



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52433 APN: 125-24-410-003

Name of Property Owner: South Providence Holdings, LLC

Name of Applicant: South Providence Holdings, LLC

Name of Representative: Focus Managment Services

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: _____

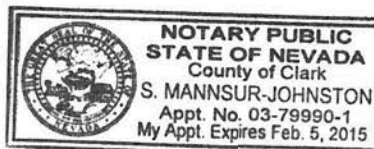
Print Name: _____

Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 20 13

J. Mann
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52433 APN: 125-24-401-006

Name of Property Owner: S P-5, LLC

Name of Applicant: S P-5, LLC

Name of Representative: Focus Managment Services

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: _____

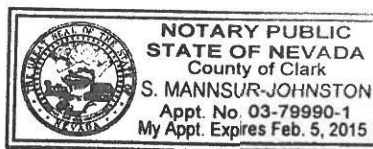
Signature of Property Owner: _____

Print Name: Thomas J. De Vore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsurd
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
 Project Address (Location) Shaumber and Rome
 Project Name POD 308 Proposed Use _____
 Assessor's Parcel #(s) 126-24-401-006 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing U proposed PD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 14.12 Lots/Units 88 Density 6.0
 Additional Information _____

PROPERTY OWNER S P-5, LLC Contact _____
 Address 3455 Cliff Shadows Pkwy #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

APPLICANT CG-211, LLC Contact _____
 Address 3455 Cliff Shadow Pkwy #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

REPRESENTATIVE Focus Managment Services Contact Chris Dingell
 Address 3455 Cliff Shadows Pkwy #220 Phone: 7022424949 Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address cdingell@fcglv.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* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-52433
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
 Project Address (Location) Shaumber and Rome
 Project Name POD 308 Proposed Use _____
 Assessor's Parcel #(s) 126-24-410-003 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing U proposed PD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 14.12 Lots/Units 85 ~~86~~ Density 6.0
 Additional Information _____

PROPERTY OWNER South Providence Holdings, LLC Contact _____
 Address 3455 Cliff Shadows Pkwy #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

APPLICANT CG-211, LLC Contact _____
 Address 3455 Cliff Shadow Pkwy #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

REPRESENTATIVE Focus Managment Services Contact Chris Dingell
 Address 3455 Cliff Shadows Pkwy #220 Phone: 7022424949 Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address cdingell@fcglv.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* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 20 13.

J. Manns-Johnston

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ZON-52433

Meeting Date: 03/11/14 PC

Total Fee: _____

Date Received:*

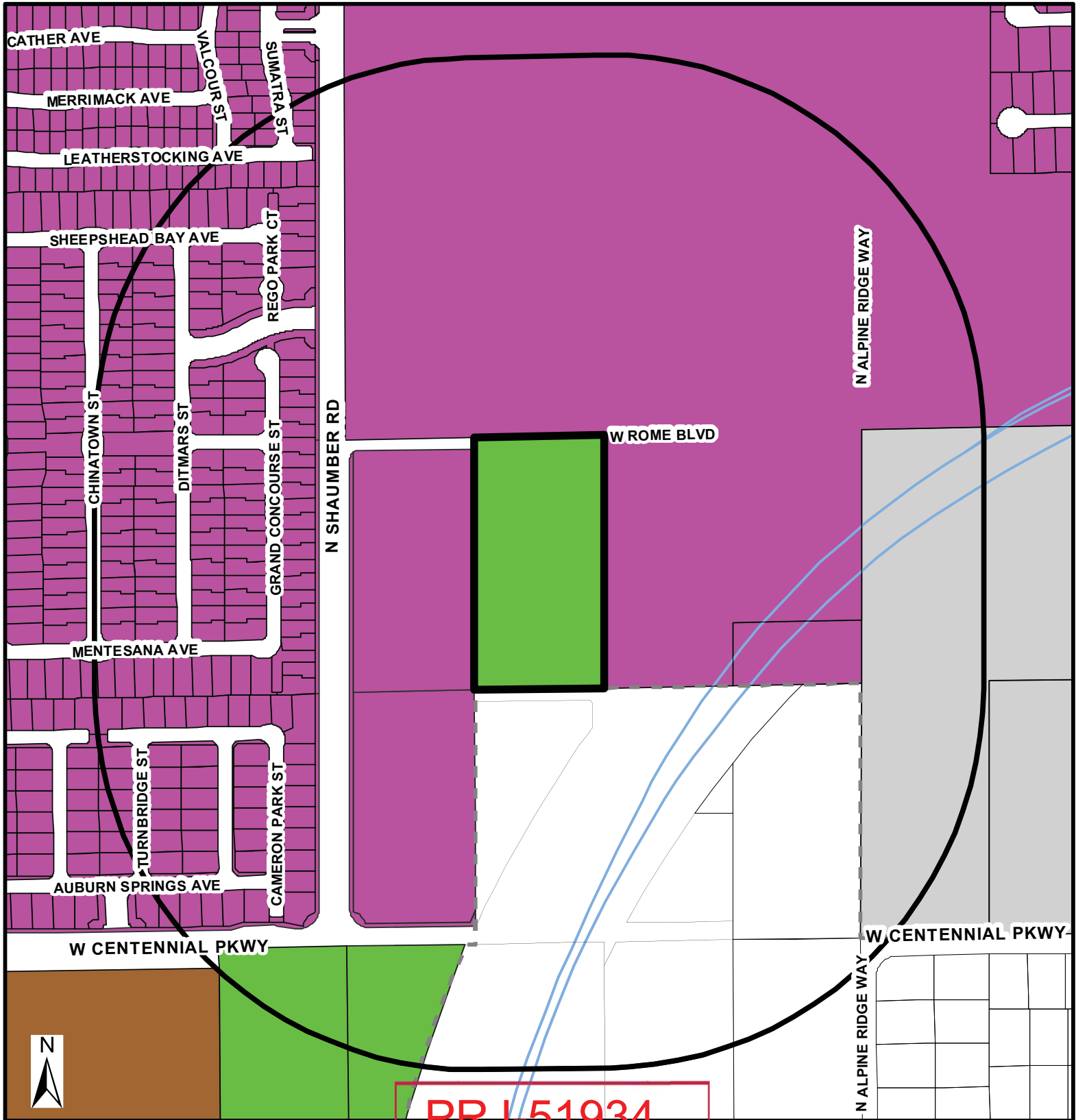
Received By: _____

*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.

