

City of Las Vegas
ANSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____
 (Invoice # assigned by Finance)

Darline Reeder, OSII, Planning & Development
 Preparer's name

Service Address: _____

Refund Amount: 830.00

Ryland Homes

Payee Name

Jeff Stevens

Attention to:

8925 W. Russell Road Suite 200

Address

Las Vegas, NV. 89148

City, State, Zip Code

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

No

For the following : VAR-37381
 (Application Number and Template Type)

Reason for Refund:

Variance not needed

Claimant Signature

Phone Number

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

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

Doug Rankin - Planning Manager

Title

Date

Date

12-Mar-10

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Notification and Advertising Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

830.00

Darline Reeder

From: Stevens, Jeffrey [Jeffrey.Stevens@ryland.com]
Sent: Thursday, March 11, 2010 2:31 PM
To: Darline Reeder
Subject: VAR 37381
Attachments: 0311134534.pdf

Darlene,

Attached is a copy of the check and the Planning Submittal checklist that was submitted for VAR #37381.

Please make refund check out to:

Ryland Homes
8925 W. Russell Road, Suite 200
Las Vegas, NV 89148

Thank you,

Jeff Stevens
Ryland Homes

The Ryland Group, Inc.

00751

Bank of America Customer Connection

Stub 1 of 1

Check Date: 02/04/10

NO. 00078366

REORDER 9016 - U.S. PATENT NO. 5538290, 5575500, 5641183, 5785352, 5984364, 6030000

INVOICE NO.	DATE	PAYMENT ADVICE	GROSS	DISCOUNT	NET
CHKREQ-02-04-10	02/04/10	Windimere & Kensington fees	1,660.00		1,660.00
			1,660.00		1,660.00

Vendor No. 7638672 Name City of Las Vegas

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

RYLAND

64-1278/611

Bank of America Customer Connection
Bank of America, N.A.
Atlanta, DeKalb County, Georgia

NO. 00078366

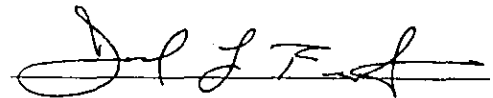
DATE
02/04/10

AMOUNT
\$*****1,660.00

PAY ONE THOUSAND SIX HUNDRED SIXTY AND 00/100 *****

DOLLARS

TO
THE
ORDER
OF
City of Las Vegas
400 Stewart Ave., 3rd Floor
Las Vegas NV 89101



REQUIRES TWO SIGNATURES FOR \$50,000 OR GREATER

00078366 061112788 329 902 51651

Las Vegas Division
8925 West Russell Road
Suite 200
Las Vegas, NV 89148

42153

Pay to the Order of

Vendor #

Pay By: February 5, 2010

Deliver To: Jeff Stevens

Amount: \$1,660.00

\$1,660.00

Fees for submittals to City of Las Vegas for setback Variances for Kensington & Windimere

[illegible]

Date: 2/4/2010

Date: 2/4

Date: _____

Darline Reeder

From: Steve Gebeke
Sent: Thursday, February 25, 2010 9:51 AM
To: Darline Reeder
Subject: RE: VAR-37381 Refund

Full refund please.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: John Grider
Sent: Thursday, February 25, 2010 9:16 AM
To: Darline Reeder
Cc: Steve Gebeke; Doug Rankin; Peter Lowenstein
Subject: VAR-37381 Refund

Darline,

We need to refund this application. Due to the information from DRT and the permit can be done as an Admin Permit Review.

John Grider
Planner 1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-37381

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-37381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - Request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15-FEET IS REQUIRED ON AN UNDEVELOPED RESIDENTIAL LOT at 10711 York Manor Street (APN 126-24-112-081), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

