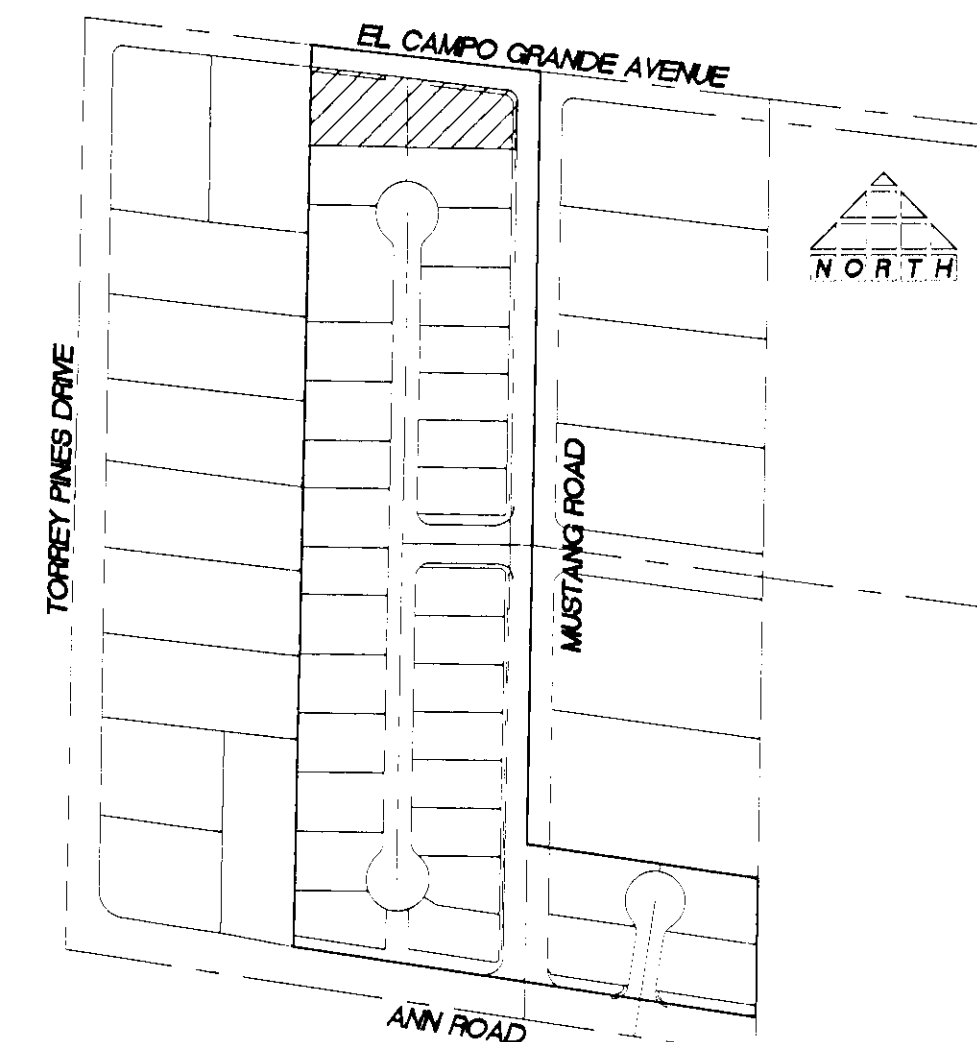


VIGNA E ROSE
LIVING TRUST
OR: 20030210: 00912
APN: 125-26-701-013
ZONING: (R-E)
LANDUSE: (RNP)

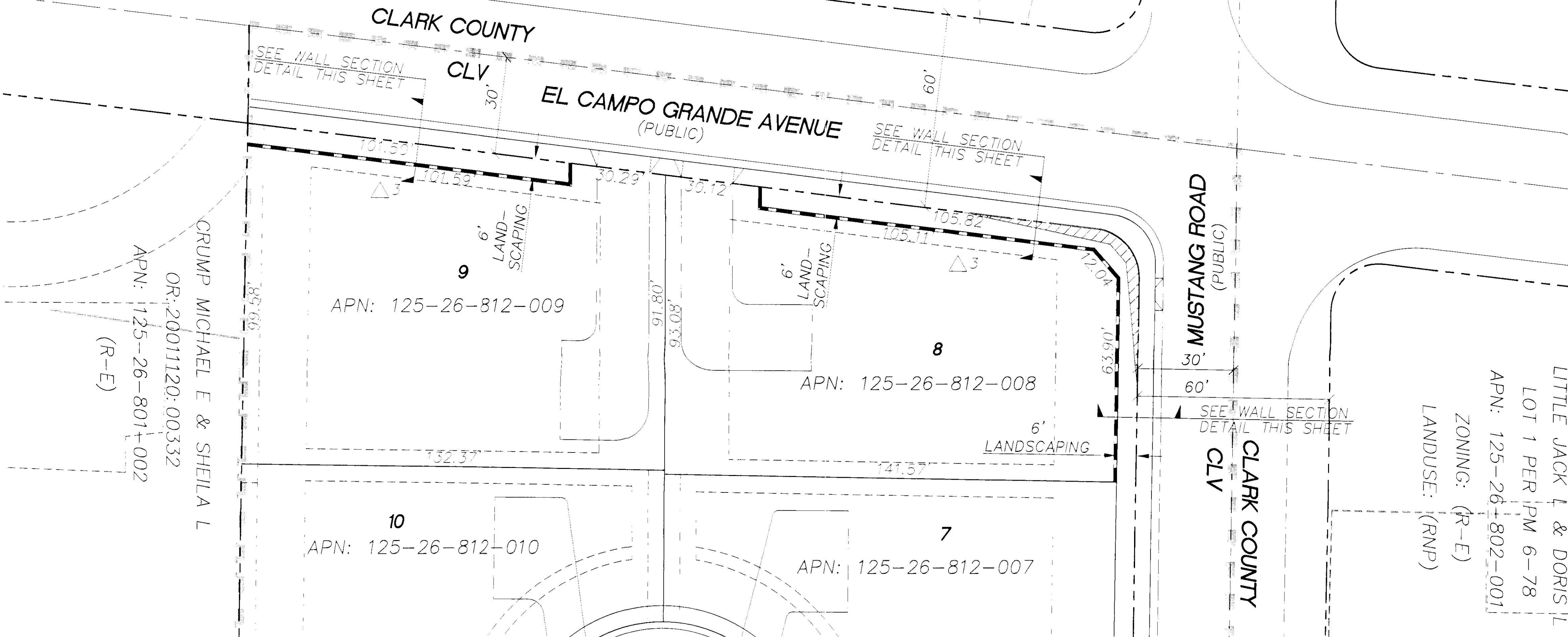
GIGAR FAMILY REVOCABLE LIVING TR
AND GIGAR JOHN M & KAREN TRS
OR: 20050420: 00906
APN: 125-26-701-014
ZONING: (R-E)
LANDUSE: (RNP)

SHOTWELL CHARLES & K LIV TR
AND SHOTWELL CHARLES & KATHERINE TRS
OR: 19930205: 00724
APN: 125-26-701-015
ZONING: (R-E)
LANDUSE: (RNP)

HAHN BETTY K
OR: 00158615: 45470
APN: 125-26-705-005
ZONING: (R-E)
LANDUSE: (RNP)



PROJECT NO.	00109062
DATE	
BY	
REVISION	
CHECKED BY	
DESIGNED BY	
DRAWN BY	

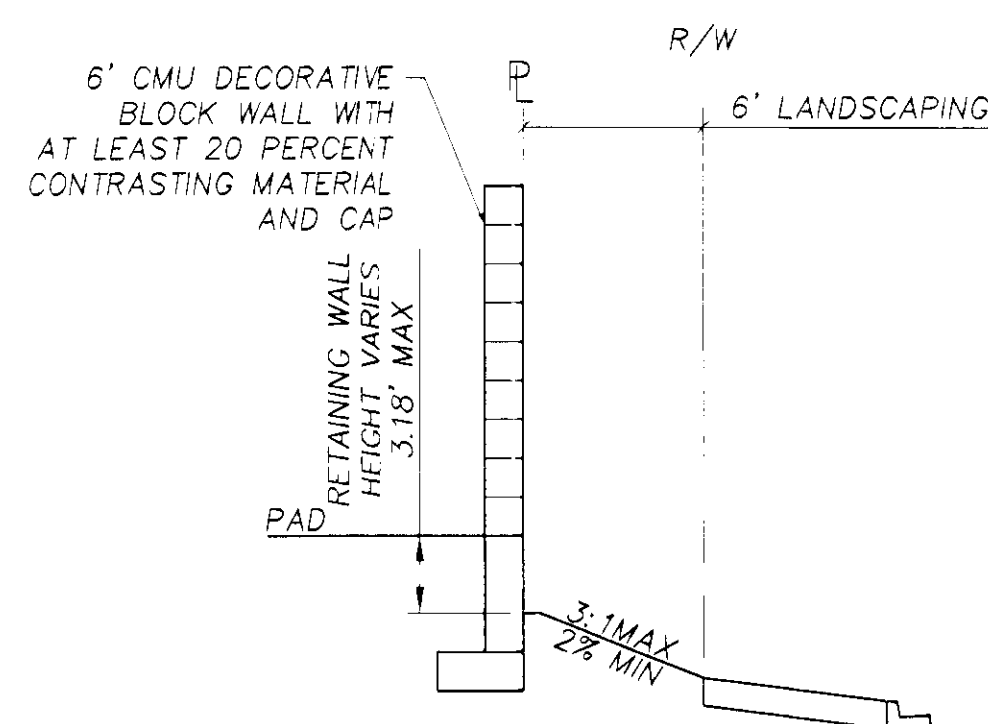
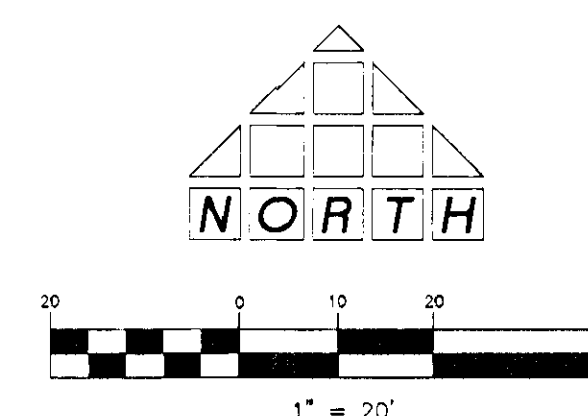