PRJ 51934

12/26/13

ZON-52433



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- P-R - Professional Offices and Parking

- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

- Subject Property
- 1000ft Buffer
- City Limits

ZON-52433 - REVISED
FROM U TO PD

Subject Property

1000ft Buffer

City Limits



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.
702-229-6301

Date: Monday, January 06, 2014

ZON-52433, VAC-52434 & TMP-52435 - REVISED

PR 651934
02/13/14
SHEET 1 OF 1

SP-1

FIG1303-000

PROJECT NO.

CHECKED: BOP

DESIGNER: BOP

DATE: 12/18/13

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC
PROVIDENCE POD 308
COLORED SITE PLAN

S-I GROUP
SLATER
CONSULTING ENGINEERS & PLANNERS
FAX (702) 264-5302
PHONE (702) 264-5302
5140 S. MABLE STREET #210, LAS VEGAS, NV 89119

SITE PLAN
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-008

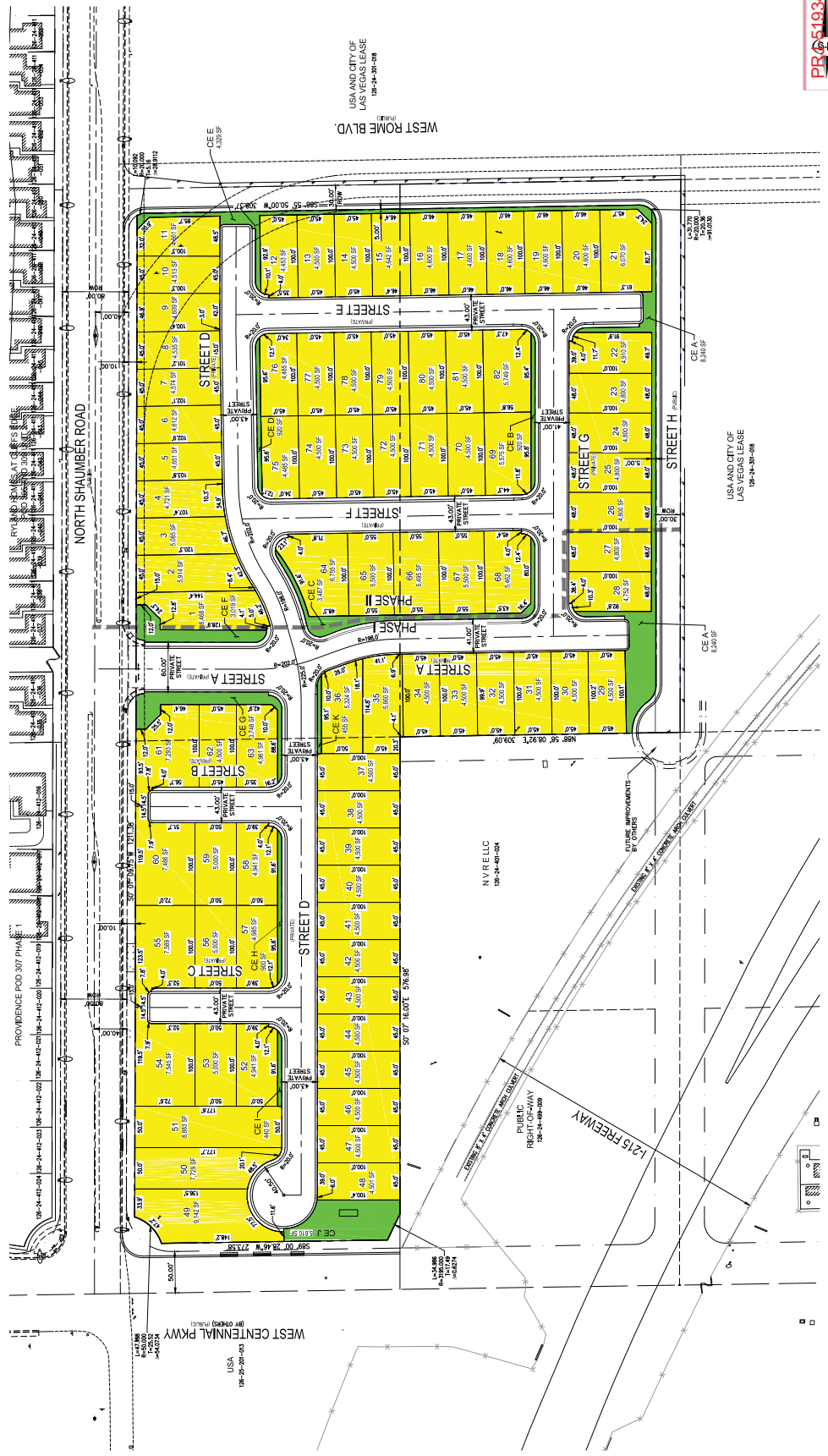
LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- STREET
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

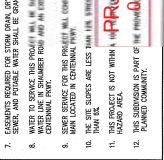
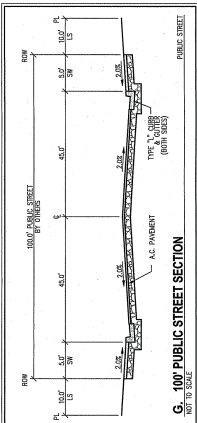
PROJECT SUMMARY

MINIMUM LOT SIZE: 5,000 SF
MINIMUM LOT AREA: 113.37 SQ. FT.
MINIMUM LOT WIDTH: 30.00 FT.
MINIMUM LOT DEPTH: 166.67 FT.
MINIMUM LOT AREA: 113.37 SQ. FT.
MINIMUM LOT WIDTH: 30.00 FT.
MINIMUM LOT DEPTH: 166.67 FT.

MINIMUM LOT SIZE: 5,000 SF
MINIMUM LOT AREA: 113.37 SQ. FT.
MINIMUM LOT WIDTH: 30.00 FT.
MINIMUM LOT DEPTH: 166.67 FT.



ZON-52433, VAC-52434 & TMP-52435 - REVISED



TM-1
SHEET 1 OF 3

NO.	DESCRIPTION	DATE	BY	APP.

