



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) Right-of-way Vacation

Project Address (Location) Grand Park Blvd / Fox Hill Dr

Project Name V25 Parcel KL **Proposed Use** _____

Assessor's Parcel #(s) 137-22-499-004 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner The Howard Hughes Company, LLC **Contact** Brian P. Walsh

Address 10845 Griffith Peak Drive, Ste #160 **City** Las Vegas **State** NV **Zip** 89135

E-mail brian.walsh@howardhughes.com **Phone** 702-791-4300

Applicant PN II, Inc. **Contact** Kendra Saffle

Address 7255 S. Tenaya Way, Ste #200 **City** Las Vegas **State** NV **Zip** 89113

E-mail kendra.saffle@pultegroup.com **Phone** 702-914-4800

Representative GCW, Inc. **Contact** Hailey Shinton

Address 1555 S. Rainbow Blvd **City** Las Vegas **State** NV **Zip** 89146

E-mail HShinton@gcwengineering.com **Phone** 702-804-2165

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 Brian P. Walsh

Subscribed and sworn before me

This 16 day of March, 20 22

Rebecca Misty Alaste

Notary Public in and for said County and State



APN: 137-22-499-004

VAC-
EXHIBIT "A"

DESCRIPTION

24-0091
02/14/2024

A PORTION OF GRAND PARK BOULEVARD PUBLIC STREET DEDICATED PER BOOK 166, PAGE 79 OF PLATS ON FILE AT THE CLARK COUNTY NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SANDSTONE RISE DRIVE AND GRAND PARK BOULEVARD AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND PARK BOULEVARD THE FOLLOWING TWO (2) COURSES: 1) NORTH 26°08'56" EAST, 540.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 664.50 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'01", AN ARC LENGTH OF 175.52 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 48°43'03" EAST, 6.83 FEET TO THE SOUTHEASTERLY LINE OF COMMON LOT 61 AS SHOWN ON SAID PLAT AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 48°43'03" WEST, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING FOUR (4) COURSES; 1) NORTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 06°45'37", A ARC LENGTH OF 35.40 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 55°28'40" EAST; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°48'18", AN ARC LENGTH OF 93.23 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 668.67 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 37°40'22" EAST; 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°23'17", AN ARC LENGTH OF 51.21 FEET; 4) NORTH 56°42'55" EAST, 42.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 05°28'44" EAST; THENCE DEPARTING SAID SOUTHEASTERLY LINE AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'08", AN ARC LENGTH OF 3.47 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 02°49'36" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 149°32'31", AN ARC LENGTH OF 13.05 FEET; THENCE SOUTH 56°42'55" WEST, 43.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 657.67 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°25'58", AN ARC LENGTH OF 177.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,878 SQUARE FEET, MORE OR LESS.

APN: 137-22-499-004

BASIS OF BEARINGS

NORTH 26°08'56" EAST, BEING THE BEARING OF THE CENTERLINE OF GRAND PARK BOULEVARD DIRECTLY NORTH OF THE INTERSECTION WITH SANDSTONE RISE DRIVE AS SHOWN IN BOOK 166, PAGE 79 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

24-0091
02/14/2024

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

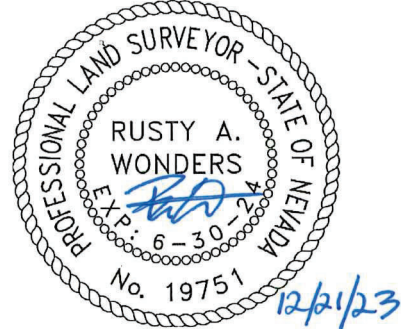
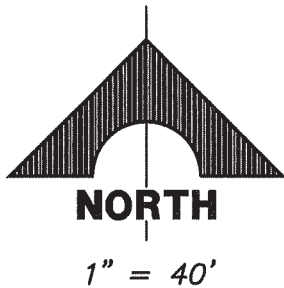


