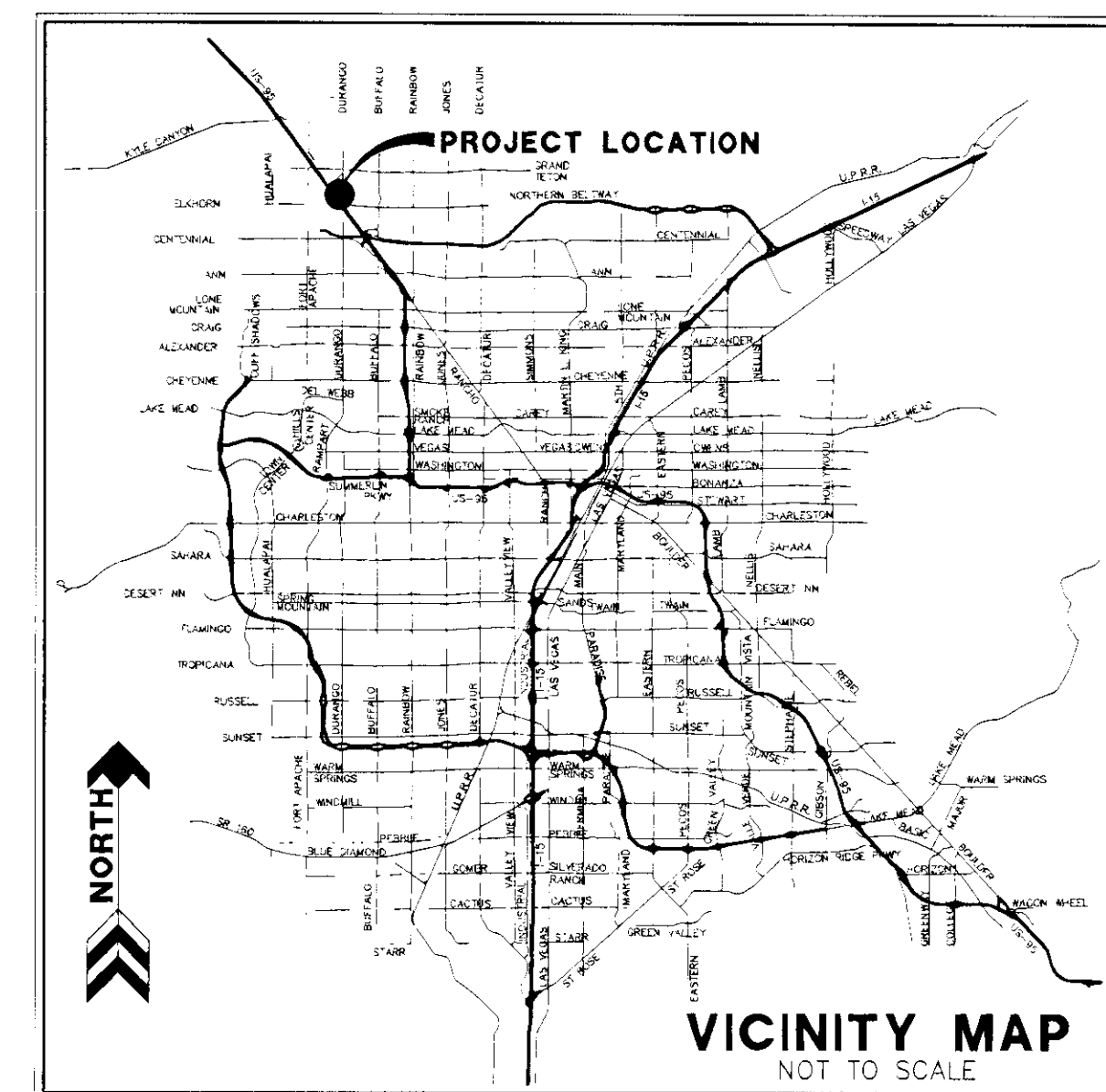


HARMONY HOMES
CENTENNIAL SPRINGS
SITE PLAN

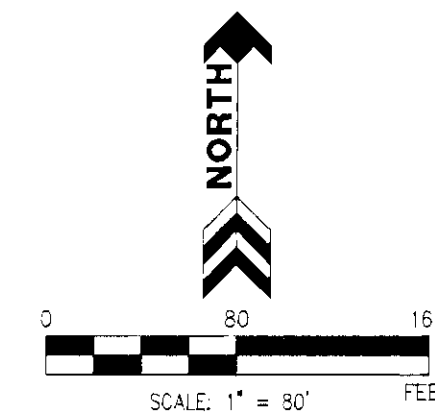
APPROVALS:
PLANNING: _____ DATE: _____
LAND: _____ DATE: _____
SALES: _____ DATE: _____
EXEC: _____ DATE: _____

DATE: 08/09/10
SHEET 1 OF 1



SETBACK INFORMATION
MIN. LOT SIZE: 2,142 S.F.
FRONT SETBACK:
TO BUILDING: 10'
TO GARAGE: 20'
REAR SETBACK:
TO BUILDING: 5'
SIDE SETBACK:
SIDE YARD: 3'
SIDE CORNER: 5'
PARKING INFORMATION
MIN. NUMBER OF STALLS: 360 STALLS
(2) SPACES PER HOUSE
PROVIDED NUMBER OF STALLS: 360 STALLS

EXISTING LOTS - NOT A PART



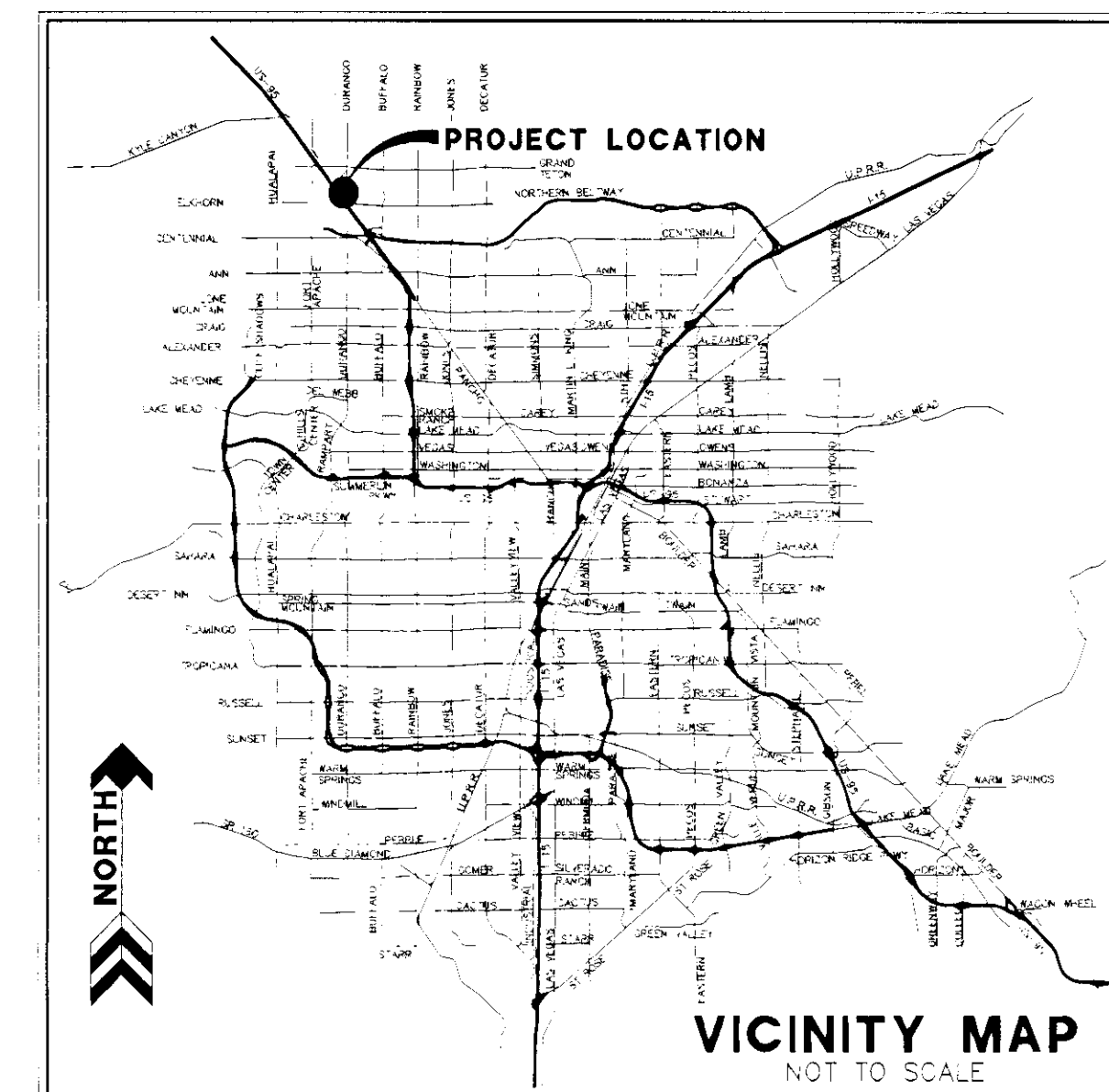
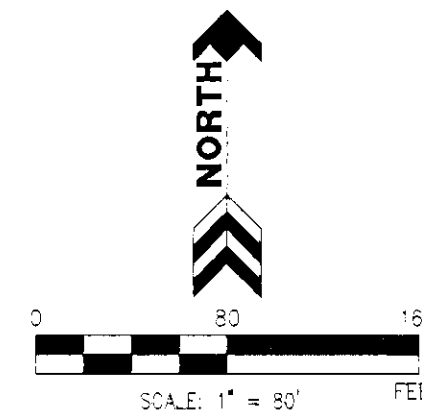
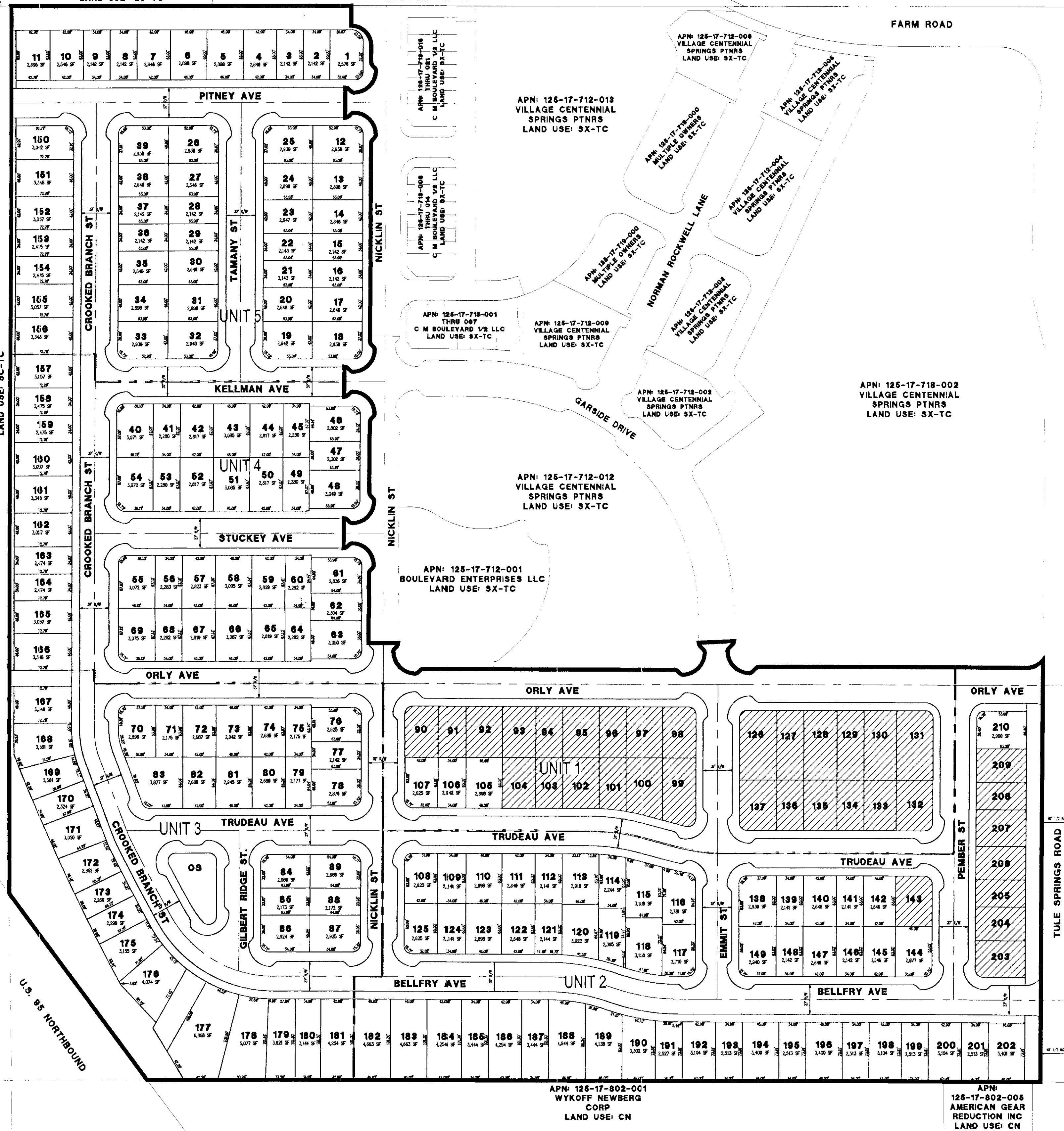
SDR-39150

APN: 125-17-801-015
OLYMPIC NEVADA G LLC
LAND USE: SC-TC

APN: 125-17-801-007
POJANASOMBOON
PICHAT & SAMAN
LAND USE: GC-TC

APN: 125-17-801-010
POJANASOMBOON
PICHAT & SAMAN
LAND USE: GC-TC

APN: 125-17-709-001
NORTHWEST 96 LLC
LAND USE: SC-TC



SETBACK INFORMATION
MIN. LOT SIZE: 2,142 S.F.

FRONT SETBACK:
TO BUILDING: 10'
TO GARAGE: 20'

REAR SETBACK:
TO BUILDING: 5'

SIDE SETBACK:
SIDE YARD: 3'
SIDE CORNER: 6'

PARKING INFORMATION
MIN. NUMBER OF STALLS: 360 STALLS
(2) SPACES PER HOUSE

PROVIDED NUMBER OF STALLS: 360 STALLS

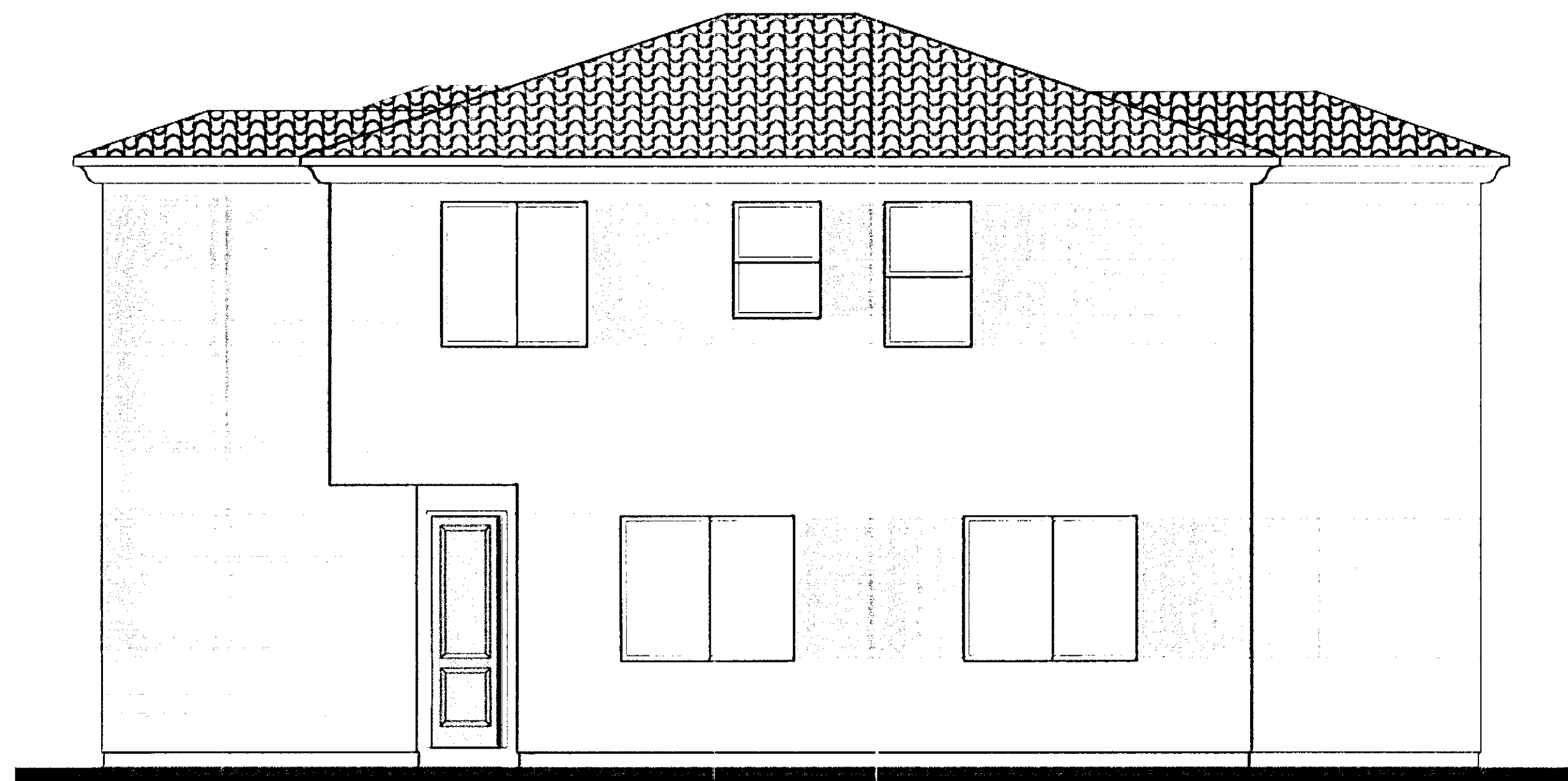
- EXISTING LOTS - NOT A PART
- LANDSCAPING / COMMON LOT AREAS
- STREETS / PAVEMENT AREAS
- RESIDENTIAL LOTS

HARMONY HOMES
CENTENNIAL SPRINGS
SITE PLAN

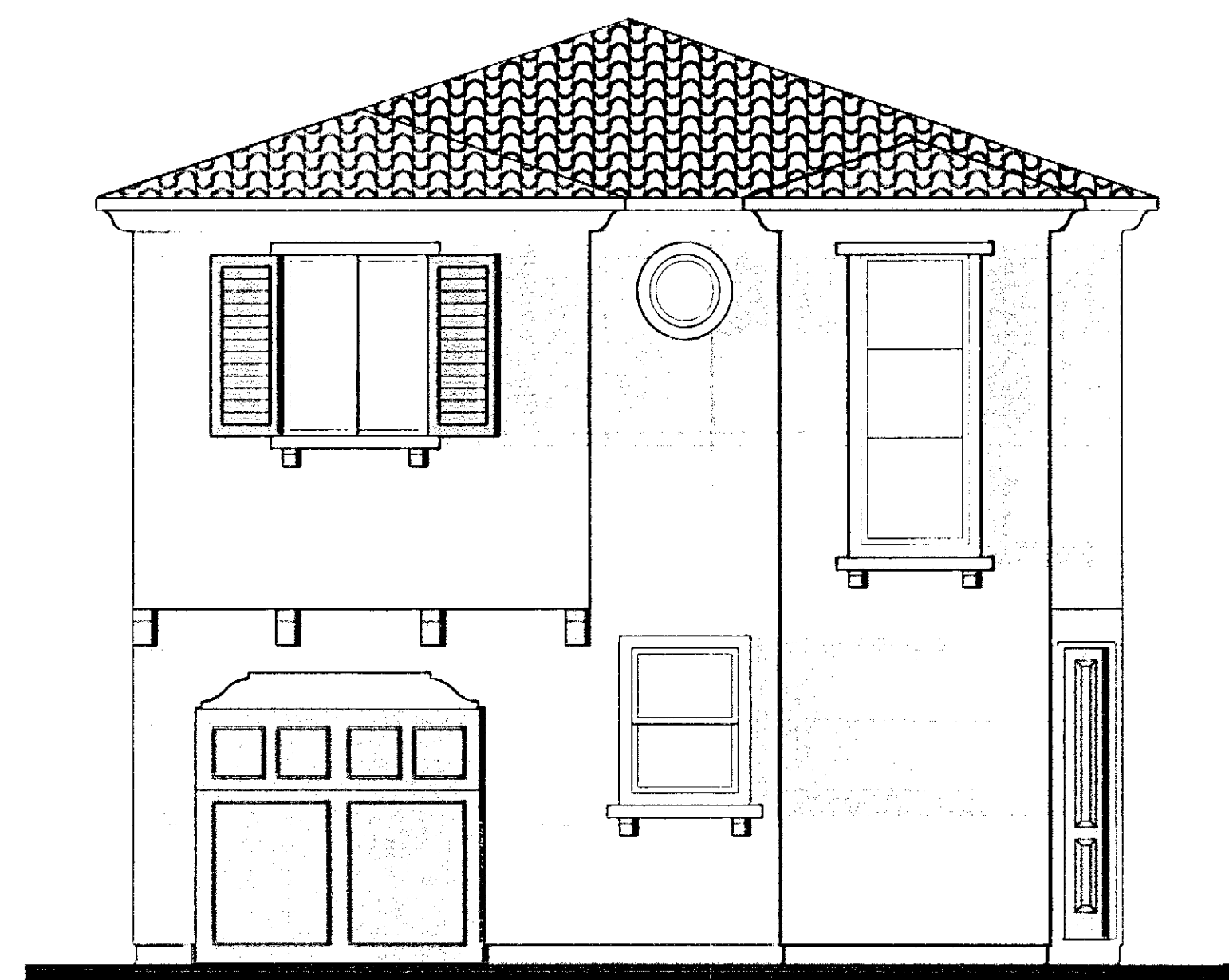
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PLANNING: _____ DATE: _____
LAND: _____ DATE: _____
SALES: _____ DATE: _____
EXEC: _____ DATE: _____

RECEIVED
AUG 12 2010

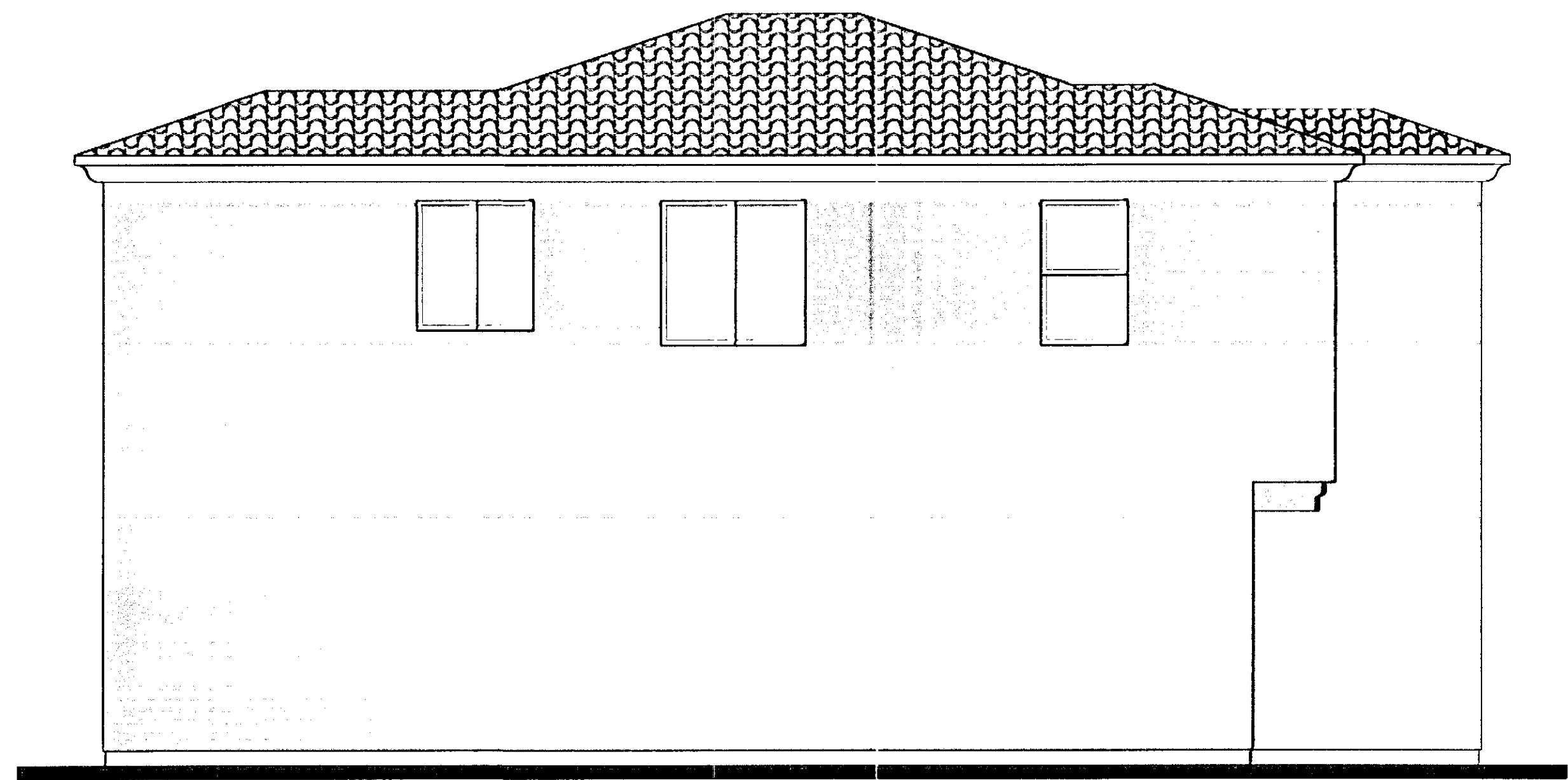
SDR-39150



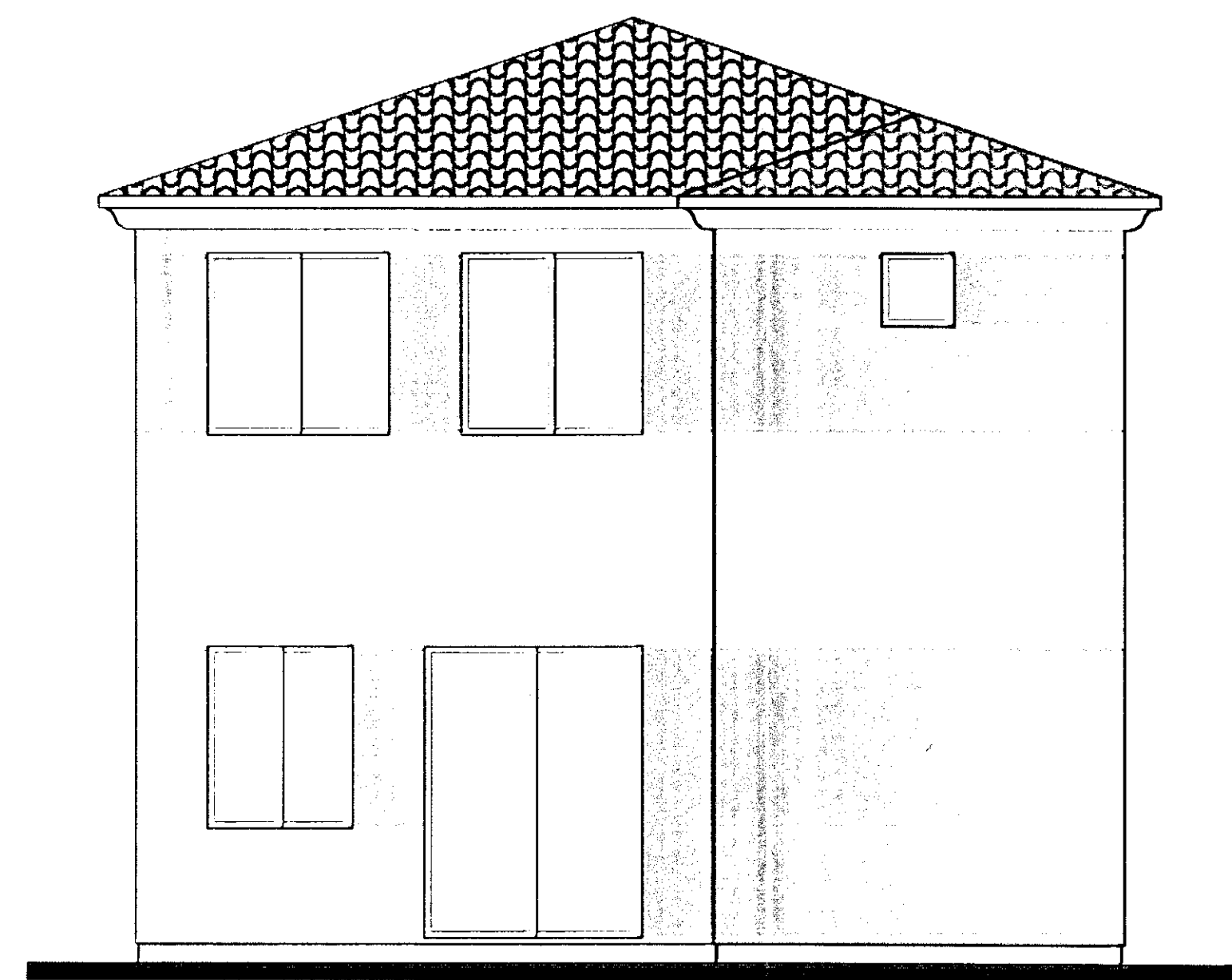
RIGHT ELEVATION	1571	A
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FRONT ELEVATION	1571	A
-----------------	------	---



LEFT ELEVATION	1571	A
----------------	------	---



REAR ELEVATION	1571	A
----------------	------	---

RECEIVED
AUG 12 2010

1571 A

A1-4.1

2 CORPORATE PARK
IRVINE, CA
92606
949 752 1800
949 833 9403

8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702 478 8375
702 586 3577

Project
CENTENNIAL
SPRINGS

Revisions

COLOR
EXTERIOR ELEVATIONS

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

COLOR ELEVATIONS

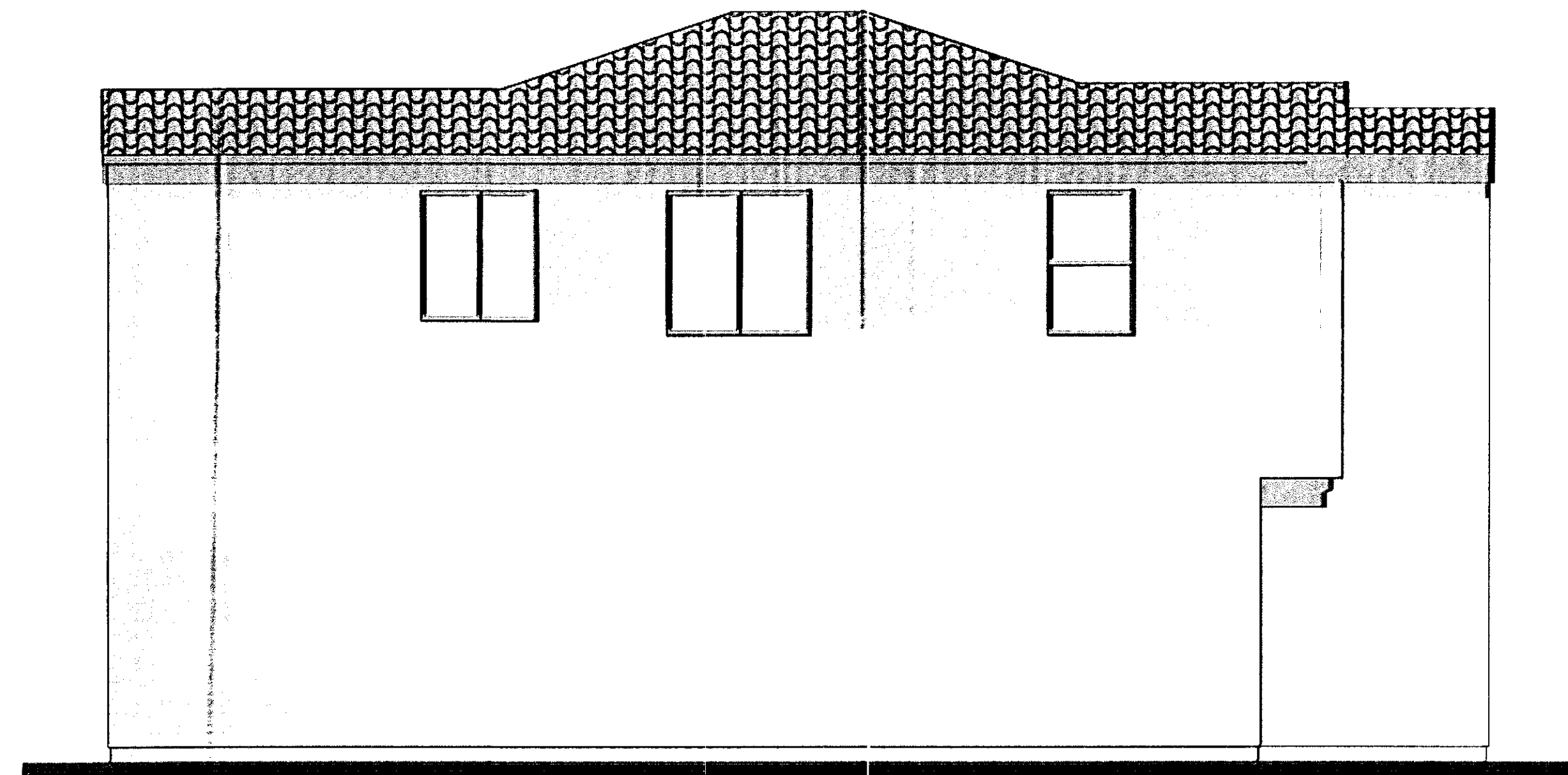
08.02.10



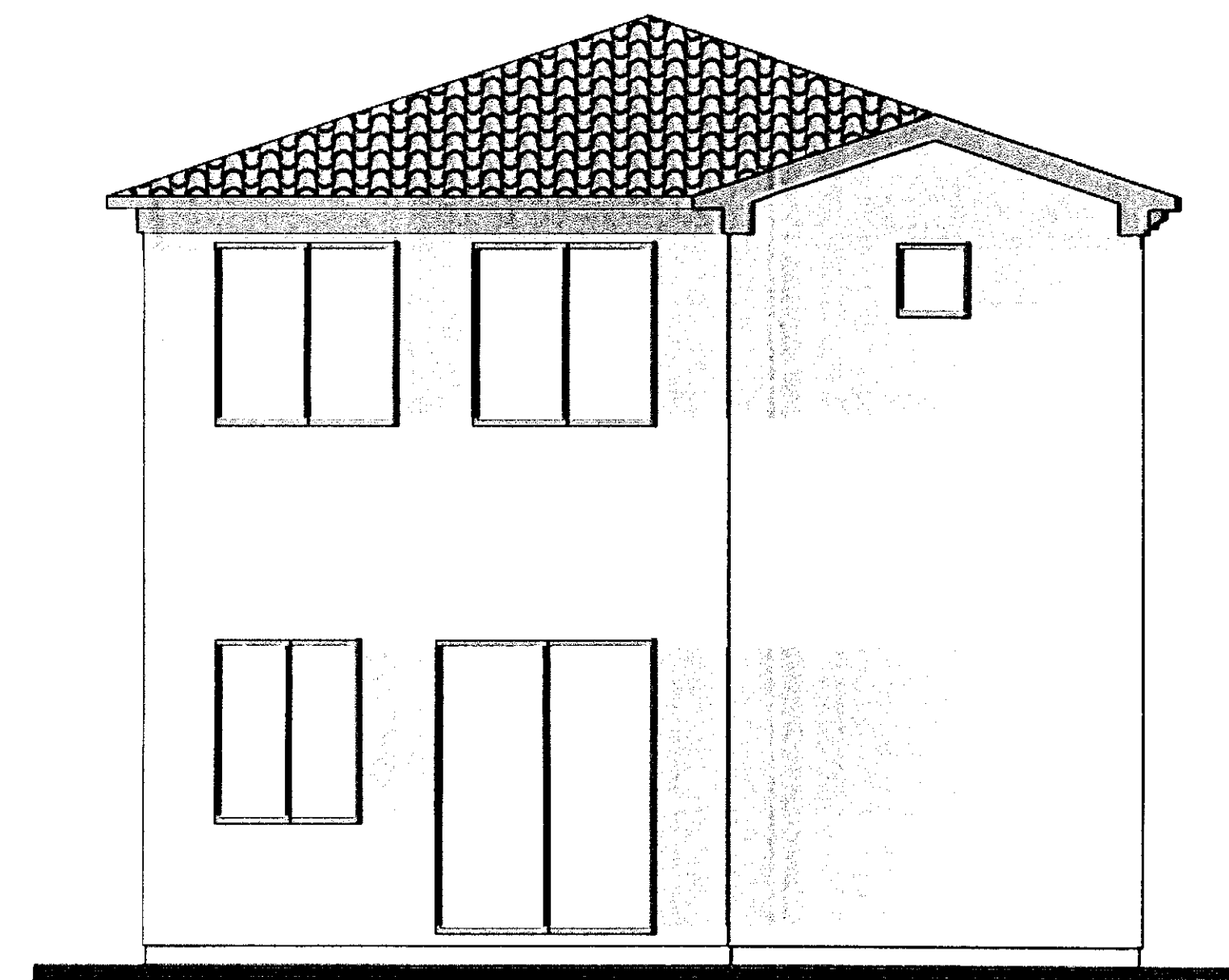
RIGHT ELEVATION	1571	B
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FRONT ELEVATION	1571	B
-----------------	------	---



