

FILE HISTORY

[illegible]

FILE NO.:

Z-0052-02(1)

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

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).

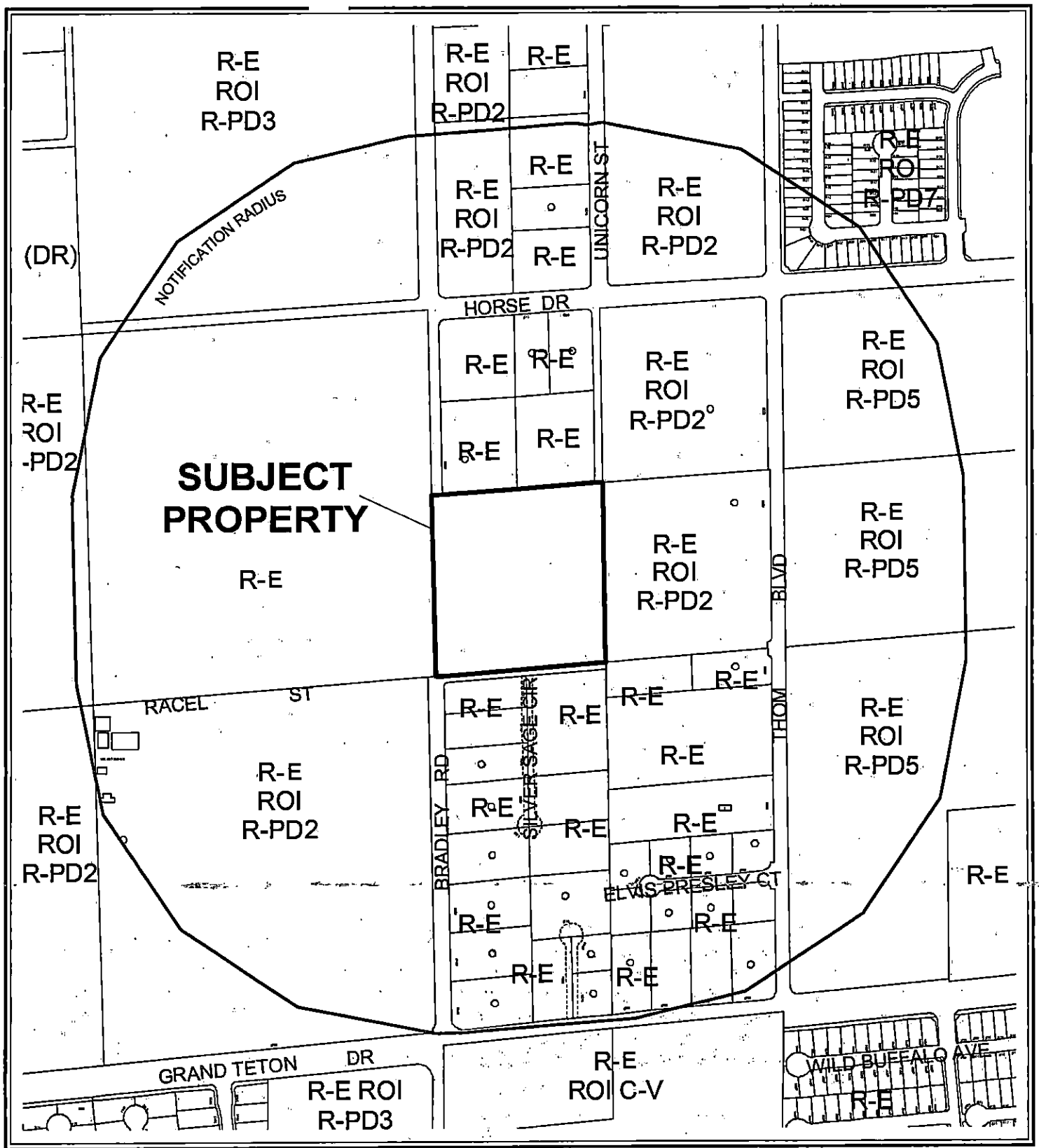
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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TROY S. 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.
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RENOTIFICATION

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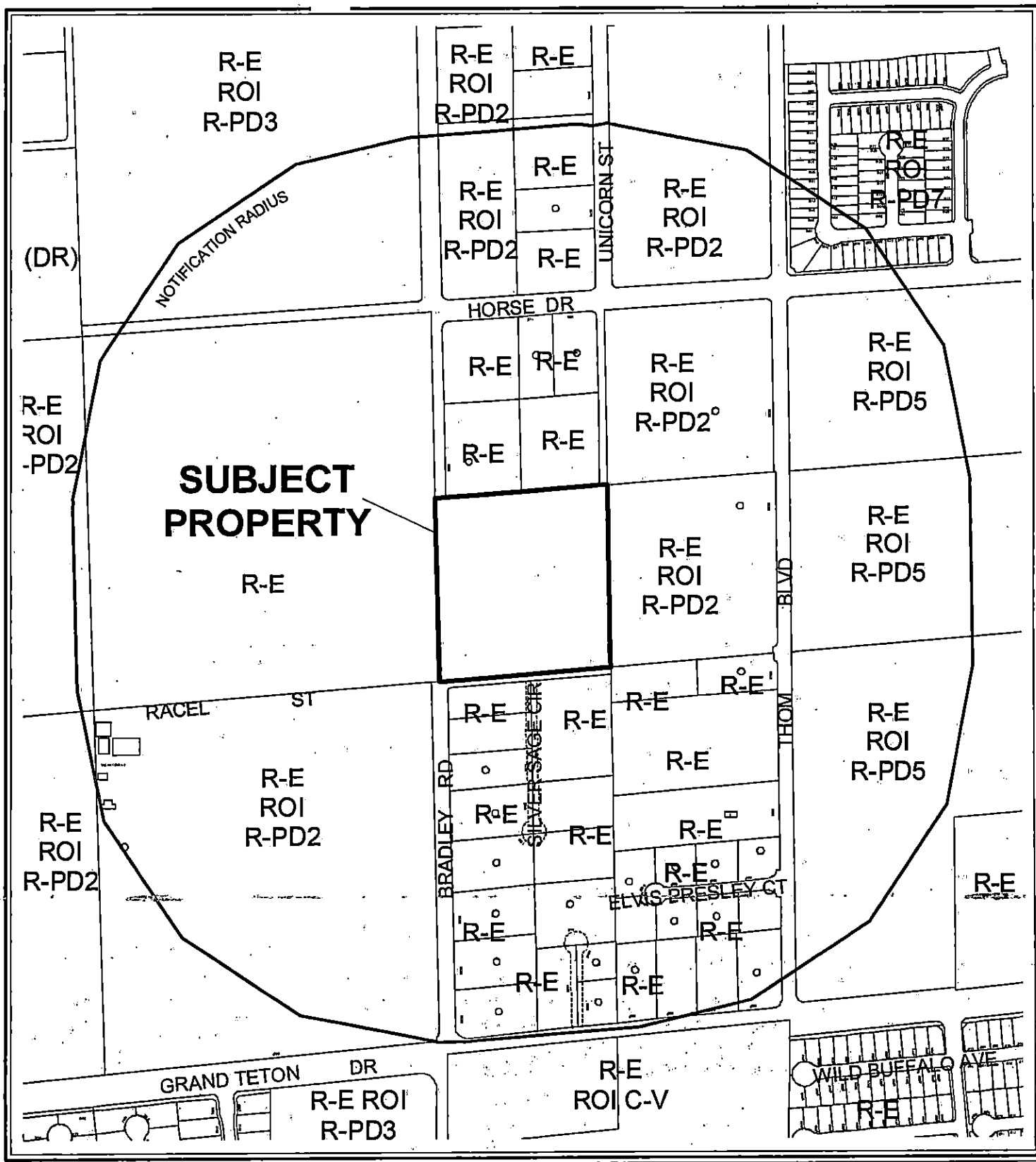
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TROY S. JESCGHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

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).

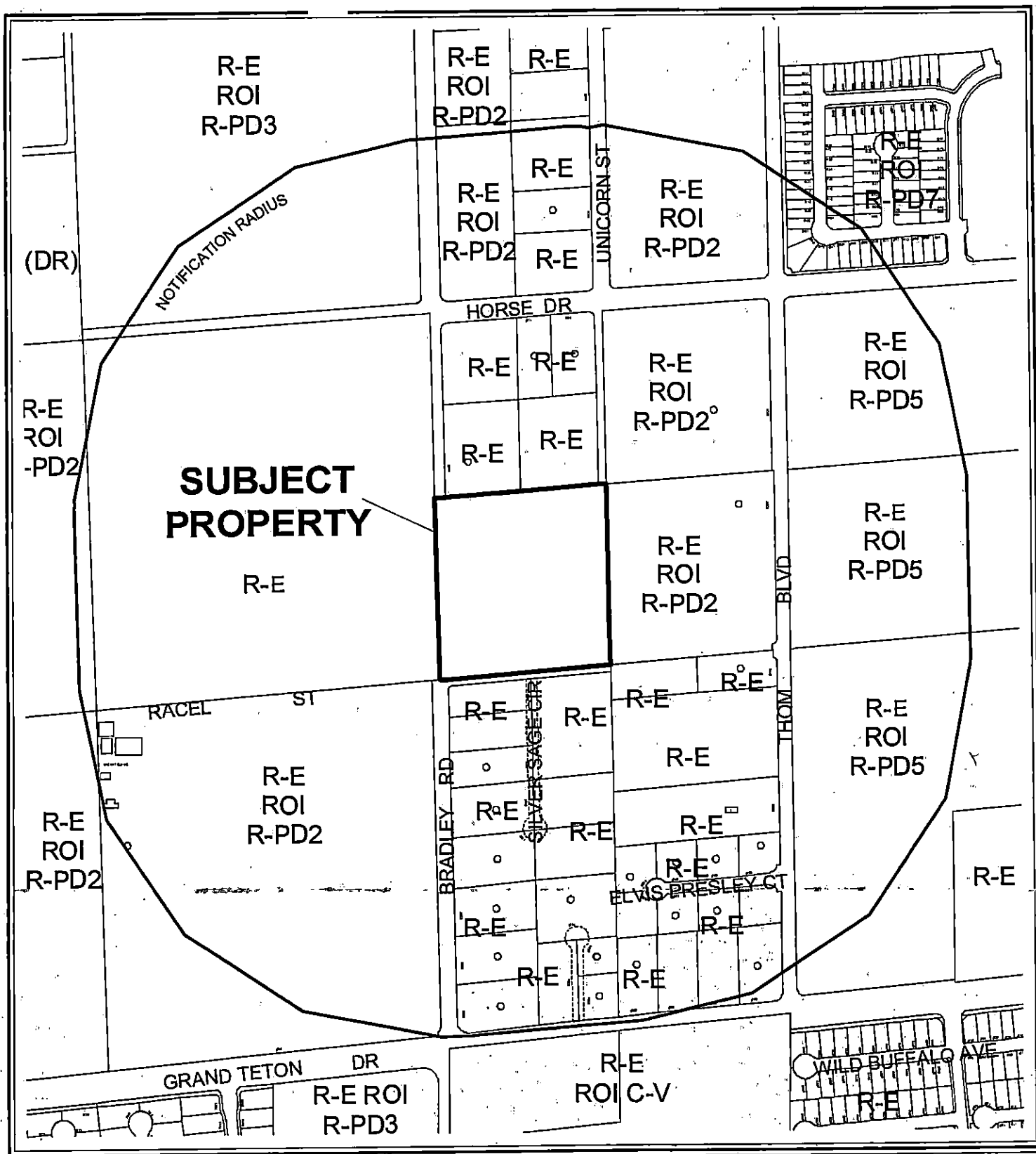
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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

REZONING

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

Z-0052-02

RENOTIFICATION

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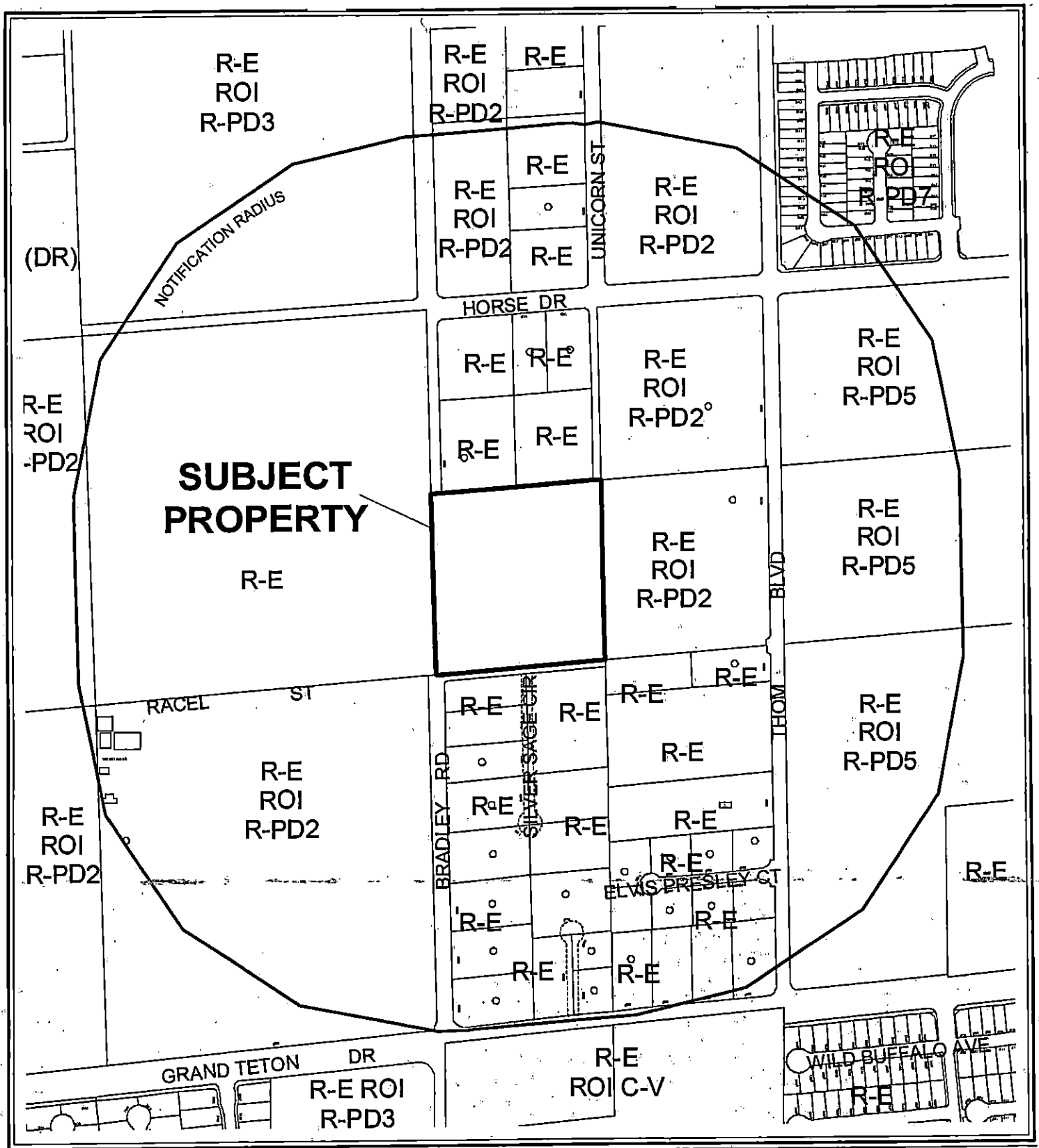
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TROY S. JESCHKE, ACTIING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

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).

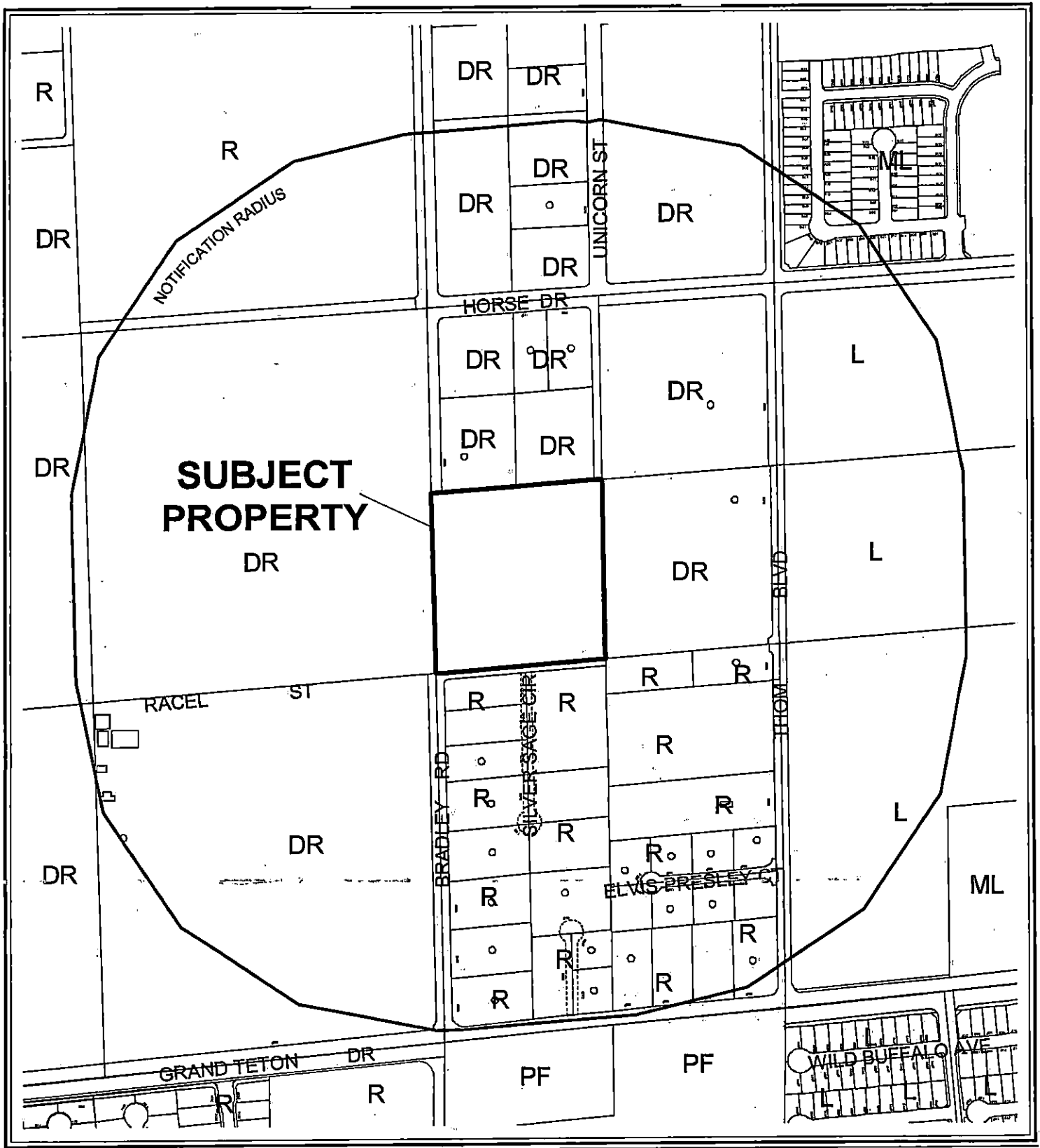
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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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)



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).

