

**PRECEDENT PROPERTIES LLC APPLICATION
FOR APN: 139-19-705-003**

24-0374
08/15/2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Variance, Re-Zoning

Project Address (Location) Rancho Drive and Holly Lane

Project Name Rosa 2.0 **Proposed Use** Residential

Assessor's Parcel #(s) 13919705003 **Ward #** 5

General Plan: Existing NMXU Proposed NMXU **Zoning:** Existing C-2 Proposed R-TH

Additional Information The overall project will consist of APNS: 13919705003, 13919712023 and 13919712049

Property Owner Precedent Properties, LLC **Contact** Levi Parker

Address 3455 CLIFF SHADOWS PKWY STE 220 **City** Las Vegas **State** NV **Zip** 89129

E-mail levi@investintolv.com **Phone** 702.374.1519

Applicant Beazer Homes **Contact** Eddie Duenas

Address 2490 Paseo Verde Pkwy. Suite #120 **City** Henderson **State** NV **Zip** 89074

E-mail eddie.duenas@beazer.com **Phone** 702.340.7810

Representative Actus **Contact** Darryl Lattimore

Address 3283 E. Warm Springs Road Suite 300 **City** Las Vegas **State** NV **Zip** 89120

E-mail darryl.lattimore@actus-nv.com **Phone** 702.586.9296

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)** _____

Partner(s) _____

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name LEVI PARKER

Subscribed and sworn before me

This 16 day of July, 20 24

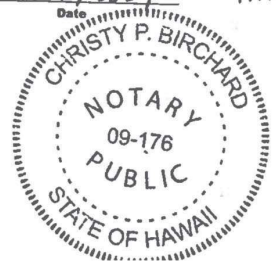
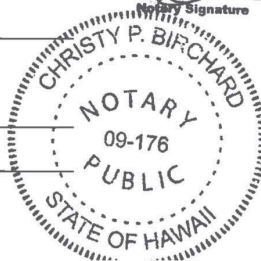
Notary Public in and for said County and State

My Commission Expires: 5-17-2025

Christy P. Birchard

Doc. Date: 7/16/2024 **Doc. Description:** Department of Community Development Application / Petition Form & Statement of Financial Interest

Notary Name: Christy P. Birchard 2nd **Signature:** _____ **Date:** 7/16/2024



**VERLAINE LLC APPLICATION
FOR APN: 139-19-705-003**

24-0374
08/15/2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Variance, Re-Zoning

Project Address (Location) Rancho Drive and Holly Lane

Project Name Rosa 2.0 **Proposed Use** Residential

Assessor's Parcel #(s) 13919705003 **Ward #** 5

General Plan: Existing NMXU Proposed NMXU **Zoning:** Existing C-2 Proposed R-TH

Additional Information The overall project will consist of APNS: 13919705003, 13919712023 and 13919712049

Property Owner Verlaine, LLC **Contact** Cheng Wei

Address PO BOX 371537 **City** Las Vegas **State** NV **Zip** 89137

E-mail _____ **Phone** _____

Applicant Beazer Homes **Contact** Eddie Duenas

Address 2490 Paseo Verde Pkwy. Suite #120 **City** Henderson **State** NV **Zip** 89074

E-mail eddie.duenas@beazer.com **Phone** 702.340.7810

Representative Actus **Contact** Darryl Lattimore

Address 3283 E. Warm Springs Road Suite 300 **City** Las Vegas **State** NV **Zip** 89120

E-mail darryl.lattimore@actus-nv.com **Phone** 702.586.9296

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City Official _____ **Partner(s)** _____

_____ **Partner(s)** _____

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Property Owner Signature Cheng Wei

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

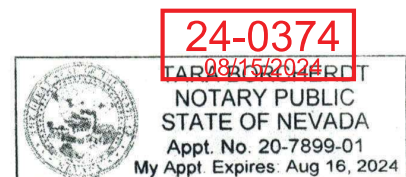
Print Name CHENG WEI

Subscribed and sworn before me

This 16th day of July, 2024

Jana Borchardt

Notary Public in and for said County and State



**BEAZER HOMES LLC APPLICATION
FOR APN:139-19-712-023 and FOR APN:139-19-712-049**

24-0374
08/15/2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Variance, Re-Zoning

Project Address (Location) Rancho Drive and Holly Lane

Project Name Rosa 2.0 Proposed Use Residential

Assessor's Parcel #(s) 13919712023 Ward # 5

General Plan: Existing NMXU Proposed NMXU Zoning: Existing R-CL Proposed R-TH

Additional Information The overall project will consist of APNS: 13919705003, 13919712023 and 13919712049

