



DEPARTMENT OF PLANNING

RECEIVED

MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48840** APN: _____

Name of Property Owner: THM Enterprises, LLC

Name of Applicant: THM Enterprises, LLC

Name of Representative: Taney Engineering

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: _____

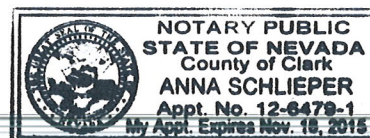
State of Nevada
County of Clark

Print Name: Thomas McCormick

Subscribed and sworn before me

This 21 day of March, 20 13

Anna Schlieper
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

RECEIVED

MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48840** APN: 137-01-101-010 and 011, 137-01-201-002

Name of Property Owner: Iota Tuscan

Name of Applicant: Iota Tuscan

Name of Representative: Jim Stockhausen

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

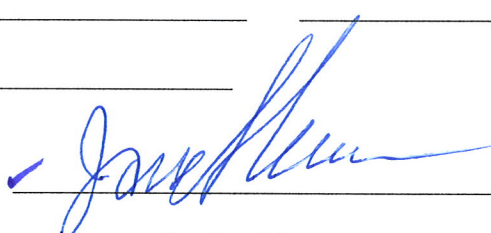
☒ No

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: _____

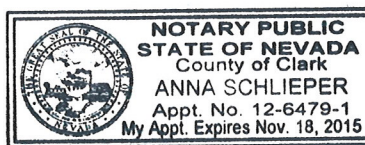
Signature of Property Owner: 

Print Name: Jim Stockhausen

Subscribed and sworn before me

This 28 day of March, 202013

Anna Schlieper
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

MAR 28 2013

Application/Petition For: Tentative Map
 Project Address (Location) SEC Lone Mountain Rd & Puli Rd
 Project Name Peaceful Ridge Proposed Use Single Family
 Assessor's Parcel #(s) 137-01-101-001, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 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Ward # 4
 General Plan: existing PCD proposed PCD Zoning: existing PD proposed PD
 Commercial Square Footage 0 Floor Area Ratio 0
 Gross Acres 55 Lots/Units 328 Density
 Additional Information ZON-47605, MOD-47606, VAR-47607, VAR-47609, SDR-47610, VAC-47611

PROPERTY OWNER THM Enterprises, LLC Contact Brad Boe
 Address 10655 Park Run Drive, #230 Phone: (702) 257-1188 Fax: (702) 257-1672
 City Las Vegas State NV Zip 89144
 E-mail Address bboe@astoriaresidential.com

APPLICANT THM Enterprises, LLC Contact Brad Boe
 Address 10655 Park Run Drive, #230 Phone: (702) 257-1188 Fax: (702) 257-1672
 City Las Vegas State NV Zip 89144
 E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering Contact Amber L. Dolce
 Address 6030 South Jones Blvd, #100 Phone: (702) 362-8844 Fax: (702) 362-5233
 City Las Vegas State NV Zip 89118
 E-mail Address amberd@taneycorp.com

State of Nevada

County of Clark

Property Owner Signature*

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Thomas McCormick

Subscribed and sworn before me

This 21 day of March, 20 13.

Anna Schlieper

FOR DEPARTMENT USE ONLY

Case #

TMP-48840

Meeting Date:

5/14/2013

Total Fee:

\$750.00

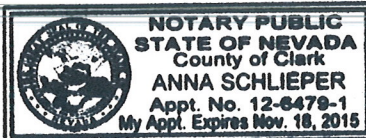
Date Received:

3/28/2013

Received By:

[Signature]

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED

MAR 28 2013

Application/Petition For: TENTATIVE MAP
 Project Address (Location) Lone Mountain & Puli (SEC)
 Project Name Peaceful Ridge Proposed Use Single Family
 Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-003 Ward # 4
 General Plan: existing Low proposed Low Zoning: existing U/PCD proposed PD
 Commercial Square Footage 0 Floor Area Ratio 0
 Gross Acres 16.4 Lots/Units 94 Density 5.7
 Additional Information _____

PROPERTY OWNER IOTA TUSCAN LLC Contact _____
 Address 4675 MACARTHUR CT #1550 Phone: _____ Fax: _____
 City NEWPORT BEACH State CA Zip 92660-2042
 E-mail Address _____

APPLICANT ASTORIA RESIDENTIAL Contact BRAD BOE
 Address 10655 PARK RUN DRIVE, SUITE#230 Phone: (702) 257-1188 Fax: (702) 257-1672
 City LAS VEGAS State NV Zip 89144
 E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING Contact ROBERT CUNNINGHAM
 Address 6030 SOUTH JONES #100 Phone: (702) 362-8844 Fax: (702) 362-5233
 City LAS VEGAS State NV Zip 89118
 E-mail Address RC@TANEYCORP.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

