



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14323** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

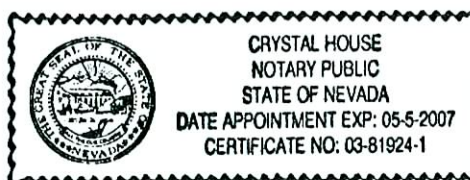
Signature of Property Owner: _____

Print Name: John Yturri Jr

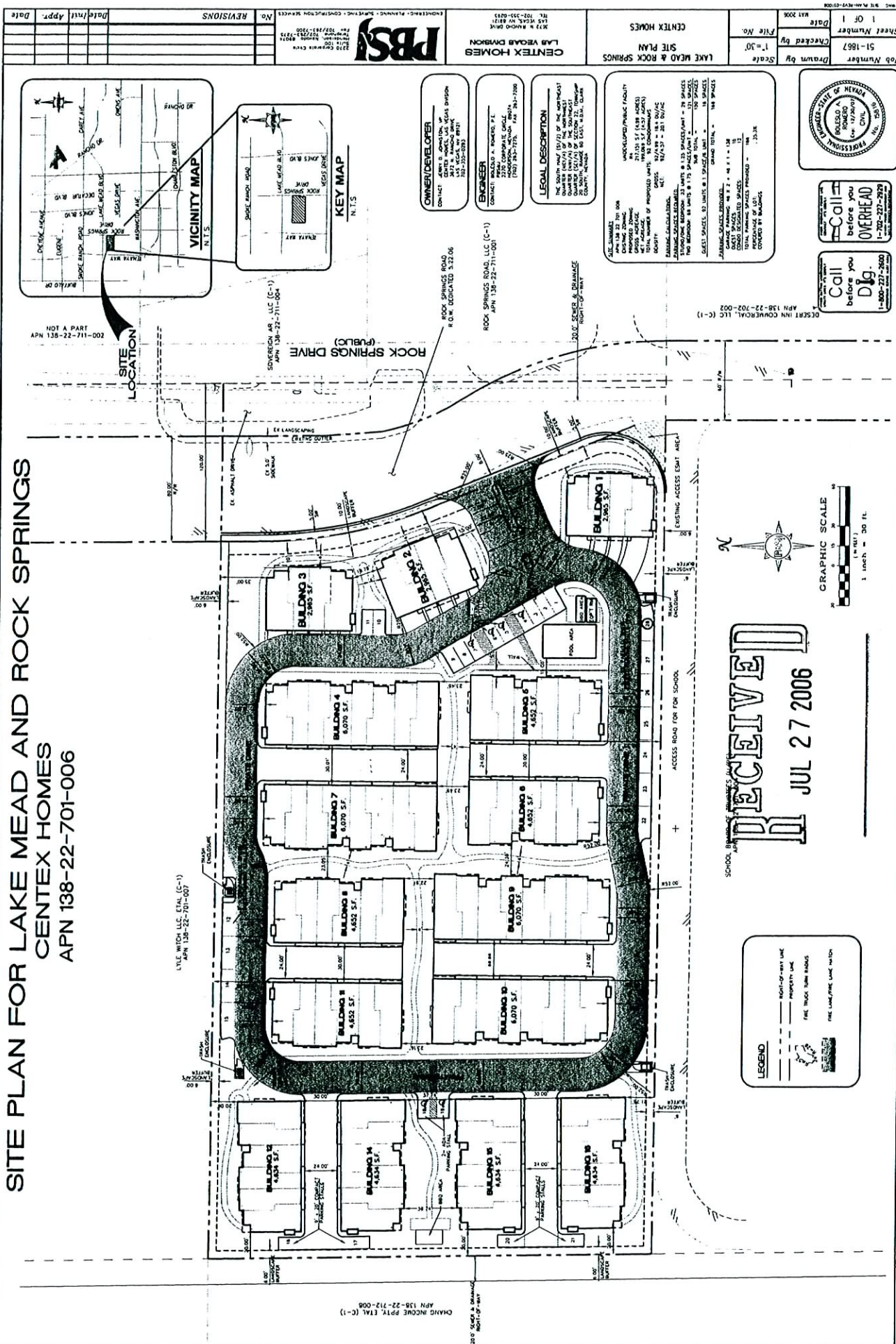
Subscribed and sworn before me

This 12 day of June, 2006

Crystal House
Notary Public in and for said County and State



SITE PLAN FOR LAKE MEAD AND ROCK SPRINGS
CENTEX HOMES
APN 138-22-701-006



PLANT LEGEND

BOTANICAL / COMMON NAME	SIZE
TREES	
BRACHYTHON POPULINUS	24" BOX
BOTTLE TREE	24" BOX
FRAXINUS VELUTINA 'RIO GRANDE'	24" BOX
FAN-TEX ASH	16' BTH
PHOENIX DACTYLIFERA	24" BOX
DATE PALM	24" BOX
PRUNUS CERASIFERA 'ATOPORPORA'	24" BOX
PURPLE LEAF PLUM	24" BOX
PINUS ELIABICA	24" BOX
MONDO PINE	24" BOX
PHOTINIA RUBRA 'LATA'	36" BOX
CHINESE FRAXINUS	20' BTH
RHUS LANCEA	
AFRICAN SIMAC	
WASHINGTONIA ROBUSTA	
MEXICAN FAN PALM	
SHRUBS	
TYT. SHRUB AREA	5 GAL
CASSIA NEMOPHILA	1 GAL
FEATHERY CASSIA	1 GAL
COTONEASTER DAMERI 'CORAL BEAUTY'	1 GAL
RE-ARRIPERY COTONEASTER	1 GAL
DIETES VEGATA	1 GAL
FORTNIGHT LILY	1 GAL
HESPERALOE PARVIFLORA	1 GAL
RED YUCCA	1 GAL
LEGISTRUM TEXANUM	1 GAL
TEXAS PREST	1 GAL
MYRTUS COAGULANS 'COMPACTA'	5 GAL
DWARF MYRTLE	5 GAL
PHOTINIA FRAXEI	5 GAL
PITTIOSPORUM TORBIA 'WHEELER'	5 GAL
WHIPPERS DWARF	5 GAL
PITTIOSPORUM TORBIA 'VARIEGATED'	5 GAL
VARIEGATED TORBIA	5 GAL
PYRACANTHA 'RED ELP'	5 GAL
RED ELP PYRACANTHA	5 GAL
RHAPHIOLEPTIS INDICA 'PINK LADY'	5 GAL
INDIA DWARF Hawthorn	5 GAL
RHAPHIOLEPTIS INDICA 'PINK DANCER'	5 GAL
INDIA DWARF Hawthorn	5 GAL
ROSMARINUS 'JULIUS' CAUPEE	1 GAL
DWARF ROSEMARY	5 GAL
XYLOSMA 'CONGESTUM' COMPACTA'	
DWARF XYLOSMA	
SODIOP DWARF FESCUE	