Property Owner Beazer Homes Holdings, LLC Contact Eddie Duenas

Address 2490 Paseo Verde Pkwy. Suite #120 City Henderson State NV Zip 89074

E-mail eddie.duenas@beazer.com Phone 702.340.7810

Applicant Beazer Homes Contact Eddie Duenas

Address 2490 Paseo Verde Pkwy. Suite #120 City Henderson State NV Zip 89074

E-mail eddie.duenas@beazer.com Phone 702.340.7810

Representative Actus Contact Darryl Lattimore

Address 3283 E. Warm Springs Road Suite 300 City Las Vegas State NV Zip 89120

E-mail darryl.lattimore@actus-nv.com Phone 702.586.9296

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Property Owner Signature [Signature]

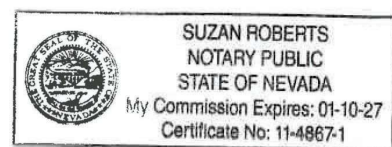
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name EDDIE DUENAS

Subscribed and sworn before me

This 16th day of July, 2024

Notary Public in and for said County and State



DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Variance, Re-Zoning

Project Address (Location) Rancho Drive and Holly Lane

Project Name Rosa 2.0

Proposed Use Residential

Assessor's Parcel #(s) 13919712049

Ward # 5

General Plan: Existing NMXU Proposed NMXU **Zoning:** Existing R-CL Proposed R-TH

Additional Information The overall project will consist of APNS: 13919705003, 13919712023 and 13919712049

Property Owner Rosa Community Association

Contact Michael Gray

Address 2490 Paseo Verde Pkwy. Suite #120

City Henderson **State** NV **Zip** 89074

E-mail michael.gray@beazer.com

Phone 702.837.2111

Applicant Beazer Homes

Contact Eddie Duenas

Address 2490 Paseo Verde Pkwy. Suite #120

City Henderson **State** NV **Zip** 89074

E-mail eddie.duenas@beazer.com

Phone 702.340.7810

Representative Actus

Contact Darryl Lattimore

Address 3283 E. Warm Springs Road Suite 300

City Las Vegas **State** NV **Zip** 89120

E-mail darryl.lattimore@actus-nv.com

Phone 702.586.9296

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Partner(s) _____

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Property Owner Signature _____

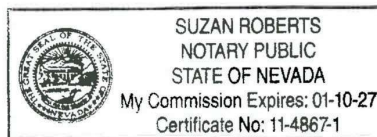
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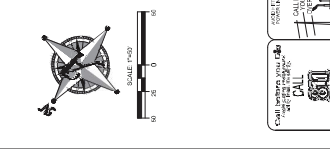
Print Name MICHAEL GRAY

