

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



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

**Project Address** (Location) Rancho Drive and Jones Boulevard

**Project Name** Jones & Rancho **Proposed Use** Residential

**Assessor's Parcel #(s)** 138-11-502-003 & 138-12-110-049 **Ward #** 5

**General Plan:** Existing TOC-1, TOC-2 Proposed TOC-1, TOC-2 **Zoning:** Existing C-2 Proposed R-CL

**Additional Information** The applicant is proposing a re-zone from C-2 to R-CL along with a Tentative Map for a 41 lot single family detached residential subdivision.

**Property Owner** Rainy Day Investments, LLC & DAF Holding, LLC **Contact** Mark Anthony Rua  
**Address** 2350 Silver Beach Drive **City** Henderson **State** NV **Zip** 89052  
**E-mail** markanthonyrua@gmail.com **Phone** 702-992-7534

**Applicant** Century Communities **Contact** Paulo Chavez  
**Address** 6345 S. Jones Blvd., Suite #230 **City** Las Vegas **State** NV **Zip** 89118  
**E-mail** paulo.chavez@centurycommunities.com **Phone** 702-873-5338

**Representative** ACTUS **Contact** Rusty Schaeffer  
**Address** 2383 E. Warm Springs Road, Suite 300 **City** Las Vegas **State** NV **Zip** 89120  
**E-mail** rusty.schaeffer@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.

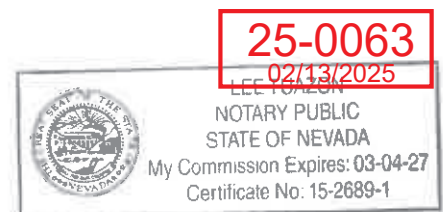
**Property Owner Signature** Mark Anthony Rua

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

**Print Name** Mark Anthony Rua

**Subscribed and sworn before me**  
This 9 day of January, 2025

Notary Public in and for said County and State



[illegible]

**BENCHMARK**

SIDEWALK, STREET OR PUBLIC UTILITY WITH A ROOT SHIELD.

GEND - TREES		QTY
NAME	COMMON NAME	
NEURA	MULGA TREE	1

 $\frac{PL}{C}$ 

NAME	COMMON NAME
TOOTHLESS SOTOL	
RADIATION LANTANA	
BLUE BELLS	





RED YUCCA  
REGAL MIST  
GRASS  
DAMIANITA  
CTINA  
JANA

PLUG



### Exhibit 'A'

#### Explanation:

This legal description describes a portion of Rancho Drive to be vacated in support of the "Jones Rancho" project.

#### Legal Description:

Being a portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

**Commencing** at the northwest corner of the Northwest Quarter (NW 1/4) said Section 12; Thence along the westerly line thereof, South 01°50'23" West, 53.62 feet to the **Point of Beginning**; Thence South 36°18'32" East, 142.53 feet to a point of curvature; Thence southerly, along the arc of a curve to the right, concave westerly, having a radius of 25.00 feet, through a central angle of 74°48'15", an arc distance of 32.64 feet to a point of reverse curvature to which a radial line bears, North 51°30'16" West; Thence southwesterly, along the arc of a curve to the left, concave southeasterly, having a radius of 700.00 feet, through a central angle of 02°15'53", an arc distance of 27.67 feet to a point on a curve to which a radial line bears, South 53°46'10" East, said point being on the northwesterly right-of-way line of Jones Boulevard as dedicated per that certain document recorded on October 23, 1979 in Book 1139, Instrument Number 1098097 of Official Records in the Office of the Clark County, Nevada Recorder's; Thence along said line, northerly, along the arc of a curve to the left, concave westerly, having a radius of 25.00 feet, through a central angle of 72°32'22", an arc distance of 31.65 feet to the southwesterly right-of-way line of Rancho Drive; Thence along said line, North 36°18'32" West, 62.57 feet; Thence North 31°29'40" West, 59.58 feet to the westerly line of said Section 12; Thence along said line, North 01°50'23" East, 36.43 feet to the **Point of Beginning**.