LOT FIT LEGEND

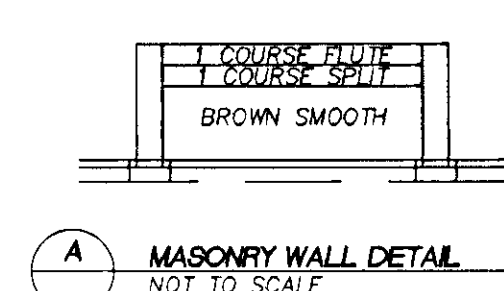
- PROPOSED 250W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- PROPOSED 100W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCARP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

RETAINING WALL HEIGHT

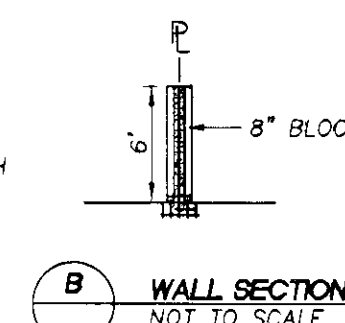
	PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)
△1	.4-7	8" (1 crs)
△2	.71-.83	1'4" (2 crs)
△3	.84-1.5	2' (3 crs)
△4	1.51-2.17	2'8" (4 crs)
△5	2.18-2.83	3'4" (5 crs)
△6	2.84-3.5	4' (6 crs)
△7	3.51-4.17	4'8" (7 crs)
△8	4.18-4.83	5'4" (8 crs)
△9	4.84-5.5	6' (9 crs)
△10	5.51-6.17	6'8" (10 crs)
△11	6.18-6.83	7'4" (11 crs)
△12	6.84-7.5	8' (12 crs)
△13	7.51-8.17	8'8" (13 crs)
△14	8.18-8.83	9'4" (14 crs)
△15	8.84-9.5	10' (15 crs)
△16	9.51-10.17	10'8" (16 crs)



WALL SECTION
NOT TO SCALE



NOTE: PERMITTED MATERIALS ARE:
1 COURSE FLUTED
1 COURSE SPLIT FACE
THE REST ARE BROWN SMOOTH



WALL SECTION
NOT TO SCALE

BASIS OF BEARINGS

SOUTH 83°05'03" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS.

BENCHMARK

CLARK COUNTY STATION "SLV90 2656"
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.

ELEVATION:
FEET = 2312.36' (NAVD88)
METERS = 704.808 M (NAVD88)

VAR-39475
SDR-39474

THOMSON
CONSULTING
ENGINEERS

3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89123
702-932-6125
FAC: 702-932-6125

RICHMOND AMERICAN HOMES
STONEWATER

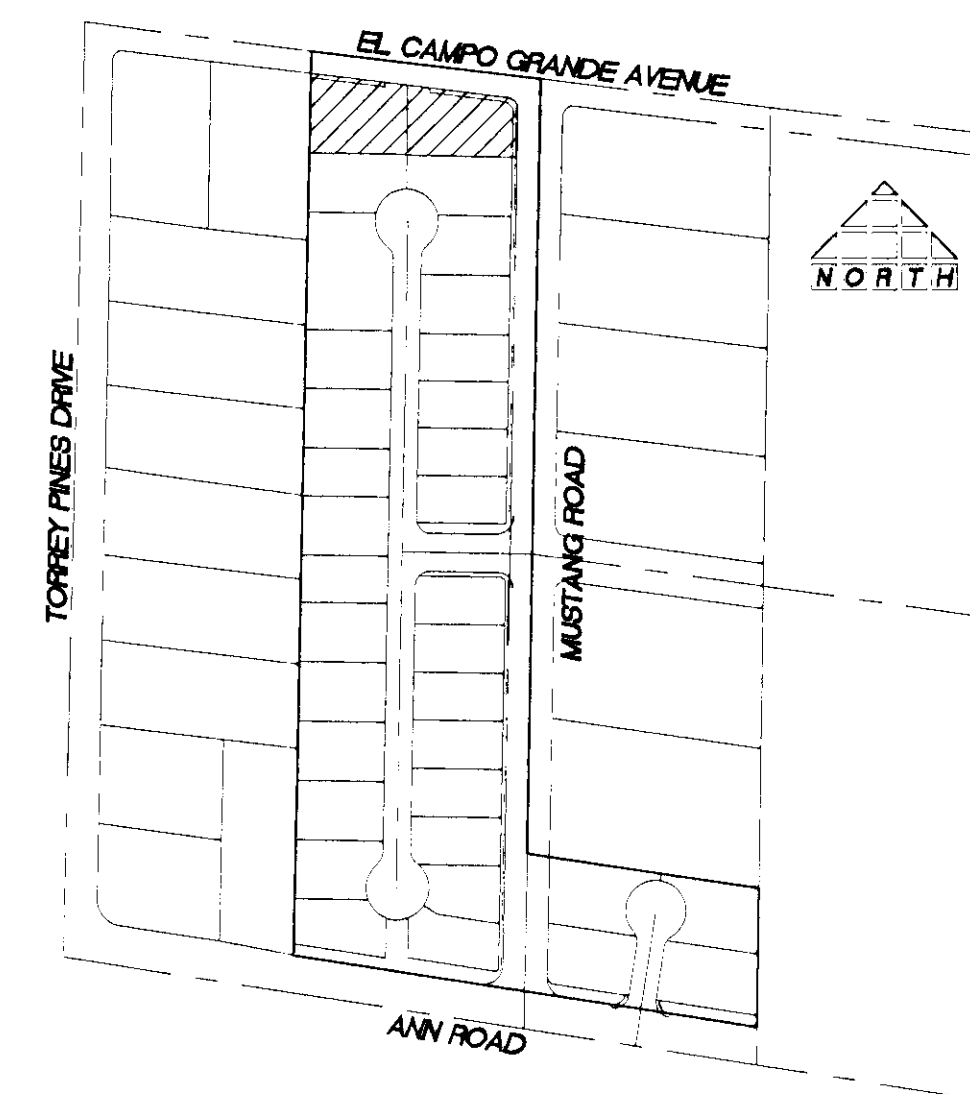
LOTS 8 AND 9
WALL HEIGHT VARIANCE EXHIBIT

VIGNA E ROSE
LIVING TRUST
OR: 20030210:00912
APN: 125-26-701-013
ZONING: (R-E)
LANDUSE: (RNP)

GIGAR FAMILY REVOCABLE LIVING TR
AND GIGAR JOHN M & KAREN TRS
OR: 20050420:00906
APN: 125-26-701-014
ZONING: (R-E)
LANDUSE: (RNP)

SHOTWELL CHARLES & K LIV TR
AND SHOTWELL CHARLES & KATHERINE TRS
OR: 19930205:00724
APN: 125-26-701-015
ZONING: (R-E)
LANDUSE: (RNP)

HAHN BETTY K
OR: 00158615:45470
APN: 125-26-705-005
ZONING: (R-E)
LANDUSE: (RNP)



KEYMAP
NOT TO SCALE

LOT FIT LEGEND

- PROPOSED 250W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- PROPOSED 100W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCARP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

RETAINING WALL HEIGHT

	PAD DIFFERENCE	RET. WALL HEIGHT (# COURSES)
Δ1	.4- .7	8" (1 crs)
Δ2	.71- .83	1'4" (2 crs)
Δ3	.84- 1.5	2' (3 crs)
Δ4	1.51- 2.17	2'8" (4 crs)
Δ5	2.18- 2.83	3'4" (5 crs)
Δ6	2.84- 3.5	4' (6 crs)
Δ7	3.51- 4.17	4'8" (7 crs)
Δ8	4.18- 4.83	5'4" (8 crs)
Δ9	4.84- 5.5	6' (9 crs)
Δ10	5.51- 6.17	6'8" (10 crs)
Δ11	6.18- 6.83	7'4" (11 crs)
Δ12	6.84- 7.5	8' (12 crs)
Δ13	7.51- 8.17	8'8" (13 crs)
Δ14	8.18- 8.83	9'4" (14 crs)
Δ15	8.84- 9.5	10' (15 crs)
Δ16	9.51- 10.17	10'8" (16 crs)

