



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-74929** APN: 125-24-801-017

Name of Property Owner: Dirak LLC

Name of Applicant: Beazer Homes Holdings, LLC

Name of Representative: Actus

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: S. Songhorian

Print Name: Shahrokh Songhorian

Subscribed and sworn before me

This 17 day of October, 2018

Los Angeles, California

Notary Public in and for said County and State

Robert Swanson

Bob Swann





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-74929** APN: 125-24-801-013 through 016

Name of Property Owner: John Setareh & Esmailian Jamshid Trust

Name of Applicant: Beazer Homes Holdings, LLC

Name of Representative: Actus

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): _____

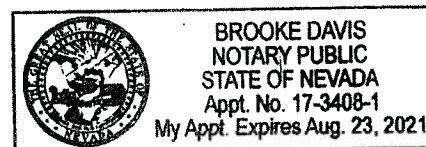
APN: _____

Signature of Property Owner: Jamshid Esmailian

Print Name: JAMSHID ESMAILIAN

Subscribed and sworn before me

This 10 day of October, 2018
Brooke Davis Clark Nevada
 Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning, Variance, Vacation and Tentative Map

Project Address (Location) Northeast corner of Clark County 215 and Bradley Road

Project Name Bradley & 215

Proposed Use R-CL

Assessor's Parcel #(s) 125-24-801-017

Ward # 6

General Plan: existing ML proposed ML Zoning: existing RE proposed RSL

Commercial Square Footage 0

Floor Area Ratio N/A

Gross Acres 10.31

Lots/Units 44

Density 4.3 DU/Acre

Additional Information Proposed 44 lot Single Family Detached Residential Subdivision

PROPERTY OWNER Dirak LLC

Contact _____

Address 650 South Hill Street #518A

Phone: _____

Fax: _____

City Los Angeles

State CA

Zip 90014

E-mail Address _____

APPLICANT Beazer Homes Holdings, LLC

Contact Jeff Lesnick

Address 2470 Paseo Verde Pkwy, Suite 135

Phone: (702) 802-4428

Fax: _____

City Henderson

State NV

Zip 89014

E-mail Address Jeff.Lesnick@Beazer.com

REPRESENTATIVE Actus

Contact Darryl Lattimore

Address 3283 E. Warm Springs Rd. Suite 300

Phone: (702) 586-9296

Fax: _____

City Las Vegas

State NV

Zip 89120

E-mail Address Darryl.Lattimore@Actus-NV.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* S. Songhorian

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

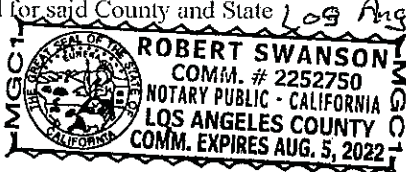
Print Name SHAHROKH SONGHORIAN

Subscribed and sworn before me

This 17 day of October, 2018

Notary Public in and for said County and State Los Angeles CALIF

B. Swern
Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # **VAC-74929**

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.

PRE-74709
09/22/18



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning, Variance, Vacation and Tentative Map
 Project Address (Location) Northeast corner of Clark County 215 and Bradley Road
 Project Name Bradley & 215 Proposed Use R-CL
 Assessor's Parcel #(s) 125-24-801-013 through 016 Ward # 6
 General Plan: existing ML proposed ML Zoning: existing RE proposed RSI
 Commercial Square Footage 0 Floor Area Ratio N/A
 Gross Acres 10.31 Lots/Units 44 Density 4.3 DU/Acre
 Additional Information Proposed 44 lot Single Family Detached Residential Subdivision

PROPERTY OWNER John Setareh & Esmailan Jamshid Trust Contact _____
 Address 4924 Balboa Blvd Suite 419 Phone: _____ Fax: _____
 City Encino State CA Zip 91316
 E-mail Address _____

APPLICANT Beazer Homes Holdings, LLC Contact Jeff Lesnick
 Address 2470 Paseo Verde Pkwy. Suite 135 Phone: (702) 802-4428 Fax: _____
 City Henderson State NV Zip 89014
 E-mail Address Jeff.Lesnick@Beazer.com

REPRESENTATIVE Actus Contact Darryl Lattimore
 Address 3283 E. Warm Springs Rd. Suite 300 Phone: (702) 586-9296 Fax: _____
 City Las Vegas State NV Zip 89120
 E-mail Address Darryl.Lattimore@Actus-NV.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* Jamshid Esmailian

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

Print Name JAMSHID ESMAILIAN

Subscribed and sworn before me

This 18 day of October, 2018
Brooke Davis Clark Nevada

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY

Case # VAC-74929

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.

