



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-29441** APN: 125-27-816-005

Name of Property Owner: Richmond American Homes of Nevada - sm

Name of Applicant: Richmond American Homes of Nevada - sm

Name of Representative: Thomason Consulting Engineers

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): _____

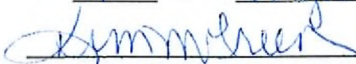
APN: _____

Signature of Property Owner: 

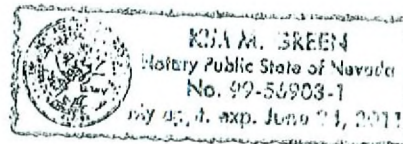
Print Name: MANOJ PATNI

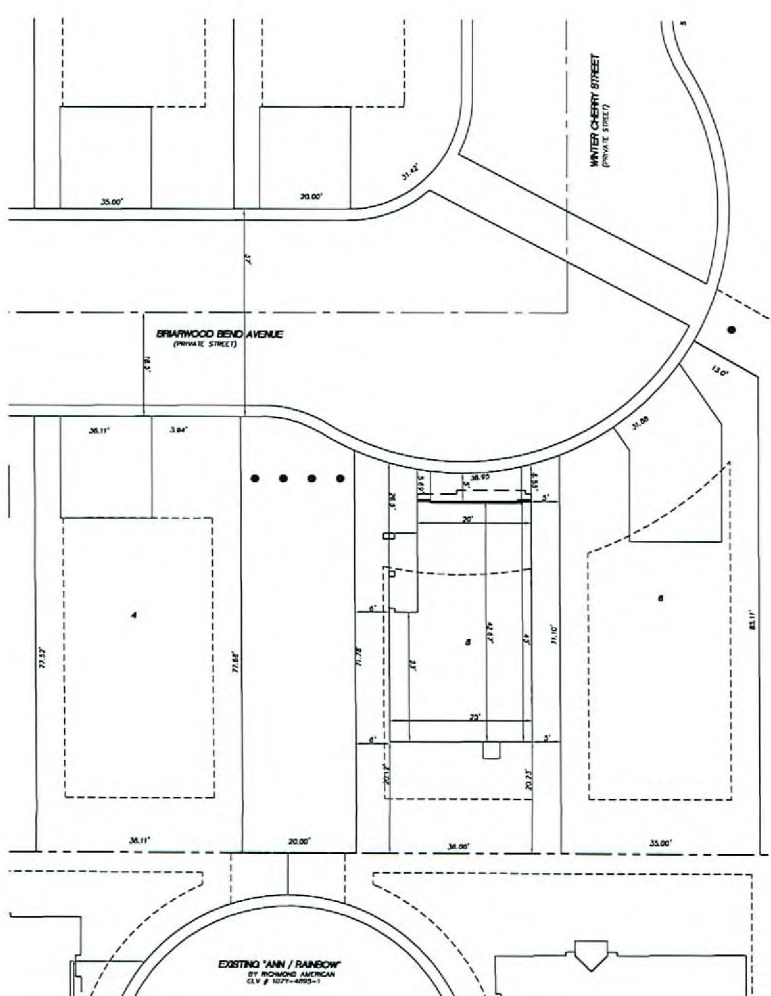
Subscribed and sworn before me

This 1st day of August, 2008

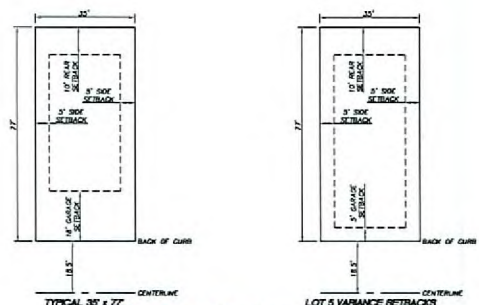


Notary Public in and for said County and State





- LOT FIT LEGEND**
- PROPOSED 250W HPS STREETLIGHT
 - PROPOSED 150W HPS STREETLIGHT
 - PROPOSED 100W HPS STREETLIGHT
 - EXISTING STREETLIGHT
 - TRANSFORMER
 - SCUMP
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - EXISTING FIRE HYDRANT ASSEMBLY
 - BLOCK WALL
 - RETAINING WALL
 - CURRENT REQUIRED SETBACK



Call before you Dig
1-800-277-7000

Call before you Overhead
1-702-595-8111

Underground Utility Marking
800-368-5848

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "1640 JAMES"
BEING A SURVEY AND PLAT IN THE TOP OF CURB AT THE
SOUTHWEST CORNER OF ANN ROAD AND BALSAM
ELEVATION: 2335.54 (FEET)
FOR MORE DETAILS
CITY OF LAS VEGAS VERTICAL CONTROL +2007 BASED ON NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BASIS OF BEARING
SOUTH 89°15'41" WEST, BEING THE SOUTH LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, T89N09R19
SOUTH RANGE 05 EAST, NE 1/4, BEING THE CENTERLINE OF ANN
ROAD AS RECORDED IN BOOK 06 OF PLATS, AT PAGE 1, OFFICIAL
RECORDS OF CLAY COUNTY, NEVADA.

CONDITION OF APPROVAL:

TIME CHANGES/PERMITS:
APPROVED JUNE 8, 2005
CITY COUNCIL 2-24-05

WAC-6283-1-VARIANCE:
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF BALSAM STREET. THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF ELM LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A PARALLEL OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

ZON-6283-1-REZONING:
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE GENERAL PLAN FROM REZONING (ZON-6283-1) TO R-FOR (RESIDENTIAL PLANNED DEVELOPMENT) - 8 UNITS PER ACRE RESIDENTIAL ON THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 550 FEET NORTH OF ANN ROAD/AVENUE TO 25-INDUS-001. THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

A GENERAL PLAN AMENDMENT (GPA-6283) TO AN M/L (MEDIUM LOW DENSITY RESIDENTIAL) LAND USE DESIGNATION APPROVED BY THE CITY COUNCIL.

A SITE DEVELOPMENT PLAN REVIEW (SDR-6283) APPLICATION SUBMITTED BY THE PLANNING DEPARTMENT OF THE CITY COUNCIL IN COMPLIANCE WITH PERMITS, ANY CITY ORDINANCE, AND ALL DEVELOPMENT ACTS FOR THE SITE.

APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR VACATION(WAC-6283) AND VARIANCE(WAR-6283)

GPA-6283 - GENERAL PLAN AMENDMENT
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE GENERAL PLAN FROM REZONING (RESIDENTIAL) TO M/L (MEDIUM-LOW DENSITY RESIDENTIAL) ON A 4.88 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (AVENUE 125-27-002-0023). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

WAC-6283 - VARIANCE
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE GENERAL PLAN FROM REZONING (RESIDENTIAL) TO M/L (MEDIUM-LOW DENSITY RESIDENTIAL) ON A 4.88 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (AVENUE 125-27-002-0023). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

APPROVAL OF GENERAL PLAN AMENDMENT (GPA-6283), APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR A RETAINING (ZON-6283) AND SITE DEVELOPMENT PLAN REVIEW (SDR-6283) APPROVED BY THE CITY COUNCIL.

WAR-6283
ALLOW 0.51 OF OPEN SPACE WHERE LOR IS ALLOWED

SDR-6283
NO TEMP SHALL BE PERMITTED IN THE NON-RECREATIONAL COMMON AREAS, SUCH AS MENARDS AND ANDREY ZONE, IN THE DEVELOPMENT. MINIMUM 3" HOT BOX TRILITE PLANTED AT A MAXIMUM OF 20 FEET ON-CENTER AND A MINIMUM OF FOUR PLANTING SPACES FOR EACH TREE. MINIMUM PROVIDED PLANTED ALONG RAMBLER BOULEVARD AND ANN ROADS.

THE-6283 - ANN + BALSAM-TENTATIVE MAP
ALL DEVELOPMENT SHALL CONFORM TO THE CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT PLAN REVIEW (SDR-6283), VARIANCE (WAR-6283), (GPA-6283), REZONING (ZON-6283), AND VACATION (WAC-6283).

AS AN ATTACHMENT TO THE CIVIL BOOK, ANY PART OF WHICH SHALL NOT BE RELEASED UNTIL THIS HAS BEEN SATISFIED AND PROOF TO THE SALE OF ANY LOT OR LOTS, THE DEVELOPER IS REQUIRED TO ADOPT A PLAN FOR THE MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS. FINISH SHALL BE REVIEWED AND APPROVED BY THE FIELD OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT. THE PLAN IS TO INCLUDE A LISTING OF ALL IMPROVEMENTS, IMPROVEMENTS, AND MAINTENANCE OF MAINTENANCE RESPONSIBILITY TO EVERY COMMON INTEREST COMMUNITY, INDIVIDUAL PROPERTY OWNER, OR CITY. THE PLAN IS TO BE REVIEWED AND APPROVED BY THE FIELD OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT.

SDR-6283 - SITE DEVELOPMENT PLAN REVIEW
APPROVAL OF GENERAL PLAN AMENDMENT (GPA-6283), AND APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF REZONING (ZON-6283), VACATION (WAC-6283) AND VARIANCE (WAR-6283)

ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE REVISED SITE PLAN, DATE STAMPED ON/BELOW, EXCEPT AS INDICATED BY CHANGES BY THESE CONDITIONS.

A MINIMUM OF ONE ADDITIONAL TREE SPECIMEN (MINIMUM 2"-NOB ROOT) AND SHRUB SHALL BE INCLUDED IN THE LANDSCAPE PLANS, SUBJECT TO APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

THE PRIVATE STREET LIGHTS SHALL BE A DECORATIVE POLE AND LIGHT STANDARD, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL WITH AT LEAST 20 PERCENT CONTRAST IN COLOR WITH THE BACKGROUND OF THE SUBDIVISION. IN PARTICULAR THE NORTH WALL OF THE SITE MUST BE DEVELOPED SO AS TO BE VISIBLY IMPACTED TO THE VISUAL APPEARANCE OF THE SITE. WALL HEIGHT SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE FINISHED GRADE. THE NETS, NORTH AND EAST PROPERTY LINE WALL SHALL BE EIGHT FEET IN HEIGHT.

DATE: 06/08
DRAWN BY: [blank]
CHECKED BY: [blank]
PROJECT NO: 001050034
SCALE: 1" = 10'
DATE: 06/08

THOMASSON CONSULTING ENGINEERS
1115 S. BURNING WOODS BLVD. SUITE 200
LAS VEGAS, NV 89119
TEL: 702-832-1212
FAX: 702-832-1214

**RICHMOND AMERICAN HOMES
ANN + BALSAM
FRONT SETBACK VARIANCE EXHIBIT**

RECEIVED
AUG 12 2008

VAR-29441
09/25/08 PC

Sheet **V1** of 1
DATE: 06/08

