

FILE HISTORY

[illegible]

FILE NO.:

Z-0052-02

PROPERTY OWNERS

PROTESTS

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APPROVALS

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FILE NO.: _____

7/30/02

City of Las Vegas
Attn.: Joel V. McCulloch, Senior Planner
Planning & Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Support of Z-0052-02/Z-0052-02(1) & GPA-0029-02

To Whom it May Concern:

I am in support of the above referenced zoning actions. The applicant is applying for a zone change from R-E to R-PD3 and for a site plan allowing 30 residential lots on a 10 acre site situated at the NEC of Racel Street & Bradley Road. This development plan is in character with the surrounding area and I have no objections. I own the parcel adjacent to the southeast (APN: 125-12-801-016).



Kevin R. Sipes
7613 Gosport Ave.
Las Vegas, NV 89131
702-655-7613

7/25/02
abeyance
10/24/02

RECEIVED AFTER
7/25/02 PC MEETING

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0052-02

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

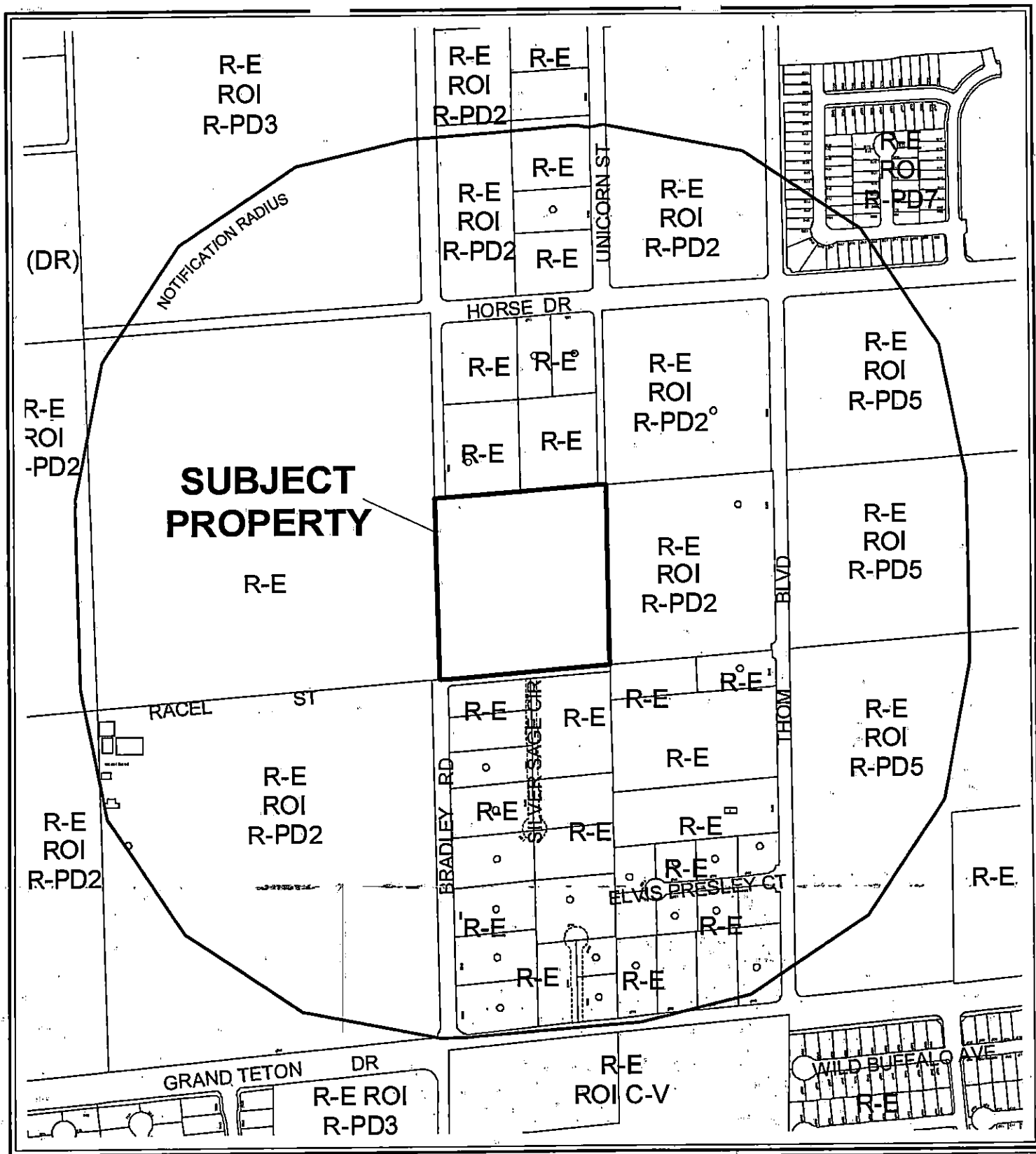
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO R-PD2 (RESIDENTIAL PLANNED
DEVELOPMENT - 2 UNITS PER ACRE)

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



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
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LAS VEGAS, NEVADA

Z-0052-02

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

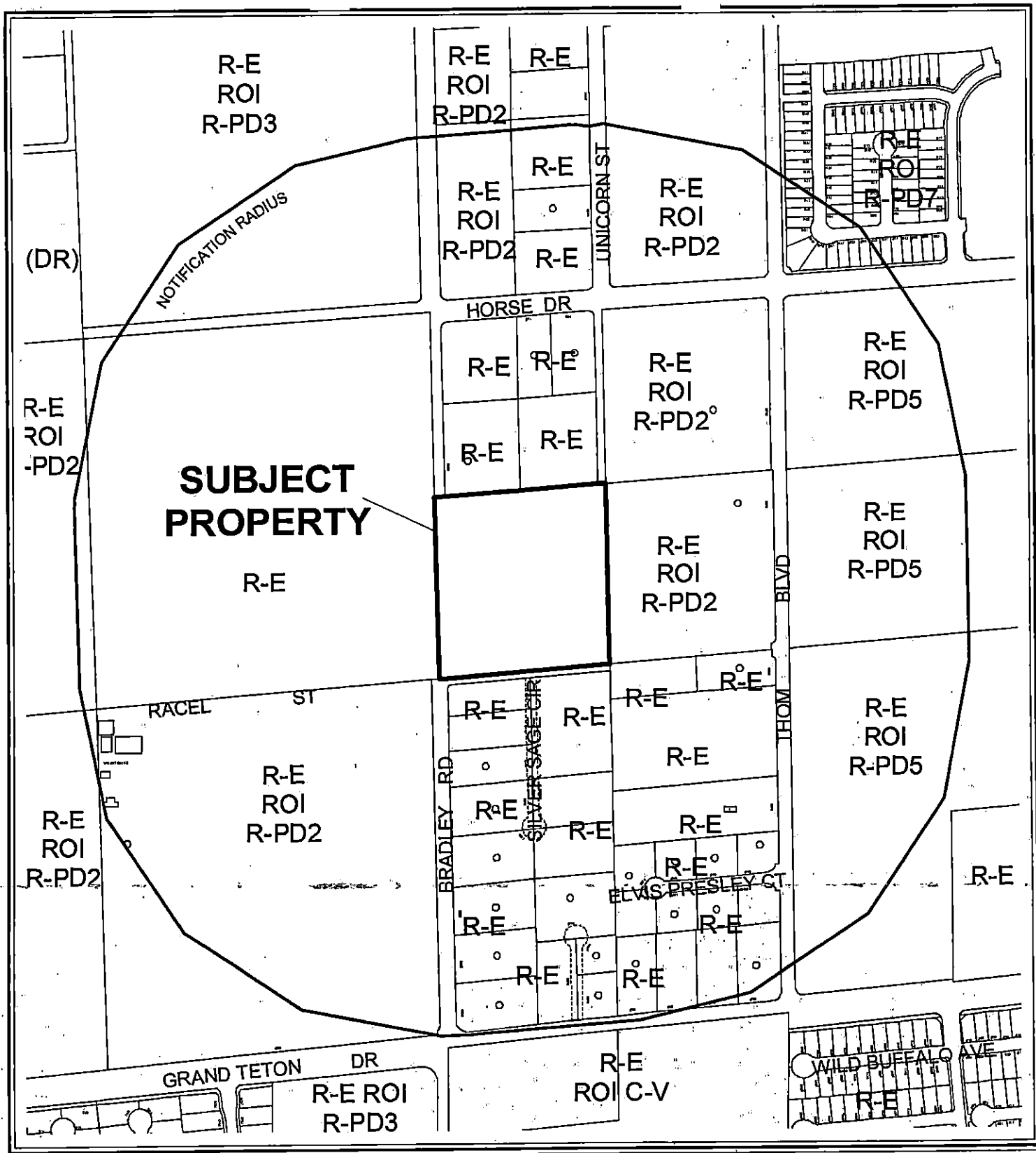
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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO R-PD2 (RESIDENTIAL PLANNED
DEVELOPMENT - 2 UNITS PER ACRE)

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: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0052-02(1)

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

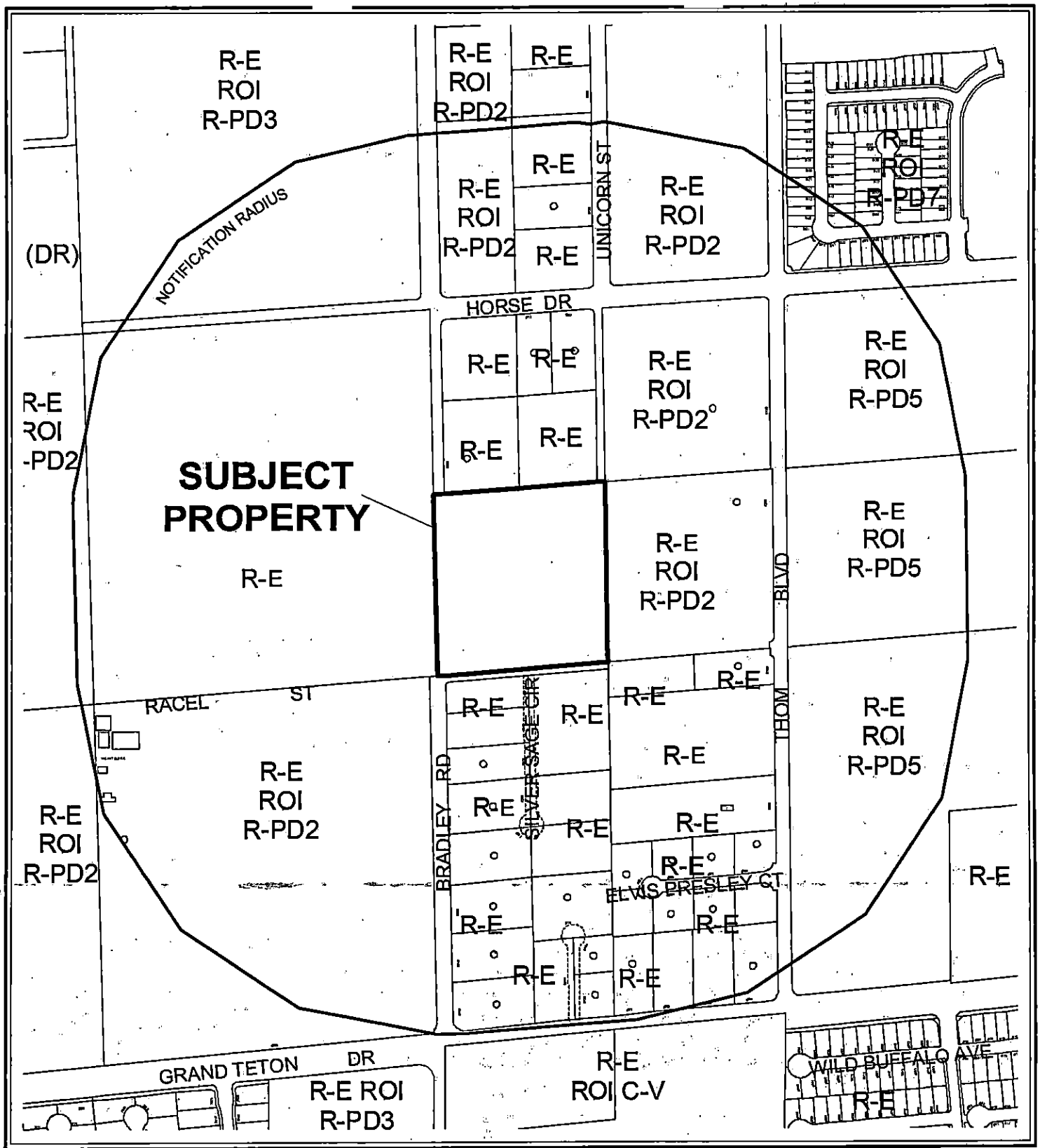
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TROY S. JESCGHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0052-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0052-02(1)