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC
PROVIDENCE POD 308
TENTATIVE MAP
CITY OF LAS VEGAS

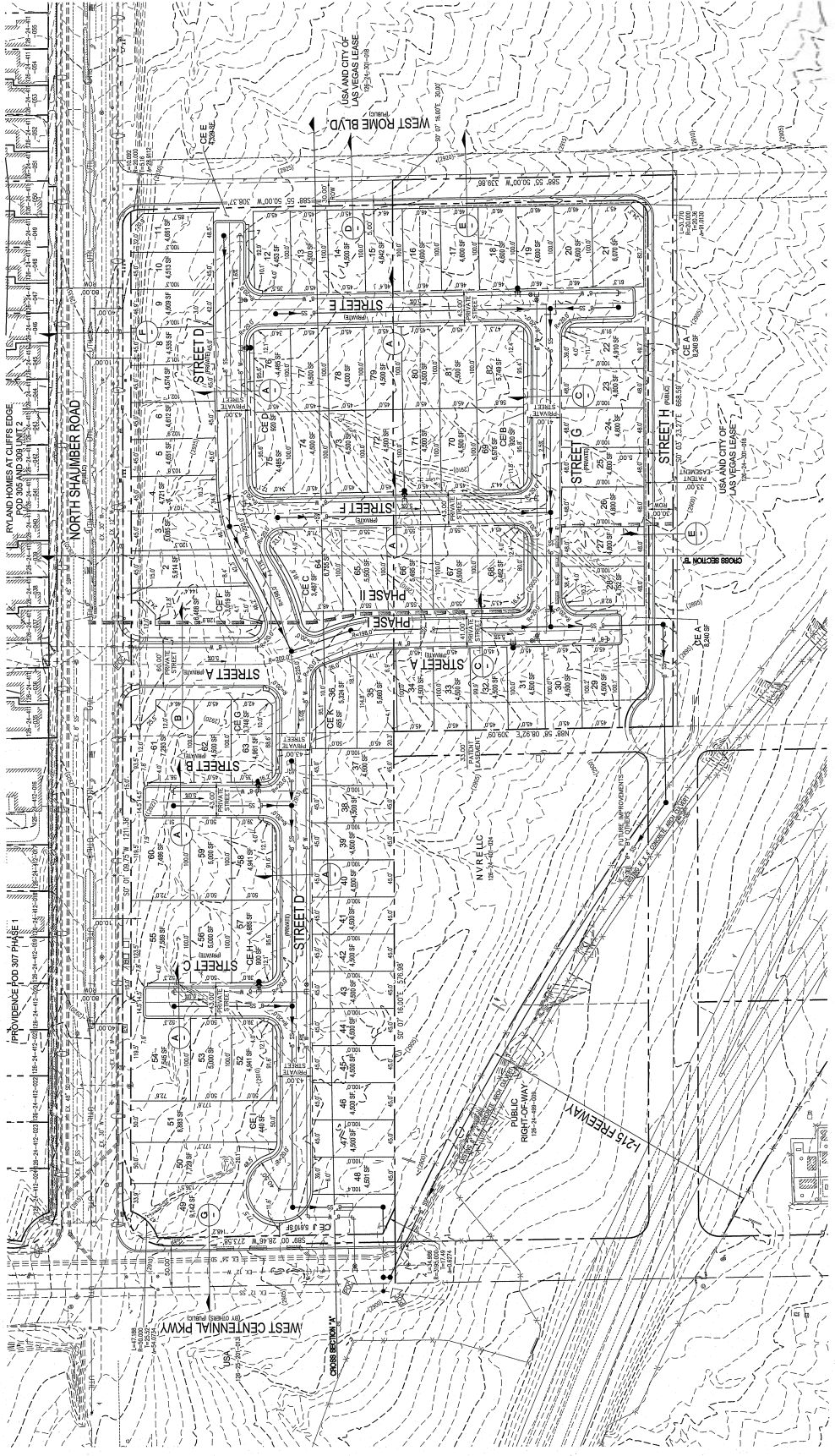
DATE: 12/16/13
DRAWN: SS
DESIGNER: BGP
CHECKED: BGP
PROJECT NO.
FIG: 303-000



TM-2
SHEET 2 OF 3

PRJ-51934
02/13/14

TENTATIVE MAP
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006



