



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

MOD-74628

Case Number: _____ APN: 125-27-410-006

Name of Property Owner: Saita Family trust

Name of Applicant: Greystone Nevada LLC

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: _____

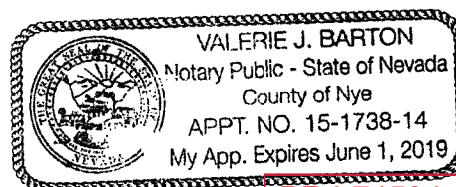
Signature of Property Owner: *Thomas Saita*

Print Name: THOMAS SAITA

Subscribed and sworn before me

This 13th day of Aug, 2018

V. J. Barton
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map, Special Use Permit, Site Development Plan Review, Major Modification

Project Address (Location) Tenaya & Ann

Project Name Tenaya & Ann

Proposed Use _____

Assessor's Parcel #(s) 125-27-410-006

Ward # 6

General Plan: existing _____ proposed _____

Zoning: existing I-C

proposed _____

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres _____

Lots/Units _____

Density _____

Additional Information _____

PROPERTY OWNER Saita Family Trust

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

E-mail Address _____

APPLICANT Greystone Nevada LLC

Contact Dave Cornoyer

Address 9275 W. Russell Rd. 4th Floor

Phone: (702) 821-4603

Fax: _____

City Las Vegas

State NV

Zip 89148

E-mail Address dave.cornoyer@lennar.com

REPRESENTATIVE Taney Engineering

Contact Elisha Scrogum

Address 6030 S. Jones Blvd.

Phone: (702) 362-8844

Fax: (702) 362-5233

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* Thomas Saita

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

Print Name Thomas Saita

Subscribed and sworn before me

This 13th day of Aug, 20 18.

Notary Public in and for said County and State

VALERIE J. BARTON
Notary Public - State of Nevada
County of Nye
APPT. NO. 15-1738-14
My App. Expires June 1, 2019

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **MOD-74628**

Meeting Date: _____

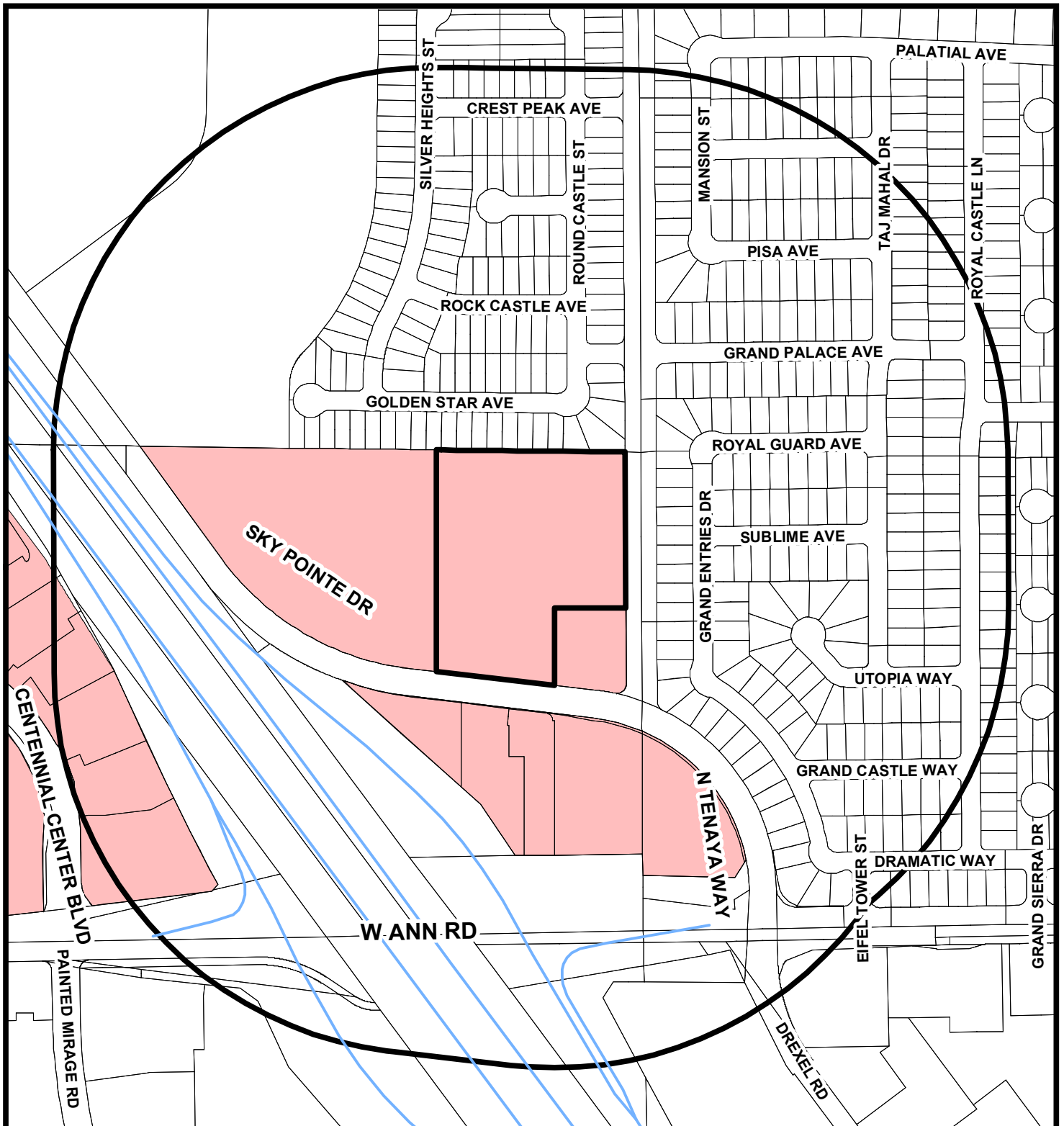
Total Fee: _____

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.