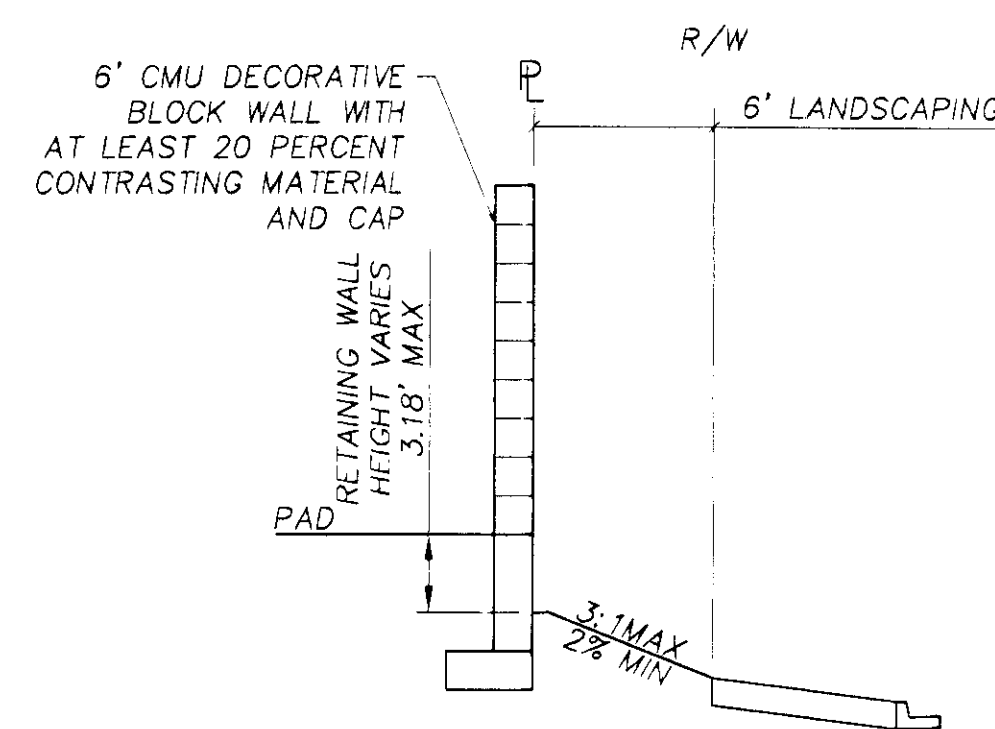
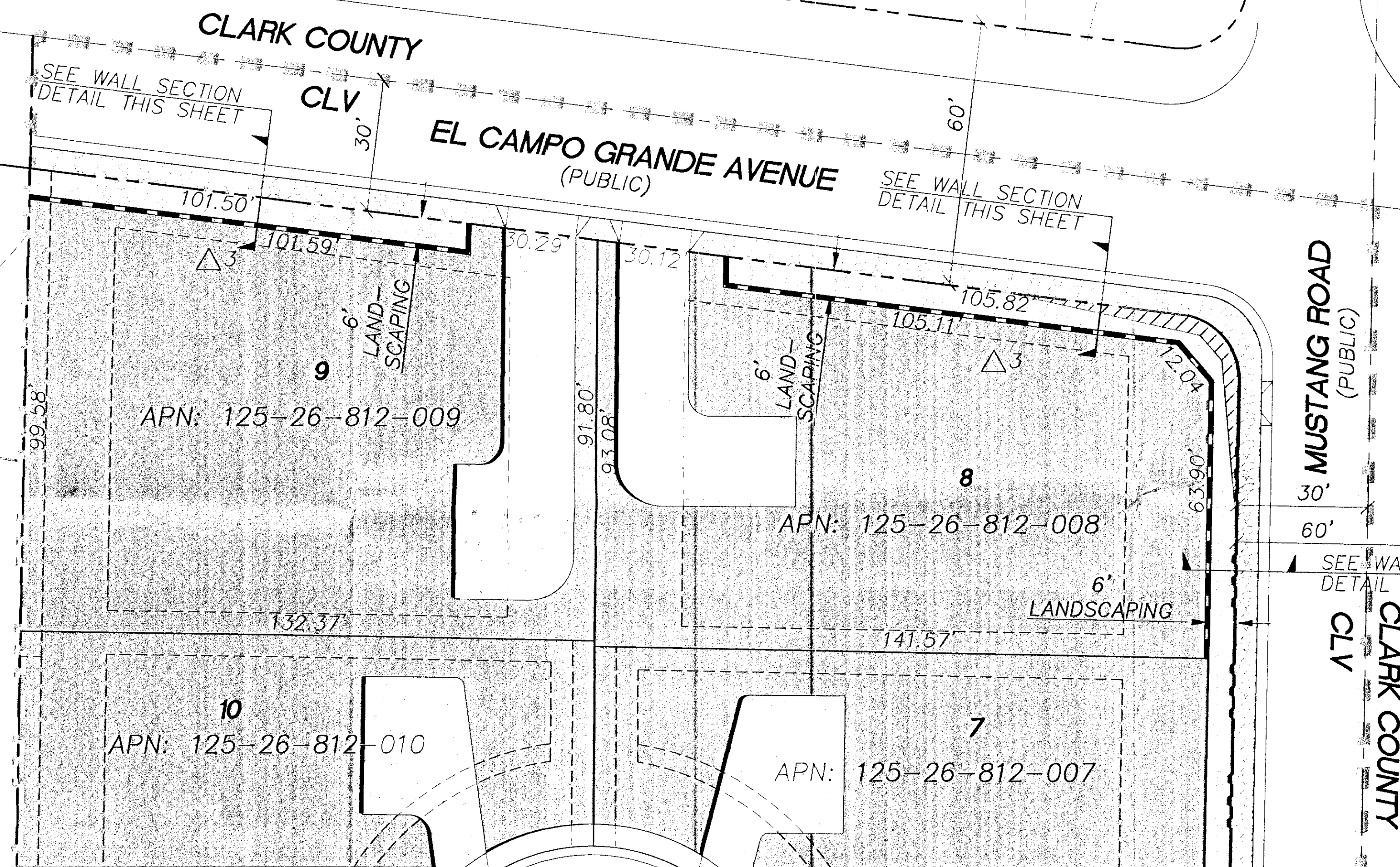
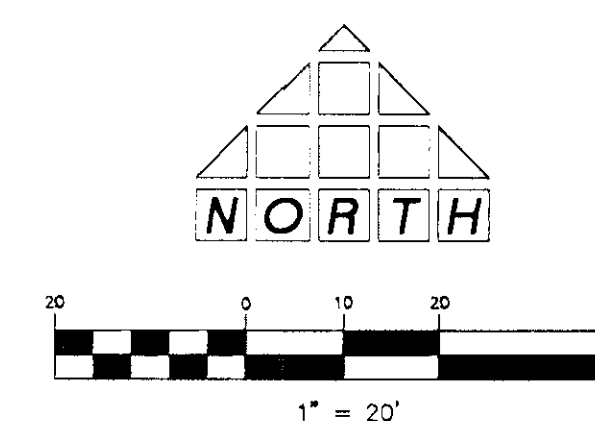
BASIS OF BEARINGS

SOUTH 83°05'03" EAST, BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 110, PAGE 34 OF SURVEYS.

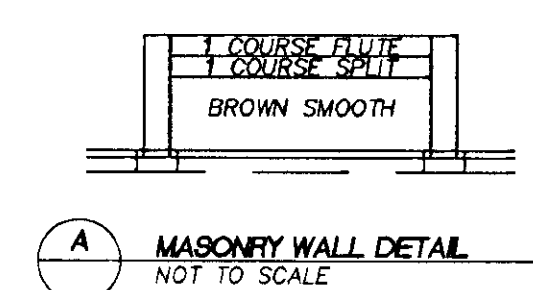
BENCHMARK

CLARK COUNTY STATION "SLV90 2656"
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHWEST CORNER OF TORREY PINES DR. AND EL CAMPO GRANDE AVE.

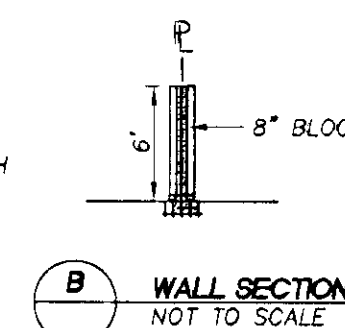
ELEVATION:
FEET = 2312.36' (NAVD88)
METERS = 704.808 M (NAVD88)



WALL SECTION
NOT TO SCALE



NOTE: PERMITTED MATERIALS ARE:
1 COURSE FLUTED
1 COURSE SPLIT FACE
THE REST ARE BROWN SMOOTH



RECEIVED

PROJECT NO	00106062
DATE	07
BY	
REVISION	
DRAWN BY	
DESIGNED BY	
CHECKED BY	
SCALE	1" = 20'

THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

RICHMOND AMERICAN HOMES
STONEWATER
LOTS 8 AND 9
WALL HEIGHT VARIANCE EXHIBIT

SHEET 1 OF 1
DRAWING NO. VAR-39475
10/21/10 PC

NOTES

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

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1217 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBO BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- WATCH LINE / LEADER LINE
- ROAD ID NUMBER

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

AVERAGE RA VALUE 45	PARCEL NUMBER 881	ACREAGE 1.80
202	PARCEL SUB/SEQ NUMBER PM 23-43	PLAY RECORDING NUMBER
5	BLOCK NUMBER	
5	LOT NUMBER	
GL5	GOV. LOT NUMBER	