PLANNING COMMISSION: MARCH 25, 2010

CITY COUNCIL: APRIL 21, 2010

PLANNING SUPERVISOR: STEVE GEBEKE

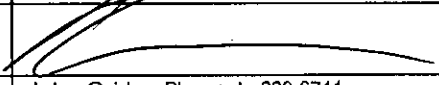


PUBLIC HEARING

Comments Due: FEBRUARY 23, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: <input 6"="" style="text-align: center;" type="checkbox/>)</td> </tr> <tr> <td colspan="/> SITE PLAN			
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 19	
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans: 1	
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 1	
☒	☐	All building setbacks labeled		NOTES: Include 19 Lot Fit Analysis	
☒	☐	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 + 130% or less of total # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans: 0	
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	All required perimeter landscape planters shown		NOTES:	
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0	
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans: 0	
☐	☒	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	All building materials and colors noted		NOTES:	
☐	☒	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		Folded Plans: 0	
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans: 0	
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 BW): 0	
☐	☒	Use of all rooms noted/labeled		NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Ryland Homes Nevada, LLC		Application Type:	Variance	
Representative:	Jeff Stevens		Application Purpose:	Variance - Rear Yard Set-Back from 15 feet to 13 feet.	
APN:	126-24-112-081		Site Location:	10711 York Manor Street	
Planner's Signature:			Pre-App. Meeting Date:	01/29/10	
			Earliest Submittal Deadline:	02/09/2010 no later than 2:00 pm	
Planner:	John Grider, Planner I - 229-6711 Steve Gebeke, Planning Supervisor - 229-5410		Earliest PC / CC Meeting Dates:	03/25/10 PC	04/21/10 CC



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

10711 York Manor Street

APN:	126-24-112-081	Pre-app Date:	01/29/10
Location:	10711 York Manor Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.07	Ward #:	6 - Ross
Time:	9:00 a.m.		

Ownership Info:	RYLAND HOMES NEVADA L L C 2392 MORSE AVE IRVINE, CA 92614	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:	RYLAND HOMES NEVADA L L C 8925 W. Russell Road, Suite 200 Las Vegas, NV 89148	Phone:	(702)-360-7500
		Fax:	(702)-360-7505
		Email:	
Representative Info:	RYLAND HOMES NEVADA L L C C/O: Jeff Stevens, Land Development Manager 8925 W. Russell Road, Suite 200 Las Vegas, NV 89148	Phone:	(702)-360-7525
		Fax:	(702)-360-7505
		Email:	

Cases:	Permits / Licenses:
1. ZON-2184, TMP-4465, FMP-9031 & MOD-9174	1. N/A

Proposed Use:	Variance - Rear Yard Set-Back from 15 feet to 13 feet.
General Plan:	Existing: PCD (Planned Community Development)
	Proposed: No change proposed
Zoning:	Existing: PD-ML (Medium Low Density Residential)
	Proposed: No change proposed

Special Area, Master Plans, and / or Overlay Districts that Apply:	Cliff's Edge (Providence)
	Special Land Use Designation (per plan): PCD (Planned Community Development)

Questions / Comments:	1.
------------------------------	----

PH 3/25/10 RG

Report Date 02/10/2010 12:19 PM

Submitted By

Page 1

A/P # 37381 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/09/2010 13:53	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-37381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - Request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 IS REQUIRED at 10711 York Manor Street(APN 126-24-112-081), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project #	37381	Project/Phase Name	WINDIMERE AT PROVIDENCE CLIFFS	Phase #	
Size/Area	19.71 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12624113001

Location

Owner/Tenant

Contact ID AC1716474	Name	RYLAND HOMES NEVADA L L C	
Mailing Address 2392 MORSE AVE	Organization		
City IRVINE	State/Province CA		
ZIP/PC 92614-6234	Country		☐ Foreign
Day Phone	Evening Phone		
Fax	Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

10536 FULBRIGHT AVE
LAS VEGAS, 89166-

A/P Addressés

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624113001

Report Date 02/10/2010 12:19 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1716474 ☐ Foreign
Effective Expire
Name RYLAND HOMES NEVADA L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2392 MORSE AVE
IRVINE, CA 92614-6234
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1711724 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RANSHAW GRONAUER FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113-2092
Seasonal Addr
Valid From To
Comments bob gronauer - 792-7000

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/09/2010 13:55	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/09/2010 13:55	30.00
PROCESSING FEE	P	02/09/2010 13:55	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By FSOLIS Modified Date/Time 02/09/2010 13:52
Comments
No Comments

Report Date 02/10/2010 12:19 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	N Laser Print Floor Plan
Y Statement of Financial Interest	N Laser Print Elevation
Y Business Licensing Requirements Met	
N Business License Exempt	

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

Z-LEGAL				983052	02/09/2010 13:53	
N						

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

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

Y Parent Project link required?	Final City Council letter received
N Will this go to the City Council?	Annotated minutes received
	Is there a condition of approval for a Required Review?
	If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					

03/25/2010	PC	SCHEDULED	0	0	0
FSOLIS	02/09/2010				

Report Date 02/10/2010 12:19 PM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

No Log Entries

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variable
 Project Address (Location) 10711 York Manor St.
 Project Name WINDIMERE Proposed Use _____
 Assessor's Parcel #(s) 126-24-112-081 Ward # 6
 General Plan: existing PCD proposed PCD Zoning: existing PD-MC proposed PD-MC
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Ryland Homes Nevada, LLC Contact Jeff Stevens
 Address 8925 W. Russell Rd. Ste 200 Phone: 360-7500 Fax: 360-7505
 City Las Vegas State NV Zip 89148
 E-mail Address jstevens@ryland.com