09/24/18



- | | |
|--|--|
| General Commercial (GC-TC) | Low Residential (L-TC) |
| Service Commercial (SC-TC) | Medium Residential (M-TC) |
| Urban Center Mixed-Use (UC-TC) | Medium-Low Residential (ML-TC) |
| Suburban Mixed-Use (SX-TC) | Medium-Low Attached Residential (MLA-TC) |
| Main Street Mixed-Use (MS-TC) | Public Facilities (PF-TC) |
| Employment Center Mixed-Use (EC-TC) | Right of Way (ROW) |

FROM: SC-TC TO: M-TC

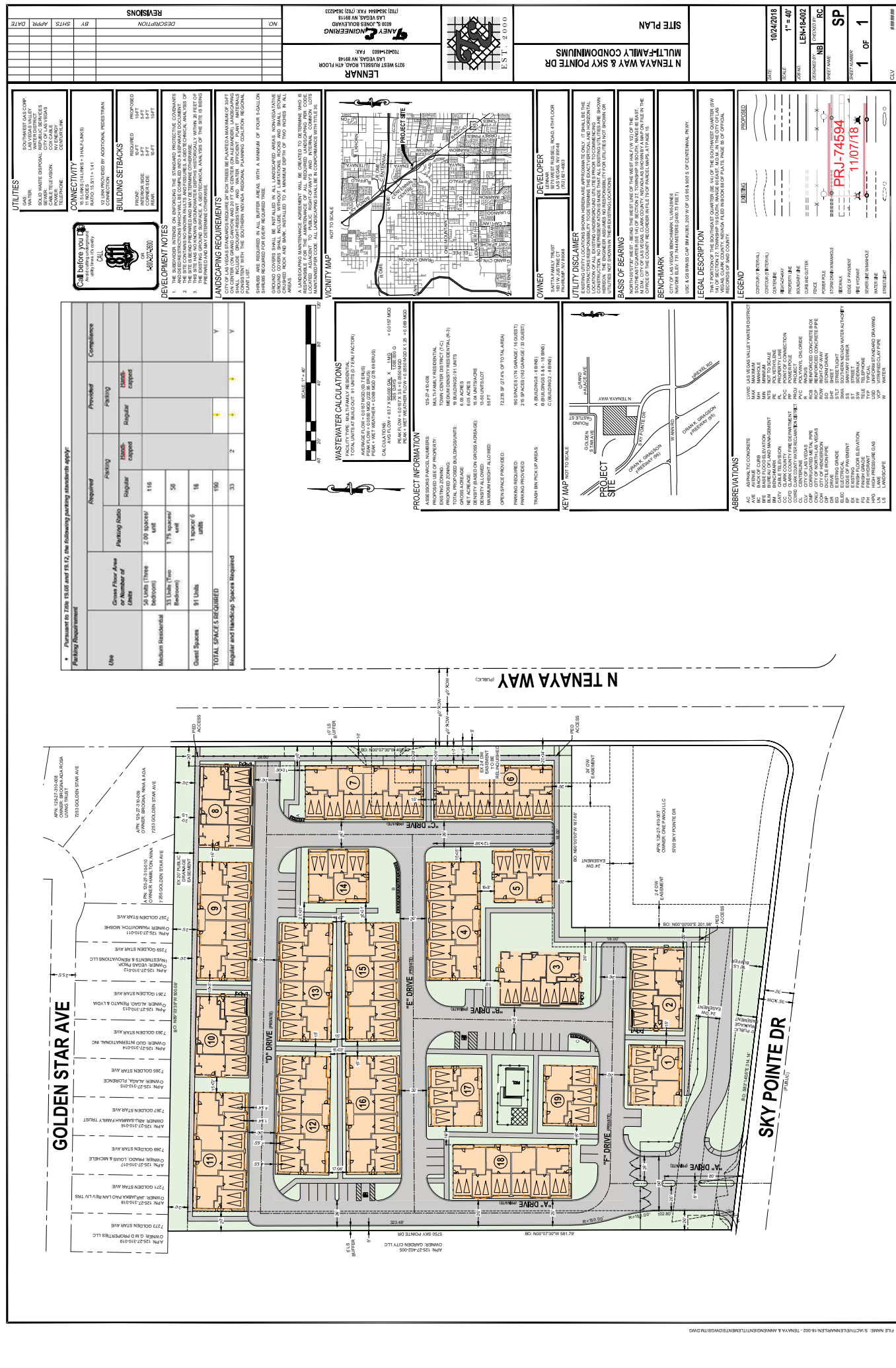
- Subject Property
- 1000ft Buffer
- City Limits



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: Tuesday, December 04, 2018

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



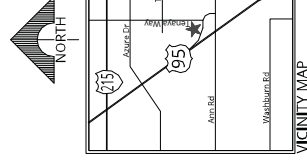
PRJ-74594
11/07/18



PROJECT: Sky Pointe & Tenaya
Streetscape & Common Area
Las Vegas, Nevada 89130

DEVELOPER: Lennar
9275 W. Russell Road Suite #400
Las Vegas, NV 89148

SHEET INDEX:	SHEET NO.	DRAWING NO.	SHEET TITLE:
1	LA-0		Cover Sheet
2	LA-1		Site Plan
3	LA-2		Community Entrance and Pool
4	LA-3		Picnic Areas and Community Open Space