T19S R60E

R59E	R60E	R61E
118S	99	100
119S	126	125
120S	137	138

26

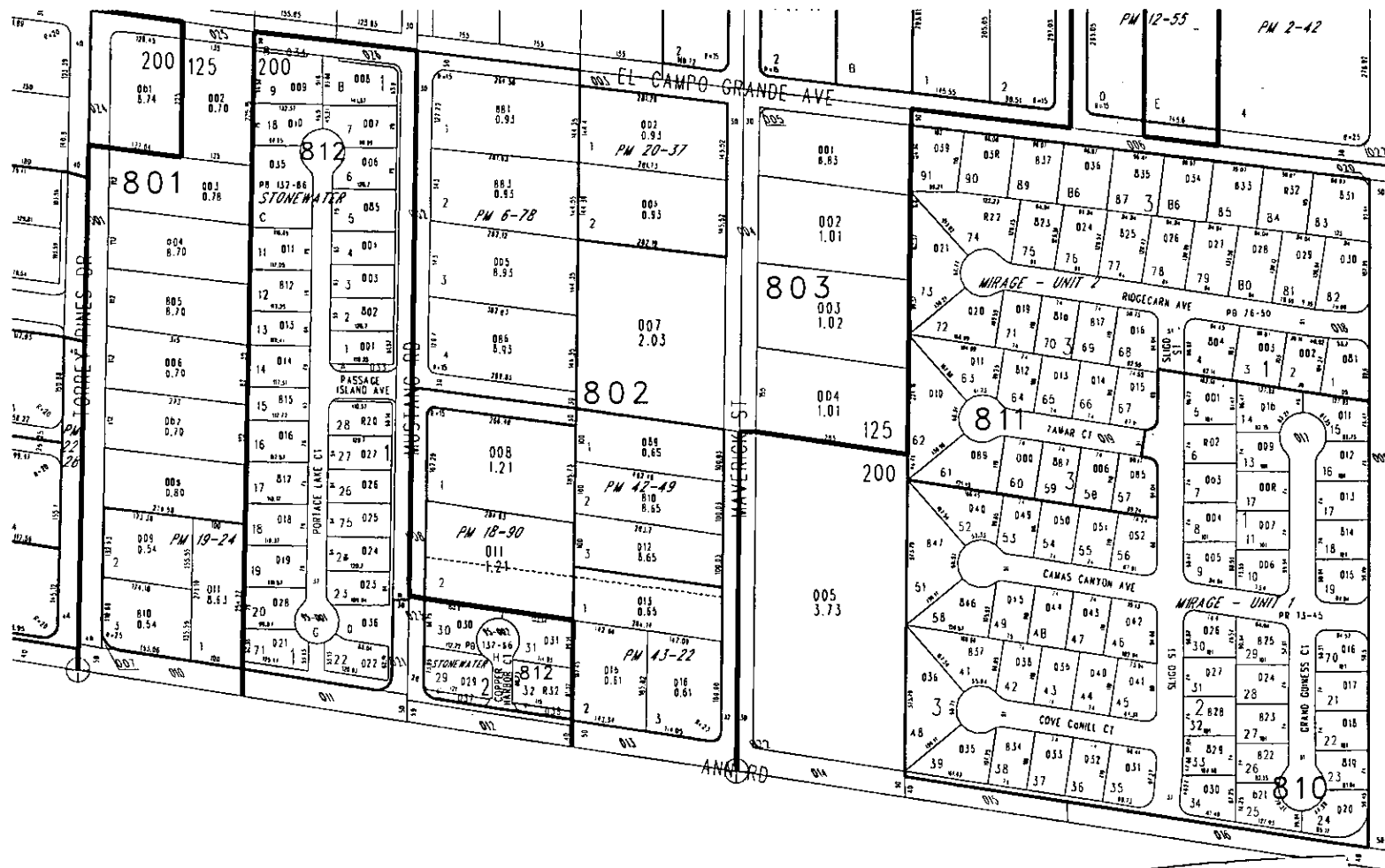
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

S 2 SE 4

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

125-26-8

Scale: 1"=200' Rev: 08/10/07



RECEIVED
 SEP 07 2010

TAX DIST 125,200

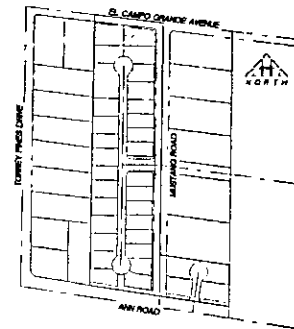
VAR-39475
SDR-39474

VICNA E ROSE
LIVING TRUST
OR: 20030210:00912
APN: 125-26-701-013
ZONING: (R-E)
LANDUSE: (RNP)

GIGAR FAMILY REVOCABLE LIVING TR
AND GIGAR JOHN M & KAREN TRS
OR: 20050420:00906
APN: 125-26-701-014
ZONING: (R-E)
LANDUSE: (RNP)

SHOTWELL CHARLES & K LIV TR
AND SHOTWELL CHARLES & KATHERINE TRS
OR: 19930205:00724
APN: 125-26-701-015
ZONING: (R-E)
LANDUSE: (RNP)

HAHN BETTY K
OR: 00158615:45470
APN: 125-26-705-005
ZONING: (R-E)
LANDUSE: (RNP)



REMAP
NOT TO SCALE

LOT FIT LEGEND

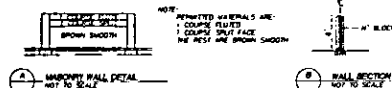
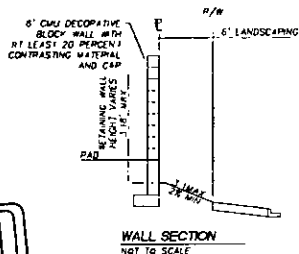
- PROPOSED 2000 FPS STREETLIGHT
- PROPOSED 1500 FPS STREETLIGHT
- PROPOSED 1000 FPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCARP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

RETAINING WALL HEIGHT	RETAINING WALL HEIGHT
DIFFERENCE	DIFFERENCE
Δ1 1'-0" 8' (1' 0")	Δ1 1'-0" 8' (1' 0")
Δ2 1'-0" 8' (1' 0")	Δ2 1'-0" 8' (1' 0")
Δ3 1'-0" 8' (1' 0")	Δ3 1'-0" 8' (1' 0")
Δ4 1'-0" 8' (1' 0")	Δ4 1'-0" 8' (1' 0")
Δ5 1'-0" 8' (1' 0")	Δ5 1'-0" 8' (1' 0")
Δ6 1'-0" 8' (1' 0")	Δ6 1'-0" 8' (1' 0")
Δ7 1'-0" 8' (1' 0")	Δ7 1'-0" 8' (1' 0")
Δ8 1'-0" 8' (1' 0")	Δ8 1'-0" 8' (1' 0")
Δ9 1'-0" 8' (1' 0")	Δ9 1'-0" 8' (1' 0")
Δ10 1'-0" 8' (1' 0")	Δ10 1'-0" 8' (1' 0")
Δ11 1'-0" 8' (1' 0")	Δ11 1'-0" 8' (1' 0")
Δ12 1'-0" 8' (1' 0")	Δ12 1'-0" 8' (1' 0")
Δ13 1'-0" 8' (1' 0")	Δ13 1'-0" 8' (1' 0")
Δ14 1'-0" 8' (1' 0")	Δ14 1'-0" 8' (1' 0")
Δ15 1'-0" 8' (1' 0")	Δ15 1'-0" 8' (1' 0")
Δ16 1'-0" 8' (1' 0")	Δ16 1'-0" 8' (1' 0")



BASE OF BEARINGS
SOUTH STREET EAST BEING THE CENTERLINE OF A HIGHWAY
OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE
OFFICE OF THE CLARK COUNTY RECORDS DEPARTMENT IN FILE
110 PAGE 34 OF SURVEY

BENCHMARK
CLARK COUNTY BENCHMARK "N-100-20-8"
CITY OF LAS VEGAS WEST AND ROUND PLATE IN CONCRETE
CORNER NORTHWEST CORNER OF FORMER PINE DR AND EL
CAMPO GRANDE AVE
ELEVATION
FEET = 5212.36 (CHANG
METERS = 704.808 + 76



RECEIVED
SEP 07 2010
RECEIVED
SEP 07 2010

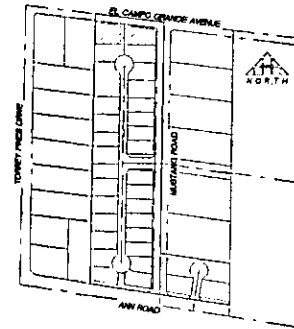
VAR-39475
SDR-39474

VIGNA E ROSE
LIVING TRUST
OR: 20030210:00912
APN: 125-26-701-013
ZONING: (R-E)
LANOUSE: (RNP)

GIGAR FAMILY REVOCABLE LIVING TR
AND GIGAR JOHN M & KAREN TRS
OR: 20050420:00906
APN: 125-26-701-014
ZONING: (R-E)
LANOUSE: (RNP)

SHOTWELL CHARLES & K LIV TR
AND SHOTWELL CHARLES & KATHERINE TRS
OR: 19930205:00724
APN: 125-26-701-015
ZONING: (R-E)
LANOUSE: (RNP)

HAHN BETTY K
OR: 00158615:45470
APN: 125-26-705-005
ZONING: (R-E)
LANOUSE: (RNP)