APPLICANT Ryland Homes Nevada, LLC Contact Jeff Stevens
 Address 8925 W. Russell Rd. Ste 200 Phone: 360-7500 Fax: 360-7505
 City Las Vegas State NV Zip 89148
 E-mail Address jstevens@ryland.com

REPRESENTATIVE Kaempfer Crowell Contact Bob Gronauer
 Address 8345 W. Sunset Rd. Ste 250 Phone: 792-7000 Fax: 796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address rgronauer@KCNVlaw.com

Property Owner Signature* _____

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

Print Name Howard Tobler

Subscribed and sworn before me

This 4 day of Feb, 20 10

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-37391</u>
Meeting Date:	<u>3-25-10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>2-5-10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

Las Vegas Division

8925 West Russell Rd
Suite 200
Las Vegas, NV 89148

702-360-7500 Tel
702-360-7505 Fax

www.ryland.com

January 12, 2010

Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for 10711 York Manor Street

The curve of York Manor Street at lot 81 reduces the lot depth to only 71'. With the 18' front setback and 15' rear setback required in the Providence (Cliffs Edge) guidelines, the only plan that will fit on lot 81 is our 1930 plan, and only with a 5' driveway.

Having only one lot in the community with a 5' driveway would be more of an eyesore than having one lot with a 13' rear setback. This lot already has a 4' landscape buffer behind it on Dorrell Avenue. Reducing the rear setback on lot 81 will allow the possibility of two of our four plans to be built, both with 18' driveways to match the rest of the community.

Ryland Homes is requesting that the rear yard setback for lot 81, 10711 York Manor Street, APN #126-24-112-081, be reduced to 13'.

This request has been approved by the Providence Design Review Committee and is attached for your use.

Sincerely,



Jeff Stevens
Land Development Manager
Ryland Homes Nevada LLC

RECEIVED
FEB - 5 2010

VAR-37381
03/25/10 PC

**ACTION BY WRITTEN CONSENT OF THE SOLE VOTING MEMBER
OF
RYLAND HOMES NEVADA, LLC,
a Delaware limited liability company**

The undersigned, being the sole Voting Member of Ryland Homes Nevada, LLC, a Delaware limited liability company (the "Company"), hereby adopts the following resolution on behalf of the Company, pursuant to Article IV, Section 4.1, of the Operating Agreement of the Company.

RESOLVED, that the following named persons be and each are hereby elected as the officers of the Company, and shall hold office until the sole Voting Member determines otherwise:

Mark S. Beisswanger	President
Todd S. Larkin	Vice President
Timothy J. Geckle	Vice President and Secretary
Howard Tobler	Assistant Vice President
Gerry R. Wilson	Assistant Vice President
David M. Abbott	Assistant Vice President
Cathey S. Lowe	Treasurer
René L. Mentch	Assistant Treasurer
Harriet A. Britton	Assistant Treasurer
Sheri L. Markham	Assistant Secretary
Andrea L. Riordan	Assistant Secretary

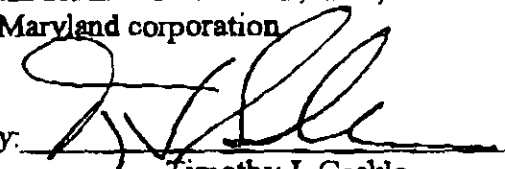
RESOLVED FURTHER, that the officers of this Company are hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as said officers shall deem necessary or advisable, to carry out the business purposes of the Company.

RESOLVED FURTHER, that any actions taken by such officers prior to the date of the foregoing resolution adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this Company.

DATED: July 11, 2003

"SOLE VOTING MEMBER"

THE RYLAND GROUP, INC.,
a Maryland corporation

By: 

Timothy J. Geckle
Its: Senior Vice President and
Secretary

ATTN: Jenny
649-9643



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/6/2010

Jeffrey Stevens
Ryland Homes
8925 West Russell Road
Suite 200
Las Vegas, NV 89147

VIA: E-mail (Jeffrey.Stevens@ryland.com) and Prolog Website

**RE: Providence Master Plan Community
Plotting Variance Request
POD: 211- Windimere
LOT: 81**

Dear Jeffrey:

The Providence Design Review Committee (DRC) is in receipt of Ryland's letter dated January 4, 2010, requesting a waiver to allow the rear yard setback to be reduced to 13' on lot 81 of POD 211 - Windimere.

