



# 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, Variance, and TM

Project Address (Location) 1841 N DECATUR BLVD

Project Name LAKE MEAD AND DECATUR Proposed Use Residential

Assessor's Parcel #(s) 138-24-703-006 Ward # 5

General Plan: Existing TOD-2 Proposed M Zoning: Existing C-1 Proposed R-TH

Additional Information The applicant is submitting a rezone, GPA, Variance and Tentative Map in support of townhomes.

Property Owner DECATUR LAKEMEAD LLC Contact SUMI SINGLA

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

Applicant Contour Builders, LLC Contact Jeff Lesnick

Address PO Box 50254 City Henderson State NV Zip 89016

E-mail jeff.lesnick@contour.builders Phone (702) 595-6431

Representative Actus Contact Darryl Lattimore

Address 3283 E. Warm Springs Road, Suite 300 City Las Vegas State NV Zip 89120

E-mail darryl.lattimore@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 [Signature]

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

Print Name SUMIT SINGLA

Subscribed and sworn before me

This 14<sup>th</sup> day of August, 2024

Madison Pescado County of Clark State of Nevada

Notary Public in and for said County and State



**24-0423**  
08/15/2024

# CONTOUR VESPER

SINGLE FAMILY RESIDENTIAL SUBDIVISION

PREPARED FOR:

CONTOUR BUILDERS LLC

APN:138-24-703-006

CITY OF LAS VEGAS, NEVADA

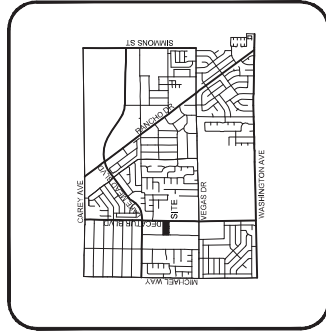
SITE INFORMATION:	
APR	UNSATURATED
ENTER LAUNDRY	TOX
ENTER WASTE	TOX
PROPOSED LAUNDRY	BOH
PROPOSED ZONING	
MUN. LOT #11	160 SF
MUN. LOT #12	240 SF
MUN. LOT #13	210 SF
MUN. LOT #14	11,022 SF
CORNER OF 1ST	
ADDRESS	110 E
RESIDENT LOT FRONTED	29
RESIDENT LOT CORNER	4
TOTAL LOT FRONTED	33,070
PROPERTY	

**PARKING ANALYSIS:**

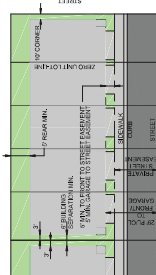
PARKING REQUIRED	65 (2 SPACES PER UNIT AND 1 GUEST PARKING SPALL EVERY 4 UNITS)
PARKING PROVIDED	65 (76 SPACES N GARAGE + 7 OFFSTREET GUEST SPACES)

## SHEET INDEX

TIME	COVER
TIME	TENTATIVE MAP
TIME	DETAILS & SECTIONS



**VICINITY MAP**  
NOT TO SCALE



SETBACK EXHIBIT  
NTS

### FGAI DESCRIPTION

THE SOUTH HALF OF THE SOUTH-WEST 1/4 OF THE SOUTHWEST QUARTER (SE1/4) OF THE NORTH-WEST 1/4 OF THE NORTHWEST QUARTER (SE1/4) OF SECTION 21 TOWNSHIP 20 SOUTH RANGE 10 WEST, REGION 1.

## BASIS OF BEARINGS

[illegible]

## BENCHMARK

CITY OF LAS VEGAS BEACHMAN, NV: 7140245566  
 MARKET PLACE AT THE DECADAR BLVD. S. OF LAS VEGAS BLVD.  
 2025' U.S. SURVEY TIE (NAD83)  
 ELEVATION  
 (71.26 METERS (NAD83))  
 CITY OF LAS VEGAS BEACHMAN, NV: 7140245566  
 MARKET PLACE AT THE DECADAR BLVD. S. OF LAS VEGAS BLVD.  
 2025' U.S. SURVEY TIE (NAD83)  
 ELEVATION  
 (71.26 METERS (NAD83))

DATE	6-15-24
DRAWN	DOL
DESIGNED	DOL
CHECKED	DOL
PROJECT #	CTR012401
SHEET GROUP	
TENTATIVE MAP	
SHEET NUMBER	

TM1



24-0423  
09/09/2024

