

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



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

Project Address (Location) Alpine & Appian

Project Name Alpine & Appian **Proposed Use** _____

Assessor's Parcel #(s) 138-36-811-000, 138-36-811-001 to -034 **Ward #** 1

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-TH Proposed _____

Additional Information 31 Unit Multifamily Residential

Property Owner Ambleside Properties LLLP **Contact** Riyan Sharan

Address 235 15th St #300 **City** W. Vancouver **State** BC **Zip** V7T 2X1

E-mail mjmarkvan@drhorton.com **Phone** 702-635-3608

Applicant DR Horton **Contact** Michael Markvan

Address 1081 Whitney Ranch Dr #141 **City** Henderson **State** NV **Zip** 89104

E-mail mjmarkvan@drhorton.com **Phone** 702-635-3608

Representative Taney Engineering **Contact** Emily Sidebottom

Address 6030 S. Jones Blvd **City** Las Vegas **State** NV **Zip** 89118

E-mail emilys@taneycorp.com **Phone** 702-362-8844

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 Riyan Sharan

Subscribed and sworn before me

This 22 day of July, 2024

Chun

Notary Public in and for said County and State

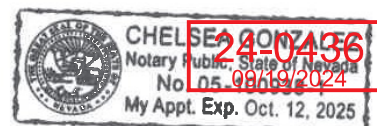


EXHIBIT A

APN 138-36-811-001
THROUGH 138-36-811-034

THE PURPOSE IS TO VACATE A PORTION OF A PATENT EASEMENT, PATENT NUMBER 1151005, RECORDED APRIL 12, 1955 IN BOOK 51, INSTRUMENT NUMBER 43544 OF OFFICIAL CLARK COUNTY, NEVADA RECORDS.

24-0436
09/19/2024

LEGAL DESCRIPTION

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF GOVERNMENT LOT 34 IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM:

THE SOUTH 30 FEET OF SAID SOUTH, EAST AND WEST 33 FEET;

THE EAST 22.5 FEET OF SAID NORTH, SOUTH AND EAST 33 FEET;

THE AREA OF A 15 FOOT RADIUS SPANDREL IN THE SOUTHEAST CORNER, CONCAVE TO THE NORTHWEST, BEING TANGENT ON THE SOUTH BY THE NORTH LINE OF SAID SOUTH 30 FEET AND TANGENT ON THE EAST BY THE WEST LINE OF SAID EAST 22.5 FEET.

RESERVING THEREFROM AN EASEMENT FOR PUBLIC SEWER PURPOSES DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 34, SAME BEING THE NORTHEAST BOUNDARY CORNER OF ALPINE COURT OFFICE CONDOMINIUMS AS SHOWN IN BOOK 32 PAGE 52 OF PLATS CLARK COUNTY, NEVADA, OFFICIAL RECORDS; THENCE NORTH 89°42'29" WEST, 25.00 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 42°37'24" EAST, 3.75 FEET DEPARTING SAID LINE TO THE WEST LINE OF THE EAST 22.50 FEET THEREOF; THENCE SOUTH 1°05'02" EAST, 27.26 FEET ALONG SAID LINE; THENCE NORTH 89°49'31" WEST, 2.62 FEET DEPARTING SAID LINE; THENCE NORTH 42°37'24" WEST, 40.98 FEET TO SAID NORTH LINE; THENCE SOUTH 89°42'29" EAST, 27.31 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

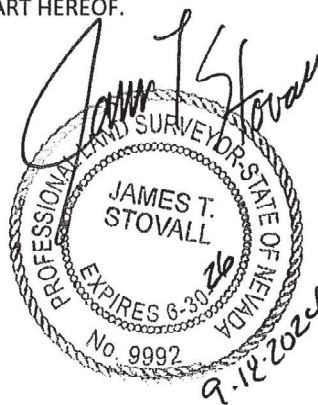
CONTAINS 483 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 89°37'37" WEST, BEING THE CENTERLINE OF ALPINE WAY AS SHOWN IN FILE 34 PAGE 49 OF PARCEL MAPS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

SEE "EXHIBIT B" ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.