Sky Pointe & Tenaya Concept
Las Vegas, Nevada 89130

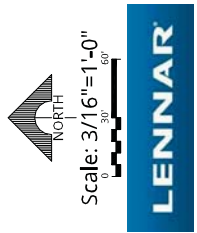
11-02-2018
LA-0

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Hardscape Theme





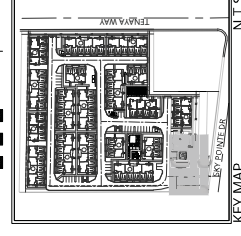
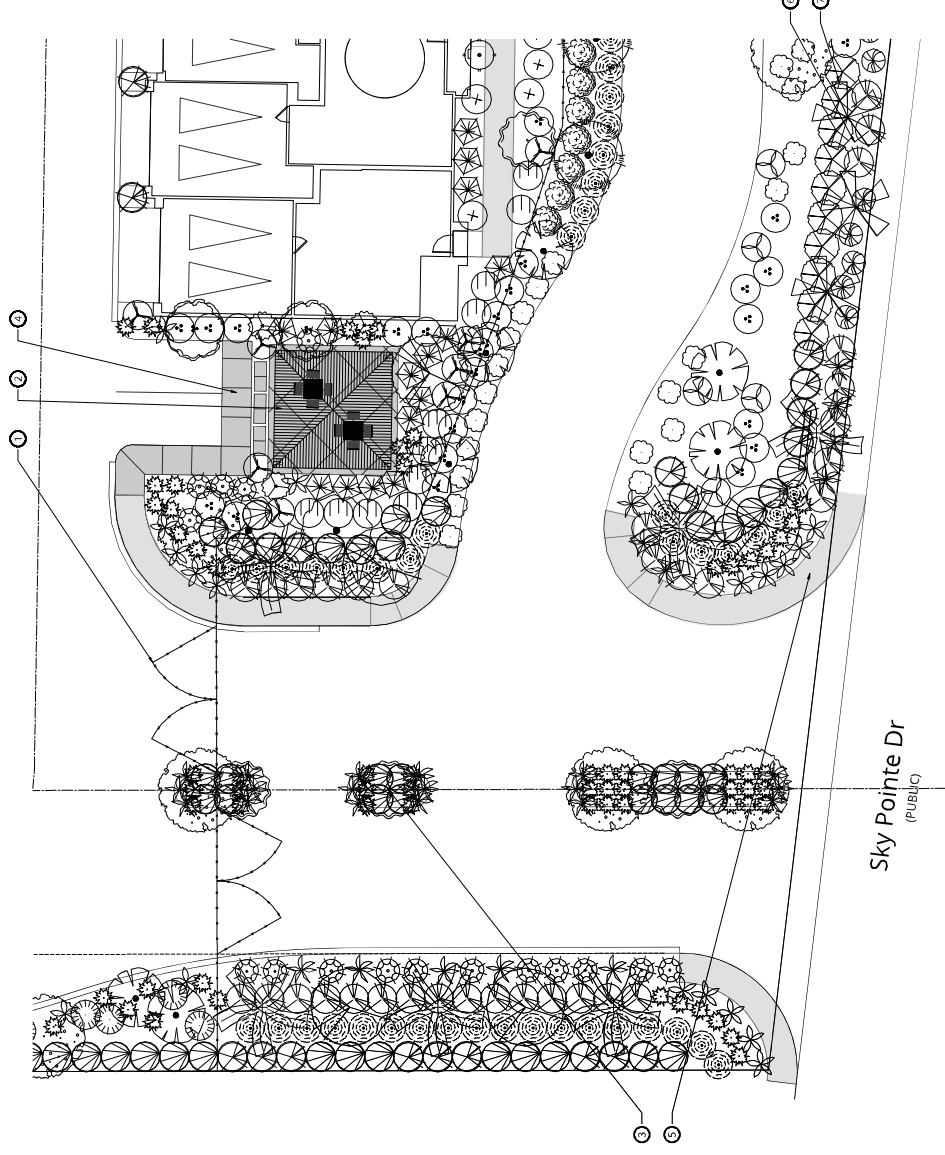
PRJ-74594
11/07/18

LEGEND

- ① VEHICULAR GATE
- ② SECURITY STEEL GATE
- ③ COMMUNITY COMMON AREA WITH GAZEBO AND PINE TABLES
- ④ CALL BOX
- ⑤ INTEGRATED IN-STONE VENEER COLUMN
- ⑥ CONCRETE SIDEWALK
- ⑦ WIDE MEDIUM BROOM FINISH
- ⑧ SIDEWALK
- ⑨ PARK PLANS
- ⑩ DECOMPOSED GRANITE, MOVABLE GOLD
- ⑪ WITHIN PLANTING AREAS PLANTING COVERAGE TO MEET THE INTENT OF THE DESIGN
- ⑫ NOTE: A MINIMUM OF FOUR (4) 1 GALLON SHRUBS PER REQUIRED TREE WILL BE PROVIDED ON LANDSCAPE PLANS.

