



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) Rezoning

Project Address (Location) 5803 Rowland Ave.

Project Name Homes for Hopefuls LLC **Proposed Use** _____

Assessor's Parcel #(s) 125-25-410-021 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing (U(R)) Proposed RE

Additional Information _____

Property Owner Homes for Hopefuls LLC **Contact** Isiah Linnell

Address 12020 Southern Highlands Pkwy #1249 **City** Las Vegas **State** NV **Zip** 89141

E-mail ijlinnell@gmail.com **Phone** 406-471-1946

Applicant Homes for Hopefuls LLC **Contact** Isiah Linnell

Address 12020 Southern Highlands Pkwy #1249 **City** Las Vegas **State** NV **Zip** 89141

E-mail ijlinnell@gmail.com **Phone** 406-471-1946

Representative Baughman & Turner, Inc. **Contact** Josh Harney

Address 1210 Hinson St. **City** Las Vegas **State** NV **Zip** 89102

E-mail joshh@baughman-turner.com **Phone** 702-870-8771

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 [Signature]

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

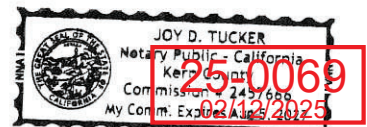
Print Name Isiah Linnell

Subscribed and sworn before me

This 12 day of February, 2025

Joy D. Tucker (Notary Public) Kern, California

Notary Public in and for said County and State



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

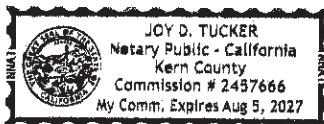
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

On February 12, 2025, before me, Joy D. Tucker Notary Public,
personally appeared Isiah Jamaal Linnell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

Joy D. Tucker

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Application/Petition Form & Statement of Financial Interest

Document Date: 02/12/2025 Number of Pages: 1

Signer(s) Other than Named Above: _____

25-0069
02/12/2025

BEING LOT 377 PER FILE 52 OF SURVEYS, PAGE 70, OFFICIAL RECORDS, CLARK COUNTY RECORDERS OFFICE, SITUATE WITHIN A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE HOMES FOR HOPKINS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN HEREON AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND HAVE HEREBY OFFERED AND DEDICATED TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS SHOWN HEREON. WE HEREBY WARRANT THAT WE ARE THE SOLE AND LEGAL OWNER OF THE PARCEL HEREON SHOWN AND OF ALL INTERESTS IN THE SAME. WE HEREBY WARRANT THAT WE HAVE OBTAINED ALL NECESSARY PERMITS AND ASSIGNS, AS REQUIRED, AND INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER, HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR PARCELS ABUT PUBLIC STREETS OR HIGHWAYS FOR THE PURPOSES OF PUBLIC PEDESTRIAN ACCESS TO SIDEWALKS, PLACING PUBLIC TREES, PLANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT UP TO ONE FEET IN WIDTH FROM EACH SIDE OF THE PUBLIC DRAINAGE FACILITY, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES AND ADJACENT TO THE RIGHT OF INGRESS AND EGRESS THEREFROM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM.

DATE	BY:	DATE
	S:	
	OF: HOMES FOR HOPEFULS, LLC	

STATE OF NEVADA (SS)
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____.

BY: _____

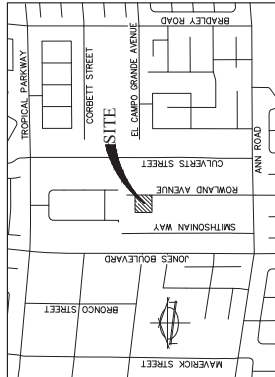
LS: _____

FF: HOMES FOR HOPEFULS, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

THIS MAP NEITHER CREATES NOR CONFIRMS A COMMITMENT FOR THE SERVICE OF THIS MAP. IF SUFFICIENT WATER EXISTS TO SERVE THE LOTS CREATED THROUGH THIS MAP, THIS MAP AND THE LOTS CREATED BY THIS MAP ARE SUBJECT TO THE SERVICE RULES OF THE LAS VEGAS VALLEY WATER DISTRICT. THE OWNER OF ANY LOT NOT CREATED BY THIS MAP MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE SERVICE RULES IN ORDER TO OBTAIN A COMMITMENT FOR WATER SERVICE.