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

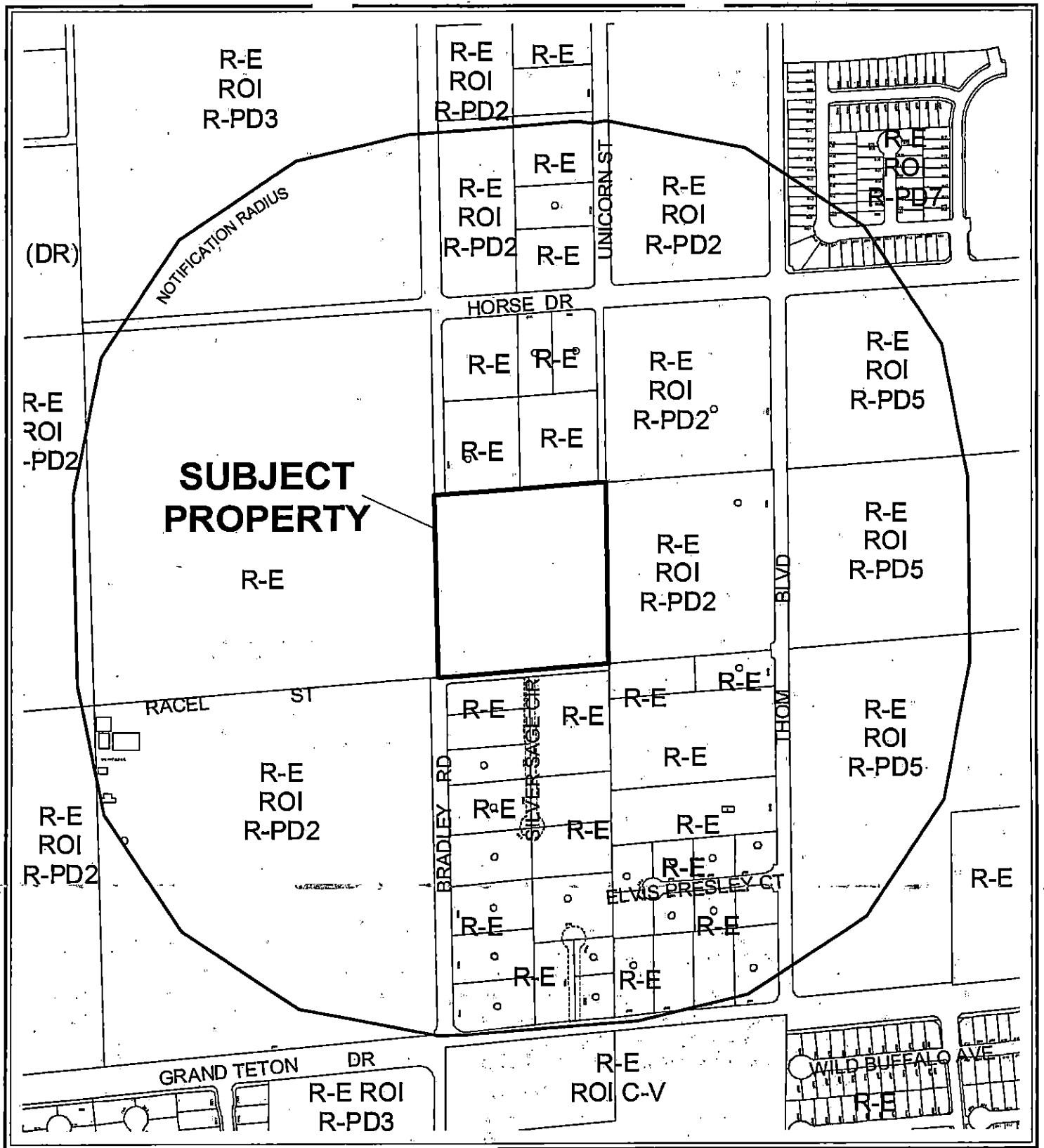
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TROY S. JESCGHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0052-02(1)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0029-02

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), WARD 6 (MACK).

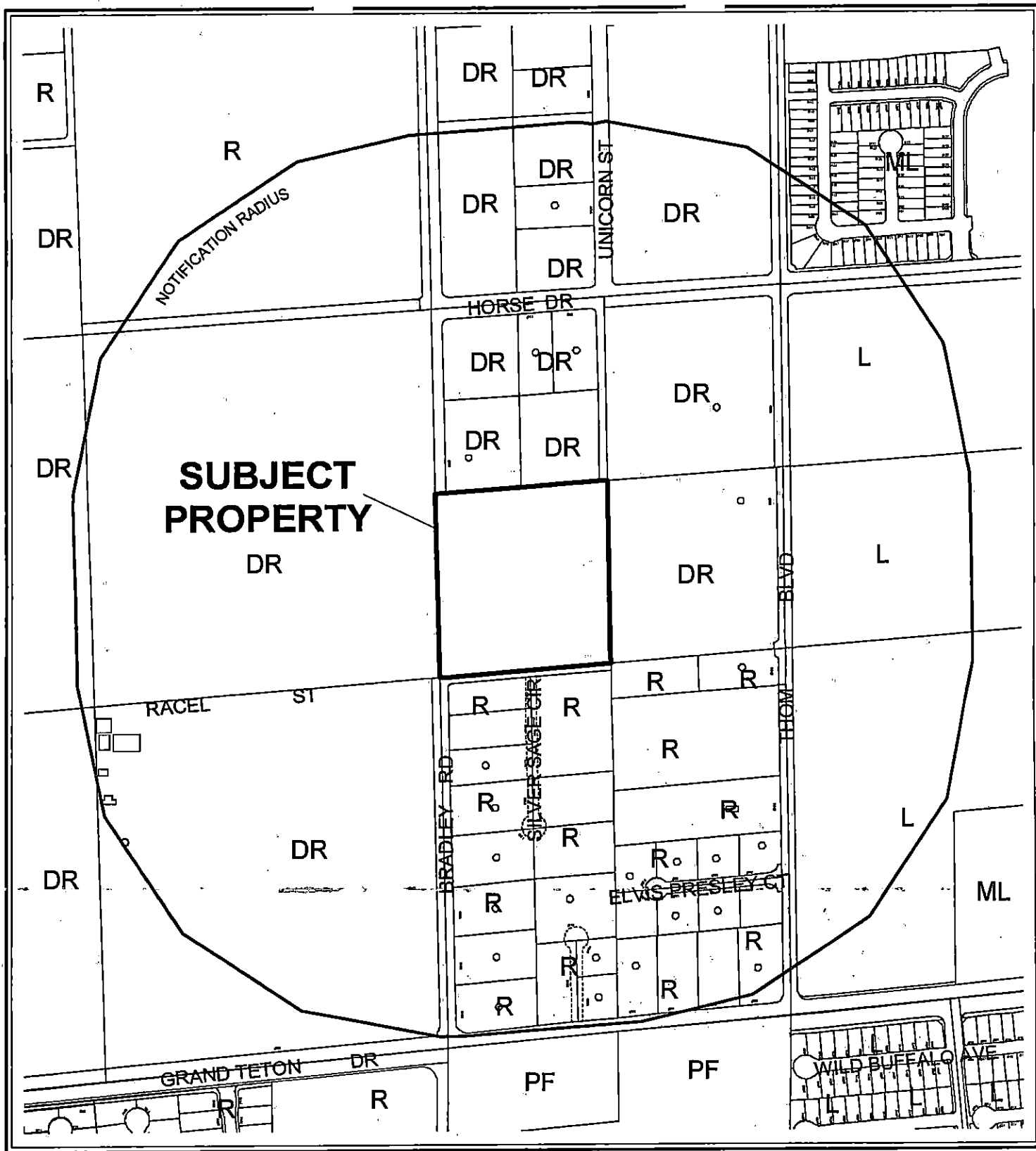
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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0029-02**

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: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0029-02

RENOTIFICATION

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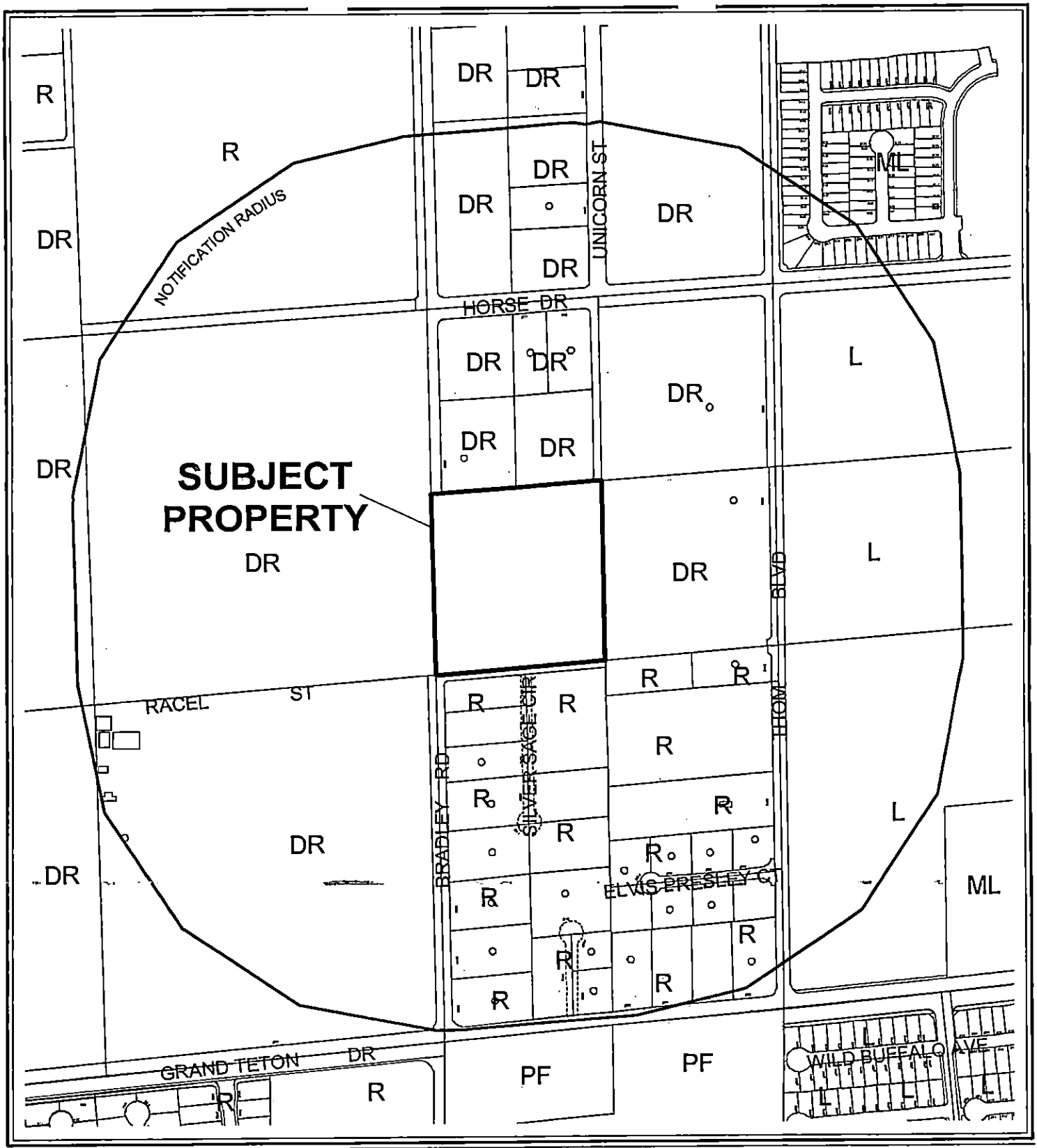
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PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0029-02**

RADIUS: 1320 FT

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

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)



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-0052-02

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

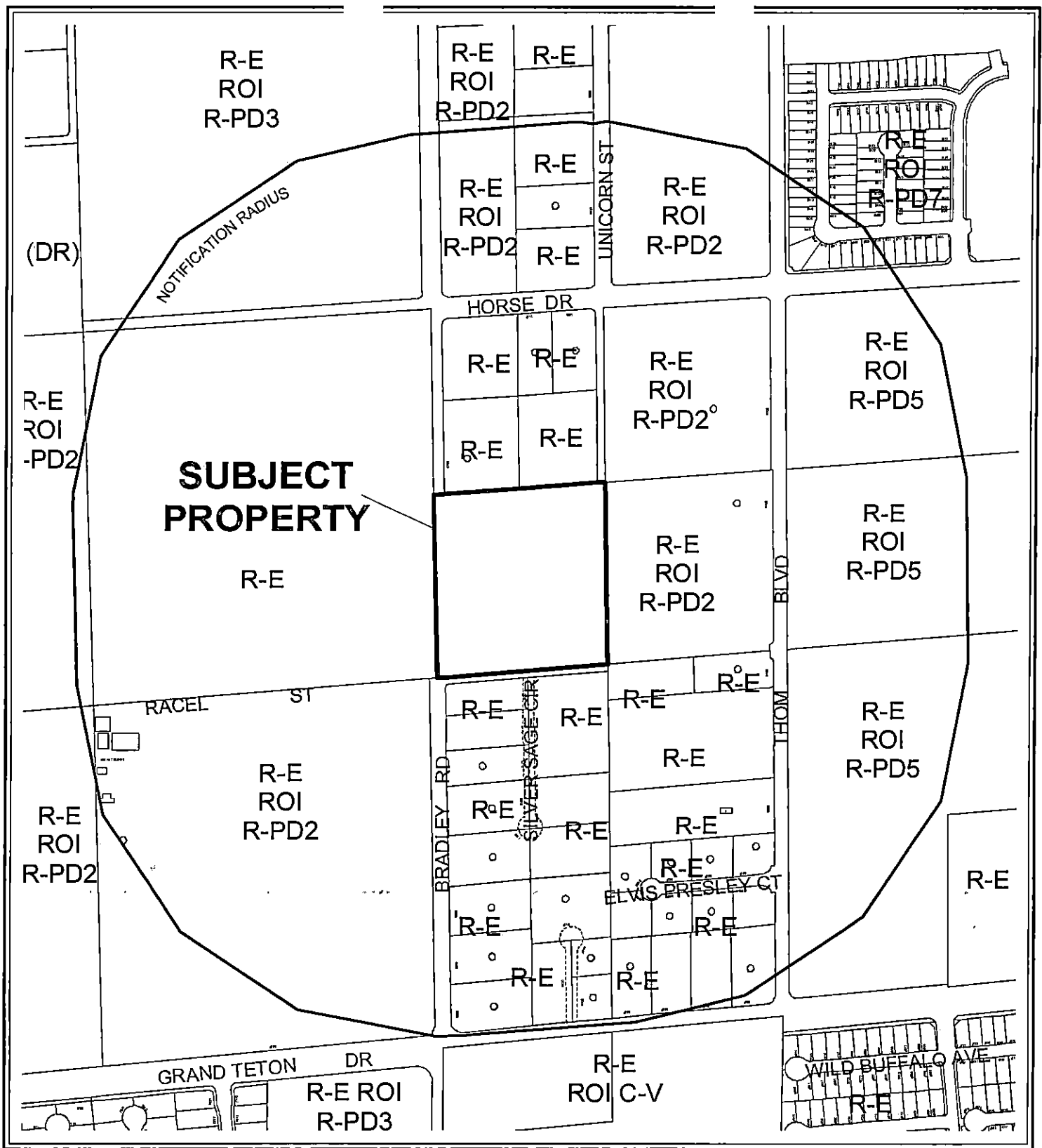
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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.
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Z-0052-02

