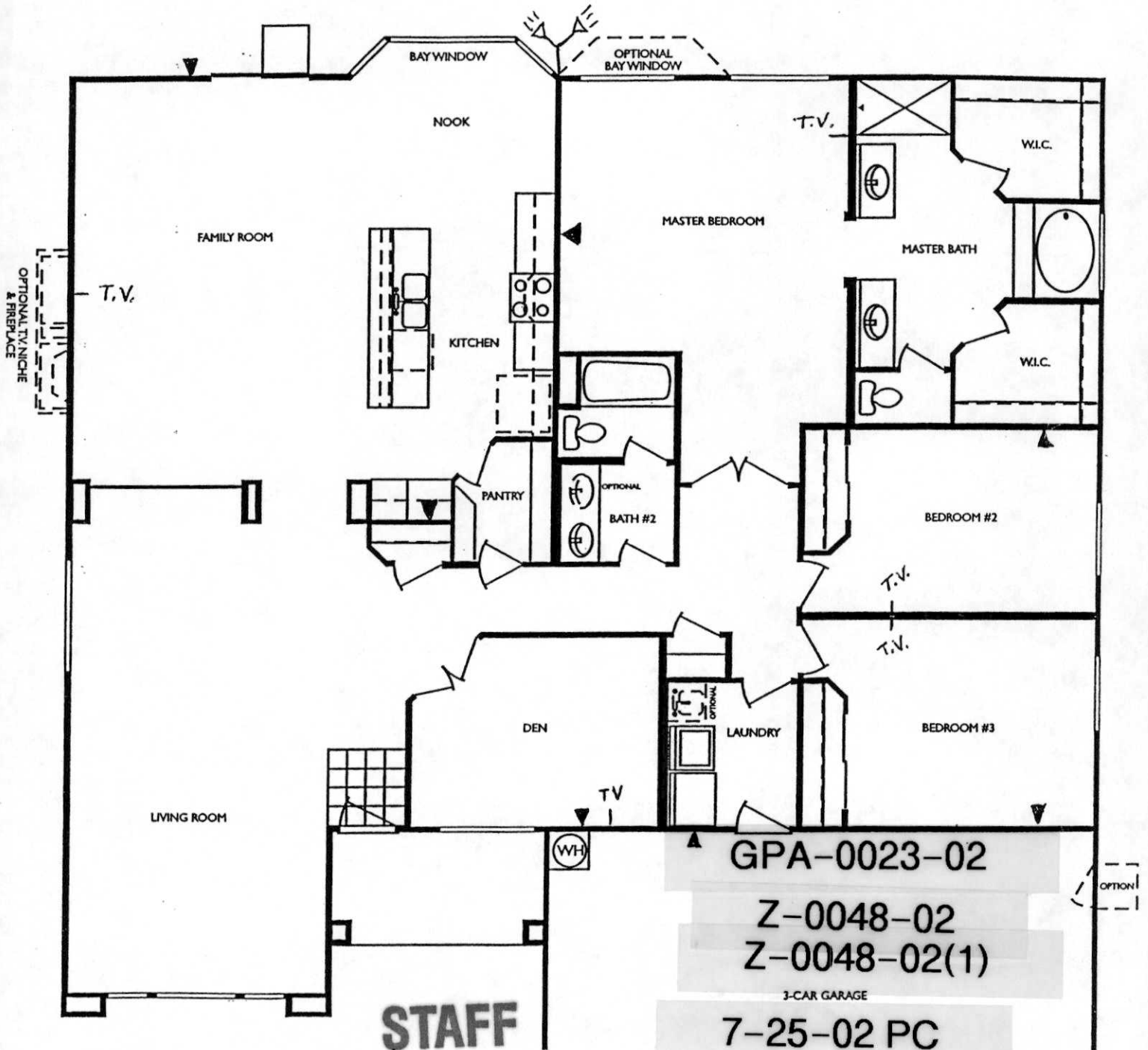
North Canyon Estates

Las Vegas, Nevada

Toll Brothers



MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

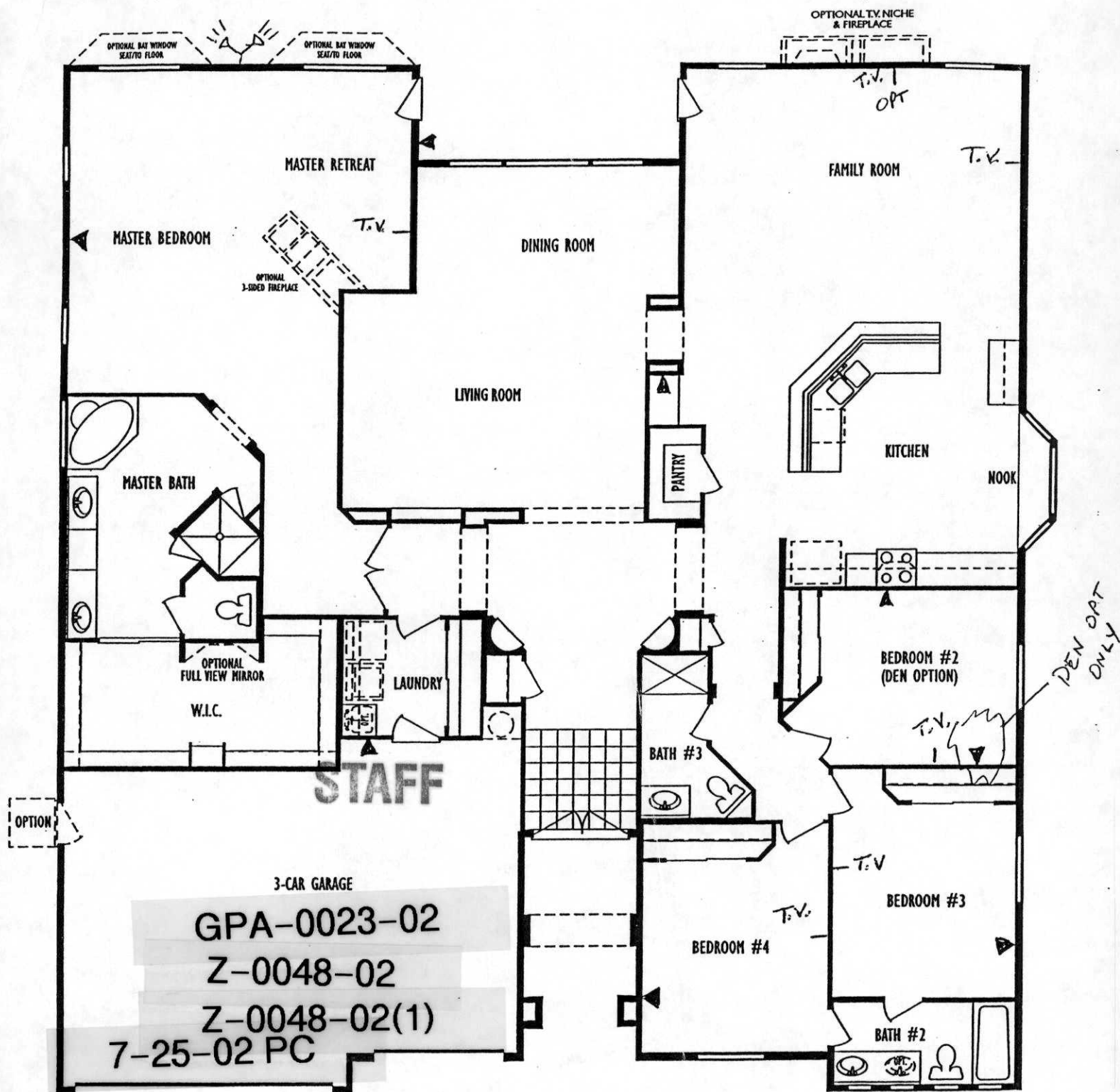
T.V. = Cable television jack



= Double flood light

O.K.
J.W.

PLAN 2300MP

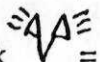


MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

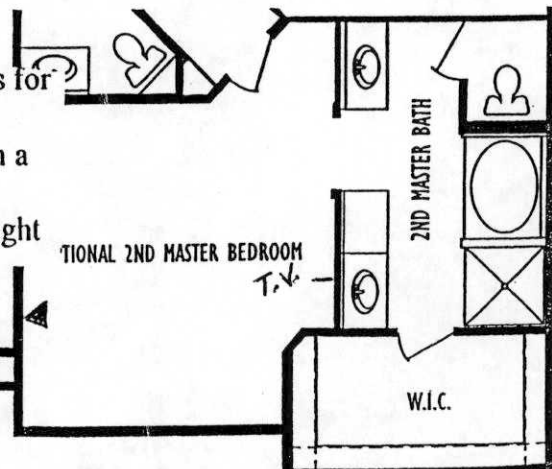


= Double flood light

D·R·HORTON®

PLAN 3000

O.K.
J.W.



Toll Brothers

America's Luxury Home Builder

October 11, 2004

David Bratcher
CLV - Current Planning
731 S. 4th Street
Las Vegas, Nevada 89101

Subject: North Canyon Estates (Washburn and Durango) Units 1 and 2

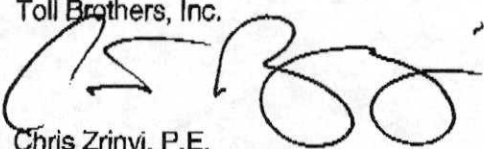
Dear Mr. Bratcher:

Exhibit 3 from my previous letter dated September 23, 2004 has been revised and attached for your review and approval. The previous Exhibit 3 included 8-inch single sided split face block along with 4-inch single sided split face block. The exhibit has been revised to eliminate the 4-inch block and replace it with an additional 8-inch single sided split face block. Therefore, the walls will be constructed with 20 percent contrasting material consisting of 8-inch high single sided split face block.

Please review the attached exhibit and fax back with approval signature to my attention at 243-9610. If you have any questions please call me at 400-3086.

Very truly yours,

Toll Brothers, Inc.


Chris Zrinyi, P.E.
Land Development Manager

PC: Jake Lucero, TBI
Dave Barksdale

APPROVED
Revised Block Wall
for on-site
10/28/04
BY 
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

CLV

107 4789

107 Y 4789-2

DATE

9/20/04

CLIENT

JOB NO

CALC BY

DESCRIPTION

North Canyon Estates

CHECKED BY

CRZ

8" single sided
split face
brown

8" single sided split face brown

Minimum
of 20% contrasting8" smooth face
brown block① walls $\leq 8'$

2 - 8" SF

② $8' < \text{walls} \leq 120'$

3 - 8" SF

③ $120' < \text{walls} \leq 160'$

4 - 8" SF

③ Front View

All smooth
FACE
BrownToll Brothers
HOME

8" split face brown

8" split face
brown block

8" smooth face brown

exterior
side of
wall to
be 20%
contrastingExisting
Residence

APPROVED

Revised Primitive Wall

BY

CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

③ SIDE VIEW

Walls adjacent to existing residences

City Approval
Sign/1.2

CITY OF
LAS VEGAS

FAX

DATE: 10/27/04

NO. OF PAGES: 3
(Including this sheet)

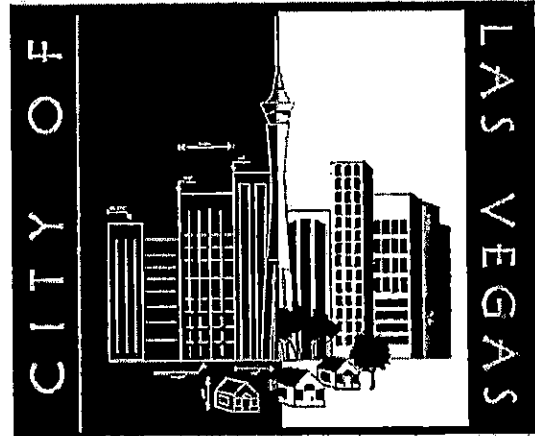
TO: CHRIS ZRINYI @
243-9610 FAX

CC: DAVID BARKSDALE
@ 853-5410

SUBJECT: RAISED BRICK WALL APPROVAL

MESSAGE: FOR YOUR RECORDS. THANKS!!

PLANNING &
DEVELOPMENT



DEVELOPMENT
SERVICES CENTER

David Bratcher
Planning Supervisor
731 South Fourth Street
Las Vegas, Nevada 89101

Phone: 702-229-5408
FAX: 702-385-7268

E-Mail: dbratcher@ci.las-vegas.nv.us

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.

Toll Brothers

America's Luxury Home Builder

September 23, 2004

From:
David Bratcher
CLV - Current Planning
731 S. 4th Street
Las Vegas, Nevada 89101

Subject: North Canyon Estates (Washburn and Durango) Units 1 and 2

Dear Mr. Bratcher:

Per our meeting on September 17, 2004, Toll Brothers, Inc. will modify the perimeter walls for the North Canyon Estates project based on attached Exhibits 1 through 3. The site plan shown on Exhibit 1 includes the Cross Section locations for Exhibits 2 and 3. Exhibit 2 depicts the perimeter wall along Durango Drive, Lisa Lane, La Madre Way, and Washburn Road. Per our meeting this wall will now include a contrasting color either below or above the 4-inch band along the center of the wall. The wall will be constructed with the same color block, however the face exposed to the street will be stained to a contrasting color. Exhibit 3 depicts rear property walls adjacent to existing residences. Several options to modify this wall were discussed at our meeting. Toll Brothers, Inc. will remove smooth face block from the top courses of the wall and replace the block with single sided split face block of the same color. The number of blocks to be removed and replaced will vary based on the amount of exposed wall face opposite Toll Brothers property. A minimum of 20 percent of the wall will be constructed of split face block.

Please review the attached exhibits and fax back with approval signatures to my attention at 243-9610. Toll Brothers respectfully requests that the hold that was placed on our wall permit inspections be removed so that we can move forward with construction of the project.

Very truly yours,

Toll Brothers, Inc.

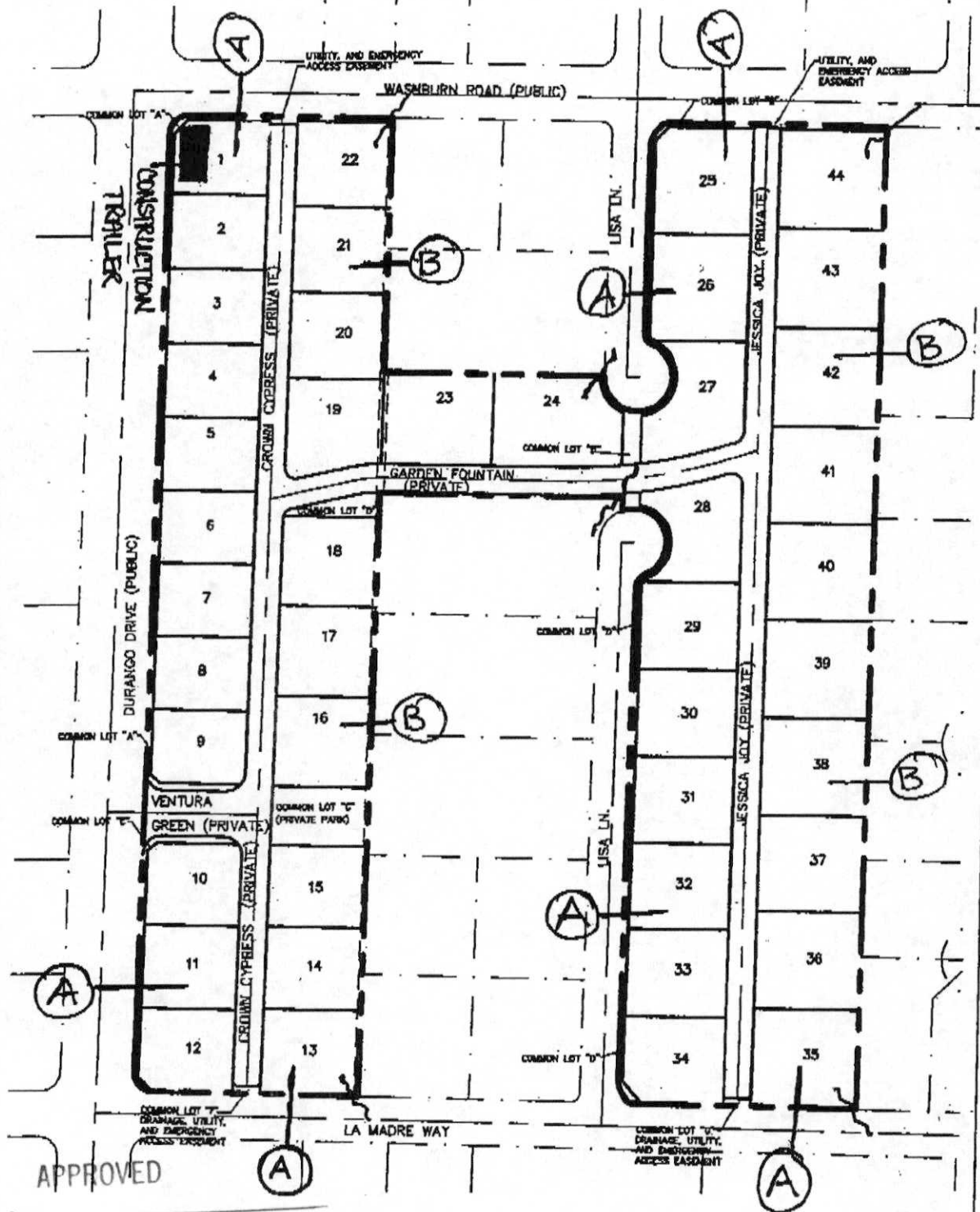
TO:

Chris Zrinyi, P.E.
Land Development Manager

PC: Jake Lucero, TBI
Dave Barksdale

Revised Block Wall
Exemptions only
9/26/04
APPROVED
BY 
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

N
SCALE: 1"=200'



APPROVED

BY *[Signature]* 9/28/04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

TITLE:	NORTH CANYON ESTATES
PROJECT:	WASHBURN AND DURANGO

W.O. NUMBER:	
DRAWN BY:	
DATE:	
SCALE:	
SHEET NUMBER:	

6.6.7 1

CLV 107 4789
107 Y 4789-2

DATE 9/20/04

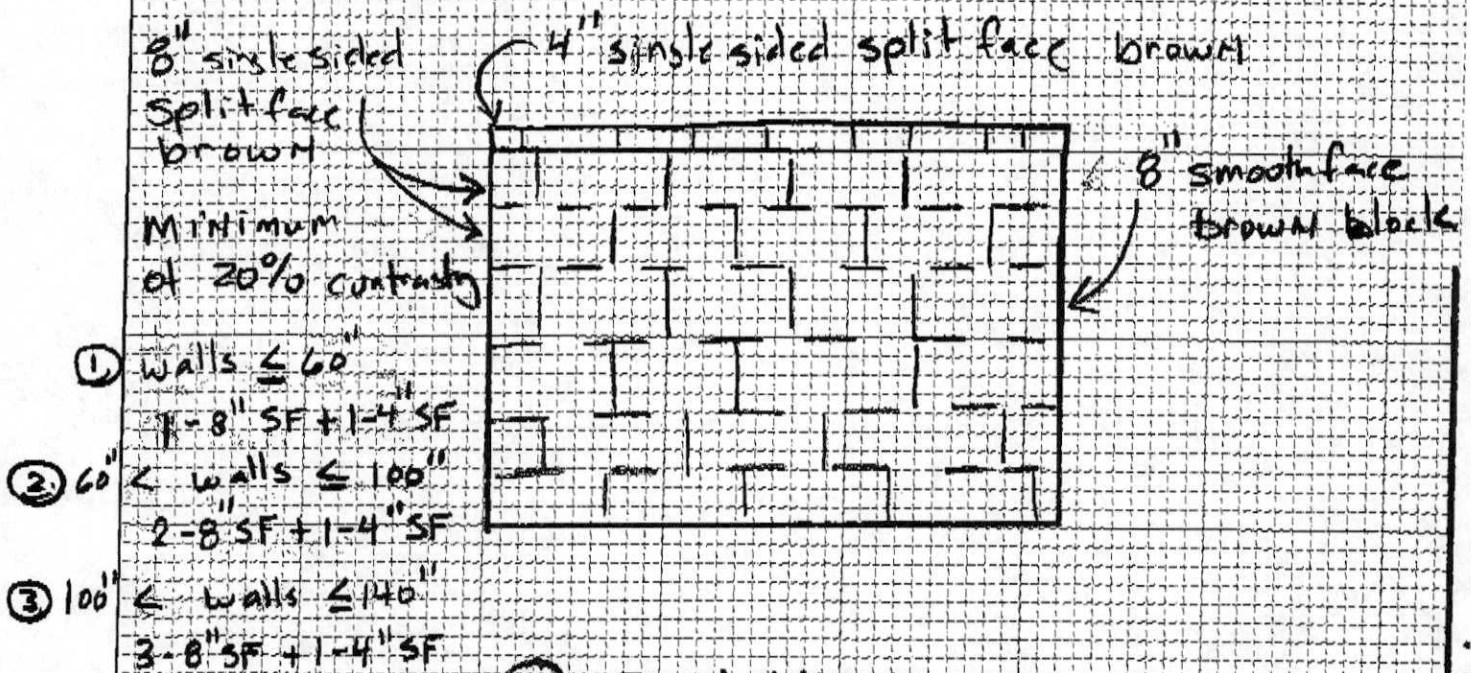
CLIENT

JOB NO

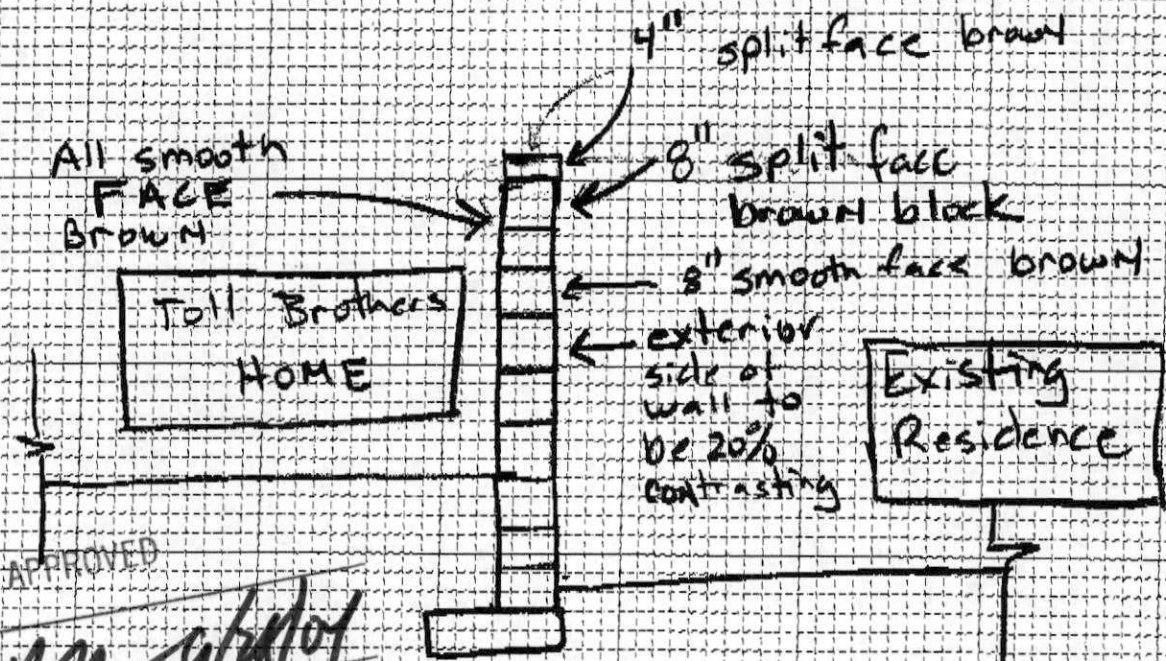
CALC BY

DESCRIPTION North Canyon Estates

CHECKED BY CRZ



② Front View



③ SIDE VIEW

Walls adjacent to existing residences

APPROVED
BY [Signature] 9/20/04
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

CLV Approval

Toll Brothers

America's Luxury Home Builder

1140 Town Center Dr., Suite 350
Las Vegas, NV 89144

Phone: (702) 243-9800
Fax: (702) 243-9810

Fax

To: David Brodcher From: Chris Zrinyi
Fax: 385 - 7268 Pages: 2
Phone: 229-5408 Date: 10-5-04
Re: MCE. CC:
☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

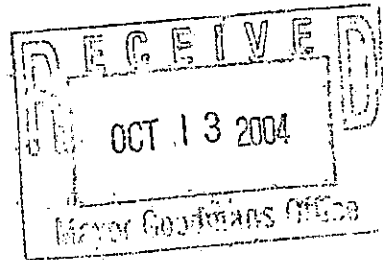
Exhibit per my phone call at 10-4-04.
We would like to change the wall next
to existing homes to consist of
8" split face for the 20% contrasting.
The previously approved section
included 8" and 4" split face.

Thanks,

Chris Zrinyi
243-9800 (D)
402-3086 (C)

10/11/04
on
need revised
letter
from
Chris

October 11, 2004



CERTIFIED MAIL

Mayor Goodman
400 Stewart Ave.
Las Vegas, Nevada, 89101

Dear Mayor Goodman,

Several of the residents received a letter from Jake Lucero, Assistant Vice President of Toll Brothers. In this letter he advised us the City ruled at their meeting the following: Toll Brothers should continue to abide by the conditions, the conditions cannot be changed and all codes must be enforced.

We were very pleased to hear this information from Toll Brothers but it appears there are contradictions to what Toll Brothers says and does and what we were told reference the current walls not being in compliance.

I notified City Planning and brought in pictures of the current walls that Toll Brothers built. From looking at the pictures, I was advised the walls did not meet the mandated conditions and a hold was placed on Toll Brothers Bond and permits.

I met with Jason Allswang, Senior Planner for the Planning Department, on Toll Brother's job site and examined the walls. He agreed, none of the walls meet the 20% condition and the property line walls for the residents on Lisa and Royer Ranch also do not meet the decorative standards.

I was advised by Leni Skaar, assistant for Councilman Mack, during our last phone conversation Toll Brothers was advised the walls did not meet standards and they would have to add additional decorative blocks to the perimeter walls and that the property line walls would have to be taken down. Leni also said Toll Brothers wanted to stain the wall at which time those in the meeting said if it looked bad it would have to be taken down.

There are two issues the City of Las Vegas has not been able to answer that would save us all a great deal of time. They are as follows:

1. Why doesn't the Decorative Block Wall meet the conditions defined by City Code 19.20?

The condition state: "Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials."

Las Vegas Zoning Code, Chapter 19.20, outlines the definitions of Decorative Block and Decorative Wall. They are as follows:

Decorative Wall defined by Code: "A masonry wall where at least 20 percent of the wall is of a type of masonry which is different by texture, color, style or a combination of all three characteristics." (The City Code does not indicate stain as an acceptable condition, no exceptions were indicated in the mandated conditions nor were their any exceptions listed on your approved plans)

David Bratcher

From: Leni Skaar
Sent: Tuesday, October 12, 2004 12:57 PM
To: David Bratcher
Subject: FW: Toll Brothers Block Wall Code Review

David, care to try to explain to Valerie how we can allow Toll Bros. to stain the wall --- rather than tear it down and rebuild it with contrasting block?

-----Original Message-----

From: TOOLTIMEVAL@aol.com [mailto:TOOLTIMEVAL@aol.com]
Sent: Tuesday, October 05, 2004 3:15 PM
To: LSkaar@LasVegasNevada.GOV; lskaar@ci.las-vegas.nv.us
Cc: TOOLTIMEVAL@aol.com
Subject: Toll Brothers Block Wall Code Review

Hello,

Reference our last conversation and the fact that Toll Brothers was told they could Stain the wall is another violation of the listed codes. I thought you should know:

Condition states: "Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials".

City Zoning Code Chapter 19.20 Definitions defines the following:

Decorative Block - Generally refers to non-standard masonry building block. The face of the block is typically textured and contains a non-standard finish or shape. Gray, smooth finish CMU is not considered decorative block.

Decorative Wall - A masonry wall where at least 20 percent of the wall is of a type of masonry which is differentiated by texture, color, style or a combination of all three characteristics.

From these city codes the standard, smooth finish wall is not considered decorative block. By applying stain is also a violation due to the definition indicating the type of masonry used can be colored not stained.

Once again the standards and codes are not being followed and representatives can not make agreements with Toll Brothers which do not follow these guidelines.

Leni, please supply clarification as to what standards Toll Brothers were told to follow. Stain is not listed in any of the codes.

Thank you,

Valerie Juick

Decorative Block defined by Code: "Generally refers to **non-standard masonry building block**. The face of the block is typically **textured** and contains a **non-standard finish or shape**. Gray, smooth finish CMU is not considered decorative block." (There were no exceptions to the City Code listed in the mandated conditions or listed on your approved plans)

2. Why can't the City of Las Vegas, Planning Department or Toll Brothers show us a Nevada Revised Statute or City Code that allows an upper property owner the right to drain any substance (Contaminated) onto the property of the lower land owner? It should be noted, the original grade of this property has been changed and raised any where from a foot to four plus feet and drain holes placed into the wall, draining onto our property. (See example photos # 1 through 3, same drain holes in our neighborhood with contaminated water and black mold draining out of it and photo # 4 of same holes in the property line walls on Lisa and Royer Ranch walls which drain onto our property).

Nevada Revised Statutes protect property owners from each other. The walls may meet code for pressure issues but does not address the issue of drainage onto another's property.

On Aug. 29, 2004, Toll Brothers started to build a wall on the property line for the residents of Royer Ranch. The wall was being built with smooth finish gray block which is a clear violation of the conditions. As a courtesy, Toll Brother's employees were advised of this violation prior to going to the City to file a complaint because Toll Brothers employees refused to stop constructing the wall. (See photo # 5 & 6)

Most of the gray block wall was removed only after Toll Brothers were directed by the City to do so. Toll Brothers did not remove all the smooth gray block wall behind other existing block walls nor did they remove the first row of gray block for all the residents with chain link fences. Toll Brothers then constructed another wall on top of the gray blocks. The new blocks have color but are smooth and do not meet the conditions or code for decorative block. (See photo # 7)

The plans submitted to the City show all walls listed as decorative and the same, with no indications that the walls would be different for the property lines for Lisa and Royer Ranch. (See photo 8)

The residents would like answers for the two listed questions within 10 days of receipt of this certified letter. If there is no response to our request within the 10-day guideline, it will be assumed that you are in agreeance that the walls do not meet the conditions mandated and the current drain holes are in violation of Nevada Revised Statutes. We wish to resolve these issues peacefully out of court but are willing to move forward and let a jury decide.

We look forward to hearing from you in writing within 10 days.

Valerie Juick



5112 Royer Ranch
Las Vegas, Nev. 89149

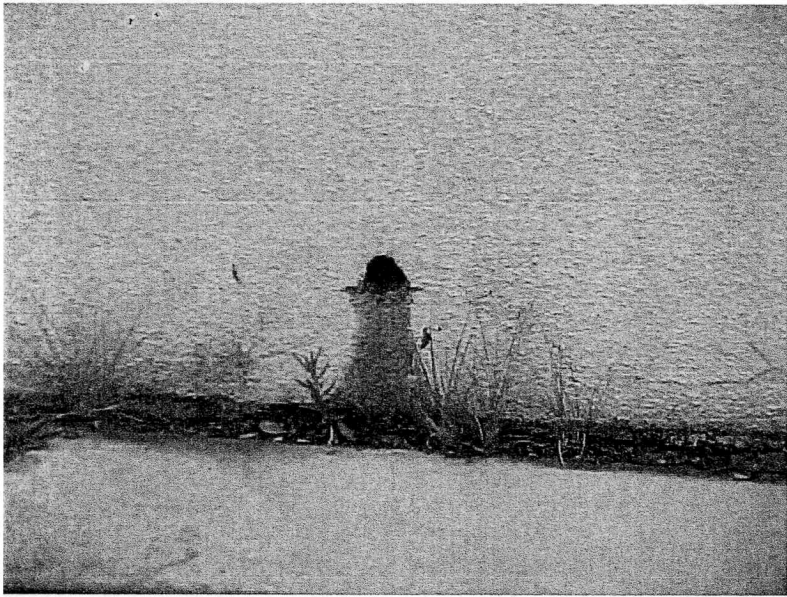


Photo 1

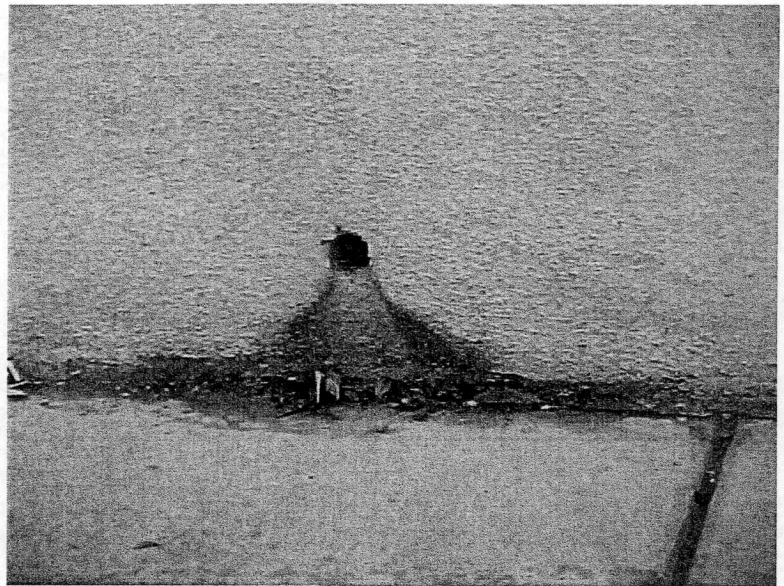
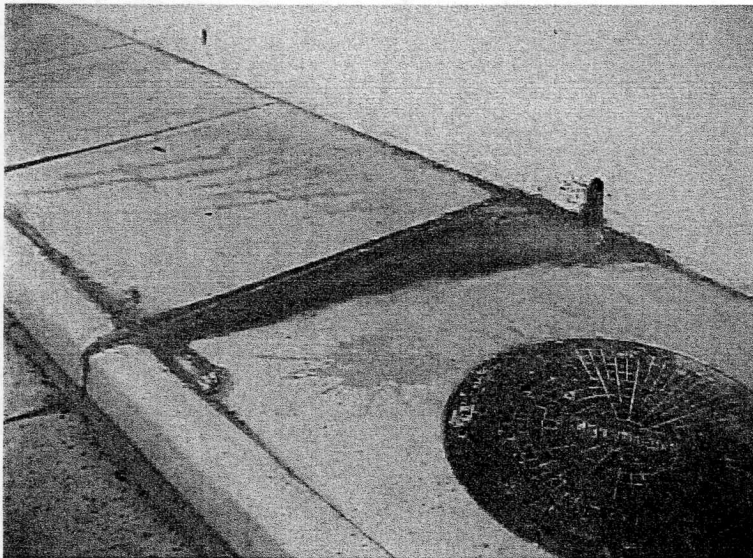
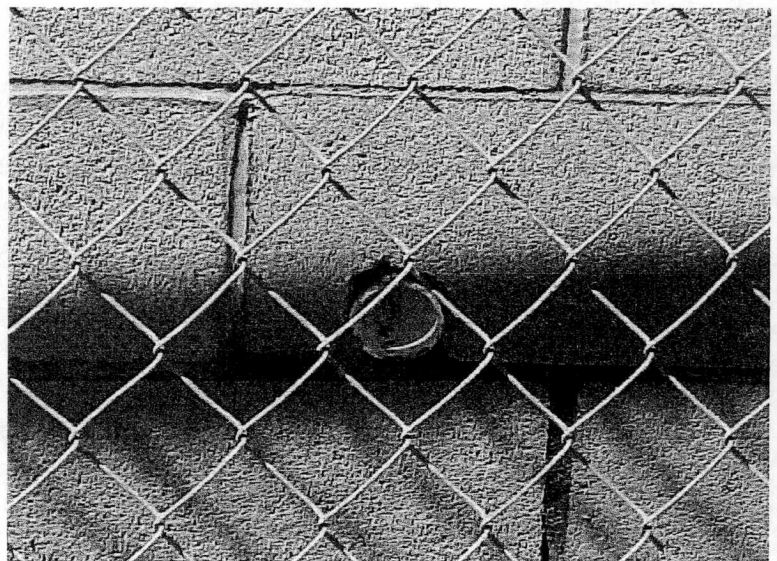


Photo2



hoto 3



P
Photo 4

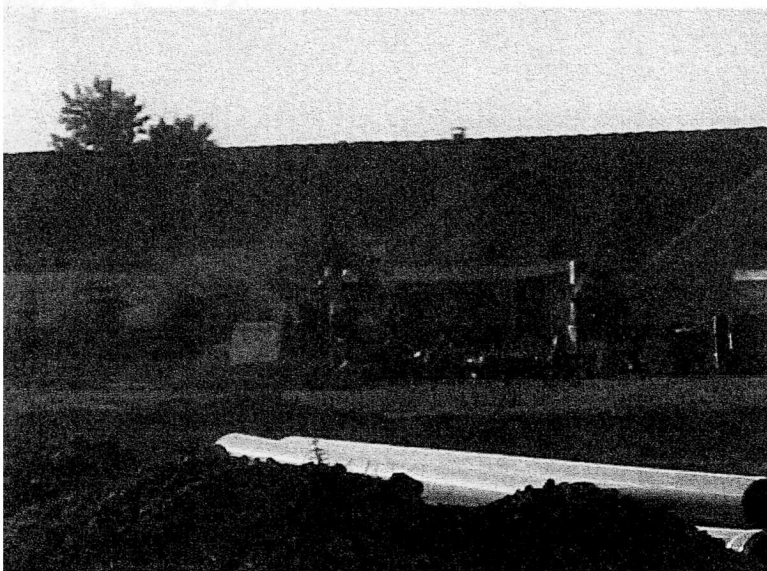




Photo 7

First row of smooth gray block left with smooth flat color block placed on top with drain holes.

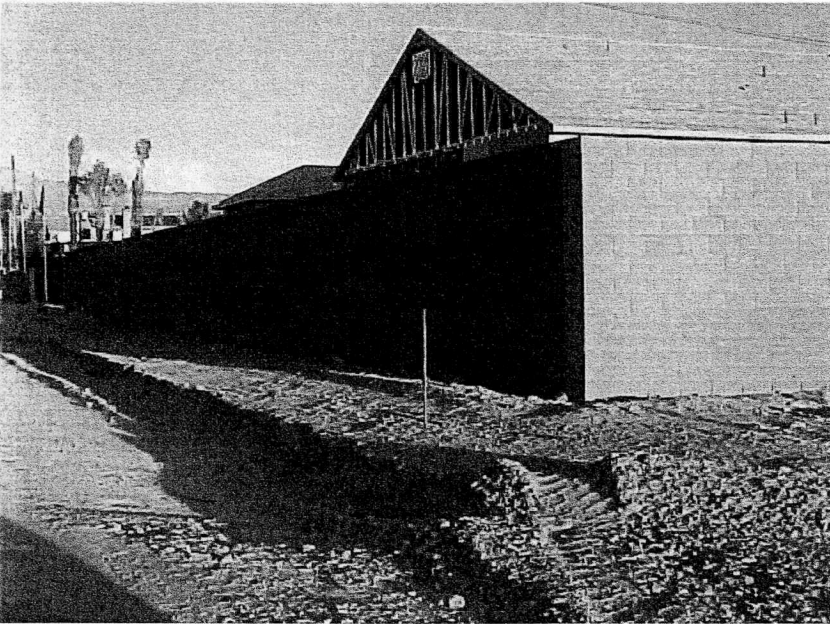


Photo 8

Photo taken while standing on La Madra facing West. Photo depicts a Decorative Block Wall with less than 20% decorative masonry material being used on the South side of the wall. The property line wall for the residents on Lisa is a smooth face block with NO decorative masonry contrast being used.



Photo 9

Damage done to our chain link fences by Toll Brother's employees when they dug the wall footings.

David Bratcher

Subject: Meeting with Residents and CLV Staff - RE: Toll Brothers "North Canyon Estates"
Location: City Attorney's Conference Room, 9th Flr., City Hall

Start: Tue 10/26/2004 3:30 PM
End: Tue 10/26/2004 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Required Attendees: Michael Mack; Earl Russell; Ron LaBar; David Bratcher; Steve Houchens; Bryan Scott; Bart Anderson; Leni Skaar

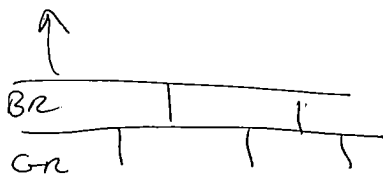
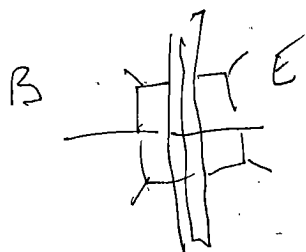
Councilman Mack has asked staff from Bldg./Safety, City Attorney's Ofc., Planning & Development and Public Works to meet with residents to discuss/resolve outstanding issues they have conveyed to our office (i.e. perimeter wall construction/"weep" holes, access on LaMadre, etc.)

Residents:

Valerie Juick - 5112 Royer Ranch
Michael Parish - 5120 Lisa Lane
Frank Friedlander - 5100 Royer Ranch
John and Dodie Amundson - 8211 Adler Circle
Clint Carvalho - 8211 W. Washburn
Kim Spaulding - 5024 N. Lisa Lane

- PROPERTY DAMAGE IS BETWEEN PROPERTY OWNERS AND TOLL BROTHERS. THIS LEAVES WEEP HOLES AND DECORATIVE BLOCK WALL
- VJ - WEED HOLES ARE DRAINING ON OUR PROPERTY IF WEED MRS OR CITY CODE STATUTE THIS IS OKAY PW - YOU PROBABLY WON'T FIND ONE. WEED HOLES ON FILLING THE BLOCK WITH MORTAR.
- VJ - Why doesn't it require the drain tile to be installed
- PW - The builder will not choose to do this because of cost.
- BA - This is sub-surface drainage, it is not surface drainage
 - what about the wash that was built over?
- BA - That water will be handled by drainage (90%)
 - what if we plug the weep hole?
- PW - They will fail and you do so at your own risk.
- VJ - ROAD JOINTS? Paul will ADDRESS THIS WITH TOLL
- PW - THIS IS NOT A CODE ISSUE BECAUSE THIS IS INTERLOCKING BLOCK. THIS IS ACCEPTABLE PER CODE

ASTHETICS OF THE WALL



David Bratcher

Subject: FW: Drainage Issues @ Toll Bros. "H" Property
Location: 2C

Start: Thu 9/16/2004 10:00 AM
End: Thu 9/16/2004 11:00 AM

Recurrence: (none)

Meeting Status: Accepted

Required Attendees: Leni Skaar; David Bratcher

I don't know as there are any Planning issues vis-a-vis the drain pipes, but the subject of the 20% contrasting wall (or lack thereof) may come up, too. FYI.

bart

-----Original Appointment-----

From: Leni Skaar
Sent: Tuesday, September 07, 2004 4:01 PM
To: Leni Skaar; Margo Wheeler; Bart Anderson; Paul Wilkins; Bryan Scott; Leni Skaar
Subject: Drainage Issues @ Toll Bros. "H" Property
When: Thursday, September 16, 2004 10:00 AM-11:00 AM (GMT-08:00) Pacific Time (US & Canada); Tijuana.
Where: Mayor's conference Room

Discuss possible alternatives to retaining wall drain pipes leading onto other people's property.

- CALL*
- WOOD HOUSES ARE NOT NECESSARILY REMOVED
 - WALLS ARE NOT DESIGNED TO BE WATER PROOFED
 - WATER MUST BE ABLE TO MOVE

- LY*
- CONCERN ABOUT WATER DRAINING ONTO NEIGHBORS LOT
 - POSSIBLE USE OF PESTICIDES FLOWING WITH THE WATER.

RESOLUTION: WOOD HOUSES ARE A CODE REQUIREMENT OF CONSTRUCTION. GRAY WALL WILL BE REMOVED, DECORATIVE BLOCK (20% CONTRASTING) REQUIRED





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

April 11, 2003

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 5, 2003

Dear Ms. Jones:

The City Council at a regular meeting held February 5, 2003 APPROVED the request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 6, 2003. This approval is subject to:

Planning and Development

1. A pedestrian passage will be provided to connect the cul-de-sacs of Lisa Lane.
2. A 20-foot wide equestrian trail shall be provided on the applicant's property along the north side of La Madre Way, pursuant to the City of Las Vegas Trails Plan and as shown in Exhibit 1 of Recreation Trails Plan. If La Madre Way is developed to rural standards, then the trail may be built on right-of-way.
3. A Rezoning (Z-0048-02) to an R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning District approved by the City Council.
4. There shall be a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. Single story dwellings will abut all existing single story homes.
8. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
9. The setbacks for this development shall be a minimum of 20 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet or 5 feet on the side combining to 15 feet between homes, 15 feet on the corner side, and 20 feet in the rear.
10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
11. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

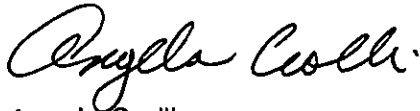
Public Works

17. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site. Because of potential traffic concerns related to access to Durango Drive under full-build-out conditions, additional active access drives may be required to service this site if recommended by the Traffic Engineering Division. Comply with the recommendations of the Traffic Engineering Division.
18. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.

Ms. Virginia Jones
Z-0048-02(1) – Page Four
April 11, 2003

23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 5, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

248

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
4. Staff Report
5. Submitted at City Council – Petition with 49 signatures supporting the limitation of one story homes
6. Submitted at City Council – Petition with 47 signatures supporting the vacation of Lesa Lane

MOTION:

MACK – APPROVED subject to conditions, requiring Lisa Lane be closed with a cul-de-sac, amending the following conditions:

1. A Rezoning (Z-0048-02) to an R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning District approved by the City Council.
5. *Single story dwellings will abut all existing single story homes.*
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet or 5 feet on the side combining to 15 feet between homes, 15 feet on the corner side, and 20 feet in the rear.
15. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset

CITY COUNCIL MEETING OF FEBRUARY 5, 2003
Planning and Development Department
Item 95 – Z-0048-02(1)

MOTION – Continued:

into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site. *Because of potential traffic concerns related to access to Durango Drive under full-build-out conditions, additional active access drives may be required to service this site if recommended by the Traffic Engineering Division. Comply with the recommendations of the Traffic Engineering Division.*

And the following added condition:

- A pedestrian passage will be provided to connect the cul-de-sacs of Lisa Lane.***
- A 20-foot wide equestrian trail shall be provided on the applicant's property along the north side of La Madre Way, pursuant to the City of Las Vegas Trails Plan and as shown in Exhibit 1 of Recreation Trails Plan. If La Madre Way is developed to rural standards, then the trail may be built on right-of-way.***

– UNANIMOUS

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

MARK JONES, Southwest Engineering, 3016 North Rancho
GEORGE HITTER, 5335 North El Capitan
PETER ATKINSON, Lisa Lane
DIANA COX, 5335 North El Capitan
MICHAEL PARRISH, 5120 North Lisa
VALERIE JUICK, 5112 Royer Ranch
RICH SPAULDING, 5024 North Lisa Lane
JIM DONOHUE, 4195 Tomsik Street
KIM SPAULDING, 5024 North Lisa
NANCY FELMLEE, 4125 North Durango
GLADYS FINE, Tomsik Street
TOM MCGOWAN, Las Vegas resident
BART ANDERSON, Public Works Department
MARGO WHEELER, Planning Manager, Current Planning
JOE CADELL, Toll Brothers, 1635 Village Center Circle
CONAN PYNE

CITY COUNCIL MEETING OF FEBRUARY 5, 2003
Planning and Development Department
Item 95 – Z-0048-02(1)

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.
(1:54 – 2:44)
4-751

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0048-02) to an R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. There shall be a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
6. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 25 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
9. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.

CITY COUNCIL MEETING OF FEBRUARY 5, 2003
Planning and Development Department
Item 95 – Z-0048-02(1)

CONDITIONS – Continued:

10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

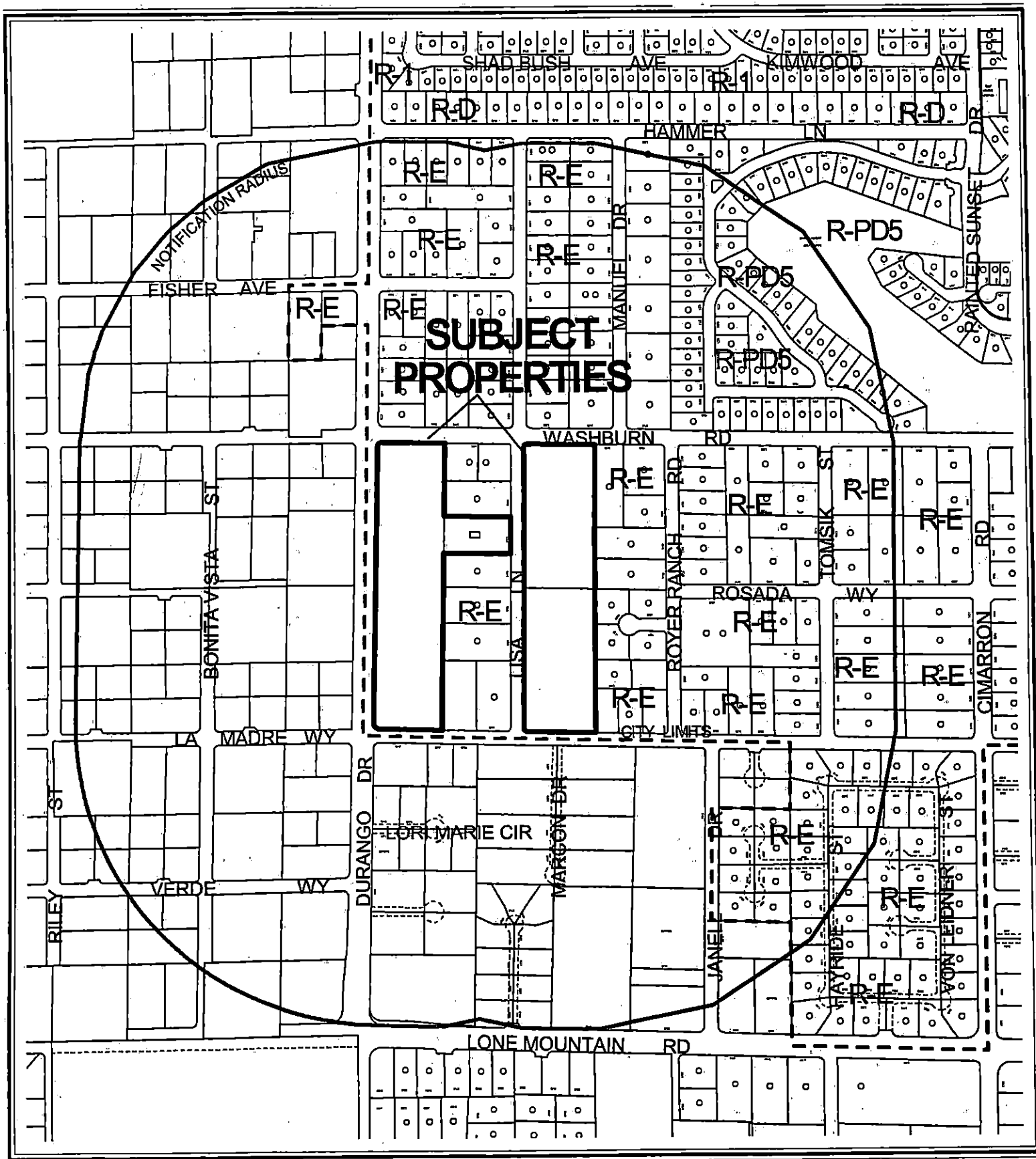
Public Works

15. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
16. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 5, 2003
Planning and Development Department
Item 95 – Z-0048-02(1)

CONDITIONS – Continued:

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3.1 UNITS PER ACRE)



**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three dwelling units per acre, which promotes the objectives of the General Plan.

This item was held in abeyance at the July 25, 2002 Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant has submitted revised site plans that indicate a reduction in the number of lots to 55, and a corresponding reduction in the density to 2.59 dwelling units per gross acre. Other revisions include improvements to access, circulation, and lot size. However, in the revision of the layout the amount of common open space was reduced substantially, requiring the request for a Variance (V-0071-02).

BACKGROUND DATA

- | | |
|----------|---|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). |
| 08/30/02 | The applicant submitted revised site plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission recommended denial of three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55 lot single family residential subdivision. |
| 09/26/02 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #7). |
| 12/04/02 | The City Council voted to APPROVE three related items allowing R (Rural Density Residential) with a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane. |
| 12/04/02 | The City Council voted to TABLE this item at the applicant's request. |

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the "H-shaped" site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. The submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds that the proposed 55-lot single family residential development will result in approximately 2.59 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

If approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

The street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The propose project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

The building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 342 by Planning Department

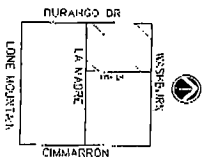
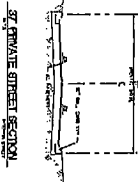
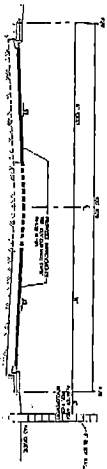
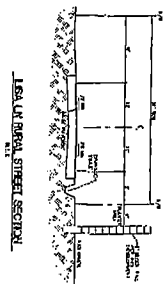
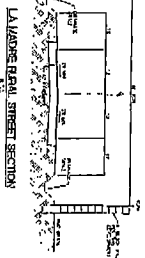
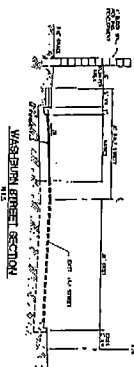
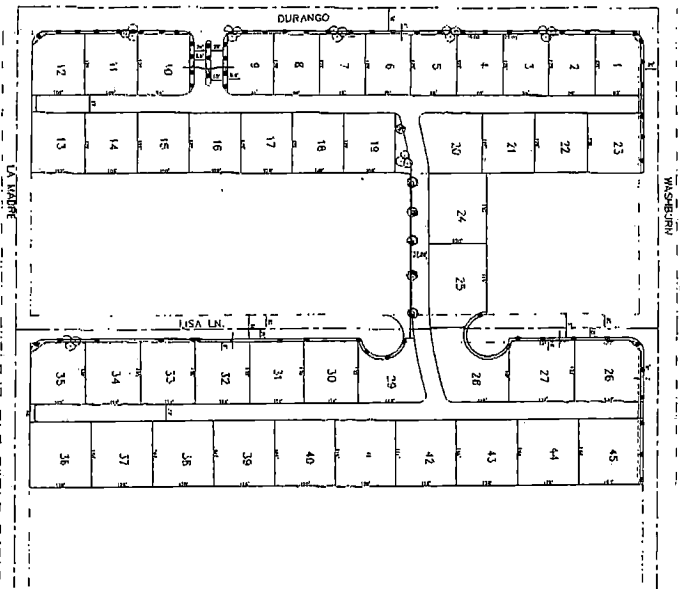
APPROVALS 9

PROTESTS 248



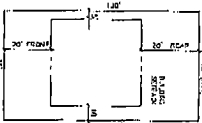
Case Number: E-0048-02(1) APN: 125-33-302-001 & 004
125-33-301-001 & 007

 **SALLY PELHAM**
Notary Public - Nevada
No. 92-1193-1
My appt. exp. June 8, 2004



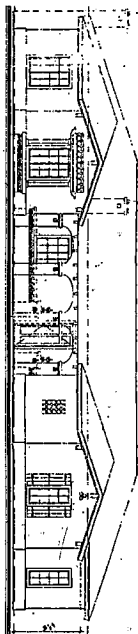
ZONING DATA
 ZONING DISTRICT: Z-0048-02(1)
 ZONING DESCRIPTION: RESIDENTIAL SINGLE-FAMILY
 ZONING REGULATIONS: SEE CITY CODE
 ZONING MAP: SEE CITY CODE

OWNER/ALCOA DESIG.
 PROJECT: 15TH LA MADRE STREET
 PREPARED BY: ALCOA DESIG.
 DATE: 1-22-03
 SCALE: AS SHOWN

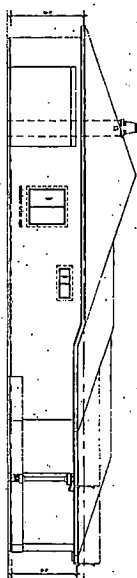


SITE PLAN REVIEW - Z-48-02(1)
WASHBURN AND DURANGO

DATE	1-22-03
BY	ALCOA DESIG.
CHECKED BY	ALCOA DESIG.
APPROVED BY	ALCOA DESIG.
REVISIONS	



FRONT



LEFT

EXTERIOR ELEVATIONS

Z-0048-02(1)
2-05-03 CC
REVISED

REAR ELEVATION & PATIO OPTION

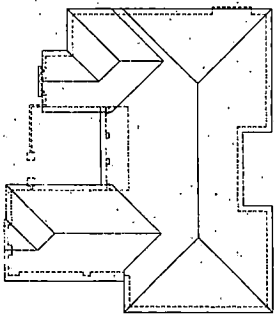
91 NOTES

ATTIC VENTILATION

ROOF PLAN

12

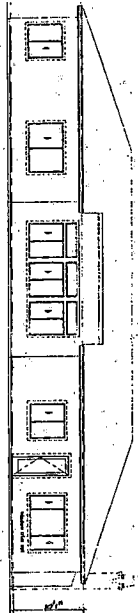
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE DETERMINED BY THE OWNER.
3. THE ROOF IS TO BE SHINGLED.
4. THE FLOORING IS TO BE DETERMINED BY THE OWNER.
5. THE WALLS ARE TO BE FINISHED WITH PLASTER AND PAINTED.
6. THE CEILING IS TO BE FINISHED WITH PLASTER AND PAINTED.
7. THE DOORS AND WINDOWS ARE TO BE FINISHED WITH STAINLESS STEEL.
8. THE PORCH IS TO BE FINISHED WITH CONCRETE.
9. THE PATIO IS TO BE FINISHED WITH CONCRETE.
10. THE STAIRS ARE TO BE FINISHED WITH WOOD.
11. THE BATH IS TO BE FINISHED WITH CERAMIC TILE.
12. THE KITCHEN IS TO BE FINISHED WITH CERAMIC TILE.
13. THE LIVING ROOM IS TO BE FINISHED WITH CARPET.
14. THE BEDROOM IS TO BE FINISHED WITH CARPET.
15. THE HALLWAY IS TO BE FINISHED WITH CARPET.
16. THE CLOSET IS TO BE FINISHED WITH CARPET.
17. THE PORCH IS TO BE FINISHED WITH CONCRETE.
18. THE PATIO IS TO BE FINISHED WITH CONCRETE.
19. THE STAIRS ARE TO BE FINISHED WITH WOOD.
20. THE BATH IS TO BE FINISHED WITH CERAMIC TILE.
21. THE KITCHEN IS TO BE FINISHED WITH CERAMIC TILE.
22. THE LIVING ROOM IS TO BE FINISHED WITH CARPET.
23. THE BEDROOM IS TO BE FINISHED WITH CARPET.
24. THE HALLWAY IS TO BE FINISHED WITH CARPET.
25. THE CLOSET IS TO BE FINISHED WITH CARPET.



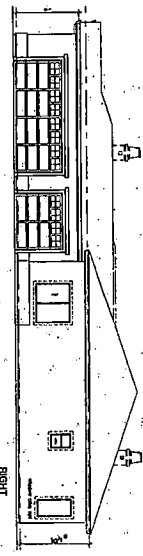
TOLL BROTHERS
2001-082

ARMY NEVADA
2001-082

A-14



REAR



RIGHT

EXTERIOR ELEVATIONS 1

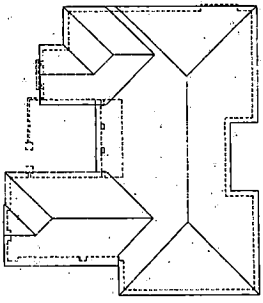
Z-0049-02(1)
2-05-03 CC

REVISED

REAR ELEVATION & PATIO OPTION 3 NOTES

AIRFLOW VENTILATION

ROOF PLAN 12



NOTES:
1. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
2. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
3. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
4. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
5. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
6. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
7. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
8. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
9. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.
10. ALL ROOFING SHALL BE 30 YEAR Warranted Asphalt Shingles.

