PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-24765 APN: 140-30-503-001 & 002
140-30-520-017 thru 033

Name of Property Owner: Richard Ehrlich

Name of Applicant: Ronda Boulier

Name of Representative: Taney Engineering

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 ___X___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: R Ehrlich

Print Name: Richard Ehrlich

Subscribed and sworn before me

This 04 day of Sept, 2007

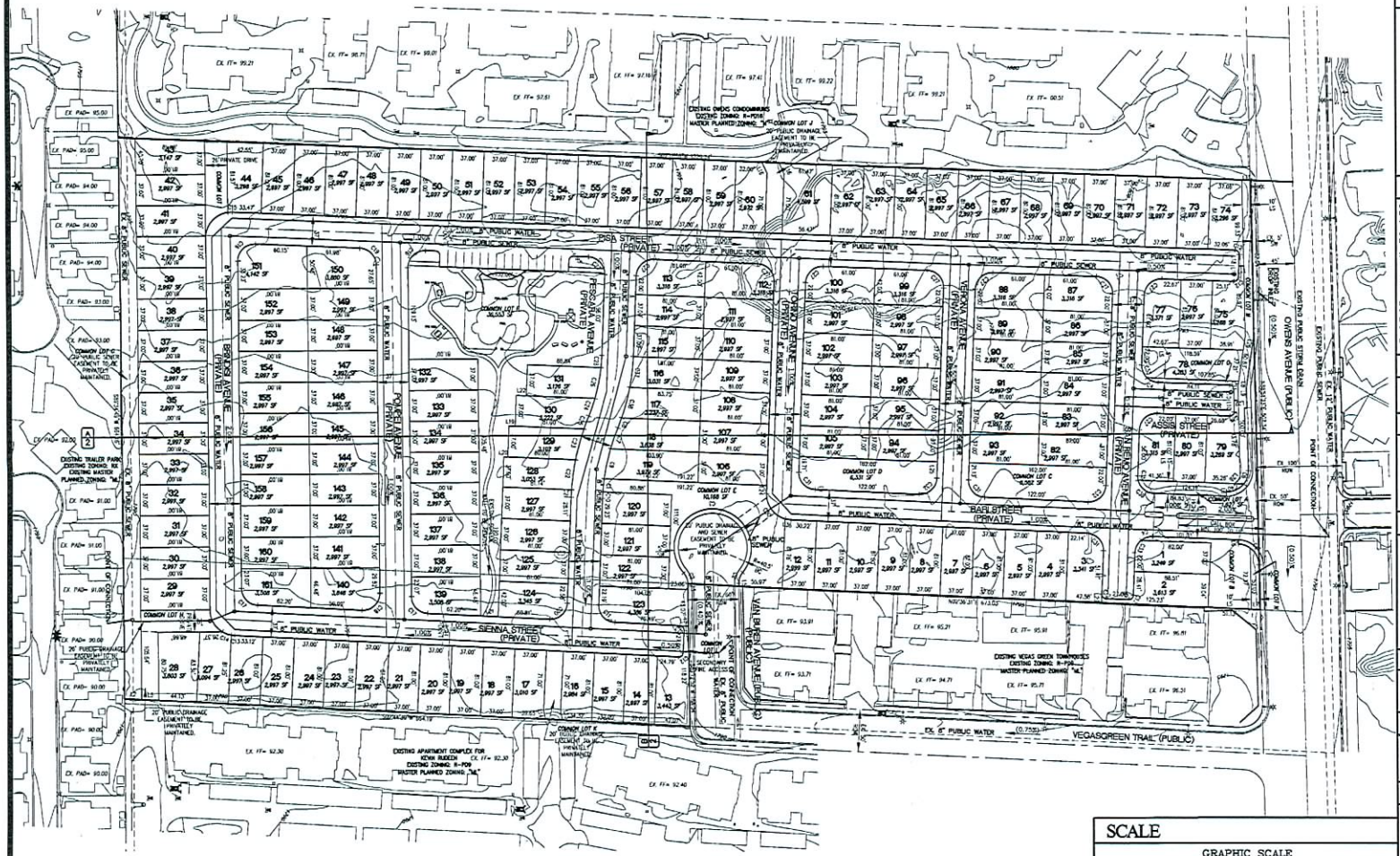
M. Matsik

Notary Public in and for said County and State

M. MATSIK
Commission # 1597727
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2009

RECEIVED

SEP 25 2007



NORTH
1" = 60'

