



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-74340** APN: 125-10-404-001 & 002

Name of Property Owner: Investor Equity Homes, LLC and Mosaic Land 2, LLC

Name of Applicant: Investor Equity Homes, LLC and Mosaic Land 2, LLC

Name of Representative: RCI 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: _____

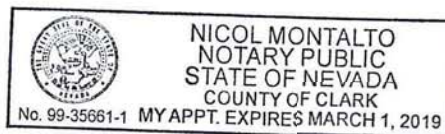
Signature of Property Owner: [Signature]

Print Name: Vincent Schetter

Subscribed and sworn before me

This 23rd day of August, 2018

Nicol Montalto
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment - from RNP to R
 Project Address (Location) SWC Racel Street and North Tenaya Way
 Project Name Racel and Tenaya Proposed Use Single Family
 Assessor's Parcel #(s) 125-10-404-001 & 002 Ward # 6
 General Plan: existing RNP proposed R Zoning: existing R-E proposed R-D
 Commercial Square Footage 0 Floor Area Ratio 0
 Gross Acres 5 Lots/Units 10 Density 2.0 DU/AC
 Additional Information _____

PROPERTY OWNER Investor Equity Homes, LLC and Contact Vince Schettler
 Address 3960 Howard Hughes Pkwy, Suite 150 Phone: (702) 836-3764 Fax: (702) 731-5709
 City Las Vegas State NV Zip 89169
 E-mail Address vince.schettler@colliers.com

APPLICANT Investor Equity Homes, LLC and Mosaic Contact Vince Schettler
 Address 3960 Howard Hughes Pkwy, Suite 150 Phone: (702) 836-3764 Fax: (702) 731-5709
 City Las Vegas State NV Zip 89169
 E-mail Address vince.schettler@colliers.com

REPRESENTATIVE RCI Engineering Contact Amber Dolce
 Address 500 S Rancho Drive, Suite 17 Phone: (702) 998-2109 Fax: (702) 453-0800
 City Las Vegas State NV Zip 89106
 E-mail Address adolce@rcinevada.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.

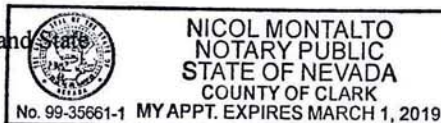
Print Name Vincent Schettler

Subscribed and sworn before me

This 23rd day of August, 20 18

[Signature]

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **GPA-74340**

Meeting Date:

