



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) Alexander Road and El Capitan Way

Project Name ALEXANDER & EL CAPITAN **Proposed Use** Residential

Assessor's Parcel #(s) 138-05-801-023 and 138-05-801-024 **Ward #** 4

General Plan: Existing L Proposed L **Zoning:** Existing R-E Proposed R-1

Additional Information The applicant is submitting a Rezone, Variance and Tentative Map in support of single family homes.

Property Owner Clark County Vacant Series of the Cab Properties, LLC **Contact** KAUSAR CHOWDHARY

Address 4160 S. Pecos Road, Ste10 **City** Las Vegas **State** NV **Zip** 89121

E-mail CAB PROPERTIES NV@gmail.com **Phone** 702-528-8341

Applicant Stone Land Holdings, LLC **Contact** Rick Barron

Address 801 S. Rancho Drive Suite E-4 **City** Las Vegas **State** NV **Zip** 89106

E-mail LandFP@signaturehomes.com **Phone** (702) 498-8471

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

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

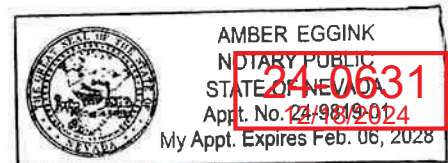
Print Name KAUSAR A CHOWDHARY

Subscribed and sworn before me

This 17th day of December, 2024

Amber Eggink

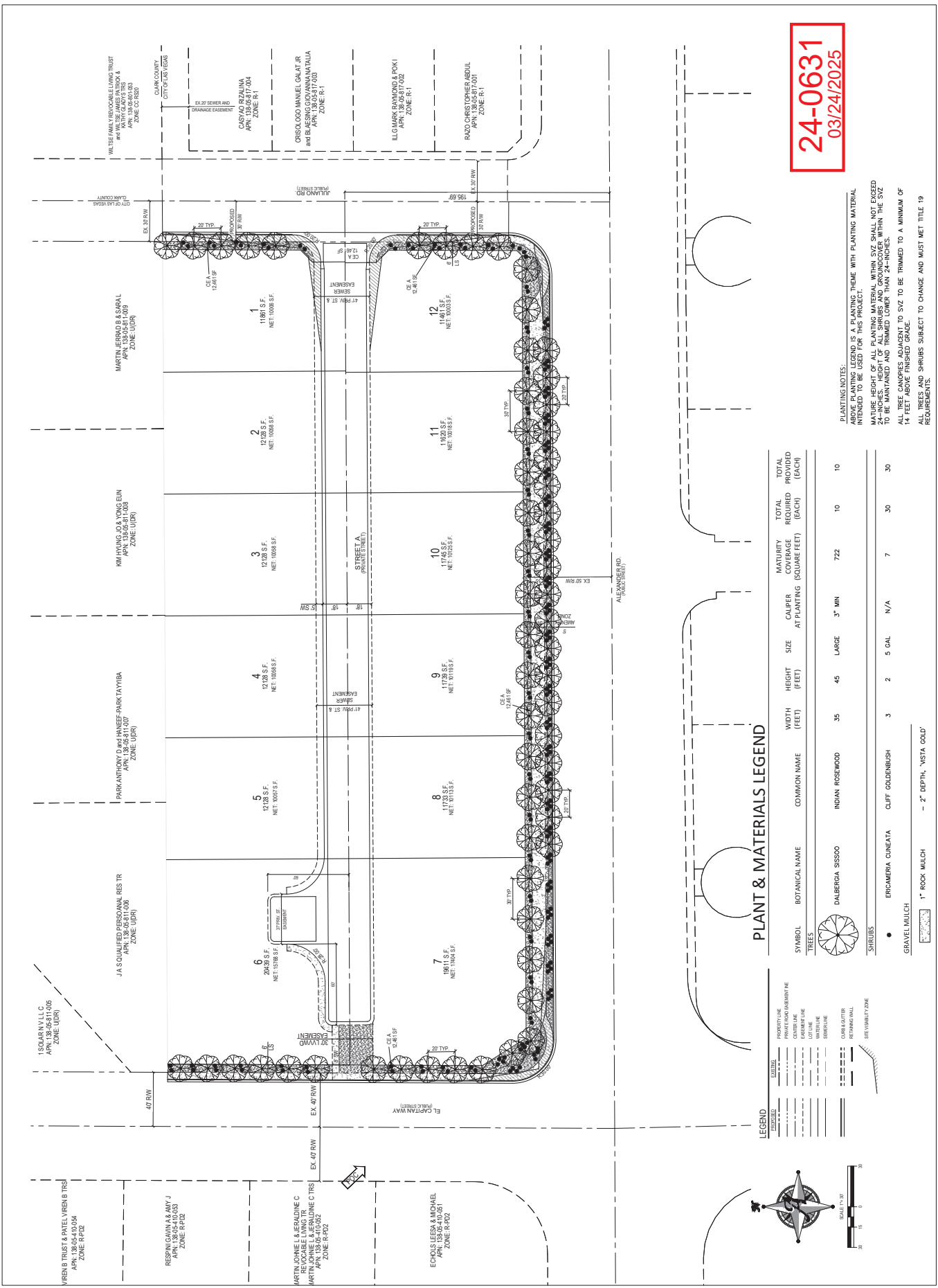
Notary Public in and for said County and State