TYPICAL PRIVATE DRIVE SECTION

TYPICAL PRIVATE DRIVE SECTION

TYPICAL PRIVATE DRIVE SECTION (ENTRY)

NOTE:
ALL PRIVATE STREETS ARE P.U.E., PUBUC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

VAN BUREN AVENUE 60' PUBLIC STREET

Call Two Working Days Before You Dig
Dig Safely. Dig Safely
1-800-227-2600

BASIS OF BEARING

NORTH 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 88, PAGE 44 OF PARCEL MAPS.

SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

TYPICAL LOT DETAIL

CURVE AND LINE TALBE NOTE

REFER TO TM2 FOR CURVE TABLE AND LINE TABLE.

KEY MAP

SITE DATA

GROSS SITE AREA	17.89 ACRES
NET SITE AREA	17.74 ACRES (EXCLUDING R/W OF VAN BUREN)
APN's	140-30-503-001 & 002; 140-30-520-017 THRU 033
CURRENT ZONING	R-E AND R-PD9
PROPOSED ZONING	R-PD9
SETBACKS	
GARAGE	18'
FRONT	15'
SIDE	5'
SIDE CORNER	10'
REAR	15'
LOT COUNT	161 LOTS (2,997 SF MINIMUM); 15 COMMON LOTS
GROSS DENSITY	9.00 UNITS PER ACRE
REQ'D OPEN SPACE	115,724 SF
OPEN SPACE VARIANCE	66,369 SF (VAR-4677)
PROV. OPEN SPACE	61,241 SF (COMMON LOTS A, C THRU F)

OPEN SPACE VARIANCE

1) OPEN SPACE VARIANCE TO 61,000 SF OR 1.40 ACRES

LEGEND

PROPERTY BOUNDARY
PROPERTY LINE
STREET CENTERLINE
RIGHT-OF-WAY, BC
LOT NUMBER 1

UTILITIES

- NEVADA POWER COMPANY
  6226 W. SAHARA AVE. 367-5555
- SPRINT TELEPHONE COMPANY
  330 S. VALLEY VIEW BLVD. 244-7400
- SOUTHWEST GAS CORP.
  4300 W. TROPICANA AVE. 365-2111
- SILVER STATE DISPOSAL SERVICE INC.
  770 E. SAHARA AVE. 735-9151
- CITY OF NORTH LAS VEGAS UTILITIES DEPARTMENT (WATER)
  2829 FORT SUMTER DRIVE 633-1276
- CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
  GAS STREET 229-6301

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEERING
4445 S. JONES BOULEVARD
LAS VEGAS, NV 89103
702-362-8844 OFFICE
702-362-5233 FAX

DEVELOPER/OWNER

CREATIVE CAPITAL, LLC
MR. RICHARD ERLICH
16055 VENTURA BLVD
ENCINO, CA 91436

818-377-3727 PHONE
818-377-3726 FAX

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS OR FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.

UTILITY LOCATIONS

WATER – 1) THE EXISTING 12" IN OWENS ADJACENT TO SITE. 2) THE EXISTING 8" IN VAN BUREN APPROXIMATELY 80 LF FROM SITE.

SEWER – THE EXISTING 8" SEWER ALONG SOUTH PROPERTY LINE.

