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9/17/2009
W.O. 6303-A-10

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION for Extension of time Variance VAR-9078 (APN 126-13-212-007, 008 & 181)
Beazer @ Cliffs Edge Pod 205 - FMP-10705 - Recorded 6/19/06 book 132 page 3
306 Residential Development - Located N. of Farm Rd / E. of Puli Rd

On behalf of our client, Beazer Homes, VTN Nevada respectfully submits this letter and application for the Extension of Time for the above Variance. The approved variance is to allow a 13-foot rear-yard set back where a 15-foot minimum rear yard setback is required.

This variance was approved on three lots, tentatively mapped and approved as VAR-9078. These particular lots have since been subject to renumbering as recorded on a Final Map (see above for recording information) as lots 7, 8 & 181. It is clear the planning staff's intent and the Planning Commission's approval indicate that only these three lots in their specific area be granted relief (see condition #3, VAR-9078), not withstanding what lot number they eventually recorded as. We wanted to make clear for the record and the benefit of future plans check that the only the three approved lots in the location they were approved in are subject to the approved variance (please see the detailed plot plans originally submitted with VAR-9078).

These three lots are a part of a later phase within the project. Due to the economic conditions these homes have not been constructed yet. We are requesting a 2 year extension on this application.

We appreciate your consideration of this request. Should you have any questions or concerns please contact me.

Sincerely,

VTN NEVADA

Kathy Dancho
Project Coordinator

EOT-36105
11/05/09 PC

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-36105 APN: 126-13-212-007, 008, 181

Name of Property Owner: Beazer Homes Holdings Corp.

Name of Applicant: Beazer Homes

Name of Representative: Bill June

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: W.A. June

W.A. JUNE
DIVISION PRESIDENT
BEAZER HOMES-LAS VEGAS
MOUNTAIN CENTRAL REGION

Subscribed and sworn before me William A. June,

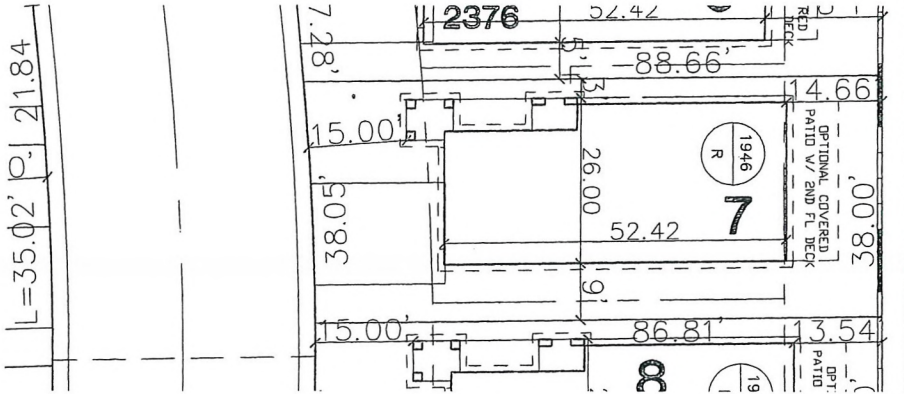
This 18th day of September, 2009

Gwen Scott
Notary Public in and for said County and State



APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____
 REC. SUBDIV: _____ ZONE: _____
 PLAN CHECK: _____ LOT: _____ BLOCK: _____ BOOK: _____ PAGE: _____
 APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



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SCALE: 30

CONTRACTOR/AGENT/OWNER _____ DATE _____ STATE LICENSE NO. _____ CITY LICENSE NO. _____

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT _____ DATE _____ BUILDING DEPARTMENT _____ DATE _____