Conceptual Landscape Plan

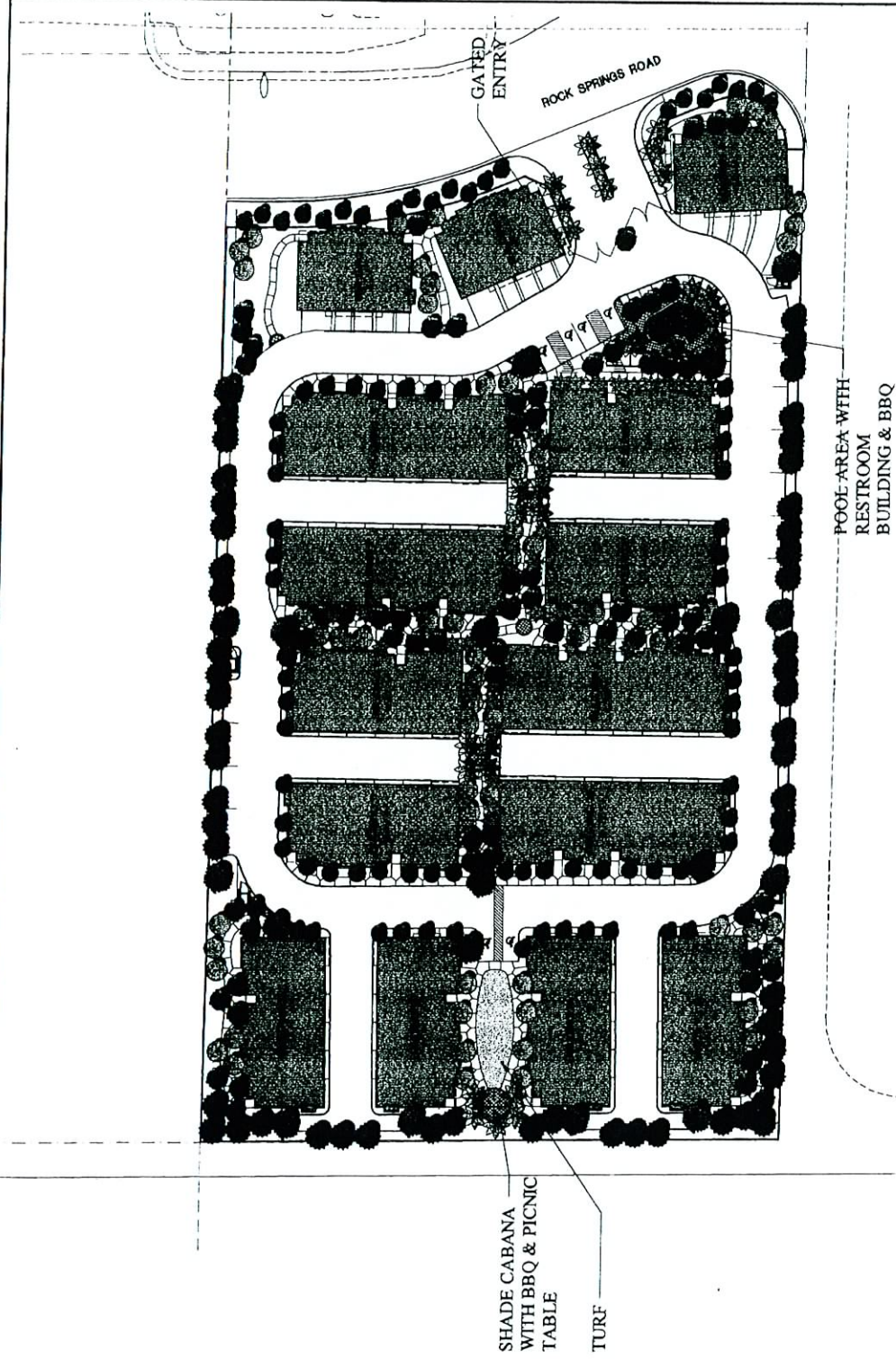
Rock Springs

Centex Homes

City of Las Vegas



NUVIS
LANDSCAPE ARCHITECTURE
11111 W. LAS VEGAS BLVD.
SUITE 200
LAS VEGAS, NV 89135
PH: 702.734.2311
06-231.01 05-19-06

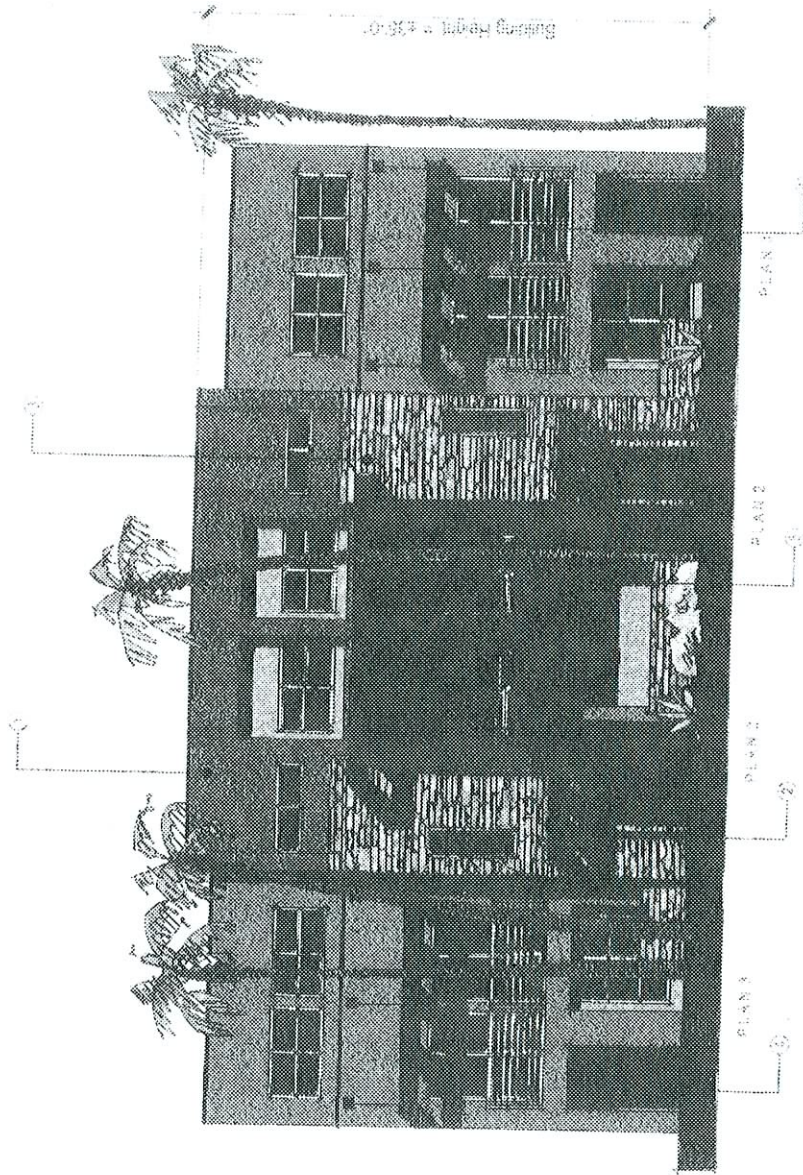


SDR-14323
07/27/06 PC

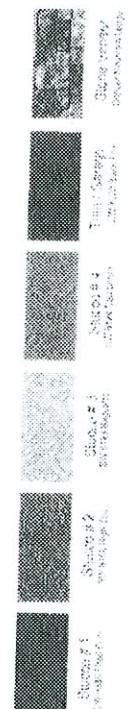
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Building Materials List

- (1) Shingles
- (2) Painted Metal Trim
- (3) Stone Veneer
- (4) Painted Metal Trim
- (5) Building Material
- (6) Metal Handrail



SDR-14323
07/27/06 PC



Conceptual Front Elevation - 4 Plex

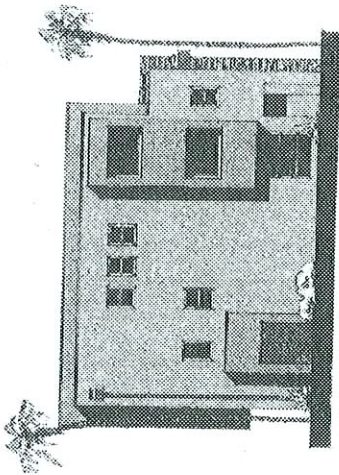
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Lake Mead and Rocksprings :: Centex Homes

