



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52090 APN: 125-19-601-008

Name of Property Owner: Big Teton, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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): _____

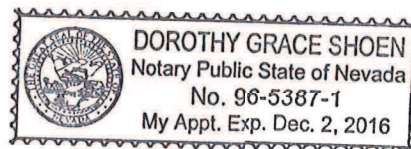
APN: _____

Signature of Property Owner: [Signature]

Print Name: Dariusz Imari

Subscribed and sworn before me

This 19th day of November, 2013
[Signature]
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) Deer Springs/Grand Canyon
 Project Name Deer Springs/Grand Canyon Proposed Use _____
 Assessor's Parcel #(s) 125-19-601-008 Ward # _____
 General Plan: existing R proposed _____ Zoning: existing U proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Big Teton, LLC Contact _____
 Address 5580 W. Flamingo Road, Suite 108 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89103
 E-mail Address _____

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 Dean Martin Drive # 308 Phone: (702) 617-8412 Fax: _____
 City Las Vegas State NV Zip 89139
 E-mail Address Brian.Walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

FOR DEPARTMENT USE ONLY

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 Dariusz Imani

Subscribed and sworn before me Big Teton, LLC

This 19th day of November, 20 13.

Dorothy Grace Shoen

Case # **GPA-52090**

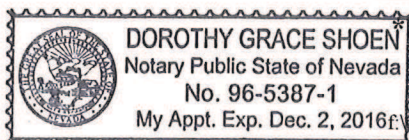
Meeting Date: **01/14/14 PC**

Total Fee:

Date Received:*

Received By:

Notary Public in and for said County and State



*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the zoning ordinance.
 1/16/14
 Depot\Application Packet\Application Form.pdf



~~General Plan Amendment~~

- | | | | | | | | |
|---|---------------------------------------|---|-----------------------------|---|-------------------------------------|---|--|
|  | RNP - Rural Neighborhood Preservation |  | MLA - Medium - Low Attached |  | GTC - Tourist Commercial |  | PF-CC Public Facility Clark County |
|  | RE - Rural Estates |  | M - Medium |  | LVMD - Las Vegas Medical District |  | TC - Town Center |
|  | DR - Desert Rural |  | H - High |  | LI/R - Light Industrial / Research |  | RC - Resource Conservation |
|  | R - Rural |  | O - Office |  | PCD - Planned Community Development |  | C - Downtown - Commercial |
|  | L - Low |  | SC - Service Commercial |  | PR-OS - Park/Recreation/Open Space |  | MXU - Downtown - Mixed Use |
|  | ML - Medium - Low |  | GC - General Commercial |  | PF - Public Facility |  | TND - Traditional Neighborhood Development |

FROM R TO ML



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.

Date: Wednesday, November 27, 2013

[illegible]



