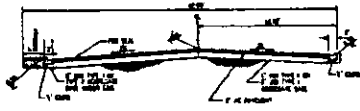
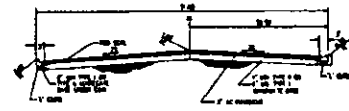


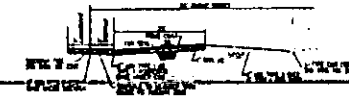
# FARM / GRAND CANYON



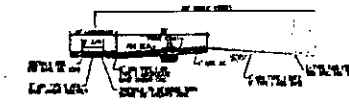
BY PRIVATE STREET SECTION (JENSEN STREET)  
NOT TO SCALE



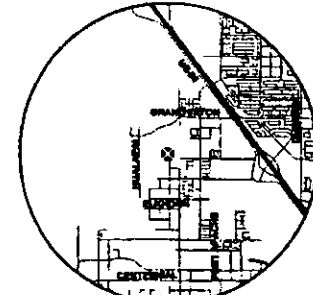
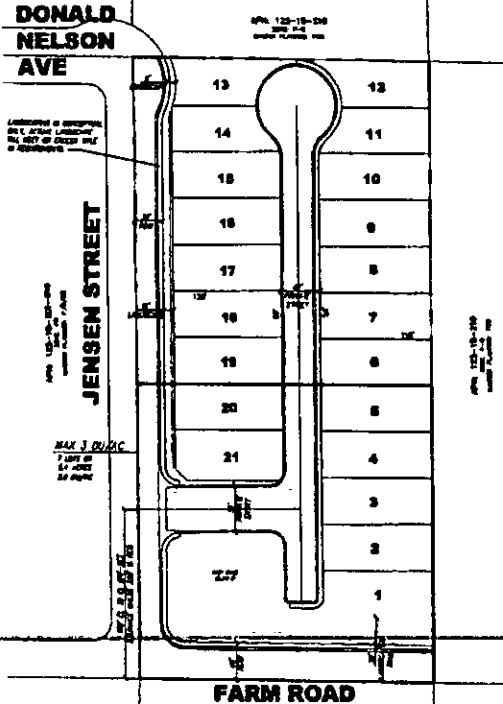
BY PRIVATE STREET SECTION (FARM ROAD)  
NOT TO SCALE



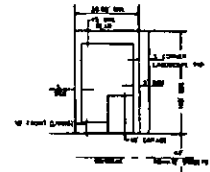
BY PUBLIC STREET HALF SECTION (JENSEN STREET)  
NOT TO SCALE



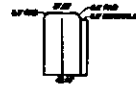
BY PUBLIC STREET HALF SECTION (FARM ROAD)  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE



TYPICAL LOT  
NOT TO SCALE  
(MINIMUM LOT SIZE 5000 SQ. FT. ±)



TYPICAL LOT  
NOT GREATER THAN 100' IN LENGTH

**DEVELOPER**

ALL INVESTMENTS, LLC  
2700 W. FLORISS AVENUE, SUITE 100  
LAS VEGAS, NEVADA 89102

**OWNER**

LAWRENCE LEONARD FAMILY TRUST  
8500 W. DUNE HILL  
LAS VEGAS, NEVADA 89118

**ASSESSOR'S PARCEL NUMBER**

793-10-304-000

**OVERALL TABULATIONS**

EXISTING ZONING	UNZ-01
PROPOSED ZONING	PD
EXISTING LAND USE	RU
# OF LOTS	21
OPEN SPACE	4.19 ACRES (18.1%)
OPEN SPACE REQUIRED	4.134 ACRES
OPEN SPACE PROVIDED	26,719 SQ. FT.

**NOTES**

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL LOTS ARE 42' WIDE / UNIMPAVED BOUNDARY.
3. THE ZONING REGULATIONS REQUIRE A FRONT RECORD INFORMATION AND IS NOT REQUIRED TO REVEAL THE RESULTS OF AN ACTION BOUNDARY SURVEY.
4. THIS PLAN IS PREPARED FOR THE CITY OF LAS VEGAS FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE ZONING REGULATIONS REQUIRE A FRONT RECORD INFORMATION AND IS NOT REQUIRED TO REVEAL THE RESULTS OF AN ACTION BOUNDARY SURVEY.
6. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
7. ALL LOTS ARE 42' WIDE / UNIMPAVED BOUNDARY.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE CITY OF LAS VEGAS.
9. DOUBLE FRONTAGE LOTS ALONG PARADE WAYS ONLY HAVE BEEN SHOWN IN THIS PLAN. THIS IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
10. LANDSCAPE IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL BE DETERMINED BY THE CITY OF LAS VEGAS.

ALL INVESTMENTS, LLC  
2700 W. FLORISS AVENUE, SUITE 100  
LAS VEGAS, NEVADA 89102

RS CONSULTING, INC.  
STRATEGIC PLANNING SOLUTIONS  
1000 W. LAS VEGAS AVENUE, SUITE 1000  
LAS VEGAS, NEVADA 89102

SITE PLAN TO ACCOMPANY  
SDR / ZC / WAIVER

FARM / GRAND CANYON  
CITY OF LAS VEGAS, NEVADA

DATE: 01/07/2011

DRAWN BY: A. LEONARD

PROJECT NO: 0001

SCALE: 1" = 40'