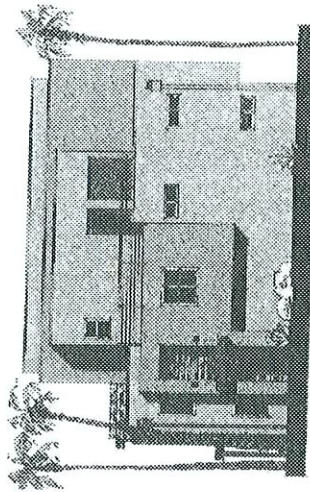
JUN 13 2006

KEY MAP

KTGY GROUP, INC.
 13800 W. MEAD BLVD., SUITE 100, LAS VEGAS, NV 89135
 702.735.1100



Conceival Left Elevation - '4 Plex'



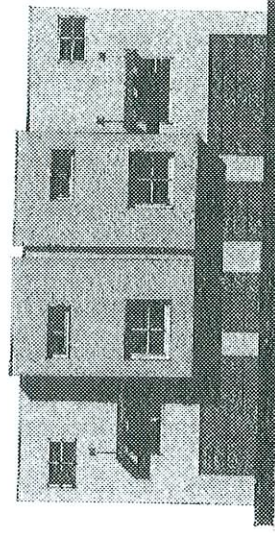
Conceptual Right Elevation - 4plex

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

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JUN 13 2006 Conceptual Rear Elevation-4plex'



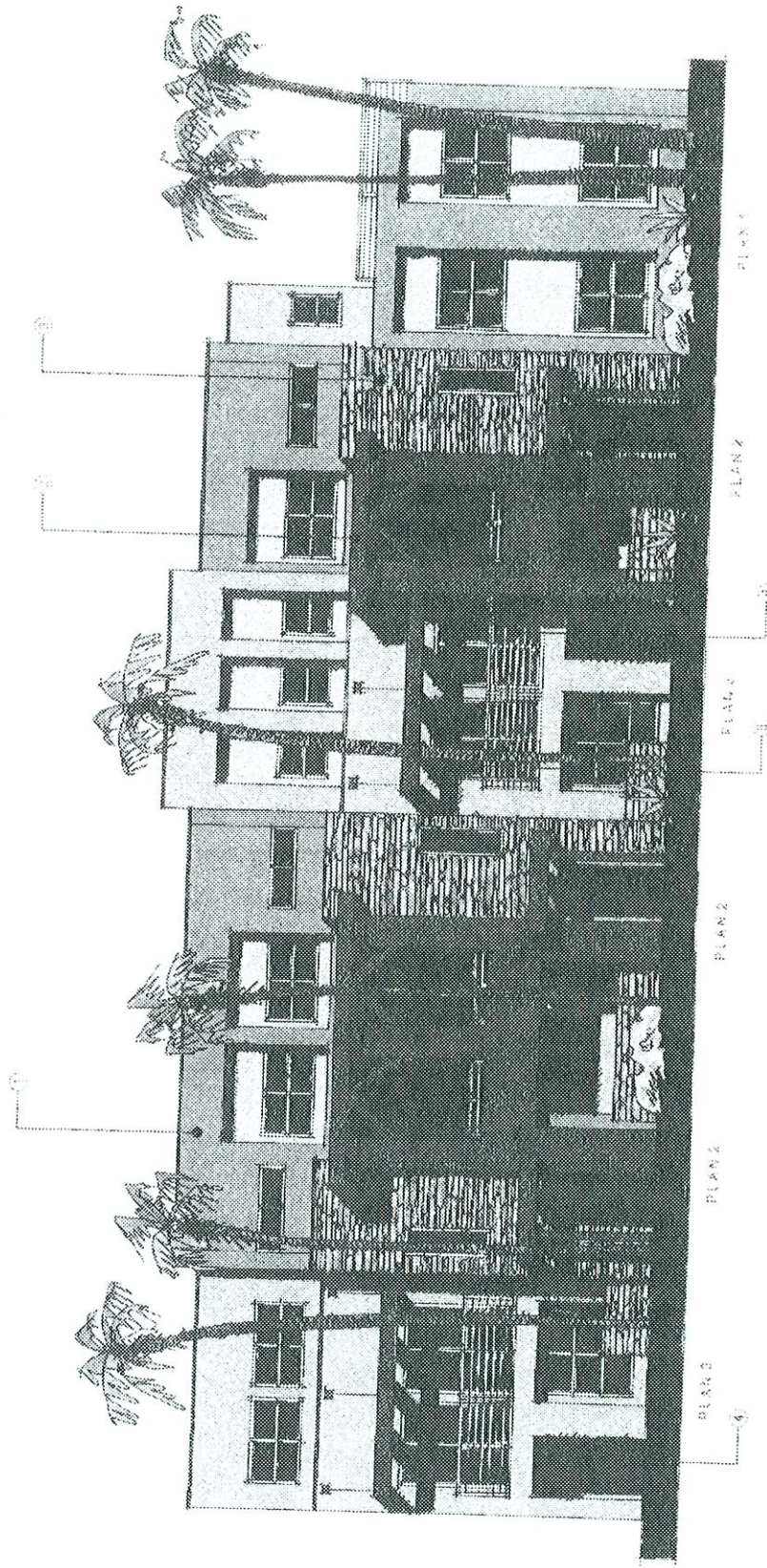
SDR-14323

07/27/06 PC

Advanced Systems Division KTG GROUP, INC.
10000 Wilshire Blvd., Suite 200, Los Angeles, CA 90024
(213) 709-1000

Building Materials List

- ① Stucco
- ② Painted Metal Panels
- ③ Stone Veneer
- ④ Translucent Glass Entry Door
- ⑤ Sliding Glass Door
- ⑥ Metal Handrail



SDR-14323

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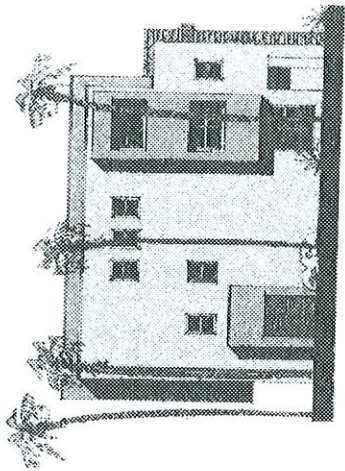
KEY MAP



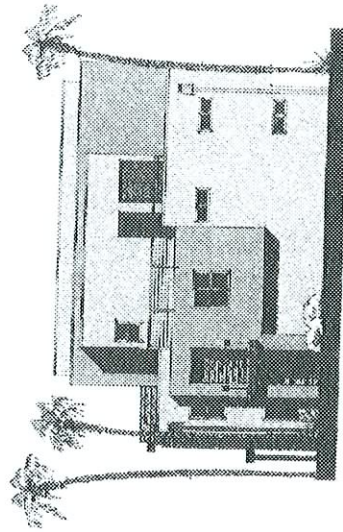
Conceptual Front Elevation - 6 Plex

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

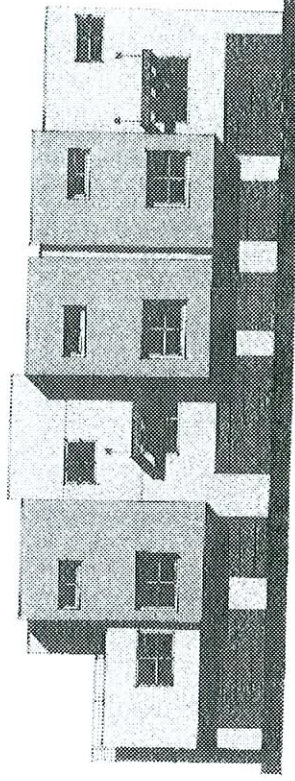
Architect: Planning KTG GROUP, INC.
10000 W. Sahara Ave., Suite 100, Las Vegas, NV 89135
702.735.1100



