



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52116 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, 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: _____

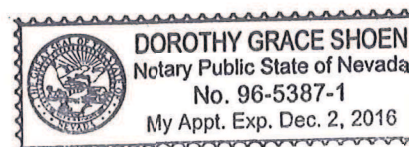
Signature of Property Owner: *Khusrow Roothani*

Print Name: KHUSROW ROOTHANI

Subscribed and sworn before me

This 18th day of October, 2013

Dorothy Grace Shoen
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) Deer Springs/Grand Canyon
 Project Name Connor Hills Proposed Use _____
 Assessor's Parcel #(s) 125-19-301-007 and 008 Ward # _____
 General Plan: existing DR proposed ML Zoning: existing U proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.13 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER G Spring, LLC Contact _____
 Address 9315 W. Sunset Road, Suite 100 Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89148
 E-mail Address _____

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 South Dean Martin Drive, Suite 308 Phone: (702) 617-8422 Fax: _____
 City Las Vegas State Nevada Zip 89139
 E-mail Address _____

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 Nevada Zip 89118
 E-mail Address cpeltier@shg-inc.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 KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

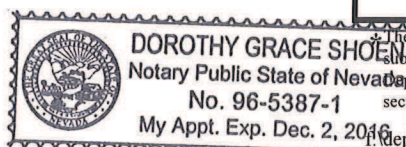
Case # GPA-52116

Meeting Date: 01/14/14 PC

Total Fee:

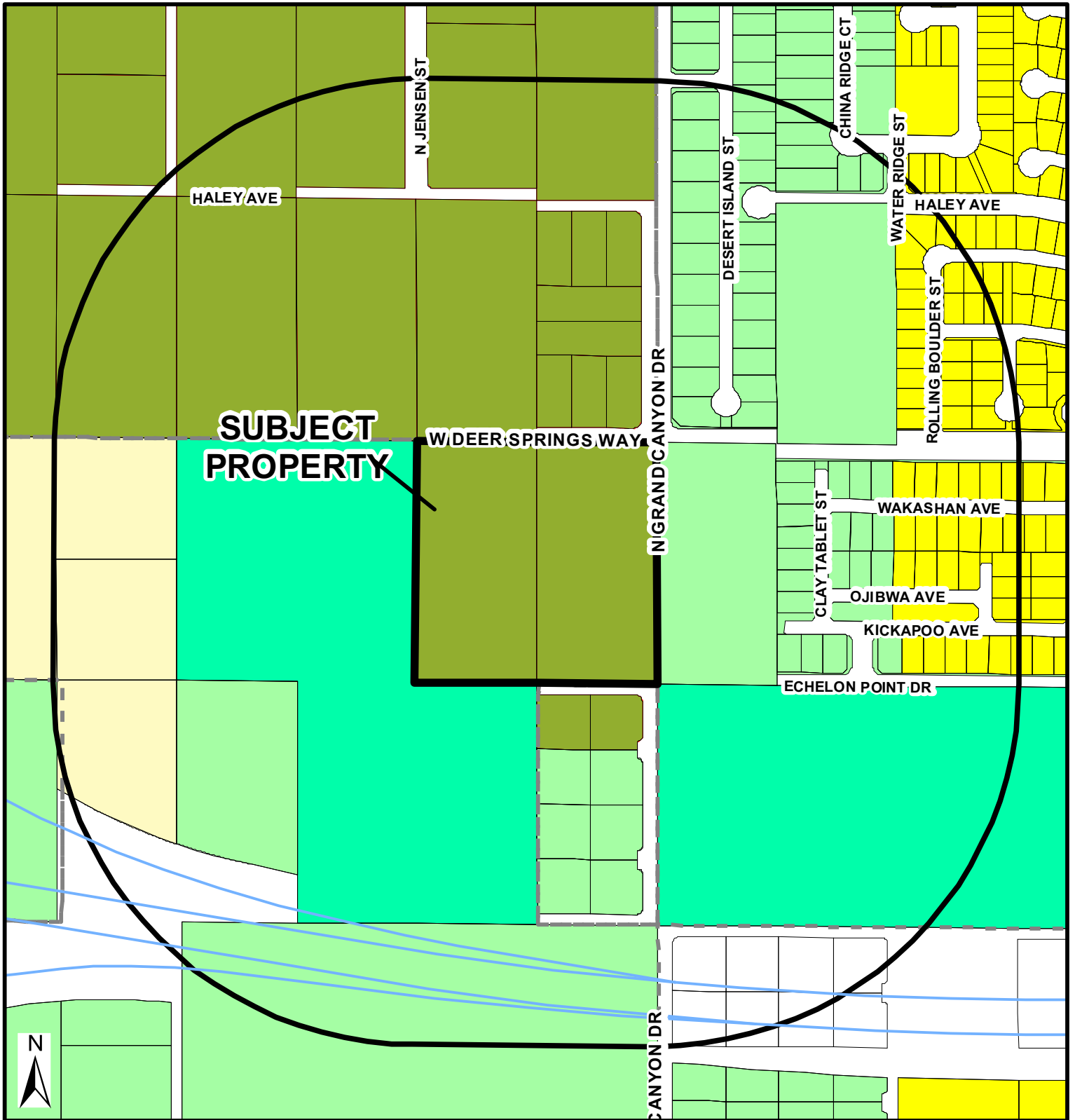
Date Received: *

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.