1

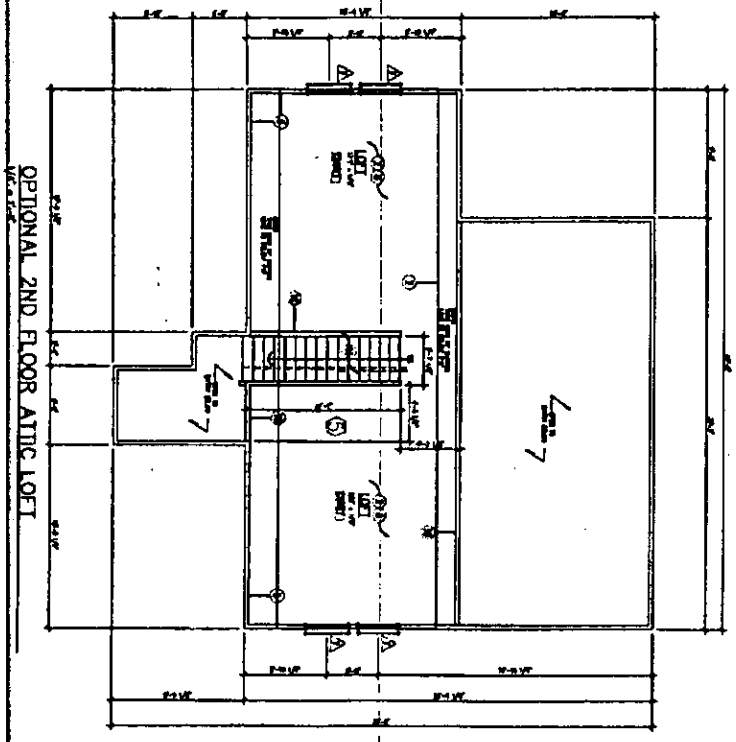
RECEIVED

JAN 07 2011

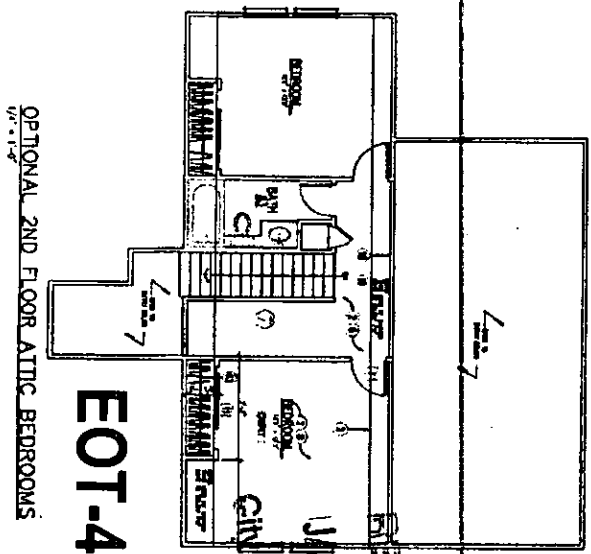
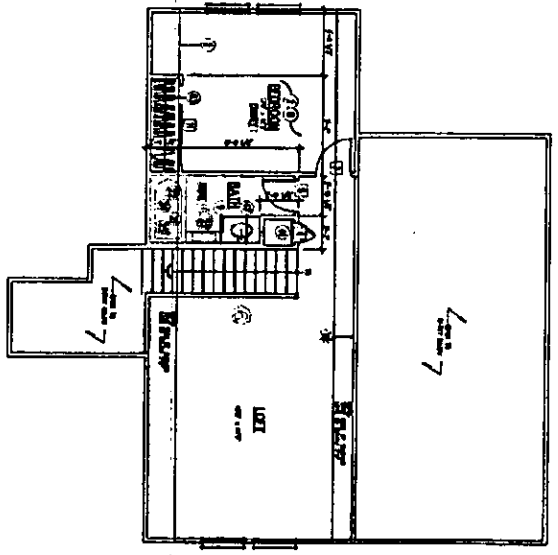
City of Las Vegas **EOT-40655**







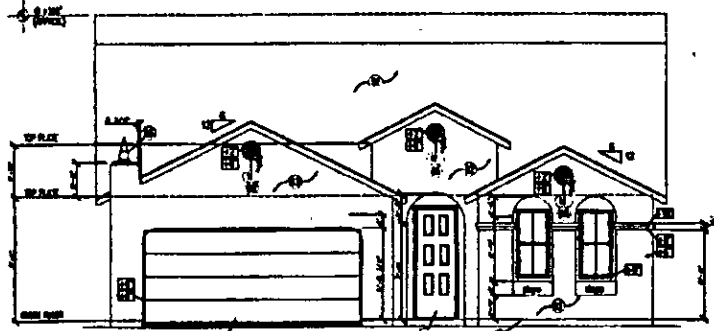
OPTIONAL 2ND FLOOR ATTIC LOFT W/ BEDROOM



OPTIONAL 2ND FLOOR ATTIC BEDROOMS

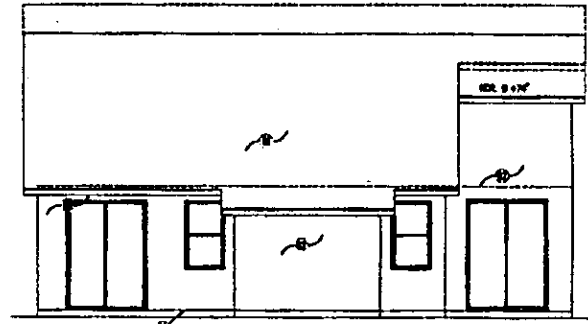
**EOT-40655**

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 City of Las Vegas

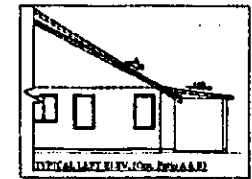


ELEVATION A

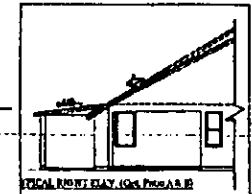
NOTE: WINDOW HEADS SHALL BE 4'-0" (UNLESS NOTED OTHERWISE)



