



# 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) Zone Change

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-401-007 thru 009 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 50057 Irrevocable Business Trust **Contact** David Cabral

**Address** 6325 S. Jones Blvd., Suite 500 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** djca@camcomlv.com **Phone** 702-731-3163

**Applicant** Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

**Address** 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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

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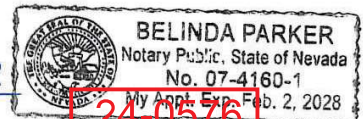
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**Print Name** DAVID J. CABRAL, Manager, TTEE

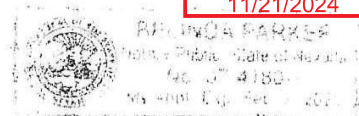
Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Belinda Parker  
Notary Public in and for said County and State



24-0576  
11/21/2024





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**Project Name** Iron Mountain and Puli

**Proposed Use** Single Family Residential

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**Ward #** 6

**General Plan:** Existing PCD

Proposed L

**Zoning:** Existing PCD

Proposed R-SL

**Additional Information** \_\_\_\_\_

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**Contact** David Cabral

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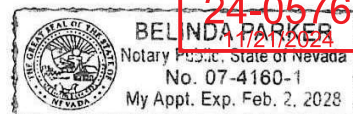
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**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-02-801-019 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information**

**Property Owner** Khusrow Roohani Family Trust

**Address** 9500 Hillwood Drive, Suite 201

**E-mail**

**Contact**

**City** Las Vegas **State** NV **Zip** 89134

**Phone**

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October

, 20

24

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DOROTHY GRACE SHOEN  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. NO. 96-5387-1  
MY APPT. EXPIRES DECEMBER 11, 2024



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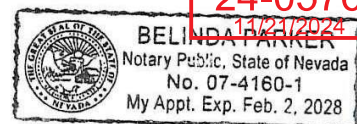
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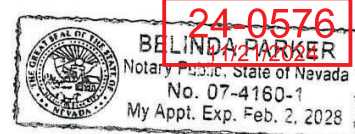
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Project Name Iron Mountain and Puli

Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-02-801-019

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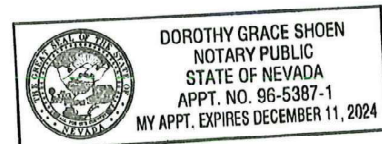
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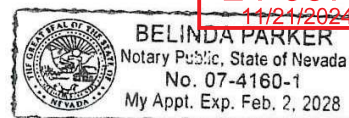
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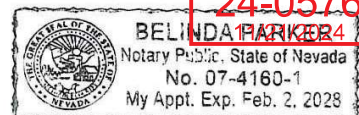
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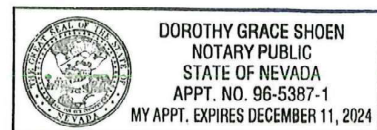
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E-mail djc@aamcomlv.com

Phone 702-731-3163

**Applicant** Richmond American Homes of Nevada, Inc.

Contact Angela Pinley

Address 770 E. Warm Springs, Suite 240

City Las Vegas State NV Zip 89119

E-mail [angela.pinley@mdch.com](mailto:angela.pinley@mdch.com)

Phone 702-240-5605

Representative Westwood Professional Services

Contact Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100

City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com

Phone 702-284-5300

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.

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**Property Owner Signature**

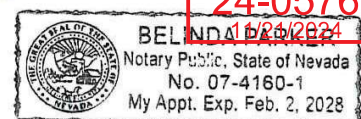
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DAVID J. CABRAZ, Managing ITES

Subscribed and sworn before me

This 50<sup>th</sup> day of OCTOBER, 2024

Notary Public in and for said County and State







# 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) Variance

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-401-007 thru 009 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 60016 Irrevocable Business Trust **Contact** David Cabral

**Address** 6325 S. Jones Blvd., Suite 500 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** djc@aamcomlv.com **Phone** 702-731-3163

**Applicant** Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

**Address** 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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

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

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### Property Owner Signature

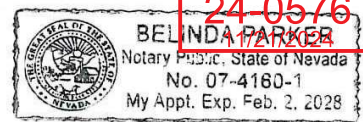
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** David S. Casrag, Managing TEE

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Belinda Parker  
Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0576  
11/21/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-02-801-019 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** Khusrow Roohani Family Trust **Contact** \_\_\_\_\_

**Address** 9500 Hillwood Drive, Suite 201 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

**Address** 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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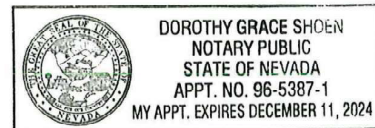
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Khusrow Roohani

Subscribed and sworn before me

This 30th day of October, 2024

Dorothy Grace Shoen  
Notary Public in and for said County and State







# 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) Vacation

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #**(s) 126-01-401-007 thru 009 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 50057 Irrevocable Business Trust **Contact** David Cabral

**Address** 6325 S. Jones Blvd., Suite 500 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** djc@daamcomlv.com **Phone** 702-731-3163