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

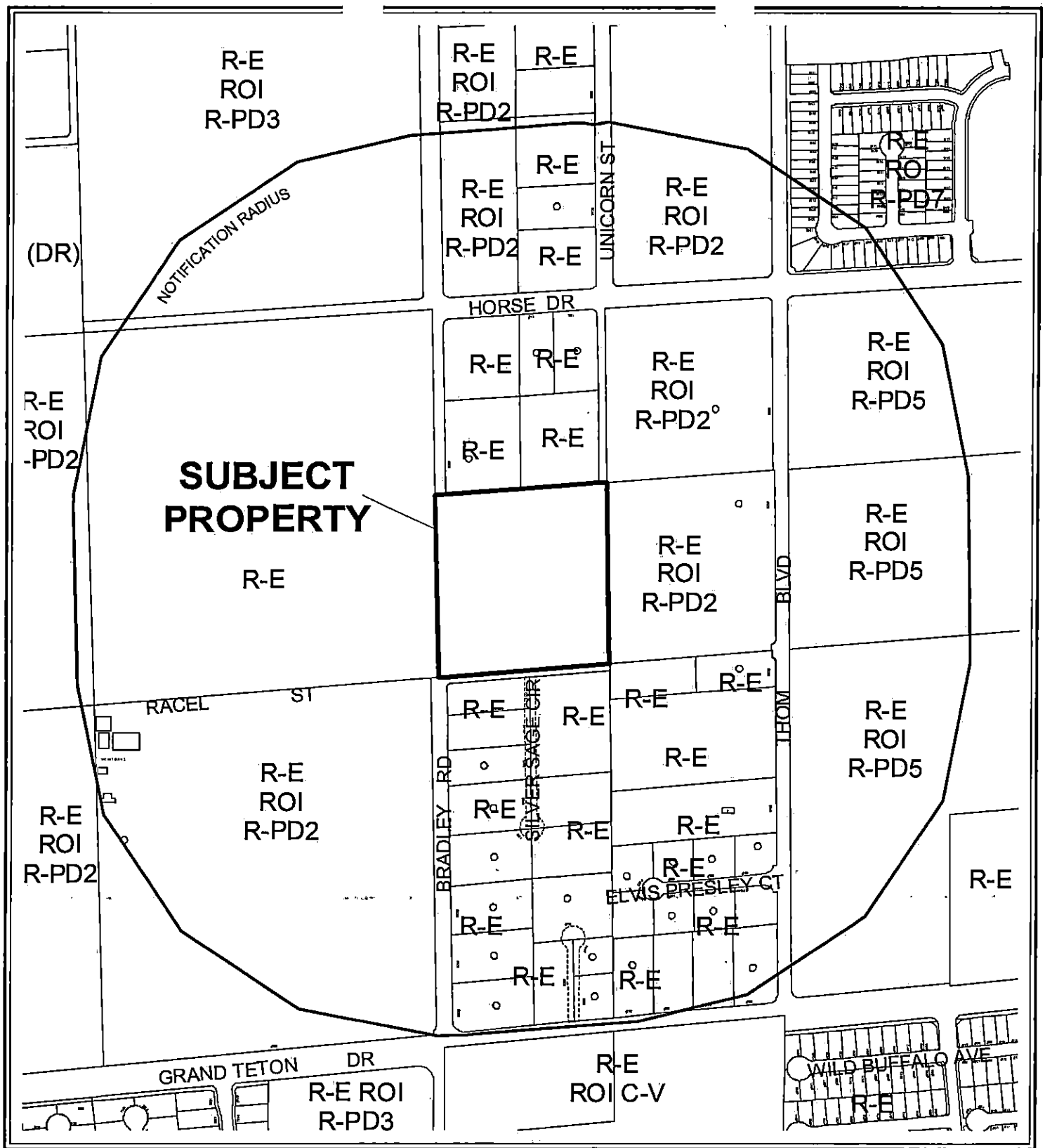
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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

GPA-0029-02

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), WARD 6 (MACK).

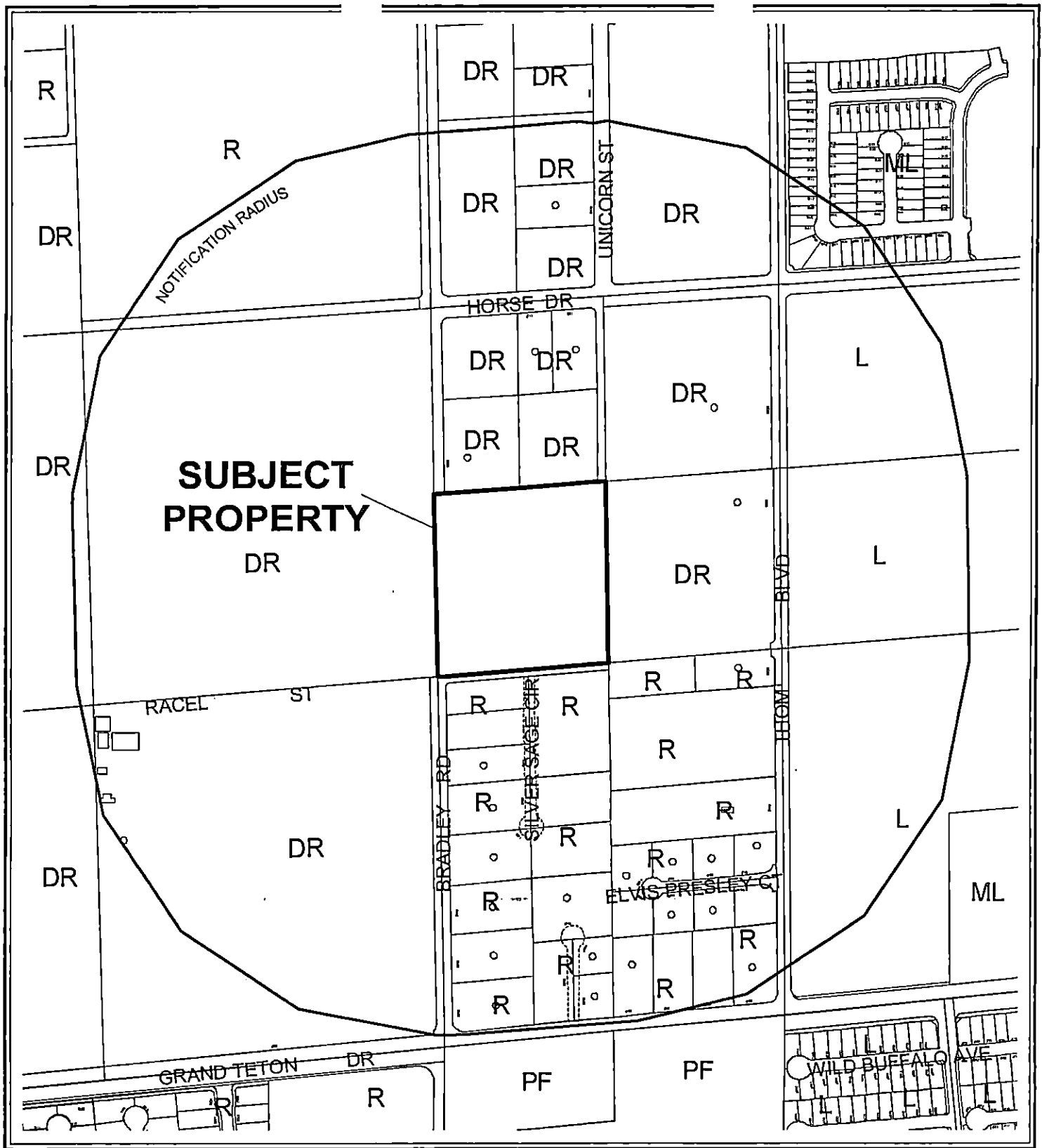
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-0029-02

RADIUS: 1320 FT

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

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)



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-0029-02

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), WARD 6 (MACK).

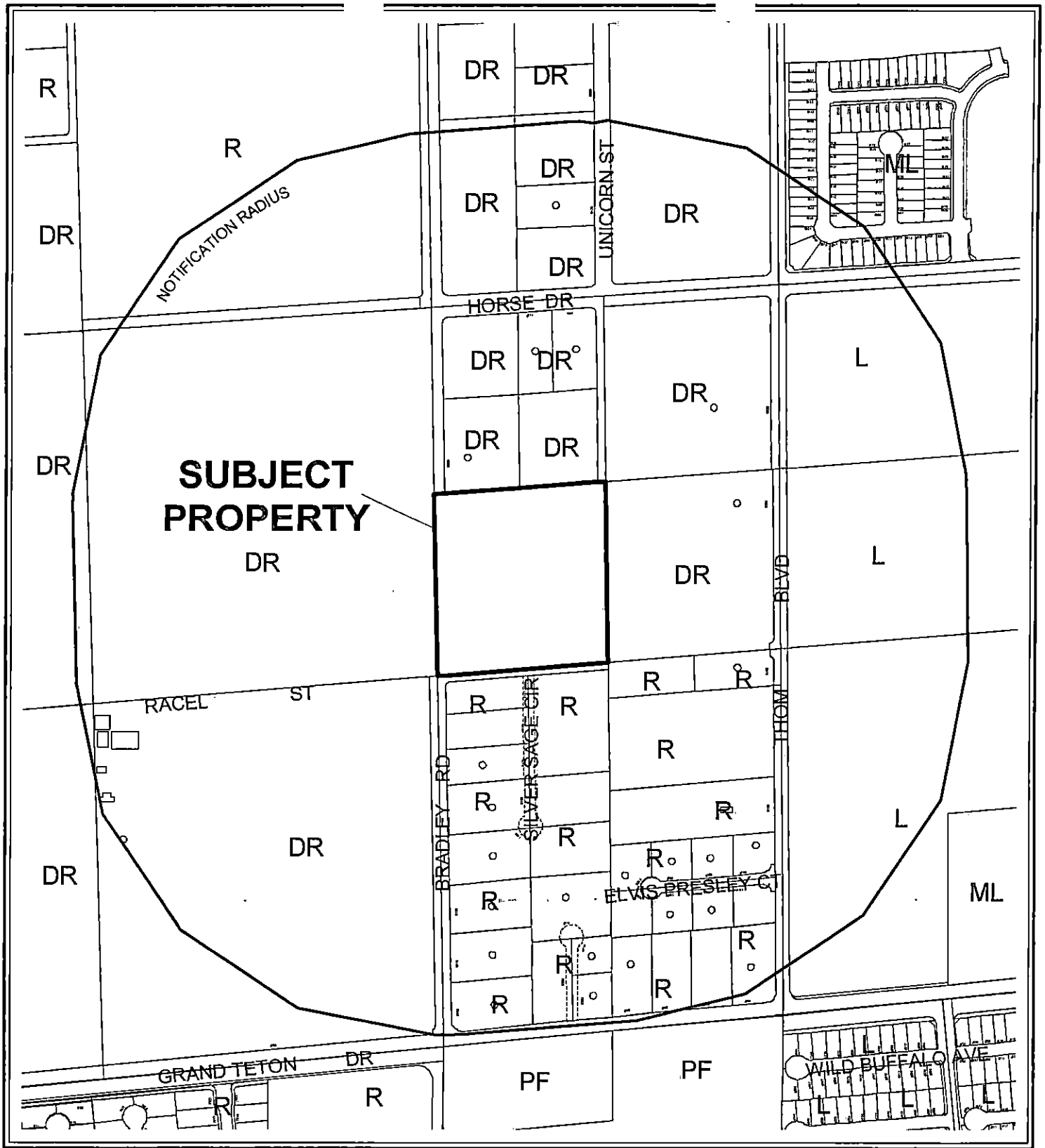
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CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0029-02**