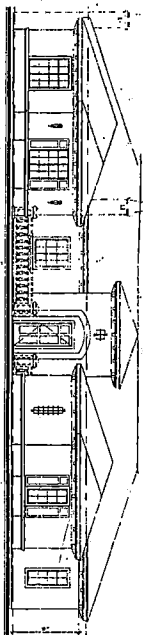
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles
Roofing	30 Year Warranted Asphalt Shingles



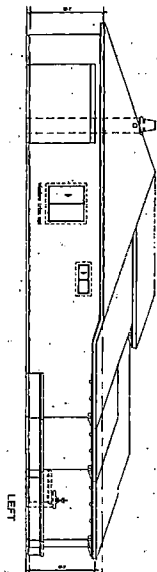
AMY NEVADA, INC.
ARCHITECTS
1000 10th Avenue
Albany, NY 12206

VILLA AT TOWN
TOLL BROOKS
80 VINE CREEK RD
TOLL BROOK, NY 11790
2001-082

PLAN
REAR ELEVATION
A-1.4A



FRONT



LEFT

EXTERIOR ELEVATIONS

1



VILLAS AT TORRENO
TOLL BROTHERS
631 VILLAGE CIRCLE #100
LA VERGNE, TN 37036
2001-082

BY N.E.V.A.D.A.
ARCHITECTS
10000 N. 10TH AVE.
SUITE 100
DENVER, CO 80231
(303) 751-1000

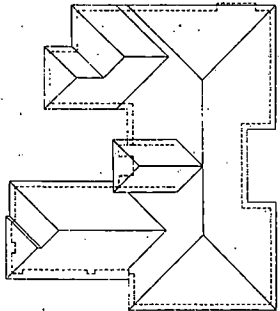
Client: Project
Architect: Project
Engineer: Project
Contract #: 1000

Z-0048-02(1)
2-05-03 CC

REVISED

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 CODE.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 CODE.

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	CEILING	100	SQ. FT.	1.00
2	FLOOR	100	SQ. FT.	1.00
3	WALL	100	SQ. FT.	1.00
4	DOOR	100	SQ. FT.	1.00
5	WINDOW	100	SQ. FT.	1.00
6	ROOF	100	SQ. FT.	1.00
7	PAVING	100	SQ. FT.	1.00
8	LANDSCAPING	100	SQ. FT.	1.00
9	UTILITIES	100	SQ. FT.	1.00
10	MECHANICAL	100	SQ. FT.	1.00
11	ELECTRICAL	100	SQ. FT.	1.00
12	PLUMBING	100	SQ. FT.	1.00
13	PAINT	100	SQ. FT.	1.00
14	FINISHES	100	SQ. FT.	1.00
15	CONCRETE	100	SQ. FT.	1.00
16	FOUNDATION	100	SQ. FT.	1.00
17	STRUCTURE	100	SQ. FT.	1.00
18	ROOFING	100	SQ. FT.	1.00
19	CLADDING	100	SQ. FT.	1.00
20	MECHANICAL	100	SQ. FT.	1.00
21	ELECTRICAL	100	SQ. FT.	1.00
22	PLUMBING	100	SQ. FT.	1.00
23	PAINT	100	SQ. FT.	1.00
24	FINISHES	100	SQ. FT.	1.00
25	CONCRETE	100	SQ. FT.	1.00
26	FOUNDATION	100	SQ. FT.	1.00
27	STRUCTURE	100	SQ. FT.	1.00
28	ROOFING	100	SQ. FT.	1.00
29	CLADDING	100	SQ. FT.	1.00
30	MECHANICAL	100	SQ. FT.	1.00
31	ELECTRICAL	100	SQ. FT.	1.00
32	PLUMBING	100	SQ. FT.	1.00
33	PAINT	100	SQ. FT.	1.00
34	FINISHES	100	SQ. FT.	1.00
35	CONCRETE	100	SQ. FT.	1.00
36	FOUNDATION	100	SQ. FT.	1.00
37	STRUCTURE	100	SQ. FT.	1.00
38	ROOFING	100	SQ. FT.	1.00
39	CLADDING	100	SQ. FT.	1.00
40	MECHANICAL	100	SQ. FT.	1.00
41	ELECTRICAL	100	SQ. FT.	1.00
42	PLUMBING	100	SQ. FT.	1.00
43	PAINT	100	SQ. FT.	1.00
44	FINISHES	100	SQ. FT.	1.00
45	CONCRETE	100	SQ. FT.	1.00
46	FOUNDATION	100	SQ. FT.	1.00
47	STRUCTURE	100	SQ. FT.	1.00
48	ROOFING	100	SQ. FT.	1.00
49	CLADDING	100	SQ. FT.	1.00
50	MECHANICAL	100	SQ. FT.	1.00
51	ELECTRICAL	100	SQ. FT.	1.00
52	PLUMBING	100	SQ. FT.	1.00
53	PAINT	100	SQ. FT.	1.00
54	FINISHES	100	SQ. FT.	1.00
55	CONCRETE	100	SQ. FT.	1.00
56	FOUNDATION	100	SQ. FT.	1.00
57	STRUCTURE	100	SQ. FT.	1.00
58	ROOFING	100	SQ. FT.	1.00
59	CLADDING	100	SQ. FT.	1.00
60	MECHANICAL	100	SQ. FT.	1.00
61	ELECTRICAL	100	SQ. FT.	1.00
62	PLUMBING	100	SQ. FT.	1.00
63	PAINT	100	SQ. FT.	1.00
64	FINISHES	100	SQ. FT.	1.00
65	CONCRETE	100	SQ. FT.	1.00
66	FOUNDATION	100	SQ. FT.	1.00
67	STRUCTURE	100	SQ. FT.	1.00
68	ROOFING	100	SQ. FT.	1.00
69	CLADDING	100	SQ. FT.	1.00
70	MECHANICAL	100	SQ. FT.	1.00
71	ELECTRICAL	100	SQ. FT.	1.00
72	PLUMBING	100	SQ. FT.	1.00
73	PAINT	100	SQ. FT.	1.00
74	FINISHES	100	SQ. FT.	1.00
75	CONCRETE	100	SQ. FT.	1.00
76	FOUNDATION	100	SQ. FT.	1.00
77	STRUCTURE	100	SQ. FT.	1.00
78	ROOFING	100	SQ. FT.	1.00
79	CLADDING	100	SQ. FT.	1.00
80	MECHANICAL	100	SQ. FT.	1.00
81	ELECTRICAL	100	SQ. FT.	1.00
82	PLUMBING	100	SQ. FT.	1.00
83	PAINT	100	SQ. FT.	1.00
84	FINISHES	100	SQ. FT.	1.00
85	CONCRETE	100	SQ. FT.	1.00
86	FOUNDATION	100	SQ. FT.	1.00
87	STRUCTURE	100	SQ. FT.	1.00
88	ROOFING	100	SQ. FT.	1.00
89	CLADDING	100	SQ. FT.	1.00
90	MECHANICAL	100	SQ. FT.	1.00
91	ELECTRICAL	100	SQ. FT.	1.00
92	PLUMBING	100	SQ. FT.	1.00
93	PAINT	100	SQ. FT.	1.00
94	FINISHES	100	SQ. FT.	1.00
95	CONCRETE	100	SQ. FT.	1.00
96	FOUNDATION	100	SQ. FT.	1.00
97	STRUCTURE	100	SQ. FT.	1.00
98	ROOFING	100	SQ. FT.	1.00
99	CLADDING	100	SQ. FT.	1.00
100	MECHANICAL	100	SQ. FT.	1.00



ROOF PLAN

12

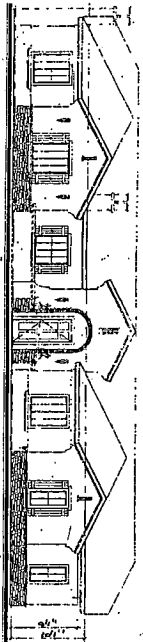
REAR ELEVATION • PATIO OPTION

13

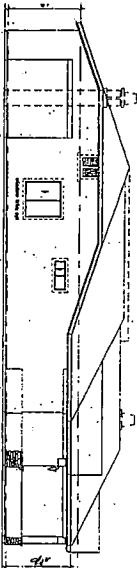
ATTIC VENTILATION

14

A-16



FRONT



LEFT

EXTERIOR ELEVATIONS



JMK NY

1000 10TH AVENUE

NEW YORK, NY 10019

TEL: 212-692-1234

FAX: 212-692-1235

WWW.JMKNY.COM

ARCHITECT

DESIGN

CONSTRUCTION

MANAGEMENT

GENERAL CONTRACTOR

INTERIOR DESIGNER

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

PAINTING CONTRACTOR

ROOFING CONTRACTOR

WALLPAPER HANGING

CEILING INSTALLATION

DOOR & WINDOW

REPAIRS

PAINTING

REPAIRS

PAINTING

REPAIRS

PAINTING

REAR ELEVATION & PATIO OPTION

ATTIC VENTILATION

ROOF PLAN

12

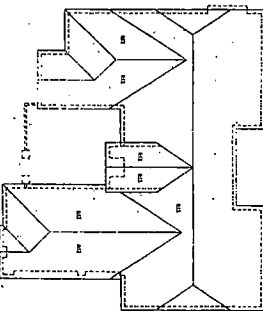
Z-0048-02(1)

2-05-03 CG

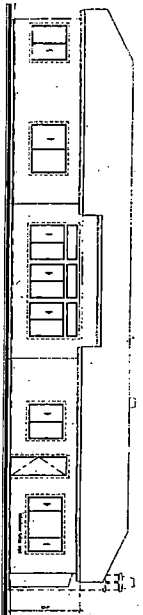
REVISED

1. THE ARCHITECT HAS PREPARED THESE PLANS FOR THE PURPOSES OF OBTAINING PERMITS AND FOR CONSTRUCTION. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS.

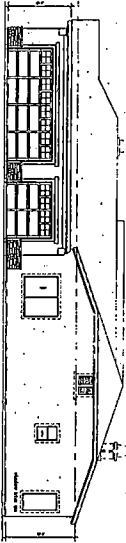
2. THE ARCHITECT HAS PREPARED THESE PLANS FOR THE PURPOSES OF OBTAINING PERMITS AND FOR CONSTRUCTION. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS.



A-1.7



REAR



RIGHT

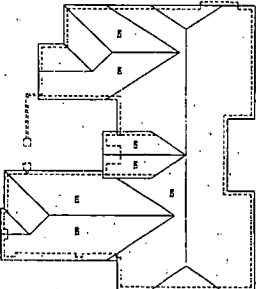
EXTERIOR ELEVATIONS 1

Z-0048-02(1)
2-05-03 CG

REVISION

1. ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS SHALL BE IN 16THS OF AN INCH. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES SHALL BE AS NOTED. FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.



ROOF PLAN 12

REAR ELEVATION & PAINT OPTION 3 NOTES

ATTIC VENTILATION

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS

ALL MATERIALS



AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

AMY HENRY

A-1.7A

1. The first of these is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The second is the fact that the majority of the population of the United States is now living in the South and West. This is a result of the process of migration, which has been going on since the beginning of the 20th century. The third is the fact that the majority of the population of the United States is now living in the middle class. This is a result of the process of social mobility, which has been going on since the beginning of the 20th century.

1. **THEORY** (10 marks)
a. Define the term "theory".
b. Explain the difference between a theory and a hypothesis.
c. Discuss the importance of theory in research.

2. **RESEARCH DESIGN** (10 marks)
a. What is a research design?
b. List and describe the three main types of research design.
c. Explain the importance of a good research design.

3. **DATA COLLECTION** (10 marks)
a. What are the two main methods of data collection?
b. List the advantages and disadvantages of each method.
c. Explain the importance of data collection in research.

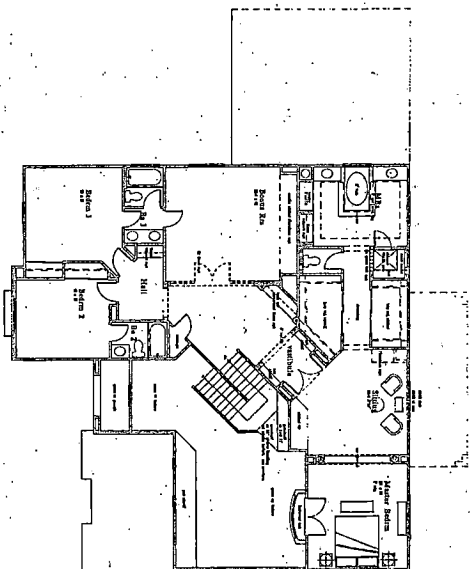
4. **DATA ANALYSIS** (10 marks)
a. What is data analysis?
b. List the two main types of data analysis.
c. Explain the importance of data analysis in research.

5. **RESEARCH REPORT** (10 marks)
a. What is a research report?
b. List the main components of a research report.
c. Explain the importance of a good research report.

6. **What is the purpose of the study?** The purpose of the study is to determine the effect of the use of the study on the use of the study.

1. **NAME** _____
2. **ADDRESS** _____
3. **CITY** _____
4. **STATE** _____
5. **ZIP** _____
6. **PHONE** _____
7. **E-MAIL** _____
8. **DATE** _____
9. **SIGNATURE** _____
10. **PRINT NAME** _____
11. **PRINT ADDRESS** _____
12. **PRINT CITY** _____
13. **PRINT STATE** _____
14. **PRINT ZIP** _____
15. **PRINT PHONE** _____
16. **PRINT E-MAIL** _____
17. **PRINT DATE** _____
18. **PRINT SIGNATURE** _____
19. **PRINT NAME** _____
20. **PRINT ADDRESS** _____
21. **PRINT CITY** _____
22. **PRINT STATE** _____
23. **PRINT ZIP** _____
24. **PRINT PHONE** _____
25. **PRINT E-MAIL** _____
26. **PRINT DATE** _____
27. **PRINT SIGNATURE** _____
28. **PRINT NAME** _____
29. **PRINT ADDRESS** _____
30. **PRINT CITY** _____
31. **PRINT STATE** _____
32. **PRINT ZIP** _____
33. **PRINT PHONE** _____
34. **PRINT E-MAIL** _____
35. **PRINT DATE** _____
36. **PRINT SIGNATURE** _____
37. **PRINT NAME** _____
38. **PRINT ADDRESS** _____
39. **PRINT CITY** _____
40. **PRINT STATE** _____
41. **PRINT ZIP** _____
42. **PRINT PHONE** _____
43. **PRINT E-MAIL** _____
44. **PRINT DATE** _____
45. **PRINT SIGNATURE** _____
46. **PRINT NAME** _____
47. **PRINT ADDRESS** _____
48. **PRINT CITY** _____
49. **PRINT STATE** _____
50. **PRINT ZIP** _____
51. **PRINT PHONE** _____
52. **PRINT E-MAIL** _____
53. **PRINT DATE** _____
54. **PRINT SIGNATURE** _____
55. **PRINT NAME** _____
56. **PRINT ADDRESS** _____
57. **PRINT CITY** _____
58. **PRINT STATE** _____
59. **PRINT ZIP** _____
60. **PRINT PHONE** _____
61. **PRINT E-MAIL** _____
62. **PRINT DATE** _____
63. **PRINT SIGNATURE** _____
64. **PRINT NAME** _____
65. **PRINT ADDRESS** _____
66. **PRINT CITY** _____
67. **PRINT STATE** _____
68. **PRINT ZIP** _____
69. **PRINT PHONE** _____
70. **PRINT E-MAIL** _____
71. **PRINT DATE** _____
72. **PRINT SIGNATURE** _____
73. **PRINT NAME** _____
74. **PRINT ADDRESS** _____
75. **PRINT CITY** _____
76. **PRINT STATE** _____
77. **PRINT ZIP** _____
78. **PRINT PHONE** _____
79. **PRINT E-MAIL** _____
80. **PRINT DATE** _____
81. **PRINT SIGNATURE** _____
82. **PRINT NAME** _____
83. **PRINT ADDRESS** _____
84. **PRINT CITY** _____
85. **PRINT STATE** _____
86. **PRINT ZIP** _____
87. **PRINT PHONE** _____
88. **PRINT E-MAIL** _____
89. **PRINT DATE** _____
90. **PRINT SIGNATURE** _____
91. **PRINT NAME** _____
92. **PRINT ADDRESS** _____
93. **PRINT CITY** _____
94. **PRINT STATE** _____
95. **PRINT ZIP** _____
96. **PRINT PHONE** _____
97. **PRINT E-MAIL** _____
98. **PRINT DATE** _____
99. **PRINT SIGNATURE** _____
100. **PRINT NAME** _____
101. **PRINT ADDRESS** _____
102. **PRINT CITY** _____
103. **PRINT STATE** _____
104. **PRINT ZIP** _____
105. **PRINT PHONE** _____
106. **PRINT E-MAIL** _____
107. **PRINT DATE** _____
108. **PRINT SIGNATURE** _____
109. **PRINT NAME** _____
110. **PRINT ADDRESS** _____
111. **PRINT CITY** _____
112. **PRINT STATE** _____
113. **PRINT ZIP** _____
114. **PRINT PHONE** _____
115. **PRINT E-MAIL** _____
116. **PRINT DATE** _____
117. **PRINT SIGNATURE** _____
118. **PRINT NAME** _____
119. **PRINT ADDRESS** _____
120. **PRINT CITY** _____
121. **PRINT STATE** _____
122. **PRINT ZIP** _____
123. **PRINT PHONE** _____
124. **PRINT E-MAIL** _____
125. **PRINT DATE** _____
126. **PRINT SIGNATURE** _____
127. **PRINT NAME** _____
128. **PRINT ADDRESS** _____
129. **PRINT CITY** _____
130. **PRINT STATE** _____
131. **PRINT ZIP** _____
132. **PRINT PHONE** _____
133. **PRINT E-MAIL** _____
134. **PRINT DATE** _____
135. **PRINT SIGNATURE** _____
136. **PRINT NAME** _____
137. **PRINT ADDRESS** _____
138. **PRINT CITY** _____
139. **PRINT STATE** _____
140. **PRINT ZIP** _____
141. **PRINT PHONE** _____
142. **PRINT E-MAIL** _____
143. **PRINT DATE** _____
144. **PRINT SIGNATURE** _____
145. **PRINT NAME** _____
146. **PRINT ADDRESS** _____
147. **PRINT CITY** _____
148. **PRINT STATE** _____
149. **PRINT ZIP** _____
150. **PRINT PHONE** _____
151. **PRINT E-MAIL** _____
152. **PRINT DATE** _____
153. **PRINT SIGNATURE** _____
154. **PRINT NAME** _____
155. **PRINT ADDRESS** _____
156. **PRINT CITY** _____
157. **PRINT STATE** _____
158. **PRINT ZIP** _____
159. **PRINT PHONE** _____
160. **PRINT E-MAIL** _____
161. **PRINT DATE** _____
162. **PRINT SIGNATURE** _____
163. **PRINT NAME** _____
164. **PRINT ADDRESS** _____
165. **PRINT CITY** _____
166. **PRINT STATE** _____
167. **PRINT ZIP** _____
168. **PRINT PHONE** _____
169. **PRINT E-MAIL** _____
170. **PRINT DATE** _____
171. **PRINT SIGNATURE** _____
172. **PRINT NAME** _____
173. **PRINT ADDRESS** _____
174. **PRINT CITY** _____
175. **PRINT STATE** _____
176. **PRINT ZIP** _____
177. **PRINT PHONE** _____
178. **PRINT E-MAIL** _____
179. **PRINT DATE** _____
180. **PRINT SIGNATURE** _____
181. **PRINT NAME** _____
182. **PRINT ADDRESS** _____
183. **PRINT CITY** _____
184. **PRINT STATE** _____
185. **PRINT ZIP** _____
186. **PRINT PHONE** _____
187. **PRINT E-MAIL** _____
188. **PRINT DATE** _____
189. **PRINT SIGNATURE** _____
190. **PRINT NAME** _____
191. **PRINT ADDRESS** _____
192. **PRINT CITY** _____
193. **PRINT STATE** _____
194. **PRINT ZIP** _____
195. **PRINT PHONE** _____
196. **PRINT E-MAIL** _____
197. **PRINT DATE** _____
198. **PRINT SIGNATURE** _____
199. **PRINT NAME** _____
200. **PRINT ADDRESS** _____
201. **PRINT CITY** _____
202. **PRINT STATE** _____
203. **PRINT ZIP** _____
204. **PRINT PHONE** _____
205. **PRINT E-MAIL** _____
206. **PRINT DATE** _____
207. **PRINT SIGNATURE** _____
208. **PRINT NAME** _____
209. **PRINT ADDRESS** _____
210. **PRINT CITY** _____
211. **PRINT STATE** _____
212. **PRINT ZIP** _____
213. **PRINT PHONE** _____
214. **PRINT E-MAIL** _____
215. **PRINT DATE** _____
216. **PRINT SIGNATURE** _____
217. **PRINT NAME** _____
218. **PRINT ADDRESS** _____
219. **PRINT CITY** _____
220. **PRINT STATE** _____
221. **PRINT ZIP** _____
222. **PRINT PHONE** _____
223. **PRINT E-MAIL** _____
224. **PRINT DATE** _____
225. **PRINT SIGNATURE** _____
226. **PRINT NAME** _____
227. **PRINT ADDRESS** _____
228. **PRINT CITY** _____
229. **PRINT STATE** _____
230. **PRINT ZIP** _____
231. **PRINT PHONE** _____
232. **PRINT E-MAIL** _____
233. **PRINT DATE** _____
234. **PRINT SIGNATURE** _____
235. **PRINT NAME** _____
236. **PRINT ADDRESS** _____
237. **PRINT CITY** _____
238. **PRINT STATE** _____
239. **PRINT ZIP** _____
240. **PRINT PHONE** _____
241. **PRINT E-MAIL** _____
242. **PRINT DATE** _____
243. **PRINT SIGNATURE** _____
244. **PRINT NAME** _____
245. **PRINT ADDRESS** _____
246. **PRINT CITY** _____
247. **PRINT STATE** _____
248. **PRINT ZIP** _____
249. **PRINT PHONE** _____
250. **PRINT E-MAIL** _____
251. **PRINT DATE** _____
252. **PRINT SIGNATURE** _____
253. **PRINT NAME** _____
254. **PRINT ADDRESS** _____
255. **PRINT CITY** _____
256. **PRINT STATE** _____
257. **PRINT ZIP** _____
258. **PRINT PHONE** _____

FIRST ADOPT
 -
 TOTAL
 DATED
 POWER
 OF ATTORNEY



Plan 2 Second Floor Plan

REVISED

Z-0048-02(1)
2-05-03 CC

FLOOR PLAN



Villas At Toscana
TOLL BROTHERS
635 Village Cir Circle #100
LAS VEGAS, NV 89104
2001-082

2001-082

RMV NEVADA, INC.

1993

Chinese History

4. SECOND FLOOR PLAN

A-2.1A

- NOTES

• **As a Customer:** Please do not expect a refund or credit for a return. We will accept the return and issue a replacement.

• **Ways to Grading:** Most people like to grade commutative with addition and multiplication.

- a 4th issue focusing on "crossroads" events that will reshape the planet

4. I/We do not have any other persons or entities who are not listed on this form who are involved in the transaction.

THE
WILLIAMS
COLLEGE
LIBRARY
WILKES BARRE, PA.
1876

¹ See *Journal of the American Academy of Child and Adolescent Psychiatry*, 35:10 (1996), pp. 1205-1212.

1. *Intervista* con il Prof. *...*

• **What are the main components of the system?**

• **1970s** **Public Exposure and the Structure**

RESEARCH

[illegible]

1

SQUARE FOOTAGE

Room Area	Unit B.
PLANT ROOM	
FLOOR AREA	

UNIT ADJUSTED INCOME BY CATEGORY	2008	2009
TOTAL	1,000	1,000
MANAGEMENT	450	450

42 1/2"
40 1/2"

21

1

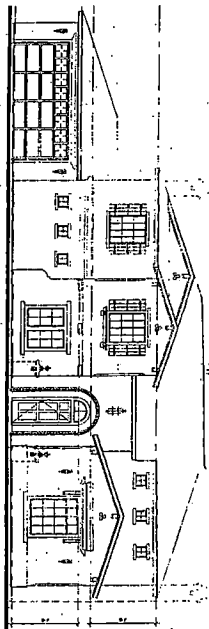
[illegible]

A-2.1B

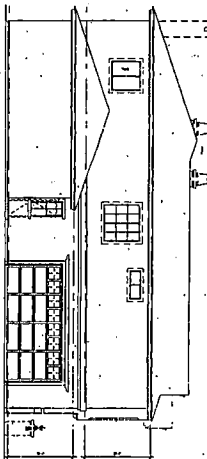


Villas At Toscana
TOLL BROTHERS
335 Village Cir. Circle #1
LAS VEGAS, NV 89133
2001-082

2001-082



FRONT



LEFT

EXTERIOR ELEVATIONS

2024-2025



RMV NEVADA

FROM AFRICA'S SOIL, BEARING
18 PAGES, 600,000

Ch. 2. The History of the English Language

1

1997

•

1

Product Director •	M. POWELL
--------------------	-----------

Product Categories: 3 Tiers

1

•A* EXTERIOR ELEVATION

W. H. R. JONES

100

A-24

•

REAR ELEVATION & PATIO OPTION	FEAR W/ C	3	NOTES
-------------------------------	-----------	---	-------

31 NOTES

ATTIC VENTILATION

ROOF PLAN

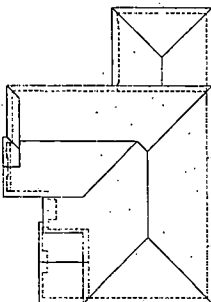
YEAR 2009	2
-----------	---

Z-0048-02(1)

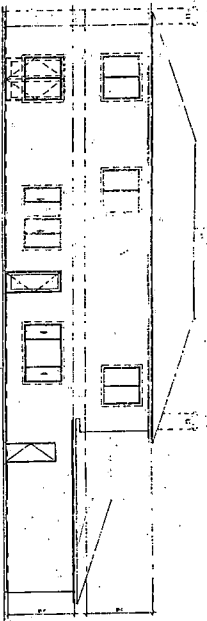
2-05-03 CC

REVIEWS

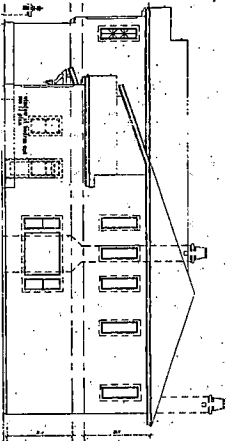
© 1996 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This book is printed on acid-free paper.

[illegible]

A-2.4



REAR



RIGHT

EXTERIOR ELEVATIONS

1



TOLL BROTHERS
633 VILLAS DE CUBA AVE
LAS VEGAS, NV 89169
2001-082

Villas in Tuscany

BYE NEVADA, INC.

ARCHITECT

10000 S. RAYMOND AVE.

LAS VEGAS, NV 89138

TEL: 702/735-1111

FAX: 702/735-1112

WWW.BYENEVADA.COM

Z-0048-02(1)
2-05-03 CC

REVISED

REAR ELEVATION & PAINT OPTION

2nd of 12

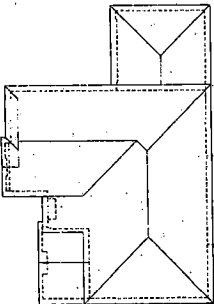
31 NOTES

ATTIC VENTILATION

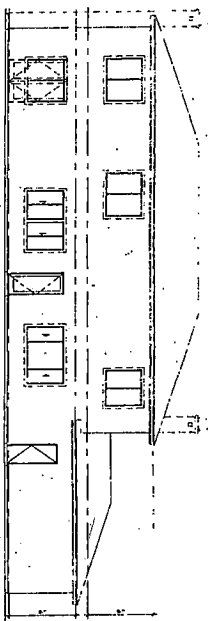
ROOF PLAN

2nd of 12

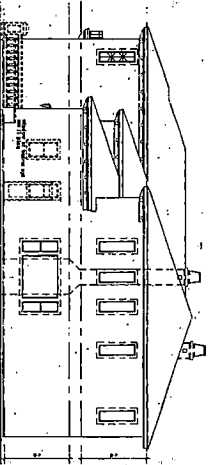
12



A-2-4A



REAR



RIGHT

EXTERIOR ELEVATIONS

1



2001-082

TOLL BROTHERS
10000 WILLOW CREEK
LAS VEGAS, NV 89134

VILLAS AT TORIANA

BAY NEVADA, INC.

ARCHITECT

10000 WILLOW CREEK

LAS VEGAS, NV 89134

DATE: 08/01/01

Project Number: 2-0048-02(1)

Project Name: Villas at Toriana

Project Address: 10000 Willow Creek

Project City: Las Vegas, NV

Project State: NV

Project Zip: 89134

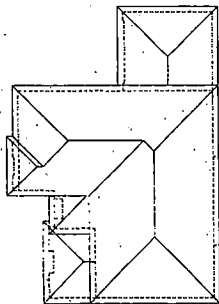
Project Date: 08/01/01

A-2.6A

Z-0048-02(1)
2-05-03 CC
REVISED

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ITEM	DESCRIPTION	QTY	UNIT
1	CEILING VENTILATION	1	EA
2	ROOF VENTILATION	1	EA
3	WALL VENTILATION	1	EA
4	FLOOR VENTILATION	1	EA
5	DOOR VENTILATION	1	EA
6	WINDOW VENTILATION	1	EA
7	CHIMNEY VENTILATION	1	EA
8	STAIR VENTILATION	1	EA
9	BATH VENTILATION	1	EA
10	KITCHEN VENTILATION	1	EA
11	LIVING VENTILATION	1	EA
12	DINING VENTILATION	1	EA
13	SLEEPING VENTILATION	1	EA
14	BEDROOM VENTILATION	1	EA
15	BATHROOM VENTILATION	1	EA
16	KITCHEN VENTILATION	1	EA
17	LIVING VENTILATION	1	EA
18	DINING VENTILATION	1	EA
19	SLEEPING VENTILATION	1	EA
20	BEDROOM VENTILATION	1	EA
21	BATHROOM VENTILATION	1	EA
22	KITCHEN VENTILATION	1	EA
23	LIVING VENTILATION	1	EA
24	DINING VENTILATION	1	EA
25	SLEEPING VENTILATION	1	EA
26	BEDROOM VENTILATION	1	EA
27	BATHROOM VENTILATION	1	EA
28	KITCHEN VENTILATION	1	EA
29	LIVING VENTILATION	1	EA
30	DINING VENTILATION	1	EA
31	SLEEPING VENTILATION	1	EA
32	BEDROOM VENTILATION	1	EA
33	BATHROOM VENTILATION	1	EA
34	KITCHEN VENTILATION	1	EA
35	LIVING VENTILATION	1	EA
36	DINING VENTILATION	1	EA
37	SLEEPING VENTILATION	1	EA
38	BEDROOM VENTILATION	1	EA
39	BATHROOM VENTILATION	1	EA
40	KITCHEN VENTILATION	1	EA
41	LIVING VENTILATION	1	EA
42	DINING VENTILATION	1	EA
43	SLEEPING VENTILATION	1	EA
44	BEDROOM VENTILATION	1	EA
45	BATHROOM VENTILATION	1	EA
46	KITCHEN VENTILATION	1	EA
47	LIVING VENTILATION	1	EA
48	DINING VENTILATION	1	EA
49	SLEEPING VENTILATION	1	EA
50	BEDROOM VENTILATION	1	EA



ROOF PLAN

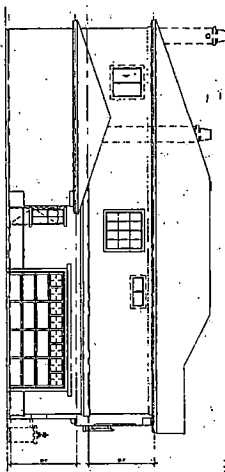
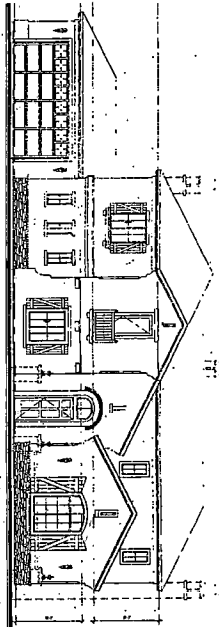
2

REAR ELEVATION & PATIO OPTION

31 NOTES

ATLIC VENTILATION

2



EXTERIOR ELEVATIONS



Villa A Torrance
TOL BOCHER
LAS VEGAS, NV 89114
2001-082

BMY NEVADA
ARCHITECT
1000 S. RIVER ST.
LAS VEGAS, NV 89101

Client Name

Architect
BMY NEVADA
1000 S. RIVER ST.
LAS VEGAS, NV 89101
A 1000

Scale: 1/8" = 1'-0"
PLAN EXTERIOR ELEVATIONS
OF ROOF PLAN

A-2.7

REAR ELEVATION • PAINT OPTION • 3. NOTES

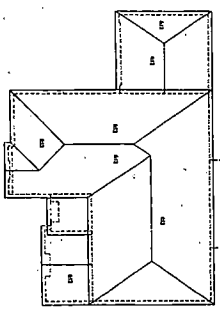
ATTO VENTILATION

ROOF PLAN

Scale: 1/8" = 1'-0"

Z-0048-02(1)
2-05-03 CC
REVISED

NOTES:
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECT'S SPECIFICATIONS FOR ROOFING AND INSULATION.
3. SEE ARCHITECT'S SPECIFICATIONS FOR PAINT AND FINISHES.
4. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING AND FIXTURES.
5. SEE ARCHITECT'S SPECIFICATIONS FOR FURNITURE AND FIXTURES.
6. SEE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE AND PLANTING.
7. SEE ARCHITECT'S SPECIFICATIONS FOR SITEWORK AND UTILITIES.
8. SEE ARCHITECT'S SPECIFICATIONS FOR STRUCTURE AND FOUNDATION.
9. SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL.
10. SEE ARCHITECT'S SPECIFICATIONS FOR INTERIORS AND FINISHES.



Ref.	Country	Source of Compounds
1	Japan	1961-1962 28, 29, 30
2	Japan	1961-1962 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 83

Villas. At Toscani

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134
2001-082

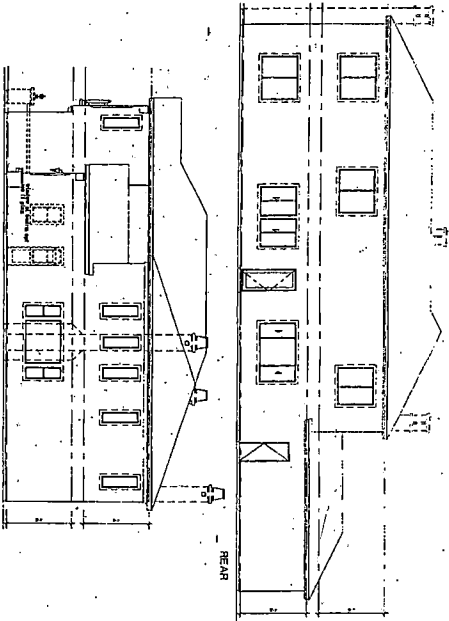


RMV NEVADA -

**UNITED STATES
DEPARTMENT OF JUSTICE**

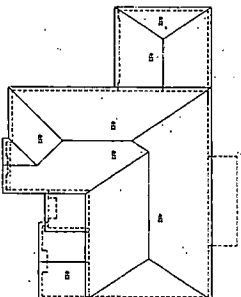
Terms Shown: A TALLY
 Project Owner: M FORMER
 Project Manager: M FORMER
 Project Designer: A TALL
 Checked By:

A-2.7A



EXTERIOR ELEVATIONS	SCALE 1"=1'-0"	1
---------------------	----------------	---

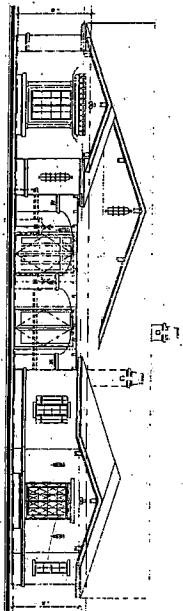
DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/01	OPENING BALANCE	100.00	100.00
1/15/01	PAYROLL	10.00	90.00
1/20/01	RENT	20.00	70.00
1/25/01	UTILITIES	5.00	65.00
2/1/01	CHECK #1001	15.00	50.00
2/10/01	DEPOSIT	30.00	80.00
2/15/01	PAYROLL	10.00	70.00
2/20/01	RENT	20.00	50.00
2/25/01	UTILITIES	5.00	45.00
3/1/01	CHECK #1002	15.00	30.00
3/10/01	DEPOSIT	30.00	60.00
3/15/01	PAYROLL	10.00	50.00
3/20/01	RENT	20.00	30.00
3/25/01	UTILITIES	5.00	25.00
4/1/01	CHECK #1003	15.00	10.00
4/10/01	DEPOSIT	30.00	40.00
4/15/01	PAYROLL	10.00	30.00
4/20/01	RENT	20.00	10.00
4/25/01	UTILITIES	5.00	5.00
5/1/01	CHECK #1004	15.00	0.00
5/10/01	DEPOSIT	30.00	30.00
5/15/01	PAYROLL	10.00	20.00
5/20/01	RENT	20.00	0.00
5/25/01	UTILITIES	5.00	0.00
6/1/01	CHECK #1005	15.00	0.00
6/10/01	DEPOSIT	30.00	30.00
6/15/01	PAYROLL	10.00	20.00
6/20/01	RENT	20.00	0.00
6/25/01	UTILITIES	5.00	0.00
7/1/01	CHECK #1006	15.00	0.00
7/10/01	DEPOSIT	30.00	30.00
7/15/01	PAYROLL	10.00	20.00
7/20/01	RENT	20.00	0.00
7/25/01	UTILITIES	5.00	0.00
8/1/01	CHECK #1007	15.00	0.00
8/10/01	DEPOSIT	30.00	30.00
8/15/01	PAYROLL	10.00	20.00
8/20/01	RENT	20.00	0.00
8/25/01	UTILITIES	5.00	0.00
9/1/01	CHECK #1008	15.00	0.00
9/10/01	DEPOSIT	30.00	30.00
9/15/01	PAYROLL	10.00	20.00
9/20/01	RENT	20.00	0.00
9/25/01	UTILITIES	5.00	0.00
10/1/01	CHECK #1009	15.00	0.00
10/10/01	DEPOSIT	30.00	30.00
10/15/01	PAYROLL	10.00	20.00
10/20/01	RENT	20.00	0.00
10/25/01	UTILITIES	5.00	0.00
11/1/01	CHECK #1010	15.00	0.00
11/10/01	DEPOSIT	30.00	30.00
11/15/01	PAYROLL	10.00	20.00
11/20/01	RENT	20.00	0.00
11/25/01	UTILITIES	5.00	0.00
12/1/01	CHECK #1011	15.00	0.00
12/10/01	DEPOSIT	30.00	30.00
12/15/01	PAYROLL	10.00	20.00
12/20/01	RENT	20.00	0.00
12/25/01	UTILITIES	5.00	0.00
1/1/02	CHECK #1012	15.00	0.00
1/10/02	DEPOSIT	30.00	30.00
1/15/02	PAYROLL	10.00	20.00
1/20/02	RENT	20.00	0.00
1/25/02	UTILITIES	5.00	0.00
2/1/02	CHECK #1013	15.00	0.00
2/10/02	DEPOSIT	30.00	30.00
2/15/02	PAYROLL	10.00	20.00
2/20/02	RENT	20.00	0.00
2/25/02	UTILITIES	5.00	0.00
3/1/02	CHECK #1014	15.00	0.00
3/10/02	DEPOSIT	30.00	30.00
3/15/02	PAYROLL	10.00	20.00
3/20/02	RENT	20.00	0.00
3/25/02	UTILITIES	5.00	0.00
4/1/02	CHECK #1015	15.00	0.00
4/10/02	DEPOSIT	30.00	30.00
4/15/02	PAYROLL	10.00	20.00
4/20/02	RENT	20.00	0.00
4/25/02	UTILITIES	5.00	0.00
5/1/02	CHECK #1016	15.00	0.00
5/10/02	DEPOSIT	30.00	



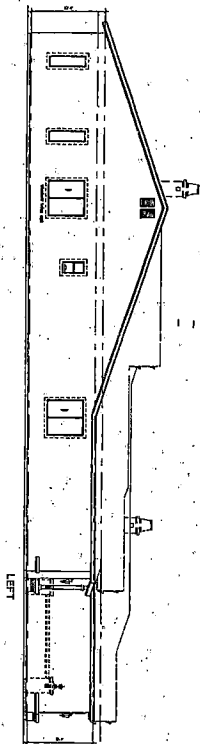
ROOF PLAN	SCALE 1/8" = 1'-0"	2
-----------	--------------------	---

REAR ELEVATION o PATIO OPTION	Scale 1/4" = 1'-0"	3: NOTES
-------------------------------	--------------------	----------

Z-0048-02(1)
2-05-03 CC
REVISED



FRONT



LEFT

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"



RMY NEVADA

ARCHITECTS

1000 W. WILSON AVENUE

Z-0048-02(1)
2-05-03 CC

REVISED

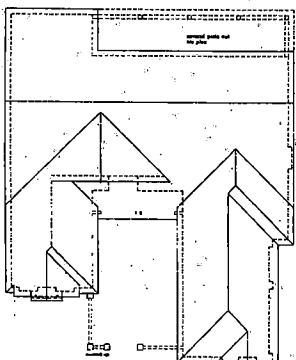
REAR ELEVATION & PATIO OPTION: Scale: 1/8" = 1'-0"

3 NOTES

ATTIC VENTILATION

ROOF PLAN

Scale: 1/8" = 1'-0"



PLAN 3
REAR ELEVATION
& PATIO OPTION
SCALE: 1/8" = 1'-0"

A-3.4

DATE: 02/05/03
BY: RMY

PROJECT: 2001-082

CLIENT: TOLL BROTHERS

LOCATION: LAS VEGAS, NV 89161

DESIGNER: RMY NEVADA

DATE: 02/05/03

PROJECT: 2001-082

CLIENT: TOLL BROTHERS

LOCATION: LAS VEGAS, NV 89161

DESIGNER: RMY NEVADA

DATE: 02/05/03

PROJECT: 2001-082

CLIENT: TOLL BROTHERS

LOCATION: LAS VEGAS, NV 89161

DESIGNER: RMY NEVADA

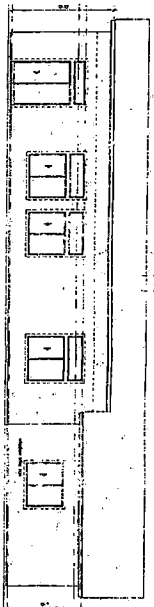
DATE: 02/05/03

PROJECT: 2001-082

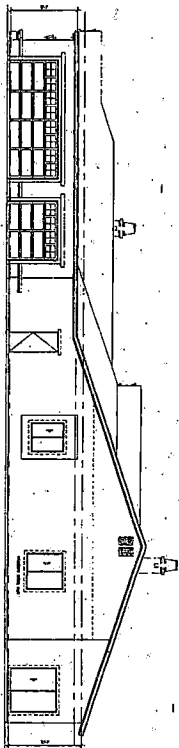
CLIENT: TOLL BROTHERS

LOCATION: LAS VEGAS, NV 89161

DESIGNER: RMY NEVADA



REAR



RIGHT

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

1



TOLL BROTHERS
633 VILLAS DU CENTRE #100
LAS VEGAS, NV 89031
2001-082

VILLAS AT TORRENTIA

Project:

Architect: TOLL BROTHERS
10000 W. Sahara Ave., Suite 100
Las Vegas, NV 89135
Phone: (702) 735-1000
Fax: (702) 735-1001
Website: www.tollbrothers.com
Architect's Registration No.: 10000
Professional Seal: [Seal]
Professional Stamp: [Stamp]
Professional Title: [Title]
Professional License No.: [License No.]
Professional License State: [State]
Professional License Expiration Date: [Expiration Date]

DATE: 01/11/01

BY: [Signature]

PROJECT: [Project Name]

DATE: 01/11/01

BY: [Signature]

PROJECT: [Project Name]

DATE: 01/11/01

BY: [Signature]

PROJECT: [Project Name]

DATE: 01/11/01

BY: [Signature]

PROJECT: [Project Name]

DATE: 01/11/01

BY: [Signature]

PROJECT: [Project Name]

DATE: 01/11/01

REAR ELEVATION & PATIO OPTION

Scale: 1/4" = 1'-0"

3

ATTIC VENTILATION

ROOF PLAN

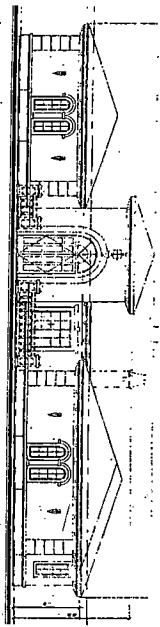
Scale: 1/4" = 1'-0"

2

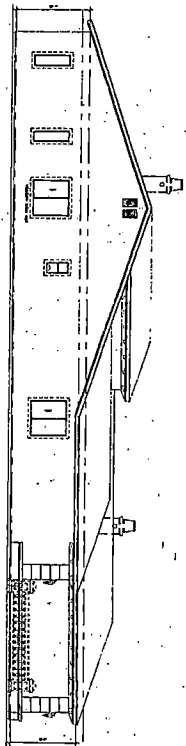
REVISED

Z-0048-02(1)
2-05-03 CC

A-3.4A



FRONT



LEFT

EXTERIOR ELEVATIONS

Z-0048-02(1)
2-05-03 CC

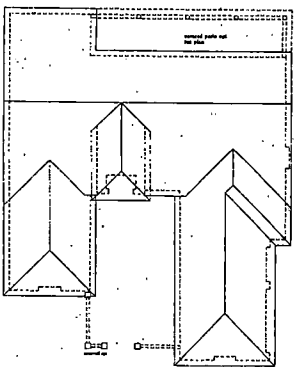
REVISED

REAR ELEVATION & RATIO OPTION

3 NOTES

ATTIC VENTILATION

ROOF PLAN



1. ALL ROOFING SHALL BE 30 YEAR WARRANTY SHINGLE ROOFING.
2. ALL ROOFING SHALL BE 30 YEAR WARRANTY SHINGLE ROOFING.
3. ALL ROOFING SHALL BE 30 YEAR WARRANTY SHINGLE ROOFING.

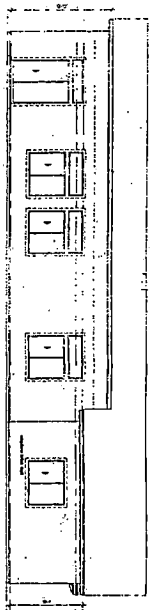
ITEM	DESCRIPTION	QTY	UNIT
1	SHINGLE ROOFING	1200	SQ. FT.
2	SHINGLE ROOFING	1200	SQ. FT.
3	SHINGLE ROOFING	1200	SQ. FT.
4	SHINGLE ROOFING	1200	SQ. FT.
5	SHINGLE ROOFING	1200	SQ. FT.
6	SHINGLE ROOFING	1200	SQ. FT.
7	SHINGLE ROOFING	1200	SQ. FT.
8	SHINGLE ROOFING	1200	SQ. FT.
9	SHINGLE ROOFING	1200	SQ. FT.
10	SHINGLE ROOFING	1200	SQ. FT.



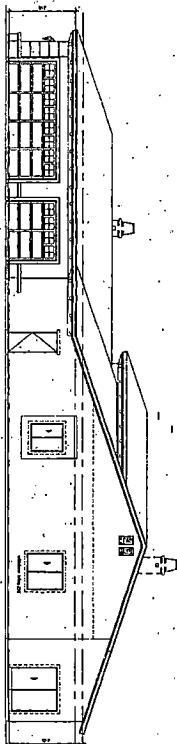
TOLL BROTHERS
400 VILLAS AL TOREANA
LAKESIDE, NY 10801
2001-082

Villas Al Torosana

A-3-6



REAR



RIGHT

EXTERIOR ELEVATIONS

1001



Villas At Toscana
TOLL BROTHERS
615 Village Cir. Circle #1000
LAS VEGAS, NV 89134
2001-082

Villas At Toscani

2001-082

RM11155000

160186 **USA**

1

Change Report

Team	Wins	Losses	Points
Team A	10	5	150
Team B	8	7	120
Team C	6	9	90
Team D	4	11	60
Team E	2	13	30

Project Manager	MA FORM
Project Number	1

Content of:

PLAN 3
2' EXTERIOR ELEVATION

0 100 1 500 1 000

11

✓

Z-0048-02(1)
2-05-03 CC

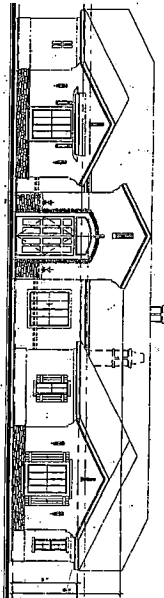
REVISED

REAR ELEVATION @ PATIO OPTION	3x4' 8" x 14'	31 NOTES
-------------------------------	---------------	----------

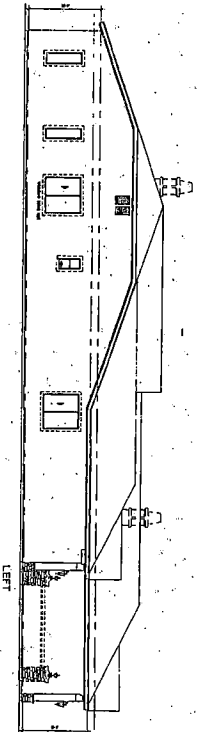
ATTIC VENTILATION

ROOF PLAN | END 11-12 | 2

A-3.6A



FRONT



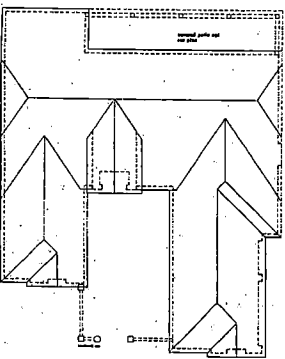
LEFT

EXTERIOR ELEVATIONS

1

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

ITEM	DESCRIPTION	QTY	UNIT
1	CEILING	1	SF
2	FLOOR	1	SF
3	WALL	1	SF
4	ROOF	1	SF
5	PAINT	1	QTY
6	PLASTER	1	SF
7	CEILING	1	SF
8	FLOOR	1	SF
9	WALL	1	SF
10	ROOF	1	SF
11	PAINT	1	QTY
12	PLASTER	1	SF



ROOF PLAN

2

REAR ELEVATION & PATIO OPTION

3

NOTES

ATTIC VENTILATION

4

Z-0048-02(1)
2-05-03 CC

REVISED

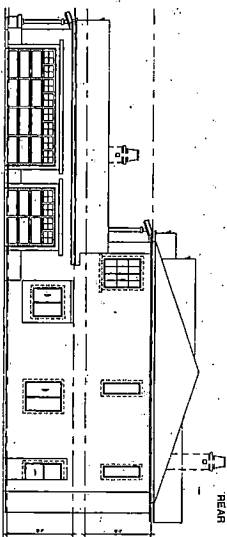


BMT NEVADA
ARCHITECTS
1000 W. 10TH STREET
LAS VEGAS, NV 89102
TEL: 702-735-1111
FAX: 702-735-1112

Villas At Toscana
SOLD BY
555 VILLAS AT TOSCANA
LAS VEGAS, NV 89134
2001-082

NO.	DATE	DESCRIPTION
1	08/01/01	ISSUED FOR PERMIT
2	08/01/01	ISSUED FOR PERMIT
3	08/01/01	ISSUED FOR PERMIT
4	08/01/01	ISSUED FOR PERMIT
5	08/01/01	ISSUED FOR PERMIT
6	08/01/01	ISSUED FOR PERMIT
7	08/01/01	ISSUED FOR PERMIT
8	08/01/01	ISSUED FOR PERMIT
9	08/01/01	ISSUED FOR PERMIT
10	08/01/01	ISSUED FOR PERMIT
11	08/01/01	ISSUED FOR PERMIT
12	08/01/01	ISSUED FOR PERMIT

A-3.7
REAR ELEVATION & PATIO OPTION
ATTIC VENTILATION
ROOF PLAN



RIGHT

EXTERIOR ELEVATIONS

REAL: 100 + 100



2001-082

635 Village Cir. Circle #108
LAS VEGAS, NV 89134

RMV NEVADA

07-09 086-1000

Umsatz 2006

Team Manager	A. TULLY
Project Director *	M. POWERS
Project Manager	M. POWERS
Project Designer *	A. TULLY

PLAN 4

2. A. ROOF PLAN

Product Name:

A-4.4A

REAR ELEVATION & PATIO OPTION	SCALE	3	NOTES
SCALE 1/8" = 1'-0"			

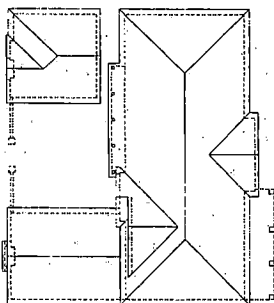
3 | NOTES

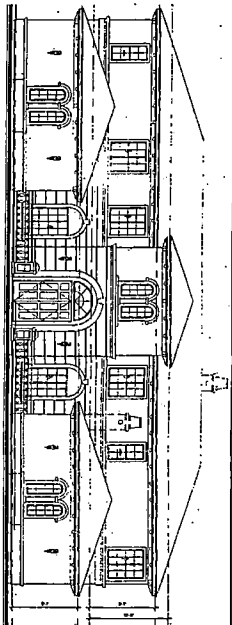
ATTIC VENTILATION

ROOF PLAN

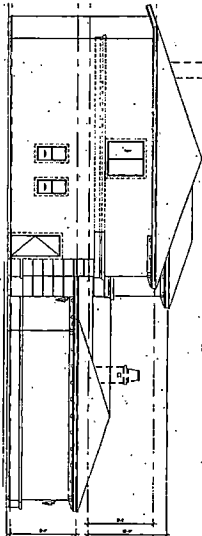
1992

Z-0048-02(1)
2-05-03 CC

REVISED[illegible][illegible]



FRONT



LEFT

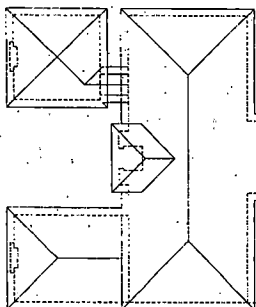
EXTERIOR ELEVATIONS

1

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPTHS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY RECORDS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY RECORDS.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY RECORDS.

REVISED
2-0048-02(1)
2-05-03 CC

ARCHITECT	DATE
PROJECT	NO.
OWNER	NO.
DESIGNER	NO.
ENGINEER	NO.
CONTRACTOR	NO.
FINISHES	NO.
MATERIALS	NO.
METHODS OF CONSTRUCTION	NO.
PERMITS AND APPROVALS	NO.
UTILITIES LOCATIONS AND DEPTHS	NO.
ADJACENT PROPERTY RECORDS	NO.



ROOF PLAN

2

REAR ELEVATION & PATIO OPTION

ATTIC VENTILATION

ROOF PLAN

3

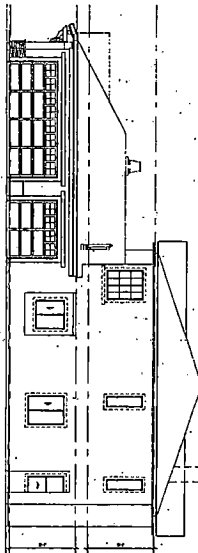
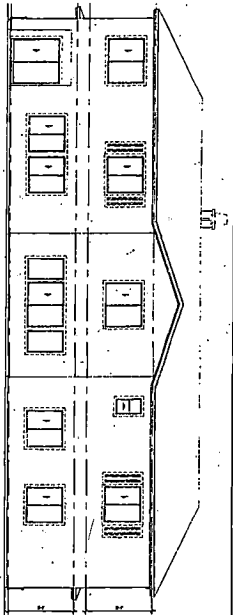
Villas At Torrance
TOLL BROTHERS
101 LAS VEGAS, NY 5048
2001-082



BMT NY/MD, INC.
ARCHITECTS
101 LAS VEGAS, NY 5048
2001-082

Project Name: Villas At Torrance
Project Number: 2001-082
Project Location: 101 Las Vegas, NY 5048
Project Date: 2-05-03
Project Status: Revised
Project Owner: TOLL BROTHERS
Project Designer: BMT NY/MD, INC.
Project Engineer: BMT NY/MD, INC.
Project Contractor: BMT NY/MD, INC.
Project Finish: BMT NY/MD, INC.
Project Material: BMT NY/MD, INC.
Project Method: BMT NY/MD, INC.
Project Permit: BMT NY/MD, INC.
Project Utility: BMT NY/MD, INC.
Project Adjacent: BMT NY/MD, INC.
Project Record: BMT NY/MD, INC.

A-4.6



RIGHT

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"



BNY NEVADA

Architect

2001-082

Villa Al Tanager
TOLL BROTHERS
LOS ANGELES
LAS VEGAS, NV 89144

REVISED

Z-0048-02(1)

2-05-03 CC

REAR ELEVATION & PATIO OPTION

Scale: 1/8" = 1'-0"

3 NOTES

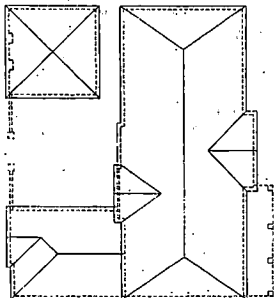
ATIC VENTILATION

ROOF PLAN

Scale: 1/8" = 1'-0"

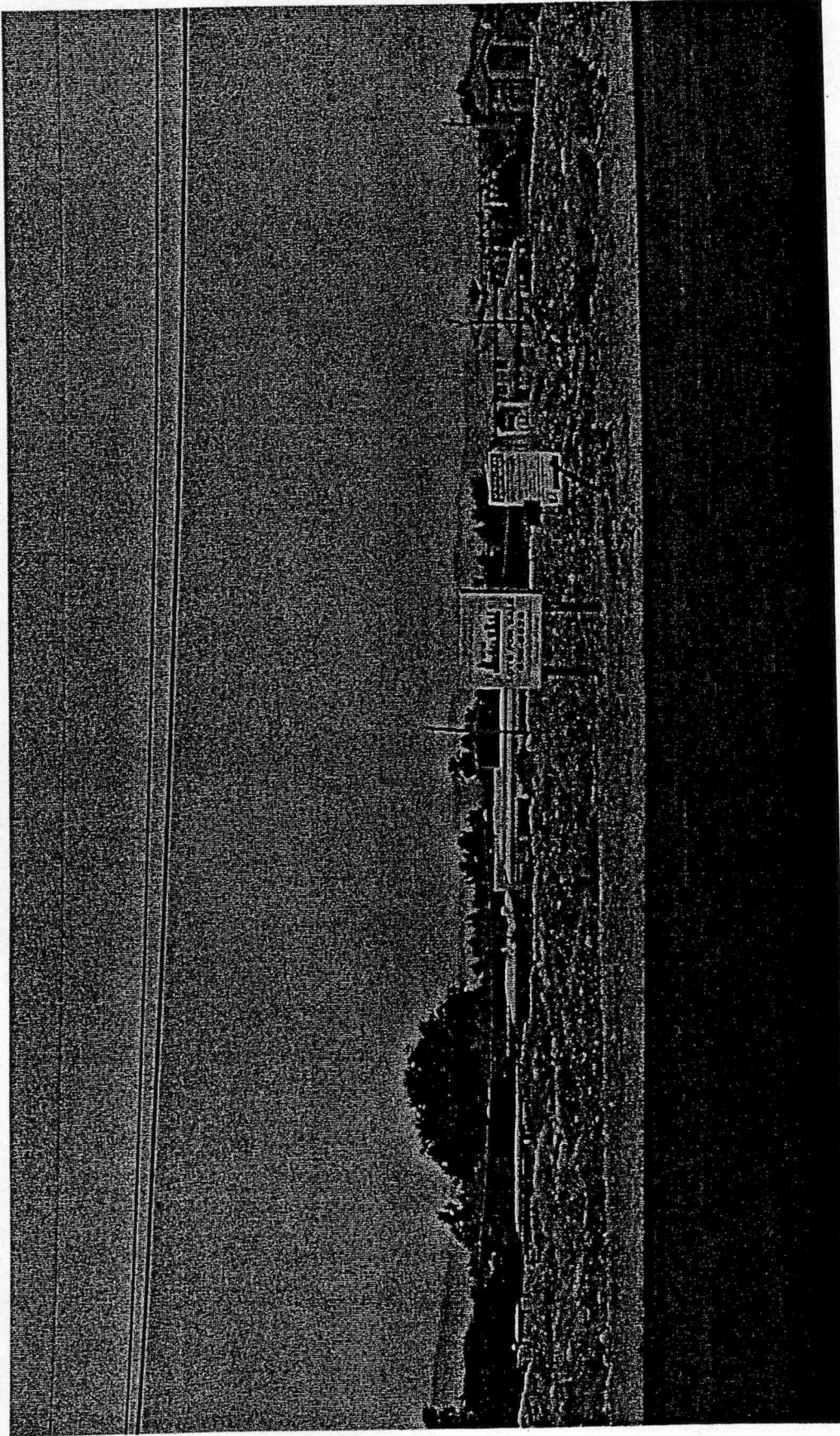
12

1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
2. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
3. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
4. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
5. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
6. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
7. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
8. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
9. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
10. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
11. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
12. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.



1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
2. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
3. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
4. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
5. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
6. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
7. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
8. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
9. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
10. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
11. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
12. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.

A-4.7A



Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
SEPTEMBER 26, 2002 PLANNING COMMISSION

9/13/02



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

January 23, 2003

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 22, 2003

Dear Ms. Jones:

The City Council at a regular meeting held January 22, 2003 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the February 5, 2003 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, reading "Doreen Araujo".

