



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-13524

Case Number: _____ APN: 125-36-302-001

Name of Property Owner: Tom Jurbala

Name of Applicant: Red Vista Development

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: _____

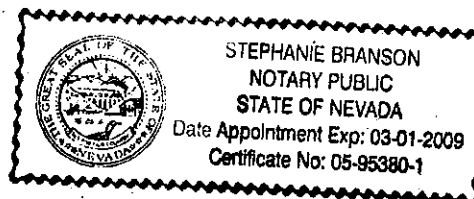
Signature of Property Owner: _____

Print Name: Tom Jurbala

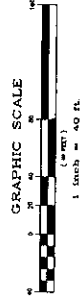
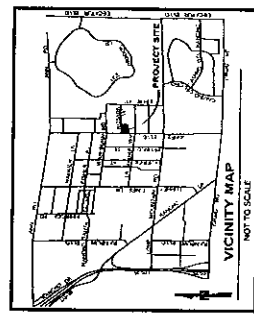
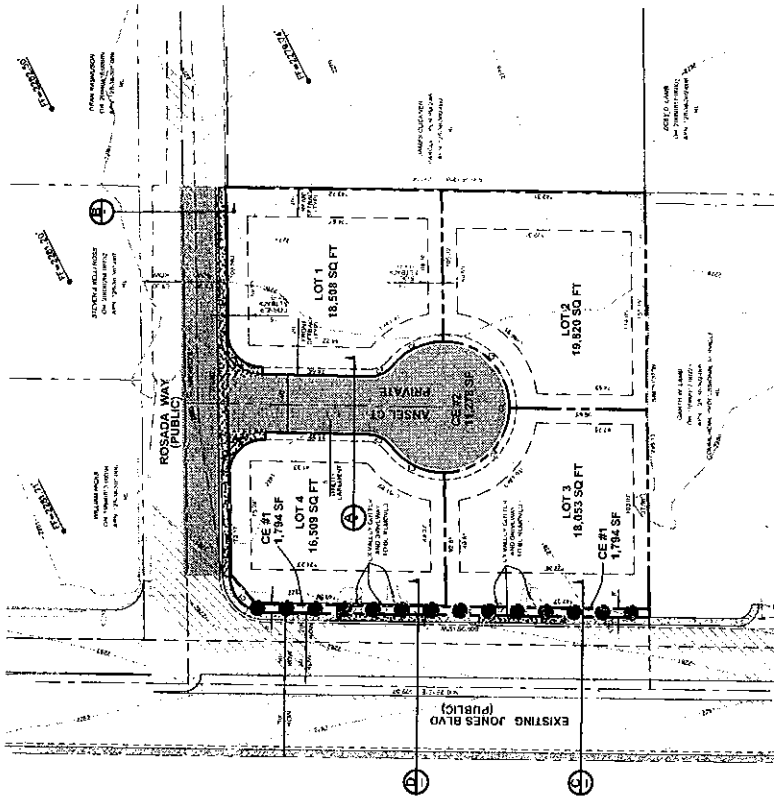
Subscribed and sworn before me

This 3rd day of May, 2006

Stephanie Branson
Notary Public in and for said County and State



**SITE DEVELOPMENT PLAN REVIEW
FOR THE RESIDENCES AT JONES/ROSADA**
APN #125-36-302-001
BEING A PORTION OF SECTION 32, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



PLANT LEGEND

SYMBOL	DTF	SPICES	COMMON NAME	SIZE	SPACING
	N/A	ADAPTA	ADAPTA	ADAPTA	ADAPTA

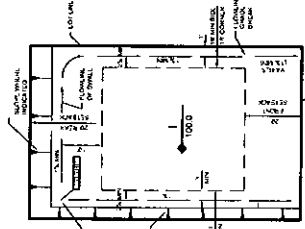
PROJECT DATA

APPROVAL NO.	125-36-302-001
APPROVAL DATE	08/08/2006
APPROVAL BY	CLARK COUNTY
APPROVAL FOR	RESIDENCES AT JONES AND ROSADA
APPROVAL BY	CLARK COUNTY
APPROVAL FOR	RESIDENCES AT JONES AND ROSADA

ENGINEER
JAMES AND ROSADA
RESIDENCES AT JONES AND ROSADA
#125-36-302-001

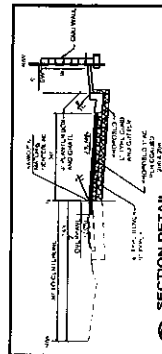
OWNER / DEVELOPER
JAMES AND ROSADA
RESIDENCES AT JONES AND ROSADA
#125-36-302-001

LEGAL DESCRIPTION
THE SOUTHERLY CORNER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING A PORTION OF THE LAND DESCRIBED IN THE DEED OF TRUST DATED 08/08/2006, RECORDED IN THE CLERK'S OFFICE OF CLARK COUNTY, NEVADA, BOOK 125, PAGE 302-001.