ZON-52433, VAC-52434 & TMP-52435 - REVISED

REV	NO	DATE	BY
Δ	1	10/06	JR
Δ	2	12/06	JR

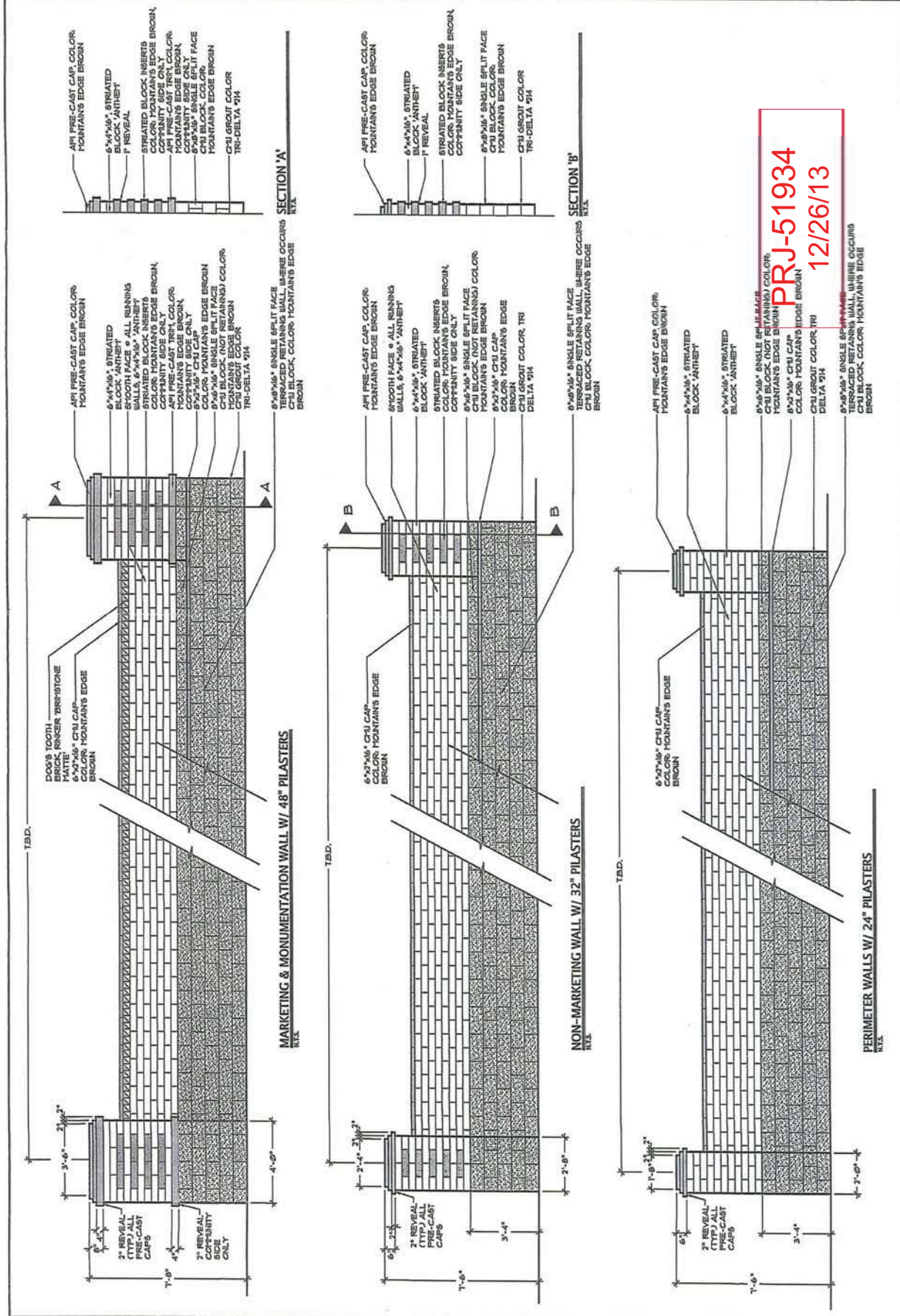


PROVIDENCE WALL EXHIBIT

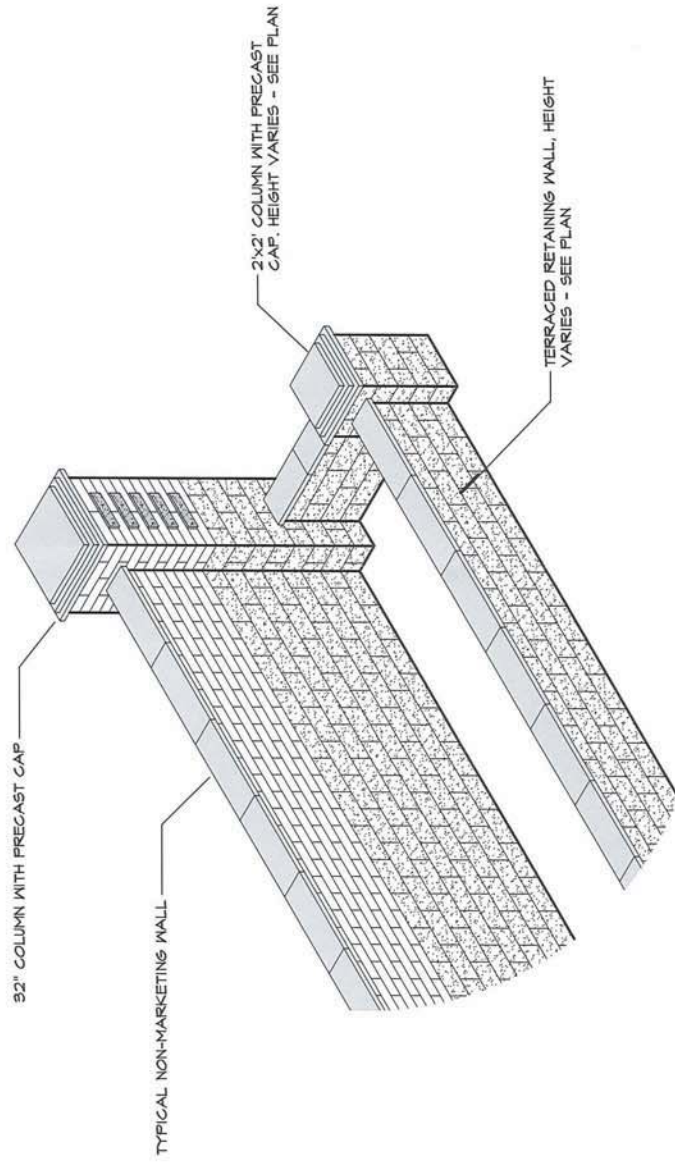
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	



ZON-52433, VAC-52434 & TMP-52435



Isometric - Typical Terraced Wall w/ 32" Column

SCALE: 1/4" = 1'-0"