LEFT ELEVATION	1571	B
----------------	------	---



REAR ELEVATION	1571	B
----------------	------	---

APR 19 2010

1571 B
A1-4.2

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

COLOR
EXTERIOR ELEVATIONS

Revisions

Project
CENTENNIAL
SPRINGS

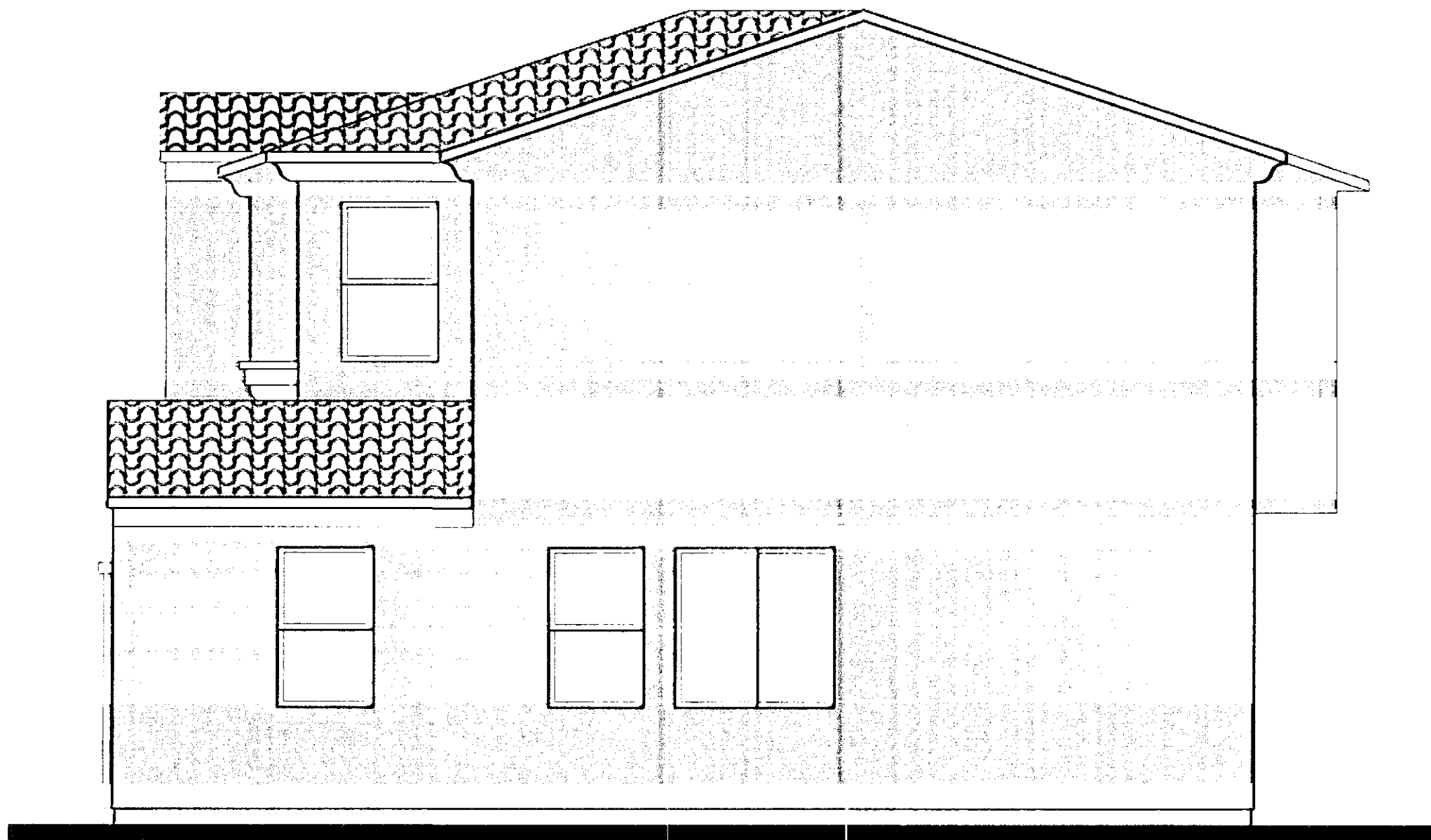


8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.478.8373
702.486.3327

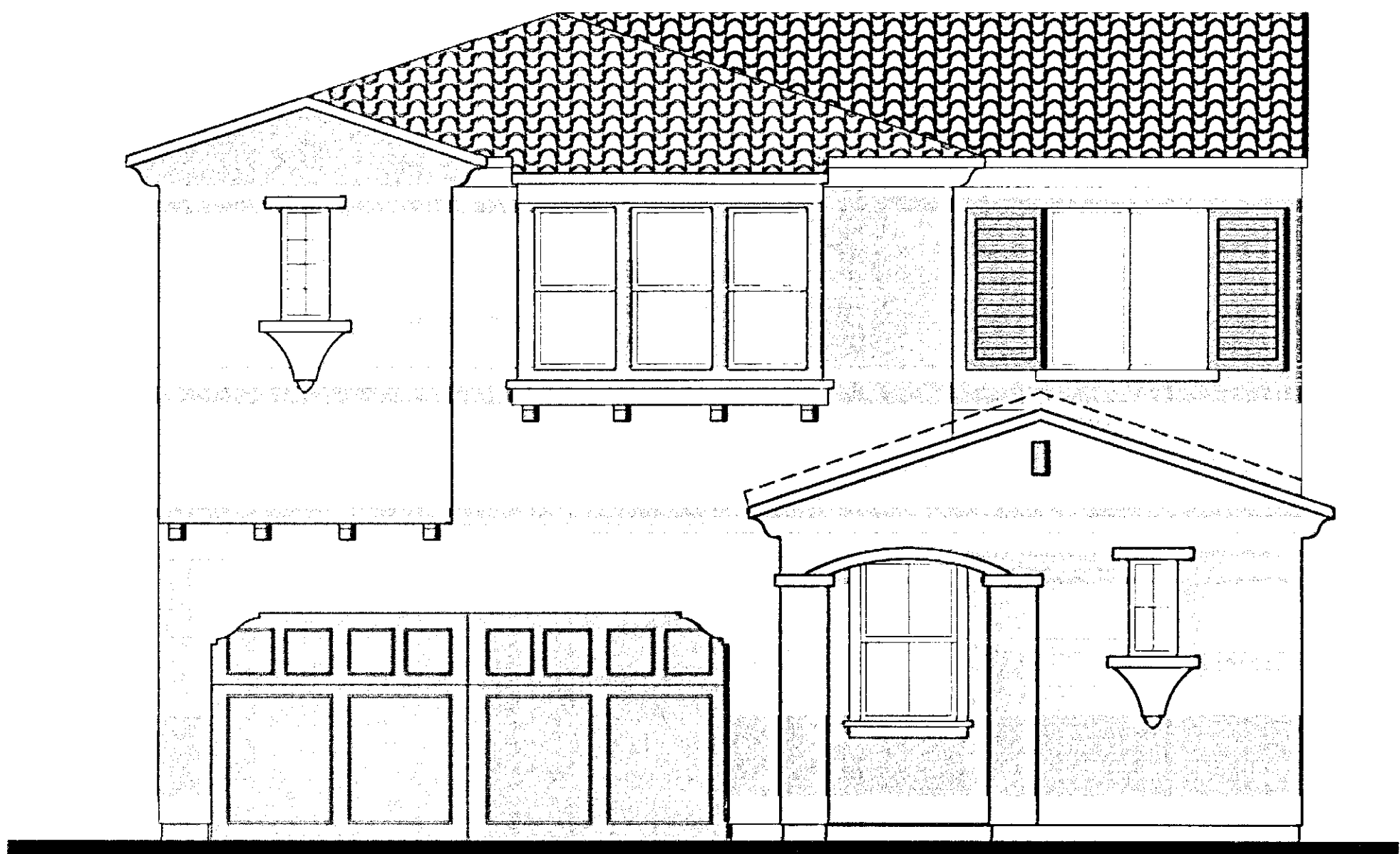
2 CORPORATE PARK
IRVINE, CA
92606
949.732.1800
949.833.9603

COLOR ELEVATIONS

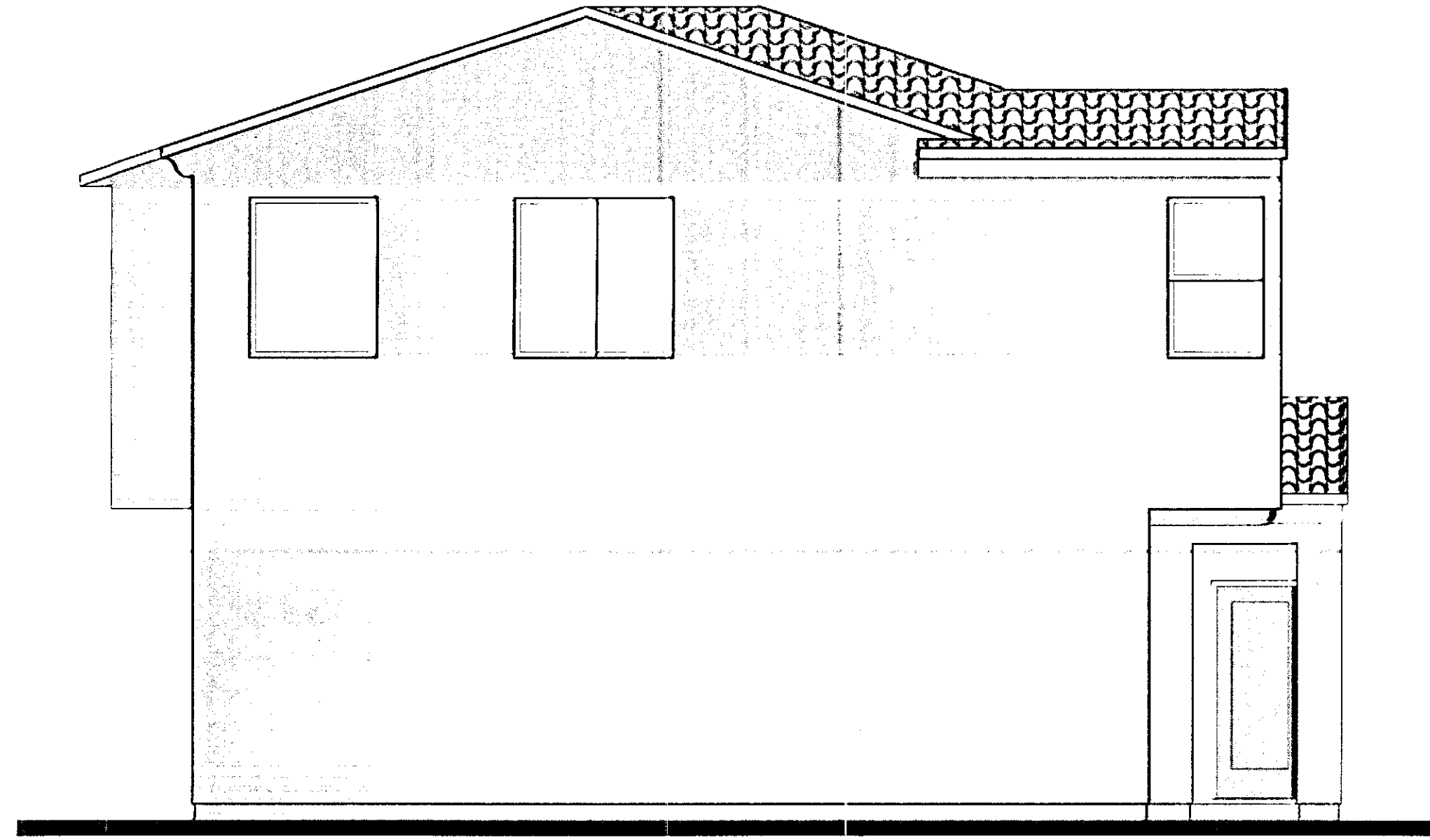
08.02.10



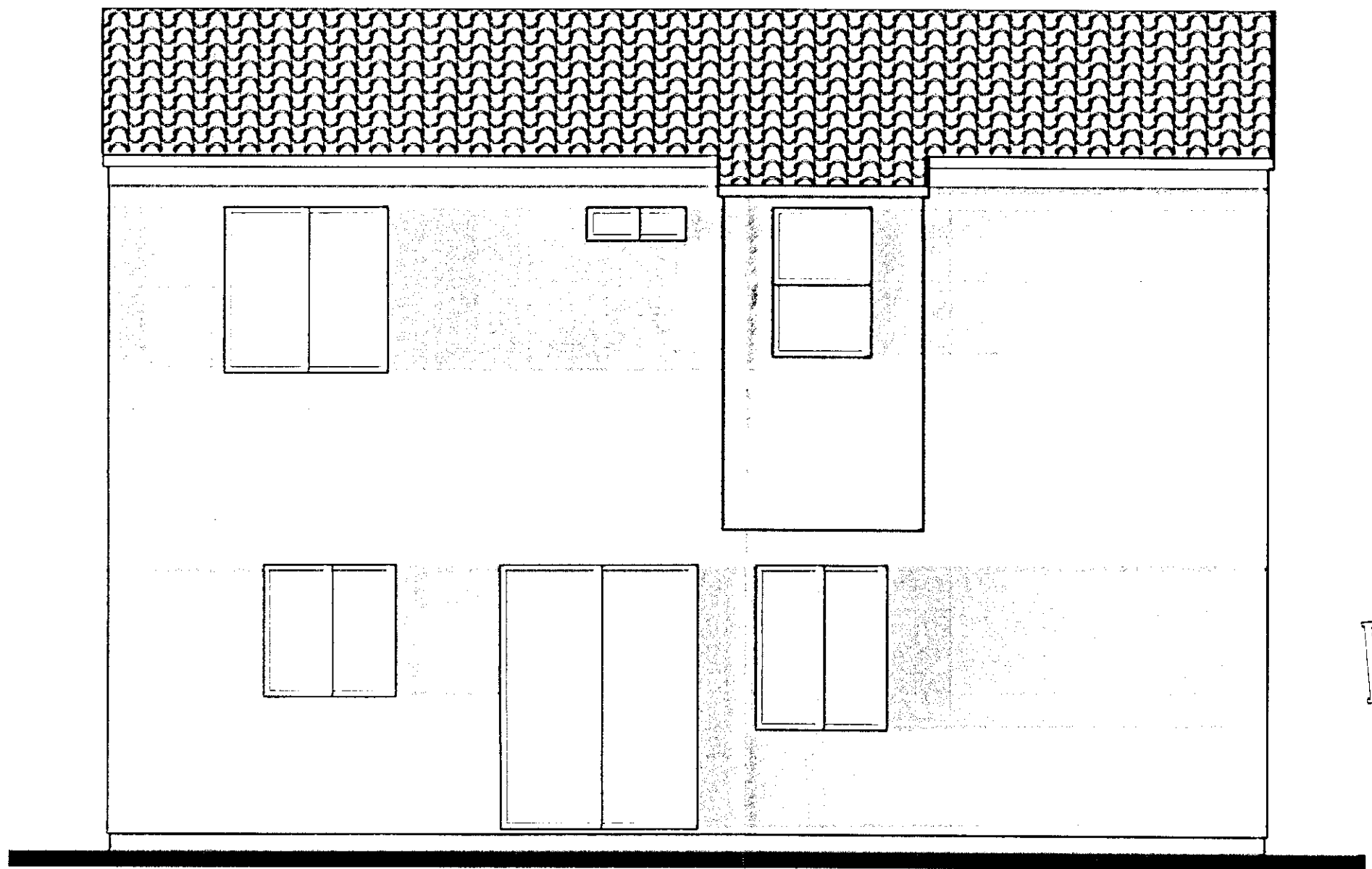
RIGHT ELEVATION 1671 A



FRONT ELEVATION 1671 A



LEFT ELEVATION 1671 A



REAR ELEVATION 1671 A

RECEIVED
AUG 12 2010

1671 A

A2-4.1

2 CORPORATE PARK
IRVINE, CA
949 752 1800
949 833 9603

8912 SPANISH RIDGE AVE.
SUITE 200
SAN JUAN, CA 92078
702 278 8375
702 586 3527

Project
CENTENNIAL
SPRINGS

Revisions

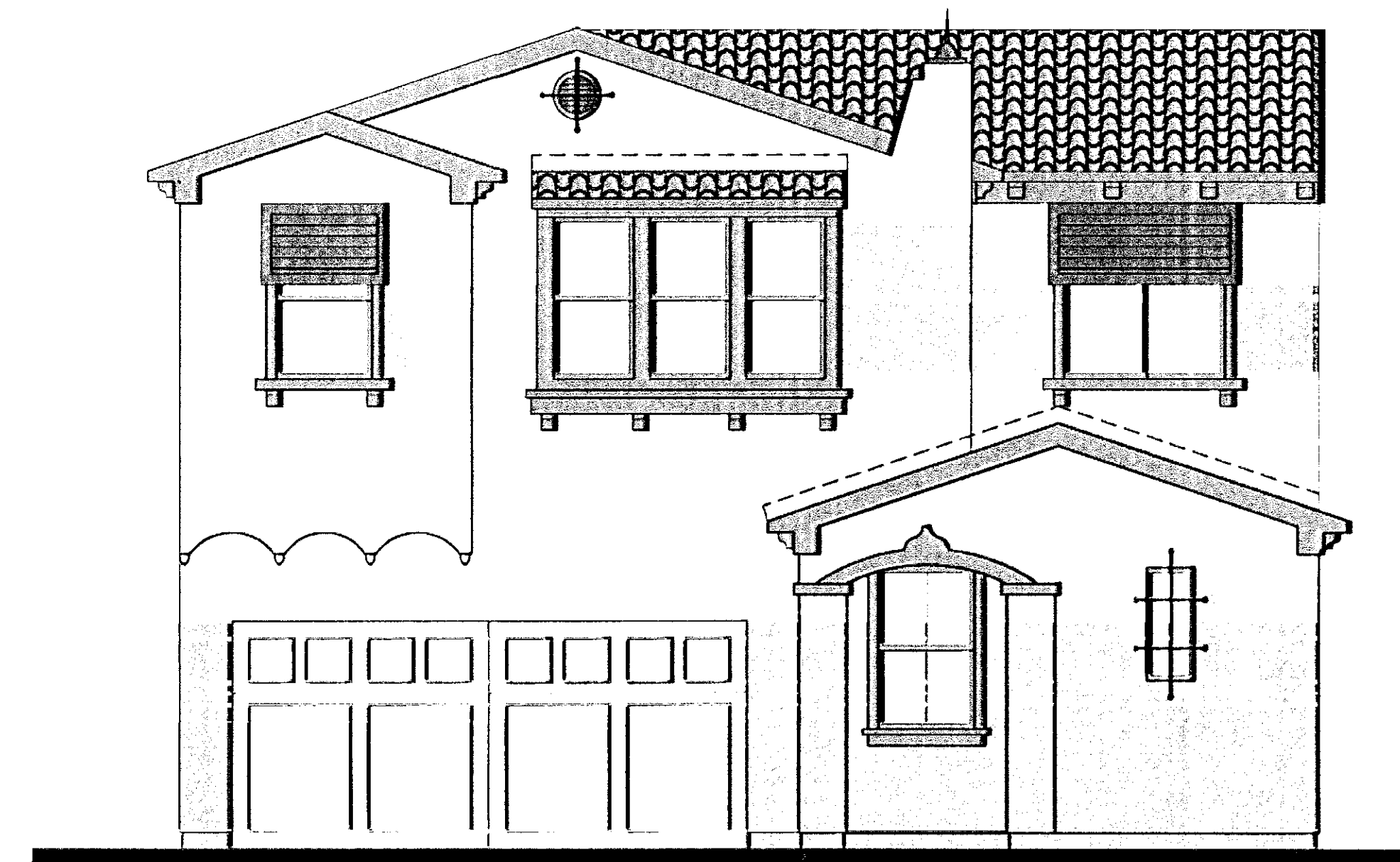
COLOR
EXTERIOR ELEVATIONS

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

COLOR ELEVATIONS



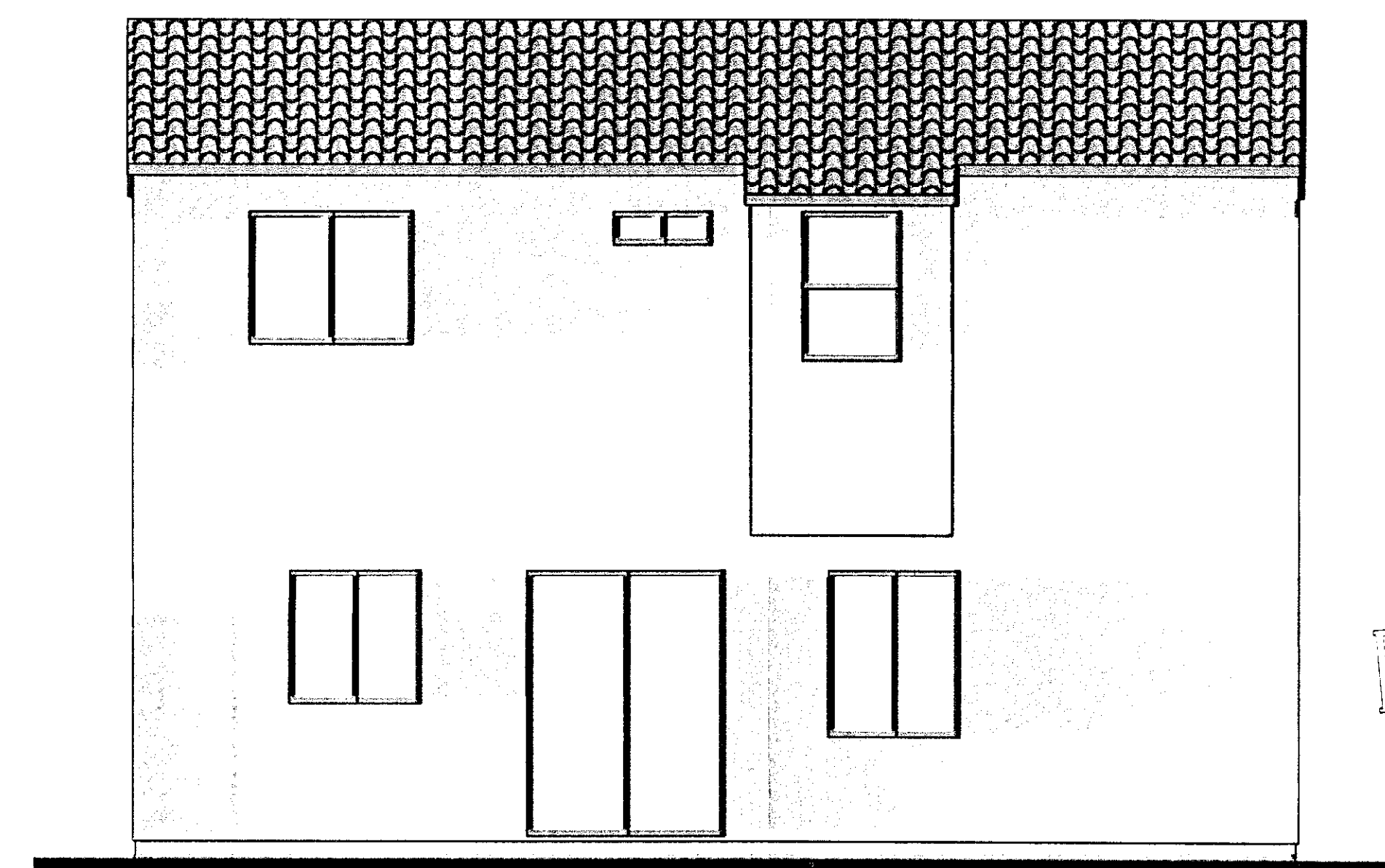
RIGHT ELEVATION	1671	B
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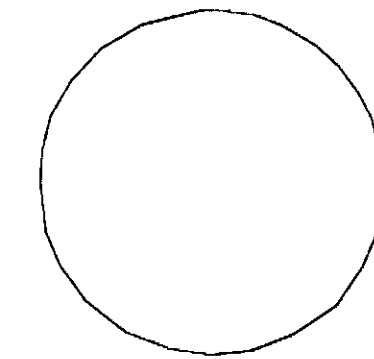
FRONT ELEVATION	1671	B
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LEFT ELEVATION	1671	B
----------------	------	---



REAR ELEVATION	1671	B
----------------	------	---



7 CORPORATE PARK
IRVINE, CA
92606
949.751.1800
949.833.1903

8913 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.448.8555
702.380.3327

Project
CENTENNIAL
SPRINGS

Revisions

COLOR
EXTERIOR ELEVATIONS

COLOR ELEVATIONS

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

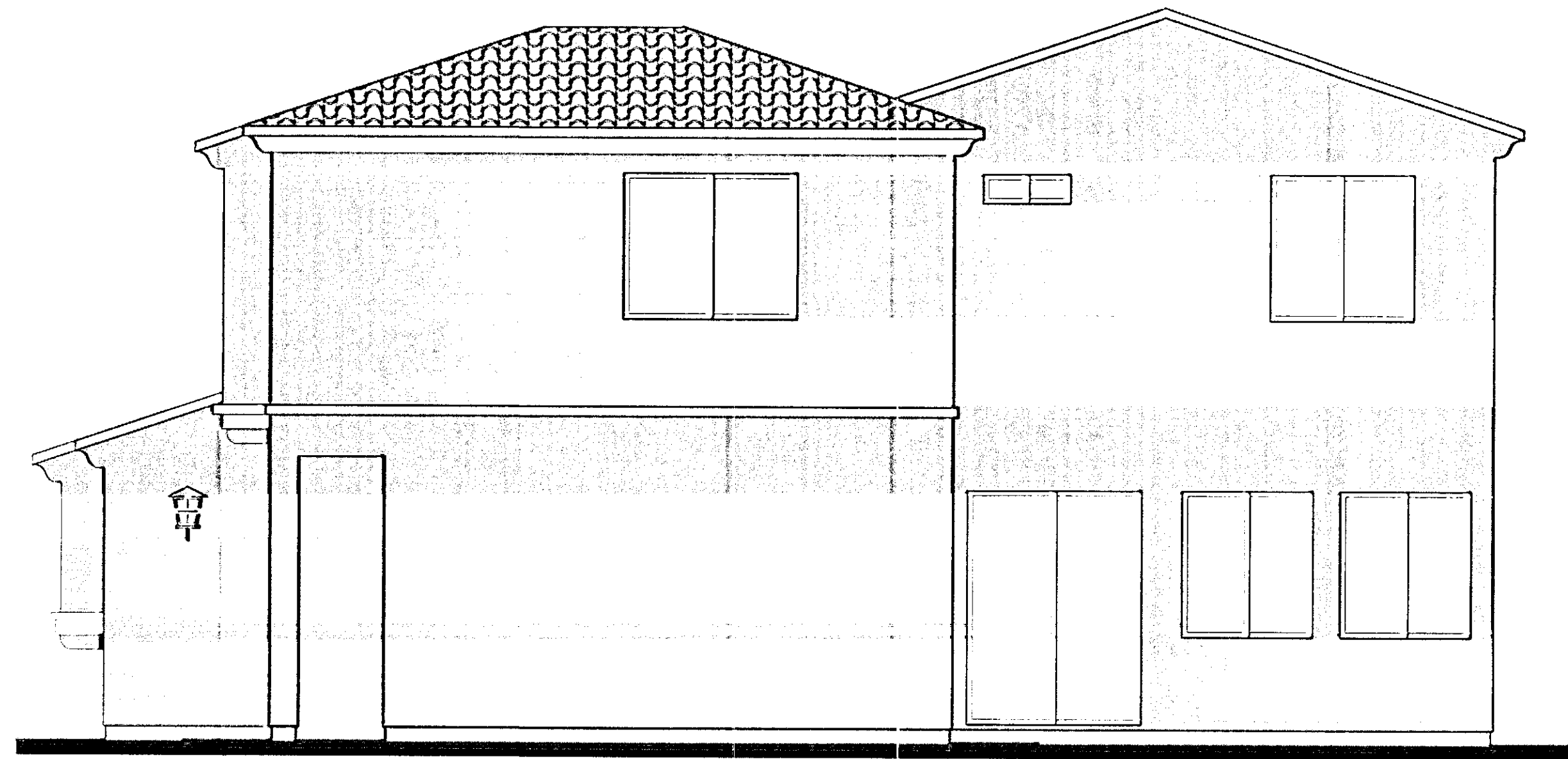
08.02.10

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1671 B

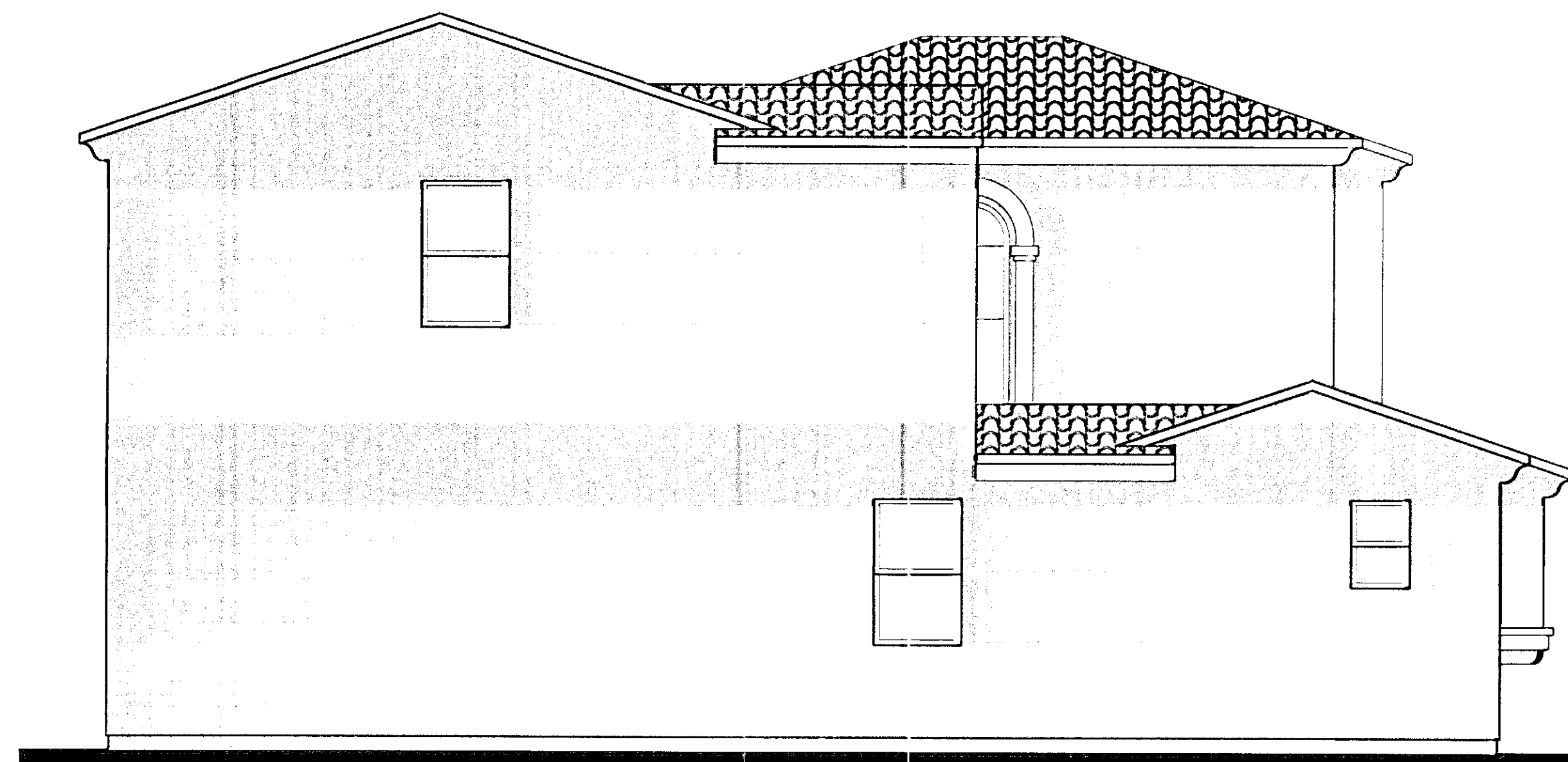
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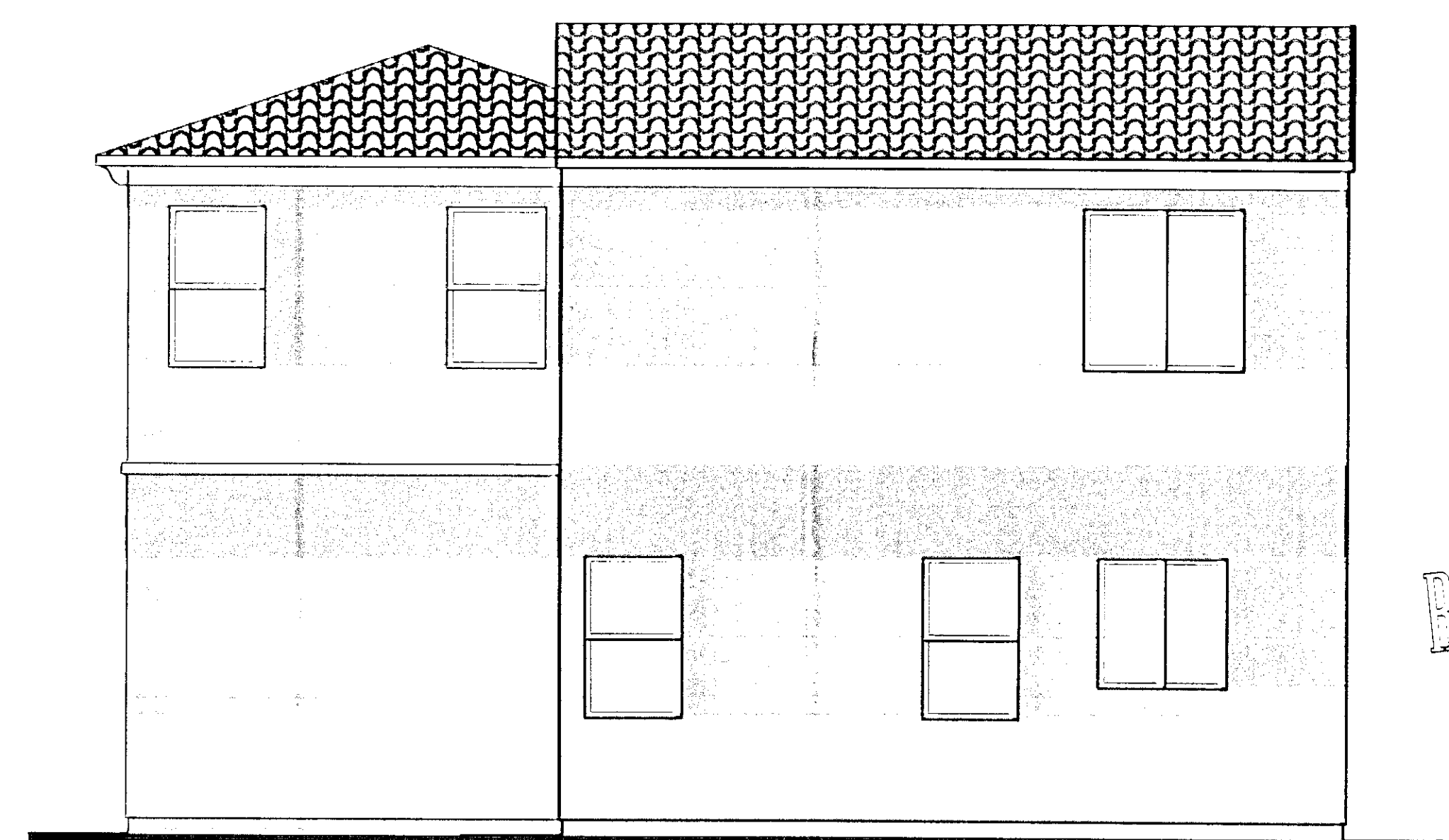
RIGHT ELEVATION 1836 A