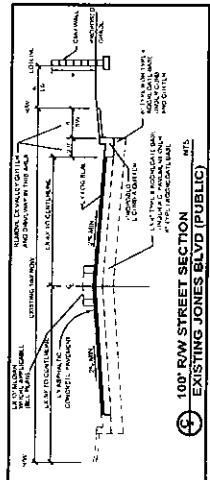


TYPICAL LOT GRADING SCHEMATIC

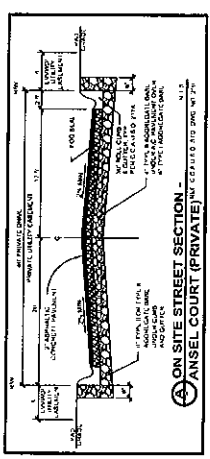
BASIS OF BEARING
THE BASIS OF BEARING FOR ALL LINES IS THE NORTH ARROW SHOWN ON THE PLAN. THE NORTH ARROW IS BASED ON THE NORTH ARROW SHOWN ON THE PLAN.



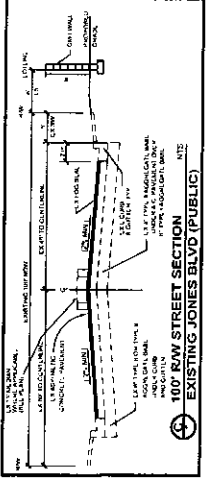
SECTION DETAIL - ROSADA WAY



100' RW STREET SECTION - EXISTING JONES BLVD (PUBLIC)



ON SITE STREET SECTION - ANSEL COURT (PRIVATE)



100' RW STREET SECTION - EXISTING JONES BLVD (PUBLIC)

NO. REVISIONS		DATE		DRAWN BY		CHECKED BY		FILE NO.	
1		08/08/2006		JAMES AND ROSADA		JAMES AND ROSADA		125-36-302-001	

PEAR DEVELOPMENT SERVICES
125-36-302-001
RESIDENCES AT JONES AND ROSADA
#125-36-302-001

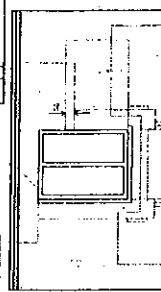
RECEIVED
JUN 08 2006
CLARK COUNTY

ENGINEER'S SEAL
SCALE 1"=40'

SHEET NUMBER
1 OF 1

JOB NUMBER
125-36-302-001

ZON-13520 VAR-13521
WVR-13523 SDR-13524
REVISED 06/22/06 PC

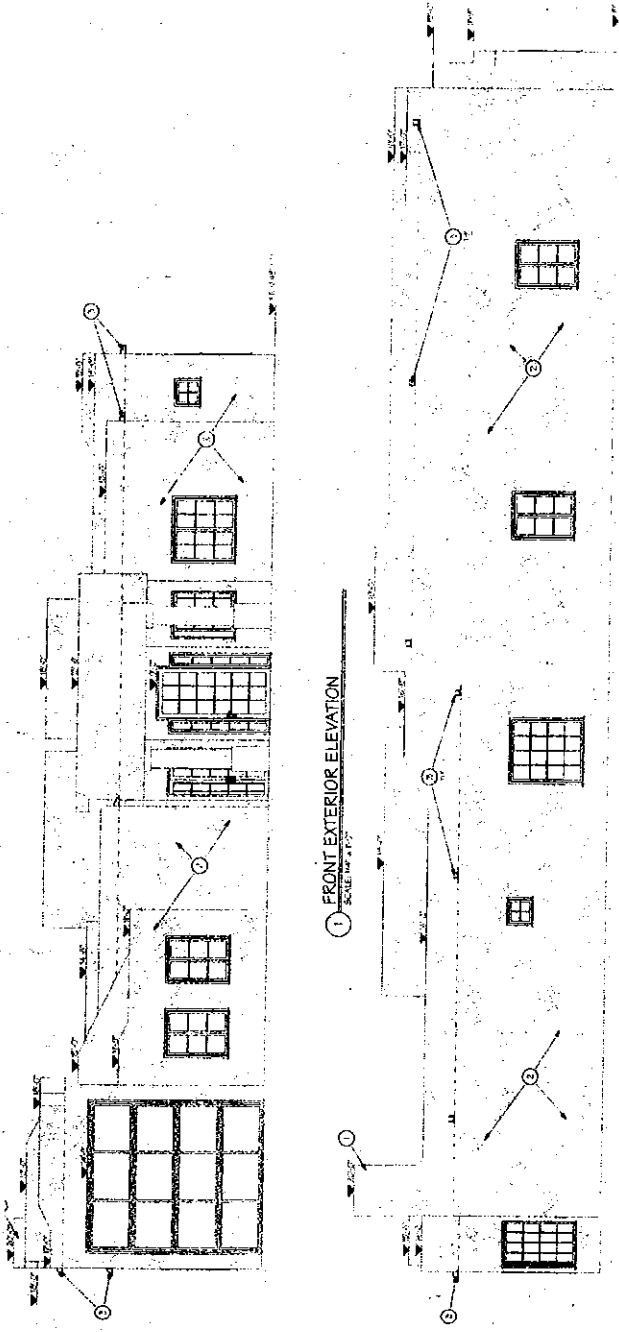
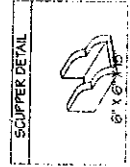