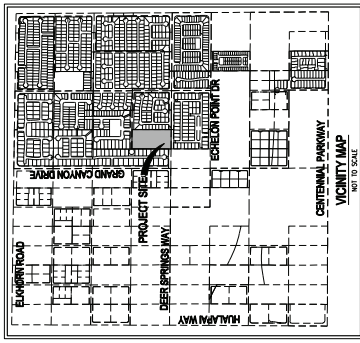
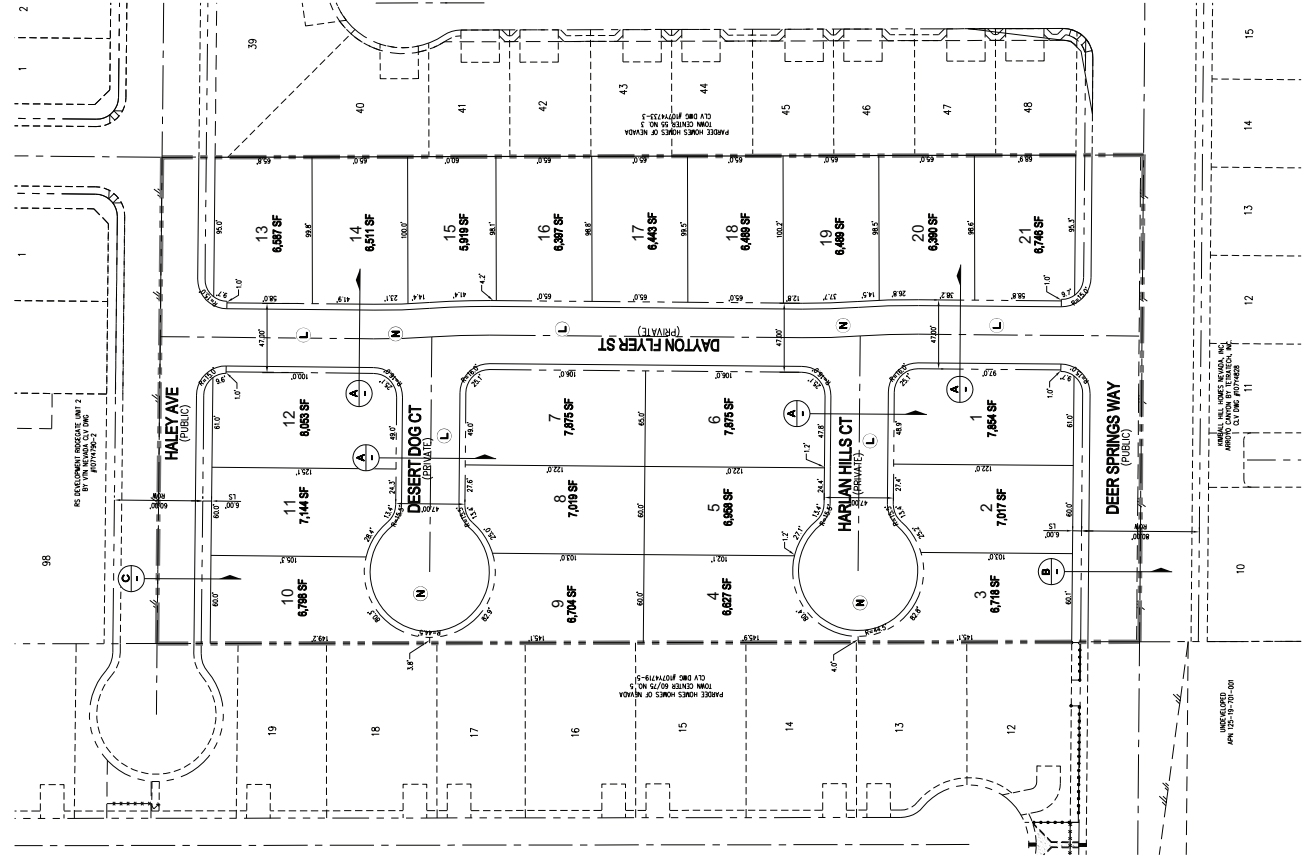
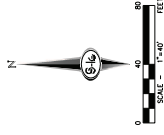
SITE PLAN

FOR

DEER SPRINGS 5

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA

APN 125-19-001-008



WAVIER OF STANDARDS

1. MINIMUM CONNECTIVITY RATIO IS 1.25

PROJECT INFORMATION

EXISTING ZONING: U-8
PROPOSED ZONING: R-100
TOTAL LOT AREA: 13.9 AC
TOTAL BUILDING UNITS: 21
TYPE LOT SIZE: 667,007
MIN. LOT WIDTH: 80'
MIN. LOT DEPTH: 80.00 FT
MAX. LOT DEPTH: 80.00 FT
DENSITY (NET AREAS): 4.14 DU/AC
MAX. LOT COVERAGE: 50%