SITE AMENITIES

- ⑬ DOG WASTE STATION
- ⑭ PARK BENCH
- ⑮ PINE TABLE
- ⑯ TRASH RECEPTACLE
- ⑰ BBQ GRILL



Sky Pointe & Tenaya Concept

Las Vegas, Nevada 89130

11-02-2018

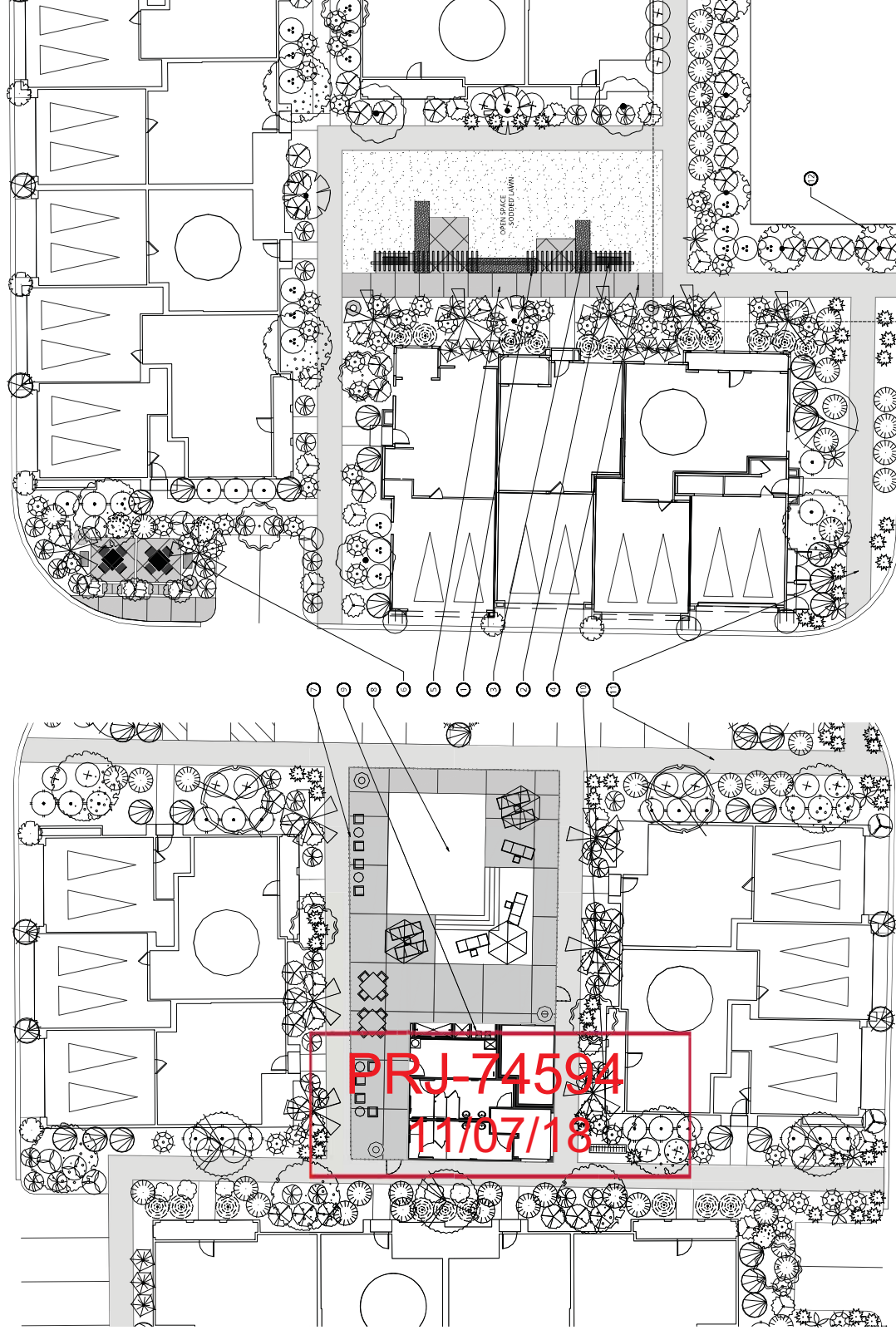
LA-2

Landscape Theme

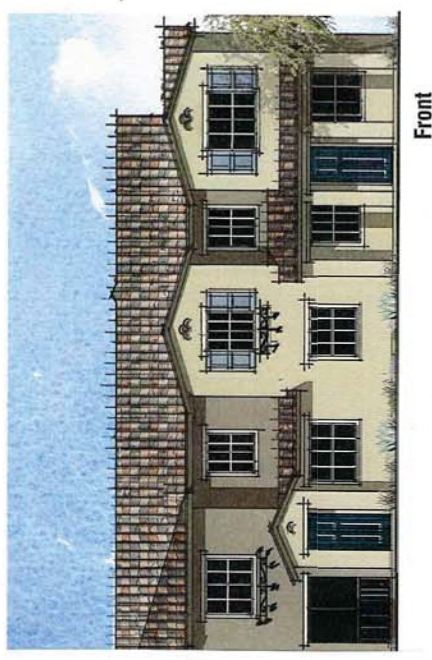
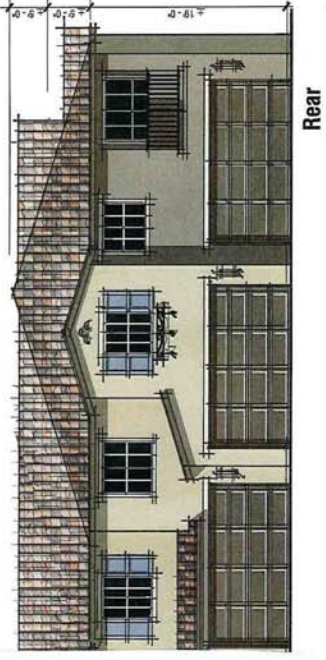
SUNSTATE STUDIOS



MOD-74628, VAR-74692, SDR-74631 and TMP-74632



MOD-74628, VAR-74692, SDR-74631 and TMP-74632



PRJ-74594
11/07/18

BUILDING 'A' | Exterior Elevations

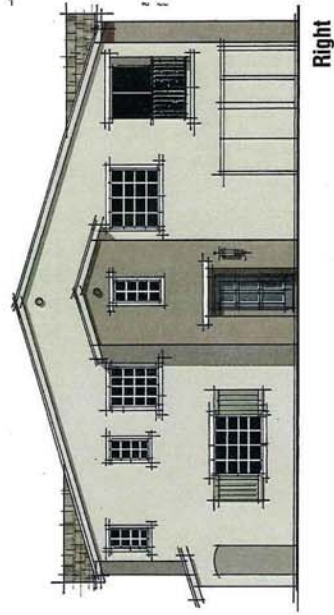
WAVERLY PLACE

HENDERSON, NV

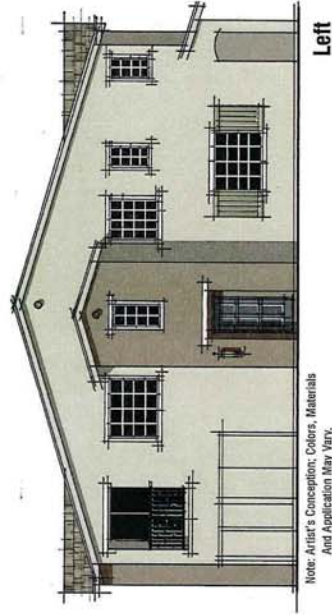
LENNAR

ARCHITECTS - PLANNERS - DESIGNERS
WHA
ORANGE COUNTY, LOS ANGELES, SAN ANTONIO
A1.10
DESIGN REVIEW
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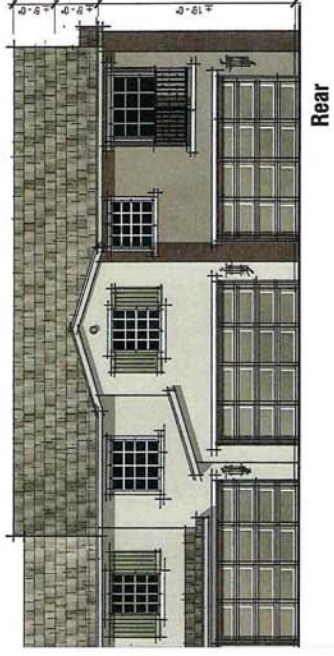
MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Left



Rear



Front

PRJ-74594
11/07/18

BUILDING 'B' | Exterior Elevations

WAVERLY PLACE

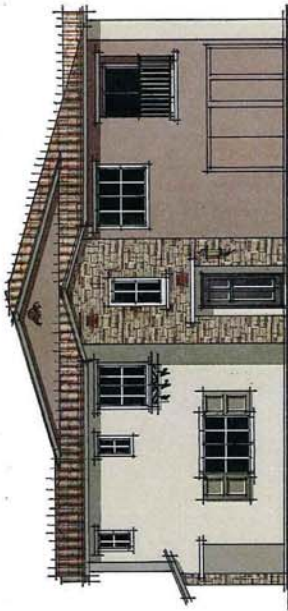
HENDERSON, NV

LENNAR

A1.11
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ORANGE COUNTY, LOS ANGELES, SAN JUAN

ARCHITECTS - PLANNERS - DESIGNERS
WHA

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Left

Note: Artist's Conception; Colors, Materials
And Application May Vary.



Rear



Front

BUILDING 'C' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

PRJ-74594
11/07/18

A1.12
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GRANDE COUNTY - LOS ANGELES, SAN JUAN

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632

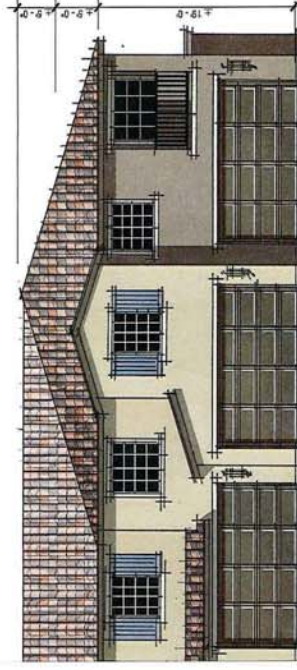


Right



Left

Note: Artist's Conception; Colors, Materials
And Application May Vary.