Said parcel contains 3,929 square feet, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)



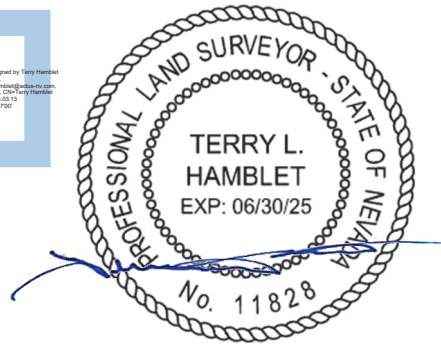
APN: 138-12-199-002 & 138-12-199-019

### Basis of Bearings

Grid North as defined by the Central Meridian of the Nevada Coordinate Reference System (NCRS), Las Vegas and Las Vegas High Elevation Zones, North American Datum of 1983; said meridian being coincident with 114°58' West of the Greenwich Meridian.

End of description

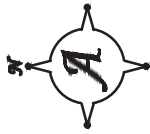
Terry L. Hamblet, PLS  
Professional Land Surveyor  
Nevada License No. 11828



3/13/2025



APN: 138-12-199-002 & 138-12-199-019



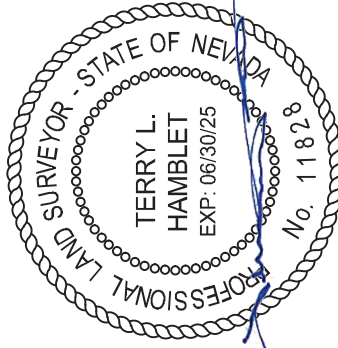
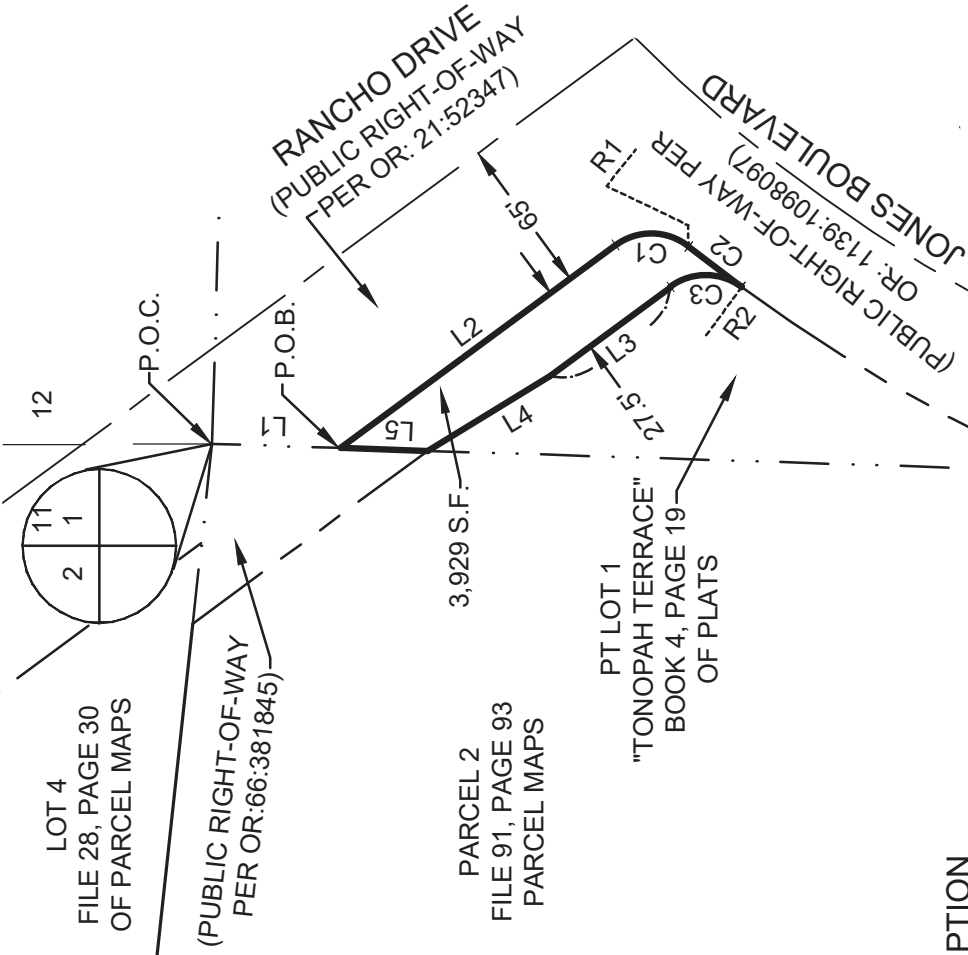
SCALE  
1" = 80'

#### LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING


#### NOTE

SEE SHEET 4 OF 4 FOR LINE, CURVE  
AND RADIAL TABLES



3/13/2025

#### EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



3283 E. Warm Springs Road, Suite 300  
Las Vegas, Nevada 89120  
Office Phone: (702) 586-9296  
www.actus-nv.com  
Engineering - Surveying - Consulting - Planning

NAME: 3283 E. Warm Springs Road, Suite 300  
JOB NO: Las Vegas, Nevada 89120  
DRAWN BY: Office Phone: (702) 586-9296  
APN NUMBER: www.actus-nv.com  
CLIENT: Engineering - Surveying - Consulting - Planning  
SHEET

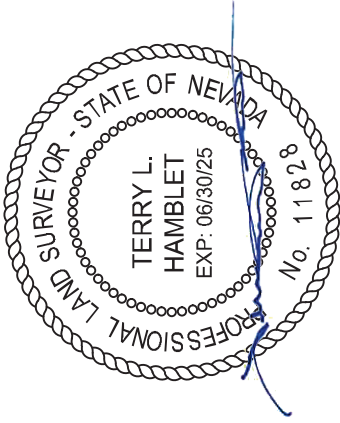
ROW VACATION EX01  
CEN012501  
ADLG  
138-12-199-002 & 138-12-199-019  
CENTURY COMMUNITIES OF NEVADA, LLC  
25-0063  
03/17/2025

APN: 138-11-599-003, 138-12-199-002 & 138-12-199-019

RADIAL TABLE	
RADIAL #	BEARING
R1	N51°30'16"W
R2	S53°46'10"E


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	74°48'15"	32.64'
C2	700.00'	2°15'53"	27.67'
C3	25.00'	72°32'22"	31.65'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S1°50'23"W	53.62'
L2	S36°18'32"E	142.53'
L3	N36°18'32"W	62.57'
L4	N31°29'40"W	59.58'
L5	N1°50'23"E	36.43'



3/13/2025

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



3283 E. Warm Springs Road, Suite 300  
Las Vegas, Nevada 89120  
Office Phone: (702) 586-9296  
www.actus-nv.com  
Engineering - Surveying - Consulting - Planning

NAME: ROW VACATION EX01  
JOB NO: CEN012501  
DRAWN BY: ADLG  
APN NUMBER: 138-11-599-003, 138-12-199-002 & 138-12-199-019  
CLIENT: CENTURY COMMUNITIES OF NEVADA, LLC  
SHEET

25-0063  
03/17/2025



**Exhibit 'A'**

**Explanation:**

This legal description describes a Public Drainage easement to be vacated in support of the "Jones Rancho" project.

