



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-74114** APN: 138-02-713-004

Name of Property Owner: Pre Rancho Craig LLC

Name of Applicant: Beazer Homes

Name of Representative: Taney 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: 138-02-713-004

Signature of Property Owner: _____

Print Name: Daniel J. Sullivan

Subscribed and sworn before me

This _____ day of _____, 20____

**See Attached Form for
Notary Certificate**

Notary Public in and for said County and State

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1-6 below)

☐ See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on

this 19 day of February, 2018, by

(1) Daniel S. Sullivan

Name of Signer

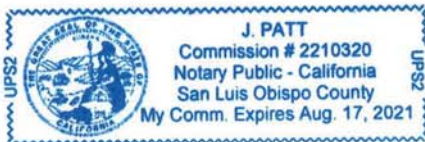
proved to me on the basis of satisfactory evidence be the person who appeared before me (.) (.)

(and

(2) _____

Name of Signer

proved to me on the basis of satisfactory evidence be the person who appeared before me.)



Place Notary Seal Above

Signature

J. Patt

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 2/19/18 Number of Pages: 1

Signer(s) Other Than Named Above: [Signature]



PRJ-74046

08/01/18

TMP-74114



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-74114** APN: 138-02-713-005

Name of Property Owner: Craig and Rancho Land Holdings LLC

Name of Applicant: Beazer Homes

Name of Representative: Taney 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: 138-02-713-005

Signature of Property Owner: 

Print Name: Todd O. Bender

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

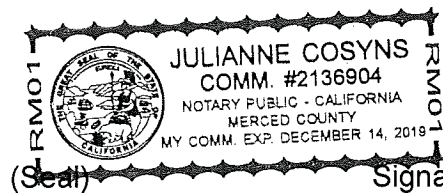
see attached

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State of California
County of Merced

Subscribed and sworn to (or affirmed) before me on this 29
day of August, 2018, by Todd Bender

proved to me on the basis of satisfactory evidence to be the
person~~(s)~~ who appeared before me.



Signature

TMP-74114

PRJ-74046
08/30/18



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Rancho & Jones
Project Name Rancho & Jones Proposed Use _____
Assessor's Parcel #(s) 138-02-713-6081-006 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 46.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Pre Rancho Craig LLC Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

APPLICANT Beazer Homes Contact Jeff Lesnik
Address 2470 Paseo Verde Pkwy., Suite 135 Phone: (702) 802-4428 Fax: _____
City Henderson State NV Zip 89074
E-mail Address _____

REPRESENTATIVE Taney Engineering Contact Elisha Scrogum
Address 6030 S. Jones Blvd., Suite 100 Phone: (702) 362-8844 Fax: _____
City Las Vegas State NV Zip 89118
E-mail Address ElishaS@TaneyCorp.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 Daniel J. Sullivan

Subscribed and sworn before me

This _____ day of _____, 20____.
**See Attached Form for
Notary Certificate**

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **TMP-74114**

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.

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on

this 19 day of February, 2018, by

(1) Daniel S. Sullivan

Name of Signer

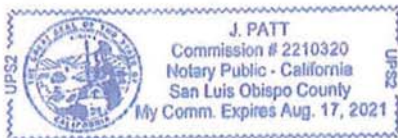
proved to me on the basis of satisfactory evidence be the person who appeared before me (.) (.)

(and

(2)

Name of Signer

proved to me on the basis of satisfactory evidence be the person who appeared before me.)



Place Notary Seal Above

Signature

J. PATT

Signature of Notary Public

OPTIONAL

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Title or Type of Document: Application / petition form

Document Date: 2/19/18 Number of Pages: 1

Signer(s) Other Than Named Above: D



PRJ-74046

08/30/18

TMP-74114



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Rancho & Jones
 Project Name Rancho & Jones Proposed Use _____
 Assessor's Parcel #(s) 138-02-713-005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 25.96 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Craig and Rancho Land Holdings Contact _____
 Address 755 E. Yosemite Ave Suite J. Phone: _____ Fax: _____
 City Merced State CA. Zip 95340
 E-mail Address tbunder@wowwash.com

APPLICANT Beazer Homes Contact Jeff Lesnick
 Address 2470 Paseo Verde Pkwy., Suite 135 Phone: (702) 802-4428 Fax: _____
 City Henderson State NV Zip 89074
 E-mail Address jeff.lesnick@beazer.com

REPRESENTATIVE Taney Engineering Contact Elisha Scrogum
 Address 6030 S. Jones Blvd., Suite 100 Phone: (702) 362-8844 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address ElishaS@TaneyCorp.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 Todd D. Bunder

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **TMP-74114**

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.