ELEVATION NOTES

1. ELEVATION SHOWN TO CENTERLINE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

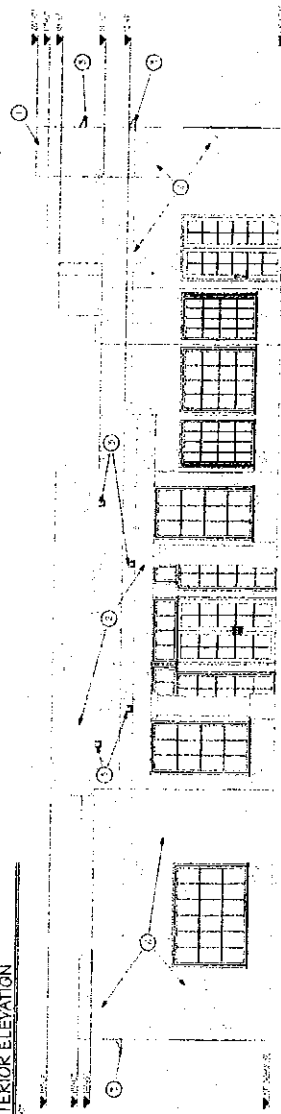
ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

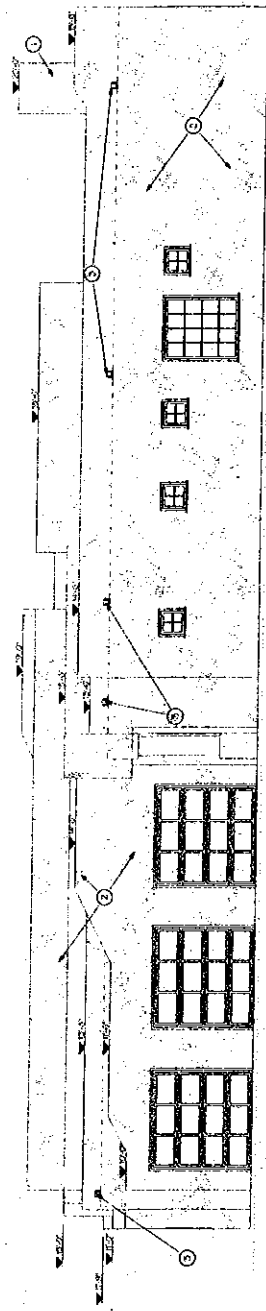


1 FRONT EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

2 LEFT EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



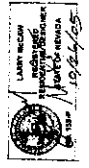
3 REAR EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



4 RIGHT EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
MAY 09 2006

SDR-13524
06/22/06 PC



DLORAME & ASSOCIATES
ARCHITECTURAL DESIGN
BY DESIGN AND ASSOCIATES
1000 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
FAX: 702.735.1112