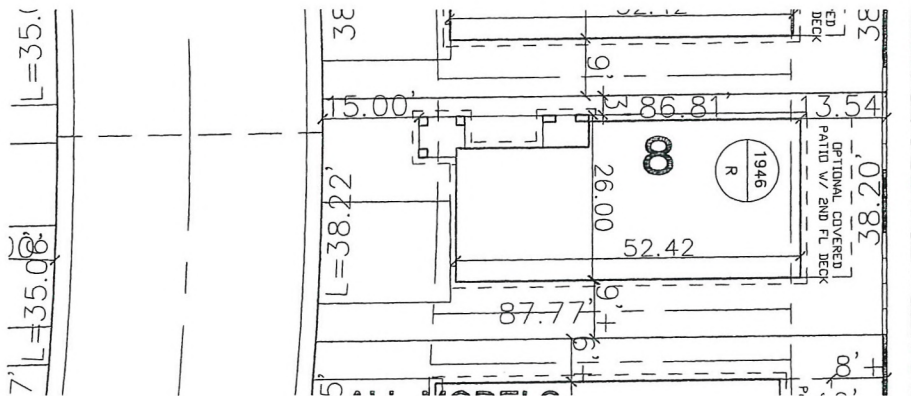
LAND DEVELOPMENT _____ DATE _____

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

EOT-36105
11/05/09 PC

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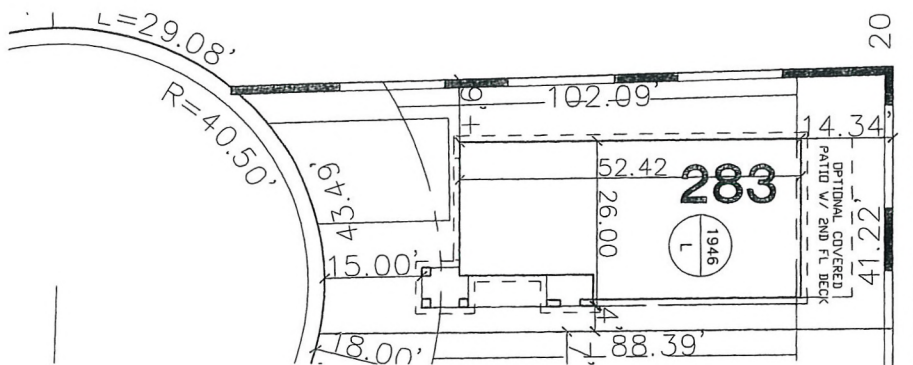
LAND DEVELOPMENT _____ DATE _____

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ROSABELLA @ SARATOGA HIGHLANDS PLAN 1792



4670 S. FORT APACHE STREET SUITE 200
LAS VEGAS, NEVADA 89147 (702)837-2100

GENERAL NOTES

- 1 ALL PLANS ARE GENERATED WITH THE AID OF COMPUTER AIDED DRAFTING SYSTEM.
- 2 DIMENSIONS AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTIONS AND SHOULD BE UTILIZED TO SETTLE ANY DISCREPANCIES - ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO THE PLANNING AND DESIGN DEPARTMENT OF BEAZER HOMES, INC.
- 3 PLANS ARE GENERATED FROM A COMMON GRAPHIC DATA-BASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.

4 PLANS ON 11x17 SIZE PAPER ARE ONE HALF NOTED SCALE.

SHEET	CONTENT
CS-1.0	COVER SHEET
S-1.0	SLAB FOUNDATION PLAN
A-1.0	FIRST AND SECOND FLOOR PLANS
A-1.1	FLOOR PLAN OPTIONS
A-2.0	ELEVATION "A"
A-2.1	ELEVATION "B"
A-2.2	ELEVATION "C"
A-2.3	ELEVATION "D"
A-2.4	ELEVATION W/COVERED PATIO & DECK
A-2.5	ELEVATION W/OPTION MEDIA NICHE
A-3.0	BUILDING SECTION
A-4.0	INTERIOR DETAILS
CD-1	ARCHITECTURAL DETAILS
CD-2	ARCHITECTURAL DETAILS
CD-3	ARCHITECTURAL DETAILS
CD-4	ARCHITECTURAL DETAILS
CD-5	EFL DETAILS
M-1.0	MECHANICAL PLAN
M-1.1	MECHANICAL PLAN OPTIONS
P-1.0	PLUMBING PLAN
E-1.0	ELECTRICAL SPECIFICATIONS
E-2.0	FIRST & SECOND FLOOR ELECTRICAL PLANS
E-3.0	ELECTRICAL PLAN OPTIONS