The DRC agrees to grant this waiver.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

RECEIVED
FEB - 5 2010

cc via email: Chris Dingell - Focus
Enclosures: (Ryland waiver request letter dated January 4, 2010)

Document in Prolog Manager 2007 R1

**VAR-37381
03/25/10 PC**



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37381** APN: 126-24-112-081
Name of Property Owner: Ryland Homes Nevada, LLC
Name of Applicant: Ryland Homes Nevada, LLC
Name of Representative: Jeff Stevens

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

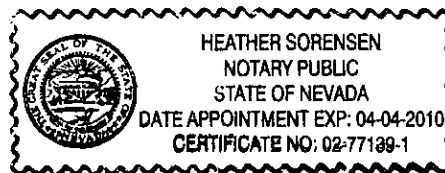
Signature of Property Owner: _____

Print Name: Howard Tobler

Subscribed and sworn before me

This 4 day of Feb, 2010

Heather Sorensen
Notary Public in and for said County and State



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-11976-J-113587

DATE ISSUED: 05/15/09

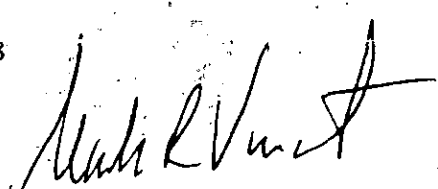
TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 8925 W RUSSELL RD 200

ISSUE TO: RYLAND HOMES NEVADA LLC

DBA:
RYLAND HOMES
8925 W RUSSELL RD 200
LAS VEGAS NV 89148

PRINCIPAL(S)
RYLAND GROUP INC, THE, SOLE MEMB


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



Inst #: 200910210003990

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$29789.10 Ex: #

10/21/2009 03:22:47 PM

Receipt #: 101751

Requestor:

TITLEONE HENDERSON

Recorded By: MSH Pgs: 9

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 126-24-122-001, et al

(See Exhibit B for additional APN's)

R.P.T.T. : \$29,789.10

ESCROW NO: CL0915330-RB

WHEN RECORDED MAIL TO AND

MAIL TAX STATEMENT TO:

Ryland Homes Nevada, LLC

2392 Morse Avenue

Irvine, CA 92614

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH:

That Vegas Valley KHI Acquisition, LLC, a Delaware Limited Liability Company

In consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Ryland Homes Nevada, LLC, a Delaware Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See EXHIBIT "A" attached hereto and by reference made a part hereof for complete legal description

See EXHIBIT "B" attached hereto and by reference made a part hereof for complete Parcel Numbers

SUBJECT TO: 1. Taxes for the current fiscal year.

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Vegas Valley KHI Acquisition, LLC, a Delaware Limited Liability Company

By: Vegas Valley Land Holdings LLC
Its: Sole Member

By: JNL, LLC
Its: Operating Member

By: BVC
Bruce V Cook
Its: General Counsel

STATE OF _____
COUNTY OF _____

On _____, before me, a Notary Public in and for said County and State,
personally appeared _____
Known to me to be the person who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State.

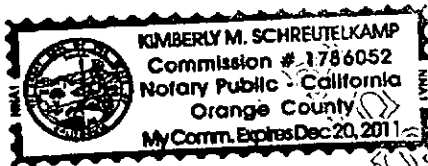
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On OCTOBER 15, 2009 before me, KIMBERLY M SCHREUTELKAMP, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared BRUCE V COOK
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Kimberly M Schreuterkamp
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☒ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

Parcel One (1):

Lots One (1) through Six (6), inclusive, Portion of Lot Seven (7), Lots Eight (8) through Eleven (11), inclusive, Lots One-Hundred Fifteen (115) and One-Hundred Seventeen (117) in Block One (1); Lots Twelve (12) through Fourteen (14), inclusive, Lots Twenty One (21) through Twenty Three (23), inclusive, in Block Two (2); Lot Forty Four (44), Lots Forty Eight (48) through Fifty Five (55), inclusive, Lots Ninety Two (92) through Ninety Five (95), inclusive, Lots Ninety Eight (98) and Ninety Nine (99) in Block Three (3); Lots One-Hundred-Twenty Six (126) through One-Hundred Thirty Three (133), inclusive, in Block Four (4); Lots Sixty Nine (69) through Ninety One (91), inclusive, Lots One-Hundred Thirty Five (135) through One-Hundred Thirty Seven (137), inclusive, in Block Five (5); and Lots Fifty Six (56) through Sixty Eight (68), inclusive, in Block Six (6) of WINDIMERE @ PROVIDENCE/CLIFF'S EDGE UNIT 1, as shown by map thereof on file in Book 132 of Plats, Page 5, in the Office of the County Recorder of Clark County, Nevada, and as amended by Certificate of Amendment recorded July 14, 2006 in Book 20060714 as Document No. 04157, Official Records.

