



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 - cm

Name of Applicant: Richmond American Homes of Nevada - cm

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): _____

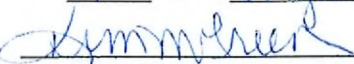
APN: _____

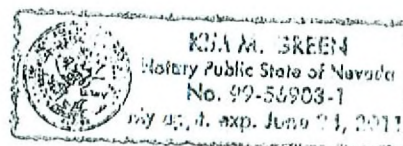
Signature of Property Owner: 

Print Name: MANOJ PATNI

Subscribed and sworn before me

This 1st day of August, 2008


Notary Public in and for said County and State

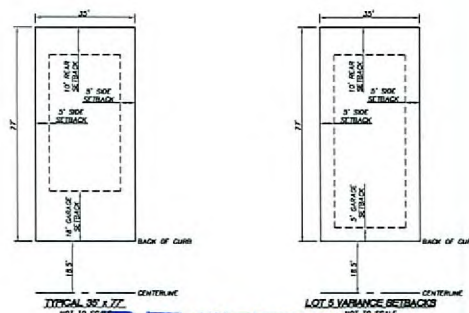




BASIS OF BEARING
SOUTH 89°13'48" WEST, BEING THE SOUTH LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., BEING THE CENTERLINE OF ANH
ROAD AS RECORDED IN BOOK 88 OF PLATS, AT PAGE 1, OFFICIAL
RECORDS OF CLARK COUNTY, NEVADA.



 PROPOSED 250W NPS STREETLIGHT
 PROPOSED 150W NPS STREETLIGHT
 PROPOSED 100W NPS STREETLIGHT
 EXISTING STREETLIGHT
 TRANSFORMER
 SCAMP
 PROPOSED FIRE HYDRANT ASSEMBLY
 EXISTING FIRE HYDRANT ASSEMBLY
 BLOCK WALL
 RETAINING WALL
 CURRENT REQUIRED SETBACK



JUNE CHANGE/JUNE-5602
APPROVED JUNING W-PM10
CITY COUNCIL 2-24-05

WAC-8252-VACATION

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF WALSAM 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 GLEN LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A KNUCKLE OR TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

THE CITY COUNCIL, AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST FOR A REZONING FROM: U (UNDIVIDED) TO: R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN (DESIGNATION) TO: R-P (RURAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) ON 4.18 ACRES ADJACENT TO THE EAST SIDE OF BALMAIN STREET, APPROXIMATELY 550 FEET NORTH OF ANN ROAD (APN 125-27-003-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2003. THIS APPROVAL IS SUBJECT TO:

. A GENERAL PLAN AMENDMENT (GPA-8285) TO AN ML (MEDIUM LOW DENSITY RESIDENTIAL) LAND USE DESIGNATION APPROVED BY THE CITY COUNCIL.

A SITE DEVELOPMENT PLAN REVIEW (SDR-6204) APPLICATION APPROVED BY THE PLANNING COMMISSION OR CITY COUNCIL PRIOR TO ISSUANCE OF ANY PERMITS, ANY CITY GRADING, AND ALL DEVELOPMENT ACTIVITY FOR THE SITE.

APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR VACATION(VAC-6203) AND VARIANCE(VAR-6200)

SEA-6283 - GENERAL PLAN AMENDMENT

THE CITY COUNCIL, AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTION PLAN OF THE GENERAL PLAN FROM: (R)RURAL DENSITY (RESIDENTIAL) TO (M)MEDIUM-LOW DENSITY (RESIDENTIAL) ON 4.18 ACRES, ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (APN 125-27-003-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2003.

VAR-5202 - VARIANCE

THE CITY COUNCIL, AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE REQUEST FOR A VARIANCE TO ALLOW A PLANNED RESIDENTIAL DEVELOPMENT TO BE LESS THAN FIVE ACRES FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON .418 ACRES ADJACENT TO THE EAST SIDE OF RALSAM STREET, APPROXIMATELY 550 FEET W OF AMM ROAD (AMM 125-27-003-003). U (UNDEVELOPED) ZONE (R (RURAL DENSITY RESIDENTIAL) GENERAL PLANNED DESIGNATION) THE ISSUE OF FINAL AC WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL SUBJECT TO:

APPROVAL OF GENERAL PLAN AMENDMENT (GPA-8285), APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR A REZONING (20M-82) AND SITE DEVELOPMENT PLAN REVIEW (SDR-8294) APPROVED BY THE CITY COUNCIL.