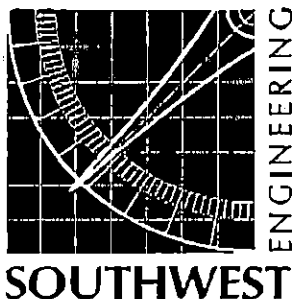
Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



LAND PLANNING • MAPPING • DEVELOPMENT

Post-It® Fax Note	7671	Date	1/21/03	# of pages	1
To	Kathy	From	Sally		
Co./Dept.	CLV Planning	Co.	SWE		
Phone #		Phone #	648-9700		
Fax #	385-7268	Fax #	648-4143		

January 21, 2003

Ms. Barbara Jo Ronemus
City Clerk
City Las Vegas City Clerk Office
400 E. Stewart Avenue
Las Vegas, NV 89101

ORIGINAL

Re: City Council Agenda January 22, 2003
Agenda Item 105 (Z-0048-02(1))

Dear Ms. Roneumus:

We are requesting that item 105, Z0048-02(1), scheduled for the City Council on January 22, 2003, be held from the agenda and rescheduled for the City Council meeting of February 5, 2003.

We are requesting that this item be held in order to meet with the neighbors and resolve issues of concern.

Thank you for your consideration in the above matter.

Sincerely,

SOUTHWEST ENGINEERING

Mark E. Jones
Managing Partner

MEJ:jkd

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 22, 2003**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TABLED ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****248****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****9****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

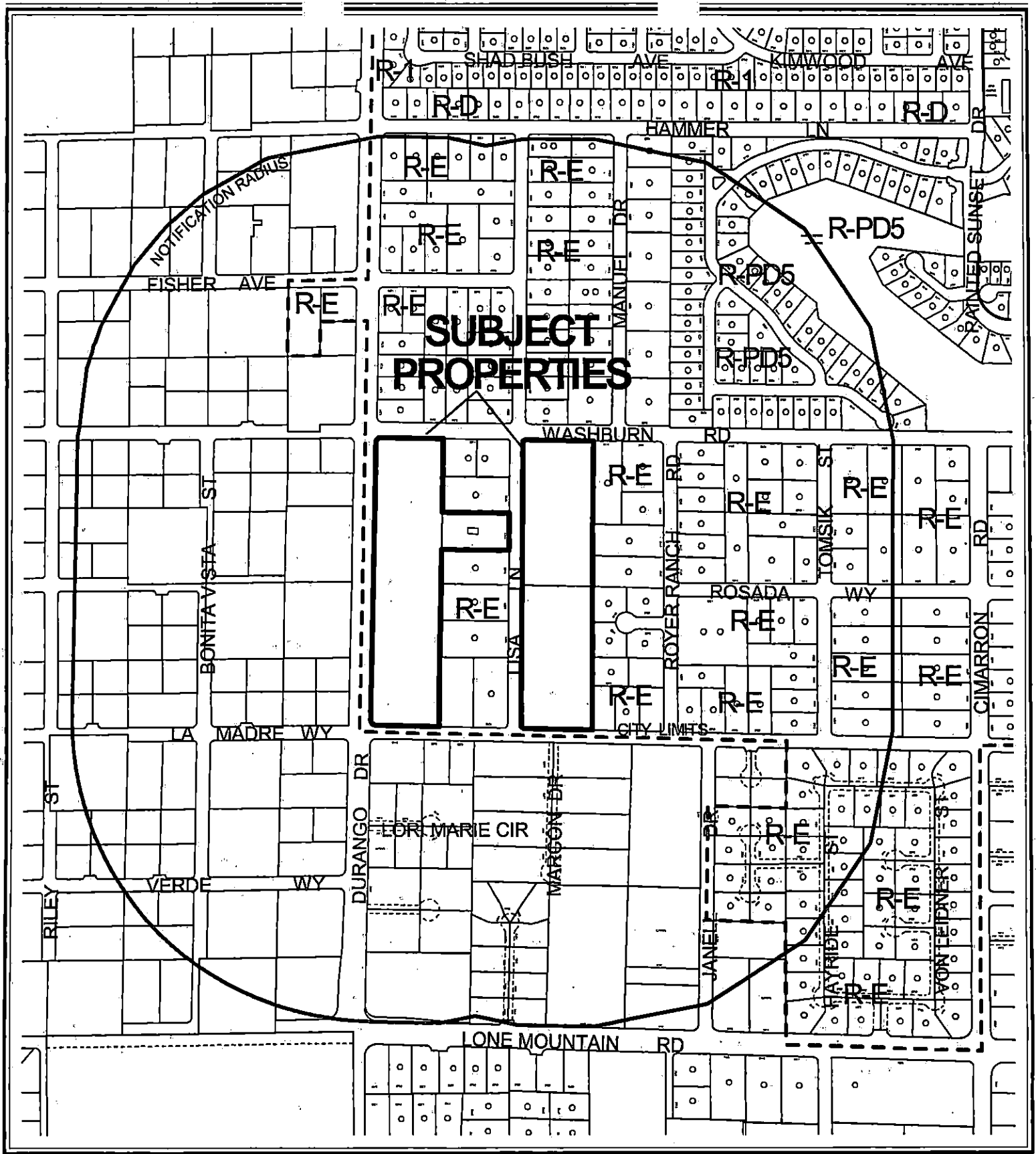
REESE – Motion to HOLD IN ABEYANCE Item 105 [Z-0048-02(1)], Item 106 [MSP-1194], Item 110 [VAC-0063-02], Item 118 [VAR-1121], Item 134 [SUP-1164] and Item 144 [VAC-1197] to 2/5/2003 and Item 140 [ZON-1025] and Item 141 [SDR-1026] to 2/19/2003; **WITHDRAW** Item 116 [V-0062-02] and Item 117 [U-0016-02]; **TABLE** Item 131 [U-0121-02], Item 132 [V-0101-01] and Item 133 [Z-0107-01(1)] – UNANIMOUS

MINUTES:

COUNCILMAN McDONALD indicated that staff would like to review Item 118 [-VAR-1121] once again to deal with right-of-way issues. He asked that this item be held for two weeks until 2/5/2003.

There was no discussion.

(1:36 – 1:45)



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 22, 2003

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Tabled Item - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST

THIS ITEM WAS TABLED AT THE DECEMBER 4, 2002 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (Z-0048-02) to an R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. There shall be a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
6. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 25 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
9. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.

10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
16. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three dwelling units per acre, which promotes the objectives of the General Plan.

This item was held in abeyance at the July 25, 2002 Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant has submitted revised site plans that indicate a reduction in the number of lots to 55, and a corresponding reduction in the density to 2.59 dwelling units per gross acre. Other revisions include improvements to access, circulation, and lot size. However, in the revision of the layout the amount of common open space was reduced substantially, requiring the request for a Variance (V-0071-02).

BACKGROUND DATA

- | | |
|----------|---|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). |
| 08/30/02 | The applicant submitted revised site plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission recommended denial of three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55 lot single family residential subdivision. |
| 09/26/02 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #7). |
| 12/04/02 | The City Council voted to APPROVE three related items allowing R (Rural Density Residential) with a maximum of 45 units with density no greater than 2 units per acre east of Lisa Lane. |

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the "H-shaped" site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. The submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the proposed 55-lot single family residential development will result in approximately 2.59 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

If approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

The street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The propose project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

The building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

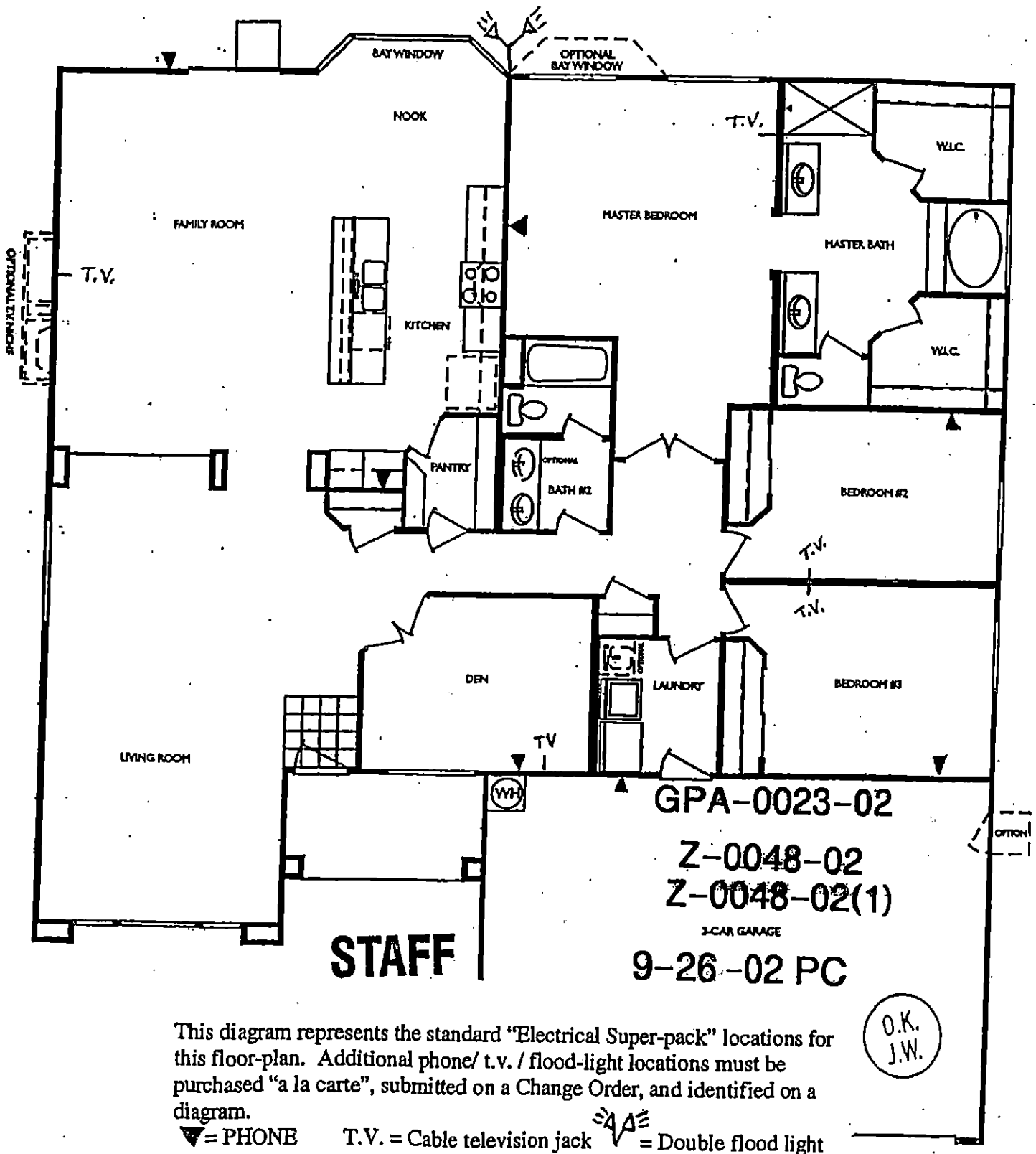
NOTICES MAILED 342

APPROVALS 9

PROTESTS 248

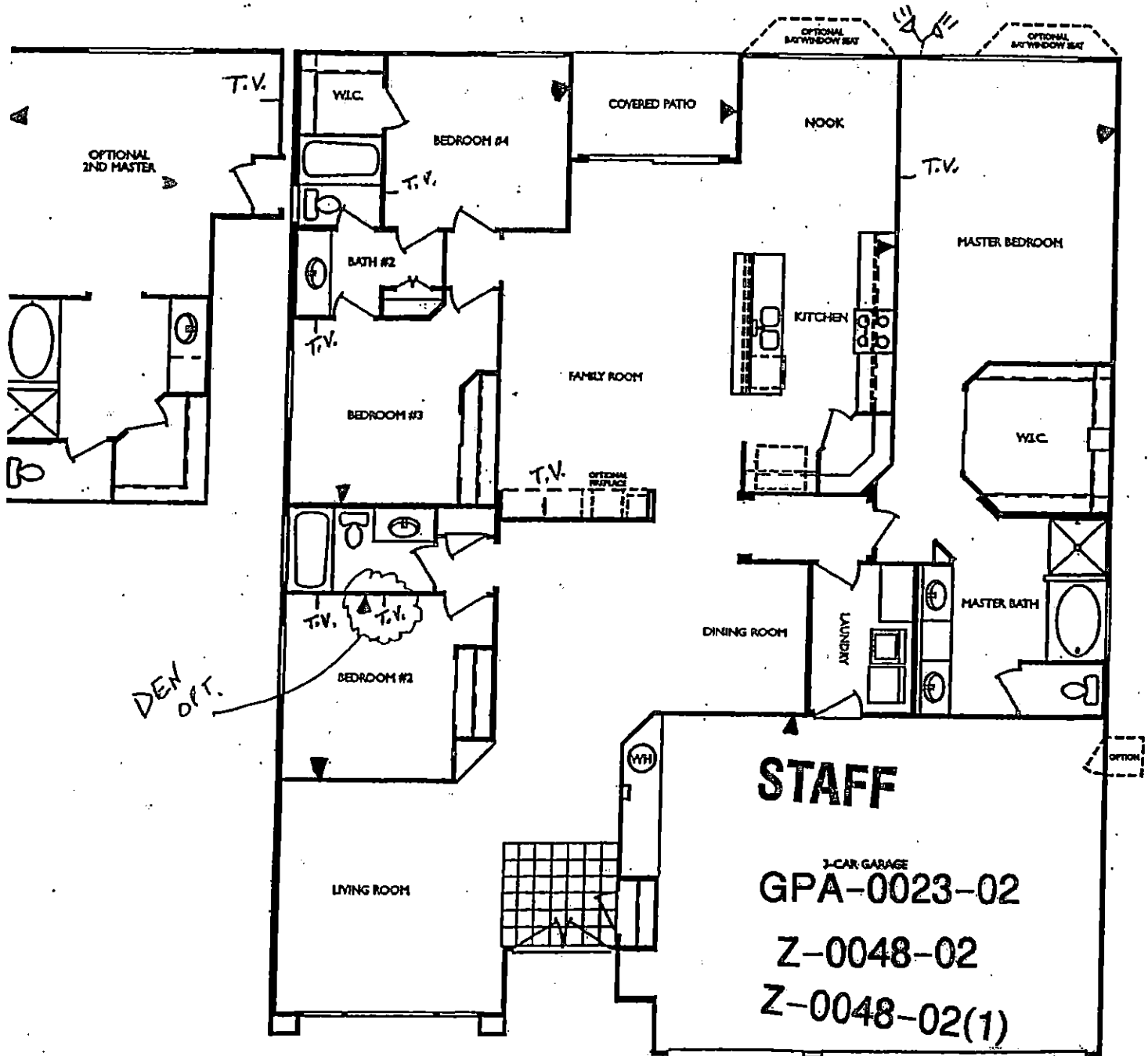
[illegible]

MEISTER PARK NORTH



PLAN 2300MP

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack



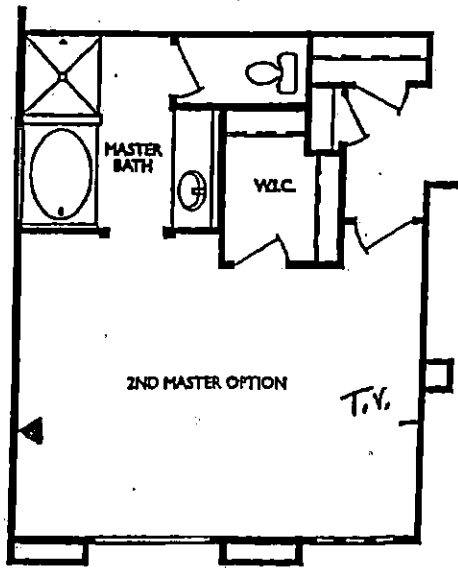
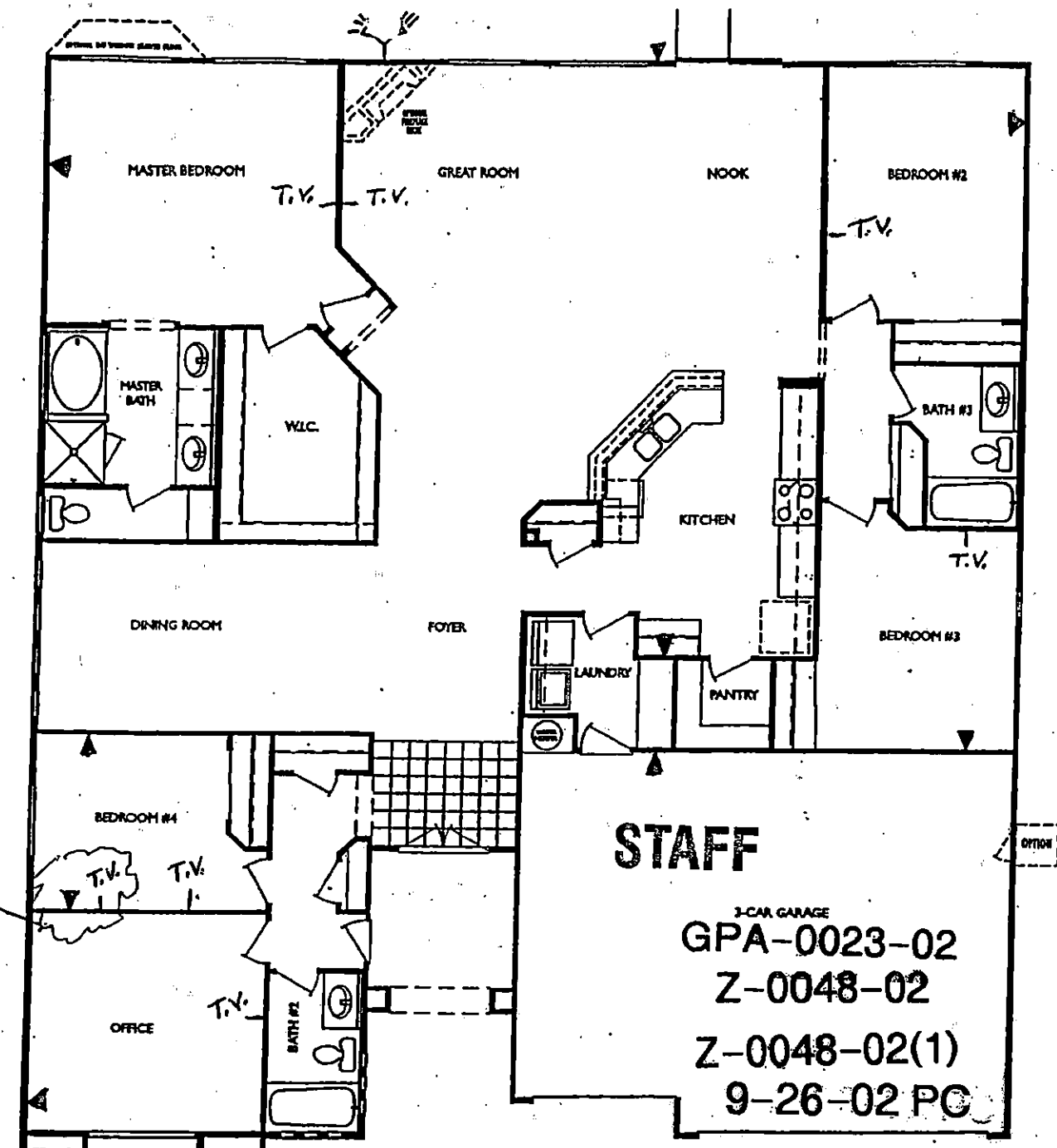
= Double flood light

9-26-02 PC

O.K.
J.W.

PLAN 2300 Classic

LEN UPG. ONLY



MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

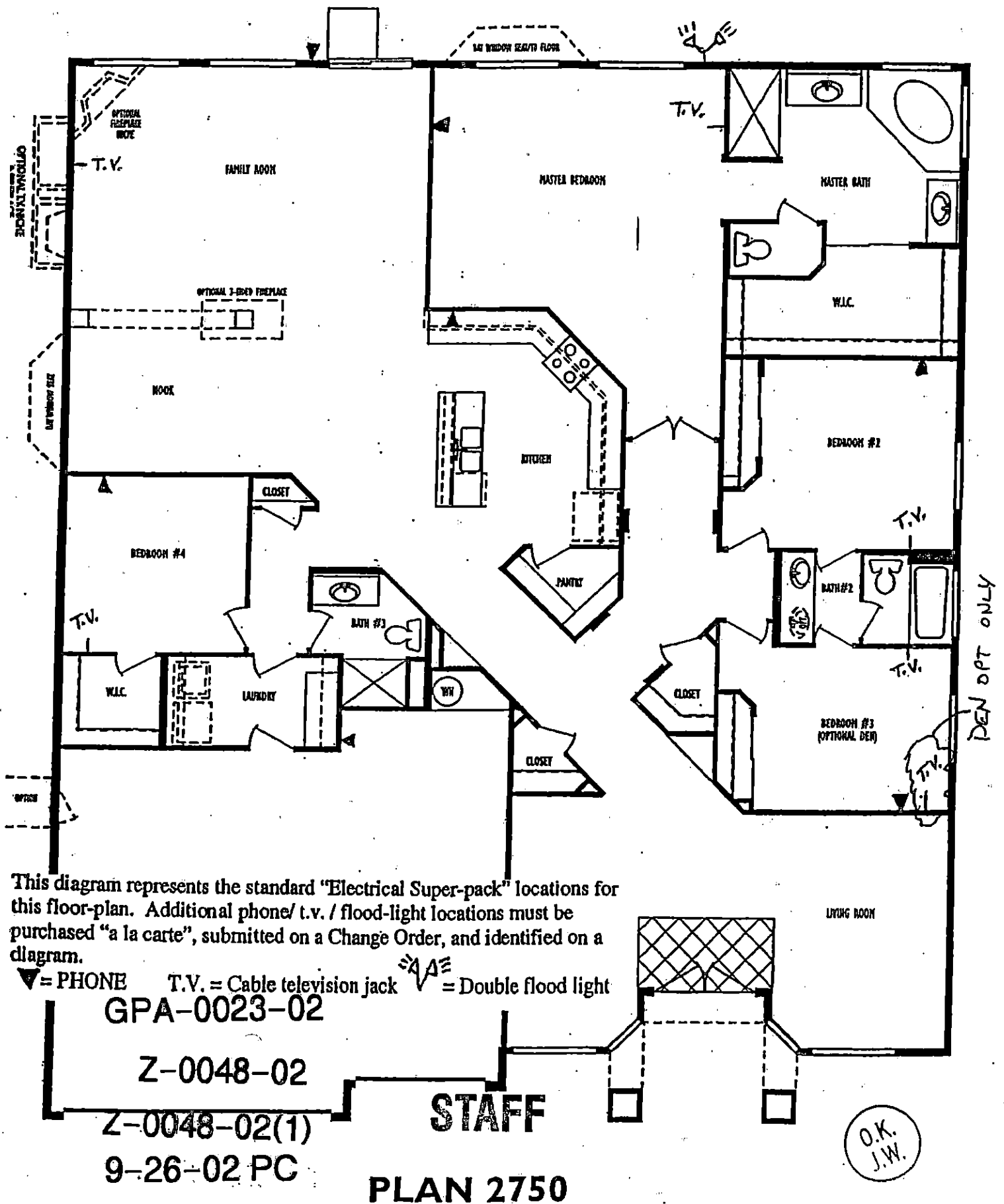
T.V. = Cable television jack

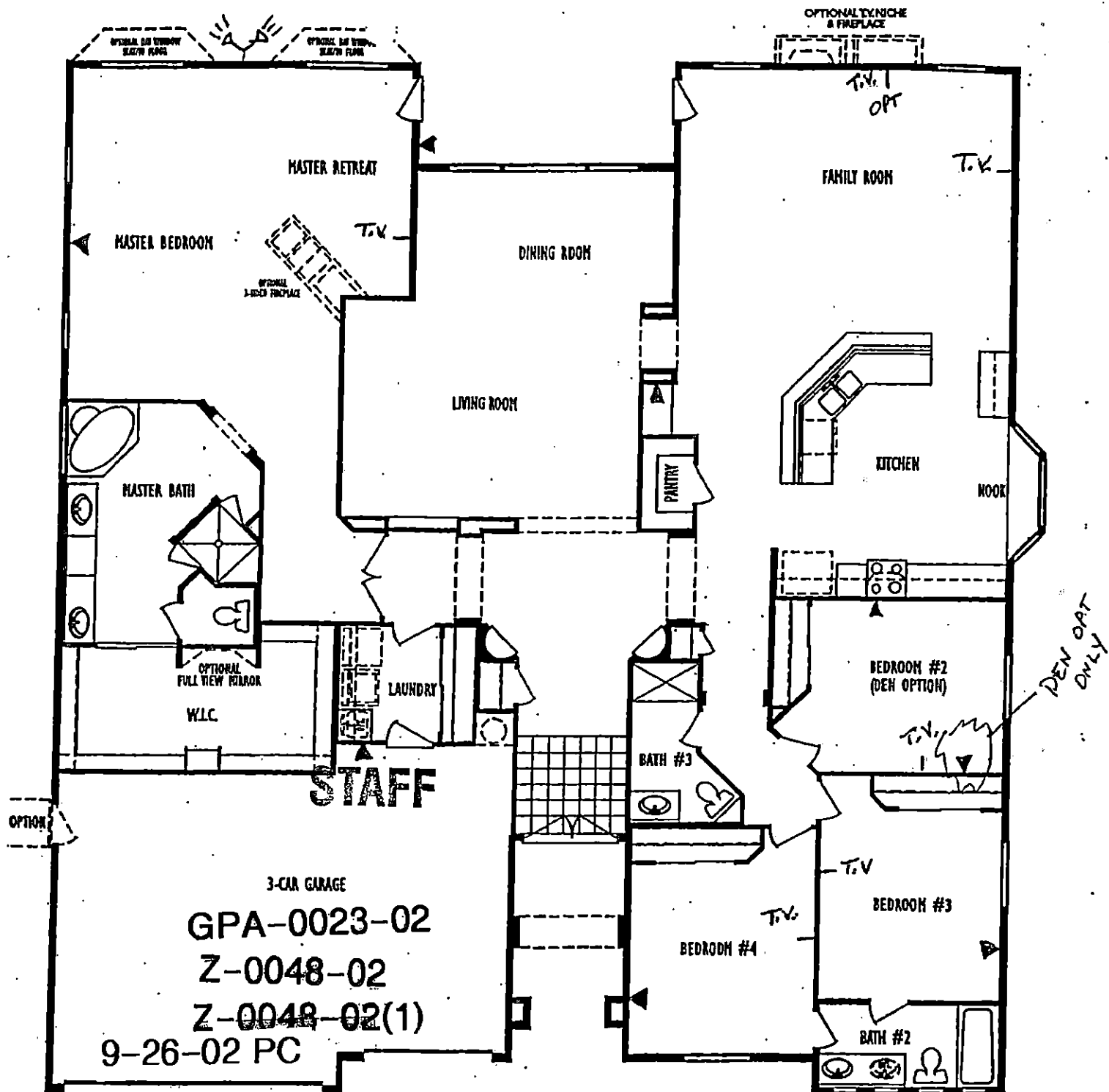
≡ = Double flood light

D·R·HORTON®
PLAN 2550

O.K.
J.W.

MEISLER PARK NORTH





MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/t.v./flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

☎ = PHONE

T.V. = Cable television jack

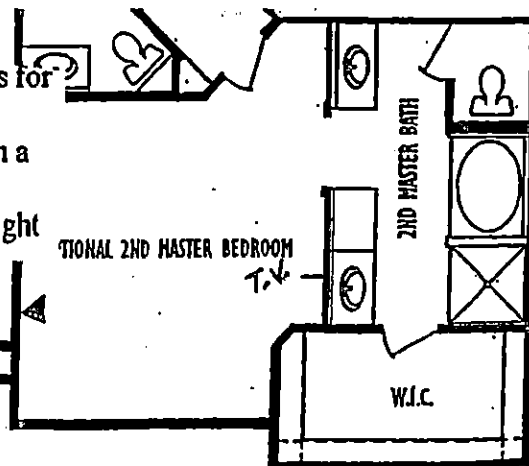


☼☼ = Double flood light

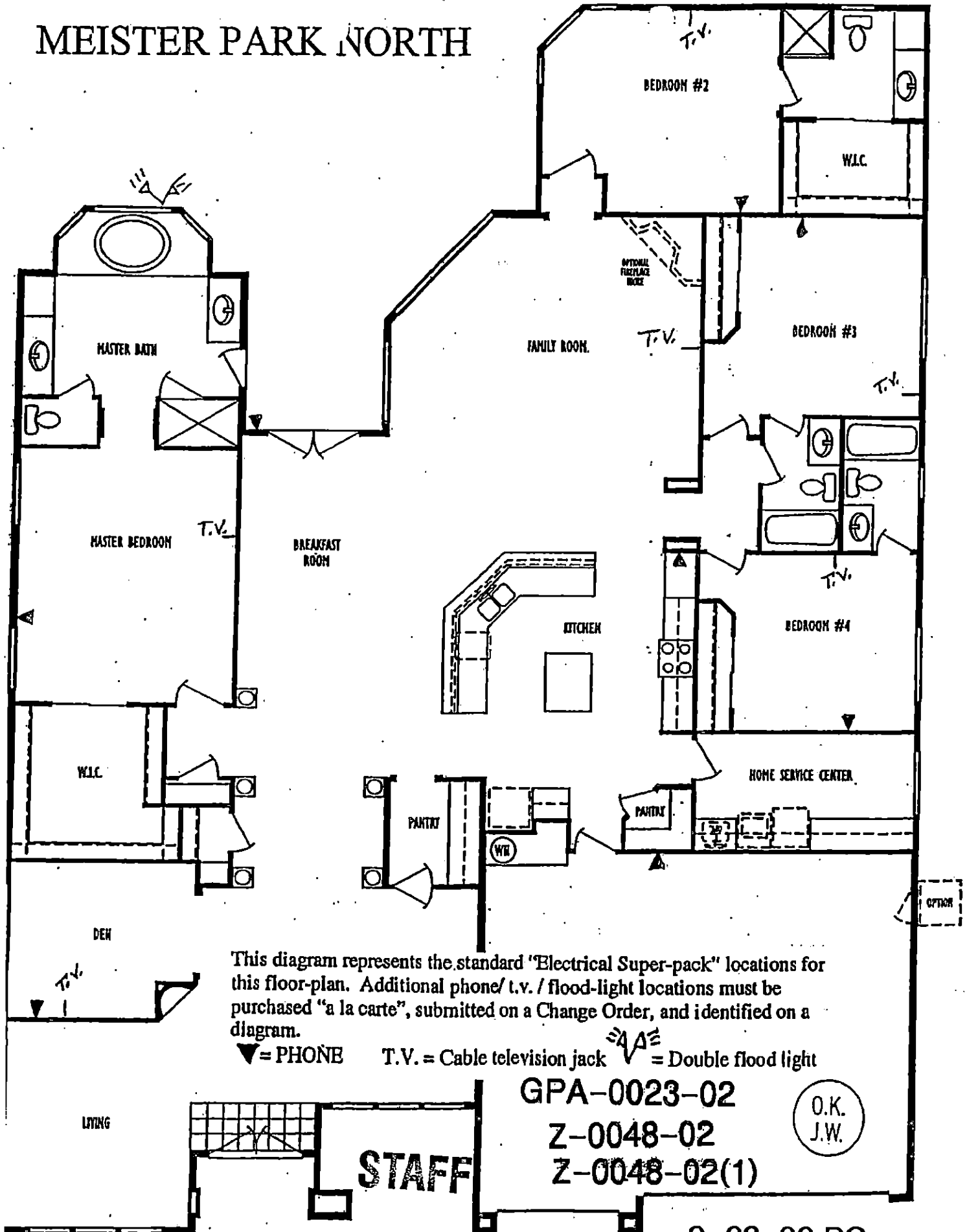
D·R·HORTON®

PLAN 3000

O.K.
J.W.



MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

⚡ = Double flood light

GPA-0023-02

Z-0048-02

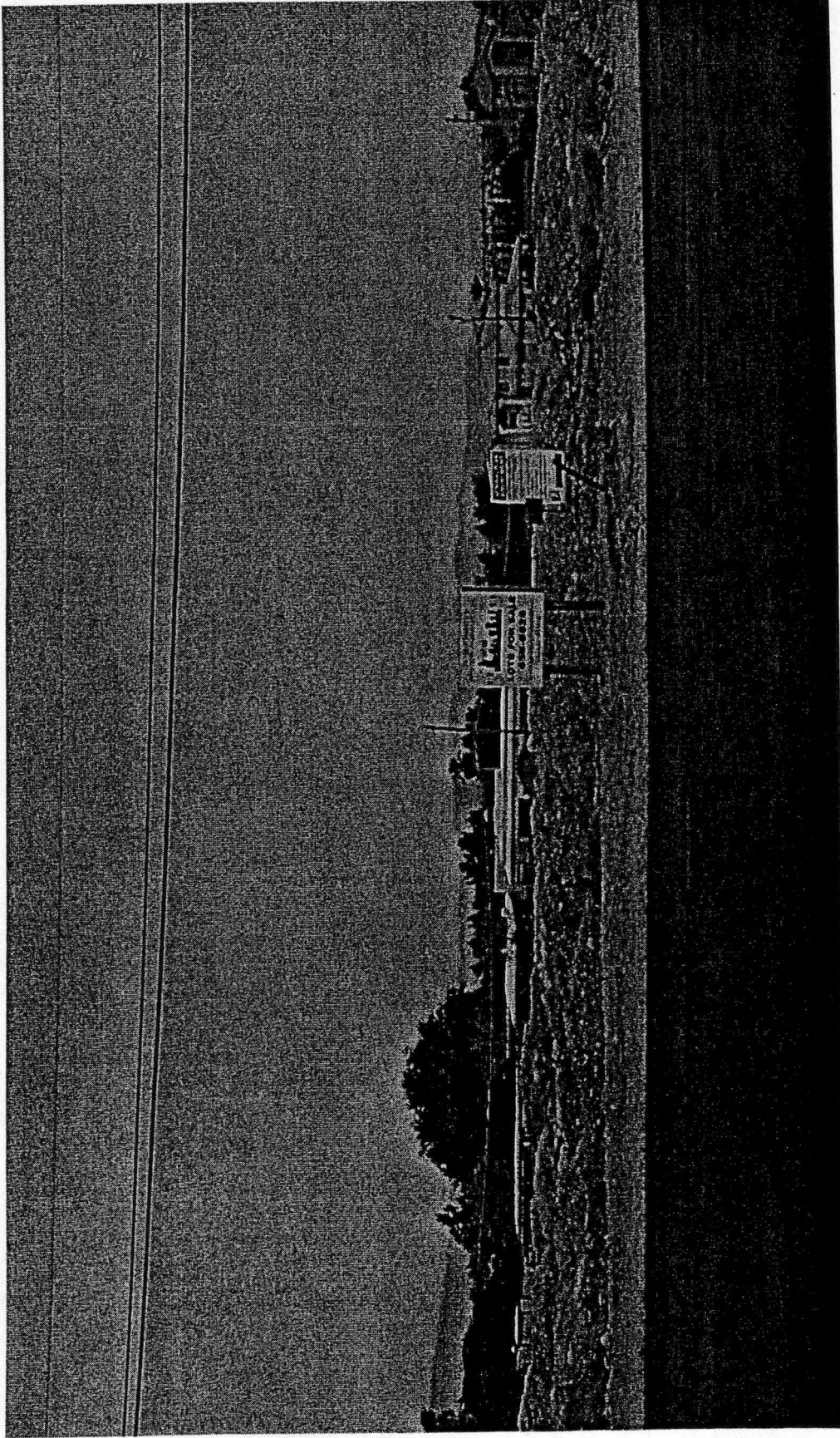
Z-0048-02(1)

O.K.
J.W.

STAFF

9-26-02 PC

PLAN 3350



Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
SEPTEMBER 26, 2002 PLANNING COMMISSION

9/13/02

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

January 10, 2003

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: TABLED ITEM - Z-0048-02(1) - SITE DEVELOPMENT PLAN
REVIEW - PUBLIC HEARING

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **January 22, 2003**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

MW:sd

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: CITY COUNCIL
DATE: JANUARY 22, 2003
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

TABLED ITEM - REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

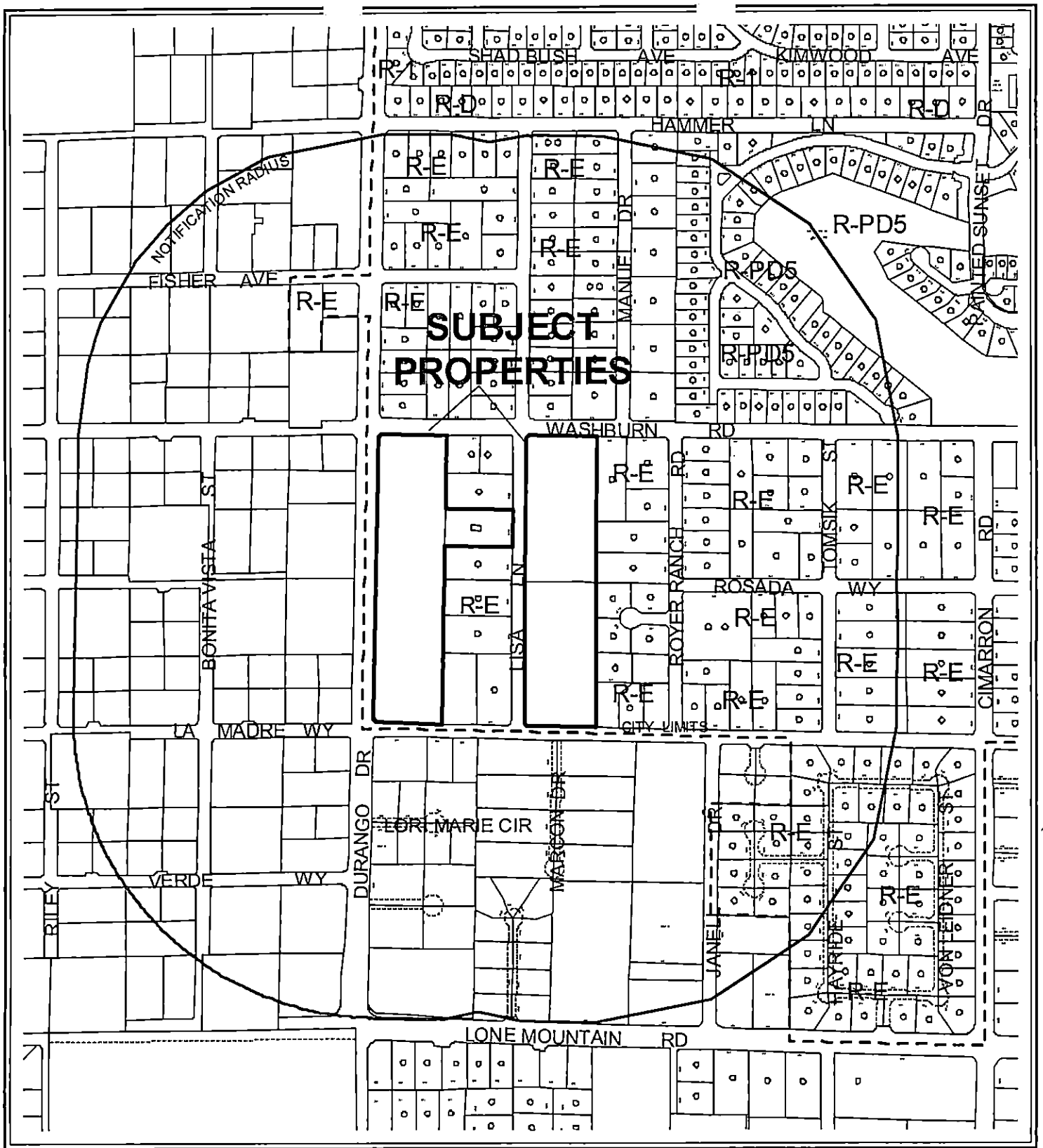
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



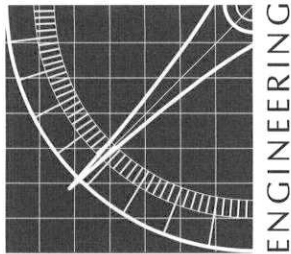
CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)





SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

December 19, 2002

Ms. Shelly DiNicola
City of Las Vegas Current Planning
731 South 4th Street
Las Vegas, NV 89101

Re: Washington & Durango
Site Development Plan Review (Z-0048-02(1))
SWE Ref. No. 020429

Dear Shelly:

On behalf of our client, Virginia Jones, we hereby request the Site Development Plan Review, Case Number Z-0048-02(1), which was heard by the City Council on December 4, 2002, be tabled.

We are requesting that this item be placed on the agenda for the January 22, 2003 City Council meeting. A check in the amount of \$150.00 is attached for the re-notification fees.

Thank you for your consideration in the above matter.

Sincerely,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd



L ELOPMENT SERVICES CE...ER
CENTRAL PERMITS
RECEIPT

96470

Receipt # _____ Pg _____ of _____

12/20/02 11:00

=====

DESCRIPTION

AMOUNT

NOTIFICATION/ADVERTISING COSTS

\$150.00

ADDED: JD1 12/20/02 11:00
LAST UPD: TWS 12/20/02 11:08

\$150.00

CHECK NBR: 2861 \$150.00

REFERENCE:

X

MARK JONES
6172 GILMORE ST
LAS VEGAS

NV 89108 PHONE: 702-123-4567



CORRECTED LETTER

December 12, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 4, 2002
Related to GPA-0023-02, Z-0048-02 & V-0071-02

Dear Ms. Jones:

The City Council at a regular meeting held December 4, 2002 TABLED the request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)].

Sincerely,

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

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

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 4, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 P.M. - **ABEYANCE ITEM** - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0023-02, Z-0048-02 AND V-0071-02 - PUBLIC HEARING - **Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

248

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend DENIAL..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 4, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES
1990 TRUST**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 6, 2002 CITY
COUNCIL MEETING AT MAYOR GOODMAN'S REQUEST.***

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (Z-0048-02) to an R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
5. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 25 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
8. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
15. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three dwelling units per acre, which promotes the objectives of the General Plan.

This item was held in abeyance at the July 25, 2002 Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant has submitted revised site plans that indicate a reduction in the number of lots to 55, and a corresponding reduction in the density to 2.59 dwelling units per gross acre. Other revisions include improvements to access, circulation, and lot size. However, in the revision of the layout the amount of common open space was reduced substantially, requiring the request for a Variance (V-0071-02).

BACKGROUND DATA

- | | |
|----------|---|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). |
| 08/30/02 | The applicant submitted revised site plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission recommended denial of three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55 lot single family residential subdivision. |
| 09/26/02 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #7). |

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the "H-shaped" site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. The submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds that the proposed 55-lot single family residential development will result in approximately 2.59 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

If approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

The street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The propose project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

The building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 339 by Planning Department

APPROVALS 9

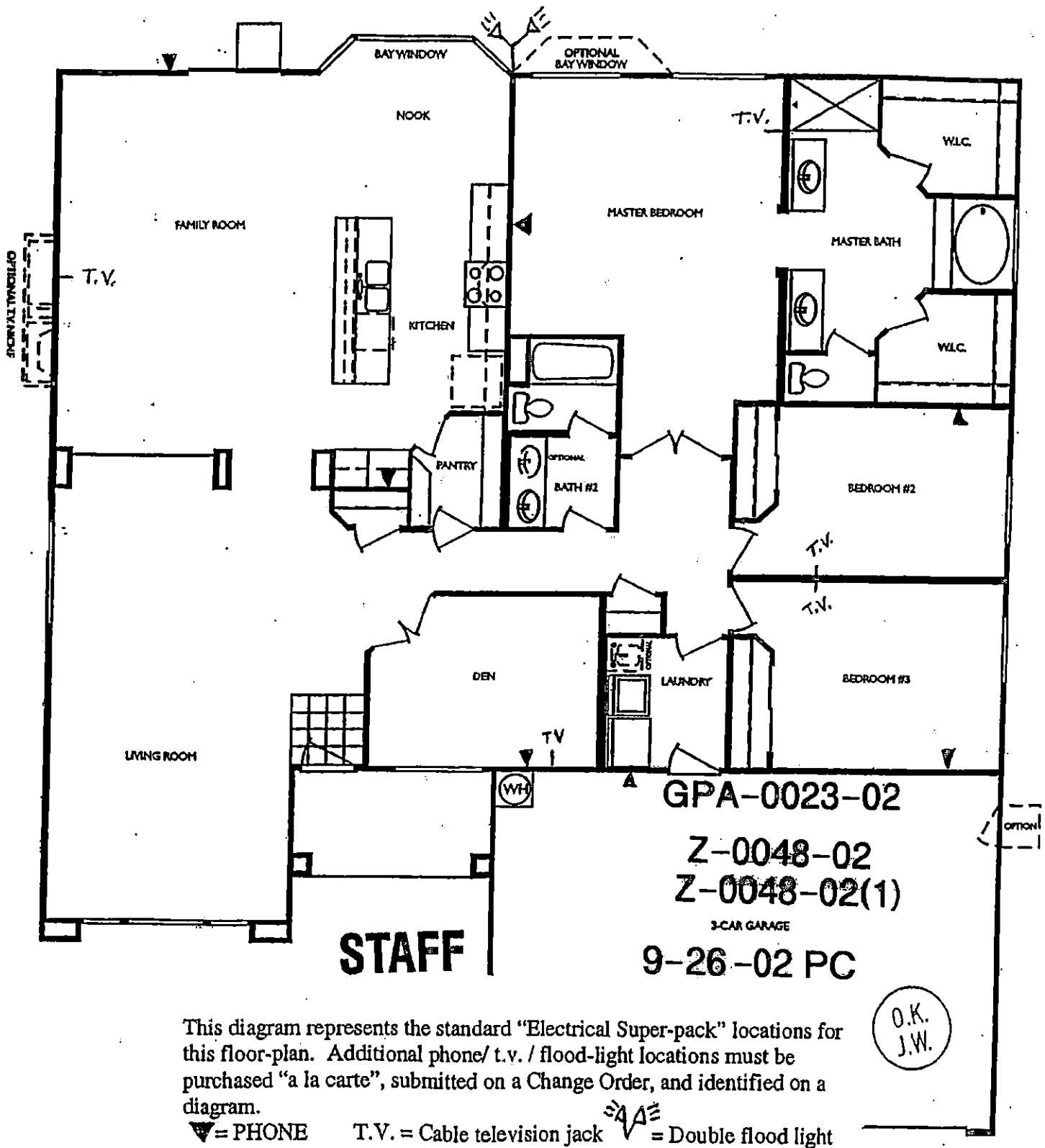
PROTESTS 248



 **SALLY PELHAM**
Notary Public - Nevada
No. 92-1193-1
My appt. exp. June 8, 2004

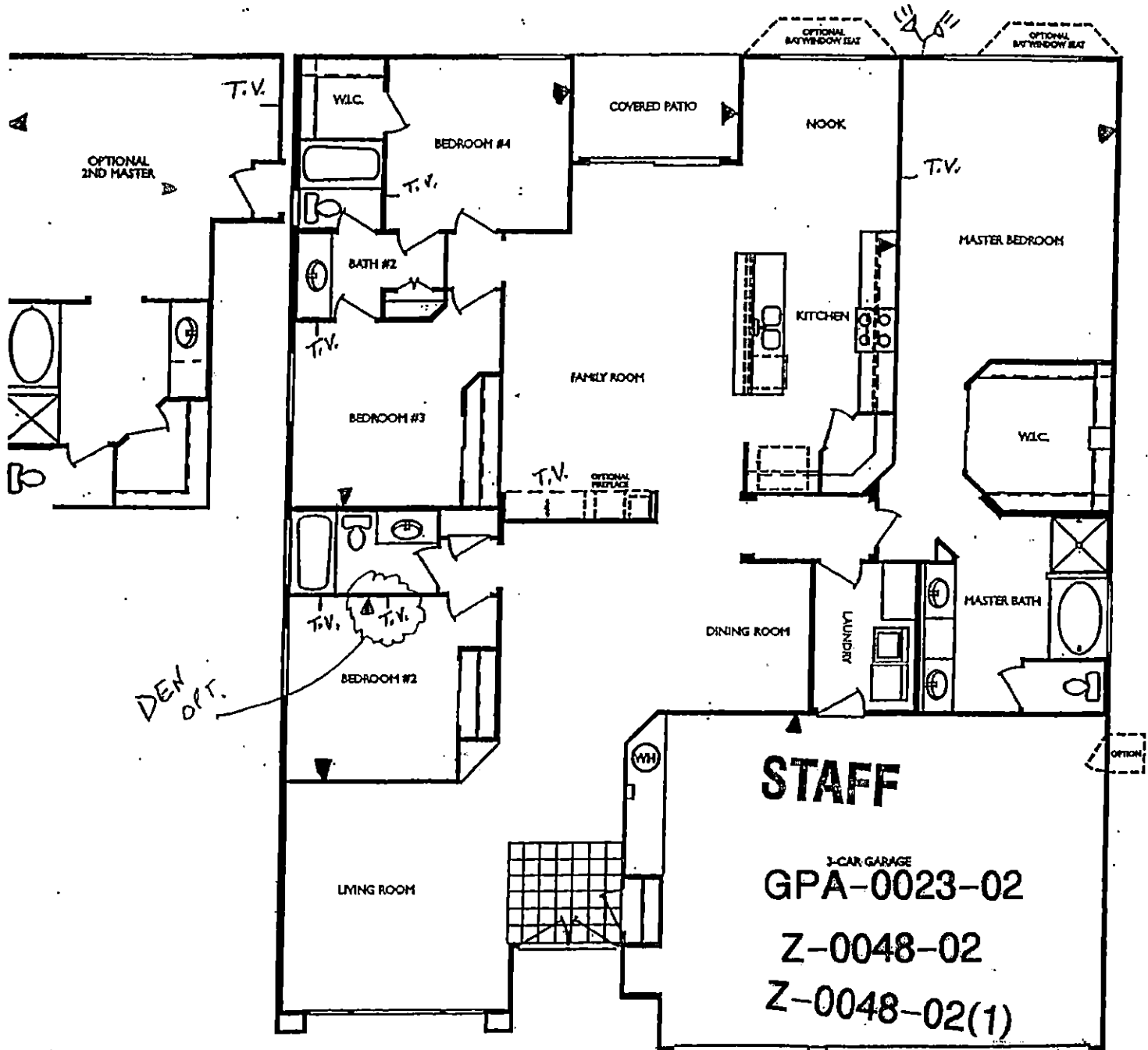
[illegible]

MEISTER PARK NORTH



PLAN 2300MP

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

AA =

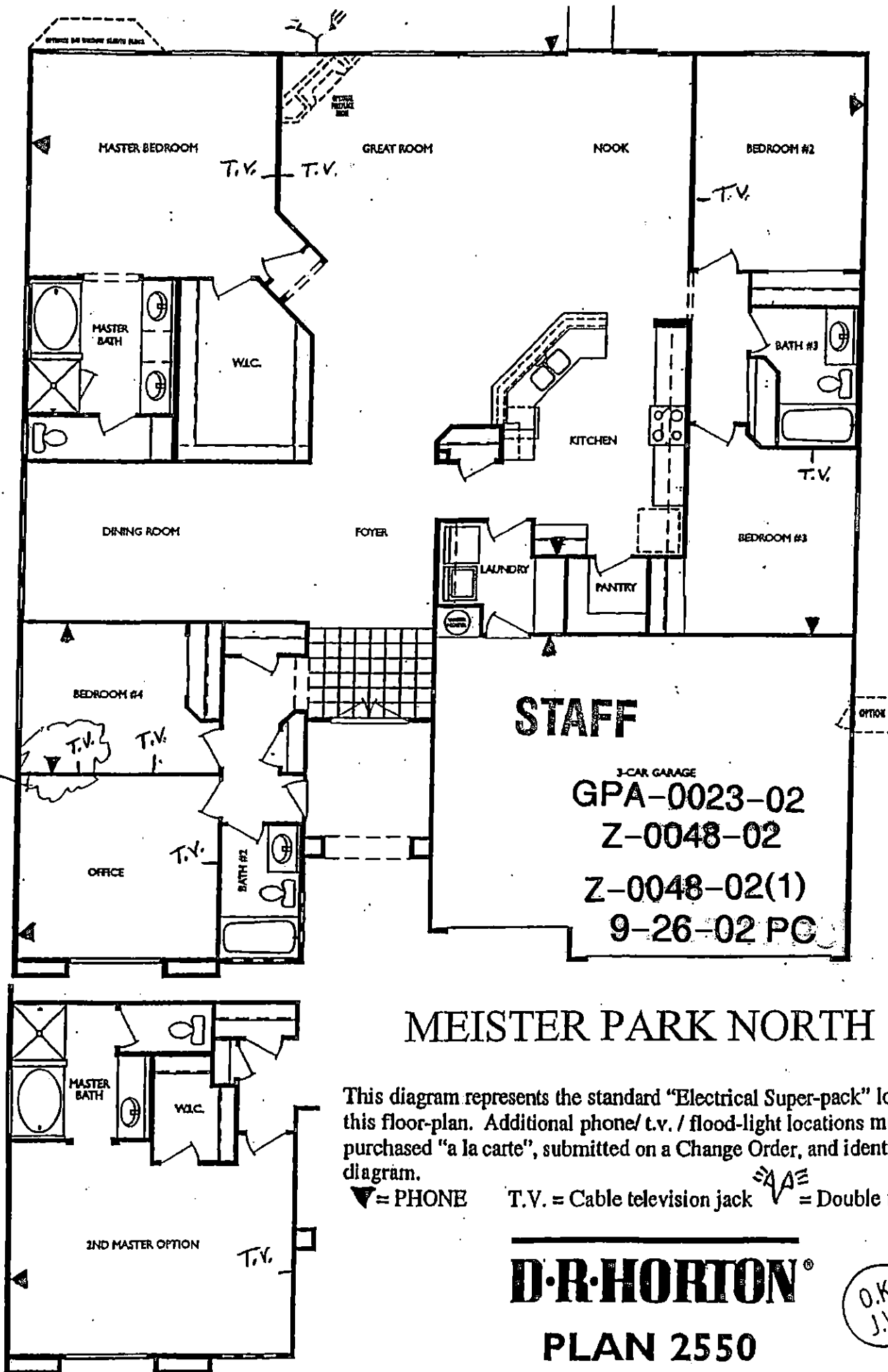
= Double flood light

9-26-02 PC

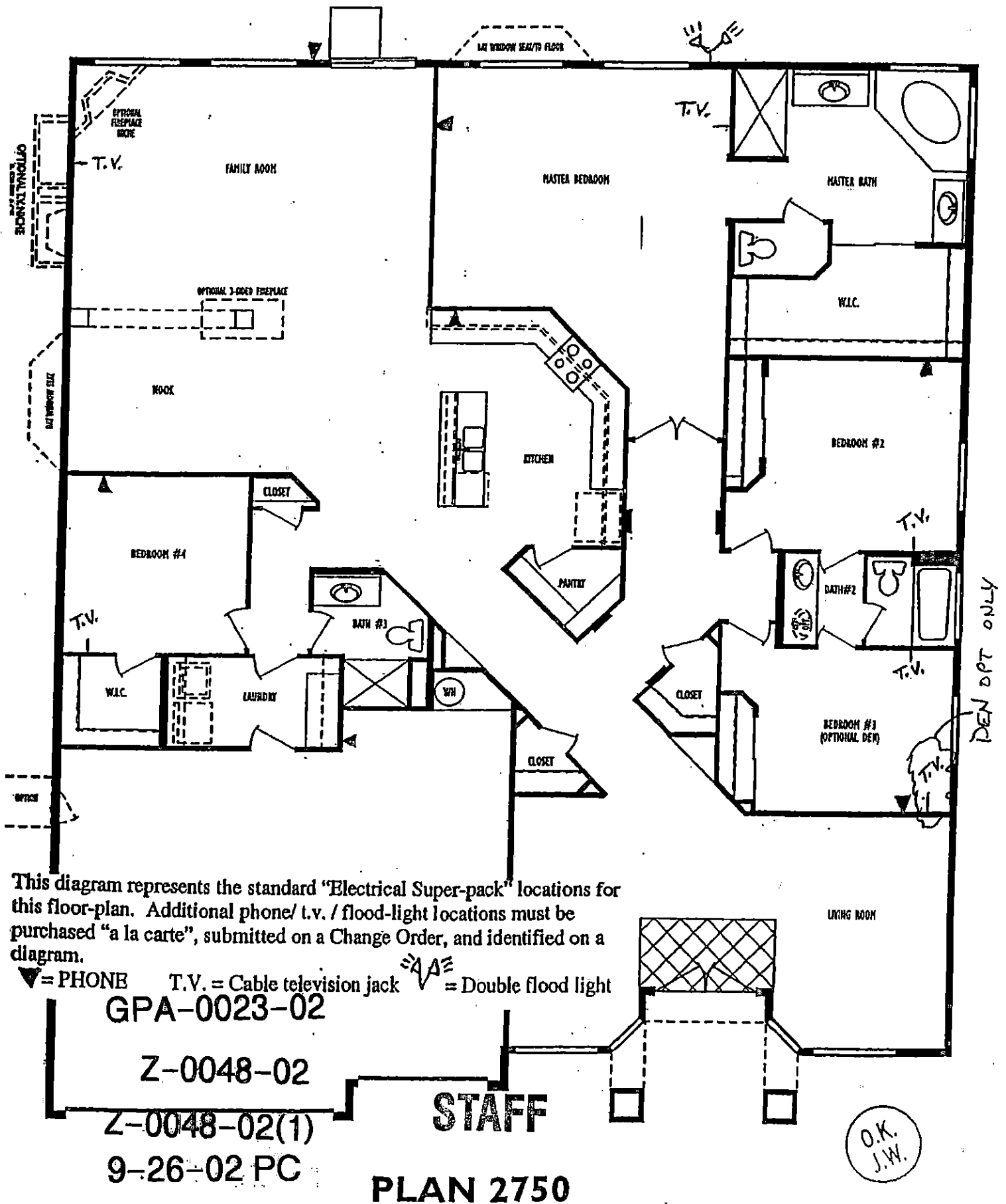
O.K.
J.W.

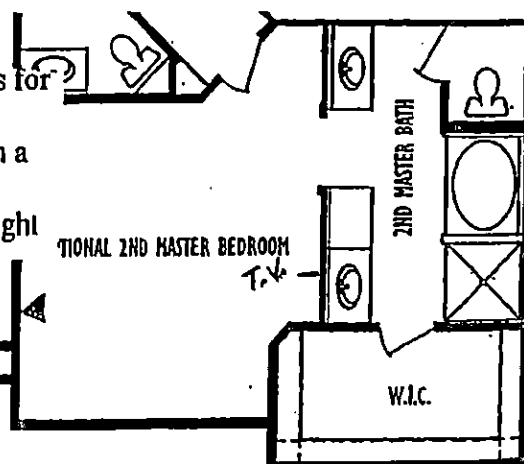
PLAN 2300 Classic

LEN OPT.