Signature William C. Evans

TMP-74114

PRJ-74046
08/30/18



DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 7. Existing structures and other physical features.
- ☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 14. Existing and proposed storm drains.
- ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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08/01/18 Updated 7/26/2012

TMP-74114

- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☒ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).
- ☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).
- ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

Date: _____

TMP-74114

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08/01/18

Updated 7/26/2012

	DATE	8/24/2018			
	SCALE	1"=120'			
	SHEET NO.	BZP-005	CHECKED BY:		
	DESIGNED BY:				
	DRAWN NAME				
	SHEET NUMBER	1 OF 1			

RANCHO & JONES
CITY OF LAS VEGAS
COMMERCIAL
TENTATIVE MAP



BEAZER HOMES
22470 PASEO VERDE
HENDERSON, NV
(702) 802-4428 FAX: —

Call before you dig
Avoid cutting underground
utility lines. It's costly.

CALL



OR

1-800-271-5200

[illegible][illegible][illegible]

AC	ACRYLIC CONCRETE	LV	LOS ANGELES VALLEY WATER DISTRICT
AD	ADDITION	MA	MASSACHUSETTS
AE	BACK OF CURB	MAN	MANHATTAN
AF	ADJUST	MAT	MATHEMATICS
AG	AGRICULTURE	MC	NOT TO SCALE
AH	ARCHITECTURAL MANAGEMENT	MD	MARYLAND
AI	ARCHITECTURAL	ME	MICHIGAN
AJ	ARCHITECTURE	MI	MIDWESTERN
AK	ARCHITECTURE	MO	MISSOURI
AL	ARCHITECTURE	MP	PROPERTY LINE
AM	ARCHITECTURE	MS	MISSISSIPPI
AN	ARCHITECTURE	MT	MONTANA
AO	ARCHITECTURE	NC	NORTH CAROLINA
AP	ARCHITECTURE	NE	NEBRASKA
AQ	ARCHITECTURE	NH	NEW HAMPSHIRE
AR	ARCHITECTURE	NI	NEW JERSEY
AS	ARCHITECTURE	NJ	NEW JERSEY
AT	ARCHITECTURE	NM	NEW MEXICO
AV	ARCHITECTURE	NO	NEW ORLEANS
AW	ARCHITECTURE	NY	NEW YORK
AX	ARCHITECTURE	OH	OHIO
AY	ARCHITECTURE	OK	OKLAHOMA
AZ	ARCHITECTURE	OR	OREGON
BA	ARCHITECTURE	PA	PENNSYLVANIA
BB	ARCHITECTURE	PE	PENNSYLVANIA
BC	ARCHITECTURE	PI	PENNSYLVANIA
BD	ARCHITECTURE	PL	PENNSYLVANIA
BE	ARCHITECTURE	PM	PENNSYLVANIA
BF	ARCHITECTURE	PN	PENNSYLVANIA
BG	ARCHITECTURE	PO	PENNSYLVANIA
BH	ARCHITECTURE	PP	PENNSYLVANIA
BI	ARCHITECTURE	PR	PENNSYLVANIA