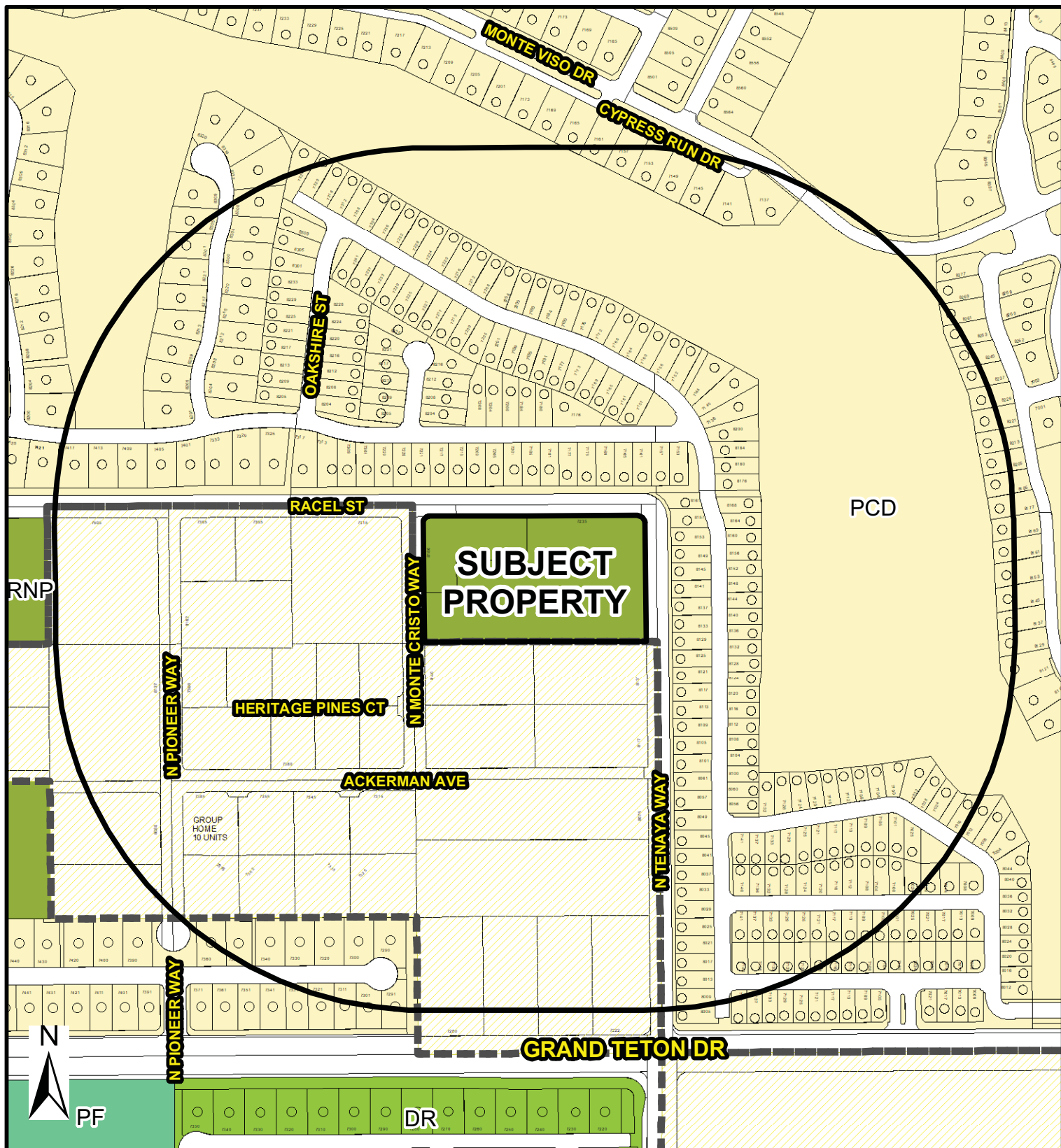
Total Fee:

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.

PR 74213
09/13/18



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

- 1000' Buffer
- City Limits
- Not City
- Subject Property

FROM RNP TO R



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, August 29, 2018

OWNER:
INVESTOR COUNTY HOMES LLC
400 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH (702) 534-3744

DEVELOPER:
INVESTOR COUNTY HOMES LLC
400 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH (702) 534-3744

DESIGN ENGINEER:

RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH (702) 534-3744

LEGAL DESCRIPTION

BEING THOSE CERTAIN PARCELS OF LAND AS DESCRIBED ON THAT "CERTIFICATE OF RECORDATION" OF THE CLARK COUNTY, NEVADA, RECORDS OFFICE, LYING TO THE SOUTH OF THE INTERSECTION OF RACEL STREET AND TENAYA WAY, BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 60 EAST, MERIDIAN 11 WEST, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH BEARING: BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 60 EAST, MERIDIAN 11 WEST, CLARK COUNTY, NEVADA, RECORDS OFFICE.

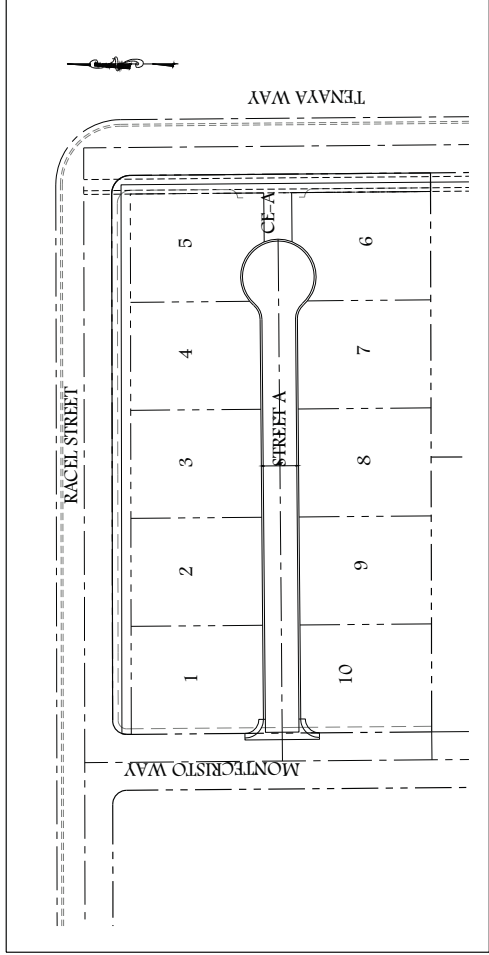
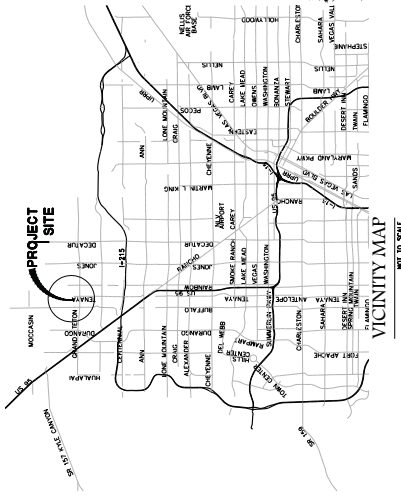
BENCHMARK