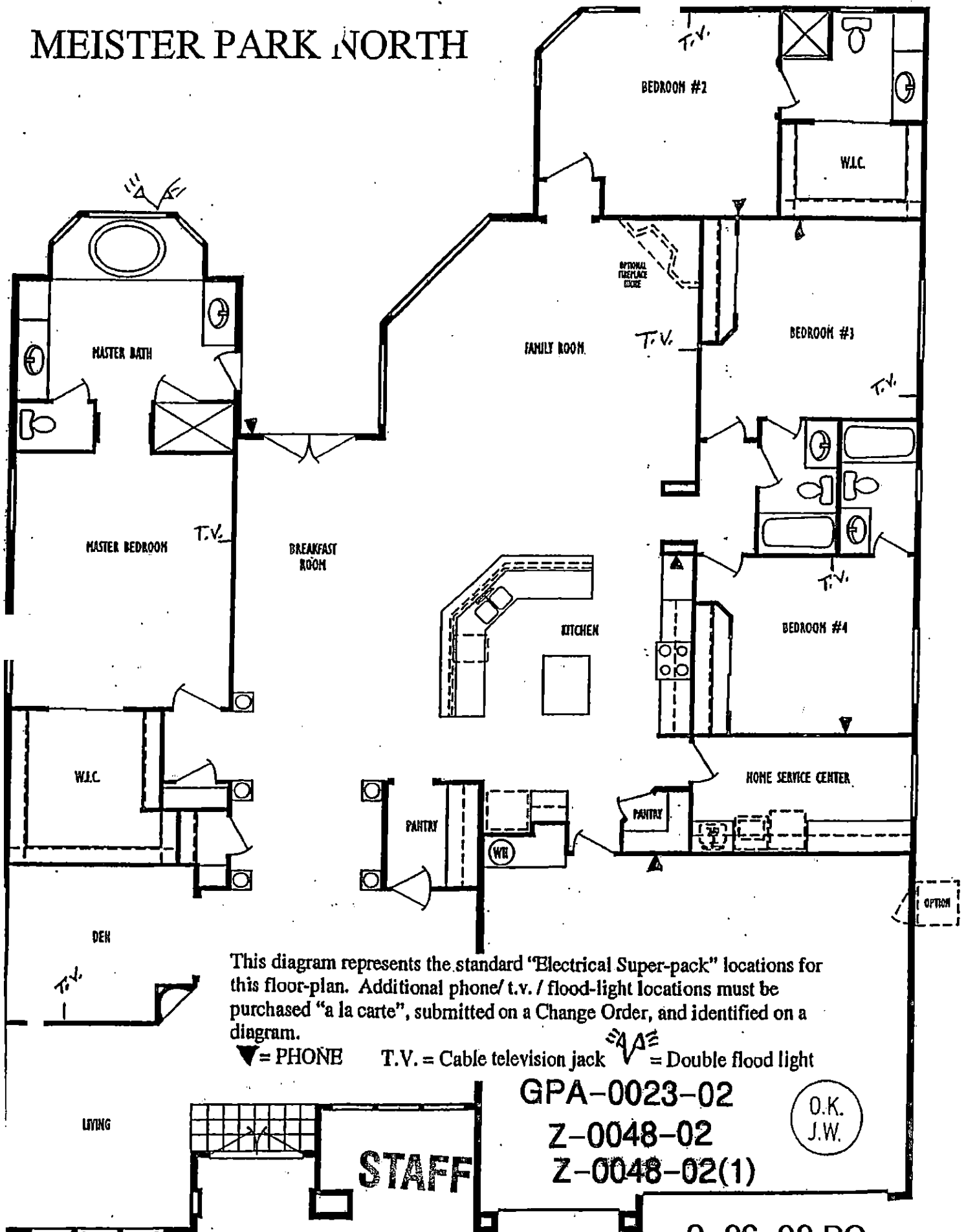
MEISLER PARK NORTH

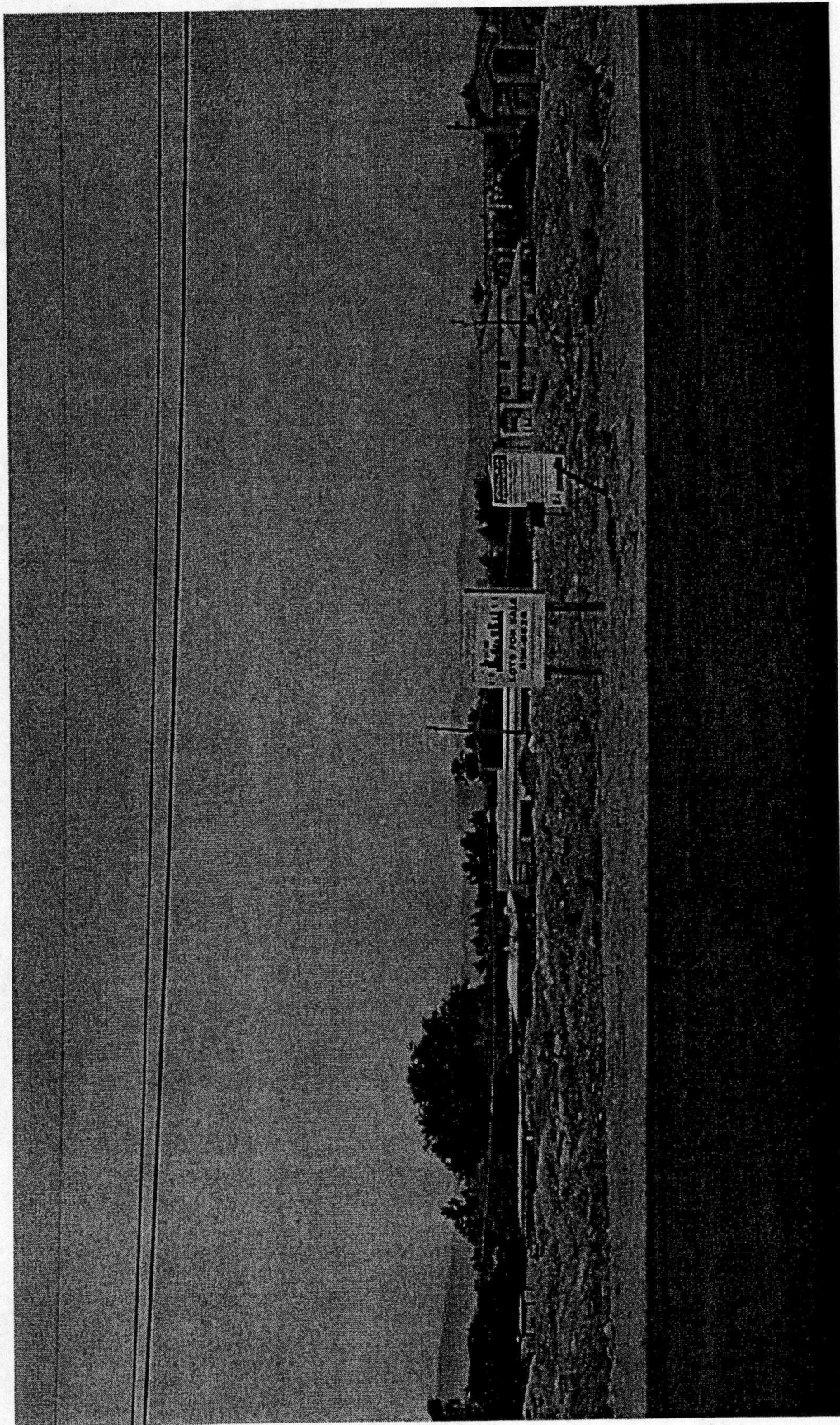




PLAN 3000

MEISTER PARK NORTH





Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
SEPTEMBER 26, 2002 PLANNING COMMISSION

9/13/02



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

November 7, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Related to GPA-0023-02, Z-0048-02 & V-0071-02

Dear Ms. Jones:

The City Council at a regular meeting held November 6, 2002 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)].

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the December 4, 2002 City Council meeting, not to be heard before 4:00 p.m. It is recommended that you or your representative be in attendance at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

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

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

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 6, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 3:00 P.M. - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0023-02, Z-0048-02 AND V-0071-02 - PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

248**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

9**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend DENIAL..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Statistics pertinent to development of Durango Drive
5. Submitted at meeting: Letter dated 11/5/2002 from the Nevada Well Owners Assn.
6. Submitted at meeting: Letter of opposition from Barbara Singleton dated 11/1/2002

MOTION:

MACK – ABEYANCE TO 12/4/2002 not to be heard before 4:00 p.m. – UNANIMOUS with M. McDONALD excused

MINUTES:

NOTE: A combined Verbatim Transcript of Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186 [V-0071-02] and Item 187 [Z-0048-02(1)] is made a part of the Final Minutes under Item 184 [GPA-0023-02].

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway

CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Planning and Development Department
Item 187 – Z-0048-02(1)

MINUTES – Continued:

APPEARANCES – Continued:

BART ANDERSON, Public Works Department
PETER ATKINSON, 5036 North Lisa Lane
TOM McGOWAN, Las Vegas citizen
BOB MURPHY, 5100 Lisa Lane
ROBERT RETIAK, Nevada Well Owners Association
PAUL PREKOP, 5220 North Lisa Lane
RUTH LAVIN, 8201 Adler Circle
GERARD DEINET, 5016 North Tomsik
LINDA FIONDA, 9390 West Helena
JIM DONOHUE, 4195 Tomsik
CARMEN THOMSON, 8300 West Fisher Avenue
DIANA COX, 8415 Washburn Avenue
MICHAEL PARRISH, 5120 Lisa Lane
KEN YERIKE, 5311 North Lisa Lane
DONNA MARTIN, 8125 West Washburn Avenue
KAY GILBERT PACKSON, 8210 Washburn Avenue
KEN THOMAS, 8475 West Washburn Road
VALERIE JUICK, no address given
BOB ROEBUCK, 894
JOSEPH HANSON, 8102 MacKenzie Court
RICHARD BAINS, 8100 La Madre Lane
TODD FARLOW, 240 North 19th Street
CHRIS CHRISTOFF, 335 West Cincinnatti
MARGO WHEELER, Planning Manager, Planning and Development Department
BOB GENZER, Director of Planning and Development Department
KEN YERIKE, 5311 North Lisa Lane
UNIDENTIFIED WOMAN, no address given
BRYAN SCOTT, Deputy City Attorney
BARBARA JO RONEMUS, City Clerk
GLADYS FINE, no address given

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: Upon taking a count by a show of hands, MAYOR GOODMAN directed that Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186 [V-0071-02] and Item 187 [Z-0048-02(1)] would not be heard before 4:00 p.m., time certain, at the 12/4/2002 City Council meeting.

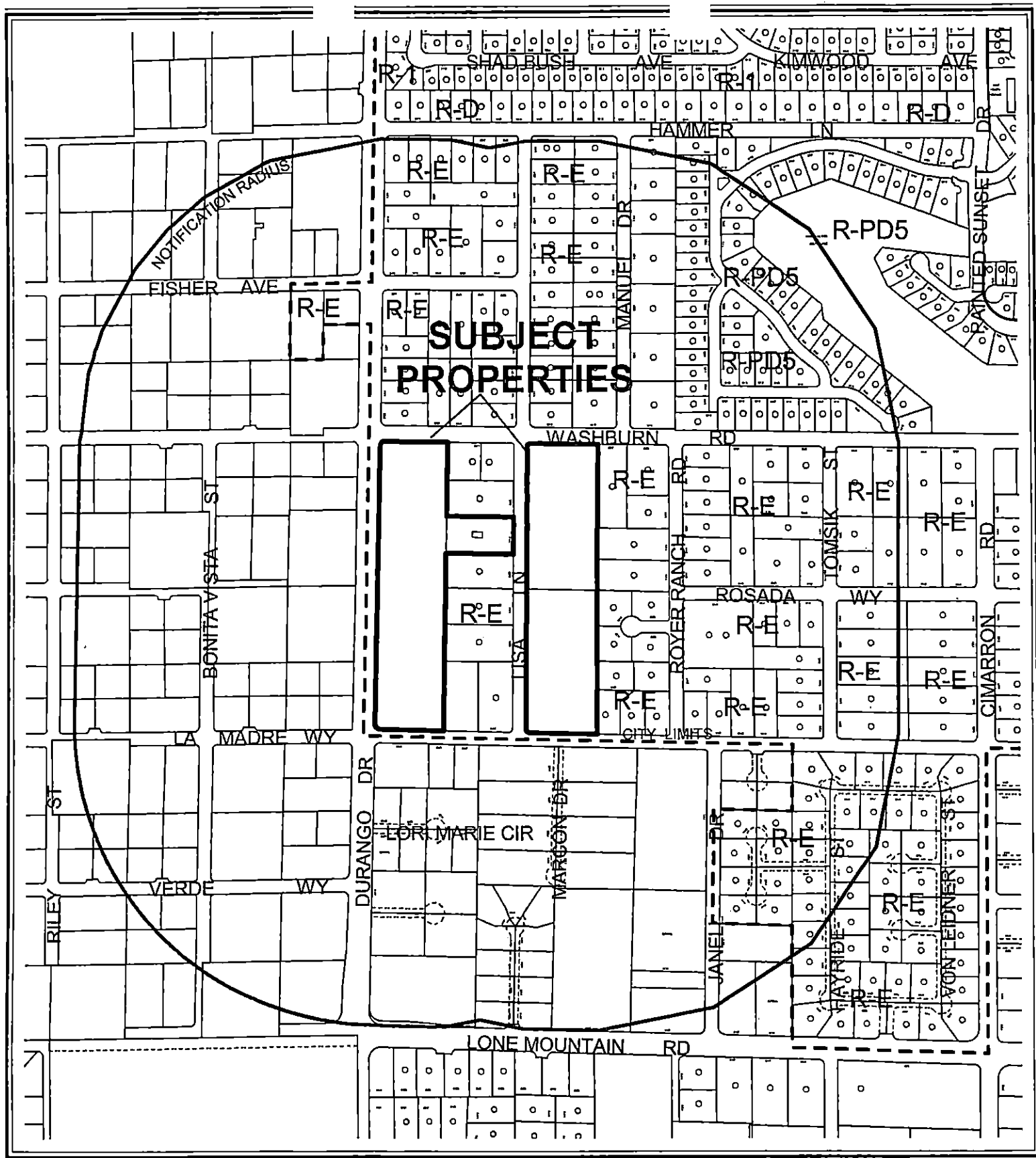
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Planning and Development Department
Item 187 – Z-0048-02(1)

MINUTES – Continued:

NOTE: All discussion for that Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186[V-0071-02] and Item 187 [Z-0048-02(1)] was held under Item 184 [GPA-0023-02].

(3:46 – 5:32)

5-869/6-1



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES
1990 TRUST**

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (Z-0048-02) to an R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
5. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 25 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
8. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
15. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three dwelling units per acre, which promotes the objectives of the General Plan.

This item was held in abeyance at the July 25, 2002 Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant has submitted revised site plans that indicate a reduction in the number of lots to 55, and a corresponding reduction in the density to 2.59 dwelling units per gross acre. Other revisions include improvements to access, circulation, and lot size. However, in the revision of the layout the amount of common open space was reduced substantially, requiring the request for a Variance (V-0071-02).

BACKGROUND DATA

- | | |
|----------|---|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). |
| 08/30/02 | The applicant submitted revised site plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission recommended denial of three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55 lot single family residential subdivision. |
| 09/26/02 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #7). |

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the "H-shaped" site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. The submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds that the proposed 55-lot single family residential development will result in approximately 2.59 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

If approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

The street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development.

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

The propose project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

The building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 339

APPROVALS 9

PROTESTS 248



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: E-0048-02(1) APN: 125-33-302-001 & 004
125-33-301-001 & 007

Name of Property Owner: Virginia Jones

Name of Applicant: Virginia Jones

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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): _____

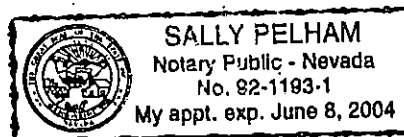
APN: _____

Signature of Property Owner/Authorized Agent: Virginia Jones

Subscribed and sworn before me

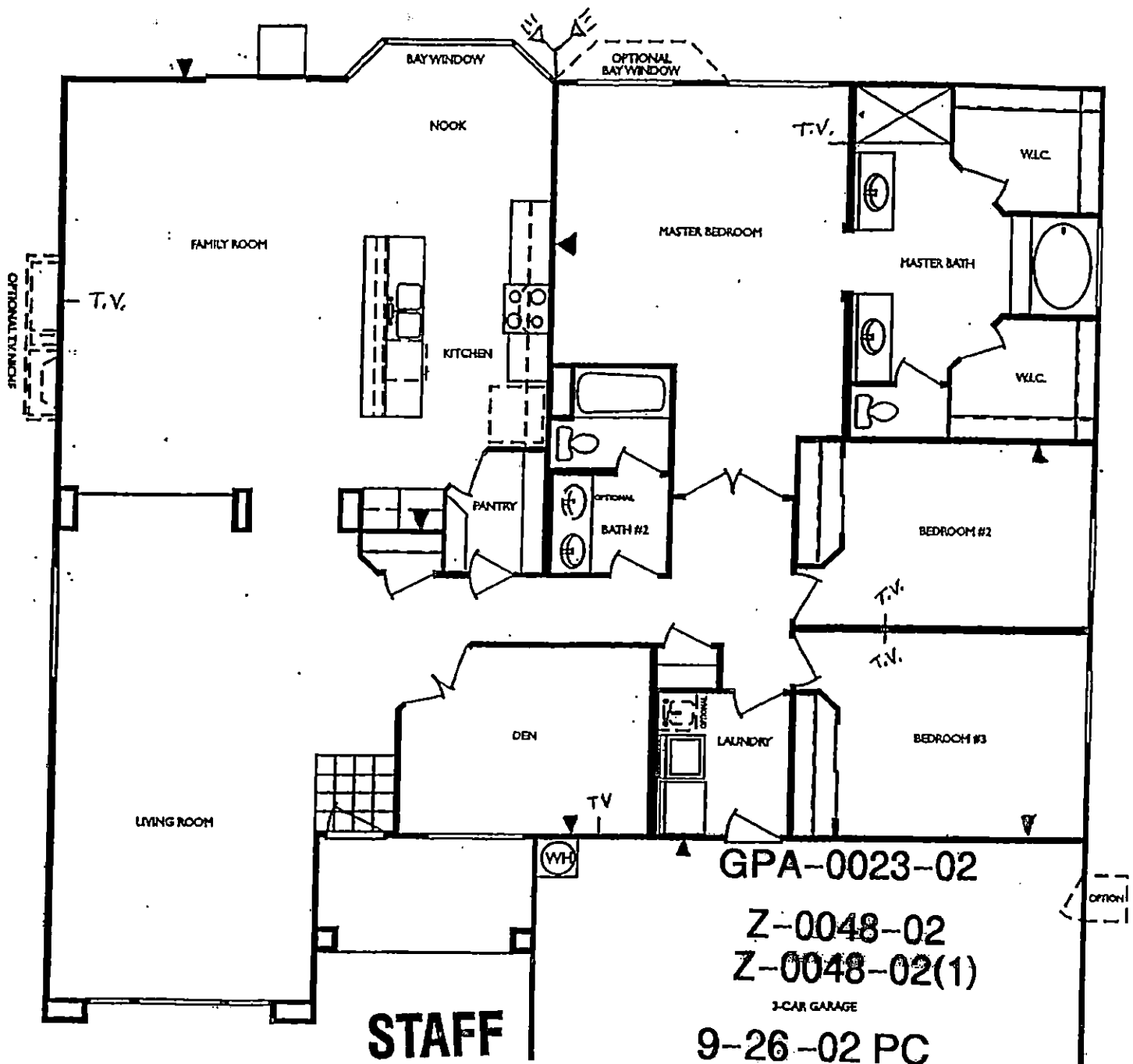
This 4 day of June, 2002

Seely Pelham
Notary Public in and for said County and State



[illegible]

MEISTER PARK NORTH

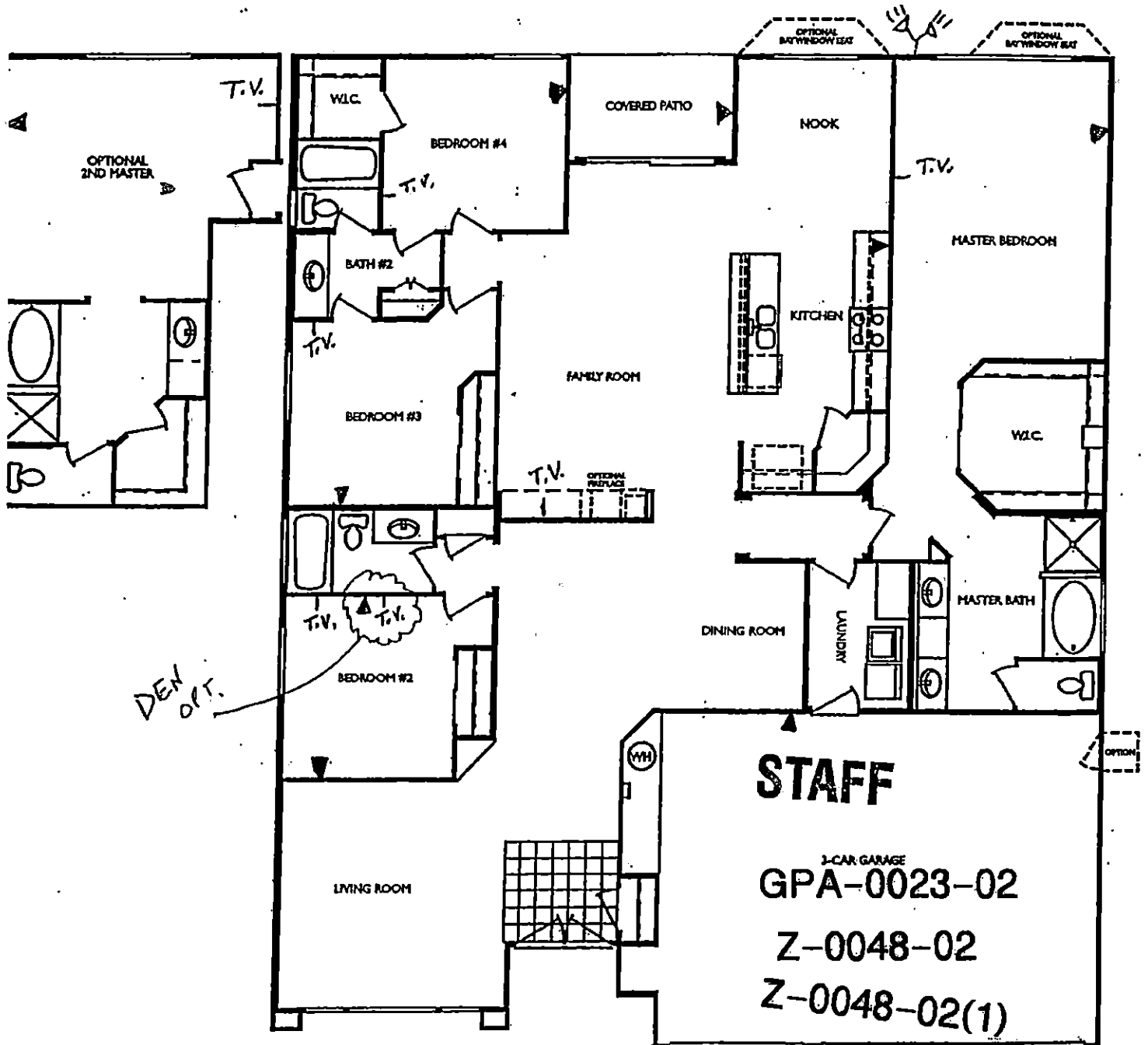


This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ≡≡≡ = Double flood light

PLAN 2300MP

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

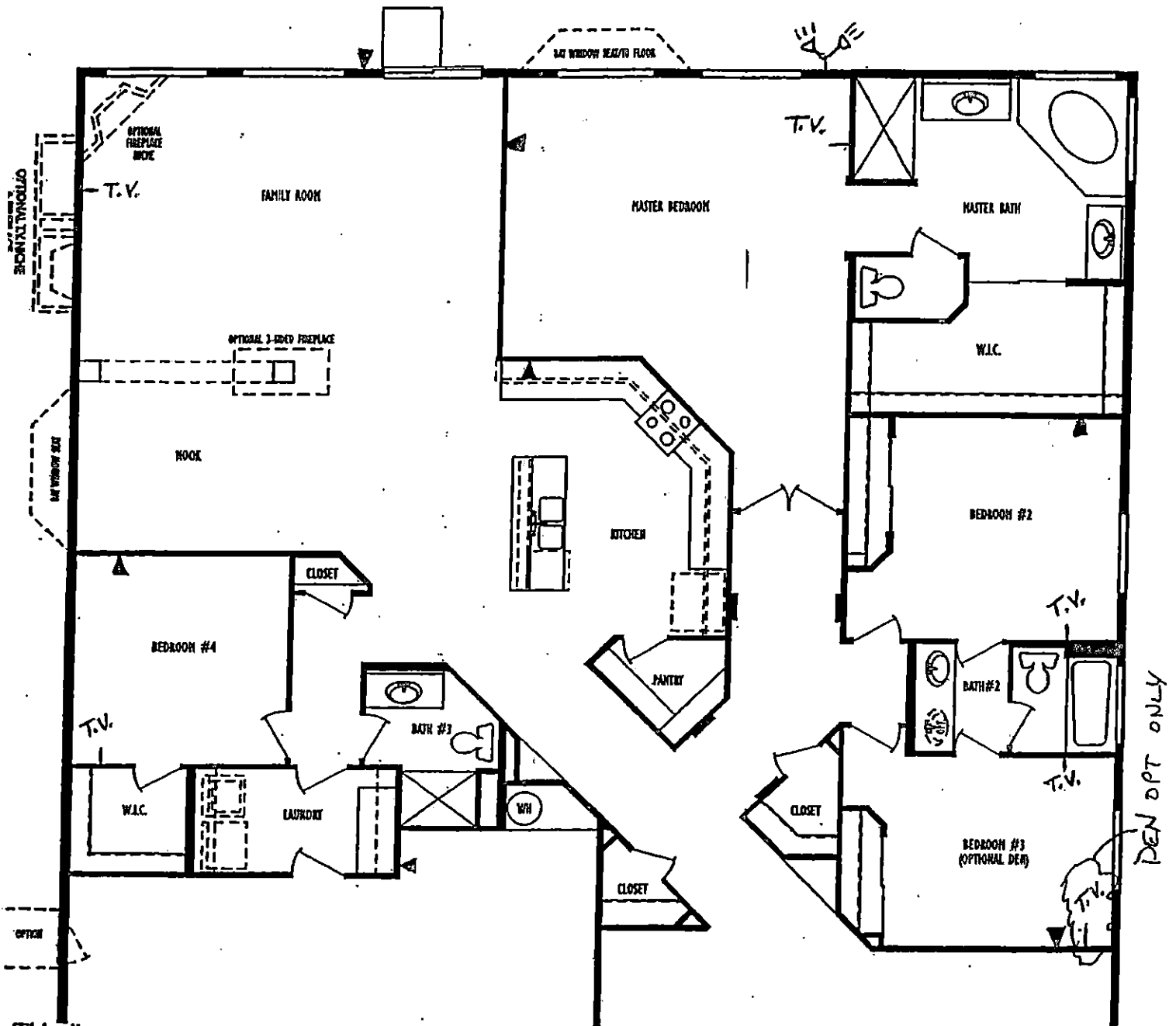
T.V. = Cable television jack

≡ = Double flood light

PLAN 2300 Classic

9-26-02 PC

MEISLER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ⚡ = Double flood light

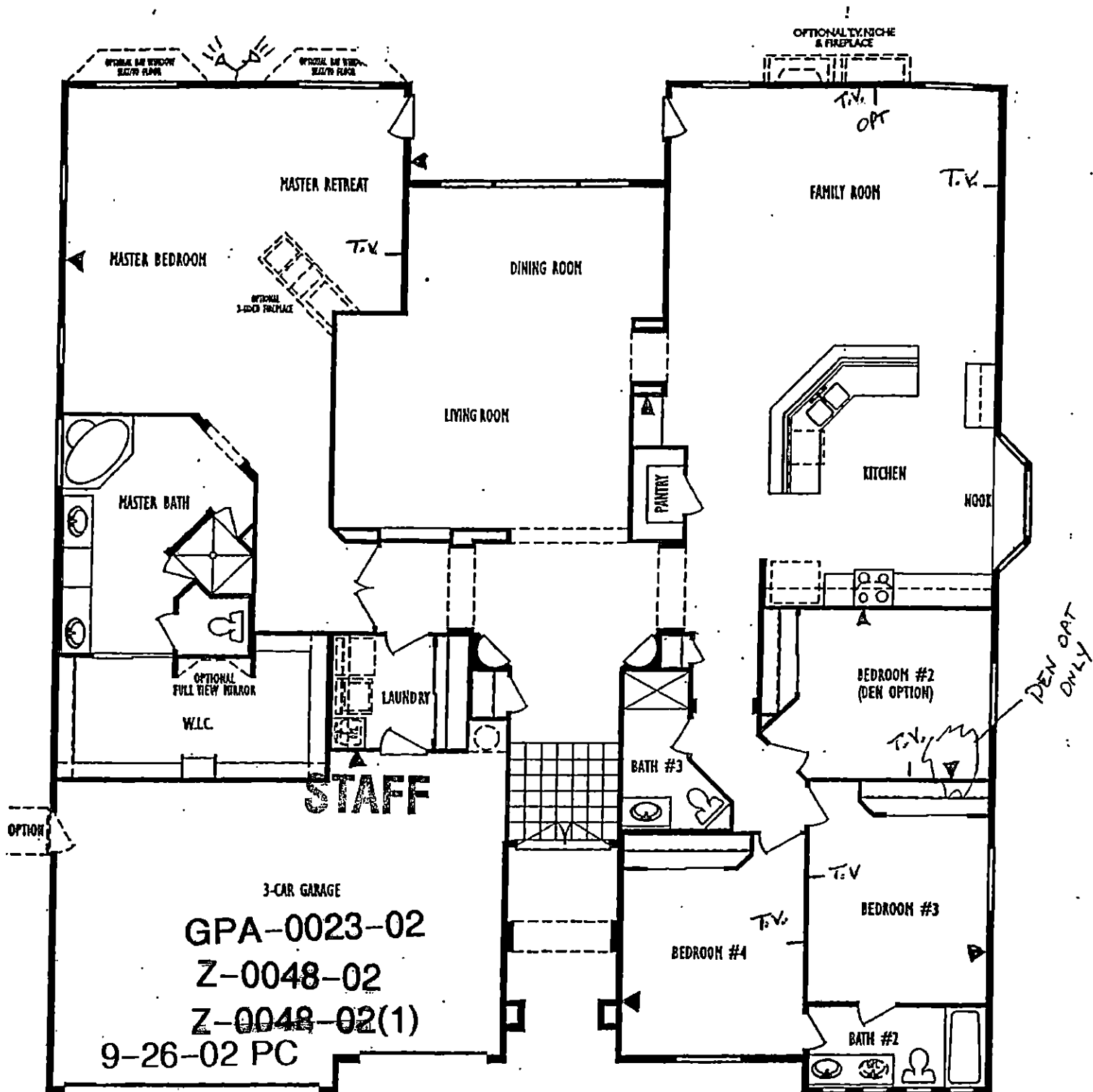
GPA-0023-02

Z-0048-02

Z-0048-02(1)

9-26-02 PC

PLAN 2750



MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

P = PHONE

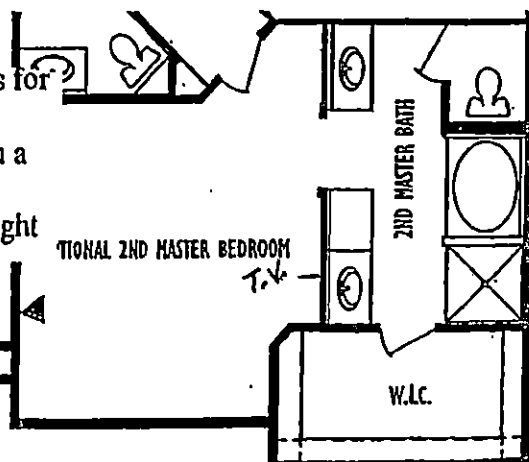
T.V. = Cable television jack

AA = Double flood light

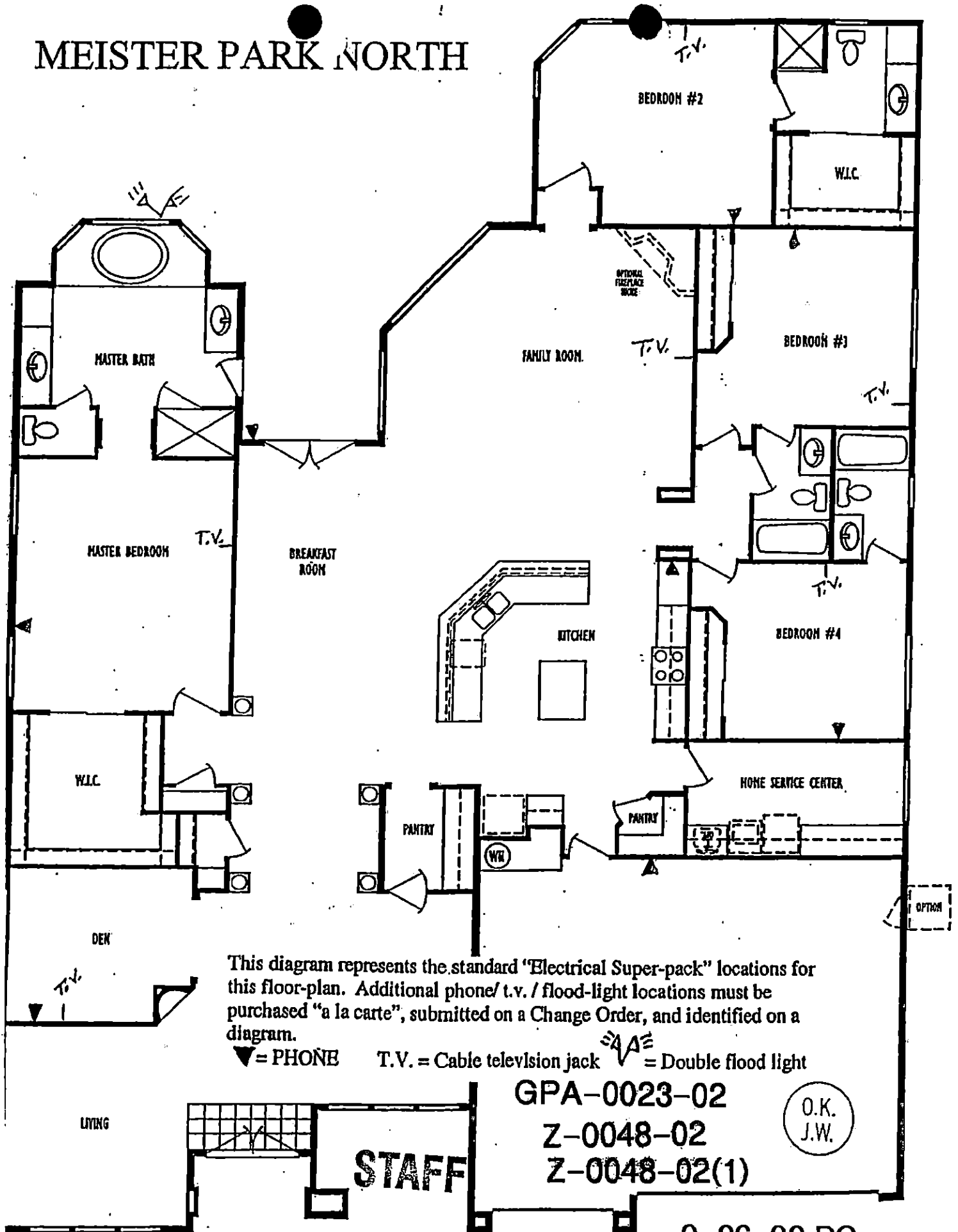
D·R·HORTON®

PLAN 3000

O.K.
J.W.



MEISTER PARK NORTH



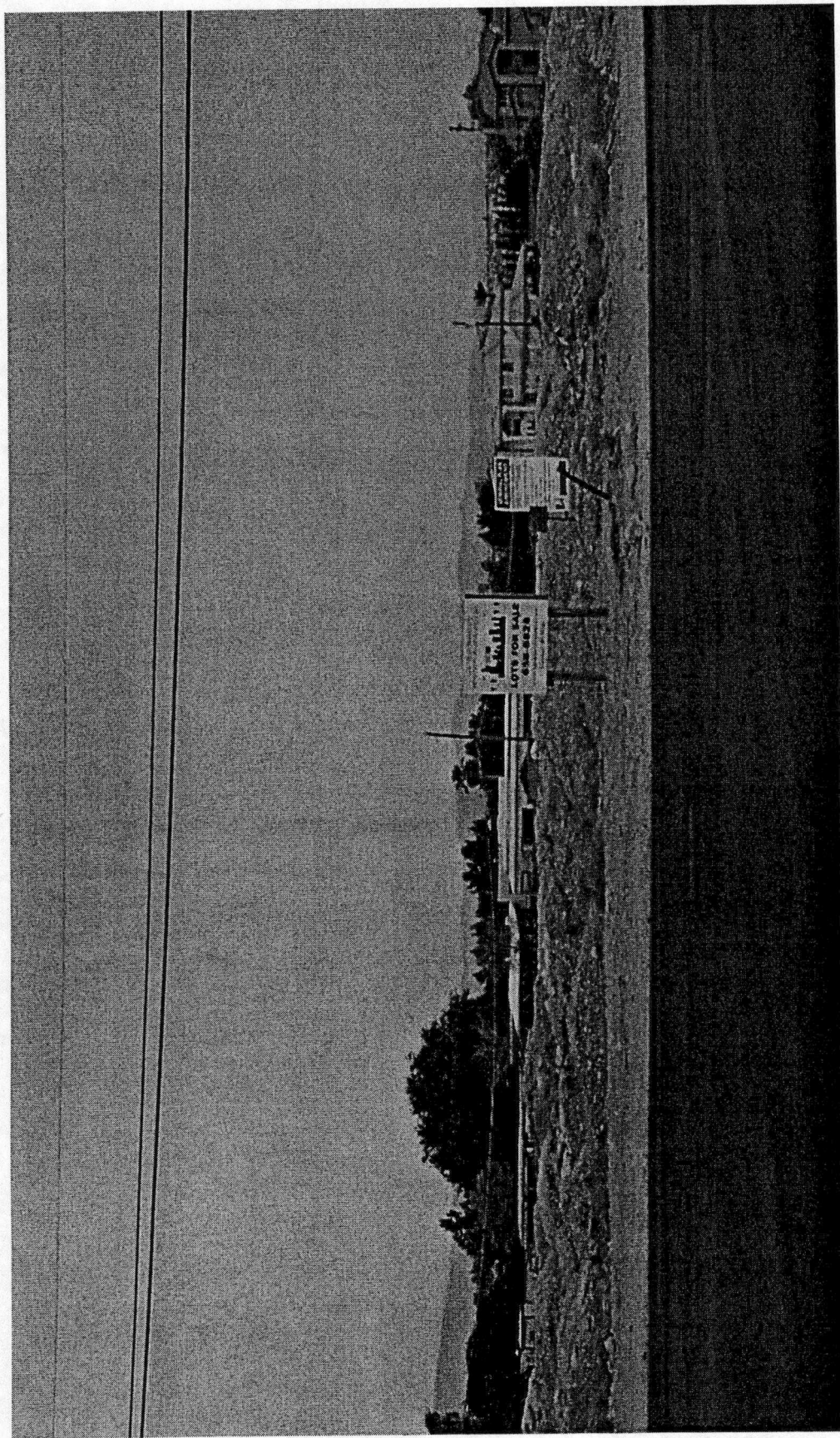
GPA-0023-02

Z-0048-02

Z-0048-02(1)

9-26-02 PC

PLAN 3350



Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
SEPTEMBER 26, 2002 PLANNING COMMISSION

9/13/02

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

September 27, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

**RE: ABEYANCE - RENOTIFICATION - Z-0048-02(1) - SITE DEVELOPMENT
PLAN REVIEW**

Dear Ms. Jones:

Your request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack), was considered by the Planning Commission on September 26, 2002.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the proposed changes would not be compatible with the surrounding area.

This item will be considered by the City Council on **November 6, 2002**, at 3:00 P.M. time certain in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

249

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter In Opposition

MOTION:

McSWAIN – DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this project is less dense than the first plan, but staff still has concerns about it being disconnected and not innovative in the type of designs that should be in R-PD projects. The street sections do not meet the subdivision requirements of the code. Also, the landscaping should be increased. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002
Planning and Development Department
Item 7 – Z-0048-02(1)

MINUTES – Continued:

APPEARANCES IN APPROVAL:

PETER ATKINSON, 5036 North Lisa Lane

APPEARANCES IN OPPOSITION:

MIKE STEVENS, Lone Mountain Advisory Council

KENNETH THOMAS, 8475 Washburn Road

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue

JUDITH PARRISH, 5120 North Lisa Lane

MICHAEL PARRISH, 5120 North Lisa Lane

RALPH LUNA, 5211 North Durango Drive

THOMAS DEINET, 5016 North Tomsik Street

JOSEPH HANSON, 8102 MacKenzie Court

ROBERT TRETIAK, Nevada Well Owners Association, 4615 North Fort Apache Road

JOHN BALDAUF, 5121 Royer Ranch Road

RUTH LAVIN, 8201 Adler Circle

MARK SKORUPA, 5131 Royer Ranch Road

MICHAEL LAVIN, 8201 Adler Circle

ROBERT SCHMITT, 8670 Fisher Avenue

ROBERT BALDWIN, 5231 North Lisa Lane

LYNN POLLOM, 8200 West Washburn Road

KAY GILBERT, 8210 West Washburn Road

ROBERT ROEBUCK, 8425 West Washburn Road

CARMEN THOMSON, 8300 West Fisher Avenue

VALERIE JUICK, 5112 Royer Ranch Road

ANDREA MAIORANO, 5112 Royer Ranch Road

NANCY FELMLEE, 4125 North Durango Drive

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue

APPEARANCES CONCERNED:

TOM MCGOWAN, resident of Las Vegas

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 4 [GPA-0023-02], Item 5 [Z-0048-02] and Item 6 [V-0071-02] for further discussion.

(6:16 – 7:38)

1-540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/06/02

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

107

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

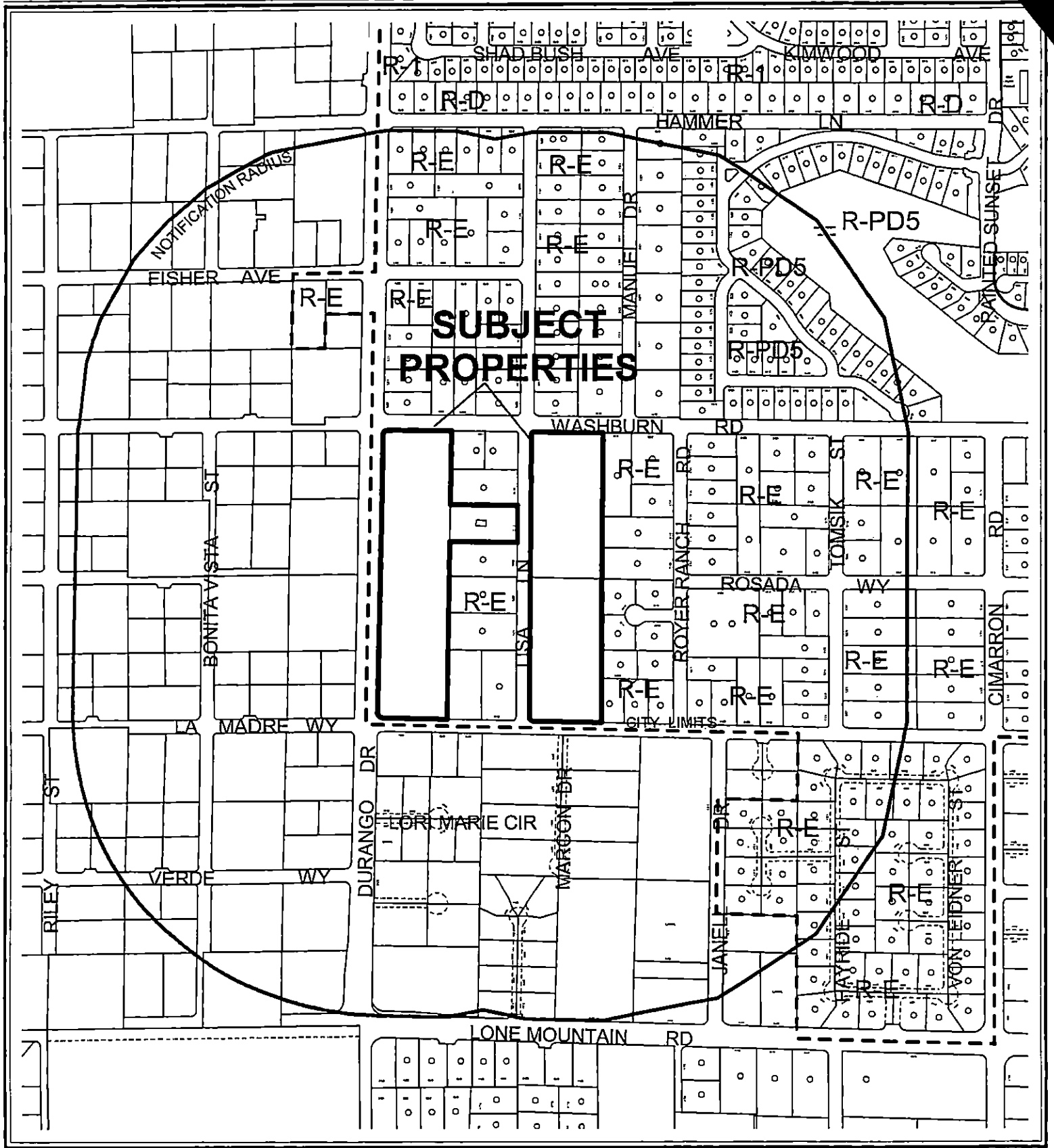
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

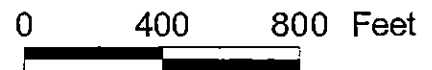


CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 26, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - Z-0048-02(1) -
WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (Z-0048-02) to an R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
5. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and the building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 25 feet to the front of the house, and front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by the Las Vegas Urban Design Guidelines and Standards.
8. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed landscape plan including species type and size for the indicated open space areas and to create a recreational facility in the largest open space pod.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
15. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Z-0048-02(1) - Conditions Page Three
September 26, 2002 Planning Commission Meeting

18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three dwelling units per acre, which promotes the objectives of the General Plan.

This item was held in abeyance at the July 25, 2002 Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant has submitted revised site plans that indicate a reduction in the number of lots to 55, and a corresponding reduction in the density to 2.59 dwelling units per gross acre. Other revisions include improvements to access, circulation, and lot size. However, in the revision of the layout the amount of common open space was reduced substantially, requiring the request for a Variance (V-0071-02).

BACKGROUND DATA

- | | |
|----------|---|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre). |
| 08/30/02 | The applicant submitted revised site plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission will consider three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55 lot single family residential subdivision. |

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the "H-shaped" site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

Z-0048-02(1) - Staff Report Page Three
September 26, 2002 Planning Commission Meeting

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. The submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds that the proposed 55-lot single family residential development will result in approximately 2.59 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

If approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

The street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development.

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

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

The building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

Z-0048-02(1) - Staff Report Page Five
September 26, 2002 Planning Commission Meeting

NOTICES MAILED 339 [Mailed with GPA-0023-02, Z-0048-02 and V-0071-02 9/26 PC]
339 [Mailed with GPA-0023-02 and Z-0048-02 7/25 PC]

APPROVALS 0

PROTESTS 107



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 2-0048-02(1) APN: 125-33-302-001 & 004
125-33-301-001 & 007

Name of Property Owner: Virginia Jones

Name of Applicant: Virginia Jones

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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, Planning Commission or Hearings Officer 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): _____

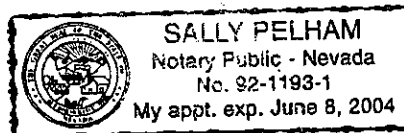
APN: _____

Signature of Property Owner/Authorized Agent: Virginia Jones

Subscribed and sworn before me

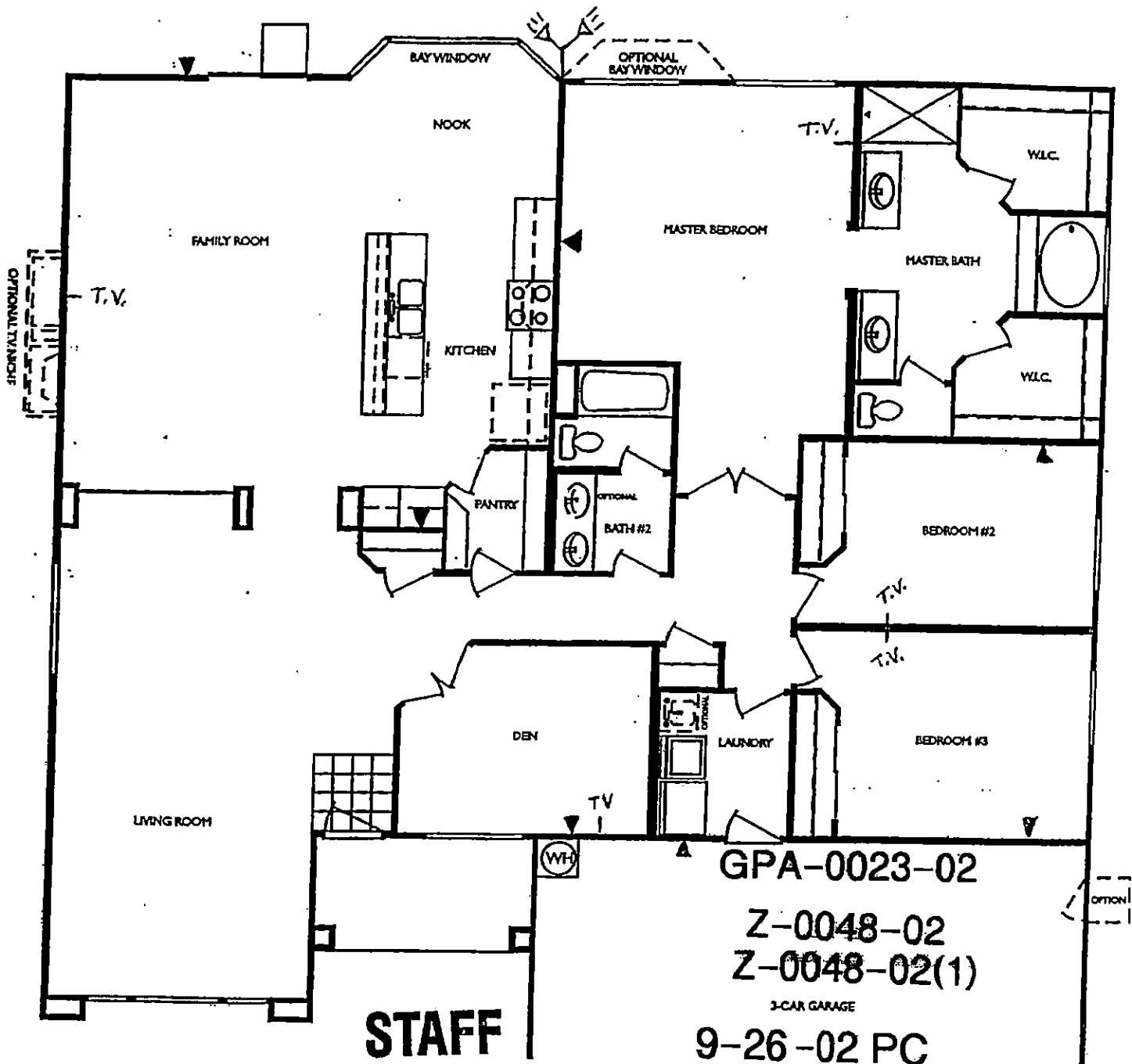
This 4 day of June, 2002

Seely Polhan
Notary Public in and for said County and State



ZONING SITE PLAN
 PROJECT: **DURANGO AND DURANGO**
 CLACK COUNTY
 2012 Moody Ranch Drive
 Durango, Nevada 89301
 Telephone: (775) 248-7200
 Fax: (775) 248-4712
 SOUTHERN LAND MANAGEMENT • DEVELOPMENT
 DIVISION OF PLANNING AND ZONING
 1000 N. 10th St., Suite 100, Reno, NV 89501
 (775) 784-1100
 www.southernlandmanagement.com

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

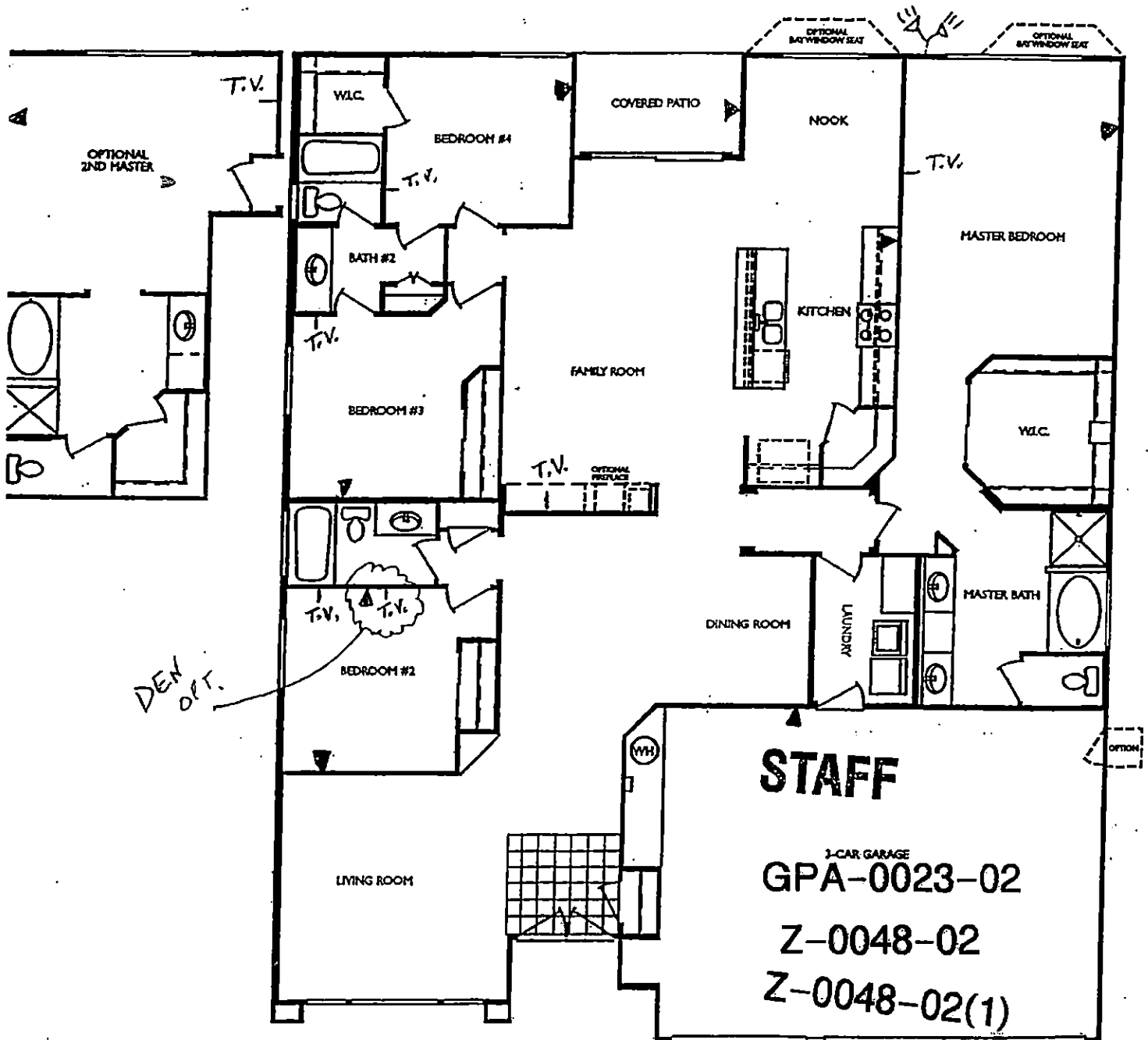
▼ = PHONE

T.V. = Cable television jack

≡≡≡ = Double flood light

PLAN 2300MP

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

AA =

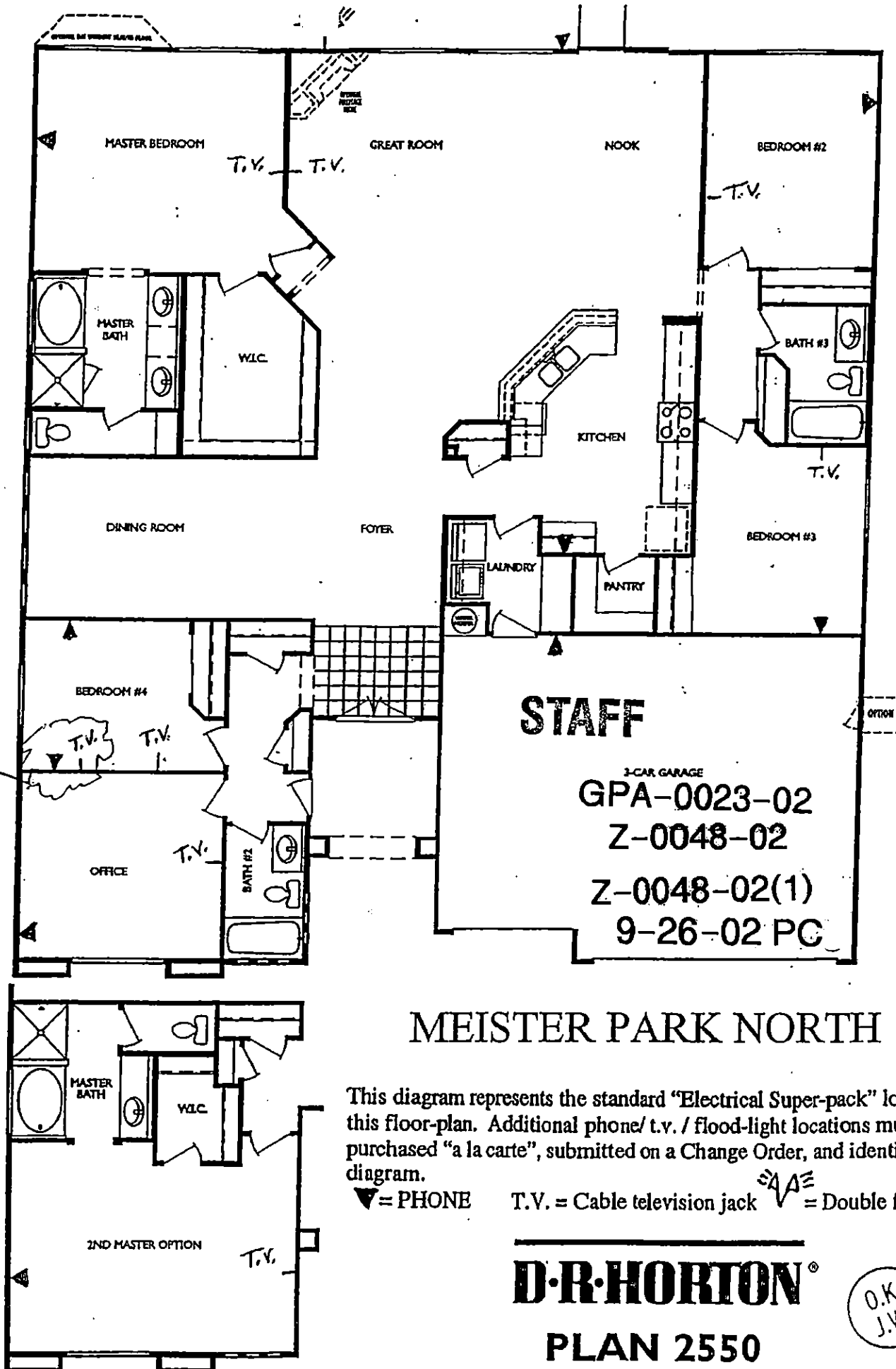
= Double flood light

9-26-02 PC

O.K.
J.W.

PLAN 2300 Classic

LEN UPG. ONLY



MEISTER PARK NORTH

This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

T.V. = Cable television jack

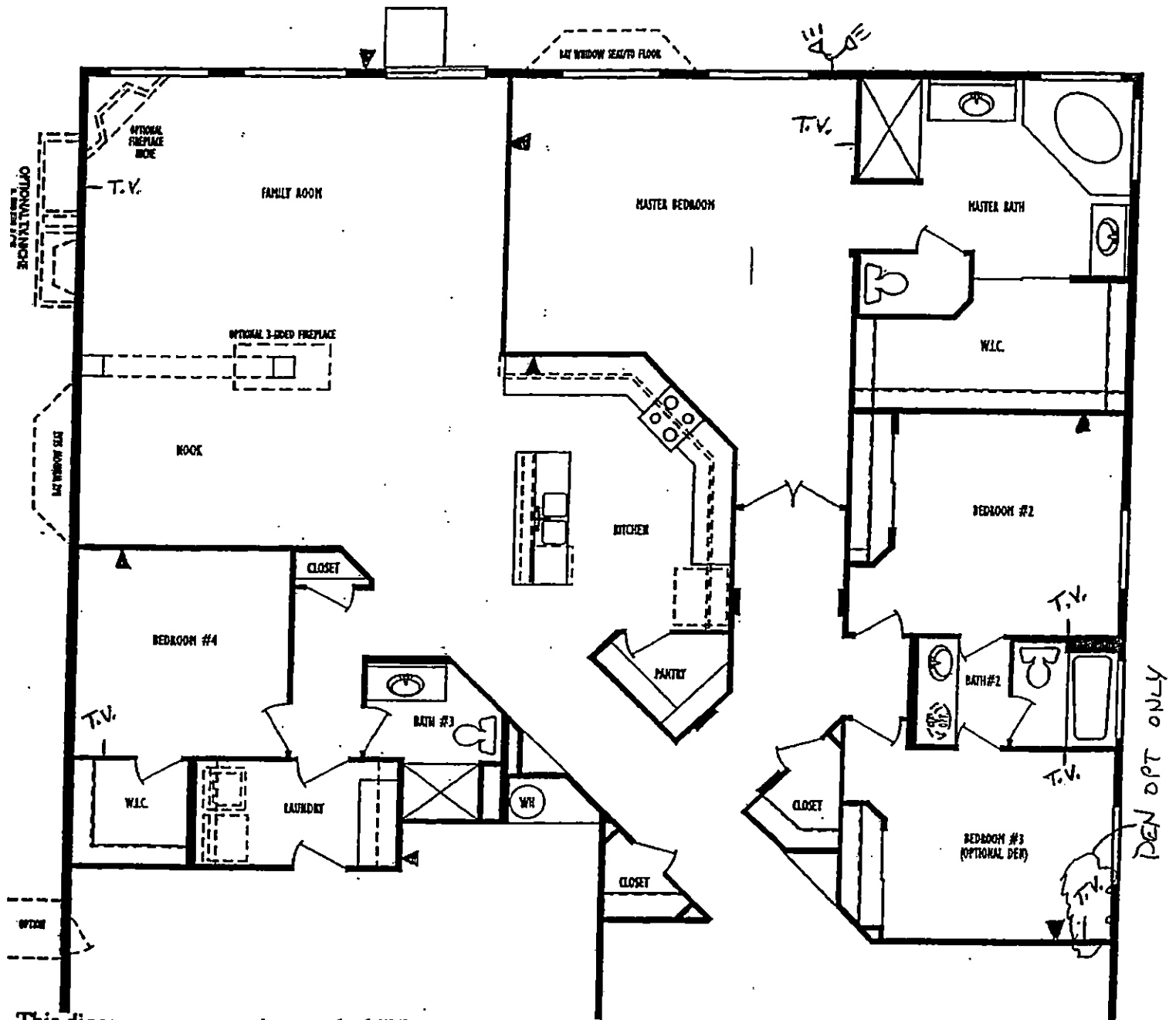
≡ = Double flood light

D·R·HORTON®

PLAN 2550

O.K.
J.W.