GENERAL CONSTRUCTION SPECIFICATIONS

1. PLANS ARE DESIGNED TO MEET THE 2003 IRC BUILDING CODE, LATEST EDITION AS ISSUED BY THE STATE OF NEVADA, WITH MODIFICATIONS AND AMENDMENTS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
2. PLANS SHALL COMPLY WITH THE 2003 IRC, IBC, UMC, UPC, 2002 NEC AND 1992 MEC AS AMENDED BY CLARK COUNTY.
3. PRESUMPTIVE SOIL PRESSURE IS 2000 LBS/SF.
4. ALL HOUSE SLABS TO BE 3000 PSI CONCRETE MINIMUM AND ALL GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM UNLESS NOTED OTHERWISE.
5. TYPICAL FOUNDATION CONSTRUCTION DETAILS ARE SHOWN ON RESPECTIVE FOUNDATION PLANS (INCLUDING ENGINEERING PLANS) AND TYPICAL WALL SECTION DETAIL SHEETS GENERATED FOR EACH DRAWING SET.
6. TEMPERED GLASS SHALL COMPLY TO IRC 308.4.
7. HOUSE CONSTRUCTION IS TYPICAL 2x4 STUDS AT 16" O.C. AT ALL EXTERIOR WALL UNLESS OTHERWISE NOTED. ALL INTERIOR BEARING WALLS TO BE CONSTRUCTED WITH 2x4 STUDS AT 16" O.C. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. WALLS THAT ARE TO BE BALLOON FRAMED OR CONSTRUCTED WITH 2x6 STUDS WILL BE NOTED AS SUCH.
8. ALL CONSTRUCTION SPECIFICATIONS NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
9. THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (IRC R318.1.)
10. PROVIDE A WEEP SCREED PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS (R703.6.2.1.)
11. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED (R702.4.2.)
12. BUILDINGS HAVING FLOORS OF WOOD FRAME CONSTRUCTION: DRAFT STOP THE AREA BETWEEN THE CEILING AND FLOOR ABOVE SO THAT NO CONCEALED SPACE EXCEEDS 1,000 SF, AND NO HORIZONTAL DIMENSION EXCEEDS 60 LF. (R502.12.)
13. FIRE BLOCKING SHALL COMPLY WITH IRC R602.8.
14. OCCUPANCY TO BE SINGLE FAMILY DWELLING.
15. PLEASE SEE SHEET CD-4 FOR EFL DETAILS. USE AT ALL AREAS APPLICABLE SUPERSEDING ANY OTHER DETAILS INFORMATION.

CONTRACTOR

These plans are prepared and submitted by the contractor as an exception to NRS 623.330 for work under contractor license category authorized under NRS 626.

BEAZER HOMES Company Name	(Print Name)
0045894	Contractor Representative OR Holder of LE 15 Franchising Excluded and Number
BEAZER HOMES Date Issued By	Signature

CLIFF'S EDC
6360 6303

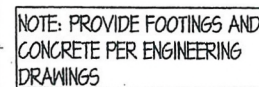
COVER SHEET
PLAN 1792

CS-1.0

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ELEVATION A, B, & C
FOUNDATION PLAN

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.

(Please Print)
Contractor Representative's
Master or Q.I. if Plumbing
Electrical and HVAC