C

PROVIDENCE
MASTER PLANNED COMMUNITY

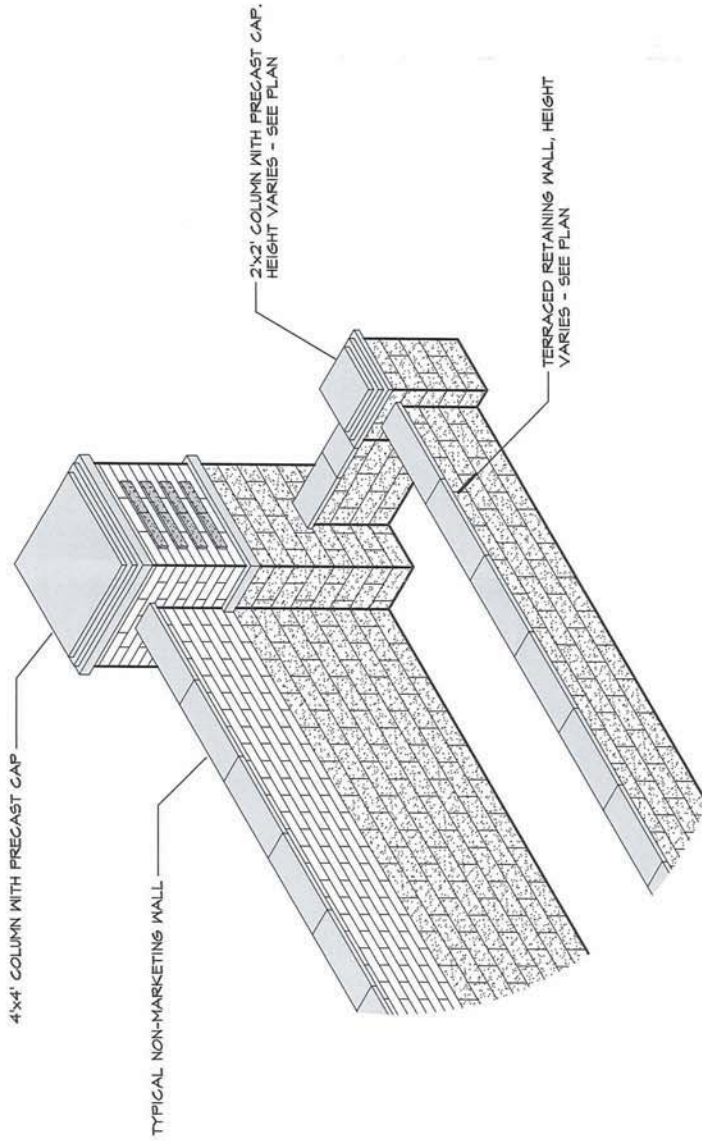
PRJ-51934

12/26/13

Landscape Architecture
NV #583

2400 S. Cimarron Road, Suite 140
Las Vegas, Nevada 89117
voice (702) 360-2056
fax (702) 360-0562

ZON-52433, VAC-52434 & TMP-52435



D Isometric - Typical Terraced Wall w/ 4' Column

SCALE: 1/4" = 1'-0"

PROVIDENCE
MASTER PLANNED COMMUNITY

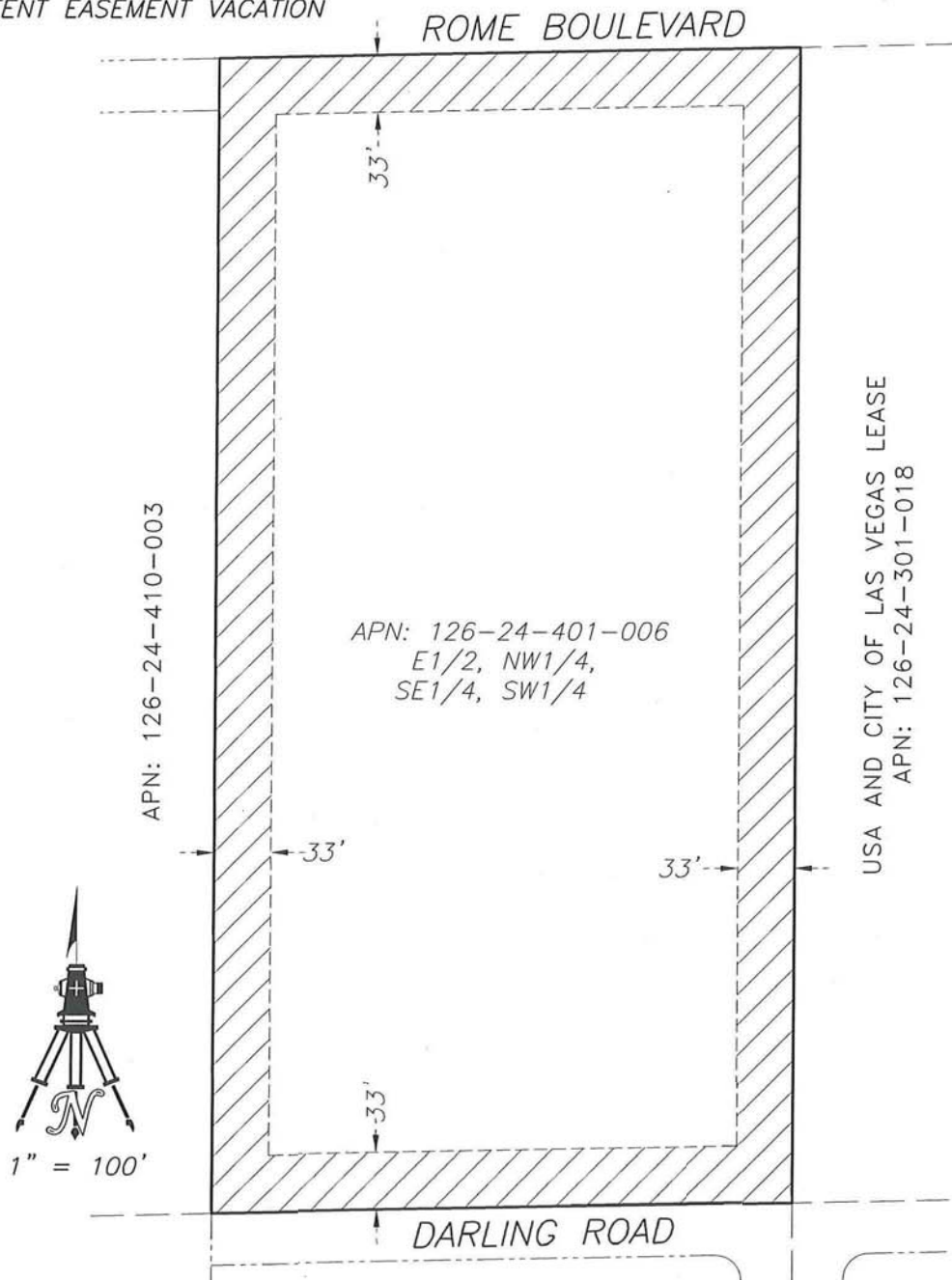
Landscape Architecture
NV #583

2400 S. Cimarron Road, Suite 140
Las Vegas, Nevada 89117
voice (702) 360-2056
fax (702) 360-0562

PRJ-51934
12/28/13

ZON-52433, VAC-52434 & TMP-52435

APN: 126-24-401-006
PATENT EASEMENT VACATION



P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC01.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934 EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

01/07/14

PAGE 1 OF 1

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
 EASEMENTS PER OR:961230:01041
 TO BE VACATED