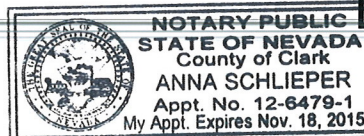
Print Name James Stockhausen

Subscribed and sworn before me

This 28 day of March, 20 13

Anna Schlieper

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TMP-48846
 Meeting Date: 5/14/2013
 Total Fee: 750.00
 Date Received: 3/28/2013
 Received By: [Signature]

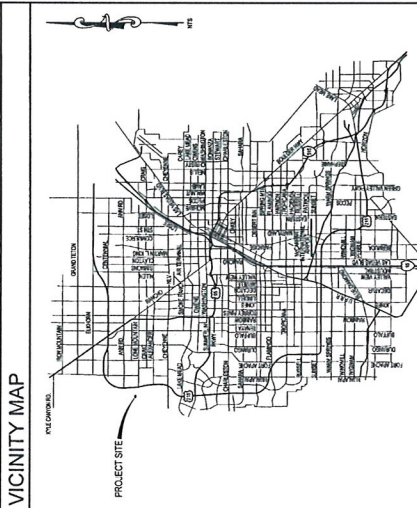
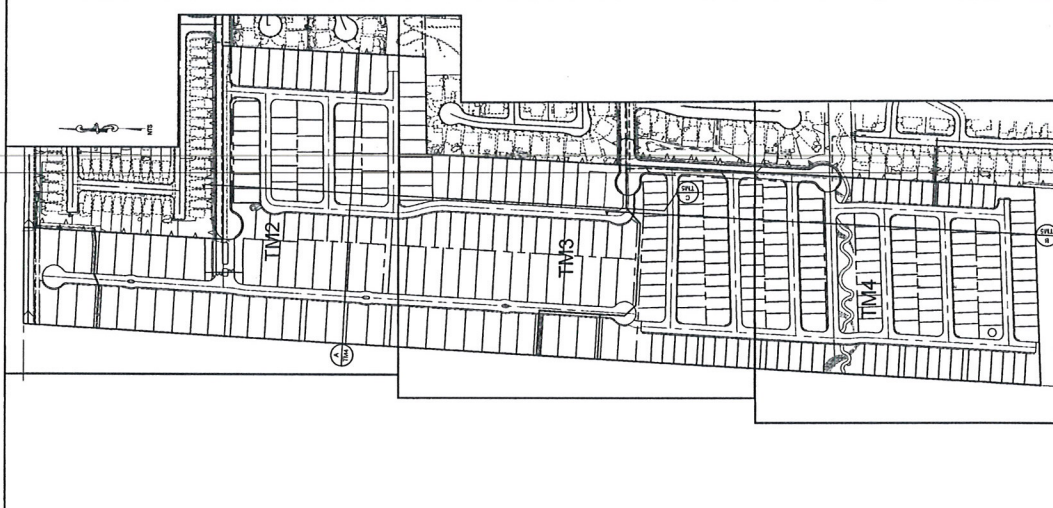
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

MAR 28 2013

TENTATIVE MAP FOR

PEACEFUL RIDGE AT LONE MOUNTAIN & PUL

KEY MAP



CONNECTIVITY RATIO		TOTAL	
SHOULDERMENT	NUMBER	SHOULDER	FEET
JANIS 1	UNOS 1	UNOS 31	
JANIS 2	UNOS 2	UNOS 3	
JANIS 3	UNOS 3	UNOS 1	
JANIS 4	UNOS 4	UNOS 1	
JANIS 5	UNOS 5	UNOS 1	
JANIS 6	UNOS 6	UNOS 1	
JANIS 7	UNOS 7	UNOS 1	
JANIS 8	UNOS 8	UNOS 1	
JANIS 9	UNOS 9	UNOS 1	
JANIS 10	UNOS 10	UNOS 1	
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JANIS 88	UNOS 88	UNOS 1	
JANIS 89	UNOS 89	UNOS 1	
JANIS 90	UNOS 90	UNOS 1	
JANIS 91	UNOS 91	UNOS 1	

[illegible]