WAT-2010
ALLOW 0.51 OF OPEN SPACE WHERE 1.09 IS ALLOWED
CON-1807

NO TURF SHALL BE PERMITTED IN THE NON-RECREATIONAL COMMON AREAS, SUCH AS MEDIANS AND AMENITY ZONES IN THE DEVELOPMENT. MINIMUM 24-INCH BOX TREES PLANTED A MAXIMUM OF 30 FEET ON-CENTER AND A MINIMUM OF FOUR FIVE-GALLON SHRUBS FOR EACH TREE WITHIN PROVIDED PLANTED ALONG RAINBOW BOULEVARD AND ANN ROAD.

IMP-8351 - ANN. B. BALSAM-TENTATIVE MAP

AS AN ATTACHMENT TO THE CDE BOND, ANY PART OF WHICH SHALL NOT BE
MAINTAINED UNTIL THIS HAS BEEN SATISFIED, AND PRIOR TO THE SALE OF ANY
LOTS OR UNITS, THE DEVELOPER IS REQUIRED TO ADOPT A PLAN FOR THE
MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS, WHICH SHALL BE REVIEWED
AND APPROVED BY THE FIELD OPERATIONS DIVISION OF THE PUBLIC WORKS
DEPARTMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL
IMPROVEMENTS, ALONG WITH ASSIGNMENT OF MAINTENANCE RESPONSIBILITY
EITHER COMMON INTEREST COMMUNITY, INDIVIDUAL PROPERTY OWNER, OR CITY
OF LAS VEGAS. THE PROPOSED LEVEL OF MAINTENANCE FOR PRIVATELY
MANAGED COMPONENTS:

SDR-8294 - SITE DEVELOPMENT PLAN REVIEW

APPROVAL OF GENERAL PLAN AMENDMENT (GA-8285), AND APPROVAL OF AN
CONFORMANCE TO THE CONDITIONS OF REZONING (ZON-8291), VACATION
(VAC-8283) AND VARIANCE (VAR-8288)

ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE REVISED SITE PLAN
STAMPED 05/10/03, EXCEPT AS AMENDED BY CHANGES BY THESE CONDITIONS

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

ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 10 PERCENT CONTRASTING MATERIAL AROUND THE BOUNDARY OF THE SUBDIVISION. IN PARTICULAR THE NORTH WALL OF THE SITE MUST BE DEVELOPED SO AS TO ELIMINATE IMPACTS TO THE RESIDENTIAL AREAS OF THE SITE. WALL HEIGHT SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL CURVE ABOVE FINISHED GRADE. THE WEST, NORTH AND EAST PROPERTY LINE WALL SHALL BE EIGHT FEET IN HEIGHT.