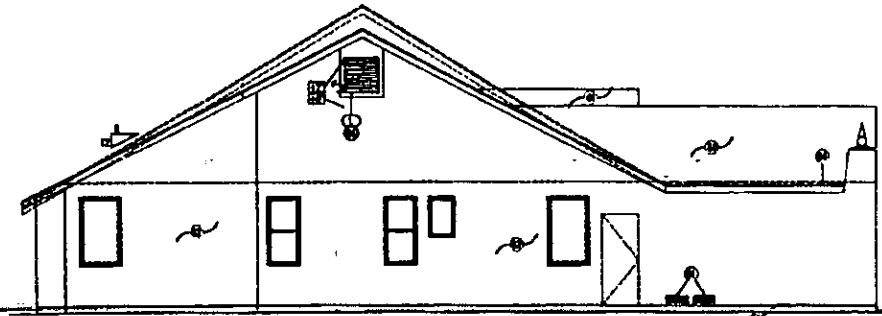
TYPICAL REAR ELEVATION



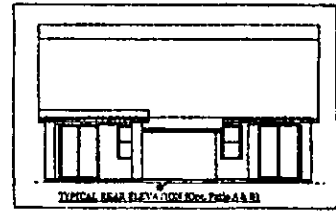
TYPICAL LEFT ELEVATION (2ND FLOOR ATTIC OPTION)



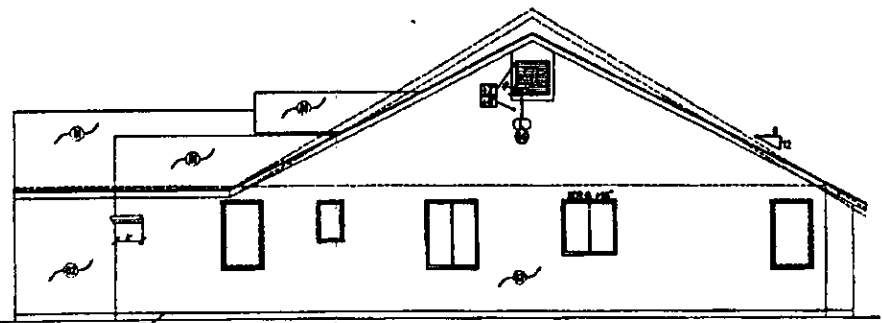
TYPICAL RIGHT ELEVATION (2ND FLOOR ATTIC OPTION)



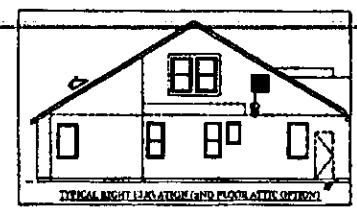
RIGHT ELEVATION A



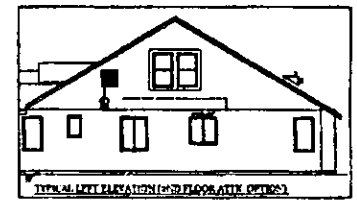
TYPICAL REAR ELEVATION (2ND FLOOR ATTIC OPTION)



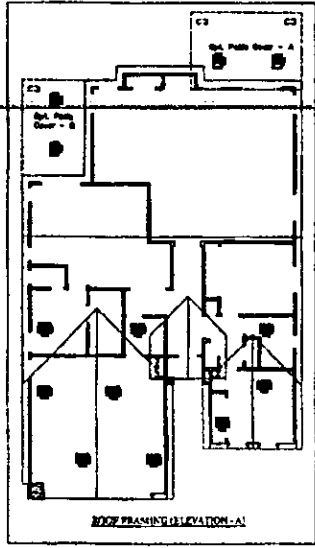
LEFT ELEVATION A



TYPICAL RIGHT ELEVATION (2ND FLOOR ATTIC OPTION)



TYPICAL LEFT ELEVATION (2ND FLOOR ATTIC OPTION)



ROOF FRAMING ELEVATION A

**KEYNOTES**

1. FINISH APPLICATIONS SHALL COMPLY PER 2009 IRC SECTION R0501
2. WINDOW HEADERS SHALL BE 4'-7" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 8" (MIN) @ 4" (MAX)
5. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
6. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
7. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
8. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
9. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
10. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
11. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
12. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
13. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
14. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
15. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
16. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
17. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
18. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
19. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE
20. ALL ROOF FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE

**VENT SCHED.**

1. ROOF VENTILATION SHALL COMPLY PER 2009 IRC - R903

2. SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

Room	Area	Notes	Area	Notes	Area	Notes
Living	1200		1200		1200	
Dining	1000		1000		1000	
Kitchen	800		800		800	
Bath	600		600		600	
Bedroom	1100		1100		1100	
Attic	1500		1500		1500	
Garage	1200		1200		1200	
Front Porch	200		200		200	
Rear Porch	100		100		100	
Staircase	100		100		100	
Entry	100		100		100	
Breakfast Room	800		800		800	
Living	1200		1200		1200	
Dining	1000		1000		1000	
Kitchen	800		800		800	
Bath	600		600		600	
Bedroom	1100		1100		1100	
Attic	1500		1500		1500	
Garage	1200		1200		1200	
Front Porch	200		200		200	
Rear Porch	100		100		100	
Staircase	100		100		100	
Entry	100		100		100	
Breakfast Room	800		800		800	

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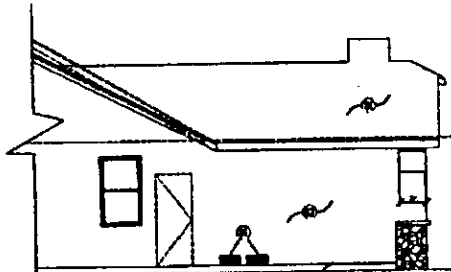
**RICHMOND**  
ARCHITECTS  
7250 West Peak, Suite 215  
LAS VEGAS, NV 89128 (702) 246-9000