Rear



Front

PRJ-74594
11/07/18

BUILDING 'D' | Exterior Elevations

WAVERLY PLACE

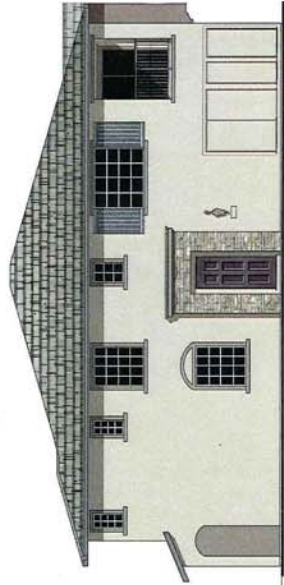
HENDERSON, NV

LENNAR

A1.13
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ORANGE COUNTY, LOS ANGELES, SAN JUAN

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

PRJ-74594
11/07/18

BUILDING 'E' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

A1.14
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ARCHITECTS, PLANNERS, ENGINEERS
WHA
ORANGE COUNTY, LOS ANGELES, SAN JUAN

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Rear



Front



Left

Scheme # 1

BUILDING 'A' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

Note: Artist's Conception; Colors, Materials
And Application May Vary.

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DESIGN REVIEW
A1.3 11/07/18
PRJ-74694
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WHHA
ORANGE COUNTY, LOS ANGELES, SAN AREA

MOD-74628, VAR-74692, SDR-74631 and TMP-74632

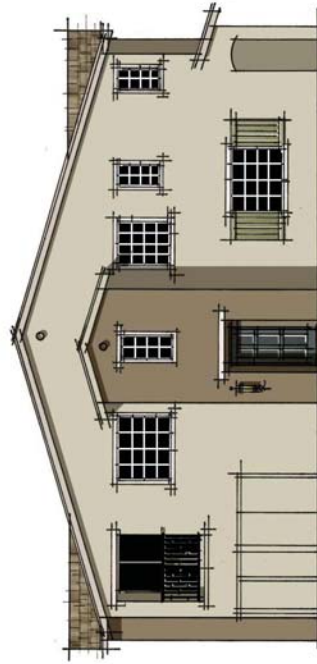


Rear



Front

Scheme# 2



Left

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'B' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

0 3 6 9 12
 A1.4
 PR-74692
 11/07/18
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 CHANDLER COUNTY, LOS ANGELES, SAN AREA
 WHA
 ARCHITECTS • PLANNERS • DESIGNERS

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Rear



Front



Left

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'C' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

PRJ-74694
A1.5 11/07/18
DESIGN REVIEW

WHA

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MOD-74628, VAR-74692, SDR-74631 and TMP-74632

CHANDLER COUNTY, LOS ANGELES, SAN ANTONIO



Rear



Front

Scheme# 1

Left

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'D' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

DESIGN REVIEW
A1.6
10/16/18

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ORANGE COUNTY, LOS ANGELES, SAN AREA

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Rear



Front



Left

Scheme # 4

BUILDING 'E' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

Note: Artist's Conception; Colors, Materials
And Application May Vary.

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

Note: Artist's Conception; Colors, Materials
And Application May Vary.

Scheme# 1

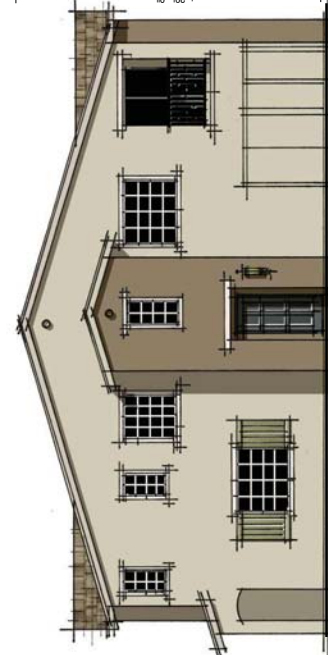
BUILDING 'A' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

Scheme # 2

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'B' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV



ARCHITECTS • PLANNERS • DESIGNERS

PR-74694

A1.1

11/07/18

WHA

CLARK COUNTY, LOS ANGELES, SAN AREA

DESIGN REVIEW

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MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'C' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

ARCHITECTS • PLANNERS • DESIGNERS
A1.12 PR-74692
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12
WHA
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DESIGN REVIEW
ORANGE COUNTY, LOS ANGELES, SAN AREA

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

Note: Artist's Conception; Colors, Materials
And Application May Vary.

Scheme# 1

BUILDING 'D' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Right



Rear



Left



Front

Note: Artist's Conception; Colors, Materials
And Application May Vary.

BUILDING 'E' | Exterior Elevations

WAVERLY PLACE

HENDERSON, NV

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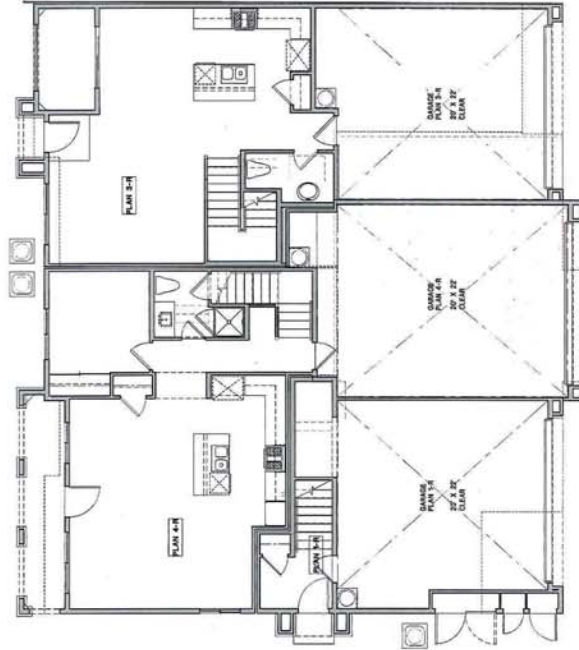
PR-74692
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WHA

