



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-53192 APN: 126-24-401-024

Name of Property Owner: NVRE LLC

Name of Applicant: NVRE LLC / LEVI PARKER, MANAGER

Name of Representative: RON PORTANO

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: LEVI PARKER

Subscribed and sworn before me

This 5 day of MARCH, 20 14

Notary Public in and for said County and State



RECEIVED



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

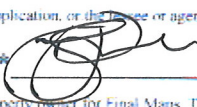
Application/Petition For: REZONING
 Project Address (Location) Northeast Corner of N. Shaumber and Centennial
 Project Name NVRE Development Proposed Use Residential Units
 Assessor's Parcel #(s) 126-24-401-024 Ward # 6 - Steve Ross
 General Plan: existing RNP proposed PCD Zoning: existing U(RNP) proposed PD
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 2.5 acres Lots/Units N/A Density N/A
 Additional Information Parcel Recently annexed into City from County

PROPERTY OWNER NVRE LLC Contact Levi Parker
 Address 3425 Cliff Shadows Suite 110 Phone: (702) 374-1519 Fax: (702) 331-2801
 City Las Vegas State NV Zip 89129
 E-mail Address levi@investintolv.com

APPLICANT NVRE LLC Contact Levi Parker
 Address 3425 Cliff Shadows Suite 110 Phone: (702) 374-1519 Fax: (702) 331-2801
 City Las Vegas State NV Zip 89129
 E-mail Address levi@investintolv.com

REPRESENTATIVE Total Quality Resources Contact Ron Portaro
 Address 3425 Cliff Shadows Parkway Phone: (702) 610-1919 Fax: (702) 331-2801
 City Las Vegas State NV Zip 89129
 E-mail Address ronportaro@msn.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 owner or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

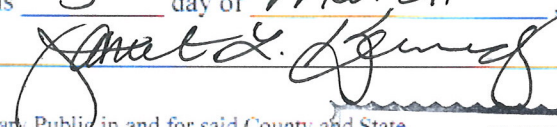
Property Owner Signature* 

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

Print Name LEVI PARKER

Subscribed and sworn before me

This 5 day of MARCH, 20 14.



Notary Public in and for said County and State



Revised 10/27/08

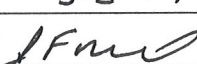
FOR DEPARTMENT USE ONLY

Case # ZON-53192

Meeting Date: 4-8-14

Total Fee: \$1200.00

Date Received:* 3-5-14

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

Code\Depot\Application Packet\Application Form.pdf

JUSTIFICATION LETTER

To: City of Las Vegas Planning Staff

From: Ron Portaro, Representative for NVRE, LLC
APN 126-24-401-024

Re: Re-zoning

Date: 03-05-14

As representative for NVRE, LLC, I am requesting that the zoning designation be changed from the current designation of U(RNP) to PD.

Parcel APN: APN 126-24-401-024

Parcel Acreage: The property is approximately 2.5 gross acres and is pie-shaped in nature.

Parcel Borders:

- The south and east borders of the property are combined in curve which is adjacent to the C.C. 215 highway and runs approximately 680 feet.
- The north border of the parcel is adjacent to a City of Las Vegas parcel, APN 126-24-401-006 and runs approximately 320 feet.
- The west border is adjacent to a City of Las Vegas parcel, APN 126-24-410-003 and runs approximately 590 feet.

The C.C. 215 highway is the complete neighboring border to the east and south and titled as a public right-of-way and as a result, there are no residential, industrial, or commercially zoned parcels adjacent to the east and south of the subject parcel.

Intended Use upon annexation: The parcel's intended use is for future residential development.

Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas and the Cliff's Edge Plan.

Please contact me should you have any questions.