ROOF FRAMING / FRONT, REAR & SIDE OF ELEVATION - A

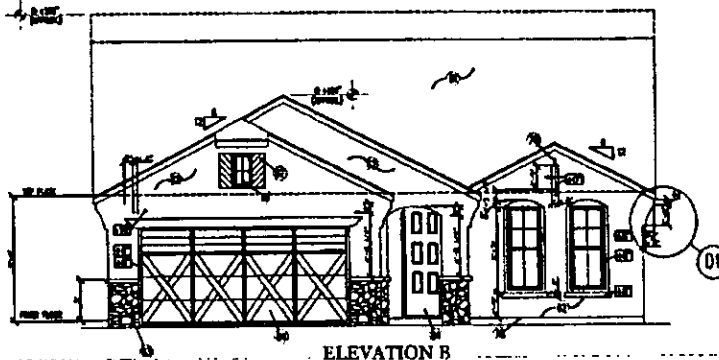
4016

A2-A

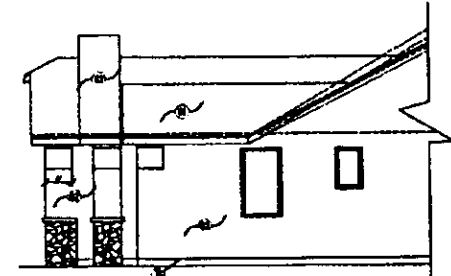
EOT-40655



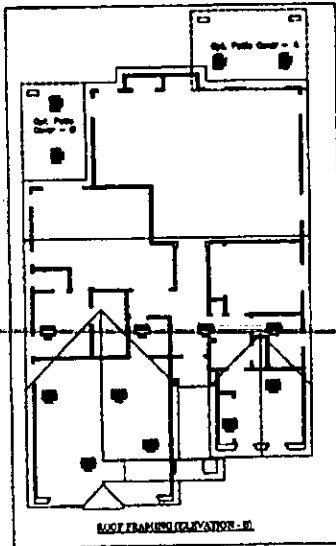
RIGHT ELEVATION B



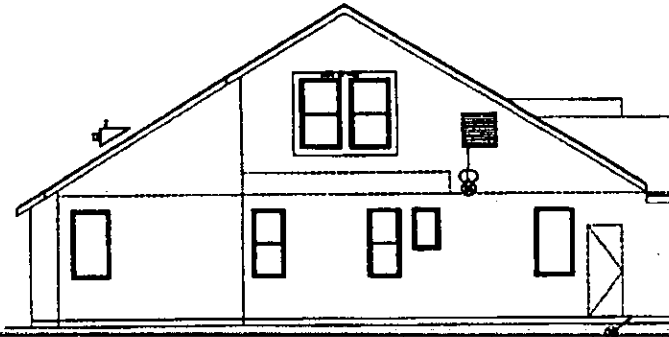
ELEVATION B



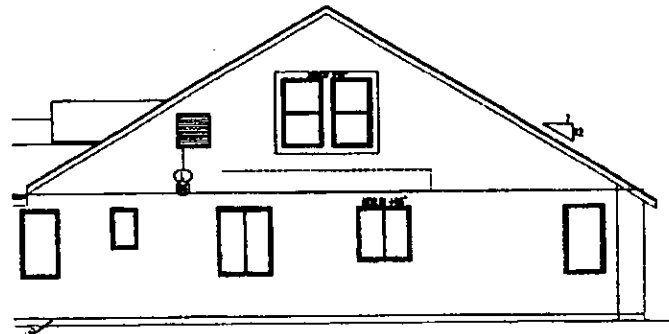
LEFT ELEVATION B



ROOT FRAMES (ELEVATION - B)



TYPICAL RIGHT ELEVATION (2ND FLOOR ATTIC OPTION)



TYPICAL LEFT ELEVATION (2ND FLOOR ATTIC OPTION)

LAS VEGAS DIVISION  
7250 West Park, Suite 212  
LAS VEGAS, NV, 89128 (702) 241-4000

**RICHLAND**  
ARCHITECTS  
PLANNING ENGINEERS  
JAN. 1988 - PRESENT

ROOF FRAMING / FRONT & SIDE ELEVATION - R /  
OPTIONAL ATTIC SIDE ELEVATION

NO.	DATE	DESCRIPTION

4016

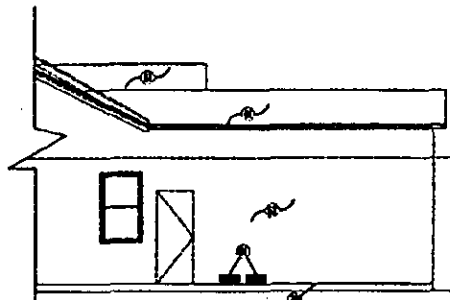
OWN

4016-2-0

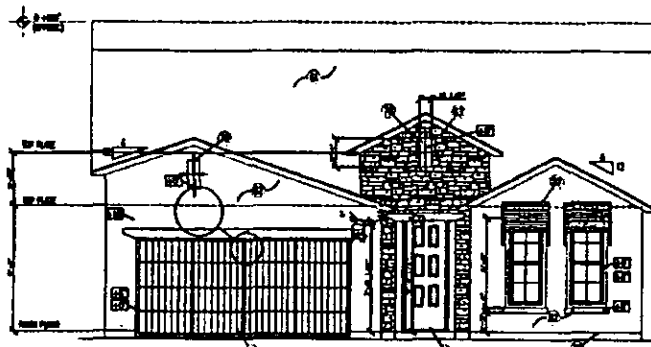
A2-B

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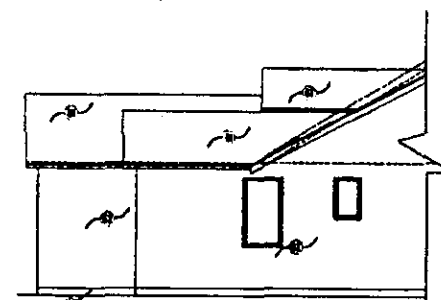
**EOT-40655**