KEYMAP
NOT TO SCALE

LOT FIT LEGEND

- PROPOSED 2500 HPS STREETLIGHT
- PROPOSED 1500 HPS STREETLIGHT
- PROPOSED 1000 HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCAMP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL
- CURRENT PRELOADED SETBACK

RETAINING WALL HEIGHT		
PAD DIFFERENCE	PAD HEIGHT	RET. WALL HEIGHT (COMPOSED)
Δ1	0'-7"	5' (5' 0" HPS)
Δ2	7'-0"	1' 4" (5' 0" HPS)
Δ3	14'-0"	2' (5' 0" HPS)
Δ4	15'-0"	2' 8" (5' 0" HPS)
Δ5	21'-0"	3' 4" (5' 0" HPS)
Δ6	23'-0"	4' (5' 0" HPS)
Δ7	25'-0"	4' 8" (5' 0" HPS)
Δ8	27'-0"	5' 4" (5' 0" HPS)
Δ9	28'-0"	6' (5' 0" HPS)
Δ10	33'-0"	7' 4" (5' 0" HPS)
Δ11	35'-0"	8' (5' 0" HPS)
Δ12	38'-0"	8' 8" (5' 0" HPS)
Δ13	40'-0"	9' 4" (5' 0" HPS)
Δ14	42'-0"	10' (5' 0" HPS)
Δ15	45'-0"	10' 8" (5' 0" HPS)
Δ16	50'-0"	11' 4" (5' 0" HPS)

BASIS OF BEARINGS
SOUTH ALSDOT EAST BEING THE CENTERLINE OF A PORTION OF EL CAMPO GRANDE AVENUE AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN FILE NO. PAGE 34 OF SURVEY.

BENCHMARK
CLARK COUNTY STATION TO 1900 2051
CITY OF LAS VEGAS PLAT AND PLANNING PLATE IN CONCORDIA PLANNING NORTHWEST CORNER OF TOWN OF PINE BLISS AND EL CAMPO GRANDE AVE.

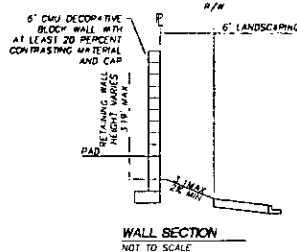
ELEVATION
REF. = 2222.36' ON
MEANS = 100'

DATE	10/1/10
PROJECT	VAR-39475
CHECKED BY	SCALE 1" = 30'
DESIGNED BY	10/1/10
PROJECT NO.	00106082

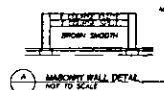
THOMAS
CONSULTING
ENGINEERS
1160 E. MAIN SPRINGS ROAD, SUITE 200
LAS VEGAS, NV 89119
TEL: 702-432-4425
FAX: 702-432-6199

RICHMOND AMERICAN HOMES
STONEWATER
LOTS 8 AND 9
WALL HEIGHT VARIANCE EXHIBIT

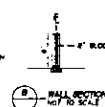
RECEIVED
SEP 07 2010



WALL SECTION
NOT TO SCALE



MAINTENANCE WALL DETAIL
NOT TO SCALE



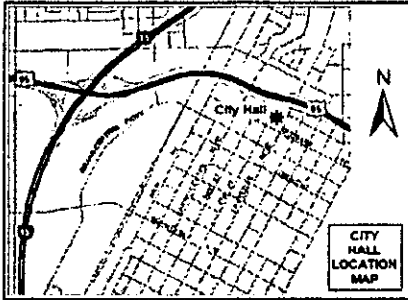
WALL SECTION
NOT TO SCALE



VAR-39475
SDR-39474

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



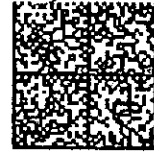
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39475

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



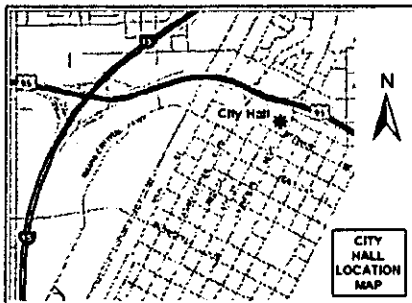
UNITED STATES POSTAGE
Eagle logo
PRIMEY BOWES
02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.414
OCT 08 2010

RECEIVED
OCT 14 2010

Case: VAR-39475
12526802009
MESA DANIEL O & BARBARA
5685 MAVERICK ST
LAS VEGAS NV 89130-1321

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39475

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



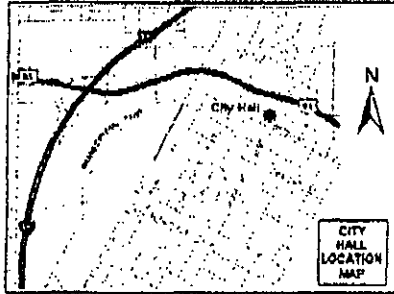
UNITED STATES POSTAGE
Eagle logo
PRIMEY BOWES
02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.414
OCT 08 2010

Case: VAR-39475
12526705005
HAHN BETTY K
6288 W EL CAMPO GRANDE AVE
LAS VEGAS NV 89130-1342

RECEIVED
OCT 14 2010

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
 this Request

☒

I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-39475

Case: VAR-39475

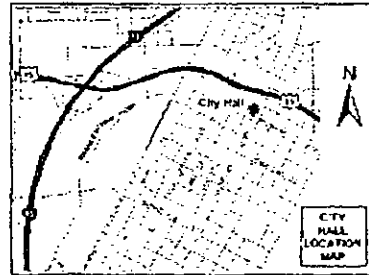
12526701008
 COLLINS JAMES & BARBARA
 5886 N TORREY PINES DR
 LAS VEGAS NV 89130-1334

10/12/2010 15:57 FAX

001

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-39475

Planning Commission Meeting of 10/21/2010

OUR HOMES TO ugly to SEE ?
 YOU SHOULD BUILD SOMEWHERE ELSE
 LIKE IN THE CITY OF L.V.

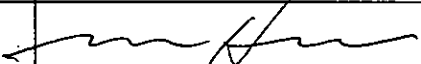
Ken

12526702005
 NEAL KENNETH L
 P O BOX 750220
 LAS VEGAS NV 89136-0220

Case: VAR-39475

10/21/2010 11:14a

10/21/2010 11:14a

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT CITY OF LAS VEGAS	
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): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☐	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 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☐	☒	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized:			
☐	☒	Parking space count and typical dimensions labeled # regular + [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 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 0
☐	☒	Use of all rooms noted/labeled			NOTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Richmond American Homes Nevada		Application Type:	Variance	
Representative:	Thomason Consulting Engineers		Application Purpose:	Deviation from 19.12 for wall heights	
APN:	Multiple - see attached		Site Location:	10.3 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street	
Planner's Signature:			Pre-App. Meeting Date:	08/20/2010	
Planner:	Mike Howe, Planner I - 229-6821		Submittal Deadline:	09/07/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8	

CC.

P/L 139/101

Report of All Selected ParcelsCase Number:

VAR-39475 ; SDR- 39474

Printed On: Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
ALFASI ROBERT L & RENEE A	5760 MUSTANG ST LAS VEGAS NV	12526802003
APFEL KATHY	5831 FANNINE WY LAS VEGAS NV	12526303013
ATKINS JANET	5680 N MUSTANG ST LAS VEGAS NV	12526802008
BAILEY ANTONY S	5901 FANNINE WY LAS VEGAS NV	12526303007
BAIR KARLA KAY 1999 REVOCABLE TR	5680 N TORREY PINES DR LAS VEGAS NV	12526801007
BALL FAMILY TRUST	P O BOX 815 LANGLOIS OR	12526705002
BANK DEUTSCHE NATIONAL TR CO TRS	%ONEWEST BANK F S B 888 E WALNUT ST PASADENA CA	12526303009
BANK WEST	%BANK OF THE WEST 13505 CALIFORNIA ST OMAHA NE	12526701018
BASE PROPERTIES L L C	P O BOX 401613 LAS VEGAS NV	12526403026
BEAN STEVEN E & ANN M REV LIV TR	5640 N TORREY PINES DR LAS VEGAS NV	12526801009
BURNEY DIANA S	6160 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526706005
BURNS STEPHEN A & SANDRA L	5728 N TORREY PINES LAS VEGAS NV	12526801004
C C C L L C	%CRAFT CC 2306 LOSEE RD NO LAS VEGAS NV	12526802006
CARCIONE GIUSEPPE E & REGINA	1400 GRANT ST SCHAUMBURG IL	12526703013
CHANG JOHN Y	505 ZENITH RIDGE DR DANVILLE CA	12526403031
CHIRSE HAROLD L & JACQUELINE Y	5741 N TORREY PINES DR LAS VEGAS NV	12526403012
CLARK GARY E TRUST	5715 N MAVERICK LAS VEGAS NV	12526802007
CLARK SARAH L ETAL	5740 N MAVERICK ST LAS VEGAS NV	12526803003
CLEVELAND JAMES HOWARD	5915 MUSTANG ST LAS VEGAS NV	12526701007
COLAGIOVANE-MILLER TRUST	6497 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403006
COLLINS JAMES & BARBARA	5886 N TORREY PINES DR LAS VEGAS NV	12526701008
CRUMP MICHAEL E & SHEILA L	6363 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526801002
CURRY HAROLD R & BETTY J FAM TR	5864 N TORREY PINES DR LAS VEGAS NV	12526701010
DELGIORNO JEDEDIAH & AMY	4212 CAPE EAGLE AVE NO LAS VEGAS NV	12526411027
DODSON MYRON & MEREDYTHE	6435 LOKAI AVE LAS VEGAS NV	12526411001
DOMSKY NORMAN & THELMA I	5645 MAVERICK ST LAS VEGAS NV	12526802013
DOWNEY GEORGE W & EARLINE J	5785 MAVERICK ST LAS VEGAS NV	12526802002
DDWNEY GEORGE W & EARLINE J	5785 MAVERICK ST LAS VEGAS NV	12526802004
DUNCAN SHARON L	5912 N TORREY PINES BLVD LAS VEGAS NV	12526701006
DWILLIS MARK K & CYNTHIA L	6360 W ANN RD LAS VEGAS NV	12526801011
E M J J FAMILY TRUST	6501 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403005
FALCONE MICHAEL V & SUNSHINE C	5620 N TORREY PINES DR LAS VEGAS NV	12526801010