RADIUS: 1320 FT

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

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
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LAS VEGAS, NEVADA

Z-0052-02(1)

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT – 2 UNITS PER ACRE), [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

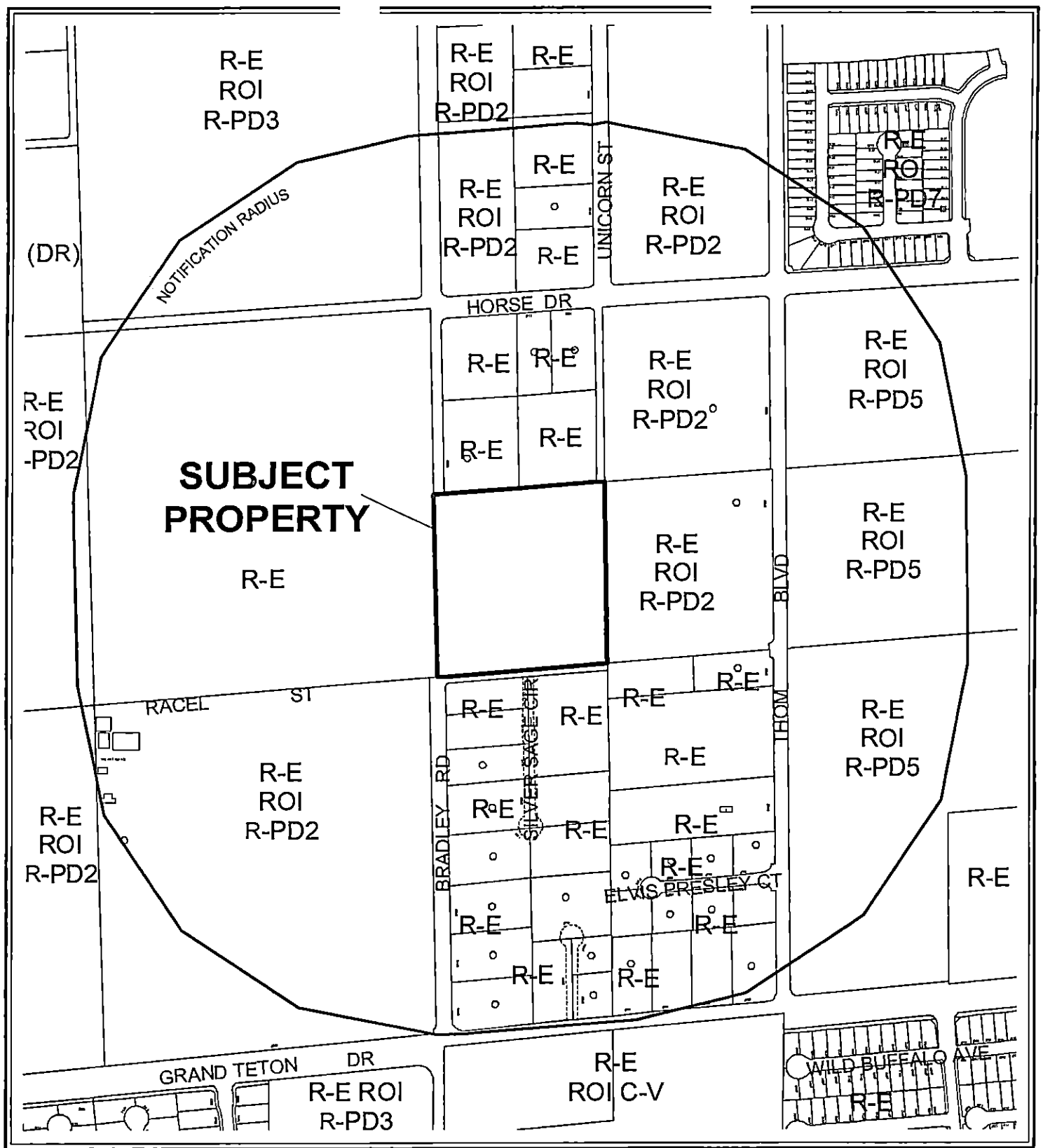
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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-0052-02(1)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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-0052-02(1)

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE), [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

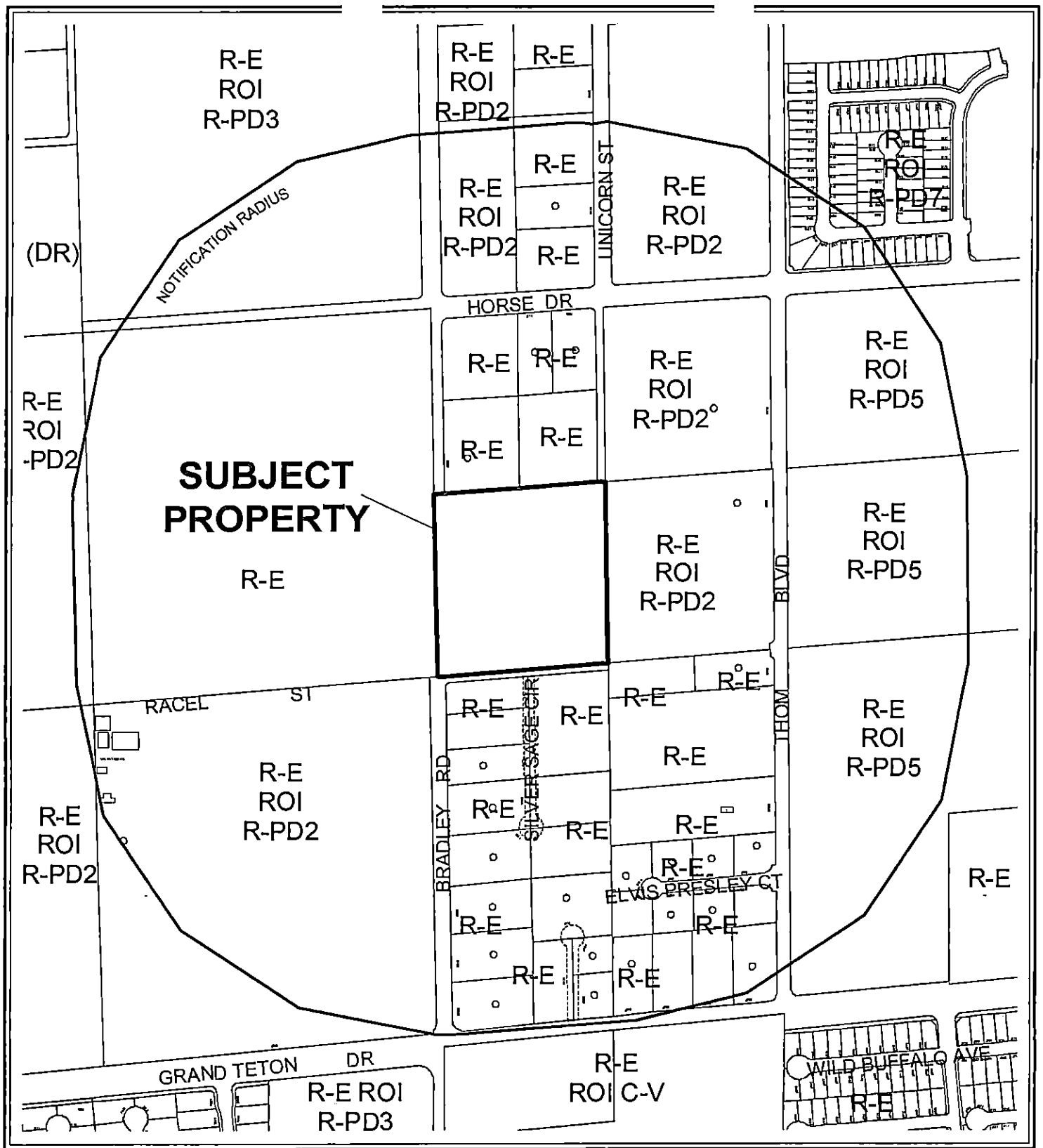
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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-0052-02(1)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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

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 all property owners or authorized agent(s)		☐	☐
☒	☐	☐	☐	Grant deed and legal description		☐	☐
☒	☐	☐	☐	Detailed justification letter		☐	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Full size, rolled, color copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Correct fee(s): \$ <u>850</u> \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	1 copy 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☒	☐	☐	☐	All building setbacks labeled		☐	☐
☒	☐	☐	☐	All adjacent existing land uses and street names labeled		☐	☐
☒	☐	☐	☐	All 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 _____		☐	☐
☐	☒	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☐	☒	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☒	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☒	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☒	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☒	☐	☐	All required parking lot fingers/islands shown		☐	☐
☐	☒	☐	☐	Quantity, size, species/variety of all trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	North, south, east, and west elevations of all buildings		☐	☐
☐	☒	☐	☐	All building materials and colors noted		☐	☐
☐	☒	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☒	☐	☐	All 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		☐	☐
☐	☒	☐	☐	All building entrances/exits shown		☐	☐
☐	☒	☐	☐	Use of all 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: Taney ENG. Application Type: REZONE RPD2 to RPD3
 APN: _____ Location: Bradley & House
 Planner: JOER Pre-App Meeting Date: 5/31/02

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

EVANS - WITHDRAWN WITHOUT PREJUDICE Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] - **UNANIMOUS** with GALATI abstaining as Coronado Bay and Trophy Homes are clients of his firm, McSWAIN and QUINN abstaining as their firms are involved with Coronado Bay

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant is requesting Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] be withdrawn without prejudice.

There was no one present to represent the applications.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002
Planning and Development Department
Item 11 – Z-0052-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] was held under Item 10 [GPA-0029-02].

(6:26 – 6:28)

1-718

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

October 28, 2002

Mr. Jeffrey Guinn
Coronado Bay Investments
7530 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - Z-0052-02 - REZONING

Dear Mr. Guinn:

Your request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack), was considered by the Planning Commission on October 24, 2002.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on October 28, 2002.

Sincerely,

David Clapsaddle, Planning Supervisor
Planning and Development Department
Current Planning Division

DC:clb

cc: Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

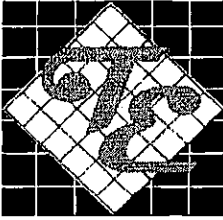
Trophy Homes
2451 South Buffalo Drive, Suite #112
Las Vegas, Nevada 89117

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



**TANEY ENGINEERING**

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

FAX

To:	Troy Jeschke	From:	Debi Guma
Fax No.:	385-7268	Pages:	1
Phone:		Date:	10/02/02
Re:	GPA 0029-02	cc:	

☐ Urgent☒ For Review☐ Please Comment☐ Please Reply**Comments:**

Troy:

Per our earlier conversation, we are requesting on behalf of our client, Trophy Homes, that the following applications be withdrawn without prejudice:

GPA 0029-02

Z 0052-02(1)

Z 0052-02

Please feel free to contact me if you have any questions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

C.C.: 11/20/02

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 24, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - Z-0052-02 -
CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF
TROPHY HOMES

**** CONDITIONS ****

***ON OCTOBER 2, 2002 THE APPLICANT REQUESTED
THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.***

**TANEY ENGINEERING**

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

FAX

To:	Troy Jeschke	From:	Debi Guma
Fax No.:	385-7268	Pages:	1
Phone:		Date:	10/02/02
Re:	GPA 0029-02	cc:	

☐ Urgent☒ For Review☐ Please Comment☐ Please Reply**Comments:**

Troy:

Per our earlier conversation, we are requesting on behalf of our client, Trophy Homes, that the following applications be withdrawn without prejudice:

GPA 0029-02

Z 0052-02(1)

Z 0052-02

Please feel free to contact me if you have any questions.