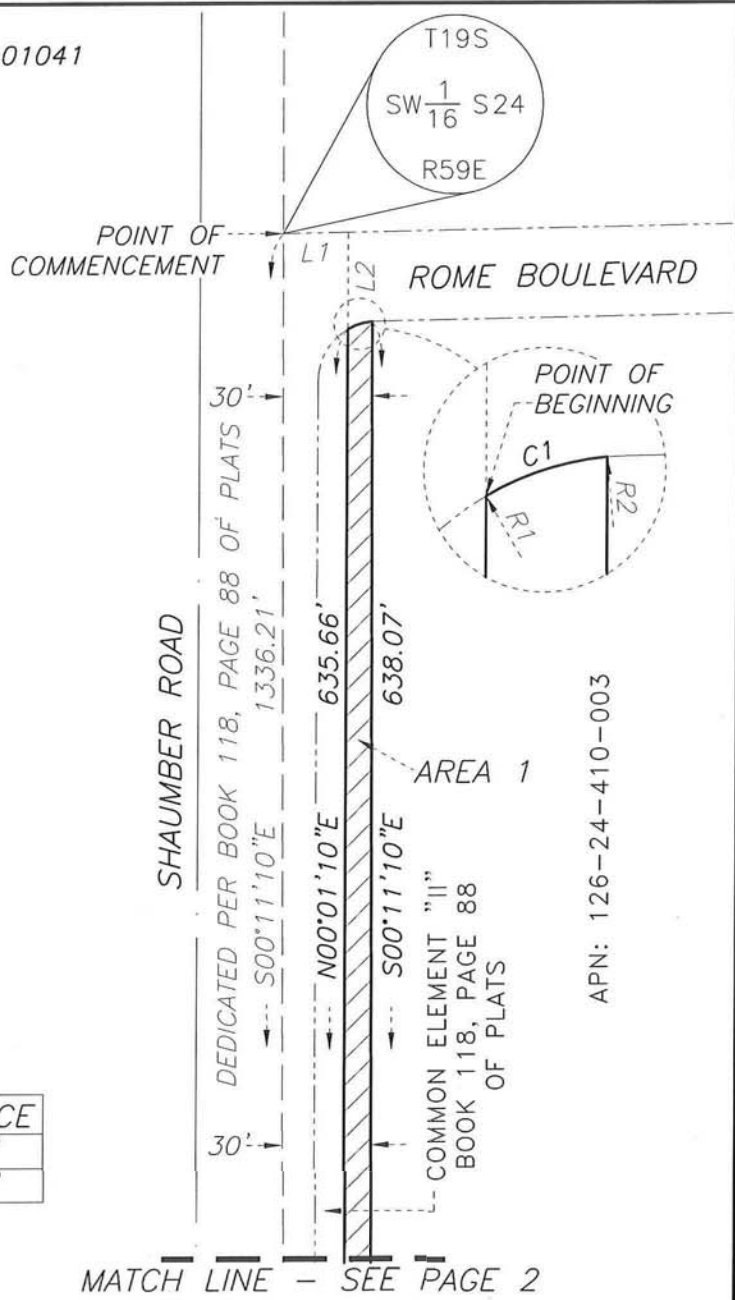
LINE	BEARING
R1	N29°58'50"W
R2	N05°12'54"W

LINE	BEARING	DISTANCE
L1	N88°55'50"E	21.93'
L2	S00°01'10"W	32.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°45'56"	20.00'	8.64'	4.39'

P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC02.DWG

WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	PRJ-51934 01/07/14	EXHIBIT "B" LING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 4
--	-------------------------------------	--



APN: 126-24-410-003

APN: 126-24-401-006
 EASEMENTS PER OR:961230:01041
 TO BE VACATED



MATCH LINE - SEE PAGE 1

SHAUMBER ROAD

30'

DEDICATED PER BOOK 118, PAGE 88 OF PLATS

1336.21'

S00°11'10"E

635.66'

N00°01'10"E

638.07'

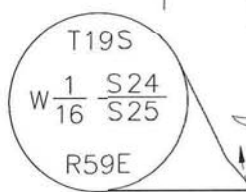
S00°11'10"E

COMMON ELEMENT "II"
 BOOK 118, PAGE 88
 OF PLATS

AREA 1

30'

S88°58'09"W
 10.46'



APN: 126-24-410-003

P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC02.DWG

WALLACE · MORRIS
 SURVEYING, INC.
 LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
 LAS VEGAS, NEVADA 89118

PRJ-51934 EXHIBIT "B"

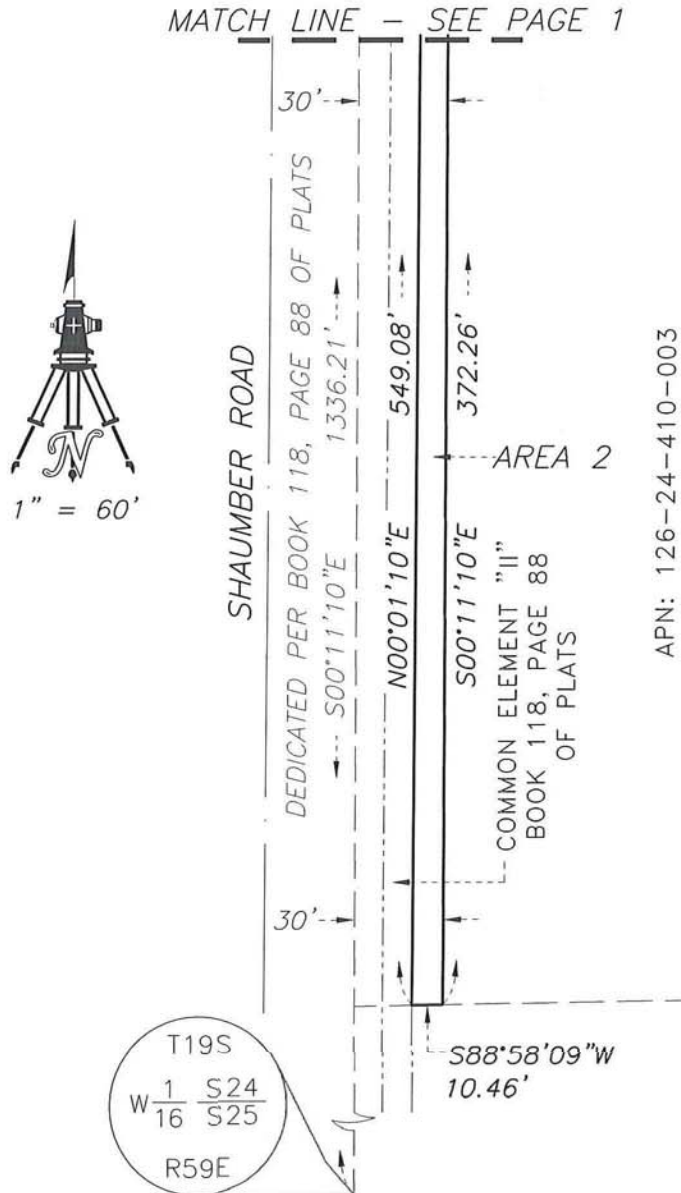
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
 OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006

RIGHT-OF-WAY EASEMENT PER OR:961230:01041 TO BE VACATED



P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC03.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934
01/07/14

EXHIBIT "B"
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 4 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
 EASEMENT PER OR:20031103:03884
 TO BE VACATED