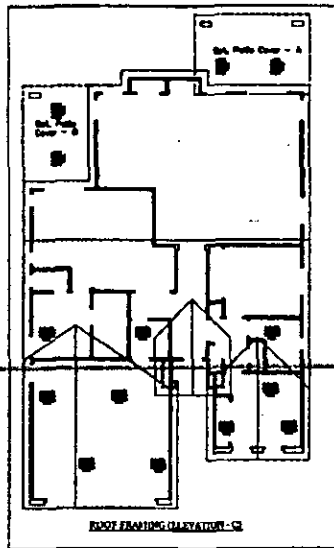
RIGHT ELEVATION C



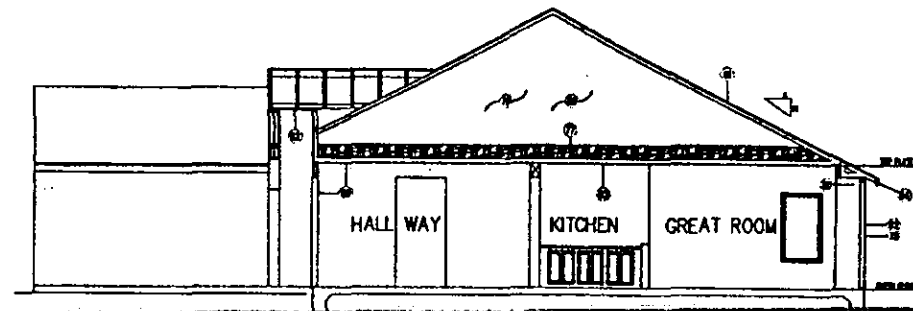
ELEVATION C



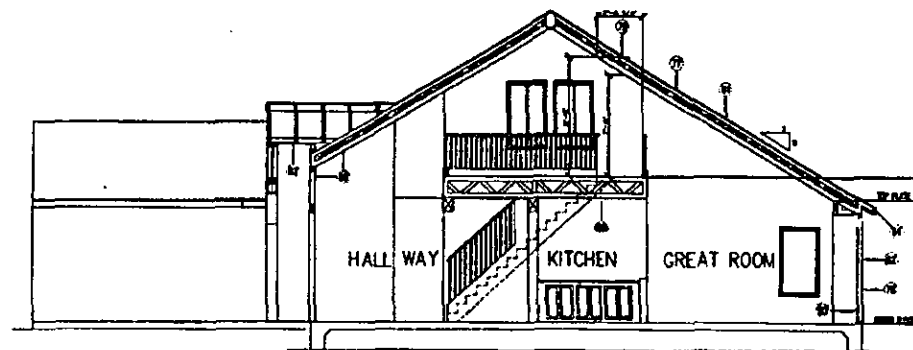
LEFT ELEVATION C



ROOF FRAMING ELEVATION - C2



(A) HORIZONTAL SECTION CUT (FLOOR PLAN)



(B) HORIZONTAL SECTION CUT (FLOOR PLAN w/ ATTIC)

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 City of Las Vegas

LAS VEGAS DIVISION  
 7250 West Pecos, Suite 212  
 LAS VEGAS, NV. 89128 (702) 246-4600

**RICMOND**  
 ARCHITECTS  
 CLARE, CALDWELL, HENDERSON  
 LAS VEGAS & HONOLULU, HAWAII

ROOF FRAMING HORIZONTAL SECTION CUTS  
 FRONT, REAR & SIDE OF ELEVATION - C

NO.	DATE	BY	CHKD.

4016

CHWD

20110201

A2-C

**EOT-40655**

City of Las Vegas  
**REFUND CLAIM FOR REFUND FORM**

*See over for receipt*  
*1/29/11*  
**Refund Pd (Credited)**  
 Date prepared 1-29-11

Invoice #: \_\_\_\_\_  
 (Invoice # assigned by Finance)

DARLINE REEDER, OSII  
 Preparer's name

Service Address: \_\_\_\_\_

Refund Amount: 300.00

NEVADA HOMES GROUP INC.  
 Payee Name  
PAUL WAGNER (WAGNER HOMES INC.)  
 Attention to:  
6985 W SAHARA AVE. SUITE 201  
 Address  
LAS VEGAS NV 89117  
 City, State, Zip Code

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

For the following: EOT-40655  
 (Application Number and Template Type)

Reason for Refund:  
 THE APPLICATION IS NOT NEEDED. PROPERTY ALREADY  
 HARD-ZONED.

  
 Claimant Signature  
702 220 6200  
 Phone Number

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

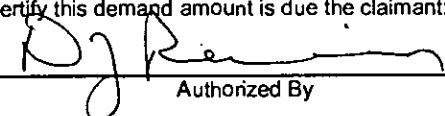
**BELOW FOR DEPARTMENT USE ONLY:**

*(Refund of a Cash Bond requires two signature approvals)*

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By \_\_\_\_\_

  
 Authorized By

Title \_\_\_\_\_

DOUG RANKIN, AICP, PLANNING MANAGER  
 Title

\_\_\_\_\_ Date

19 JANUARY, 2011  
 Date

**Itemized Amounts for Refund:**

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

**Total Amount to be Refunded:** 300.00

CITY OF LAS VEGAS OSC  
400 STEWART AVE 6TH FLR  
LAS VEGAS, NV 89101

TERMINAL ID: 006265573  
MERCHANT #: 313029000009

VISA  
#XXXXXXXXXXXXXXXX4420  
REFUND  
BATCH: 000044 INVOICE: 044310  
DATE: JAN 19, 11 TIME: 11:44  
SQ: 003 AUTH NO: 000000

TOTAL: -\$300.00

CUSTOMER COPY

Darline Reeder

---

**From:** Steve Gebeke  
**Sent:** Monday, January 10, 2011 8:19 AM  
**To:** Darline Reeder  
**Cc:** Carman Burney  
**Subject:** FW: Refund for an Extension of Time (EOT-40655)

Please refund.