**Applicant** Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

**Address** 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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

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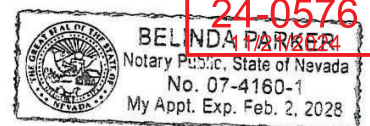
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** DAVID J. CABRAL, Manager, TEE

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Notary Public in and for said County and State





# 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) Vacation

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-401-007 thru 009 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 60016 Irrevocable Business Trust **Contact** David Cabral

**Address** 6325 S. Jones Blvd., Suite 500 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** djc@aamcomlv.com **Phone** 702-731-3163

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**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

**Address** 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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

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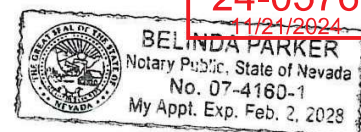
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**Print Name** DAVID J. CABRAL Managing Director

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Notary Public in and for said County and State







# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0576  
11/21/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

**Project Address** (Location) Iron Mountain and Puli

**Project Name** Iron Mountain and Puli **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-02-801-019 **Ward #** 6

**General Plan:** Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

**Additional Information** \_\_\_\_\_

**Property Owner** Khusrow Roohani Family Trust **Contact** \_\_\_\_\_

**Address** 9500 Hillwood Drive, Suite 201 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

**Address** 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** angela.pinley@mdch.com **Phone** 702-240-5605

**Representative** Westwood Professional Services **Contact** Roxanne Leigh

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

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**Property Owner Signature** [Signature]

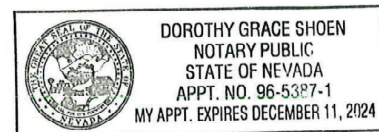
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Khusrow Roohani

Subscribed and sworn before me

This 30th day of October, 2024

[Signature]  
Notary Public in and for said County and State



WALLACE MORRIS KLINE SURVEYING, LLC  
Land Survey Consulting

APN: 126-02-801-018, 019, AND 126-02-899-002

**EXHIBIT "A"**

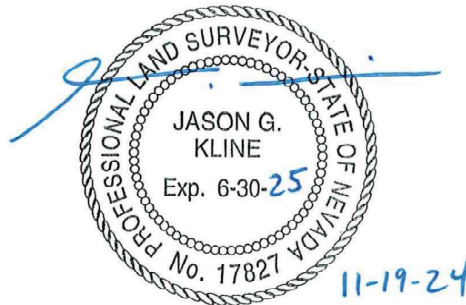
**EXPLANATION:** THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

**DESCRIPTION**

THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1164869, RECORDED MAY 24, 1957, IN BOOK 129 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 106520.

