



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) TM Review, Rezoning, Waiver of Standards, Vacation

Project Address (Location) Northwest corner of Gaisford Street and W La Mancha Avenue

Project Name La Mancha & Gaisford Townhomes **Proposed Use** Medium Density Residential

Assessor's Parcel #(s) 126-25-401-005 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-3 Proposed R-TH

Additional Information The proposed development will consist of 31 single-family attached townhome lots.

Property Owner International, LLC. **Contact** Levi Parker

Address 3455 Cliff Shadows Pkwy, #220 **City** Las Vegas **State** NV **Zip** 89129

E-mail levi@investintolv.com **Phone** 702-374-1519

Applicant Signature Homes **Contact** Rick Barron

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

E-mail rickbarron@signaturehomes.com **Phone** 702-671-6062

Representative Actus **Contact** Caitlin Cypher

Address 3283 E Warm Springs Road **City** Las Vegas **State** NV **Zip** 89120

E-mail caitlin.cypher@actus-nv.com **Phone** 702-203-4014

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

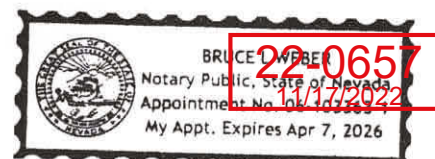
Print Name LEVI PARKER

Subscribed and sworn before me

This 17th day of November, 2022

[Signature] CLARK, NV

Notary Public in and for said County and State



[Signature]



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Project Address (Location) Northwest corner of Gaisford Street and W La Mancha Avenue

Project Name La Mancha & Gaisford Townhomes **Proposed Use** Medium Density Residential

Assessor's Parcel #(s) 126-25-401-004 & 005 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R3 Proposed R-TH

Additional Information The proposed development will consist of 31 single-family attached townhome lots.

Property Owner Precedent Properties, LLC. (004)/ International, LLC. (005) **Contact** Levi Parker

Address 3455 Cliff Shadows Pkwy, #220 **City** Las Vegas **State** NV **Zip** 89129

E-mail LEVI@INVESTINTOLV.COM **Phone** 702-374-1519

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City Official _____ **Partner(s)** _____

Partner(s) _____

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Property Owner Signature _____

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

Print Name LEVI PARKER

Subscribed and sworn before me State of Nevada, County of Clark

This 1st day of November, 20 22

Susan Weber

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- NR

 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- NA

 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- NA

 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

22-0657

11/15/2022

- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- NR

 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- NR

 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- NA

 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- NA

 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.
- ☐ 3. Any proposed deviations from City standards.
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: _____
 Department of Public Works Signature: _____
 Date: _____

Joe Corrado

Digitally signed by Joe Corrado
 DN: C=US,
 E=jcorrado@lasvegasnevada.gov,
 O=Transportation Engineering,
 OU=City of Las Vegas, CN=Joe
 Corrado
 Reason: I have reviewed this
 document
 Date: 2022.11.16 15:38:45-08'00'

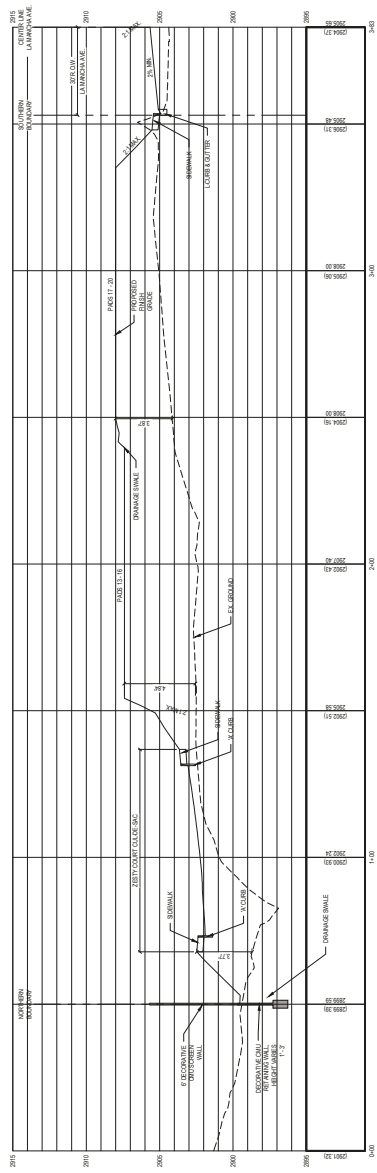
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11/17/2022