ORANGE COUNTY, LOS ANGELES, SAN AREA

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



3-PLEX FLOOR PLAN COMPOSITE | First Floor

WAVERLY PLACE

HENDERSON, NV

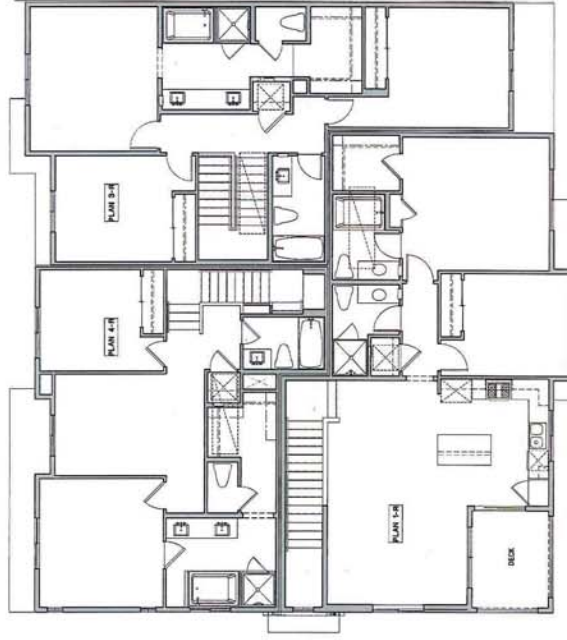
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11/07/18

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GRANITE COUNTY • LOS ANGELES, SAN ANGELO

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



PRJ-74594
11/07/18

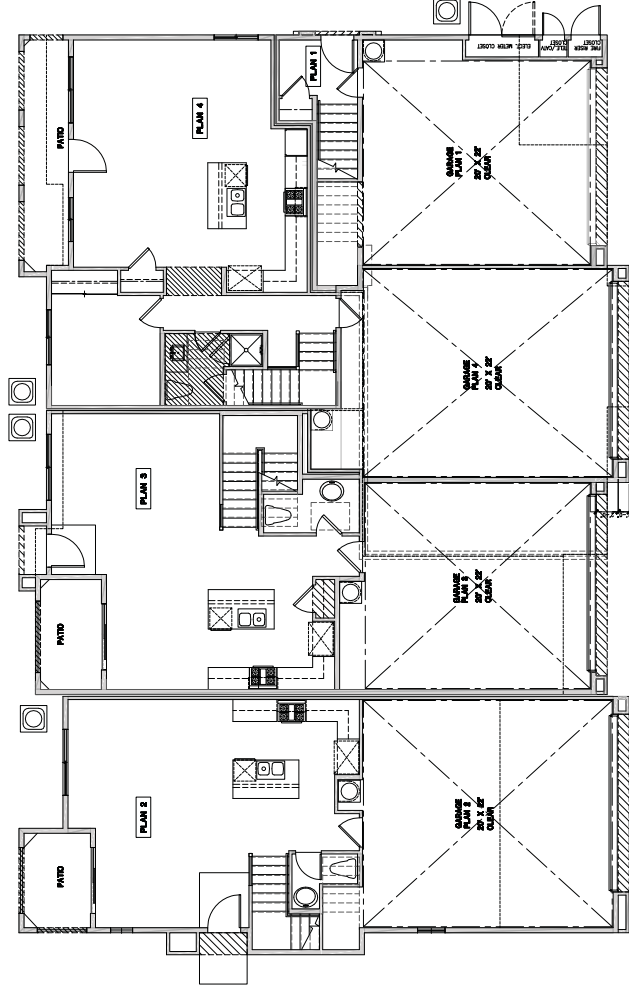
3-PLEX FLOOR PLAN COMPOSITE | Second Floor

WAVERLY PLACE

HENDERSON, NV

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



4-PLEX FLOOR PLAN COMPOSITE | First Floor

WAVERLY PLACE

HENDERSON, NV

PR-74694
11/07/18

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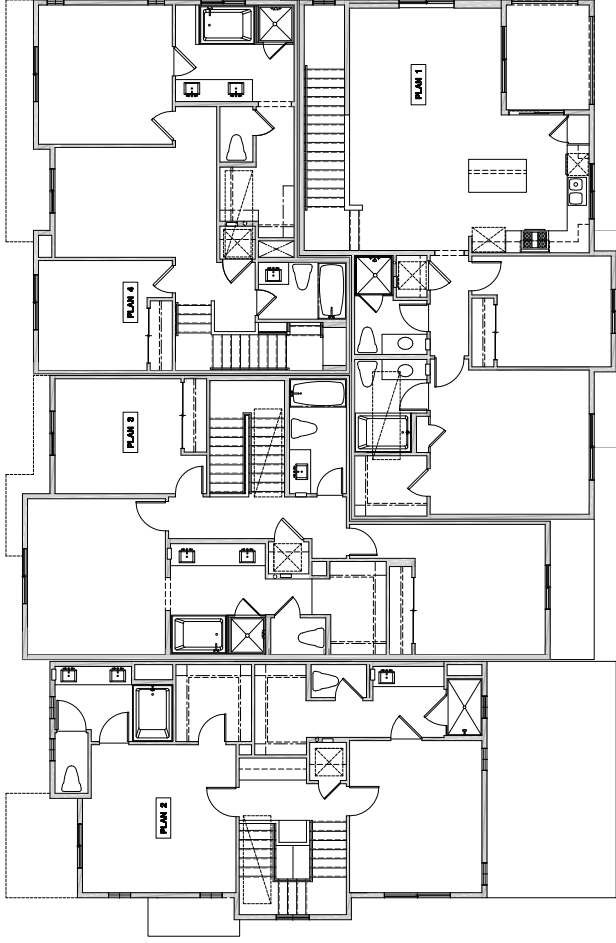
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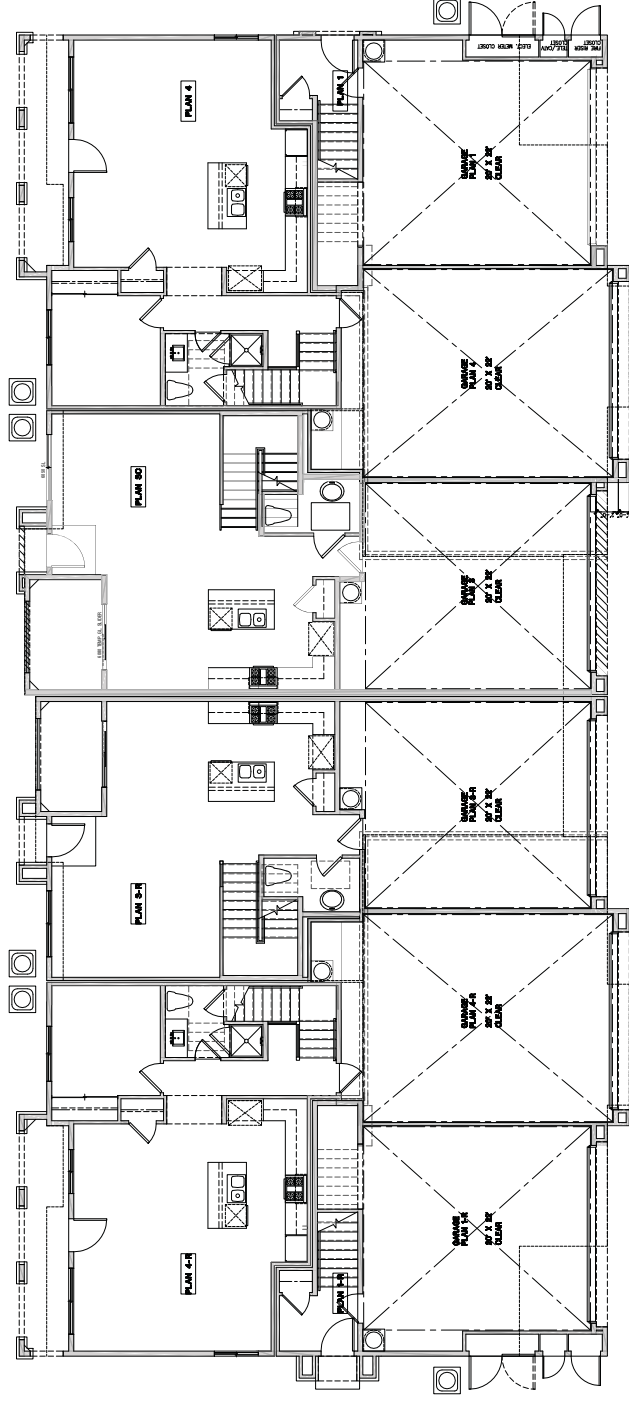
MOD-74628, VAR-74692, SDR-74631 and TMP-74632