EXHIBIT "B" TO ACCOMPANY DESCRIPTION
APN: 137-22-499-004

24-0091
02/14/2024



F:\Projects\700\764-A262-001\Division\Srvy\Srvy\Exhibits\764-A262-001-ROWVAC-EX01.dwg

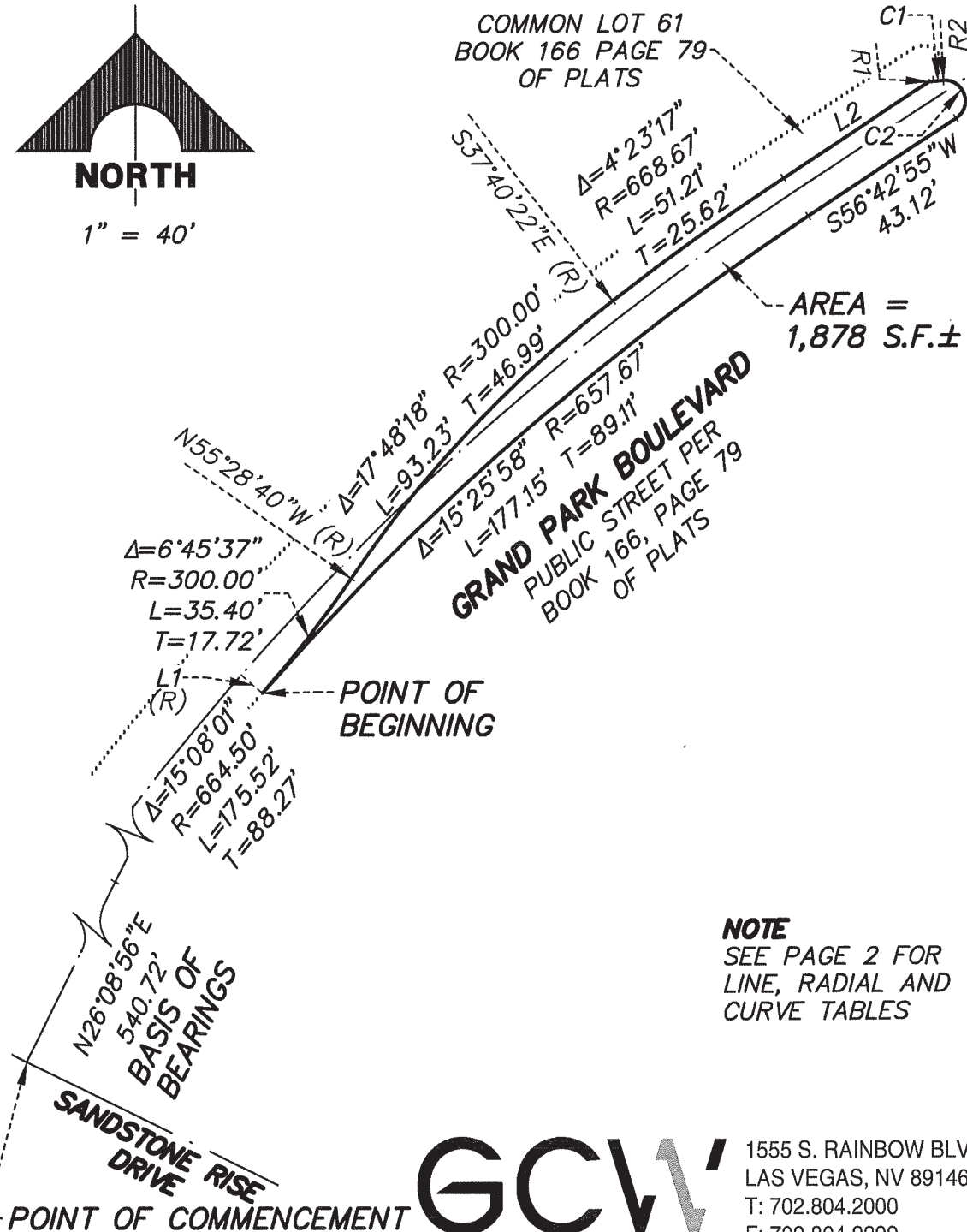


EXHIBIT "B" TO ACCOMPANY DESCRIPTION
APN: 137-22-499-004

24-0091
02/14/2024

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°43'03"E	6.83'
L2	N56°42'55"E	42.62'