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0052-02 APN: 125 12 701 006
Name of Property Owner: Coronado Bay
Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

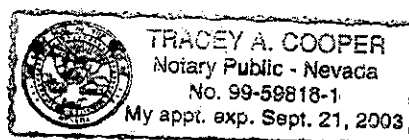
APN: _____

Signature of Property Owner/Authorized Agent: [Signature]
Print Name: Jeffrey B. Guion

Subscribed and sworn before me

This 31st day of May, 2002

Tracey A. Cooper
Notary Public in and for said County and State





COLV PARK

R- RESIDUALN- ESTATS	
R-PROJ PLANNED UNIT DEVELOPMENT	
3.48	UNITS PER ACRE
3.00	UNITS PER ACRE
10.00	ACRES
8.27	ACRES
35	EACH
30	FOOT
31.642	5'
31.632	5'
15	FEET LOW
5	FEET
10	FEET FROM SIDE LOADED LOTS
20	FEET FROM EASEMENT
10	FEET
55 SHOWING (ALL COPY-2 WITH TITLE 184	
2 IN THE 15 (DISCOUNT)	



DESCRIPTION	REVISIONS
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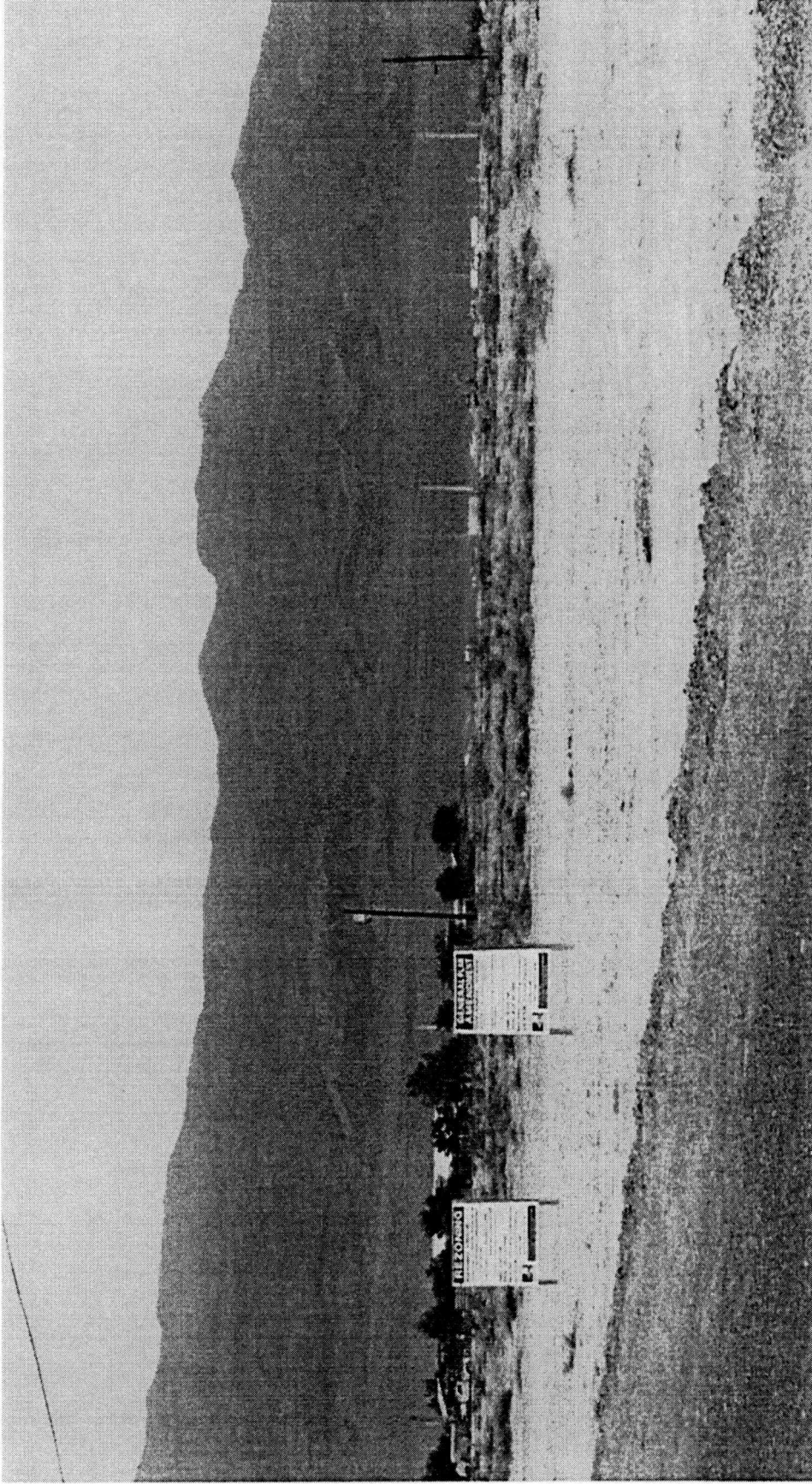
TANBY ENGINEERING
4445 S. JONES BLVD. SUITE 41
LAS VEGAS, NV 89103
702.733.8844 FAX 702.733.5733

IRON MOUNT ^{AT} --- INCH



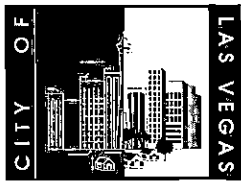
2007-2008

REZON



Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY
HOMES
NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET
OCTOBER 24, 2002 PLANNING COMMISSION

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

October 11, 2002

Mr. Jeffrey Guinn
Coronado Bay Investments
7530 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - Z-0052-02 - REZONING

Dear Mr. Guinn:

Please be advised the City Planning Commission at its regular meeting on **October 24, 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,

Troy Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

Enclosure

cc: Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Trophy Homes
2451 South Buffalo Drive, Suite #112
Las Vegas, Nevada 89117

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
Douglas A. Selby



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0052-02

RENOTIFICATION

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

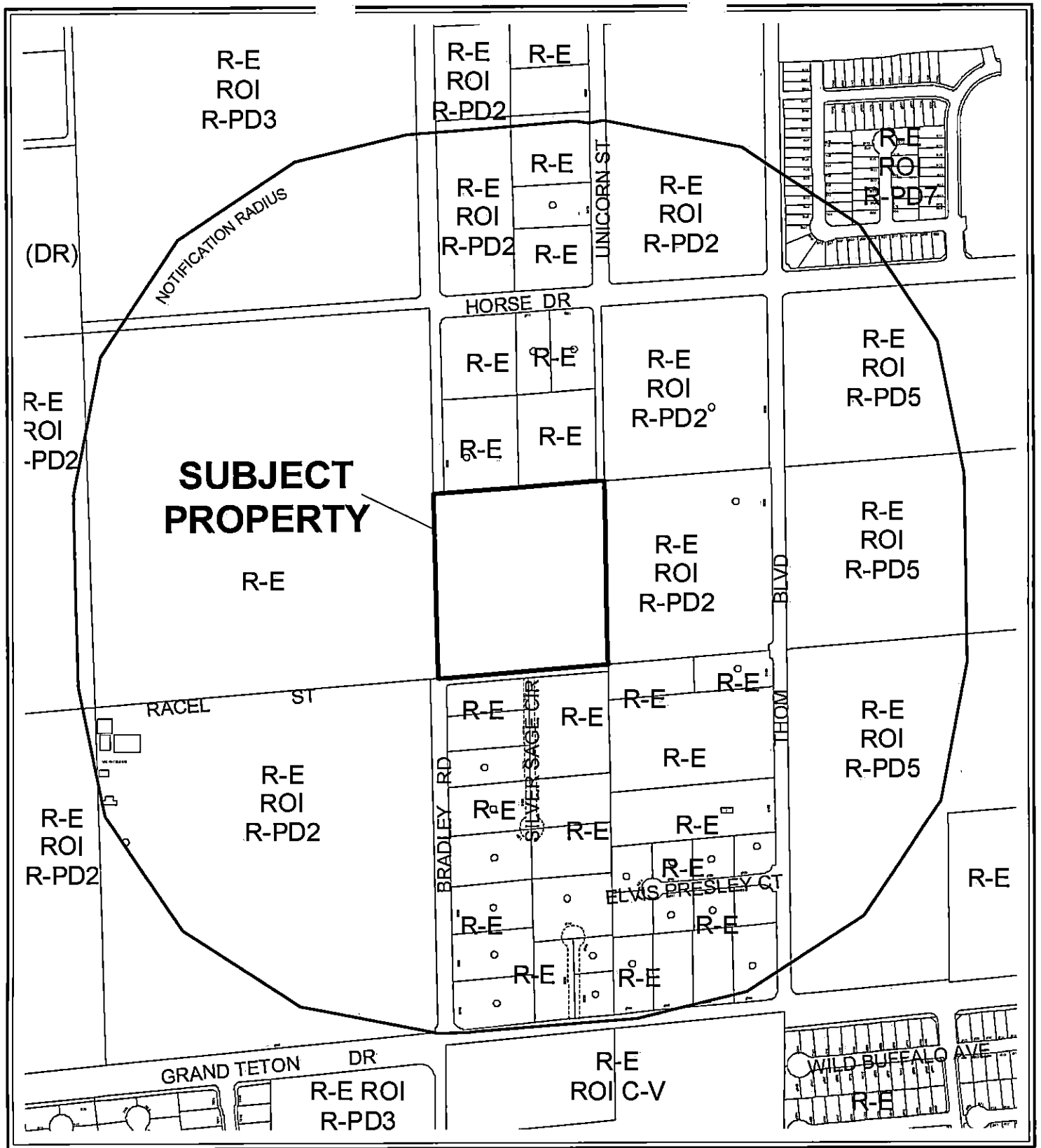
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO R-PD2 (RESIDENTIAL PLANNED
DEVELOPMENT - 2 UNITS PER ACRE)

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

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

Mr. Jeffrey Guinn
Coronado Bay Investments
7530 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

RE: Z-0052-02 - REZONING

Dear Mr. Guinn:

Your request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, 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 submit a request for a Major Modification to the Iron Mountain Ranch Plan and to work with the adjacent property owners.

This item is scheduled to be heard again at the **October 24, 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: Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Trophy Homes
2451 South Buffalo Drive, Suite #112
Las Vegas, Nevada 89117

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
Virginio Volentine



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-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDALL – ABEYANCE of Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-00-52-02(1)] to the 10/24/2002 Planning Commission meeting - UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] be held to the 10/24/2002 Planning Commission meeting in order to submit an application for a Major Modification and work with the adjacent property owners.

MARINA FLOOD, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of Trophy Homes, and requested these items be held in abeyance.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 35 – Z-0052-02

MINUTES – Continued:

No one appeared in opposition.

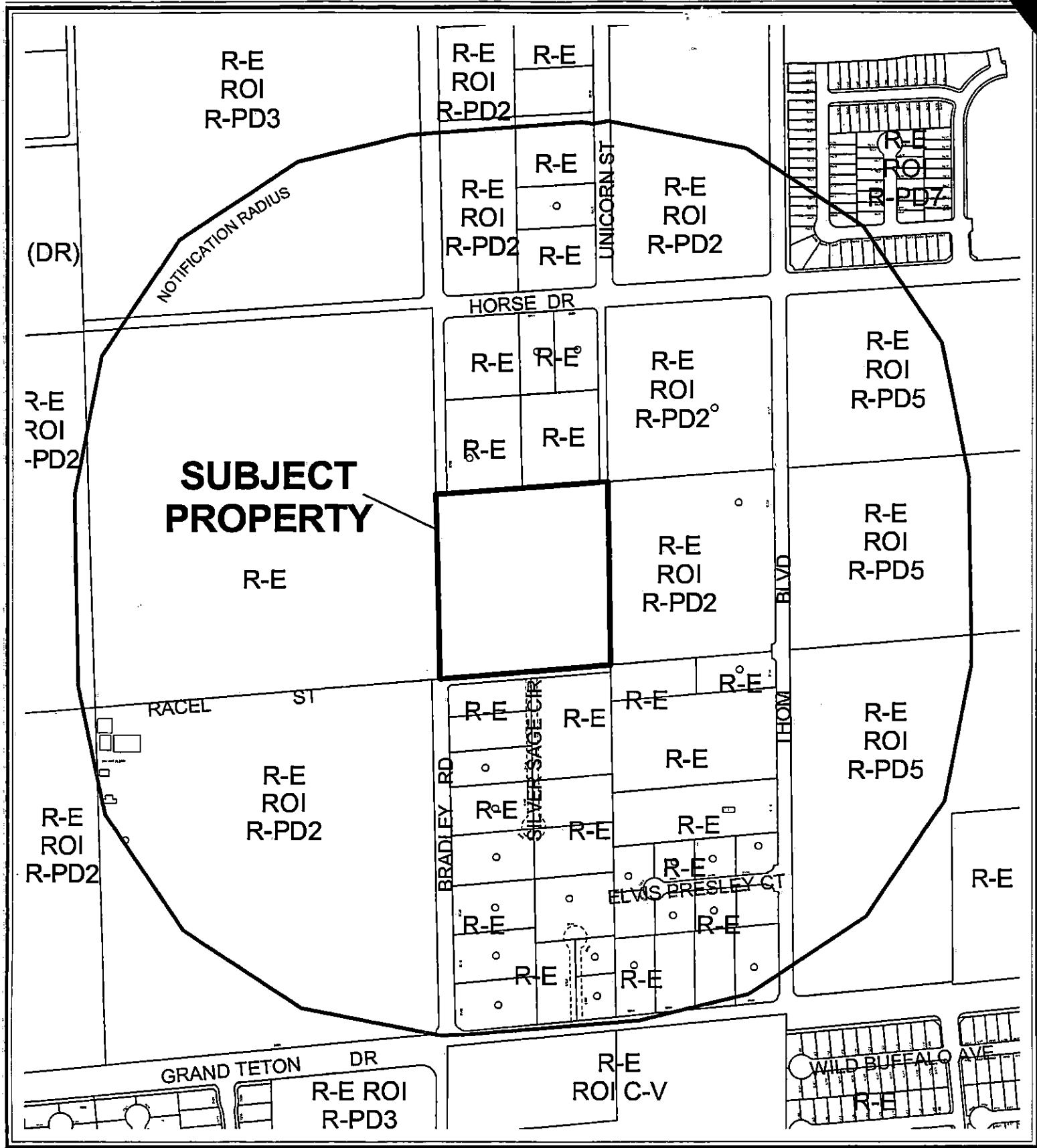
There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] was held under Item 34 [GPA-0029-02].