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THE MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATED SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.



NOT TO SCALE

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

[illegible]

LAID LAND WAS FORMERLY DESCRIBED AS FOLLOWS:

LOT THIRTY-NINE (39) OF ST. FRANCIS PARK, AS SHOWN BY MAP THEREOF ON FILE
BOOK 1 OF PLATS, PAGE 109 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK

CONTAINING 41.023 SQUARE FEET. MORE OR LESS.

NORTH 00°02'42" EAST - BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN ON RECORD OF SURVEY FILED IN FILE 52, PAGE 70 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BOOK 1, PAGE 109 OF PLATS
BOOK 112, PAGE 33 OF PLATS
FILE 52, PAGE 70 OF SURVEYS

BEING LOT 377 PER FILE 52 OF SURVEYS, PAGE 70, OFFICIAL RECORDS, CLARK COUNTY RECORDERS OFFICE, SITUATE WITHIN A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEING LOT 377 PER FILE 52 OF SURVEYS, PAGE 70, OFFICIAL RECORDS, CLARK COUNTY RECORDERS OFFICE, SITUATE WITHIN A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CIVIL ENGINEERS
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
Ph. (702) 870-8771
Fax (702) 878-2695

LAND SURVEYORS
LAND PLANNERS

ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED
THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 20____.

WETH T. FLOYD, ESQ.
DIRECTOR OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PLANNING
CITY OF LAS VEGAS

[illegible]

JEFFREY C. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF
EVADA, AS AGENT FOR "BAUGHMAN & TURNER, INC." CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HONES FOR HOPEFULS LLC.
- THE LANDS SURVEYED LIE WITHIN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 40 EAST, J.M.D., CLATSOP COUNTY, OREGON AND THE SURVEY WAS COMPLETED ON AUGUST 15, 2024.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY ORDINANCES THAT MAY HAVE EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS MAP ARE OF THE CHARACTER SHOWN, AND THE POSITIONS INDICATED ARE OF SUFFICIENT NUMBER AND DURABILITY.

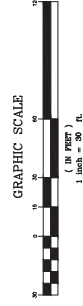
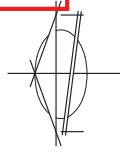


JEFFREY C. MILLER, PLS
PROFESSIONAL LAND SURVEYOR
EVADA CERTIFICATE # 21266
EXPIRATION DATE: DECEMBER 31, 2025

CLARK COUNTY RECORDERS NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX. (NRS 278.5695)

BEING LOT 377 PER FILE 52 OF SURVEYS, PAGE 70, OFFICIAL RECORDS, CLARK COUNTY RECORDERS OFFICE, SITUATE WITHIN A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND

—————	PROPERTY LINE
—————	STREET CENTER LINE
—————	ABUTTING PROPERTY LINE
-----	SECTIONAL LINE
-----	LINE
⊗	FOUND MONUMENT AS NOTED
●	NO POINT FOUND OR SET
●	SET REBAR & ALUMINUM CAP
●	MAIL & TAG STAMPED PLS 21
●	ASSESSORS PARCEL NUMBER
OFFICIAL RECORDS	
SQUARE FEET	
ACROSS-WAY TO BE DEDICATED PER THIS MAP	
2,501 SQ.FT.	

LINE TABLE		
Line #	LENGTH	BEARING
L1	17.50'	S89°42'46"W
L2	17.50'	S89°42'11"W



BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS LAND PLANNERS
 LAND SURVEYORS
 12110 HINSON STREET LAS VEGAS, NEVADA 89102
 Ph. (702) 870-8777 Fax (702) 878-2695