Depot\Application Packet\Application Form.pdf

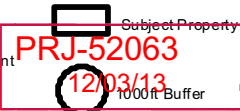


Zoning

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

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

FROM RNP 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.
702-229-6301



Date: Monday, December, 02, 2013

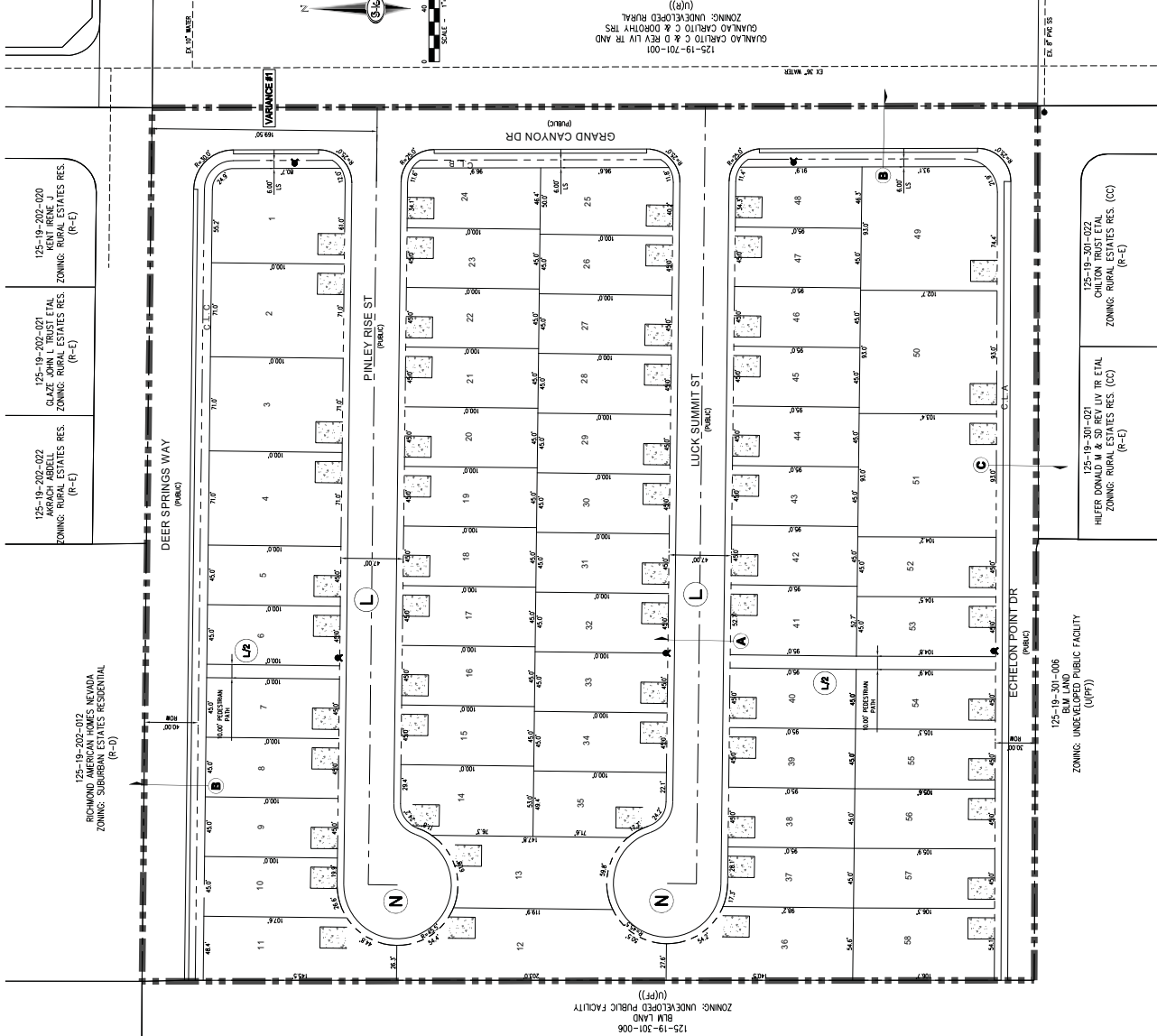
GPA-52116



SITE PLAN

FOR

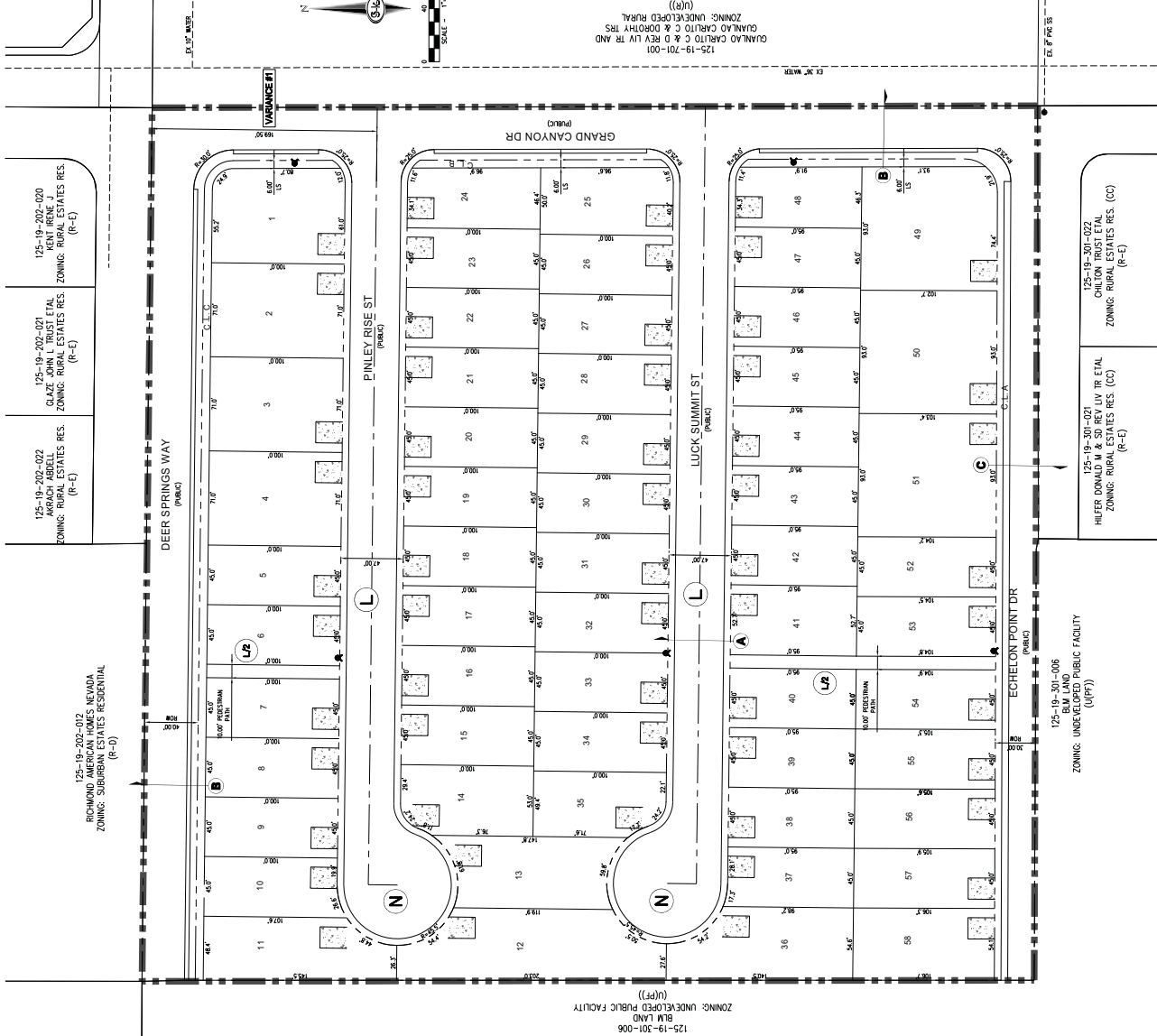
CONNOR HILLS
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-301-007 & 008



