



September 2, 2009

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Reference: Request for Major Modification Land Use Reclassification

From: Tournament Players Club (138-20-413-015) PF

To: SF 1 for 138-29-110-058 and 138-29-110-059

On behalf of the property owners of the parcels shown above, we respectfully request your consideration of the referenced Major Modification Land Use Reclassification.

Mr. Lodewijk VanGemert, owner of APN 138-29-110-059 and Dr. Anthony Marlon, owner of APN 138-29-110-058, wish to increase the size of their properties by encroaching into that portion of the Tournament Players Club (TPC) golf course adjacent to their respective lots. Officials of TPC have agreed to grant 6,241 +/- square feet to Dr. Marlon's parcel and 5,719 +/- square feet to Mr. VanGemert's parcel. The Summerlin Design Review Committee had no objection to this land exchange. Their only stipulation is that no structures or impediments can be built on the newly acquired land. To accomplish this land transfer, Horizon Surveys recorded a Record of Survey Boundary Line Adjustment (BLA-32389) on January 5, 2009. A copy of the recorded BLA is included with this application.

The Land Use Classification associated with the golf course is PF while the classification for the two residential parcels is SF-1. Therefore, at this time it will be necessary for us to obtain approval of the land use reclassifications if for no other reason than to satisfy Assessor/Treasurer requirements.

The Summerlin Design Review Committee has provided us with a letter stating that they have no objection to this request. I have included a copy as part of the submittal package.

If you have any questions, please feel free to contact us.

Sincerely,

Terri Pastorelli
Project Coordinator

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SEP 08 2009

MOD-35911
10/22/09 PC



January 6, 2009

Terri Pastorelli
Horizon Surveys
9901 Covington Cross Drive, Suite 120
Las Vegas, NV 89144

Re: **Request for Land Use Reclassification for portion of APN# 138-20413015,**
Tournament Players Club (TPC) to APN 138-29110057 (property owner: Mr.
Lodewijk Vangemert) and APN 138-29110015 (property owner: Mr. Anthony
Marlon)

Dear Ms. Pastorelli,

We are in receipt of your letter dated December 4, 2008 requesting a land use reclassification of the TPC land portions being deeded to the respective property owners referenced above. The Summerlin Design Review Committee (SDRC) does not object to your request to reclassify the land use of these land portions from PF to SF-1.

Please contact me if you have any questions.

Sincerely,

Julie Cleaver
Vice President, Planning & Design

Encl. Copy of letter (*Horizon Surveys, dtd 12/04/08*)

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SFP 08 2009

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel 702.791.4000

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