Conceptual Left Elevation - '6 Plex'



Conceptual Right Elevation - '6 Plex'



SDR-14323

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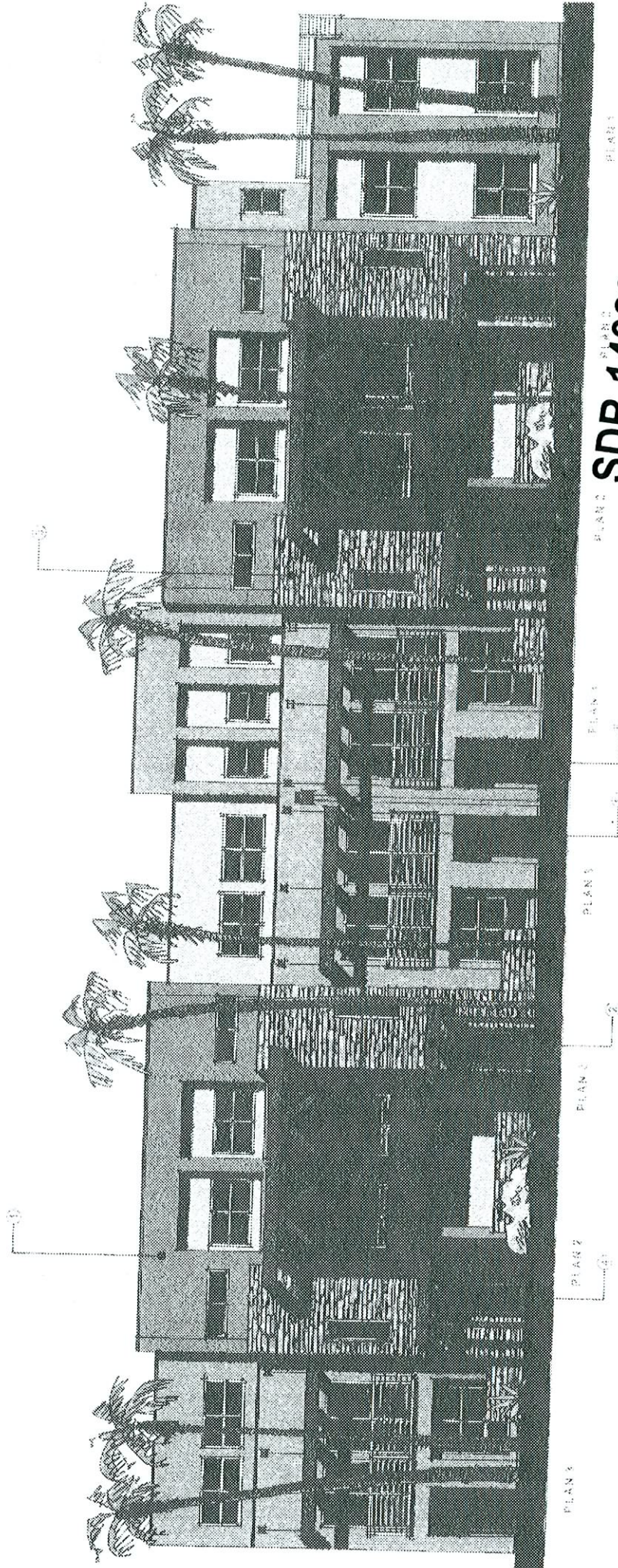
Conceptual Rear Elevation - '6 Plex'

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architectural Planning KTG GROUP, INC.
1000 West Sahara Avenue, Suite 1000, Las Vegas, NV 89106
702.735.1000

Building Materials List

- (1) Stucco
- (2) Painted Metal Siding
- (3) Stone Veneer
- (4) Translucent Glass w/ Baby-Blue
- (5) Stained Glass Door
- (6) Metal Paneling



SDR-14323
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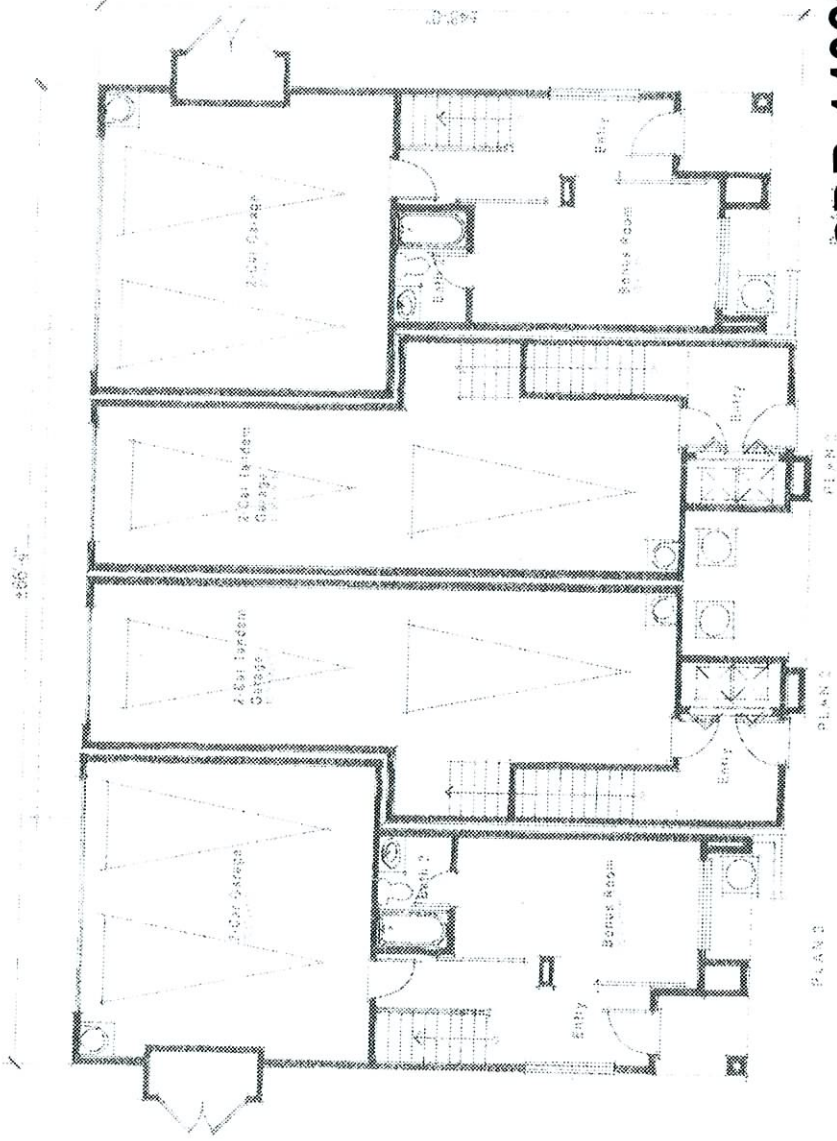
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- Stucco #1 (Painted Metal Siding)
- Stucco #2 (Painted Metal Siding)
- Stucco #3 (Painted Metal Siding)
- Stucco #4 (Painted Metal Siding)
- Stucco #5 (Painted Metal Siding)
- Stucco #6 (Painted Metal Siding)
- Stucco #7 (Painted Metal Siding)
- Stucco #8 (Painted Metal Siding)
- Stucco #9 (Painted Metal Siding)
- Stucco #10 (Painted Metal Siding)
- Stucco #11 (Painted Metal Siding)
- Stucco #12 (Painted Metal Siding)
- Stucco #13 (Painted Metal Siding)
- Stucco #14 (Painted Metal Siding)
- Stucco #15 (Painted Metal Siding)
- Stucco #16 (Painted Metal Siding)
- Stucco #17 (Painted Metal Siding)
- Stucco #18 (Painted Metal Siding)
- Stucco #19 (Painted Metal Siding)
- Stucco #20 (Painted Metal Siding)