BJ	ARCHITECTURE	PS	PENNSYLVANIA
BK	ARCHITECTURE	PT	PENNSYLVANIA
BL	ARCHITECTURE	PU	PENNSYLVANIA
BM	ARCHITECTURE	PV	PENNSYLVANIA
BN	ARCHITECTURE	PW	PENNSYLVANIA
BO	ARCHITECTURE	PX	PENNSYLVANIA
BP	ARCHITECTURE	PY	PENNSYLVANIA
BQ	ARCHITECTURE	PZ	PENNSYLVANIA
BR	ARCHITECTURE	QA	PENNSYLVANIA
BS	ARCHITECTURE	QB	PENNSYLVANIA
BT	ARCHITECTURE	QC	PENNSYLVANIA
BU	ARCHITECTURE	QD	PENNSYLVANIA
BV	ARCHITECTURE	QE	PENNSYLVANIA
BW	ARCHITECTURE	QF	PENNSYLVANIA
BX	ARCHITECTURE	QG	PENNSYLVANIA
BY	ARCHITECTURE	QH	PENNSYLVANIA
BZ	ARCHITECTURE	QI	PENNSYLVANIA
CA	ARCHITECTURE	QJ	PENNSYLVANIA
CB	ARCHITECTURE	QK	PENNSYLVANIA
CC	ARCHITECTURE	QL	PENNSYLVANIA
CD	ARCHITECTURE	QM	PENNSYLVANIA
CE	ARCHITECTURE	QN	PENNSYLVANIA
CF	ARCHITECTURE	QO	PENNSYLVANIA
CG	ARCHITECTURE	QP	PENNSYLVANIA
CH	ARCHITECTURE	QR	PENNSYLVANIA
CI	ARCHITECTURE	QS	PENNSYLVANIA
CJ	ARCHITECTURE	QT	PENNSYLVANIA
CK	ARCHITECTURE	QU	PENNSYLVANIA
CL	ARCHITECTURE	QV	PENNSYLVANIA
CM	ARCHITECTURE	QW	PENNSYLVANIA
CN	ARCHITECTURE	QX	PENNSYLVANIA
CO	ARCHITECTURE	QY	PENNSYLVANIA
CP	ARCHITECTURE	QZ	PENNSYLVANIA
CQ	ARCHITECTURE	RA	PENNSYLVANIA
CR	ARCHITECTURE	RB	PENNSYLVANIA
CS	ARCHITECTURE	RC	PENNSYLVANIA
CT	ARCHITECTURE	RD	PENNSYLVANIA
CU	ARCHITECTURE	RE	PENNSYLVANIA
CV	ARCHITECTURE	RF	PENNSYLVANIA
CW	ARCHITECTURE	RG	PENNSYLVANIA
CX	ARCHITECTURE	RH	PENNSYLVANIA
CY	ARCHITECTURE	RI	PENNSYLVANIA
CZ	ARCHITECTURE	RJ	PENNSYLVANIA
DA	ARCHITECTURE	RK	PENNSYLVANIA
DB	ARCHITECTURE	RL	PENNSYLVANIA
DC	ARCHITECTURE	RM	PENNSYLVANIA
DD	ARCHITECTURE	RN	PENNSYLVANIA
DE	ARCHITECTURE	RO	PENNSYLVANIA
DF	ARCHITECTURE	RP	PENNSYLVANIA
DG	ARCHITECTURE	RQ	PENNSYLVANIA
DH	ARCHITECTURE	RS	PENNSYLVANIA
DI	ARCHITECTURE	RT	PENNSYLVANIA
DJ	ARCHITECTURE	RU	PENNSYLVANIA
DK	ARCHITECTURE	RV	PENNSYLVANIA
DL	ARCHITECTURE	RW	PENNSYLVANIA
DM	ARCHITECTURE	RX	PENNSYLVANIA
DN	ARCHITECTURE	RY	PENNSYLVANIA
DO	ARCHITECTURE	RZ	PENNSYLVANIA
DP	ARCHITECTURE	SA	PENNSYLVANIA
DQ	ARCHITECTURE	SB	PENNSYLVANIA
DR	ARCHITECTURE	SC	PENNSYLVANIA
DS	ARCHITECTURE	SD	PENNSYLVANIA
DT	ARCHITECTURE	SE	PENNSYLVANIA
DU	ARCHITECTURE	SF	PENNSYLVANIA
DV	ARCHITECTURE	SG	PENNSYLVANIA
DW	ARCHITECTURE	SH	PENNSYLVANIA