LINE	BEARING
R1	N29°58'50"W
R2	N05°12'54"W

LINE	BEARING	DISTANCE
L1	N88°55'50"E	21.93'
L2	S00°01'10"W	32.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°45'56"	20.00'	8.64'	4.39'

P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC04.DWG

WALLACE · MORRIS
 SURVEYING, INC.
 LAND SURVEY CONSULTING

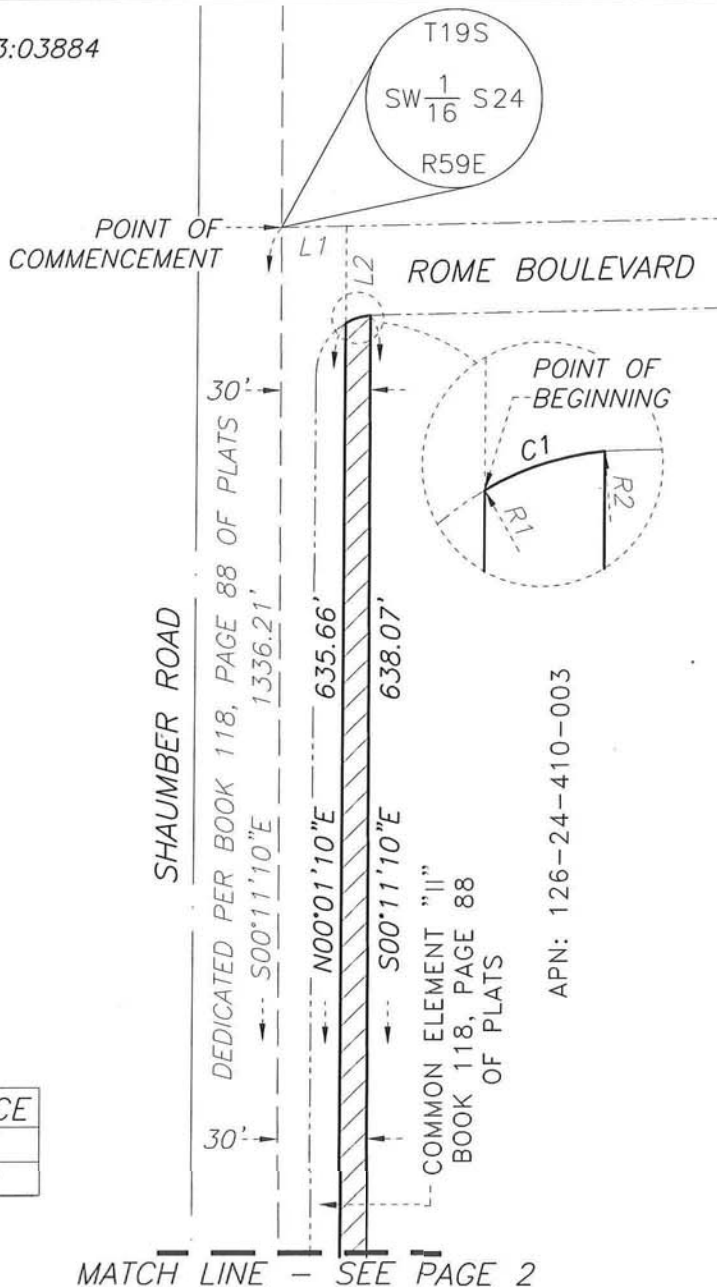
5740 S. ARVILLE ST. #206
 LAS VEGAS, NEVADA 89118

PRJ-51934
 01/07/14

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
 OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2



APN: 126-24-410-003

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
 EASEMENT PER OR:20031103:03884
 TO BE VACATED



MATCH LINE - SEE PAGE 1

SHAUMBER ROAD

30'

DEDICATED PER BOOK 118, PAGE 88 OF PLATS

1336.21'

S00°11'10"E

635.66'

N00°01'10"E

638.07'

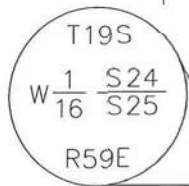
S00°11'10"E

COMMON ELEMENT "II"
 BOOK 118, PAGE 88
 OF PLATS

APN: 126-24-410-003

30'

S88°58'09"W
 10.46'



P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC04.DWG

WALLACE • MORRIS
 SURVEYING, INC.
 LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
 LAS VEGAS, NEVADA 89118

PRJ-51934
 01/07/14

EXHIBIT "B"

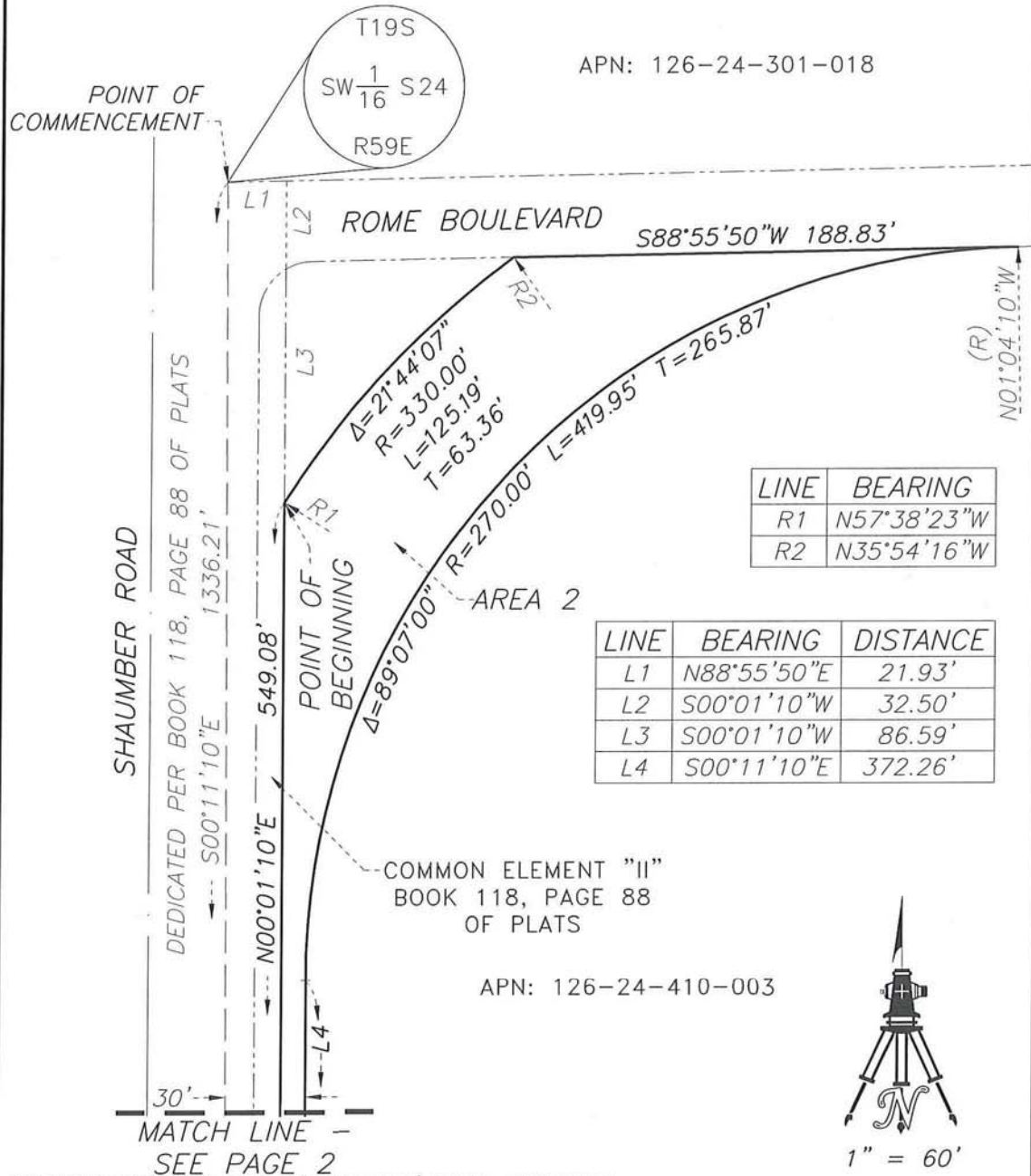
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
 OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
 CT. OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006