(6:10)

1-200



CASE: Z-0052-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0052-02 APN: 125 12 701 006

Name of Property Owner: Coronado Bay

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

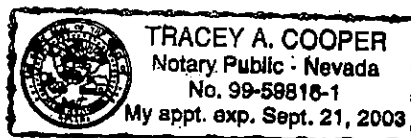
Signature of Property Owner/Authorized Agent: _____

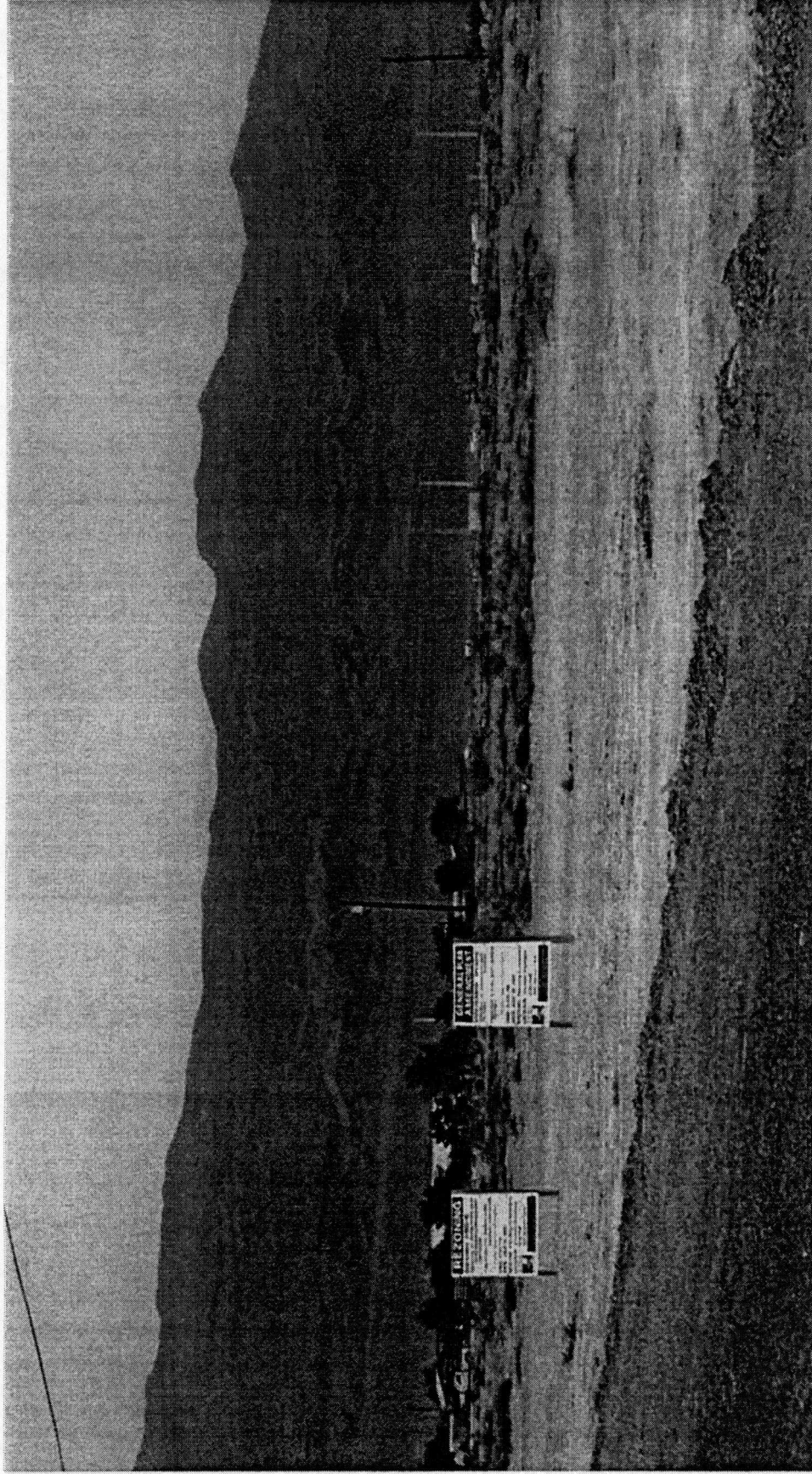
Print Name: Jeffrey B. Levin

Subscribed and sworn before me

This 3rd day of May, 2002

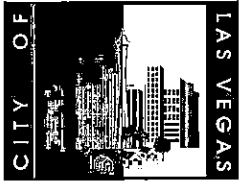
Tracey A. Cooper
Notary Public in and for said County and State





Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY
HOMES
NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET
JULY 25, 2002 PLANNING COMMISSION

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

Mr. Jeffrey Guinn
Coronado Bay Investments
7530 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

RE: Z-0052-02 - REZONING

Dear Mr. Guinn:

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: Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Trophy Homes
2451 South Buffalo Drive, Suite #112
Las Vegas, Nevada 89117

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



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-52-02** Coronado Bay Investments, LLC obo Trophy Homes NEC Bradley Rd. & Racel St.
Rezoning from R-E ROI R-PD2 to R-PD3 for a proposed 30 lot subdivision on 10.0 acres



CONDITIONS OF APPROVAL:

1. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 25.5 feet for Racel Street, a 15 foot radius on the northeast corner of Racel Street and Bradley Road, and appropriate right-of-way for the proposed cul-de-sac meeting current City Standards on Unicorn Street.
2. Construct half-street improvements including appropriate overpaving if legally able on Bradley Road, Racel Street, and Unicorn Street 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.
3. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments to extend public sewer to this site at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
6. All public drainage easements shall be located on common element lots and shall be privately maintained by a Homeowner's Association or Landscape Maintenance organization.

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-0052-02** - CORONADO BAY INVESTMENTS, LLC. ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres located adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), [PROPOSED: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION], 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.**

Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods

(

ity 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-0052-02

Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods

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-0052-02

REQUEST BY CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES FOR A REZONING FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) ON 10.0 ACRES ADJACENT TO THE NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, WARD 6 (MACK).

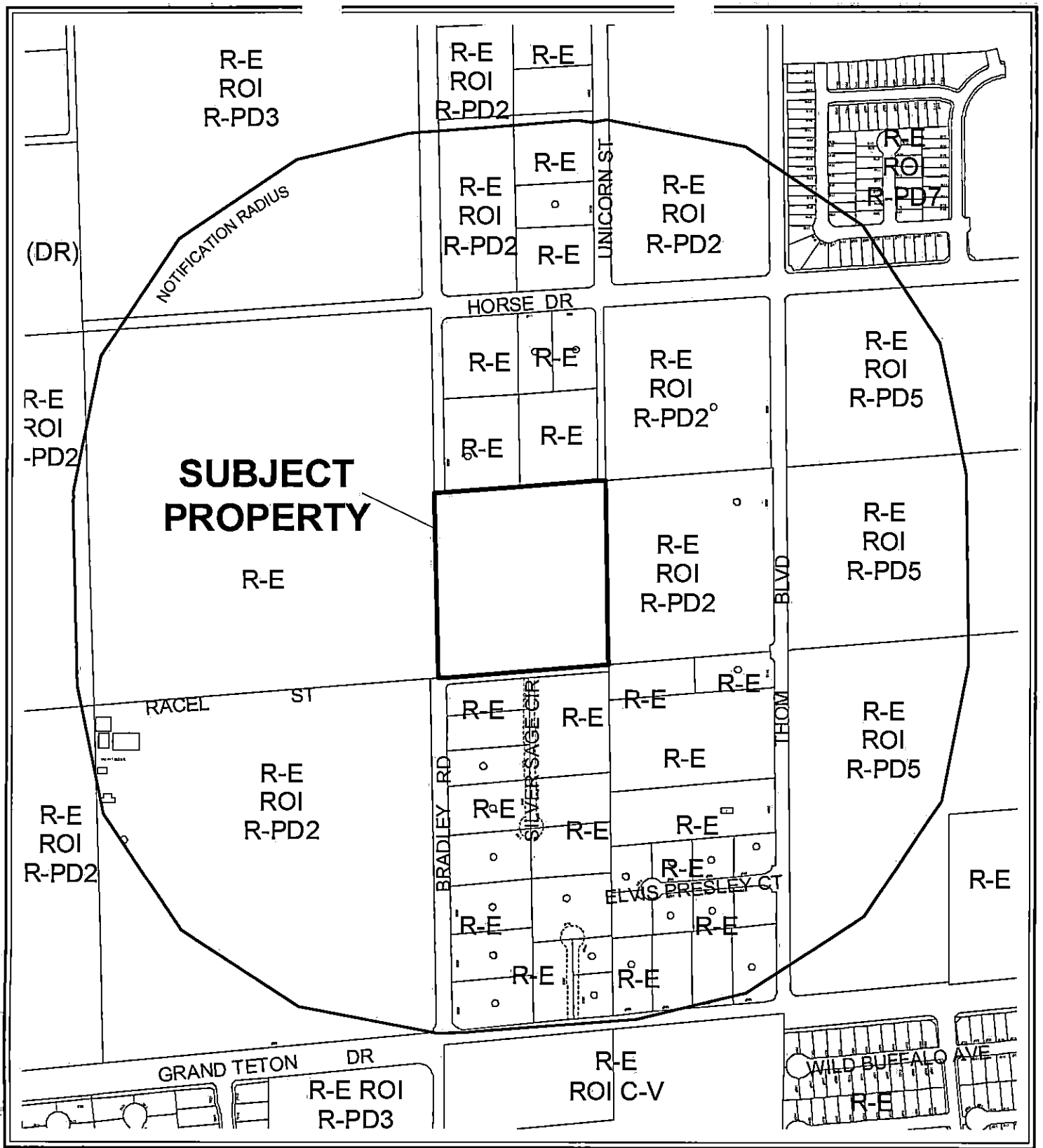
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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-0052-02**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

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



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT *GPA-0029-02*

2-0052-02

FROM: **PLANNING AND DEVELOPMENT**

2-0052-02(1)

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-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), [PROPOSED: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, 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:

ILA

Case Keywords :FROM: R-E TO: R-PD3, NEC OF BRADLEY AND RACEL, IRON MOUNTAIN RANG

Accepted : 6/12/2002

Public Hearing : Y

Meeting Date : 7/25/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0052-02 - CORONADO BAY INVESTMENTS, LLC. ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres located adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), [PROPOSED: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

Location :

Proposed :

Notice :

Comments :

Parcel : 125 12 701 006 PT N2 SE4 12 19 60 CORONADO BAY INVESTMENTS L L C

Owner/Applicant/Contacts

REPRESENTED BY TANEY ENGINEERING

4445 S. JONES BLVD. #1
LAS VEGAS, NV. 89103; 362-8844

APPLICANT

TROPHY HOMES
2451 S BUFFALO #112
LAS VEGAS, NV 89117; 255-2135

OWNER

CORONADO BAY INVESTMENTS L L C

%J GUINN
7530 W SAHARA #101
LAS VEGAS NV

891172744;

Actions/Conditions :



PLANNING & DEVELOPMENT DEPARTMENT

Zone Change APPLICATION / PETITION FORM

Application/Petition For: Click Arrow on Right to Choose an Application/Petition Type _____

Project Address (Location) Zone Change

Project Name Aspen 10 AT IRON MOUNTAIN Ranch Proposed Use SFR

Assessor's Parcel #(s) 125-12-701-006 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 10± Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Coronado Bay Investments Contact Jeffrey Guinn

Address 7530 W. Sahara #101 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89117

APPLICANT Taney Engineering Contact Robert Cunningham

Address 4445 S. Jones Blvd., Phone: 362-8844 Fax: 362-5233

City Las Vegas State NV Zip 89103

REPRESENTATIVE Trophy Homes Contact _____

Address 2451 S. Buffalo #112 Phone: 255-2135 Fax: 255-0451

City Las Vegas State NV Zip 89117

Property Owner Signature* _____

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

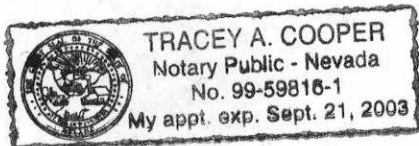
Print Name Jeffrey B. Guinn

Subscribed and sworn before me

This 3/rd day of May, 2002

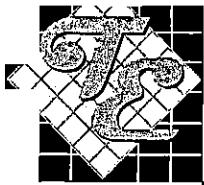
Tracey A Cooper

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>2-0052-02</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	<u>-</u>
Map #	<u>6-12-6</u>
Total Fee:	<u>\$ 850.00</u>
Receipt #	<u>87057</u>
Date Accepted:	<u>6/12/02</u>
Accepted By:	<u>OG</u>



TANEY ENGINEERING

4445 S. Jones Boulevard, Suite #1
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

June 10, 2002

City of Las Vegas
Attn: Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: GENERAL PLAN AMENDMENT, PROPERTY REZONING, & SITE
DEVELOPMENT PLAN
APN: 125-12-701-006

To Whom It May Concern:

On behalf of our client, Trophy Homes, we are submitting applications for a general plan amendment, property re-zoning, and a site development plan. The parcel consists of 10.0 acres located at the northeast corner of Racel Street and Bradley Road.

The proposed site will consist of single family residences. The land is presently zoned for RE. The property is proposed to be rezoned to an R-PD3 subdivision at 3.00 units per acre. The project is situated on Bradley Road, an 80' arterial. This site can easily be serviced with the existing infrastructure along Bradley (water, sewer, power, etc).

The proposed site plan will provide an adequate landscape buffer between the proposed roadways and the subdivision. 20' of buffer along Bradley and 10' along Racel. Keeping the plan at 3.0 units to the acre creates an effective community of large single family lots with plenty of open space and adequate access.

This site's existence next to Bradley Boulevard, a major arterial, coupled with a plan that will minimize create an effective community, makes it a viable candidate for large single family home sales. This subdivision will not only be economically successful but it presents a product that will ultimately be an asset to the surrounding community.