Conceptual Front Elevation-'8 Plex'

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

ARCHITECTURAL PLANNING KTGY GROUP, INC.
 10000 W. LAS VEGAS BLVD. SUITE 400 LAS VEGAS, NV 89135



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07/27/06 PC

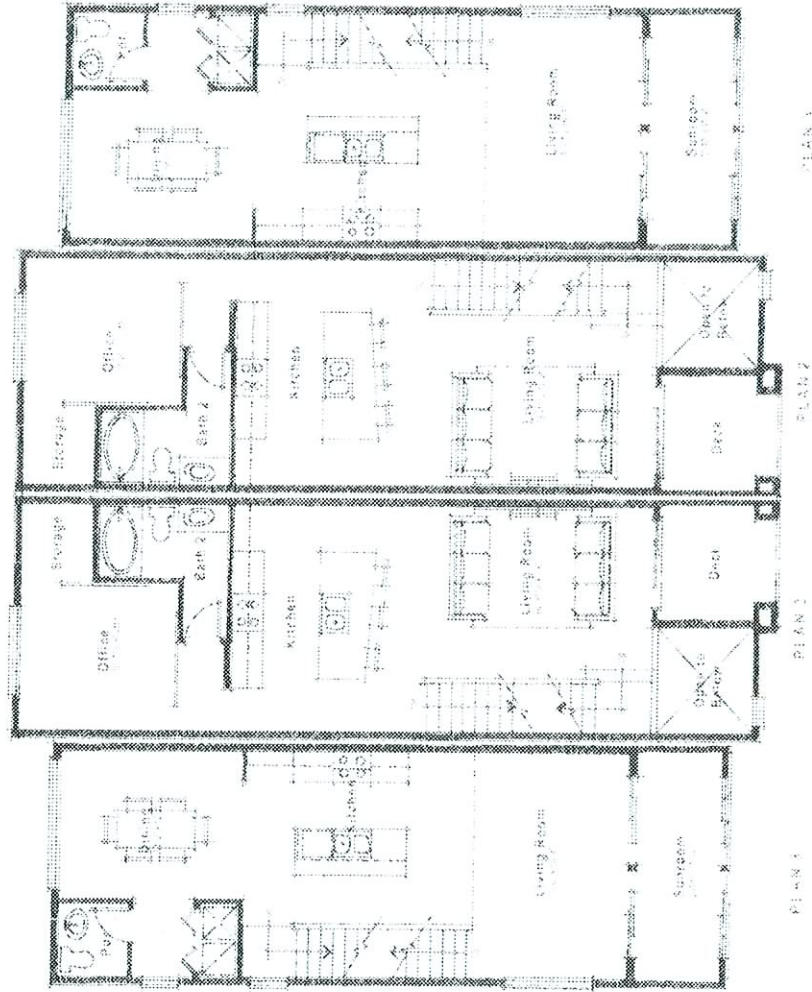
Conceptual Building Composite '4 Plex'

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

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First Floor Plan

Architect: Planning KTCY GROUP, INC.
 4000 S. Las Vegas Blvd., Suite 100, Las Vegas, NV 89119
 702.735.1111

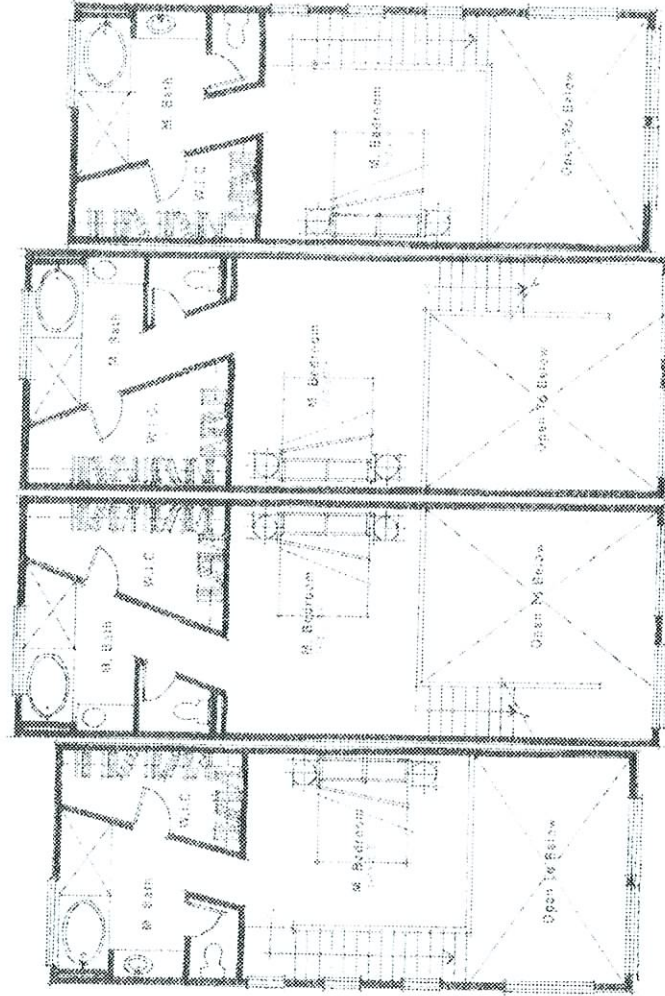


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Conceptual Building Composite '4 Plex'
Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Second Floor Plan



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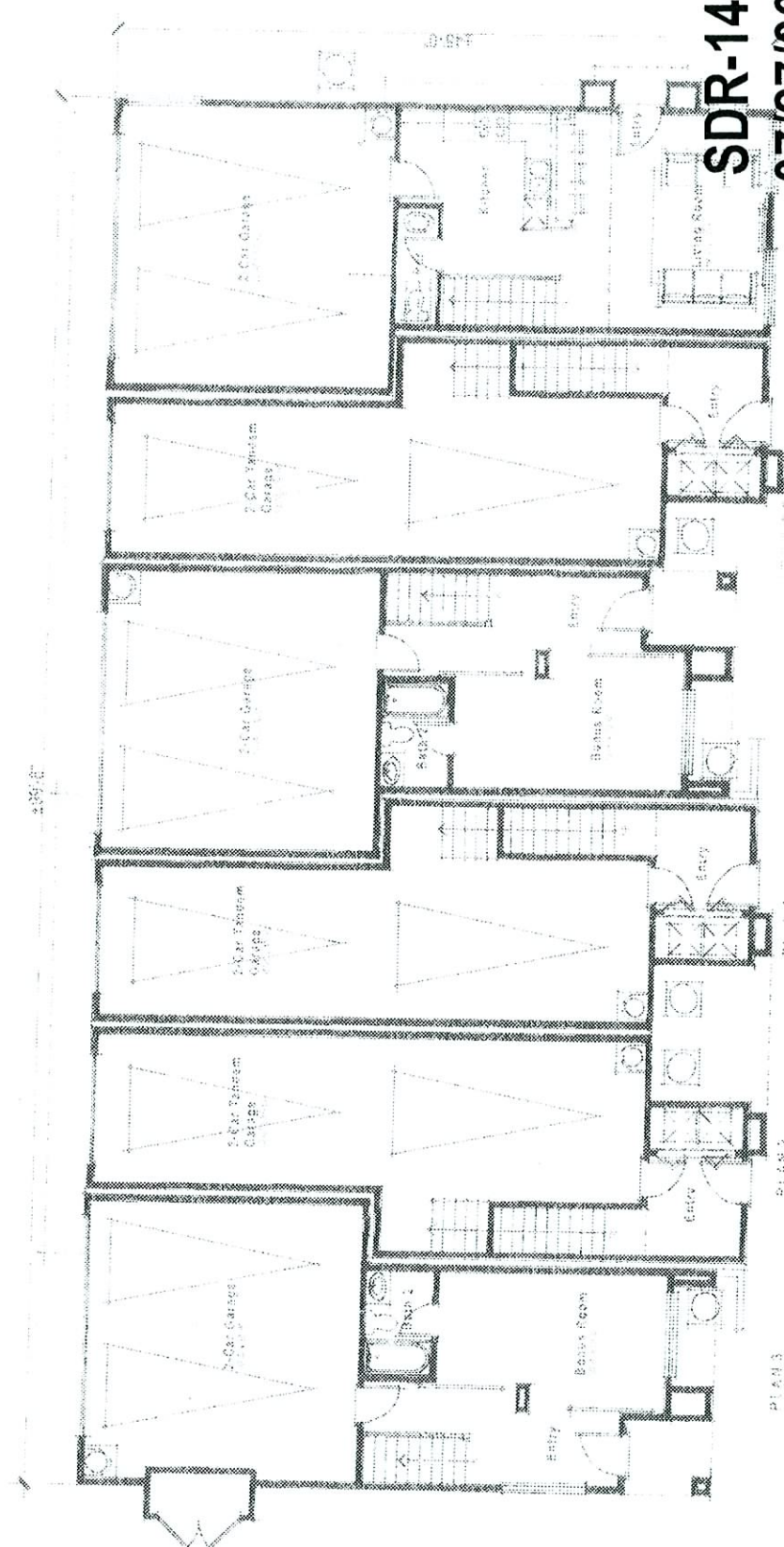
Conceptual Building Composite '4 Plex'