Report of All Selected Parcels**Case Number:** VAR-39475**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FARMELO JOSEPH R & REBECCA L	6425 ALISHIA CIR LAS VEGAS NV	12526403024
FENIMORE DEBORAH L	6443 LOKAI AVE LAS VEGAS NV	12526411002
GAITAN ERIKA & NELSON ANTONIO JR	6245 CORBETT ST LAS VEGAS NV	12526705003
GARCIA RALPH E	P O BOX 33433 LAS VEGAS NV	12526303010
GIGAR FAMILY REVOCABLE LIVING TR	6336 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701014
GLANCY MICHAEL O & HELEN H	5751 N TORREY PINES LAS VEGAS NV	12526403011
GOODALL BETSY ANN LIVING TRUST	6141 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526811039
GRAHAM FAMILY TRUST	6401 ALISHIA CIR LAS VEGAS NV	12526403027
GRANGER CHARLES W JR & CATHERINE	5750 N TORREY PINES DR LAS VEGAS NV	12526801003
GROVE WALTER & CONSTANCE	6264 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705006
HAFEN KEITH A & DIANA S FAM TR	4965 N DURANGO DR LAS VEGAS NV	12526411029
HAHN BETTY K	6288 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705005
HALLIGAN PATRICK & AMANDA	5721 CALM LAGOON AVE LAS VEGAS NV	12526411028
HANNAH ROBERT K & TASHA L	5712 N TORREY PINES DR LAS VEGAS NV	12526801005
HEDGES RALPH K & DONNA L	5865 MUSTANG ST LAS VEGAS NV	12526701011
HEMINGER CALVIN RAY & ANN I	6140 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526706006
HUGHES HOPE	5665 MAVERICK ST LAS VEGAS NV	12526802012
HURST BRIAN & CHERYL	6433 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403008
JOHNSON DIANE	6180 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526706008
JOHNSON ROBB C & SANDRA A FAM TR	6416 ALISHIA CIR LAS VEGAS NV	12526403020
LAW EDGAR L III	6424 ALISHIA CIR LAS VEGAS NV	12526403019
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702009
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702008
LINSENMEYER FAMILY REV LIV TR	513 W MONTEBELLO PHOENIX AZ	12526702006
LITTLE JACK L & DORIS L	6285 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526802001
LOUNSBURY HAROLD D	5912 MUSTANG ST LAS VEGAS NV	12526702007
MACKENZIE CROSSING L L C	1290 S JONES BLVD #250 LAS VEGAS NV	12526803005
MARKOFF M DANIEL	4816 MARTINELLI CT LAS VEGAS NV	12526303006
MARKS SHERRIE	6215 CORBETT ST LAS VEGAS NV	12526705004
MATTHEWS DAVID A & JACQUELINE B	5640 MUSTANG ST LAS VEGAS NV	12526802011
MEAD JOSEPH O SEPARATE PPTY TR	5740 N MUSTANG ST LAS VEGAS NV	12526802005
MESA DANIEL O & BARBARA	5685 MAVERICK ST LAS VEGAS NV	12526802009

Report of All Selected Parcels**Case Number:** VAR-39475**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MILLER MILTON E & CYNTHIA	6420 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526303014
NEAL KENNETH L	P O BOX 750220 LAS VEGAS NV	12526702005
OLIVER FREDRICK H & KATHLEEN J	6244 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526705007
PACIFIC COAST DEVELOPEMENT	6293 DEAN MARTIN DR #G LAS VEGAS NV	12526411034
PACIFIC COAST DEVELOPEMENT	6293 DEAN MARTIN DR #G LAS VEGAS NV	12526411033
PENNACCHIO JOAN	5888 MUSTANG ST LAS VEGAS NV	12526705001
PISANI VICTOR	6420 LOKAI AVE LAS VEGAS NV	12526411030
PRATER FAMILY TRUST	5860 MAVERICK ST LAS VEGAS NV	12526706002
PUNOS SUSAN A & MARK	5700 N TORREY PINES DR LAS VEGAS NV	12526801006
QUINTANA CATHLEEN M	6400 W ANN RD LAS VEGAS NV	12526403032
RANDALL NEILL E JR & KRISTIE A	5880 MAVERICK ST LAS VEGAS NV	12526706001
RHEA RALPH MARX III	6560 CASTOR TREE WY LAS VEGAS NV	12526701005
RICE ASHLEY C II & VICKTORIA M	5956 MUSTANG ST LAS VEGAS NV	12526702003
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812031
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812030
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812006
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812020
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812023
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812017
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812025
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812026
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812024
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812021
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812018
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812019
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812036
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812002
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812013
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812012
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812003
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812004
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812011

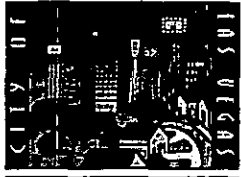
Report of All Selected Parcels**Case Number:** VAR-39475**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812001
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812005
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812014
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812015
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812027
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812035
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812028
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812016
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812034
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812009
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812008
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812033
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812007
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812010
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #410 LAS VEGAS NV	12526812022
RIDGWAY LIVING TRUST	5138 ALFALFA ST LAS VEGAS NV	12526303015
RODNEY MICHAEL & GINA	5760 MAVERICK ST LAS VEGAS NV	12526803002
ROTHMAN GEORGE KELLY	2056 SUMMER BLOSSUM CT #102 LAS VEGAS NV	12526705008
RUBENFELD LUKE	P O BOX 750761 LAS VEGAS NV	12526701004
RUBINSON DAVID & CYNTHIA	6417 ALISHIA CIR LAS VEGAS NV	12526403025
SCHOMBS FAMILY REVOCABLE LIV TR	4524 ORANGE HEIGHTS LAS VEGAS NV	12526303012
SHOTWELL CHARLES & K LIV TR	6312 E EL CAMPO GRANDE AVE LAS VEGAS NV	12526701015
SIMONS JAMES W & ANNETTE	5885 MUSTANG ST LAS VEGAS NV	12526701009
SIMPSON NORMAN K JR & MARLENE E	6504 LOKAI AVE LAS VEGAS NV	12526411026
STEPHENSEN N JAMES	9704 CAMDEN HILLS AVE LAS VEGAS NV	12526411031
STRAUB RICHARD H & MARY R	6429 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403009
TAXPAYER	LAS VEGAS NV	12526706004
TERRY JAMES R & JOAN T	6408 ALISHIA CIR LAS VEGAS NV	12526403021
TERRY ZANE D & GLENDA K	6185 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526803001
THOMPSON JAMES A & JUDITH R	1901 LOSEE RD #110 NO LAS VEGAS NV	12526411032
TUBIN BRADLEY G	7500 W LAKE MEAD BLVD #9510 LAS VEGAS NV	12526403007
TURLEY DEREK T	3921 STEPHANIE PAHRUMP NV	12526803004

Report of All Selected Parcels**Case Number:** VAR-39475**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
VIGNA E ROSE LIVING TRUST	6372 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701012
VIGNA E ROSE LIVING TRUST	6372 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526701013
VINEYARD FAMILY TRUST	P O BOX 751884 LAS VEGAS NV	12526403018
WATERS ROBERT P	6400 ALISHIA CIR LAS VEGAS NV	12526403022
WEINGARDT ROGER & LISA A	5841 FANNINE WY LAS VEGAS NV	12526303011
WIEMERS ORVILLE JR & LISA	5660 N TORREY PINES DR LAS VEGAS NV	12526801008
WILBOURN DORENE	6425 W EL CAMPO GRANDE AVE LAS VEGAS NV	12526403010
WILLIAMS RUSSELL	5675 MAVERICK ST LAS VEGAS NV	12526802010
WRIGHT IRVIN C & AILEEN M	P O BOX 542 PANACA NV	12526801001
WU HAN YIU HUNTER & ROSLYN WANG	11913 PRESERVE VISTA TERR AUSTIN TX	12526303008
YOUNG TYSON W	6503 LOKAI AVE LAS VEGAS NV	12526411003

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

October 22, 2010

Ms. Christine Frazzitta
Richmond American Homes
7770 South Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

**RE: VAR-39475 - VARIANCE RELATED TO SDR-39474
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Ms. Frazzitta:

Your request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39474) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-17697).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
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.