In summary we are submitting for:

1. A General Plan Amendment from R-E to R-PD3
2. Property Rezoning from R-E to R-PD3
3. A Site Development Plan

Sincerely,



David Brown
Taney Engineering

STATEMENT OF FINANCIAL INTEREST

Case Number: 2-00 52-02 APN: 125 12 701 006

Name of Property Owner: Coronado Bay

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

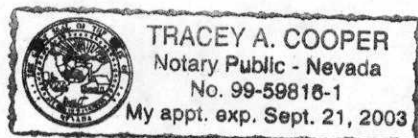
Signature of Property Owner/Authorized Agent: _____

Print Name: Jeffrey B. Guinn

Subscribed and sworn before me

This 31st day of May, 2002

Tracey A. Cooper
Notary Public in and for said County and State



LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 12, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.B.&M.

20000831
03551
ESCROW NUMBER: A0-08-0850 RGT
1st Amendment

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.B.&M.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

08-31-2000 16:17 CDD
OFFICIAL RECORDS
BOOK: 20000831 INST: 03551
FEE: 9.00 RPT: 37.50 3

20000831
03551

10805
APN: 125-12-701-006

RPTT: \$37.50

Recorded at the Request of: Nevada Title Company

Escrow No: A0-08-0890 DTL

Mail tax bill to and

When recorded mail to:

CORONADO BAY INVESTMENTS, LLC

7530 WEST SAHARA SUITE 101

LAS VEGAS, NEVADA 89117

ATTENTION: JEFFREY GUINN, MANAGER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That STEPHANIE VILLAS, LLC, a Nevada limited liability company

, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CORONADO BAY INVESTMENTS, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

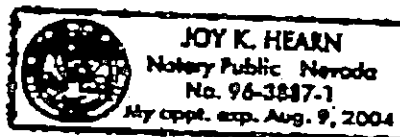
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.
3. Deed of Trust recorded 5-21-99 in Book 990521 as Document Number 01974, in the original principal amount of \$595,000.00.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of August, 2020.

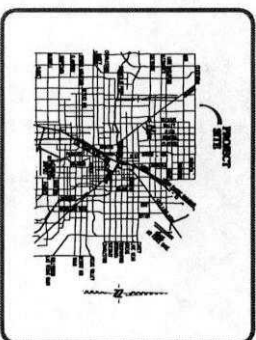
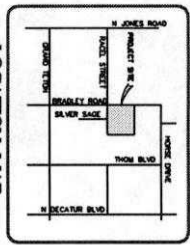
By: ELT
Name: Edward T. Moulton
Title: Manager

On this 31st day of August, 2000, before me, a Notary Public in and for said state, personally appeared Edward T. Stanley, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

Notary Public



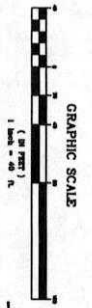
Z-0052-02 Z-0052-02(1)
 GPA-0029-02 7-25-02 PC



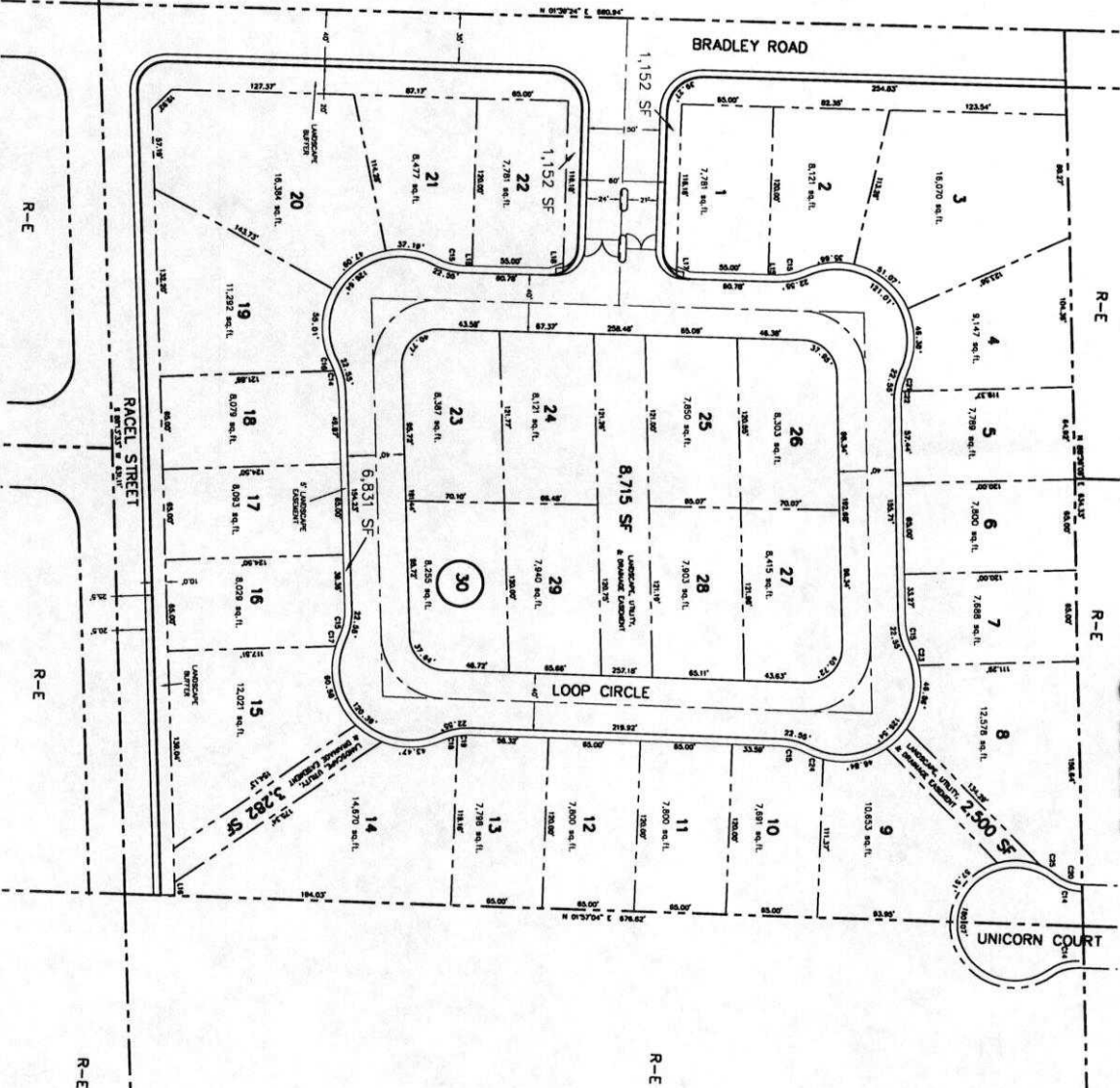
VICINITY MAP

SITE DATA

EXISTING ZONING
 PROPOSED ZONING
 MAXIMUM ALLOWABLE DENSITY
 GROSS ACREAGE
 NET ACREAGE
 TOTAL UNITS
 GROSS DENSITY
 REQUIRED OPEN SPACE @ 4.95%
 PROVIDED OPEN SPACE
 REQUIRED SETBACKS
 REAR SETBACK
 SIDE YARD
 CANADA SETBACK
 SIDE SETBACK
 BUILDING TO BUILDING
 PROVIDED SETBACKS



STAFF



REZONING EXHIBIT COLV ASPEN 10 AT IRON MOUNTAIN RANCH		TROPHY HOMES 2401 S. BUFFALO DRIVE, SUITE 112 LAS VEGAS, NEVADA 89117 702-255-2155 FAX: 702-255-0451	TANEY ENGINEERING 4445 S. JONES BLVD., SUITE #1 LAS VEGAS, NV 89103 (702) 362-8844 FAX: (702) 362-5233
DATE: 6/02 SCALE: 1"=40' JOB NO: TR-0-00 DESIGNED BY: DMB DRAWN BY: DMB SHEET NAME: REZONE SHEET: 1 OF 1	REVISIONS NO. DESCRIPTION BY DATE APPR.		

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:12.5 ORIGINAL.

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE
ON VALUE
35

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PAV'D BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schotfield, Assessor