CONNECTIVITY

N: NODES = 4
L: LINKS = 5

WAVIER #1

MINIMUM CONNECTIVITY RATIO IS 1.25
MINIMUM CONNECTIVITY RATIO IS 1.25
MINIMUM CONNECTIVITY RATIO IS 1.25

PARKING ANALYSIS

NO OF UNITS: 21
MINIMUM REQUIRED PARKING: 21
PROPOSED PARKING: 21
PROVIDE 21 PARKING SPACES

LEGAL DESCRIPTION

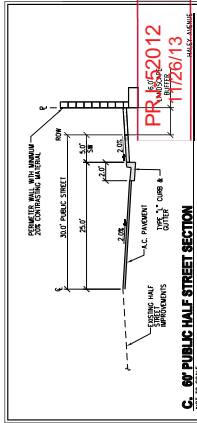
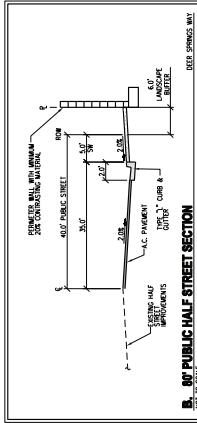
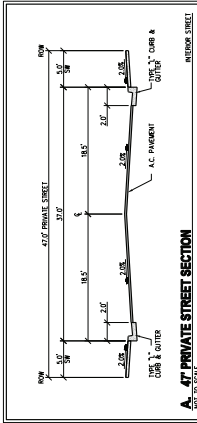
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19, RANGE 19, LOT 19, DEER SPRINGS 5, APN 125-19-001-008, CITY OF LAS VEGAS, NV 89115

SETBACKS

R-100: SINGLE FAMILY COMPACT LOT
FRONT: 14' TO HOUSE
REAR: 10' TO FRONT ENTRY GARAGE
SIDE: 5' TO SIDE
CORNER: 10'

LEGEND

--- GROSS ACREAGE BOUNDARY LINE
--- EXISTING LOT BOUNDARY LINE
--- RIGHT-OF-WAY
--- LOT LINE



SLATER
SHANAHAN GROUP
CONSULTING ENGINEERS & PLANNERS
7740 S. ARROYO STREET #2010, LAS VEGAS, NV 89115
PHONE (702) 244-4340 FAX (702) 244-4340

NO.	DESCRIPTION	DATE	BY	APP.