10/22/18

Exhibit 'A'

Explanation:

This legal description describes a portion of Centennial Parkway to be vacated.

Legal Description:

A portion of Centennial Parkway as dedicated per File 25, Page 27 of Parcel Maps recorded in the Office of the Clark County, Nevada Recorders, situated within the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 24, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at southwest corner of said Southeast Quarter (SE 1/4), said point being the centerline intersection of Centennial Parkway and Bradley Road; thence along the southerly line of said Southeast Quarter (SE 1/4), said line also being the centerline of said Centennial Parkway, North 87°08'51" East, 40.04 feet to the **Point of Beginning**; thence North 00°09'59" West, 76.26 feet to the beginning of a non-tangent curve concave northeast and having a radius of 25.00 feet, from which beginning the radius bears North 89°50'01" East; said point being on the northerly right-of-way line of said Centennial Parkway; thence along said line the following two (2) courses: 1) along said curve to the left through a central angle of 92°41'11", an arc length of 40.44 feet; 2) thence North 87°08'51" East, 100.21 feet to the beginning of a non-tangent curve concave northeast and having a radius of 50.00 feet, from which beginning the radius bears North 83°42'27" East; thence along said curve to the left through a central angle of 100°37'48", an arc length of 87.82 feet to the beginning of a reverse curve having a radius of 50.00 feet, from which beginning the radius bears South 16°55'21" East; thence along said curve to the right through a central angle of 14°04'12", an arc length of 12.28 feet; thence departing said curve North 87°08'51" East, 1015.27 feet to the beginning of a curve concave south and having a radius of 75.00 feet; thence along said curve to the right through a central angle of 15°50'48", an arc length of 20.74 feet to the beginning of a reverse curve having a radius of 75.00 feet, from which beginning the radius bears North 12°59'38" East; thence along said curve to the left through a central angle of 36°06'40", an arc length of 47.27 feet to the centerline of Thom Boulevard; thence along said line, South 00°33'55" East, 4.95 feet to the southerly line of said Southeast Quarter (SE 1/4), said line also being the centerline of said Centennial Parkway; thence along said line, South 87°08'51" West, 1284.98 feet to the **Point of Beginning**.

Said parcel contains 13,587 square feet, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)



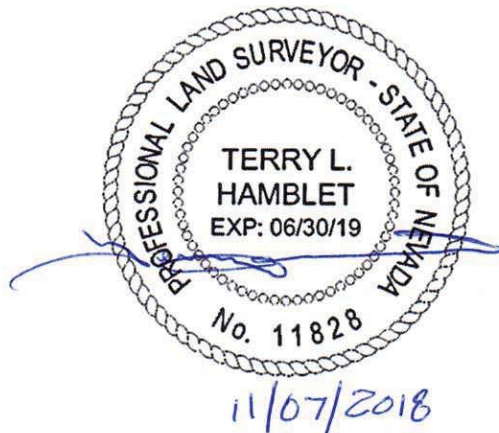
APN: 125-24-899-001

Basis of Bearings

Grid North as defined by the Central Meridian of the Nevada Coordinate Reference System (NCRS), Las Vegas and Las Vegas High Elevation Zones, North American Datum of 1983; said Meridian being coincident with 114°58' West of Greenwich Meridian.

End of description.

