



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map, Rezoning, General Plan Amendment, Design Review, Vacation

Project Address (Location) Tenaya & Bilpar

Project Name Tenaya & Bilpar **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 125-22-801-011 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing O Proposed RC-L

Additional Information _____

Property Owner FF Series Holding LLC **Contact** Farus Farmanali
Address 13861 Adare Manor Lane **City** Frisco **State** TX **Zip** 75035
E-mail farus@qaфинvestments.com **Phone** 702-373-2993

Applicant Summit Homes of Nevada LLC **Contact** Andrew Acuna
Address 3455 Cliff Shadows Pkwy Suite 290 **City** Las Vegas **State** NV **Zip** 89129
E-mail andrewa@summithomesnv.com **Phone** 702-365-8588

Representative Taney Engineering **Contact** Emily Sidebottom
Address 6030 S Jones Blvd. **City** Las Vegas **State** NV **Zip** 89118
E-mail EmilyS@taneycorp.com **Phone** 702-362-8844

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 Farus Farmanali

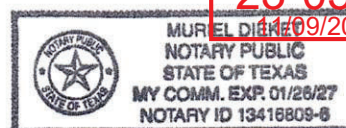
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name FARUS FARMANALI

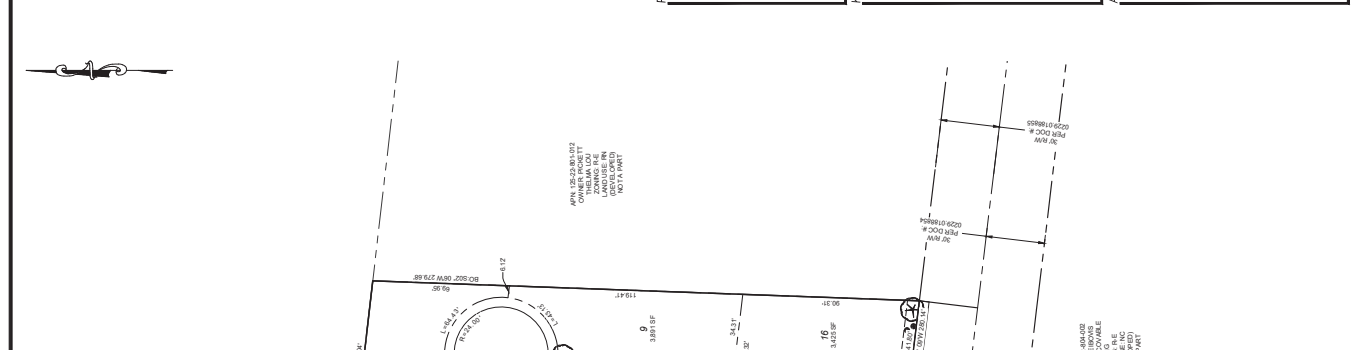
Subscribed and sworn before me

This 24th day of October, 2023

Notary Public in and for said County and State



23-0595
11/09/2023



1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND EASEMENTS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND IT ASSUMES A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HORIZONTALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 20'FT ON CENTER ON TENAYA WAY AND BILPUR ROAD. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

GAS: SOUTHWEST GAS CORP.
WATER: LAS VEGAS VALLEY
SEWER: WATER DISTRICT
CABLE TELEVISION: REPUBLIC SERVICES
POWER: CITY OF LAS VEGAS
TELEPHONE: COX CABLE
CENTURYLINK
NENERGY

2 LINKS
2 NODES
RATIO: 2:2=1

	REQUIRED	PROPOSED
FRONT:	14 FT	14 FT
FRONT GARAGE:	18 FT	18 FT
INTERIOR SIDE:	5 FT	5 FT
CORNER SIDE:	10 FT	10 FT
REAR:	10 FT	10 FT

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 10 HOUSES

AVERAGE FLOW = 0.0039 MGD (116 USUS)
PEAK FLOW = 0.0130 MGD (386 USUS)
PEAK + WET WEATHER = 0.0177 MGD (71 BRUS)

CALCULATIONS:
AVG FLOW = 16 X 90,000 GAL X 1 MG = 0.0039 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0039 X 3.5 = 0.0136 MGD

PROJECT INFORMATION

125-2260-0111
ASSESSORS PARCEL NUMBER: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE OF PROPERTY: O
EXISTING ZONING: R-CL
PROPOSED ZONING: R-CL
TOTAL PROPOSED LOTS: 96 LOTS
GROSS ACREAGE: 1.99 ACRES
NET ACREAGE: 1.99 ACRES
DENSITY (BASED ON GROSS ACREAGE): 8.04 LOTS/ACRE

FF SERIES HOLDINGS LLC, A NEWADA
LIMITED LIABILITY COMPANY
13661 ADARE MANOR LANE
DOWNSIDE, TX 75243
(972) 365-8588
LAS VEGAS, NV 89129
3475 CLIFF SHADOWS PKWY
ADARTE HOMES
ANDREWS@CLIFFSHADOWS.COM