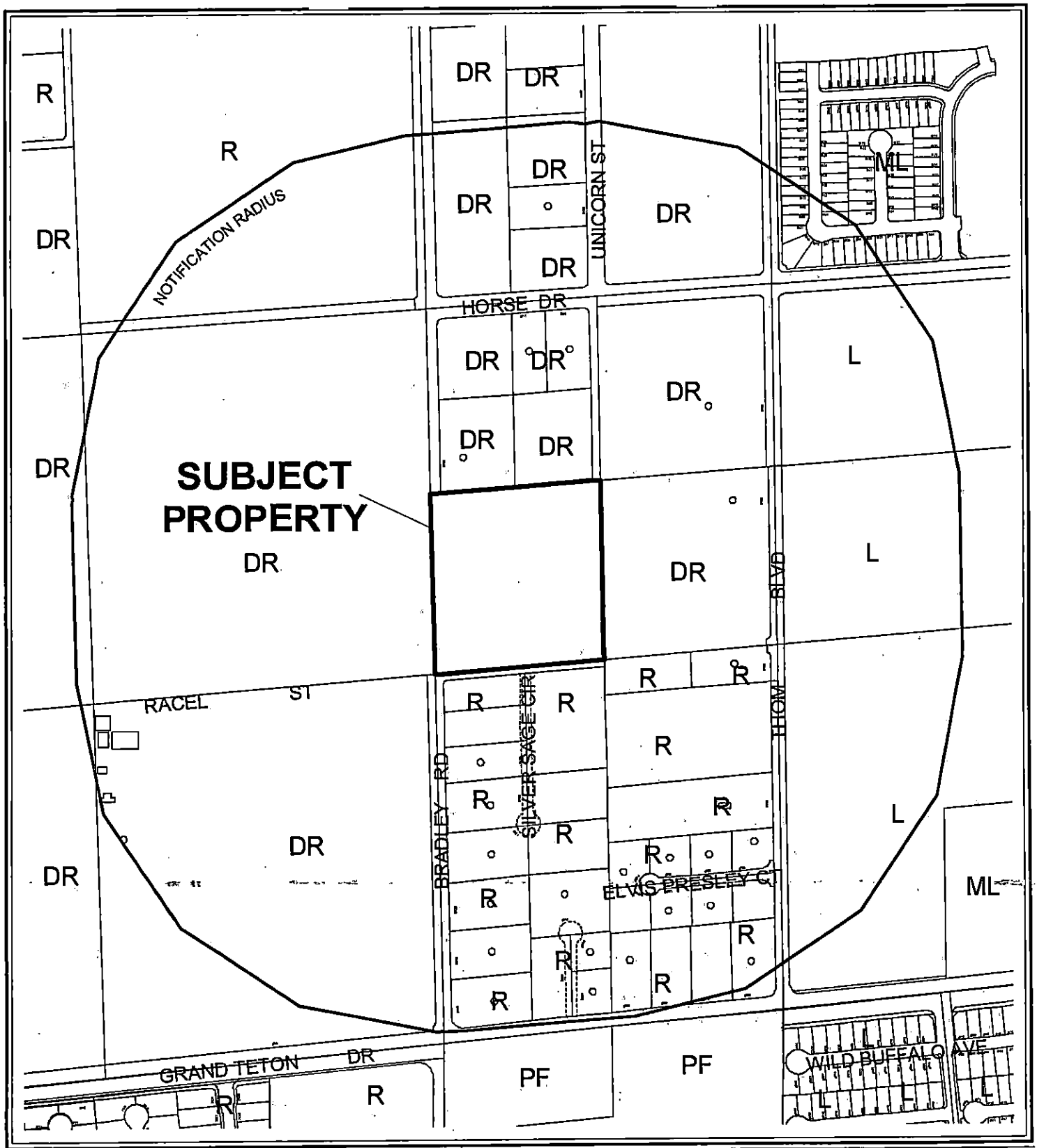
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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

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).

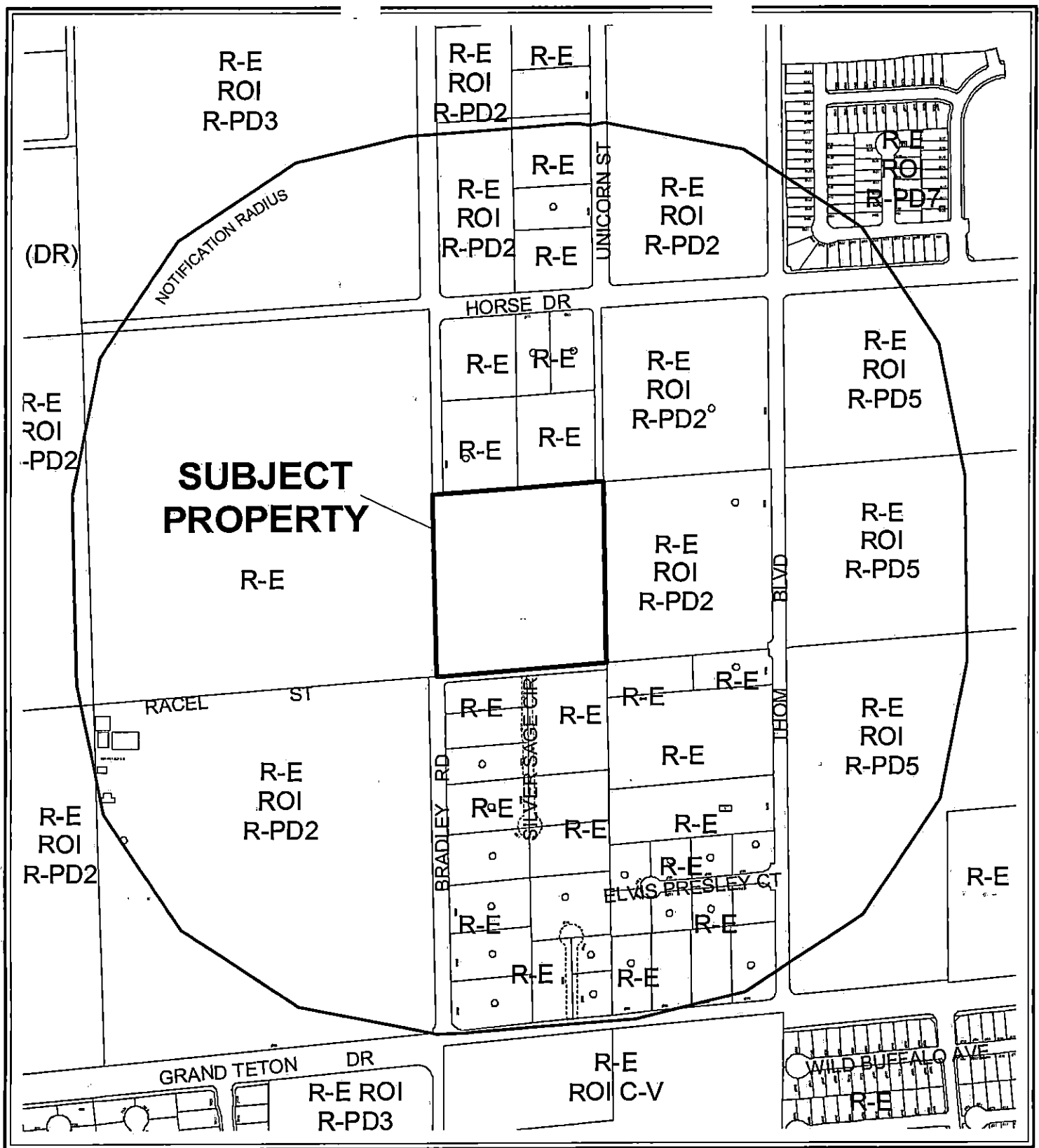
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JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0052-02(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
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Z-0052-02(1)

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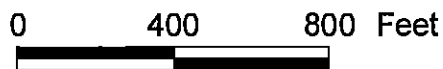
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CURRENT PLANNING DIVISION

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NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
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400 STEWART AVENUE
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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).

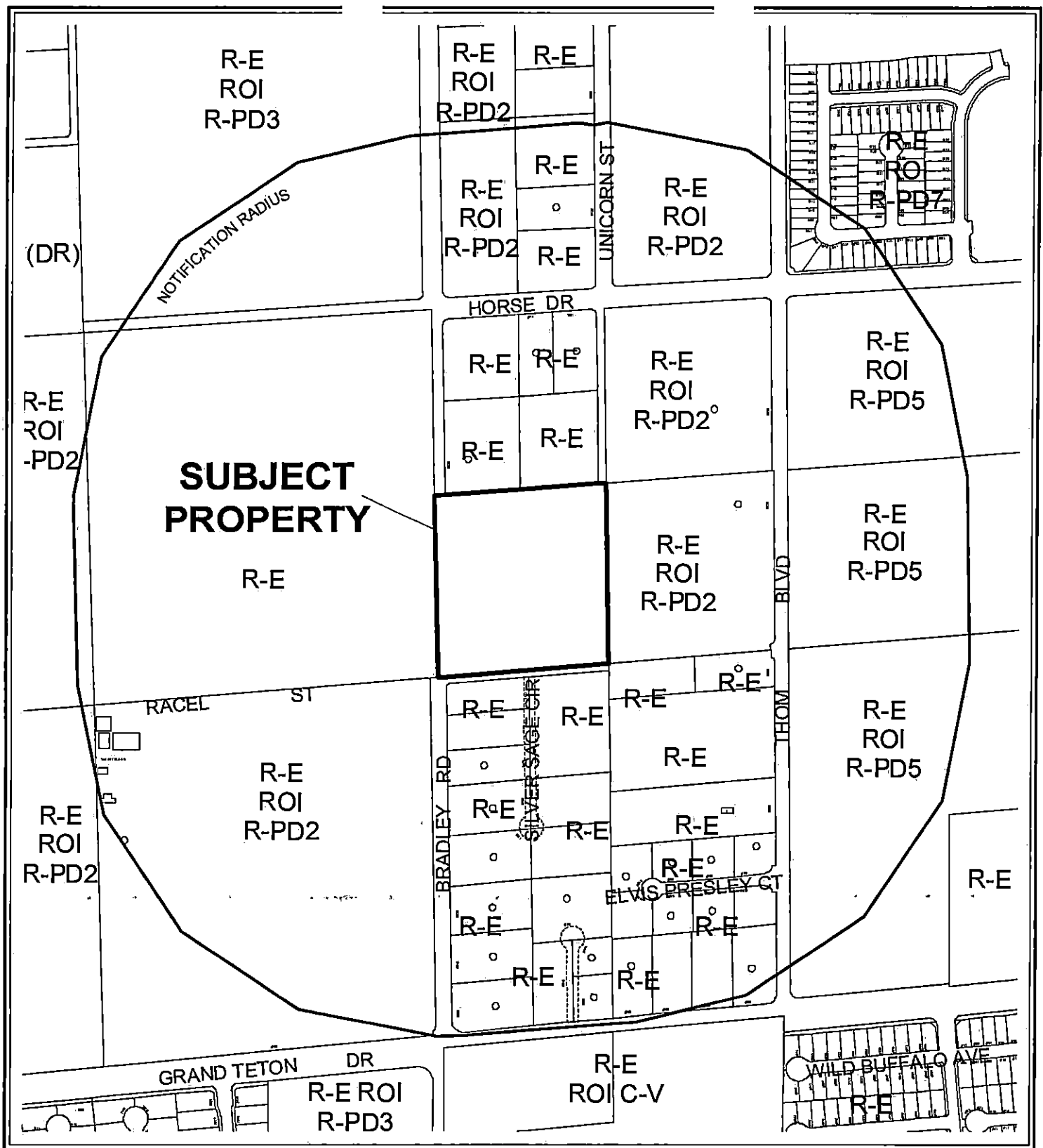
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PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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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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).

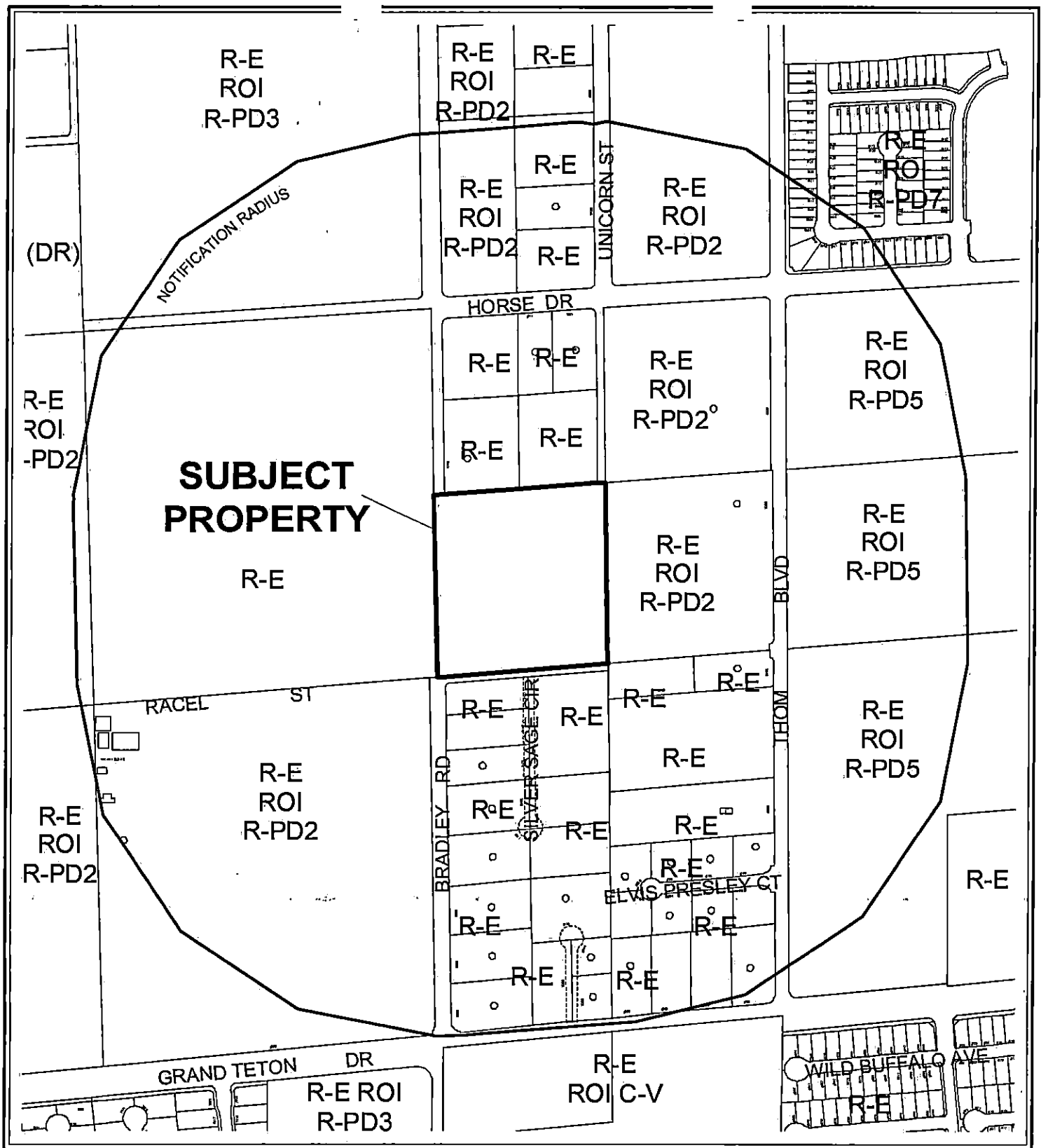
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CURRENT PLANNING DIVISION

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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).