Terry L. Hamblet, PLS
Professional Land Surveyor
Nevada License No. 11828



• BZR011811 ROW VAC 01.docx • Page 2 of 4 •
• 3283 E. Warm Springs Road • Suite 300 • Las Vegas, Nevada • 89120 •
• Phone: (702) 586-9296 • www.actus-nv.com •

PRJ-74709
11/07/18

VAC-74929

APN: 125-24-899-001

RADIAL TABLE	
RADIAL #	BEARING
R1	N89°50'01"E
R2	N83°42'27"E
R3	S16°55'21"E
R4	N12°59'38"E
R5	N23°07'02"W

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°08'51"E	40.04'
L2	N0°09'59"W	76.26'
L3	N87°08'51"E	100.21'
L4	S0°33'55"E	4.95'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	92°41'11"	40.44'
C2	50.00'	100°37'48"	87.82'
C3	50.00'	14°04'12"	12.28'
C4	75.00'	15°50'48"	20.74'
C5	75.00'	36°06'40"	47.27'

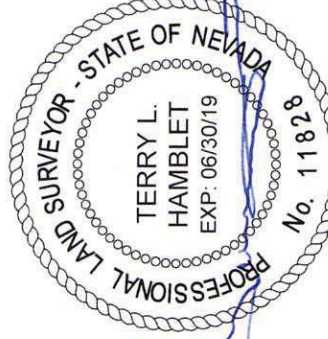


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



3283 E. Warm Springs Road, Suite 300
Las Vegas, Nevada 89120
Office Phone: (702) 586-9296
www.actus-nv.com
Engineering - Surveying - Consulting - Planning

NAME:
JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

ROW VAC 01
BZR011811
T. HAMBLET
125-24-899-001
BEAZER HOMES, INC.
4 OF 4

VAC-74929

PRJ-74709
11/07/18

APN: 125-24-899-001

BRADLEY ROAD
(RW DEDICATED PER FILE 25,
PAGE 27 OF PARCEL MAPS)

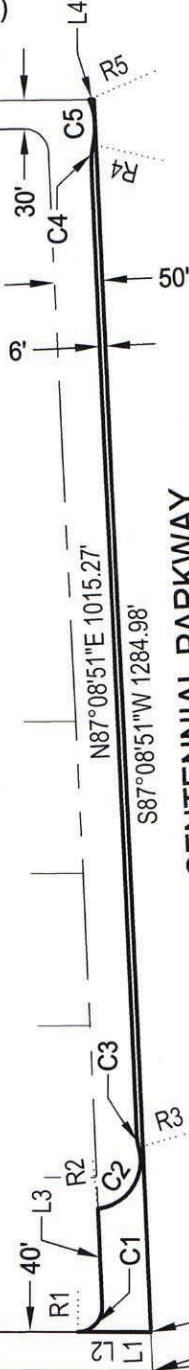
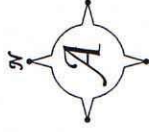
APN:
125-24-
801-013

APN:
125-24-
801-014

APN:
125-24-
801-015

APN:
125-24-
801-016

APN:
125-24-
801-017



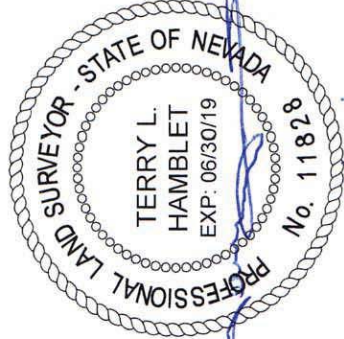
CENTENNIAL PARKWAY
(RW DEDICATED PER FILE 25, PAGE 27 OF PARCEL MAPS)

POINT OF
BEGINNING
POINT OF
COMMENCEMENT

1/4
24
25

THOM BOULEVARD
(RW DEDICATED PER FILE 25,
PAGE 27 OF PARCEL MAPS)

PRJ-74709
11/07/18



SEE SHEET 4 OF 4 FOR LINE,
CURVE AND RADIAL TABLES

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



Actus
Engineering - Surveying - Consulting - Planning

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NAME:	ROW VAC 01
JOB NO:	BZR011811
DRAWN BY:	T. HAMBLET
APN NUMBER:	125-24-899-001
CLIENT:	BEAZER HOMES, INC.
SHEET	3 OF 4

VAC-74929