Third Floor Plan

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Atty: Architecture Planning KTG GROUP, INC.
 10000 W. Sahara Ave. Suite 100 Las Vegas, NV 89135

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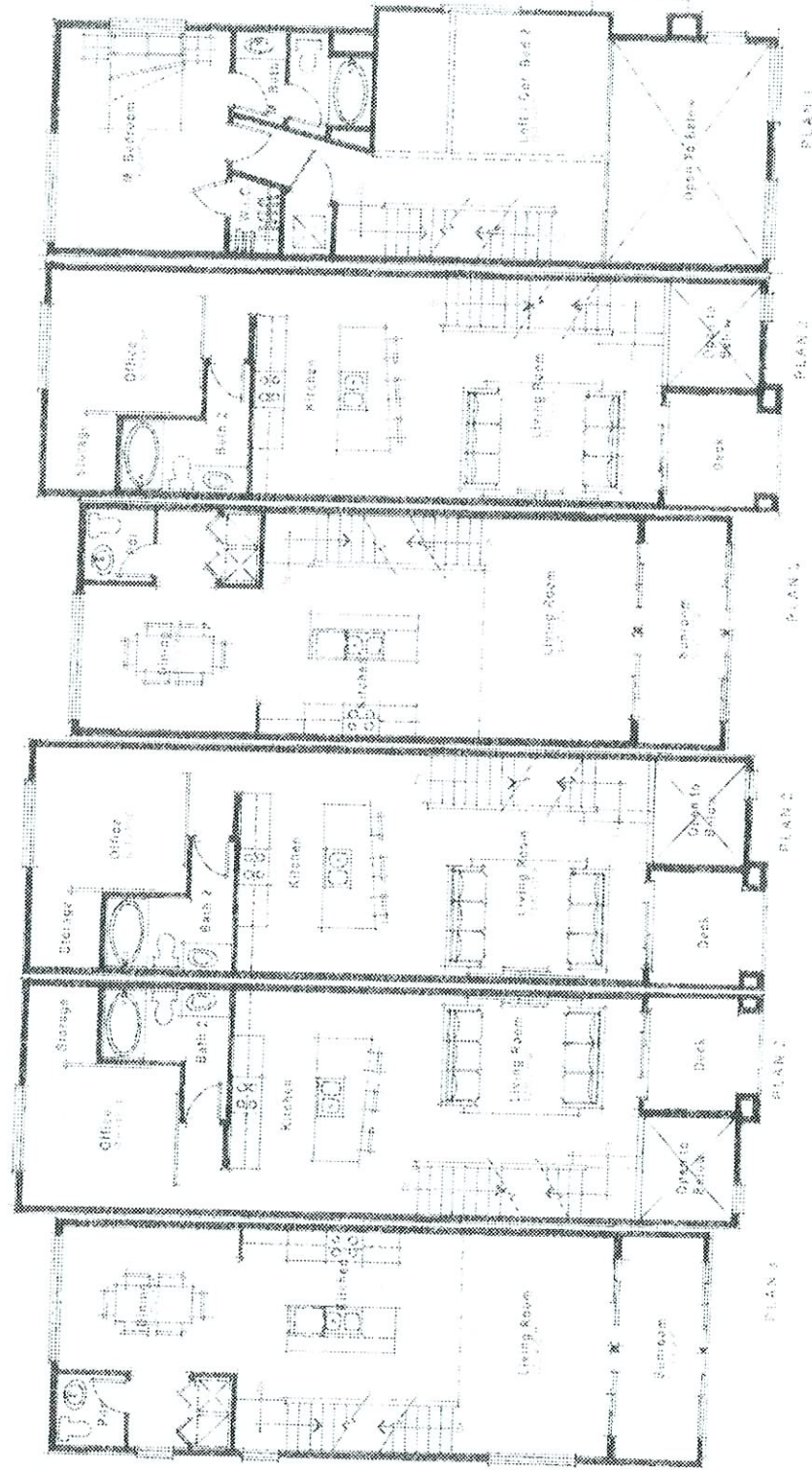
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First Floor Plan

Conceptual Building Composite '6plex'

Lake Mead and Rocksprings :: Centex Homes
 Las Vegas, Nevada

Architectural Planning KTG GROUP, INC.
 10000 Las Vegas Blvd. Suite 1000 Las Vegas, NV 89135
 702.734.4000 FAX 702.734.4001