PURPOSE:	PATENT EASEMENT VACATION
PREPARED BY:	STEVEN DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	ALPINE & APPIAN
JOB NUMBER:	DRH24107
GOVERNING ENTITY:	CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
FILE NAME:	DRH24107 PAT V. 24.09.18.VAC



6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

APN 138-36-811-001
THROUGH 138-36-811-034

EXHIBIT B



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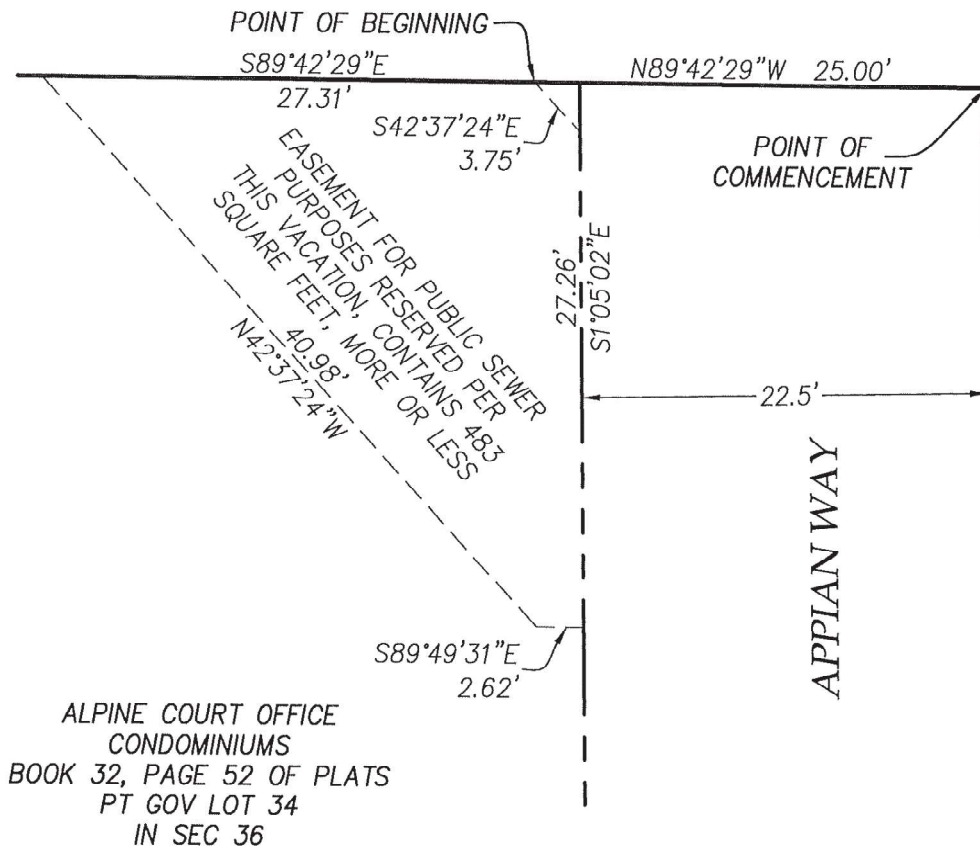
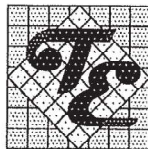


EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

SHT 2 OF 2

DATE: 9/18/2024



TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

North: 26760566.9843' East: 768098.2948'

Segment #1 : Line

Course: SOUTH 42°37'24" EAST Length: 3.75'
North: 26760564.2250' East: 768100.8342'

Segment #2 : Line

Course: SOUTH 1°05'02" EAST Length: 27.26'
North: 26760536.9699' East: 768101.3499'

Segment #3 : Line

Course: NORTH 89°49'31" WEST Length: 2.62'
North: 26760536.9779' East: 768098.7299'

Segment #4 : Line

Course: NORTH 42°37'24" WEST Length: 40.98'
North: 26760567.1318' East: 768070.9792'

Segment #5 : Line

Course: SOUTH 89°42'29" EAST Length: 27.31'
North: 26760566.9927' East: 768098.2889'

Perimeter: 101.92' Area: 482.94 Sq. Ft.
Error Closure: 0.0102 Course: NORTH 35°25'40" WEST
Error North: 0.00834 East: -0.00593

Precision 1: 9992.16

24-0436
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