SITE PLAN

FOR

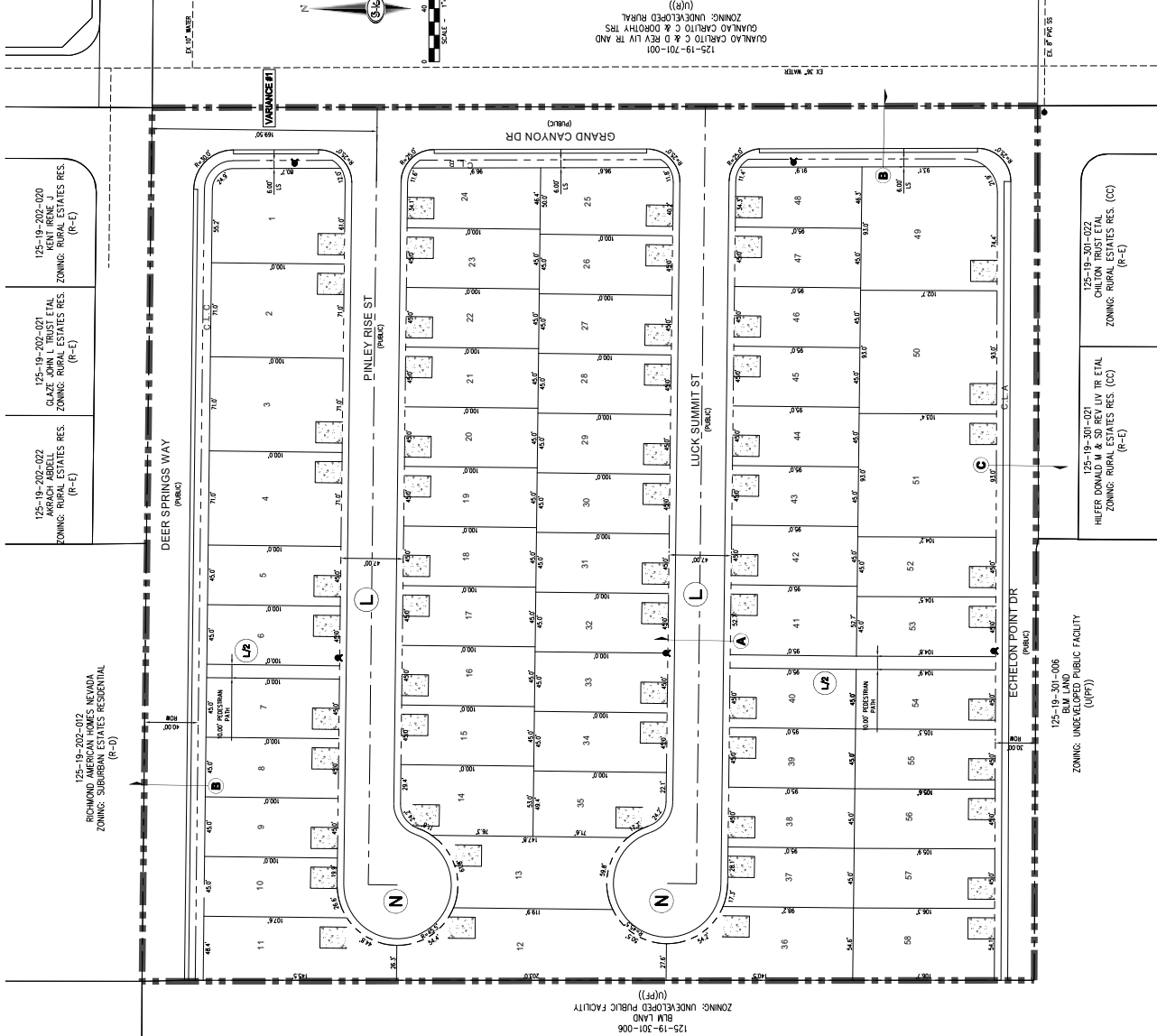
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