**EXCEPTING THEREFROM** THE NORTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

JASON G. KLINE, PLS  
NEVADA LICENSE NO. 17827

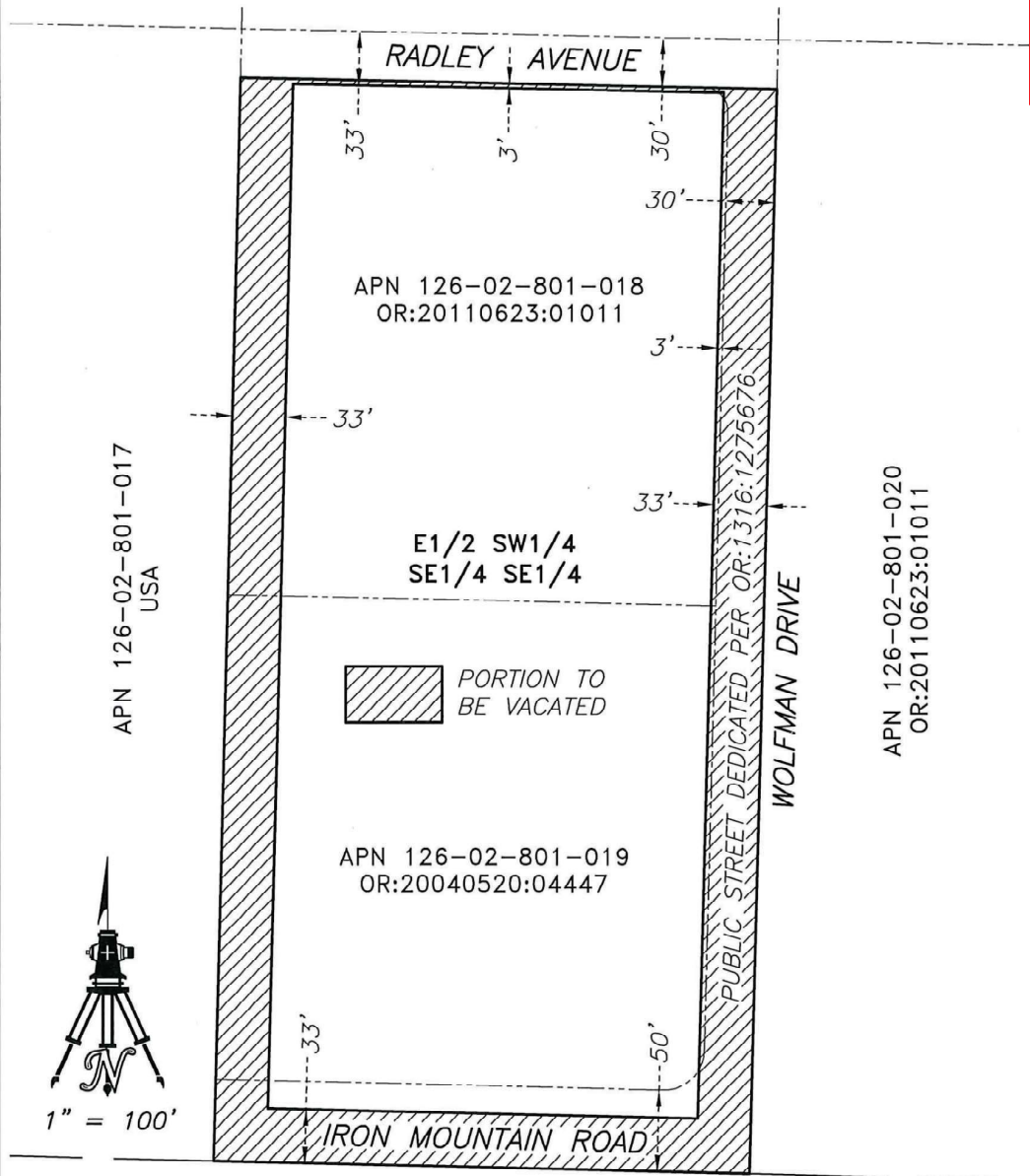


24-0576  
11/21/2024



APN: 126-02-801-018, 019, AND 126-02-899-002  
PATENT EASEMENT VACATION - OR:129:106520

24-0576  
11/21/2024



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WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.  
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)  
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC  
Land Survey Consulting

APN: 126-02-801-020

**EXHIBIT "A"**

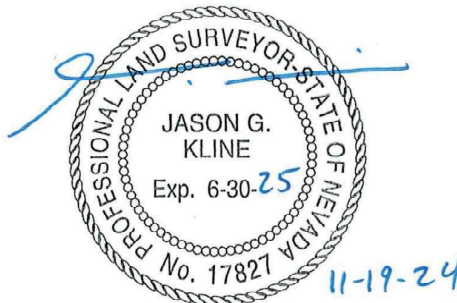
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THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1158758, RECORDED JULY 5, 1956, IN BOOK 100 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 82788.

**EXCEPTING THEREFROM** THE NORTH 30.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

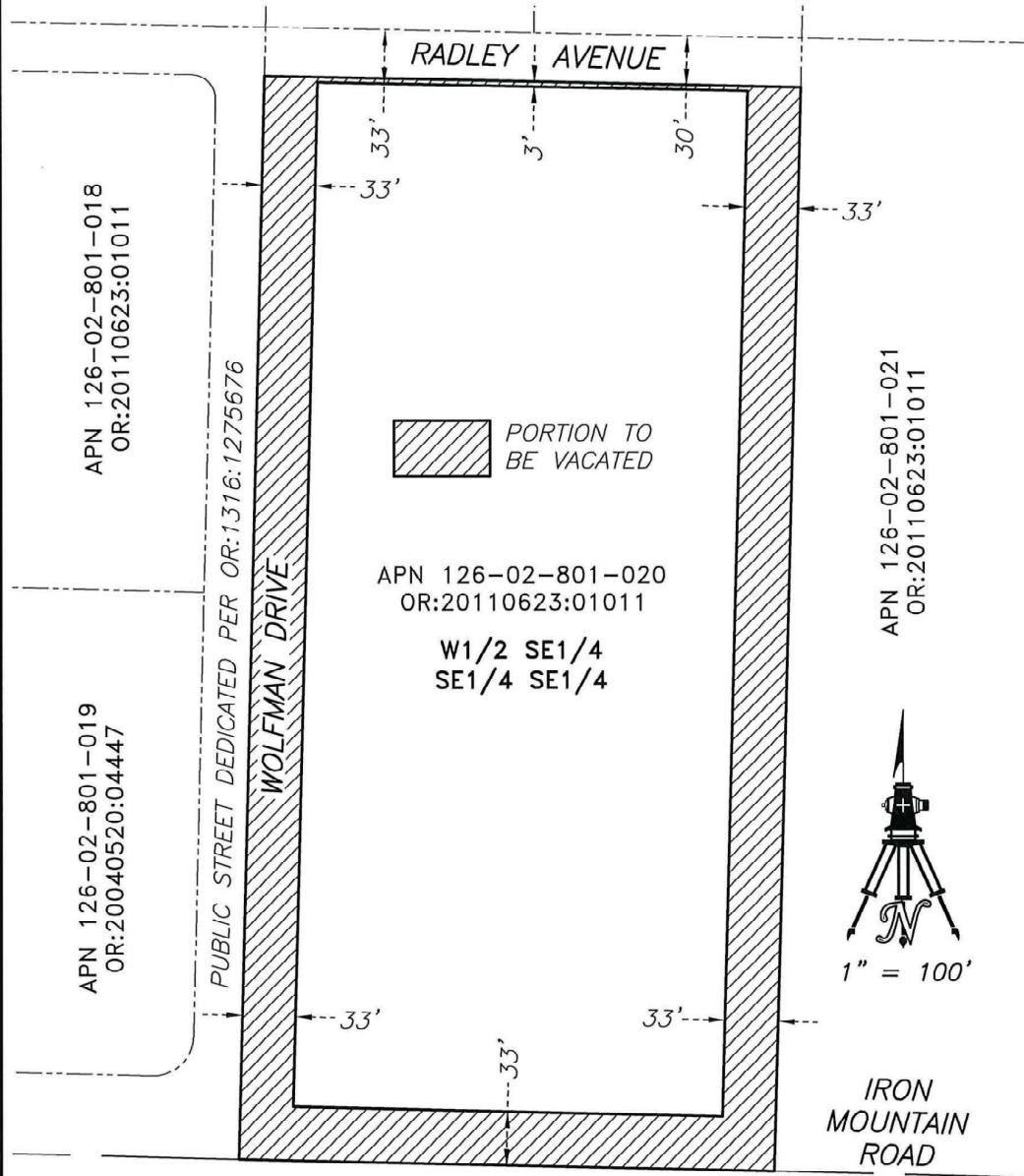
JASON G. KLINE, PLS  
NEVADA LICENSE NO. 17827