RADIAL TABLE	
LINE	BEARING
R1	S05°28'44"E
R2	S02°49'36"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	2°39'08"	75.00'	3.47'	1.74'
C2	149°32'31"	5.00'	13.05'	18.37'

F:\Projects\700\764-A262-001\Division\Srvy\Exhibits\764-A262-001-ROWVAC-EX01.dwg

Parcel Name: 764-A262-001-ROWVAC-CC01
North: 1,291,098.2990'

East: 866,138.5673'

Segment# 1: Curve

Length: 35.40'

Delta: 6°45'36.60"

Chord: 35.38'

Course In: N48°43'03"W

RP North: 1,291,296.2307'

End North: 1,291,126.2129'

Radius: 300.00'

Tangent: 17.72'

Course: N37°54'09"E

Course Out: S55°28'40"E

East: 865,913.1276'

East: 866,160.2995'

Segment# 2: Curve

Length: 93.23'

Delta: 17°48'17.68"

Chord: 92.85'

Course In: S55°28'40"E

RP North: 1,290,956.1952'

End North: 1,291,193.6494'

Radius: 300.00'

Tangent: 46.99'

Course: N43°25'29"E

Course Out: N37°40'22"W

East: 866,407.4715'

East: 866,224.1261'

Segment# 3: Curve

Length: 51.21'

Delta: 4°23'17.03"

Chord: 51.20'

Course In: S37°40'22"E

RP North: 1,290,664.3877'

End North: 1,291,223.3649'

Radius: 668.67'

Tangent: 25.62'

Course: N54°31'17"E

Course Out: N33°17'05"W

East: 866,632.7845'

East: 866,265.8185'

Segment# 4: Line

Course: N56°42'55"E

North: 1,291,246.7548'

Length: 42.62'

East: 866,301.4468'

Segment# 5: Curve

Length: 3.47'

Delta: 2°39'08.13"

Chord: 3.47'

Course In: S5°28'44"E

RP North: 1,291,172.0974'

End North: 1,291,247.0062'

Radius: 75.00'

Tangent: 1.74'

Course: N85°50'50"E

Course Out: N2°49'36"W

East: 866,308.6077'

East: 866,304.9091'

24-0091
02/14/2024

24-0091
02/14/2024

Segment# 6: Curve

Length: 13.05'

Delta: 149°32'30.80"

Chord: 9.65'

Course In: S2°49'36"E

RP North: 1,291,242.0122'

End North: 1,291,237.8325'

Radius: 5.00'

Tangent: 18.37'

Course: S18°03'20"E

Course Out: S33°17'05"E

East: 866,305.1557'

East: 866,307.8997'

Segment# 7: Line

Course: S56°42'55"W

North: 1,291,214.1682'

Length: 43.12'

East: 866,271.8534'

Segment# 8: Curve

Length: 177.15'

Delta: 15°25'58.11"

Chord: 176.61'

Course In: S33°17'05"E

RP North: 1,290,664.3865'

End North: 1,291,098.2989'

Radius: 657.67'

Tangent: 89.11'

Course: S48°59'56"W

Course Out: N48°43'03"W

East: 866,632.7826'

East: 866,138.5662'

Perimeter: 459.24'

Error Closure: 0.0011

Error North : -0.00015

Area: 1,877.83Sq.Ft.

Course: S82°19'27"W

East: -0.00110

Precision 1: 417,500.00