

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 11X17 ORIGINAL

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/D BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/D BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE POL

RIGHT OF WAY POL

SUB-SURFACE POL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEC NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV. LOT NUMBER

BOOK

T19S R60E

SFC.

19

MAP

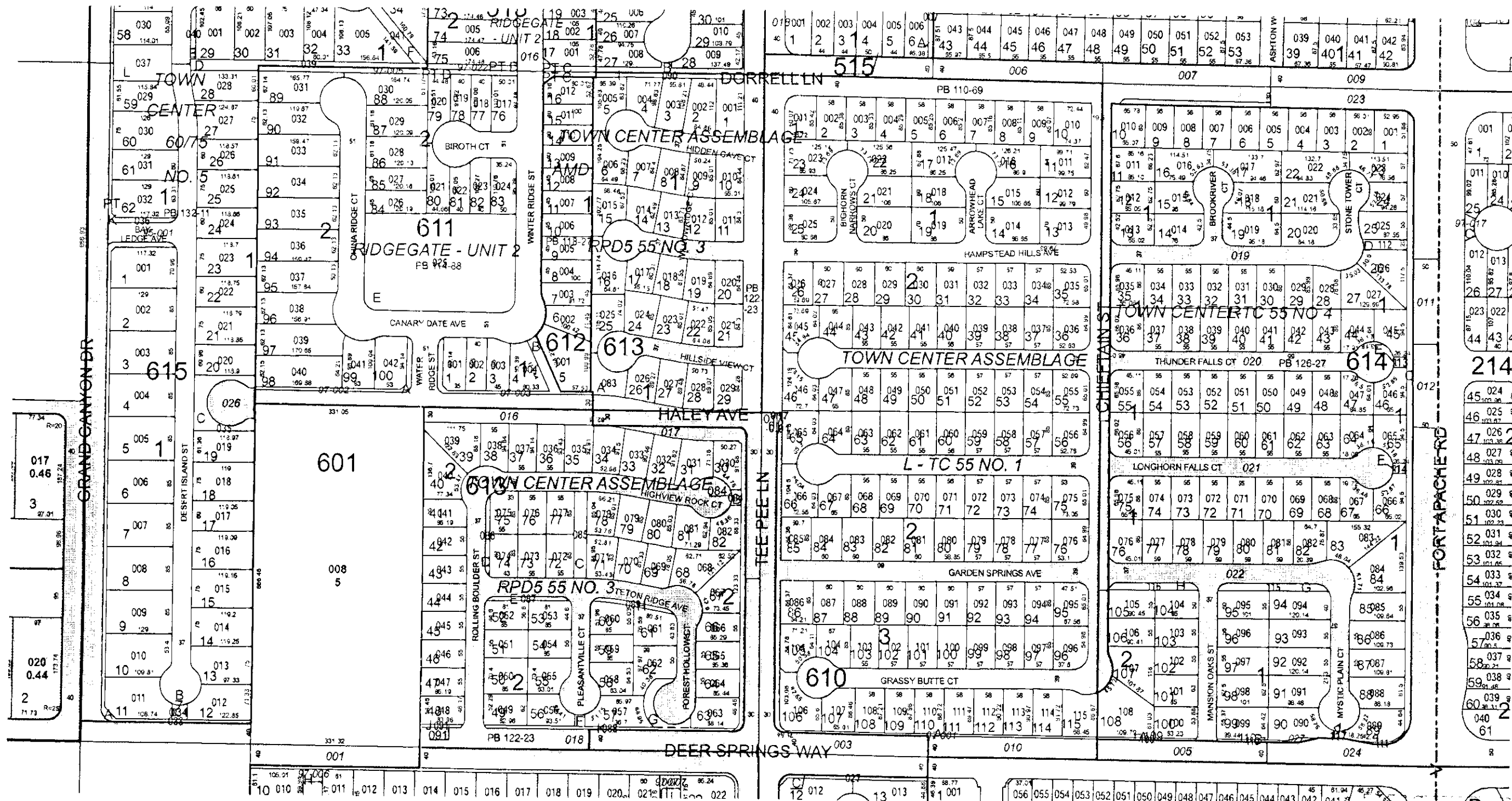
S 2 NE 4

125-19-6

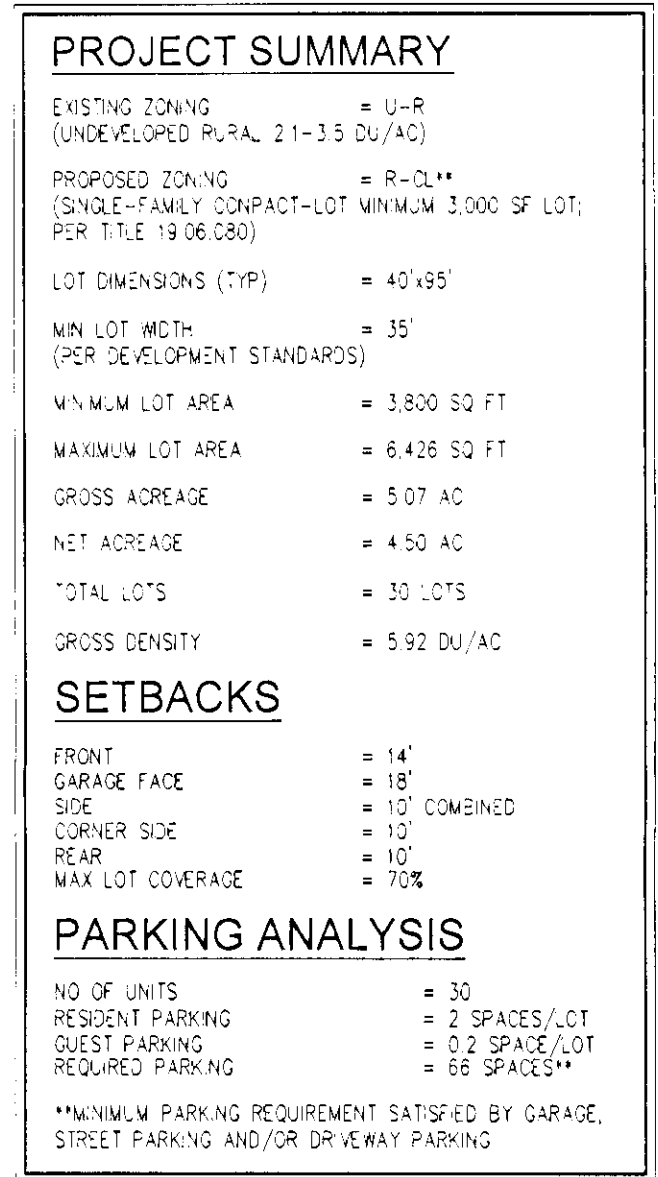
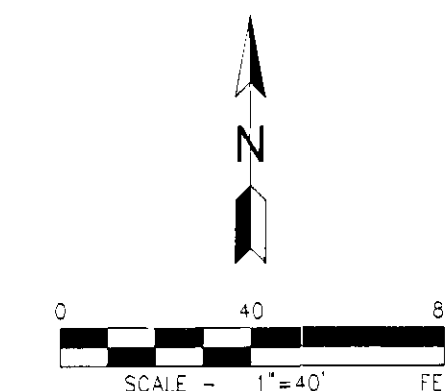