MEISLER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ≡ = Double flood light

GPA-0023-02

Z-0048-02

Z-0048-02(1)

9-26-02 PC

STAFF

PLAN 2750

O.K.
J.W.

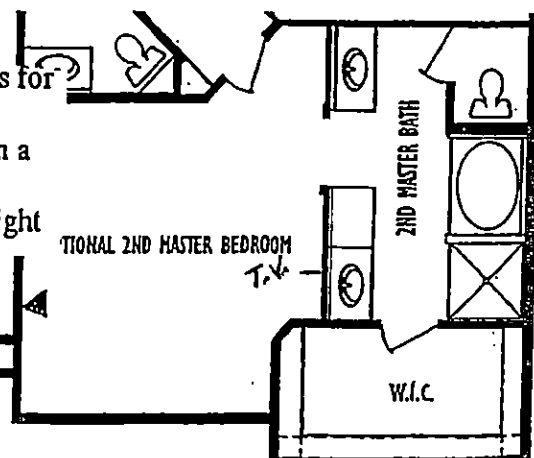
MEISTER PARK NORTH

is diagram represents the standard "Electrical Super-pack" locations for a floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

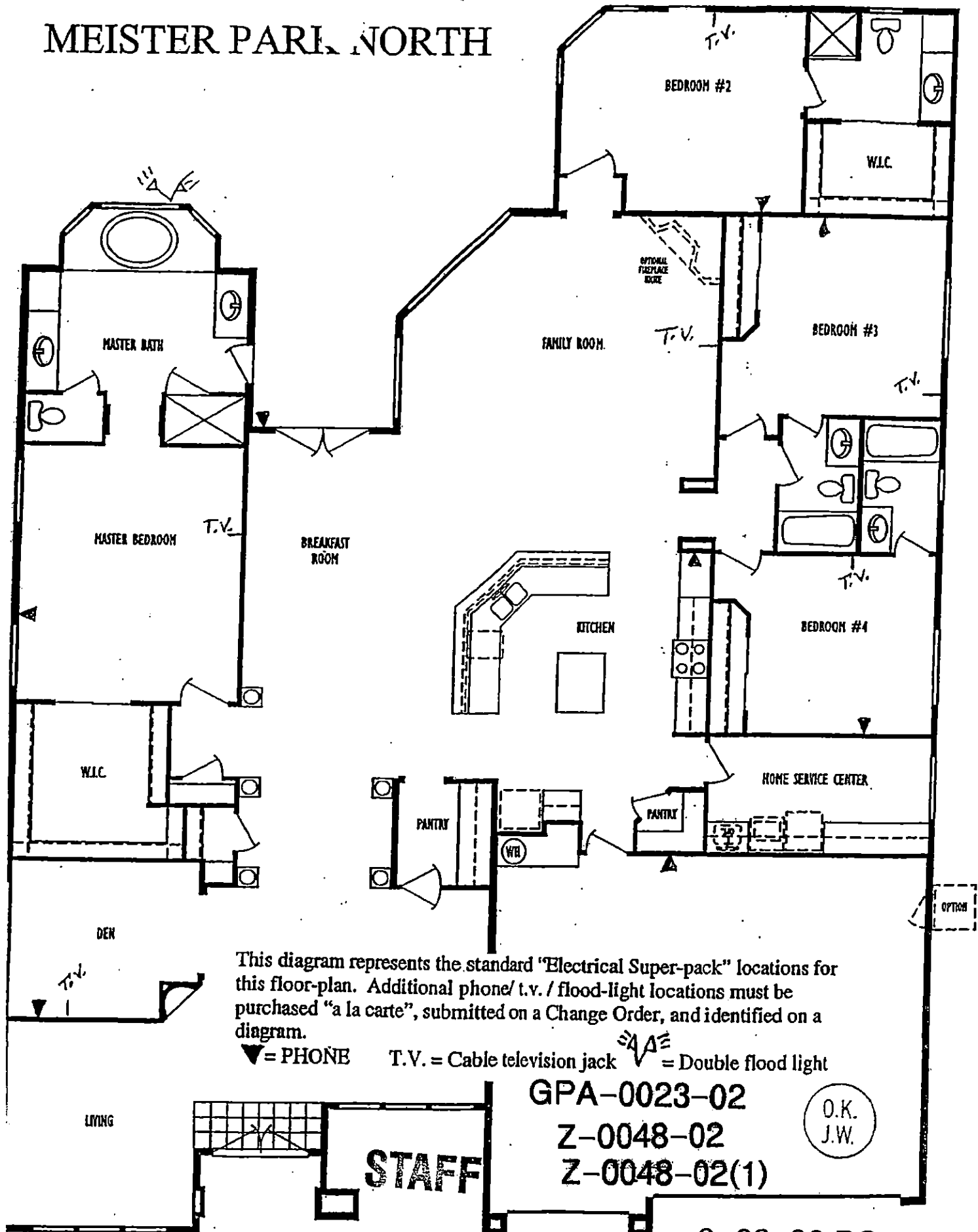
= PHONE **T.V. = Cable television jack** ** = Double flood light**

D·R·HORTON®

PLAN 3000

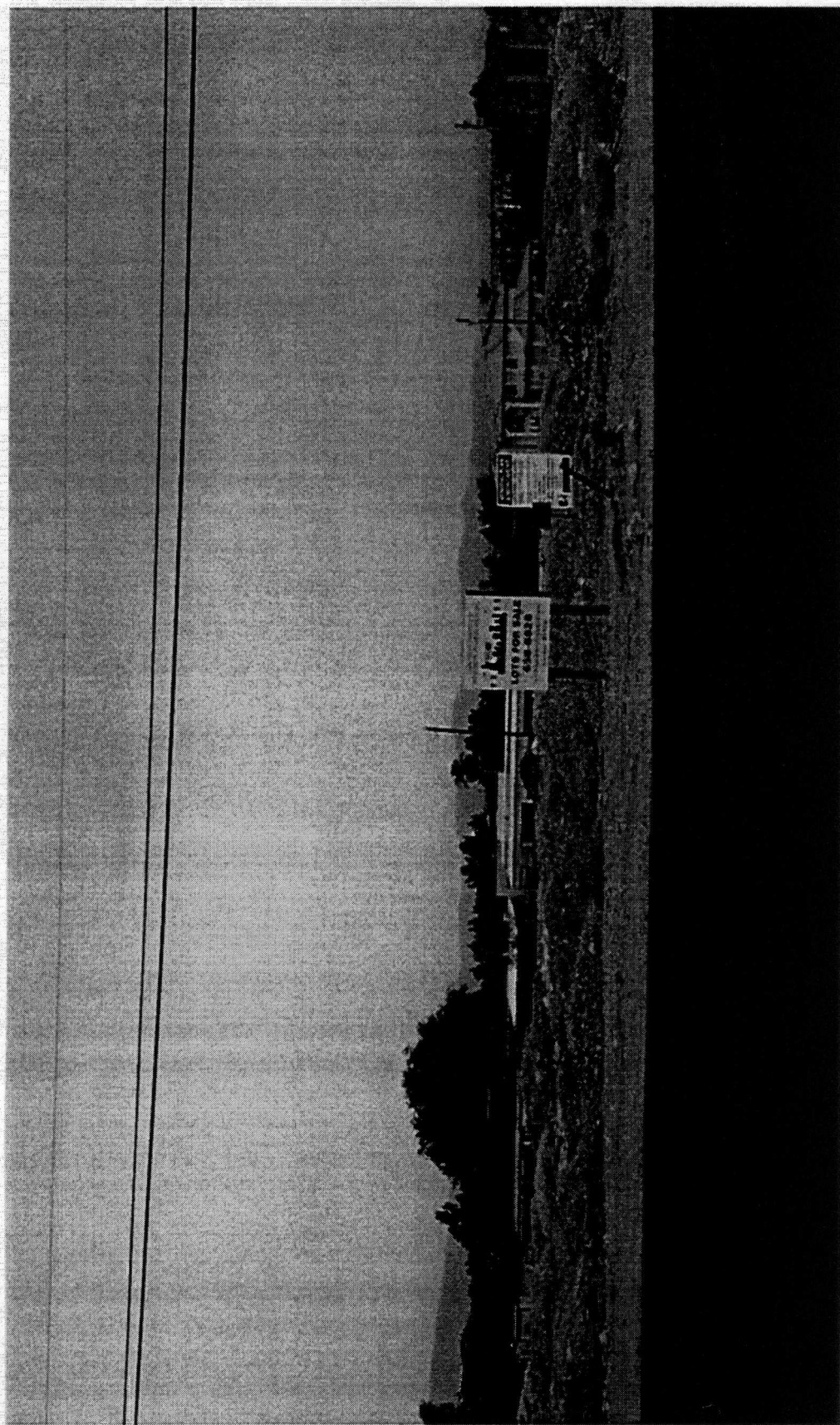


MEISTER PARK NORTH



PLAN 3350

9-26-02 PC



Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
SEPTEMBER 26, 2002 PLANNING COMMISSION

9/13/02

July 23rd 2002

Dear Planning Commission,

My Husband and I oppose
the general plan amendment GPA-0023-02,
the Rezoning Z-0048-02 and the
site development plan Review Z-0048-02(1)

Sincerely,

James Michael Sakala &
Ann Marie Sakala

8150 La Madre Way
Las Vegas, Nev. 89149

645-8692

RECEIVED LATE

GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
7-25-02 PC
P

MEMORANDUM

MEMO BY BILL STEELE TO _____ DATE 7/22/02
FILE TITLE REZONING PLAN
CITY PLANNING COMMISSION, CURRENT PLANNING DIVISION
BILL STEELE
8220 W. WASHBURN RD
LAS VEGAS, NV. 89149

12533202023
STEELE BILL
8220 W WASHBURN
LAS VEGAS NV 89149-4767

Cage: GPA-0023-02

I AM CURRENTLY OUT OF TOWN AND UNABLE TO ATTEND THE 7/25/02 PLANNING COMMISSION MEETING BUT I WOULD LIKE TO EXPRESS MY OBJECTION TO THE REZONING OF THE ADJACENT PROPERTIES. I PURCHASED MY HOME IN APRIL AND ONE OF THE ATTRactions WAS THE CURRENT NEIGHBORHOOD OF JUST 1/2 AND 1 ACRE HOMES, SINCE MY HOUSE IS DIRECTLY ACROSS FROM THIS PROPERTY IT IS OF GREAT CONCERN TO ME. I KNEW WHEN I PURCHASED MY HOUSE THAT SOME DAY SOME ONE WOULD BUILD IN FRONT OF ME BUT I WAS TOLD IT COULD ONLY BE 1/2 OR 1 ACRE PARCELS, SO THAT WOULD KEEP THE NUMBER OF HOUSES AND TRAFFIC SOMEWHAT LOWER. I SEE NO ADVANTAGE TO CHANGING THE ZONING EXCEPT A DESIRE FOR MORE MONEY BY THE BUILDER WITH NO REGARD FOR THE CURRENT RESIDENTS. I SINCERELY HOPE THIS REZONING IS NOT ALLOWED

GPA-0023-02

2-0048-02

2-0048-02 (1)

7-25-02 PC

P

Thank you
Bill Steele



Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

July 18, 2002

Re: Rezoning Request #Z-0048-02
General Plan Amendment #GPA-0023-02
Site Development Plan Review #Z-0048-02(1)

This letter is written in OPPOSITION to these requests. The area in question should remain zoned as it currently is: Desert Rural Density Residential.

We specifically purchased in this area because of the way in which it was zoned. We like the rural feel in the "middle" of a large metropolis and do not wish to see a housing tract built in the middle of our area. Simply stated: it would not fit. Further, it would impact negatively on the value of all the homes in the neighborhood when homes of the size proposed are built on a lot that small.

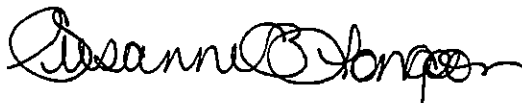
However, of greatest concern is the fact that once one zoning change is allowed, it opens the doors to many others. A precedence is set that is hard to go back on. We don't want a high-density housing tract in our neighborhood. We don't want a convenience store on the corner. We don't want a drug-store on the corner. We don't want ANYTHING other than what it's currently zoned for.

Thank You for allowing us to present our opinion via letter – we'll be out of town during the initial hearing on these proposed changes.

Sincerely,



Paul F. Longson
8535 W. Rosada Way
Las Vegas, NV 89149-4129
12532706004



Susanne B. Longson

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
p

July 18, 2002

City of Las Vegas
Planning Commissioners
Fax 474-0352

RE: Items GPA-0023-02, Z-0048-02 & Z-0048-02(1)

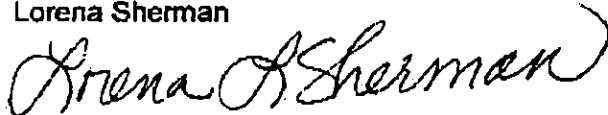
I received the notices of the public hearing on July 25th concerning this development. I must be out of town on this date so I wanted to express my views.

This request does not follow the Master plan, and is surrounded by R-E houses. I feel they should conform to the rest of the neighborhood by keeping the lots as large as possible. (one half acre)

Please vote no on these requests.

Thank you for your considerations of these matters.

Lorena Sherman



5025 N. Bonita Vista St.
Las Vegas, NV. 89149

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

July 17, 2002

Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R-E zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the developer friendly Planning Commission and City Council.

- (1) The Planning Commission and City Council should reject the proposed changes.
- (2) The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes and stick with the original zoning. They can still make plenty of money building approximately 40 houses.

Thank you


Patrick V. Auer


Kathern L. Auer

Pat Auer
5111 Royer Ranch Rd.
Las Vegas, NV 89149

7-25-02 PC
GPA-0023-02
Z-0048-02
Z-0048-02(1)
P

To: City of Las Vegas, Planning Commissioners
Fax: 474-0352

From: Leslie M. Jones and Neighbors
Fax: 395-1046

Date sent: 7/24/02
Number of pages: 1

RE: Items, GPA-0023-02, Z-0048-02 & z-0048-02(1)

- The following signatures are opposed to the request of Willard R. and Mary Virginia Jones.
- We do not want the Master Plan of minimal lot size of 1/2 acre to be reduced.
- We feel that the request to change the existing Master Plan compromises our rural neighborhood.

Please vote "no" to the request of three units per acre.

7/22/02 LESLIE M. JONES 5043 BONITA VISTA, LV 89149

7/23/02 William D. Combs 8545 W. LA MADRE WY, LV 89149 *William D. Combs*
DUPLICATE SUBMITTED LETTER

7/23/02 William D. Combs 8545 W. LA MADRE WY, LV 89149

7/23/02 Karyn Watson 8560 W. Madre Way, Las Vegas NV *Karyn Watson*

7/23/02 Eltz. Moroch 8590 La Madre LV 89149

7/23/02 Travis Moroch 8590 La Madre LV 89149

7/23/02 Muel Paxson 8525 Rosada LV 89149

7/23/02 John E. Thornton 5043 N. Bonita Vista St. LV 89149

7/23/02 Ann M. Thornton 5043 N. Bonita Vista St. LV NV 89149

7/23/02 Mary A. Thornton 5043 N. Bonita Vista St. LV NV 89149

7/25/02 Elizabeth Howell 8490 W. La Madre

7/25/02 Karen Lynn 8490 W. La Madre

7/23/02 KATHIE SALIK & MARK SALIK 8525 W. LA MADRE WY, LV, NV 89149

7/23/02 JERRY ADAMS 8445 LA MADRE

7/23/02 JERRY ADAMS 8445 LA MADRE

7/24/02 DAVID R. JONES 5043 Bonita Vista Las Vegas NV 89149 *David R. Jones*

7.25.02 PL

GPA-0023-02
Z-0048-02(1)
Z-0048-02

9P
READ INTO RECORD

July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



Laura O'Donnell

Parcel # 125-32-804-004 -district 125

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7.25.02 PL
P

READ INTO RECORD

THE SPALDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



7-25-02

TOO WHOM IT MAY CONCERN,

RE: REZONING Z-0048-02
& GENERAL PLAN AMENDMENT GPA-0023-02

DEAR SIRS,

MY HOME IS LOCATED AT 5024 N. LISA LANE, WHICH IS RIGHT BETWEEN THE 2 PARCELS WHICH YOU ARE CONSIDERING FOR THE REZONING. MY HUSBAND & I MOVED HERE 2 YRS AGO WITH OUR THEN INFANT DAUGHTER, SINCE THEN WE ADDED A SON. OUR STREET HAS 5 HOMES ON IT, WHICH THE PROPERTIES ARE ALL AT LEAST AN ACRE IN SIZE. THE DREAM I HAD WAS TO RAISE MY CHILDREN, THE WAY I WAS RAISED IN WEST TEXAS. IN A RURAL COMMUNITY. TO GIVE YOU A LITTLE INSIGHT, I WOULD LIKE TO SHARE A TYPICAL DAY AROUND MY HOUSE. IN THE MORNING YOU SEE A COYOTE WALKING THROUGH THE FIELD, AFTERNOONS BRING FAMILIES OF QUAIL WALKING IN A STRAIGHT LINE DOWN THE STREET, & EVENINGS YOU'LL FIND 20 TO 30 COTTONTAIL LOUNGING IN MY YARD. THERE ARE ALSO MICE THAT WANT TO MOVE IN THE HOUSE ON OCCASION. MY BACKYARD HAS MANY DIFFERENT TYPES OF BIRDS THAT VISIT. ANOTHER THING YOU WON'T SEE IN YOUR TRACK NEIGHBORHOODS, ARE FRIENDLY NEIGHBORS RIDING THERE HORSES DOWN THE STREET. WHEN WE PURCHASED THIS HOME I TOLD MY MOM I HAVE THE PERFECT EASTER EGG HUNTING YARD. OUR HOMES ARE OLD & UNSOPHISTICATED, BUT THEY TAKE YOU TO A SIMPLER PLACE IN TIME. IF THEY MANAGE TO BUILD 66 HOMES, WERE GOING TO LOSE THE RURAL ATMOSPHERE THAT EXISTS HERE.

GPA-0023-02
Z-0048-02
Z-0048-02(1)

7.25.02 PL

182

PREAD INTO RECORD

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



PAGE 2

RE: REZONING Z-0048-02
& GENERAL PLAN AMENDMENT GPA-0023-02

I KNOW YOU CAN'T STOP PROGRESS, BUT YOU CAN TRY & REGULATE IT FAIRLY. THE BUILDER DIDN'T CONSIDER THE 5 HOMES DOWN LISA LANE, I KNOW THIS BECAUSE HE WOULD HAVE MADE IT MORE APPEALING TO ALL OF US, IN THE SENSE OF THE LOTS WOULD HAVE BEEN AT LEAST 1/2 ACRE LOTS, THE PERIMETER OF THE PROPERTY WOULD HAVE A HORSE TRAIL AROUND IT. MR. & MRS. JONES DIDN'T CONSIDER US EITHER, OR THEY WOULD HAVE MADE STIPULATIONS REGARDING THE RURAL ATMOSPHERE, INSTEAD I THINK THE IDEA OF BIG PROFITS GOT THE BEST OF THEM.

IF YOU ALLOW THIS TO HAPPEN, OUR STREET WILL BE SURROUNDED BY 66 HOMES, 33 IN THE FRONT & 33 IN THE BACK. THIS WOULD BE A GREAT INJUSTICE TO ALL OF US. I HOPE YOU WOULD MAKE THEM GO BACK TO THE DRAWING BOARD & RETHINK THERE DECISIONS.

THANKYOU FOR YOUR TIME & CONSIDERATION.

KIMBERLY K. SPAULDING
5024 N. LISA LANE
LV. NV 89149

282

July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



Laura O'Donnell

Parcel # 125-32-804-004 -district 125

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7.25.02PC
P

READ INTO RECORD

July 19, 2002

Planning Commission
c/o Planning & Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth St.
Las Vegas, Nv. 89101

Re: Subjects:

- a. Rezoning - Z-0048-02
- b. General Plan Amendment -
GPA0023-02
- c. Site Development Plan Review -
Z-0048-02 (1)

Dear Planning Commission:

The above subjects are on your agenda for the upcoming July 25, 2002 meeting.

I am the owner of the property and home located on the N.W. corner of LaMadre Way and Lisa Lane. I made this purchase in 1976 as my family residence. Over the years I have developed this into a mini ranch. My investment and lifestyle are being threatened by the above requests, listed as subjects a, b, & c. Please review the attached map representing the subject properties. My parcel is highlighted. All of the residences on Lisa Lane, from LaMadre Way North to Washburn, are sandwiched in between the subject properties. This is a major crisis to our semi-rural lifestyles. From horses to wells to power line poles, all that exists would be drastically compromised if these requests are approved. AND THREE HOUSES PER ACRE SURROUNDING THE ENTIRE BLOCK IS UNIMAGINABLE!

Under the current zoning, the majority of residents in this area have horses. This brings flies and adds a nasty odor to the air. No matter how well the properties are maintained, block walls cannot alleviate this problem. This must be taken into consideration.

Recently, D. R. Horton Homes, the developer, held a meeting to discuss their proposed residential project with all interested parties. I was unable to attend. Several people that did attend have informed me that the developer made mention of the possibility of closing off the entire corner at LaMadre Way and Lisa Lane. This would further close in their residential project and a block wall would be installed across the existing corner abutting their property. My property has large

GPA-0023-02, Z-0048-02. \$
Z-0048-02(1) 7-25-02 PL
P
READ INTO RECORD

July 23, 2002

Faxed to #474-0352 on 7/24/02

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101

**CASE NUMBERS: GPA-0023-02; Z-0048-02, AND Z-0048-02(1)
REQUESTS BY WILLARD R. AND MARY V. JONES 1990 TRUST TO REZONE**

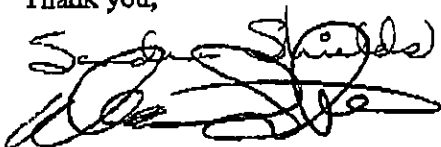
We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or to rezone this area. The properties in question sit in the middle of an area of RE zoning and are 1/2 acre or larger home sites. Surrounding homeowners want to maintain this rural setting.

I sincerely hope the Planning Commission will listen to the wishes of the local area homeowners instead of listening to the developers seeking to maximize a few acres of land at the expense of the existing property owners. There is currently too much congestion on the local streets, and as I am sure you know, Highway 95 is already dangerously overloaded with no relief for the next 10-15 years.

Please reject these proposed changes when the amendments come up for vote on July 25th.

Thank you,



Alan and Sandra Shields
5324 Manuel Drive
Las Vegas, Nevada 89149

RECEIVED
PLANNING AND
DEVELOPMENT
JUL 25 2002
GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02PK
P

READ INTO RECORD

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4761
(702) 645-1514

Z-0048-02
(1)
and GPA-
0023-02

Re: Proposed development of 21.5 acres by D.R. Horton in a rural preservation neighborhood.

8 July 2002

To whom it may concern:

PC July 25, 02

For the record, we are OPPOSED to the request for development of 21.5 acres of land located on the southeast corner of Durango and Washburn Road to allow for a walled, gated community of 66 homes. The parcels are: 12533301001; 12533302001; 12533302007; 12533401005; 12533401011; 12533401017; 12533401006.

The land in question is located within a rural preservation neighborhood that calls for minimum 1/2 and one acre home sites that include provisions for horses, and no street lights among other things.

We purchased our home precisely because of this type of zoning and it's supposed protections.

Our property on Adler Circle abuts the land being proposed for development. As stated above, we are OPPOSED to any development that would increase the density of the homes currently allowed under existing zoning laws and encroach on a rural preservation neighborhood.

In addition, other issues that concern us about the proposed development are:

1. **DRAINAGE:** Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. **PRIVACY WALLS:** Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the rural preservation designation. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalks should be of a height to ensure the privacy of neighboring homeowners in the rural preservation area.
3. **STREET LIGHTS:** We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. **ACCESS:** The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding rural preservation neighborhood.
5. **UTILITIES AND INFRASTRUCTURE:** None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to rural preservation standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

GPA-0023-02
Z-0048-02
Z-0048-02

7-25-02
PC

READ INTO RECORD

late
P

21 July 2002

Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

Reference: **Z-0048-02**

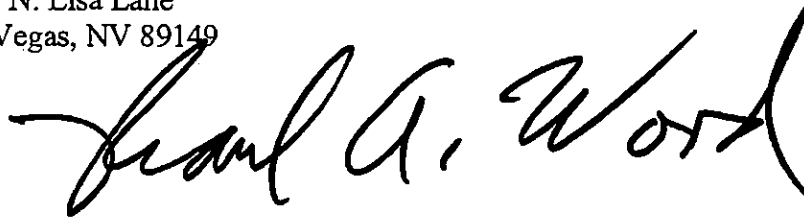
Dear Sirs

I am writing to file my objection to the above noted zoning change. I feel this does not fit with the area as a whole and would severely degrade our community and current life style. Putting 3.49 homes per acre would reduce property values. Fencing off a section of our neighborhood with small homes on small lots with streets not wide enough to drive two cars does not truly hide the problem, out of site out of mind never has worked. There are several of our neighbors that own horses, there are many potential problems that may arise placing sub-divisions next to live stock, all these can be avoided by leaving the current zoning in tack.

This goes against the current master plan for the northwest, and would change our rural life style that I thought everyone was trying to preserve. This is also adjacent to the Clark County RMP Overlay, which as I understand the City and the County have agreed to respect each other's current zoning.

Once again I would like to state that I am objecting to the rezoning request Z-0048-02.

Raul Wood
5211 N. Lisa Lane
Las Vegas, NV 89149



Z-0048-02
7-25-02 PC

READ INTO RECORD

July 21, 2002

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas Nevada 89101

SUBJECT: Case Numbers Gpa-0023-02, Z-0048-02(1) and Z-0048-02

We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or rezone this area. The properties in question sit in the middle of an area of R.E. zoning and are ½ acre or larger home sites. We want to maintain this rural setting.

My wife and I have resided in Las Vegas 37 and 46 years respectively; and 21 of those years have been in our current home. We are really sick of financing the obscene growth that has been occurring for the past 8-10 years. I sincerely hope the Planning Commission will follow the will of the local people over that of the developers seeking only to maximize a few acres of land at the expense of the existing property owners. We have enough congestion on the local streets, and as you surely must know, Highway 95 (the expressway) is dangerously overloaded with no relief for the next 10-15 years.

Please act responsibly and reject these proposed changes when the amendments come up for a vote.

Thank You

 
Charles H.V. Auer Vicki L. Auer

5312 Manuel Drive
Las Vegas NV 89149

RECEIVED
PLANNING
COMMISSION
JUL 23 2002
5312 MANUEL DRIVE
LAS VEGAS NV 89149

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PL
P

READ INTO RECORD

July 23, 2002

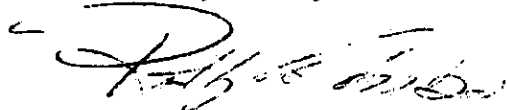
City Planning Commissioners
City of Las Vegas

RE: Public hearing on July 25th on GPA-0023-02, Z-0048-02 & Z-0048-02(1)

Concerning my views on the above mentioned requests, I feel that they should conform to the to the same size lots and likeness of the other private homes in the area. The only ones that are on smaller lots by them is the ones on the "Painted Desert Golf Course" which is a gated community and well maintained.

Please vote no on these requests for they do not go with the surrounding homes.

Thank-you for your consideration



Ruth A Combs

UNRECORDED
DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
JUL 24 2002

RECORDED
JUL 24 2002

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7:25 P
PC

READ INTO RECORD

July 16, 2002

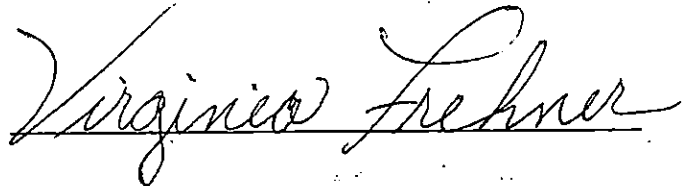
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

My name is Virginia Frehner and I reside at 5025 North Tomsik Street, Las Vegas, Nevada. I wish to state my objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-333-301-001 and 004, 125-33-302-001 and 007 as set forth in Case GPA-D023-02.

I also want to express my objection to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the same 21.25 acres which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

Virginia Frehner

5025 Tomsik St.
Las Vegas, NV 89149



PLANNING AND
DEVELOPMENT

JUL 19 3 30 PM

RECEIVED

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

RECEIVED

JUL 19 2002

July 16, 2002

140 125
6000 125

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Stivers
5017 North Tomsik Street
Las Vegas, NV 89149

We, Harry A. Stivers and Mary Boozean Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada, hereby express our objection Case GPA-0023-02 proposing to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007).

We also object to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

Harry A. Stivers

Mary Boozean Stivers

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

me

Am

14 July 2002

To: Joel McCulloch
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

From: John & Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149

Re: GPA-0023-02 General Plan Amendment from DR (Desert Rural Density Residential) to R
(Rural Density Residential)

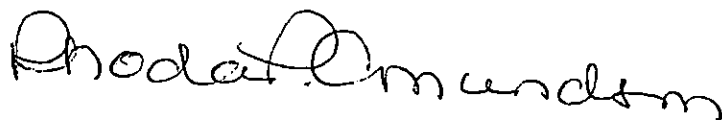
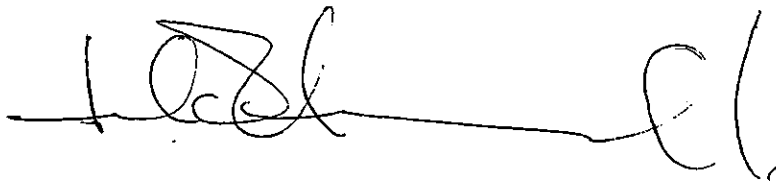
Z-0048-02 Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned
Development - 3 units per acre)

Z-0048-02(1) Site Development Plan Review for 66-lot single family residential subdivision

We are OPPOSED to any changes in the general plan and the rezoning of the following parcels
to permit development that does not conform to the existing general plan and zoning:

125-33-301-001-RE
125-33-301-004-RE
125-33-302-001-RE
125-33-302-007-RE
125-33-401-005-RNP1
125-33-401-006-RNP1
125-33-401-1011-RNP1
125-33-401-1017-RNP1

Please see attached statement.



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 AC
P

Richard A. and Joyce E. Baines
4125 Snow Petal Court
Las Vegas, Nevada 89129
(702) 491-3060

August 30, 2002

City Planning Commission
Las Vegas, Nevada

Delivered by FAX ONLY

Regarding: Z-0048-02 and Z-0048-02 (1) and GPA-0023-02 - (Sept. 26, 2002)

To Whom It May Concern:

My wife and myself own a HALF-ACRE custom home lot less than a block from this site. It is our hope to break ground on the construction of our retirement home before January of 2003. As we will be out of town at the time of the planning commission meeting on September 26, 2002, please enter this FAX to the records as a **formal protest of the above application**. This protest is registered for the following reasons:

1. The above rezoning request is not consistent with zoning of existing properties in the surrounding area in all directions.
2. A higher density of homes will typically bring a lower price range of homes and thus approval of these applications would not be protecting the property values of the existing home owners in the neighborhood.
3. Present zoning would allow for about 36 to 42 homes, the planning commission and City Council should never approve any number of homes over what present zoning allows.

Respectfully Submitted

Richard A. Baines


Joyce E. Baines

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

12533402000
HAWKINS CHARLES
4125 SNOW PETA: CT
LAS VEGAS NV 89129-5426

Case: GPA-0023-02

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada, 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 366-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-00

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

July 20, 2002

SUBMITTED AT 7/25/02 PC MEETING

Planning and Development Department
Current Planning Division, Development Services Center
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

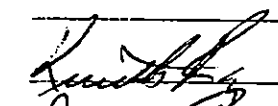
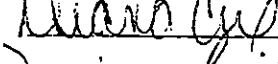
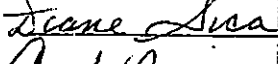
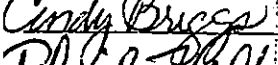
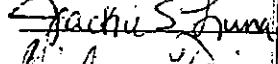
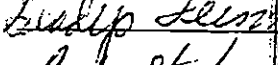
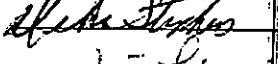
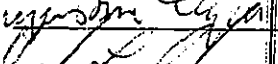
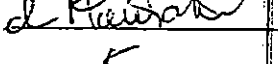
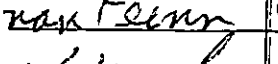
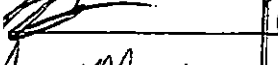
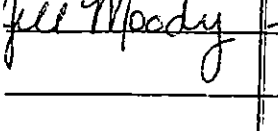
Gentlemen:

The undersigned ask that the outrageous and unreasonable request for General Plan Amendment and subsequent Rezoning (Case # ~~2~~ and Z-0048-02) by Willard R. and Mary Virginia Jones Trust to amend a portion of the Centennial Hills Sector Plan and to rezone 21.25 acres adjacent to the Northwest corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007) be denied.

Signature

Print Name

Address

	KENNETH ROY	8160 W Lamadre Way ✓
	Paulette Roy	8160 W Lamadre Way ✓
	PAUL PREKOP	5220 N. LISA LN LV 89149 ✓
	Diana Cox	8415 Washburn Rd 89149 ✓
	DIANE SICA	5165 N DURANGO DR 89149 ✓
	Cindy BRIGGS	5165 N. DURANGO DR LV 89149 ✓
	Phil Volk	4975 MARCON DRIVE ✓
	Jackie Luna	5211 N. Durango Dr LV 89149 ✓
	GLADYS FERN	8125 LONE MTN RD. 89129 ✓
	Debra Stephens	8545 Verde Way 89149 ✓
	IT HGL	4974 N. Durango Dr LV ✓
	Valerie Juick	5112 Royer Ranch Rd LV 89149 ✓
	Andrea Maiorano	5112 Royer Ranch Rd LV 89149 ✓
	CONAN FEINN	8125 LONE MTN RD 89129 ✓
	MICHAEL DRAHEIM	7508 E. OGDEN 89115 ✓
	Ralph CERRARO	11205 DELL CLIFFS CT. 89040 ✓
	Jill Moody	5203 AUTUMN SKY RD LAS VEGAS 89118 ✓

July 20, 2002

Planning and Development Department
Current Planning Division, Development Services Center
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

Gentlemen:

The undersigned ask that the **outrageous and unreasonable** request for General Plan Amendment and subsequent Rezoning (Case # GPA-0023-02 and Z-0048-02) by Willard R. and Mary Virginia Jones Trust to amend a portion of the Centennial Hills Sector Plan and to rezone 21.25 acres adjacent to the Northwest corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007) be denied.

<u>Signature</u>	<u>Print Name</u>	<u>Address</u>
	Robert L. Rockwell	8425 W. Washburn Rd Las Vegas, NV 89149
	Alice L. Finner	9390 W. HENNA LANE LV NV 89129
	Jeanne Roebuck	8425 W. Washburn Rd LV 89149
	Jim Donohue	4195 N. TOMCIX LV 89129
	J.E. Kosteck	8335 W. La Madre Way 89149
	EILEEN BRIERLEY	8351 FISHER 89149
	Bill Brierley	8351 FISHER 89149
	Kenneth Thomas	8475 W. Washburn Rd 89149
	Kay Thomas	8475 W. Washburn Rd 89149
	Howard STINE	8515 W. ROSADA Wy. 89149
	Philip Restifo	8101 W ROSADA Wy 89149
		5030 N. TOMCIX "
	Sherry Lukens	5230 LISA LANE 89149
	Trudy Abrams	4101 W. Rosada Wy 89149
	J. Parrish	5120 N. Lisa Ln. 89149
	Michael Parrish	5120 N. Lisa Ln. 89149
	MICHAEL G. LUKENS	5230 N. LISA LN 89149
	Julie Nelson	8331 Fisher Ave LV NV 89149

We, the residents of the Centennial Hills neighborhood, surrounding the property which is legally described as a portion of the north half of the southwest quarter of section 33, township 19 south, range 60 east, M.D.M., object to the current proposals to change the zoning of said property from R-E (residence estates) to R-PD3 (residential planned development).

MMH
6pm
perk

	NAME	ADDRESS	PHONE #
1	Jim Boy	5126 N. Tomsik St	341-5700
2	BUSAN Boyko	5126 N. Tomsik St	341-5700
3	LAURIE S. SELTZER	5124 N Tomsik St	656-3290
4	Kenneth I. Hastings	5124 N Tomsik St	656-3290
5	Alfred Hurlburt	5120 N Tomsik St.	655-6426
6	Don Mann	8031 W. Washburn R	645-1309
7	Mike Daigman	5113 Tomsik St.	645-9728
8	Sharon Daigman	5113 Tomsik	645-4476
9	ER Day	5113 Tomsik	645-4476
10	Madeline Shippin	5037 Tomsik	645-4920
11	Wendy Shippin	5037 Tomsik	645-4920
12	Mary Barton	5017 N. Tomsik	658-6344
13	Wendy Barton	5017 N. Tomsik	658-0344
14	Phyllis Reed	5000 N. TOMSIK LN	645-4012
15	Phil Reed	5000 N. TOMSIK LN	645-4012
16	Greta Anderson	5008 N. TOMSIK LN.	395-7627
17	RYAN ANDERSON	7901 LOVELY PINE PL.	396-0615
18	MICHELE ANDERSON	7901 LOVELY PINE PL.	396-0615
19	Janice Anderson	1009 Falconhead Ln	255-5432
20	SID ADAMS	5009 N. TOMSIK ST.	658-0695
21	Lisa Adams	5009 N. Tomsik St	658-8978
22	LOWE SIEVERY	5001 N. TOMSIK ST	645-7457
23	BOB SIEVERY	5001 N. TOMSIK ST	645-7457
24	DICK KARR	5000 N. TOMSIK	685-8850
25	KATHINE KARR	5000 N. TOMSIK	656-8657
26	Phil Volk	4975 MARCON DR.	839-2897

Planning and Development Department
 Currant Planning Division, Development Services Center
 City of Las Vegas
 731 South Fourth Street
 Las Vegas, Nevada 89101

The undersigned ask that the outrageous and unreasonable request for General Plan Amendment and subsequent Rezoning (Case # GPA-0023-02 and Z-0048-02) by Willard R. and Mary Virginia Jones Trust to amend a portion of the Centennial Hills Sector Plan and to rezone 21.25 acres adjacent to the Northwest corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007) be denied.

Address[illegible]

JONES VARGAS

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANOE, III
WILLIAM J. RAGGIO
BOB MILLER
GARY R. GOODHEART
MICHAEL E. BUCKLEY
DOUGLAS G. CROSBY
RICHARD F. JOST
JAHET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STDLWORTHY
STEPHEN M. RICE
ANTHONY C. GORDON
JOEL R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
RENEE R. REUTHER
MICHAEL P. LINDELL
MICHAEL G. ALONSO
BRIAN P. CLARK
ANN MORGAN
R. DOUGLAS KURDZIEL
DIANA L. SULLIVAN
KRIS T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
DAWN R. HINMAN
SANDRA D. TURNER
PATRICK A. ROSE
PATRICK J. SHEEHAN
GREGORY A. BROWER
ROBERT C. ANDERSON

ATTORNEYS AT LAW
THIRD FLOOR SOUTH
3773 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109-0949
TEL (702) 862-3300 FAX (702) 737-7705
WWW.JONESVARGAS.COM

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

OF COUNSEL
CLARK V. VELLIS
KIRK D. HENORICK
WILLIAM J. SILVEY*

BRIAN J. MATTER
EXECUTIVE DIRECTOR

PETE ERNAUT**
MANAGING DIRECTOR
GOVERNMENT AFFAIRS
AND PUBLIC POLICY

Direct Line
(702) 852-3316
E-mail Address
mdc@jonesvargas.com

JOHN P. DESMOND
TROY C. FUHRMAN
EDWARD M. GARCIA
ELIZABETH M. GHANEM
RYAN W. HERRICK
MOLLY D. MALONE
DENNIS L. OLSON
TAMARA BEATTY PETERSON
PUONARAT K. PREMSIRUT

TONY F. SANCHEZ III
SCOTT M. SCHENWALD
JENNIFER A. SLAN
STEPHEN M. SULLIVAN
ERIC W. SWANIS
BRADLEY R. TATOM
AMY N. TIRRE
GORDON H. WARREN

August 15, 2002

9/26/02

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Z-0048-02(1)

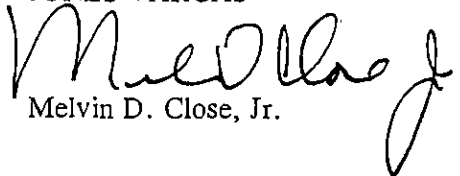
Gentlemen:

I represent Robert O'Donnell, who owns Assessor's Parcel Number 125-32-704-012-03, and David O'Donnell, who owns Assessor's Parcel Number 125-32-704-012-003, which are on or near the corner of Rosada and Durango. Both Robert O'Donnell and David O'Donnell strongly object to the increased density from R-E to R-PD 3, which allows three units per acre.

This property should remain R-E so that the rural nature of the neighborhood will not be affected.

Sincerely,

JONES VARGAS


Melvin D. Close, Jr.

MDC:gn

cc: Michael Mack,
Las Vegas City Commissioner

G-N'D'onnell, Jeannet
Letter to Planning and Development
1806.18-15-02

Z-0048-02(1)
9-26-02 PC
P

RENO OFFICE:

100 WEST LIBERTY STREET, 12TH FLOOR

RENO, NEVADA 89501

TEL: (775) 786-5000

FAX: (775) 786-1177

* LICENSED IN CALIFORNIA AND FLORIDA ONLY
** PETE ERNAUT IS AN EXECUTIVE EMPLOYEE NOT LICENSED TO PRACTICE LAW

RECEIVED

SEP 10 3 40 PM '02

PLANNING AND DEVELOPMENT
DEVELOPMENT SERVICES CENTER

September 14, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, Nv 89101

RE: Re Zoning Request
Z-0048-02(1)

We will not be in town to attend this meeting however we **STRONGLY OPPOSE** rezoning as requested which will reduce the number of houses that may be built on an acre. One house per 1/2 acre **WAS** supposed to be the standard in this area and was one major factor in our selecting this area to live, which we have for 5 years. It seems that every single piece of dirt just has to be built on! Well then stick to the, jokingly referred to, "master plan" and maintain the 1 dwelling per 1/2 acre zoning.

Sincerely,

Diane Kelly
Lawrence J. and Diane Kelly
6121 Rosada Way

Z-0048-02(1)
9-26-02 PC
P

September 12, 2002

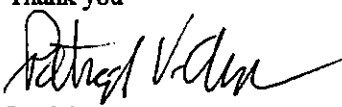
Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R.E. zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the Planning Commission and City Council. The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes with prejudice and stick with the original zoning. They can still make plenty of money.

Thank you


Patrick V. Auer


Kathern L. Auer

SEP 13 3 46 PM '02
CLERK
CITY OF LAS VEGAS

GPA-0023-02
Z-0048-02
Z-0048-02(1)
9-24-02 AC
P

Telephone Protest/Approval Log

Meeting Date: 9/26/02

Case Number: 2-0048-02(1)

Date: 9/19/02
Name: Stivers, Harry
Address: 5017 N. Tomsick St.
89149
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

9-26-02 PL
2-0048-02(1)
P



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

September 13, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

**RE: ABEYANCE - RENOTIFICATION - Z-0048-02(1) - SITE DEVELOPMENT
PLAN REVIEW**

Dear Ms. Jones:

Please be advised the City Planning Commission at its regular meeting on **September 26, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Troy S. Jeschke", is written over a horizontal line.

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

Enclosure

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

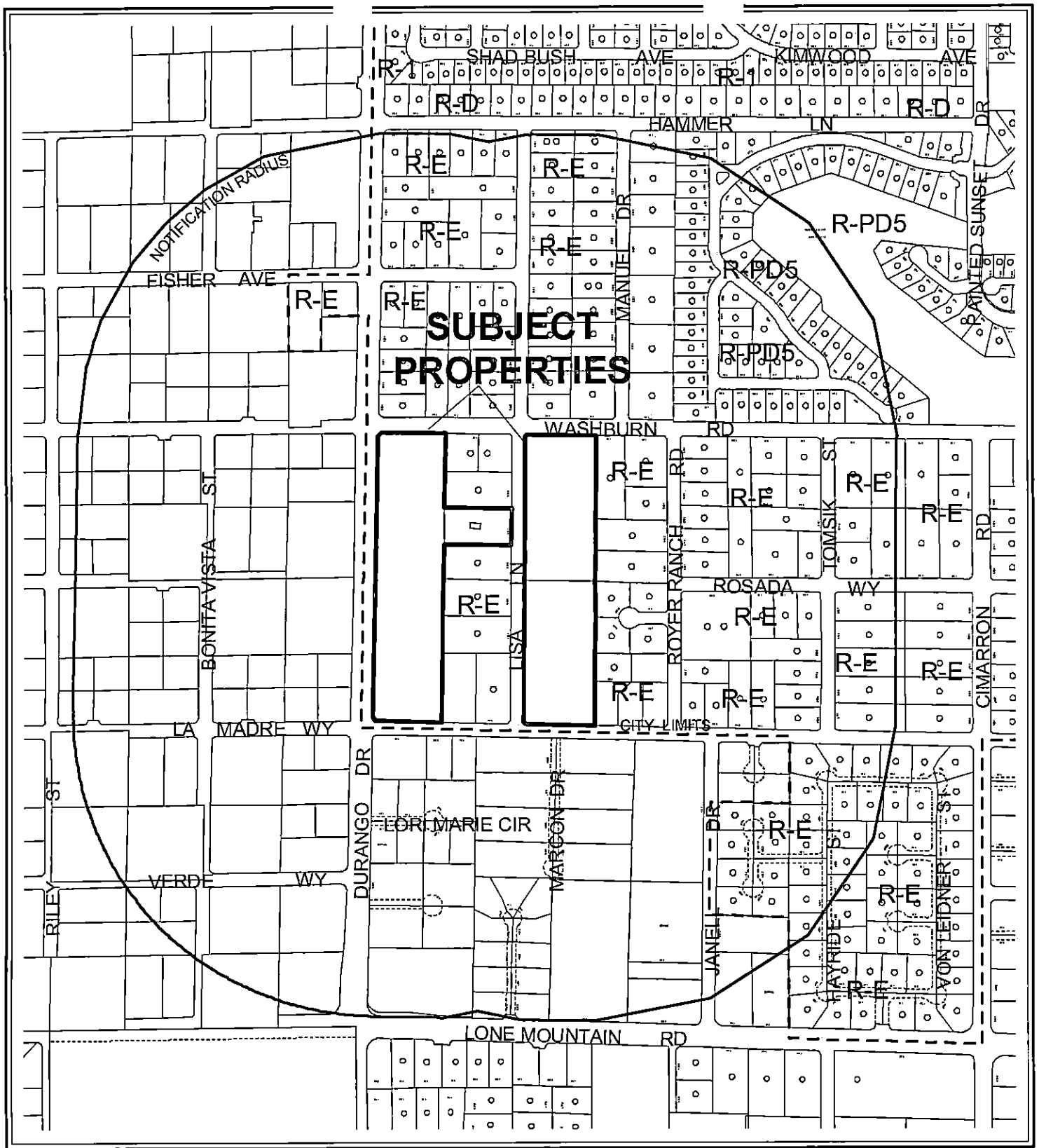
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 400 800 Feet

CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



August 10, 2002

Brian P. Walsh
V.P. Land Acquisition and Development
c/o D.R. Horton Homes
6845 Escondido Street
Building 6
Suite 105
Las Vegas, NV. 89119

Re: Proposed Residential Project
Case #GPA0023-02

Subjects:

- a. Rezoning-Z-0048-02
- b. General Plan Amendment-GPA0023-02
- c. Site Development Plan Review-
Z-0048-02 (1)

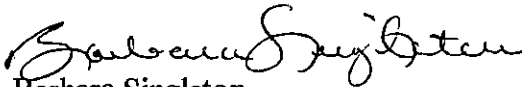
Dear Mr. Walsh:

I am a resident and land owner within the notification radius setforth by the planning commission for the above listed subjects.

It is my understanding that your company, D.R. Horton Homes, invited all residents and land owners within the notification radius, to a neighborhood meeting on July 1, 2002. Only those persons that attended the first meeting were contacted by your company for a second meeting scheduled for July 22, 2002. This would suggest that only a small percentage of the people opposing the above listed subjects are being conferred with and not the entire group involved.

In all fairness, may I suggest that all parties within the notification radius be given the opportunity to take part in your future meetings concerning this matter.

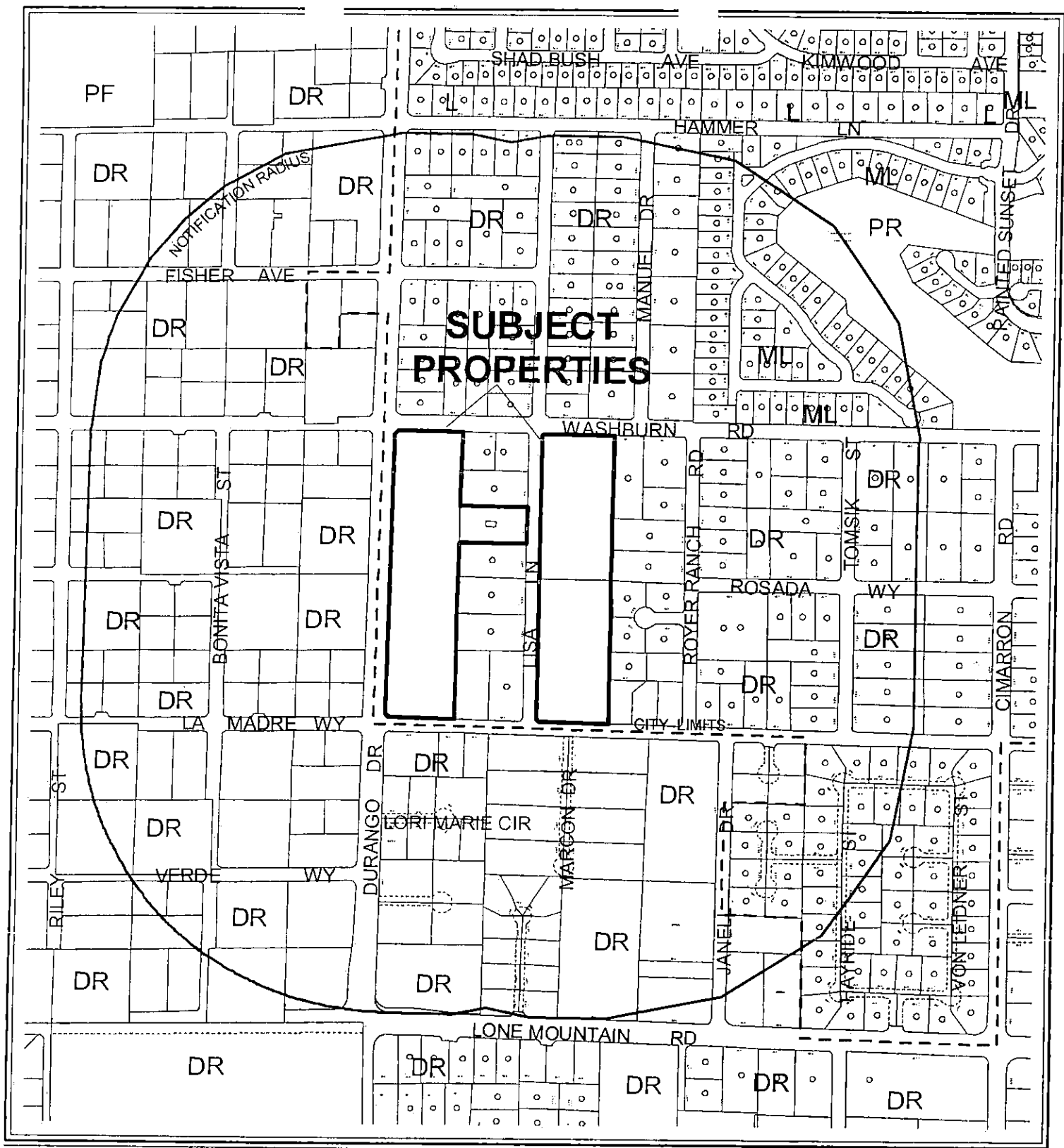
Sincerely,



Barbara Singleton
Trustee, Barbara Singleton Trust

cc: Planning Commission

GPA-0023-02
Z-0048-02
Z-0048-02(1)
9-24-02 PC



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)



PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 26, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Jones:

Your request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: -PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to hold this item in *ABEYANCE* in an effort to provide the applicant time to submit revised site plans.

This item is scheduled to be heard again at the *September 26, 2002* Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: -PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

102

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Opposition

MOTION:

TRUESEL – ABEYANCE of Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] to the 9/26/2002 Planning Commission meeting and applicant to pay for re-notification - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

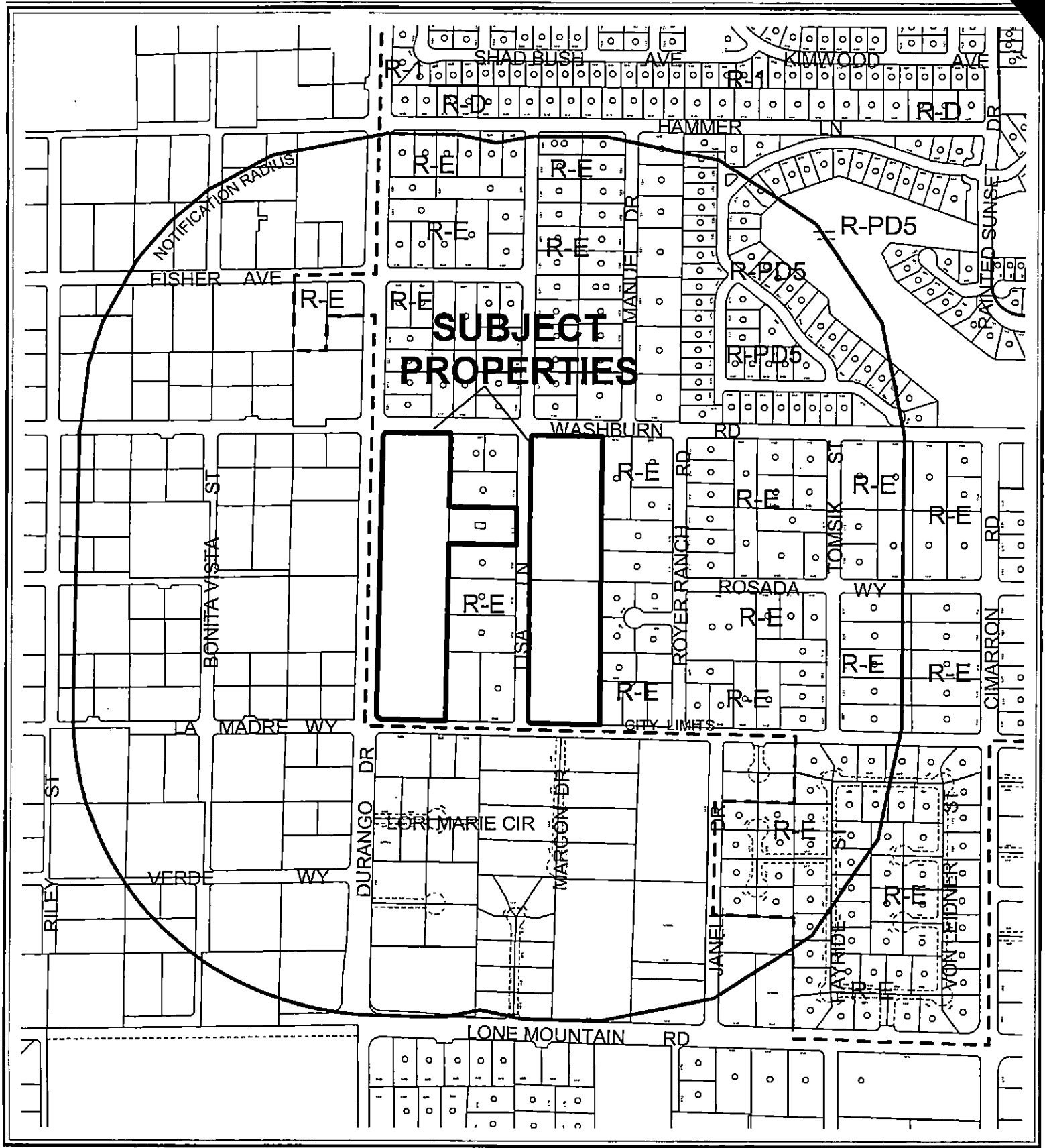
LAURA MARTIN, Planning and Development, stated the applicant has requested Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to allow staff time to review revisions to the plans.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion for Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] was held under Item 24 [GPA-0023-02].

(6:16 – 6:30)

1-420



CASE: Z-0048-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 66-lot single family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates that the requirement as dictated by SB 391 could allow for a density greater than three dwelling units per acre within at least the west ten acres. The letter continues that if a design were presented with that allowance, a density of three to eight dwellings units could be achieved, however, this land plan limits both the excluded areas and the buffer areas to a maximum of three d.u.a., which promotes the objectives of the General Plan.

BACKGROUND DATA

1964 The subject site was annexed (A-0003-64) into the City of Las Vegas.

07/25/02 The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (Z-0048-02) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre).

DETAILS OF APPLICATION REQUEST

Site Area:	21.25	Acres
Number of Lots:	66	Lots
Density:	3.05	Units Per Acre
Lot Area (Average):	10,000	Square Feet
Setbacks: (Proposed)		
Front:	25	Feet
Side:	10	Feet
Corner Side:	Not Included	
Rear:	30	Feet
Building Height	1	Story
Open Space Required:	45,820	Square Feet (1.05 Acres)
Open Space Provided:	46,084	Square Feet (1.06 Acres)

Access to the “H-shaped” site will be via one gated entrance from Washburn Avenue. All proposed lots would be accessed from 32-foot wide private streets. The proposed development will consist of a 66-lot single-family residential development with typical lot sizes of 10,000 square feet.

Six-foot wide landscape planters are proposed along La Madre Way, Durango Drive, Washburn Avenue, and Lisa Lane. The landscape plan indicates a total of 46,084 square feet of internal open space, distributed in six landscape pods throughout the site.

The proposed elevations and floor plans depict a one-story product, with individual units ranging in size from 1,950 to 3,350 square feet. Stucco exteriors and concrete tile roofs are depicted.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore recommends denial of the rezoning request.

As discussed in the Zoning application, the property located north of the subject site is currently designated as a Rural Preservation Neighborhood, which limits the density allowed within the 330-foot buffer required by Senate Bill 391. Staff finds that the submitted site plan depicts development that is in conformance with this legislation.

SITE PLAN

Staff finds the site plan to be disconnected and monotonous with the rectangular shaped lots of the H-Shaped site being accessed off of lengthy and narrow streets that consist of cul-de-sacs at the terminus of each street. A section consisting of two residential lots and an open space element bridges the two elongated sections of the site.

Staff finds that the street sections proposed do not meet the requirements of the City of Las Vegas Subdivision Ordinance (Title 18) and therefore recommends a condition to comply with these standards or a waiver must be approved City Council. In order to provide a sense of low-density development to adjacent properties, staff recommends a deed restriction prohibiting two-story construction on all parcels.

LANDSCAPE PLAN

Staff finds that the 6-foot wide perimeter landscape planters meet Title 19A standards, but recommends that the landscaping provided within the planters be increased to meet the standards of the Las Vegas Urban Design Guidelines and Standards. Staff finds the landscape plan does not provide adequate detail of the use and species plantings for the open space pods and therefore recommends a condition to provide a detailed landscape plan for the open space areas and to create a recreational facility in the largest open space pod.

Staff notes that the Transportation and Recreation Trails Elements of the Master Plan do not indicate any trails along the frontages of the proposed subdivision.

ELEVATIONS

Staff finds the submitted elevations are appropriate for the proposed single-family one-story residential development and the surrounding area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the proposed 66-lot single family residential development will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed by Code (Section 19A.08) within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the adjacent development and the development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

Staff finds that, if approved, the proposed residential development will be consistent with the General Plan, Title 19A, The Design Standards Manual, and other applicable design standards with the recommended conditions regarding perimeter landscaping and site design.