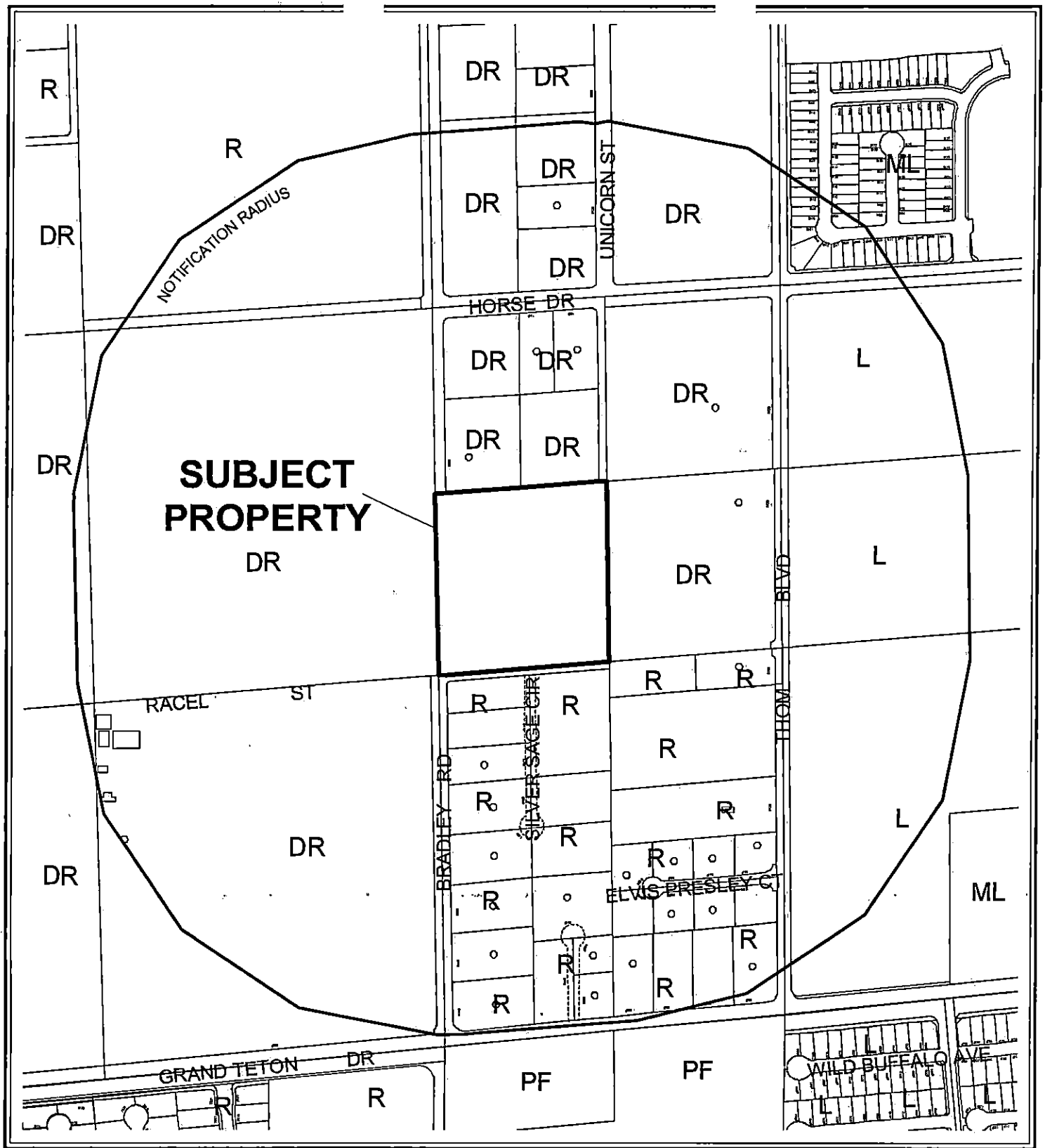
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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: **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: 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).

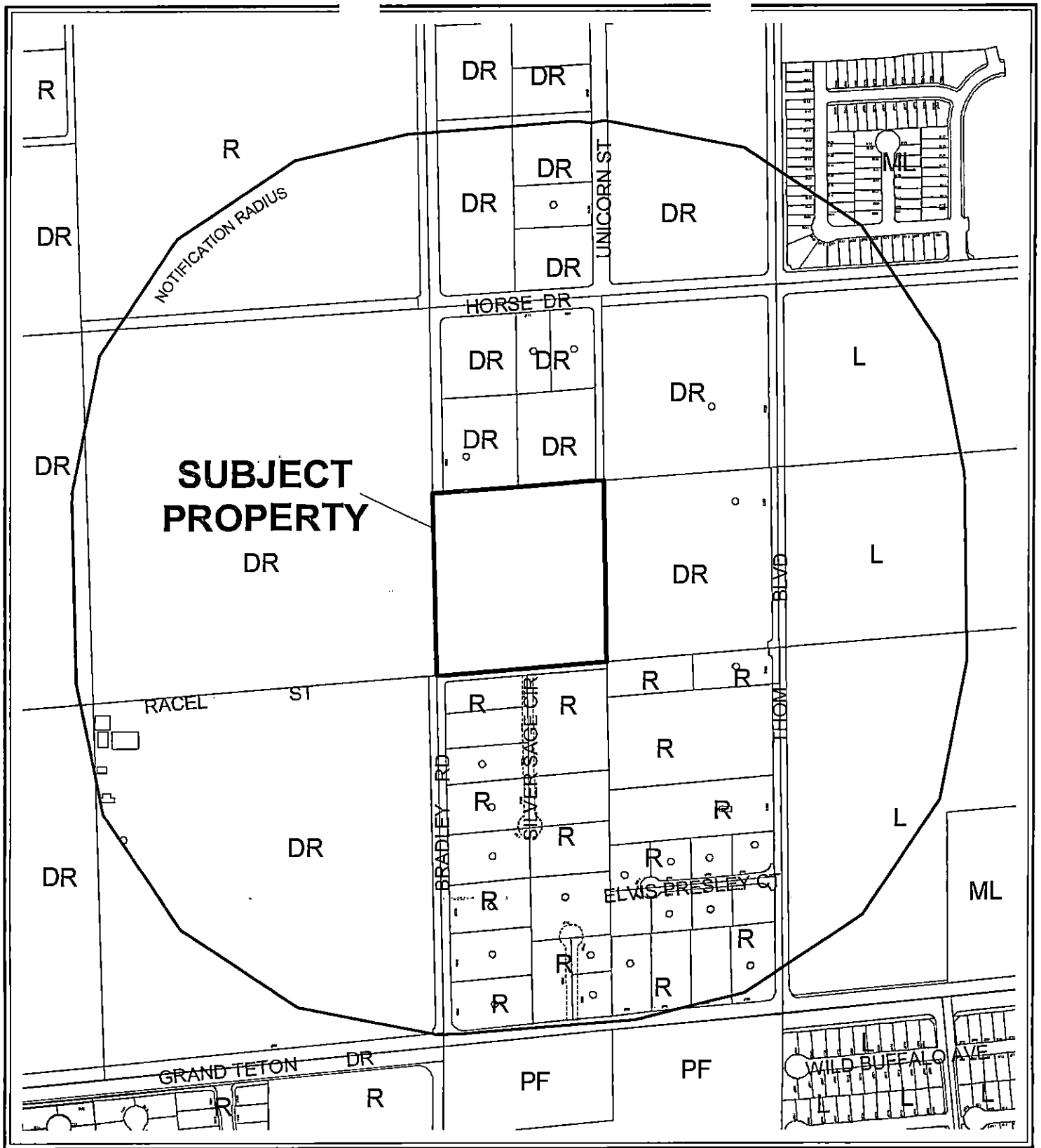
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Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof 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-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



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>400</u> \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	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 <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 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: SDPR

APN: _____

Location: Drake & Horse

Planner: JOEL

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(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request 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).

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

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 Coronado Bay. 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 12 – Z-0052-02(1)

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(1) - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Guinn:

Your request 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), 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(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request 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).

C.C.: 11/20/02

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

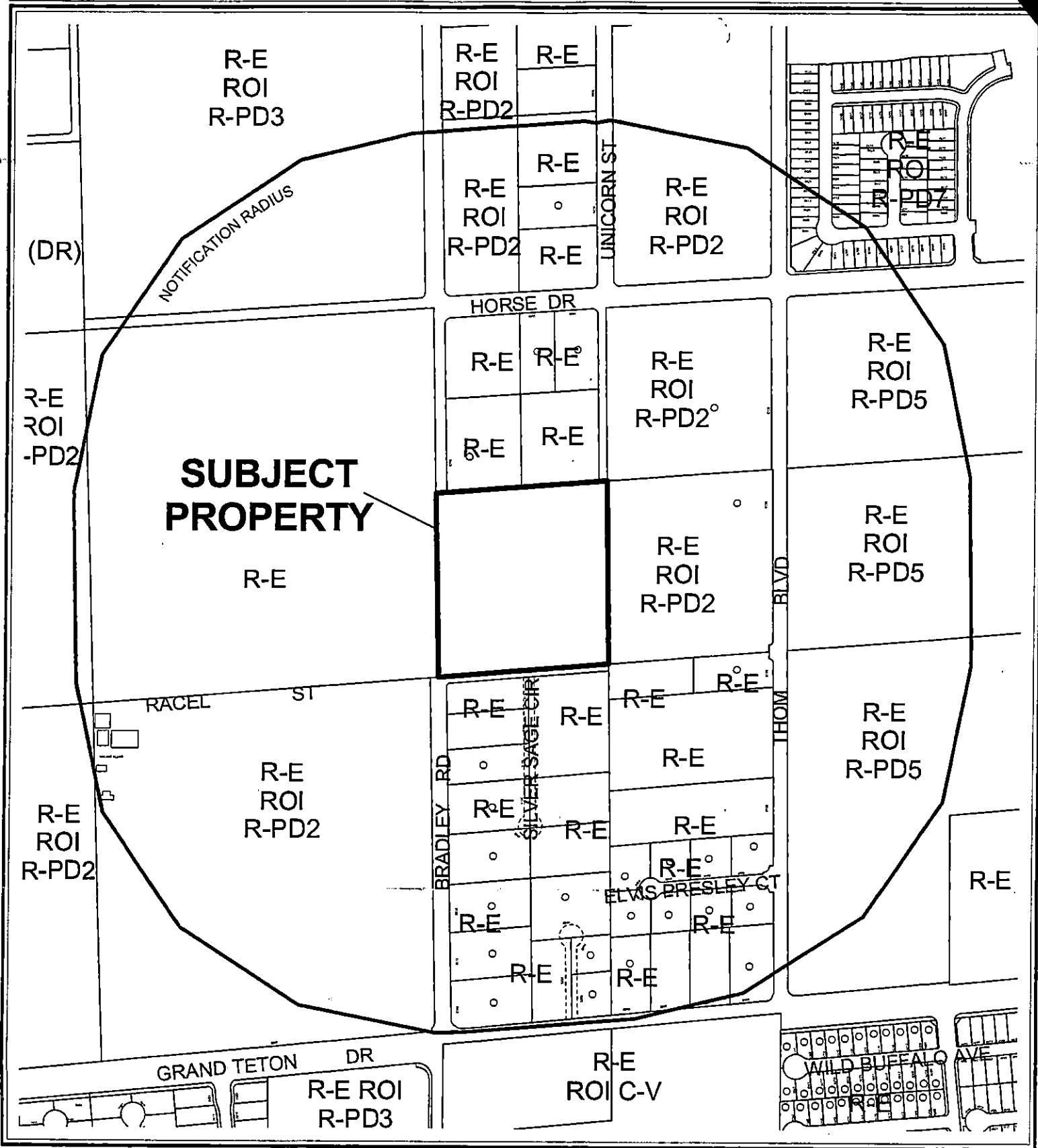
City Council Meeting

RECOMMENDATION:

Staff recommends **WITHDRAWAL WITHOUT PREJUDICE**.

BACKUP DOCUMENTATION:

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



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)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 24, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - Z-0052-02(1) -
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(1) APN: _____

Name of Property Owner: Coronado Bay

Name of Applicant: Jeffrey B. Gunn

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: _____

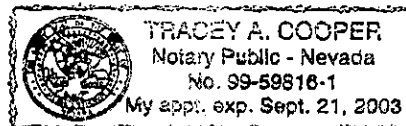
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Jeffrey B. Gunn

Subscribed and sworn before me

This 31st day of May, 2002

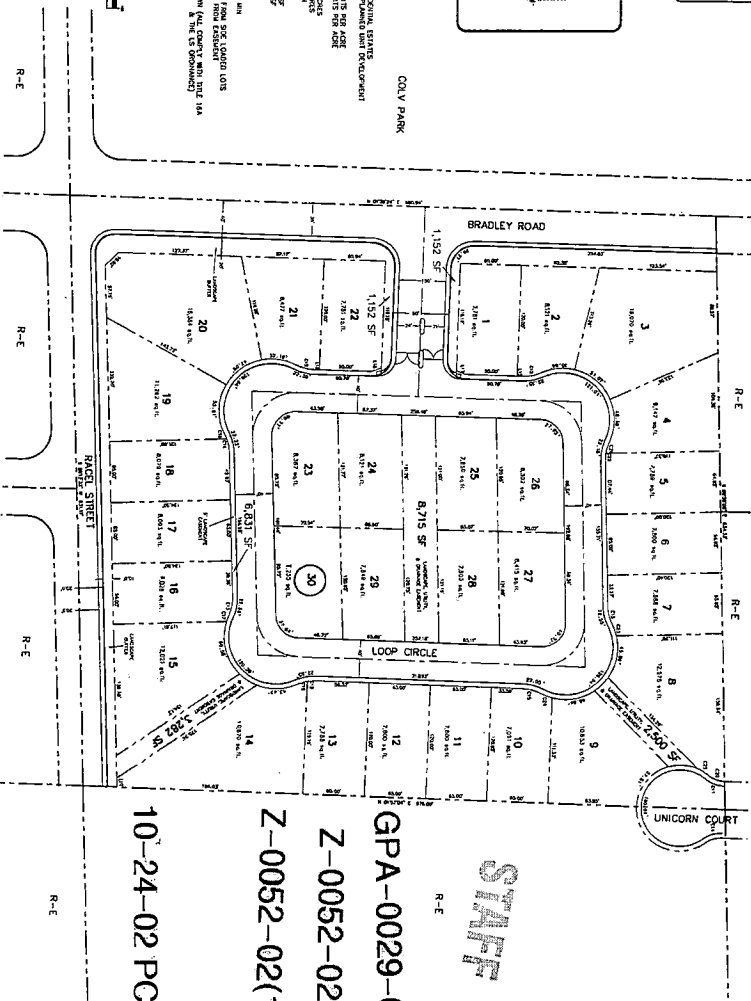
Tracey A. Cooper
Notary Public in and for said County and State





SITE DATA

COLV PARK

[illegible]

ST
JANUARY 1954
JANUARY 1954
JANUARY 1954
JANUARY 1954
JANUARY 1954

R-13

GPA-0029-02

Z-0052-02

Z-0052-02(1)

10-24-02 PC

SITE PLAN
COL.V
ASPECT
AT
MOUNT...

IRON MOUNT.....NCH

TROPHY HOMES
2491 S. BUFFALO DRIVE, SUITE 112
LAS VEGAS, NEVADA 89117
702-255-7133 FAX: 702-255-0434

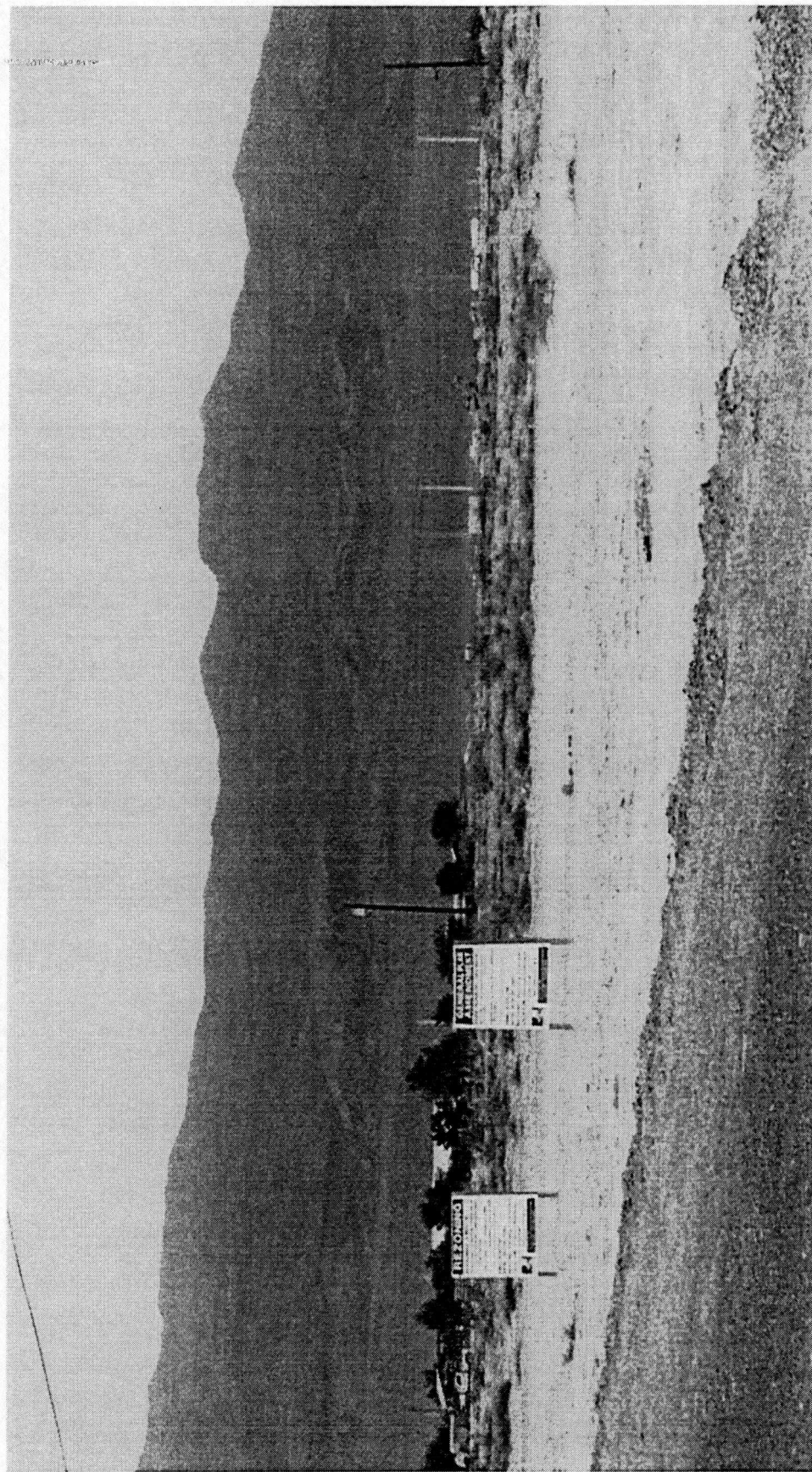


TANBY ENGINEERING
 4445 S. JONES BLVD. SUITE #1
 LAS VEGAS, NV 89103
 (702) 731-8844 FAX (702) 731-5393

REVIEWS

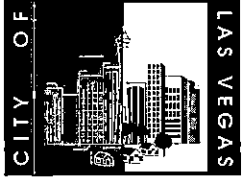
DATE:	6/02
SCALE:	RAW
LOG NO:	TRP-02-008
PERFORMED BY:	DPS
DATE BY:	6/03
SHEET NAME:	
SITE:	





Z-0052-02(1) - 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(1) - SITE DEVELOPMENT
PLAN REVIEW**

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 Jeshke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TJSJ: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 Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



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).