RED VISTAS DEVELOPMENT
LA SCALA LOT 24 CUSTOM HOME
688 LASCAJA DRIVE
MESQUITE, NEVADA

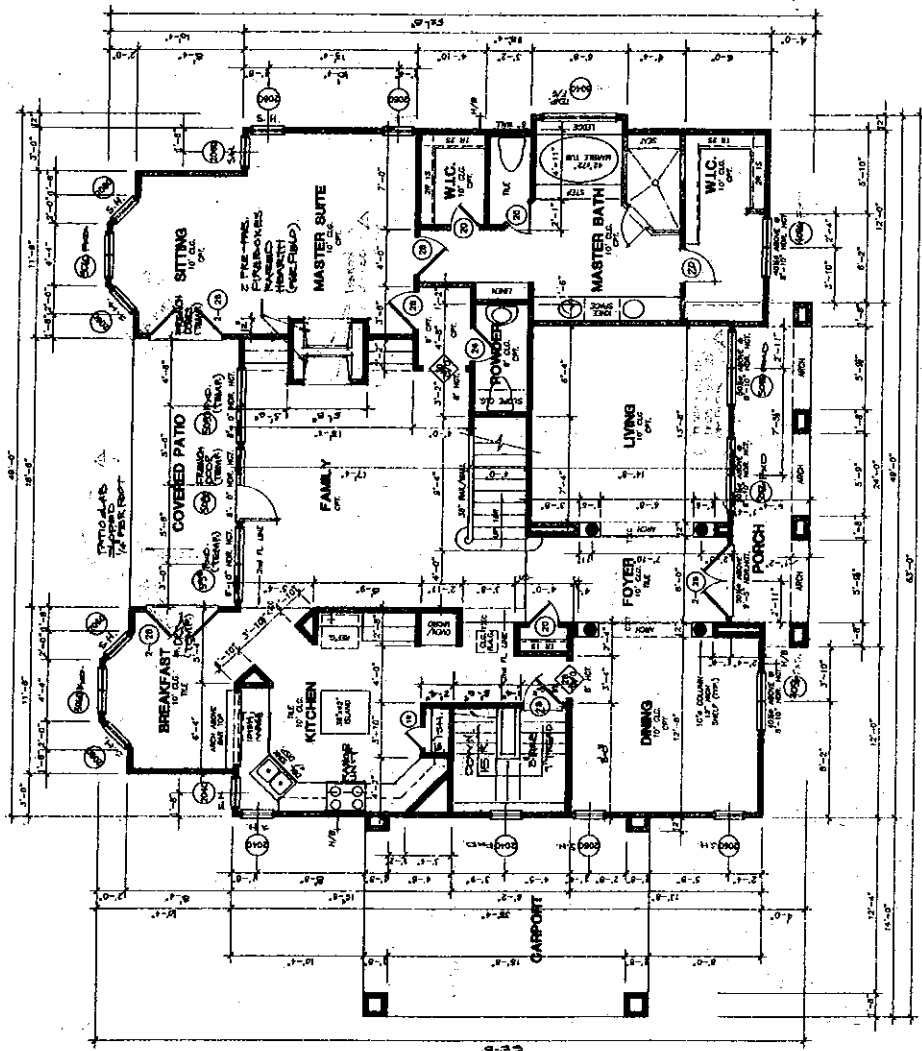
LARRY MCLEAN
REGISTERED
ARCHITECT
NO. 1984405
SCOTTDALE, AZ 85260
PH: 480.808.0885

PROJECT
NO. 13524
DATE: 06/22/06
SHEET: 1 OF 1

ELEVATION
A8.1

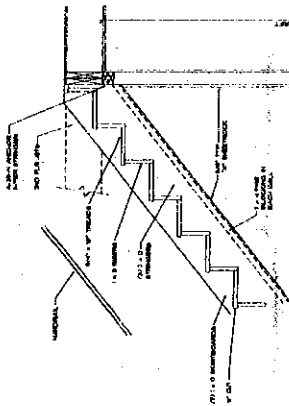
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SDR-13524
06/22/06 PC



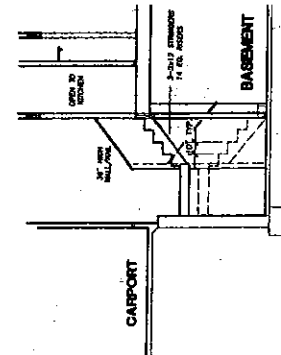
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT: SDR-13524
 a. Stairways shall have a minimum of 36" clear height.
 b. Stairways shall be 36" to 38" inches above nosing of tread and be
 c. The nosing portion of all handrails shall not be less than 1-1/4 inches nor
 more than 2 inches in cross-sectional dimension. Handrails projecting from
 the wall shall be 1-1/2 inches in diameter. Handrails shall be 1-1/2 inches
 in diameter. Ends of handrails shall be rounded or shall have rounded terminations or
 handrails or handrails or shall be rounded on the first floor.