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

Staff finds that the street network adjacent to the subject site will have adequate capacity to accommodate traffic generated by the proposed development. However, staff finds the proposed 32-foot wide private streets within the development do not meet the minimum standards of the Subdivision Ordinance (Title 18) and recommends a condition to remedy this.

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

Staff finds that the proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials will also be appropriate for the area with the incorporation of the condition to provide landscaping plantings that meet the intent of the Las Vegas Urban Design Standards and Guidelines.

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

Staff finds that the building elevations are typical of single-family developments and will be compatible with other recently developed single-family subdivisions in the area.

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

Staff finds that the proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 339 [Mailed with GPA-0023-02 and Z-0048-02]

APPROVALS 0

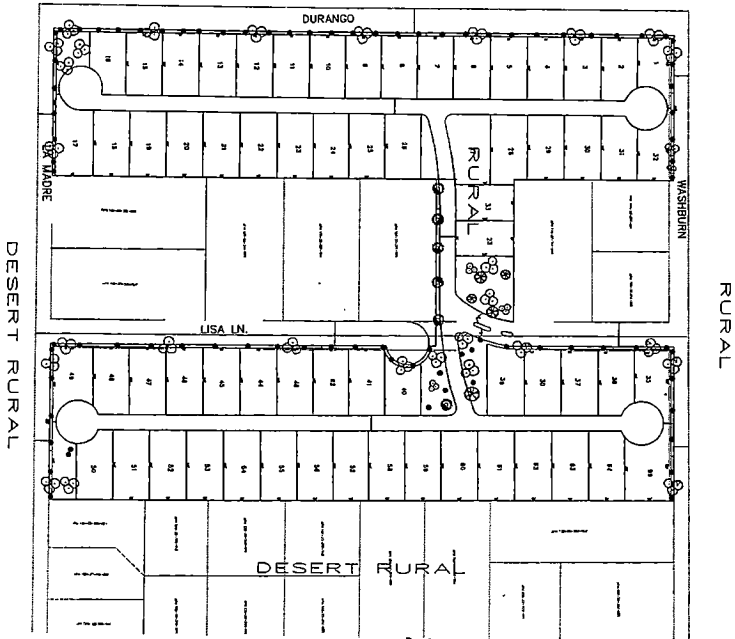
PROTESTS 9

LM



 **SALLY PELHAM**
Notary Public - Nevada
No. 92-1193-1
My appt. exp. June 8, 2004

DESERT RURAL



STAFF

GPA-0023-02

Z-0048-02

7-0048-02(1)

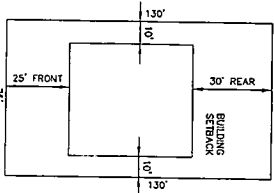
7-25-02 PC

ZONING DATA

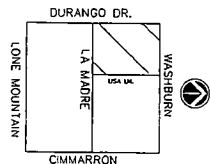
ELONGING 1.000 VOLT • 0.528" RUBBER
 PROTECTED LAMP VOLT • RUBBER
 PROTECTED TONIC • 8" •
 1014" VOLT • 63
 1014" VOLT • 7" 15" 41
 0.528" • 3.05" 0.51
 0.528" VOLT • 1.0" 41
 0.528" VOLT • 1.0" 41

OWNER/LEGAL DESC.

MULLATO & MULLA W. (1901)
 APRIL: 123-13-501-003
 123-23-501-004
 123-33-502-001
 123-23-502-003
 2410 N. RANDOLPH RD.
 EAS WGLAS, N.C. 27430
 707-818-8700



TYPICAL LOT LAYOUT



ZONING SITE PLAN

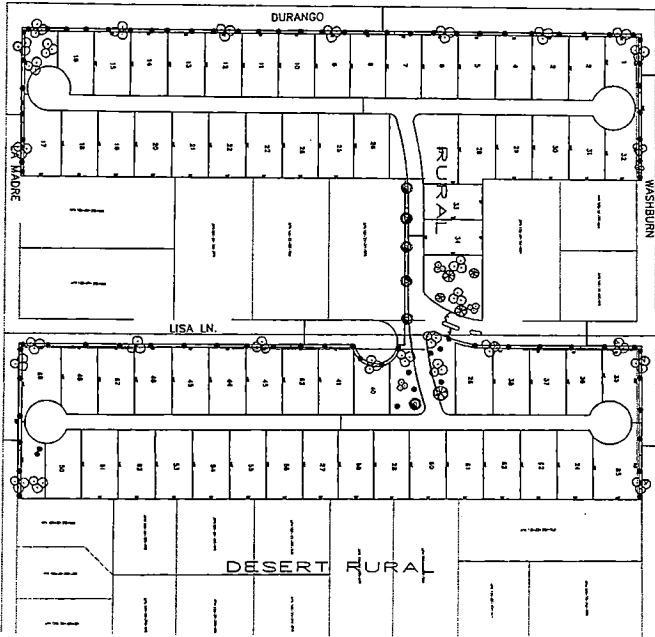
WASHBI AND DURANGO



SOUTHWEST

[illegible]

RURAL



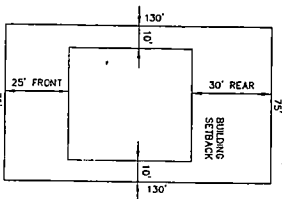
STAFF

DESERT RURAL

GPA-0023-02

Z-0048-02

Z-0048-02 (U)
7-25-02 P(C)

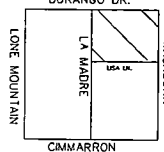


TYPICAL LOT LAYOUT

[illegible]

OWNER/LEGAL DESC.

DURANGO DR.



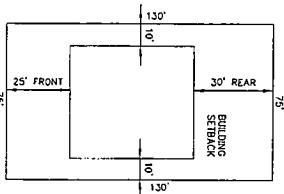
ZONING SITE PLAN

WASHBI AND DURANGO

[illegible]

The map is a plat of a subdivision named "DESERT RURAL". It features a grid of lots numbered 1 through 50. The subdivision is bounded by "DURANGO" to the north, "WASHINGTON" to the east, "LISA LN." to the south, and "LA MADRE" to the west. The map includes street layouts, lot numbers, and the title "DESERT RURAL" in the center. There are also some decorative elements like trees and a winding path.

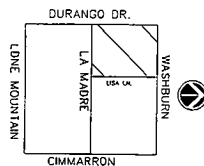
STAFF



TYPICAL LOT LAYOUT

[illegible]

ZONING DATA



ZONING SITE PLAN

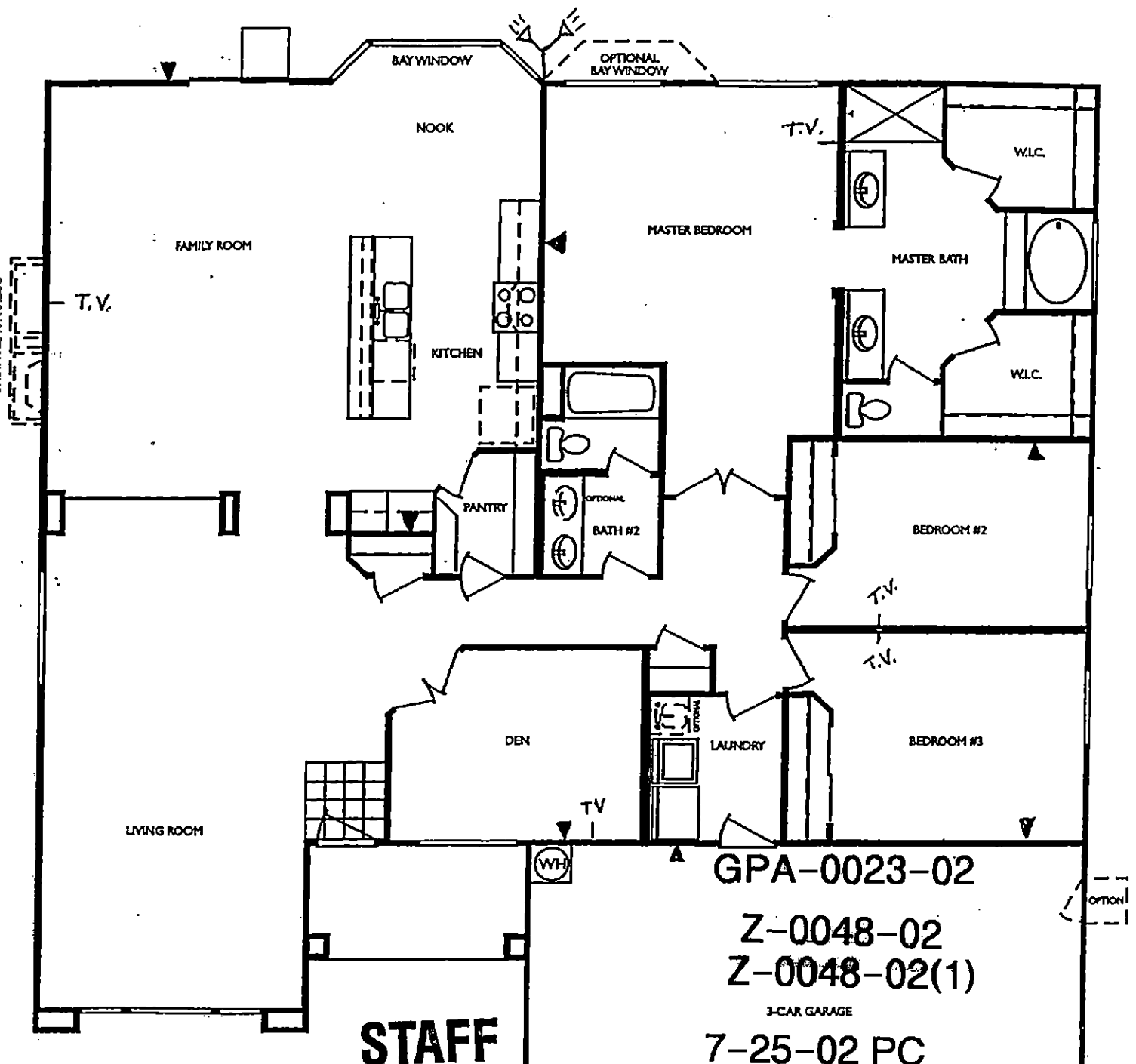
WASHBURN AND DURANGO



2410 South Reno Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
Fax: (702) 648-4743

[illegible]

MEISTER PARK NORTH

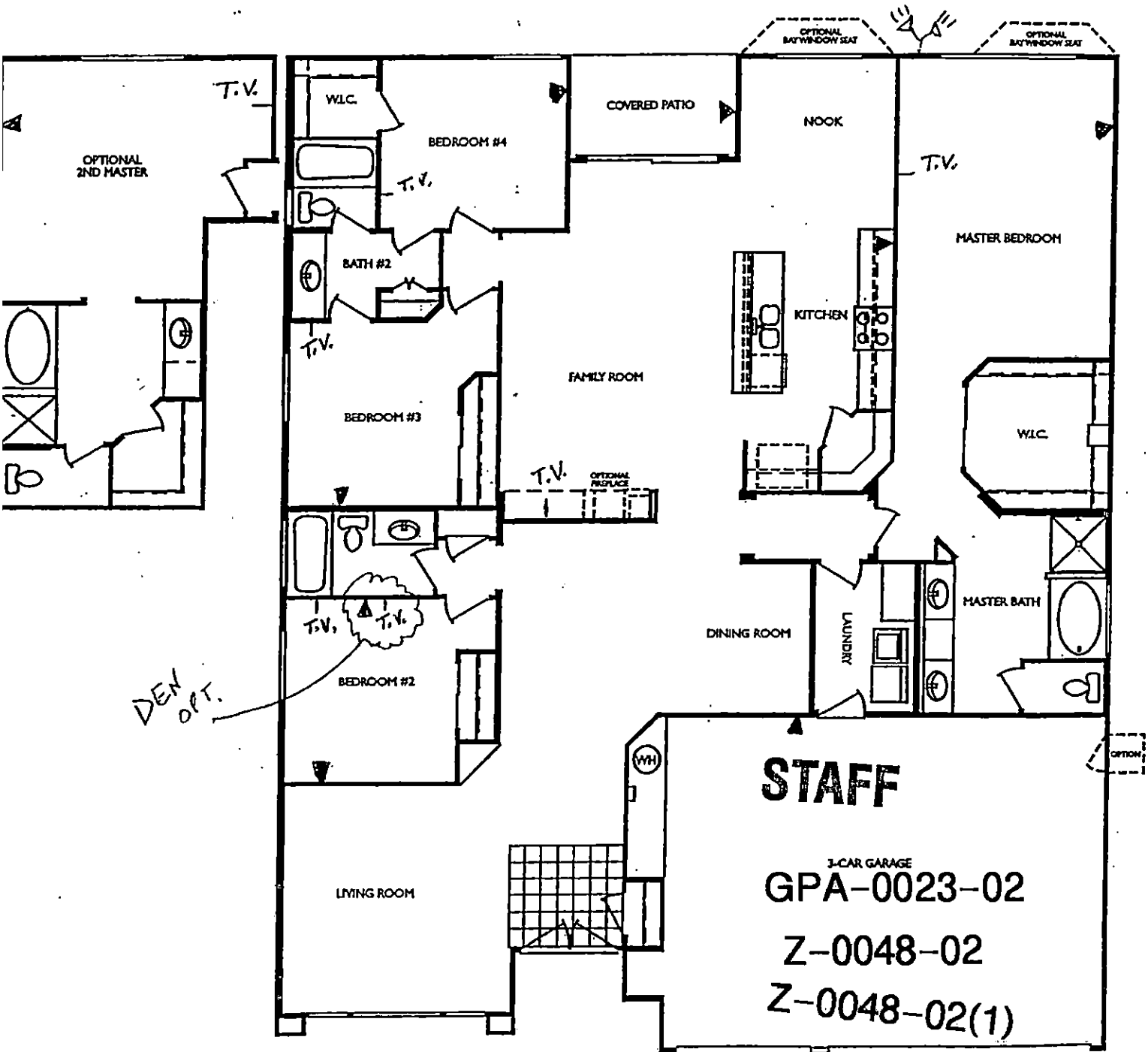


This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ⚡ = Double flood light

PLAN 2300MP

MEISTER PARK NORTH



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE

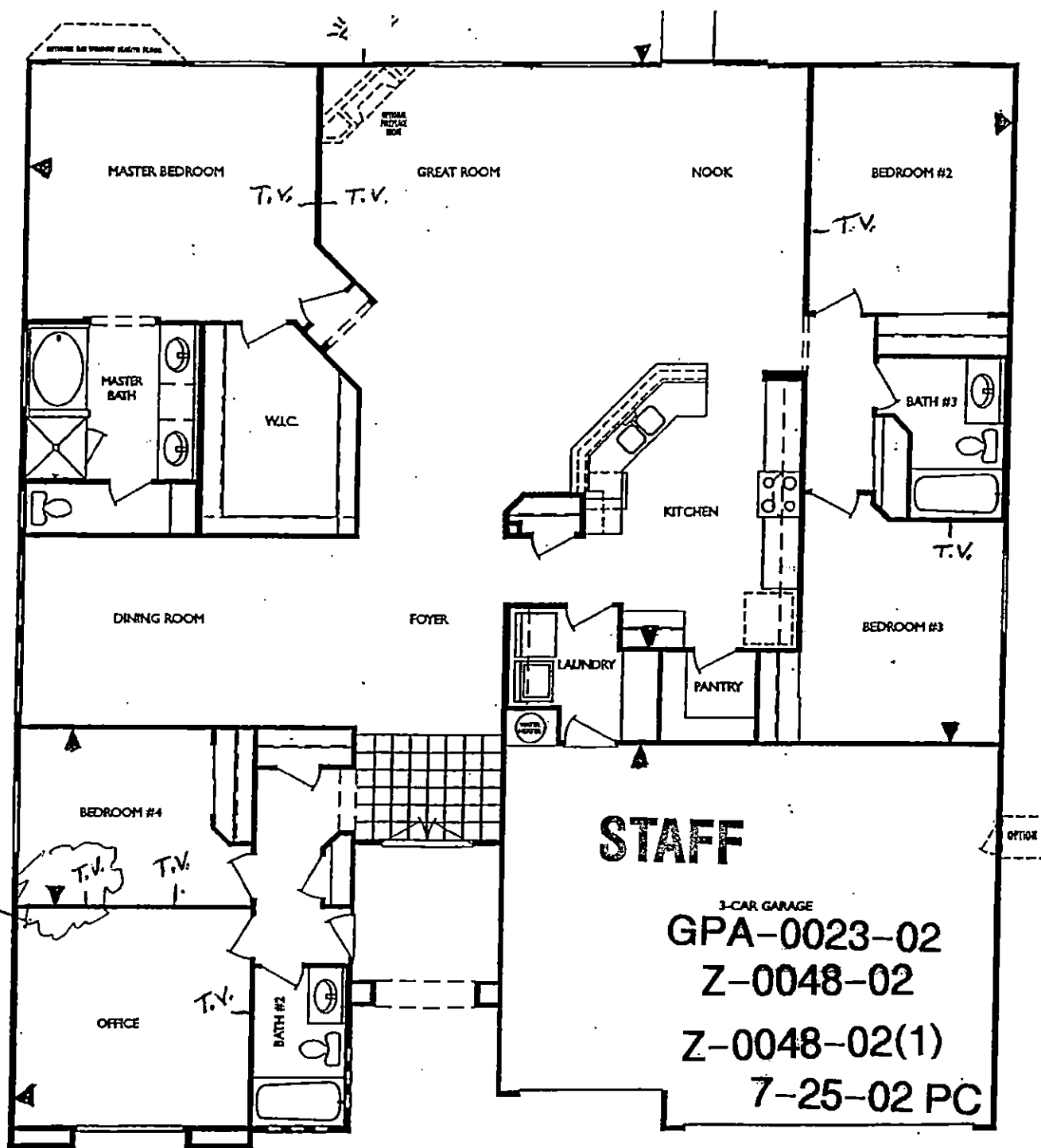
T.V. = Cable television jack



= Double flood light

PLAN 2300 Classic

VEN. V.T. ONLY



MEISTER PARK NORTH

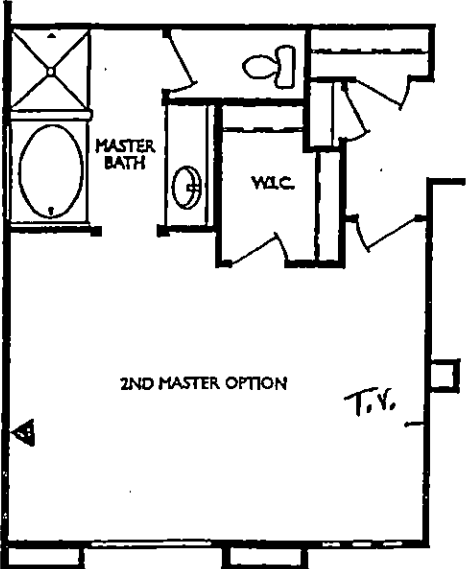
This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ≡ ≡ ≡ = Double flood light

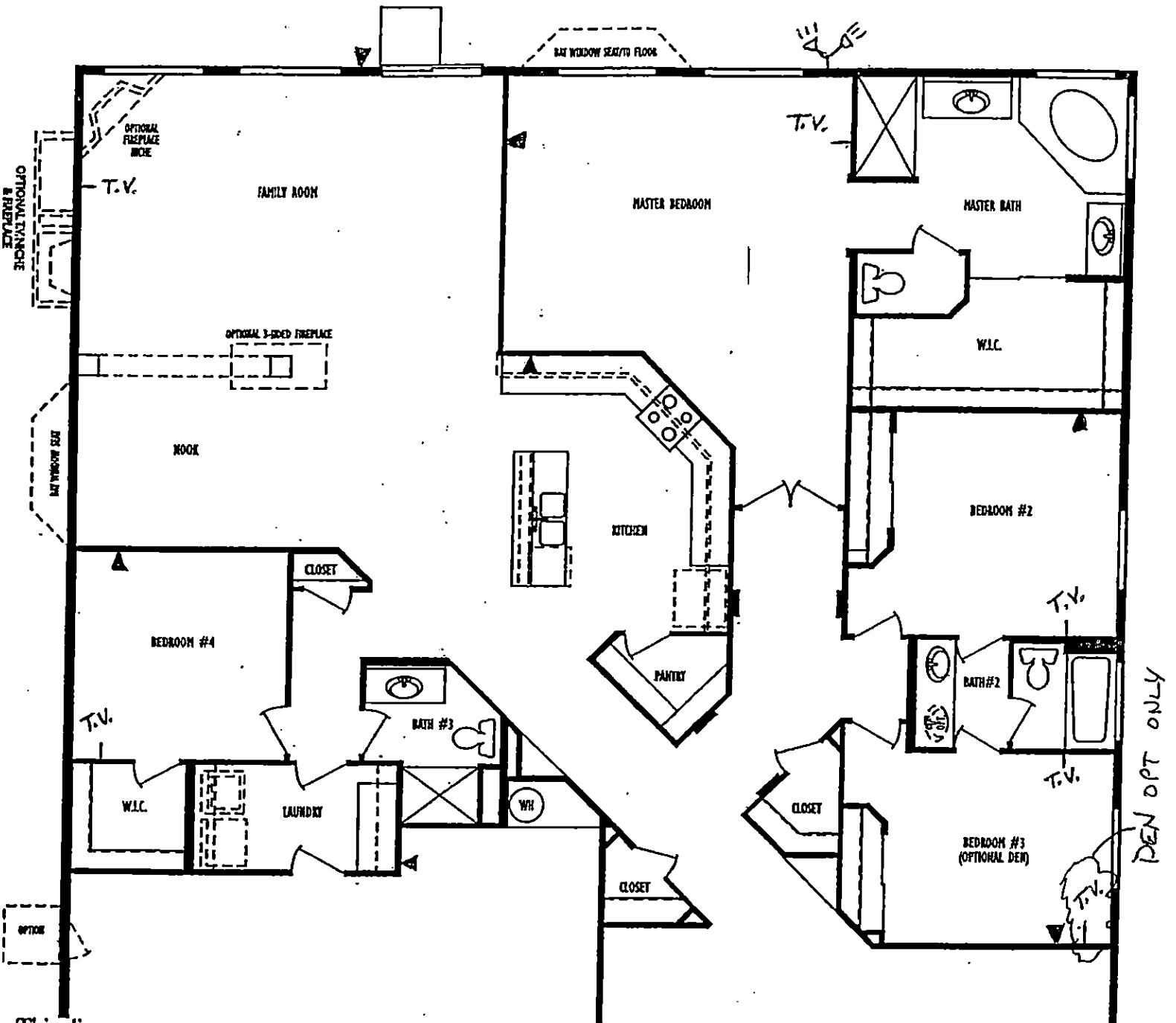
D·R·HORTON®

PLAN 2550

O.K.
J.W.



MEISER PARK NORTH.



This diagram represents the standard "Electrical Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be purchased "a la carte", submitted on a Change Order, and identified on a diagram.

▼ = PHONE T.V. = Cable television jack ≡ ≡ ≡ = Double flood light

GPA-0023-02

Z-0048-02

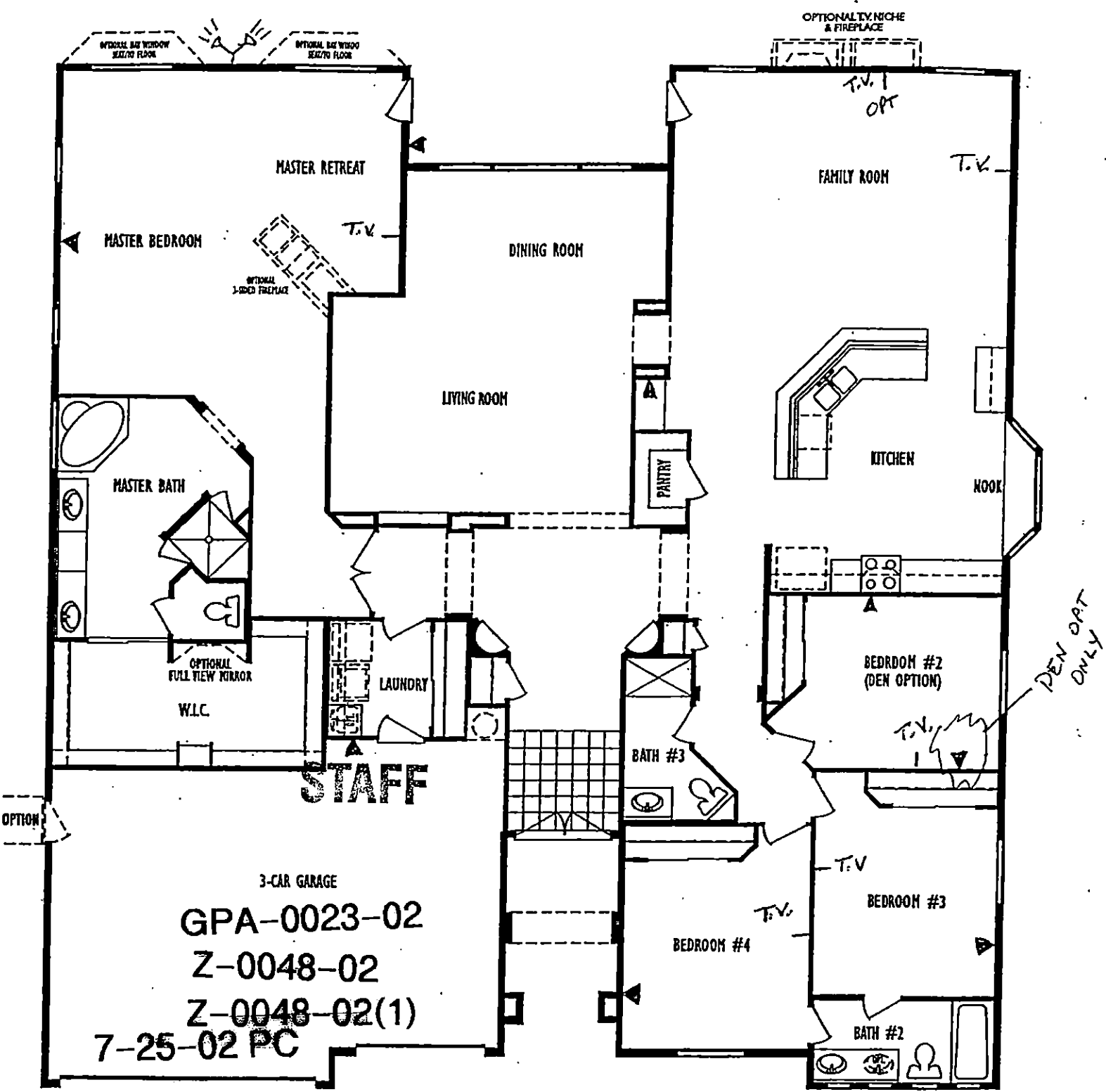
Z-0048-02(1)

7-25-02 PC

STAFF

PLAN 2750

O.K.
J.W.



MEISTER PARK NORTH

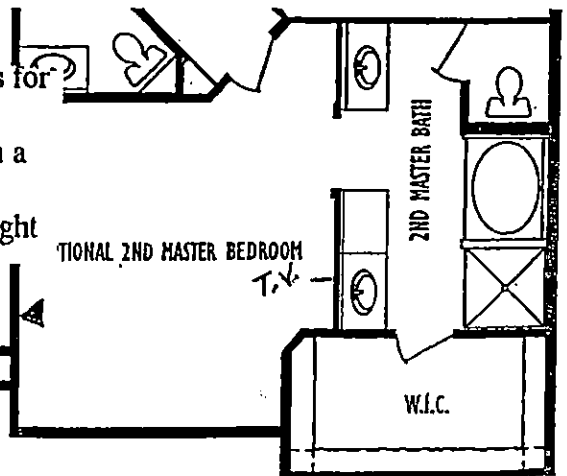
This diagram represents the standard "Electricat Super-pack" locations for this floor-plan. Additional phone/ t.v. / flood-light locations must be chased "a la carte", submitted on a Change Order, and identified on a diagram.

☎ = PHONE T.V. = Cable television jack ☼☼ = Double flood light

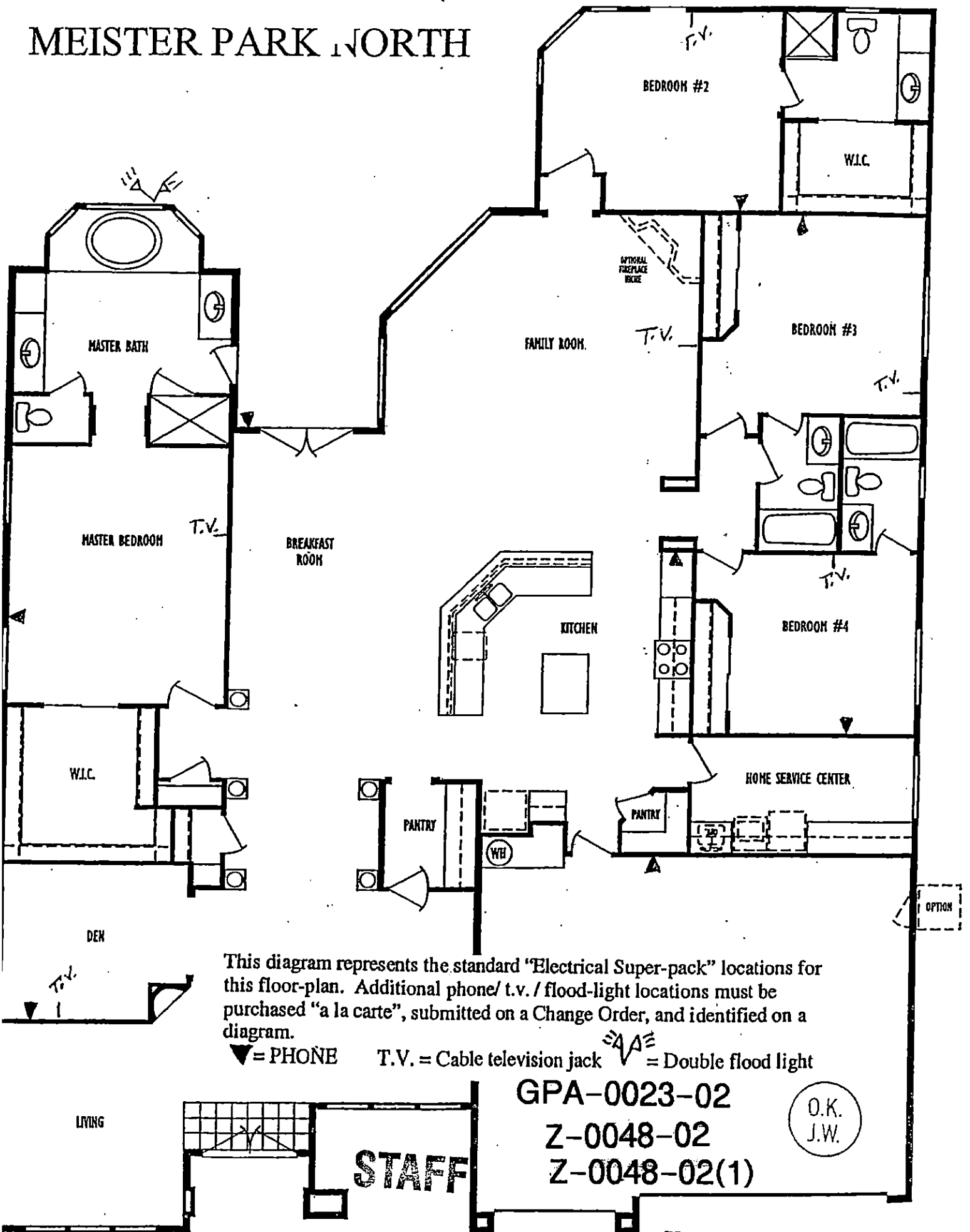
D·R·HORTON®

PLAN 3000

O.K.
J.W.



MEISTER PARK NORTH



GPA-0023-02

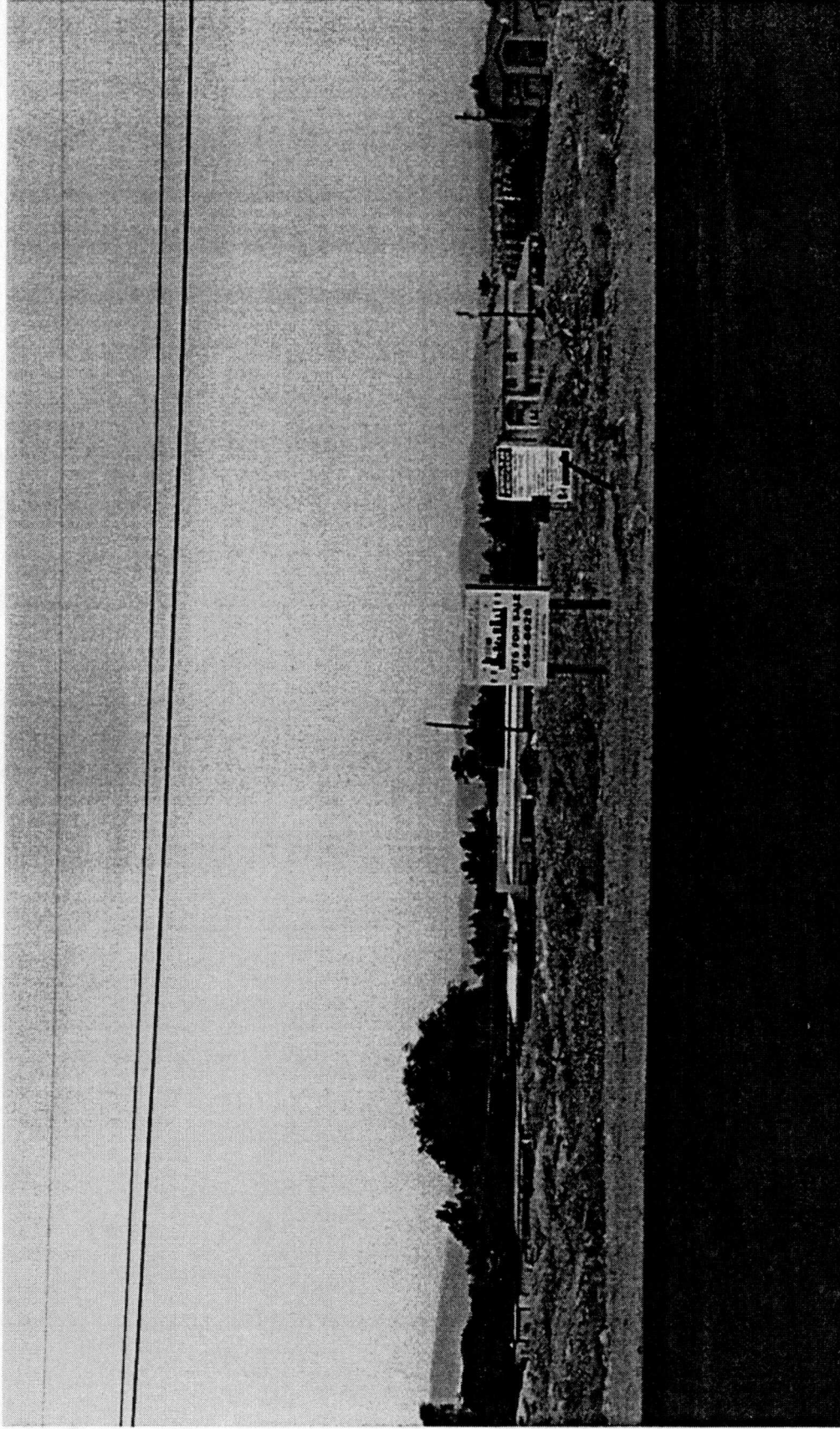
Z-0048-02

Z-0048-02(1)

O.K.
J.W.

PLAN 3350

7-25-02 PC



Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST
NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY
JULY 25, 2002 PLANNING COMMISSION

July 18, 2002

City of Las Vegas
Planning Commissioners
Fax 474-0352

RE: Items **GPA-0023-02, Z-0048-02 & Z-0048-02(1)**

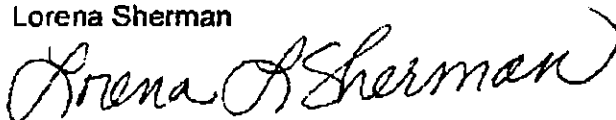
I received the notices of the public hearing on July 25th concerning this development. I must be out of town on this date so I wanted to express my views.

This request does not follow the Master plan, and is surrounded by R-E houses. I feel they should conform to the rest of the neighborhood by keeping the lots as large as possible. (one half acre)

Please vote no on these requests.

Thank you for your considerations of these matters.

Lorena Sherman



5025 N. Bonita Vista St.
Las Vegas, NV. 89149

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

14 July 2002

To: Joel McCulloch
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

From: John & Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149

Re: GPA-0023-02 General Plan Amendment from DR (Desert Rural Density Residential) to R
(Rural Density Residential)

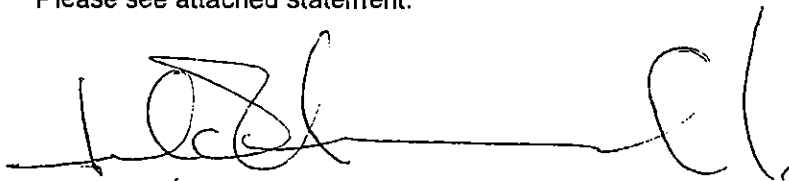
Z-0048-02 Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned
Development - 3 units per acre)

Z-0048-02(1) Site Development Plan Review for 66-lot single family residential subdivision

We are OPPOSED to any changes in the general plan and the rezoning of the following parcels
to permit development that does not conform to the existing general plan and zoning:

125-33-301-001-RE
125-33-301-004-RE
125-33-302-001-RE
125-33-302-007-RE
125-33-401-005-RNP1
125-33-401-006-RNP1
125-33-401-1011-RNP1
125-33-401-1017-RNP1

Please see attached statement.



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

8 July 2002

Re: General plan amendment, rezoning and site development plan to permit building of 66-lot subdivision on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way.

To Whom It May Concern:

For the record, we are OPPOSED to any general plan amendments and zoning changes affecting the following parcels of land: 125-33-301-001-RE; 125-33-301-004-RE; 125-33-302-001-RE; 125-33-302-007-RE; 125-33-401-004-RNP1; 125-33-401-006-RNP1; 125-33-401-1011-RNP1; and 125-33-401-1017-RNP1.

Any changes that would increase the number/density of homes per acre in a Residential Estates neighborhood and encroach on that surrounding Residential Estates neighborhood and adjacent properties is unacceptable.

We purchased our Adler Circle home precisely because of the Residential Estates zoning and its supposed protections.

In addition, other issues that concern us about the proposed site development are:

1. **DRAINAGE:** Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. **PRIVACY WALLS:** Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the residential estates zoning. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalls should be of a height to ensure the privacy of neighboring homeowners in the residential estates area.
3. **STREET LIGHTS:** We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. **ACCESS:** The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding residential estates neighborhood.
5. **UTILITIES AND INFRASTRUCTURE:** None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to existing standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

July 17, 2002

Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R-E zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the developer friendly Planning Commission and City Council.

- (1) The Planning Commission and City Council should reject the proposed changes.
- (2) The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes and stick with the original zoning. They can still make plenty of money building approximately 40 houses.

Thank you



Patrick V. Auer



Kathern L. Auer

Pat Auer
5111 Royer Ranch Rd.
Las Vegas, NV 89149

7-25-02 PC
GPA-0023-02
Z-0048-02
Z-0048-02(1)
P

July 16, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

My name is Virginia Frehner and I reside at 5025 North Tomsik Street, Las Vegas, Nevada. I wish to state my objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-333-301-001 and 004, 125-33-302-001 and 007 as set forth in Case GPA-0023-02.

I also want to express my objection to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the same 21.25 acres which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

Virginia Frehner

5025 Tomsik St.
Las Vegas, NV 89149



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

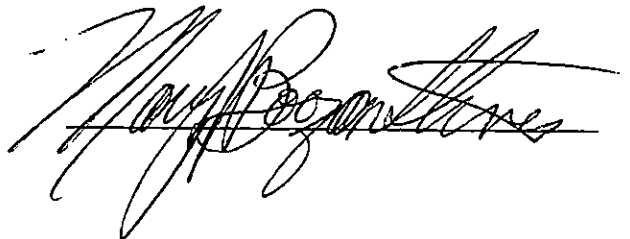
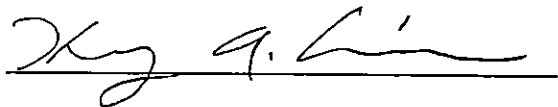
July 16, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Stivers
5017 North Tomsik Street
Las Vegas, NV 89149

We, Harry A. Stivers and Mary Boozan Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada, hereby express our objection Case GPA-0023-02 proposing to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007.

We also object to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

July 18, 2002

Re: Rezoning Request #Z-0048-02
General Plan Amendment #GPA-0023-02
Site Development Plan Review #Z-0048-02(1)

This letter is written in OPPOSITION to these requests. The area in question should remain zoned as it currently is: Desert Rural Density Residential.

We specifically purchased in this area because of the way in which it was zoned. We like the rural feel in the "middle" of a large metropolis and do not wish to see a housing tract built in the middle of our area. Simply stated: it would not fit. Further, it would impact negatively on the value of all the homes in the neighborhood when homes of the size proposed are built on a lot that small.

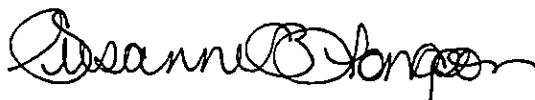
However, of greatest concern is the fact that once one zoning change is allowed, it opens the doors to many others. A precedence is set that is hard to go back on. We don't want a high-density housing tract in our neighborhood. We don't want a convenience store on the corner. We don't want a drug-store on the corner. We don't want ANYTHING other than what it's currently zoned for.

Thank You for allowing us to present our opinion via letter – we'll be out of town during the initial hearing on these proposed changes.

Sincerely,



Paul F. Longson
8535 W. Rosada Way
Las Vegas, NV 89149-4129
12532706004



Susanne B. Longson

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7.25.02 PC
P

July 17, 2002

Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada, 89101

REFERENCE: Z-0048-02(1)
Z-0048-02
GPA-0023-02

Dear Sirs;

On behalf of myself and my neighbors, I must STRONGLY OBJECT to the density proposal of three units per acre on a portion of the North Half of the Southwest Quarter of Section 33, Township 19 South, Range 60 East, M.D.M.

We moved to the Northwest of the Valley for more privacy and general well-being with our animals and open spaces. You People have succumbed to the City Folk mentality over the years and in many ways, we have all felt our individual freedoms compromised. We like our space and our Right to pursue our Dreams and Happiness. I, personally in this pursuit, purchased and built on two and half acres, which was the norm back then, but no, these absentee land speculators now have the limit down to half acre building lots. What next, Condos in the horse corral.

If you look at the properties surrounding the Subject Property, the mood is set and established, as to what the Majority are pursuing for their Lifestyle. there is a lot of property in the Valley for this type of density request, leave us alone to live our chosen way. My American Dream has already been compromised enough.

GPA-0023-02
Z-0048-02(1)
Z-0048-02
7-25-02 PC

A

Respectfully submitted,



Mr. & Mrs. Gerald Delgado
4860 Bonita Vista St., Las Vegas, 89149

Debra and Anthony Grimaldi
5408 Tropical Toucan Avenue
Las Vegas, NV 89130

July 15, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Dear Sirs:

We are writing this letter to oppose Willard R. and Mary Virginia Jones 1990 trust to amend a portion of the Centennial Hills sector plan from: DR (Desert Rural Density Residential) to: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN 125-33-301-001 and 004, 125-33-302-001 and 007) Ward 6 (Mack)

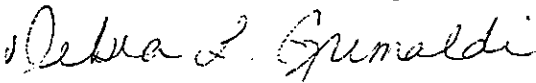
We currently own the lot at 8460 W. La Madre Way. We strongly oppose building that would put more than 2 residences on any 1 acre.

We are unable to attend the City Planning Commission meeting on July 25th. Please accept this written objection.

Sincerely,
Anthony T. Grimaldi



Debra L. Grimaldi



GIPA 0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

MEMORANDUM

MEMO BY BILL STEELE TO _____ DATE 7/22/02
FILE TITLE REZONING PLAN
CITY PLANNING COMMISSION, CURRENT PLANNING DIVISION
BILL STEELE
8220 W. WASHBURN RD
LAS VEGAS, NV. 89149

Case: GPA-0023-02

12533202023
STEELE BILL
8220 W WASHBURN
LAS VEGAS NV 89149-4767

I AM CURRENTLY OUT OF TOWN AND UNABLE TO ATTEND THE 7/25/02 PLANNING COMMISSION MEETING, BUT I WOULD LIKE TO EXPRESS MY OBJECTION TO THE REZONING OF THE ADJACENT PROPERTIES. I PURCHASED MY HOME IN APRIL AND ONE OF THE ATTRactions WAS THE CURRENT NEIGHBORHOOD OF JUST 1/2 AND 1 ACRE HOMES, SINCE MY HOUSE IS DIRECTLY ACROSS FROM THIS PROPERTY IT IS OF GREAT CONCERN TO ME. I KNEW WHEN I PURCHASED MY HOUSE THAT SOME DAY SOME ONE WOULD BUILD IN FRONT OF ME, BUT I WAS TOLD IT COULD ONLY BE 1/2 OR 1 ACRE PARCELS, SO THAT WOULD KEEP THE NUMBER OF HOUSES AND TRAFFIC SOMEWHAT LOWER. I SEE NO ADVANTAGE TO CHANGING THE ZONING EXCEPT A DESIRE FOR MORE MONEY BY THE BUILDER WITH NO REGARD FOR THE CURRENT RESIDENTS. I SINCERELY HOPE THIS REZONING IS NOT ALLOWED

GPA-0023-02

Z-0048-02

Z-0048-02 (1)

7-25-02 PC

P

Thank you

Bill Steele



KUMMER KAEMPFER BONNER & RENSCHAW
ATTORNEYS AT LAW3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

RUSSELL M. ROWE

rrowe@kkbr.com

July 24, 2002

Via Facsimile, 385-7268Troy Jeschke, Planner
Planning & Development
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

Re: GPA-0023-02, Z-0048-02 & Z-0048-02(1)
Items 24-26, July 25, 2002 Planning Commission Agenda

Dear Mr. Jeschke:

This office represents the applicant with respect to the above-referenced applications. We respectfully request that the applications be continued to the Planning Commission meeting scheduled for August 22, 2002 in order to provide additional time for staff to review revisions to the plans.

Thank you for your kind consideration of this matter. Please contact me should you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSCHAW

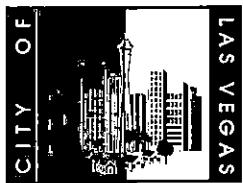


Russell M. Rowe

RMR/hlm

Cc: Kim Bush, Liaison to Commissioner Chip Maxfield

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

July 12, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Jones:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,


Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro-Tem)

Michael J. McDonald

Larry Brawn

Lynette Boggs McDonald

Lawrence Weekly

Michael Mack

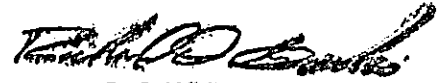
City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 27, 2002
Re: **Z-48-02(1)** Willard R. & Mary Virginia Jones 1990 Trust NEC Durango Dr. & La Madre Way
SDPR for a proposed 66 lot subdivision on 21.25 acres



CONDITIONS OF APPROVAL:

1. This site plan shall be revised to depict Lisa Lane as a 51 foot wide street centered on the existing centerline and with cul-de-sacs meeting current City Standards at the termination of each segment that remains public. Appropriate Petitions of Vacation shall be submitted to and acted upon by the City Council prior to the submittal of a Tentative Map for this site and shall record prior to the recordation of any Final Maps for this site.
2. Dedicate or obtain dedication of appropriate rights-of-way to terminate Lisa Lane in a cul-de-sac meeting current City Standards for each segment of Lisa Lane that remains public. The Tentative Map shall depict the full cul-de-sac bulb(s) offset into the applicant's property unless the applicant provides a notarized statement from all affected property owners accepting the standard cul-de-sac; all public street dedication needed to complete the full cul-de-sac bulb outside of the boundaries of this site shall be dedicated prior to or concurrent with recordation of a Final Map for this site.
3. Construct half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way, and Lisa Lane, including the full radius of the cul-de-sac(s) terminating Lisa Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. The Tentative Map for this site shall comply with Title 18 with respect to street widths for the interior private streets, unless a waiver for such is approved by the City Council.
5. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Site development to comply with all applicable conditions of approval for Z-48-02, and all other applicable site-related actions.
8. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 26, 2002

Re: Case Number **Z-0048-02(1)** - WILLARD R. AND MARY VIRGINIA JONES - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 - 3 Units Per Acre], Ward 6 (Mack).

The following neighborhood associations are located within one mile of this item and are mailed a courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Alexander NA
Canyon Creek North HOA
Cimarron Village North
Desert Creek HOA
Independent NW HOA
Lone Mtn Citizens Adv Comm
Mountain Shadows HOA
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
The ACT Neighborhood Preservation Assoc
Tierra Del Sol-Villa Trinidad
Villas on the Green at Painted Desert

City of Las Vegas - Neighborhood Services D
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

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

Z-0048-02(1)

Alexander NA
Canyon Creek North HOA
Cimarron Village North
Desert Creek HOA
Independent NW HOA
Lone Mtn Citizens Adv Comm
Mountain Shadows HOA
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
The ACT Neighborhood Preservation Assoc (INACTIVE)
Tierra Del Sol-Villa Trinidad
Villas on the Green at Painted Desert

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

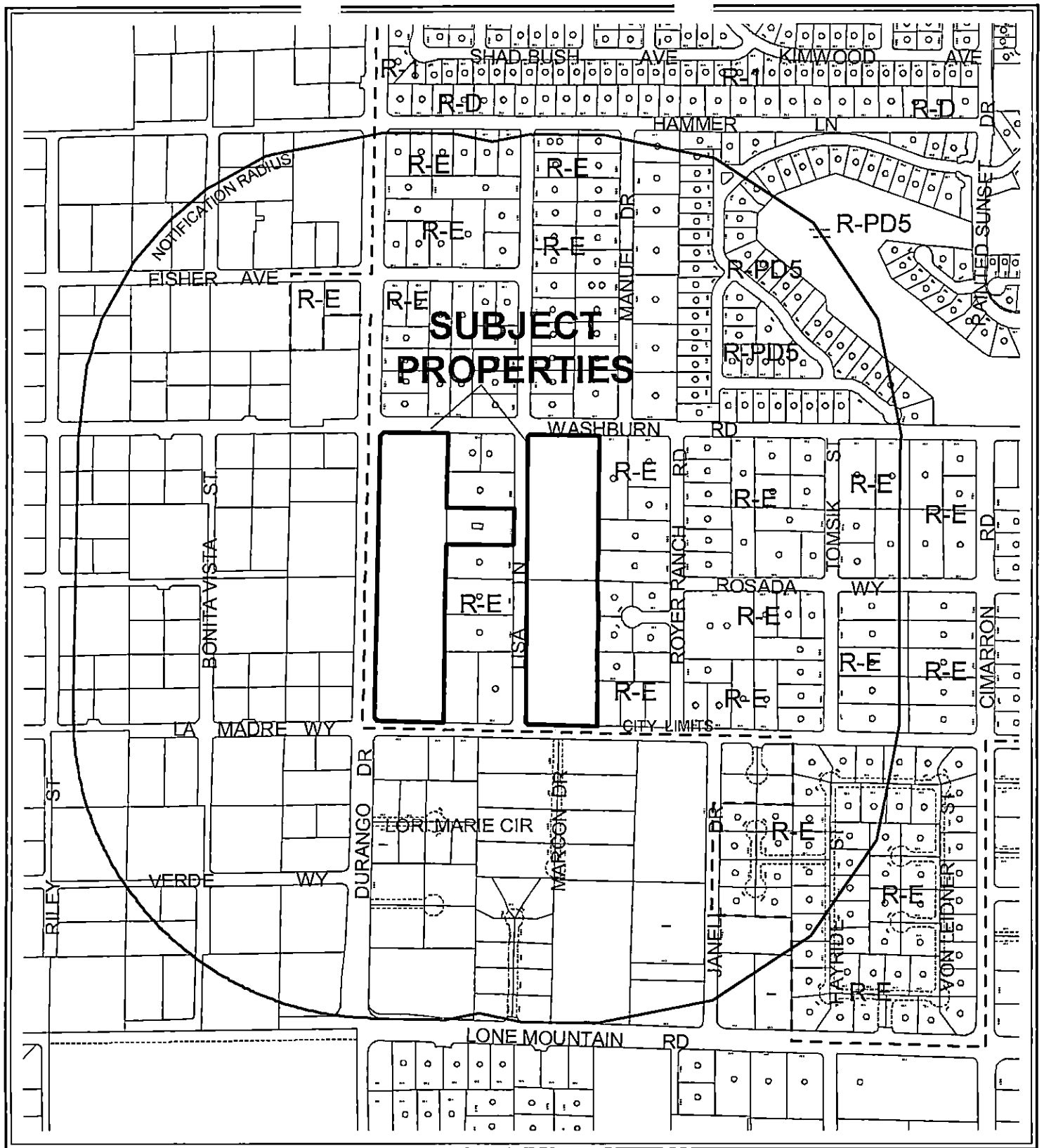
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

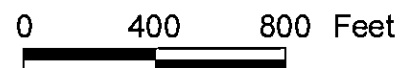


CASE: **Z-0048-02(1)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT *2-0048-02*
2-0048-02(1)

FROM: PLANNING AND DEVELOPMENT

GPA-0023-02

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY ZONING (3) (INTERLOCAL ONLY)	SHANE AMMERMAN - CURRENT PLANNING (2) WALTER CAIRNS - COMP PLANNING (1)	500 GRAND CENTRAL PARKWAY
--	--	---------------------------

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone, [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JULY 25, 2002 CITY COUNCIL: AUGUST 21, 2002

CASE PLANNER: JOEL MCCULLOCH



PUBLIC HEARING

Comments Due: **JUNE 26, 2002**

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@ci.las-vegas.nv.us), 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:

Case Keywords :SDPR, 66 LOT SINGLE FAMILY SUBDIVISION, NEC DURANGO & LA MADRE**Accepted :** 6/4/2002**Public Hearing :** Y**Meeting Date :** 7/25/2002**Meeting Type :** P**200 Scale Map :****Size :****# Lots :**

Request : Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-004 and 007), R-E (Residence Estates) Zone, [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).

Location :**Proposed :****Notice :****Comments :**

Parcel : 125 33 301 001	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR
Parcel : 125 33 301 004	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR
Parcel : 125 33 302 004	PT N2 SW4 33 19 60	VERZANI TED B & SHIRLEY G
Parcel : 125 33 302 007	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR

Owner/Applicant/Contacts**REPRESENTED BY**SOUTHWEST ENGINEERING3610 N. RANCHO DR.
LAS VEGAS, NV. 89130; 648-9700**APPLICANT**SOUTHWEST ENGINEERING
3610 N. RANCHO DR.
LAS VEGAS, NV. 89130; 648-9700**OWNER**JONES WILLARD R & MARY V 1990 TR
JONES WILLARD R & MARY V TRS
%LAS VEGAS FIRST REALTY
7390 W SAHARA #200
LAS VEGAS NV

891172764;

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) Washburn & Durango
 Project Name Washington & Durango Proposed Use Single family
 Assessor's Parcel #(s) 125-33-301-001-004, 125-33-302-004 Ward # 6
 General Plan: existing DR proposed R Zoning: existing 009 RE proposed R-L DP
 Commercial Square Footage N/A Floor Area Ratio N/A R-PDS
 Gross Acres 21.55 Lots/Units 66 Density 3.1
 Additional Information N/A

PROPERTY OWNER Virginia Jones Contact _____
 Address 7396 W. Sahara #200 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89117

APPLICANT Southwest Eng Contact Sally Pelham
 Address 3610 N. Rancho Phone 648-9700 Fax: 648-4143
 City Las Vegas State NV Zip 89130

REPRESENTATIVE Southwest Eng Contact Sally Pelham
 Address 3610 N. Rancho Phone 648-9700 Fax: 648-4143
 City Las Vegas State NV Zip 89130

Property Owner Signature* Virginia Jones

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

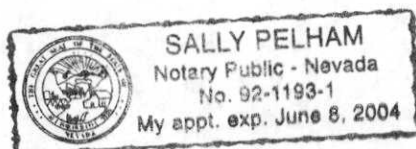
Print Name VIRGINIA JONES

Subscribed and sworn before me

This 4 day of June, 2002

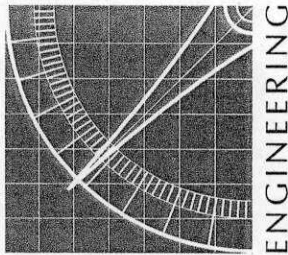
Sally Pelham

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>2-0048-02 (1)</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	
Map #	<u>G-33-5</u>
Total Fee:	<u>\$400.00</u>
Receipt #	<u>86589</u>
Date Accepted:	<u>6/4/02</u>
Accepted By:	<u>Swanta</u>



SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

June 25, 2002

The City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

**RE: Justification Letter for a Zone Change for
Property Located at the SEC of Washburn and Durango**

There has been substantial growth within the northwest section of the City of Las Vegas within the last five years. Parcels that remain for development are predominantly 'infill' parcels and, as such, are difficult to exactly match with the General Plan. This is one such parcel.

There exists to the immediate north of the parcel a General Plan designation of Rural. To the northeast exists a designation of medium low. To the south and east exists Desert Rural. The west ten acres adjacent to Durango is within the SB 391 excluded area that allows for densities greater than three dwelling units per acre. The east ten acres is within the 330' buffer zone that allows densities of up to three dwelling units per acre. The central 1.25 acres is within a rural preservation area that limits the density to two dwelling units per acre.

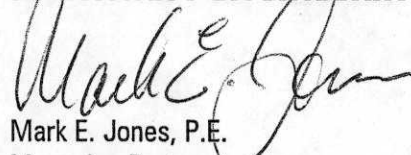
This proposal takes into account the varying densities allowed by code as previously mentioned and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. By establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

Presently, the requirement as dictated by SB 391 could allow for density greater than three dwelling units per acre within, at least, the west ten acres. If a design were presented with that allowance, a density of three to eight dwelling units per acre could be achieved. However, this land plan limits both the excluded areas and the buffer areas to a maximum of three d.u.a., which promotes the objectives of the General Plan.

Companion items with this application are the GPA from DR to R and a site development plan review. We request these items all run concurrently. Also, this letter is to amend the application from R-1 to RPD-3.

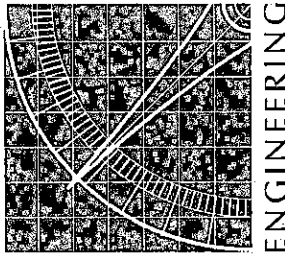
Sincerely,

SOUTHWEST ENGINEERING


Mark E. Jones, P.E.
Managing Partner

REVISED

MEJ:jkd



SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

May 31, 2002

The City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

**RE: Justification Letter for a General Plan Amendment for
Property Located at the SEC of Washburn and Durango**

There has been substantial growth within the northwest section of the City of Las Vegas within the last five years. Parcels that remain for development are predominantly 'infill' parcels and, as such, are difficult to exactly match with the General Plan. This is one such parcel.

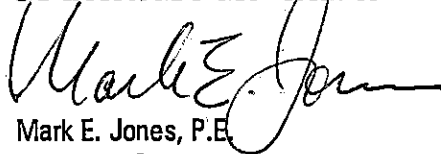
There exists to the immediate north of the parcel a General Plan designation of Rural. To the northeast exists a designation of medium low. To the south and east exists Desert Rural. The west ten acres adjacent to Durango is within the SB 391 excluded area that allows for densities greater than three dwelling units per acre. The east ten acres is within the 330' buffer zone that allows densities of up to three dwelling units per acre. The central 1.25 acres is within a rural preservation area that limits the density to two dwelling units per acre.

This proposal takes into account the varying densities allowed by code as previously mentioned and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. By establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

Presently, the requirement as dictated by SB 391 could allow for density greater than three dwelling units per acre within, at least, the west ten acres. If a design were presented with that allowance, a density of three to eight dwelling units per acre could be achieved. However, this land plan limits both the excluded areas and the buffer areas to a maximum of three d.u.a., which promotes the objectives of the General Plan.