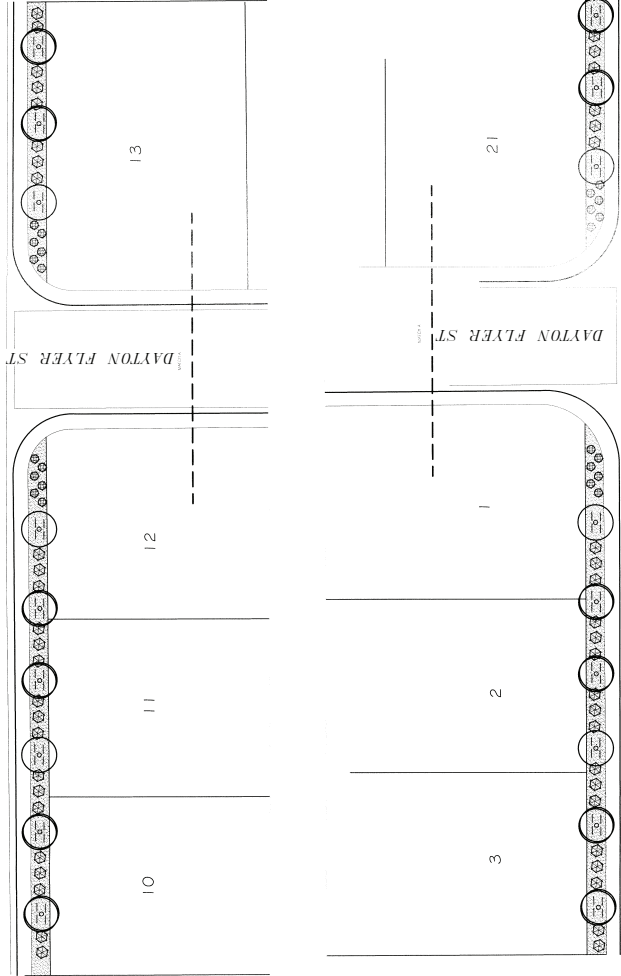
RICHLAND
AMERICAN HOMES
CITY OF LAS VEGAS, NV
DEER SPRINGS 5
SITE PLAN

DATE: 11/20/13
DRAWN: DML
DESIGNED: JBP
CHECKED: TJS
PROJECT NO: RAH1005-001

PROJECT NO: RAH1005-001
SHEET 1 OF 1
SP-1

GPA-52090 ZON-52091
VAR-52093 TMP-52094

HALEY AVENUE



DEER SPRINGS WAY

PLANT SCHEDULE DS 5

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	12	Quercus virginiana	Southern Live Oak	24"box
	6	Rhus lancea	African Sumac Shd	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	50	Cassia nemophylla	Senna	5 gal
	24	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	5 gal

LEGEND NOTES

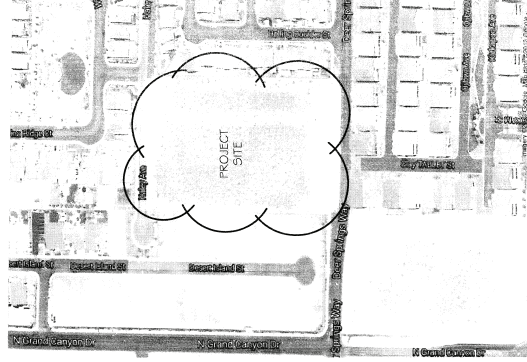


3/4" Vista Gold Rock @ 2" depth (30 tons) 3480 sf



Root Barrier - box size + 2' ea. side of tree within 5' of curb, walk or structures 36 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.



DEER SPRINGS 5
COMMON LOTS

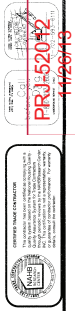
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE
STREETSCAPE
PROJECT NO.
DRAWN BY
CHECKED BY
DATE: 11-28-13