CLARK COUNTY VERTICAL CONTROL STATION: NAVD 83
BEING A POINT OF LAS VEGAS DISTRICT AND BOUNDARY IN CORNER, BEING THE SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY, ± 100' ELEVATION: 2100.00 FEET (NAVD83)
100.00 FEET (NAVD83)

LEGEND

- BOUNDARY
- PROPOSED PUBLIC WATERLINE
- PROPOSED PUBLIC SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FLOOD CONTROL
- INTERMEDIATE CONTOUR
- BOUNDARY OF WAY
- BOUNDARY OF LOT
- COMMON EJECT
- POINT OF CONNECTION
- TOP OF "N" TYPE CURB

TENTATIVE MAP FOR RACEL & TENAYA 10 LOT SFR A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY APN: 125-10-404-001 & 002 CLARK COUNTY, NEVADA 5.00+/- ACRES



SITE PLAN
NOT TO SCALE

GENERAL NOTES

- ALL MEASUREMENTS SHALL CONFORM TO THE MEASUREMENT STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
- UTILITY SERVICES PROVIDED AS FOLLOWS:
 - WATER: BY THE CLARK COUNTY, NEVADA, RECORDS OFFICE.
 - SEWER: BY THE CLARK COUNTY, NEVADA, RECORDS OFFICE.
 - TELEPHONE: BY THE CLARK COUNTY, NEVADA, RECORDS OFFICE.
- UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
- SEWER CONTRIBUTION = 0.00075 GAL. PER DAY, PER A.C. (P.A.D.)
- WATER CONTRIBUTION = 0.00075 GAL. PER DAY, PER A.C. (P.A.D.)
- STORM WATER TO BE DEDICATED TO THE CLARK COUNTY, NEVADA, RECORDS OFFICE.
- THIS DOCUMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
- THIS DOCUMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY THE FIRM MAP 2005021456 DATED SEPTEMBER 27, 2002.
- ALL INTERIOR STREETS AND WATER MAINS ARE 8' UNLESS OTHERWISE SHOWN.
- ALL CURB RANGES ± 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
- THIS DOCUMENT WILL HAVE COPIES 8 TO 10 MAINTAINED LANDSCAPING IN THE PROJECT AT THE TIME OF THE OWNER'S ASSOCIATION.
- THESE ARE NOT CONSIDERED A BASIS FOR ANY OTHER PROJECTS.
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DISCLAIMER NOTE:
PLANT LOCATIONS SHOWN HEREON ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PLANTING OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PLANTING OF ALL PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PLANTING OF ALL PLANTS.

LAND USE INFORMATION

APN: 125-10-404-001 & 002
TOTAL AREA: 5.00 ACRES
TOTAL LOT AREA: 5.00 ACRES
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CONNECTIVITY INDEX

UNITS: 1.0
POINTS: 1.0

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

10 LOTS x 0.00075 GAL. PER DAY, PER A.C. (P.A.D.) = 0.0075 GAL. PER DAY, PER A.C. (P.A.D.)

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 CROSS SECTIONS

PRJ-74213
09/12/18

TM-1
SHEET 1 OF 3
FILE NUMBER

RACEL AND TENAYA, LLC
400 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH (702) 534-3744
FAX (702) 534-3744

TENTATIVE MAP FOR
RACEL AND TENAYA
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET



CITY OF LAS VEGAS
9/12/18 4:29pm

[illegible]