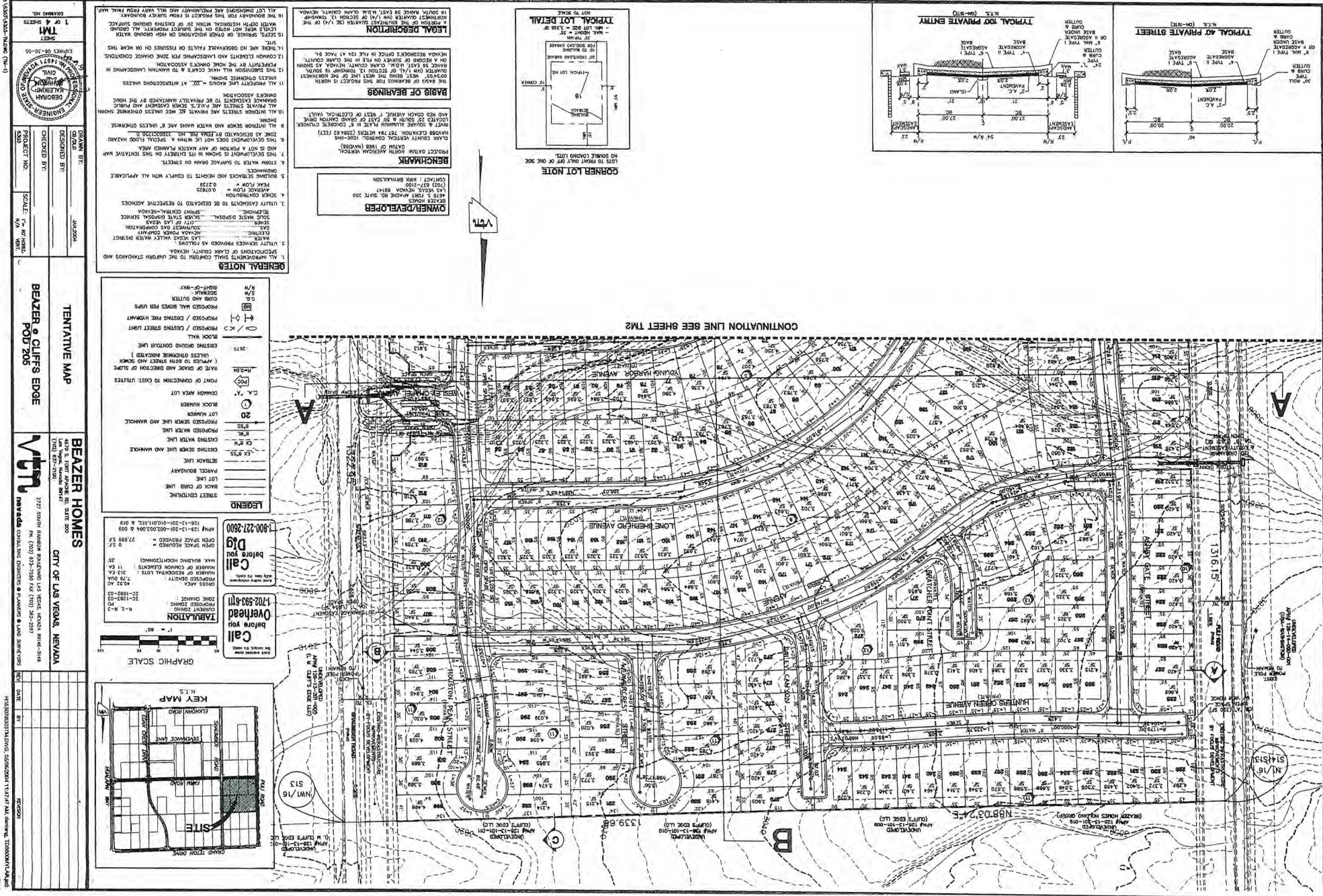
S-1.C

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