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.

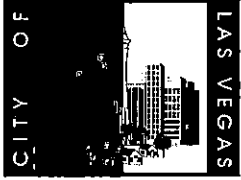
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current 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.



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

SEE LOCATION MAP ON REVERSE SIDE

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice:
Administration 229-6353
Camp 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(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Guinn:

Your request 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), 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
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brawn
Lynette Boggs 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-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request 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).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLED.

BACKUP DOCUMENTATION:

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

MOTION:

TRUESEL – 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 would like to have these items held in abeyance.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 36 – Z-0052-02(1)

MINUTES – Continued:

No one appeared in opposition.

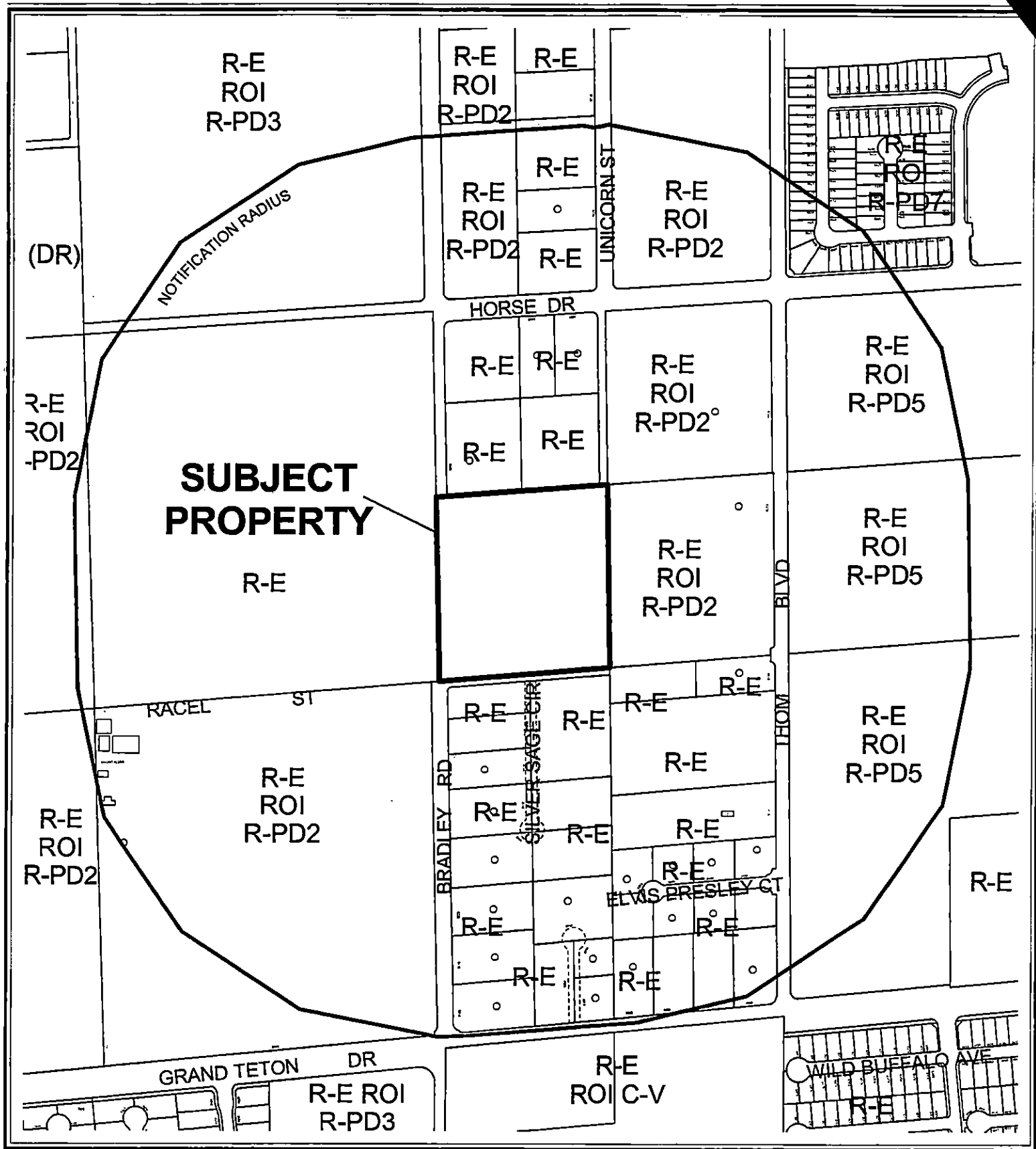
There was no further discussion.

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(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)

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0052-02(1) APN: _____

Name of Property Owner: Coronado Bay

Name of Applicant: Jeffrey B. Gunn

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: _____

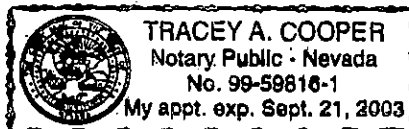
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 31st day of May, 2002

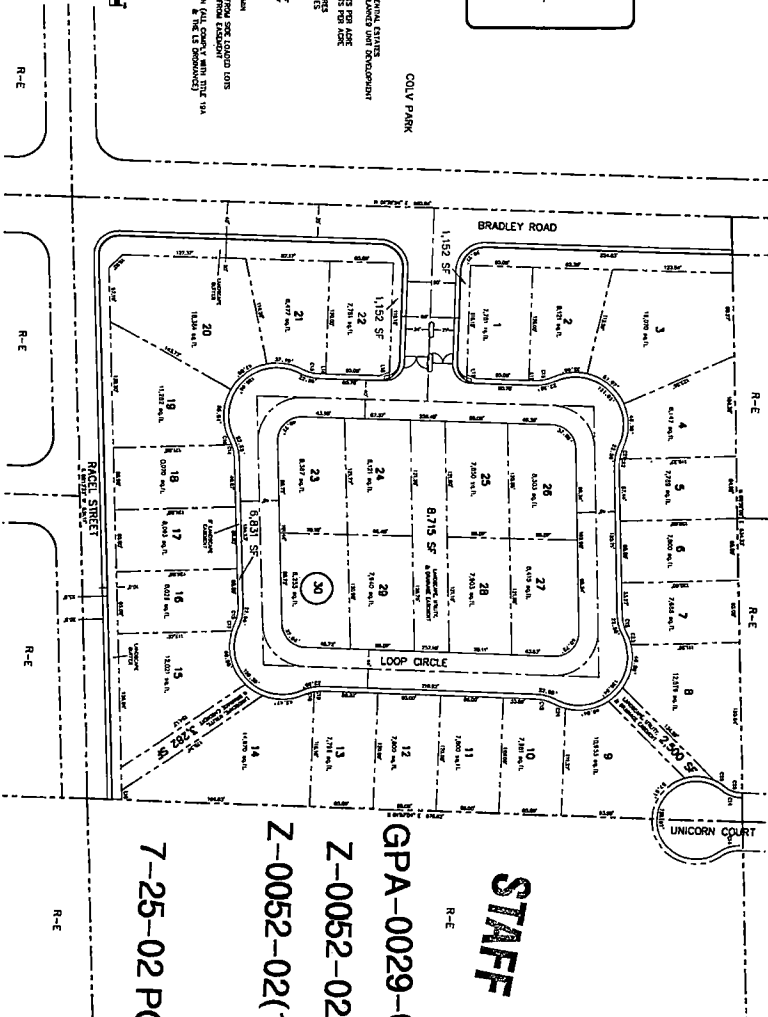
Tracey A. Cooper
Notary Public in and for said County and State





SITE DATA

COLV PARK

[illegible]

STAFF

R-13

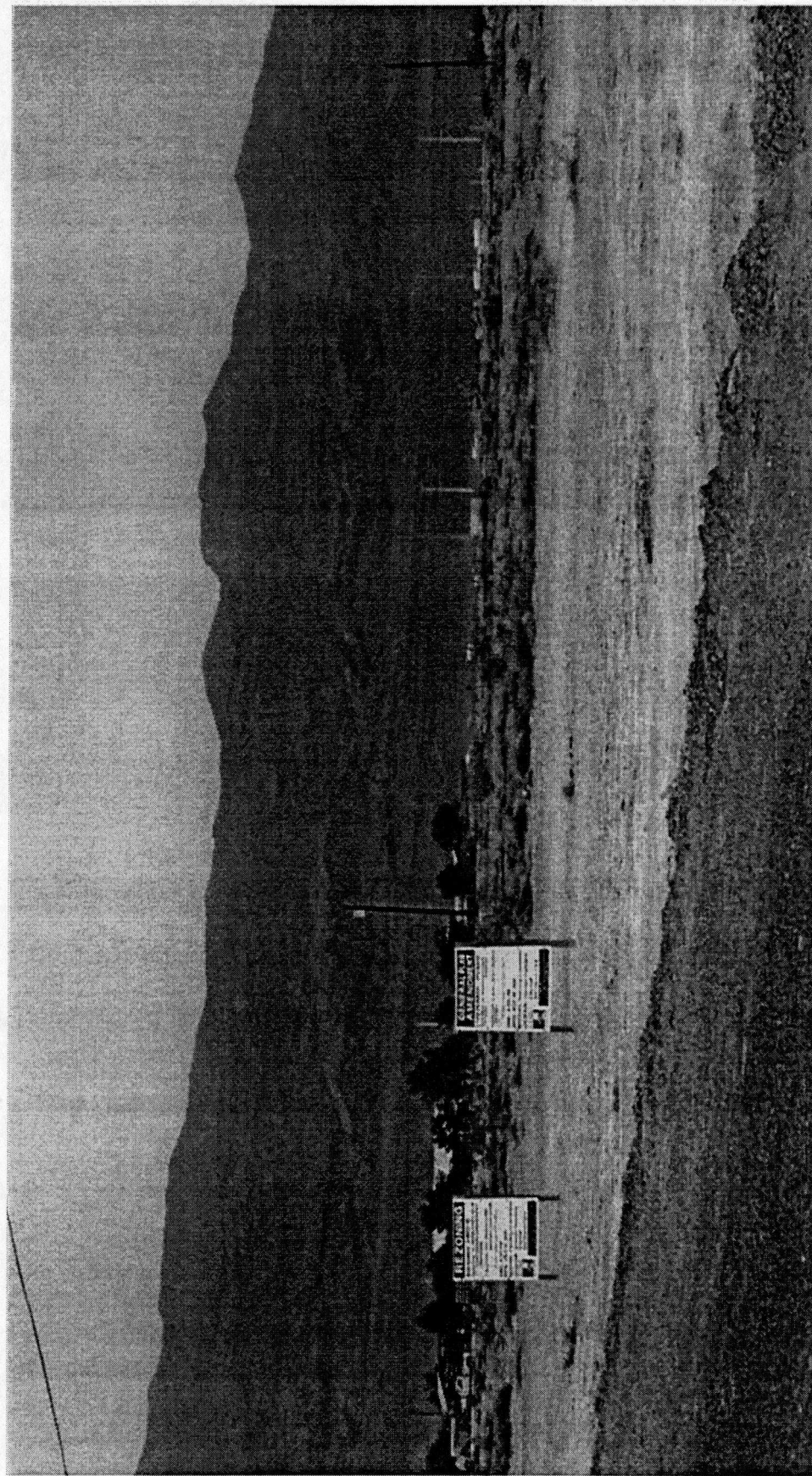
GPA-0029-02

Z-0052-02

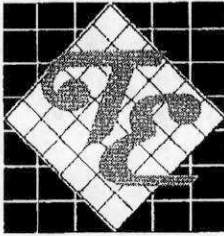
Z-0052-02(1)

7-25-02 PC

DATE DRAWN BY CHECKED BY APPROVED BY DESIGNED BY SCALE SHEET NO. SITE OF		SITE PLAN	TROPHY HOMES					
		CONV	MAY 1 BATTAL DRG. SUITE 112 LAS VEGAS, NEVADA 89117 702-255-4112 FAX:702-255-0451					
		AS	LANNY ENGINEERING					
		IRON MOUNTAIN RANCH	4415 SPODE BLVD. SUITE 100 LAS VEGAS NV 89121 702-240-4444 FAX:702-240-1233					
				DATE	DESCRIPTION	BY	CHK	DATE
					REVISIONS			



Z-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF
TROPHY HOMES
NORTHEAST CORNER BRADLEY ROAD AND RACEL STREET
JULY 25, 2002 PLANNING COMMISSION

**TANEY ENGINEERING**

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

FAX

To:	Laura Martin	From:	Debi Guma
Fax No.:	385-7268	Pages:	1
Phone:		Date:	7/23/02
Re:	GPA 0029-02	cc:	

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

Per our conversation of earlier today, we are requesting that the applications, GPA 0029-02, Z-0052-02(1) that are scheduled to be heard on July 25, 2002 at the City of Las Vegas Planning Commission be held for approximately 3 months.

Our client is requesting that the above be held until the next quarterly Planning Commission for General Plan Amendments.

A representative of this application will be present on July 25, 2002 in the event the Planning Commissioners have comments and or questions pertaining to this request.

Please call me if you have any questions.

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Camp 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(1) - SITE DEVELOPMENT PLAN REVIEW

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(1)** Coronado Bay Investments, LLC obo Trophy Homes NEC Bradley Rd. & Racel St.
SDPR for a proposed 30 lot subdivision on 10.0 acres



CONDITIONS OF APPROVAL:

1. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The gated entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
2. A Master Streetlight Plan shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
3. 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.
4. 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.
5. Site development to comply with all applicable conditions of approval for Z-52-02, on this same agenda, the approved Iron Mountain Ranch Master Access Analysis and all other subsequent site-related actions.
6. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

COMMENTS:

We note that the Trails Element of the City Master Plan requires a Multi-Use, Equestrian Trail outside the Bradley Road right-of-way adjacent to this site. We recommend that the Planning Department add a condition requiring the applicant create non-residential lots for the multi-use trail path and the entire equestrian trail outside the public right-of-way on the south side of Bradley Road, to be conveyed to the City upon acceptance of the trail improvements and to have such trail constructed concurrent with development of this site.

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)
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4. 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.
5. Site development to comply with all applicable conditions of approval for Z-52-02, on this same agenda, and all other subsequent site-related actions.
6. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

COMMENTS:

We note that the Trails Element of the City Master Plan requires a Multi-Use, Equestrian Trail outside the Bradley Road right-of-way adjacent to this site. We recommend that the Planning Department add a condition requiring the applicant create non-residential lots for the multi-use trail path and the entire equestrian trail outside the public right-of-way on the south side of Bradley Road, to be conveyed to the City upon acceptance of the trail improvements and to have such trail constructed concurrent with development of this site.

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(1)** - CORONADO BAY INVESTMENTS, LLC. ON BEHALF OF TROPHY HOMES - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres located adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 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.**

Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods

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(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request 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.

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:

City of Las Vegas - Neighborhood Services I
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(1)

Lone Mtn Citizens Adv Comm
Northwest Network of Neighborhoods

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).