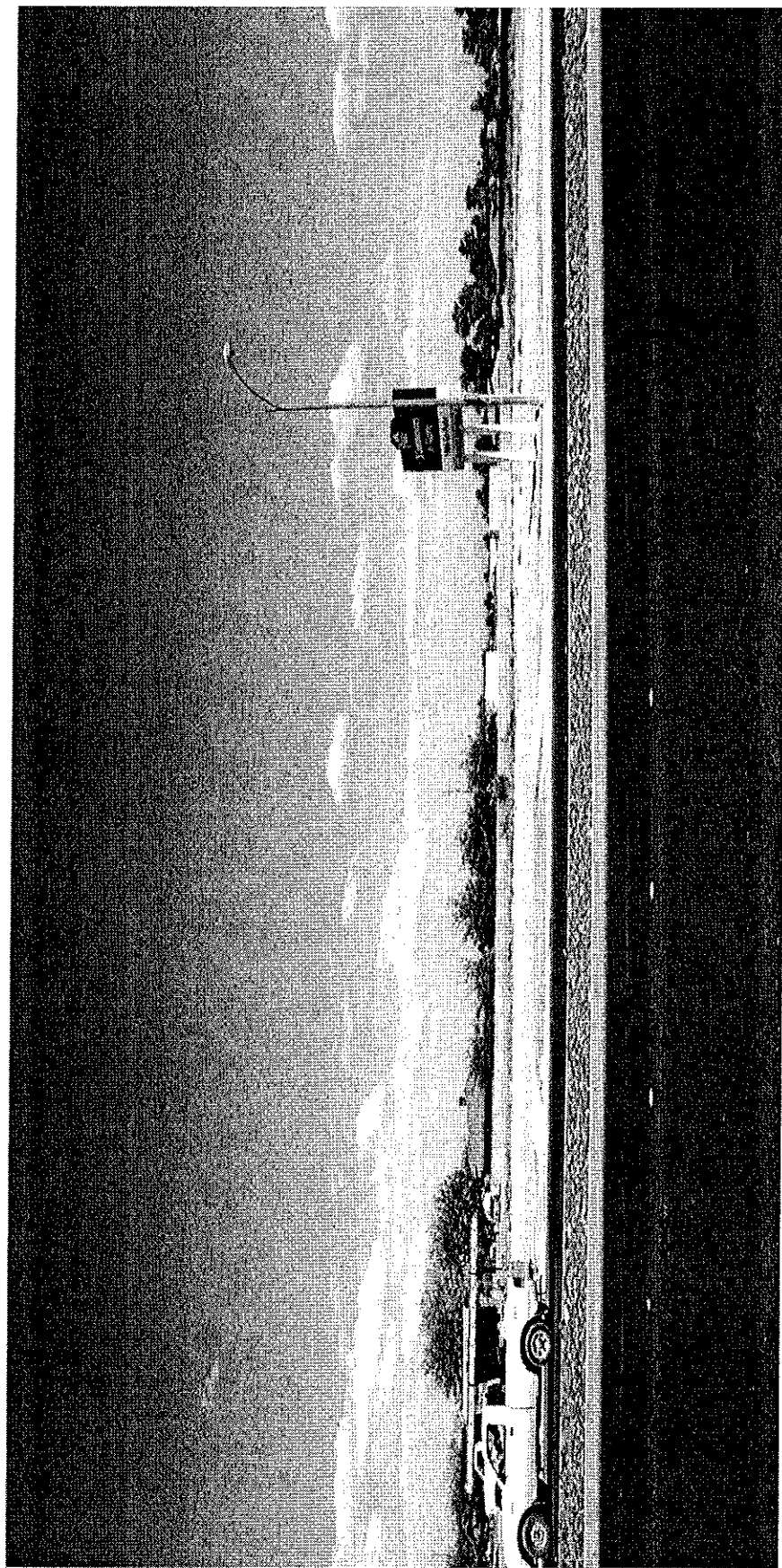
NOTE:
 HANDRAILS SHALL BE 1-1/2" IN DIAMETER, FINISHED WITH AN ANTI-CORROSION FINISH. HANDRAILS SHALL BE 1-1/2" IN DIAMETER, FINISHED WITH AN ANTI-CORROSION FINISH. HANDRAILS SHALL BE 1-1/2" IN DIAMETER, FINISHED WITH AN ANTI-CORROSION FINISH. HANDRAILS SHALL BE 1-1/2" IN DIAMETER, FINISHED WITH AN ANTI-CORROSION FINISH.