Reserving Therefrom a non-exclusive easement of access, ingress, egress, use and enjoyment of, in, to and over the private streets and association property as delineated on the plat map referred to above and further defined in the Supplemental Declaration of Conditions and Restrictions and Reservation of Easements for Windimere @ Providence recorded January 18, 2007 in Book 20070118 as Document No. 01532, Official Records.

Parcel One - A (1-A):

A non-exclusive easement of access, ingress, egress, use and enjoyment of, in, to and over the private streets and association property as delineated on the plat map referred to above and further defined in the Supplemental Declaration of Conditions and Restrictions and Reservation of Easements for Windimere @ Providence recorded January 18, 2007 in Book 20070118 as Document No. 01532, Official Records.

Parcel Two (2):

Lots Two Hundred Fifty Four (254) through Two Hundred Fifty Six (256), Lot Two Hundred Fifty Nine (259), Lot Two Hundred Sixty Four (264), Lots Two Hundred Sixty Six (266) through Two Hundred Seventy Seven (277), Lots Two Hundred Eighty Seven (287) through Two Hundred Ninety (290) and Lots Two Hundred Ninety Two (292) through Two Hundred Ninety Four (294) in Block Six (6); Lots One Hundred Eighty One (181) through One Hundred Ninety Six (196), Lot One Hundred Ninety Eight (198), Lot Two Hundred Eleven (211), Lots Two Hundred Fourteen (214) through Two Hundred Sixteen (216), Lots Two Hundred Twenty One (221) and Two Hundred Twenty Two (222), and Lot Two Hundred Thirty Three (233) in Block Seven (7), of BRIGHTON & KENSINGTON @ PROVIDENCE/CLIFFS EDGE - UNIT 2, a Common Interest Community as shown by map thereof on file in Book 132 of Plats, Page 53, in the Office of the County Recorder of Clark County, Nevada

Reserving Therefrom a non-exclusive easement of access, ingress, egress, use and enjoyment of, in, to and over the private streets and association property as delineated on the plat map referred to

above and further defined in the Supplemental Declaration of Conditions and Restrictions and Reservation of Easements for Kensington @ Providence recorded January 18, 2007 in Book 20070118 as Document No. 01531, Official Records.

Parcel Two - A (2-A):

A non-exclusive easement of access, ingress, egress, use and enjoyment of, in, to and over the private streets and association property as delineated on the plat map referred to above and further defined in the Supplemental Declaration of Conditions and Restrictions and Reservation of Easements for Kensington @ Providence recorded January 18, 2007 in Book 20070118 as Document No. 01531, Official Records.

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) APN: 126-24-112-001, et al
b) See exhibit "A" Attached
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$5,841,000.00

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

Transfer Tax Value: **\$5,841,000.00**

Real Property Transfer Tax Due: **\$29,789.10**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____ Capacity Grantor _____
Signature [Signature] Capacity Grantee Operational Vice President

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

Print Name: Vegas Valley KHI Acquisition LLC
Address: 2392 Morse Avenue
City/State/Zip: Irvine, CA 92614

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

Print Name: Ryland Homes Nevada, LLC
Address: 8925 W. Russell Road #200
City/State/Zip: Las Vegas, NV 89148

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

TitleOne of Las Vegas, Inc.
2485 Village View Drive, Suite 190
Henderson, NV 89074

Escrow #: CL0915330-RB
Escrow Officer: Robin Bryant

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED / MICROFILMED

Exhibit "A"

