



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-74856** 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: **TMP-74856** 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): _____

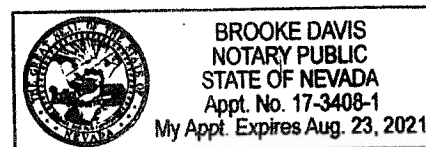
APN: _____

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. Adolph

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

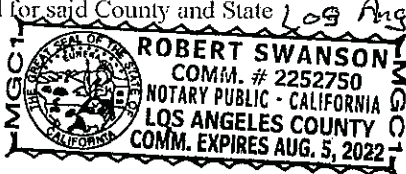
Print Name SHAHROKH SONGHORIAN

Subscribed and sworn before me

This 17 day of October, 2018

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

B. Swann
Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # **TMP-74856**

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 # **TMP-74856**

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



DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** 215/Bradley
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

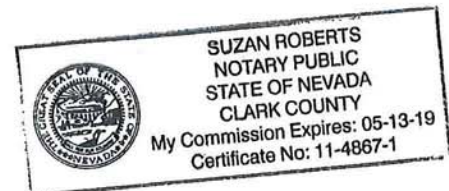
Beazer Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual 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 Steve Cervino at (702) - 802 - 4428. Thank you.

Sincerely,

(Signature)

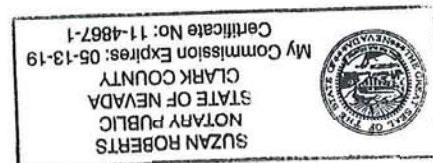
Steve Cervino - DP
(Print)



Subscribed and sworn before me

This 16th day of November, 2018.

Notary Public in and for said County and State



PRJ-74709
11/19/18

TMP-74856



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.

TMP-74856

PRJ-74709 Updated 7/26/2012
10/22/18

Planning

- ☒ 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.

Planning

Planning

- ☒ 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.

Planning

Department of Public Works Signature: Regan Bailey
Date: 10/22/18

TMP-74856

PRJ-74709 Updated 7/26/2012
10/22/18



October 9, 2018

City Staff
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89107

Las Vegas Division
2470 Paseo Verde Parkway
Suite 135
Henderson, NV 89074

Office 702.837.2100
Fax 702.837.2101

beazer.com

**Re.: Bradley & 215 (APNs 125-24-801-013 through 017)
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time
Limit**

Dear Staff,

Beazer Homes Holdings, LLC ("Developer") hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Developer acknowledges that this election and the City of Las Vegas's ("City") acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Developer to extend the time limits set forth in NRS 278.350 for the City to act and report on the tentative map. Developer also acknowledges that final action on the tentative map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Developer 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 you have any questions or need any additional information, please feel free to call Darryl Lattimore at Actus at (702) 586-9296.

Sincerely,

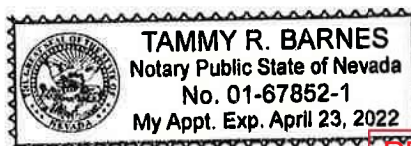
Name: Steve Cervino
Title: Division President

County of Clark)

State of Nevada)