Scale: 1" = 200'

Rev: 02/09/2011



TAX DIST 200
FEB 24 2011



SP-1 SHEET 1 OF 1	PROJECT NO. RAH1009-001	CHECKED: TJS	DESIGNER:	DRAFTER: JDP	DATE: 2/24/11	\$ 19 \$ 12 \$ 60	RICHMOND AMERICAN HOMES		CITY OF LAS VEGAS, NV		NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
							DEER SPRINGS/GRAND CANYON		SITE PLAN							

\\slater\projects\2010\2011\2011_02_24\2011_02_24_001.dwg

2/24/2011 11:55 AM

1000

JENSEN ST

GRAND CANYON DR

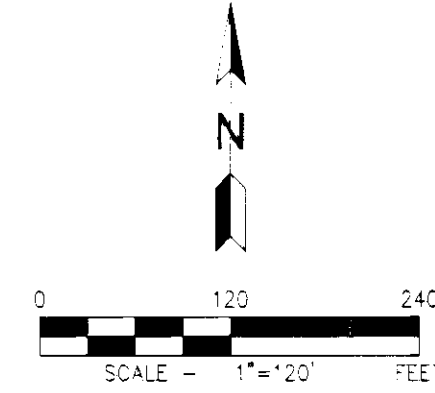
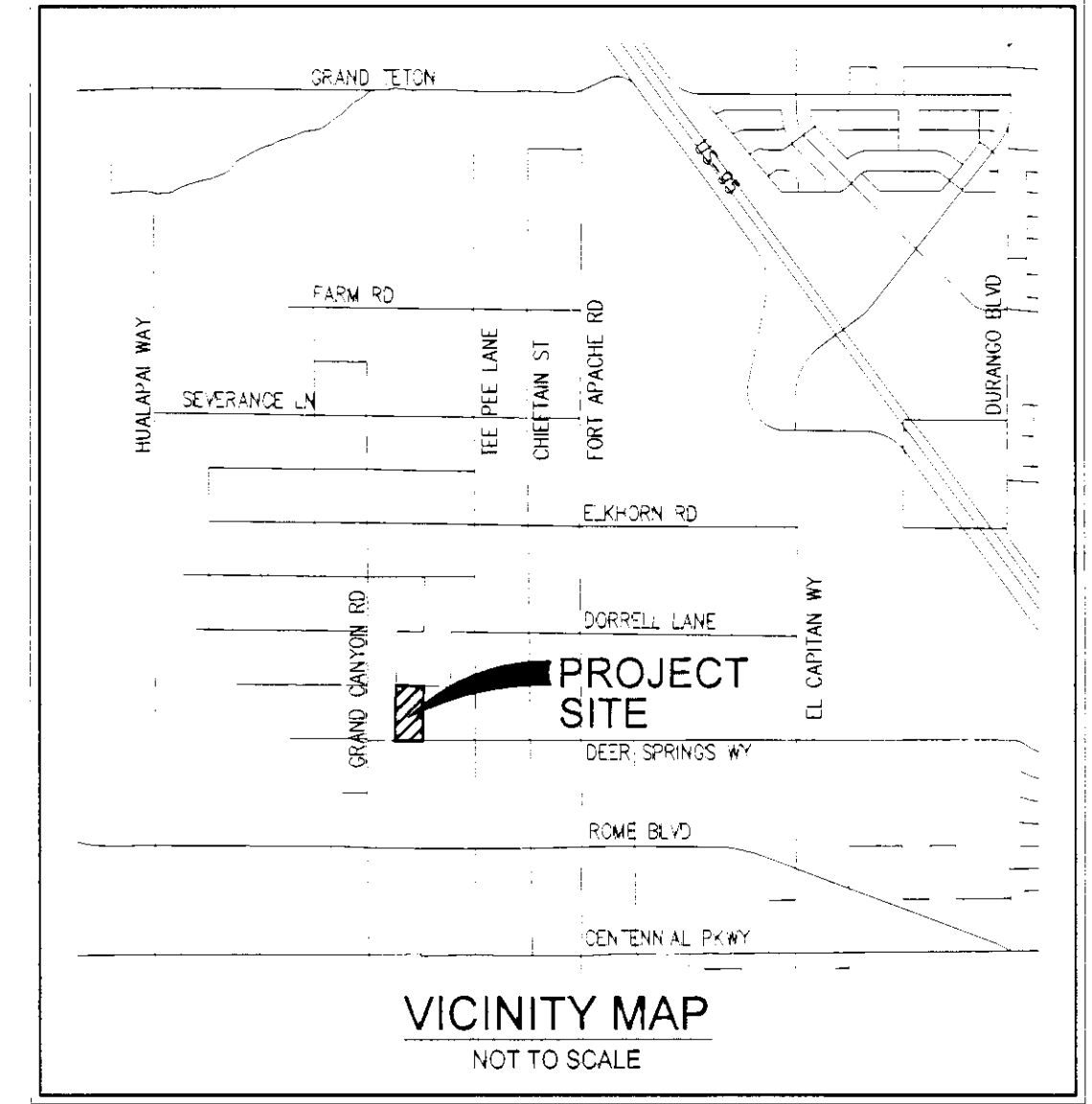
HALEY AVE