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARD SPECIFICATIONS.
2. MATERIALS:
 - A. WATER
 - B. SAND
 - C. LAS VEGAS VALLEY WATER DISTRICT
 - D. ASPHALT
 - E. ASPHALT
 - F. ASPHALT
 - G. ASPHALT
 - H. ASPHALT
 - I. ASPHALT
 - J. ASPHALT
 - K. ASPHALT
 - L. ASPHALT
 - M. ASPHALT
 - N. ASPHALT
 - O. ASPHALT
 - P. ASPHALT
 - Q. ASPHALT
 - R. ASPHALT
 - S. ASPHALT
 - T. ASPHALT
 - U. ASPHALT
 - V. ASPHALT
 - W. ASPHALT
 - X. ASPHALT
 - Y. ASPHALT
 - Z. ASPHALT
3. UTILITY ASSESSMENTS TO BE CONDUCTED TO RESPECTIVE AGENCIES:
 - A. CITY OF LAS VEGAS
 - B. CLARK COUNTY
 - C. LAS VEGAS VALLEY WATER DISTRICT
 - D. CLARK COUNTY WATER
 - E. CLARK COUNTY WATER
 - F. CLARK COUNTY WATER
 - G. CLARK COUNTY WATER
 - H. CLARK COUNTY WATER
 - I. CLARK COUNTY WATER
 - J. CLARK COUNTY WATER
 - K. CLARK COUNTY WATER
 - L. CLARK COUNTY WATER
 - M. CLARK COUNTY WATER
 - N. CLARK COUNTY WATER
 - O. CLARK COUNTY WATER
 - P. CLARK COUNTY WATER
 - Q. CLARK COUNTY WATER
 - R. CLARK COUNTY WATER
 - S. CLARK COUNTY WATER
 - T. CLARK COUNTY WATER
 - U. CLARK COUNTY WATER
 - V. CLARK COUNTY WATER
 - W. CLARK COUNTY WATER
 - X. CLARK COUNTY WATER
 - Y. CLARK COUNTY WATER
 - Z. CLARK COUNTY WATER
4. PEAK SEASONS CONTRIBUTION:
 - A. 13,904 GPD AVERAGE
 - B. 17,184 GPD PEAK
5. FIELD PLAN 3/20/2012 (P. 2)
6. REVISED NOVEMBER 14, 2011. ENTIRE ASHLEY PARK ZONE "C"

7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A DEED AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FEATURES ON THE SITE.
9. THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS NEEDED TO VERIFY THE DEPTH OF GROUNDWATER.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

BENCHMARK

PROJECT VERTICAL DATUM: NAVD83
CITY OF LAS VEGAS, NEHO-REARX 11/08-11/08
NAVD83 ELEV: 895.06058 70251.58 FT
RIVET AND PLATE IN TOP OF CURB AT NORTHEAST
CORNER OF CLIFF SHADOWS AND DECOVILLE

BASIS OF BEARINGS

SOUTH 87°47'07" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER IN
QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS,
SHOWN BY MAP THEREOF ON FILE IN BOOK 113, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDS.

[illegible]

ASISTORIA RESIDENCIAL (702) 330-0000 FAX 1000 S. JOHNS HWY STE 100 LAS VEGAS, NV 89111 LANEY ENGINEERING	PLACER-OUT-TRUDE AT LONE MOUNTAIN & PUL A RESIDENTIAL SUBDIVISION	TENTATIVE MAP 	(702) 330-0044 FAX (702) 330-0073 1000 S. JOHNS HWY STE 100 LAS VEGAS, NV 89111
---	---	--	--

	PROJECT NO.	3.04.12				
	PROJECTS SEAL					
	DATE:	3.04.12	1"=60'	LS	RDC	TM1
	SCALE:					
	JOB NO:	AST-12-002				
	DESIGNED BY:					
	CHECKED BY:					
	SHEET NAME:					
	SHEET:					
						1 OF 6

LEGEND	EXISTING	PROPOSED
DESIGN ELEVATION		
FUTURE ELEVATION		
DAMP SPRING VALVES		
CONTROL VALVES		
CONTROL OF FLOW		
RETAINING WALL		
GRASS		
CRACK		
ROOT OF WAY		
CUTTING-ADJUST		
CURB AND GUTTER		
POWER POLE		
SEWER/RAIL		
CURB STOP PILE		
STONE CURB WALL/RAIL		
SEWER/RAIL		
PROPERTY LINE		
CUTLINE		
EDGE OF PAVEMENT		
RIGHT-OF-WAY		
CHAP 3 MAIN PIPE VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE TOWER		
SEWER/RAIL		
WATER LINE		
WATER LATERAL WATER		
PRESSURE REDUCING VALVE		
2000 BRANCH PIPES		
STREET LIGHT CONDUIT		
P.A.S. CONDUIT		
THATCH ROOF		
CONCRETE FRAME DAM		
1000V LATERALS 10" I.D. POLE		
1000V LATERALS 10" I.D. POLE		

[illegible]

TMP-48840

MAR 28 2013



Call Before You Dig
 HOOD-CLINTING UNDERGROUND
 UTILITIES. IT'S EASY.