Amber Eggink

DATE	DESCRIPTION	BY

DATE	3/24/2025
DRAWN	DOL
DESIGNED	DOL
CHECKED	DOL
DATE	3/24/2025
SECTION	LANDSCAPE PLAN
SHEET NUMBER	19
SHEET TOTAL	19

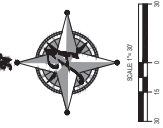


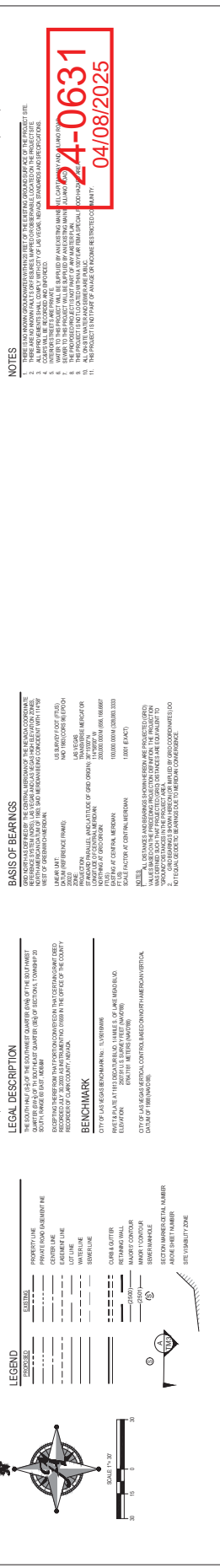
24-0631
03/24/2025

PLANTING NOTES:
ABOVE PLANTING LEGEND IS A PLANTING THEME WITH PLANTING MATERIAL INTENDED TO BE USED FOR THIS PROJECT.
MATURE HEIGHT OF ALL PLANTING MATERIAL WITHIN SIZE SHALL NOT EXCEED 14 FEET. PLANTING MATERIAL SHALL BE MAINTAINED WITHIN THE SIZE TO BE MAINTAINED AND TRIMMED LOWER THAN 24-INCHES.
ALL TREE CANOPES ADJACENT TO SIZE TO BE TRIMMED TO A MINIMUM OF 14 FEET ABOVE FINISHED GRADE.
ALL TREES AND SHRUBS SUBJECT TO CHANGE AND MUST MET TITLE 19 REQUIREMENTS.

PLANT & MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WIDTH (FEET)	HEIGHT (FEET)	SIZE AT PLANTING	CALIPER	MATURITY COVERAGE (EACH)	TOTAL PROVIDED (EACH)
	DALEGERIA SISCOO	INDIAN ROSEWOOD	35	45	LARGE	3" MIN	722	10
	ERCAMERIA CINEATA	CLIFF GOLDENBUSH	3	2	5 CAL	N/A	7	30
	1" ROCK MULCH	- 2" DEPTH, 'NISTA GOLD'						