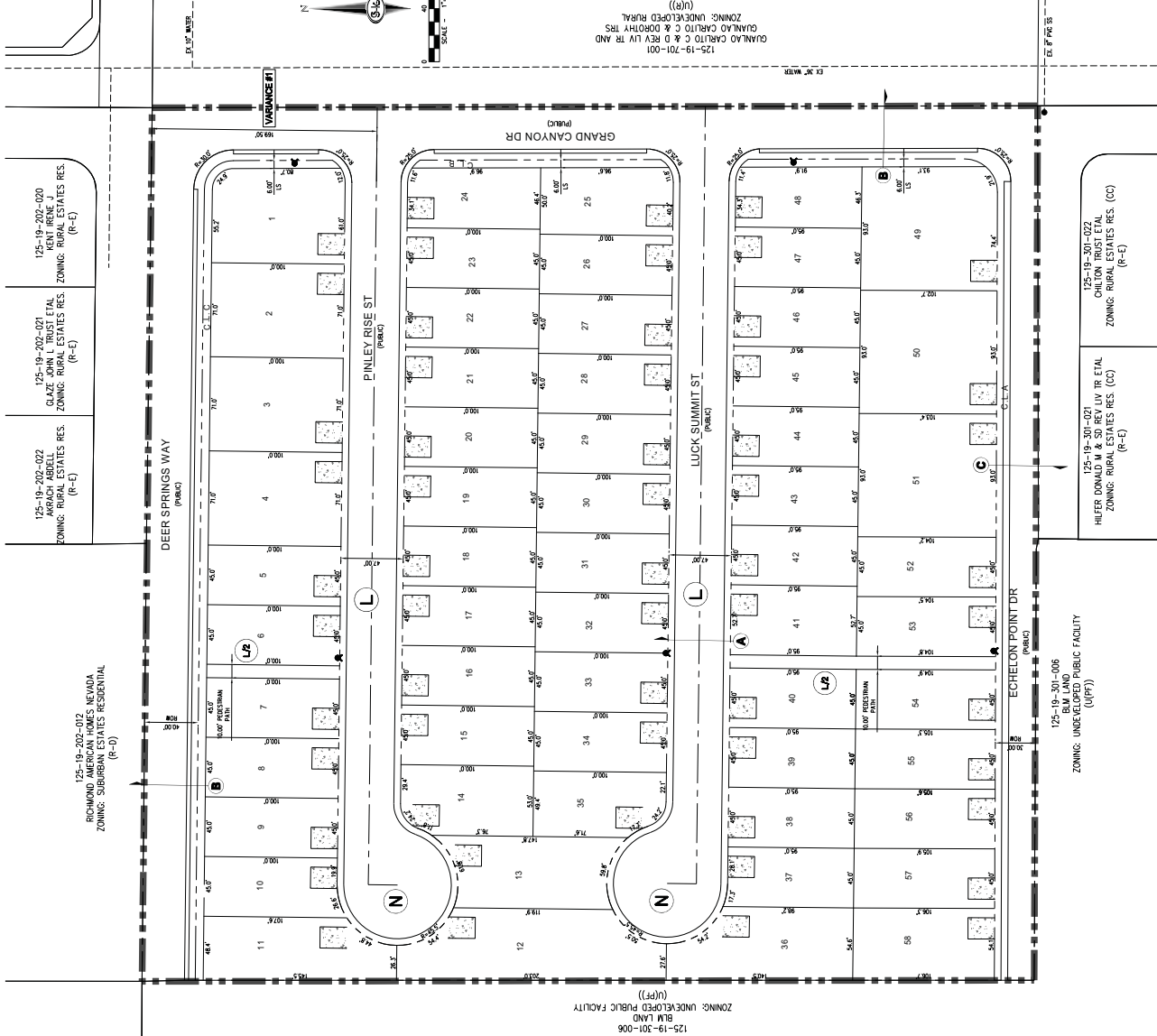
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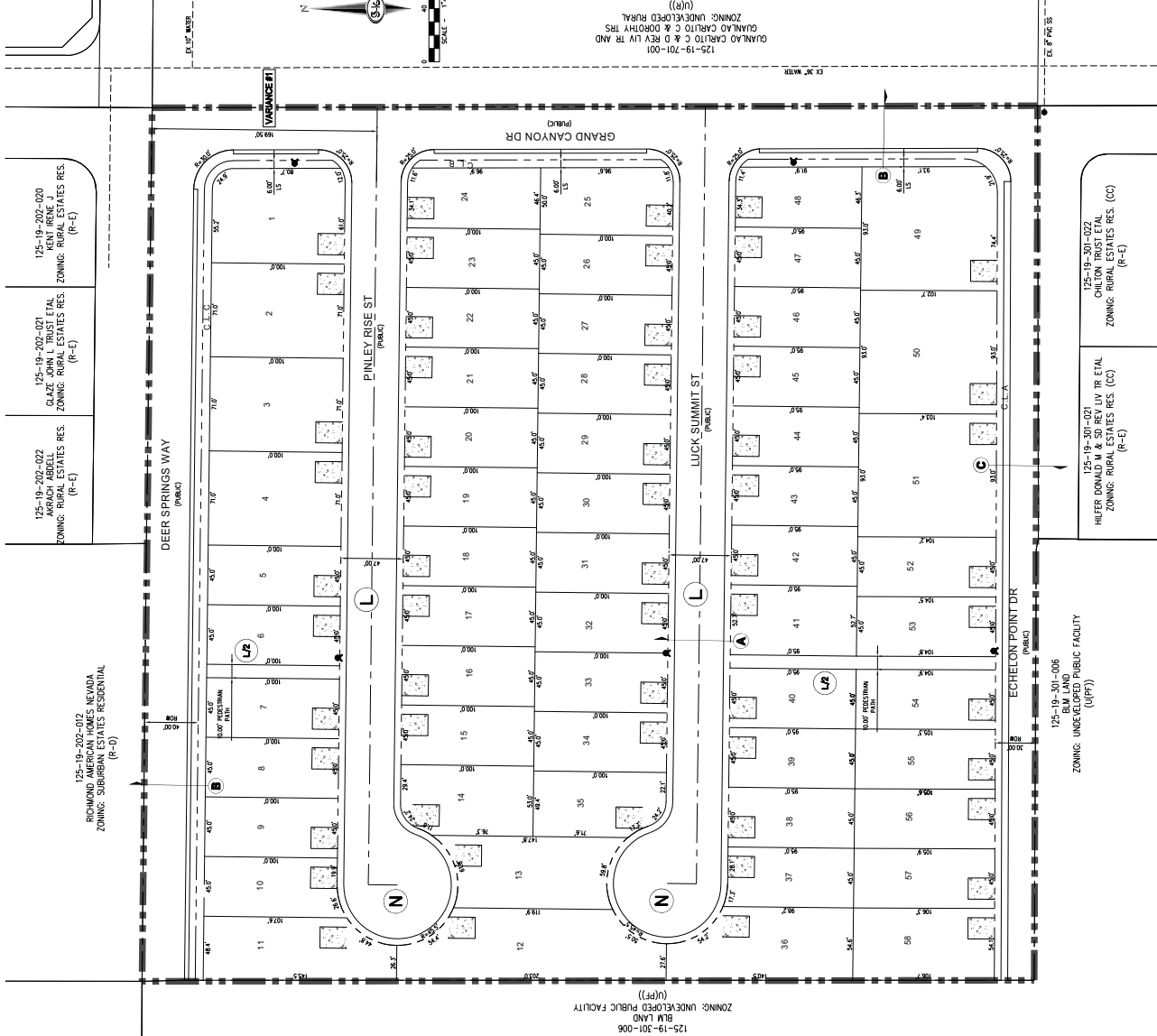