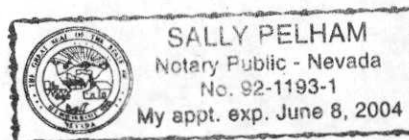
Sincerely,

SOUTHWEST ENGINEERING



Mark E. Jones, P.E.
Managing Partner

MEJ:jkd



9 2 0 8 2 3 0 0 7 6

Legal Description

Situate in the County of Clark, State of Nevada, described as follows:

That portion of Lot Two (2) of that certain Parcel Map recorded March 31, 1978 as Document No. 825710 in File 18, page 32 of Parcel Maps, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot Two (2); thence North 88°45'48" West along the South line of said Lot Two (2) a distance of 181.08 feet to the Southwest corner of said Lot Two (2); thence North 0°51'14" East along the West line thereof a distance of 142.67 feet to a point; thence South 88°59'47" East a distance of 180.69 feet to a point on the East line of said Lot Two (2); thence South 0°42'06" West along said East line a distance of 143.42 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an undivided 1/3 interest in and to that certain Well Site, more particularly described as follows:

That portion of Lot Two (2) as recorded in File 18, Page 32 of Parcel Map, Clark County, Nevada Records.

COMMENCING at the Northwest corner of Lot Two (2) as recorded in File 18, page 32 of Parcel Maps; thence South 0°51'14" West a distance of 161.00 feet to the Northwest corner of Well lot and the TRUE POINT OF BEGINNING; thence South 89°08'45" East a distance of 40.00 feet to a point; thence South 0°51'14" West a distance of 20.00 feet to a point; thence North 89°08'46" West a distance of 40.00 feet to a point; thence North 0°51'14" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

ALSO, TOGETHER WITH an easement for the installation and maintenance of a water pipe line over, under and across the following described property.

COMMENCING at the Southwest corner of the above-described Well lot; thence South 89°08'46" East along the South line of said Well lot a distance of 32.46 feet to the TRUE POINT OF BEGINNING; thence South 36°22'12" East a distance of 49.18 feet to the intersection of the North property line of said lot as described in Book 882 as Document No. 841881, page 3; thence South 88°59'47" East along aforesaid property line a distance of 6.30 feet to a point; thence North 36°32'12" West a distance of 49.20 feet to the intersection of the South line of aforesaid Well lot; thence North 89°08'46" West along the South line of said Well lot a distance of 6.28 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA

00-28-92 08100 JAE
BOOK: 920828 INST: 00076
FEE: 6.00 RPTT: EX#005

9 2 0 3 2 8 0 0 0 7 6
GRANT, BARGAIN, SALE DEED

(2)

THIS INDENTURE WITNESSETH: That TED B. VERZANI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to TED B. VERZANI AND SHIRLEY G. VERZANI, HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

APN: 01C-190-025

THIS DEED IS BEING RECORDED TO ADD THE NAME OF THE GRANTORS SPOUSE WITHOUT CONSIDERATION.

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

Witness HIS hand _____ this 21ST day of AUGUST, 19 92

STATE OF NEVADA }
COUNTY OF CLARK } SS.

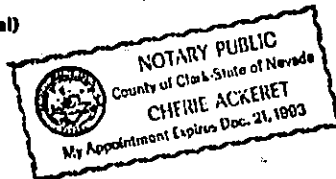
Ted B. Verzani
TED B. VERZANI

On 8/21/92
personally appeared before me, a Notary Public,
TED B. VERZANI, PERSONALLY KNOWN OR
PROVEN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE ABOVE IN-
STRUMENT,

who acknowledged that he executed the above instrument.

Signature Cherie Ackert
(Notary Public)

(Notarial Seal)



ESCROW NO.) 92-122827-CA
ORDER NO.)
WHEN RECORDED MAIL TO: TED B. VERZANI
5124 ROYER RANCH ROAD
LAS VEGAS, NV 89129

Exempt 106

Quitclaim Deed

9 1 0 2 2 7 0 0 0 7 8

(2)

By this instrument dated February 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do _____ hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Willard R. Jones and Mary Virginia Jones, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR THE LEGAL

OIC-190-015

APN: OIC-190-016

STATE OF NEVADA
COUNTY OF CLARK

ss.

On February 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names are
subscribed to the within instrument, and acknowledged
to me that they executed the same.

WITNESS my hand and Official Seal,

 NOTARY PUBLIC
STATE OF NEVADA
County of Clark (SIGN)
My Appointment Expires April 28, 1992

Willard R. Jones
WILLARD R. JONES

Mary Virginia Jones
MARY VIRGINIA JONES

Order No. 10-78534-BT

RECORDED

WITNESSED

AFTER RECORDING MAIL TO
Virginia Jones

c/o 601 So. Rancho D-34

Las Vegas, Nevada

9 1 0 2 2 7 0 0 7 8

EXHIBIT "A"

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.B.&M. Clark County, Nevada being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 33, as delineated by that certain recorded Parcel Map performed by WARREN L. JAURET at the instance of WILLARD R. JONES, dated January 25, 1974 as Document No. 356246 in File 1 of Parcel Maps, page 56 Official Records, Clark County, Nevada, thence South 01°20'29" West along the West Line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 33, a distance of 39.73 feet to a point in the south Right-of-way line of WASHBURN ROAD (Proposed 80.00 feet wide) thence south 88°58'16" East along said South Right-of-way line, a distance of 60.00 feet to the point of intersection of the South Right-of-way line of said WASHBURN ROAD, with the East right-of-way line of DURANGO DRIVE (100.00 feet wide) thence South 01°20'29" West along the said East Right-of-way line a distance of 24.86 feet to a point said point being the TRUE POINT OF BEGINNING. Thence continuing south 01°20'29" West along said East Right-of-way line, a distance of 1220.16 feet to a point of tangency of a curve to the left concave Northeasterly, and having a radius of 20.00 feet, Thence along said curve to the left, through a central angle of 89°51'00" an arc distance of 31.36 feet to a point in the North Right-of-way line of LA MADRE WAY (60.00 feet wide) thence south 88°30'31" East along said North Right-of-way line a distance of 283.14 feet to a point, said point also being the most southerly, southeasterly corner of Lot One (1) of the aforementioned WILLARD R. JONES PARCEL MAP, thence North 01°11'15" East along the Most southerly East line of said Lot One (1) and the Northerly extension thereof, a distance of 633.68 feet to a point, said point being the Southwest corner of Lot Four (4) of the said WILLARD R. JONES PARCEL MAP thence continuing North 01°11'15" East along the West line of said Lot Four (4) a distance of 475.32 feet to a point, said point being the Northwest corner of Lot Two (2) of said parcel Map, thence south 88°54'55" East along the North line of said Lot Two (2) a distance of 300.11 feet to a point in the West Right-of-way line of LISA LANE (60.00 feet wide) thence North 01°02'05" East along said West Right-of-way line a distance of 143.23 feet to a point of tangency of a curve to the left, concave southwesterly and having a radius of 15.00 feet thence along said curve to the left, through a central angle of 90°00'21" an arc distance of 23.56 feet to a point in the South Right-of-way line of WASHBURN ROAD (Proposed 80.00 feet wide) thence North 88°58'16" West along said South Right-of-way line, a distance of 559.52 feet to a point of tangency of a curve to the left, concave southeasterly, and having a radius of 25.00 feet, thence along said curve to the left, through a central angle of 89°47'15" an arc distance of 39.13 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE

02-27-91 08:00 BV1 2
BOOK: 910227 INST: 00078
FEB: 6.00 RPT: EX#106

Exempt 106

Quitclaim Deed

9 1 0 2 2 7 0 0 0 7 9

By this instrument dated February 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Willard R. Jones and Mary Virginia Jones, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 6D East, M.D.B.&M., more particularly described as:

Lot Three (3) as shown by map thereof on file in File 1 of Parcel Maps, page 56, recorded in Book 392 as Document No. 351770 in the Office of the County Recorder of Clark County, Nevada.

APN: 01C-190-070

STATE OF NEVADA
COUNTY OF CLARK

1 ss.

On January 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names
subscribed to the within instrument, and acknowledged
to me that executed the same.

WITNESS my hand and Official Seal,

 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark
(SEAL) [Signature] (SIGN)
Notary Public, Commissioned by the State of Nevada
My Appointment Expires April 28, 1992

Willard R. Jones
WILLARD R. JONES

Mary Virginia Jones
MARY VIRGINIA JONES

Order No. 10-78534-BT

ACCOMMODATION ONLY
WITHOUT ENDORSEMENT

AFTER RECORDING MAIL TO
Virginia Jones

601 So. Rancho, D-34

Las Vegas, Nevada

MINNESOTA TITLE COMPANY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE

02-27-91 08:00 BY 1
OFFICIAL RECORDS
BOOK: 910227 INST: 00079
FEE: 5.00 RPTT: EX#106

Quitclaim Deed

Exempt 106

9 1 0 2 2 7 0 0 0 0 0

By this instrument dated FEBRUARY 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do _____ hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

WILLARD R. JONES AND MARY VIRGINIA JONES, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.B.&M.

APN: 01C-190-004

STATE OF NEVADA
COUNTY OF CLARK

1 ss.

On January 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names are
subscribed to the within instrument, and acknowledged
to me that they executed the same.

WITNESS my hand and Official Seal.

 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark (SIGN)
Notary Public Commissioned **MANUEL MANANUE**
My Appointment Expires April 28, 1992

Willard R. Jones
WILLARD R. JONES

Mary Virginia Jones
MARY VIRGINIA JONES

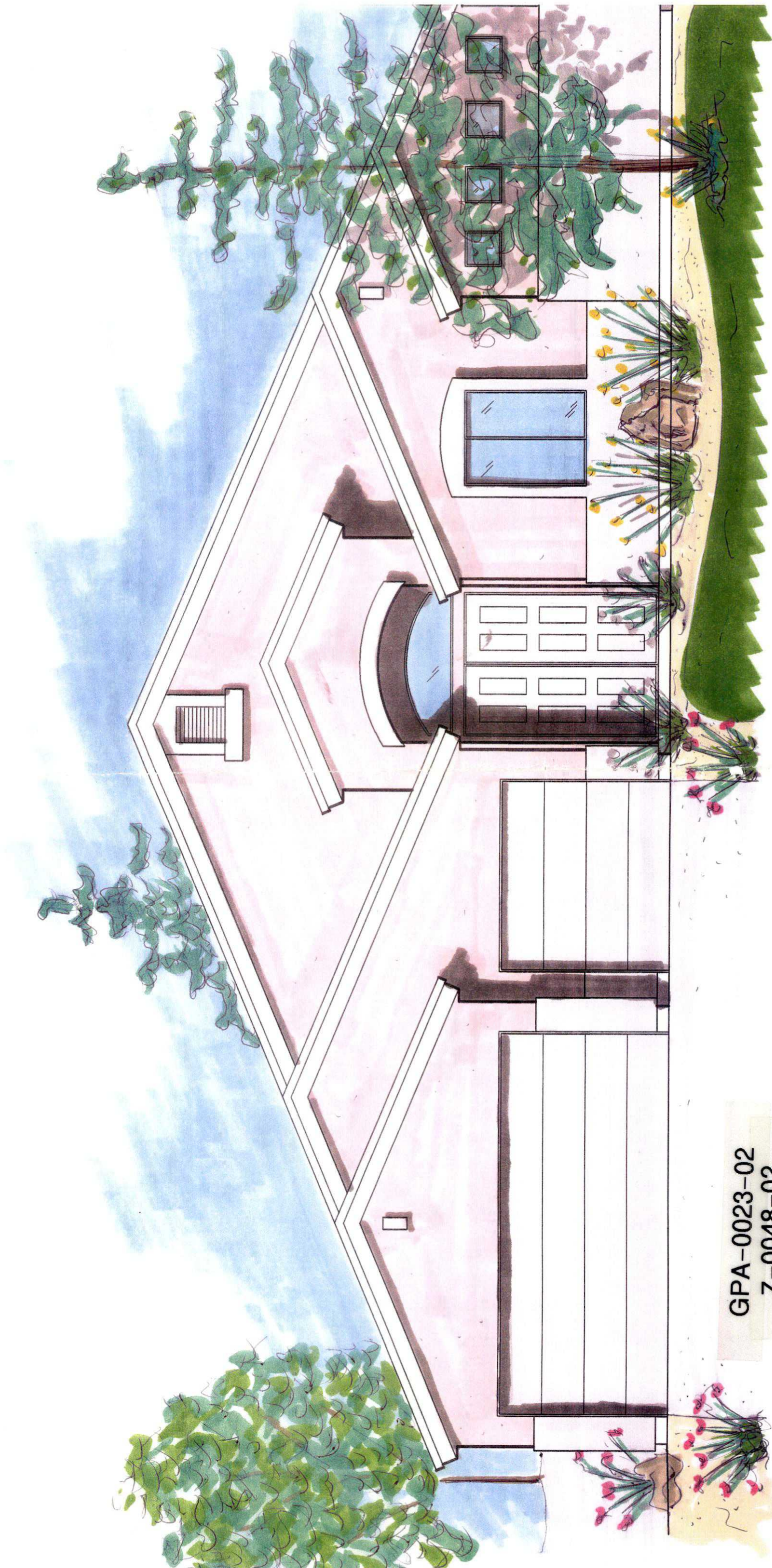
Order No. 10-78534-BT

ACCEPTED
WITHOUT RESERVE

AFTER RECORDING MAIL TO
Virginia Jones
c/o 601 So. Rancho, D-34
Las Vegas, Nevada

MINNESOTA TITLE COMPANY

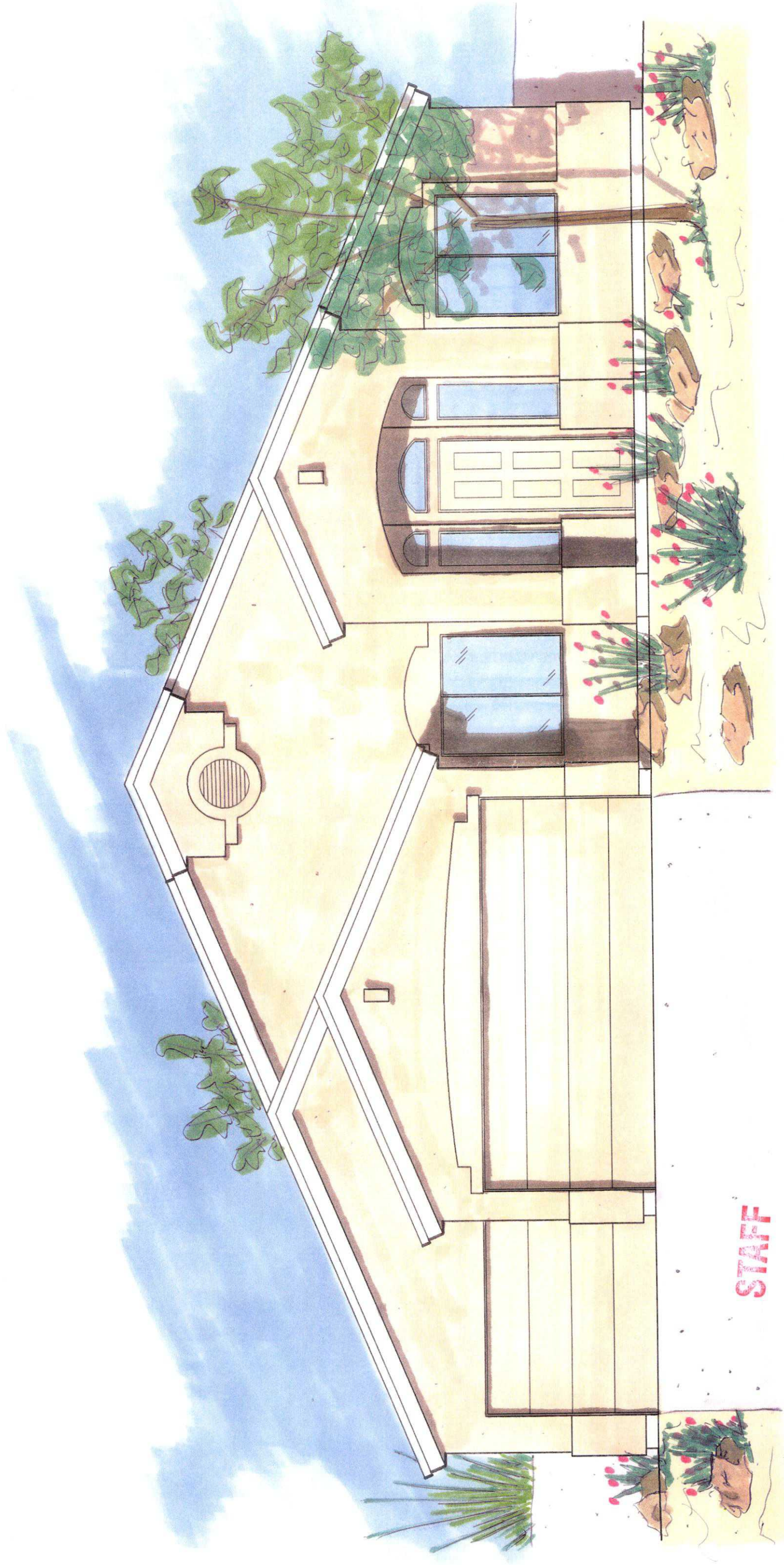
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE
02-27-91 08:00 BVI
OFFICIAL RECORDS
BOOK: 910227 INST: 00080
FEE: 5.00 RPTT: EX#106



3000 Estate Plan - Elevation 'A'

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC

STAFF



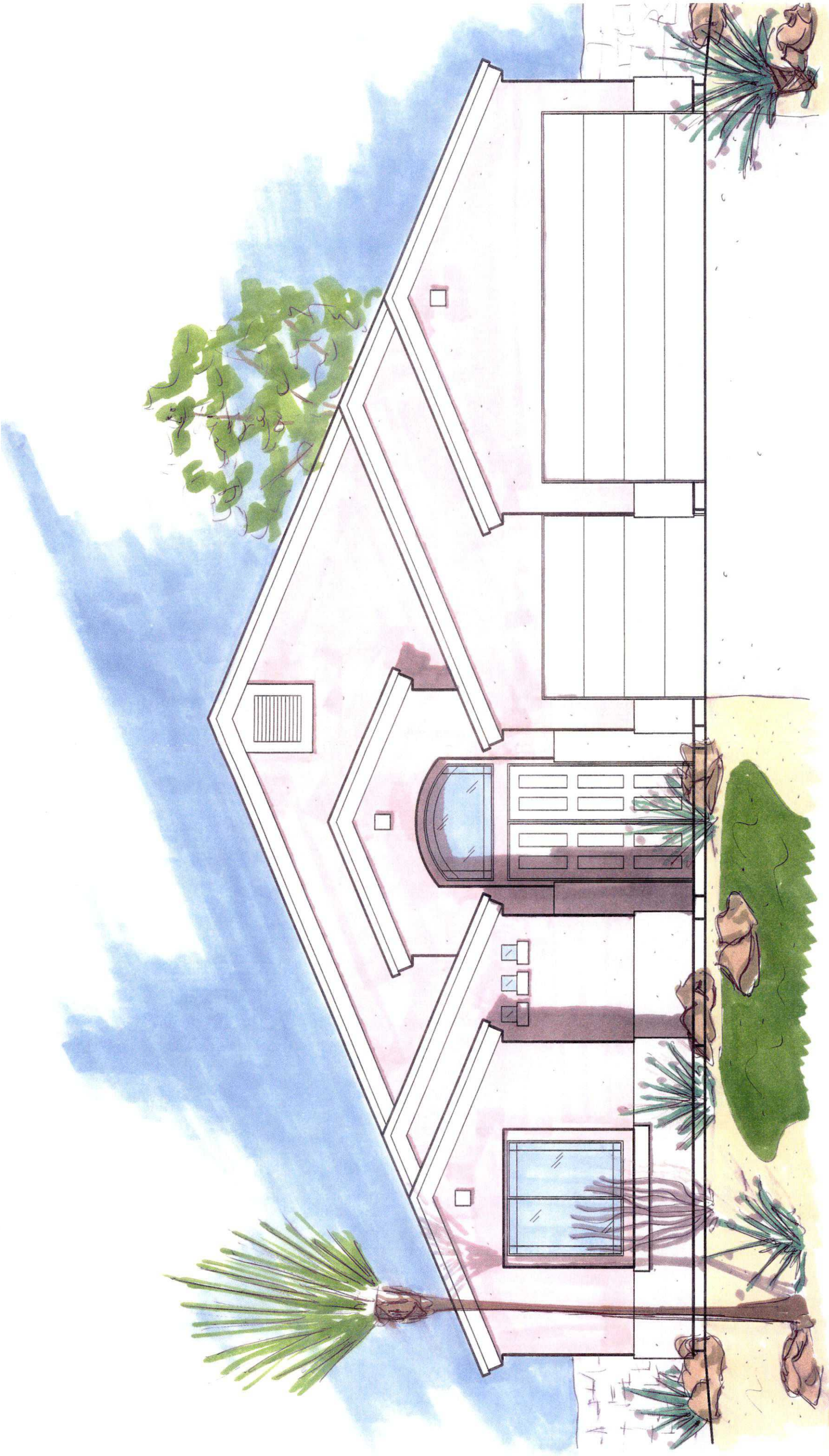
2750 Estate Plan - Elevation 'A'

GPA-0023-02

Z-0048-02

Z-0048-02(1)

7-25-02 PC



2550 Estate Plan - Elevation 'A'

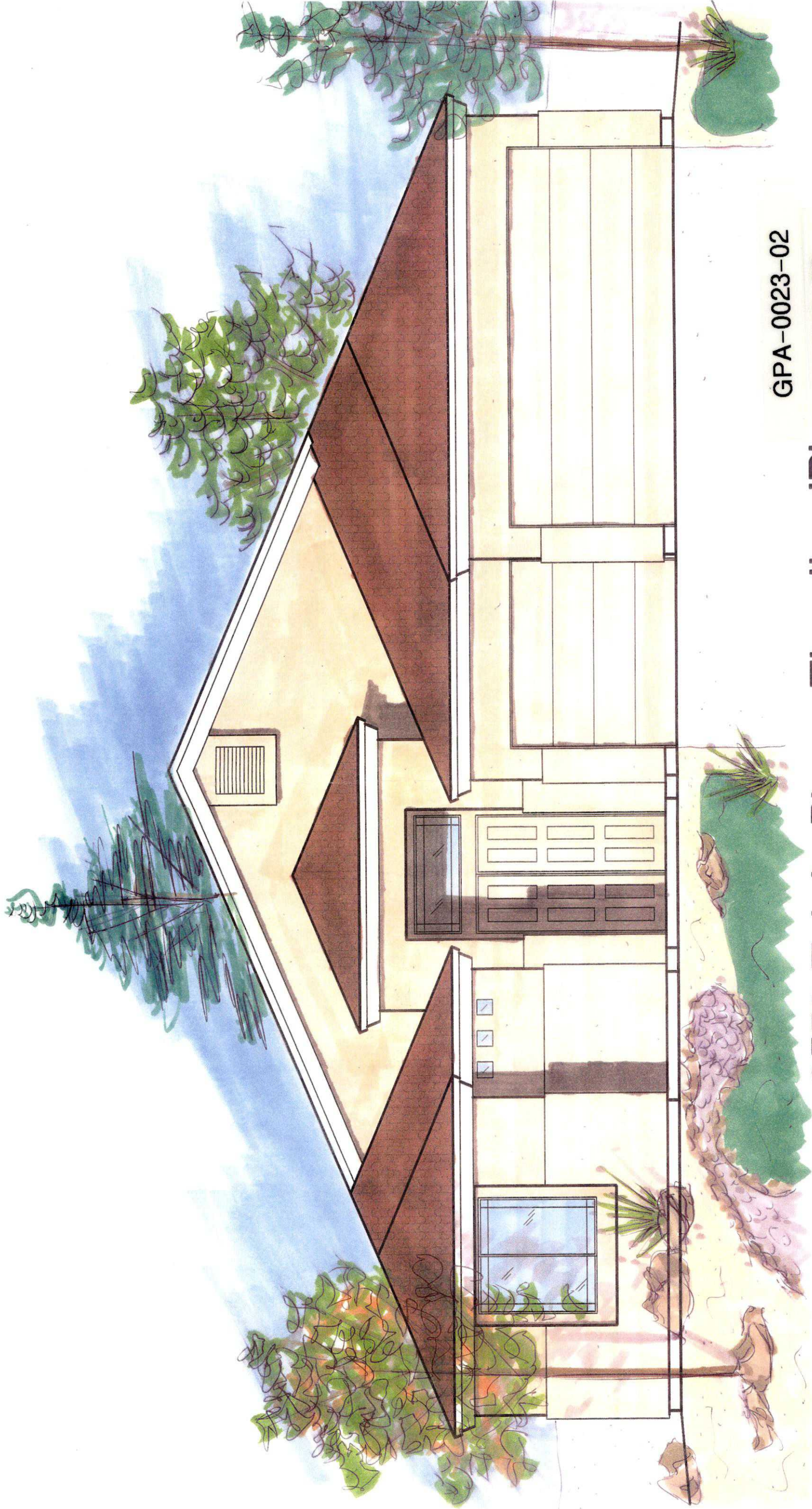
STAFF

GPA-0023-02

Z-0048-02

Z-0048-02(1)

7-25-02 PC



GPA-0023-02

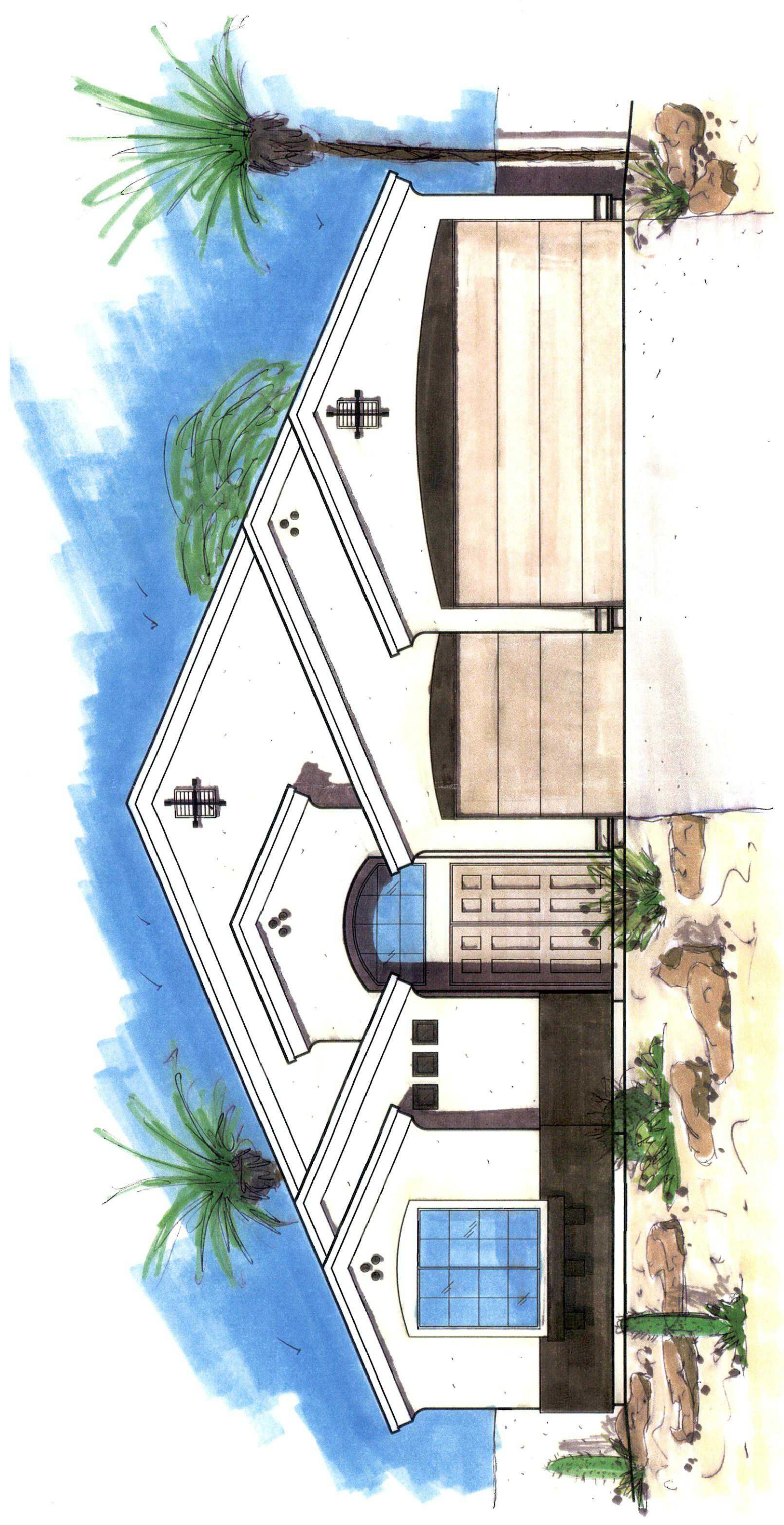
Z-0048-02

Z-0048-02(1)

7-25-02 PC

2550 Estate Plan - Elevation 'B'

STAFF



GPA-0023-02

Z-0048-02

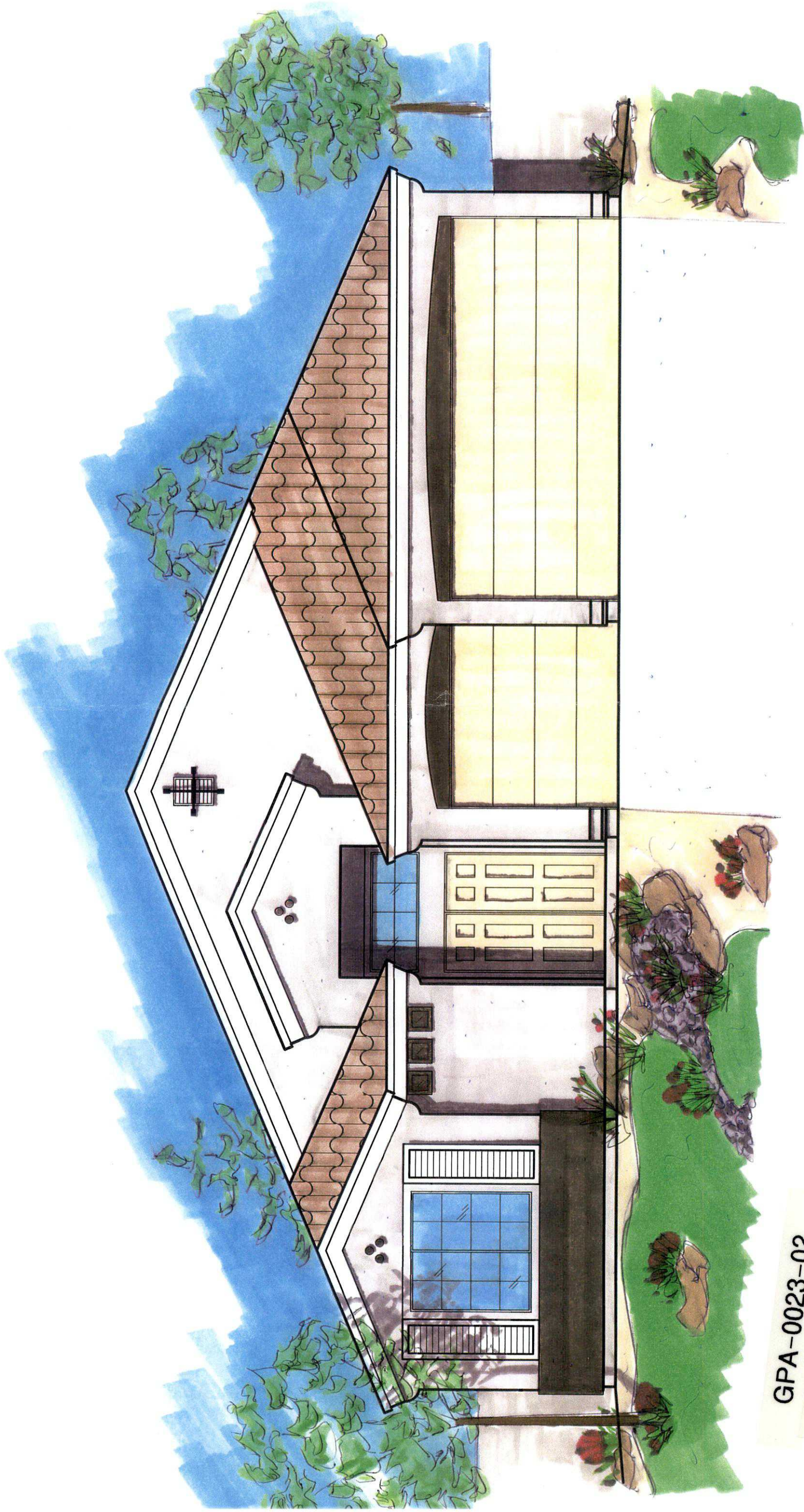
Z-0048-02(1)

7-25-02 PC

STAFF

2350 Plan - Elevation 'A'

Colored elevations represent an artist's conception. Color schemes may differ in production homes. These renderings are for display purposes only and may not represent the color palette, or painted trim configurations of the homes built in this community. Landscaping packages displayed here are custom and not available through the Builder. Builder reserves the right to vary or augment the actual exterior home elevations at Builder's sole and absolute discretion.



GPA-0023-02

Z-0048-02

Z-0048-02(1)

7-25-02 PC

2350 Plan - Elevation 'B'

STAFF



GPA-0023-02

Z-0048-02

Z-0048-02(1)

7-25-02 PC

STAFF

1950 Plan - Elevation 'A'

Colored elevations represent an artist's conception. Color schemes may differ in production homes. These renderings are for display purposes only and may not represent the color palette, or painted trim configurations of the homes built in this community. Landscaping packages displayed here are custom and not available through the Builder. Builder reserves the right to vary or augment the actual exterior home elevations at Builder's sole and absolute discretion.



GPA-0023-02

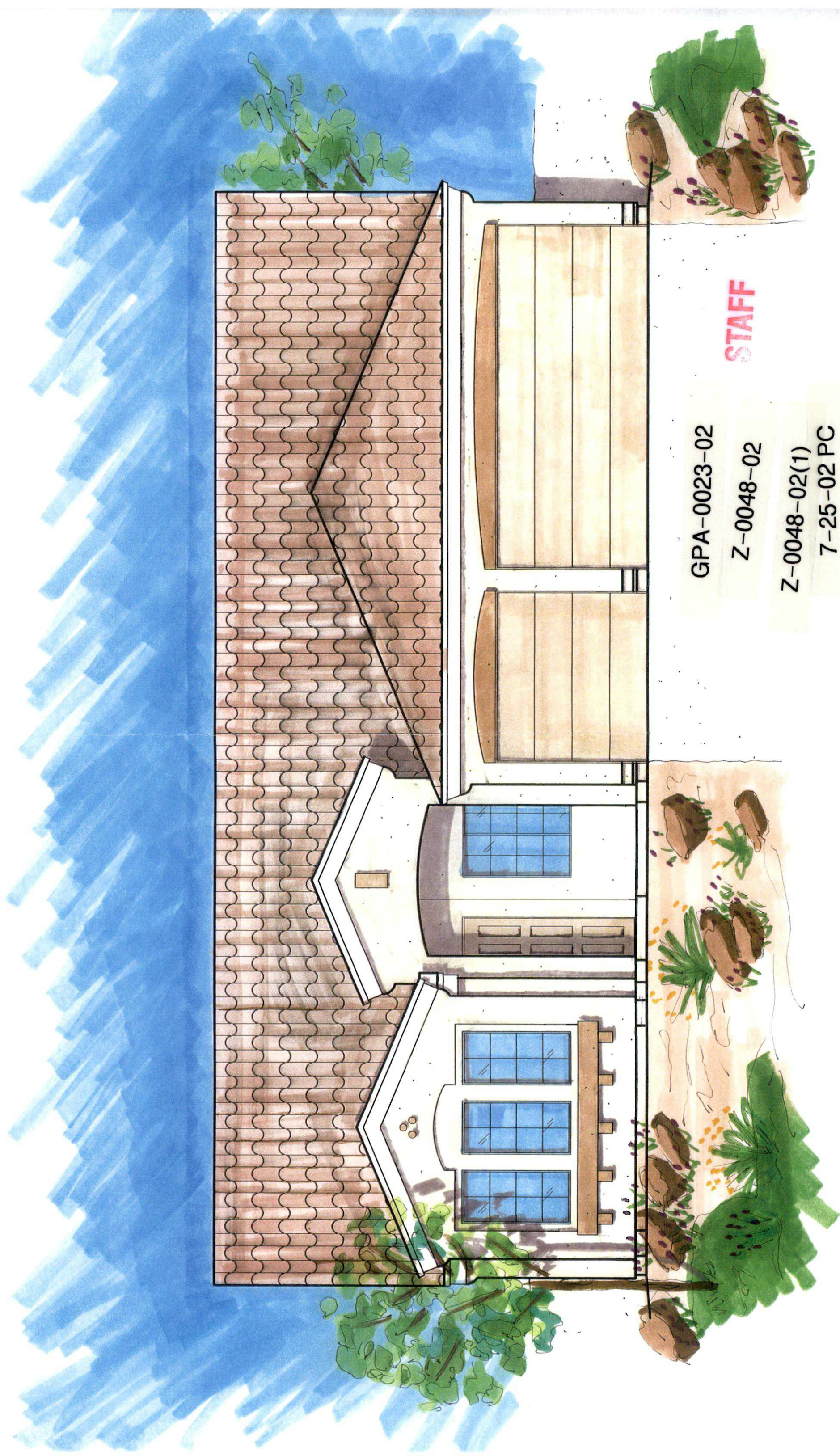
Z-0048-02

Z-0048-02(1)

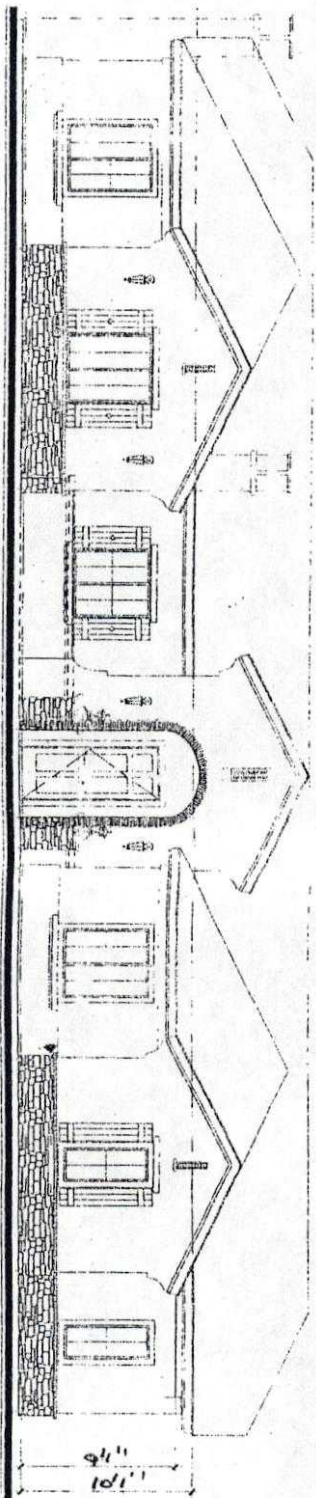
7-25-02 PC

STAFF

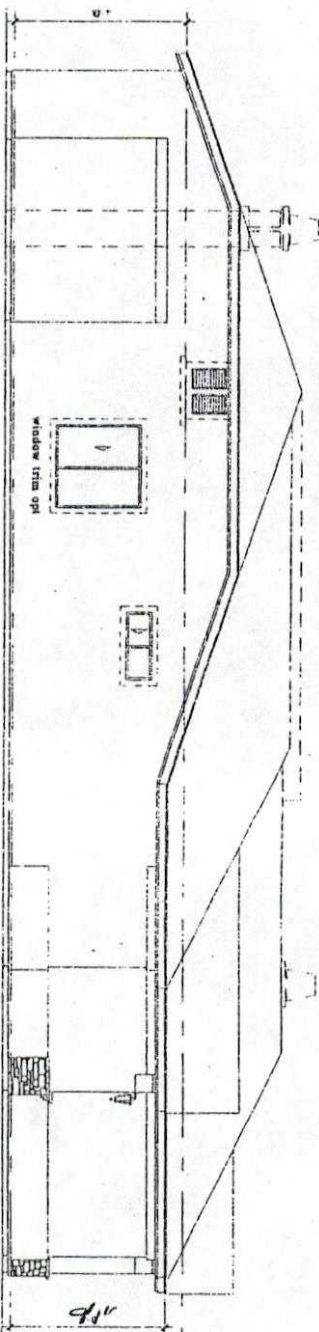
1950 Plan - Elevation 'B'



2100 Plan - Elevation 'B'



FRONT



LEFT

EXTERIOR ELEVATIONS

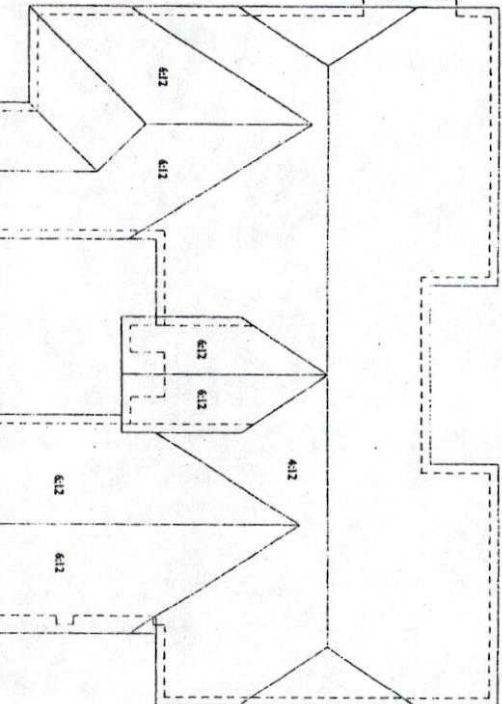
SCALE: 1/8" = 1'-0"

1

1. CHANGES DONE TO THE HOUSE TO MAKE IT MORE MODERN AND TO MAKE IT MORE LIKE A HOUSE THAT YOU WOULD WANT TO LIVE IN. THE CHANGES WERE DONE TO THE ROOF, THE WINDOWS, THE DOORS, THE SIDING, THE PORCH, THE PATIO, THE DRIVEWAY, THE GARAGE, THE BATH, THE KITCHEN, THE LIVING ROOM, THE BEDROOM, THE HALL, THE CLOSET, THE PORCH, THE PATIO, THE DRIVEWAY, THE GARAGE, THE BATH, THE KITCHEN, THE LIVING ROOM, THE BEDROOM, THE HALL, THE CLOSET.
2. THE HOUSE WAS BUILT IN 1980 AND IT IS NOW 2001. THE HOUSE IS IN GOOD CONDITION AND IT IS READY TO BE SOLD.
3. THE HOUSE IS IN A GREAT LOCATION AND IT IS A GREAT VALUE.

ALSO, THE HOUSE WAS BUILT IN 1980 AND IT IS NOW 2001. THE HOUSE IS IN GOOD CONDITION AND IT IS READY TO BE SOLD. THE HOUSE IS IN A GREAT LOCATION AND IT IS A GREAT VALUE.

THE HOUSE WAS BUILT IN 1980 AND IT IS NOW 2001. THE HOUSE IS IN GOOD CONDITION AND IT IS READY TO BE SOLD. THE HOUSE IS IN A GREAT LOCATION AND IT IS A GREAT VALUE.



REAR ELEVATION @ PATIO OPTION

SCALE: 1/8" = 1'-0"

3 NOTES

ATTIC VENTILATION

ROOF PLAN

SCALE: 1/8" = 1'-0"

2

Z-0048-02(1)
2-05-03 CC

REVISED

No. Date Issue / Description

2001 2001-08-21

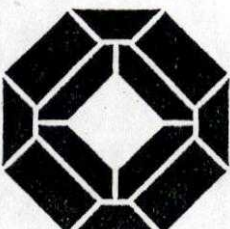
Consultants

Project

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



RMY NEVADA, INC.

1791 MITCHELL SOUTH
IRVING, CA 94604
949 850-1111
949 850-1112 FAX

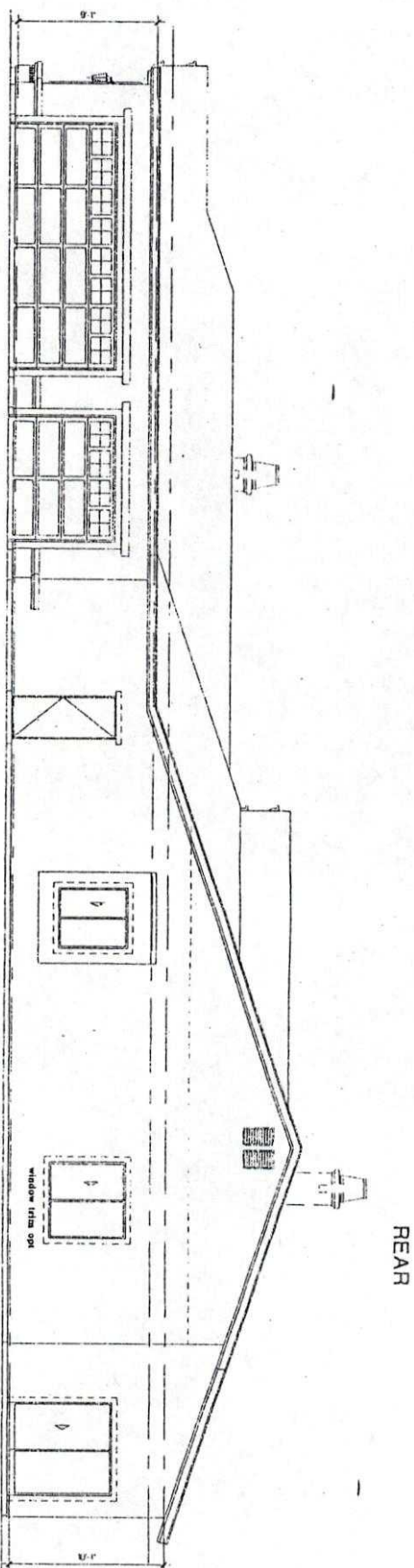
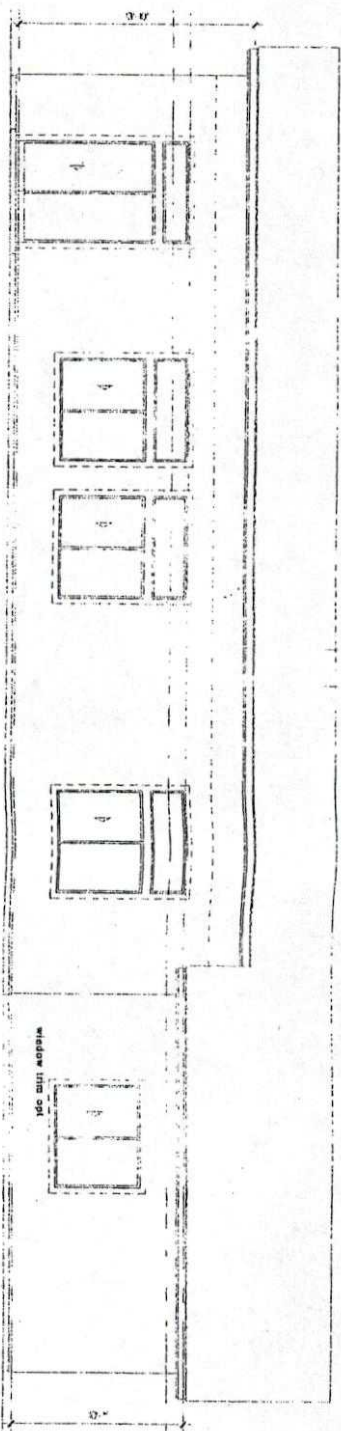
License Stamp

Team Manager: J. TOLLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TSM

Sheet Title:
PLAN 1
"C" EXTERIOR ELEVATIONS
"C" ROOF PLAN

Sheet No.

A-1.7



EXTERIOR ELEVATIONS

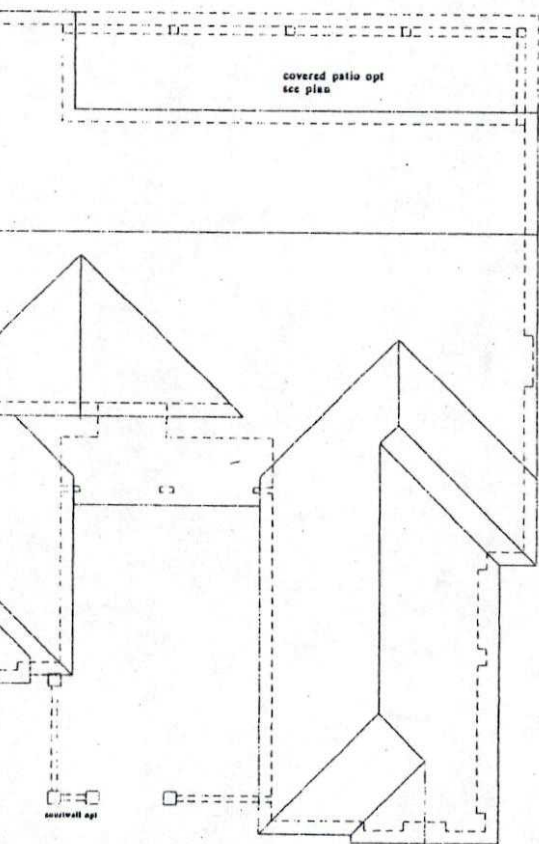
SCALE: 1/8" = 1'-0"

1

1. MATCHING CORNER FINISHES ARE REQUIRED ON THE ENTIRE ELEVATION. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES.
2. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES.
3. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES.

ATTIC VENTILATION:
PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES.

ALL DOORWAYS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES. PROVIDE A 1/2" X 1/2" X 1/2" FINISH ON THE CORNER FINISHES.



REAR ELEVATION @ PATIO OPTION

SCALE: 1/8" = 1'-0"

3 NOTES

ATTIC VENTILATION

ROOF PLAN

SCALE: 1/8" = 1'-0"

2

Z-0048-02(1)
2-05-03 CC

REVISED

No. Date Issue / Description

1 05-05-03 1

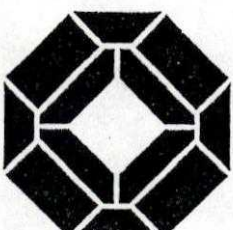
Consultant:

Project:

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



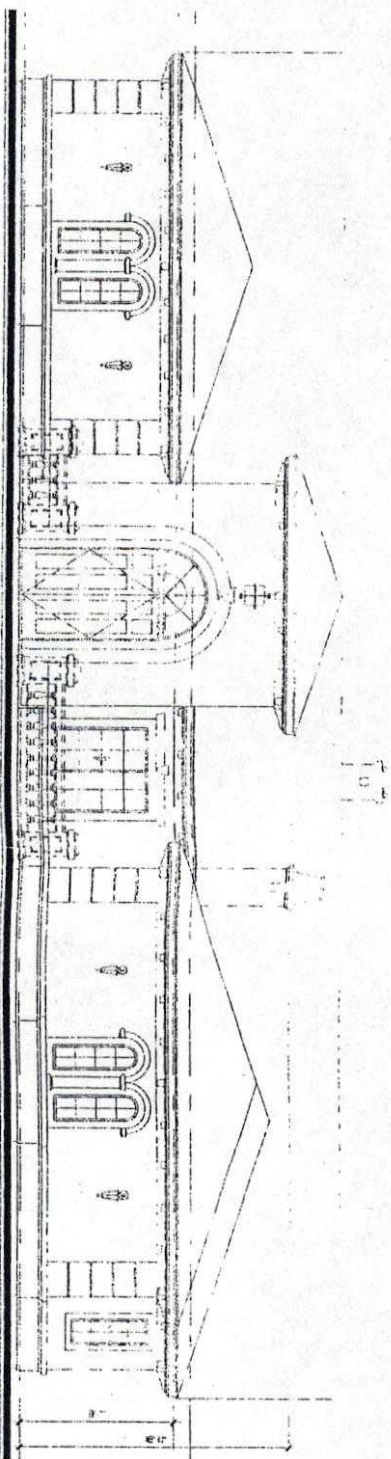
RMY NEVADA, INC.
1791 MITCHELL SOUTH
LAS VEGAS, NV 89134
(702) 831-1233
(702) 831-1234 FAX

License Stamp:

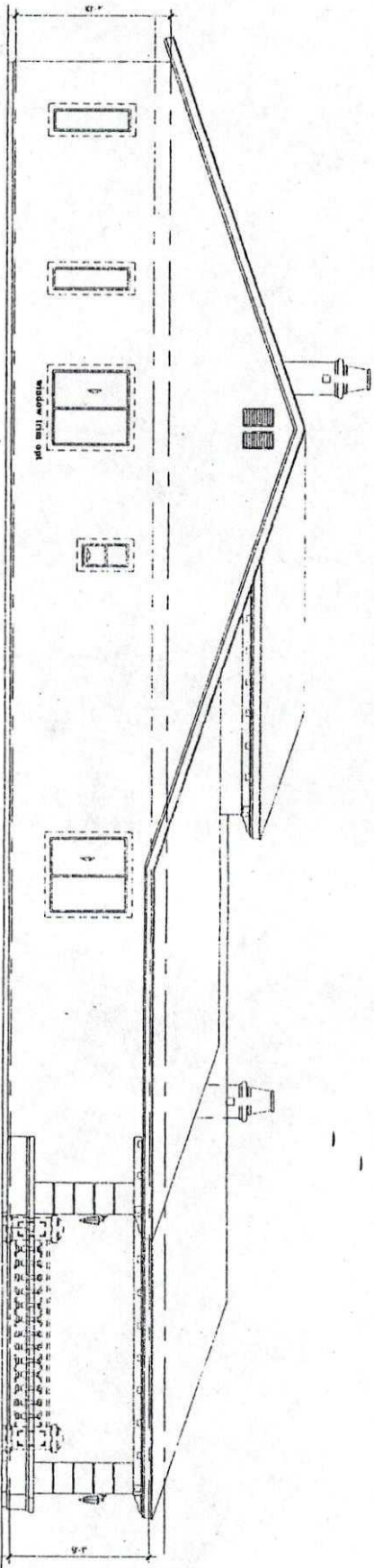
Team Manager: J. TALLY
Project Manager: M. FOWLER
Project Designer: J. TSM
Checked By:

Sheet Title:
PLAN 3
A. EXTERIOR ELEVATIONS
A. ROOF PLAN

Sheet No.: A-3.4A



FRONT



LEFT

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

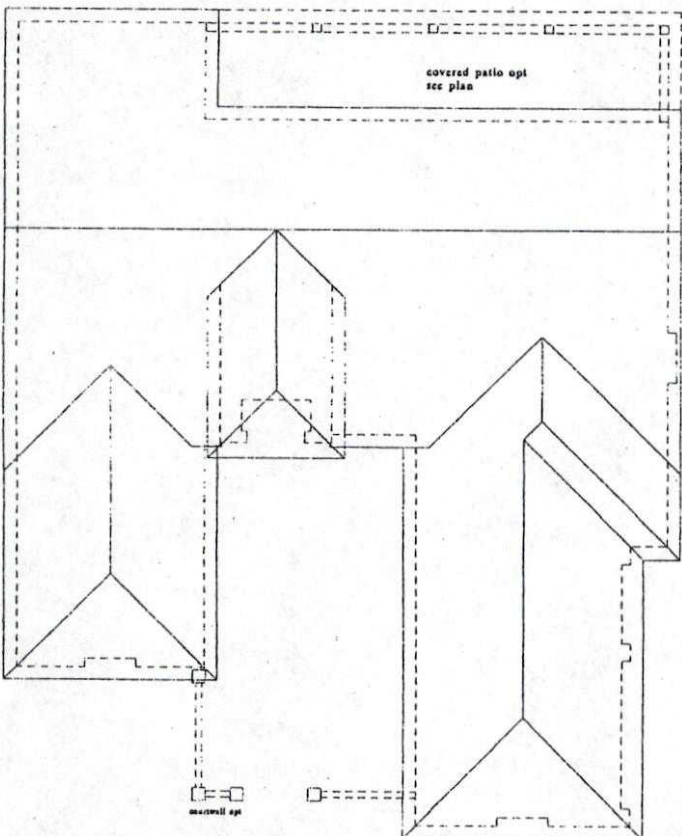
1

Z-0048-02(1)
2-05-03 CC

REVISED

1. ALL CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.
2. ALL ROOF CHANGES AND ROOF DRAINAGE SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.
3. DOORS SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.

ATTIC VENTILATION	
ALL ROOF CHANGES AND ROOF DRAINAGE SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.	
DOORS SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.	
ALL CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS. ANY CHANGES TO THE EXISTING BUILDING SHALL BE SHOWN ON THIS SET OF DRAWINGS.	



ROOF PLAN

SCALE: 1/8" = 1'-0"

2

No. Date Issue / Description

24/01 2-05-03 CC

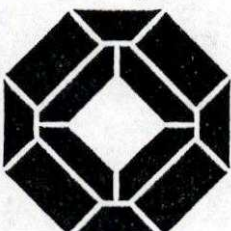
Consultant

Project

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



RMY NEVADA, INC.

ARCHITECTURAL FIRM

17799 AUTUMN LEAF DRIVE

PARADISE, NV 89121

PH: 702-253-1111

FAX: 702-253-1111

License Stamp

Team Manager: J. TALLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TALLY

Sheet Title:
PLAN 3
B* EXTERIOR ELEVATIONS
B* ROOF PLAN

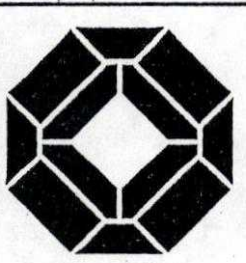
Sheet No.:
A-3.6

[illegible]

Project :

Villas At Toscana
TOLL BROTHERS
635 Village Ctr. Circle #100
LAS VEGAS, NV 89134

2001-082



RMV NEVADA, INC.
Archives • Prints • Ephemera
7793 MITCHELL SOUTH
LAS VEGAS, NV 89123
(702) 831-2213
(702) 831-2126 FAX

License Stamp

Team Manager
Project Director
Project Manager
Project Designer
Checked By

Sheet Title
PLAN 3
C EXTERIOR ELEVATIONS
C ROOF PLAN

J. TULLY
M. FOWLER
M. FOWLER
J. TSAM

Sheet No. A-3.7A

1. Name: [redacted]
2. Address: [redacted]
3. City: [redacted]
4. State: [redacted]
5. Zip: [redacted]
6. Phone: [redacted]
7. Email: [redacted]
8. Date: [redacted]
9. Signature: [redacted]
10. Title: [redacted]

[illegible]

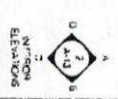
TOLL BROTHERS
635 Village Ctr. Circle #100
LAS VEGAS, NV 89134

17991 MITCHELL, SOUTH
IRVINE, CA 92614
(949) 831-2113
(949) 831-3156 FAX

Team Manager,	J. TULLY
Project Director,	M. FOWLER
Project Manager,	M. FOWLER
Project Designer,	J. TSAN
Checked By,	

Z-0048-02(1)
2-05-03 CC

Plan 2 First Floor Plan
2,041 sq ft
Price: \$249,900 (4,000 sq ft)



ZONE 1

KEYNOTES

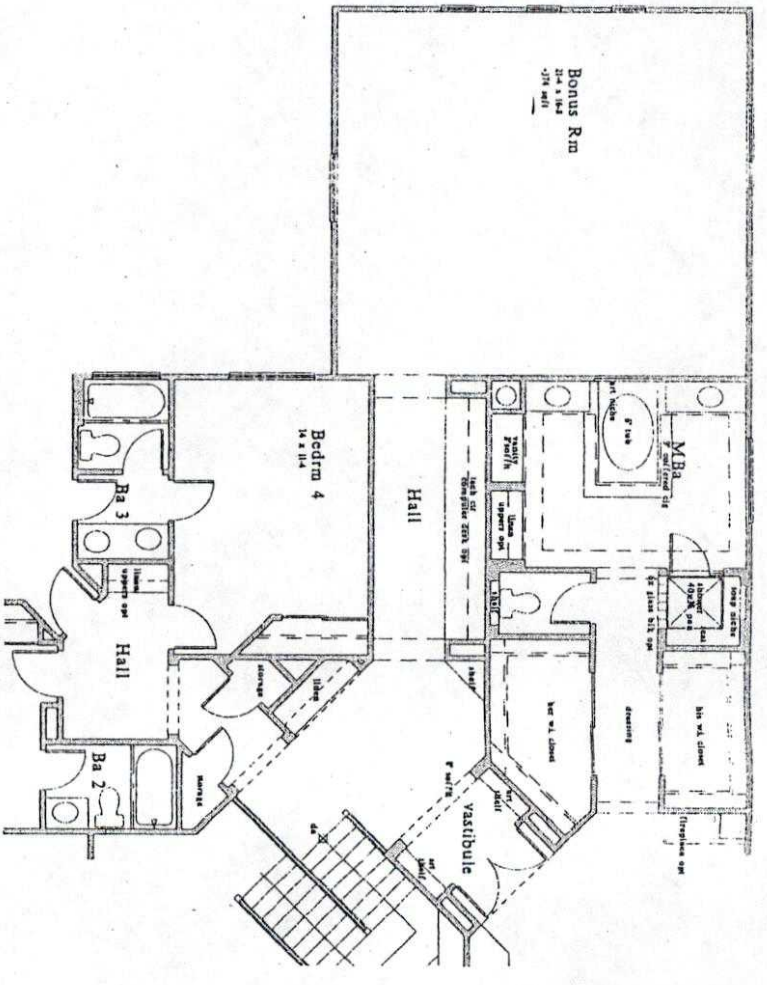
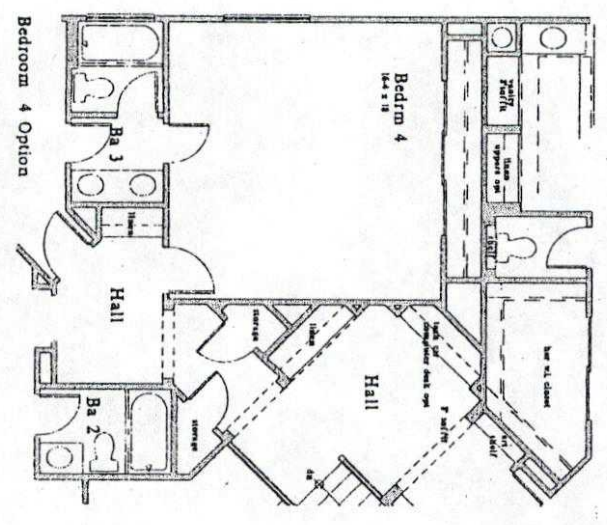
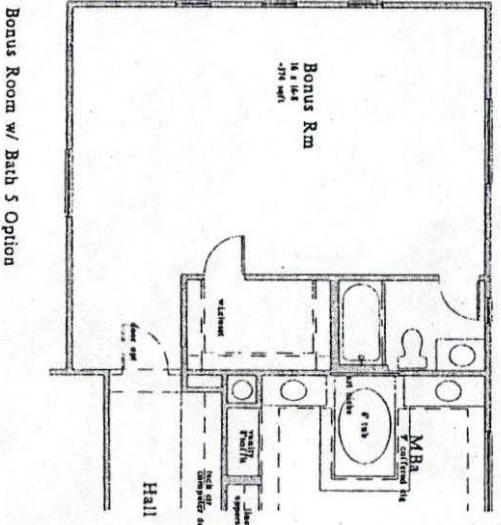
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
6. ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE PLUMBING CODE.
7. ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE.
8. ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH THE STRUCTURAL CODE.
9. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE CONCRETE CODE.
10. ALL STEEL WORK IS TO BE DONE IN ACCORDANCE WITH THE STEEL CODE.
11. ALL WOOD WORK IS TO BE DONE IN ACCORDANCE WITH THE WOOD CODE.
12. ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE GLASS CODE.
13. ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE METAL CODE.
14. ALL PAINT WORK IS TO BE DONE IN ACCORDANCE WITH THE PAINT CODE.
15. ALL FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE FINISHES CODE.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE WORK CODE.
17. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
19. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
20. ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE PLUMBING CODE.
21. ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE.
22. ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH THE STRUCTURAL CODE.
23. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE CONCRETE CODE.
24. ALL STEEL WORK IS TO BE DONE IN ACCORDANCE WITH THE STEEL CODE.
25. ALL WOOD WORK IS TO BE DONE IN ACCORDANCE WITH THE WOOD CODE.
26. ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE GLASS CODE.
27. ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE METAL CODE.
28. ALL PAINT WORK IS TO BE DONE IN ACCORDANCE WITH THE PAINT CODE.
29. ALL FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE FINISHES CODE.
30. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE WORK CODE.