DEER SPRINGS WAY

ECHELON POINT DR

TEE PEE LN

DORRELL LN



LEGEND

- PROJECT BOUNDARY
- RNP (RURAL NEIGHBORHOOD PRESERVATION 0 TO 2)
- R - (RURAL DENSITY RESIDENTIAL 2.1 TO 3.5)
- L - (LOW DENSITY RESIDENTIAL 3.6 TO 5.5)
- TC - (TOWN CENTER)
- PF - (PUBLIC FACILITY)

RICHMOND AMERICAN HOMES
DEER SPRINGS/GRAND CANYON
GPA - PROPOSED LAND USE

SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

S 19
T 19
R 60

DATE: 2/24/11
DRAFTER: JDP
DESIGNER:
CHECKED: TJS
PROJECT NO.
RAH1009-001

GPA-1
SHEET 1 OF 1

GPA-41040

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JENSEN ST

GRAND CANYON DR

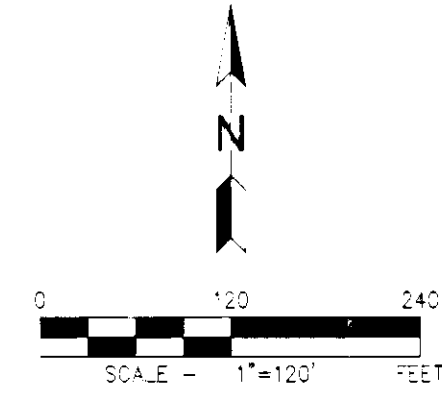
HALEY AVE

DEER SPRINGS WAY

ECHELON POINT DR

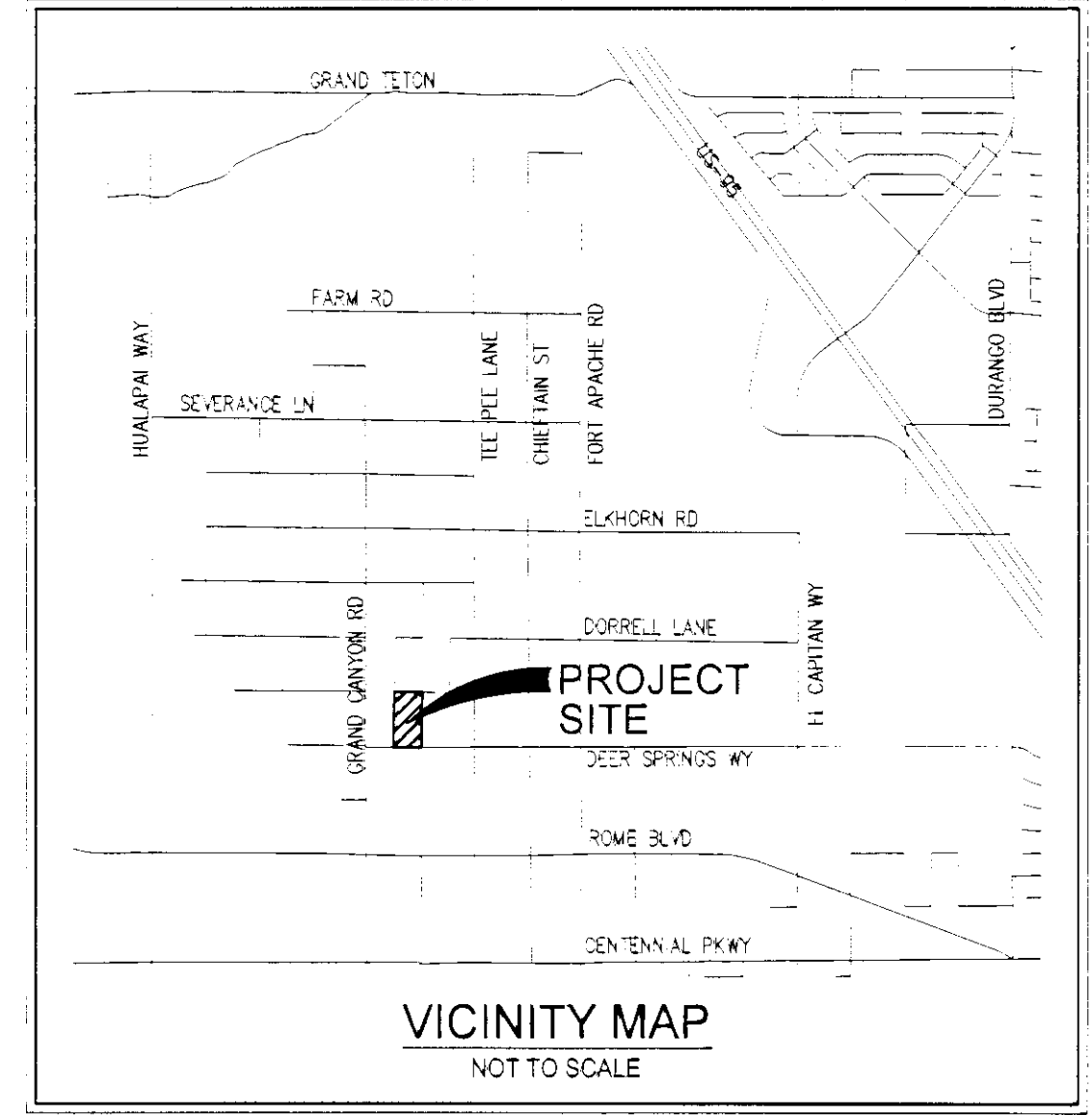
TEE PEE LN

DORRELL LN



LEGEND

- PROJECT BOUNDARY
- RNP (RURAL NEIGHBORHOOD PRESERVATION 0 TO 2)
- R - (RURAL DENSITY RESIDENTIAL 2.1 TO 3.5)
- L - (LOW DENSITY RESIDENTIAL 3.6 TO 5.5)
- TC - (TOWN CENTER)
- PF - (PUBLIC FACILITY)



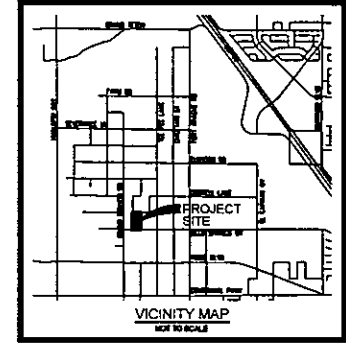
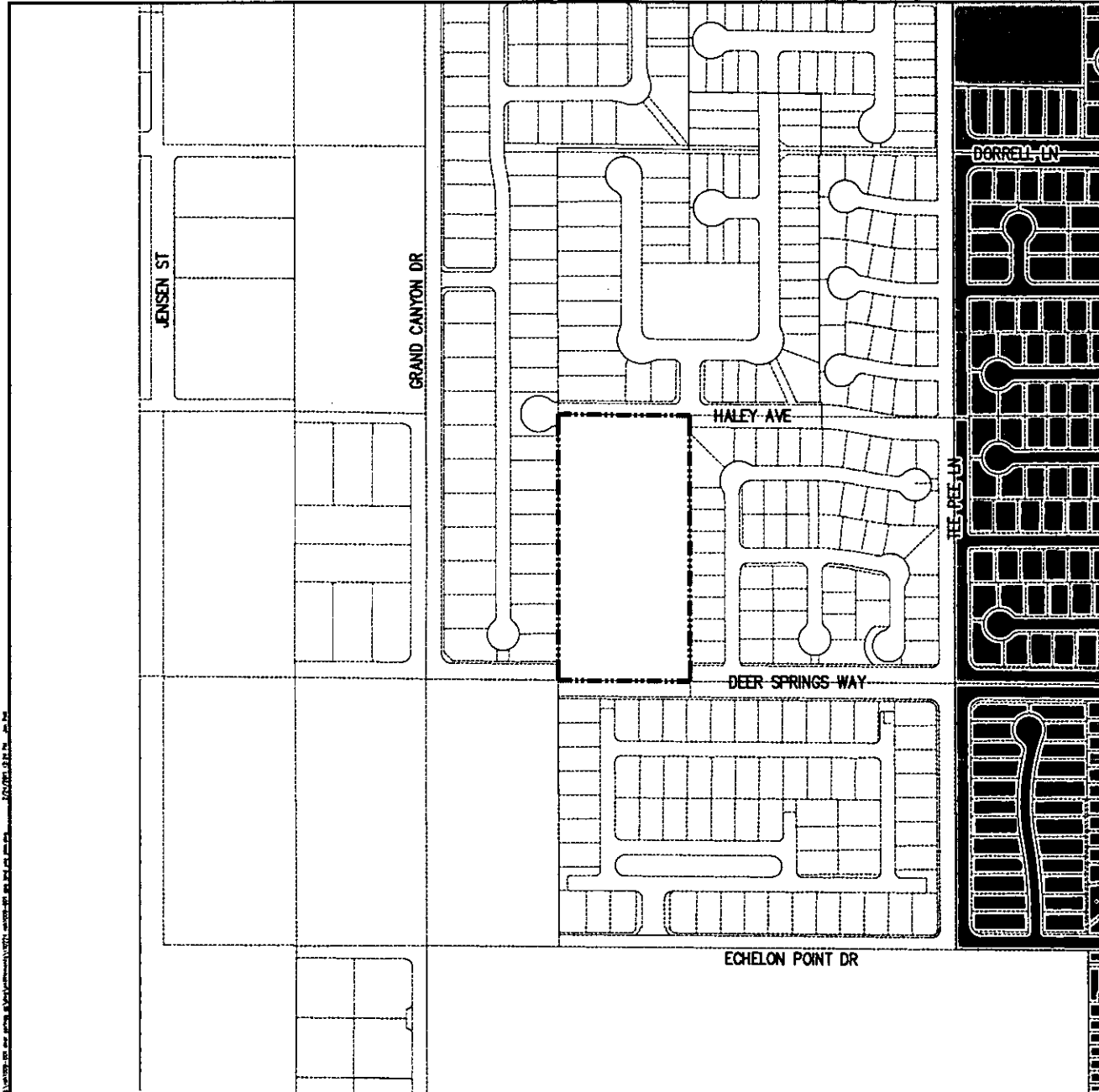
RICHMOND AMERICAN HOMES
DEER SPRINGS/GRAND CANYON
GPA - EXISTING LAND USE

SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

DATE: 2/24/11
DRAFTER: JDP
DESIGNER:
CHECKED: TJS
PROJECT NO.
RAH1009-001

GPA-1
SHEET 1 OF 1

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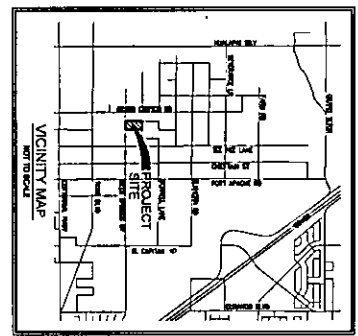
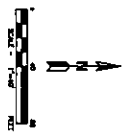
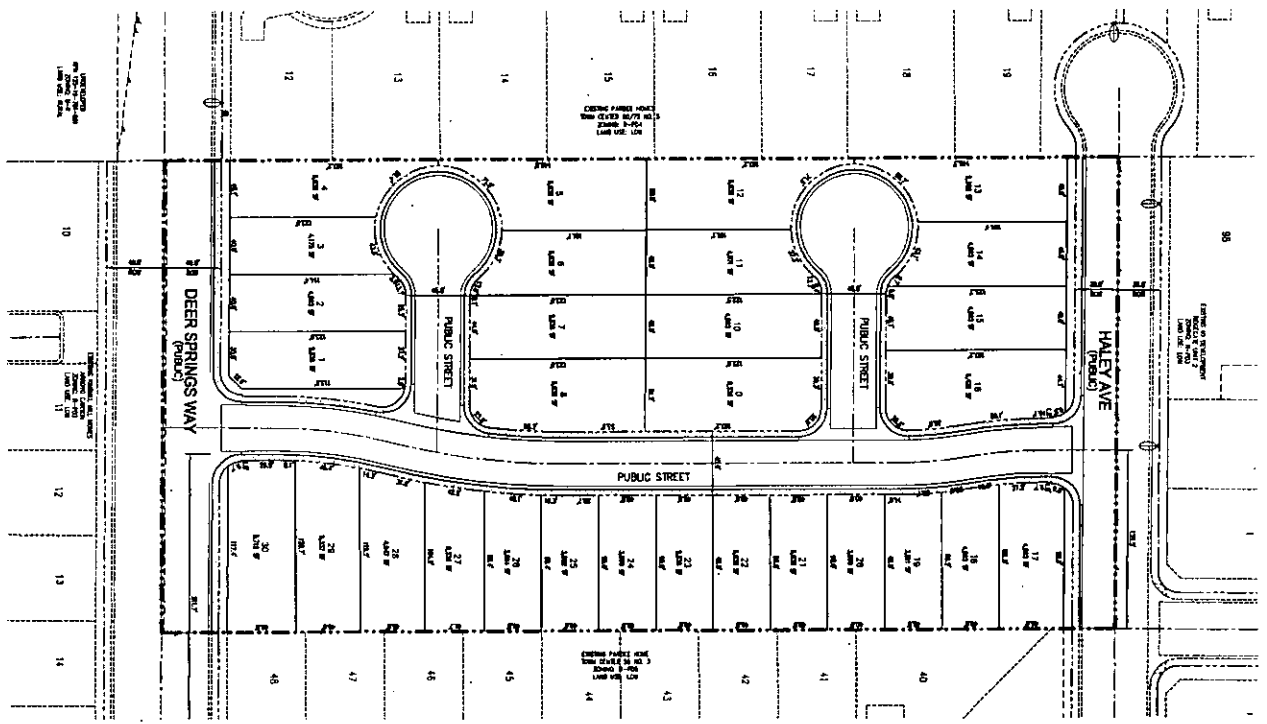
LEGEND

---	PROJECT BOUNDARY
[Pattern]	IMP (PUBLIC IMPROVED HIGHWAY 8 TO 2)
[Pattern]	2 - (PUBLIC RESIDENTIAL 21 TO 25)
[Pattern]	1 - (PUBLIC RESIDENTIAL 26 TO 55)
[Pattern]	10 - (TOWN CENTER)
[Pattern]	11 - (PUBLIC FACILITY)

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SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 2015 S. JARVIS STREET, SUITE 100, LAS VEGAS, NV 89102 PHONE (702) 361-1111 FAX (702) 361-1112	
DATE	1/24/11
BY	JAT
DESCRIPTION	
CITY OF LAS VEGAS, NV	
RICHMOND AMERICAN HOMES DEER SPRINGS/GRAND CANYON GPA - EXISTING LAND USE	
DATE	2/24/11
DESIGNER	JAT
CHECKER	YLS
PROJECT NO.	RAH1009-001
GPA-1 SHEET 1 OF 1	

GPA-41040

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FEB 24 2011

GPA-41040

DATE: 2/29/01 DRAWN BY: JAP CHECKED: JAP PROJECT NO: 15-009-001 PLAN: 1009-001 15-009-001		RICHMOND AMERICAN HOMES DEER SPRINGS/GRAND CANYON SITE PLAN CITY OF LAS VEGAS, NV		NO.		DESCRIPTION		DATE		APP. BY		JAN	

SP-1

SHEET 1 OF 1



SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

4740 S. ARVILLE STREET #204, LAS VEGAS, NV 89118

PHONE (702) 364-0266 FAX (702) 364-0266

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

GPA Application

Report Date 03/02/2011 05:26 PM

Submitted By

Page 1

A/P # 41040 GENERAL PLAN AMENDMENT

<u>Fees</u>	<u>Status</u>	<u>Paid Date</u>	<u>Amount</u>
MAILING LABEL FEE	U		50.00
PROCESSING FEE	U		1000.00
NOTIFICATION & ADVERTISING FEE	U		500.00
NEIGHBORHOOD MEETING NOTIFICATION FEE	U		500.00
<u>Total Unpaid</u>		2050.00	<u>Total Paid</u> 0.00

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

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
980608	HOWE	MICHAEL	P	

<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
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No Log Entries

Darline Reeder

From: Steve Gebeke
Sent: Wednesday, March 02, 2011 12:24 PM
To: Darline Reeder
Cc: Carman Burney
Subject: Refund GPA-41040 and ZON-41041

The applicant is requesting a withdrawal of these apps. Please refund all fees. Thanks.