24-0576  
11/21/2024



APN: 126-02-801-020  
PATENT EASEMENT VACATION - OR:100:82788



24-0576  
11/21/2024

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B" LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, T. 19 S. R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	PAGE 1 OF 1

**WALLACE MORRIS KLINE SURVEYING, LLC**  
Land Survey Consulting

**APN: 126-02-801-021**

**EXHIBIT "A"**

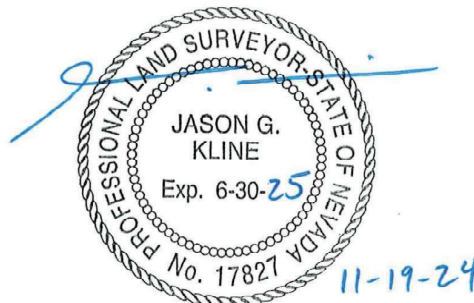
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**DESCRIPTION**

THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1165452, RECORDED AUGUST 20, 1965 IN BOOK 652 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 524278.

**EXCEPTING THEREFROM** THE NORTH 30.00 FEET, AND THE EAST 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

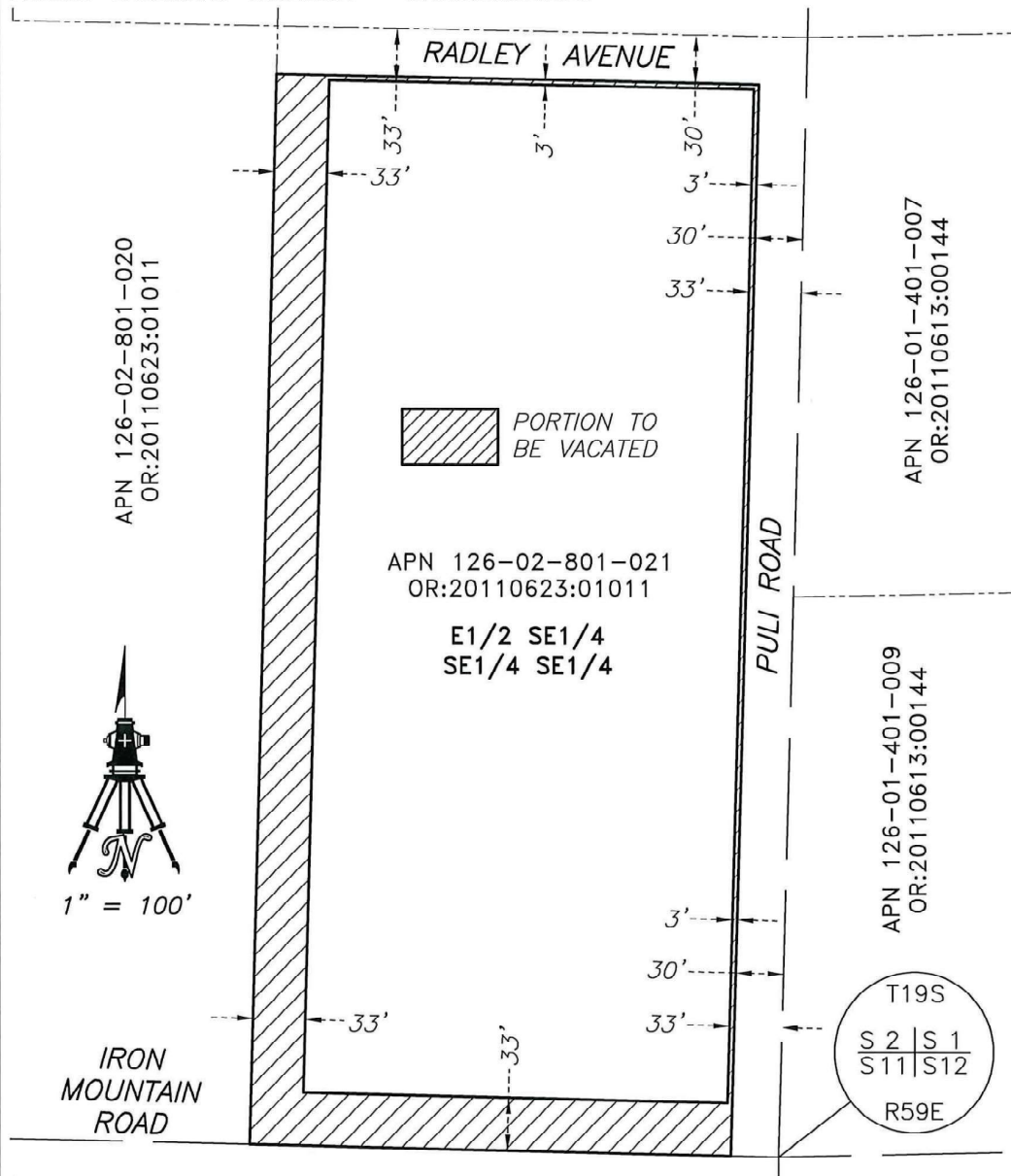
JASON G. KLINE, PLS  
NEVADA LICENSE NO. 17827