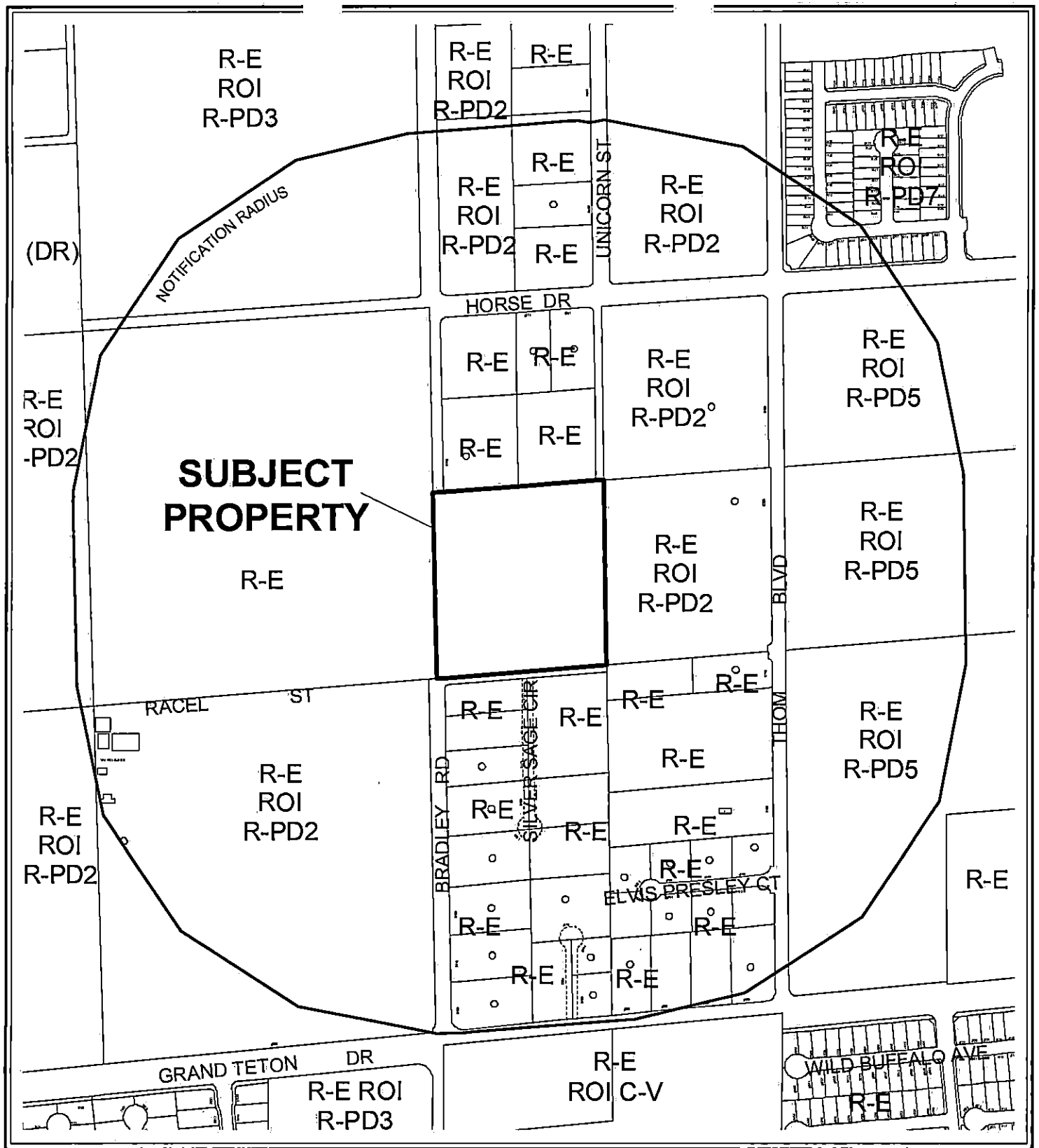
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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)



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

Case Number: Z-0052-02(1)

Printed on : 6/12/2002 2:51:04 PM

Case Keywords :SDPR, 30-LOT SINGLE FAMILY, NEC BRADLEY&RACEL, IRON MOUNTAIN RANC

Accepted : 6/12/2002

Public Hearing : Y

Meeting Date : 7/25/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0052-02(1) - CORONADO BAY INVESTMENTS, LLC. ON BEHALF OF TROPHY HOMES - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres located adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006); R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], 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

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

REPRESENTED BY 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 :

Printed on:



PLANNING & DEVELOPMENT DEPARTMENT

Site Plan Development APPLICATION / PETITION FORM

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

Project Address (Location) 5

Project Name Aspen 10 @ Iron Mtn Ranch Proposed Use _____

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* [Signature]

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

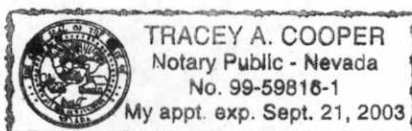
Print Name Jeffrey B. Guinn

Subscribed and sworn before me

This 31st day of May, 2002

Tracey A Cooper

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # 2-0052-02(1)

Meeting Date: 7/25/02

Signs Required: -

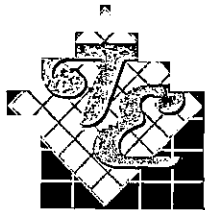
Map # 6-12-6

Total Fee: \$400.00

Receipt # 87057

Date Accepted: 6/12/02

Accepted By: DS



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: 2-0052-02(1) APN: _____

Name of Property Owner: Coronado Bay

Name of Applicant: Jeffrey B. Gunn

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: _____

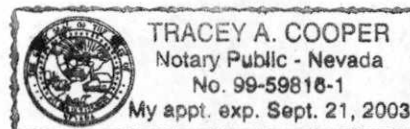
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Jeffrey B. Gunn

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.

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

3

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.

20000831
03551

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of August, 2000.

STEPHANIE VILLAS, LLC, a Nevada limited liability company

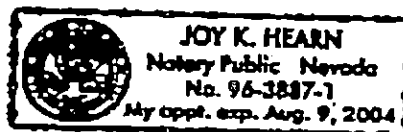
By: L.L.C. MANAGEMENT, INC., A NEVADA CORPORATION

By: [Signature]
Name: Edward T. Mauley
Title: Manager

STATE OF NEVADA }
 } SS
County of Clark }

On this 31st day of August, 2000, before me, a Notary Public in and for said state, personally appeared Edward T. Mauley, 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.

[Signature]
Notary Public



20000831

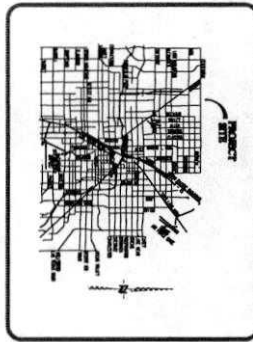
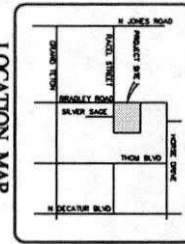
ESCROW NUMBER: A0-08-0890 RGT
1st Amendment

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 CDO
OFFICIAL RECORDS
BOOK: 20000831 INST: 03551
FEE: 9.00 RPT: 37.50



VICINITY MAP

SITE DATA

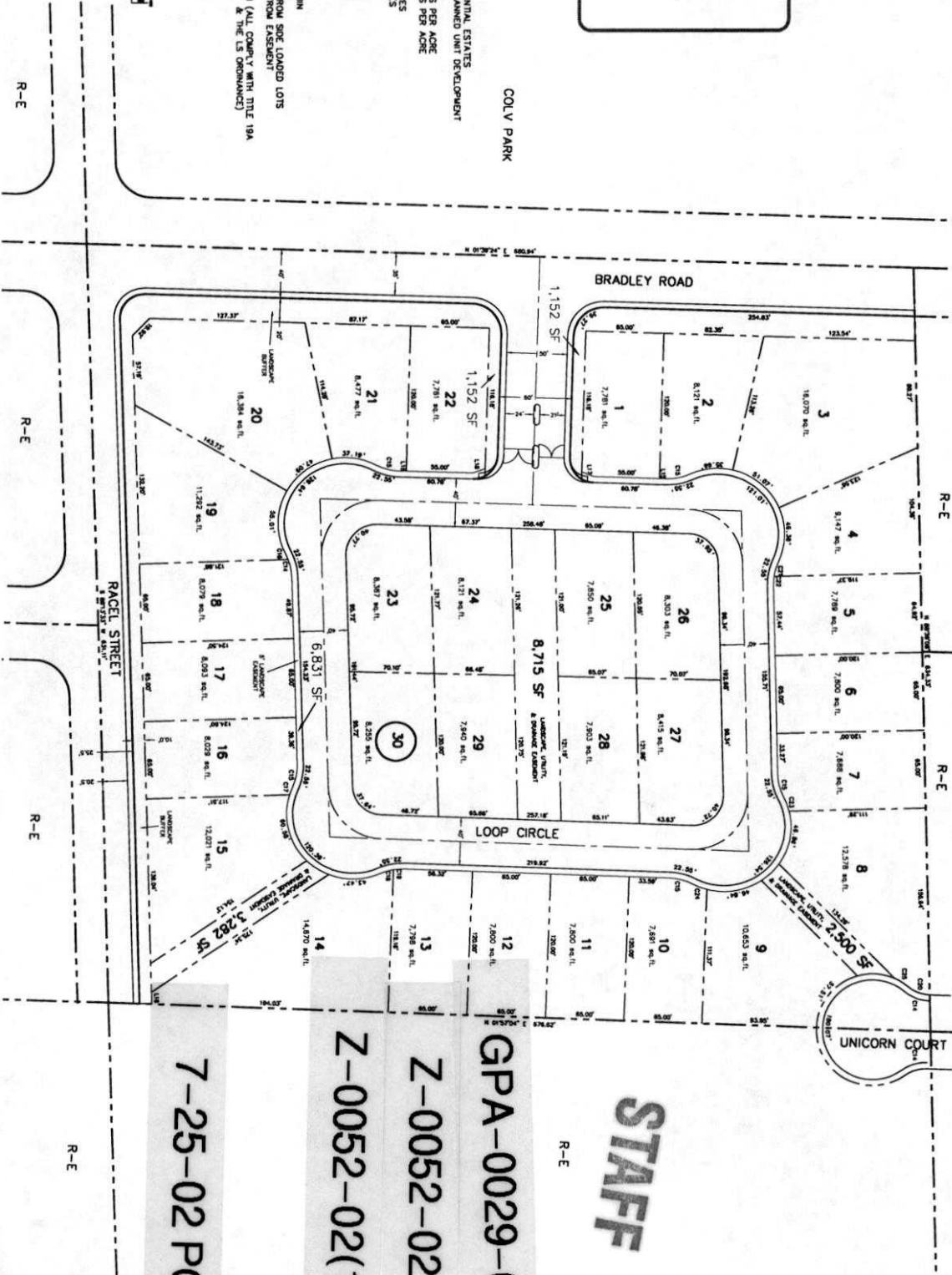
COLV PARK

EXISTING ZONING
PROPOSED ZONING
MAXIMUM ALLOWABLE DENSITY
PROPOSED DENSITY
GROSS ACREAGE
NET ACREAGE
TOTAL UNITS
GROSS DENSITY
REQUIRED OPEN SPACE @ 4.55%
PROPOSED OPEN SPACE
REQUIRED SETBACKS
REAR SETBACK
SIDE YARD
GARAGE SETBACK 8' W/ BUILDING TO BUILDING
PROPOSED SETBACKS

RE RESIDENTIAL ESTATES
R-P03 PLANNED UNIT DEVELOPMENT

3.49 UNITS PER ACRE
3.00 UNITS PER ACRE
10.00 ACRES
8.72 ACRES
30 DUA
21,562 SF
21,532 SF

15 FEET MIN
5 FEET FROM SIDE LOADED LOTS
10 FEET FROM EXISTENT
10 FEET
AS SHOWN (ALL COMPLY WITH TITLE 19A & THE US ORDINANCE)



STAFF

R-E

GPA-0029-02

Z-0052-02

Z-0052-02(1)

7-25-02 PC

R-E



SITE PLAN
COLV
ASPEN 10
AT
IRON MOUNTAIN RANCH

TROPHY HOMES
2450 E. BUFFALO DRIVE, SUITE 112
LAS VEGAS, NEVADA 89117
702-255-2135 FAX: 702-255-0451

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX: (702) 362-5233

NO.	DESCRIPTION	BY	DATE	APPR.

DATE: 6/02
SCALE: 1/4" = 1'-0"
JOB NO: 17842-001
DESIGNED BY: JTB
DRAWN BY: JTB
SHEET NAME: SITE
SHEET NO: 1 OF 1

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

	ASSESSOR'S PARCELS - CLARK CO., IN	ACREAGE OR VALUE
	M. W. Schofield, Assessor	35
-----	PARCEL BOUNDARY	001
-----	SUBD BOUNDARY	1.00
- - - - -	ROAD EASEMENT	202
-----	PW/LD BOUNDARY	76-23-492
- - - - -	NON-PARCEL LOT LINE	5
-----	MATCH LINE / LEADER LINE	5
NNN	ROAD ID NUMBER	015
		GOV. LOT NUMBER
		PARCEL NUMBER
		ACREAGE
		PARCEL SUB/SEO NUMBER
		PLAT RECORDING NUMBER
		BLOCK NUMBER
		LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV
M. W. Schofield, Assessor

T19S R60E

SEC.
12

N 2 SE 4

125-12-7



STAFF

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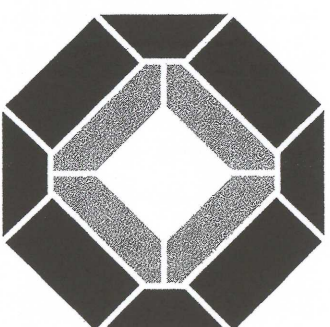
Consultant:

Project 1

HACIENDA HEIGHTS

TROPHY HOMES
2451 SOUTH BUFFALO
SUITE 200
LAS VEGAS, NV 89117

2001-190



KTGY GROUP, INC.
Architecture Planning

Architecture Planning

17992 MITCHELL, SOUTH
 17993 17994 17995 17996 17997 17998 17999 18000 18001 18002 18003 18004 18005 18006 18007 18008 18009 18010 18011 18012 18013 18014 18015 18016 18017 18018 18019 18020 18021 18022 18023 18024 18025 18026 18027 18028 18029 18030 18031 18032 18033 18034 18035 18036 18037 18038 18039 18040 18041 18042 18043 18044 18045 18046 18047 18048 18049 18050 18051 18052 18053 18054 18055 18056 18057 18058 18059 18060 18061 18062 18063 18064 18065 18066 18067 18068 18069 18070 18071 18072 18073 18074 18075 18076 18077 18078 18079 18080 18081 18082 18083 18084 18085 18086 18087 18088 18089 18090 18091 18092 18093 18094 18095 18096 18097 18098 18099 18100 18101 18102 18103 18104 18105 18106 18107 18108 18109 18110 18111 18112 18113 18114 18115 18116 18117 18118 18119 18120 18121 18122 18123 18124 18125 18126 18127 18128 18129 18130 18131 18132 18133 18134 18135 18136 18137 18138 18139 18140 18141 18142 18143 18144 18145 18146 18147 18148 18149 18150 18151 18152 18153 18154 18155 18156 18157 18158 18159 18160 18161 18162 18163 18164 18165 18166 18167 18168 18169 18170 18171 18172 18173 18174 18175 18176 18177 18178 18179 18180 18181 18182 18183 18184 18185 18186 18187 18188 18189 18190 18191 18192 18193 18194 18195 18196 18197 18198 18199 18200 18201 18202 18203 18204 18205 18206 18207 18208 18209 18210 18211 18212 18213 18214 18215 18216 18217 18218 18219 18220 18221 18222 18223 18224 18225 18226 18227 18228 18229 18230 18231 18232 18233 18234 18235 18236 18237 18238 18239 18240 18241 18242 18243 18244 18245 18246 18247 18248 18249 18250 18251 18252 18253 18254 18255 18256 18257 18258 18259 18260 18261 18262 18263 18264 18265 18266 18267 18268 18269 18270 18271 18272 18273 18274 18275 18276 18277 18278 18279 18280 18281 18282 18283 18284 18285 18286 18287 18288 18289 18290 18291 18292 18293 18294 18295 18296 18297 18298 18299 18300 18301 18302 18303 18304 18305 18306 18307 18308 18309 18310 18311 18312 18313 18314 18315 18316 18317 18318 18319 18320 18321 18322 18323 18324 18325 18326 18327 18328 18329 18330 18331 18332 18333 18334 18335 18336 18337 18338 18339 18340 18341 18342 18343 18344 18345 18346 18347 18348 18349 18350 18351 18352 18353 18354 18355 18356 18357 18358 18359 18360 18361 18362 18363 18364 18365 18366 18367 18368 18369 18370 18371 18372 18373 18374 18375 18376 18377 18378 18379 18380 18381 18382 18383 18384 18385 18386 18387 18388 18389 18390 18391 18392 18393 18394 18395 18396 18397 18398 18399 18400 18401 18402 18403 18404 18405 18406 18407 18408 18409 18410 18411 18412 18413 18414 18415 18416 18417 18418 18419 18420 18421 18422 18423 18424 18425 18426 18427 18428 18429 18430 18431 18432 18433 18434 18435 18436 18437 18438 18439 18440 18441 18442 18443 18444 18445 18446 18447 18448 18449 18450 18451 18452 18453 18454 18455 18456 18457 18458 18459 18460 18461 18462 18463 18464 18465 18466 18467 18468 18469 18470 18471 18472 18473 18474 18475 18476 18477 18478 18479 18480 18481 18482 18483 18484 18485 18486 18487 18488 18489 18490 18491 18492 18493 18494 18495 18496 18497 18498 18499 18500 18501 18502 18503 18504 18505 18506 18507 18508 18509 18510 18511 18512 18513 18514 18515 18516 18517 18518 18519 18520 18521 18522 18523 18524 18525 18526 18527 18528 18529 18530 18531 18532 18533 18534 18535 18536 18537 18538 18539 18540 18541 18542 18543 18544 18545 18546 18547 18548 18549 18550 18551 18552 18553 18554 18555 18556 18557 18558 18559 18560 18561 18562 18563 18564 18565 18566 18567 18568 18569 18570 18571 18572 18573 18574 18575 18576 18577 18578 18579 18580 18581 18582 18583 18584 18585 18586 18587 18588 18589 18590 18591 18592 18593 18594 18595 18596 18597 18598 18599 18600 18601 18602 18603 18604 18605 18606 18607 18608 18609 18610 18611 18612 18613 18614 18615 18616 18617 18618 18619 18620 18621 18622 18623 18624 18625 18626 18627 18628 18629 18630 18631 18632 18633 18634 18635 18636 18637 18638 18639 18640 18641 18642 18643 18644 18645 18646 18647 18648 18649 18650 18651 18652 18653 18654 18655 18656 18657 18658 18659 18660 18661 18662 18663 18664 18665 18666 18667 18668 18669 18670 18671 18672 1