UTILITY DISCLAIMER

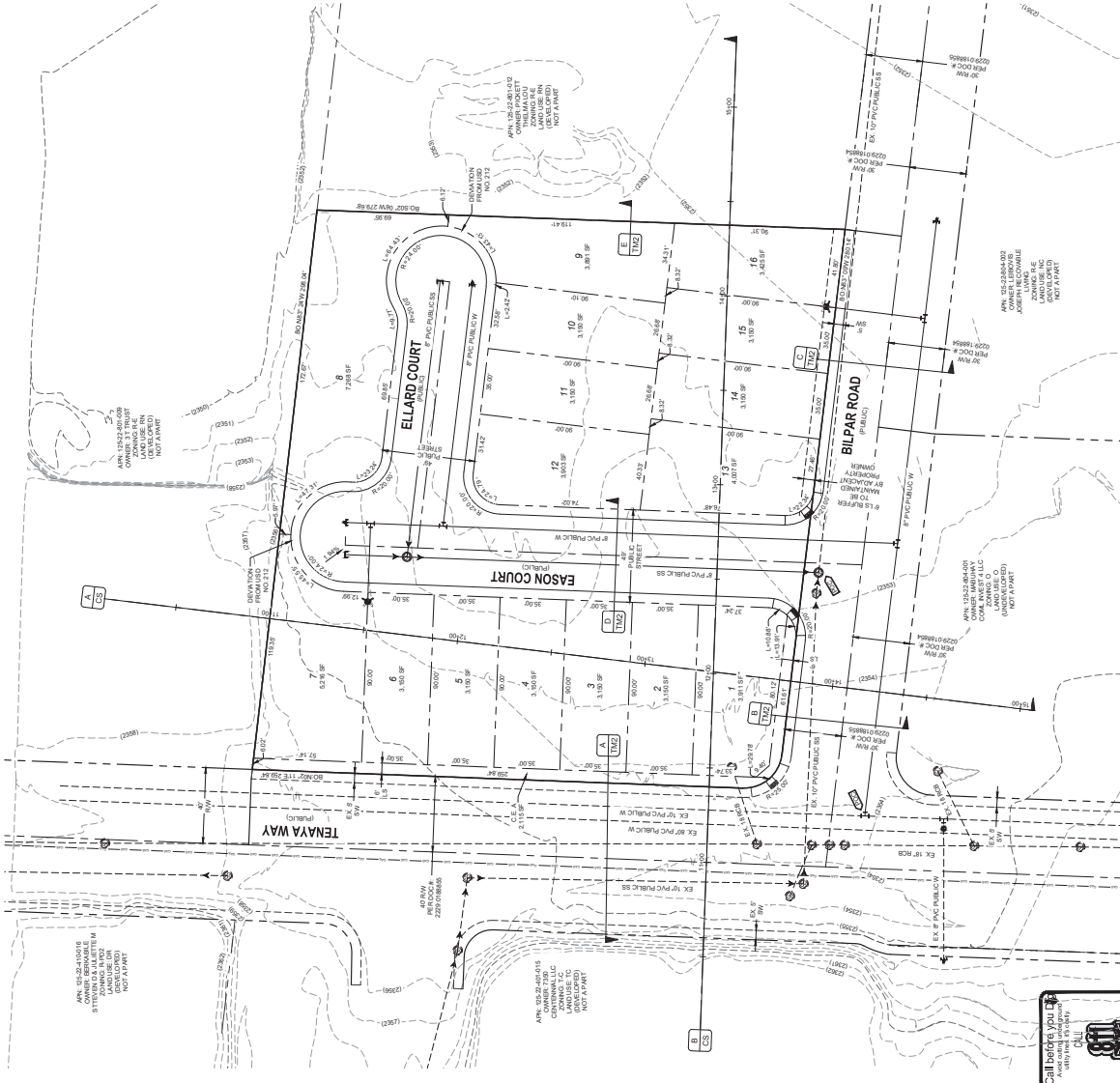
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

N 21°04' E 81', BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 60 EAST, CLARK COUNTY, NEBRASKA. AS SHOWN ON THE CERTAIN PARCEL MAP RECORDED IN FILE 121, PAGE 19 OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY, NEBRASKA.

QTY OF LAS VEGAS RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF ANN RD. AND TENAYA WAY, NEAR THE PPC OF ANN RD.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 22, TOWNSHIP 6N, RANGE 9E, CLARK COUNTY, MISSOURI, BEING A PORTION OF THE LANDS EXCEPTED THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 9, 1972 IN BOOK 229 AS DOCUMENT NO. 188585 AND THAT SPANDELER ARE IN THE SOUTHWEST CORNER AS CONVEYED TO CLARK COUNTY BY DEED RECORDED IN BOOK 206 AS DOCUMENT NO. 619443 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, MISSOURI.

[illegible]

Call before you dig
Avoid cutting underground
utility lines. It's costly.

CALL
811
OR
1-800-227-2600

23-0595

11/09/2023