STAIR HEAD DETAIL



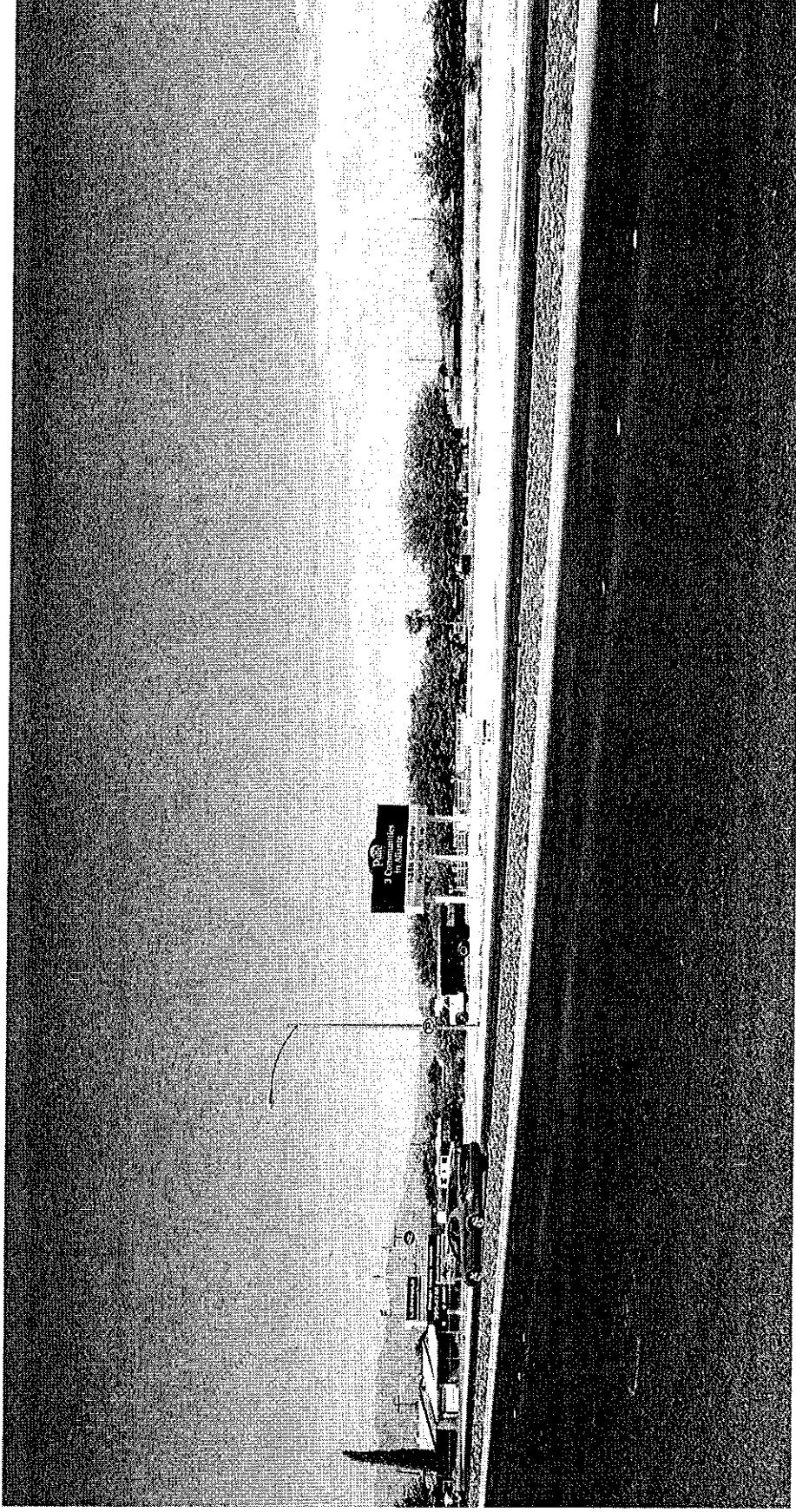
SECTION THRU STAIRS

SDR 13524				
Red Vista Development				
SEC Rosada & Jones				
Proposed 4 unit single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	4	9.57	38
AM Peak Hour			0.75	3
PM Peak Hour			1.01	4
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available in this area for Rosada				
Jones Boulevard				
Average Daily Traffic (ADT)	17,408			
PM Peak Hour	1393			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Jones Boulevard	32585			
Rosada Way	3000			
This project will add approximately 38 trips per day on Jones and Rosada. This will increase expected volumes by less than 1 percent on Jones. Counts are not available for Rosada in this vicinity, but it is believed to be under capacity. Jones is at about 53 percent of capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