*Steve Gebeke, AICP*

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

---

**From:** Deborah Sullivan  
**Sent:** Monday, January 10, 2011 8:12 AM  
**To:** Steve Gebeke  
**Subject:** Refund for an Extension of Time (EOT-40655)

Steve,

Received an application for an Extension of Time (EOT-40655) of a previously approved Rezoning (ZON-5488) on Friday. The parcel is already hard zoned PD with no ROI listed; therefore, the EOT is not needed and will need to be refunded.

Thanks,

Debbie

**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**

**EOT-40655 - EXTENSION OF TIME - REZONING - APPLICANT/OWNER: WAGNER HOMES, INC. -**  
*Request for an Extension of Time of a previously approved Rezoning (ZON-5488) FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.0 acres at the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Ross).*

**CITY COUNCIL: MARCH 2, 2011**

**CASE PLANNER: DEBBIE SULLIVAN**



**PUBLIC HEARING**

**Comments Due: FEBRUARY 7, 2011**

*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:**



051678



January 6, 2005

Lawrence Lermusiaux Family Trust, et al  
6240 Duneville  
Las Vegas, Nevada 89118

RE: ZON-5488 – REZONING  
CITY COUNCIL MEETING OF JANUARY 5, 2005  
Related to WVR-5603 and SDR-5490

Dear Applicant:

The City Council at a regular meeting held January 5, 2005 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2005. This approval is subject to:

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.
3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY  
CITY MANAGER

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov  
18112-001-604

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JAN 07 2011

EOT-40655

City of Las Vegas

January 6, 2005  
Lawrence Lermusiaux Family Trust, et al  
ZON-5488 – Page Two

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Stacey Campbell  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Farus Farmanali  
ALL Investment, LLC  
6370 West Flamingo, Suite #40  
Las Vegas, Nevada 89103

**EOT-40655**

Report Date 01/10/2011 05:02 PM

Submitted By

Page 1

A/P # 40655 EXTENSION OF TIME

<u>Fees</u>	<u>Status</u>	<u>Paid Date</u>	<u>Amount</u>
PROCESSING FEE	P	01/07/2011 14:44	300.00
	<u>Total Unpaid</u>	0.00	<u>Total Paid</u> 300.00

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

No children exist for this project

Employee ID Last First MI Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log Action Description Entered By Start Stop Hours  
Comments

MEMO MEMORANDUM 810051 01/10/2011 00:00 0.00  
 Refund is to be issued to Paul Wagner, dba Nevada Homes Group, Inc. I emailed him 1/10/11 to advise to see me and have the refund transaction done by the cashier. The refund is because his application was not needed (EOT-40655). The amount is \$300.00.

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 01/07/2011 14:45 0.00  
 PAUL WAGNER, NEVADA HOMES GROUP INC VISA CC, 702.220.6200 (40655, 46054)

Report Date 01/07/2011 03:23 PM

Submitted By

Page 1

A/P # 40655 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	01/07/2011 14:40	983052	<u>Temp CDO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	<input checked="" type="checkbox"/> <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

EOT-40655 - EXTENSION OF TIME - APPLICANT/OWNER: WAGNER HOMES, INC - Request for an Extension of Time of a previously approved Rezoning (ZON-5488) FROM U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO PD (PLANNED DEVELOPMENT) on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Ross).

Parent A/P # 5490  
Project # 40655 Project/Phase Name FARM/JENSEN Phase #  
Size/Area 5.00 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 12518201008

Location

Owner/Tenant

Contact ID AC1362298 Name WAGNER HOMES INC  
Mailing Address 6985 W SAHARA AVE #201 Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89117-2822 Country  Foreign  
Day Phone Evening Phone  
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12518201008

Report Date 01/07/2011 03:23 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1362298  Foreign  
Effective Expire  
Name WAGNER HOMES INC  
Day Phone Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 6985 W SAHARA AVE #201  
LAS VEGAS, NV 89117-2822  
Seasonal Addr  
Valid From To  
Comments No Comments

**Contractors**

Primary N Capacity Type APPL  
Effective Expire  
Contact ID 66384 Name WAGNER HOMES INC  
Phone (702)220-6200 Fax Address  
6985 W SAHARA AVE 201  
LAS VEGAS, NV 89117-  
Comments  
No Comments

License # Type Contact ID Name

No Company/Contractor Licenses

Primary Y Capacity Type REP  
Effective Expire  
Contact ID 66323 Name VTN NEVADA  
Phone (702)873-7550 Fax Address  
2727 S RAINBOW BLVD  
LAS VEGAS, NV 89117-  
Comments  
No Comments

License # Type Contact ID Name

No Company/Contractor Licenses

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 01/07/2011 03:23 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type ZON

Parent Project # 5488

Staff Recommendation

Entitlement Exercised?