24-0576  
11/21/2024



APN: 126-02-801-021  
PATENT EASEMENT VACATION - OR:652:524278



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WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.  
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)  
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

24-0576  
11/21/2024

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 126-01-401-007, 008, AND 009**

**EXHIBIT "A"**

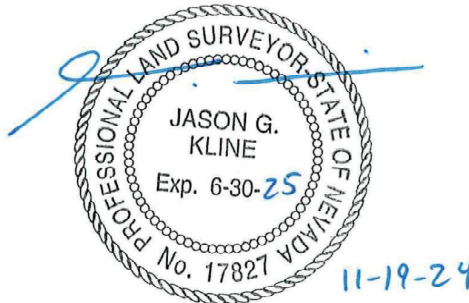
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**EXCEPTING THEREFROM** THE NORTH 30.00 FEET, THE WEST 30.00 FEET, AND THE SOUTH 50.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1.

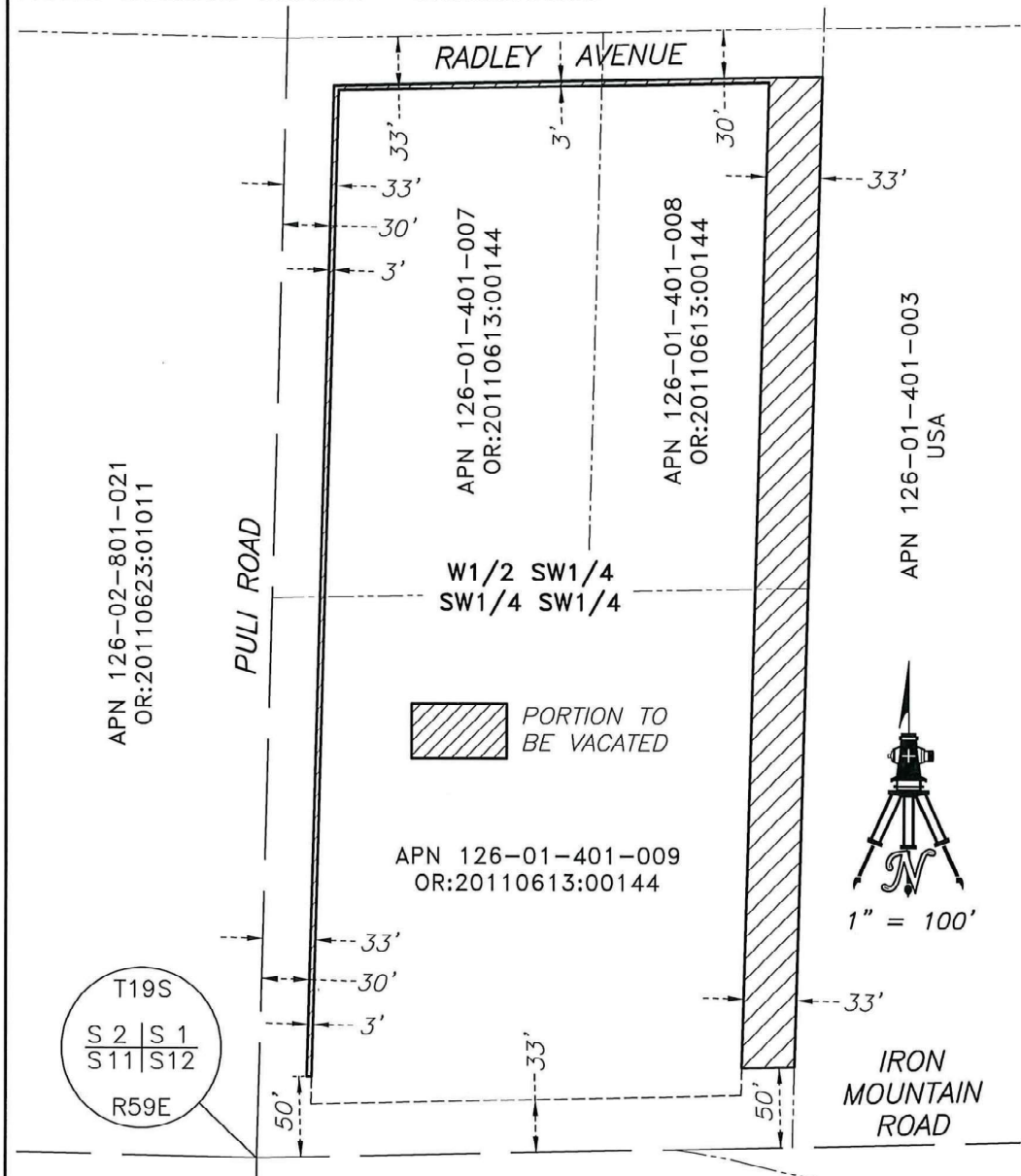
JASON G. KLINE, PLS  
NEVADA LICENSE NO. 17827