Steve Gebeke, AICP

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



RAH1009-001

February 28, 2011

City of Las Vegas
Planning Department
333 S. Ranch Drive
Las Vegas, NV 89101

Subject: **Deer Springs/Grand Canyon ZON-41041 and GPA-41040
Withdraw Letter**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this request to withdraw ZON-41041 and GPA-41040.

Should you have any questions regarding this request, please do not hesitate to contact me at (702) 284-5300.

Sincerely,

SLATER HANIFAN GROUP

A handwritten signature in black ink, appearing to read 'Todd Steadham', is written over a horizontal line.

Todd Steadham, P.E.
Associate

CC: Brian Walsh, Richmond American Homes

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

GPA-41040
ZON-41041

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
BUILDING & SAFETY	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

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
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

*** 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



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

GPA-41040 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN ENTERPRISES, LLC - Request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the north side of Deer Springs Way, approximately 300 feet west of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross).

ZON-41041 - REZONING RELATED TO GPA-41040 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN ENTERPRISES, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 5.00 acres adjacent to the north side of Deer Springs Way, approximately 300 feet west of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross).

PLANNING COMMISSION: **APRIL 12, 2011**
CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 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.

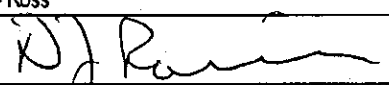
LIST COMMENTS BELOW:

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)						Fees			
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		GPA	\$ 1000.00	\$ 500.00	\$	\$ 1500.00	
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		ZON	\$ 700.00	\$ 500.00	\$	\$ 1200.00	
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☐	☒	Copy of Business License(s)		\$	\$	\$	\$		
☐	☒	If required, copy(ies) of approval letter(s) for	Subtotal:					\$	
☒	☐	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$500.00	—	\$500.00		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$3200.00	
REQUIRED DRAWINGS:									
MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE									
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
SITE PLAN									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					0	
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1	
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1	
☒	☐	All adjacent existing land uses and street names labeled	NOTES: Additional site plans for GPA/ZON request/						
☒	☐	All points of ingress and egress shown							
☐	☒	ADA accessibility requirements shown/labeled							
☒	☐	Parking standard(s) utilized: SFR							
☒	☐	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									
☐	☒	North arrow, scale, and vicinity map	Folded Plans (1 per application):					0	
☐	☒	All property lines and present dimensions labeled	Colored, Rolled Plans:					0	
☐	☒	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					0	
☐	☒	All required parking lot fingers/islands shown	NOTES:						
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover							
BUILDING ELEVATIONS									
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application):					0	
☐	☒	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					0	
☐	☒	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):					0	
☐	☒	8" x 10" photo of original color and material board	NOTES:						
☐	☒	All wall sign locations shown and sizes noted							
FLOOR PLANS									
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application):					0	
☐	☒	North arrow and scale	Rolled Plans:					0	
☐	☒	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					0	
☐	☒	Use of all rooms noted/labeled	NOTES:						
☐	☒	Maximum Occupancy (per I.B.C.)							
☐	☒	Seating Capacity (where applicable)							

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)			
Item Required					
YES	NO				
LOCATION MAP (For GPA, MOD and ZON applications)				GPA/MOD	ZON
☒	☐	North arrow, scale, and vicinity map		Folded Plans:	1
				Rolled Plans:	1
☒	☐	Label existing general plan designations or zoning districts, whichever is applicable, for the subject site and all surrounding areas within 1,000 feet		Reduced Copy:	1
☒	☐	Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site		NOTES: ***NOT A SITE PLAN***	
☒	☐	Show all surrounding sites within a 1,000-foot radius of subject site			
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant / Representative:	Tran Enterprises LLC/ Richmond American Homes		Application Type(s):	General Plan Amendment Rezoning	
APN(s):	125-19-601-008		Application Purpose:	Develop 30-lot R-CL Subdivision	
Location:	330' from NEC of Deer Springs and Grand Canyon		Pre-App. Meeting Date:	2/17/11	
Ward:	6 - Ross		Submittal Deadline:	02/24/11 - no later than 2:00 pm	
Planner's Signature:			Earliest PC / CC Meeting Dates:	04/12/11 PC - 05/18/11 CC (Cycle 4)	
Planner:	Doug Rankin, Planning Manager - 229-5408 Mike Howe, Planner I - 229-6821				
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.					

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



CYCLE
4

Project Name: Deersprings/Grand Canyon GPA ZON

APN(s):	125-19-601-008	Pre-app Date:	02/17/11
Location:	Adjacent to the north side of Deer Springs Way, generally located 330' to the west of Deer Springs WY and Granda Canyon DR	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	6 - Ross	Acres:	4.97
		Time:	3:00 p.m.

Ownership Info:	Tran Enterprises LLC			Last Change of Ownership Date:	10/26/09
	Phone: (702)-	Fax: (702)-	Email:		
Applicant Info:	Richmond American Homes				
	Phone: (702)-	Fax: (702)-	Email:		
Representative Info:	Slater Hanifan Group % Todd Steadham				
	Phone: (702)-284-5300	Fax: (702)-	Email:		

Use:	Existing:	Undeveloped
	Proposed:	Single Family Residential, detached
General Plan:	Existing:	R (Rural Density Residential) - 3.59 DUA
	Proposed:	ML (Medium-Low Density Residential) - 8.49 DUA
Zoning:	Existing:	U (Undeveloped - Rural Density Residential)
	Proposed:	R-CL (Residential Compact Lot)
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