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Second Floor Plan

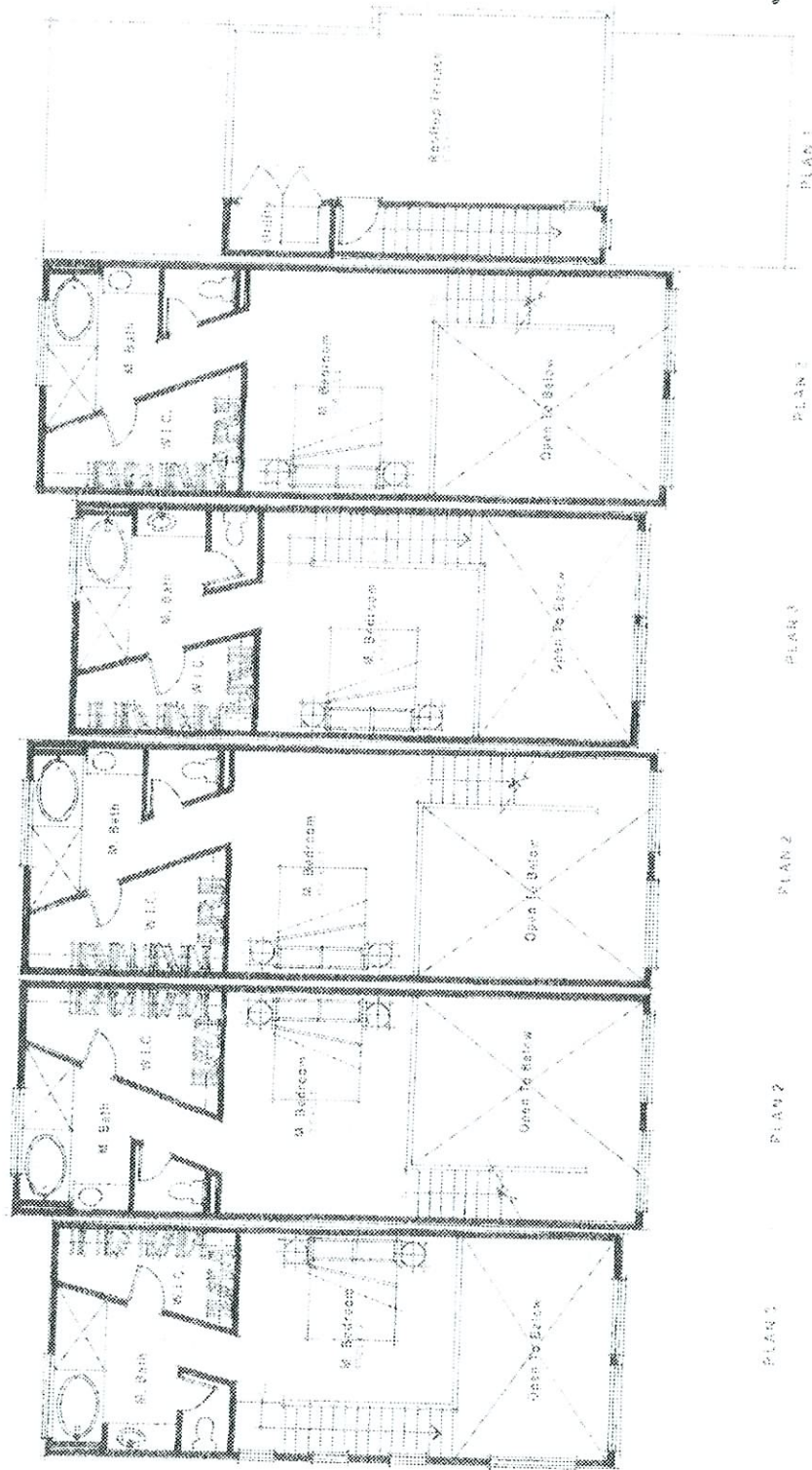
SDR-14323
07/27/06 PC

Conceptual Building Composite '6 Plex'

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architectural & Engineering KTG GROUP, INC.
10000 W. Sahara Ave., Suite 1000, Las Vegas, NV 89135
702.735.1111

KTG GROUP, INC.



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Third Floor Plan

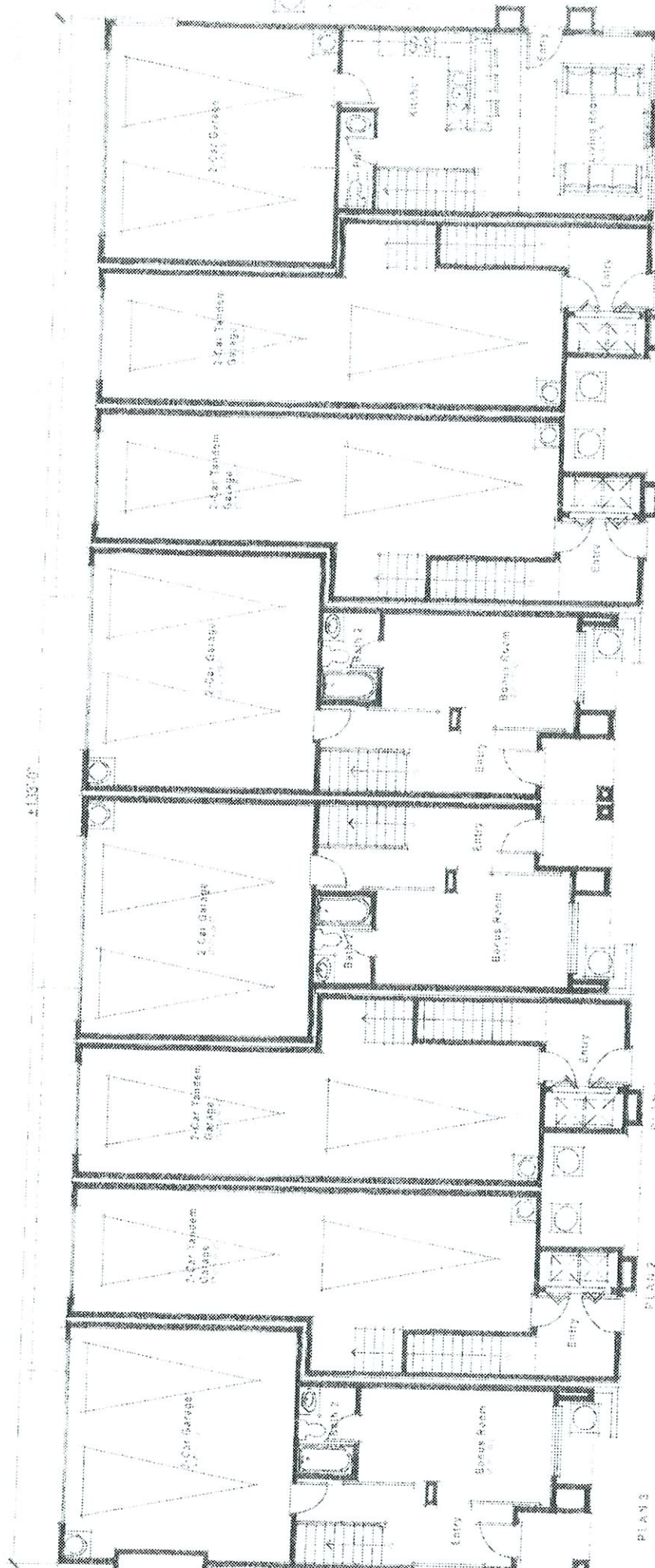
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07/27/06 PC

Conceptual Building Composite '6 Plex'

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architect: Planning, KTGY GROUP, INC.
1000 West 10th Street, Suite 1000, Las Vegas, NV 89103
702.733.1000

KTGY GROUP, INC.