CALL


1-800-227-2600
 AND
 1-800-455-7544

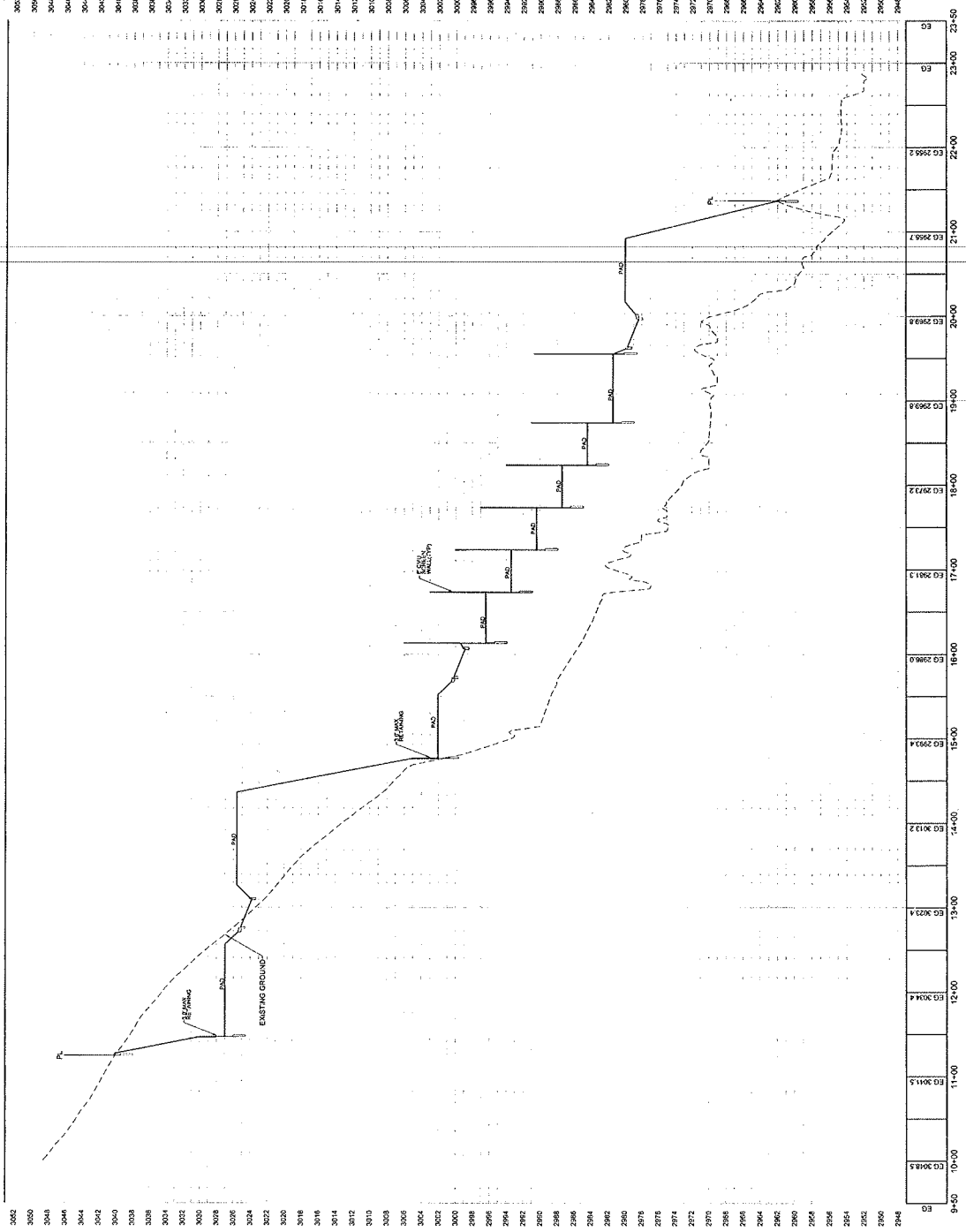
CLINT COUNTY TRAFFIC OPERATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (R) AND DORRILL ROAD (10'). LWWMO
THE PURVEYOR.[illegible]

TMP-48840

TMP-48840

SECTION A
EAST TO WEST CROSS SECTION
H SCALE 1"=40'
V SCALE 1"=6'



RECEIVED
JAN 26 2013

PEACEFUL RIDGE AT LONE MOUNTAIN & PULI A RESIDENTIAL SUBDIVISION TENTATIVE MAP		ASTORIA RESIDENTIAL 1365 PARK AVENUE SUITE 200 LAKEVIEW, OREGON 97141 (503) 325-8844 FAX (503) 325-8213 JANNEY ENGINEERING 6032 S. JOHNS WAY #114 LAKEVIEW, OREGON 97141 (503) 325-8844 FAX (503) 325-8213		REVISIONS	
DATE: 3.14.13	SCALE: 1"=60'	JOB NO.: AST-2002	DESIGNED BY: LS	CHECKED BY: RDC	SHEET NAME: TM5
SHEET: 5 OF 6					