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

Name	Company/Department	Phone	Fax	Email
1. Todd Steadham	Slater Hanifan Group	284-5300		
2.				
3.				
4.				
5.				
6.				
7.				
8. Doug Rankin	CLV - Planning and Development	229-5408		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant requesting to amend the General Plan on 5.06 acres (APN 125-19-601-008) from R (Rural Density Residential) to ML (Medium Low Density Residential) to allow an increase in dwelling unit density from 3.59 units per acre to 8.59 units per acre. The land use adjacent to the north, south, and west is currently R (Rural Density Residential) and L (Low Density Residential) to the east.
2. A request to Rezone the subject site (APN 125-19-601-008) from U-R (Undeveloped - Rural Density Residential) to R-CL (Residential Compact Lot) will accompany this request.
3. The proposed 30 R-CL lots would have a minimum lot size of 3,800 SF and a minimum lot width of 40 feet.
4. The correlating zoning district for the current R (Rural Density Residential) with the smallest allowable lot size and lot width is the R-E (Residence Estates) zoning district, which allows a minimum lot size of 20,000 SF and lot width of 100 feet.
5. The L (Low Density Residential) land use designation allows for 5.49 DUA and the corresponding R-1 (Single Family Residential) zoning district allows a minimum 6,500 SF lot size and 65-foot lot width.
6. There are no discernable development patterns that would support a General Plan Amendment to anything greater than L (Low Density) with a rezoning to R-1 (Single Family); the proposed request constitutes spot zoning as the increase density requires a no congruous zoning district.

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

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

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2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, please be aware of the following:

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

FEB 24 2011

(M4)

4/12/11 PC

Report Date 02/28/2011 10:28 AM

Submitted By

Page 1

A/P # 41040 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 13:29	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

GPA-41040 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN ENTERPRISES LLC - Request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the north side of Deer Springs Way, approximately 300 feet west of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross).

Parent A/P #

Project #	41040	Project/Phase Name	DEERSPRINGS & GRAND CANYON R:M	Phase #	
Size/Area	5.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12519601008

Location

Owner/Tenant

Contact ID AC1712222	Name	TRAN ENTERPRISES L L C	Organization	% N TRAN
Mailing Address P O BOX 27738			State/Province	NV
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89126-1738			Evening Phone	
Day Phone			Mobile #	
Fax				

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

12519601008

Report Date 02/28/2011 10:28 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1654950 ☐ Foreign
Effective Expire
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone (702)617-8412 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 7770 S DEAN MARTIN DR #410
LAS VEGAS, NV 89139-6603
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1712222 ☐ Foreign
Effective Expire
Name TRAN ENTERPRISES L L C
Day Phone Eve Phone Organization % N TRAN
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 27738
LAS VEGAS, NV 89126-1738
Seasonal Addr

Valid From To
Comments No Comments

Report Date 02/28/2011 10:28 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1521462 ☐ Foreign
Effective Expire
Name CHELSEA PELTIER SLATER HANIFAN GROUP
Day Phone (702)284-5300 x Eve Phone Organization
Pager PIN # Position
Fax (702)284-5399 Mobile Profession
E-Mail
Address 5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 02/28/2011 10:28 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
MAILING LABEL FEE	U		50.00
PROCESSING FEE	U		1000.00
NOTIFICATION & ADVERTISING FEE	U		500.00
NEIGHBORHOOD MEETING NOTIFICATION FEE	U		500.00
Total Unpaid		2050.00	Total Paid 0.00

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (GPA) Modified By BSTICKA Modified Date/Time 02/24/2011 13:39
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Application/Petition Form Y Laser Print of Site Plan/Exhibit
- Y Deed and Legal Description Y Statement of Financial Interest
- Y Justification Letter
- Y Does applicant want mailing labels for neighborhood meeting?
- Y Does the applicant want the Planning Department to mail their neighborhood meeting notification?
- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required		Comments				
Z-GPAPTLAB N				983510	02/24/2011 13:29	
Z-ATLETTER N				983510	02/24/2011 13:29	

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

There is no planning condition for this project.

Report Date 02/28/2011 10:28 AM

Submitted By

Page 5

GENERAL PLAN AMEND

General Plan Information

- N Parent Project link required?
N Project of Regional Significance?
N Redevelopment Plan Amendment?

General Plan Sector
CENTENNIAL HILLS

Staff Recommendation

Meeting Information

Meeting Information
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

04/12/2011

PC

SCHEDULED

0

0

0

BSTICKA

02/24/2011

General Plan Amend Grid

Acres

Existing GPD

Proposed GPD

Approved GPD

Approval Date

Comments
Added By

Modified By

4.97

R

ML

BSTICKA

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Description

Entered By

Start

Stop

Hours

No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) Deer Springs/Grand Canyon
 Project Name Deer Springs/Grand Canyon Proposed Use _____
 Assessor's Parcel #(s) 125-19-601-008 Ward # _____
 General Plan: existing R proposed ML Zoning: existing U proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5 Lots/Units 30 Density _____
 Additional Information _____

PROPERTY OWNER Tran Enterprises LLC Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 Dean Martin Drive # 410 Phone: (702) 617-8412 Fax: _____
 City Las Vegas State NV Zip 89139
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

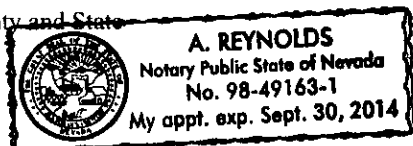
Print Name CHARLIE LAM

Subscribed and sworn before me

This 22nd day of February, 20 11

[Signature]

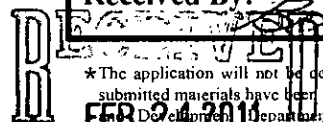
Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA-41049</u>
Meeting Date:	<u>2/12/11</u>
Total Fee:	<u>2,050</u>
Date Received:	<u>2/24/11</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



RAH1009.001

February 24, 2011

Mike Howe
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: Justification Letter for a General Plan Amendment and Zone Change for Deer Springs/Grand Canyon

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZC) application for the subject development.

The site is located at Deer Springs Way and just west of Grand Canyon Drive. The Assessor's Parcel Number is 125-19-601-008. The parcel is approximately 5 gross acres.