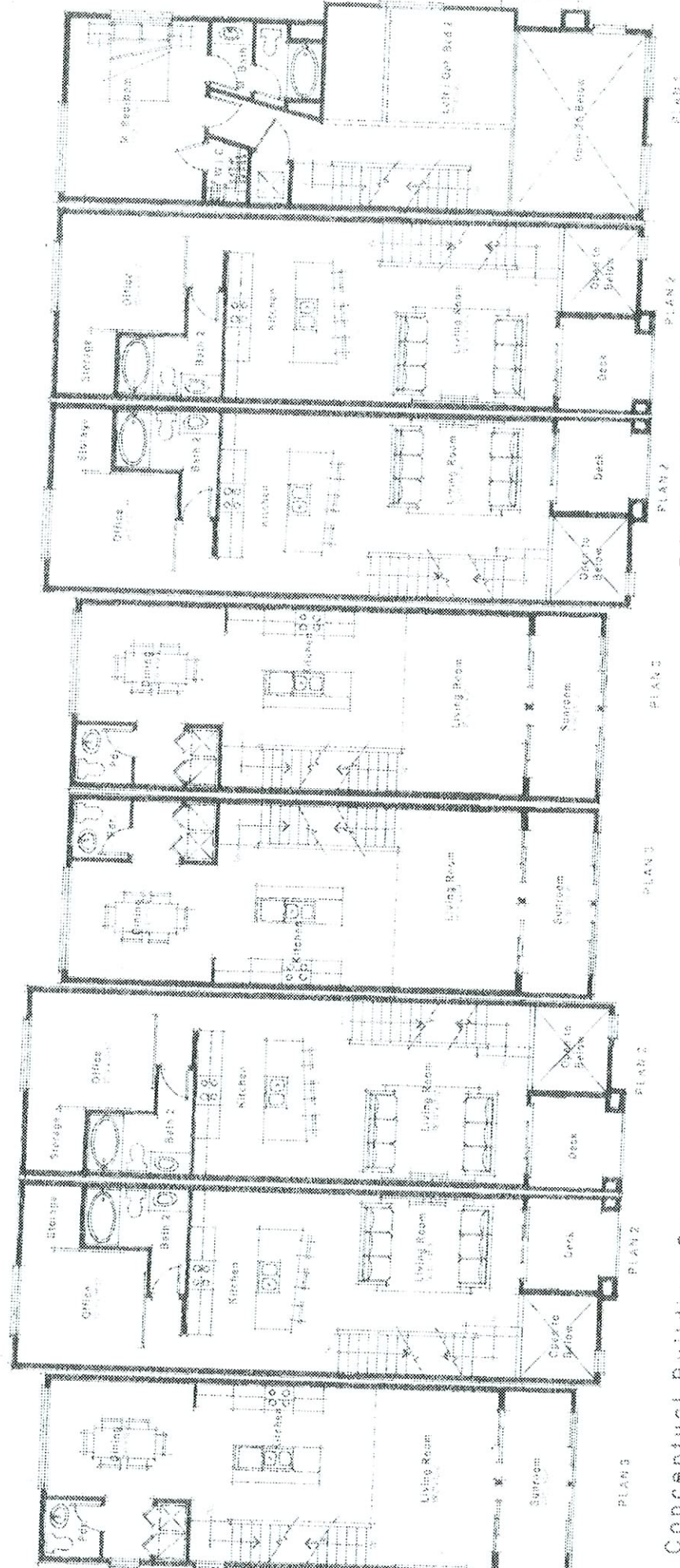
Conceptual Building Composite '8 Plex'

SDR-14323 JUN 13 2006

First Floor Plan

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

Architecture Planning KTOY GROUP INC.
KTOY ARCHITECTS
KTOY GROUP INC.



Conceptual Building Composite '8Plex'

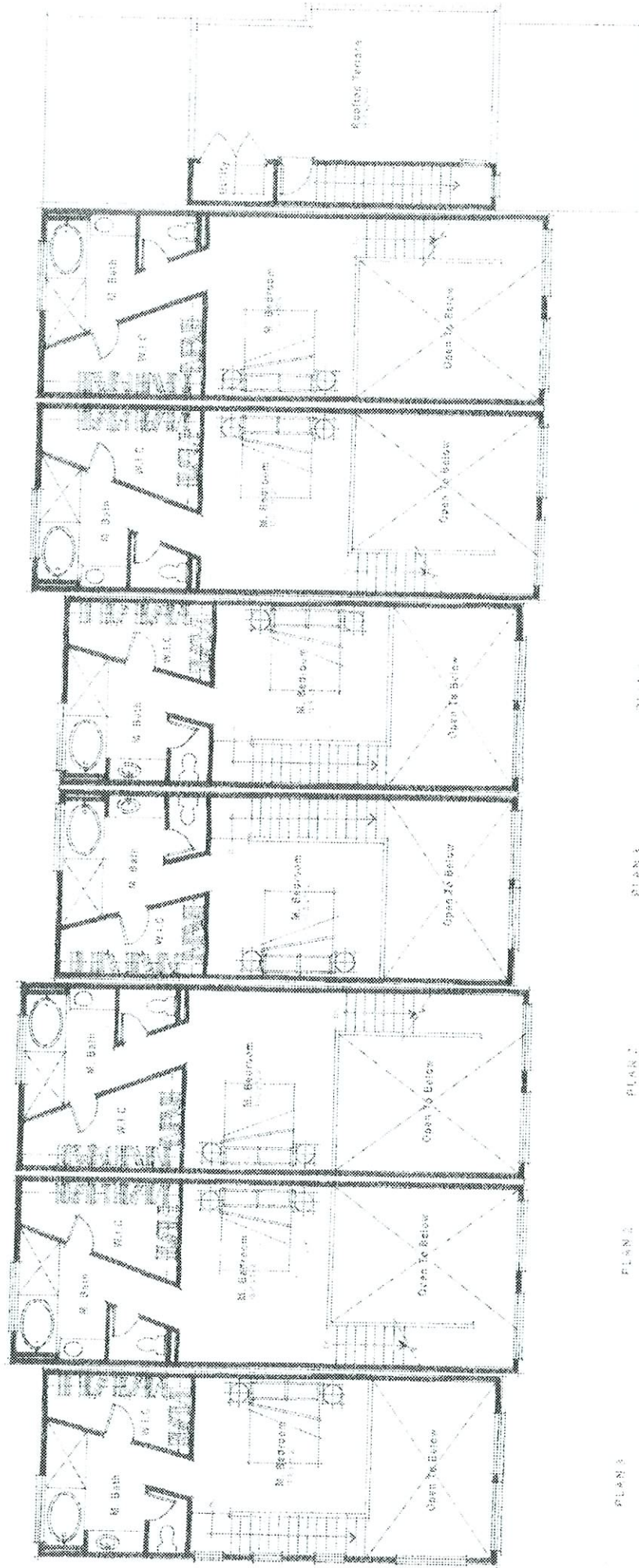
SDR-14323

Lake Mead and Rocksprings :: Centex Homes
Las Vegas, Nevada

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Second Floor Plan

Architecture :: Planning KTG GROUP, INC.
1000 West 10th Street, Suite 100, Las Vegas, NV 89103



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Third Floor Plan

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Conceptual Building Composite '8 Plex'

Lake Mead and Rocksprings :: Centex Homes

Las Vegas, Nevada

Architect: Planning KTG GROUP, INC.

KTGY NA-1000 4324

SDR 14323				
Centex Homes				
WS Rock Springs, S of Lake Mead				
Proposed 91 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	91	5.86	533
AM Peak Hour			0.44	40
PM Peak Hour <i>(heaviest 60 minutes)</i>			0.52	47
Existing traffic on all nearby streets:				
Rock Spings Drive				
Average Daily Traffic (ADT)	15,437			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1235			
Lake Mead Boulevard				
Average Daily Traffic (ADT)	52,844			
PM Peak Hour <i>(heaviest 60 minutes)</i>	4228			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rock Spings Drive	16200			
Lake Mead Boulevard	51700			
This project will add approximately 533 trips per day on Rock Springs and Lake Mead.				
This will increase expected volumes by about 3 percent on Rock Springs and 1 percent on Lake Mead. Rock Springs is at about 95 percent of capacity and Lake Mead is over capacity.				
Based on Peak Hour use, this development will add roughly 47 additional cars into the area; which works out to less than one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-14318, ZON-14321, VAR-14322, VAR-14900 & SDR-14323 - APPLICANT/OWNER: CENTEX HOMES

ADJACENT TO THE WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

JULY 27, 2006 PLANNING COMMISSION

07/12/06



GPA-14318, ZON-14321, VAR-14322, VAR-14900 & SDR-14323 - APPLICANT/OWNER: CENTEX HOMES

ADJACENT TO THE WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE MEAD BOULEVARD

JULY 27, 2006 PLANNING COMMISSION

07/12/06



GPA-14318, ZON-14321, VAR-14322, VAR-14900 & SDR-14323 - APPLICANT/OWNER: CENTEX
HOMES

ADJACENT TO THE WEST SIDE OF ROCK SPRINGS DRIVE, APPROXIMATELY 300 FEET SOUTH OF LAKE
MEAD BOULEVARD

JULY 27, 2006 PLANNING COMMISSION

07/12/06