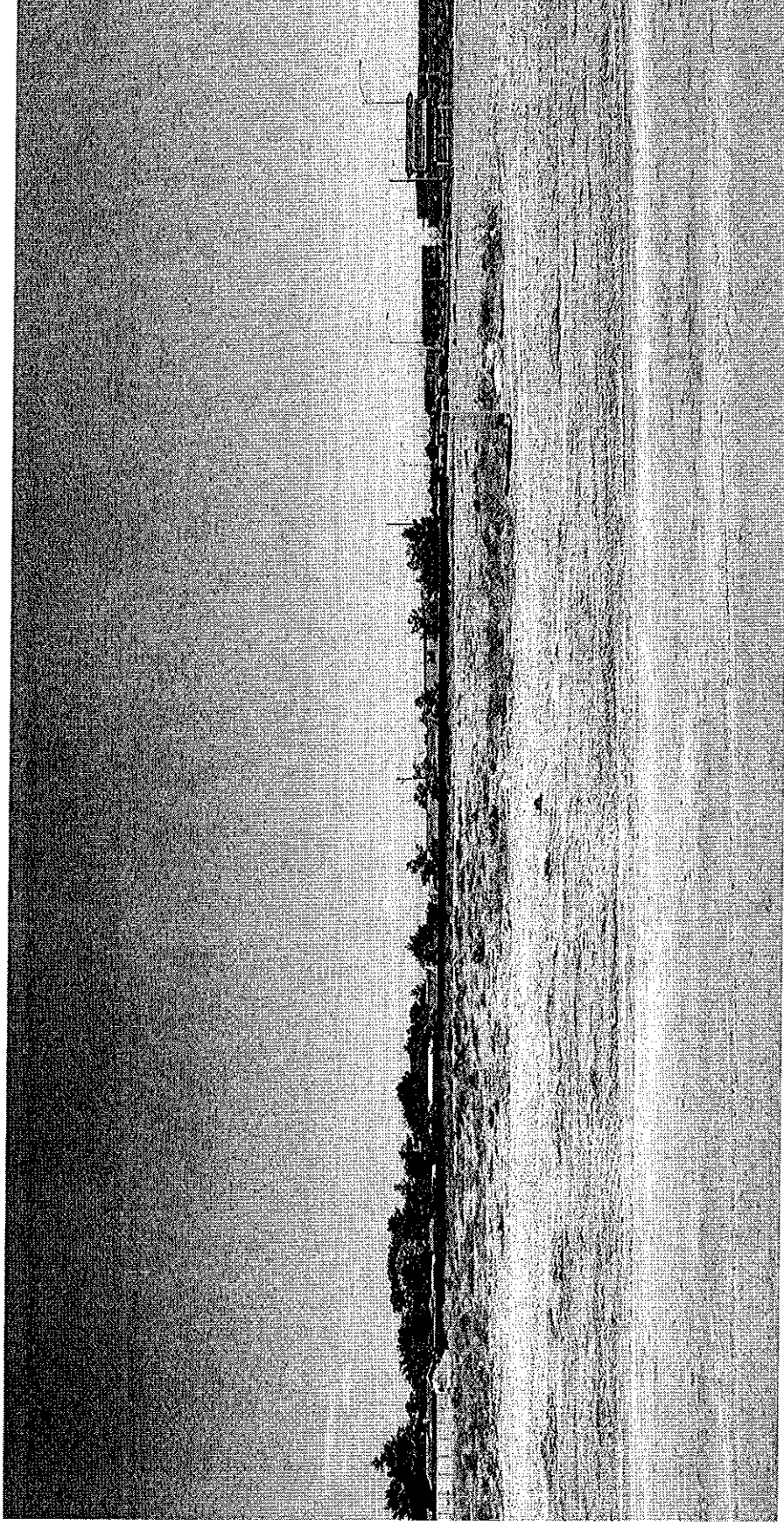
ZON-13520, WVR-13523, VAR-13521, SDR-13524 - APPLICANT: RED VISTA DEVELOPMENT -
OWNER: JONES ESTATES DEVELOPMENT, LLC
5020 NORTH JONES BOULEVARD
JUNE 22, 2006 PLANNING COMMISSION