126-24-112-001	126-24-112-008	126-24-113-016
126-24-112-002	126-24-112-009	126-24-113-018
126-24-112-003	126-24-112-010	126-24-113-023
126-24-112-004	126-24-112-013	126-24-113-025
126-24-112-005	126-24-112-021	126-24-113-026
126-24-112-011	126-24-112-022	126-24-113-027
126-24-112-012	126-24-112-023	126-24-113-028
126-24-112-014	126-24-112-051	126-24-113-029
126-24-112-044	126-24-112-052	126-24-113-031
126-24-112-048	126-24-112-053	126-24-113-032
126-24-112-049	126-24-112-054	126-24-113-033
126-24-112-050	126-24-112-060	126-24-113-034
126-24-112-055	126-24-112-062	126-24-113-035
126-24-112-056	126-24-112-074	126-24-113-036
126-24-112-057	126-24-112-075	126-24-113-046
126-24-112-058	126-24-112-076	126-24-113-047
126-24-112-059	126-24-112-077	126-24-512-010
126-24-112-061	126-24-112-078	126-24-512-013
126-24-112-063	126-24-112-079	126-24-512-014
126-24-112-064	126-24-112-080	126-24-512-015
126-24-112-065	126-24-112-081	126-24-512-020
126-24-112-066	126-24-112-083	126-24-512-021
126-24-112-067	126-24-112-084	126-24-512-036
126-24-112-068	126-24-112-086	126-24-512-037
126-24-112-069	126-24-112-087	126-24-512-038
126-24-112-070	126-24-112-093	126-24-512-041
126-24-112-071	126-24-112-094	126-24-512-045
126-24-112-072	126-24-112-095	126-24-512-046
126-24-112-073	126-24-112-115	126-24-512-048
126-24-112-082	126-24-112-127	126-24-512-049
126-24-112-085	126-24-112-128	126-24-512-050
126-24-112-088	126-24-112-129	
126-24-112-089	126-24-113-001	
126-24-112-090	126-24-113-030	
126-24-112-091	126-24-512-032	
126-24-112-092	126-24-113-002	
126-24-112-098	126-24-113-003	
126-24-112-099	126-24-113-004	
126-24-112-117	126-24-113-005	
126-24-112-126	126-24-113-006	
126-24-112-130	126-24-113-007	
126-24-112-131	126-24-113-008	
126-24-112-132	126-24-113-009	
126-24-112-133	126-24-113-010	
126-24-112-134	126-24-113-011	
126-24-112-135	126-24-113-012	
126-24-112-136	126-24-113-013	
126-24-112-145	126-24-113-014	
126-24-112-006	126-24-113-015	

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) APN: 126-24-112-001, et al
b) See exhibit "A" Attached
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$5,841,000.00

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

Transfer Tax Value:

\$5,841,000.00

Real Property Transfer Tax Due:

\$29,789.10

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

Capacity Grantor _____

Signature _____

Capacity Grantee _____

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

Print Name: Vegas Valley KHI Acquisition LLC

Address: 2392 Morse Avenue

City/State/Zip: Irvine, CA 92614

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

Print Name: Ryland Homes Nevada, LLC

Address: 8925 W. Russell Road #200

City/State/Zip: Las Vegas, NV 89148

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

TitleOne of Las Vegas, Inc.

2485 Village View Drive, Suite 190

Henderson, NV 89074

Escrow #: CL0915330-RB

Escrow Officer: Robin Bryant

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED / MICROFILMED

Exhibit "B"

126-24-112-001	126-24-112-008	126-24-113-016
126-24-112-002	126-24-112-009	126-24-113-018
126-24-112-003	126-24-112-010	126-24-113-023
126-24-112-004	126-24-112-013	126-24-113-025
126-24-112-005	126-24-112-021	126-24-113-026
126-24-112-011	126-24-112-022	126-24-113-027
126-24-112-012	126-24-112-023	126-24-113-028
126-24-112-014	126-24-112-051	126-24-113-029
126-24-112-044	126-24-112-052	126-24-113-031
126-24-112-048	126-24-112-053	126-24-113-032
126-24-112-049	126-24-112-054	126-24-113-033
126-24-112-050	126-24-112-060	126-24-113-034
126-24-112-055	126-24-112-062	126-24-113-035
126-24-112-056	126-24-112-074	126-24-113-036
126-24-112-057	126-24-112-075	126-24-113-046
126-24-112-058	126-24-112-076	126-24-113-047
126-24-112-059	126-24-112-077	126-24-512-010
126-24-112-061	126-24-112-078	126-24-512-013
126-24-112-063	126-24-112-079	126-24-512-014
126-24-112-064	126-24-112-080	126-24-512-015
126-24-112-065	126-24-112-081	126-24-512-020
126-24-112-066	126-24-112-083	126-24-512-021
126-24-112-067	126-24-112-084	126-24-512-036
126-24-112-068	126-24-112-086	126-24-512-037
126-24-112-069	126-24-112-087	126-24-512-038
126-24-112-070	126-24-112-093	126-24-512-041
126-24-112-071	126-24-112-094	126-24-512-045
126-24-112-072	126-24-112-095	126-24-512-046
126-24-112-073	126-24-112-115	126-24-512-048
126-24-112-082	126-24-112-127	126-24-512-049
126-24-112-085	126-24-112-128	126-24-512-050
126-24-112-088	126-24-112-129	
126-24-112-089	126-24-113-001	
126-24-112-090	126-24-113-030	
126-24-112-091	126-24-512-032	
126-24-112-092	126-24-113-002	
126-24-112-098	126-24-113-003	
126-24-112-099	126-24-113-004	
126-24-112-117	126-24-113-005	
126-24-112-126	126-24-113-006	
126-24-112-130	126-24-113-007	
126-24-112-131	126-24-113-008	
126-24-112-132	126-24-113-009	
126-24-112-133	126-24-113-010	
126-24-112-134	126-24-113-011	
126-24-112-135	126-24-113-012	
126-24-112-136	126-24-113-013	
126-24-112-145	126-24-113-014	
126-24-112-006	126-24-113-015	