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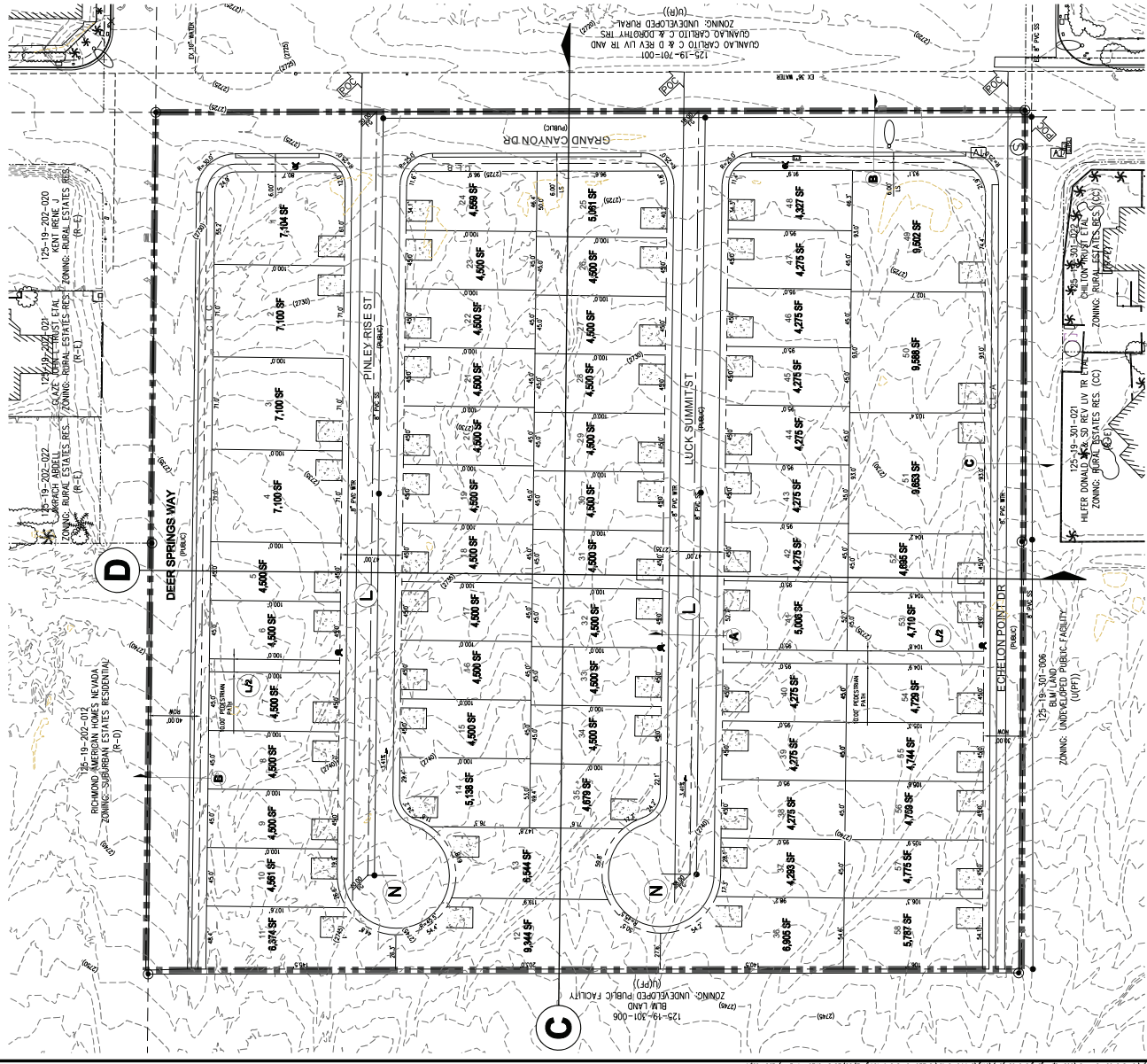