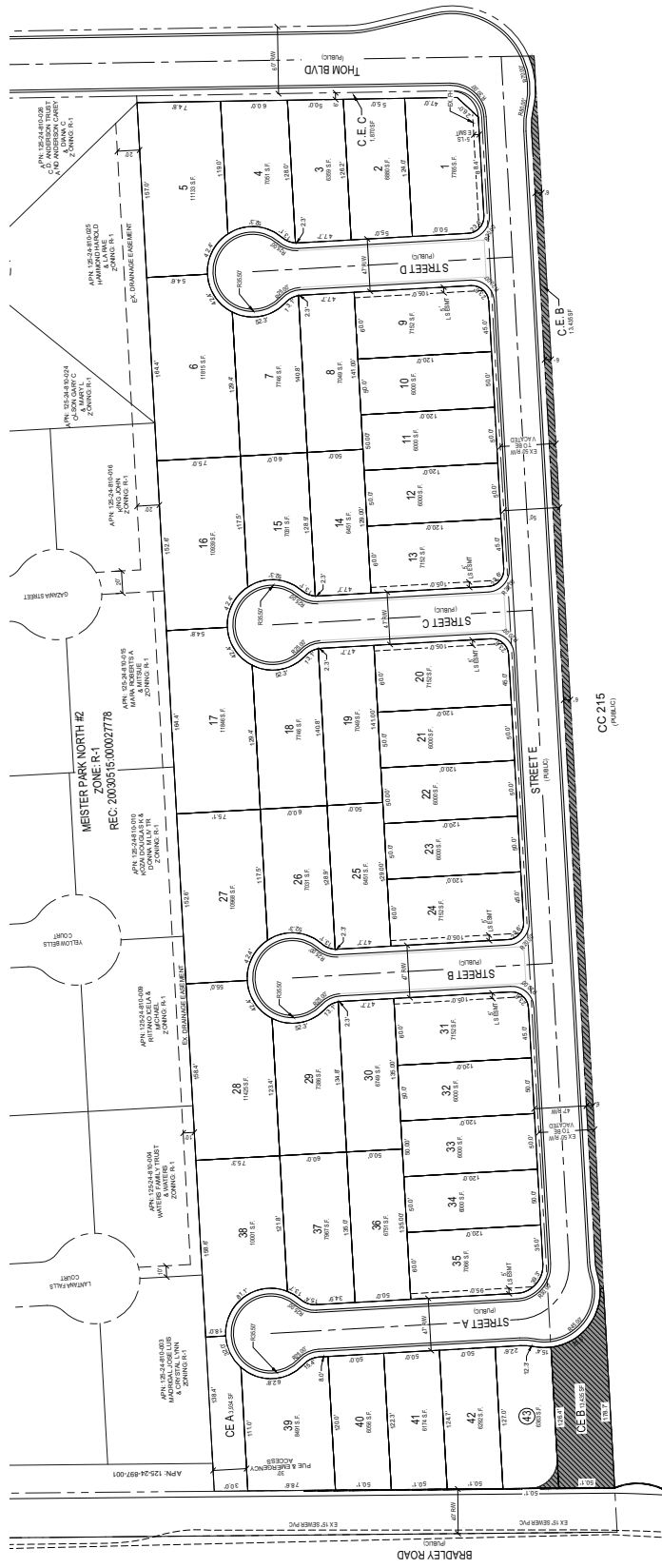
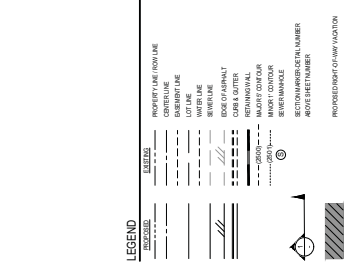
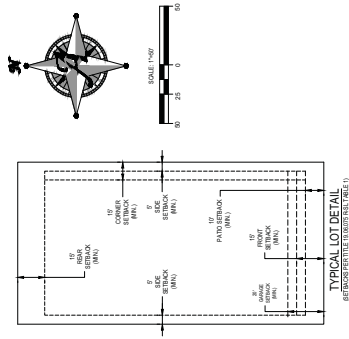
Subscribed and Sworn before me this 10th day of October, 2018.

Notary Public in and for said County & State



PRJ-74709
10/22/18

TMP-74856



LEGAL DESCRIPTION

SOUTHWALP (S 1/2) OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (SW 1/4), OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 15, RANGE 06EAST, ALSO KNOWN AS LOTS 270 - 282 AS SHOWN ON MAP THEREOF IN FILE 62, PAGE 70 OF SURVEYS.

BASIS OF BEARING

NORTH 65°24'41" EAST, BEING THE BEARING OF THE CENTER LINE OF CENTRAL INDIAN HIGHWAY AS SHOWN ON MAP THEREOF IN BOOK 100, PAGE 36 OF PLAT, SAID LINE ALSO BEING THE SOUTHLINE OF THE SOUTHWEST 1/4 (S 1/2) OF THE SOUTHWEST 1/4 QUARTER (SW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19, RANGE 60 EAST.