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 1:1217 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- - - PW/LB BOUNDARY
- - - NBN-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- 001 ROAD ID NUMBER

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

AVERAGE DA VALUE: 35

PARCEL NUMBER: 081
ACREAGE: 1.80
PARCEL SUB/SEQ NUMBER: 202
PLAT RECORDING NUMBER: 202-13
BLOCK NUMBER: 5
LOT NUMBER: 5
GDV. LOT NUMBER: CL5

T19S R59E

R59E	R59E	R59E
98	99	100
127	126	125
136	137	138

Scale: 1"=200'

24

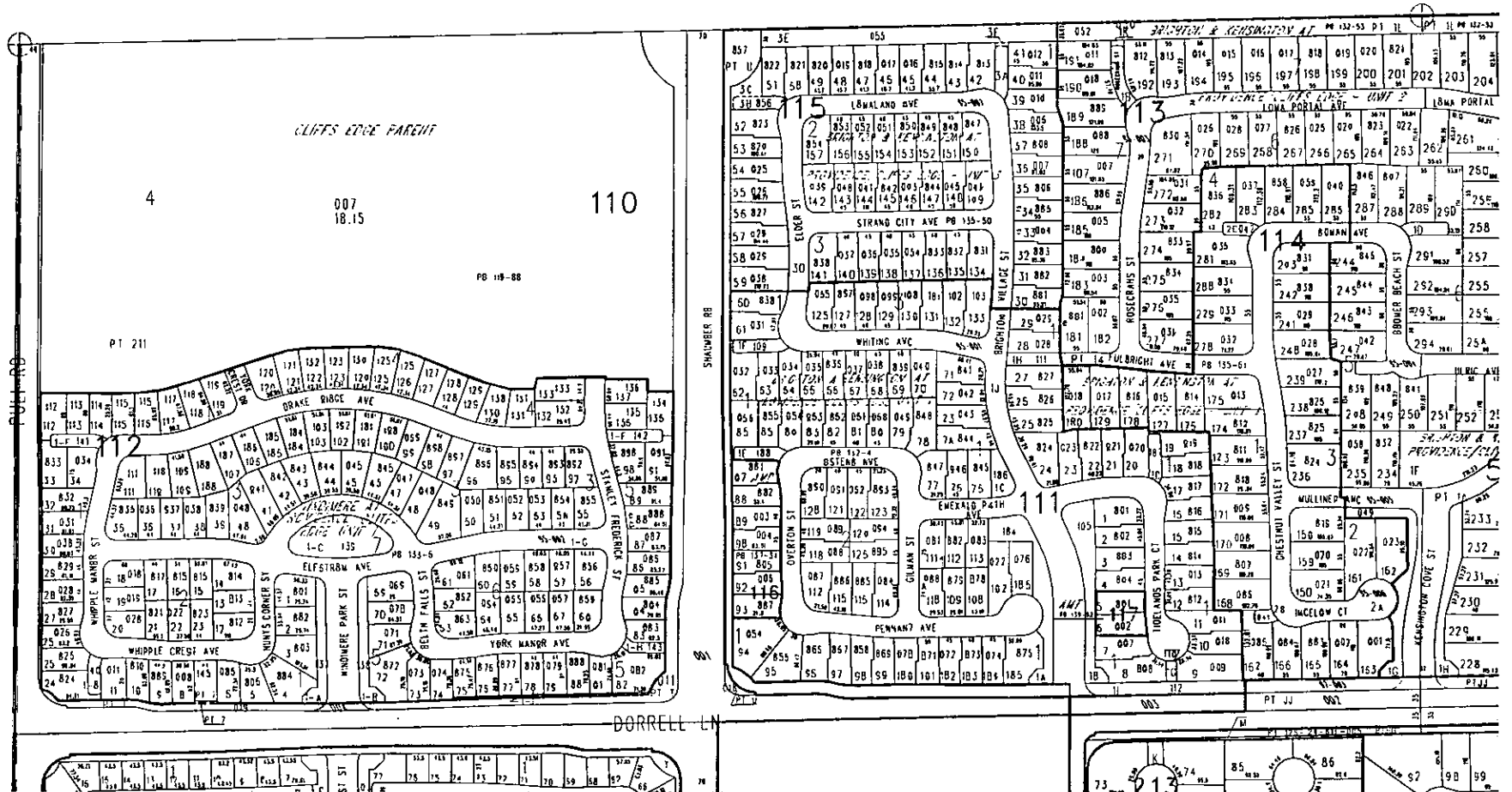
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Rev: 04/07/08