Meeting Information

<u>Meeting Grid</u> <u>MeetingID</u> <u>Date</u> <u>Comments</u> <u>AddedBy</u>	<u>Meeting Type</u> <u>AddDate</u>	<u>Meeting Status</u> <u>Modified by</u> <u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTINCTIONS</u>
03/02/2011	CC	SCHEDULED			
FSOLIS	01/07/2011		0	0	0

<u>Template Type</u>	<u>AP#</u>	<u>AP Type</u>	<u>Status</u>	<u>Stage</u>
No children exist for this project				

<u>Employee</u> <u>EmployeeID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
984478	SULLIVAN	DEBORAH	J	Planning x6895

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	01/07/2011 14:45		0.00
	PAUL WAGNER, NEVADA HOMES GROUP INC VISA CC, 702.220.6200 (40655, 46054)				

**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Extension of Time For Rezoning (ZON-5488)  
 Project Address (Location) Farm Road and Jensen Street  
 Project Name Farm/Jensen Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 125-18-201-008 Ward # 6  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing U(PCD) proposed PD  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 5.00 Lots/Units 21/4 Density \_\_\_\_\_  
 Additional Information SDR-5490

PROPERTY OWNER Wagner Homes, Inc. Contact Paul Wagner  
 Address 6985 W. Sahara Ave., Ste 201 Phone: <sup>702-</sup>220-6200 Fax: <sup>702-</sup>257-7715  
 City Las Vegas State NV Zip 89117  
 E-mail Address nhq.paul@yahoo.com

APPLICANT Wagner Homes, Inc. Contact Paul Wagner  
 Address 6985 W. Sahara Ave., Ste 201 Phone: <sup>702-</sup>220-6200 Fax: <sup>702-</sup>257-7715  
 City Las Vegas State NV Zip 89117  
 E-mail Address nhq.paul@yahoo.com

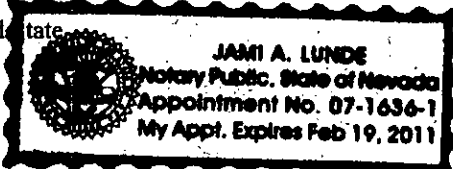
REPRESENTATIVE Wagner Homes, Inc. Contact Paul Wagner  
 Address 6985 W. Sahara Ave., Ste 201 Phone: <sup>702-</sup>220-6200 Fax: <sup>702-</sup>257-7715  
 City Las Vegas State NV Zip 89117  
 E-mail Address nhq.paul@yahoo.com

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 Paul Wagner  
 Subscribed and sworn before me  
 This 7<sup>th</sup> day of January, 2011  
Jami A. Lunde

**FOR DEPARTMENT USE ONLY**

Case #	<u>EOT-40655</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1/7/11</u>
Received By:	<u>KS</u>

Notary Public in and for said County and State



\*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

**WAGNER HOMES, INC.**  
**6985 W. SAHARA AVE., SUITE 201**  
**LAS VEGAS, NV 89117**  
702-220-6200  
702-257-7715 (fax)

January 6, 2011

City Of Las Vegas Planning & Development Department  
Current Planning Division  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

Re: Extension of Time regarding Zone Change ZON-5488  
Farm / Jensen  
APN #125-18-201-008

Wagner Homes, Inc. respectfully submits this letter and application for a four (4) year Extension of Time for the above Zone Change. The additional time is necessary to allow for the housing market to recover for this project and process our final maps to recordation.

This site will be developed as a single family residential subdivision located at the Northeast corner of Farm Road and Jensen Street. An Extension of Time application is also being filed on related Site Development Plan Review SDR-5490 for this project.

We appreciate your consideration of this application. Should you have any questions please don't hesitate to contact me by phone at 702-220-6200 or e-mail [nhg.paul@yahoo.com](mailto:nhg.paul@yahoo.com).

Sincerely,



Paul Wagner  
President

**RECEIVED**  
JAN 07 2011  
City of Las Vegas

**EOT-40655**



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **EOT-40655** APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Paul Wagner

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: 125-18-201-008

Signature of Property Owner: 

Print Name: Paul Wagner

RECEIVED  
JAN 07 2011  
City of Las Vegas

Subscribed and sworn before me

This 7<sup>th</sup> day of January, 2011

Jamie A. Lunde

Notary Public in and for said County and State



20060329-0001717

Fee: \$16.00 RPTT: EX001  
N/A Fee: \$0.00

09:34:37

03/29/2006  
200603290001717

Requestor:  
LAND TITLE OF NEVADA

Frances Deane GNC  
Clark County Recorder Pos: 4

APN: 125-18-201-008  
Affix R.P.T.T. Exempt #1  
ESCROW NO. 14060424-PE  
WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:  
Wagner Homes, Inc.  
6985 W. Sahara #201  
Las Vegas, NV 89146

35

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Day Star Ventures, LLC, a Nevada Limited Liability Company, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to

Wagner Homes, Inc., a Nevada Corporation

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

See Exhibit "A" attached hereto for legal description

- SUBJECT TO:
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
  2. Rights of way, reservations, restrictions, easements and conditions of record.
  3. Deed of Trust to record concurrently herewith.

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

Witness my/our hand(s) this 27th day of March, 2006.

Day Star Ventures, LLC

Paul A. Wagner IV, Manager

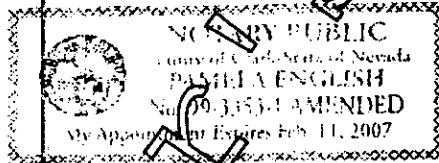
RECEIVED  
JAN 07 2011  
City of Las Vegas

STATE OF NEVADA  
COUNTY OF CLARK

On March 27, 2006 personally appeared before me, a Notary Public,  
Paul A. Wagner, IV, Manager of Day Star Ventures, LLC, personally known (or proven) to me to be  
the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that  
he/she/they executed the instrument.