06/13/06



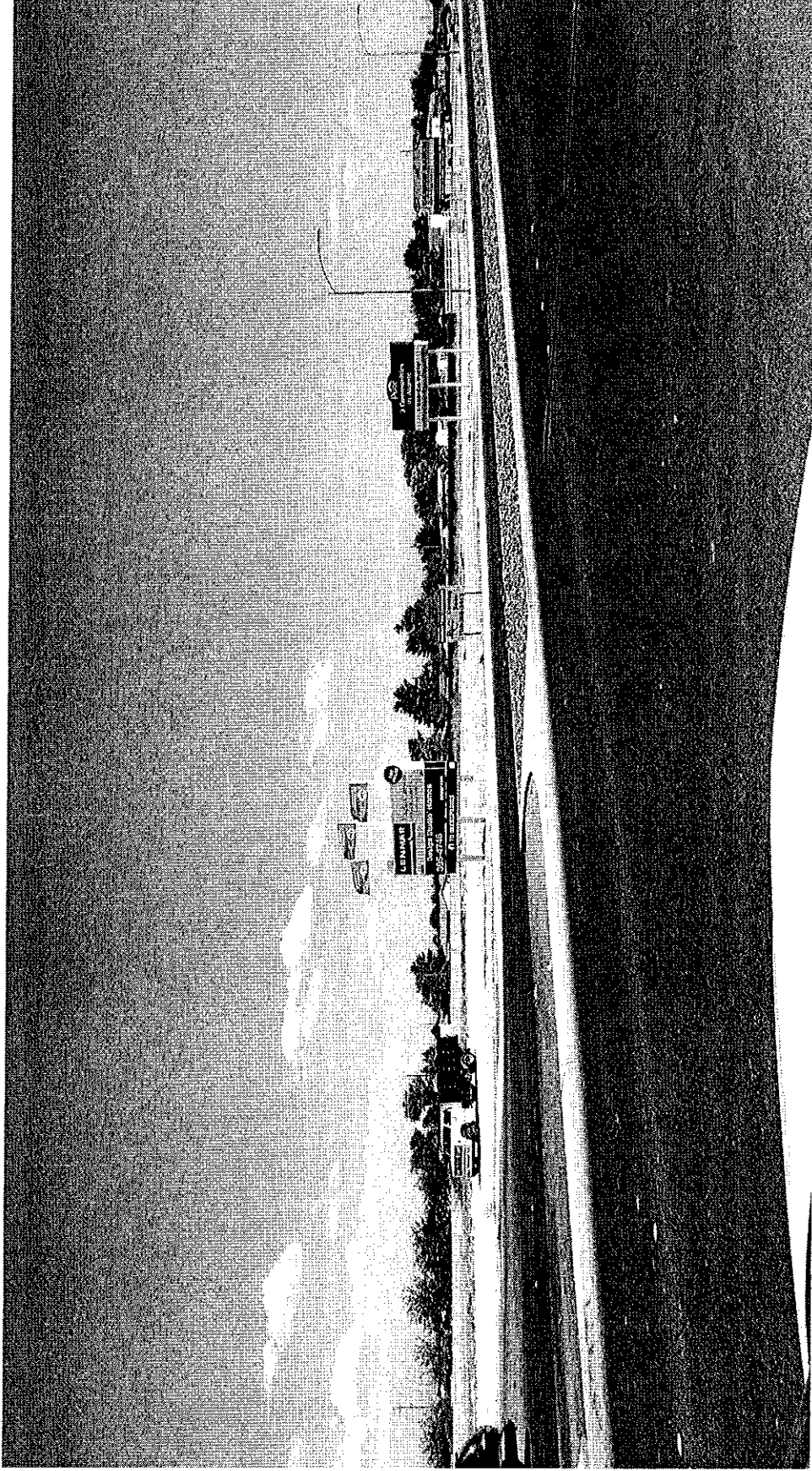
ZON-13520, WVR-13523, VAR-13521, SDR-13524 - APPLICANT: RED VISTA DEVELOPMENT -
OWNER: JONES ESTATES DEVELOPMENT, LLC
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JUNE 22, 2006 PLANNING COMMISSION

06/13/06



ZON-13520, WVR-13523, VAR-13521, SDR-13524 - APPLICANT: RED VISTA DEVELOPMENT -
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5020 NORTH JONES BOULEVARD
JUNE 22, 2006 PLANNING COMMISSION

06/13/06