BENCHMARK

CITY OF LAS VEGAS RESOLUTION

DOCUMENT ID: 61V9024C4

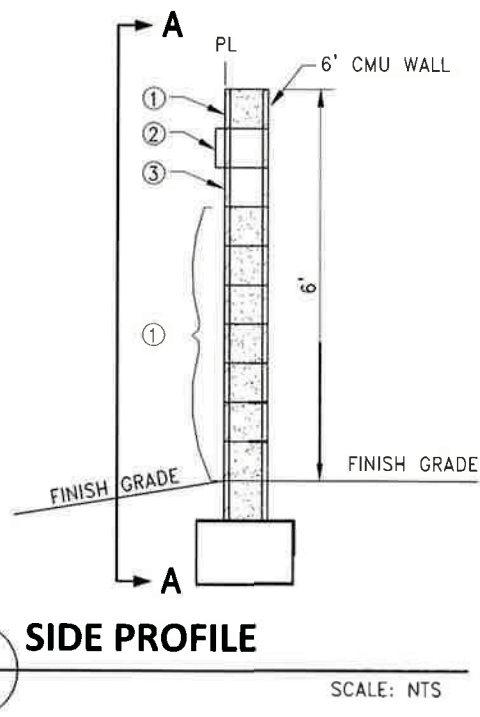
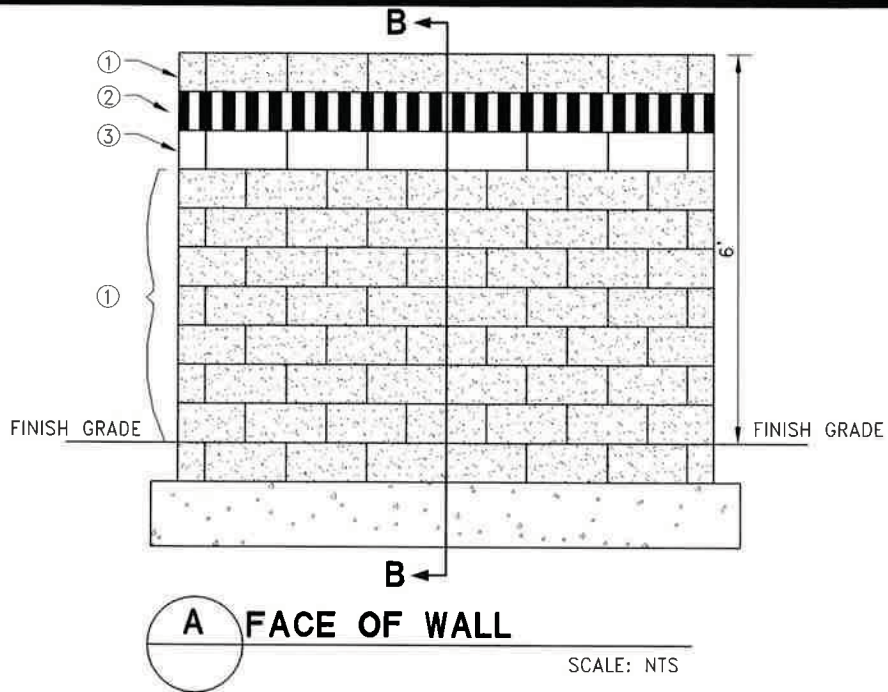
DESCRIPTION IN/WT & PLATE IN TOP OF CURB AT NE CORNER BRADLEY & DEER SPRINGS

ELEVATION
FEET = 2311.86 (NAVD83)

METERS = TOTAL GROSS M (NW/D00)

UTILITY NOTI

THE UNDERGROUND UTILITIES AS SHOWN HEREIN HAVE BEEN LOCATED FROM OBTAINED FIELD SURVEY EVIDENCE AND DUSTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND/OR PUBLIC AGENCIES; THE SURVEYOR WALKS IN QUANTITIES OF UNDERGROUND UTILITIES SHOWN; COMPREHENSIVE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DEEMED IT NOT IMPARTIAL THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AT A THOUSAND OF ONE CENT, QUANTITY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

- ① SPLITFACE COLOR: TAN
- ② SPLITFACE FLUTED COLOR: BROWN
- ③ SMOOTH FACE COLOR: BROWN



Consulting- Planning-
Engineering - Surveying

3203 E. Warm Springs Road
Suite 400
Las Vegas, NV 89120
www. Actus-NV.com
(702) 586-9296

PRJ-74709
BRADLEY 215
10/22/18
WALL EXHIBIT

DATE 10/22/18
DRAWN DCL
DESIGNED DCL
CHECKED DCL
PROJECT # BZR011811
SHEET NUMBER
EXHIBIT A

TMP-74856