The purpose of the GPA request is to revise the General Plan from *Undeveloped Rural* to *Medium-Low* which would allow up to 8.49 dwelling units per gross acre (du/ac). The zoning request would be to change from undeveloped to Residential Compact Lot (R-CL).

The accompanying site plan includes 30 residential lots on the 5 acres, which is 6.0 du/ac. The minimum lot square footage would be 3,800 with a minimum lot width of 40 feet.

The proposed development would provide additional transitional zoning from the Rural Neighborhood Preservation (RNP) area west of Grand Canyon Drive to the City of Las Vegas Town Center Master Planned Area east of Tee Pee Lane. For comparison of the adjacent developments densities, the development to the immediate west has a density of 3.5 du/ac (RPD-4). The development to the east has a density of 5.5 du/ac (RPD-5). The development to the north has a density of 3.5 du/ac (RPD-3). The development to the south is 4.2 du/ac (RPD-4).

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GPA-41040
ZON-41041

The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

It is acknowledged if the zone change is approved to R-CL, that the maximum density would be 8.49 dwelling units per acre. As a part of this application, the applicant is willing to accept a condition of the zoning approval to cap the unit count to 30 residential lots.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

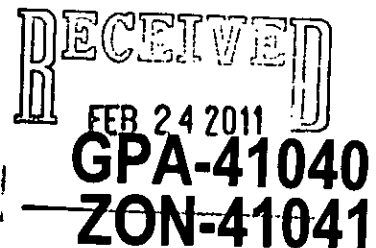
Slater Hanifan Group, Inc.



Todd Steadham, P.E., LEED-AP
Associate

Cc:

Brian Walsh, Richmond American Homes
Chelsea Peltier, SHG





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-41040** APN: 125-19-601-008

Name of Property Owner: Tran Enterprises LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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: _____

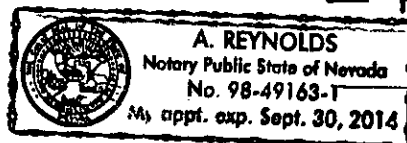
Signature of Property Owner: *Charlie Lam*

Print Name: CHARLIE LAM

Subscribed and sworn before me

This 22nd day of February, 20 11

A. Reynolds
Notary Public in and for said County and State



TRAN ENTERPRISES, LLC**Business Entity Information**

Status:	Active	File Date:	10/22/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0561092009-0
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20091499021	Business License Exp:	Exempt - 003

Registered Agent Information

Name:	P. STERLING KERR, ESQ.	Address 1:	1055 WHITNEY RANCH DRIVE #110
Address 2:		City:	HENDERSON
State:	NV	Zip Code:	89014
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers☒ Include Inactive Officers

Manager - CHARLIE LAM			
Address 1:	POST OFFICE BOX 27738	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89126	Country:	USA
Status:	Active	Email:	
Managing Member - NHU T TRAN			
Address 1:	POST OFFICE BOX 27738	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89126	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20090753674-93	# of Pages:	1
File Date:	10/22/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100086430-34	# of Pages:	1
File Date:	2/10/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100809768-41	# of Pages:	1
File Date:	10/27/2010	Effective Date:	
(No notes for this action)			

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FEB 24 2011

Affix R.P.T.\$0.00

APN: 125-19-601-008

Mail Tax Statements to and
When Recorded Mail To:
Nhu Thi Tran
Post Office Box 27738
Las Vegas, Nevada 89126

Inst #: 200910260004129

Fees: \$15.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #009

10/26/2009 02:28:24 PM

Receipt #: 106584

Requestor:

P STERLING KERR

Recorded By: BRT Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: NHU THI TRAN, an unmarried woman, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to TRAN ENTERPRISES, LLC, a Nevada Limited Liability Company, Series D, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Mount Diablo Meridian, Nevada

T. 19 S., R. 60 E.,
sec. 19, E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$,

Containing 5.00 acres, more or less.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and
2. All leasable and saleable mineral deposits in the land so patented, and to it, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including all necessary access and exit rights.

SUBJECT TO:

1. Valid existing rights;
2. Those rights for water line purposes which have been granted to Las Vegas Valley Water District, its successors or assigns, by right-of-way No. N-62751, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

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

WITNESSES my HAND THIS 21st day of October, 2009.



NHU THI TRAN

STATE OF NEVADA

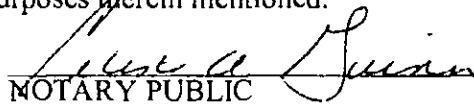
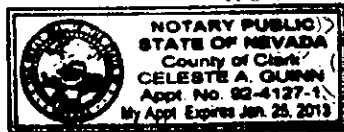
)

)ss.:

COUNTY OF CLARK

)

On this 21st day of October, 2009, personally appeared before me, a Notary Public, in and for said County and State, NHU THI TRAN, known to me to be the person described in and who executed the foregoing instrument who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.


NOTARY PUBLIC

DUPLICATE COPY

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FEB 24 2011

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 125-19-601-008
b.
c.
d.

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 09
b. Explain Reason for Exemption: transfer to a business entity of which grantor is 100% owner.

5. Partial Interest: Percentage being transferred: 100.00 %

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 P. Sterling Kerr, Esq. Capacity Attorney

Signature P. Sterling Kerr, Esq. Capacity Attorney

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

Print Name: Nhu Thi Tran
Address: Post Office Box 27738
City: Las Vegas
State: Nevada Zip: 89126

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

Print Name: Tran Enterprises, LLC,
Address: Post Office Box 27738
City: Las Vegas
State: Nevada Zip: 89126

Nhu Thi Tran, MEMBER

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

Print Name: P. Sterling Kerr, Esq. Escrow #:
Address: 1055 Whitney Ranch Drive, #110
City: Henderson State: NV Zip: 89014

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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FEB 24 2011