IRVINE, CA 92614

(949) 851-2133
(949) 851-5156 FAX

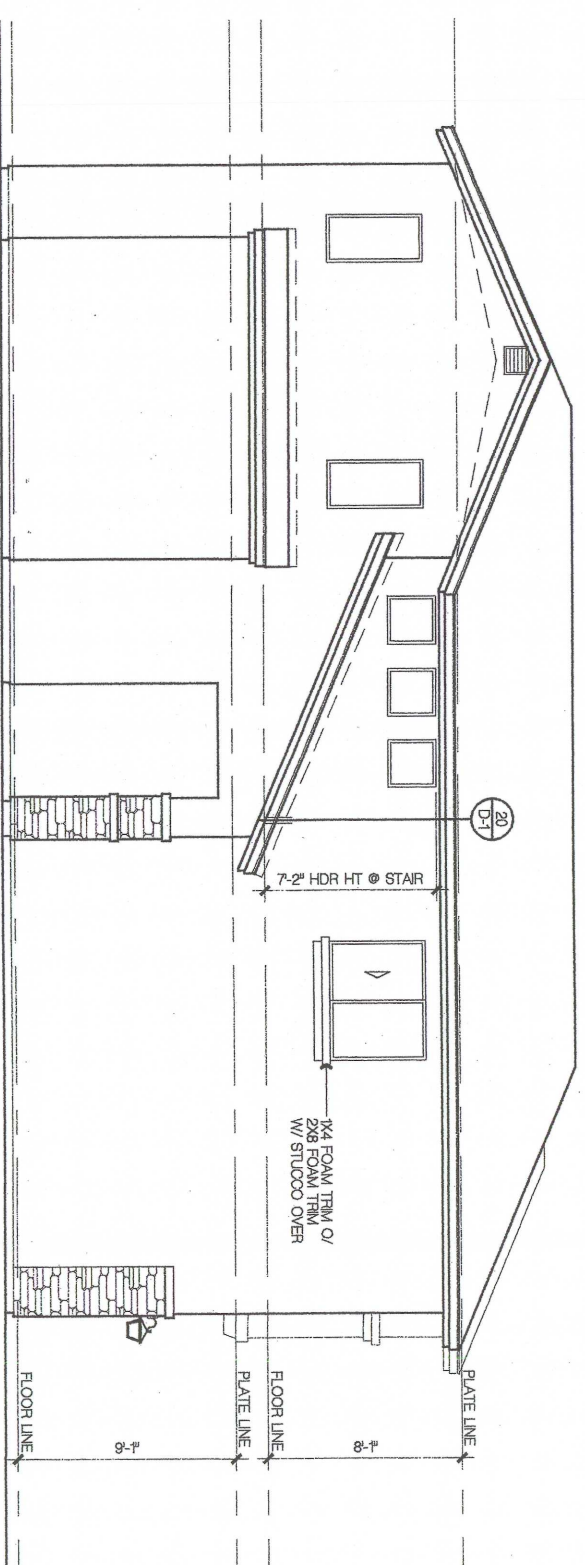
Irvine, California

License Stamp

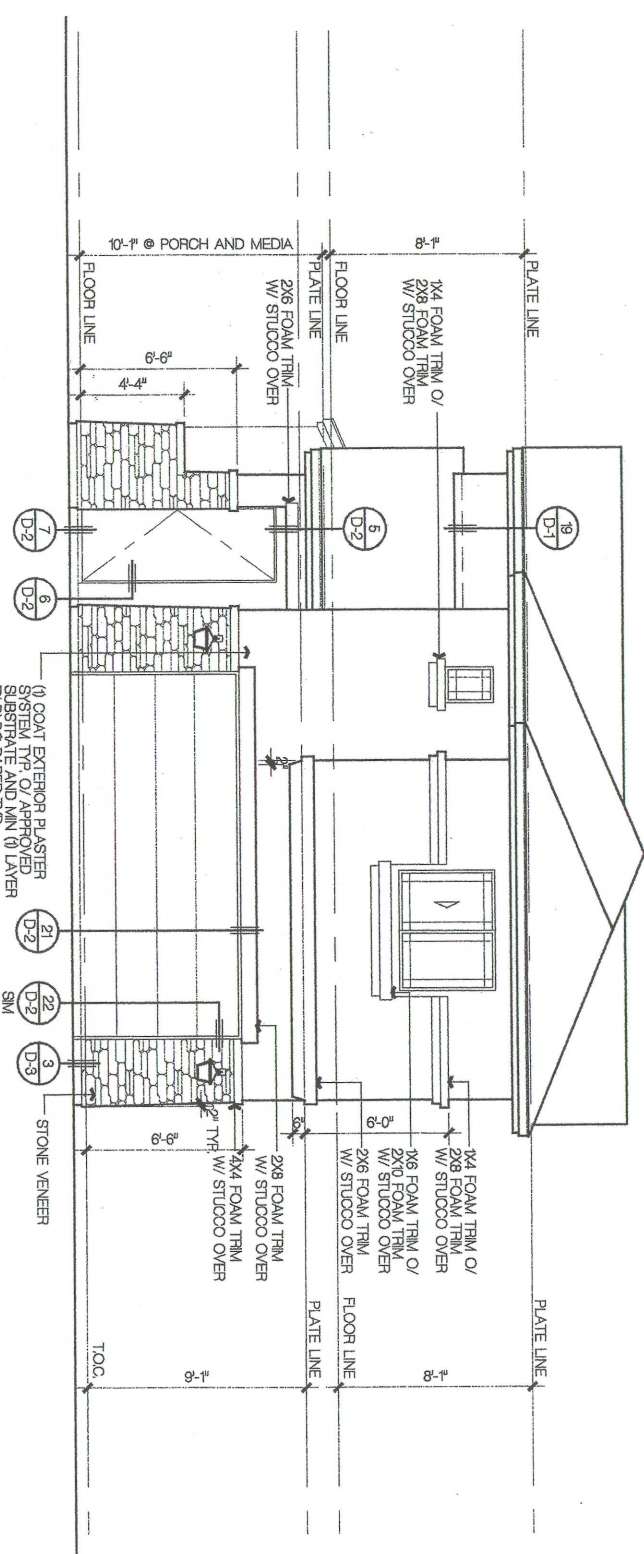
Principal in Charge , J. TULLY
Project Director , M. FOWLER
Project Manager , S. RYBA
Project Designer , J. O'KEEFE
Checked By ,
Sheet Title ,
PLAN 1
'C' EXTERIOR
ELEVATIONS /
ROOF PLAN

Sheet No. 1

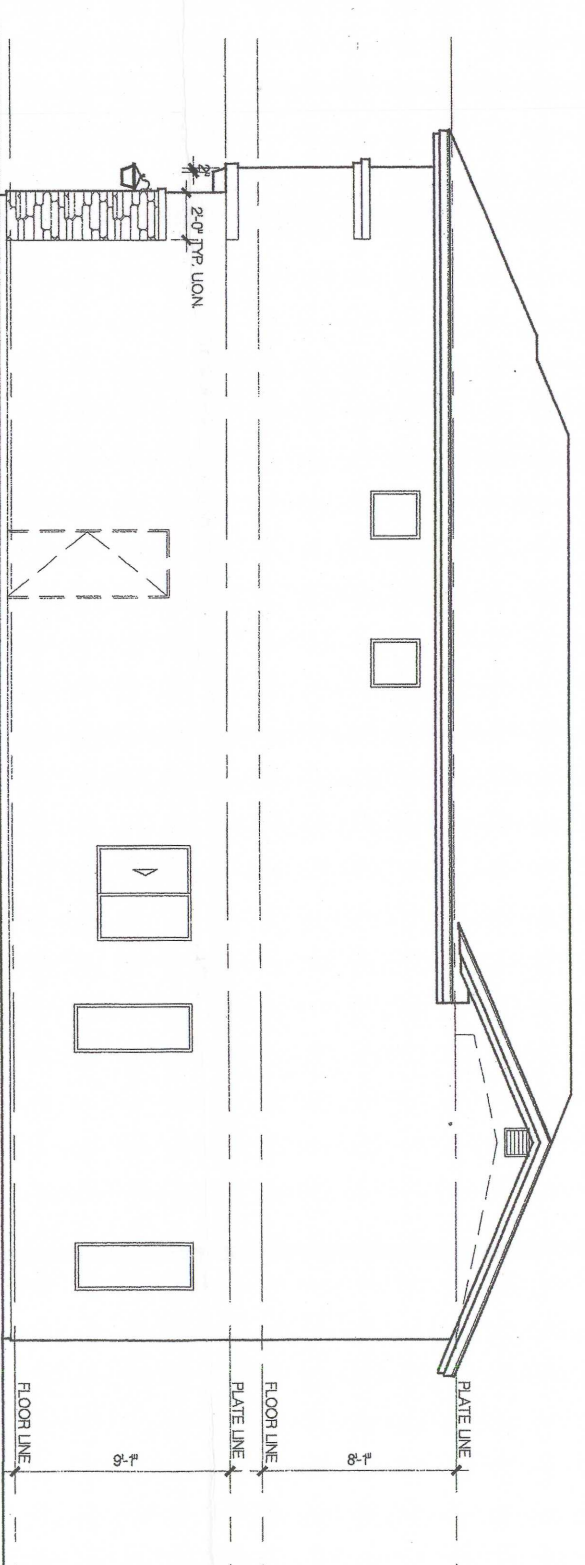
A-1.7



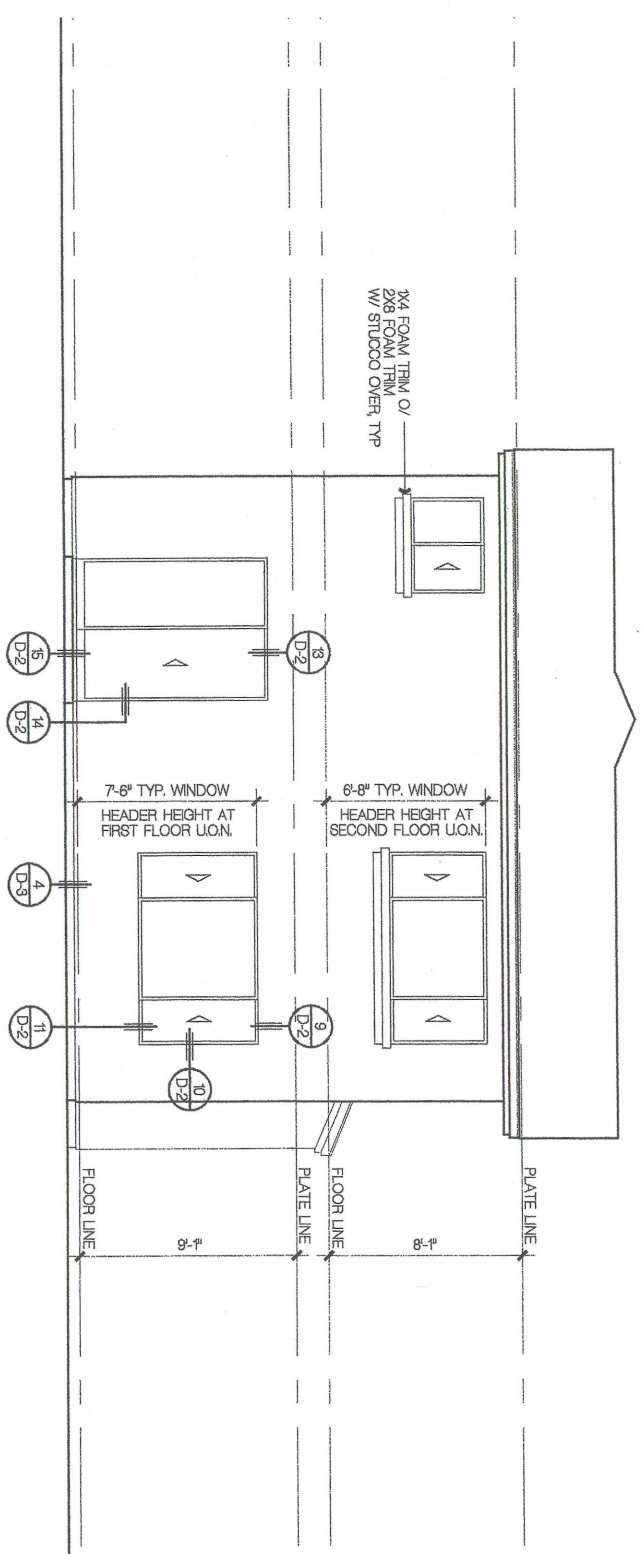
LEFT



FRONT

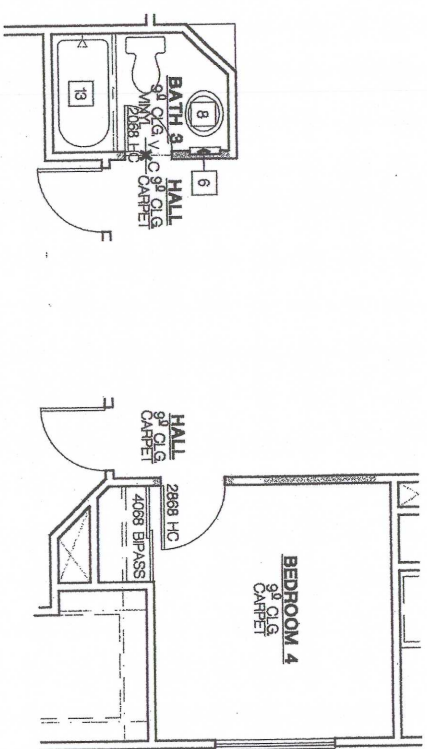


RIGHT



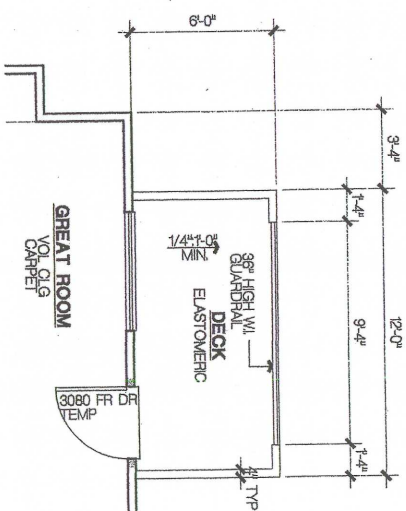
REAR

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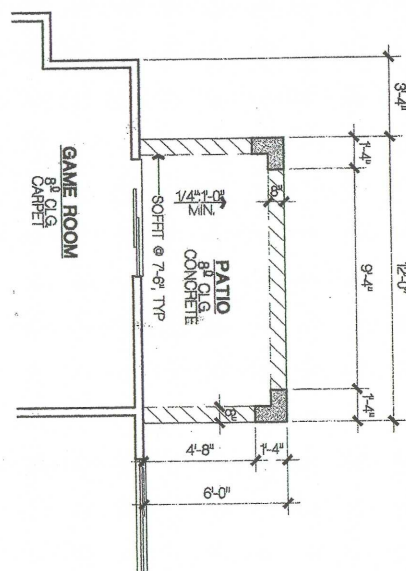