24-0576  
11/21/2024



APN: 126-01-401-007, 008, AND 009  
PATENT EASEMENT VACATION - OR:205:164538



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, T. 19 S. R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

24-0576  
11/21/2024

WALLACE MORRIS KLINE SURVEYING, LLC  
Land Survey Consulting

APN: 126-02-899-002

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A PUBLIC STREET VACATION  
IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

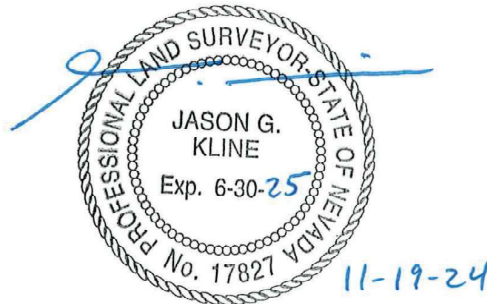
**DESCRIPTION**

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY A DOCUMENT RECORDED  
NOVEMBER 24, 1980, IN BOOK 1316 OF OFFICIAL RECORDS, AS INSTRUMENT NO.  
1275676, LYING WITHIN THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER  
(SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER  
(SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS  
VEGAS, CLARK COUNTY, NEVADA.

**EXCEPTING THEREFROM** THE NORTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE  
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE  
SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

CONTAINING 35,290 SQUARE FEET, MORE OR LESS.