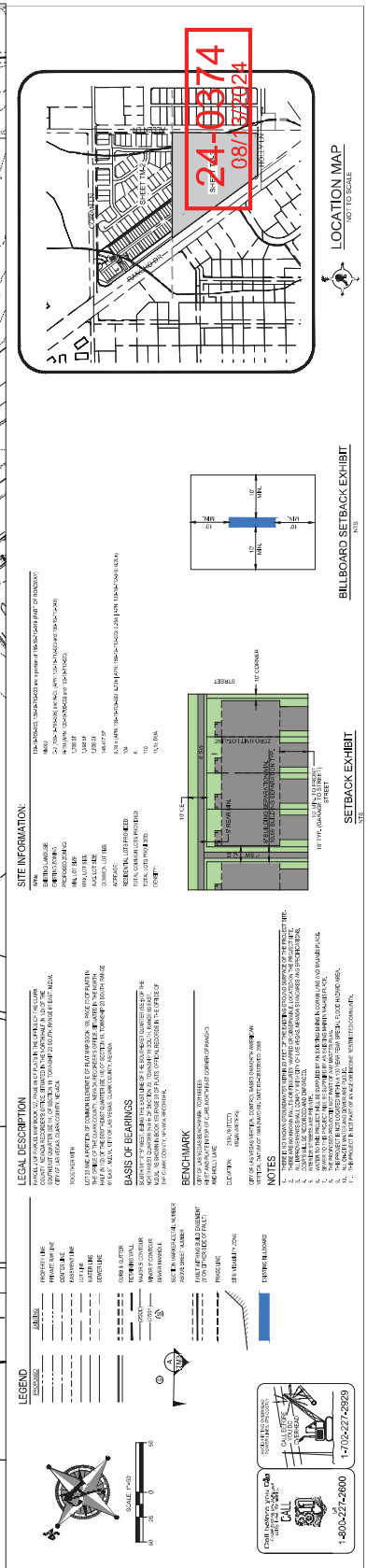
Subscribed and sworn before me

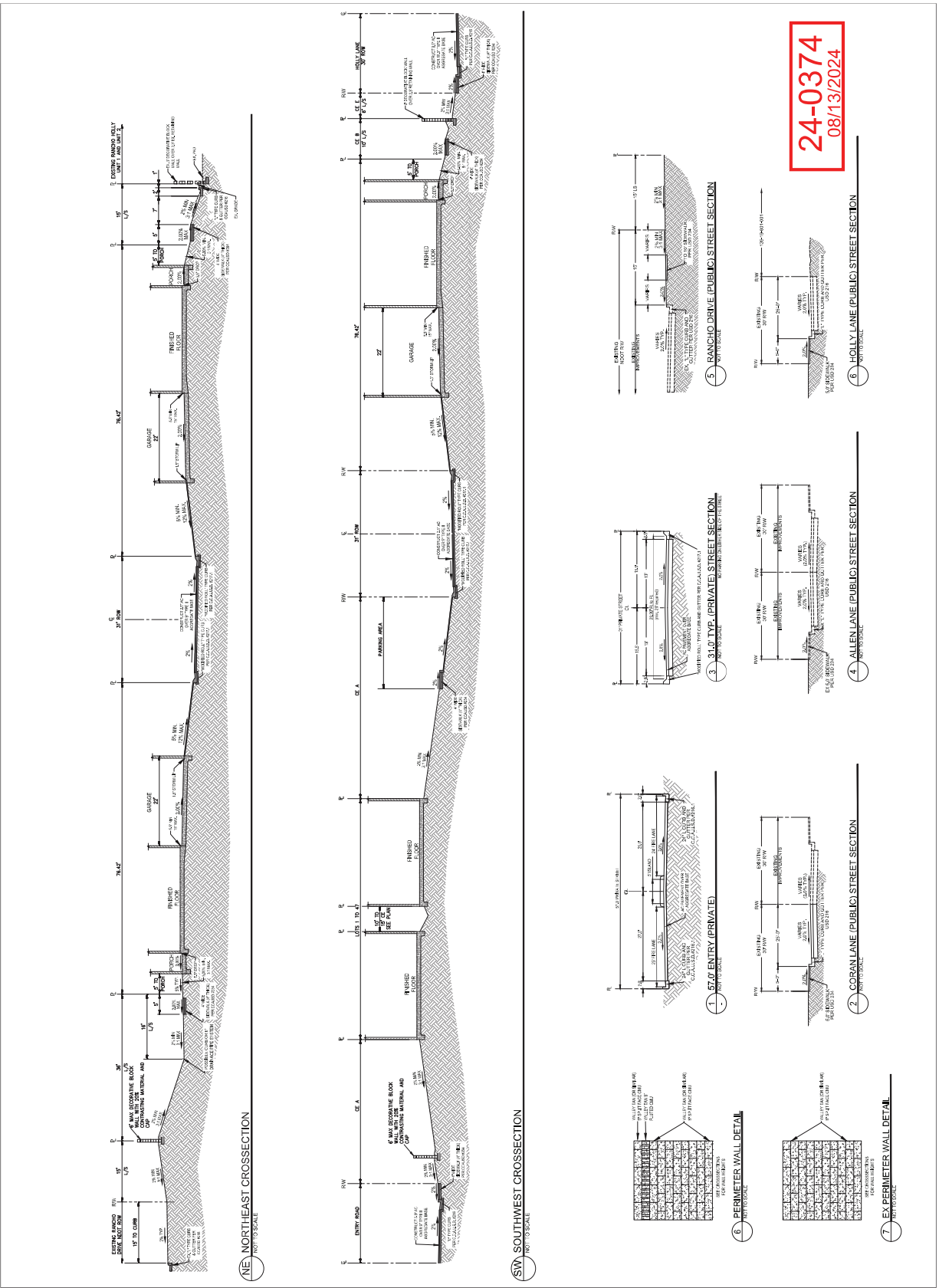
This 15th day of August, 2024

Notary Public in and for said County and State









**PRECEDENT PROPERTIES LLC TENTATIVE MAP
WAIVER FOR APN: 139-19-705-003**

24-0374
07/17/2024



DEPARTMENT OF PLANNING

DATE: 04/03/2024

24-0374
07/17/2024

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

RE: **PROJECT NAME** Rosa 2.0
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Precedent Properties, LLC (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 LEVI PARKER at (702)-374-1519. Thank you.