4-PLEX FLOOR PLAN COMPOSITE | Second Floor

WAVERLY PLACE

HENDERSON, NV



6-PLEX FLOOR PLAN COMPOSITE | First Floor

WAVERLY PLACE

HENDERSON, NV

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DESIGN REVIEW

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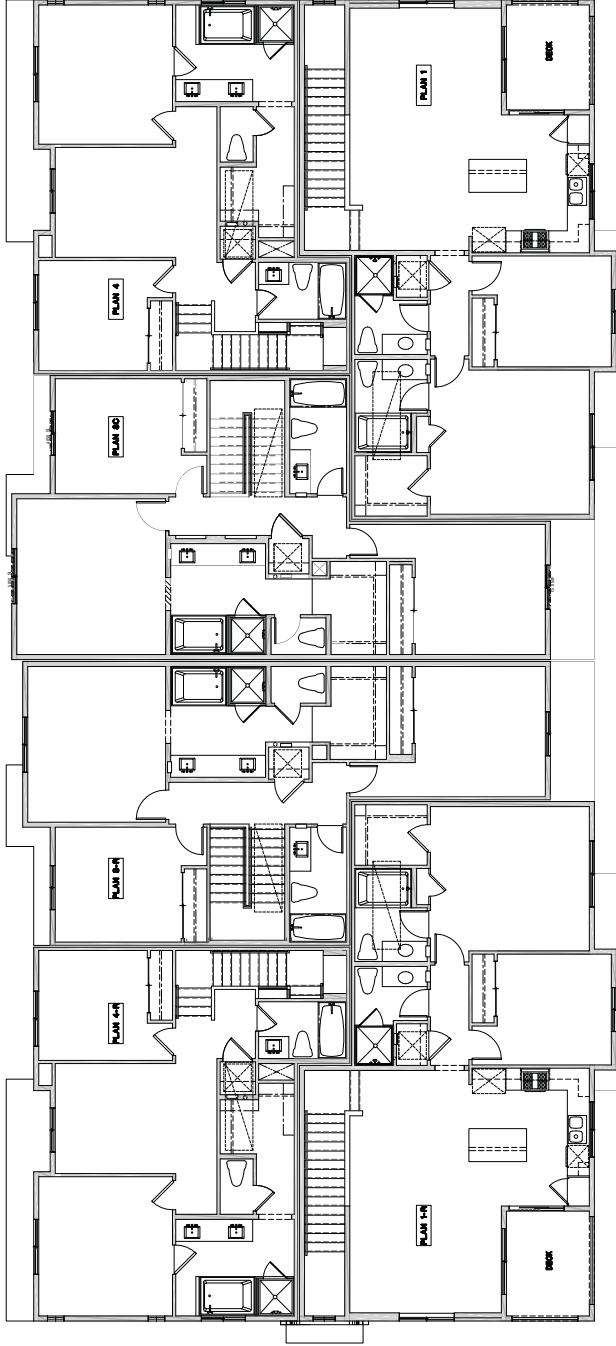
WHA

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ORANGE COUNTY, LOS ANGELES, SAN AREA