JASON G. KLINE, PLS  
NEVADA LICENSE NO. 17827

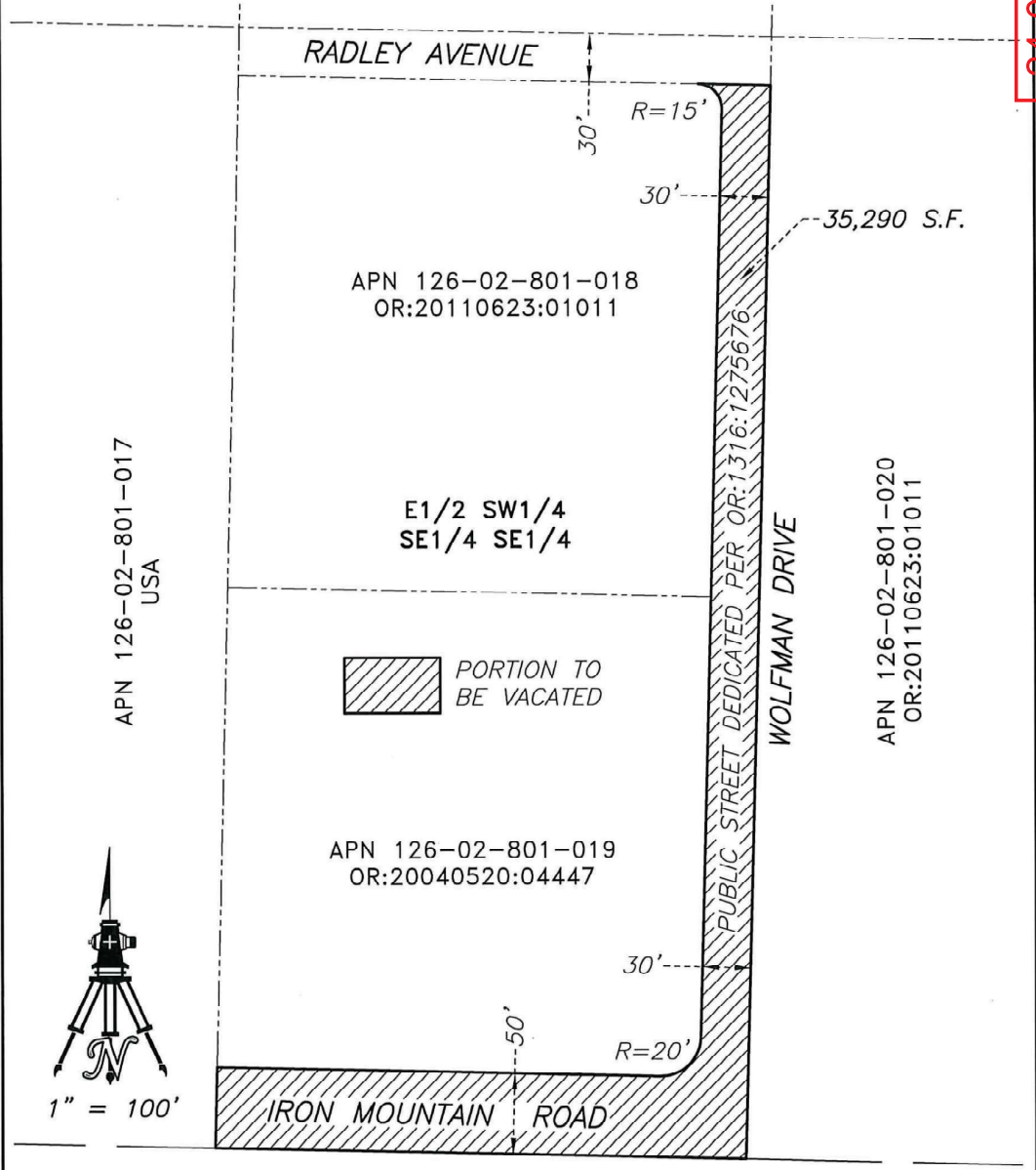


24-0576  
11/21/2024



APN: 126-02-899-002  
PUBLIC STREET VACATION - OR:1316:1275676

24-0576  
11/21/2024



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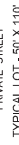
<p>WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118</p>	<p>EXHIBIT "B"</p> <p>LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, T. 19 S. R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA</p> <p>PAGE 1 OF 1</p>
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DATE:	11-19-24
DRAFTER:	JK
FIELD:	N/A
CHECKED:	JK
JOB NO. WWD-24174	
SHEET <b>1</b>	
OF 1 SHEETS	





APN: SEE LIST AT BELOW RIGHT



SHEET INDEX	
NO.	SHEET TITLE
1	TM-1 COVER SHEET
2	TM-2 TENTATIVE MAP
3	TM-3 STREET SECTIONS AND DETAILS
4	TM-4 SITE PROFILES
5	TM-5 LANDSCAPE PLAN

[illegible][illegible]

**DISCLAIMER NOTE**

DISTING. UTILITY LOCATIONS SHOWN HEREON 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 IN THEIR PROPER LOCATION.

**LEGAL DESCRIPTION**  
 LYING WITHIN A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 19 SOUTH,  
 RANGE 59 EAST, M.D.M., CITY OF LAS VEDAS, CLARK COUNTY, NEVADA

**BENCHMARK**  
BENCHMARK NUMBER: 5.0991505  
NOTE: PLANT IN BASE OF POWER POLE AT THE SOUTHEAST QUADRANT OF PULP (FOR ANIMAL) ROAD AND HIGH MOUNTAIN ROAD.  
ELEVATION = 2030.49 FEET, 925.22 METERS  
PER THE CITY OF LAS VEGAS VERTICAL CONTROL, 2/2008  
BORDER OF READING

DASH OF BEARING  
 SOUTH 072°47' WEST, BEING THE BEARING OF THE WEST LINE OF THE  
 NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)  
 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST, COUNTY OF  
 CLATSOP, WASHINGTON, AS SHOWN ON MAP TITLED "FILE NO. 3  
 OF SURVEYS IN THE CLATSOP COUNTY RECORDER'S OFFICE, NEVADA."

SETBACKS (R-SL PER TABLE 19.06.0860)  
 FRONT = 15' TO LIVING

20' TO FRONT ENTRY CURB  
 10' TO COURTYARD  
 15' TO LIVING  
 15' TO KITCHEN  
 5' INTERIOR  
 15' CORNER

REAR =  
 SIDE =  
 CORNER =

**DEVIATIONS OF STANDARDS**

1. STEEP STREETS IN NON-CATD PRIVATE RIGHT OF WAY
2. UNPAVED DRIVEWAYS
3. STREET WIDTH
4. CONNECTIVITY RATIO

[illegible]

100

**Westwood**  
Phone (702) 264-5300  
5725 W. Badura Ave.  
Suite 100  
Las Vegas, NV 89118  
westwood@comcast.net  
Westwood Performance Systems, Inc.