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Ms. Christine Frazzitta
VAR-39475 - Page Two
October 22, 2010

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

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

October 8, 2010

Ms. Christine Frazzitta
Richmond American Homes
7770 South Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

**RE: VAR-39475 - VARIANCE RELATED TO SDR-39474
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Ms. Frazzitta:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, October 15, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Torkanion
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

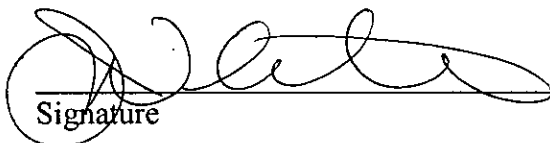


CASE NUMBER: VAR-39475

MEETING DATE: 10/21/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

10-10-10
Date

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

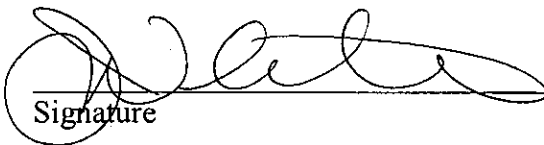


CASE

MEE

Sign P
Code, v
scheduling




Signature

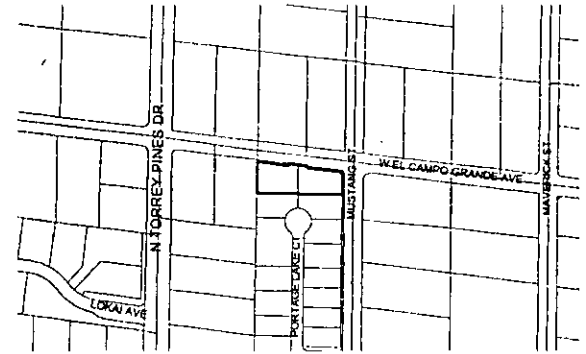
10-10-10
Date

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

Application Information

VAR-39475 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: RICHMOND AMERICAN HOMES -
Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

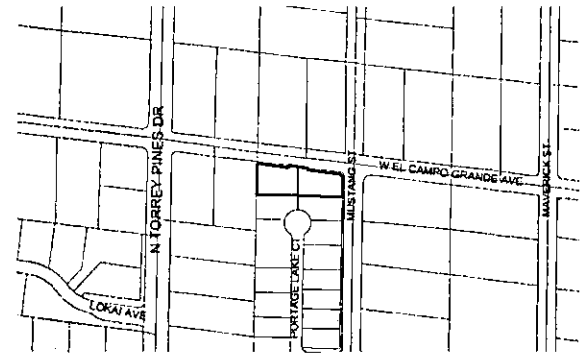
Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-39475 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: RICHMOND AMERICAN HOMES -
Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

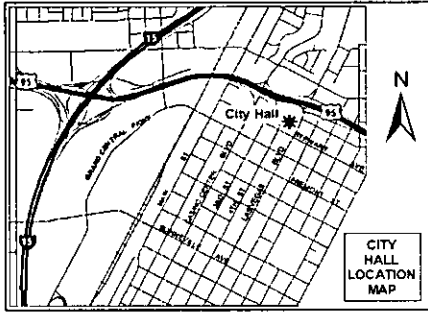
Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

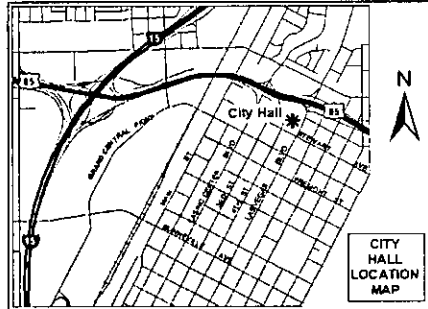
Please use available blank space on card for your comments.

VAR-39475

Planning Commission Meeting of 10/21/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39475

Planning Commission Meeting of 10/21/2010

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 *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: September 21, 2010
Re: **VAR-39475** Richmond American Homes 6315 & 6335 El Campo Grande Ave.
Request for a Variance for wall height

COMMENTS:

We have no comment on the Request for a Variance application to allow an eight-foot solid front yard wall where a five-foot wall with two feet solid and three feet open is the maximum height allowed for property located at 6315 and 6335 El Campo Grande Avenue.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-39475

Ambiance Estates HOA

Carson Ranch East HOA

Copper Crest HOA

Copperfield HOA

Eagle Creek Community HOA

Eagle Creek Heights Community Association

Eagle Crossing Community Association

Los Prados Community Association

Northwest Citizens Board NA

Paradise Falls HOA

Rancho Santa Fe HOA

Romano Ridge HOA

Timber Creek HOA

Tropical Meadows HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-39475

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
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

PLANNING COMMISSION: OCTOBER 21, 2010

CITY COUNCIL: NOVEMBER 17, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 21, 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:

Report Date 09/08/2010 10:34 AM

Submitted By

Page 1

A/P # 39475 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 13:14	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-39475 - - VARIANCE - PUBLIC HEARING - APPLICANT/DWNER: RICHMDND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLDWD at 6315 and 6335 El Campo Grande Avenue (APNs 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

Parent A/P # 39473
Project # 39475 Project/Phase Name STDNEWATER
Size/Area 10.30 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12526812008

Location

Owner/Tenant

Contact ID AC1654950 Name RICHMOND AMERICAN HOMES NEVADA
Mailing Address 7770 S DEAN MARTIN DR #410 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89139-6603 Country ☐ Foreign
Day Phone (702)617-8439 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6315 W EL CAMPO GRANDE AVE
LAS VEGAS, 89130-

6315 EL CAMPO GRANDE AVE
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 09/08/2010 10:34 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

12526812008
12526812009

Applicants/Contacts

Primary N Capacity APPL Contact ID AC834195 ☐ Foreign
Effective Expire
Name THOMASON CONSULTING ENGINEERS
Day Phone (702)932-6125 x Eve Phone Organization
Pager PIN # Position
Fax (702)932-6129 Mobile Profession
E-Mail
Address 3277 E WARM SPRINGS STE 400
LAS VEGAS, NV 89120
Seasonal Addr

Valid From To
Comments SONIA MACIAS IS THE CONTACT 702.932.6125

Primary Y Capacity OWNER Contact ID AC1654950 ☐ Foreign
Effective Expire
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone (702)617-8439 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 7770 S DEAN MARTIN OR #410
LAS VEGAS, NV 89139-6603
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 13:20	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 13:20	30.00
PROCESSING FEE	P	09/07/2010 13:20	300.00
Total Unpaid		0.00	Total Paid 830.00

Review Activities

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

Activity Review Details

Detail AGENDA TECH ITEMS (VAR) Modified By CBURNEY Modified Date/Time 09/07/2010 15:19
Comments
No Comments

Report Date 09/08/2010 10:34 AM

Submitted By

Page 3

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 09/21/2010

Plans Routed for Review 09/10/2010

Sent to Review Journal (if applicable) 10/05/2010

Public Hearing Notice Sent (if applicable) 10/08/2010

After Planning Commission Items

Action Letter Completed 10/22/2010

Notice of Final Action Form Completed 10/22/2010

Appeal Memo Completed 10/22/2010

Next RQR Info

1st Notice

2nd Notice

3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

Required

Review

Comments

Sign Pro

Memo Sent to Post	Sign Posted	Memo Sent for Removal
10/01/2010	10/10/2010	

Detail SUBMITTAL CHECKLIST (VAR)

Modified By JALABADO

Modified Date/Time 09/07/2010 13:12

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Supervisor Required

Approval

Approved By

Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

N

984662

09/07/2010 13:14

Report Date 09/08/2010 10:34 AM

Submitted By

Page 4

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

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

There is no planning condition for this project.

VARIANCE

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments					
Added By					
10/21/2010	PC	SCHEDULED	0	0	0
JALABADO	09/07/2010				

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/07/2010 13:25		0.00
	SONIA MACIAS, RICHMOND AMERICAN HOMES OF NEVCK 266530, 702.617.8400				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
SEP 07 2010

Application/Petition For: Variance - Deviation from 19.12 for wall heights
Project Address (Location) Ann Road / Mustang Road
Project Name Stonewater Proposed Use SFR
Assessor's Parcel #(s) 125-26-812-001 - 032 Ward # 6
General Plan: existing - proposed - Zoning: existing R-PD3 proposed R-PD3
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 10.3 Lots/Units 32 Density 3.1 D.U.A
Additional Information _____

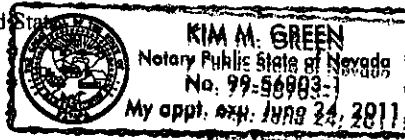
PROPERTY OWNER Richmond American Homes Contact Christine Frazzitta
Address 7770 S. Dean Martin Drive Suite #410 Phone: (702) 617-8400 Fax: (702) 617-8499
City Las Vegas State NV Zip 89139
E-mail Address cfrazzitta@mdch.com

APPLICANT Richmond American Homes Contact Christine Frazzitta
Address 7770 S. Dean Martin Drive Suite #410 Phone: (702) 617-8400 Fax: (702) 617-8499
City Las Vegas State NV Zip 89139
E-mail Address cfrazzitta@mdch.com

REPRESENTATIVE Thomason Consulting Engineers Contact Sonia Macias
Address 3277 E. Warm Springs #400 Phone: (702) 932-6125 Fax: (702) 932-6129
City Las Vegas State NV Zip 89120
E-mail Address smacias@tce-lv.com

Property Owner Signature* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name LEONARD S. MILLER
Subscribed and sworn before me
This 26 day of AUGUST, 20 10
[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39475</u>
Meeting Date:	<u>10.21.10</u>
Total Fee:	<u>\$1880</u>
Date Received:	<u>9.3.10</u>
Received By:	<u>[Signature]</u>

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

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



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
SEP 07 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39475** APN: 125-26-812-001-032

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Thomason Consulting Engineers

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: _____

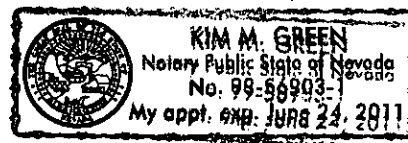
Signature of Property Owner: *Leonardo S. Melillo*

Print Name: LEONARDO S. MELILLO

Subscribed and sworn before me

This 26 day of AUGUST, 20 10

Kim M. Green
Notary Public in and for said County and State



T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

September 7, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Stonewater – Wall height Variance
APN #125-26-812-008, 125-26-812-009

On behalf of Richmond American Homes, we respectfully request your consideration of approval for a previously approved variance to allow non standard wall heights on lots 8 and 9 along El Campo Grande Avenue and Mustang Road within the approved Stonewater subdivision (H#19326).