L1.01

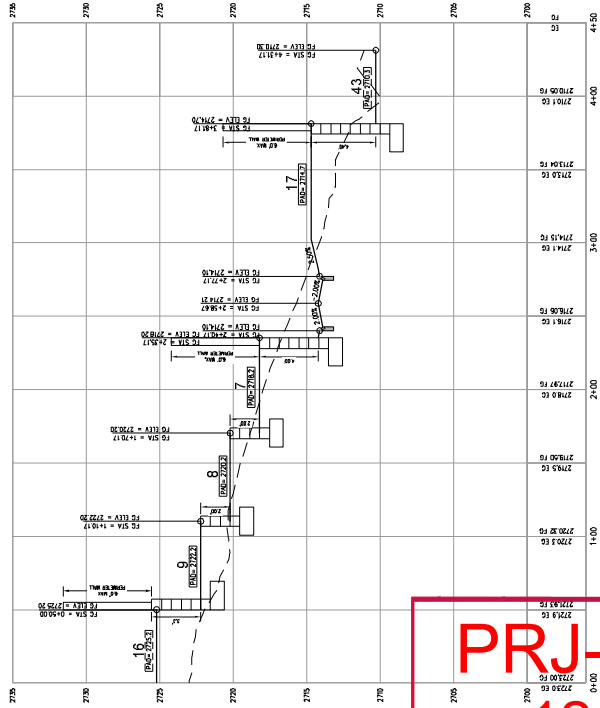
SHEET OF SHEETS



GPA-52090 ZON-52091
VAR-52093 TMP-52094

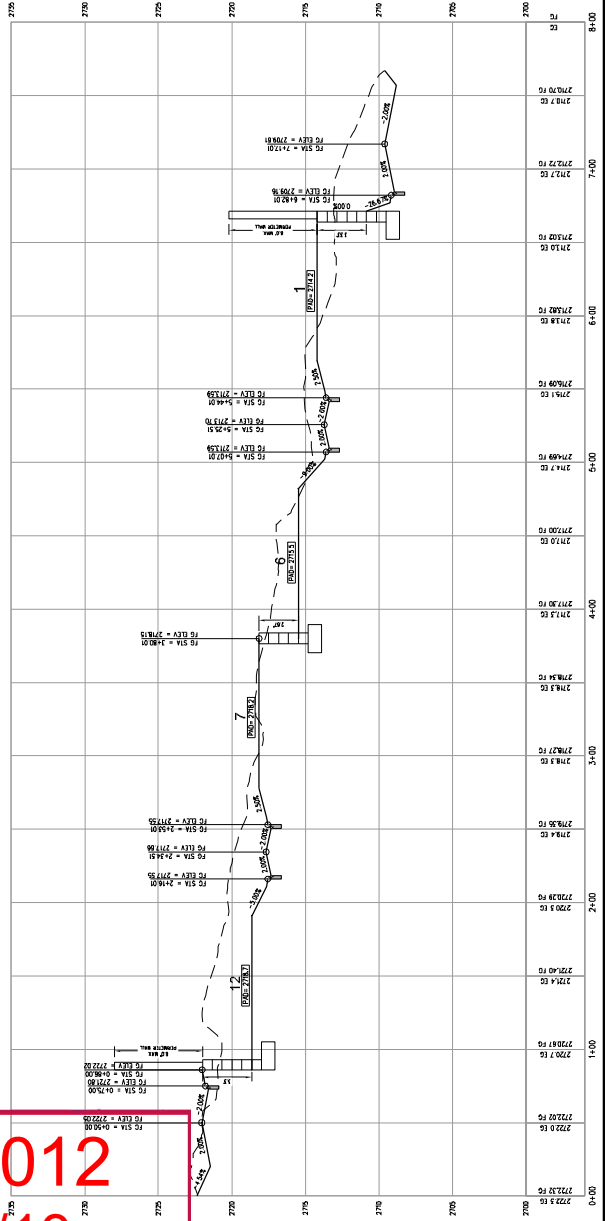


E-W PROFILE

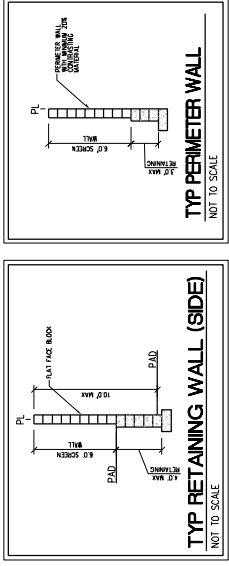


PRJ-52012
12/26/13

N-S PROFILE



TENTATIVE MAP
FOR
DEER SPRINGS 5
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-408



School Development Tracking Form

<http://ccsd.net/departments/real-property>

Date Filed 12/05/2013 **Application Number** GPA52090, VAR52093, TMP52094 **Entity** LV

Company Name Richmond American Homes

Contact Name _____

Contact Mailing Address _____

City _____ **State** _____ **Zip Code** _____

Phone _____ **Mobile** _____ **Fax** _____ **Email** _____

Project Name Deer Springs & Grand Canyon

Project Description Deer Springs & Grand Canyon

APN's 125-19-601-008

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 21	x 0.195 = 4	x 0.102 = 2	x 0.134 = 3
Multi-Family Units (2)	x 0.132 = 0	x 0.057 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	4	2	3

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Darnell ES	9480 Tropical Pkwy	K-5	788	743	11/18/13
Escobedo MS	9501 Echelon Point	6-8	1,646	1,209	11/18/13
Centennial HS	10200 Centennial Pkwy	9-12	2,596	3,013	11/18/13

CCSD Comments* Centennial HS is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved

☐ Disapproved