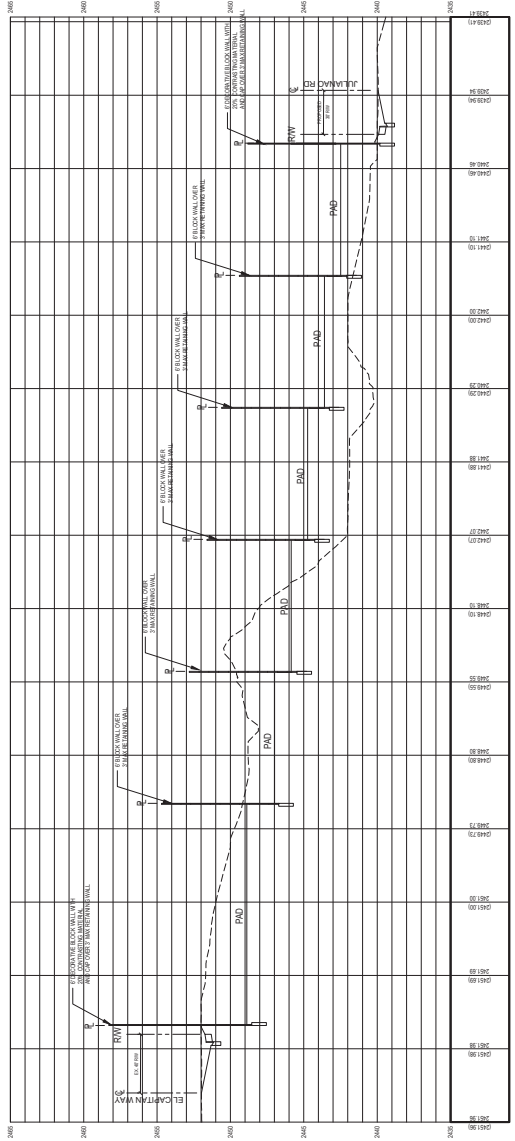




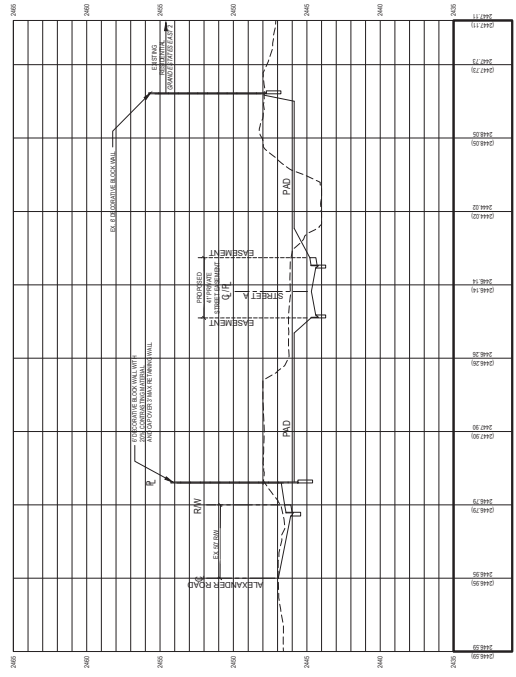
DATE	DESCRIPTION	BY



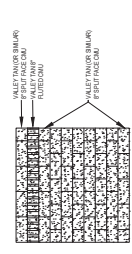
DATE	3/23/2025
DRAWN	DCL
DESIGNED	DCL
CHECKED	DCL
PROJECT	
SHEET GROUP	
TENTATIVE MAP	
SHEET NUMBER	
TM3	
SHEET 01 OF 1	



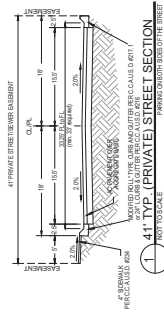
WE SITE CROSS SECTION (WEST TO EAST)
NOT TO SCALE
VERTICAL SCALE 1" = 4'



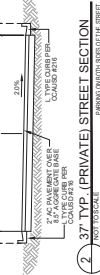
SN SITE CROSS SECTION (SOUTH TO NORTH)
NOT TO SCALE
VERTICAL SCALE 1" = 4'



PERIMETER WALL DETAIL
NOT TO SCALE



41' TYP. (PRIVATE) STREET SECTION
NOT TO SCALE



37' TYP. (PRIVATE) STREET SECTION
NOT TO SCALE



EL CAPITAN WAY (PUBLIC) STREET SECTION
NOT TO SCALE



JULIANAO ROAD (PUBLIC) STREET SECTION
NOT TO SCALE



ALEXANDER ROAD (PUBLIC) STREET SECTION
NOT TO SCALE

Call before you dig
1-800-642-2444
1-702-227-2929