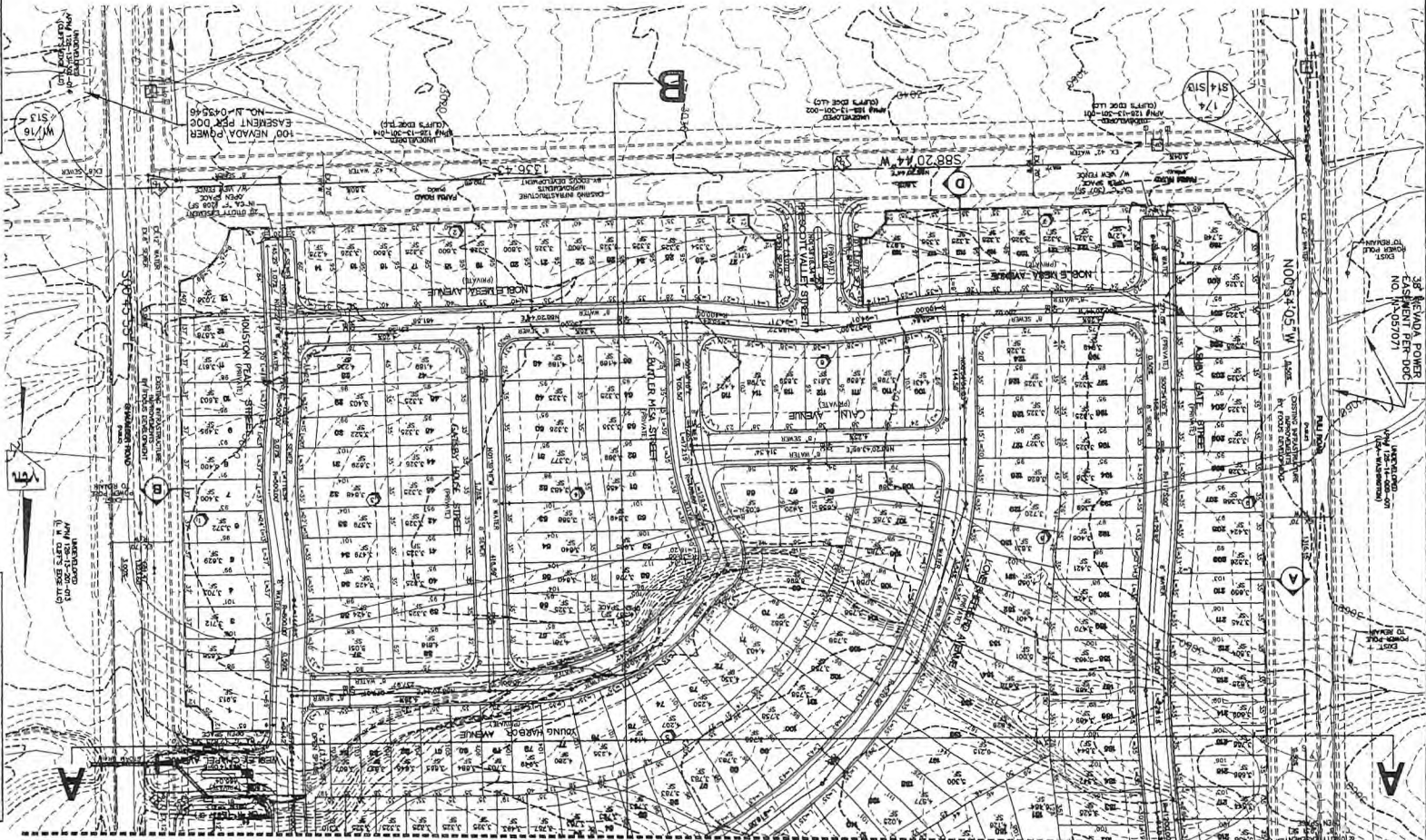
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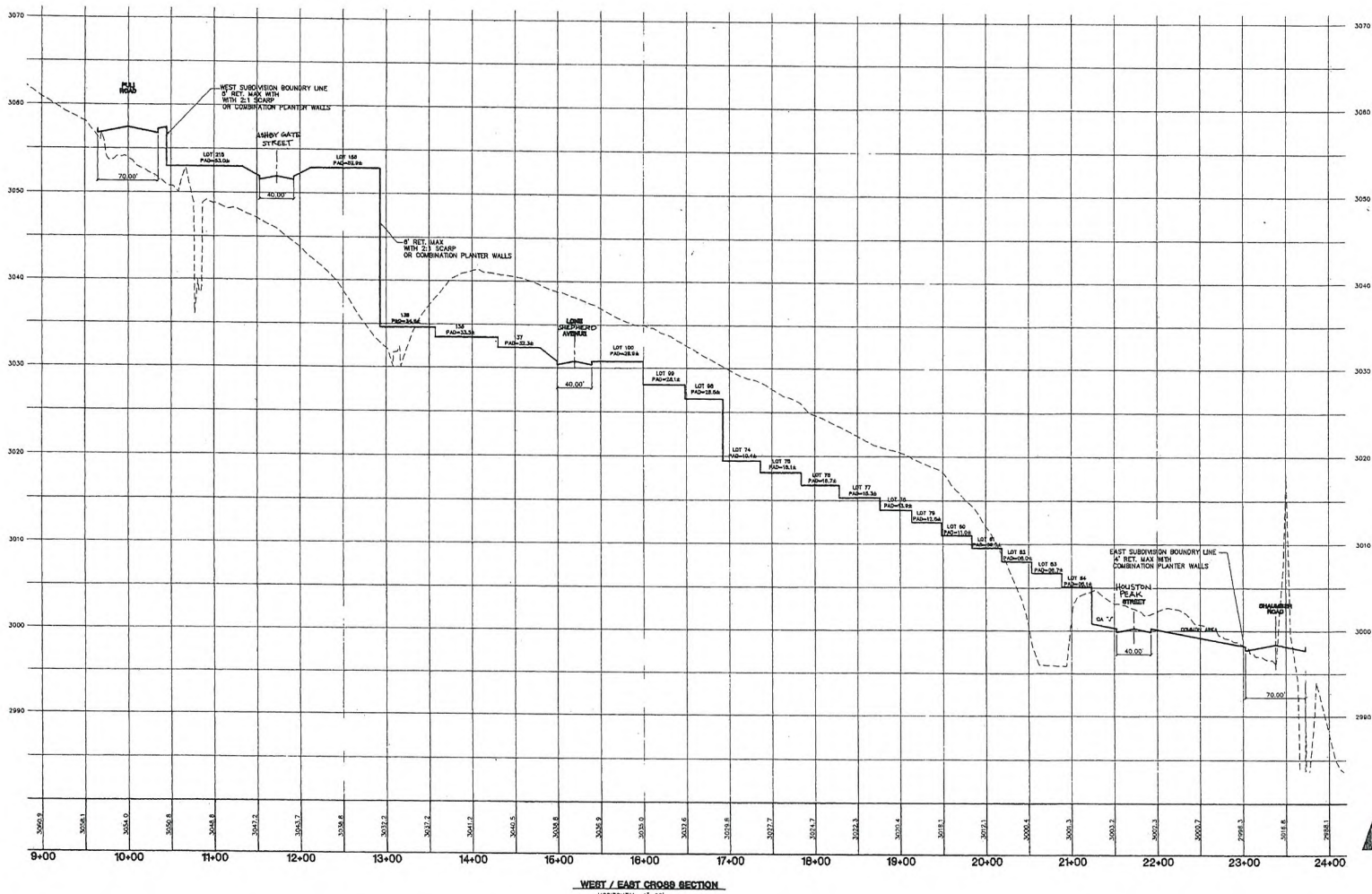
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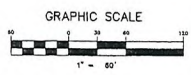