BATH 3 OPTION

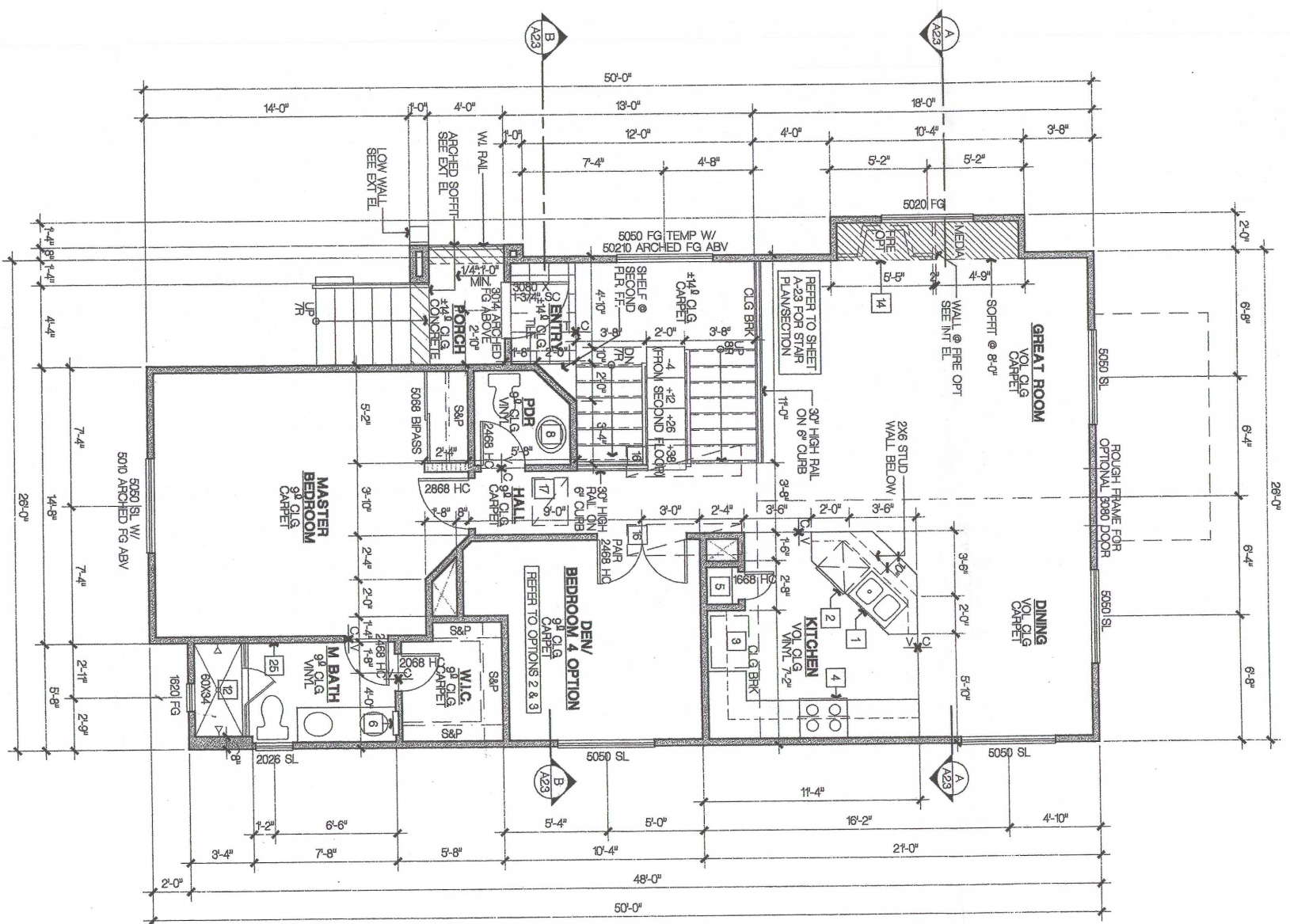
3 BEDROOM 4 OPTION



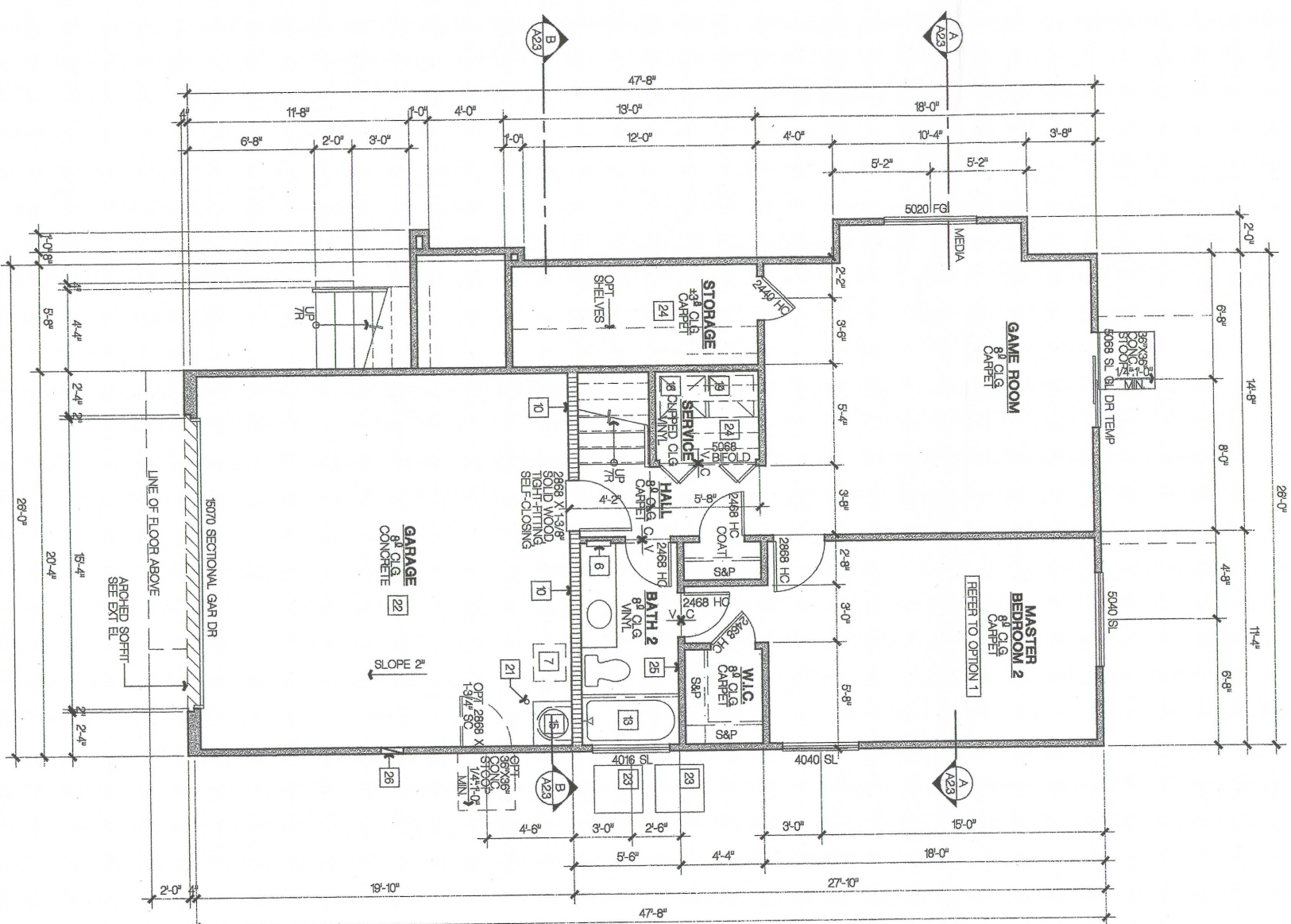
DECK/PATIO OPTION



1 BEDROOM 2/3 OPTION



SECOND FLOOR



FIRST FLOOR

FLOOR PLANS

SCALE: $1/4" = 1'-0"$

KEYNOTES

No.	Date	Issue / Description
	10/9/01	25% PROGRESS SET
	10/17/01	VALUE ENGINEERING
	11/4/01	50% PROGRESS SET
	11/9/01	74% PROGRESS SET
	11/16/01	75% PROGRESS SET
	11/30/01	BLDG DEPT SUBMITTAL

IF IS THE CLIENTS RESPONSIBILITY PRIOR TO CHANGING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY REQUIRED REDESIGN OR CHANGES IN THE PLANS AND SPECIFICATIONS OF THE CONTRACTOR'S WORK. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR A CONTRACTOR'S WORK. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR A CONTRACTOR'S WORK. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR A CONTRACTOR'S WORK.

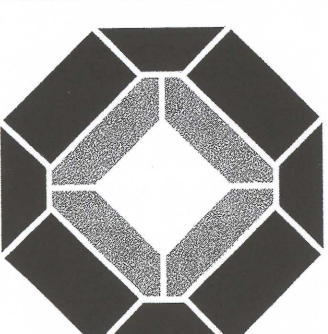
Consultant's

Project

**HACIENDA
HEIGHTS**

TROPHY HOMES
2451 SOUTH BUFFALO
SUITE 200
LAS VEGAS, NV 89117

2001-190



KTGY GROUP,

17992 MITCHELL, SOUTHERN
17993 17994 17995 17996 17997 17998 17999 18000 18001 18002 18003 18004 18005 18006 18007 18008 18009 18010 18011 18012 18013 18014 18015 18016 18017 18018 18019 18020 18021 18022 18023 18024 18025 18026 18027 18028 18029 18030 18031 18032 18033 18034 18035 18036 18037 18038 18039 18040 18041 18042 18043 18044 18045 18046 18047 18048 18049 18050 18051 18052 18053 18054 18055 18056 18057 18058 18059 18060 18061 18062 18063 18064 18065 18066 18067 18068 18069 18070 18071 18072 18073 18074 18075 18076 18077 18078 18079 18080 18081 18082 18083 18084 18085 18086 18087 18088 18089 18090 18091 18092 18093 18094 18095 18096 18097 18098 18099 18100 18101 18102 18103 18104 18105 18106 18107 18108 18109 18110 18111 18112 18113 18114 18115 18116 18117 18118 18119 18120 18121 18122 18123 18124 18125 18126 18127 18128 18129 18130 18131 18132 18133 18134 18135 18136 18137 18138 18139 18140 18141 18142 18143 18144 18145 18146 18147 18148 18149 18150 18151 18152 18153 18154 18155 18156 18157 18158 18159 18160 18161 18162 18163 18164 18165 18166 18167 18168 18169 18170 18171 18172 18173 18174 18175 18176 18177 18178 18179 18180 18181 18182 18183 18184 18185 18186 18187 18188 18189 18190 18191 18192 18193 18194 18195 18196 18197 18198 18199 18200 18201 18202 18203 18204 18205 18206 18207 18208 18209 18210 18211 18212 18213 18214 18215 18216 18217 18218 18219 18220 18221 18222 18223 18224 18225 18226 18227 18228 18229 18230 18231 18232 18233 18234 18235 18236 18237 18238 18239 18240 18241 18242 18243 18244 18245 18246 18247 18248 18249 18250 18251 18252 18253 18254 18255 18256 18257 18258 18259 18260 18261 18262 18263 18264 18265 18266 18267 18268 18269 18270 18271 18272 18273 18274 18275 18276 18277 18278 18279 18280 18281 18282 18283 18284 18285 18286 18287 18288 18289 18290 18291 18292 18293 18294 18295 18296 18297 18298 18299 18300 18301 18302 18303 18304 18305 18306 18307 18308 18309 18310 18311 18312 18313 18314 18315 18316 18317 18318 18319 18320 18321 18322 18323 18324 18325 18326 18327 18328 18329 18330 18331 18332 18333 18334 18335 18336 18337 18338 18339 18340 18341 18342 18343 18344 18345 18346 18347 18348 18349 18350 18351 18352 18353 18354 18355 18356 18357 18358 18359 18360 18361 18362 18363 18364 18365 18366 18367 18368 18369 18370 18371 18372 18373 18374 18375 18376 18377 18378 18379 18380 18381 18382 18383 18384 18385 18386 18387 18388 18389 18390 18391 18392 18393 18394 18395 18396 18397 18398 18399 18400 18401 18402 18403 18404 18405 18406 18407 18408 18409 18410 18411 18412 18413 18414 18415 18416 18417 18418 18419 18420 18421 18422 18423 18424 18425 18426 18427 18428 18429 18430 18431 18432 18433 18434 18435 18436 18437 18438 18439 18440 18441 18442 18443 18444 18445 18446 18447 18448 18449 18450 18451 18452 18453 18454 18455 18456 18457 18458 18459 18460 18461 18462 18463 18464 18465 18466 18467 18468 18469 18470 18471 18472 18473 18474 18475 18476 18477 18478 18479 18480 18481 18482 18483 18484 18485 18486 18487 18488 18489 18490 18491 18492 18493 18494 18495 18496 18497 18498 18499 18500 18501 18502 18503 18504 18505 18506 18507 18508 18509 18510 18511 18512 18513 18514 18515 18516 18517 18518 18519 18520 18521 18522 18523 18524 18525 18526 18527 18528 18529 18530 18531 18532 18533 18534 18535 18536 18537 18538 18539 18540 18541 18542 18543 18544 18545 18546 18547 18548 18549 18550 18551 18552 18553 18554 18555 18556 18557 18558 18559 18560 18561 18562 18563 18564 18565 18566 18567 18568 18569 18570 18571 18572 18573 18574 18575 18576 18577 18578 18579 18580 18581 18582 18583 18584 18585 18586 18587 18588 18589 18590 18591 18592 18593 18594 18595 18596 18597 18598 18599 18600 18601 18602 18603 18604 18605 18606 18607 18608 18609 18610 18611 18612 18613 18614 18615 18616 18617 18618 18619 18620 18621 18622 18623 18624 18625 18626 18627 18628 18629 18630 18631 18632 18633 18634 18635 18636 18637 18638 18639 18640 18641 18642 18643 18644 18645 18646 18647 18648 18649 18650 18651 18652 18653 18654 18655 18656 18657 18658 18659 18660 18661 18662 18663 18664 18665 18666 18667 18668 18669 18670 18671 18672 1

17992 MICHELL SOUTHERN
IRVINE, CA 92614

[illegible]

Irvine, California

License Stamp

Principal in Charge ,	J. TULL
Project Director ,	M. FOWLE
Project Manager,	S. RYB
Project Designer ,	J. O'KEEF
Checked By ,	

Sheet Title :

'1A' FLOOR PLANS
& OPTIONS

Sheet No.

A-2.1

No.	Date	Issue / Description
	10/9/01	25% PROGRESS SET
	10/17/01	VALUE ENGINEERING
	11/7/01	50% PROGRESS SET
	11/9/01	74% PROGRESS SET
	11/16/01	75% PROGRESS SET
	11/30/01	BLDG DEPT SUBMITTAL

It is the client's responsibility prior to obtaining consultation to notify the architect in writing of any perceived scope of questions in the plans and specifications of such a construction or to request any clarification. The client's questions and requests for consultation should reasonably be answered by the architect. If the client is not satisfied with the architect's response, the client should be notified in writing. If the client is not satisfied with the architect's response, the client should be notified in writing. If the client is not satisfied with the architect's response, the client should be notified in writing.

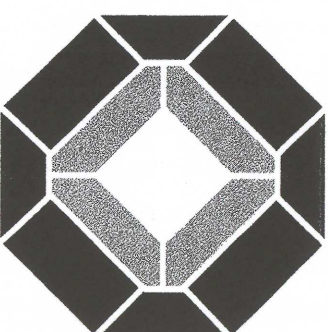
Consultants:

Project

HACIENDA
HEIGHTS

**TROPHY HOMES
2451 SOUTH BUFFALO
SUITE 200
LAS VEGAS, NV 89117**

2001-190



KTGY GROUP, INC.
Architecture Planning

17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5156 FAX
Irvine, California