FRONT ELEVATION 1836 A



LEFT ELEVATION 1836 A



REAR ELEVATION 1836 A

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AUG 12 2010

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1836 A

A3-4.1

3 CORPORATE PARK
IRVING, CA 92606
949 752 1800
949 833 9603
RUM

8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702 478 8375
702 586 3327
RUM

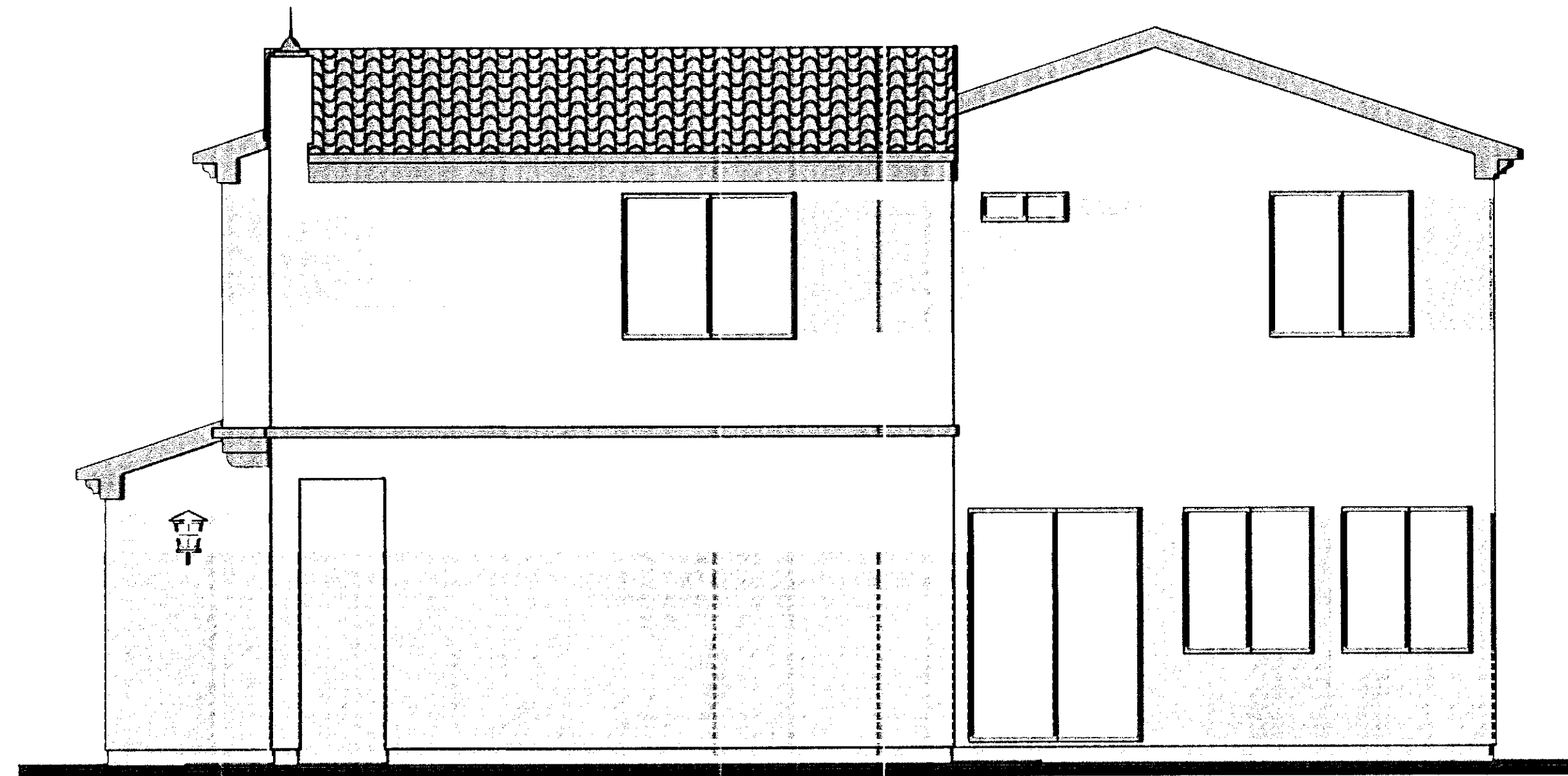
Project
CENTENNIAL
SPRINGS

Revisions

COLOR
EXTERIOR ELEVATIONS
COLOR ELEVATIONS

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

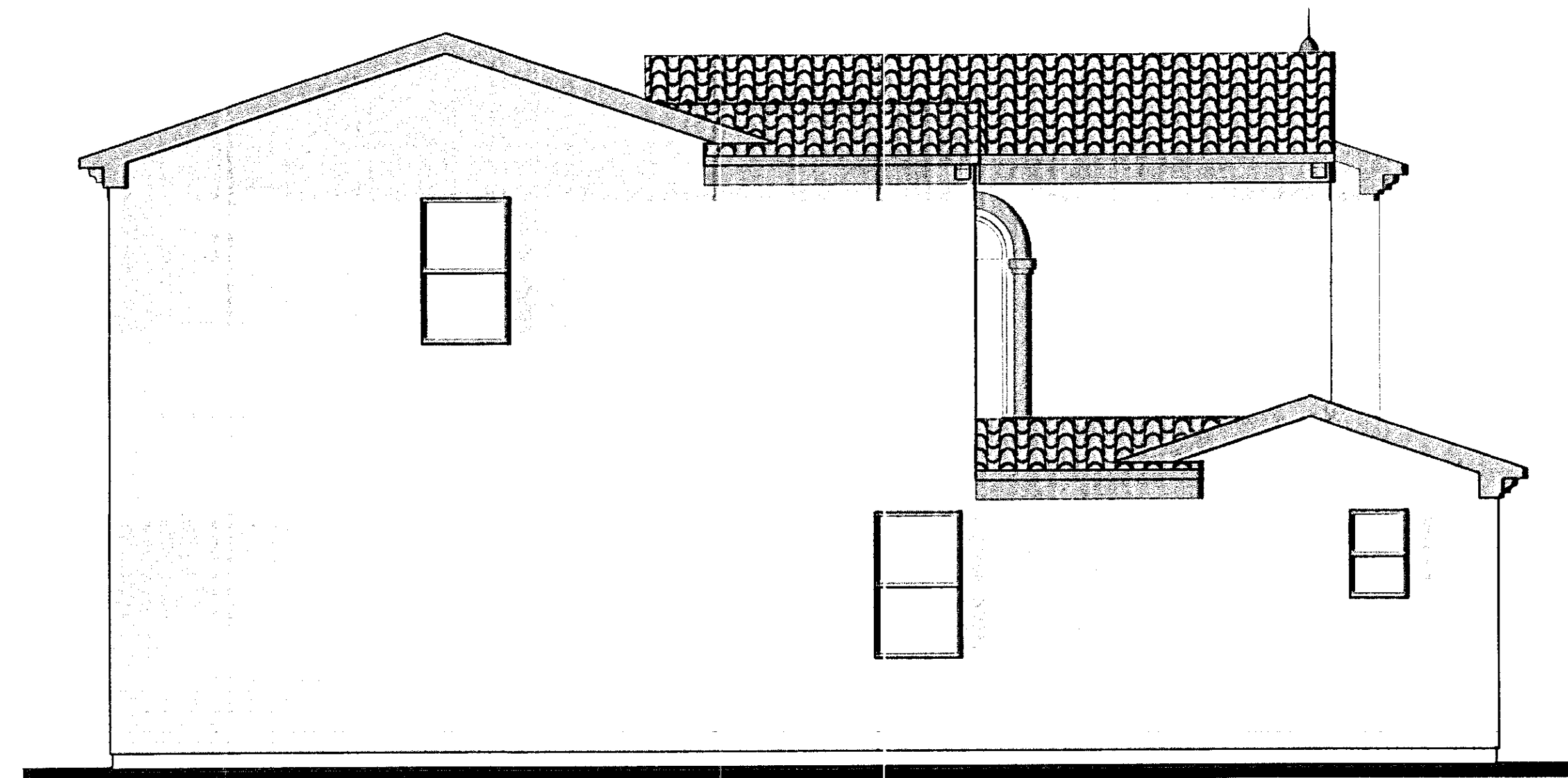
08.02.10



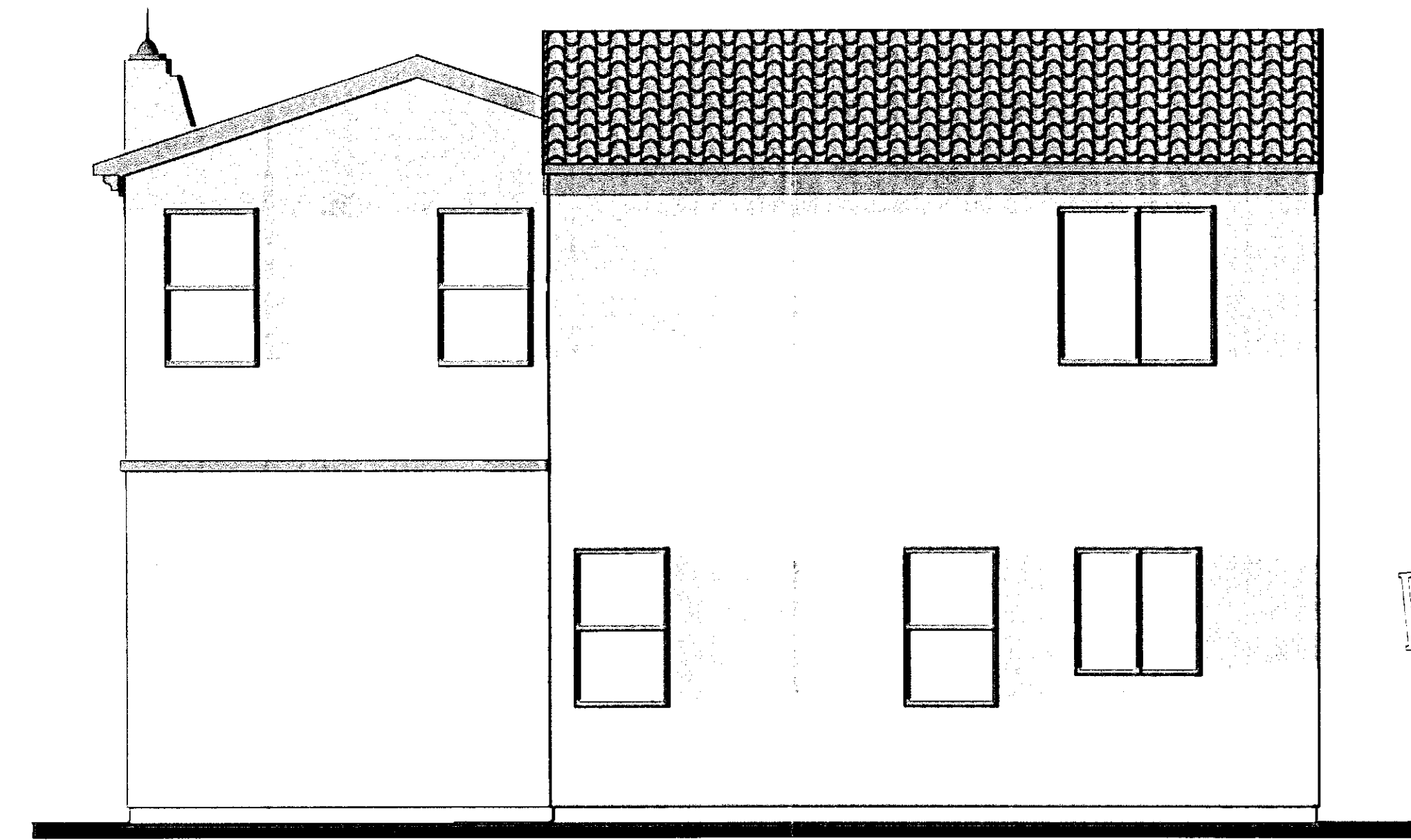
RIGHT ELEVATION 1836 B



FRONT ELEVATION 1836 B



LEFT ELEVATION 1836 B



REAR ELEVATION 1836 B

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AUG 12 2010

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OF THE ARCHITECTURAL FIRM

1836 B

A3-4.3

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

COLOR
EXTERIOR ELEVATIONS

Revisions

Project
CENTENNIAL
SPRINGS

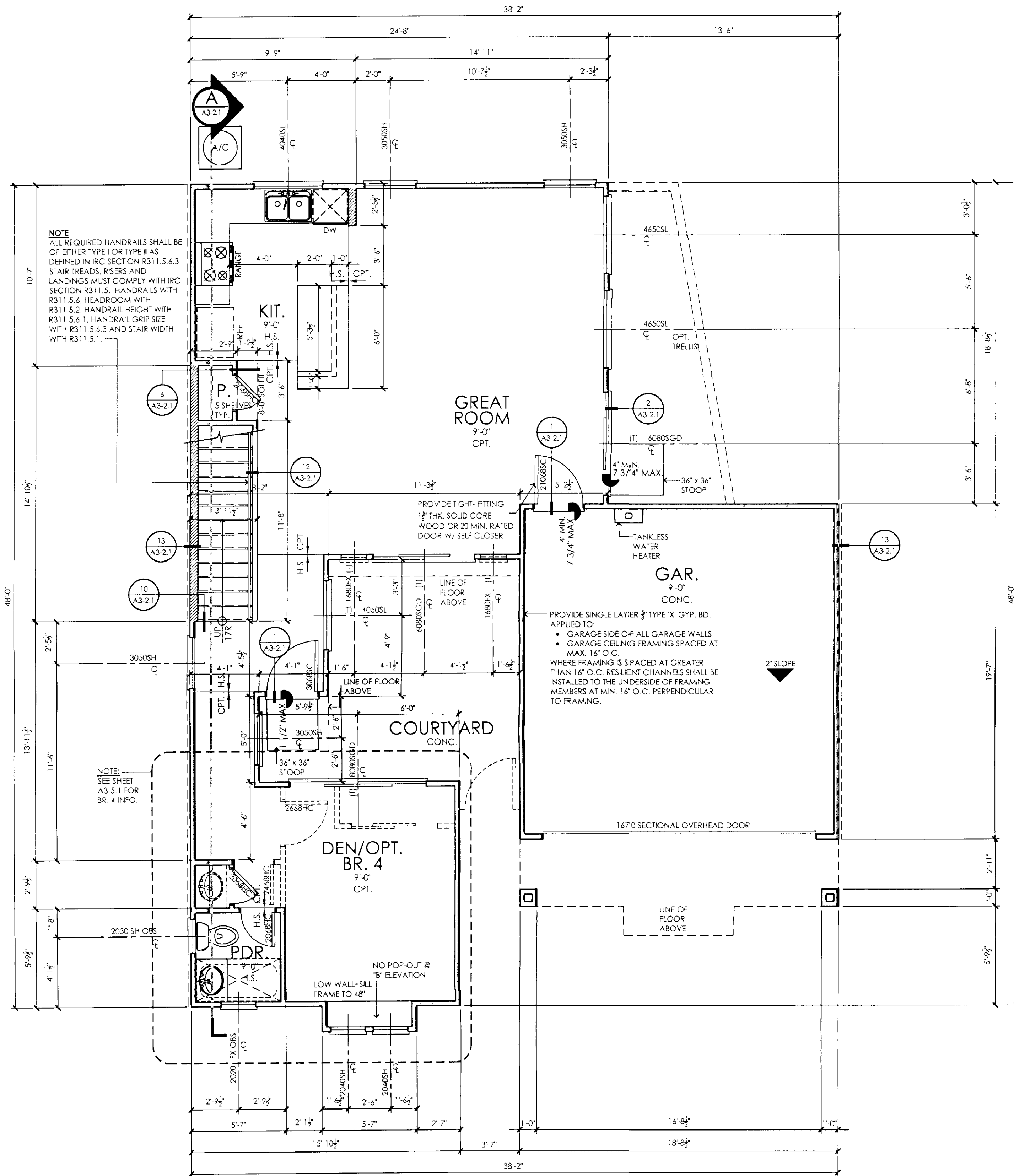


8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3577

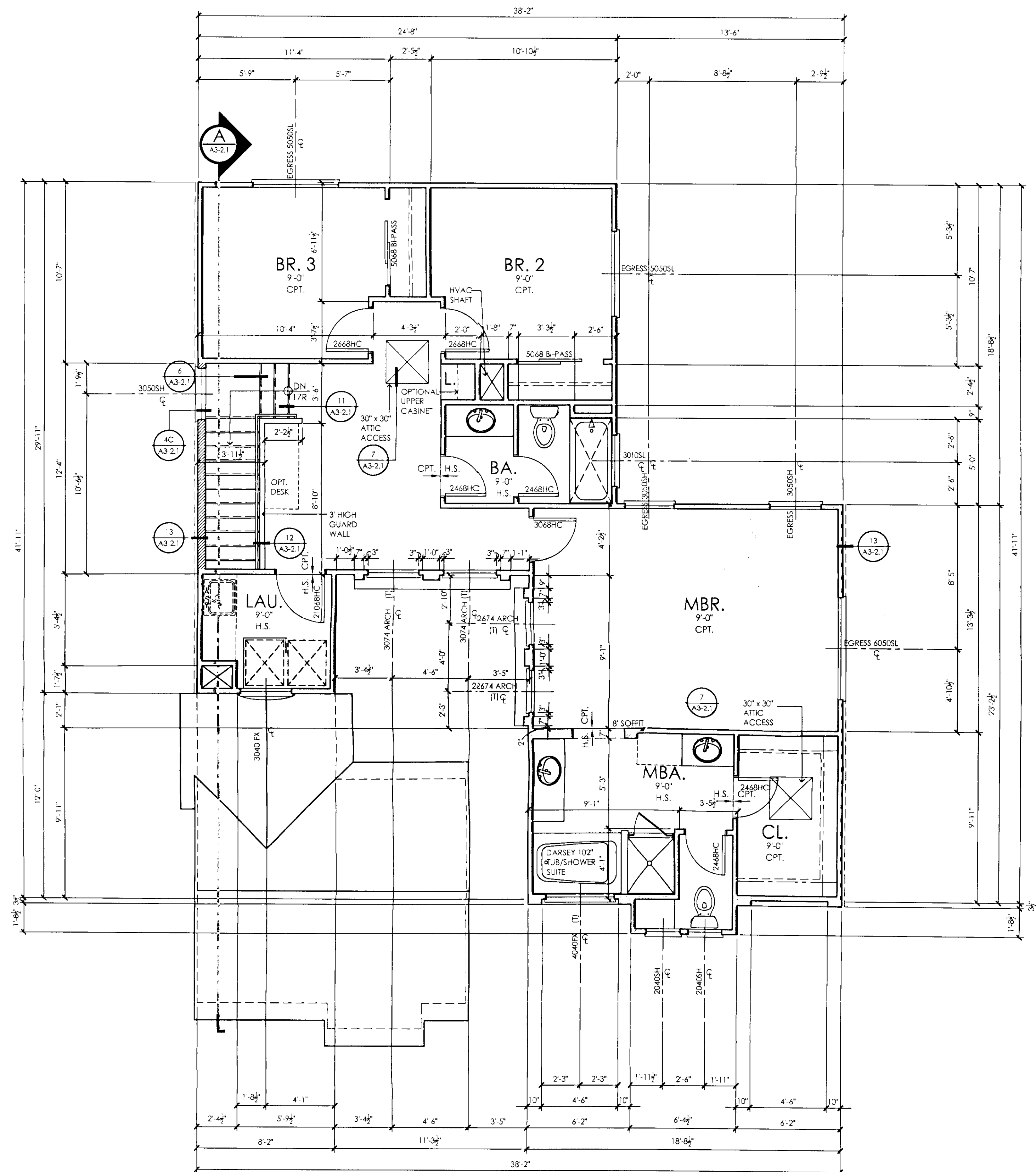
2 CORPORATE PARK
IRVINE, CA
92606
949.752.1800
949.833.9603

COLOR ELEVATIONS

08.02.10



FIRST FLOOR 1836 A/B



SECOND FLOOR 1836 A/B

AUG 10 2010

Date: 08.02.10
Scale: 1/4" = 1'-0"
Job No: 10015

08.02.10

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1836 A/B

A3-1.1

SDR-39150

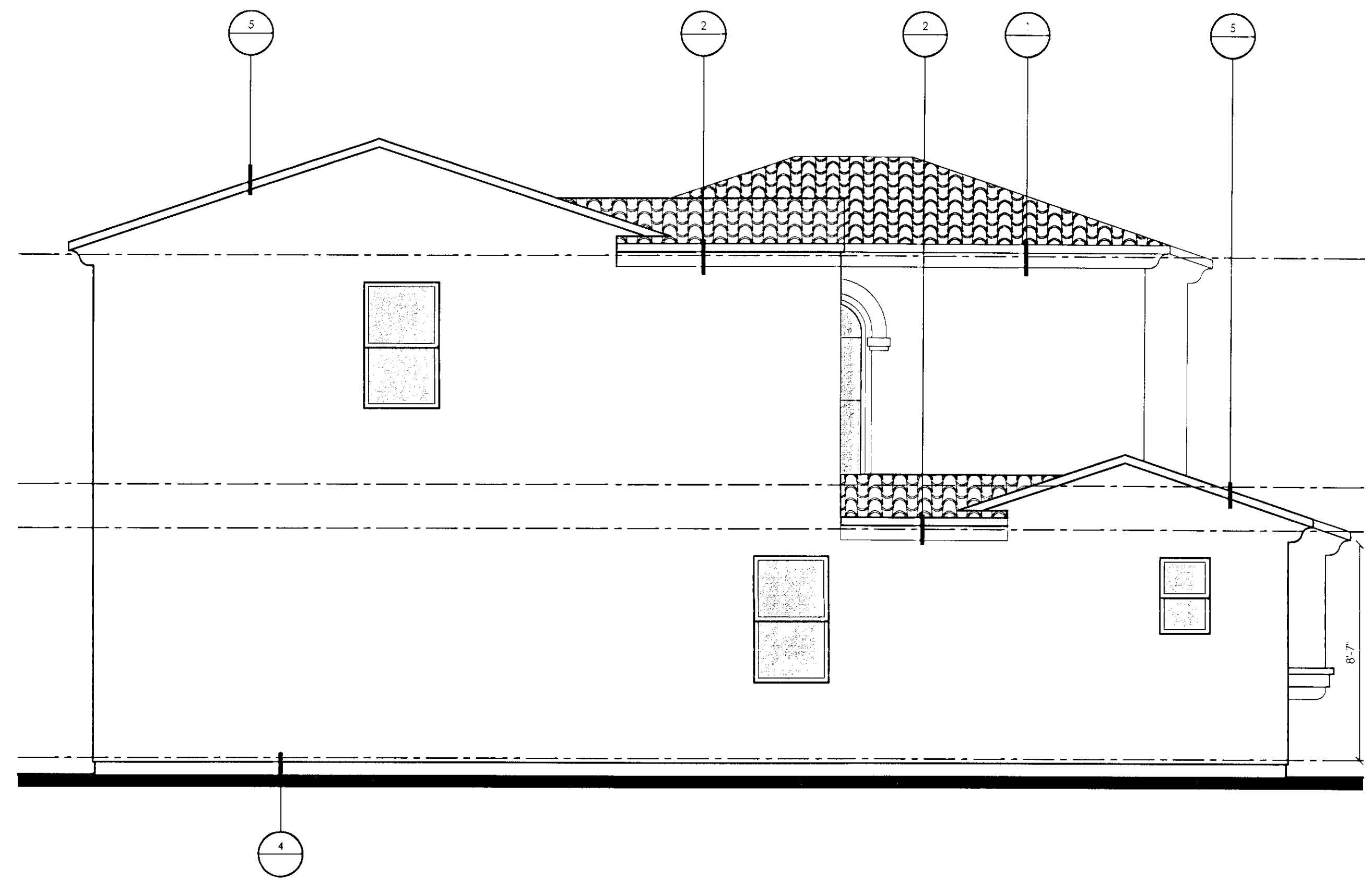
2 CORPORATE PARK
IRVINE, CA
92606
949.752.1800
949.833.9603

8912 SPANISH RIDGE AVE.
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.566.3527

Project
CENTENNIAL
SPRINGS

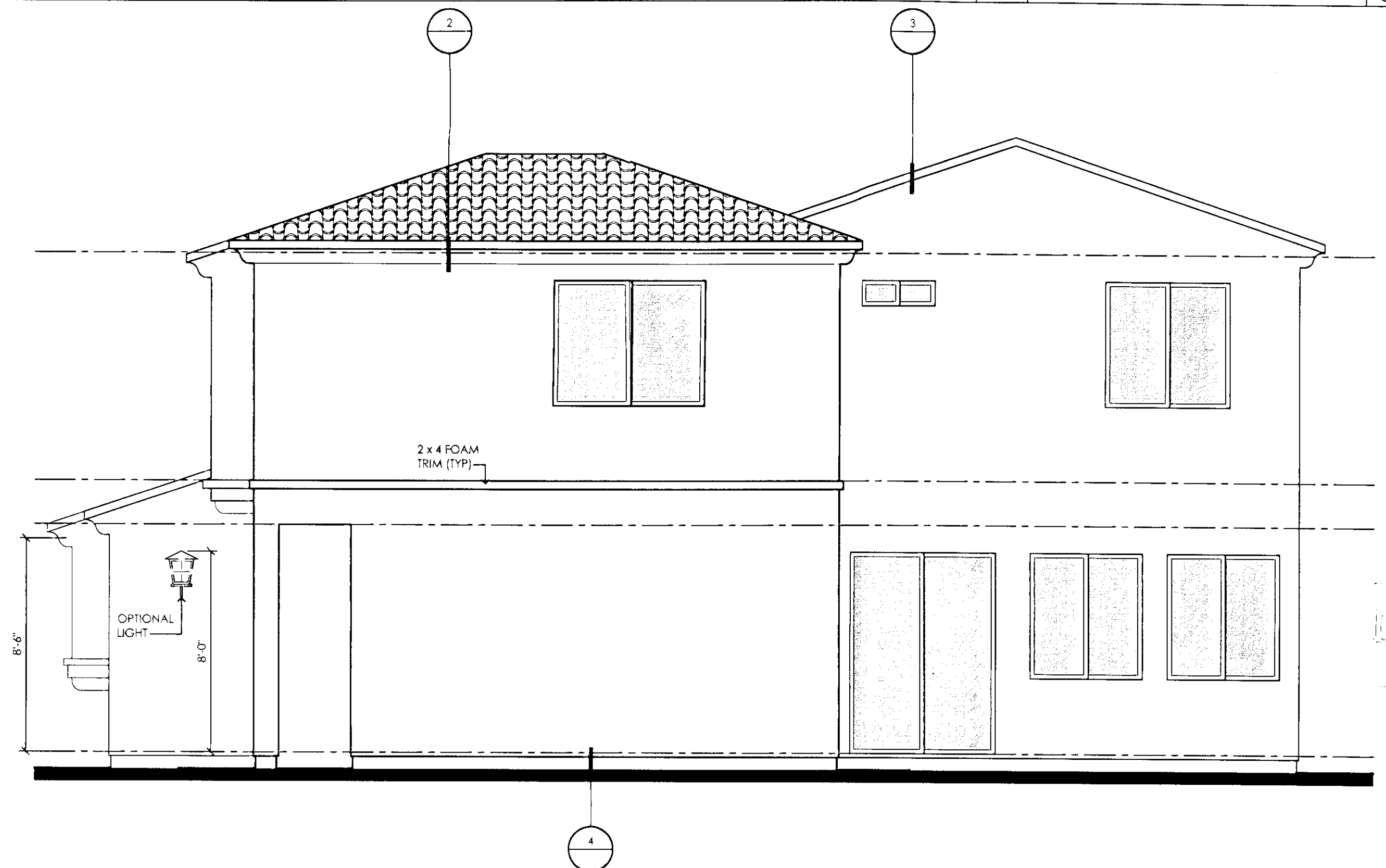
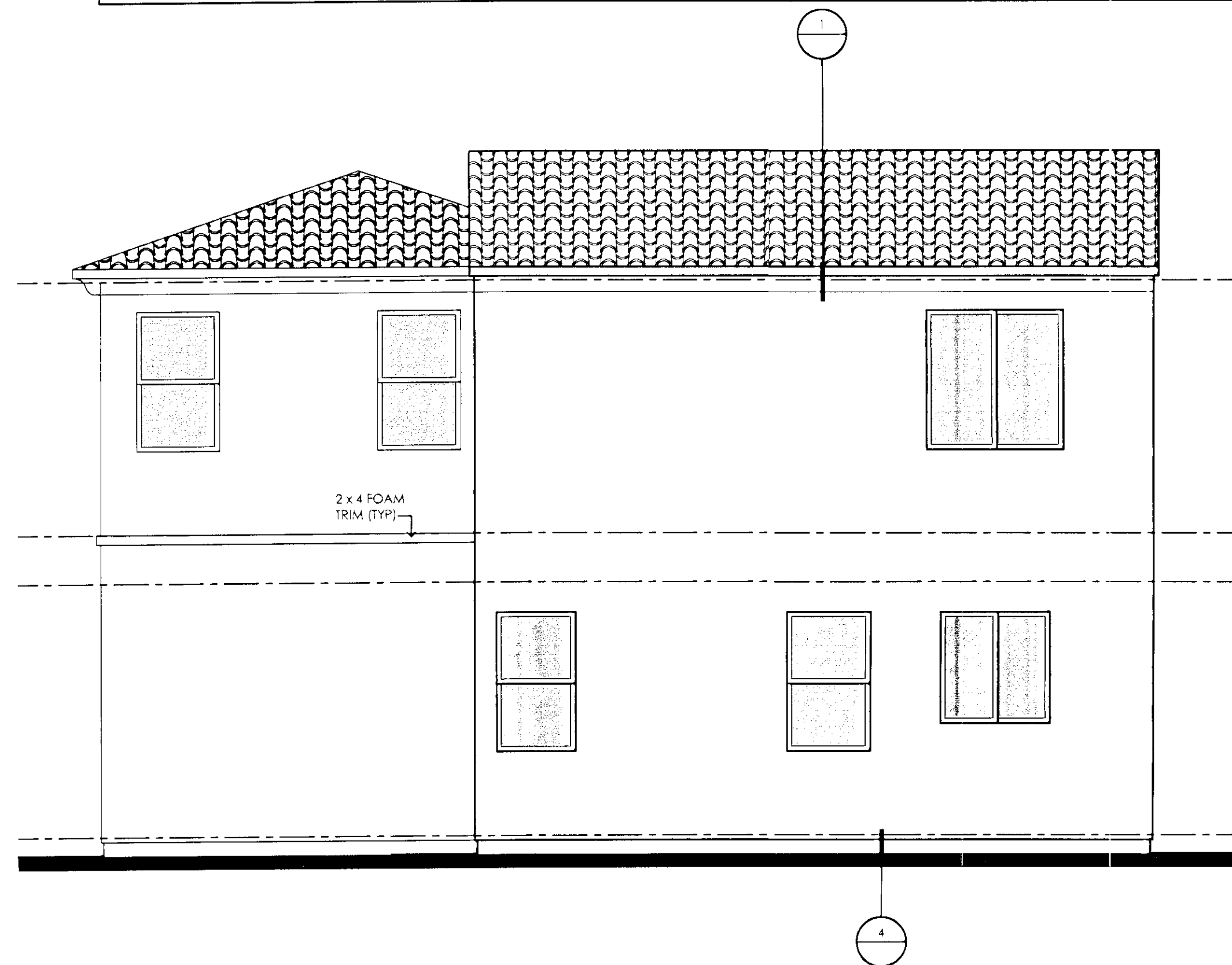
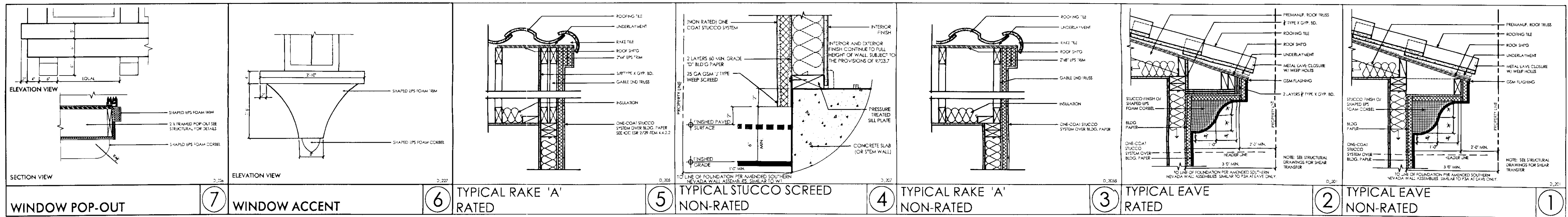
Revisions
01.26.10
Plan Check Correction