**Legal Description:**

Being a portion of Parcel 2 as per map recorded in File 91, Page 93 of Parcel Maps recorded in the Office of the Clark County, Nevada Recorder's, situated within the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 11; Thence along the easterly line thereof, South 01°50'23" West, 670.87 feet; Thence departing said line, North 83°54'16" West, 50.14 feet to the southerly line of said Parcel 2, being the **Point of Beginning**; Thence along said line, North 83°54'16" West, 184.42 feet; Thence departing said line, North 01°13'56" East, 6.57 feet; Thence North 88°46'04" West, 13.00 feet to a point of curvature; Thence northerly, along the arc of a curve to the right, concave northeasterly, having a radius of 5.00 feet, through a central angle of 90°00'00", an arc distance of 7.85 feet to a point on a curve to which a radial line bears, North 88°46'04" West; Thence North 83°54'16" West, 95.34 feet to the westerly line of said Parcel 2; Thence along said line, North 01°15'30" East, 10.04 feet; Thence departing said line, South 83°54'16" East, 298.03 feet to the westerly right-of-way line of Jones Boulevard as dedicated per that certain document recorded on October 04, 1984 in Book 2002, Instrument Number 1961296 of Official Records; Thence along said line, South 01°50'23" West, 20.06 feet to the **Point of Beginning**.

Said parcel contains 4,895 square feet, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)

**Basis of Bearings**

Grid North as defined by the Central Meridian of the Nevada Coordinate Reference System (NCRS), Las Vegas and Las Vegas High Elevation Zones, North American Datum of 1983; said meridian being coincident with 114°58' West of the Greenwich Meridian.

End of description

Terry L. Hamblet, PLS  
Professional Land Surveyor  
Nevada License No. 11828



2/12/2025



## POINT OF COMMENCEMENT

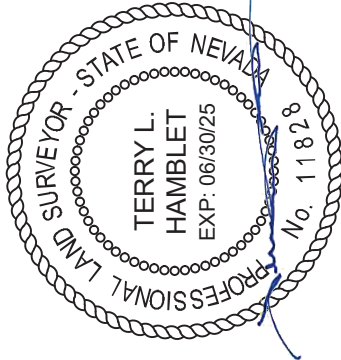
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°54'16"W	50.14'
L2	N1°13'56"E	6.57'
L3	N88°46'04"W	13.00'
L4	N83°54'16"W	95.34'
L5	N1°15'30"E	10.04'
L6	S1°50'23"W	20.06'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	5.00'	90° 00'00"	7.85'

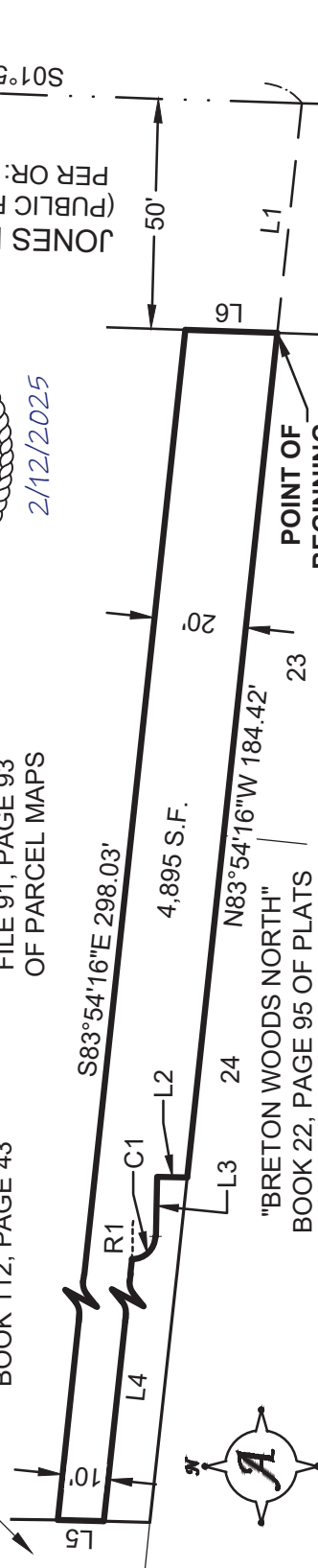
RADIAL TABLE	
RADIAL #	BEARING
R1	N88°46'04"W

— "DESERT PINES CONDO UNIT 2"  
BOOK 112, PAGE 43

PARCEL 2  
FILE 91, PAGE 93  
OF PARCEL MAPS



No. 11828



SCALE: 1"=40'