Sincerely,


(Signature)


Levi Parker

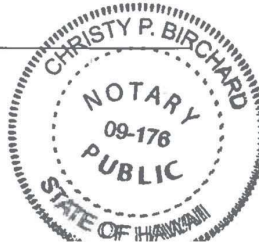
(Print)

Doc. Date: 7/16/2024 # Pages: 1
Notary Name: Christy P. Birchard 2nd Circuit
Doc. Description: Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit
OK 7/16/2024
Notary Signature Date

Subscribed and sworn before me

This 16 day of July, 20 24.


Notary Public in and for said County and State
State of Hawaii / County of Hawaii
Christy P. Birchard
My Commission Expires: 5-17-2025



**VERLAINE LLC TENTATIVE MAP WAIVER
FOR APN: 139-19-705-003**

24-0374
07/17/2024



DEPARTMENT OF PLANNING

DATE: 04/03/2024

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

RE: PROJECT NAME Rosa 2.0
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Verlaine, LLC (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 Levi Parker at
(702) - 374 - 1519. Thank you.

Sincerely,

Cheng Wei

(Signature)

Cheng Wei

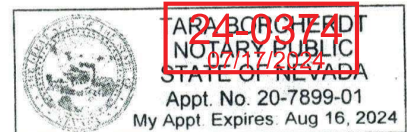
(Print)

Subscribed and sworn before me

This 16th day of July, 20 24.

Sara Borchardt

Notary Public in and for said County and State



**BEAZER HOMES LLC TENTATIVE MAP WAIVER
FOR APN:139-19-712-023 and FOR APN:139-19-712-049**

24-0374
07/17/2024



DEPARTMENT OF PLANNING

DATE: 04/03/2024

24-0374
07/17/2024

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

RE: **PROJECT NAME** Rosa 2.0
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Beazer Homes Holdings, LLC (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 Eddie Duenas at (702) - 340 - 7810. Thank you.

Sincerely,



(Signature)

Eddie Duenas

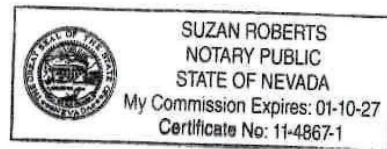
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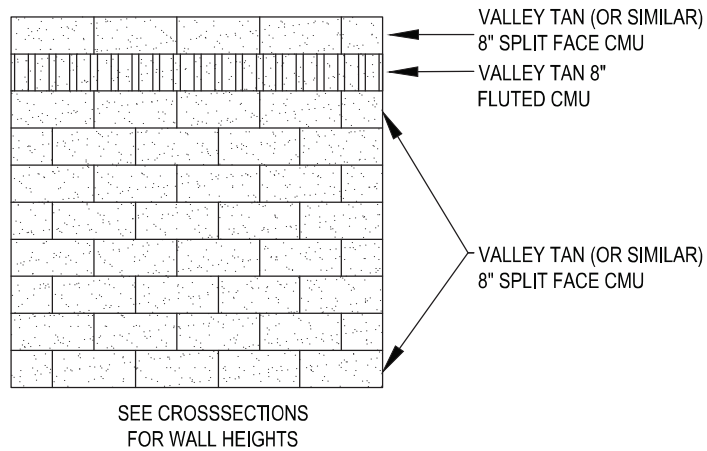
Subscribed and sworn before me

This 16th day of July, 2024.



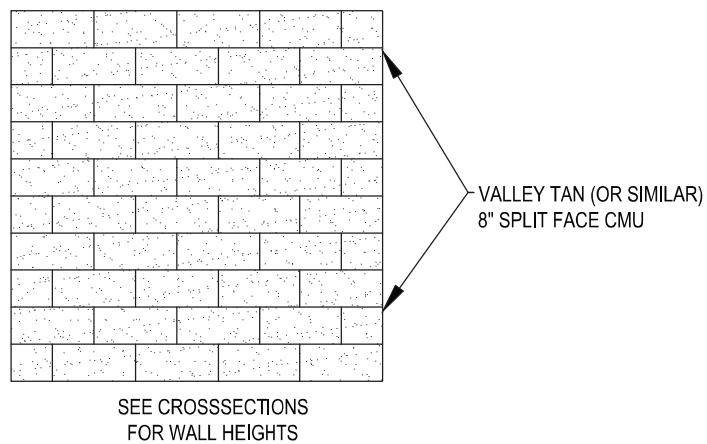
Notary Public in and for said County and State





6 PERIMETER WALL DETAIL

NOT TO SCALE



7 EX PERIMETER WALL DETAIL

NOT TO SCALE

PERIMETER WALL DETAILS

(ALSO PROVIDED ON SHEET TM4)

24-0374
07/17/2024