



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-70765** APN: 125-19-101-003

Name of Property Owner: VFR-Southwest Desert Equities

Name of Applicant: _____

Name of Representative: David Saltman

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: David Saltman

Print Name: David Saltman

Subscribed and sworn before me

This 26th day of April, 2017

Janet Collins
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VACATION
 Project Address (Location) Dorrell / Hualapai
 Project Name Connor Hills 3 Proposed Use Residential
 Assessor's Parcel #(s) 125-19-101-003 Ward #
 General Plan: existing proposed R Zoning: existing R-E proposed R-1
 Commercial Square Footage Floor Area Ratio
 Gross Acres 5.2 Lots/Units 18 Density 3.46 DU/AC
 Additional Information

PROPERTY OWNER V F R - Southwest Desert Equities Contact David Saltman
 Address 8215 S. Eastern Ave., Suite 205 Phone: (702) 798-7970 Fax: (702) 798-1029
 City Las Vegas State Nevada Zip 89123
 E-mail Address davids@thevistagroup.net

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 Jensen
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cjensen@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* David I Saltman

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

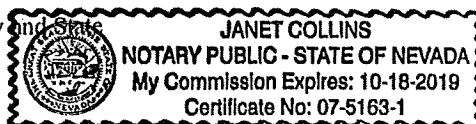
Print Name David Saltman

Subscribed and sworn before me

This 26th day of April, 20 17.

Janet Collins

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **VAC-70765**

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

POWER OF ATTORNEY
(Individual and Representative Capacity)

KNOW ALL PERSON BY THESE PRESENTS: That I, Michael A. Saltman acting for myself individually and as a partner, member, manager, stockholder, officer, director and/or trustee in any general partnership, limited partnership, limited liability company, or trust do hereby make, constitute, and appoint David J. Saltman, as my true and lawful Attorney-in-Fact for me and in my name, place, and stead, and for my use and benefit to do all acts and things whatsoever as fully and with such effect as if I had personally done any such act or thing, including, without limiting the generality of the foregoing, each of the acts or things hereinafter enumerated:

(a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or may hereafter become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefore, together with the right and power to compromise or compound any claim or demand;

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security; and to loan money and receive negotiable or non-negotiable notes therefor with such security as he shall deem proper;

(e) To represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture, or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or the me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

PRJ-70527
06/05/17

VAC-70765

(f) To transact business of any kind or class and, as my act and deed, to sign, execute acknowledge, and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, charter-party, bill of lading, bill of sale, bill, bond, note (whether negotiable or non-negotiable), receipt evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper in the premises; and

My said Attorney-in-Fact is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions, and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney-in-Fact shall have exclusive power to fix the terms thereof for cash, credit, and/or property, and if on credit with or without security.

The undersigned hereby further authorizes and empowers my said Attorney-in-Fact, as my duly authorized agent, to join on my behalf in the execution of any instrument by which any community real property or community personal property, or any interest therein, now owned or hereafter acquired by my, is sold, leased, encumbered, or conveyed.

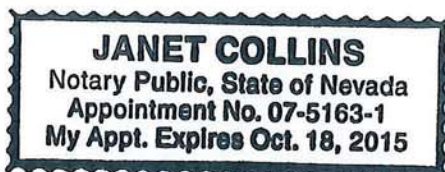
This power of attorney shall lapse and be of no further force or effect as of 12:01 a.m. P.S.T. on November 1, 2019.

WITNESS MY HAND THIS 20th DAY OF October, 2014.

Michael A. Saltman
Michael A. Saltman

STATE OF Nevada)
) ss:
COUNTY OF Clark)

On Oct. 20, 2014, personally appeared before me, a Notary Public in and for said County and State, Michael A. Saltman, who acknowledged that she executed the foregoing instrument.



Janet Collins
Notary Public

PRJ-70527
06/05/17

VAC-70765

Parcel Number: 125-19-101-003

2

When Recorded Mail to:

CRISP MICHAEL
2200 PASEO VERDE PKWY
SUITE #350
HENDERSON NV 89052

Inst #: 20160307-0001280

Fees: \$0.00

N/C Fee: \$0.00

03/07/2016 11:41:02 AM

Receipt #: 2701958

Requestor:

TREASURER CLARK COUNTY

Recorded By: OSA Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

TREASURER'S DEED OF RECONVEYANCE

WHEREAS, pursuant to N.R.S. 361.585, V F R-SOUTHWEST DESERT EQUITIES, paid by CRISP MICHAEL, is entitled to reconveyance having paid on 2/25/2016 to the County Treasurer an amount equal to all taxes accrued, together with any costs, penalties and interest legally chargeable against the herein described property:

Parcel (125) 125-19-101-003

ASSESSOR DESCRIPTION: GOV LOT 9

ACRES: 5.2400

Tax Year	Description	Amount
2016	Taxes, Interest, Penalties, & Costs	\$2,846.91
2015	Taxes, Interest, Penalties, & Costs	\$3,282.59
2014	Taxes, Interest, Penalties, & Costs	\$3,381.99
2013	Taxes, Interest, Penalties, & Costs	\$713.37
Total:		\$10,224.86

NOW, THEREFORE, Laura B. Fitzpatrick, as County Treasurer and Trustee of the above-described property, does hereby reconvey to V F R-SOUTHWEST DESERT EQUITIES the above-described property according to the laws of the State of Nevada as set forth in Chapter 361 of the Nevada Revised Statutes.