[illegible]

**RICHMOND**  
AMERICAN HOMES  
CITY OF LAS VEGAS

DATE: 11/07/24	IRON MOUNT
DRAWN BY: DJA	
DESIGNER: LA	
CHECKED: EMH	

PROJECT NO.  
RAH2413-000

STATE OF NEVADA  
EMILY M. HOY  
Exp. 06/07/2008  
PROFESSIONAL CIVIL  
No. 2490

11/06/2024

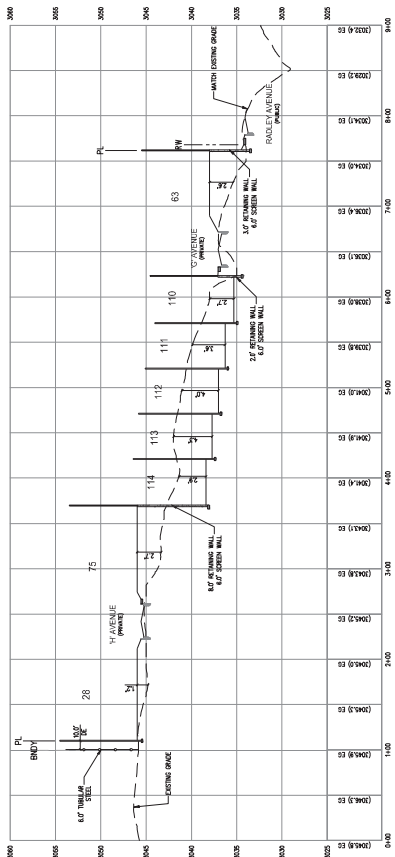
**TM-1**  
SHEET 1 OF 5

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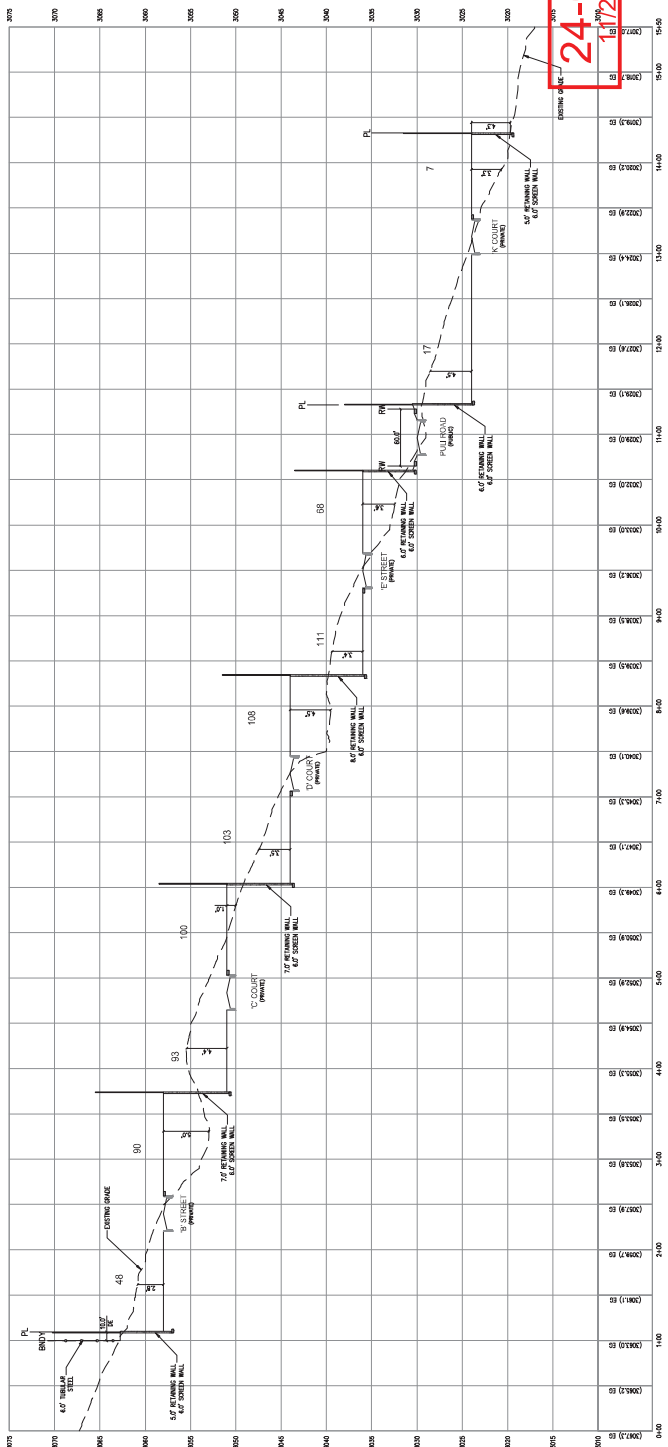








**F. NORTH-SOUTH PROFILE**  
HOR. : 1"=60'  
VERT. : 1"=6'



G. EAST-WEST PROFILE  
HOR. : 1"=60'  
VERT. : 1"=6'

2015  
24-0576