SEWER CONTRIBUTION

161 LOTS X 250 GPD/LOT = 40,250 GPD (AVERAGE)

161 LOTS X 250 GPD/LOT X 3.5 PEAK FACTOR = 140,875 GPD (PEAK)

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

CREATIVE CAPITAL, LLC
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ENCINO, CA 91436
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TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-5233

OWENS AND LAMB

TENATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-08
CIVIL
No. 15729
STATE OF NEVADA
ENGINEER'S SEAL
9-20-07

DATE:	09.02.05
SCALE:	1" =60'
JOB NO:	CRV-05-002
DESIGNED BY:	CZ
DRAWN BY:	CZ
SHEET NAME:	TM1
SHEET:	1 OF 2

TMP-24765
11/08/07 PC

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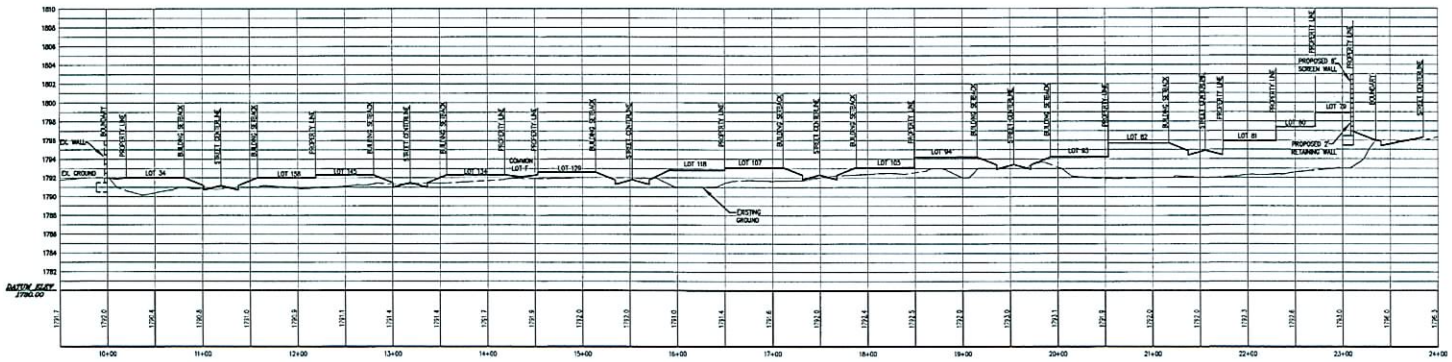
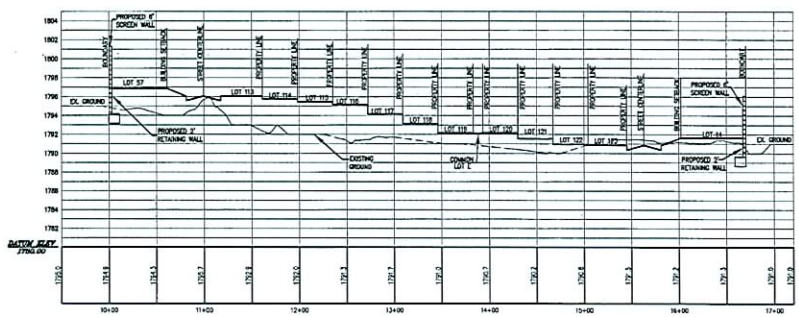
SEP 25 2007

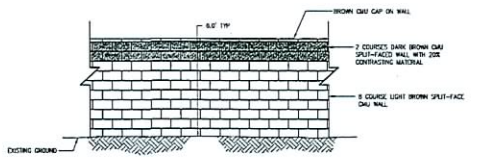


SECTION A
SCALE: 1"=50' HORZ., 1"=5' VERT.

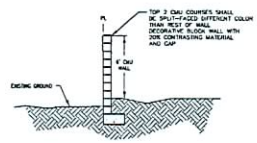


SECTION B
SCALE: 1"=50' HORZ., 1"=5' VERT.