T **THOMSON**
C **CONSULTING**
E **ENGINEERS**

**RICHMOND AMERICAN HOMES
ANN + BALSAM**

2411	V1
1	or 1
DYNAMIC NO.	

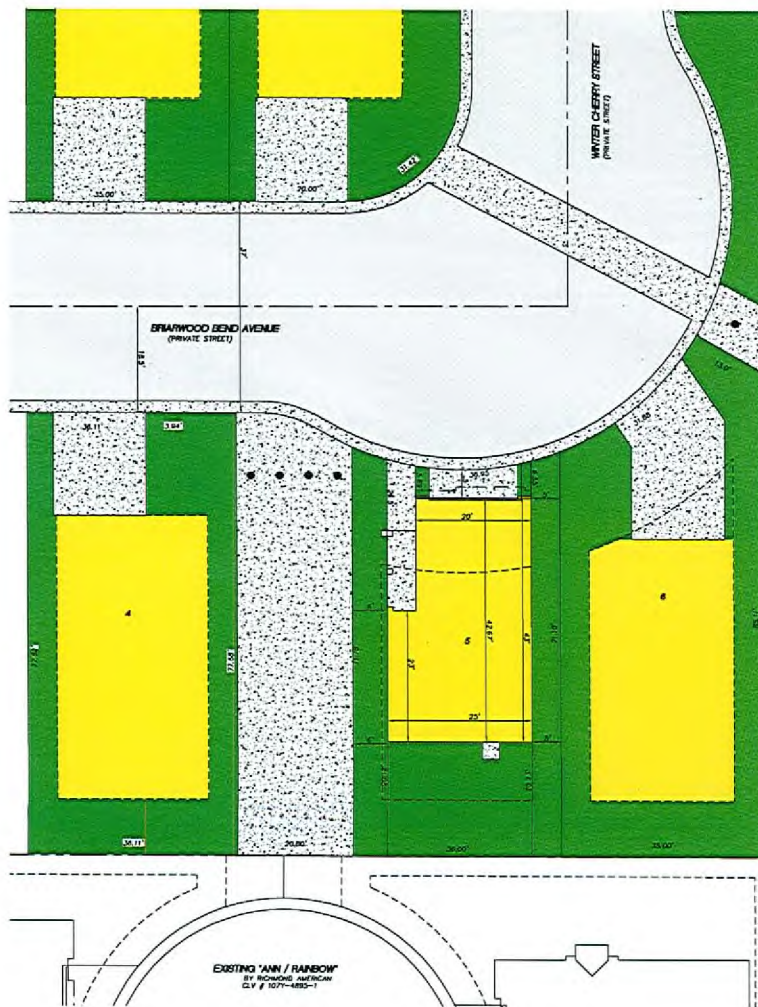
35 x 22
SC 27

LOT 5 VARIANCE BETRA
NOT TO SCALE

RECEIVED

AUG 12 2008

VAR-29441
09/25/08 PC



COLOR LEGEND

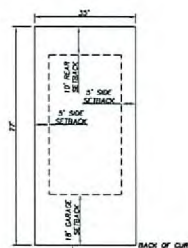
- LANDSCAPING
- CONCRETE
- BUILDING
- AC PAVEMENT



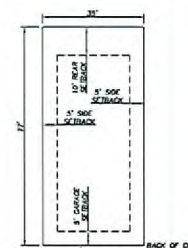
LOT FIT LEGEND

- PROPOSED 350W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCAP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- ROCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

10'-0" SETBACK
10' TO FRONT OF HOUSE
10' TO FRONT OF DRIVE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK
3.5' TO SIDE
3.5' TO CORNER SIDE
10' TO REAR



TYPICAL 35' x 77'
NOT TO SCALE



LOT'S VARIANCE SETBACKS
NOT TO SCALE

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "16190 3465", BEING A POINT AND PLAIN IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF ANN ROAD AND RAINBOW. ELEVATION: 3233.54 (FEET) 708.854 (METERS) CITY OF LAS VEGAS VERTICAL CONTROL - 2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASE OF BEARING

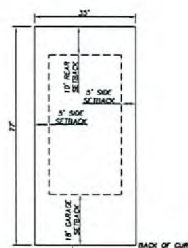
SOUTH 87°34'18" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 80 EAST, MERIDIAN, BEING THE CENTERLINE OF ANN ROAD AS RECORDED IN BOOK 8A OF PLATS, AT PAGE 1, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.



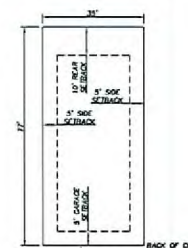
LOT FIT LEGEND

- PROPOSED 350W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCAP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- ROCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

10'-0" SETBACK
10' TO FRONT OF HOUSE
10' TO FRONT OF DRIVE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK
3.5' TO SIDE
3.5' TO CORNER SIDE
10' TO REAR



TYPICAL 35' x 77'
NOT TO SCALE



LOT'S VARIANCE SETBACKS
NOT TO SCALE

CONDITION OF APPROVAL

ZONE CHANGE (ZON-300) APPROVED ZONING R-1010 CITY COUNCIL 2-24-05

VAC-4282 - VACATION

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2003 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, 2003. THIS APPROVAL IS SUBJECT TO THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF SLUR LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A VARIANCE OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST FOR A REZONING FROM U (UNDEVELOPED) TO R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION TO 4.18 ACRES (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) ON 4.18 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (APN 125-27-863-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2003. THIS APPROVAL IS SUBJECT TO THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF SLUR LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A VARIANCE OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

ZON-4282 - REZONING

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST FOR A REZONING FROM U (UNDEVELOPED) TO R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION TO 4.18 ACRES (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) ON 4.18 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (APN 125-27-863-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2003. THIS APPROVAL IS SUBJECT TO THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF SLUR LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A VARIANCE OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

A GENERAL PLAN AMENDMENT (GPA-4282) TO AN M (MEDIUM LOW DENSITY RESIDENTIAL) LAND USE DESIGNATION APPROVED BY THE CITY COUNCIL.

A SITE DEVELOPMENT PLAN REVIEW (SDP-4282) APPLICATION APPROVED BY THE PLANNING COMMISSION OR CITY COUNCIL PRIOR TO COUSANT OF ANY PERMITS, ANY CITY GRADING, AND ALL DEVELOPMENT ACTIVITY FOR THE SITE.

APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR VACATION (VAC-4282) AND REZONING (ZON-4282).