PRJ-70527
06/05/17

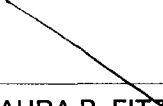
VAC-70765

Parcel Number: 125-19-101-003

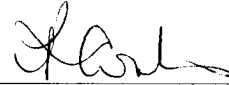
IN WITNESS WHEREOF, I have hereupon set my hand this 1st day of March 2016.

CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA



LAURA B. FITZPATRICK, Treasurer
Ex-Officio Tax Receiver



REBECCA L COATES, Assistant Treasurer

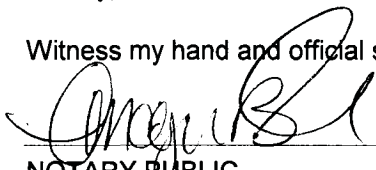
STATE OF NEVADA)

SS.

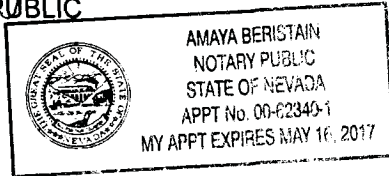
COUNTY OF CLARK)

This instrument was acknowledged before me on the 1st day of March 2016 by ~~LAURA B. FITZPATRICK~~ as County Treasurer of Clark County, Nevada or REBECCA L COATES, Assistant Treasurer of Clark County, Nevada.

Witness my hand and official seal.



NOTARY PUBLIC



Send Future Tax Bills To:

V F R-SOUTHWEST DESERT EQUITIES
8215 S EASTERN AVE #205
LAS VEGAS NV 89123

VAC-70765

PRJ-70527
06/05/17

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-19-101-003

OWNER: V F R-SOUTHWEST DESERT EQUITIES

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE OVERALL BOUNDARY IN
SUPPORT OF "CONNOR HILLS PHASE 3".

DESCRIPTION

ALL OF GOVERNMENT LOT 9 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



5-19-17

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 125-19-101-003

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS PATENT EASEMENTS BEING
VACATED IN SUPPORT OF "CONNOR HILLS PHASE 3".

DESCRIPTION

THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET OF GOVERNMENT LOT 9 OF
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, **EXCEPTING THEREFROM** THE WEST 50.00 FEET
THEREOF.

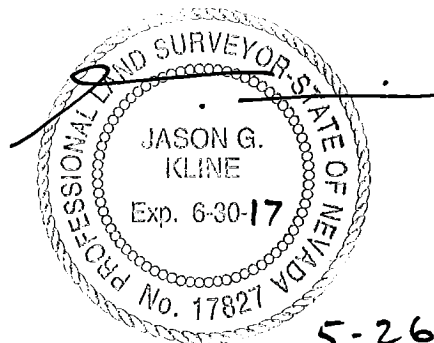
AND

THE EAST 33.00 FEET OF GOVERNMENT LOT 9 OF SECTION 19, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
EXCEPTING THEREFROM THE NORTH AND SOUTH 30.00 FEET THEREOF.

AND

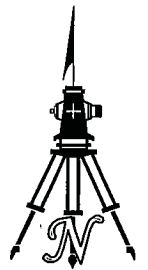
THE NORTH 3.00 FEET OF THE SOUTH 33.00 FEET OF GOVERNMENT LOT 9 OF
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, **EXCEPTING THEREFROM** THE WEST 60.00 FEET
THEREOF.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



5-26-17

APN: 125-19-101-003
PATENT EASEMENT VACATION EXHIBIT



1" = 100'

HUALAPAI WAY

WITTIG AVENUE

GOVERNMENT LOT 9

LOT 1
FILE 82, PAGE 25
OF PARCEL MAPS

APN: 125-19-101-005
OR:20140203:02532

T19S
C 1
16
S24 | S19
R60E

DORRELL LANE

P:\SHG\17147\DWG\EXHIBITS\17147-VAC01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

LYING WITHIN GOVERNMENT LOT 9 OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PAGE 1 OF 1

PRJ-70527
06/05/17

VAC-70765

APN: 125-19-101-003
PATENT EASEMENT VACATION EXHIBIT



HUALAPAI WAY

WITTIG AVENUE

GOVERNMENT LOT 9

LOT 1
FILE 82, PAGE 25
OF PARCEL MAPS

APN: 125-19-101-005
OR:20140203:02532

T19S
C 1
16
S24 | S19
R60E

DORRELL LANE

P:\SHG\17147\DWG\EXHIBITS\17147-VAC01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

LYING WITHIN GOVERNMENT LOT 9 OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PAGE 1 OF 1

PRJ-70527
06/05/17

VAC-70765