RIGHT-OF-WAY EASEMENT PER OR:961230:01041 TO BE VACATED



P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC03.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
PRJ-51934
01/07/14

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
CLARK COUNTY, NEVADA

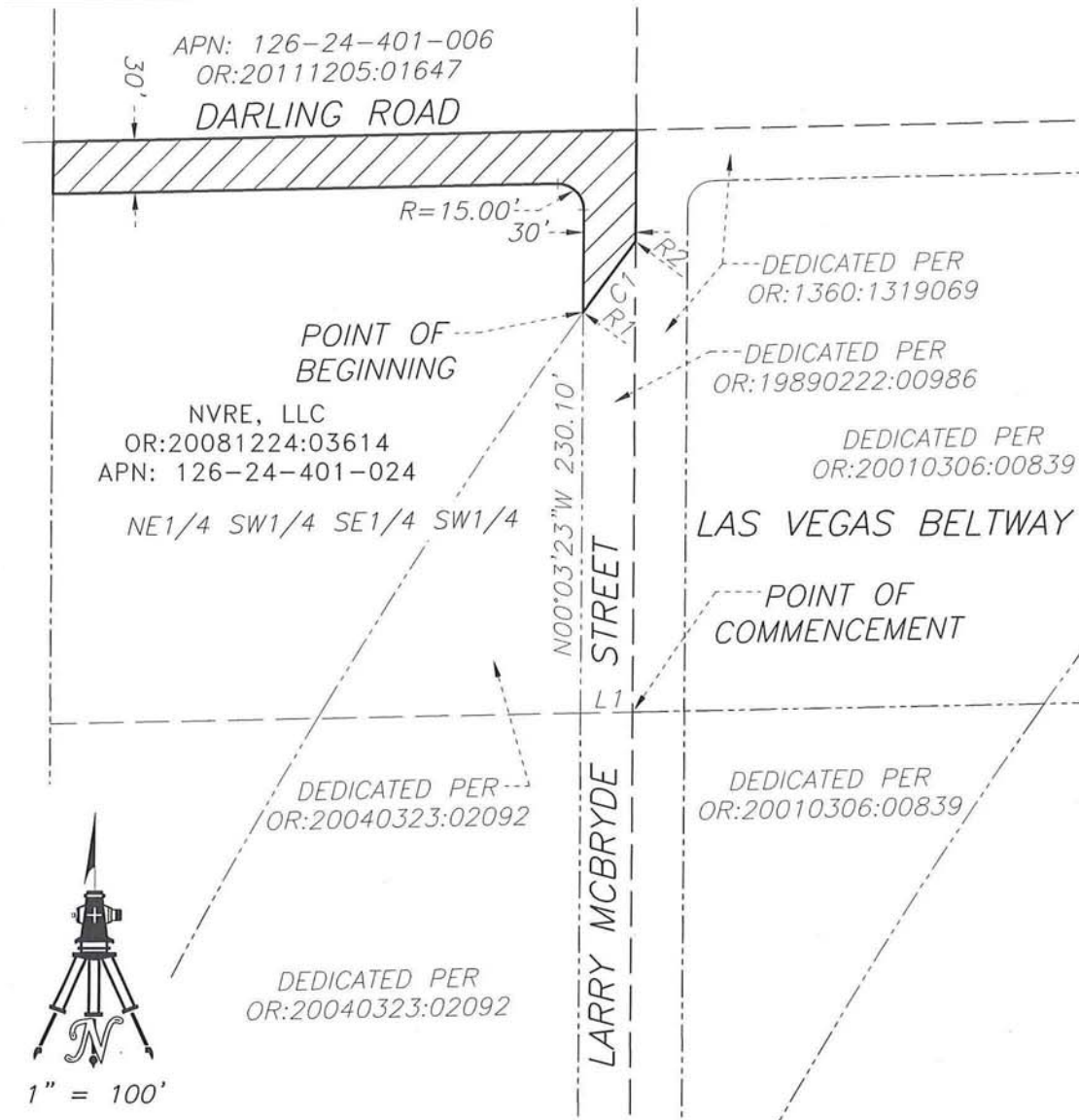
PAGE 3 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-499-002
RIGHT OF WAY VACATION

RADIAL	BEARING
R1	N54°06'37"W
R2	N53°11'53"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	LINE	BEARING	DISTANCE
C1	0°54'44"	3175.00'	50.55	25.28'	L1	S88°59'19"W	30.00'



P:\SHG\13221\DWG\EXHIBITS\VACATIONS\13221-VAC05.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

PRJ-51934
02/13/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED