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# City of Las Vegas Board, Commission, or Committee Interest Form

Name: AUDREY M. ZACHRY

Home Street Address: 7921 AVIANO PINES

City: LAS VEGAS ZIP Code: 89129

Work Street Address: 1009 WHITNEY RANCH

City: HENDERSON ZIP Code: 89014

Employer: TRC Occupation: CIVIL ENGINEER

Home Phone Number: 702 655 1002 Work Phone Number: 702 248 6415

Other Phone Number: 702 499 2958 Email Address: momazac@cox.net

Please list the boards, commissions, or committees that you are interested in serving on:

BUS BENCH / SHELTER CONSTR. & MAINT.

PLANNING COMMISSION , REDEVELOPMENT AGENCY

TRAFFIC & PARKING COMMISSION

PARKS & REC ADVISORY COMM.

For office use only

CLV Y  N

Ward 4

Date 8.29.08

Please list any boards, commissions, or committees that you serve on, or have served on in the past (Use additional pages, if necessary):

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APWA - SPRING CONFERENCE COMMITTEE

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Please discuss your qualifications to serve on any boards, commissions, or committees (Use additional pages, if necessary):

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PLEASE SEE COVER LETTER & RESUMES ATTACHED

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Please list any of your relatives or friends that work for the entity in which you would be serving:

NA

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Feel free to attach a resume to this form. Upon submitting this form, all information will be considered public information. This form will be kept on file for 6 months from date of submittal. It is the applicant's responsibility to submit a new form after that time. This form does not constitute an application for employment. Please do not to submit this form electronically. It should be printed, completed and mailed along with a letter and resume.

**Please submit to:**            **City Clerk**  
   **City of Las Vegas**  
   **400 Stewart Avenue**  
   **Las Vegas, NV 89101**

**Fax: (702) 382-4803**

*\*You may be required to be resident of the City of Las Vegas to serve certain boards, committees, or commissions.*



1009 Whitney Ranch Drive  
Henderson, NV 89014

702.248.6415 PHONE  
702.248.0626 FAX

www.TRCSolutions.com

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2008 AUG 29 A 10: 50

2008 AUG 29 A 10: 47

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August 27, 2008

Beverly Bridges, City Clerk  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

Subject: Request to be considered for Appointment to Committees and  
Commissions

Dear Ms. Bridges,

I am forwarding my Resume and Interest form to you, in an effort to be considered for appointment to the committees and/or commissions listed on the attached Interest form.

I am a Las Vegas resident and I believe I can serve my community with my expertise in Civil Engineering and Land Development specifically, but generally I can serve as a well invested and concerned citizen and mother of two. I am well organized and I can offer leadership and the ability to help create well thought out recommendations.

I believe in giving back to my community and this is an obvious way I can contribute to my city and state.

In the meantime, please let me know if there's anything I can assist with.

Thank you,

Audrey Zachry  
Director of Land Development, TRC  
Home address:  
7921 Aviano Pines  
Las Vegas, Nevada 89129  
702-499-2958

# **Audrey Zachry, P.E.**

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7921 Aviano Pines Avenue  
Las Vegas, Nevada 89129  
702-499-2958

## **Experience**

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### **TRC (formerly V-Point)**

***Land Development Director***

***4/2007 through present***

Marketing and Sales

Oversee of Project Entitlements, Project Design and Coordination

Oversee of Production Group implementing Improvement Plans and all relevant reports

Project Scheduling and Client Liaison

Contract Negotiation, Extra Origination, Contract Management and Billing

### **Subdivision Acceptance LLC**

***Vice President of Operations***

***8/2006 through 4/2007***

Management of Company Start up and Client Base Marketing and Sales

Oversee of Estimates and Cost Analysis

General Management / Hiring

### **Centex Homes**

***Land Development Manager***

***4/2004 through 7/2006***

Oversight of Construction Management

Management of Project Entitlements, Land Construction Budgets, Construction Schedules, Cash Flows and Contractor Performance

Land Acquisition Analysis, Budgets, Schedules and Proformas

Responsibilities included:

- Land Acquisition research and analysis to help determine profit potential
- Land Acquisition Proformas
- Coordination and Management of Engineering Documents, Entitlements and schedules
- Value Engineering of each facet of construction for Land Development
- Contract Negotiation, Budget Management and Management of Cash Flow projections for Land Development
- Management of Land Construction Schedule to meet the Master Schedule for Vertical Starts and Sales
- Quarterly analysis of Budgets and the Costs to Complete the project to insure Land Costs were projected correctly through home sales
- Bond exoneration and utility refund analysis in order to close out jobs and budgets
- Bi-party and Tri-party contract and budget management
- Training and protocol development for Forward Planning, Land Development Management and Field Operations

**CVL Consultants, Inc**

***Senior Project Manager***

***6/2002 through 4/2004***

Oversee of Project Entitlements, Project Design and Coordination  
Oversee of Production of Improvement Plans and all relevant reports as well as Final Maps  
Project Scheduling and Client Liaison  
Contract and Extra Origination and Contract Management

**Civiltec, Inc**

***Project Manager***

***3/1996 through 6/2002***

Project Design and Coordination  
Tentative Map, Site Planning and Layout, Site Calc'ing and Zoning  
Field Note Reduction  
Sewer / Water Analysis with Report  
Coordination with Hydrology  
Storm Drain Calcs  
Computer Department Manager; Acad, Softdesk Standards  
Client/Architect Coordination and correspondence  
Final Mapping

**At Home Mom**

***2/1993 through 3/1996***

**L.R. Nelson, Inc**

***Project Manager***

***2/1991 through 2/1993***

Project Design and Coordination  
Site Layout, Planning and Calc'ing  
Field Note Reduction  
Sewer / Water Analysis with Report  
Coordination with Hydrology and some Storm Drain Calcs  
Computer Department Manager; Acad, Softdesk Standards  
Construction Management in conjunction with Architect for 2 High Schools  
Client/Architect Coordination and correspondence

**E. S. I.**

***Project Designer***

***2/1989 through 2/1991***

Project Design and Coordination  
Field Note Reduction  
Sewer / Water Analysis with Report  
Coordination with Hydrology, some Storm Drain Calcs

**L.R. Nelson, Inc**

***Designer***

***7/1987 through 2/1989***

**S. E. A.**  
*Drafter*

*9/1985 through 7/1987*

**J. M. Montgomery Engineers**  
*Drafter and Runner*

*9/1983 through 9/1985*

## **Relevant Construction Management Projects**

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- *Santa Bella 3 and 4 Single Family Residential (SFR) Development*
- *Tropical and Lawrence SFR*
- *Robindale Lindale North and South SFR*
- *Nelson Ranch and Nelson Ranch Pump Station SFR*
- *Edna Van Allen SFR*
- *Mesa Verde (Finished Lot Acquisition) SFR*

## **Relevant Design Projects**

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- *Santa Bella 3 and 4 SFR*
- *Tesoro, Terracina, Terrasol Subdivisions*
- *La Cresenta and La Ventina Subdivisions*
- *Grand View Apartments*
- *Martinez Elementary School*
- *Black Mountain, Towncenter LDS Churches*
- *Copper Canyon, Willows At Sunrise, Willows At Lone Mountain Apartments Sites*
- *Edna Garden, Cottonwood At Sunrise, Cottonwood North, Horizon Heights, Fairway Pointe At Queensridge Subdivisions*
- *Horizon Marketplace, Green Valley Business Center, Simmons Market Place Commercial Sites*
- *Las Vegas, Durango, Silverado High Schools*
- *Tate and Snyder Office Building*
- *Valle Verde / Pittman Wash Bridge - Civil Design*
- *Buckingham Estates, South Shore Villas, Copper Ridge Subdivisions*
- *Pecos Road, Windmill Road, Pebble Road*

## **Education**

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**University of Nevada, Las Vegas**  
*Civil Engineering Major*

## **Certifications / License**

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### **State Of Nevada**

*Professional Engineering License 18277*

### **State Of Nevada**

*Real Estate License*

**Audrey Zachry, PE**  
**Director of Land Development**

**EDUCATION**

Civil Engineering Major, University of Nevada

**PROFESSIONAL REGISTRATIONS/CERTIFICATIONS**

Professional Engineer, Nevada, (#18277), 2007

**AREAS OF EXPERTISE**

Ms. Audrey Zachry has expertise in the following areas:

- Master Planned Communities and Infrastructure
- Residential Development
- Commercial Development
- Street Improvements
- Utilities
- Land Development Construction Management

**REPRESENTATIVE EXPERIENCE**

Ms. Zachry has over 20 years experience in various aspects of Land Development both in the public and private sectors. Her experience includes Construction Management of Residential Developments as well Senior Project Management of civil engineering and design projects. Her position as Director of Land Development allows her to lead and mentor many design teams to produce quality and timely projects for our clients.

**Master Planned Communities and Infrastructure**

**American West Homes, Mountain Falls South – Pahrump, NV (Project Manager: 2007-present)**

Ms. Zachry is currently involved with project management of the proposed 4,400 single family residential development in accordance with Nye County standards. This encompasses a 919-acre proposed development, entitlements, drainage facility design, backbone utilities, and street improvements as well as individual lot improvements.

**Residential**

**Ovation, Duck Creek, Clark County, NV (Project Engineer: 2007-Present)**

This project consisted of 363 apartment units on 20-acres in Clark County. Ms. Zachry was responsible for the technical drainage study and coordination with the improvement plans.

**Plaster Development and Charter Development, Grand View, Copper Canyon, Willows at Sunrise and Willows at Lone Mountain Apartment Sites, Nv (Project Manager: 1998-2002)**

These projects were 20 acre apartment sites, Ms. Zachry's responsibilities included close coordination with other firms including architectural, electrical, structural, mechanical, and landscape at all stages of the project. As project manager she designed and managed all civil aspects including offsite utilities and roadways, onsite utilities and ADA compliance.

**American Premiere, Centex and Charter Development, Santa Bella, Tesoro, Terracina, Terrasol, Cottonwood Series, Fairway Pointe at Queensridge, La Cresenta and La Ventina Single Family Residential Subdivisions, Nv (Project Manager: 1996-2004)**

These projects ranged from 15 to 40 acre sites, Ms. Zachry's responsibilities included project management of the entitlements and civil engineering phase of projects. As project manager she designed and managed all civil aspects including offsite utilities and roadways, onsite utilities and hydraulic and hydrology calculations. She managed and evaluated the site earthwork balance and cost estimates for the client to minimize ultimate project costs.

**Commercial**

**Clark County School District, Martinez Elementary School, NV (Project Manager: 1999 - 2000)** Ms. Zachry was responsible for the oversight of project design and coordination with the architect. The project consisted of sewer and water hydraulic analysis, along with traffic analysis coordination. Her responsibilities also included construction services, working through the architect to approve and coordinate product approvals.

**Clark County School District, Las Vegas, Durango and Silverado High Schools, Nv (Project Manager: 1991 - 1993)**

Ms. Zachry was project manager for each of the 40 acre sites. Her responsibilities included offsite coordination, site layout coordination with the architect and overall management of the civil project design, including water and sewer analysis. Her duties also included coordination of traffic design and hydrology design into the final civil design. Ms. Zachry coordinated and managed the project through the construction phase through the architect in charge.

**Marathon Development, Horizon Market Place and Simmons Market Place and Green Valley Business Center, Nv (Project Manager: 2004-2006)**

These projects were 20 acre commercial sites, Ms. Zachry's responsibilities included close coordination with other firms including architectural, electrical, structural, mechanical, and landscape at all stages of the project. As project manager she designed and managed all civil aspects including offsite utilities and roadways, onsite utilities and she designed the site utilizing specific specifications of tenants and ADA Compliance.

**LDS Church, Black Mountain, Alexander, Galleria and Towncenter LDS Church Sites, Nv (Project Manager: 1998-2002)**

Ms. Zachry was project manager for each of the church sites. Her responsibilities included offsite coordination, site layout coordination with the architect and overall management of the civil project design, including water and sewer analysis. Her duties also included coordination of traffic design and hydrology design into the final civil design.

**Tate and Snyder, Tate and Snyder Office Building, Nv (1991-1993)**

Ms. Zachry's responsibilities included close coordination with the architect and landscape architect to meet the expectations of the client. As project manager she designed and managed all civil aspects including offsite utilities and roadways, onsite utilities and she designed the site utilizing specific specifications of client and ADA Compliance.

**Construction Management**

**Centex, Santa Bella, Tropical/Lawrence, Robindale/Lindale, Nelson Ranch, Mesa Verde, Runvee Single Family Residential Projects, Nv (Land Development Manager: 2004-2006)**

Ms. Zachry's role was as Land Development Manager and her responsibilities included pro formas for each project for land acquisition, oversight of entitlements, budget and lot delivery schedules, contract negotiation and management, quarterly cost to completes to corporate, construction management, contractor management, bond exoneration and project close out.

**PROFESSIONAL AFFILIATIONS**

- American Society of Civil Engineers, ASCE
- American Public Works Association, APWA
- National Women in Construction, NWIC
- American General Contractors, AGC
- National Association of Industrial and Office Properties, Naiop
- Nevada Development Authority, NDA
- Urban Land Institute Nevada, ULI
- US Green Building Council, USGBC