



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-74639** APN: 125-20-601-003; -006; 125-20-602-002; -005; -009; -010 & 125-20-603-001 thru 004; 125-21-201-001

Name of Property Owner: **MS Northwest Land, LLC**

Name of Applicant: **KB Home**

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: See Attached

Print Name: See Attached

Subscribed and sworn before me

This 22 day of October, 2018

Sheryl M. Kogan
Notary Public in and for said County and State



PRJ-74608
10/23/18

MS Northwest Land Company LLC,
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company, its Manager

By: _____

Name: Frank Pankratz

Title: Its Manager

Date: 10/22/18 _____

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PRJ-74608
10/23/18



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Grand Montecito / Deer Springs
 Project Name Montecito 60 Proposed Use _____
 Assessor's Parcel #(s) 125-20-601-003; -006; 125-20-600-002; -005; -009; -010 & 125-20-603-001 thru 004 Ward # 6
 General Plan: existing TC proposed _____ Zoning: existing UC-TC & MC-TC proposed NA
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 52.97 Lots/Units 724 Density 13.61
 Additional Information 125-21-201-001

PROPERTY OWNER MS Northwest Land, LLC Contact Frank Pankratz
 Address 1215 S. Fort Apache Road, #120 Phone: 702-592-7412 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address frank@ehbcompanies.com

APPLICANT KB Home Contact Christa Billbrey
 Address 5795 W. Badura Ave., Suite 180 Phone: 702-266-8451 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address cbillbrey@kbhome.com

REPRESENTATIVE Slater Hanifan Group Contact Roxanne Leigh
 Address 5740 S. Arville St., Suite 216 Phone: 702-284-5300 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address rleigh@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* See Attached

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 22 day of October, 20 18

Sheryl M. Kogan

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **TMP-74639**

Meeting Date:

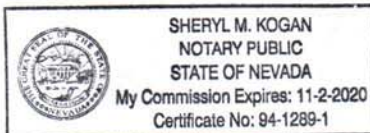
Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted material has been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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



MS Northwest Land Company LLC,
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company, its Manager

By: _____

Name: Frank Pankratz

Title: Its Manager

Date: 10/22/18

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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 supplies 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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10/01/18 Updated 7/26/2012

☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

Planning ☒ 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.

Ref ☒ 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.

Planning ☒ 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).

Planning ☒ 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.

Planning ☒ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: *Roger Bailey*

Date: *9/20/18*

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DEPARTMENT OF PLANNING

DATE: 11/28/2018

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME** Montecito 60
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

KB HOME (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Christa Bilbrey at (702) 266 - 8466. Thank you.

Sincerely,

(Signature)

Brian Kunec

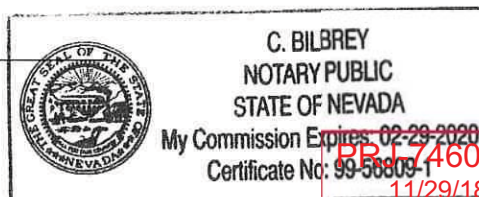
(Print)

Subscribed and sworn before me

This 29th day of November, 20 18.

by Brian Kunec.

C. Bilbrey
Notary Public in and for said County and State



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