Sincerely,



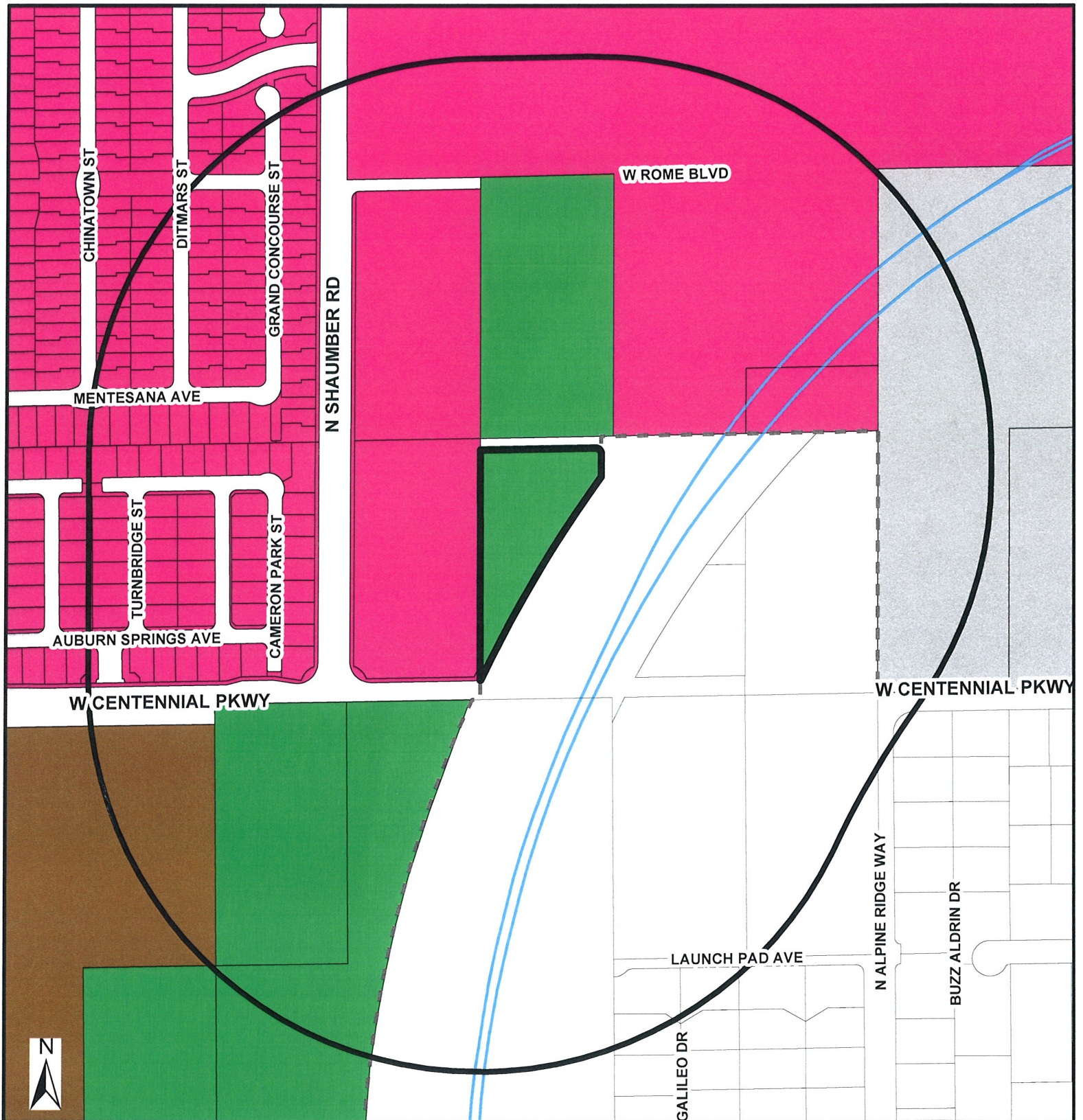
Ron Portaro,
For NVRE, LLC 702-610-1919

RECEIVED

MAR 05 2014

Dept of Planning
City of Las Vegas

ZON-53192



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

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: Wednesday, March 05, 2014