SITE PLAN

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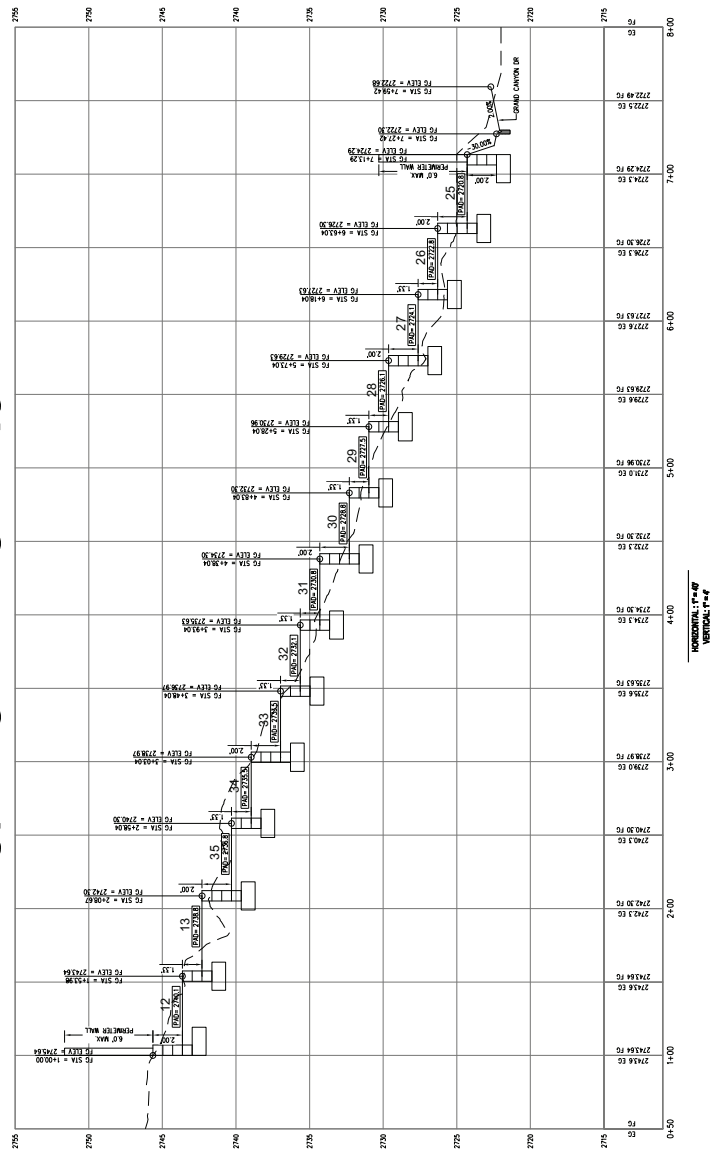
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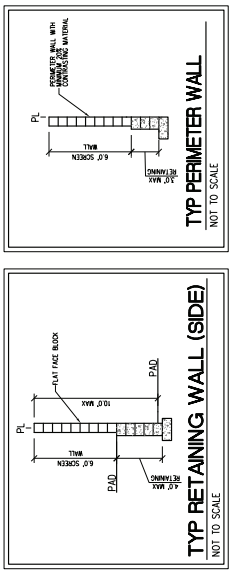
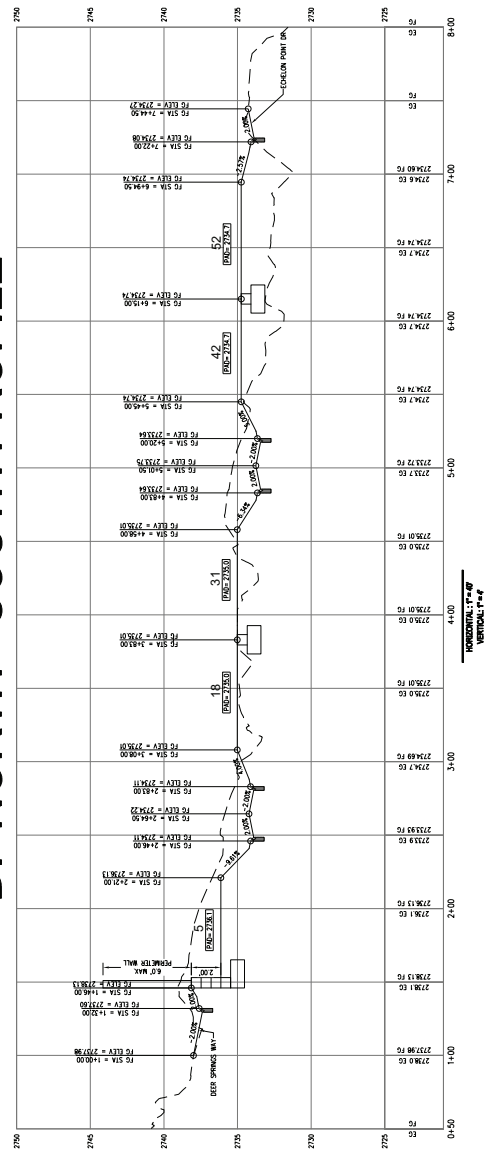


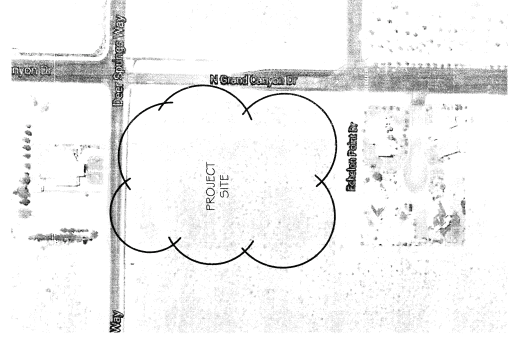
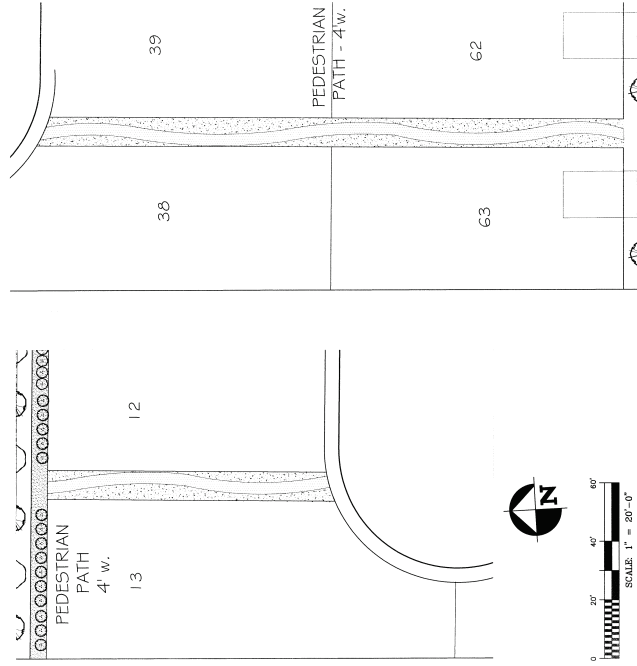
PRJ-52063
12/30/13