*Pamela English*

Notary Public in and for said County and State



ASSESSOR'S

COPY

14060424-PE

**EXHIBIT "A"**  
Legal Description

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE  
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

APN: 125-18-201-008

ASSESSOR'S

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)  
a) 125-18-201-008  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_  
Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ .00  
Deed in Lieu of Foreclosure Only (value of property) \$  
Transfer Tax Value: \$ .00  
Real Property Transfer Tax Due \$ .00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 1  
b. Explain Reason for Exemption: Transfer between affiliated business entities with identical common ownership

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: Grantor/Grantee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(Required)**

Print Name: Paul A. Wagner, IV  
Address: 6985 W. Sahara #201  
City: Las Vegas  
State: NV 89146

**BUYER (GRANTEE) INFORMATION  
(Required)**

Print Name: Paul A. Wagner, IV  
Address: 6985 W. Sahara #201  
City: Las Vegas  
State: NV 89146

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

Print Name: LAND TITLE OF NEVADA, INC. Escrow #: 14060424-PE  
Address: 720 S Seventh Street  
City: Las Vegas, Nevada 89101

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



(PROFIT) INITIAL LIST OF OFFICERS, DIRECTORS AND RESIDENT AGENT OF

WAGNER HOMES, INC

C22342-2004

(Name of Corporation)

FOR THE FILING PERIOD OF AUGUST 2004 TO AUGUST 2005

The corporation's duly appointed resident agent in the State of Nevada upon whom process can be served is:

MARK E. TICHEGOR, CPA
590 W MESQUITE BLVD STE 201
MESQUITE NV 89024

CHECK BOX IF YOU REQUIRE A FORM TO UPDATE YOUR RESIDENT AGENT INFORMATION

THE ABOVE SPACE IS FOR OFFICE USE ONLY

Important: Read instructions before completing and returning this form.

- 1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. Have an officer sign the form. FORM WILL BE RETURNED IF UNSIGNED.
2. If there are additional directors attach a list of them to this form.
3. Return the completed form with the \$125.00 filing fee. A \$75.00 penalty must be added for failure to file this form by the first day of first month following the incorporation/initial registration with this office.
4. Make your check payable to the Secretary of State. Your cashed check will constitute a certificate to transact business per NRS 78.155. To receive a certified copy, enclose an additional \$20.00 and appropriate instructions.
5. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, NV 89701-4201 (775) 684-3208.
6. Form must be in the possession of the Secretary of State on or before the last day of the first month following the incorporation/initial registration date. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE: \$125.00 LATE PENALTY: \$75.00

CHECK ONLY IF APPLICABLE:

- 1. This corporation is a publicly traded corporation. The Central Index Key number is:
2. This publicly traded corporation is not required to have a Central Index Key number.

Table with 5 rows and 4 columns: NAME, TITLE(S), ADDRESS, CITY, ST, ZIP. Row 1: PAUL A. WAGNER, PRESIDENT (OR EQUIVALENT OF) / Director, 6985 W. SAHARA STE 201, LAS VEGAS, NV, 89117. Row 2: PAUL A. WAGNER, SECRETARY (OR EQUIVALENT OF), 6985 W. SAHARA STE 201, LAS VEGAS, NV, 89117. Row 3: PAUL A. WAGNER, TREASURER (OR EQUIVALENT OF), 6985 W. SAHARA STE 201, LAS VEGAS, NV, 89117. Row 4: (Empty), DIRECTOR, (Empty), (Empty), (Empty), (Empty). Row 5: (Empty), (Empty), (Empty), (Empty), (Empty), (Empty).

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 380.780 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly file any false or forged instrument for filing in the Office of the Secretary of State.

X Signature of Officer Title President Date



[Online Services](#) | [Fee Schedule](#) | [Login](#)

## WAGNER HOMES, INC.

PRINT

Business Entity Information			
Status:	Active	File Date:	8/19/2004
Type:	Domestic Corporation	Corp Number:	C22342-2004
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:		Expiration Date:	

Resident Agent Information			
Name:	MARK E TICHENOR CPA	Address 1:	590 W MESQUITE BLVD STE 201
Address 2:		City:	MESQUITE
State:	NV	Zip Code:	89027
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information			
No Par Share Count:	20,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers				<input type="checkbox"/> Include Inactive Office
<b>President - PAUL A WAGNER</b>				
Address 1:	6985 W SAHARA #201	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		
<b>Secretary - PAUL A WAGNER</b>				

Address 1:	6985 W SAHARA #201	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

**Treasurer - PAUL A WAGNER**

Address 1:	6985 W SAHARA #201	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

**Actions/Amendments**  
 Click here to view 4 actions/amendments associated with this company

[New Search](#)

[Printer Friendly](#)

**SOS Contact Information**

[SOS Home](#) | 
 [Legislature](#) | 
 [Nevada Home](#)

You are currently not logged in

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GENERAL INFORMATION	
PARCEL NO.	125-18-201-008
OWNER AND MAILING ADDRESS	WAGNER HOMES INC 6985 W SAHARA AVE #201 LAS VEGAS NV 89117-2822
LOCATIDN ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 NW4 SEC 18 19 60  SEC 18 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20060329:01717
RECORDED DATE	03/29/2006
VESTING	NO STATUS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE			
FISCAL YEAR	2008-09	2009-10	
LAND	962500	700000	
IMPROVEMENTS	0	0	
PERSONAL PROPERTY	0	0	
EXEMPT	0	0	
GROSS ASSESSED	962500	700000	
TAXABLE VALUE LAND+IMP	2750000	2000000	
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION			
ESTIMATED SIZE	5.00 Acres		
ORIGINAL CONST. YEAR	0		
LAST SALE PRICE	2000000		
MONTH/YEAR	01/05		
LAND USE	0-00 VACANT		
DWELLING UNITS	0		