GPA-4282 - GENERAL PLAN AMENDMENT

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST TO AMEND A PORTION OF THE GENERAL PLAN DESIGNATION FROM U (UNDEVELOPED) TO R (RURAL DENSITY RESIDENTIAL) ON 4.18 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (APN 125-27-863-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2003. THIS APPROVAL IS SUBJECT TO THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF SLUR LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A VARIANCE OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

VAR-4282 - VARIANCE

THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2003 APPROVED THE REQUEST FOR A VARIANCE TO ALLOW A REZONING AND DEVELOPMENT TO BE 10% THAN THE ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 350 FEET NORTH OF ANN ROAD (APN 125-27-863-003). U (UNDEVELOPED) ZONE (R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2003. THIS APPROVAL IS SUBJECT TO THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF SLUR LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A VARIANCE OF TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

APPROVAL OF GENERAL PLAN AMENDMENT (GPA-4282), APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR A REZONING (ZON-4282) AND SITE DEVELOPMENT PLAN REVIEW (SDP-4282) APPROVED BY THE CITY COUNCIL.

VAR-4282 ALLOT 0.31 OF OPEN SPACE WHERE 1.0% IS ALLOWED

SDP-4282

NO TURF SHALL BE PERMITTED IN THE NON-RECREATIONAL COMMON AREAS, SUCH AS MEDIAN AND AMENITY ZONES IN THE DEVELOPMENT. MINIMUM 24-INCH BOTT TREES PLANTED AT A MAXIMUM OF 30 FEET ON-CENTER AND A MINIMUM OF FOUR FIVE-GALLON CONTAINERS FOR EACH TREE WHEN PROVIDED PLANTED ALONG RAINBOW BOULEVARD AND ANN ROAD.

SDP-4282 - ALL LANDSCAPING SHALL BE MAINTAINED

ALL DEVELOPMENT SHALL CONFORM TO THE CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT PLAN REVIEW (SDP-4282), VARIANCE (VAR-4282), (GPA-4282), REZONING (ZON-4282), AND VACATION (VAC-4282).

AS AN ATTACHMENT TO THE FINAL MAP, ANY PART OF WHICH SHALL NOT BE RELEASED UNTIL THIS HAS BEEN SATISFIED, AND PRIOR TO THE SALE OF ANY LOTS OR UNITS, THE DEVELOPER IS REQUIRED TO ADOPT A PLAN FOR THE MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS, WHICH SHALL BE REVIEWED AND APPROVED BY THE FIELD OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT. THE PLAN IS TO INCLUDE A LISTING OF ALL INFRASTRUCTURE IMPROVEMENTS, ALONG WITH ASSIGNMENT OF MAINTENANCE RESPONSIBILITY TO EITHER COMMON INTEREST COMMUNITY, INDIVIDUAL PROPERTY OWNER, OR CITY OF LAS VEGAS, AND THE PROPOSED LEVEL OF MAINTENANCE FOR PRIVATELY MAINTAINED COMPONENTS.

SDP-4282 - SITE DEVELOPMENT PLAN REVIEW

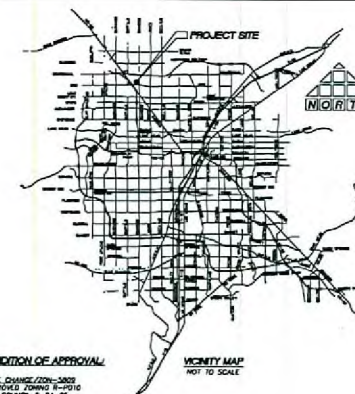
APPROVAL OF GENERAL PLAN AMENDMENT (GPA-4282), APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF REZONING (ZON-4282), VACATION (VAC-4282) AND VARIANCE (VAR-4282)

ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE REVISED SITE PLAN, DATE STAMPED 05/10/05, EXCEPT AS AMENDED BY CHANGES BY THESE CONDITIONS.

A MINIMUM OF ONE ADDITIONAL TREE SPECIES (MINIMUM 24-INCH BOTT) 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 30 PERCENT CONTRASTING BOUNDARY OF THE SUBDIVISION. IN PARTICULAR THE NORTH WALL OF THE SITE MUST BE DEVELOPED SO AS TO MINIMIZE IMPACTS TO THE ADJACENT AREAS OF THE SITE. WALL HEIGHT SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE FINISHED GRADE. THE WEST, NORTH AND EAST PROPERTY LINE WALL SHALL BE EIGHT FEET IN HEIGHT.



DATE: 05/10/05	BY: [Signature]
DESIGNED BY: [Signature]	SCALE: 1" = 20'
CHECKED BY: [Signature]	DATE: 05/10/05
PROJECT NO: 00105034	BY: [Signature]

THOMASSON
COWI
ENGINEERS

RICHMOND AMERICAN HOMES
ANN + BALSAM

FRONT SETBACK VARIANCE EXHIBIT

SHEET V1
1 of 1
JUN 10 2008

RECEIVED
AUG 12 2008

VAR-29441
09/25/08 PC