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

This request concerns lots 8 and 9 and derives from the fact that the houses are oriented on their respective lots in such a way that in both cases the actual front yard and what City of Las Vegas treats as the front yard are not the same. At issue are six foot solid screen walls adjacent to Mustang Road and El Campo Grande Avenue for lots 8 and 9.

It is our understanding that Lot 8 will be treated by CLV as if the front yard/driveway is facing east, on Mustang, because that is the shortest frontage. In actuality, the house on lot 8 will be rotated 180 degrees. The lot 8 front yard faces west and the driveway takes access off El Campo Grande. As a result, the **actual** back yard of lot 8 is adjacent to Mustang Road. (Please see attached exhibit.) This means that for lot 8 a solid six foot high back yard screen wall is designed and should be constructed adjacent to Mustang Road in order to maintain privacy where CLV requires—because it is treating this location as a **front** yard--any wall over two feet high to be open to permit visibility. Please note that a six foot solid screen wall will be constructed along the north property boundary of this lot, along El Campo Grande. A variance is requested for this lot under these circumstances.

It is our understanding that Lot 9 will be treated by CLV for solid wall height purposes as if the house is facing north, on El Campo Grande Avenue, when in actuality the house will be facing east. (The lot 9 driveway will take access off El Campo Grande Avenue, however.) As with lot 8, a variance is requested under these circumstances to permit

RECEIVED
SEP - 7 2010

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

VAR-39475

construction of a six foot high solid screen wall on the north property line adjacent to El Campo Grande Avenue as this is the **side** wall given the east/west orientation of the house and not the **front** yard.

A six foot landscaping area has been located adjacent to lots 8 and 9 along the frontage of Mustang Road and El Campo Grande Avenue to buffer the 6 foot screen wall from the public right-of-way. This landscaping area was included with the approved improvement plans and is shown on the recorded final map for is project.

This variance was previously approved as VAR-21181 at the July 11, 2007 City Council meeting. Since a certificate of occupancy was not issued for this lot, a new variance is before you for consideration.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,



Sonia Macias

Project Coordinator

RECEIVED

SEP - 7 2010

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

VAR-39475

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

SEP 07 2010

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

LICENSE #: C11-06501-B-034671

DATE ISSUED: 10/08/09

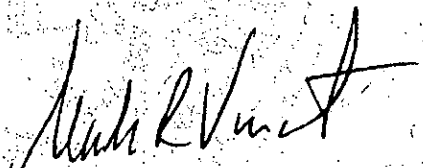
TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 7770 S DEAN MARTIN DR 410

ISSUE TO: RICHMOND AMERICAN HOMES OF NEV

DBA:
RICHMOND AMERICAN HOMES OF NEV
7770 S DEAN MARTIN DR 410
LAS VEGAS NV 89139

PRINCIPAL(S)
BELAIR, ERNEST J, DIV PRES


Director, Department of Finance and Business Services

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

Post in a conspicuous place.



RECEIVED
SEP 07 2010

CERTIFICATE OF RESOLUTION

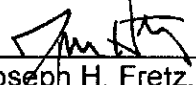
I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of September 1, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Leonard Miller as President (Nevada Division), effective immediately, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Leonard Miller, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as President (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: _____


Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 3rd day of September, 2010.

20060414-0002156

APNs: 125-26-801-012 and
125-26-802-014

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:
M.D.C. Holdings, Inc.
4350 S. Monaco Street, 1st Floor
Denver, Colorado 80237
Attention: Cate Carpenter

Fee: \$17.00 RPTT: \$20,910.00
N/C Fee: \$0.00

04/14/2006 13:01:52
T20060066850

Requestor:
CHICAGO TITLE

Frances Deane JKA
Clark County Recorder Pas: 6

Escrow: 06018015-KRF

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MATRIX DEVELOPMENT CORPORATION, an Oregon corporation, whose address is 2755 SW 69th Avenue, Ste. 100, Portland, Oregon 97223, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain and Sell to Richmond American Homes of Nevada, Inc., a Colorado corporation, whose address is 2490 Paseo Verde Parkway, Suite 120, Henderson, Nevada 89074, all that real property situate in the County of Clark, State of Nevada, bounded and described on Schedule 1 attached hereto and incorporated herein by this reference.

SUBJECT ONLY TO: Those items shown on Schedule 2 attached hereto and incorporated herein by this reference.

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

DATED: April 10, 2006

MATRIX DEVELOPMENT CORPORATION,
An Oregon corporation

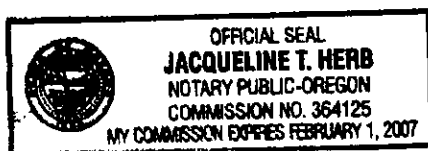
By: David L. Oringdolph, President

State of Oregon)

) ss:

County of Washington)

This instrument was acknowledged before me on April 10, 2006, by David L. Oringdolph as President of MATRIX DEVELOPMENT CORPORATION.



Jacqueline T. Herb
NOTARY PUBLIC
My commission expires: February 1, 2007

RECEIVED
SEP 07 2010

SCHEDULE 1

Legal Description

PARCEL I:

The East Half (E ½) of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the Southerly fifty (50.00) feet as conveyed to Clark County by Deed recorded June 23, 1964, Book 549 as Instrument No. 442090, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion conveyed to Clark County by Deed recorded April 17, 2001 in Book 20010417 as Instrument No. 01500, Official Records, Clark County, Nevada.

PARCEL II:

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 19 South, Range 60 East, M.D.M., described as follows:

Lot Three (3) of that certain Parcel Map on file in File 48 of Parcel Maps, Page 90, in the Office of the County Recorder of Clark County, Nevada.

APPROPRIATE COPY

Schedule 2
Permitted Exceptions

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due or payable.
2. Special Assessments for improvement purposes:
Roll No. : 7568
City/County: Clark
District No.: 129
Current Balance: \$45,882.84
No. of Installments: Biannual
Payable each year on or before: June 1 and December 1
Status: Active
3. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of Clark County Assessor, per Nevada Statute 361.260.
4. Water rights, claims or title to water, whether or not shown by the public record.
5. Mineral rights, reservations, easements and exclusions in patent from the State of Nevada, recorded January, 1952, Document No. 379210, Official Records.
6. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: November 23, 1971 in Book 184
Document No.: 147035, Official Records.
(Affects Parcel I)
7. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In Favor of: Nevada Power Company and Central Telephone Company
For: Power and communication lines
Recorded: February 26, 1976 in Book 598
Document No.: 557025, Official Records.
(Affects Parcel II)
Partial Relinquishment of right-of-way Grant
Recorded: March 30, 2005 in Book 20050330
Document No.: 0000802, Official Records.

8. Dedications and Easements as indicated or delineated on the Plat of said Parcel Map on file in File 18 of Parcel Maps, Page 90, Official Records.
(Affects Parcel II)
9. An Easement affecting said land and for the purposes stated herein, and incidental purposes
In Favor of: Clark County
For: perpetual avigation
Recorded: April 26, 1984 in Book 1912
Document No.: 1871020, Official Records.
(Affects Parcel II)

ASSESSOR'S COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-26-801-012

b) 125-26-802-014

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$4,100,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$4,100,000.00

Real Property Transfer Tax Due:

\$24,480.00

20,910.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 70% 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: President / Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Matrix Development Corporation

Address: 12755 SW 69th Ave. Ste 100

City: Portland

State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: BBB F&A/VV Richmond

Address: 4350 South Monaco St

City: Denver

State: CO Zip: 80237

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

Print Name: Chicago Title

Escrow #: _____

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-26-801-012

b) 125-26-802-014

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$4,100,000.00

Deed in Lieu of Foreclosure Only (Value of property): ☐

Transfer Tax Value: \$4,100,000.00

Real Property Transfer Tax Due: \$24,480.00

20,910.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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: President / Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Matrix Development Corporation

Address: 12755 SW 69th Ave Ste 100

City: Portland

State: OR Zip: 97223

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert A. Richmond

Address: 4350 South Monaco St

City: Denver

State: CO Zip: 80237

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

Print Name: Chicago Title

Escrow #: _____

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM
PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

*Clarification
Copy*

*ASSessor's
PARCEL NUMBER*

2156