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION BEGINNING



**actus**  
 3283 E. Warm Springs Road, Suite 300  
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 Engineering - Surveying - Consulting - Planning

NAME:  
JOB NO:  
DRAWN BY:  
APN NUMBER:  
CLIENT:  
SHEET

DRAINAGE ESMT VAC EX 01  
CEN012501  
EGA  
138-11-502-003  
CENTURY COMMUNITIES OF NEVADA, LLC

25-0063

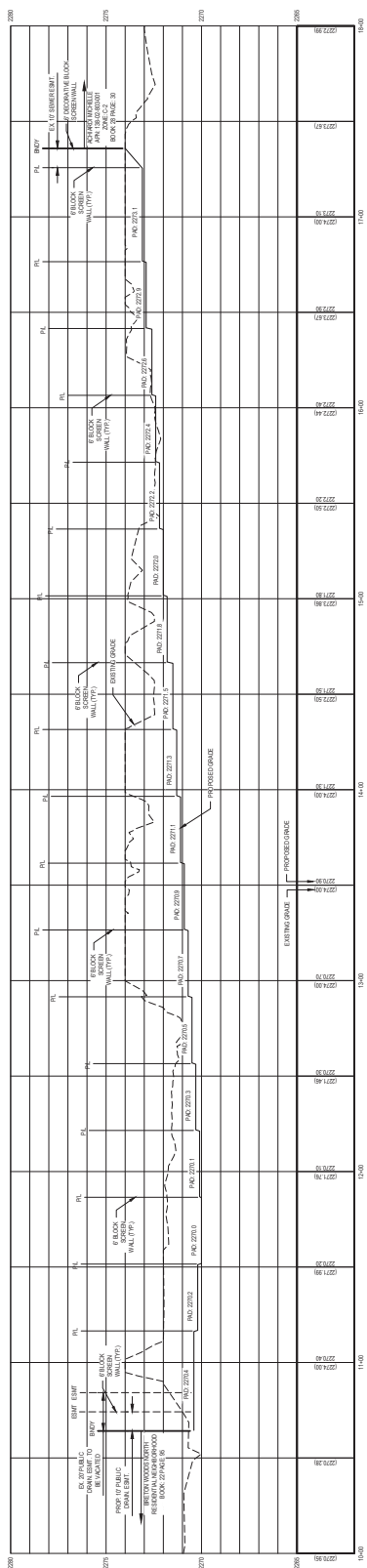
02/13/2025



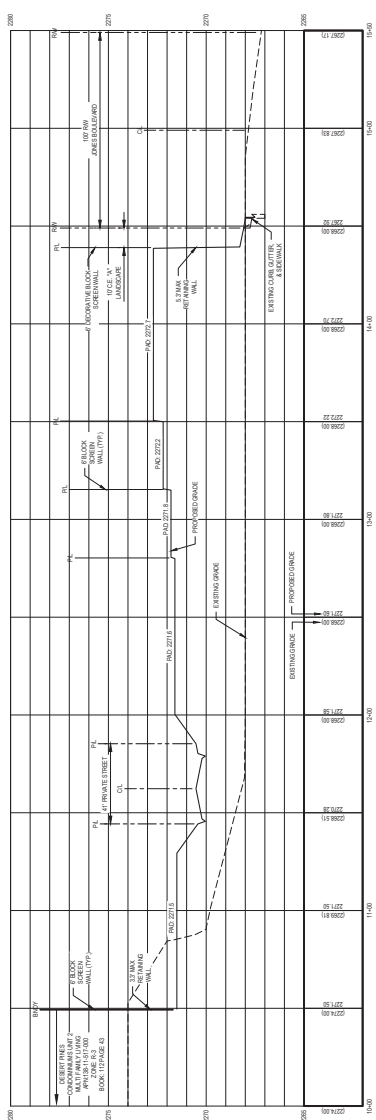








NS SITE CROSS SECTION (SOUTH TO NORTH)  
HORIZONTAL SCALE: 1" = 30'



EW SITE CROSS SECTION (WEST TO EAST)