MOD-74628, VAR-74692, SDR-74631 and TMP-74632



6-PLEX FLOOR PLAN COMPOSITE | Second Floor

WAVERLY PLACE

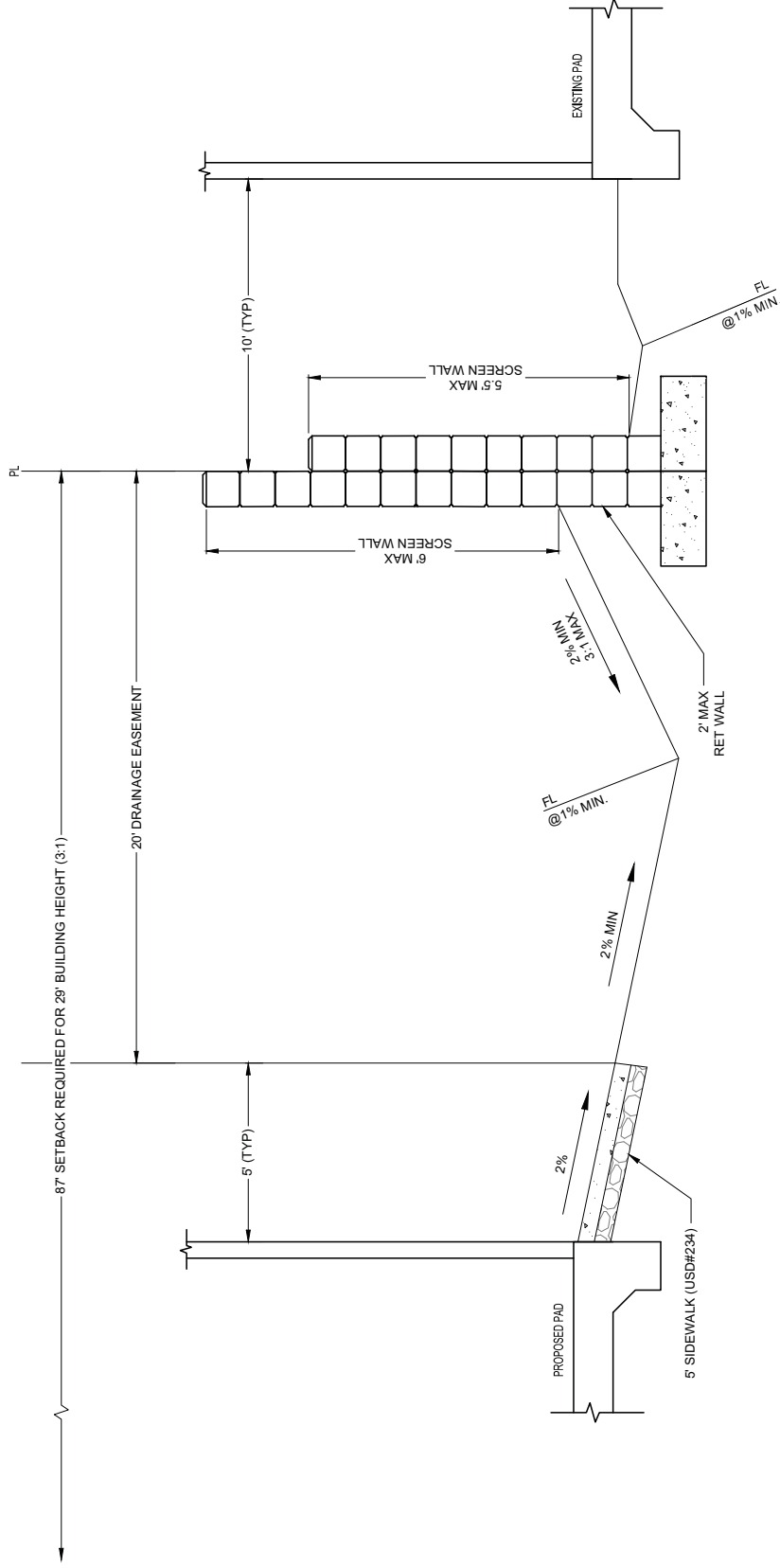
HENDERSON, NV

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BR-74692
11/07/18
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ORANGE COUNTY, LOS ANGELES, SAN AREA

LENNAR

MOD-74628, VAR-74692, SDR-74631 and TMP-74632



PRJ-74594
11/07/18

NORTH BOUNDARY SECTION

3:1 RESIDENTIAL ADJACENCY EXHIBIT

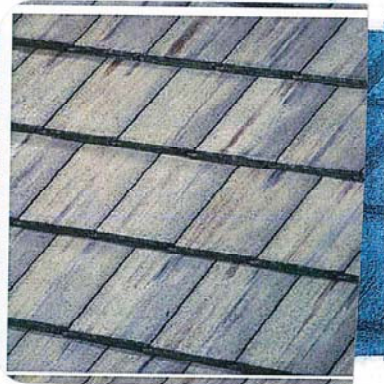
MOD-74628, VAR-74692, SDR-74631 and TMP-74632



Color
Scheme
1

LENNAR®

ROOF: SAXONY 900 SLATE



SECONDARY STUCCO

SW 28
Bungli

SW 7532
Urban Putty

285-C3

SW 7568
Neutral Ground

FASCIA/TRIM/WROUGHT IRON

SW 7633
Taupe Tone

ENTRY DOOR

PRIMARY STUCCO

Garage
& Shutters



25T-C3

SW 6991
Black Magic

Iron

PRJ-74594
11/07/18

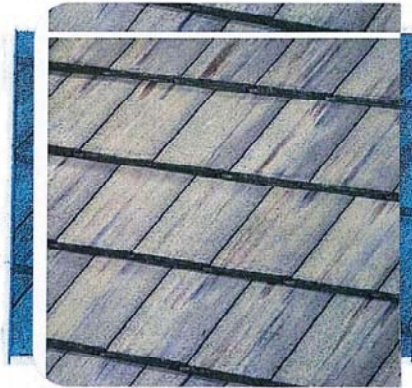
9275 W. Russell Road, Suite #400, Las Vegas, NV 89148 MAIN: (702)736-9100 FAX: (702)736-9200
Lennar.com

MOD-74628, VAR-74692, SDR-74631 and TMP-74632

color
scheme
#2

LENNAR®

ROOF: SAXONY 900 SLATE



SECONDARY STUCCO

248-C1

SW 9173
Shiitake

SW 7031
Mega Greige

243-C3

SW 6145
Thatch Brown

FASCIA/TRIM/WROUGHT IRON Shutters

SW 7531
Canvas Tan

Garage

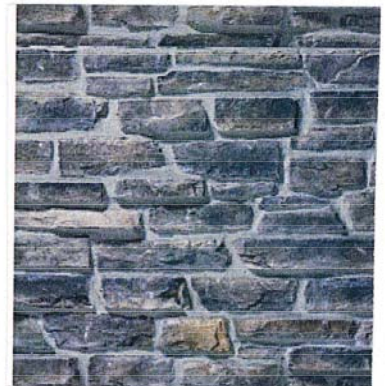
ENTRY DOOR

PRIMARY STUCCO

251-C3

SW 6991
Black Magic

PRJ-74594
11/07/18



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Lennar.com

MOD-74628, VAR-74692, SDR-74631 and TMP-74632

Color
Scheme
3

LENNAR®

ROOF: SAXONY 900 SLATE



SECONDARY STUCCO

250-C2

SW 7511
Bungalow Beige

SW 7508
Tavern Taupe

248-C6

SW 6075
Garret Gray

FASCIA/TRIM/WROUGHT IRON

SW 6082
Cobble Brown

ENTRY DOOR

PRIMARY STUCCO

Garage
& Shutters

257-C3

SW 6991
Black Magic

PRJ-74594
11/07/18



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MOD-74628, VAR-74692, SDR-74631 and TMP-74632