NOTES

1. REFER TO ARCHITECT'S NOTES FOR MORE INFORMATION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
4. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
6. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
7. ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE PLUMBING CODE.
8. ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE.
9. ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH THE STRUCTURAL CODE.
10. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE CONCRETE CODE.
11. ALL STEEL WORK IS TO BE DONE IN ACCORDANCE WITH THE STEEL CODE.
12. ALL WOOD WORK IS TO BE DONE IN ACCORDANCE WITH THE WOOD CODE.
13. ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE GLASS CODE.
14. ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE METAL CODE.
15. ALL PAINT WORK IS TO BE DONE IN ACCORDANCE WITH THE PAINT CODE.
16. ALL FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE FINISHES CODE.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE WORK CODE.
18. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
20. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
21. ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH THE PLUMBING CODE.
22. ALL MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE.
23. ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH THE STRUCTURAL CODE.
24. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE CONCRETE CODE.
25. ALL STEEL WORK IS TO BE DONE IN ACCORDANCE WITH THE STEEL CODE.
26. ALL WOOD WORK IS TO BE DONE IN ACCORDANCE WITH THE WOOD CODE.
27. ALL GLASS WORK IS TO BE DONE IN ACCORDANCE WITH THE GLASS CODE.
28. ALL METAL WORK IS TO BE DONE IN ACCORDANCE WITH THE METAL CODE.
29. ALL PAINT WORK IS TO BE DONE IN ACCORDANCE WITH THE PAINT CODE.
30. ALL FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE FINISHES CODE.
31. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE WORK CODE.

SQUARE FOOTAGE

FLOOR AREA	1ST FLOOR
TOTAL	1,381 S.F.
GARAGE	427 S.F.
OPT PATIO	182 S.F.



REVISED

Z-0048-02(1)
2-05-03 CC

FLOOR PLAN

SCALE 1/8" = 1'-0"

1

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

NOTES

1. ALL ELEVATIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE NOTED.

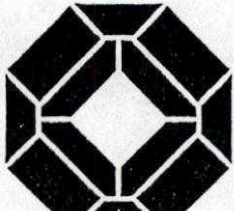
Consultant:

Project:

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



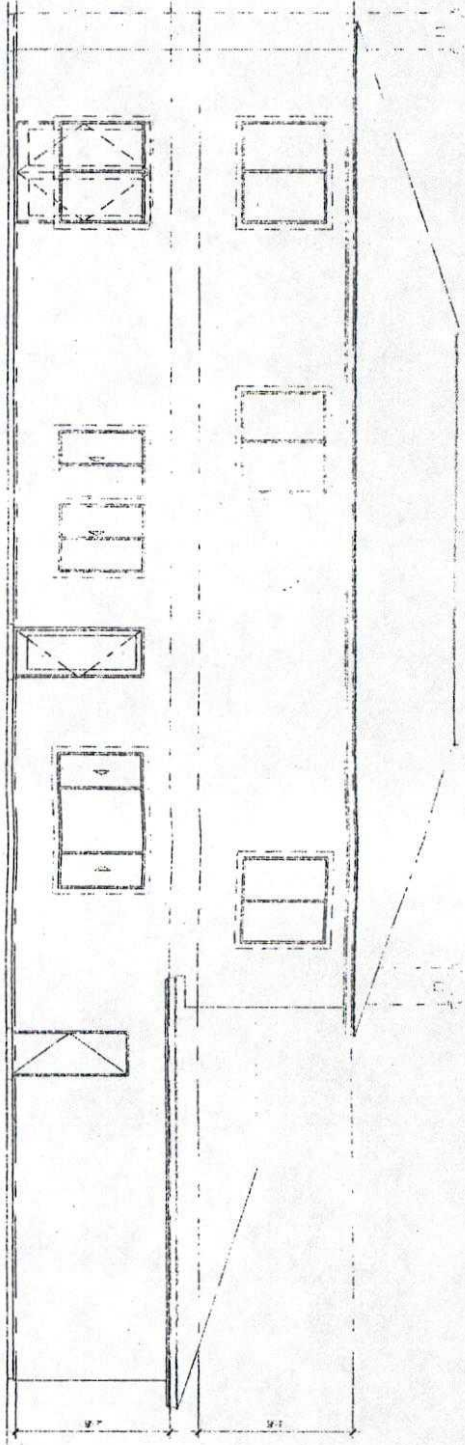
RMY NEVADA, INC.
Architectural Planning & Construction
17995 MITCHELL, SOUTH
IRVING, CA 92614
(951) 851-3133
(951) 851-3134 FAX

License Stamp

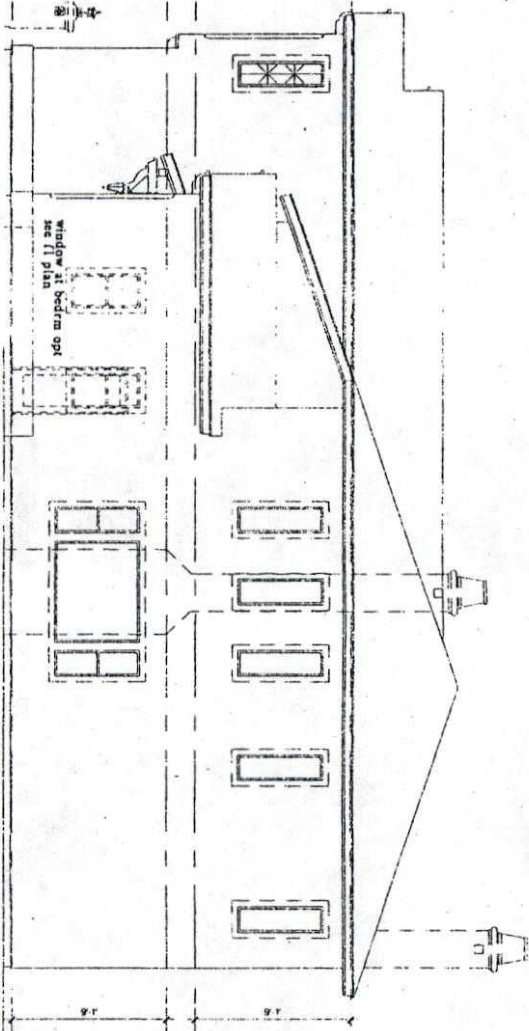
Team Manager: J. TULLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TULLY
Checked By:

Sheet Title:
PLAN 2
A* EXTERIOR ELEVATIONS
A* ROOF PLAN

Sheet No.:
A-2.4A



REAR



RIGHT

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

1

1. ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.
2. ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.
3. ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.

Z-0048-02(1)
2-05-03 CC

REVISED

REAR ELEVATION @ PATIO OPTION

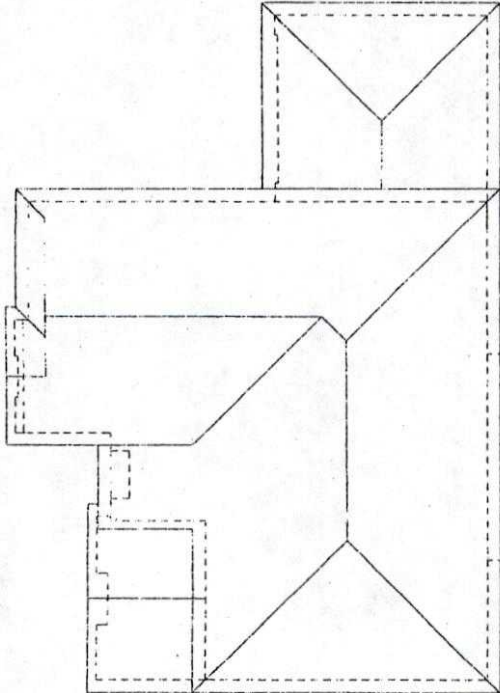
SCALE: 1/8" = 1'-0"

3

NOTES

ATTIC VENTILATION

ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.
ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.
ALL CHIMNEYS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINE AND AT LEAST 10 FEET FROM THE ADJACENT PROPERTY.



ROOF PLAN

SCALE: 1/8" = 1'-0"

2

1. A 1/4" Scale Section and 1/8" Scale Elevation of the building shall be submitted with the application for a building permit. The drawings shall be prepared by a registered professional architect or engineer. The drawings shall be submitted in duplicate. The drawings shall be submitted in a separate envelope from the application. The drawings shall be submitted in a separate envelope from the application. The drawings shall be submitted in a separate envelope from the application.

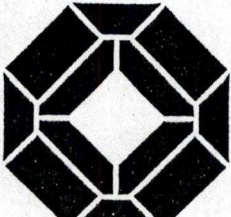
Consultant:

Project:

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



RMY NEVADA, INC.
Architectural Firm, Incorporated

7793 MITCHELL SOUTH
IRVINE, CA 92618
(949) 851-0133
(949) 851-0134 FAX

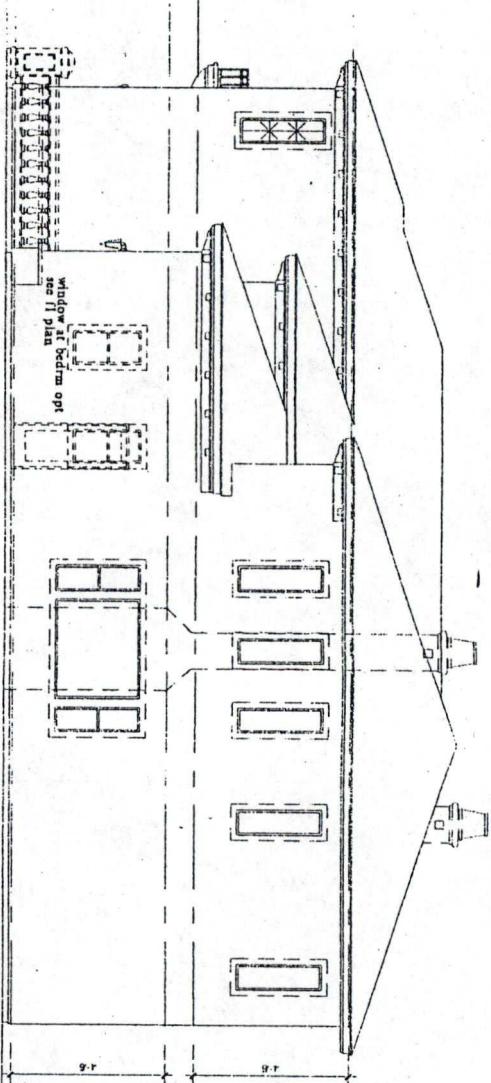
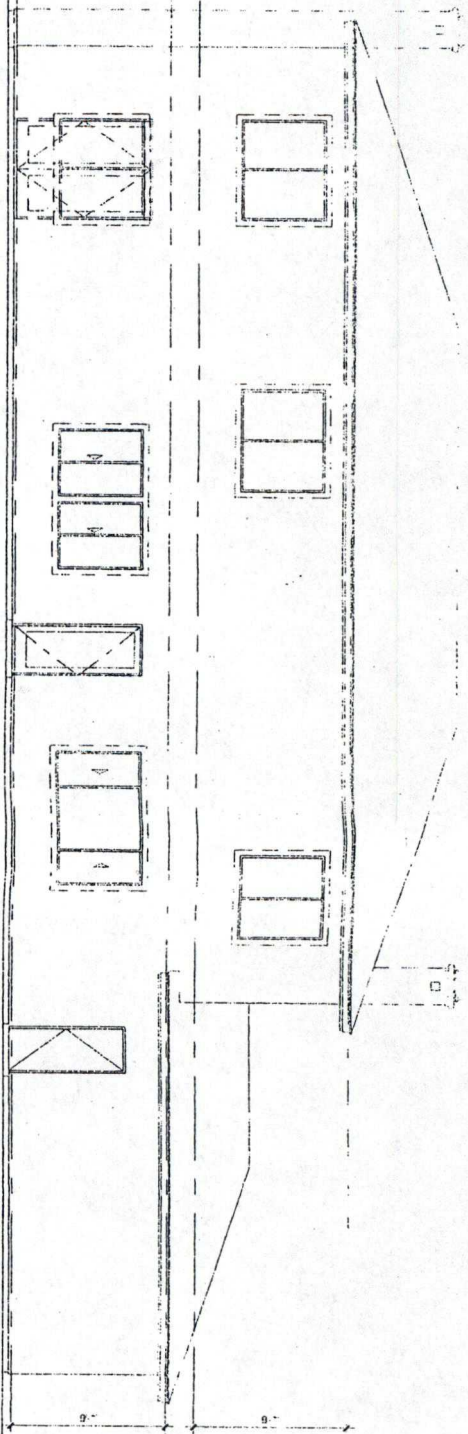
License Stamp

Team Manager: J. TOLLY
Project Director: M. POWLER
Project Manager: M. POWLER
Project Designer: J. TSM
Checked By:

Sheet Title:
PLAN 2
8' EXTERIOR ELEVATIONS
8' ROOF PLAN

Sheet No.:

A-2.6A



RIGHT

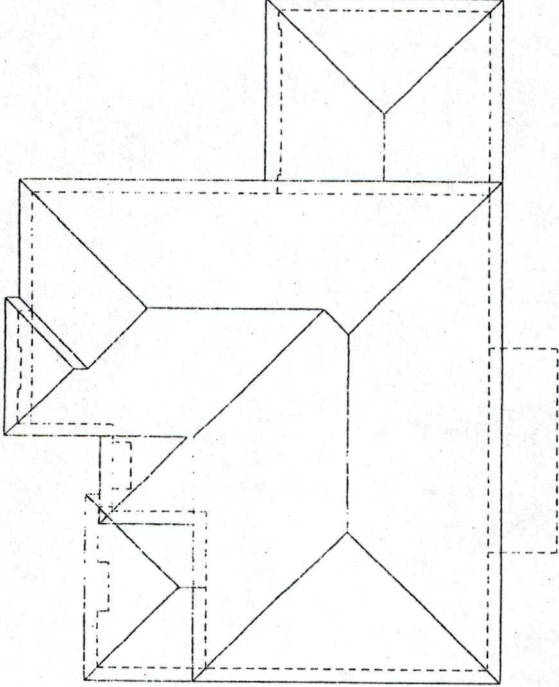
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

1

1. ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
2. ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
3. UNDER STUCCO WHERE SPACED WALL OCCURS

ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.
ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.	ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE AS THE MAIN VENT. EAVE VENTS SHALL BE "DOWNER" VENTS. SPACED AT EAVES/ROOF TO PROVIDE ADEQUATE CROSS VENTILATION.



ROOF PLAN

SCALE: 1/8" = 1'-0"

2

REAR ELEVATION @ PATIO OPTION

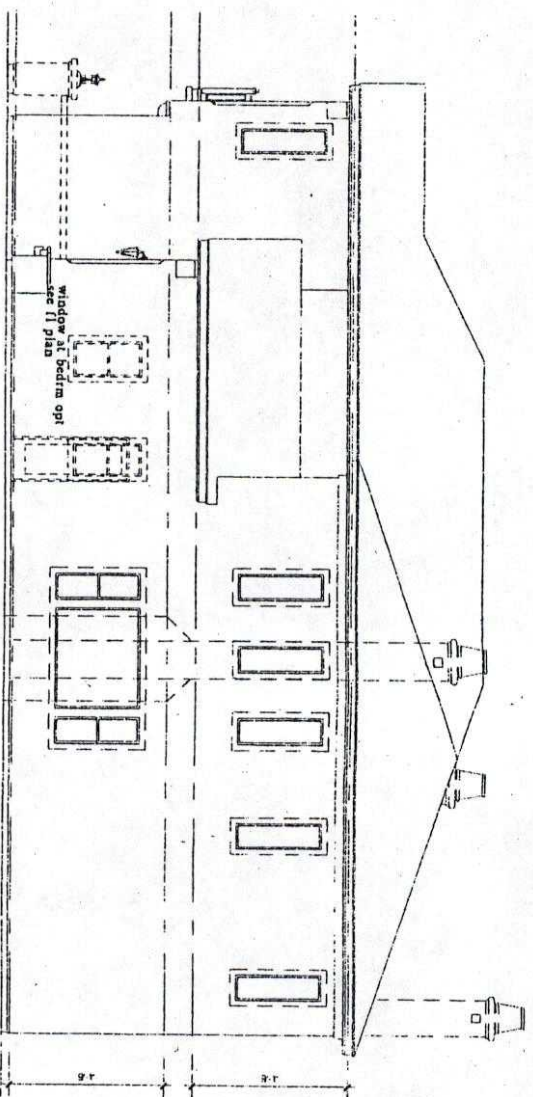
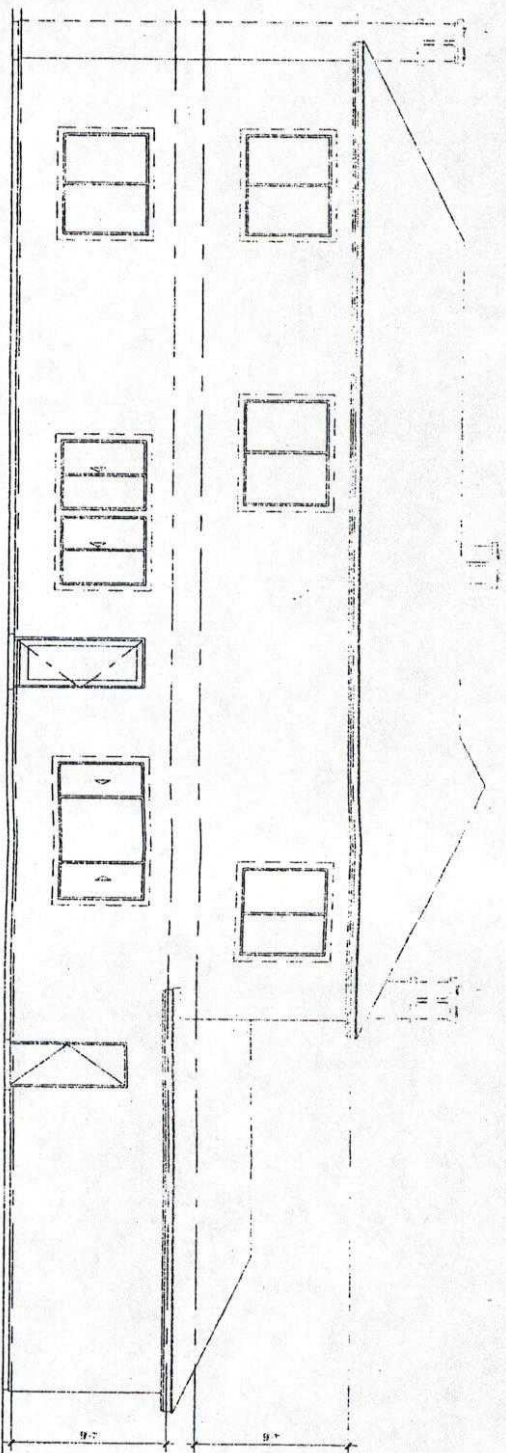
SCALE: 1/8" = 1'-0"

3

NOTES

ATTIC VENTILATION

Z-0048-02(1)
2-05-03 CC
REVISED



EXTERIOR ELEVATIONS

1

Z-0048-02(1)
2-05-03 CC

REVISED

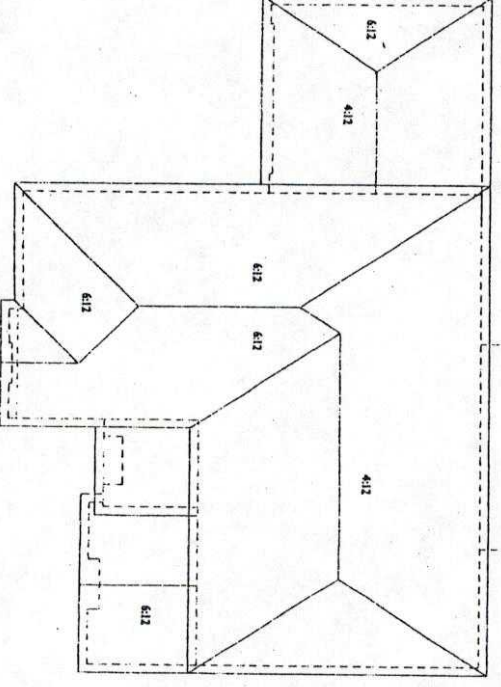
REAR ELEVATION @ PATIO OPTION

ATTIC VENTILATION

ROOF PLAN

2

ATTIC VENTILATION	
1. PROVIDE A NET FREE AREA OF NOT LESS THAN 1000 SF PER 1000 SF OF FLOOR AREA BELOW. PROVIDE A NET FREE AREA OF NOT LESS THAN 1000 SF PER 1000 SF OF FLOOR AREA BELOW. PROVIDE A NET FREE AREA OF NOT LESS THAN 1000 SF PER 1000 SF OF FLOOR AREA BELOW.	
2. ALL ROOF COULERS AND VENTS SHALL BE OPEN AT ALL TIMES TO ALLOW FOR VENTILATION.	
3. PROVIDE A 100% WATER TIGHT ROOF WITH A MINIMUM OF 1/2" DRAINAGE.	



No.	Date	Issue / Description
1	02/01/03	ISSUE FOR SET
2	02/01/03	ISSUE FOR SET
3	02/01/03	ISSUE FOR SET
4	02/01/03	ISSUE FOR SET
5	02/01/03	ISSUE FOR SET
6	02/01/03	ISSUE FOR SET
7	02/01/03	ISSUE FOR SET
8	02/01/03	ISSUE FOR SET
9	02/01/03	ISSUE FOR SET
10	02/01/03	ISSUE FOR SET

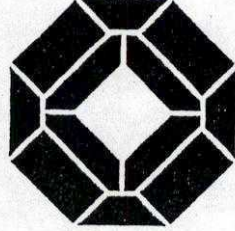
Consultant

Project

Villas At Toscana

TOLL BROTHERS
635 Village Cir. Circle #100
LAS VEGAS, NV 89134

2001-082



RMY NEVADA, INC.

1777 MITCHELL BOULEVARD
LAS VEGAS, NV 89115
(702) 831-1111
P.O. BOX 111111

License Stamp

Team Manager: J. TULLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TULLY
Checked By: J. TULLY
Sheet Title: PLAN 2
C* EXTERIOR ELEVATIONS
C* ROOF PLAN

Sheet No. A-2.7A

KEYNOTES

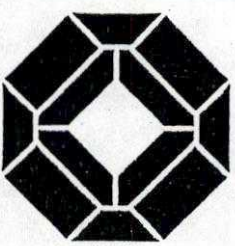
1. DOUBLE SINK WITH OVERHEAD CABINET
2. REFRIGERATOR WITH 12" DEEP FREEZER
3. 30" CUPBOARD WITH 12" DEEP FREEZER
4. 30" CUPBOARD WITH 12" DEEP FREEZER
5. 30" CUPBOARD WITH 12" DEEP FREEZER
6. 30" CUPBOARD WITH 12" DEEP FREEZER
7. 30" CUPBOARD WITH 12" DEEP FREEZER
8. 30" CUPBOARD WITH 12" DEEP FREEZER
9. 30" CUPBOARD WITH 12" DEEP FREEZER
10. 30" CUPBOARD WITH 12" DEEP FREEZER
11. 30" CUPBOARD WITH 12" DEEP FREEZER
12. 30" CUPBOARD WITH 12" DEEP FREEZER
13. 30" CUPBOARD WITH 12" DEEP FREEZER
14. 30" CUPBOARD WITH 12" DEEP FREEZER
15. 30" CUPBOARD WITH 12" DEEP FREEZER
16. 30" CUPBOARD WITH 12" DEEP FREEZER
17. 30" CUPBOARD WITH 12" DEEP FREEZER
18. 30" CUPBOARD WITH 12" DEEP FREEZER
19. 30" CUPBOARD WITH 12" DEEP FREEZER
20. 30" CUPBOARD WITH 12" DEEP FREEZER
21. 30" CUPBOARD WITH 12" DEEP FREEZER
22. 30" CUPBOARD WITH 12" DEEP FREEZER
23. 30" CUPBOARD WITH 12" DEEP FREEZER
24. 30" CUPBOARD WITH 12" DEEP FREEZER
25. 30" CUPBOARD WITH 12" DEEP FREEZER

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN
2. ALL DOORWAYS SHALL COMPLY WITH UNIFORM BUILDING CODE REQUIREMENTS FOR MINIMUM CLEARANCE
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
4. ALL WALLS AND CEILING SHALL BE FINISHED WITH GYP. BOARD
5. ALL FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
6. ALL ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP. BOARD
8. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
9. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
10. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
11. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
12. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
13. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
14. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
15. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
16. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
17. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
18. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
19. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
20. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
21. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
22. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
23. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD
24. ALL EXTERIOR ROOFING SHALL BE FINISHED WITH 2" GYP. BOARD
25. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD

SQUARE FOOTAGE

FLOOR AREA	TOTAL
FIRST FLOOR	10,000
TOTAL	10,000
GARAGE	1,000
PORCH	1,000
OPT. PATIO	1,000



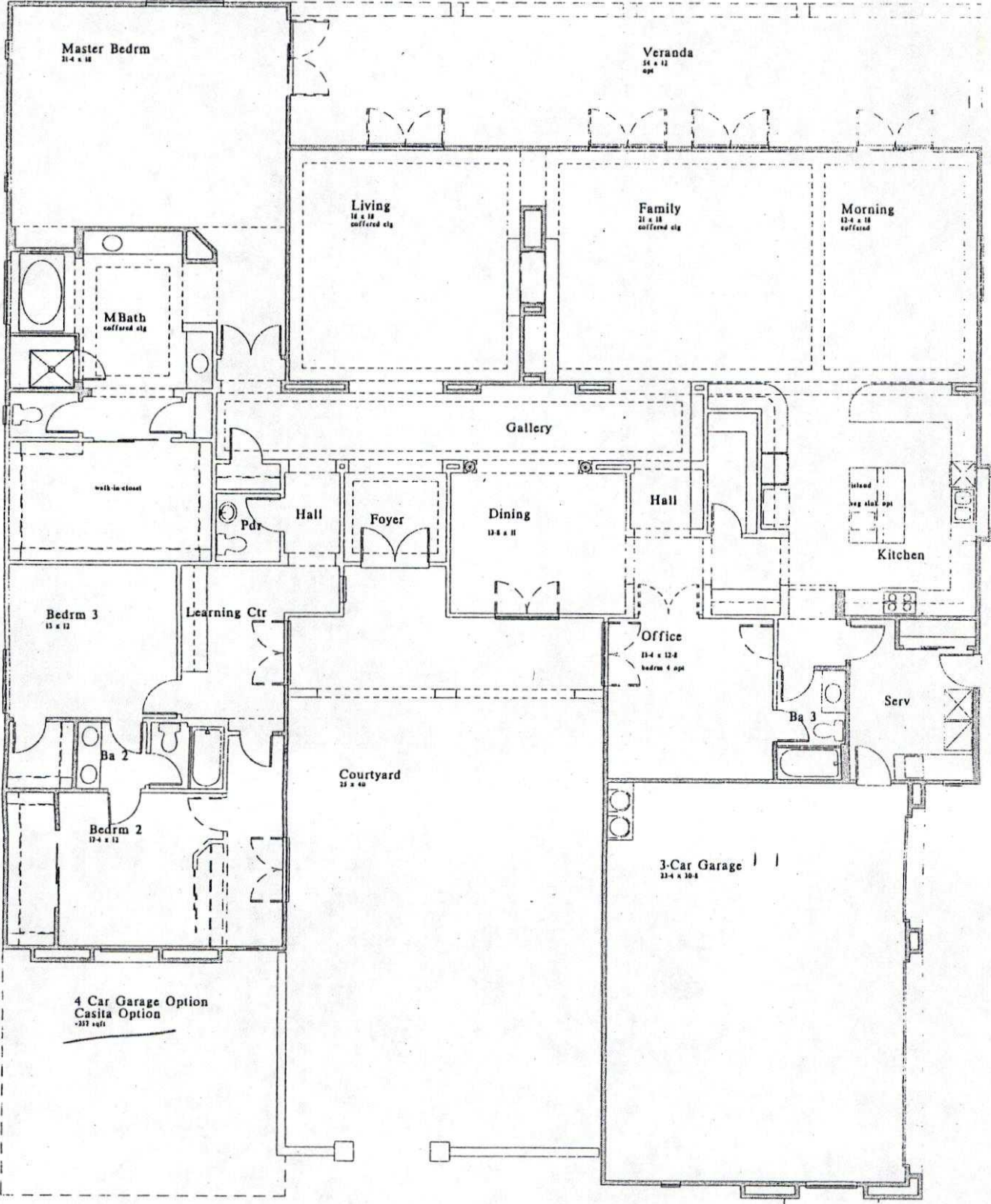
RMY NEVADA, INC.
17797 MITCHELL AVENUE
LAS VEGAS, NV 89134

License Stamp

Team Manager: J. TULLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TULLY
Checked By:

Sheet Title:
PLAN 3
1st FLOOR PLAN

Sheet No.:
A-3.1



Z-0048-02(1)
2-05-03 CC

4053
+357 w/casita

FLOOR PLAN

Scale: 1/8" = 1'-0"

1

[illegible]

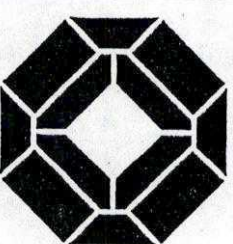
Consultant

Project :

Villas At Toscana

TOLL BROTHERS
635 Village Ctr. Circle #100
LAS VEGAS, NV 89134

2001-082



RMV NEVADA, INC.

17992 MITCHELL SOUTH
IRVING, CA 92614

(949) 851-2133
(949) 851-5156 FAX

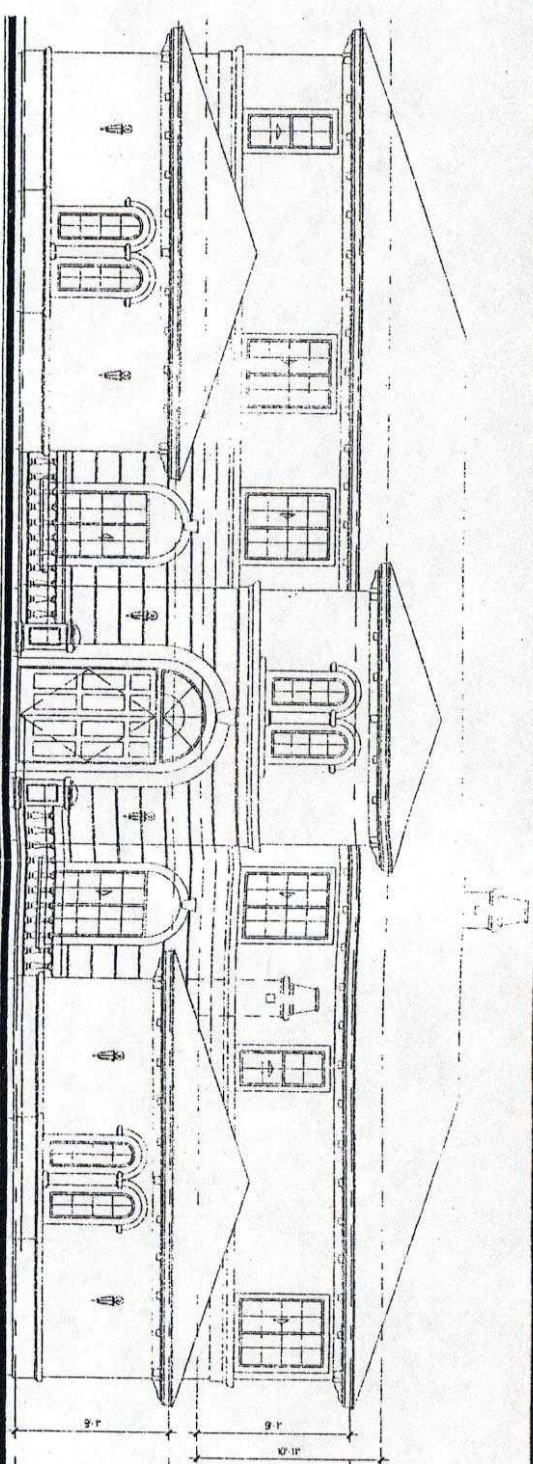
License Stamp

Team Manager	J TULLY
Project Director	M. FOWLER
Project Manager	M. FOWLER
Project Designer	J TSAI
Checked By	

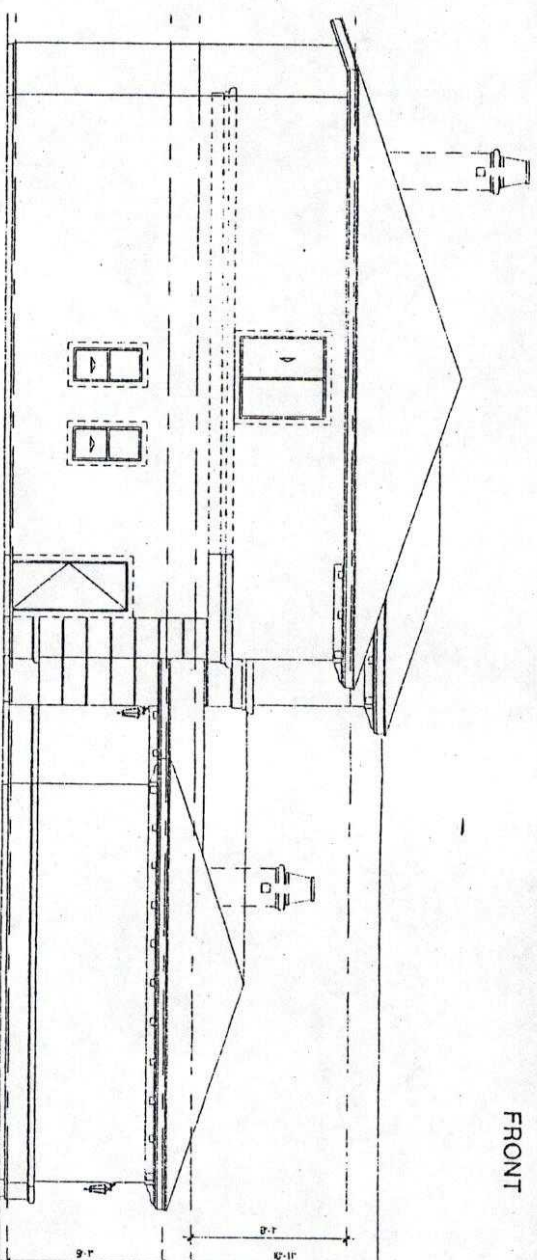
Sheet Title:
PLAN 4
"B" EXTERIOR ELEVATIONS
"B" ROOF PLAN

Sheet No.

A-4.6



FRONT



LEFT

EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

100

1. IN DRYING, DO NOT REMOVE, LEAVE SKIN ON. OPENINGS WITH MALE AND FEMALE SKIN SHOULD BE KEPT OPEN. IF SKIN IS NOT AVAILABLE, MAKE A SKIN FROM A PLASTIC BAG WITH A HOLE IN IT. PROVIDE A FEW ACCESS POINTS WITHIN THE SKIN. SKIN SHOULD BE KEPT OPEN WITH SKIN STICKS OR SKIN STAPLES. SKIN SHOULD BE KEPT OPEN WITH SKIN STICKS OR SKIN STAPLES.
2. ALL SKIN COLLARS AND POP-GOING SKIN SHOULD BE KEPT OPEN AT ALL TIMES TO ALLOW FOR VENTILATION.
3. PROVIDE TWO SKIN STICKS TO KEEP SKIN OPEN. SKIN SHOULD BE KEPT OPEN AT ALL TIMES TO ALLOW FOR VENTILATION.

CON

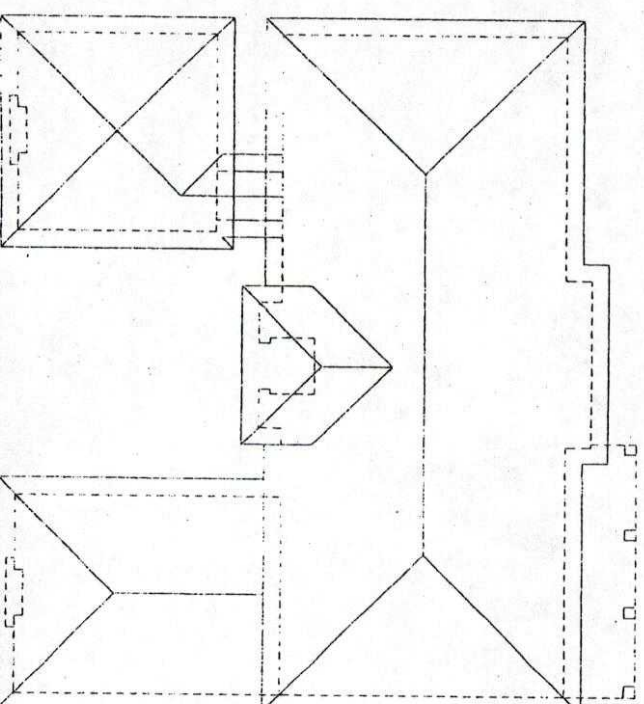
PER U.S. SEC. 5013 - PROVIDE A NET FINE
VENTILATING AREA OF NOT LESS THAN 1/1000 OF
THE AREA OF THE SPACE VENTILATED PROVIDED
AT LEAST 50 PERCENT OF THE REQUIRED VENTI-
LATING AREA IS PROVIDED BY VENTILATORS
LOCATED IN THE UPPER PORTION OF THE SPACE
TO BE VENTILATED AT LEAST 3 FEET ABOVE
LEAVE OR CORNER VENTS

VENIS
MR. DONALD A. LOUGHERY OF NEW YORK

ALL DOWNER VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE
EAVE VENTS SHALL BE UNIFORM & SPACED AT EAVE
SCAFF TO PROVIDE ADEQUATE CROSS VENTILATION

[illegible]

DEC 1955 755 51



REAR ELEVATION @ PATIO OPTION

 3.0×10^{-4}

ω

NOTES

ATTIC VENTILATION

ROOF PLAN

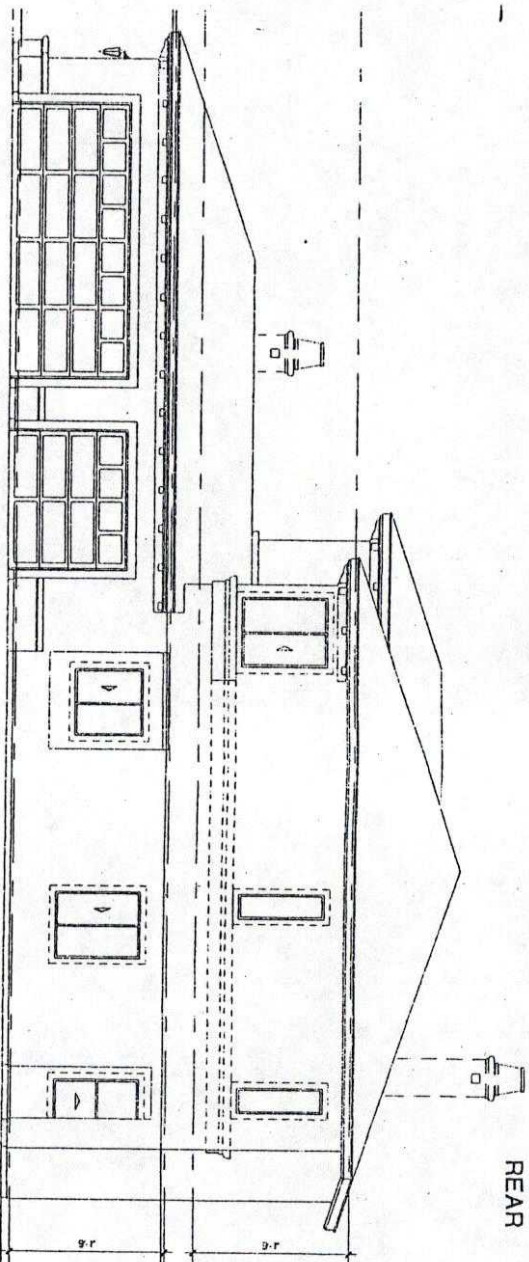
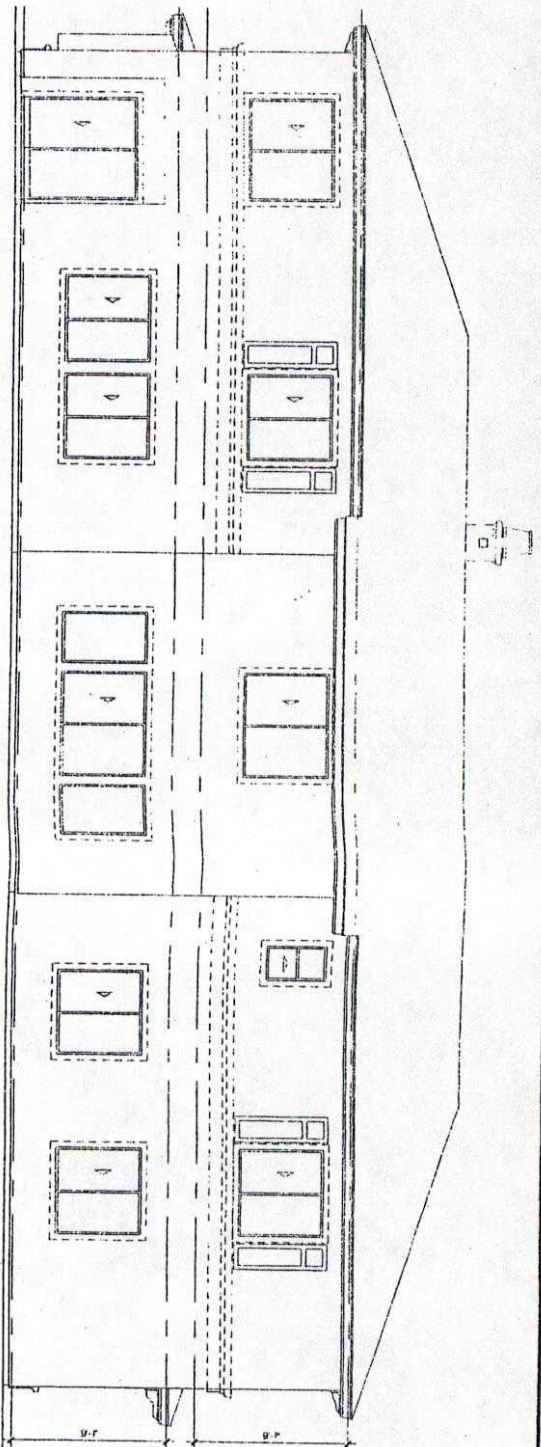
DATE _____

2

Z-0048-02(1)

2-05-03 CC

REVISED



EXTERIOR ELEVATIONS

1

REVISED
Z-0048-02(1)
2-05-03 CC

REAR ELEVATION @ PATIO OPTION

SCALE 1/8" = 1'-0"

3 NOTES

ATTIC VENTILATION

ROOF PLAN

SCALE 1/8" = 1'-0"

2

1. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

2. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

3. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

4. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

5. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

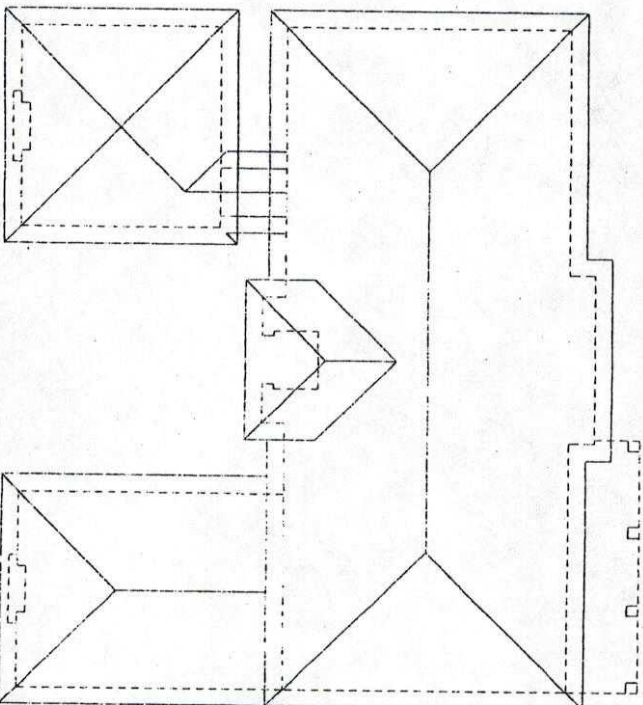
6. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

7. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

8. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

9. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.

10. ALL DOWN SLOPES SHALL BE MAINTAINED TO PREVENT STANDING WATER AND TO PREVENT DAMAGE TO THE ROOF.



No.	Date	Issue / Description
1	09/20/01	50% PRELIMINARY SET
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

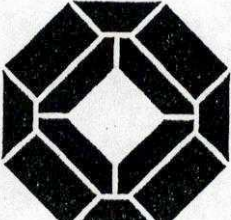
Consultant:

Project:

Villas At Toscana

TOLL BROTHERS
635 Village Ctr. Circle #100
LAS VEGAS, NV 89134

2001-082



RMY NEVADA, INC.
Architectural Firm
17751 MITCHELL SOUTH
IRVINE, CA 92614
(949) 551-1111
Fax: (949) 551-1112

License Stamp

Team Manager: J. TULLY
Project Director: M. FOWLER
Project Manager: M. FOWLER
Project Designer: J. TSM
Checked By:

Sheet Title:
PLAN 4
"B" EXTERIOR ELEVATIONS
"B" ROOF PLAN

Sheet No.:
A-4.6A

[illegible]

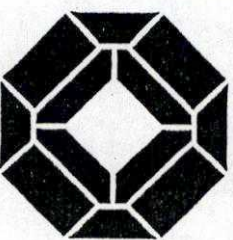
Consultant:

Project :

Villas At Toscana

TOLL BROTHERS
1635 Village Ctr. Circle #100
LAS VEGAS, NV 89134

2001-082



RMV NEVADA, INC

17792 MITCHELL SOUTH
IRVINE, CA 92614
(949) 831-2111
(949) 851-3156 FAX

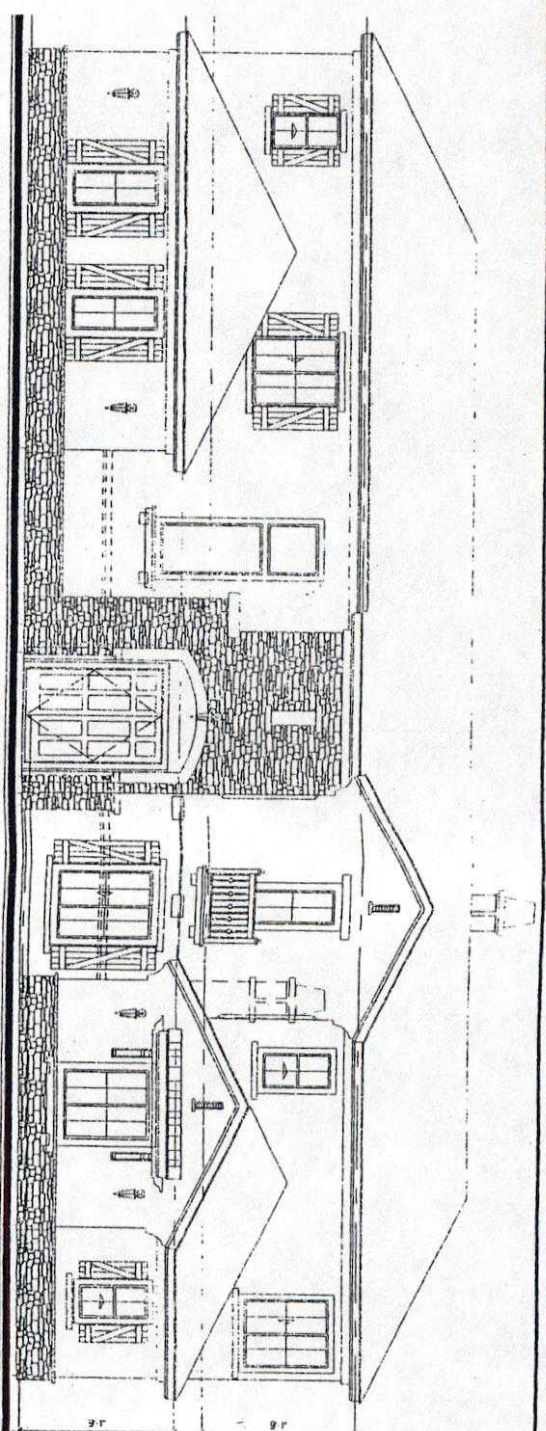
License Stamp

Team Manager.	J TULLY
Project Director .	M FOWLER
Project Manager.	M FOWLER
Project Designer .	J TSAI
Checked By .	

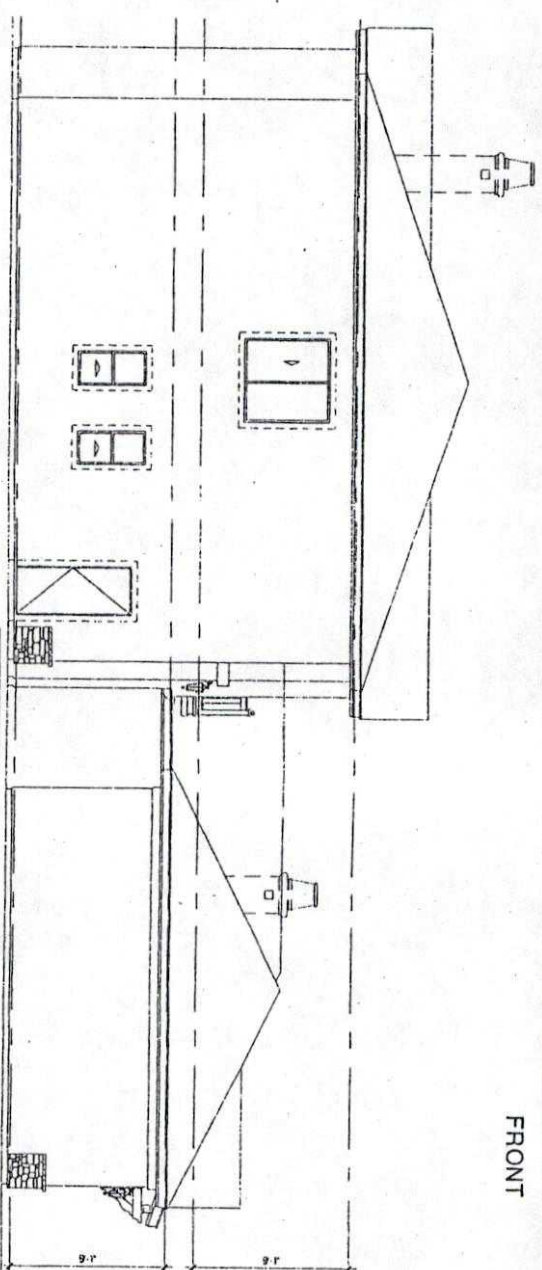
Sheet Title,
PLAN 4
"C" EXTERIOR ELEVATIONS
"C" ROOF PLAN

Sheet No. :

A-4.7



FRONT



LEFT

EXTERIOR ELEVATIONS

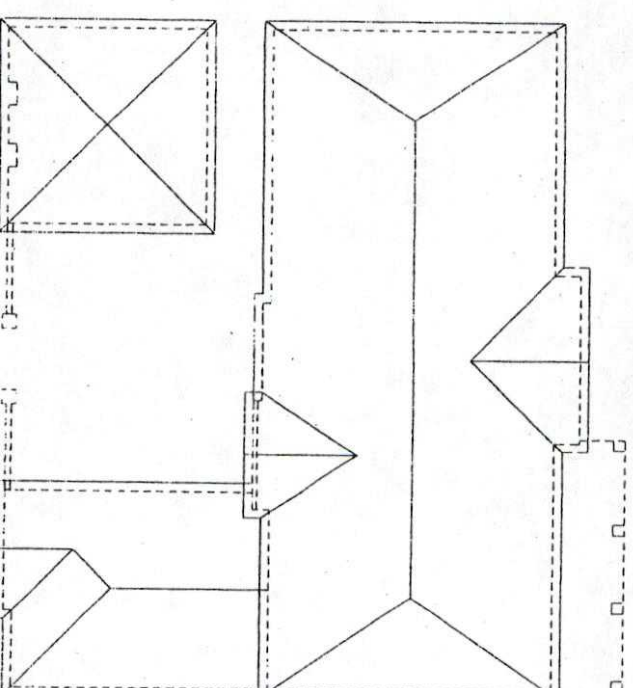
SCALE: $var = 1.0$

—

1. IN COURSEWORK DOABLE, FRAMING JOISTS PROVIDE OPERANDS INTO WHICH STUDENTS CAN INSERT THEIR STAINLESS-STEEL BARS. IF CLASSROOM SPACE IS LIMITED, STUDENTS CAN BE GROUPED TO SHARE A COMMON PROBE. A JETTED ACCESS HATCHWAY WITH 1000 PSI STRENGTH AND HEAVY OPERANDS IN 2000 PSI STRENGTH WITH STRUCTURAL BUCKLEERS
2. ALL BARS COLLAPSE AND: PROBE CARS SHALL REMAIN OPEN AT 100 PSI/INCH TO ALLOW FOR REINFORCEMENT
3. PROBE TWO (3) LAMINATE CHAINS (2) CAN BE LAMINATING PAPER UNDER STRESS (2) CAN BE STAINLESS-STEEL WALL COLLAPSE

AIRC VENTILATION
PER IBC SEC. 503.1. PROVIDE A NET FREE VENTILATING AREA OF NOT LESS THAN 10% OF THE AREA OF THE SPACE VENTILATED PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 1 FEET ABOVE GRADE OR ROOFLINE VENTIL.

DATA 1		DATA 2		DATA 3	
1	100	1	100	1	100
2	100	2	100	2	100
3	100	3	100	3	100
4	100	4	100	4	100
5	100	5	100	5	100
6	100	6	100	6	100
7	100	7	100	7	100
8	100	8	100	8	100
9	100	9	100	9	100
10	100	10	100	10	100
11	100	11	100	11	100
12	100	12	100	12	100
13	100	13	100	13	100
14	100	14	100	14	100
15	100	15	100	15	100
16	100	16	100	16	100
17	100	17	100	17	100
18	100	18	100	18	100
19	100	19	100	19	100
20	100	20	100	20	100
21	100	21	100	21	100
22	100	22	100	22	100
23	100	23	100	23	100
24	100	24	100	24	100
25	100	25	100	25	100
26	100	26	100	26	100
27	100	27	100	27	100
28	100	28	100	28	100
29	100	29	100	29	100
30	100	30	100	30	100
31	100	31	100	31	100
32	100	32	100	32	100
33	100	33	100	33	100
34	100	34	100	34	100
35	100	35	100	35	100
36	100	36	100	36	100
37	100	37	100	37	100
38	100	38	100	38	100
39	100	39	100	39	100
40	100	40	100	40	100
41	100	41	100	41	100
42	100	42	100	42	100
43	100	43	100	43	100
44	100	44	100	44	100
45	100	45	100	45	100
46	100	46	100	46	100
47	100	47	100	47	100
48	100	48	100	48	100
49	100	49	100	49	100
50	100	50	100	50	100
51	100	51	100	51	100
52	100	52	100	52	100
53	100	53	100	53	100
54	100	54	100	54	100
55	100	55	100	55	100
56	100	56	100	56	100
57	100	57	100	57	100
58	100	58	100	58	100
59	100	59	100	59	100
60	100	60	100	60	100
61	100	61	100	61	100
62	100	62	100	62	100
63	100	63	100	63	100
64	100	64	100	64	100
65	100	65	100	65	100
66	100	66	100	66	100
67	100	67	100	67	100
68	100	68	100	68	100
69	100	69	100	69	100
70	100	70	100	70	100
DATA 1		DATA 2		DATA 3	
1	100	1	100	1	100
2	100	2	100	2	100
3	100	3	100	3	100
4	100	4	100	4	100
5	100	5	100	5	100
6	100	6	100	6	100
7	100	7	100	7	100
8	100	8	100	8	100
9	100	9	100	9	100
10	100	10	100	10	100
11	100	11	100	11	100
12	100	12	100	12	100
13	100	13	100	13	100
14	100	14	100	14	100
15	100	15	100	15	100
16	100	16	100	16	100
17	100	17	100	17	100
18	100	18	100	18	100
19	100	19	100	19	100
20	100	20	100	20	100
21	100	21	100	21	100
22	100	22	100	22	100
23	100	23	100	23	100
24	100	24	100	24	100
25	100	25	100	25	100
26	100	26	100	26	100
27	100	27	100	27	100
28	100	28	100	28	100
29	100	29	100	29	100
30	100	30	100	30	100
31	100	31	100	31	100
32	100	32	100	32	100
33	100	33	100	33	100
34	100	34	100	34	100
35	100	35	100	35	100
36	100	36	100	36	100
37	100	37	100	37	100
38	100	38	100	38	100
39	100	39	100	39	100
40	100	40	100	40	100
41	100	41	100	41	100
42	100	42	100	42	100
43	100	43	100	43	100
44	100	44	100	44	100
45	100	45	100	45	100
46	100	46	100	46	100
47	100	47	100	47	100
48	100	48	100	48	100
49	100	49	100	49	100
50	100	50	100	50	100
51	100	51	100	51	100
52	100	52	100	52	100
53	100	53	100	53	100
54	100	54	100	54	100
55	100	55	100	55	100
56	100	56	100	56	100
57	100	57	100	57	100
58	100	58	100	58	100
59	100	59	100	59	100
60	100	60	100	60	100
61	100	61	100	61	100
62	100	62	100	62	100
63	100	63	100	63	100
64	100	64	100	64	100
65	100	65	100	65	100
66	100	66	100	66	100
67	100	67	100	67	100
68	100	68	100	68	100
69	100	69	100	69	100
70	100	70	100	70	100



REAR ELEVATION @ PATIO OPTION

SCALE 140-180

3	NOTES
---	-------

ATTIC VENTILATION

ROOF PLAN

SCALE: US = 1:2

2

Z-0048-02(1)
2-05-03 CC

REVISED