C. EAST - WEST PROFILE



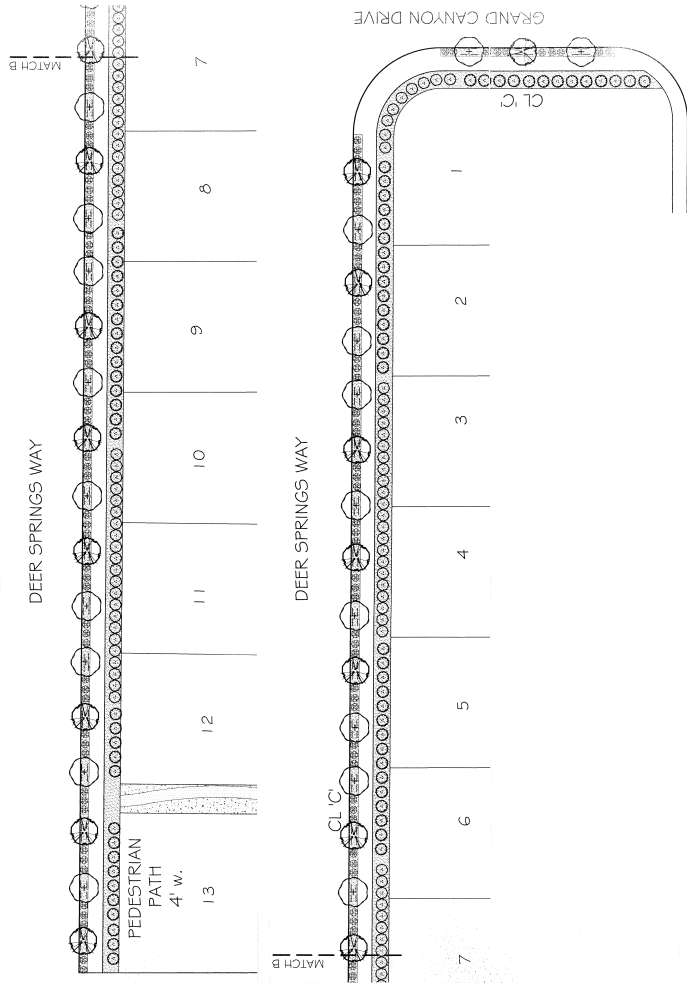
D. NORTH - SOUTH PROFILE





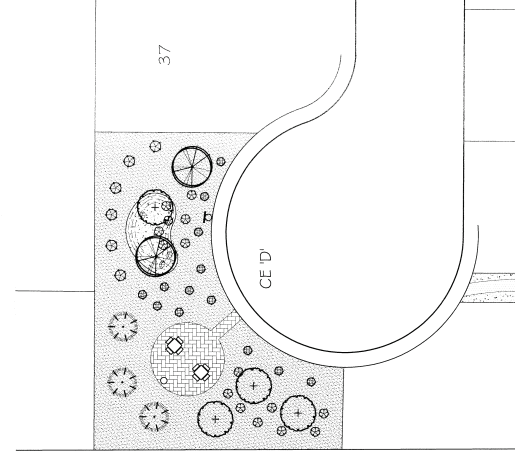
PLANT SCHEDULE C-F D	
DATE	PLANT NAME
3	1. Pines
5	2. Pines
7	3. Pines
9	4. Pines
11	5. Pines
13	6. Pines
15	7. Pines
17	8. Pines
19	9. Pines
21	10. Pines
23	11. Pines
25	12. Pines
27	13. Pines
29	14. Pines
31	15. Pines
33	16. Pines
35	17. Pines
37	18. Pines
39	19. Pines
41	20. Pines
43	21. Pines
45	22. Pines
47	23. Pines
49	24. Pines
51	25. Pines
53	26. Pines
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59	29. Pines
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83	41. Pines
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183	91. Pines
185	92. Pines
187	93. Pines
189	94. Pines
191	95. Pines
193	96. Pines
195	97. Pines
197	98. Pines
199	99. Pines
201	100. Pines

LEGEND NOTES - CE 214 FIELDSTATION PATHS		
	3/4" Vista Gold Rock (8' depth) (44 tons)	5275 sf
	2" - 4" Vista Gold Cobble (83 tons)	2140 sf
	1/4" Vista Gold DG (9 tons)	1215 sf
	Paved Stone Rectangle Pavers - Stone Blend	535 sf
	1x2, 2x2, 2x3 Boulders (Dry) (13)	3 ea
	Table	2 ea
	Trash Enclosure	1 ea
	Dug - Pot	1 ea



PLANT SCHEDULE CEC				
FIELD	BOTANICAL NAME	QTY	COMMON NAME	CODE
	Polakia chinensis	15	Chinese Nuttree	24"box
	Koelaria amplexicaulis	19	Purple Koker	24"box
	Coluca arundinacea	73	Flourishy Cassia	5 gal
	Leucostylum bangsiatum	75	Chinese Yucca	5 gal
	Rosa rooseae officinalis	105	Flowering Carpet Rosemary	5 gal

LEGEND NOTES - CE C'	
	3/4" Vista Gold Rock @ 2' depth (50 tons)
	Road Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures
	68 ea
	5980 sf





Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

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

Date Filed 12/05/2013 Application Number GPA52116, VAR52118, TMP52119 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 125-19-301-007 & 008

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 63	x 0.195 = 12	x 0.102 = 6	x 0.134 = 8
Multi-Family Units (2)	x 0.132 = 0	x 0.057 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	12	6	8

(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
Bozarth ES	7431 Egan Crest	K-5	788	1,089	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* Bozarth ES and Centennial HS are over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved

☐ Disapproved