FIRST/SECOND
FLOOR PLANS
1ST BLDG. DEPT. SUBMITTAL



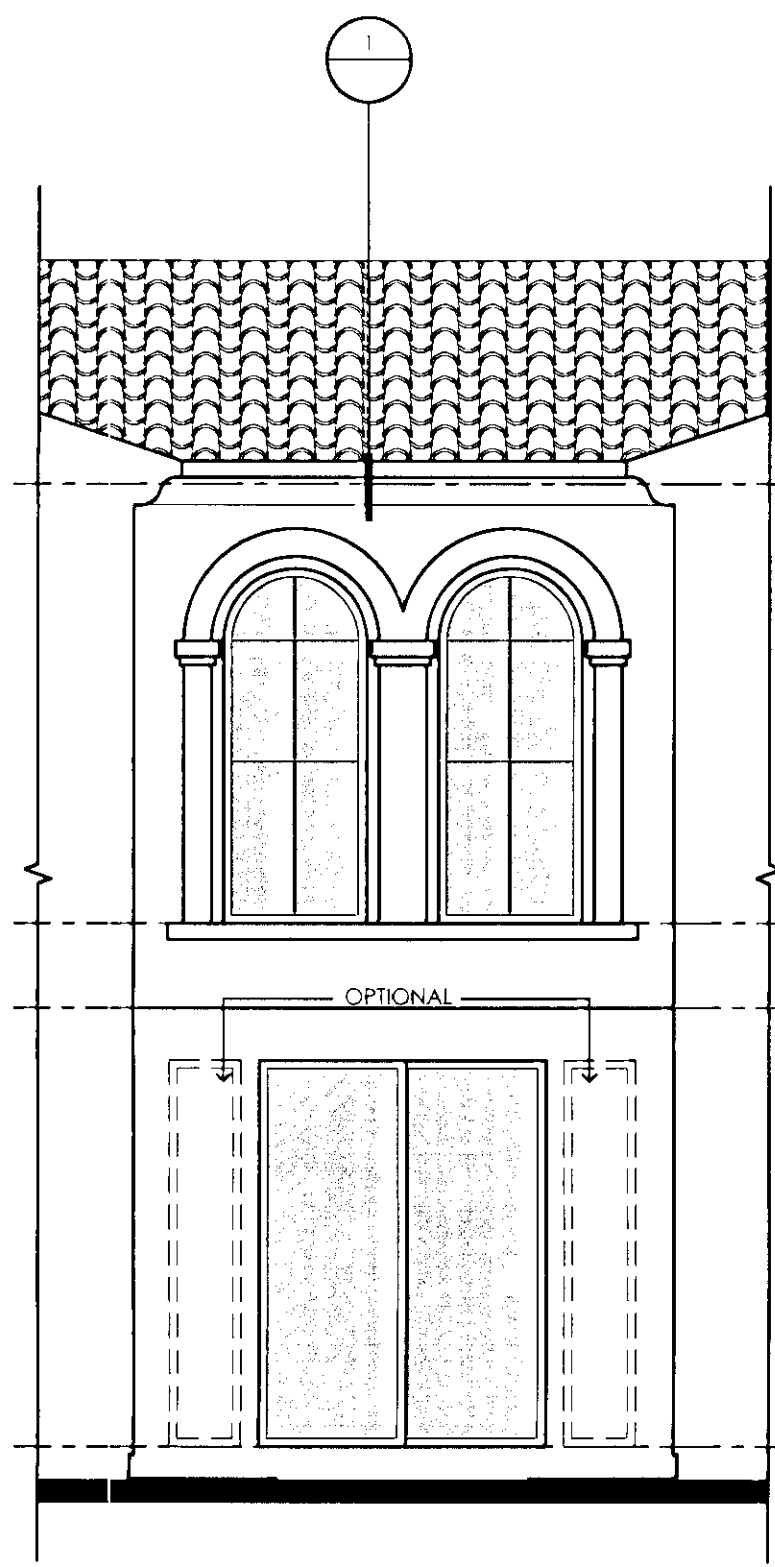
FRONT ELEVATION 1836 A

LEFT ELEVATION 1836 A

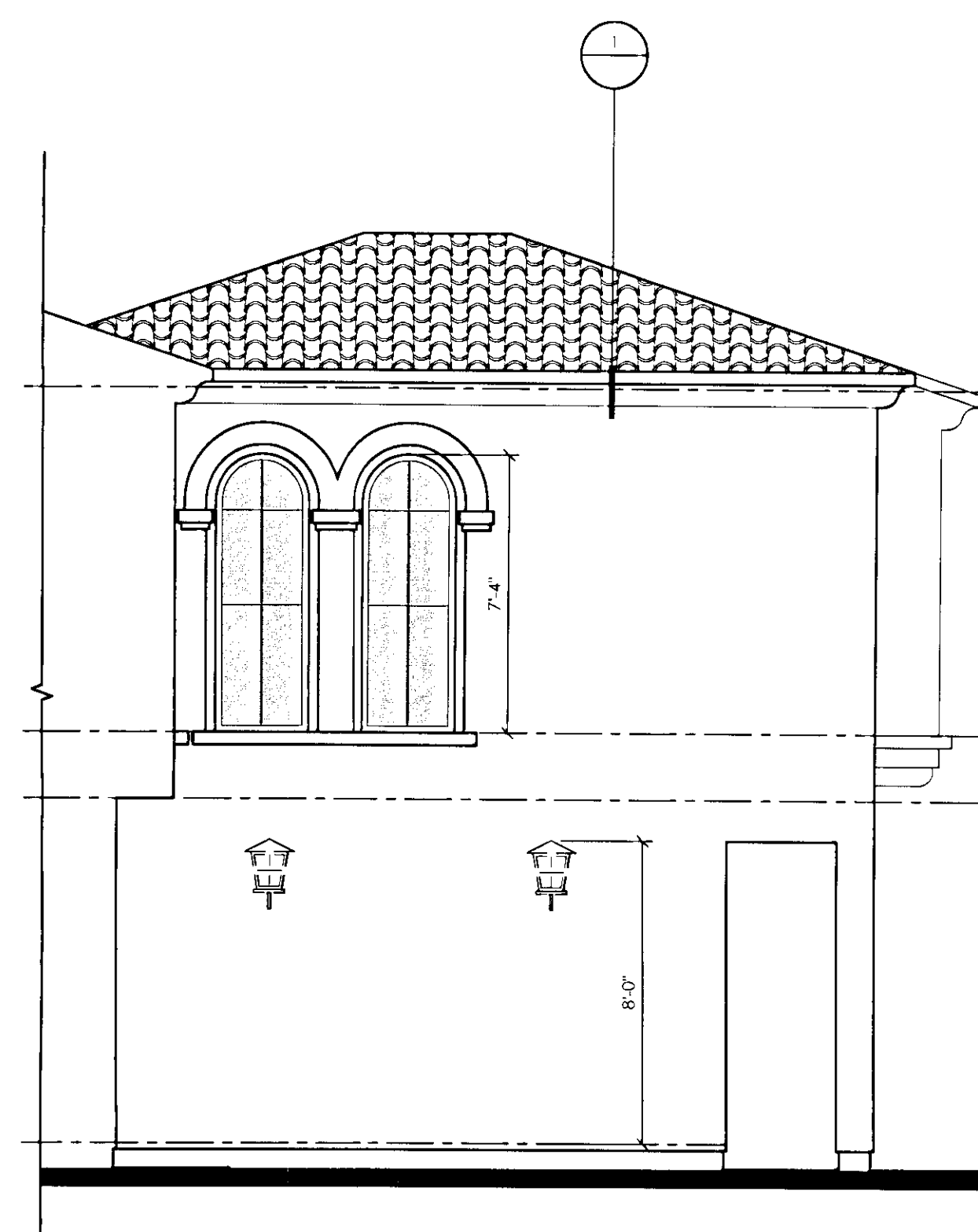


REAR ELEVATION 1836 A

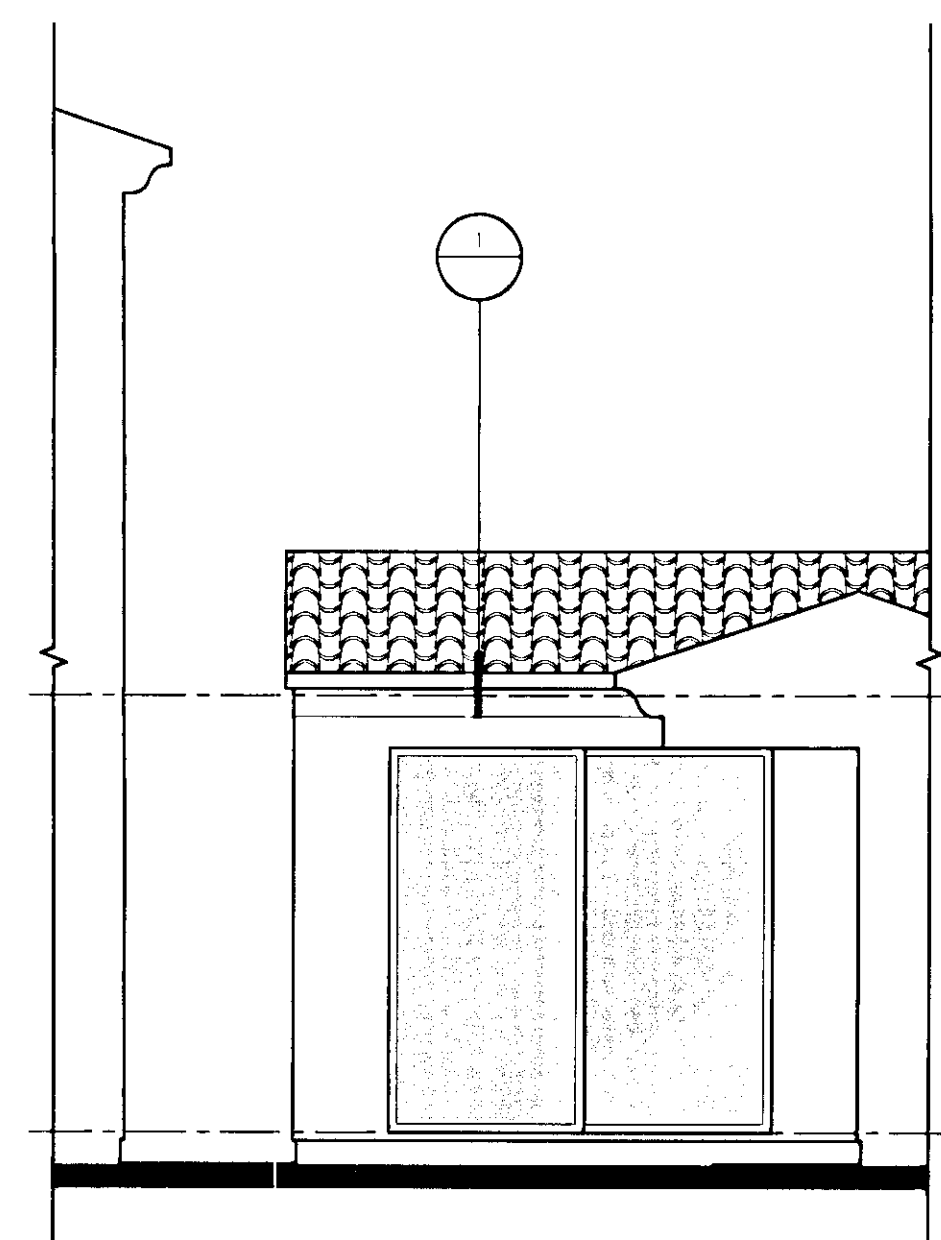
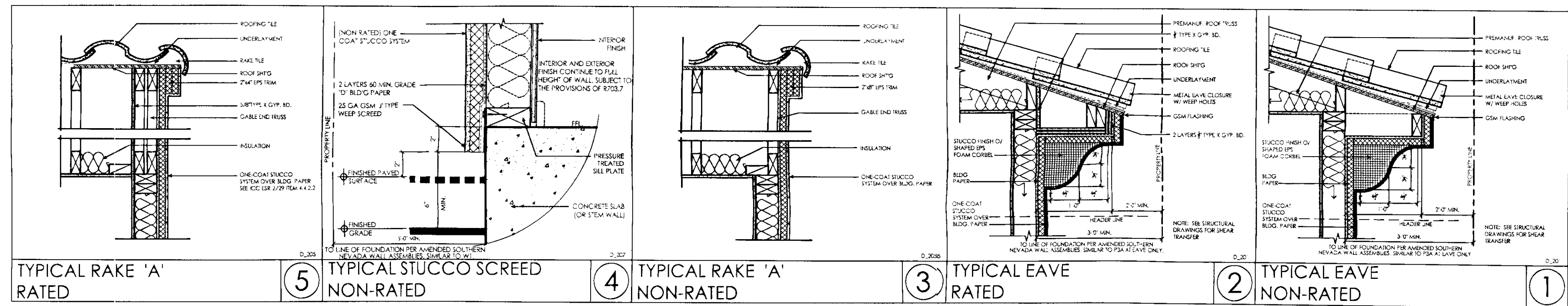
RIGHT ELEVATION 1836 A



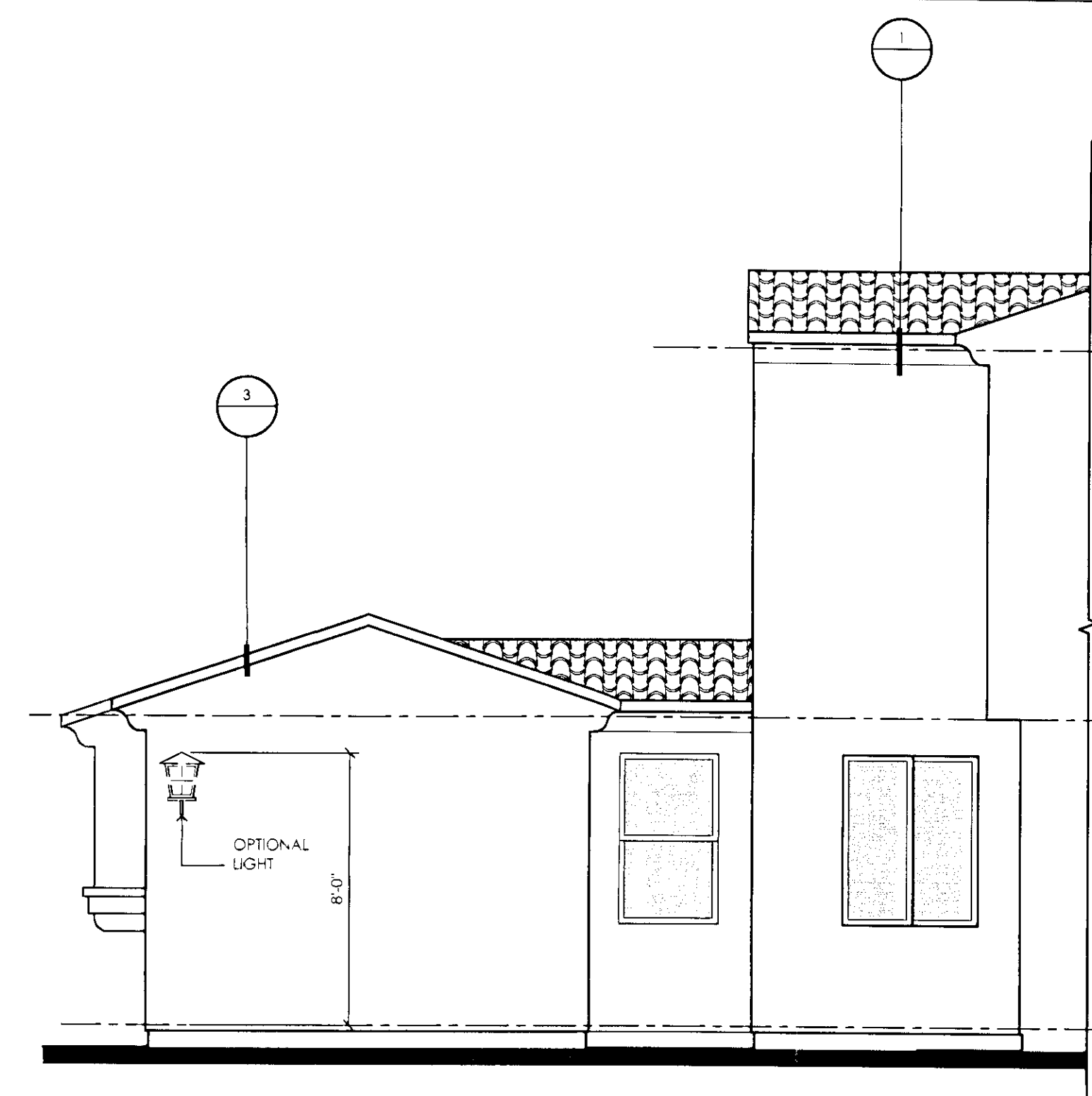
COURTYARD FRONT ELEVATION 1836 A



COURTYARD LEFT ELEVATION 1836 A



COURTYARD REAR ELEVATION 1836 A



COURTYARD RIGHT ELEVATION 1836 A

2 CORPORATE PARK
IRVINE, CA
949.753.1800
949.833.9603

8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3527

Project
CENTENNIAL
SPRINGS

Revisions
1
2
3

COURTYARD ELEVATIONS
1ST BLDG. DEPT. SUBMITAL

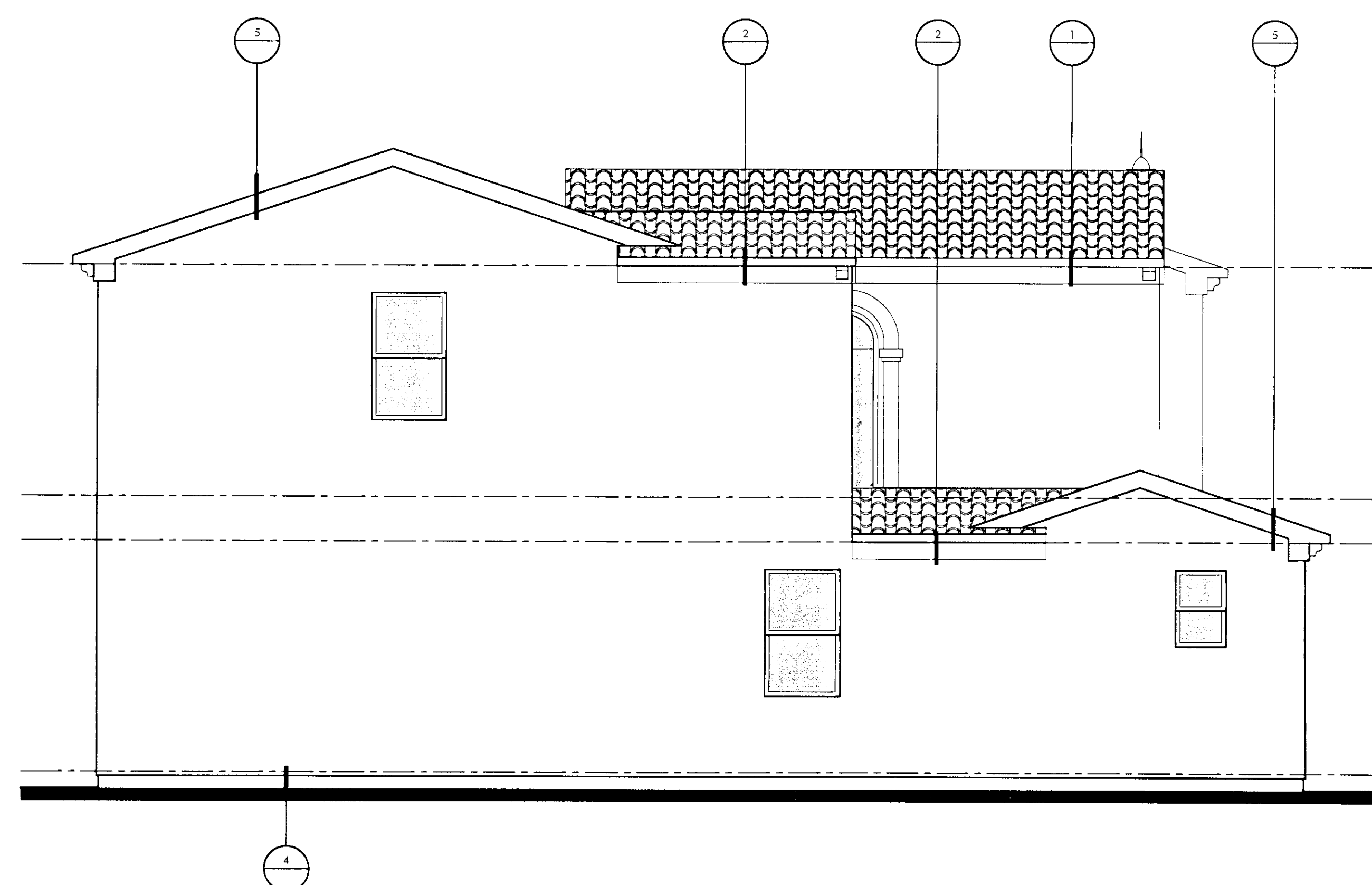
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Job No: 10015

08.02.10

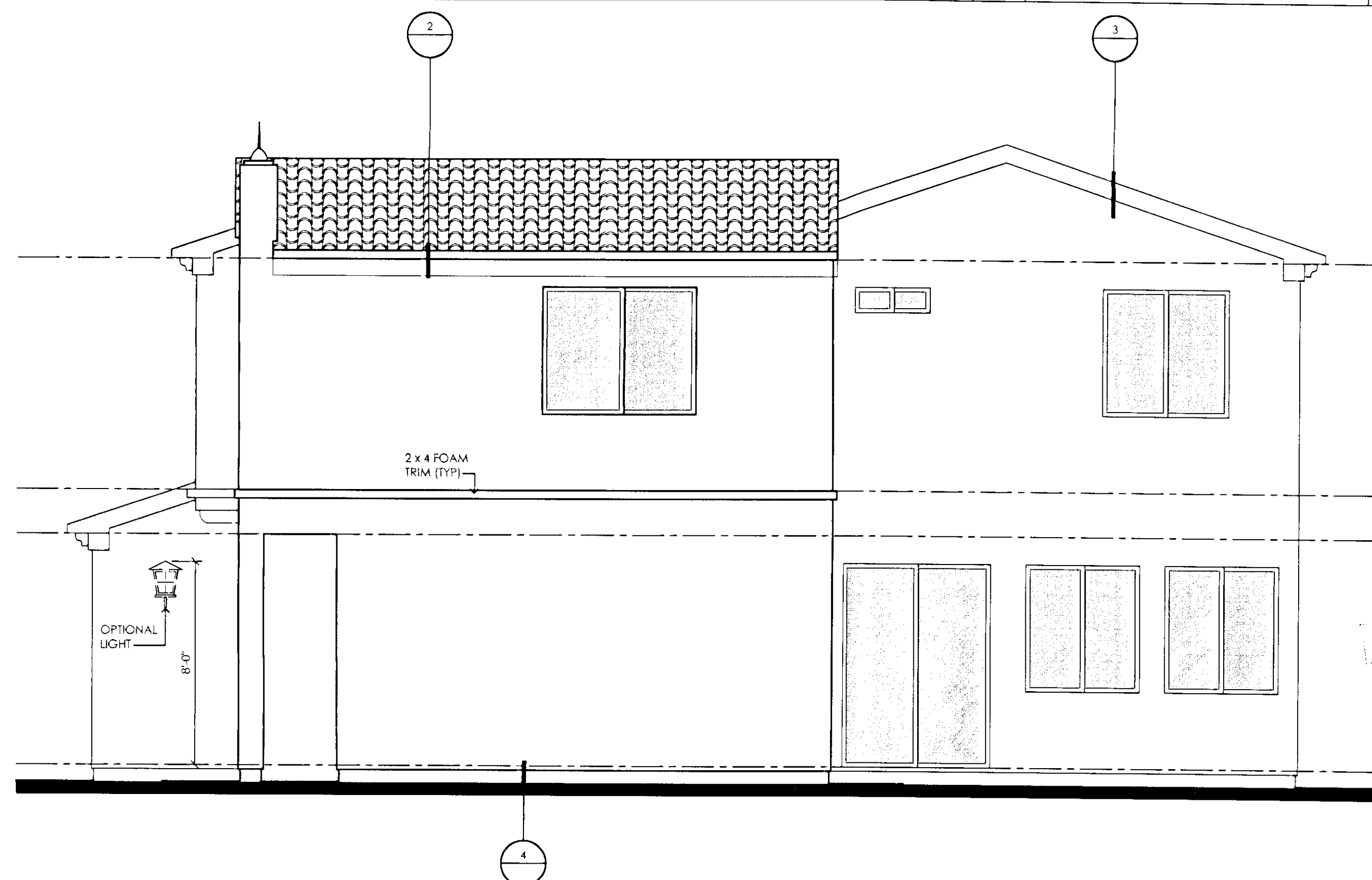
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1836 A

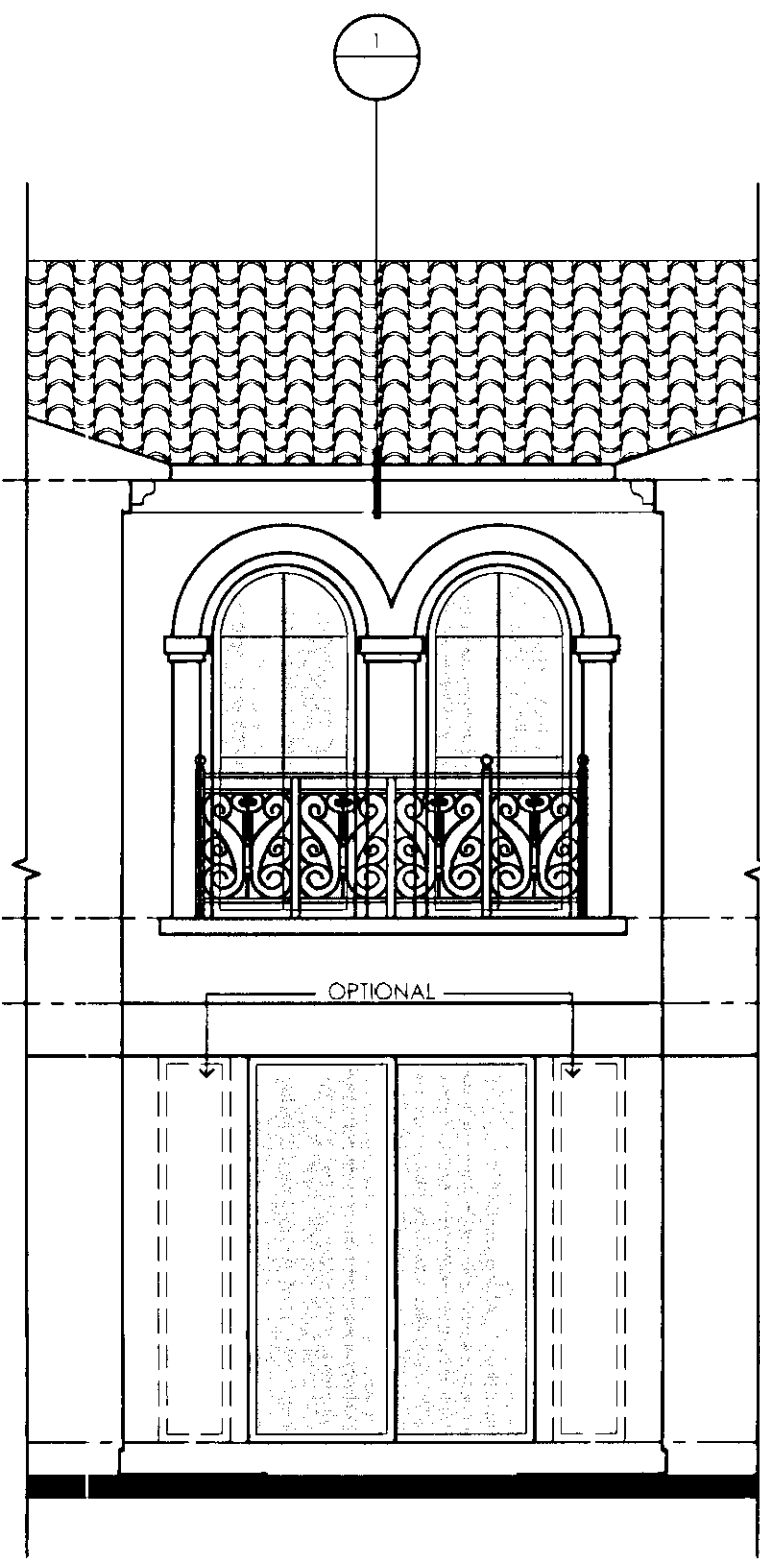
A3-4.2



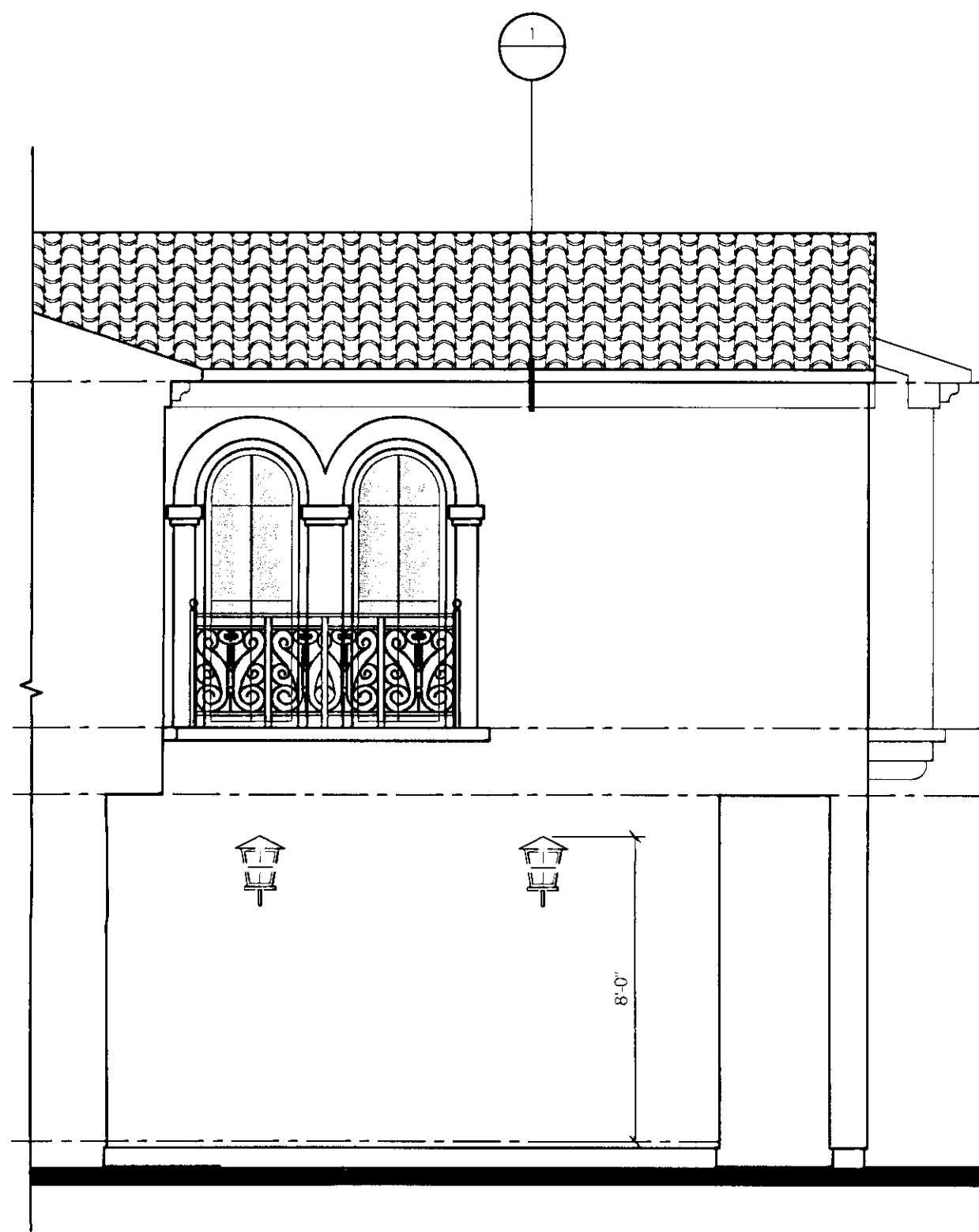
	LEFT ELEVATION	1836	B
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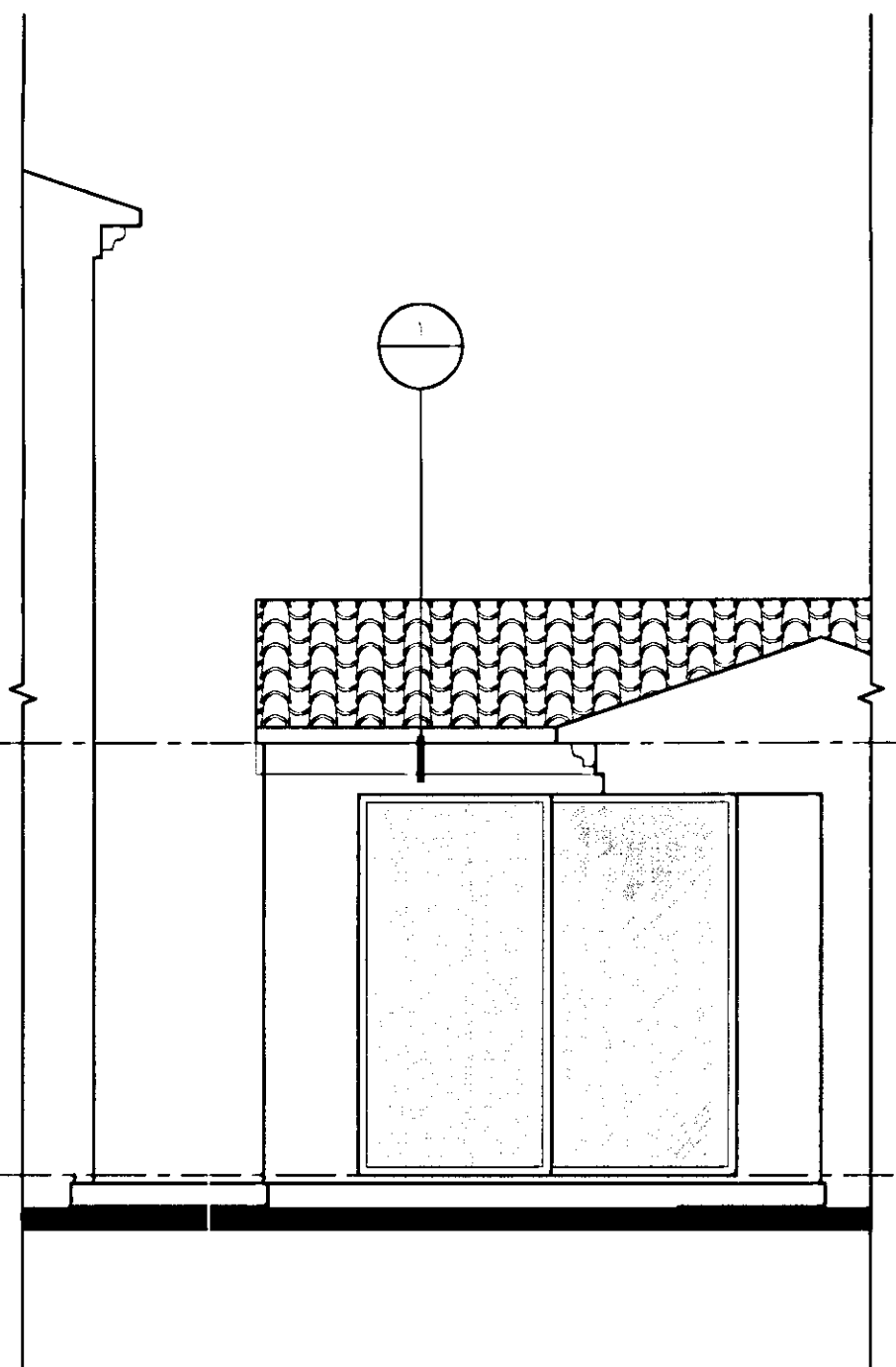
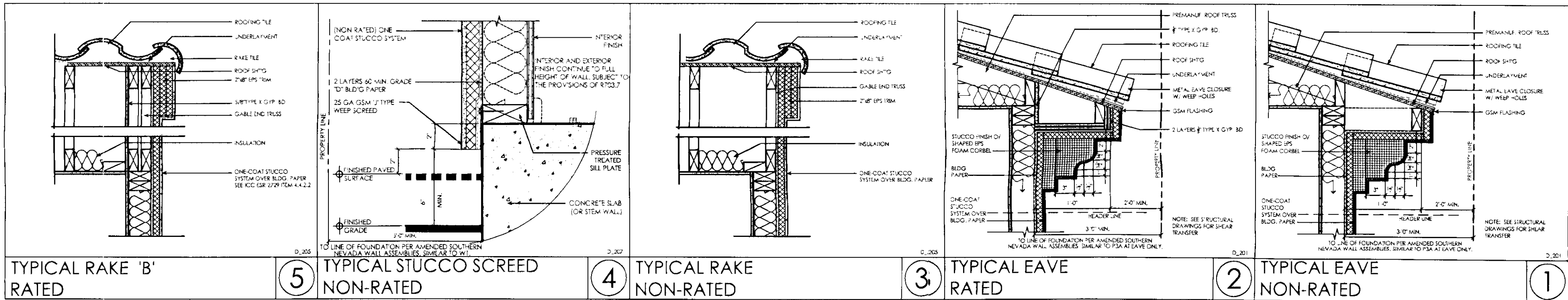
RIGHT ELEVATION	1836	B
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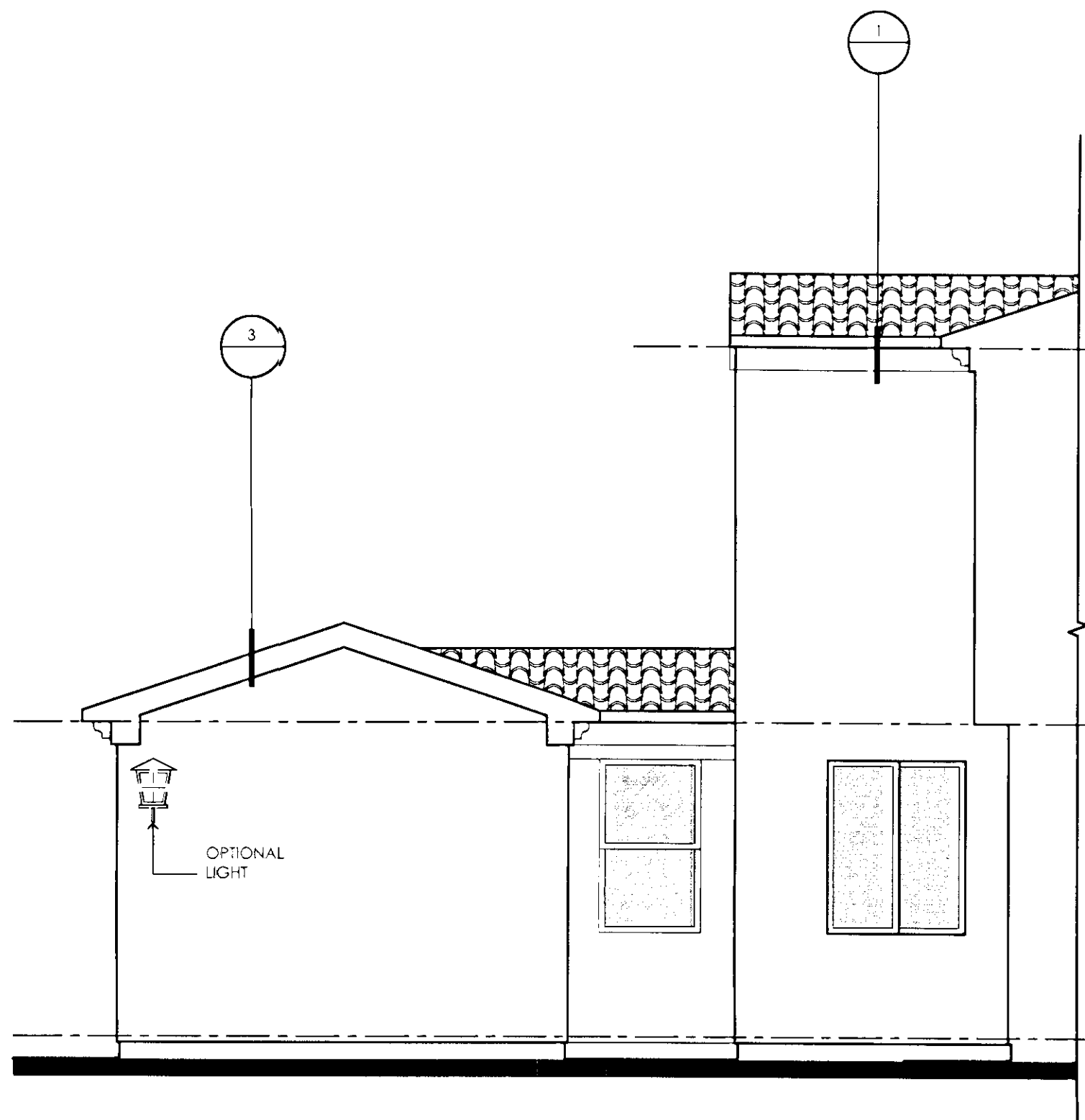
COURTYARD FRONT ELEVATION 1836 B



COURTYARD LEFT ELEVATION 1836 B



COURTYARD REAR ELEVATION 1836 B



COURTYARD RIGHT ELEVATION 1836 B

1836 B

A3-4.4

2 CORPORATE PARK
IRVINE, CA
92606
949.752.1800
949.833.9603

8912 SPANISH RIDGE AVE.
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3577

Project
CENTENNIAL
SPRINGS

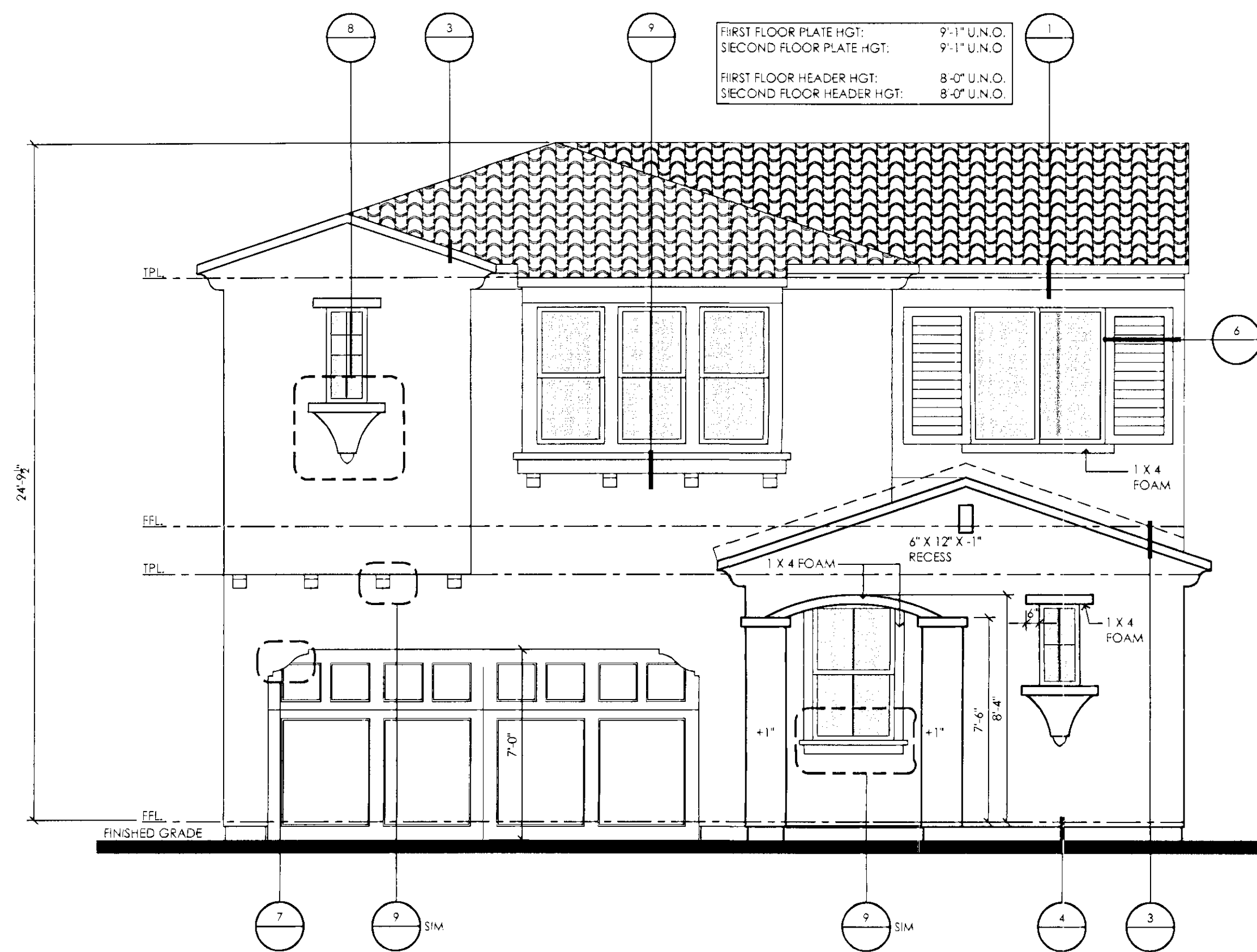
Revisions
xxx

COURTYARD ELEVATIONS
1ST BLDG. DEPT. SUBMITTAL

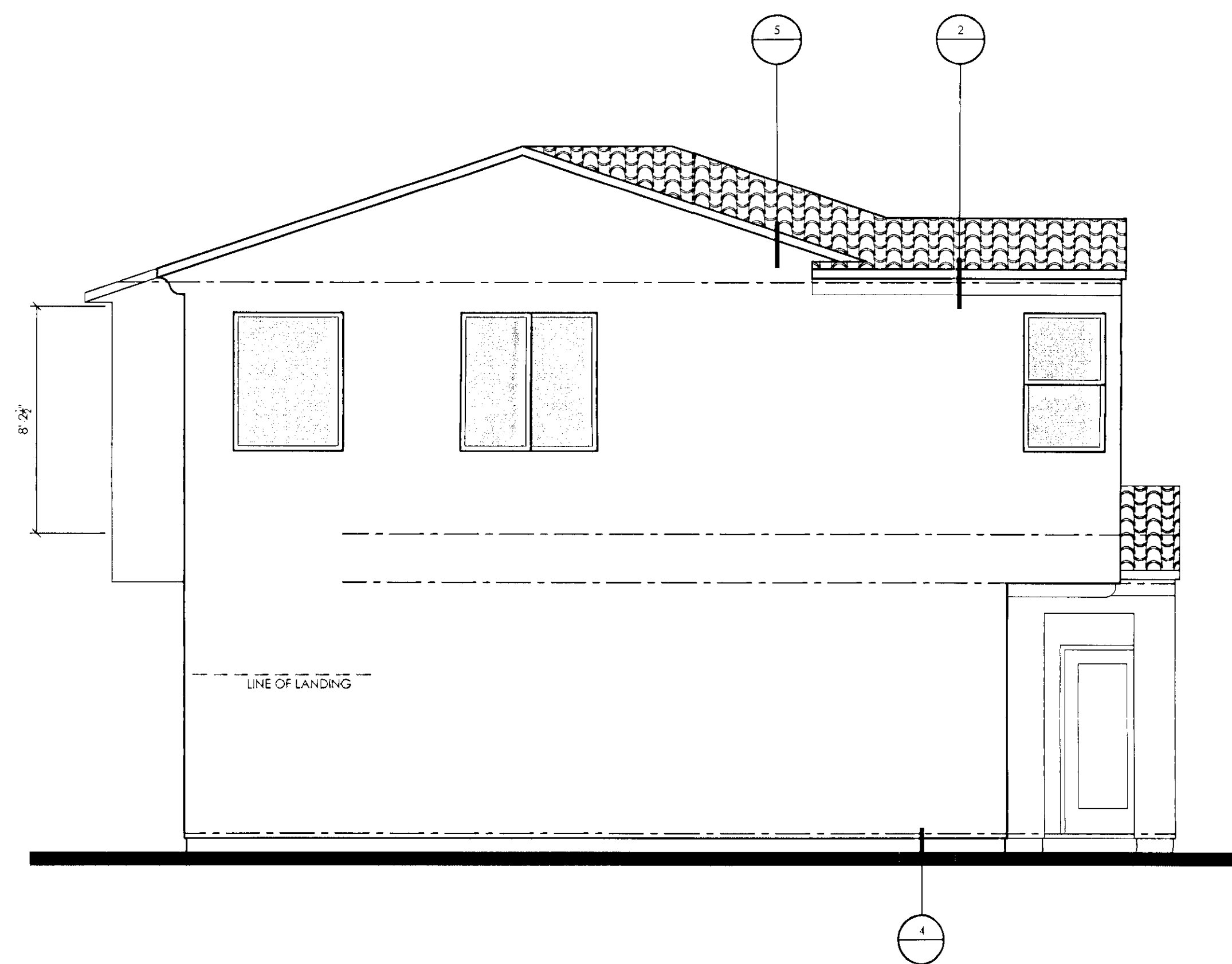
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Job No: 10015

08.02.10

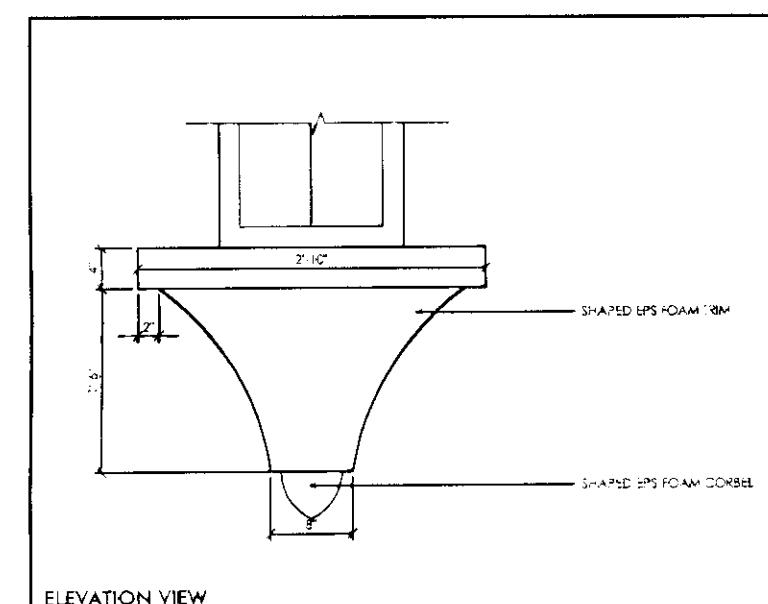
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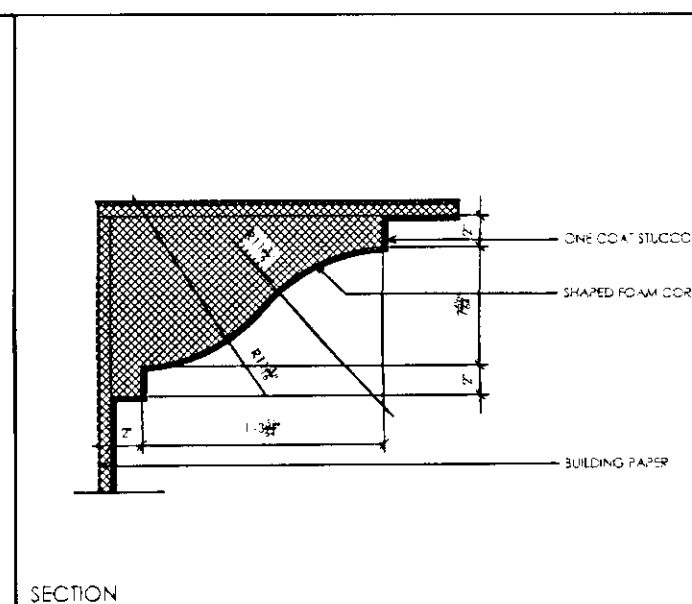
FRONT ELEVATION 1671 A



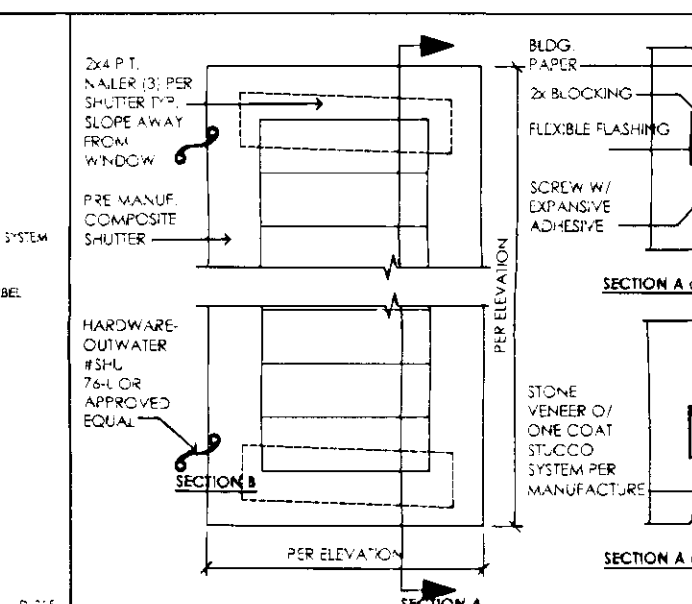
LEFT ELEVATION 1671 A



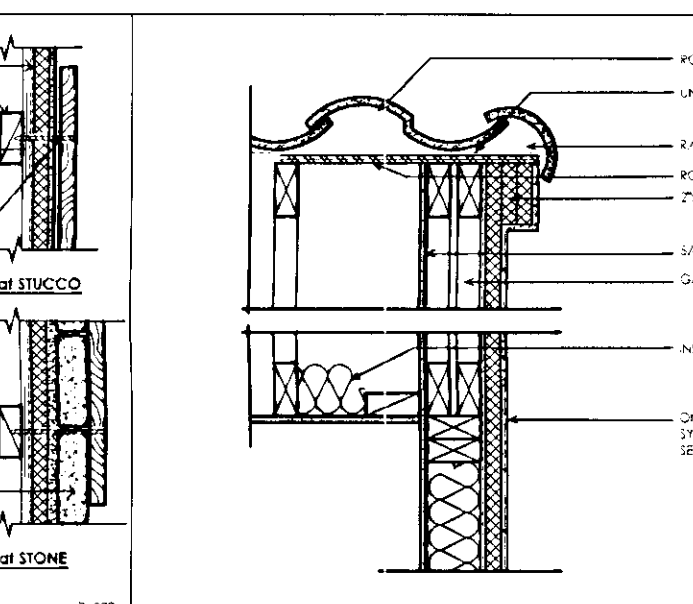
WINDOW ACCENT



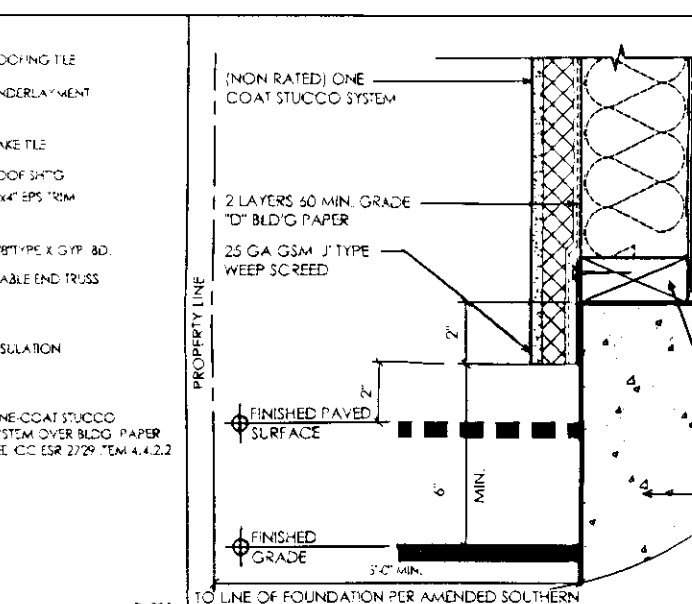
FOAM CORBEL



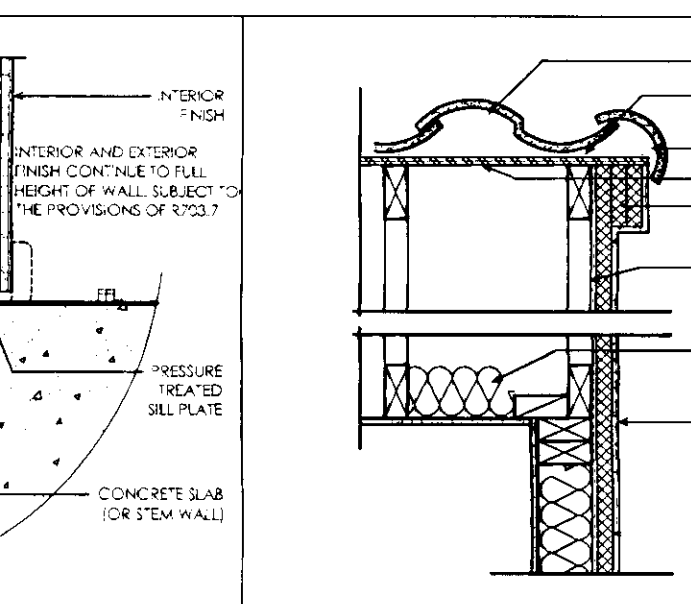
SHUTTER AT STUCCO & STONE



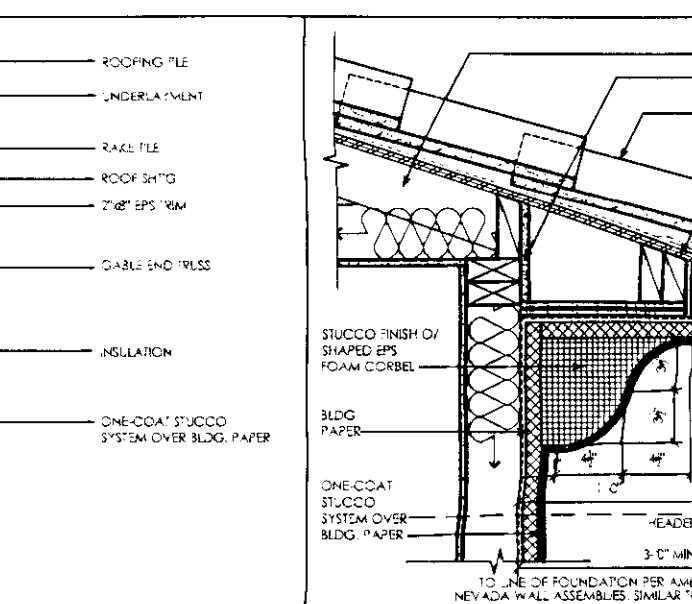
TYPICAL RAKE 'A' RATED



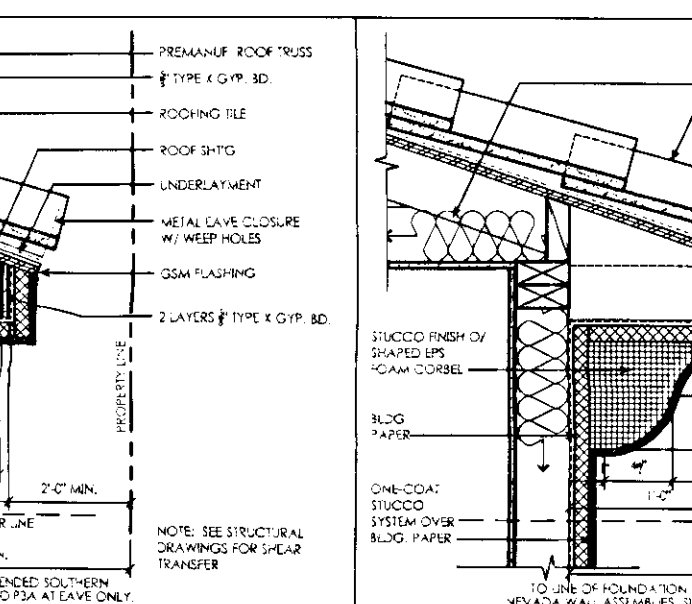
TYPICAL STUCCO SCREED NON-RATED



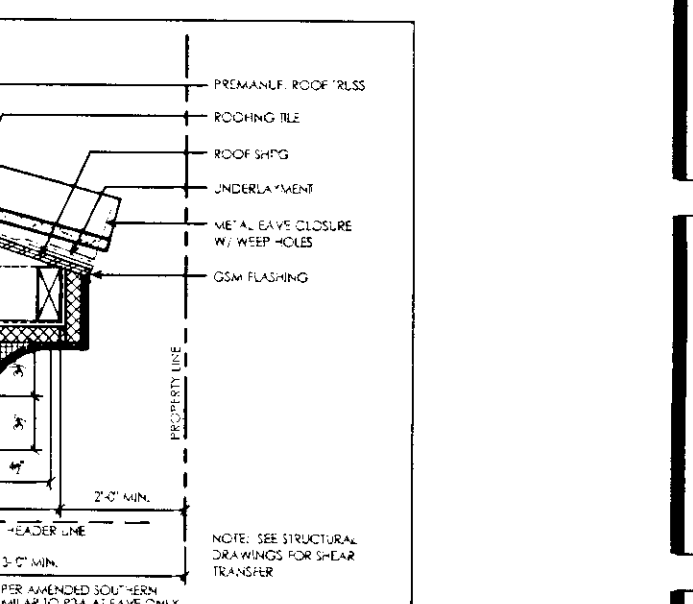
TYPICAL RAKE 'A' NON-RATED



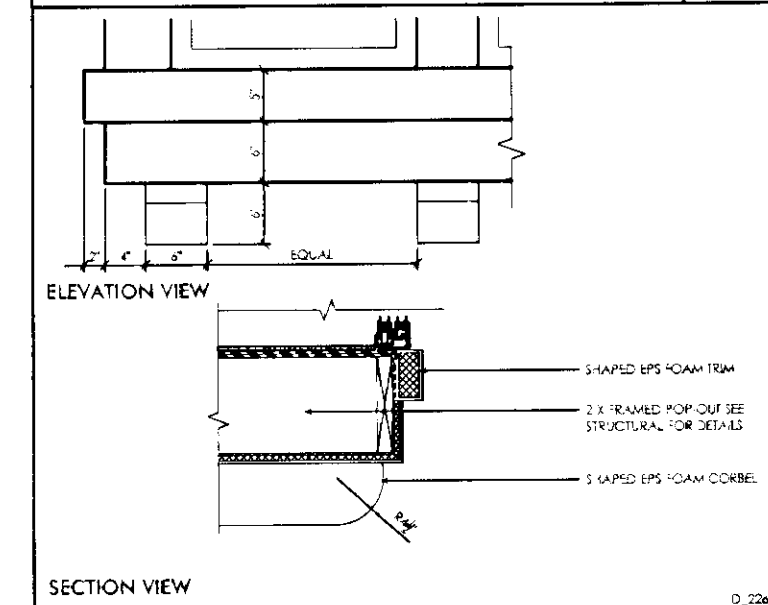
TYPICAL EAVE RATED



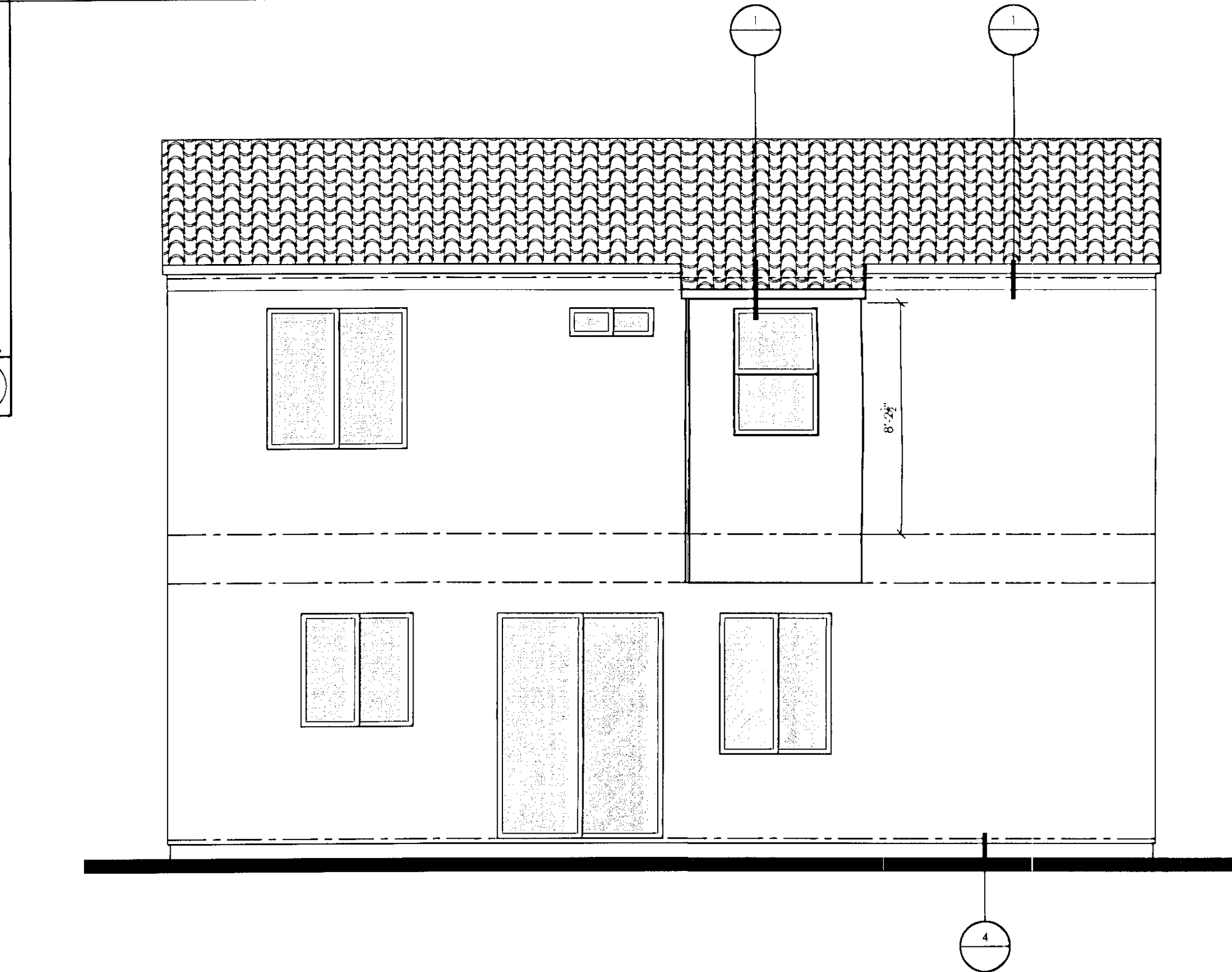
TYPICAL EAVE NON-RATED



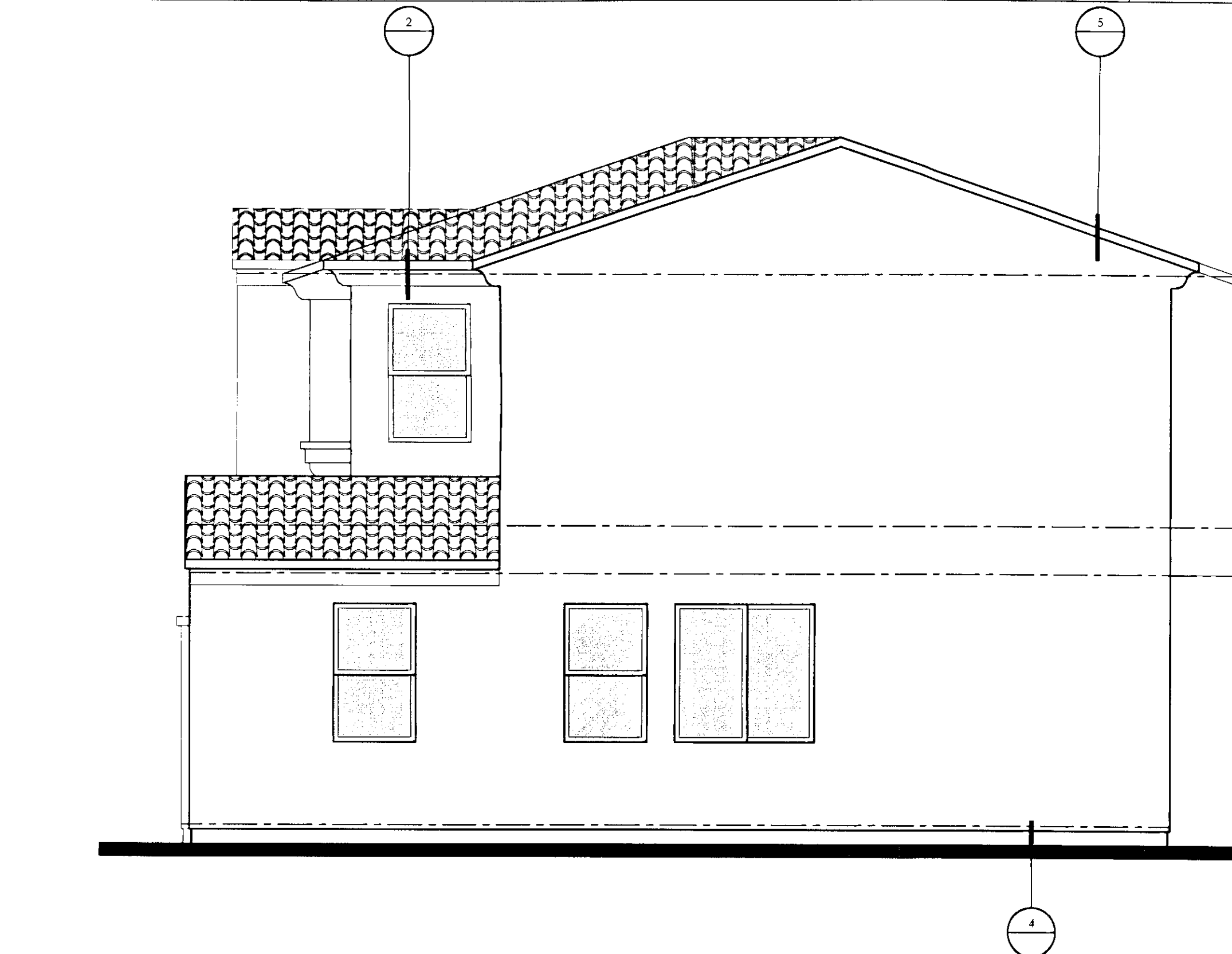
TYPICAL EAVE NON-RATED



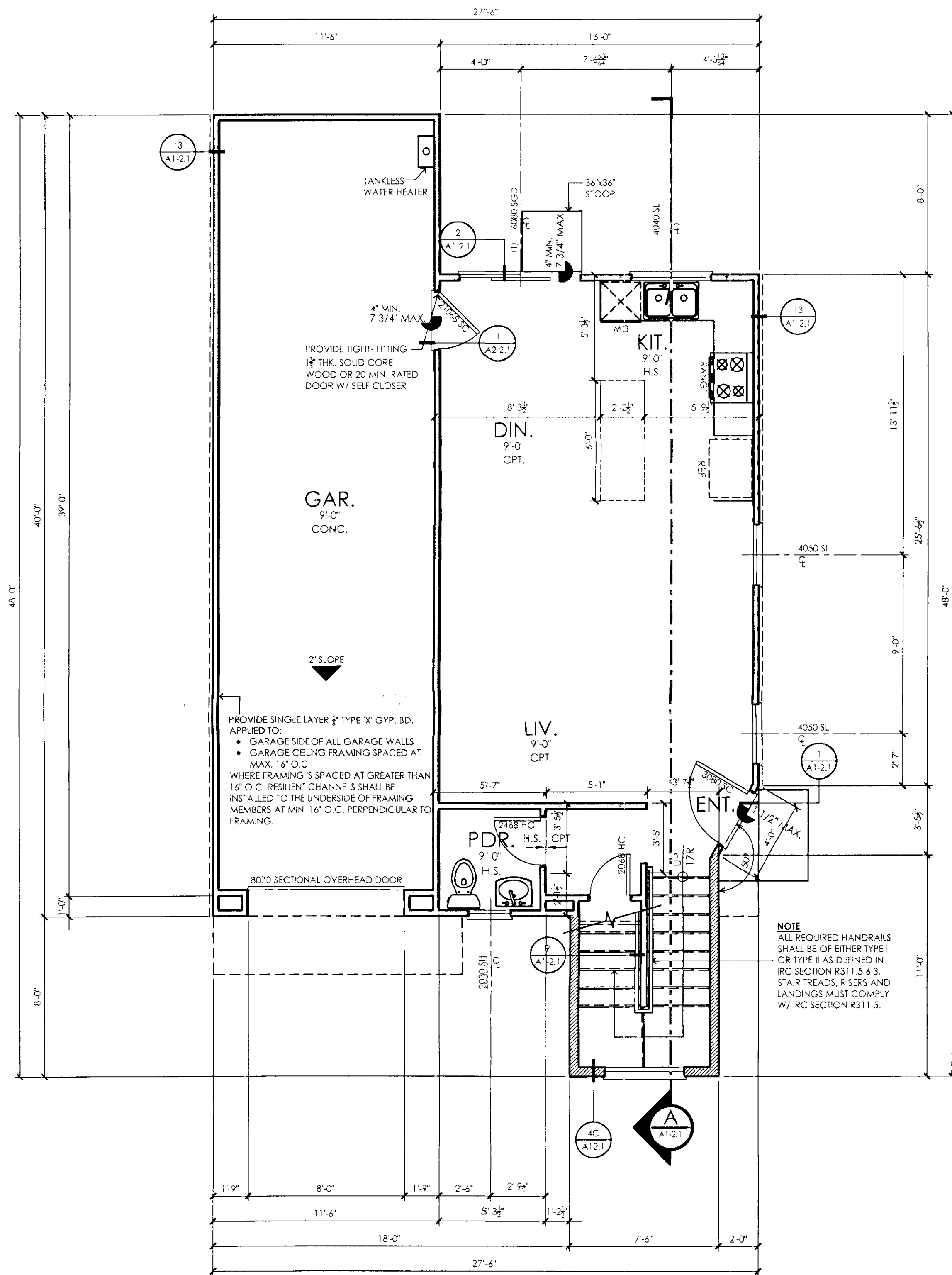
WINDOW POP-OUT



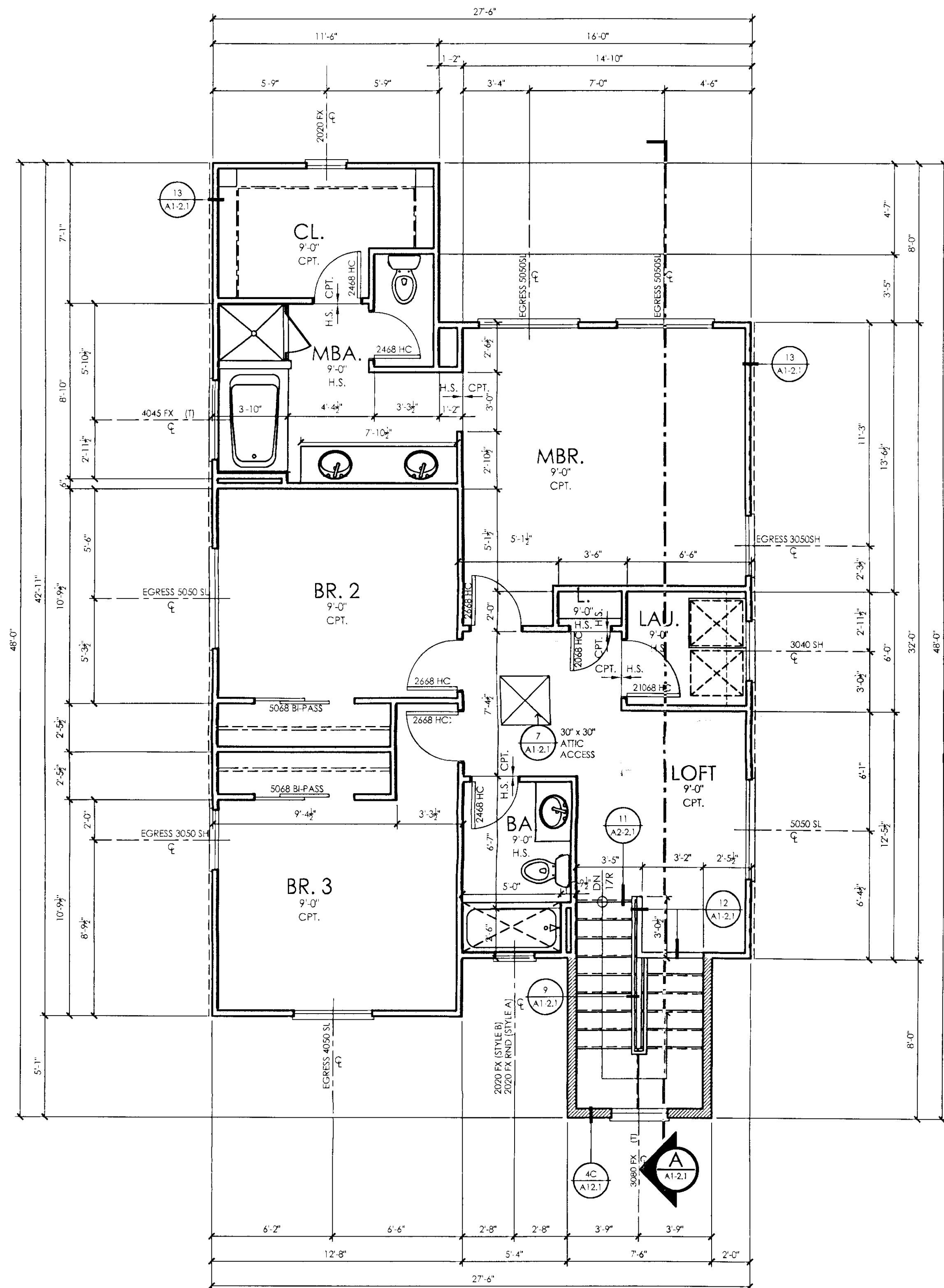
REAR ELEVATION 1671 A



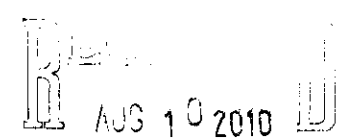
RIGHT ELEVATION 1671 A



FIRST FLOOR	1571	A/B
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SECOND FLOOR	1571	A/B
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1571 A

A1-1.1

2 CORPORATE PARK
IRVINE, CA
92606
949.752.1800
949.833.9603

8912 SPANISH RIDGE AVE.
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3527

Project
CENTENNIAL
SPRINGS

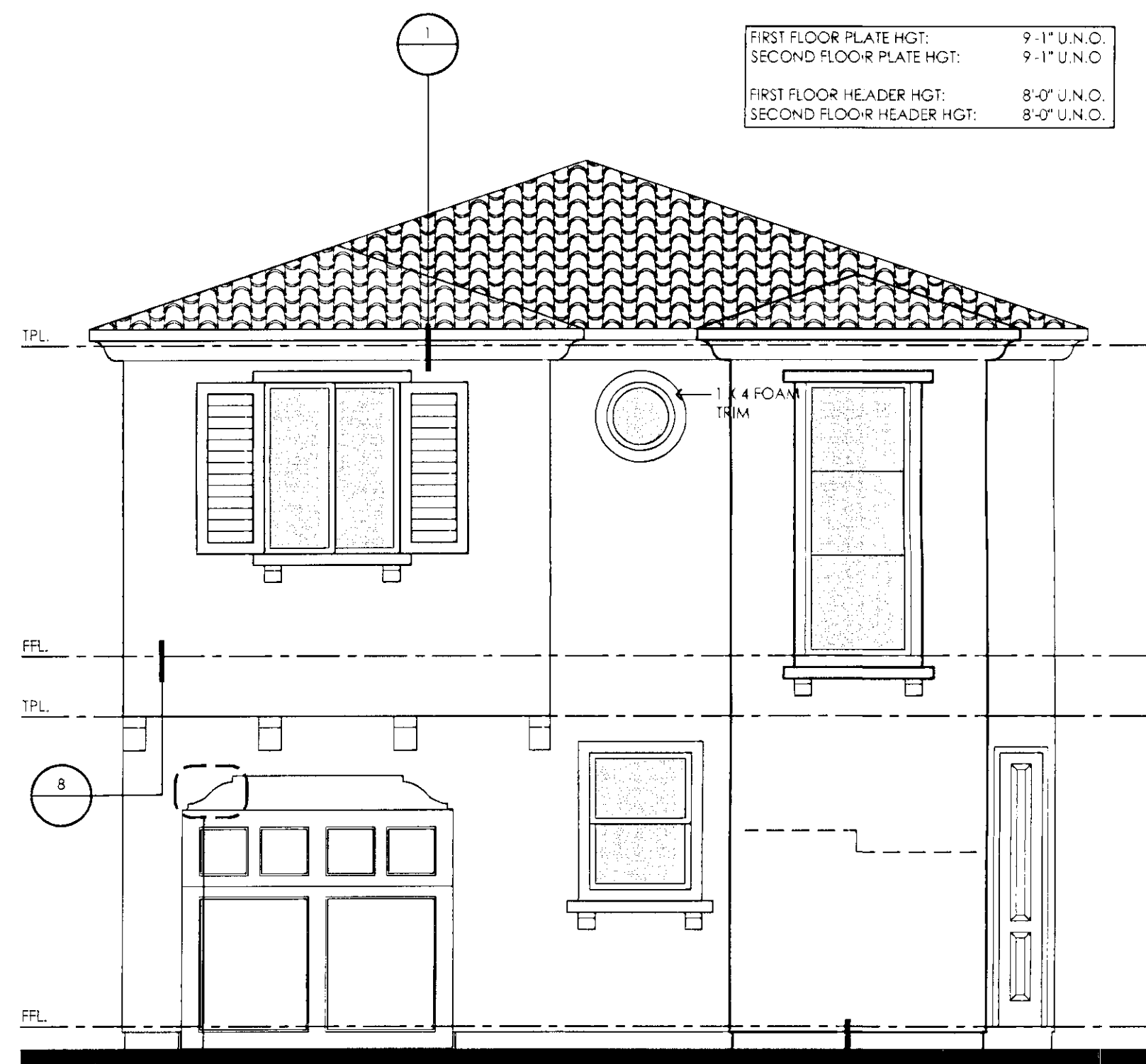
Revisions
01/26/10
Plot Check Correction

FIRST/SECOND
FLOOR PLANS

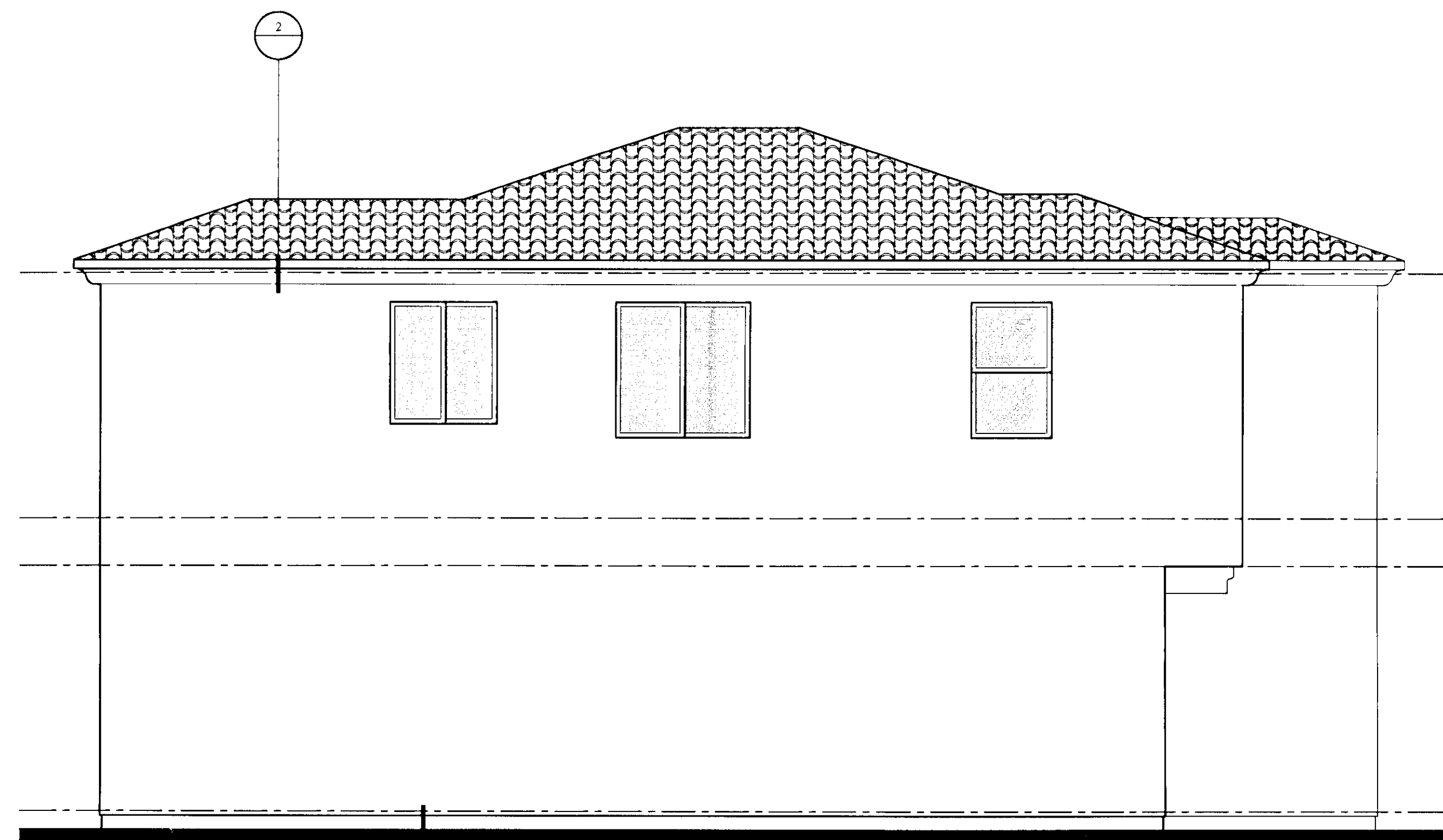
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Scale: 1/4" = 1'-0"
Job No: 10015

08.10.10

SDR-39150

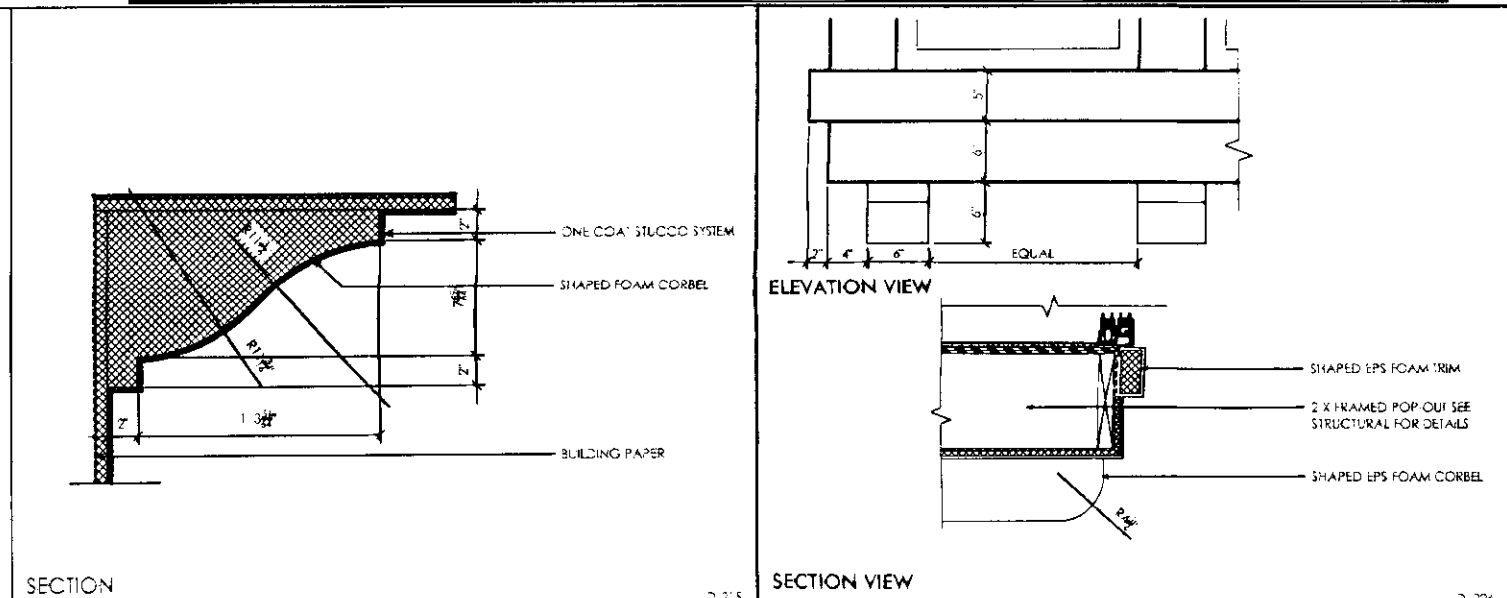


FIRST FLOOR PLATE HGT: 9'-1" U.N.O.
SECOND FLOOR PLATE HGT: 9'-1" U.N.O.
FIRST FLOOR HEADER HGT: 8'-0" U.N.O.
SECOND FLOOR HEADER HGT: 8'-0" U.N.O.

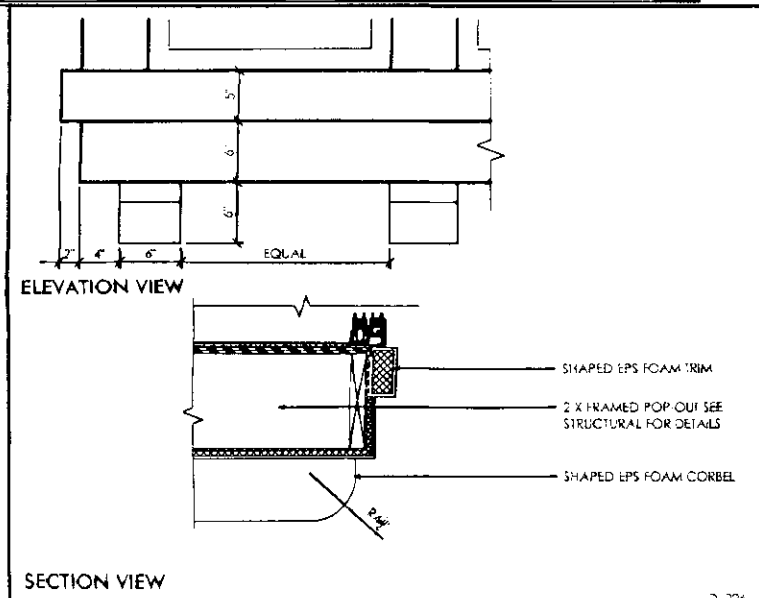


FRONT ELEVATION 1571 A

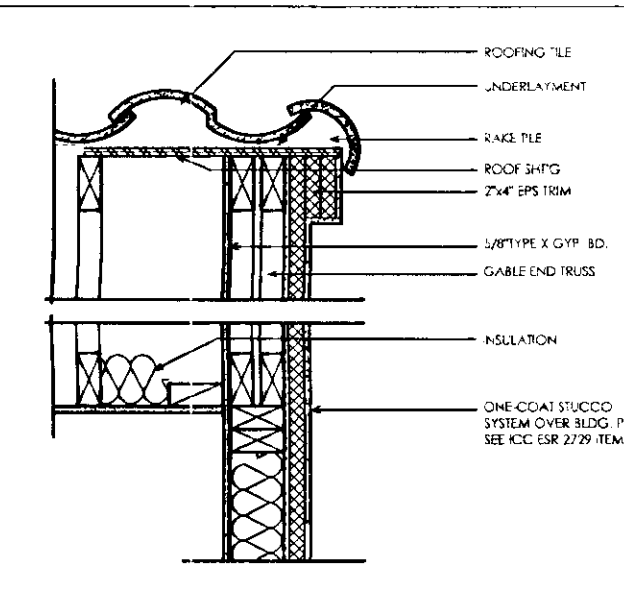
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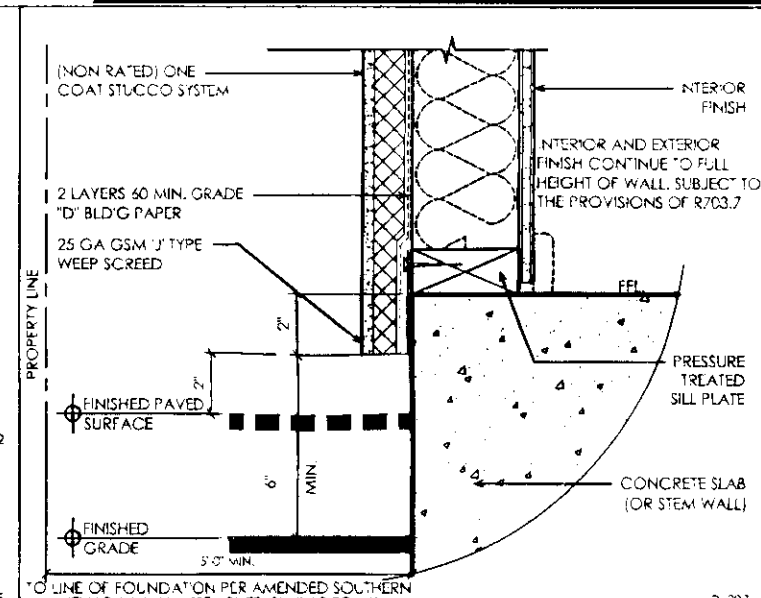
8 FOAM CORBEL



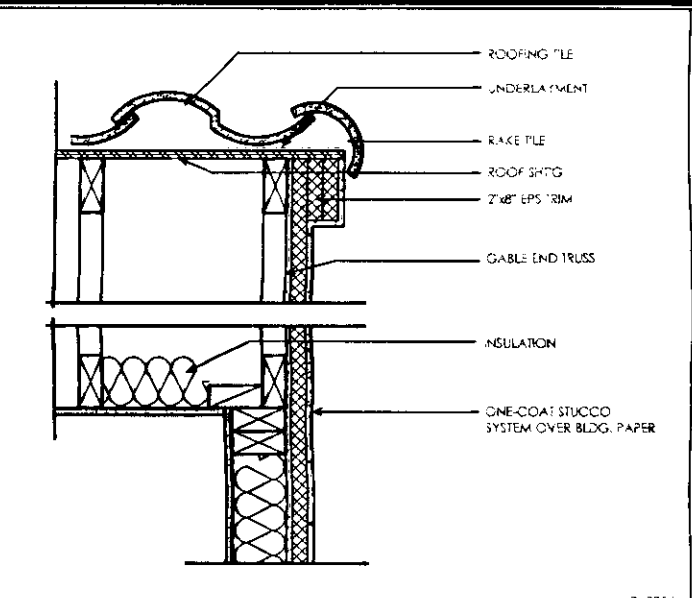
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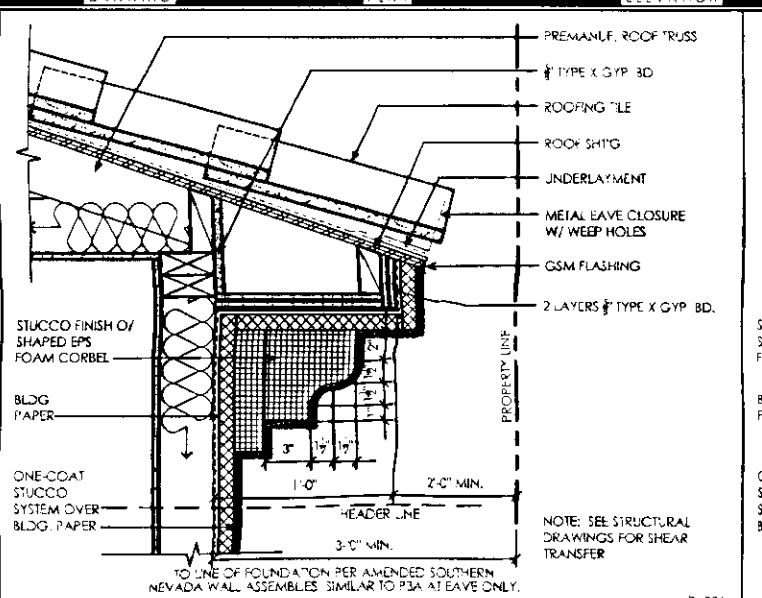
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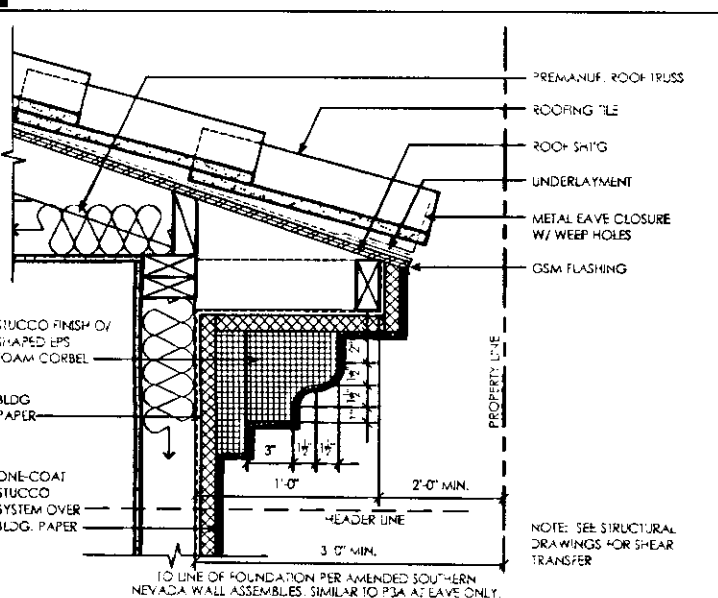
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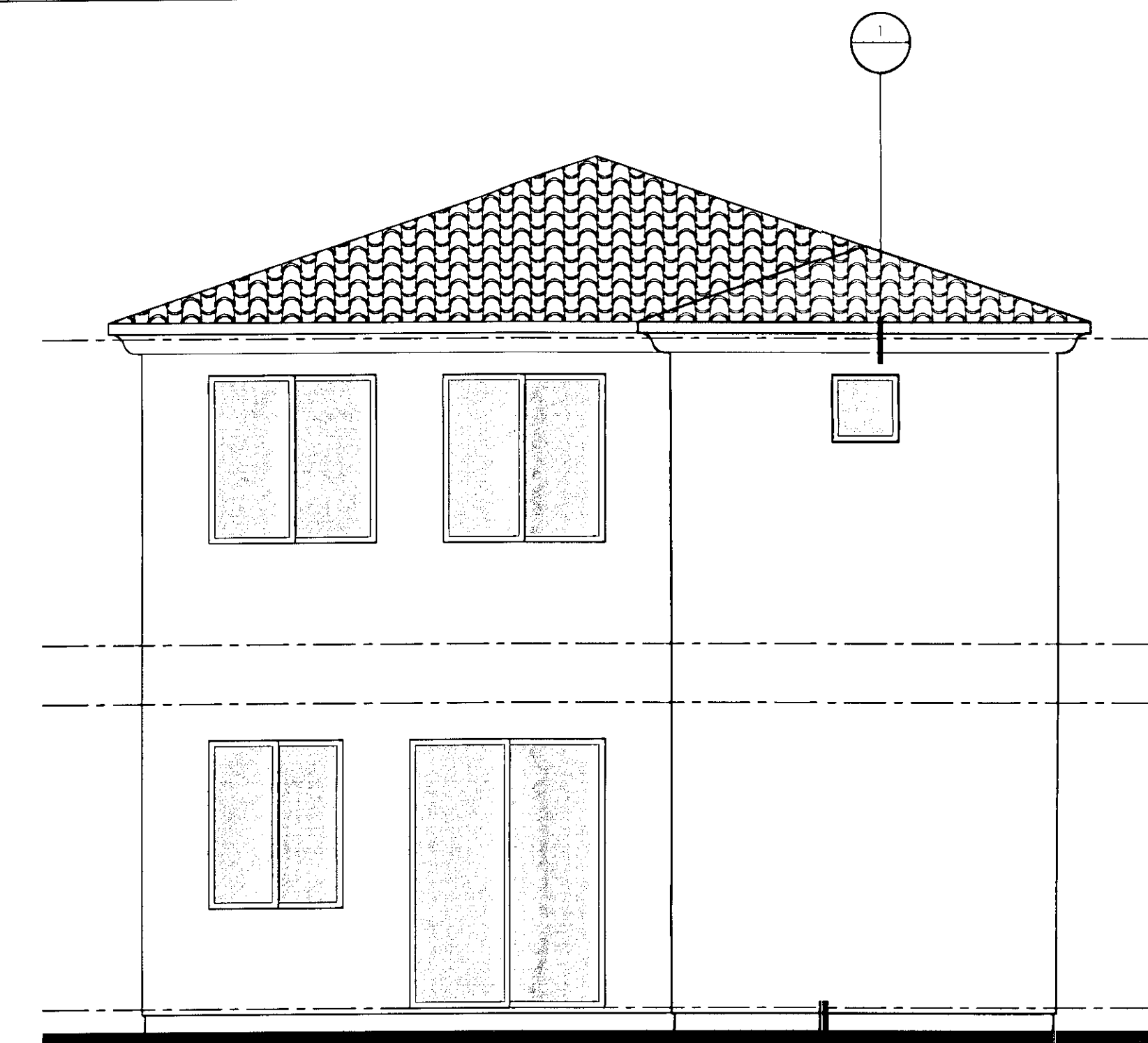
4 TYPICAL RAKE 'A' NON-RATED



3 TYPICAL EAVE RATED



2 TYPICAL EAVE NON-RATED



REAR ELEVATION 1571 A



RIGHT ELEVATION 1571 A

2 CORPORATE PARK
IRVINE, CA 92606
949.752.1800
949.833.9603

8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3527

Project
CENTENNIAL
SPRINGS

Revisions
XX

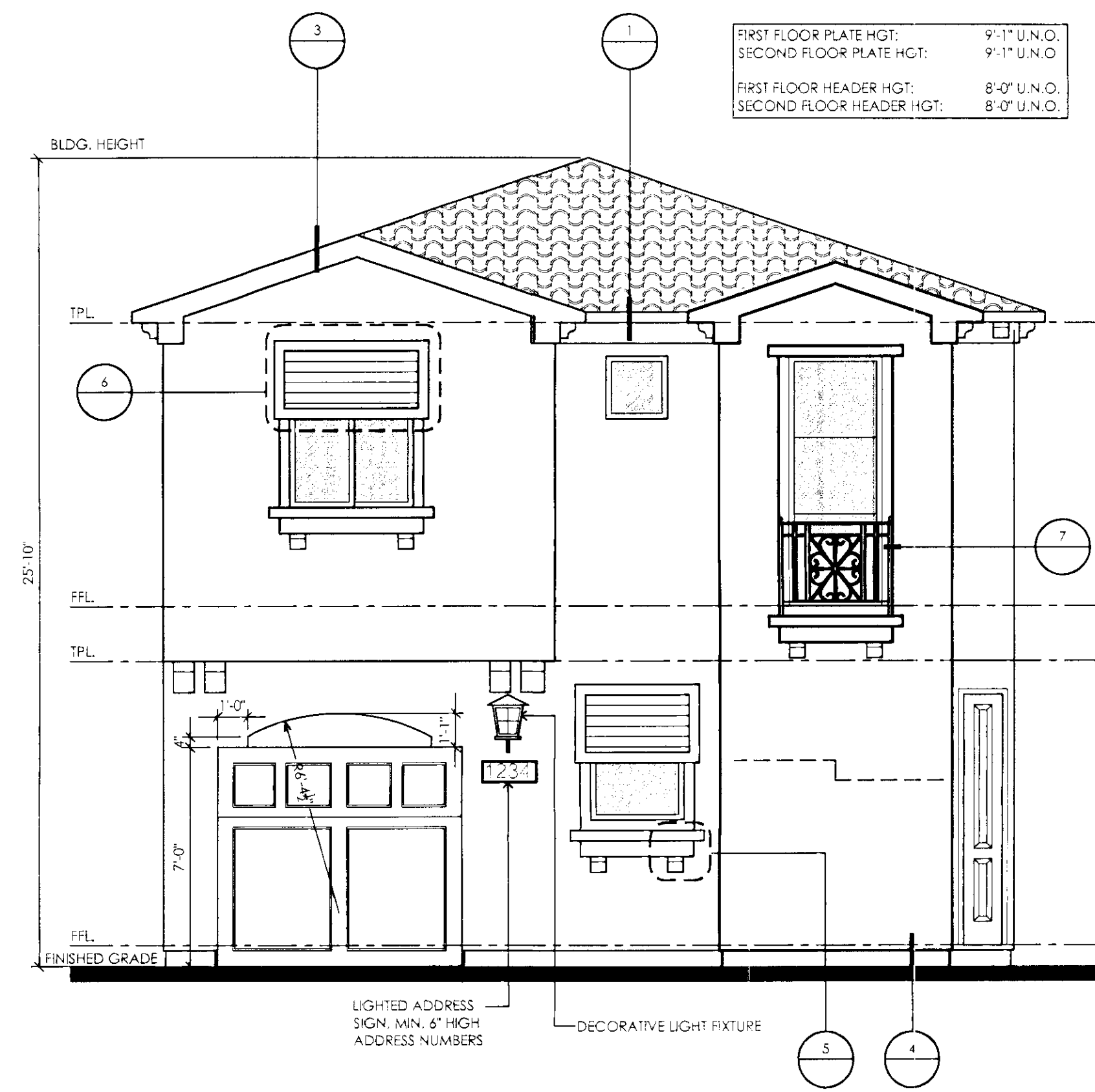
EXTERIOR ELEVATIONS
1ST BLDG. DEPT. SUBMITTAL

Date: 08.02.10
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Job No: 10015

08.02.10

1571 A

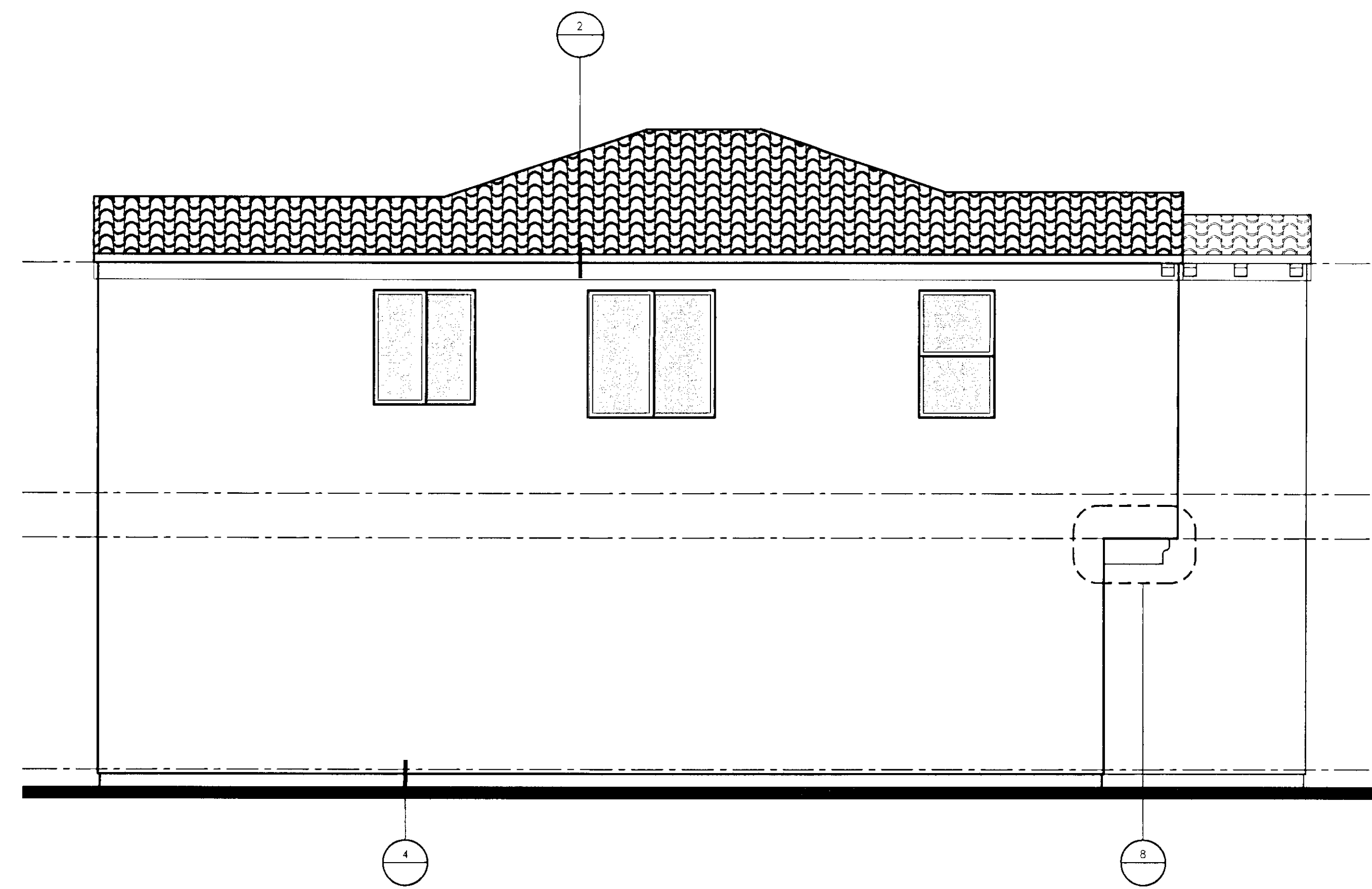
A1-4.1



FRONT ELEVATION

1571

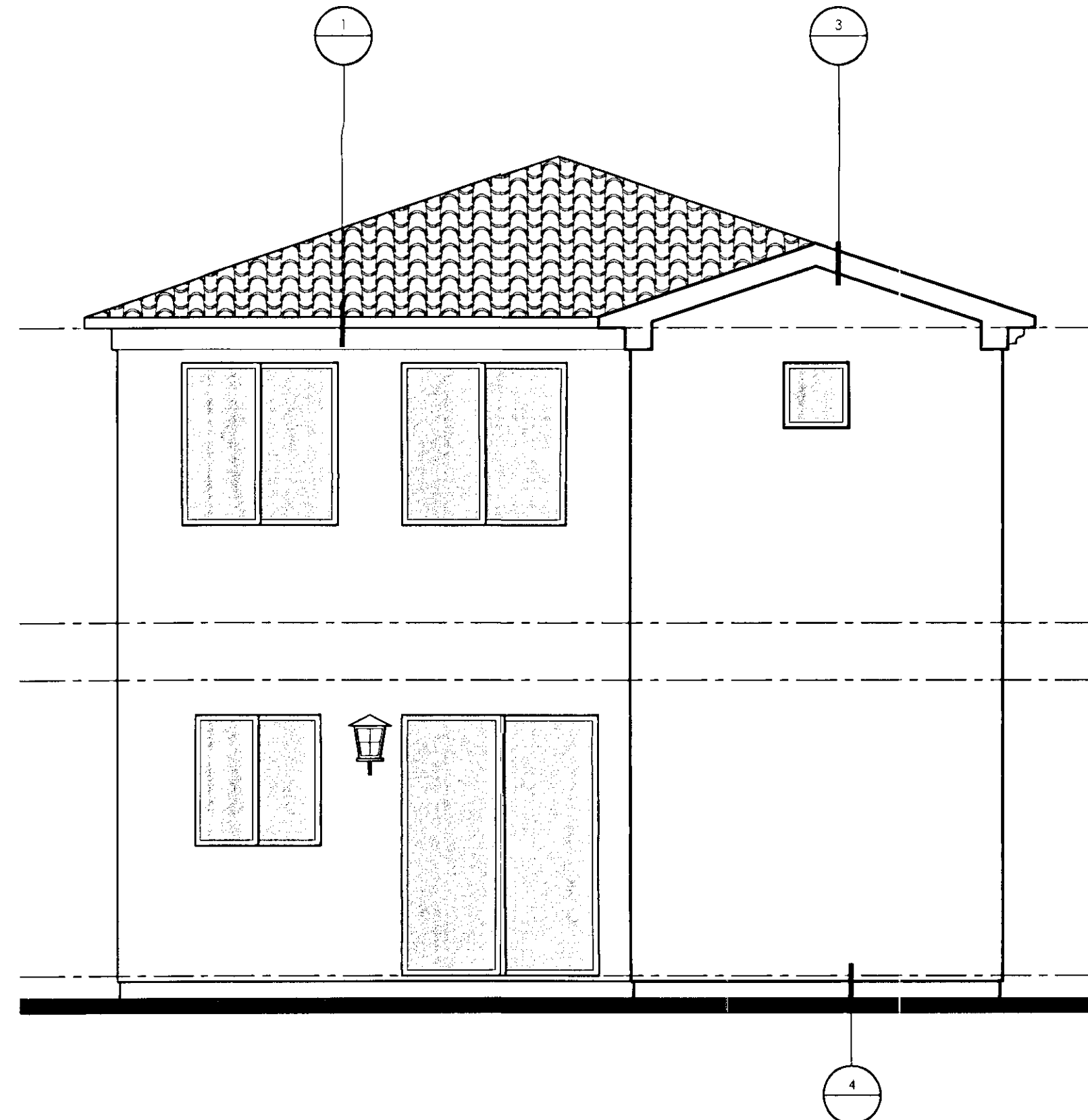
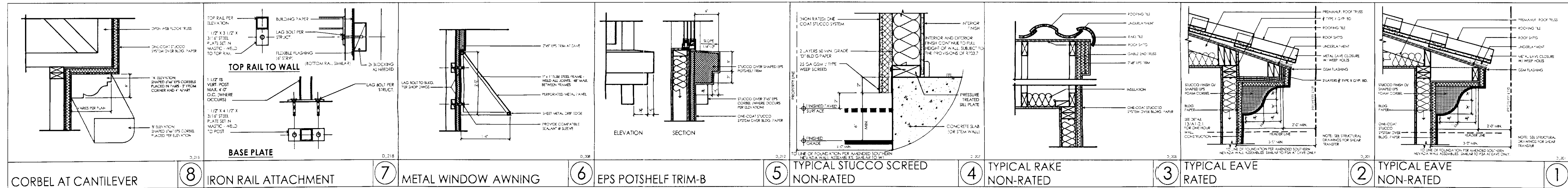
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LEFT ELEVATION

1571

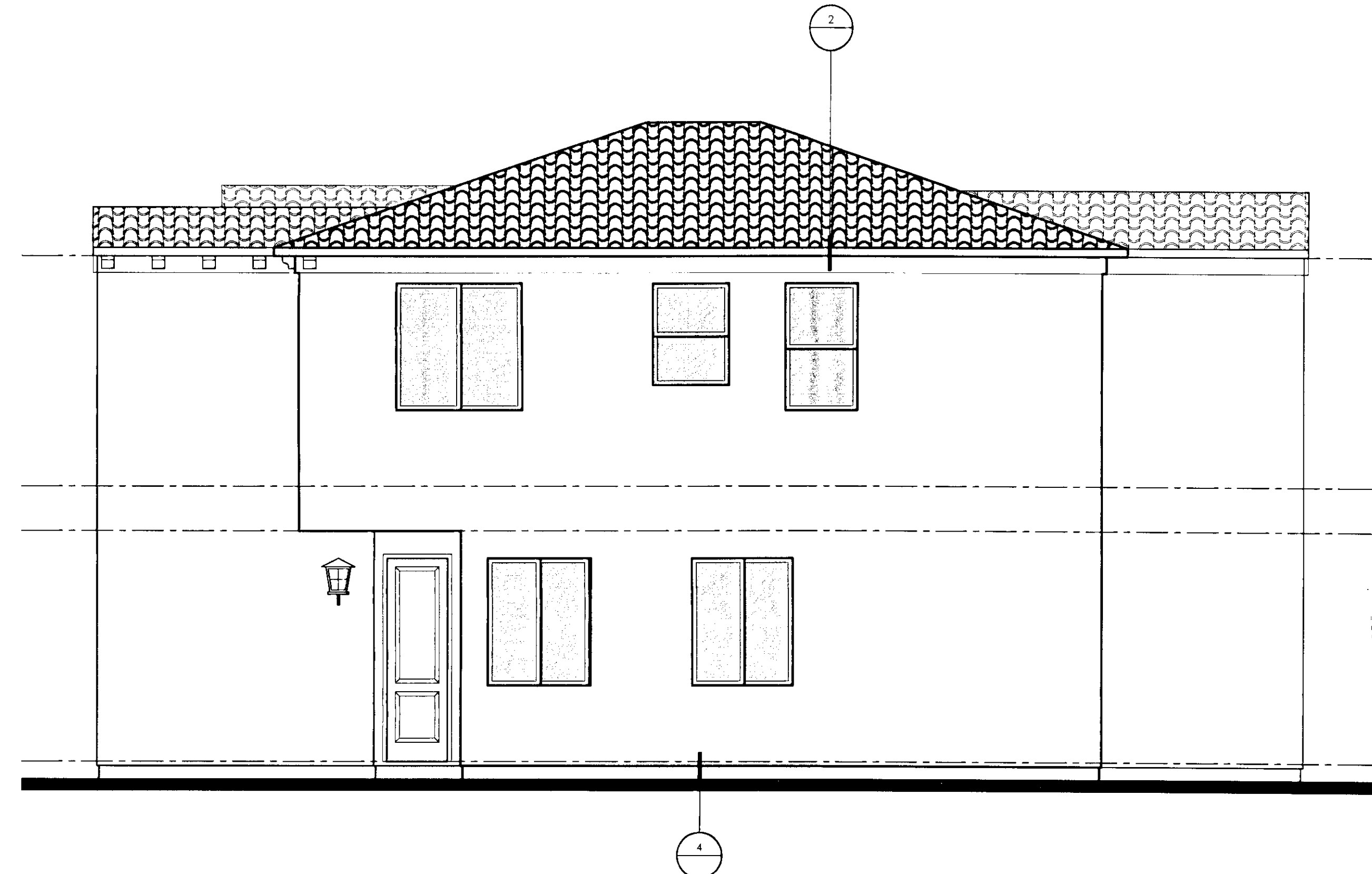
B



REAR ELEVATION

1571

R



RIGHT ELEVATION

1571

R

2 CORPORATE PARK
IRVINE, CA
92606
949.752.1800
949.833.9603

8912 SPANISH RIDGE AVE
SUITE 200
LAS VEGAS, NV 89148
702.478.8375
702.586.3577

Project
CENTENNIAL
SPRINGS

Revisions
MAY

EXTERIOR ELEVATIONS

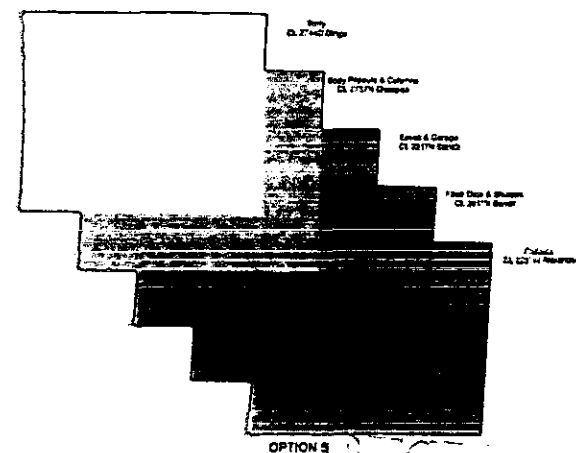
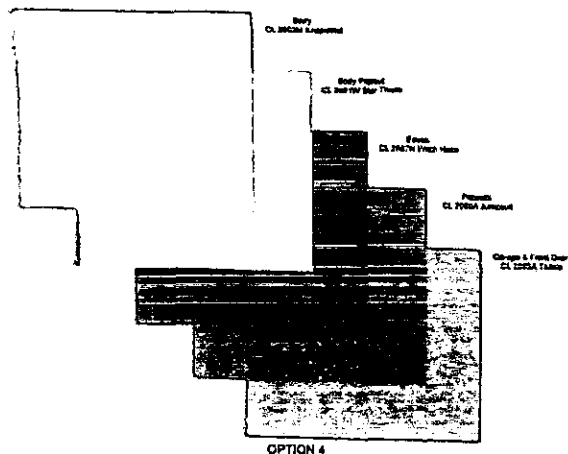
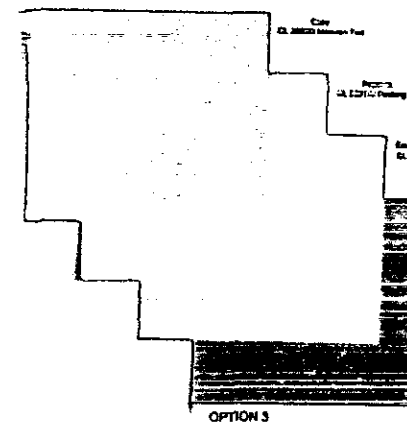
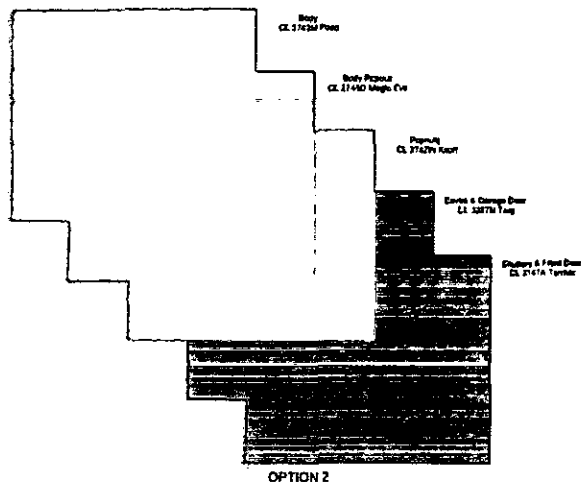
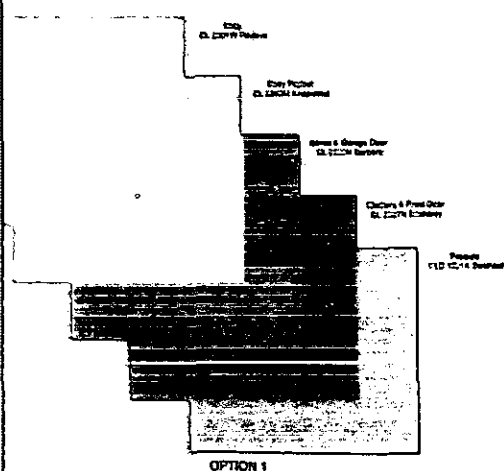
Date: 08.10.10
Scale: 1/4" = 1'-0"
Job No: 10015

08.10.10

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1571 B

A1-4.2

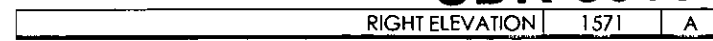
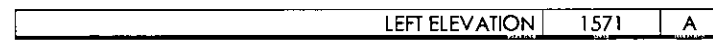


ARMONY SPRINGS
ARMONY HOMES LAS VEGAS

SDR-39150

10/2010

FRA



SDR-39150

RIGHT ELEVATION	1571	A
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1571 A

A1-4.1

3 CORPORATE PAGES

8912 SPANISH MOBILE
DATE 200
LAS VEGAS, NV 89106
702 478 6375

Project
CENTENNIAL
2000-2001

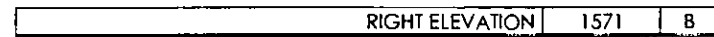
13

41C	
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EXTERIOR ELEVATION

Date: 08.10.10
Scale: 1/4" = 1'-0"

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JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535



SDR-39150

RIGHT ELEVATION	1571	8
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1571 B

A1-4.2

2 CORPORATE PARK
SUNNYVALE, CA
95068
949 732 1800
949 633 9600

STP
• • • • •
8912 JAMISON ROAD AVE
SUITE 200
LAS VEGAS, NV 89146
FAX 478 3275
TEL 544-3597

Project
CENTENNIAL
SPRINGS

Revisions

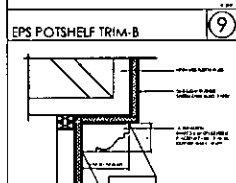
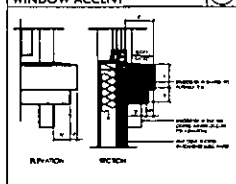
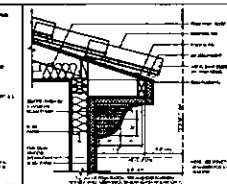
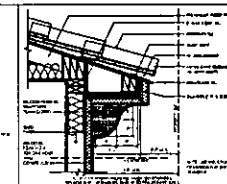
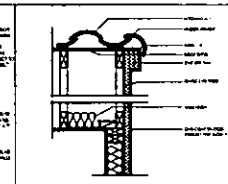
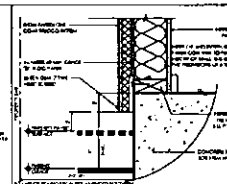
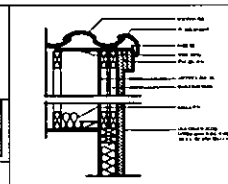
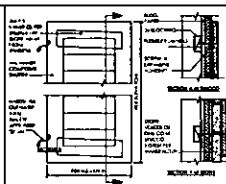
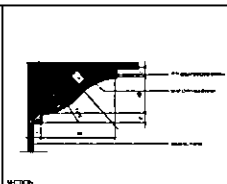
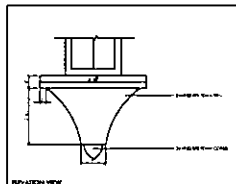
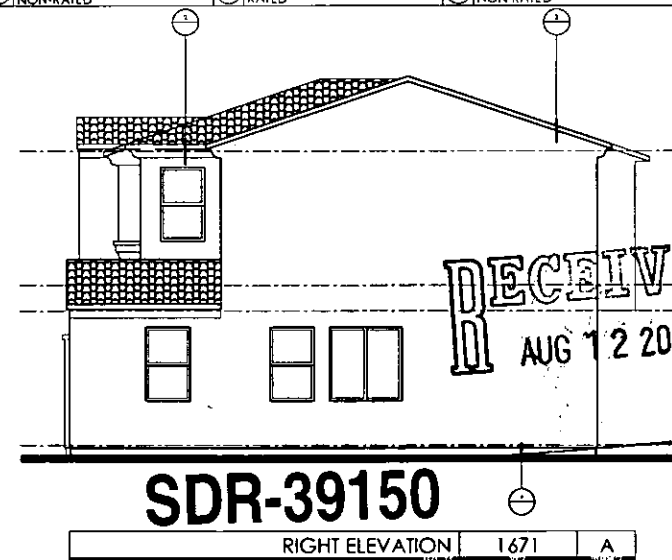
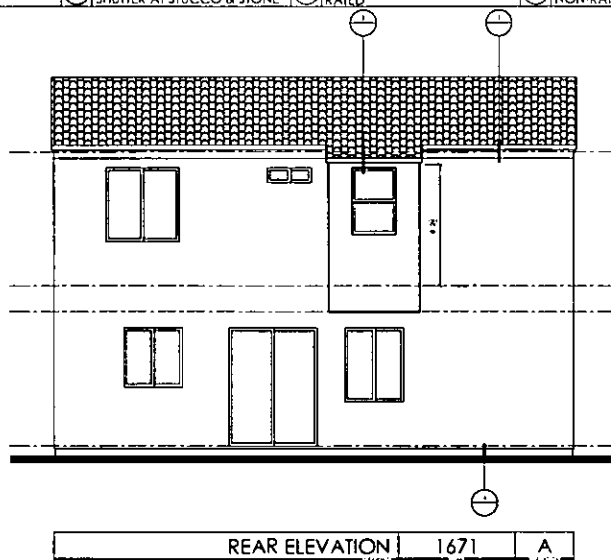
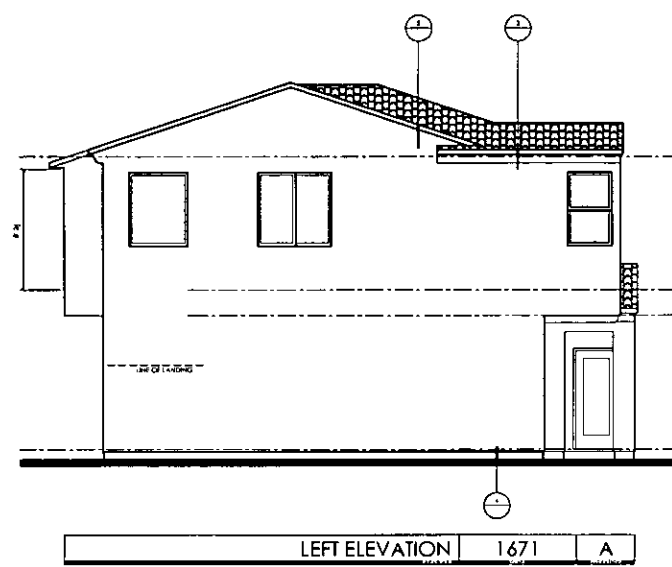
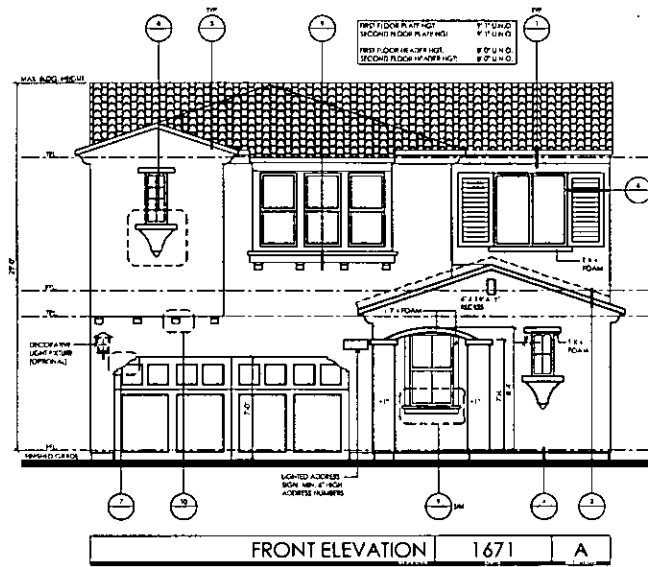
SNC

ELEVATION

EXTERIOR

Date: 08.10.10
 Size: 1/4" = 1'-0"
 Sheet No: 10015

B



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AUG 12 2010

SDR-39150

1671 A
A2-4.1

1671 A
A2-4.1

1671 A
A2-4.1

1671 A
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1671 A
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1671 A
A2-4.1

1671 A
A2-4.1

1671 A
A2-4.1

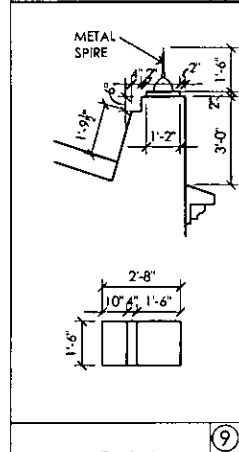
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A2-4.1

1671 A
A2-4.1



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AUG 12 2010
SDR-39150

A2-1.1



SDR-39150

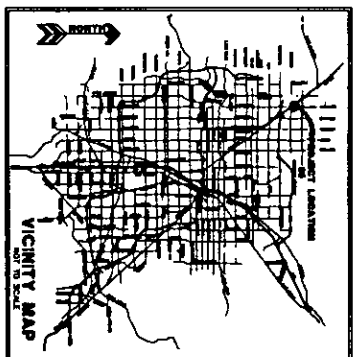
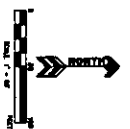
RIGHT ELEVATION	1671	B
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Date: 08.10.10
Scale: 1/4" = 1'-0"
Job No: 10015

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AUG 12 2010

1671 B

A2-4.2

[illegible]

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SDR-39150

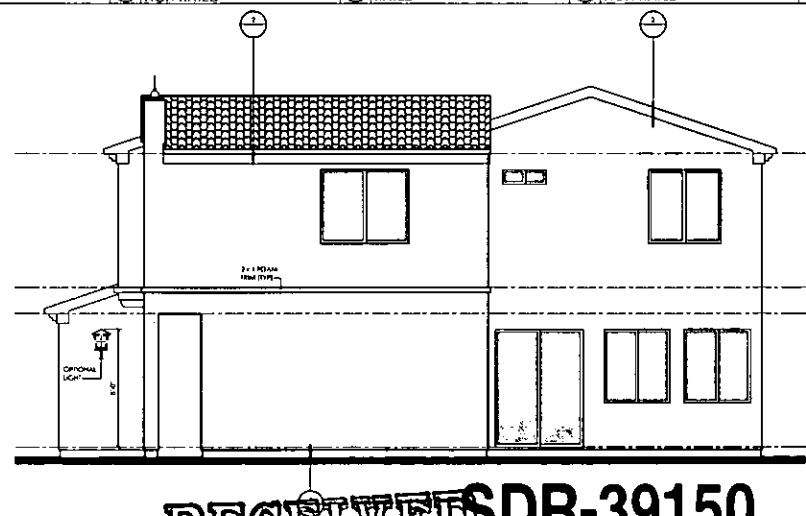
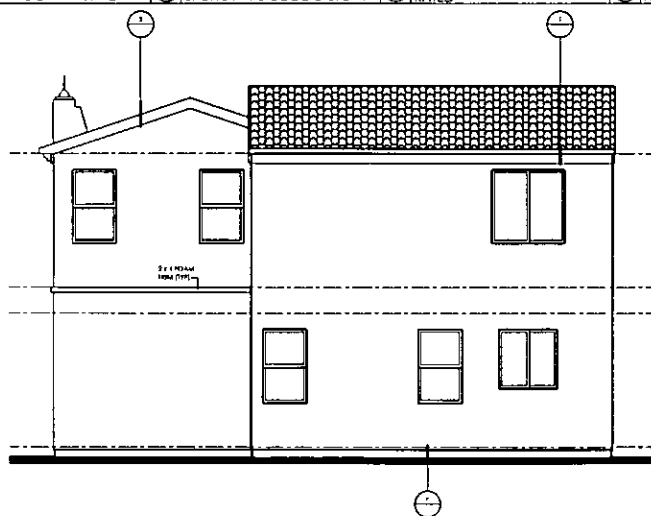
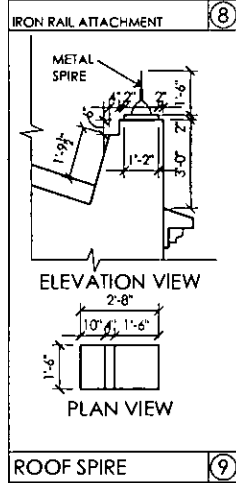
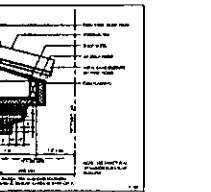
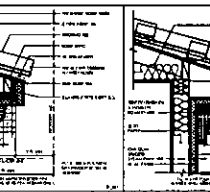
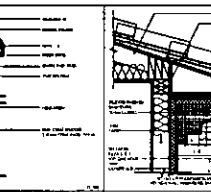
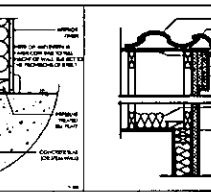
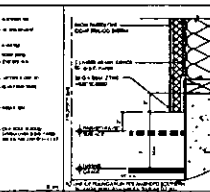
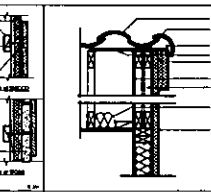
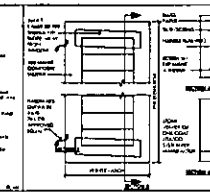
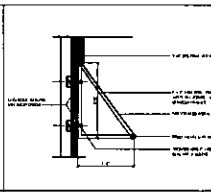
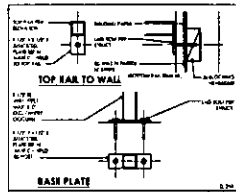
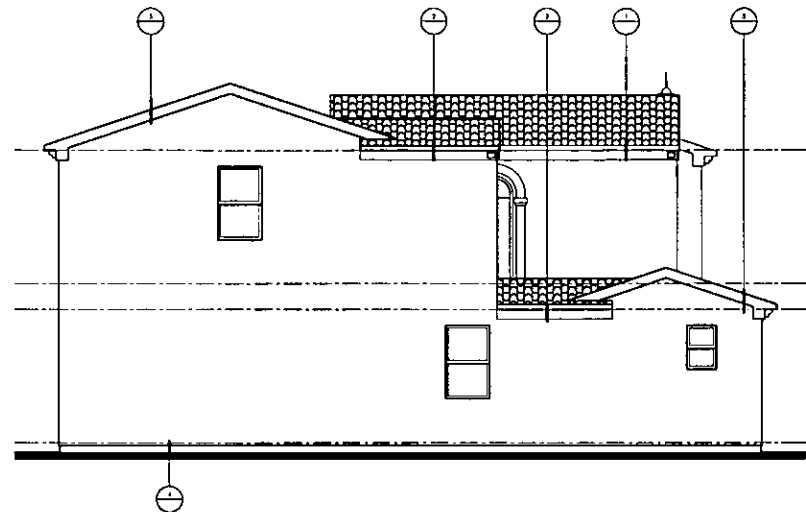
APPROVALS:	
PLANNING	DATE:
LAND	DATE:
SALES	DATE:
ENV.	DATE:

HARMONY HOMES
CENTENNIAL SPRINGS
SITE PLAN





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3 CORP. 1836
1836 B
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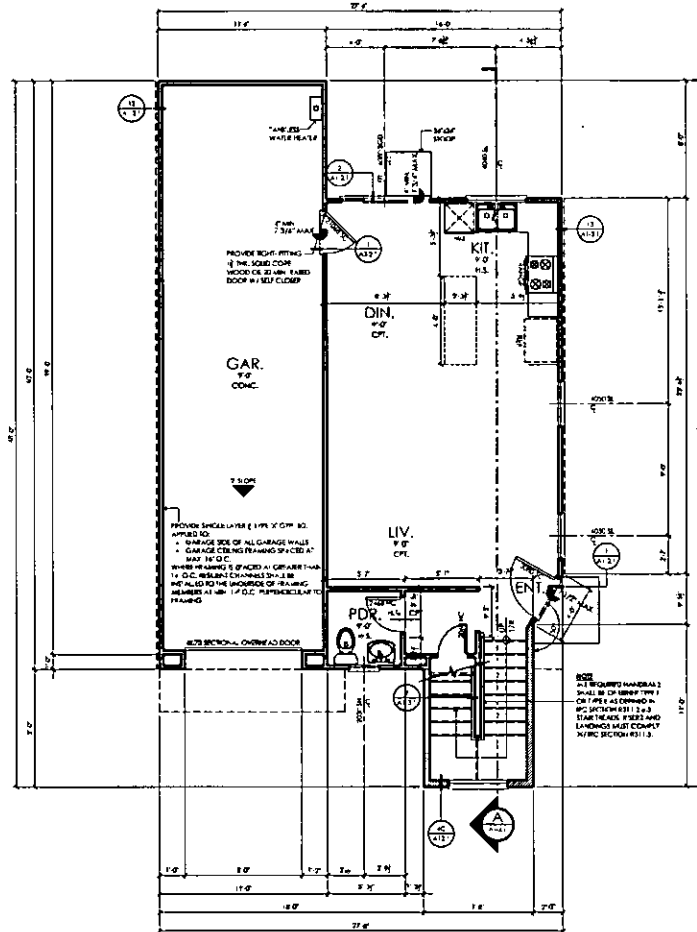
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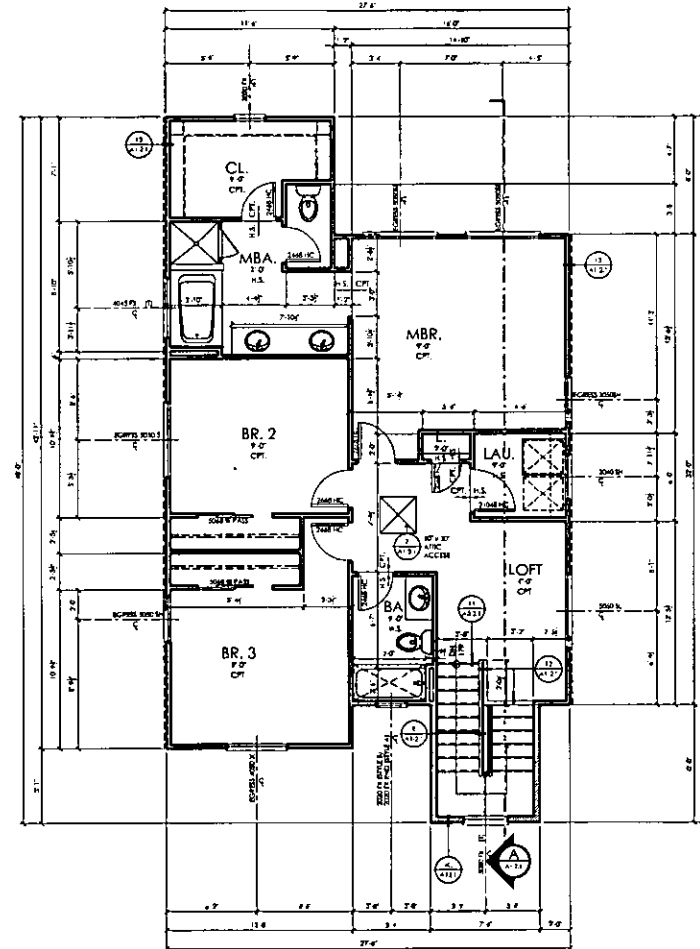
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1836 B

DECEIVER SDR-39150
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1836 B
A3-4.3



FIRST FLOOR 1571 A/B



SECOND FLOOR 1571 A/B

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SDR-39150

1571 A
A1-1.1

3 COMPANY TIME
CENTRAL CA
1571 A/B
1571 A/B
1571 A/B

1571 A/B
1571 A/B
1571 A/B
1571 A/B

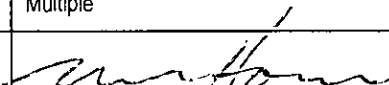
Project
CENTRAL
SPRINGS

1571 A/B
1571 A/B
1571 A/B

FIRST/SECOND
FLOOR PLANS

Date: 08.10.10
Scale: 1/4" = 1'-0"
Job No: 10015

1571 A

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			
☒	☒	Original meeting notes and checklist(s) signed by planner			
☒	☒	Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total			
☒	☒	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	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: ☐)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES: Site plan to
☒	☐	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: Single Family Residential			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% 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 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES: N/A
☐	☒	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: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building materials and colors noted			NOTES: one copy of elevations for each applicable style of each model type with materials and colors shown.
☒	☐	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			Rolled Plans: 0
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0
☒	☐	Use of all rooms noted/labeled			NOTES: 1 floor plan for each model.
☒	☐	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:	Harmony Springs, LLC			Application Type:	Site Development Plan Review
Representative:	Ryan Taylor			Application Purpose:	Minor amendment to add three new model types
APN:	Multiple			Site Location:	Adjacent to the southwest corner of Farm Road and Tule Springs Road
Planner's Signature:				Pre-App. Meeting Date:	7/20/10
Planner:	Mike Howe, Planner I - 229-6821			Submittal Deadline:	08/10/10 - no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 07/20/10
Time: 9:00 a.m.

Project Name: Village of Centennial Springs Minor Amendment

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Yorgo Kagafas	CLV - Planning & Development	229-6196		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

- SDR-4290, approved by CC 7/07/04, established setbacks and 4 floorplan sizes: 1,645 sf, 1,833 sf, 1,998 sf, 1,923 sf. Original SDR contained condition #10 requiring no tandem parking (non-impeded parking made available on site)
- SDR-5948 and VAR-5949, approved by CC 5/18/05, made amendments to commercial portions of mixed-use and allowed 824 spaces where 1,065 req'd for commercial uses.
- ROC-7597, approved by CC 8/03/05, removed condition #10 of SDR-4290 prohibiting tandem parking without providing additional parking space on site.
- A Variance to address issue with tandem parking (VAR-7596) was pulled at the applicant's request. A Variance is still required to allow one space per residential unit where two spaces are required for every affected lot utilizing the single car garage.
- If applicant chooses to proceed with single-car garage models, an approved Variance for every potentially effected lot will be required at the time of construction permitting. A listing of affected parcel numbers and lots will be required for Variance submittal.
- SDR-32482, approved 2/18/09 by CC, amended SDR-4290 to add four more floor plan sizes: 1,867, 2,021, 2,231, and 2,708 square feet. Staff recommended denial as the proposed elevations were determined to be aesthetically incompatible with the approved elevations.
- There are now 8 possible floorplan sizes with approximately seven different elevation finishes.
- Applicant requests to add three more floor plans: 1,536 sf; 1,671 sf; and 1,870 sf. All floorplans are two story with moderate massing/surface treatments that are aesthetically compatible with the all previously approved floorplans.

RECEIVED
AUG 10 2010

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Village of Centennial Springs: Minor Amendment

APN:	Multiple: see comments		Pre-app Date:	7/20/2010	
Location:	Adjacent to the southwest corner of Farm Road and Tule Springs Road (8481 Orly Avenue)		Meeting Location:	DSC 1st Floor Conference Room - 1B	
Acres:	42	Ward #:	1 - Tarkanian	Time:	9:00 a.m.
Ownership Info:					
Harmony Springs, LLC		Phone:	(702)-478-8375		
		Fax:	(702)-		
		Email:			
Applicant Info:					
Harmony Springs, LLC		Phone:	(702)-478-8375		
		Fax:	(702)-		
		Email:			
Representative Info:					
Ryan Taylor		Phone:	(702)-478-8375 - ext. 114		
		Fax:	(702)-586-3527		
		Email:			
Cases:			Permits / Licenses:		
1. SDR-4290 2. TMP-4838 3. SDR-5948 4. VAR-5949 5. ROC-7597 6. VAR-7596 (withdrawn by applicant) 7. SDR-32482			1.		
Proposed Use:					
Single Family Residential					
General Plan:					
Existing:		TC (Town Center)			
Proposed:		No change proposed			
Zoning:					
Existing:		T-C (Town Center -[SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation]			
Proposed:		No change proposed			
Special Area, Master Plans, and / or Overlay Districts that Apply:					
		N/A			
		Special Land Use Designation (per plan): Town Center Design Standards			
Questions / Comments:					
1. Limited ownership - 117 lots: APNs 125-17-710-016thru 018, -031; 125-17-711-031, 060thru 065; 125-17-714-036thru 043; 125-17-715-001thru -044; 125-17-716-001thru 053; 125-17-717-013. 2. Issue with single-car garage floorplan: this will require a Variance to allow one car per household (not Variance of 19.10.010E8) 3. If floorplans submitted w/o single car garage then amendment may proceed administratively.					

RECEIVED
AUG 10 2010

Pre-Applications
ConferenceCITY 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)
☒	☐	☒	Grant deed and legal description
☒	☐	☒	Detailed justification letter
☒	☐	☒	Original meeting notes and checklist(s) signed by planner
☒	☐		Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total
☒	☐	☒	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
☐	☒		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: ☐)

NOTES:

Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To..." -> "Apply for -> Planning Applications")

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

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: Single Family Residential
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total
☒	☐	All free-standing sign locations shown and heights and sizes noted

Folded Plans:

6

Colored, Rolled Plans:

1

Reduced Copy (8-1/2x11 B/W):

1

NOTES: Site plan to

LANDSCAPE 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 required perimeter landscape planters shown
☐	☒	All required parking lot fingers/islands shown
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover

Folded Plans:

0

Colored, Rolled Plans:

0

Reduced Copy (8-1/2x11 B/W):

0

NOTES: N/A

BUILDING ELEVATIONS

☒	☐	11" x 17" min. to 24" x 36" max. page size
☒	☐	Scale and building dimensions labeled
☒	☐	North, south, east, and west elevations of all buildings
☒	☐	All building materials and colors noted
☒	☐	8" x 10" photo of original color and material board
☐	☒	All wall sign locations shown and sizes noted

Folded Plans:

1

Colored, Rolled Plans:

1

Reduced Copy (8-1/2x11 B/W):

1

NOTES: one copy of elevations for each applicable style of each model type with materials and colors shown.

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
☒	☐	Maximum Occupancy (per I.B.C.)
☒	☐	Seating Capacity (where applicable)

Folded Plans:

1

Rolled Plans:

1

Reduced Copy (8-1/2x11 B/W):

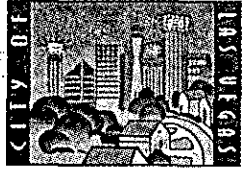
1

NOTES: 1 floor plan for each model

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

Owner / Applicant:	Harmony Springs, LLC	Application Type:	Site Development Plan Review
Representative:	Ryan Taylor	Application Purpose:	Minor Amendment and three new model types
APN:	Multiple	Site Location:	Adjacent to the southwest corner of Farm Road and Tule Springs Road
Planner's Signature:		Pre-App. Meeting Date:	7/20/10
Planner:	Mike Howe, Planner I - 229-6821	Submittal Deadline:	08/10/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 2, 2010

Mr. Ryan Taylor
Harmony Springs, LLC
8912 Spanish Ridge Avenue, Suite #200
Las Vegas, Nevada 89148

**RE: SDR-39150 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Mr. Taylor:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-4290) TO ADD THREE MODEL HOME PLANS ON 193 LOTS on a portion of 41.02 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-016 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4290), Site Development Plan Review (SDR-5948), Site Development Plan Review (SDR-32482), and Review of Condition (ROC-7597) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for a residence on one of the subject lots. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plan, and building elevations, date stamped 08/12/10, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. The standards for this development shall include a Minimum lot size of 2,142 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Comply with all applicable previous conditions of approval for SDR-4290, SDR-5948, SDR-32482, The Village at Centennial Springs Tentative and Final Maps and all other site-related actions.

Mr. Ryan Taylor
SDR-39150 - Page Three
September 2, 2010

This action by the Planning and Development Department staff on September 2, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW DATE: SEPTEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: HARMONY SPRINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39150	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-39150 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4290), Site Development Plan Review (SDR-5948), Site Development Plan Review (SDR-32482), and Review of Condition (ROC-7597) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for a residence on one of the subject lots. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plan, and building elevations, date stamped 08/12/10, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. The standards for this development shall include a Minimum lot size of 2,142 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Conditions Page Two**September 2010 - Administrative Minor Review Meeting**

7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Comply with all applicable previous conditions of approval for SDR-4290, SDR-5948, SDR-32482, The Village at Centennial Springs Tentative and Final Maps and all other site-related actions.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This a minor amendment to an approved Site Development Plan Review (SDR-4290) to add three additional model home plans on 193 lots on 41.02 acres at the southwest corner of Farm Road and Tule Springs Road. The applicant states it now desires to finish the model homes and build new homes on the undeveloped lots, while maintaining the previously approved open space requirements and utilizing all existing off-site improvements, including roadways and sidewalks, which are also complete.

The applicant proposes to add three additional models to the four previously approved. The proposed floor plans are two stories with moderate massing/surface treatments that are aesthetically compatible with the all previously approved floor plans. The Planning and Development Department is administratively approving the request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) on the subject site as part of a larger request within the area designated Town Center on the northwest amendment to the General Plan, from U (Undeveloped), R-E (Residential Estates), R-PD7 (Residential Planned Development - 7 Units per Acre), R-PD11 (Residential Planned Development - 11 Units per Acre, R-PD13 (Residential Planned Development - 13 Units per Acre, R-PD18 (Residential Planned Development - 18 Units per Acre, R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved a General Plan Amendment (GPA-3497) to amend a portion of Map 4 (The Centennial Hills Town Center Land Use Plan) of the Centennial Hills Sector Plan from SC-TC (Service Commercial – Town Center) to SX-TC (Suburban Mixed-Use – Town Center). The Planning Commission recommended approval and staff recommended denial.

Staff Report Page Two

September 2010 - Administrative Minor Review Meeting

07/07/04	The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required at the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-4299) for a proposed Mixed-Use development and a Waiver to allow the private streets to not be gated on the subject property. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-4290) and a Waiver of the landscaping standards for a proposed Mixed-Use development on the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
8/12/04	The Planning and Development Department administratively approved a Minor Site Development Plan Review (SDR-4758) for a proposed 7,770 square-foot office building on a portion of the subject property.
09/23/04	The Planning Commission approved a Tentative Map (TMP-4838) for a 213-lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. Planning and Development staff recommended approval.
01/05/05	The Planning and Development Department administratively approved a revised Tentative Map (TMP-4838) for a 213-lot subdivision located on the subject property with a clarification of the proposed map of the commercial/mixed use areas.
04/27/05	The Planning and Development Department approved a Final Map (FMP-6272) for a 30-lot portion of The Village of Centennial Springs. The final recordation of the map was on 12/14/05.
05/18/05	The City Council approved a request for a Waiver (WVR-6153) of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width requirement on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-5949) to allow 824 parking spaces where 1,065 is the minimum required in conjunction with a proposed mixed-use development on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-5948) for revisions to an approved Site Development Plan Review (SDR-4290) for a proposed mixed-use development on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.

Staff Report Page Three

September 2010 - Administrative Minor Review Meeting

06/01/05	The City Council approved a General Plan Amendment (GPA-6362) to modify Exhibit 1 ("Multi-Use Transportation Trail") of the Transportation Trails Element of the Las Vegas 2020 Master Plan to allow an eight-foot concrete path where 10 feet is required for a proposed Multi-use Transportation Trail along the west side of Tule Springs Road and the south side of Farm Road. The Planning Commission and staff recommended denial.
06/15/05	The City Council approved a request for a Special Use Permit (SUP-6405) for a temporary sales trailer on 0.16 acres on the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review for a 1,400 square-foot temporary sales trailer on 0.16 acres on the southwest corner of Farm Road and Tule Springs Road. The Planning Commission recommended approval, whereas staff recommended denial.
08/03/05	The City Council approved a request for a Review of Condition (ROC-7597) number 10 of an approved Site Development Plan Review (SDR-4290) to delete the condition, which prohibited tandem garages unless a separate parking space with unimpeded access is provided on the same lot as the tandem-style garage for a mixed-use development on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning and Development staff recommended denial.
09/21/05	The City Council approved a request for a Special Use Permit (SUP-7326) for a proposed temporary real estate office and a waiver of the six-month time limitation adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-8288) for a proposed 1,400 square-foot temporary Real Estate Sales Office with waivers to perimeter and parking lot landscape requirements on 0.16 acres adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way. The Planning Commission recommended approval, whereas staff recommended denial.
12/21/05	The City Council approved a Variance (VAR-7655) request to allow 478 parking spaces where 844 spaces was the minimum required for a proposed commercial development on 15.74 acres at the southwest corner of Tule Springs Road and Farm Road. The Planning Commission and staff recommended denial.
12/21/05	The City Council approved Special Use Permits (SUP-7660, SUP-7661 and SUP-7662) to allow the Supper Clubs with a Waiver of the 400-foot distance separation requirement. The Planning Commission and staff recommended denial.

Staff Report Page Four
September 2010 - Administrative Minor Review Meeting

08/10/06	The Planning Department approved a Final Map (FMP-14926) for a 30-lot portion of The Village of Centennial Springs. The final recordation of the map was on 09/27/06.
03/19/08	The City Council approved a Special Use Permit (SUP-26265) for a Gaming Establishment, Restricted License in an approved Supper Club on 0.19 acres at 7585 Norman Rockwell Lane. The Planning Commission and staff recommended approval.
02/19/09	The City Council approved a request for a Major Amendment of the Site Development Plan Review (SDR-32482) of an approved Site Development Plan Review (SDR-4290) for revised single-family residential floor plans and building elevations on 193 lots on 12.51 acres at the southwest corner of Farm Road and Tule Springs Road. The Planning Commission recommended approval, whereas staff recommended denial.

Most Recent Change of Ownership

01/12/10	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

No relevant building permits or business licenses to the subject application.	
---	--

Related Building Permits/Business Licenses

07/20/10	A Plan Check (39285, 39286 and 39287) was processed for a review.
----------	---

Pre-Application Meeting

07/20/10	A pre-application meeting was held with the applicant for submitting a Site Development Plan Review for a Minor Review of previously approved Site Development Plan Review (SDR-4290) for three additional floor plans, in addition to the four previously approved floor plans. It was determined that all floor plans are for two-story with moderate massing/surface treatments that are aesthetically compatible with the all previously approved floor plans.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.	
---	--

Field Check

A field check is not required.	
--------------------------------	--

Staff Report Page Five

September 2010 - Administrative Minor Review Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	41.02

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Under Construction /Mixed-Use	SX-TC (Suburban Mixed-Use - Town Center)	T-C (Town Center)
North	Service Commercial	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Single Family Residential	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)
East	Parking for Commercial Center	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)
West	Single Family Residential	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Previously Approved Through SDR-4920 and SDR-5948</i>	<i>Approved through SDR- 32482 and Proposed Through SDR-39150</i>
- Elevation Styles - Roof Material - Exterior Finish Materials - Window Details - Garage Doors	American Traditional, French Country, Craftsman, Key West and Spanish Colonial Clay Barrel Tile, Concrete Shingle Shingles, Stone, Stucco, Brick and Clapboard Shutters, Pop Outs 28-Panel Composite Roll Up Doors	Spanish Colonial and Craftsman Clay Barrel Tile Stucco Shutters, Pop Outs 12-Panel Composite Roll Up Doors

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Town Center Arterial – Farm Road</i>	Town Center Development Standards Manual	80 feet	Y
<i>Town Center Collector – Tule Springs Road</i>			

ANALYSIS

All of the Development standards and conditions of approval imposed under Site Development Plan Review (SDR-4920), Site Development Plan Review (SDR-5948), and Site Development Plan Review (SDR-32482) will remain in place. Each home is in a different stage of completion; however most of the homes feature finished or near-finished exteriors. All of the lots will remain as they are configured on the site currently, all off-site improvements in place will remain and all previous requirements must be fulfilled. The applicant states it now desires to complete the model homes and build new homes on the undeveloped lots, while maintaining the previously approved open space requirements and utilizing all existing off-site improvements including roadways and sidewalks, which are also complete.

Staff Report Page Seven**September 2010 - Administrative Minor Review Meeting**

The subject site is located within the Town Center District and has a General Plan designation of T-C (Town Center); within the Town Center District, the subject site is designated with a special land use designation of SX-TC (Suburban Mixed Use – Town Center). The Suburban Mixed Use district is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities.

The applicant proposes three additional models to these previously approved under Site Development Plan Review (SDR-4290). The proposed floor plan and elevations depict two-story single family dwellings with moderate massing/surface treatments that are aesthetically compatible with all previously approved elevation plans. Floor Plan 1571 provides a tandem garage configuration. A Review of Condition (ROC-7597) was approved to delete the condition which prohibited tandem garages unless a separate parking space with unimpeded access is provided on the same lot as the tandem style garage. The other Floor Plans (1671 and 1836) have two car garages. The Planning and Development Department is administratively approving this request with conditions.

FINDINGS (SDR-39150)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed development is compatible in use as a single-family subdivision and the proposed elevations are aesthetically compatible with the existing model homes. The original proposal had variations in design containing a wide variety of styles, including Craftsman and Spanish Colonial.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development remains compliant with the goals of the General Plan, Title 19 and other City of Las Vegas plans.

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

The site is bordered by Tule Springs Road to the east and Farm Road to the north. Primary access will be from Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

Staff Report Page Eight
September 2010 - Administrative Minor Review Meeting

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials and landscape materials are appropriate.

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

The proposed elevations have architectural and aesthetic features are not unsightly or obnoxious. The proposed elevations are compatible with four floor plans approved through SDR-32482 and they are aesthetically pleasing environment; and are harmonious and compatible with development in the area.

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

The proposed residential development will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety, and welfare.

APPROVALS 0

PROTESTS 0

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works 
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: August 25, 2010
Re: **SDR-39150** Harmony Springs, LLC SWC Farm Rd. & Tule Springs Rd.
Request for a Minor Amendment to an approved Site Development Plan Review (SDR-4290)

CONDITIONS OF APPROVAL:

1. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
2. Comply with all applicable previous conditions of approval for SDR-4290, SDR-5948, SDR-32482, The Village at Centennial Springs Tentative and Final Maps and all other site-related actions.

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 17, 2010

Mr. Ryan Taylor
Harmony Springs, LLC
8912 Spanish Ridge Avenue, Suite #200
Las Vegas, Nevada 89148

**RE: SDR-39150 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
MINOR REVIEW CYCLE - SEPTEMBER 2010**

Dear Mr. Taylor:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-4290) TO ADD THREE MODEL HOME PLANS ON 193 LOTS on 42 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-001 through 003, 013 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-001 through 006 and 008 through 013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39150

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	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	4190 McLeod Drive, 2 nd Floor
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	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR
08/10/2010

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

SDR-39150 - MINOR SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HARMONY SPRINGS, LLC - Request for a Minor Amendment to an approved Site Development Plan Review (SDR-4290) TO ADD THREE MODEL HOME PLANS ON 193 LOTS on 42 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-001 through 003, 013 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-001 through 006 and 008 through 013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **SEPTEMBER 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **AUGUST 24, 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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

ADM 1.1
9/23/10
MPP

Report Date 08/12/2010 01:03 PM

Submitted By

Page 1

A/P # 39150 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/10/2010 14:05	982998	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

SDR-39150 - MINDR SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HARMONY SPRINGS, LLC - Request for a Minor Amendment to an approved Site Development Plan Review (SDR-4290) TO ADD THREE NEW FLOORPLANS AND BUILDING ELEVATIONS ON 193 LOTS on 42 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-001 through 003, 013 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-001 through 006 and 008 through 013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #	4290		
Project #	39150	Project/Phase Name	VILLAGE OF CENTENNIAL SPRINGS
Size/Area	42.00 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 12517711059

Location

Owner/Tenant

Contact ID	AC1786860	Name	TRUSTEE CLARK COUNTY TREASURER	
Mailing Address	1291 GALLERIA DR #220	Organization	% HAYDEN SPRINGS L L C	
City	HENDERSON	State/Province	NV	
ZIP/PC	89014-8634	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7474 PEMBER ST
LAS VEGAS, 89143-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12517710016

10/10/10

Report Date 08/12/2010 01:03 PM

Submitted By

Page 2

A/P Linked Parcels

12517710017
12517710018
12517711001
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Report Date 08/12/2010 01:03 PM

Submitted By

Page 3

A/P Linked Parcels

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Report Date 08/12/2010 01:03 PM

Submitted By

Page 4

A/P Linked Parcels

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Report Date 08/12/2010 01:03 PM

Submitted By

Page 5

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1786860 ☐ Foreign
Effective Expire
Name TRUSTEE CLARK COUNTY TREASURER
Day Phone Eve Phone Organization % HAYDEN SPRINGS L L C
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1291 GALLERIA DR #220
HENDERSON, NV 89014-8634
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1797867 ☐ Foreign
Effective Expire
Name HARMONY SPRINGS L L C
Day Phone (702)478-8375 x Eve Phone Organization
Pager PIN # Position
Fax (702)586-3527 Mobile Profession
E-Mail
Address 7220 S CIMARRON RD #100
LAS VEGAS, NV 89113
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
405359 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
405358 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
405368 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
405360 FLOOD #1 (FLOOD CONTROL)	Incomplete
405367 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
405361 ROW #1 (RIGHT-OF-WAY)	Incomplete
405366 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
405365 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
405364 SURVEY #1 (SURVEY)	Incomplete
405363 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
405362 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

Report Date 08/12/2010 01:03 PM

Submitted By

Page 6

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	08/10/2010 14:11	500.00
Total Unpaid	0.00	Total Paid	500.00

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
405358	DEVCO	1	Incomplete	☐	08/12/2010 13:03			
405359	B&S PLAN	1	Incomplete	☐	08/12/2010 13:03			
405360	FLOOD	1	Incomplete	☐	08/12/2010 13:03			
405361	ROW	1	Incomplete	☐	08/12/2010 13:03			
405362	TRAFFIC	1	Incomplete	☐	08/12/2010 13:03			
405363	TEFO	1	Incomplete	☐	08/12/2010 13:03			
405364	SURVEY	1	Incomplete	☐	08/12/2010 13:03			
405365	SID	1	Incomplete	☐	08/12/2010 13:03			
405366	SEWER	1	Incomplete	☐	08/12/2010 13:03			
405367	LAND DEV	1	Incomplete	☐	08/12/2010 13:03			
405368	FIRE ENG	1	Incomplete	☐	08/12/2010 13:03			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 08/10/2010 14:03

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plans (19 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | N Landscape Plan |
| Y Deed and Legal Description | N Building Elevations (2 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | N Laser Print Site Plan |
| N DINA (Not Always Required) | N Laser Print Floor Plan |
| Y Statement of Financial Interest | N Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 08/12/2010 01:03 PM

Submitted By

Page 7

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

No Conditions

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/23/2010	ADMIN	SCHEDULED	0	0	0
JMARSHALL	08/10/2010				

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

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/10/2010 14:11		0.00
JUAN URIATE , 702.358.2942, HARMONY SPRINGS LLC CK 26M00-00000003					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		08/10/2010 14:04	08/10/2010 14:04	0.00
--------	--------------------------------	--	------------------	------------------	------

Applicant did not submit colored rolled and reduced site plans, building elevations and floor plans. I spoke with Steve Swanton who informed me to accept the application with a Thursday deadline for submittal.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Amendment
 Project Address (Location) Adjacent to the SW corner of Farm Road and Tule Springs Road
 Project Name Village of Centennial Springs Proposed Use SFR
 Assessor's Parcel #(s) Various - see attachment Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 42 Lots/Units 175 Density
 Additional Information

PROPERTY OWNER Harmony Springs, LLC Contact Ryan Taylor
8912 Spanish Ridge Ave. Suite 200
 Address 7220 S. Cimarron Rd Ste 100 Phone: (702) 478-8375 Fax: (702) 586-3527
 City Las Vegas State NV Zip 89113 89148
 E-mail Address rtaylor@harmonylasvegas.com

APPLICANT Property Owner Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

REPRESENTATIVE Property Owner Contact
 Address Phone: Fax:
 City State Zip
 E-mail Address

Property Owner Signature* 

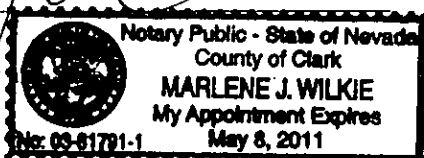
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name John Rhodes

Subscribed and sworn before me

This 20th day of July, 20 10

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39150</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>8-10-10</u>
Received By:	<u></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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39150** APN: Various - see attachment

Name of Property Owner: Harmony Springs, LLC

Name of Applicant: Harmony Springs, LLC

Name of Representative: Ryan Taylor

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: _____

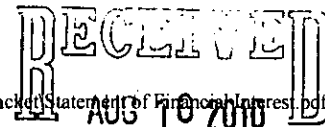
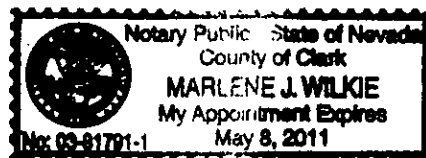
Signature of Property Owner: 

Print Name: John Rhodes

Subscribed and sworn before me

This 20th day of May, 20 10

Notary Public in and for said County and State





Ryan Taylor
702.478.8375 - Ext 114
Fax 702.586.3527
RTaylor@HarmonyLasVegas.com

August 9, 2010

City of Las Vegas
Development Services Center
731 South 4th Street, Las Vegas, Nevada 89101

Re: The Village of Centennial Springs

Mr. Mike Howe,

Harmony Homes is respectfully requesting to add (3) new floor plans and elevations for the Village at Centennial Springs.

Harmony Homes purchased the remaining finished lots at The Village of Centennial Spring in 2008 and had a Site Development Plan approved in February 2009. This Site Development Plan consisted of four (4) plans ranging from 1867-2708 square feet.

Harmony believes that they can be more successful at this project by reducing the size of the offered product, and increasing the size of the outdoor living space. The three (3) proposed new floor plans range from 1536-1870 square feet. These smaller floor plans also reduce the overall footprint of the homes, thus allowing the architect to include such features as a courtyard in plan 1870, and greater four-sided architectural articulation.

Please contact me if you have any additional questions or comments.

Thank you,

Ryan Taylor

RECEIVED
AUG 10 2010

SDR-39150

HARMONY SPRINGS, LLC

Business Entity Information

Status:	Active	File Date:	6/17/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0293132010-4
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101456733	Business License Exp:	6/30/2011

Registered Agent Information

Name:	HARMONY SPRINGS, LLC, MANAGER	Address 1:	7220 S. CIMARRON ROAD, SUITE 100
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - HARMONY HOMES, LLC			
Address 1:	8912 SPANISH RIDGE AVENUE	Address 2:	SUITE 200
City:	LAS VEGAS	State:	NV
Zip Code:	89148	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100439450-68	# of Pages:	2
File Date:	6/17/2010	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100564215-66	# of Pages:	1
File Date:	7/29/2010	Effective Date:	
(No notes for this action)			

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AUG 10 2010

①-1

APN 125-17-710-(016, 017, 018, 031)
3 lots, 1 common area
APN 125-17-717-(013)
0 lots, 1 common area
APN 125-17-711-(001-023, 025-051, 059, 060-065)
51 lots, 6 common areas
APN 125-17-714-(001-035, 036-043)
35 lots, 8 common areas
APN 125-17-715-(001-040, 041-044)
40 lots, 4 common areas
APN 125-17-716-(001-046, 047-053)
46 lots, 7 common areas

Inst #: 201006300003819
Fees: \$17.00 N/C Fee: \$0.00
RPTT: \$23554.35 Ex: #
06/30/2010 02:48:22 PM
Receipt #: 409325
Requestor:
NEVADA TITLE COMPANY
Recorded By: LEX Pgs: 11
DEBBIE CONWAY
CLARK COUNTY RECORDER

R.P.T.T. \$ 23,554.35

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:

Harmony Springs, LLC
7220 S. Cimarron Road
Suite 100
Las Vegas, Nevada 89113

ASSASSIN

10-06-0478-SC

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That **Hayden Springs Partners, LLC**, a Nevada limited liability company, and **Centennial Meadows, LLC**, a Nevada limited liability company whose address is 1291 W. Galleria Drive Suite 220 Henderson NV 89014, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain and Sell to **Harmony Springs, LLC**, a Nevada limited liability company, whose address is 7220 S. Cimarron Road, Suite 100, Las Vegas, Nevada 89113, all that real property situated in the County of Clark, State of Nevada, bounded and described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT ONLY TO:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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AUG 10 2010

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: June 29th, 2010

HAYDEN SPRINGS PARTNERS, LLC
a Nevada limited liability company

By: Centennial Meadows, LLC, a Nevada limited liability company

Its: Manager

By: CM Capital Services, LLC, a Nevada limited liability company,

Its: Manager

By: CM Group, LLC, a Delaware limited liability company, Manager

Its: Manager

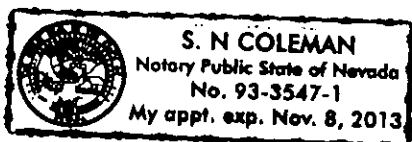
By: Andrew Menlove

Its: Authorized Signer

Andrew Menlove

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

This instrument was acknowledged before me on June 29, 2010, by Andrew Menlove acting as the authorized signer of CM Group, LLC, a Delaware limited liability company, as Manager of CM Capital Services, LLC, a Nevada limited liability company, as Manager of Centennial Meadows, LLC, a Nevada limited liability company, as Manager of Hayden Springs Partners, LLC, a Nevada limited liability company.



Andrew Menlove
NOTARY PUBLIC

My Commission Expires: 11-8-2013

93-3547-1
NOV 8, 2013

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AUG 10 2010

CENTENNIAL MEADOWS, LLC

a Nevada limited liability company

By: CM Capital Services, LLC, a Nevada limited liability company,

Its: Manager

By: CM Group, LLC, a Delaware limited liability company, Manager

Its: Manager

By: [Signature]
Andrew Menlove
Its: Authorized Signer

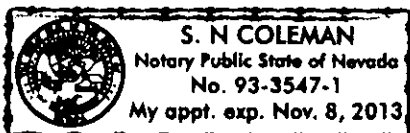
Andrew Menlove

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

This instrument was acknowledged before me on June 29, 2010, by Andrew Menlove acting as the authorized signer of CM Group, LLC, a Delaware limited liability company, as Manager of CM Capital Services, LLC, a Nevada limited liability company, as Manager of Centennial Meadows, LLC, a Nevada limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-8-2013



S.N. Coleman
93-3547-1
Nov 8, 2013

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AUG 10 2010

EXHIBIT A

APN 125-17-710-(016, 017, 018, 031) 3 lots, 1 common area
APN 125-17-717-(013) 0 lots, 1 common area
APN 125-17-711-(001-023, 025-051, 059, 060-065) 51 lots, 6 common areas
APN 125-17-714-(001-035, 036-043) 35 lots, 8 common areas
APN 125-17-715-(001-040, 041-044) 40 lots, 4 common areas
APN 125-17-716-(001-046, 047-053) 46 lots, 7 common areas

PARCEL 1

Lots One Hundred Five (105) through One Hundred Seven (107) in Block C and Common Lot "D" of the Final Map of the Village of Centennial Springs – Unit 1 as shown by map thereof on file in Book 128 of Plats, Page 65, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 2

Common Lot "B" of the Amended and Final Map of the Village of Centennial Springs – Unit 1 as shown by map thereof on file in Book 134 of Plats, Page 4, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 3

Lots 108 through 125 in Block D, Lots 138 through 142, 144 through 149 in Block E, Lot 210 in Block F, Lots 182 through 202 in Block G, and Common Lots G, H, J, K, L, M of the of the Final Map of the Village of Centennial Springs – Unit 2 as shown by map thereof on file in Book 129 of Plats, Page 3, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 4

Lots 167 through 181 in Block H, Lots 70 through 83 in Block J, Lots 84 through 89 in Block L, and Common Lots N, O, P, Q, R, S, T, V of the of the Final Map of the Village of Centennial Springs – Unit 3 as shown by map thereof on file in Book 132 of Plats, Page 80, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 5

Lots 157 through 166 in Block H, Lots 55 through 69 in Block M, Lots 40 through 54 in Block N, and Common Lots BB, CC, DD, EE of the Final Map of the Village of Centennial Springs – Unit 4 as shown by map thereof on file in Book 132 of Plats, Page 81, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 6

Lots 150 through 156 in Block H, Lots 1 through 11 in Block O, Lots 26 through 39 in Block P, Lots 12 through 35 in Block Q and Common Lots GG, HH, II, JJ, KK, LL, MM of the of the Final Map of the Village of Centennial Springs – Unit 5 as shown by map thereof on file in Book 132 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

RECEIVED
AUG 10 2010

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) SEE ATTACHED LIST
b) _____
c) _____
d) _____

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

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

3. a. Total Value/Sales Price of Property

\$4,618,250.00

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

c. Transfer Tax Value:

\$4,618,250.00

d. Real Property Transfer Tax Due

\$23,554.35

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred:

100 %

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

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

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

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

Print Name: Hayden Springs Partners, LLC, a Nevada limited liability company
Address: 1291 Galleria Drive #220
City: Henderson
State: NV Zip: 89014

Print Name: Harmony Springs, LLC, a Nevada limited liability company
Address: 7220 S. Cimarron Road #100
City: Las Vegas
State: NV Zip: 89113

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

Print Name: Nevada Title Company Esc. #: 10-06-0478-SC
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

- a) SEE ATTACHED LIST
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3 a. Total Value/Sales Price of Property

\$4,618,250.00

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

c. Transfer Tax Value:

\$4,618,250.00

d. Real Property Transfer Tax Due

\$23,554.35

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred:

100 %

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

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Hayden Springs Partners, LLC, a Nevada limited liability company
Address: 1291 Galleria Drive #220
City: Henderson
State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Harmony Springs, LLC, a Nevada limited liability company
Address: 7220 S. Cimarron Road #100
City: Las Vegas
State: NV Zip: 89113

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

Print Name: Nevada Title Company Esc. #: 10-06-0478-SC
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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AUG 10 2010

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AUG 10 2010

125-17-716-016
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125-17-716-053

ASSESSOR'S COPY

RECEIVED
AUG 10 2010

HARMONY HOMES, LLC**Business Entity Information**

Status:	Active	File Date:	2/04/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0081562008-5
Qualifying State:	NV	List of Officers Due:	2/28/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081029271	Business License Exp:	2/28/2011

Registered Agent Information

Name:	HARMONY HOMES, LLC C/O MANAGER	Address 1:	7220 S CIMARRON RD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

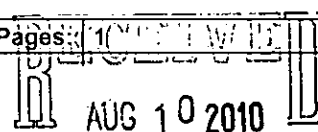
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - JOHN C RHODES			
Address 1:	7220 S. CIMMARON ROAD	Address 2:	SUITE 100
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080086021-37	# of Pages:	1
File Date:	2/04/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080260118-98	# of Pages:	1
File Date:	4/15/2008	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20080776946-49	# of Pages:	1
File Date:	11/24/2008	Effective Date:	
2008-2009			
Action Type:	Registered Agent Change		
Document Number:	20080776947-50	# of Pages:	1



File Date:	11/24/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090238886-36	# of Pages:	1
File Date:	3/09/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090457969-71	# of Pages:	1
File Date:	6/02/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090457992-67	# of Pages:	1
File Date:	6/02/2009	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090478692-77	# of Pages:	1
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Action Type:	Registered Agent Change		
Document Number:	20090547267-92	# of Pages:	1
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(No notes for this action)			
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File Date:	2/11/2010	Effective Date:	
(No notes for this action)			

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