PERIMETER DECORATIVE BLOCK WALL SECTION



PERIMETER WALL SECTION



LINE TABLE

LINE TABLE		
No.	Bearing	Length
L1	S00°11'36"W	26.02'
L2	S02°44'38"W	19.97'
L3	N02°44'38"E	26.03'
L5	S89°12'52"W	3.56'
L6	N87°48'04"W	5.00'
L7	S02°36'31"W	10.02'
L8	N89°48'53"W	6.51'
L9	S88°51'23"W	16.48'
L10	N88°51'23"E	13.52'
L11	N02°11'36"E	10.02'
L12	S02°44'38"W	10.00'
L13	N77°43'42"E	10.35'
L14	S77°52'30"W	10.35'
L16	N02°38'02"E	11.18'
L17	S01°08'37"E	3.90'
L18	S87°48'04"E	13.50'
L19	N02°11'36"E	7.54'
L20	N02°11'36"E	4.65'
L21	N02°44'38"E	29.55'
L22	N02°11'36"E	11.75'
L23	S89°12'52"W	7.05'
L24	N87°48'04"W	9.51'
L25	N87°48'04"W	20.58'
L26	N01°42'52"W	17.11'
L27	S01°08'37"E	5.00'
L28	N44°28'21"W	8.86'
L29	N87°48'04"W	9.74'

CURVE TABLE

CURVE TABLE				
No.	Radius	Delta	Length	Tangent
C1	434.74'	01°04'30"	15.75'	7.87'
C2	19.50'	40°24'00"	13.75'	7.17'
C3	45.50'	262°48'00"	207.11'	53.46'
C4	20.00'	41°24'35"	14.45'	7.56'
C5	5.00'	86°37'27"	7.56'	4.72'
C6	25.00'	40°12'45"	17.55'	9.15'
C7	250.00'	06°10'28"	26.45'	13.23'
C8	250.00'	02°34'22"	12.39'	6.20'
C9	250.00'	06°26'38"	27.57'	18.82'
C10	250.00'	01°47'52"	7.77'	3.89'
C11	20.00'	89°27'17"	31.23'	19.81'
C12	5.00'	90°00'00"	7.85'	5.00'
C13	30.00'	07°25'19"	3.89'	1.95'
C14	30.00'	21°23'25"	11.20'	5.72'
C15	30.00'	10°16'57"	5.38'	2.70'
C16	20.00'	92°37'07"	32.33'	20.94'
C17	20.00'	86°36'10"	30.21'	18.93'
C18	20.00'	93°09'56"	32.52'	21.34'
C19	20.00'	87°27'51"	30.50'	19.11'
C20	20.00'	90°22'43"	31.61'	20.19'
C21	287.00'	01°46'35"	8.89'	4.45'
C22	287.00'	07°25'35"	37.20'	18.62'
C23	287.00'	07°25'11"	38.00'	19.03'
C24	213.00'	08°52'30"	32.98'	11.24'
C25	287.00'	03°16'09"	16.38'	8.19'
C26	213.00'	10°05'21"	37.51'	18.80'
C27	20.00'	90°00'00"	31.42'	20.00'
C28	213.00'	03°53'34"	14.60'	7.30'
C30	30.00'	75°37'11"	40.07'	23.87'
C31	30.00'	89°35'35"	31.27'	19.86'
C32	20.00'	90°24'35"	31.56'	20.14'
C33	20.00'	48°35'35"	16.95'	8.97'
C34	5.00'	63°26'33"	5.53'	3.32'
C35	30.00'	14°28'39"	5.65'	2.54'
C36	30.00'	13°03'14"	6.84'	3.43'
C37	250.00'	08°30'48"	37.14'	18.60'
C38	250.00'	09°42'33"	37.99'	19.02'
C39	20.00'	75°31'21"	26.36'	15.49'
C40	25.00'	53°03'48"	23.16'	12.50'
C41	25.00'	85°39'27"	37.81'	23.56'

REVISIONS		
NO	DESCRIPTION	BY DATE APPR.

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ESCONDIDO, CA 92025
(760) 745-8814 FAX (760) 745-5313

OWENS AND LAMB

TENTATIVE MAP

ENGINEER'S SEAL
JOSEPH L. CUNNINGHAM
Exp. 12-31-08
CIVIL
STATE OF CALIFORNIA
11.20.07

DATE: 09.02.05
SCALE: 1" =60'
JOB NO: CRV-05-002
DESIGNED BY: CZ
DRAWN BY: CZ
SHEET NAME: TM2
SHEET: 2 OF 2

FILE NAME: CR-05STM

TMP-24765
11/08/07 PC

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