202 PARCEL SUB/SEC NUMBER
19 23-40
5 BLOCK NUMBER
5 LOT NUMBER
615 GOV. LOT NUMBER

BOOK

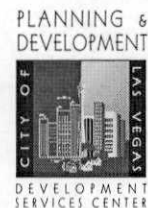
119S R60E

R59E R60E R61E

120S 121S 122S 123S 124S 125S 126S 127S 128S 129S 130S 131S 132S 133S 134S 135S 136S 137S 138S 139S 140S 141S 142S 143S 144S 145S 146S 147S 148S 149S 150S 151S 152S 153S 154S 155S 156S 157S 158S 159S 160S 161S 162S 163S 164S 165S 166S 167S 168S 169S 170S 171S 172S 173S 174S 175S 176S 177S 178S 179S 180S 181S 182S 183S 184S 185S 186S 187S 188S 189S 190S 191S 192S 193S 194S 195S 196S 197S 198S 199S 200S 201S 202S 203S 204S 205S 206S 207S 208S 209S 210S 211S 212S 213S 214S 215S 216S 217S 218S 219S 220S 221S 222S 223S 224S 225S 226S 227S 228S 229S 230S 231S 232S 233S 234S 235S 236S 237S 238S 239S 240S 241S 242S 243S 244S 245S 246S 247S 248S 249S 250S 251S 252S 253S 254S 255S 256S 257S 258S 259S 260S 261S 262S 263S 264S 265S 266S 267S 268S 269S 270S 271S 272S 273S 274S 275S 276S 277S 278S 279S 280S 281S 282S 283S 284S 285S 286S 287S 288S 289S 290S 291S 292S 293S 294S 295S 296S 297S 298S 299S 300S 301S 302S 303S 304S 305S 306S 307S 308S 309S 310S 311S 312S 313S 314S 315S 316S 317S 318S 319S 320S 321S 322S 323S 324S 325S 326S 327S 328S 329S 330S 331S 332S 333S 334S 335S 336S 337S 338S 339S 340S 341S 342S 343S 344S 345S 346S 347S 348S 349S 350S 351S 352S 353S 354S 355S 356S 357S 358S 359S 360S 361S 362S 363S 364S 365S 366S 367S 368S 369S 370S 371S 372S 373S 374S 375S 376S 377S 378S 379S 380S 381S 382S 383S 384S 385S 386S 387S 388S 389S 390S 391S 392S 393S 394S 395S 396S 397S 398S 399S 400S 401S 402S 403S 404S 405S 406S 407S 408S 409S 410S 411S 412S 413S 414S 415S 416S 417S 418S 419S 420S 421S 422S 423S 424S 425S 426S 427S 428S 429S 430S 431S 432S 433S 434S 435S 436S 437S 438S 439S 440S 441S 442S 443S 444S 445S 446S 447S 448S 449S 450S 451S 452S 453S 454S 455S 456S 457S 458S 459S 460S 461S 462S 463S 464S 465S 466S 467S 468S 469S 470S 471S 472S 473S 474S 475S 476S 477S 478S 479S 480S 481S 482S 483S 484S 485S 486S 487S 488S 489S 490S 491S 492S 493S 494S 495S 496S 497S 498S 499S 500S 501S 502S 503S 504S 505S 506S 507S 508S 509S 510S 511S 512S 513S 514S 515S 516S 517S 518S 519S 520S 521S 522S 523S 524S 525S 526S 527S 528S 529S 530S 531S 532S 533S 534S 535S 536S 537S 538S 539S 540S 541S 542S 543S 544S 545S 546S 547S 548S 549S 550S 551S 552S 553S 554S 555S 556S 557S 558S 559S 560S 561S 562S 563S 564S 565S 566S 567S 568S 569S 570S 571S 572S 573S 574S 575S 576S 577S 578S 579S 580S 581S 582S 583S 584S 585S 586S 587S 588S 589S 590S 591S 592S 593S 594S 595S 596S 597S 598S 599S 600S 601S 602S 603S 604S 605S 606S 607S 608S 609S 610S 611S 612S 613S 614S 615S 616S 617S 618S 619S 620S 621S 622S 623S 624S 625S 626S 627S 628S 629S 630S 631S 632S 633S 634S 635S 636S 637S 638S 639S 640S 641S 642S 643S 644S 645S 646S 647S 648S 649S 650S 651S 652S 653S 654S 655S 656S 657S 658S 659S 660S 661S 662S 663S 664S 665S 666S 667S 668S 669S 670S 671S 672S 673S 674S 675S 676S 677S 678S 679S 680S 681S 682S 683S 684S 685S 686S 687S 688S 689S 690S 691S 692S 693S 694S 695S 696S 697S 698S 699S 700S 701S 702S 703S 704S 705S 706S 707S 708S 709S 710S 711S 712S 713S 714S 715S 716S 717S 718S 719S 720S 721S 722S 723S 724S 725S 726S 727S 728S 729S 730S 731S 732S 733S 734S 735S 736S 737S 738S 739S 740S 741S 742S 743S 744S 745S 746S 747S 748S 749S 750S 751S 752S 753S 754S 755S 756S 757S 758S 759S 760S 761S 762S 763S 764S 765S 766S 767S 768S 769S 770S 771S 772S 773S 774S 775S 776S 777S 778S 779S 780S 781S 782S 783S 784S 785S 786S 787S 788S 789S 790S 791S 792S 793S 794S 795S 796S 797S 798S 799S 800S 801S 802S 803S 804S 805S 806S 807S 808S 809S 810S 811S 812S 813S 814S 815S 816S 817S 818S 819S 820S 821S 822S 823S 824S 825S 826S 827S 828S 829S 830S 831S 832S 833S 834S 835S 836S 837S 838S 839S 840S 841S 842S 843S 844S 845S 846S 847S 848S 849S 850S 851S 852S 853S 854S 855S 856S 857S 858S 859S 860S 861S 862S 863S 864S 865S 866S 867S 868S 869S 870S 871S 872S 873S 874S 875S 876S 877S 878S 879S 880S 881S 882S 883S 884S 885S 886S 887S 888S 889S 890S 891S 892S 893S 894S 895S 896S 897S 898S 899S 900S 901S 902S 903S 904S 905S 906S 907S 908S 909S 910S 911S 912S 913S 914S 915S 916S 917S 918S 919S 920S 921S 922S 923S 924S 925S 926S 927S 928S 929S 930S 931S 932S 933S 934S 935S 936S 937S 938S 939S 940S 941S 942S 943S 944S 945S 946S 947S 948S 949S 950S 951S 952S 953S 954S 955S 956S 957S 958S 959S 960S 961S 962S 963S 964S 965S 966S 967S 968S 969S 970S 971S 972S 973S 974S 975S 976S 977S 978S 979S 980S 981S 982S 983S 984S 985S 986S 987S 988S 989S 990S 991S 992S 993S 994S 995S 996S 997S 998S 999S 1000S 1001S 1002S 1003S 1004S 1005S 1006S 1007S 1008S 1009S 1010S 1011S 1012S 1013S 1014S 1015S 1016S 1017S 1018S 1019S 1020S 1021S 1022S 1023S 1024S 1025S 1026S 1027S 1028S 1029S 1030S 1031S 1032S 1033S 1034S 1035S 1036S 1037S 1038S 1039S 1040S 1041S 1042S 1043S 1044S 1045S 1046S 1047S 1048S 1049S 1050S 1051S 1052S 1053S 1054S 1055S 1056S 1057S 1058S 1059S 1060S 1061S 1062S 1063S 1064S 1065S 1066S 1067S 1068S 1069S 1070S 1071S 1072S 1073S 1074S 1075S 1076S 1077S 1078S 1079S 1080S 1081S 1082S 1083S 1084S 1085S 1086S 1087S 1088S 1089S 1090S 1091S 1092S 1093S 1094S 1095S 1096S 1097S 1098S 1099S 1100S 1101S 1102S 1103S 1104S 1105S 1106S 1107S 1108S 1109S 1110S 1111S 1112S 1113S 1114S 1115S 1116S 1117S 1118S 1119S 1120S 1121S 1122S 1123S 1124S 1125S 1126S 1127S 1128S 1129S 1130S 1131S 1132S 1133S 1134S 1135S 1136S 1137S 1138S 1139S 1140S 1141S 1142S 1143S 1144S 1145S 1146S 1147S 1148S 1149S 1150S 1151S 1152S 1153S 1154S 1155S 1156S 1157S 1158S 1159S 1160S 1161S 1162S 1163S 1164S 1165S 1166S 1167S 1168S 1169S 1170S 1171S 1172S 1173S 1174S 1175S 1176S 1177S 1178S 1179S 1180S 1181S 1182S 1183S 1184S 1185S 1186S 1187S 1188S 1189S 1190S 1191S 1192S 1193S 1194S 1195S 1196S 1197S 1198S 1199S 1200S 1201S 1202S 1203S 1204S 1205S 1206S 1207S 1208S 1209S 1210S 1211S 1212S 1213S 1214S 1215S 1216S 1217S 1218S 1219S 1220S 1221S 1222S 1223S 1224S 1225S 1226S 1227S 1228S 1229S 1230S 1231S 1232S 1233S 1234S 1235S 1236S 1237S 1238S 1239S 1240S 1241S 1242S 1243S 1244S 1245S 1246S 1247S 1248S 1249S 1250S 1251S 1252S 1253S 1254S 1255S 1256S 1257S 1258S 1259S 1260S 1261S 1262S 1263S 1264S 1265S 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1432S 1433S 1434S 1435S 1436S 1437S 1438S 1439S 1440S 1441S 1442S 1443S 1444S 1445S 1446S 1447S 1448S 1449S 1450S 1451S 1452S 1453S 1454S 1455S 1456S 1457S 1458S 1459S 1460S 1461S 1462S 1463S 1464S 1465S 1466S 1467S 1468S 1469S 1470S 1471S 1472S 1473S 1474S 1475S 1476S 1477S 1478S 1479S 1480S 1481S 1482S 1483S 1484S 1485S 1486S 1487S 1488S 1489S 1490S 1491S 1492S 1493S 1494S 1495S 1496S 1497S 1498S 1499S 1500S 1501S 1502S 1503S 1504S 1505S 1506S 1507S 1508S 1509S 1510S 1511S 1512S 1513S 1514S 1515S 1516S 1517S 1518S 1519S 1520S 1521S 1522S 1523S 1524S 1525S 1526S 1527S 1528S 1529S 1530S 1531S 1532S 1533S 1534S 1535S 1536S 1537S 1538S 1539S 1540S 1541S 1542S 1543S 1544S 1545S 1546S 1547S 1548S 1549S 1550S 1551S 1552S 1553S 1554S 1555S 1556S 1557S 1558S 1559S 1560S 1561S 1562S 1563S 1564S 1565S 1566S 1567S 1568S 1569S 1570S 1571S 1572S 1573S 1574S 1575S 1576S 1577S 1578S 1579S 1580S 1581S 1582S 1583S 1584S 1585S 1586S 1587S 1588S 1589S 1590S 1591S 1592S 1593S 1594S 1595S 1596S 1597S 1598S 1599S 1600S 1601S 1602S 1603S 1604S 1605S 1606S 1607S 1608S 1609S 1610S 1611S 1612S 1613S 1614S 1615S 1616S 1617S 1618S 1619S 1620S 1621S 1622S 1623S 1624S 1625S 1626S 1627S 1628S 1629S 1630S 1631S 1632S 1633S 1634S 1635S 1636S 1637S 1638S 1639S 1640S 1641S 1642S 1643S 1644S 1645S 1646S 1647S 1648S 1649S 1650S 1651S 1652S 1653S 1654S 1655S 1656S 1657S 1658S 1659S 1660S 1661S 1662S 1663S 1664S 1665S 1666S 1667S 1668S 1669S 1670S 1671S 1672S 1673S 1674S 1675S 1676S 1677S 1678S 1679S 1680S 1681S 1682S 1683S 1684S 1685S 1686S 1687S 1688S 1689S 1690S 1691S 1692S 1693S 1694S 1695S 1696S 1697S 1698S 1699S 1700S 1701S 1702S 1703S 1704S 1705S 1706S 1707S 1708S 1709S 1710S 1711S 1712S 1713S 1714S 1715S 1716S 1717S 1718S 1719S 1720S 1721S 1722S 1723S 1724S 1725S 1726S 1727S 1728S 1729S 1730S 1731S 1732S 1733S 1734S 1735S 1736S 1737S 1738S 1739S 1740S 1741S 1742S 1743S 1744S 1745S 1746S 1747S 1748S 1749S 1750S 1751S 1752S 1753S 1754S 1755S 1756S 1757S 1758S 1759S 1760S 1761S 1762S 1763S 1764S 1765S 1766S 1767S 1768S 1769S 1770S 1771S 1772S 1773S 1774S 1775S 1776S 1777S 1778S 1779S 1780S 1781S 1782S 1783S 1784S 1785S 1786S 1787S 1788S 1789S 1790S 1791S 1792S 1793S 1794S 1795S 1796S 1797S 1798S 1799S 1800S 1801S 1802S 1803S 1804S 1805S 1806S 1807S 1808S 1809S 1810S 1811S 1812S 1813S 1814S 1815S 1816S 1817S 1818S 1819S 1820S 1821S 1822S 1823S 1824S 1825S 1826S 1827S 1828S 1829S 1830S 1831S 1832S 1833S 1834S 1835S 1836S 1837S 1838S 1839S 1840S 1841S 1842S 1843S 1844S 1845S 1846S 1847S 1848S 1849S 1850S 1851S 1852S 1853S 1854S 1855S 1856S 1857S 1858S 1859S 1860S 1861S 1862S 1863S 1864S 1865S 1866S 1867S 1868S 1869S 1870S 1871S 1872S 1873S 1874S 1875S 1876S 1877S 1878S 1879S 1880S 1881S 1882S 1883S 1884S 1885S 1886S 1887S 1888S 1889S 1890S 1891S 1892S 1893S 1894S 1895S 1896S 1897S 1898S 1899S 1900S 1901S 1902S 1903S 1904S 1905S 1906S 1907S 1908S 1909S 1910S 1911S 1912S 1913S 1914S 1915S 1916S 1917S 1918S 1919S 1920S 1921S 1922S 1923S 1924S 1925S 1926S 1927S 1928S 1929S 1930S 1931S 1932S 1933S 1934S 1935S 1936S 1937S 1938S 1939S 1940S 1941S 1942S 1943S 1944S 1945S 1946S 1947S 1948S 1949S 1950S 1951S 1952S 1953S 1954S 1955S 1956S 1957S 1958S 1959S 1960S 1961S 1962S 1963S 1964S 1965S 1966S 1967S 1968S 1969S 1970S 1971S 1972S 1973S 1974S 1975S 1976S 1977S 1978S 1979S 1980S 1981S 1982S 1983S 1984S 1985S 1986S 1987S 1988S 1989S 1990S 1991S 1992S 1993S 1994S 1995S 1996S 1997S 1998S 1999S 2000S 2001S 2002S 2003S 2004S 2005S 2006S 2007S 2008S 2009S 2010S 2011S 2012S 2013S 2014S 2015S 2016S 2017S 2018S 2019S 2020S 2021S 2022S 2023S 2024S 2025S 2026S 2027S 2028S 2029S 2030S 2031S 2032S 2033S 2034S 2035S 2036S 2037S 2038S 2039S 2040S 2041S 2042S 2043S 2044S 2045S 2046S 2047S 2048S 2049S 2050S 2051S 2052S 2053S 2054S 2055S 2056S 2057S 2058S 2059S 2060S 2061S 2062S 2063S 2064S 2065S 2066S 2067S 2068S 2069S 2070S 2071S 2072S 2073S 2074S 2075S 2076S 2077S 2078S 2079S 2080S 2081S 2082S 2083S 2084S 2085S 2086S 2087S 2088S 2089S 2090S 2091S 2092S 2093S 2094S 2095S 2096S 2097S 2098S 2099S 2100S 2101S 2102S 2103S 2104S 2105S 2106S 2107S 2108S 2109S 2110S 2111S 2112S 2113S 2114S 2115S 2116S 2117S 2118S 2119S 2120S 2121S 2122S 2123S 2124S 2125S 2126S 2127S 2128S 2129S 2130S 2131S 2132S 2133S 2134S 2135S 2136S 2137S 2138S 2139S 2140S 2141S 2142S 2143S 2144S 2145S 2146S 2147S 2148S 2149S 2150S 2151S 2152S 2153S 2154S 2155S 2156S 2157S 2158S 2159S 2160S 2161S 2162S 2163S 2164S 2165S 2166S 2167S 2168S 2169S 2170S 2171S 2172S 2173S 2174S 2175S 2176S 2177S 2178S 2179S 2180S 2181S 2182S 2183S 2184S 2185S 2186S 2187S 2188S 2189S 2190S 2191S 2192S 2193S 2194S 2195S 2196S 2197S 2198S 2199S 2200S 2201S 2202S 2203S 2204S 2205S 2206S 2207S 2208S 2209S 2210S 2211S 2212S 2213S 2214S 2215S 2216S 2217S 2218S 2219S 2220S 2221S 2222S 2223S 2224S 2225S 2226S 2227S 2228S 2229S 2230S 2231S 2232S 2233S 2234S 2235S 2236S 2237S 2238S 2239S 2240S 2241S 2242S 2243S 2244S 2245S 2246S 2247S 2248S 2249S 2250S 2251S 2252S 2253S 2254S 2255S 2256S 2257S 2258S 225



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0052-02

MEETING DATE: July 25, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

Date

7-9-2

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

CASE NUMBER: Z-0052-02

MEETING DATE: October 24, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

10-9-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0

50

100

200

400

600

800

MAP LEGEND

AVERAGE
QA VALUE

35

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001
1.00
PARCEL NUMBER
ACREAGE

202
PB 25-45
PARCEL SUB/SEC NUMBER
PLAT RECORDING NUMBER

5
5
BLOCK NUMBER
LOT NUMBER

GL5
5
GOV. LOT NUMBER

BOOK

T19S R60E

12

MAP

N 2 SE 4

125-12-7

Scale: 1"=200'

Rev: 01/31/02

CLARK COUNTY
TAXES & RECORDS
TAX MAP

BRADLEY RD

UNICORN ST

HORSE DR

THOM BLVD

DECATUR BLVD

RACEL ST

001 1.91

002 0.88

003 2.16

004 2.23

005 8.98

006 10.00

007 9.62

701

702

PM 50-20

PM 85-60

Z-0052-02

Z-0052-02(1)

GPA-0029-02

7-25-02 PC

STAFF

TAX DIST 200