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A

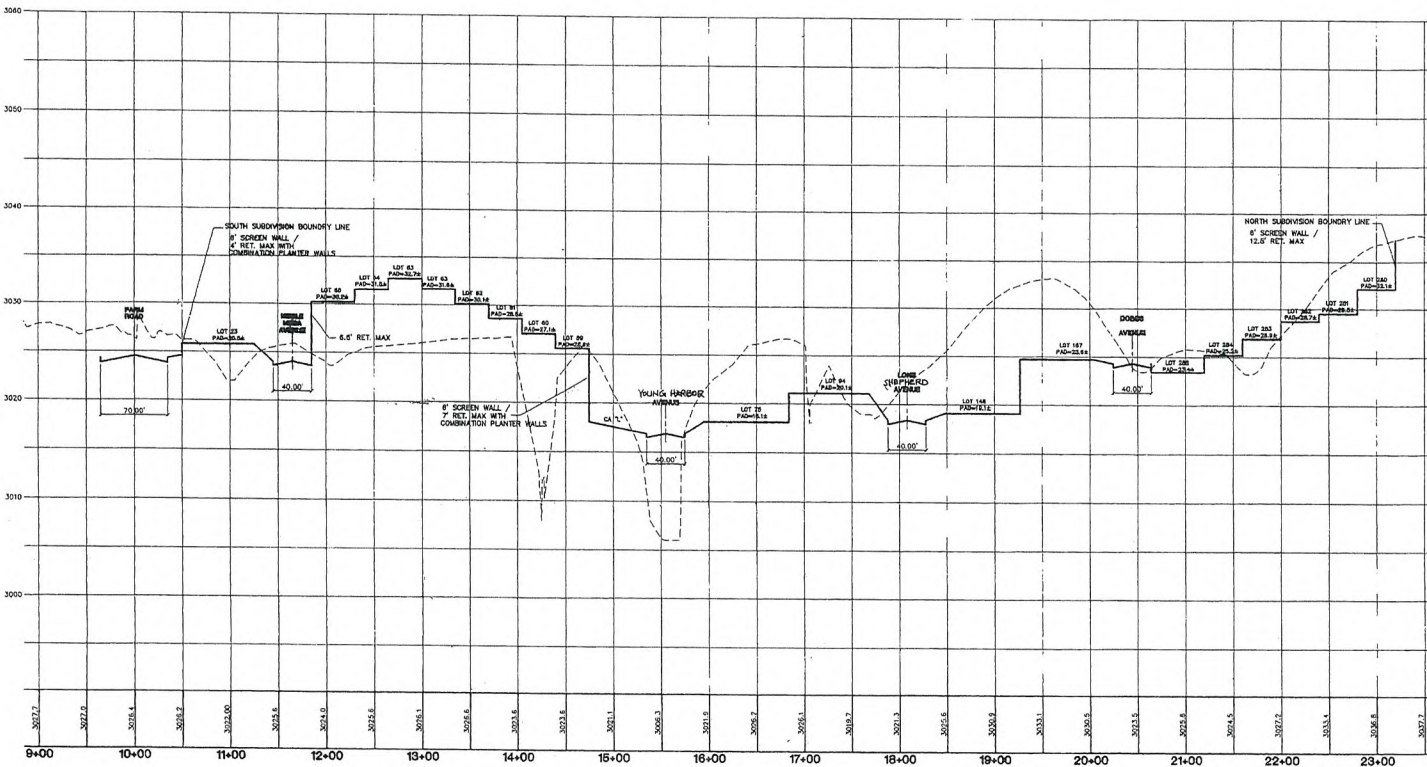


WEST / EAST CROSS SECTION
HORIZONTAL: 1"=50'
VERTICAL: 1"=4'

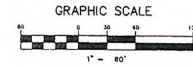
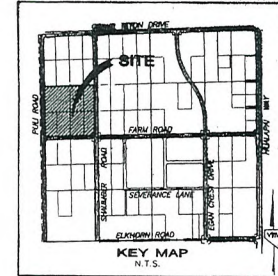
BEAZER HOMES 4750 S. DESI AVE. SUITE 200 LAS VEGAS, NEVADA 89146-5146 TEL: (702) 837-7552 FAX: (702) 362-2297 WWW.BEAZERHOMES.COM		CITY OF LAS VEGAS, NEVADA 2227 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146 TEL: (702) 837-7552 FAX: (702) 362-2297 WWW.CITYOFVegas.COM	
TENTATIVE MAP SITE CROSS SECTION BEAZER • CLIFFS EDGE POD 205		DRIVER BY: JAN 2004 DESIGNED BY: CHECKED BY: PROJECT NO.: 3003 SCALE: 1"= 40' HORIZ. 1"= 4' VERT.	
DEBORAH KALEKIN CIVIL ENGINEER STATE OF NEVADA LICENSE NO. 14871 EXPIRATION DATE 06-30-05		SHEET TM3 3 OF 4 SHEETS DRAWING NO.	

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SOUTH / NORTH CROSS SECTION
 HORIZONTAL 1"=80'
 VERTICAL 1"=40'



BEAZER HOMES 4875 S. DUFF AVENUE, SUITE 200 LAS VEGAS, NEVADA 89146-5146 TEL: (702) 837-2555 FAX: (702) 363-2597 WWW.BEAZERHOMES.COM		CITY OF LAS VEGAS, NEVADA 777 SOUTH RAMPART BLVD., SUITE 100 LAS VEGAS, NEVADA 89102-2000 TEL: (702) 800-2300	
TENTATIVE MAP SITE CROSS SECTION		BEAZER • CLIFFS EDGE POD 205	
DRAWN BY: <u>DEBORAH KALEIRN</u> DESIGNED BY: <u>DEBORAH KALEIRN</u> CHECKED BY: <u>DEBORAH KALEIRN</u> PROJECT NO: <u>14571</u>	SCALE: 1" = 80' HORIZ. 1" = 40' VERT.	SHEET TM4 4 OF 4 SHEETS DRAWING NO.	

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