

# 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, 2024

Notary Public in and for said County and State

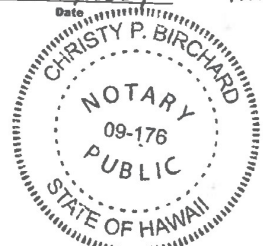
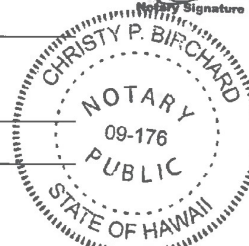
Christy P. Birchard

My Commission Expires: 5-17-2025

Christy P. Birchard, County of Clark

**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



# 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 16<sup>th</sup> day of July, 2024

Jana Bouchard

Notary Public in and for said County and State



**24-0374**  
TARABORCER  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 20-7899-01  
My Appt. Expires: Aug 16, 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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**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

\_\_\_\_\_ **Partner(s)** \_\_\_\_\_

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**Property Owner Signature** \_\_\_\_\_

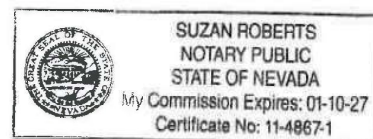
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** EDDIE DUENAS

Subscribed and sworn before me

This 16th day of July, 20 24

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

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

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**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

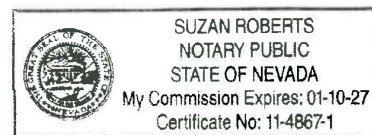
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**Property Owner Signature** \_\_\_\_\_  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

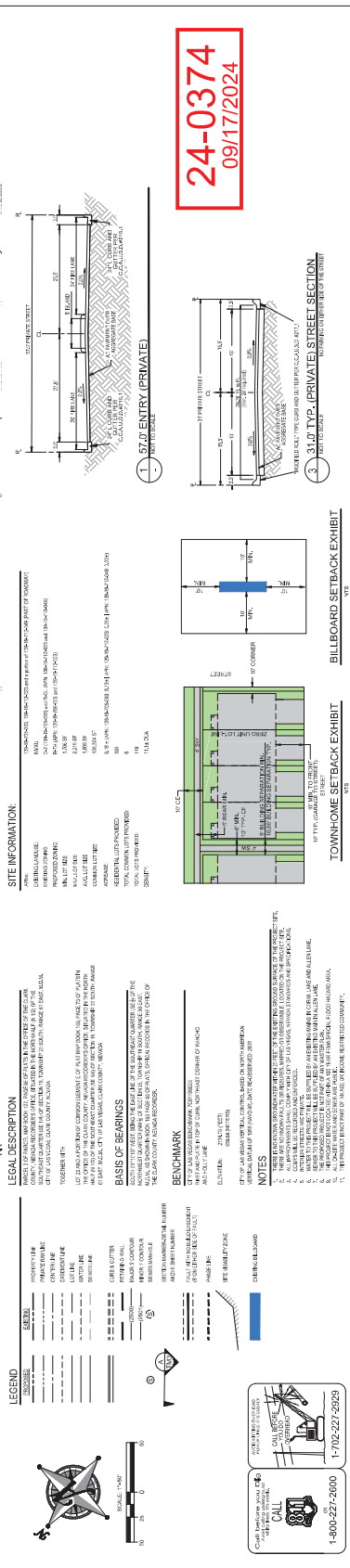
**Print Name** MICHAEL GRAY

Subscribed and sworn before me  
This 15th day of August, 2024

Notary Public in and for said County and State



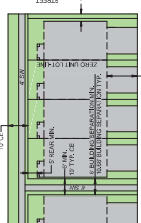
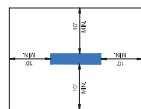












BILLBOARD SETBACK EXHIBIT

TOWNHOME SETBACK EXHIBIT

[illegible][illegible]







## 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

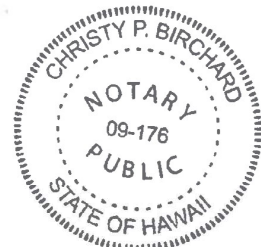
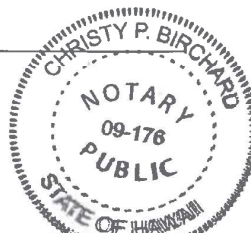
(Print)

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







## 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

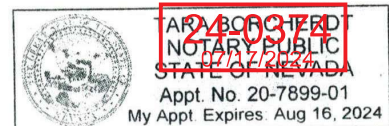
(Print)

Subscribed and sworn before me

This 16th day of July, 20 24.

Sara Boeckholt

Notary Public in and for said County and State





## 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,

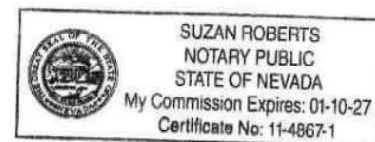
  
(Signature)

Eddie Duenas  
(Print)

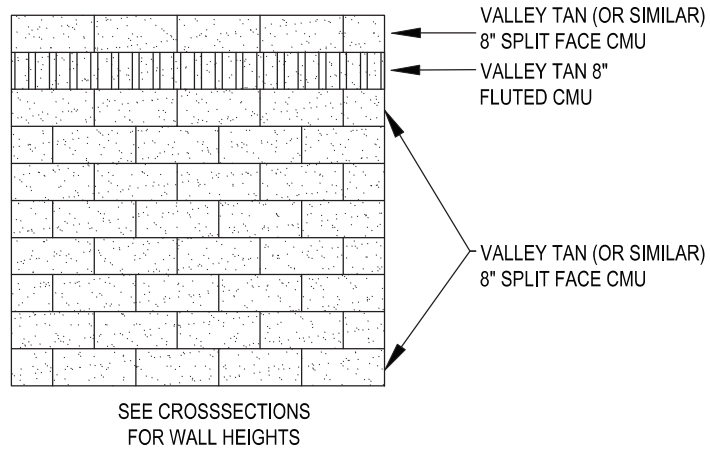
Subscribed and sworn before me

This 16th day of July, 2024.

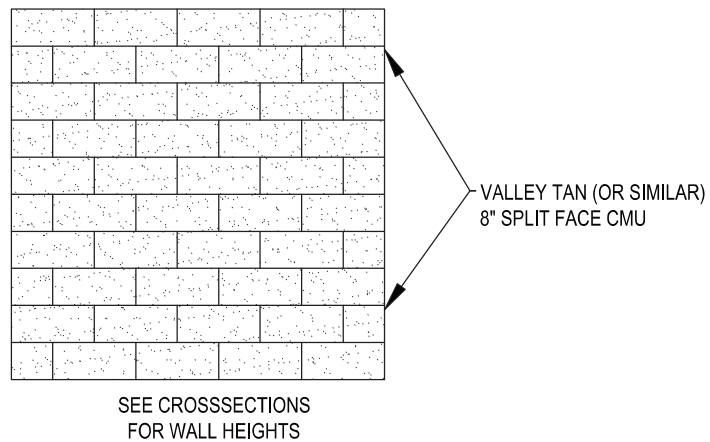
  
Notary Public in and for said County and State







**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