N 2 NW 4

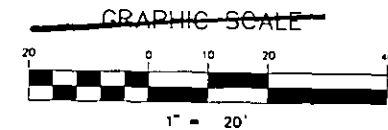
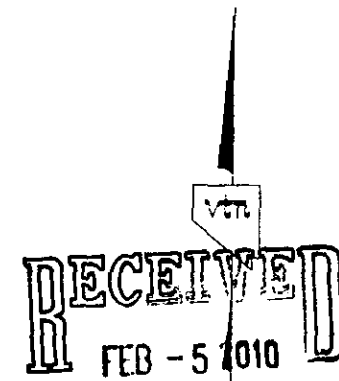
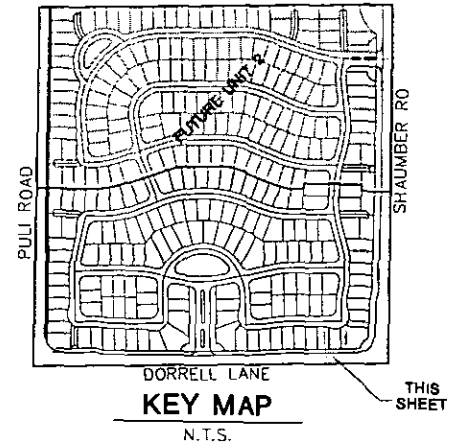
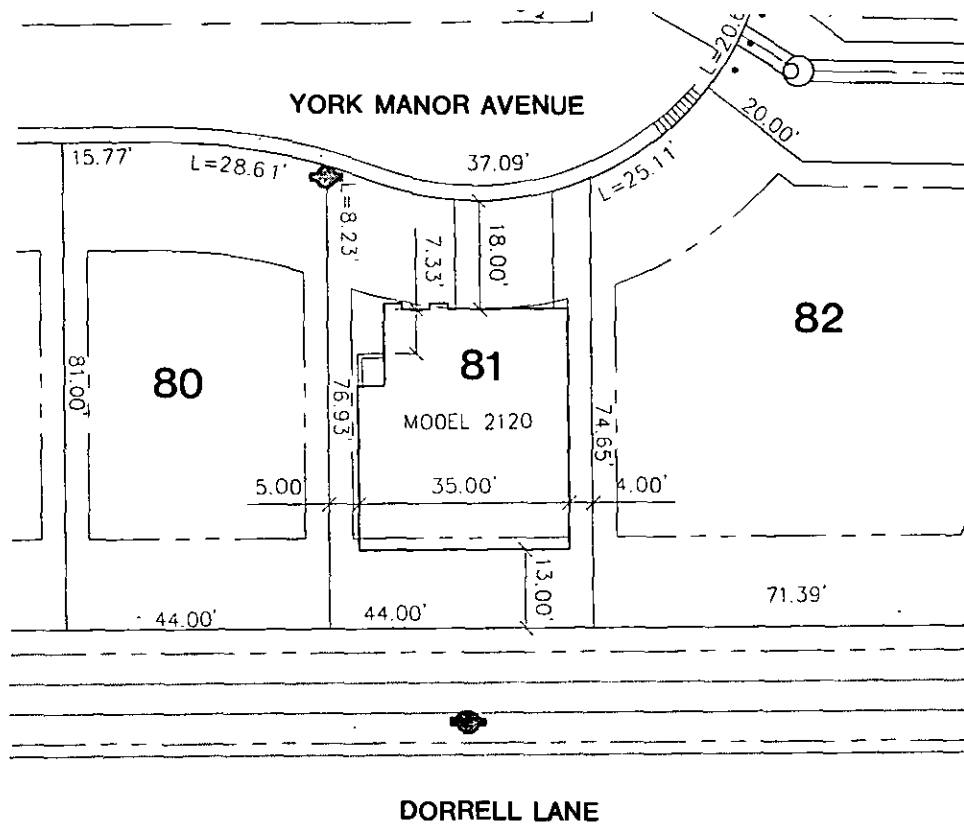
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

126-24-1



VAR-37381
03/25/10 PC

TAX DIST 200



VAR-37381

03/25/10 PC

W.D.#: 7253
DATE: FEB 2010
BY: DMO
SCALE: 1"=20'
SHEET 1 OF 1

LOT 81 SETBACK EXHIBIT

WINDIMERE • PROVIDENCE