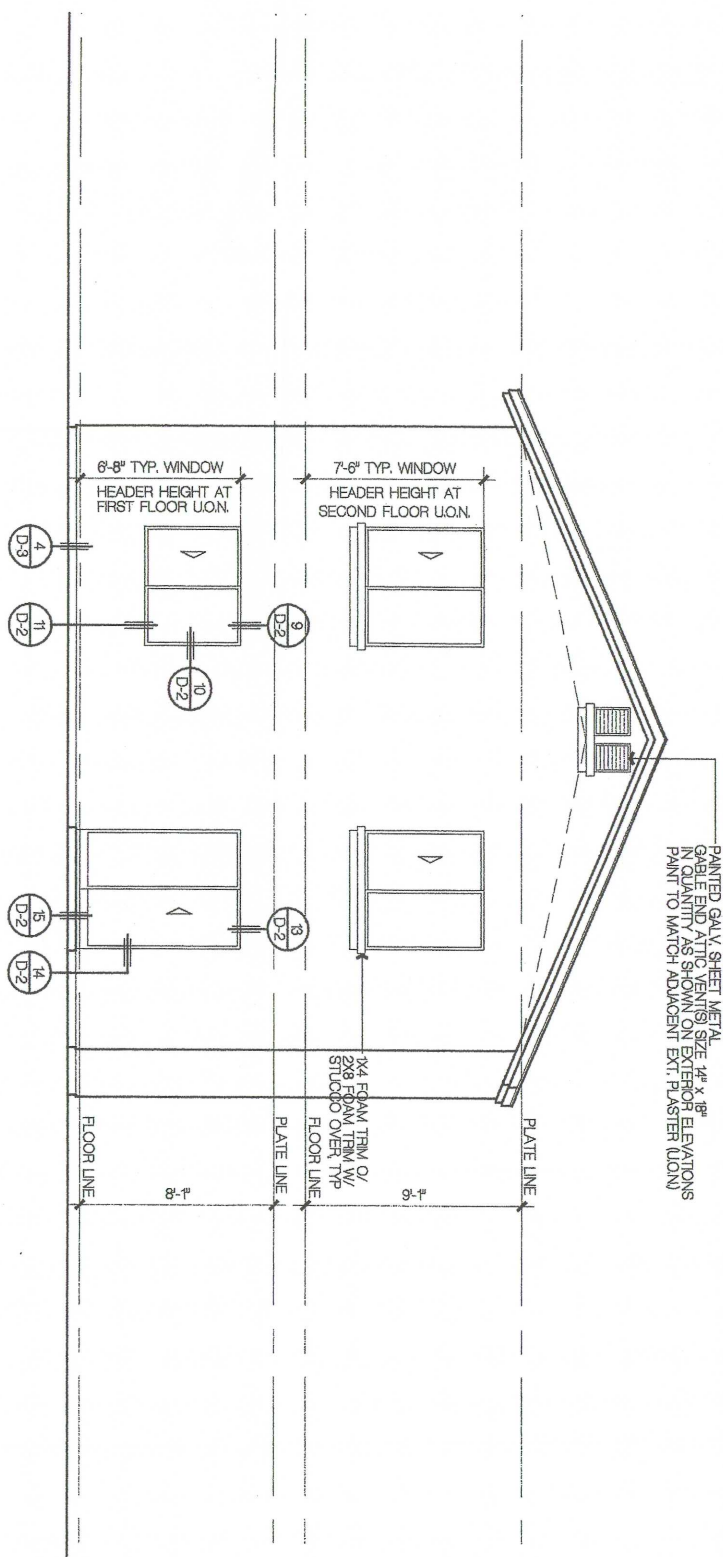
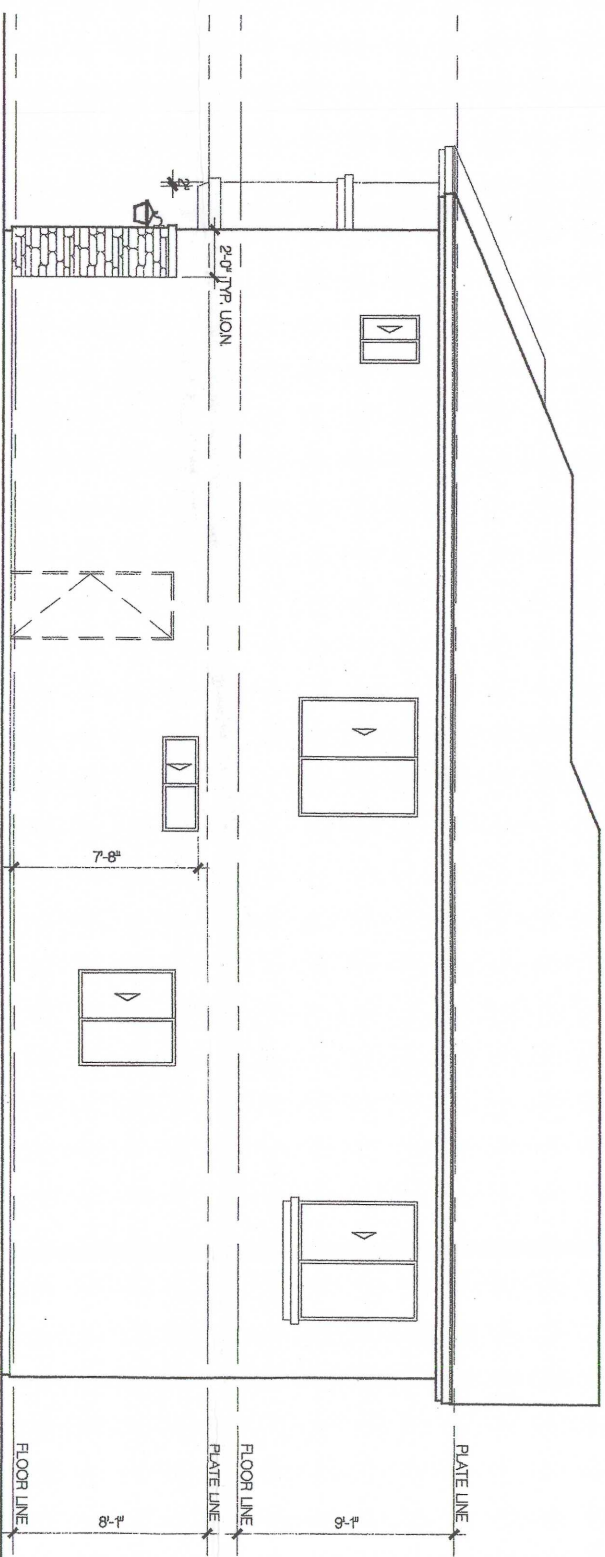
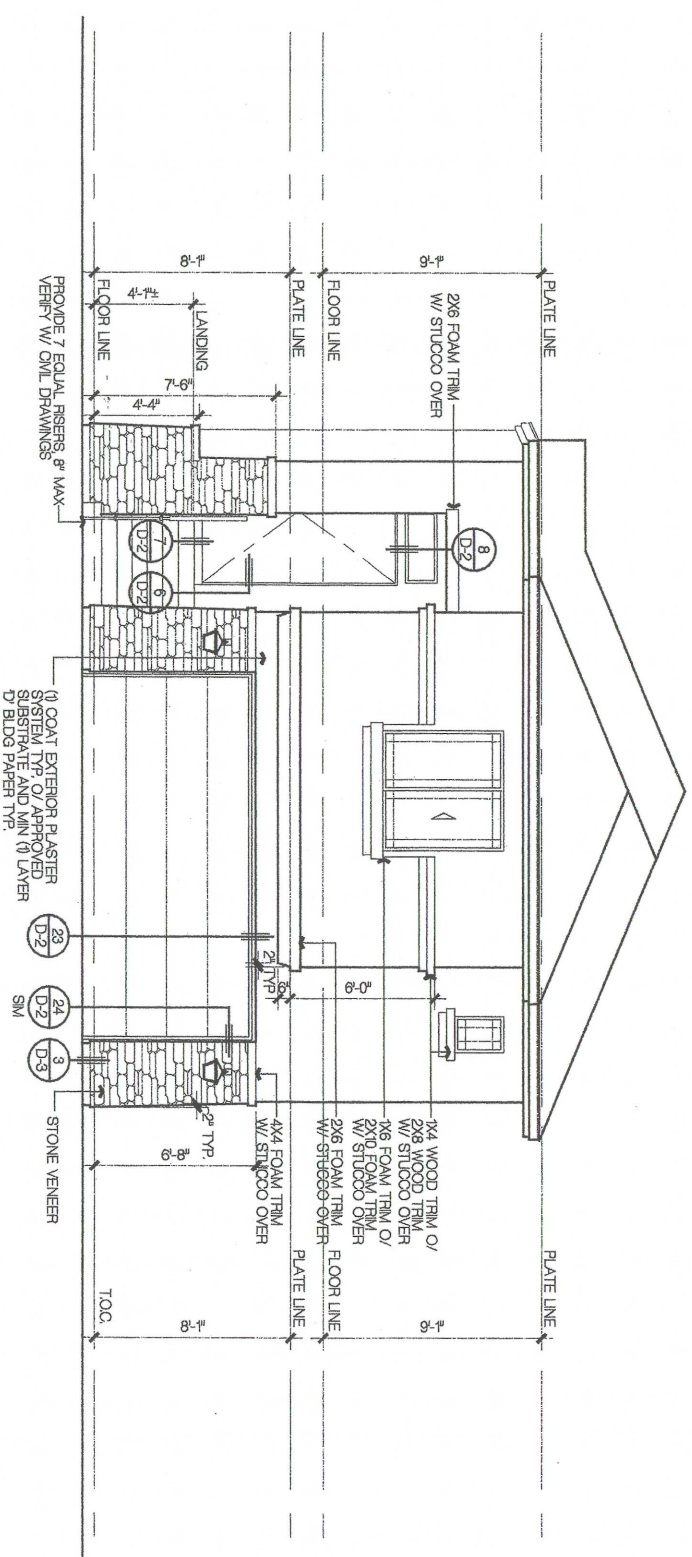
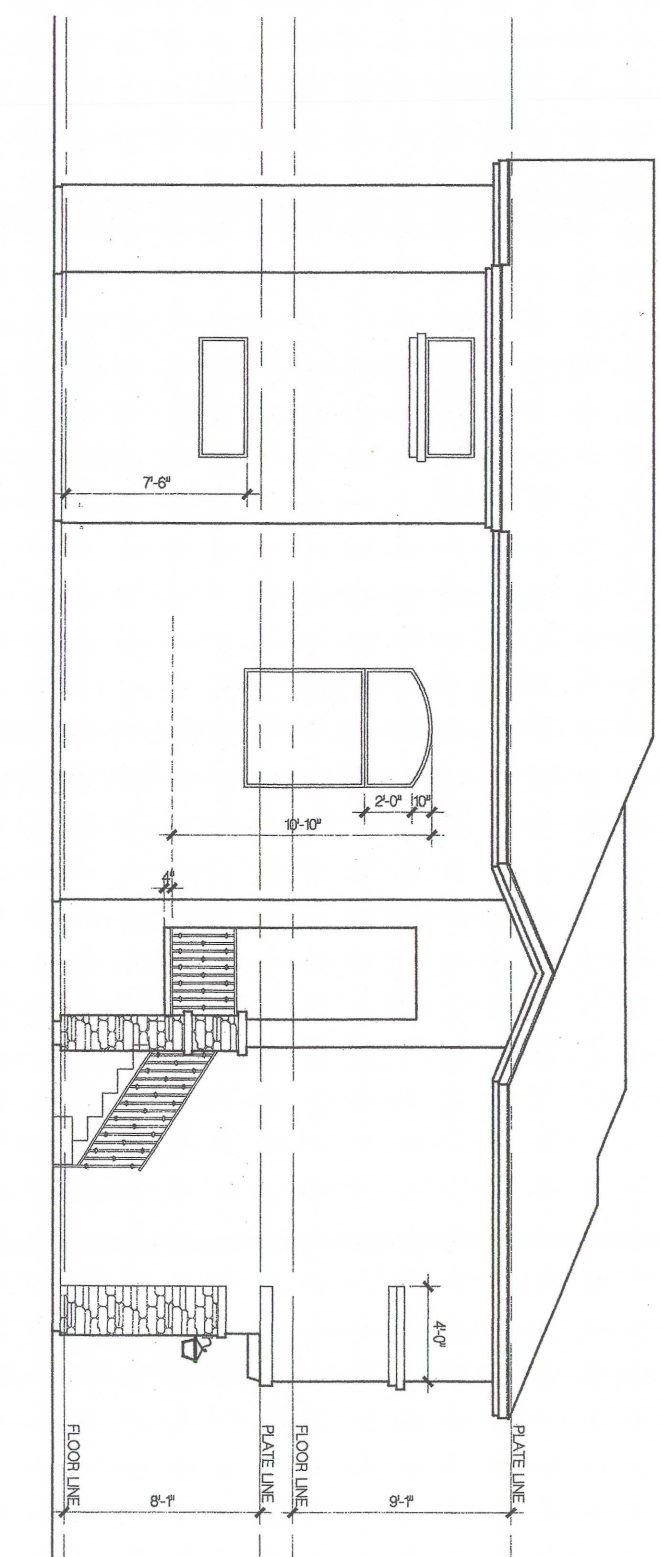
License Stamp:

Principal in Charge ,	J. TULLY
Project Director ,	M. FOWLER
Project Manager,	S. RYBA
Project Designer ,	J. O'KEEFE
Checked By ,	

Sheet Title ,
PLAN 2
'C' EXTERIOR
ELEVATIONS /
ROOF PLAN

Sheet No.

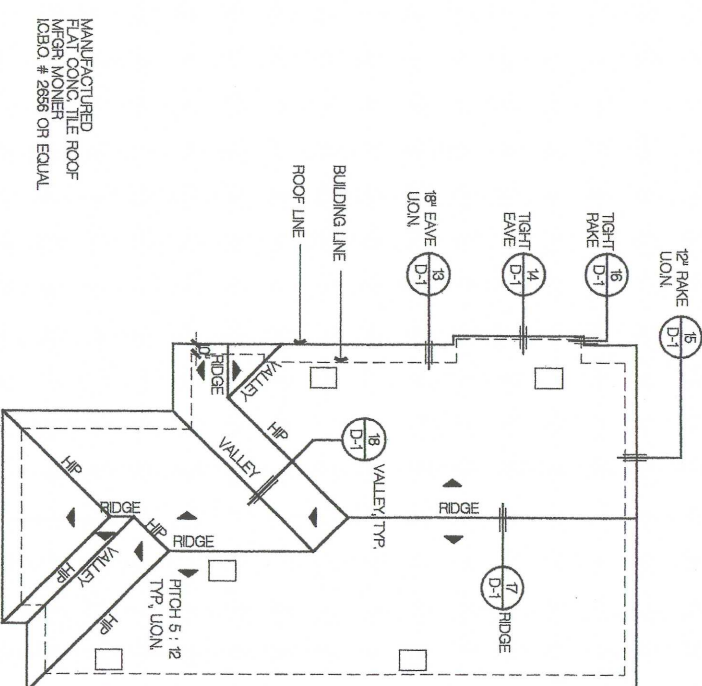
A-2.7



1. IN CALCULATING AVAILABLE REMAINING AREAS PROVIDE OPENINGS INTO MAIN AIR-TO SPACE FOR ADEQUATE VENTILATION PER HOUR 905.5
2. PROVIDE A 2x2x6 ACCESS THROUGH MAIN ROOF TEAM SHAVING VERTY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER
3. ALL BOX COLLUMNS AND R-POURTS SHALL REMAIN OPEN AT TOP FLATE LINE TO ALLOW FOR VENTILATION
4. PROVIDE TWO (2) LAYERS GRADE 57 MIN BUILDING PAPER UNDER STUCCO WHERE WOODEN SHEDDING COORS.

ATTIC VENTILATION
PER UBC SEC. 5003.3 PROVIDE A NET FREE
VENTILATING AREA OF NOT LESS THAN 1/300 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
EAVE OR CORNICE VENTS)

AREA 1		
ATTIC SQUARE FOOTAGE=	1288 SQ. FT.	
1288 SQ. FT. x 19306 =	411 SQ. FT. (592 SL) REQ.	
(2) 1/4" GP GAB FEND VENTS @ 15 SL EA		230 SL HIGH
(1) CHIMNEYS VENTS AT 98 SL EACH		98 SL HIGH
(4) CHIMNEYS VENTS AT 98 SL EACH		382 SL LOW
TOTAL FLEE AREA =		720 SL



DECK/PATIO OPTION

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

NOTES

ATTIC VENTILATION

ROOF PLAN

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

- 1 DOLEBIE SINK WITH GARBAGE DISPOSAL AND AIR GAP FOR DISHWASHER
- 2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) FRYER DIMENSIONS WITH MANUFACTURER
- 3 36" CUPB REGISTRATION SPACE (PROVIDE RECESSED COLD WATER BB AND SHUTOFF FOR ICE-MAKER)
- 4 SLIDE-IN PANACEA W/ BUILT-IN HOOD, LIGHT AND FAN ABOVE (WENT TO OUTSIDE)
- 5 PANTRY

It is the clear responsibility of the funding community to support the research community in developing and maintaining the infrastructure and resources that are necessary to conduct high quality research. It is the responsibility of the funding community to ensure that the research community has the resources and infrastructure necessary to conduct high quality research. It is the responsibility of the funding community to ensure that the research community has the resources and infrastructure necessary to conduct high quality research.

Consultants

**HACIENDA
HEIGHTS**

2001-190



992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5156 FAX
Irvine, California

License Stamp:

Principal in Charge ,	J. TULLY
Project Director ,	M. FOWLER
Project Manager	S. RYBA
Project Designer ,	J. O'KEEFE
Checked By ,	

Sheet title :
PLAN 3/3X
'A' FLOOR PLANS

A-3.1

This is a detailed architectural floor plan of a house, oriented with the front entrance at the top. The plan includes the following rooms and features:

- Front Entrance:** A small entry area with a closet (CL) and a door leading to the living area.
- Living Area:** A large open space (OPEN) with a fireplace (FP) on the left wall, a television (TV) on the right wall, and a large window (W). It includes a sofa (SAP) and a coffee table (C). A note indicates a "ROUGH FRAME FOR OPTIONAL 2880 DOOR 6040 ASHED FG. 18V1".
- Dining Area:** An open area (OPEN) adjacent to the living area, featuring a dining table (DT) and chairs (CH).
- Kitchen:** A large area (K) with a sink (S), stove (ST), and refrigerator (R). It includes a breakfast bar (B) and a window (W). A note indicates "REFER TO OPTION 4".
- Bathrooms:**
 - Master Bath (M BATH):** Located at the top right, featuring a bathtub (T), toilet (T), and a large window (W).
 - Bath 2 (BATH 2):** Located at the bottom right, featuring a bathtub (T), toilet (T), and a window (W).
- Bedrooms:**
 - Bedroom 1 (BEDROOM 1):** Located at the top left, featuring a bed (B), a dresser (D), and a window (W).
 - Bedroom 2 (BEDROOM 2):** Located at the bottom left, featuring a bed (B), a dresser (D), and a window (W).
 - Bedroom 3 (BEDROOM 3):** Located at the bottom right, featuring a bed (B), a dresser (D), and a window (W).
- Hallways and Closets:** A central hallway (HALL) connects the rooms. There are several closets (CL) throughout the plan, including a linen closet (LINEN CL) and a closet (CL) near the front entrance.
- Dimensions:** The overall dimensions of the house are 42'-0" wide by 28'-0" deep. Individual room dimensions are provided throughout the plan.
- Notes:**
 - "REFER TO OPTION 1" is located near the front entrance.
 - "REFER TO OPTION 2" is located near the living area.
 - "REFER TO OPTION 3" is located near the kitchen.
 - "REFER TO OPTION 4" is located near the dining area.

This is a detailed architectural floor plan for a single-story house. The layout includes a two-car garage on the left, a large great room with a fireplace and built-in shelving, a dining area with a breakfast bar, a kitchen with a peninsula, and three bedrooms. The plan is annotated with numerous dimensions, room labels, and construction notes.

Room Details and Dimensions:

- Garage:** 20'-0" x 28'-0". Includes a sloped roof (SLOPE 2") and a door labeled "ARCHED SOFTEN SEE EXT. EL.".
- Great Room:** 20'-0" x 28'-0". Features a fireplace, built-in shelving, and a door to the dining area.
- Dining:** 10'-0" x 10'-0". Includes a breakfast bar and a door to the kitchen.
- Kitchen:** 10'-0" x 10'-0". Features a peninsula, sink, and stove.
- Bedrooms:** Three bedrooms are shown, each with a closet. Dimensions include 10'-0" x 10'-0", 10'-0" x 10'-0", and 10'-0" x 10'-0".
- Bath:** 5'-0" x 5'-0". Includes a tub and toilet.
- Playroom/Bedroom Option:** 10'-0" x 10'-0". Labeled "REFER TO OPTIONS 2 & 3".
- Other Features:** A porch, a screen door, and various closets are also shown.

Annotations and Notes:

- "LINE OF FLOOR ABOVE" is indicated in several locations.
- "REFER TO OPTIONS 2 & 3" is noted for the playroom/bedroom area.
- "ARCHED SOFTEN SEE EXT. EL." is noted for the garage door.
- "SCREEN DOOR" is noted for the entrance to the great room.

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

1

FLOOR AREA

FIRST FLOOR	867 S.F.
SECOND FLOOR	867 S.F.
TOTAL	1,824 S.F.
GARAGE	420 S.F.
PORCH	60 S.F.
PATIO OPTION	72 S.F.
BONUS ROOM OPTION	+293 S.F.

1 REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.

- [illegible]

 POTSELL

CADDISFLY,

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No.	Date	Issue / Description
	10/9/01	25% PROGRESS SET
	10/7/01	VALUE ENGINEERING
	11/1/01	50% PROGRESS SET
	11/9/01	74% PROGRESS SET
	11/6/01	75% PROGRESS SET
	11/30/01	BLDG DEPT SUBMITTAL

PERIODIC ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCOMMITMENT PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

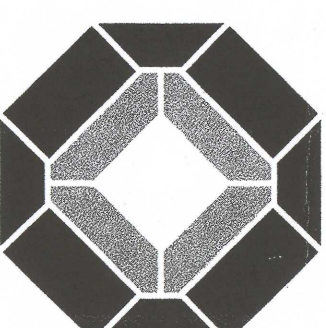
Consultants

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Sheet Title :

'C' EXTERIOR
ELEVATIONS /
ROOF PLAN

Sheet No. 1

A-3.7