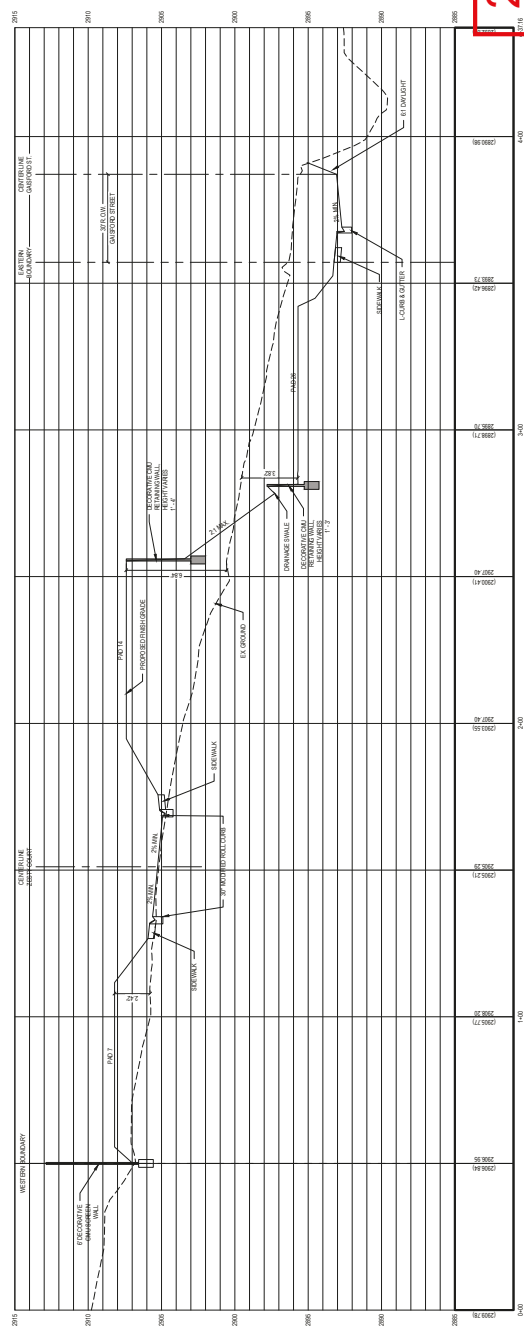


DATE	1/19/2023
DRAWN	ALS
DESIGNED	PAE
CHECKED	DO
IN CHARGE	DO
SHEET GROUP	001-003
TENTATIVE MAP	
SHEET NUMBER	

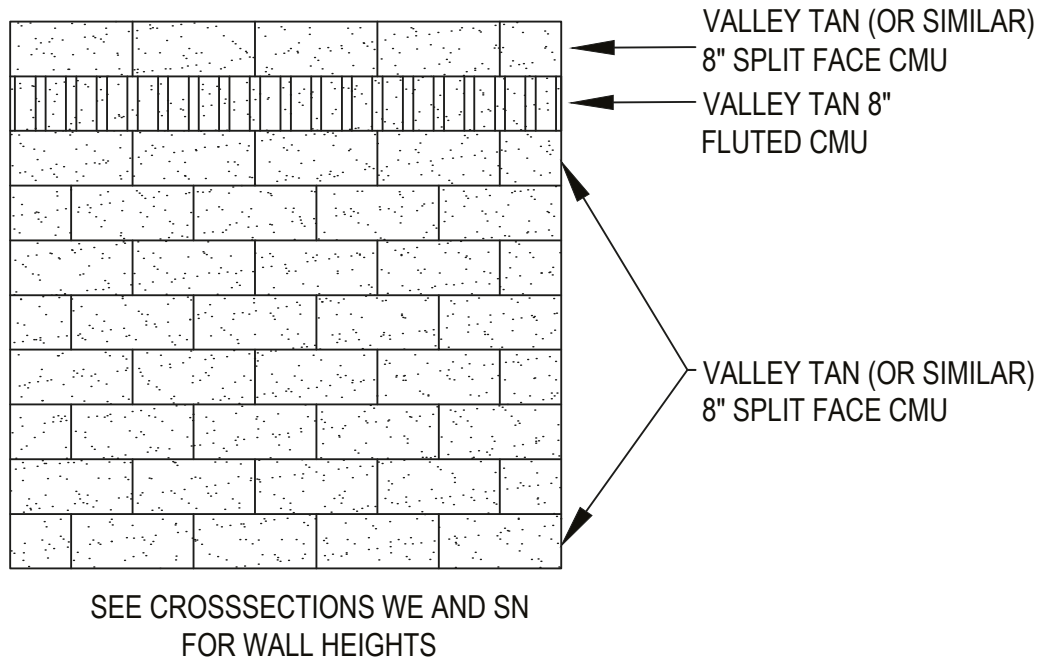
22-0657
01/19/2023



CROSS SECTION A'
STA. 0+00 - STA. 3+83
HORIZONTAL SCALE 1"=20' VERTICAL SCALE 1"=4'



CROSS SECTION B'
STA. 0+00 - STA. 4+37.16
HORIZONTAL SCALE 1"=20' VERTICAL SCALE 1"=4'



5 PERIMETER WALL DETAIL

NOT TO SCALE



DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME La Mancha & Gaisford
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Precedent Properties, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact LEVI PARKER at (702)-374-1519. Thank you.

Sincerely,


(Signature)

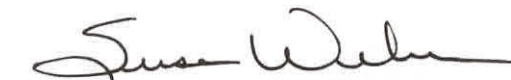
LEVI PARKER

(Print)

State of Nevada County of Clark

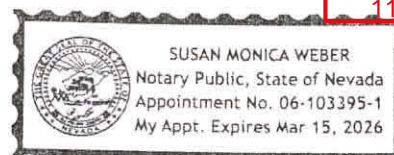
Subscribed and sworn before me

This 17 day of November, 2022.



Notary Public in and for said County and State

22-0657
11/21/2022





DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

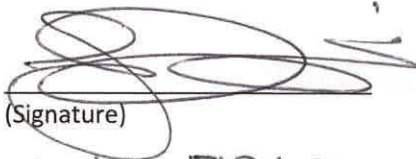
RE: PROJECT NAME La Mancha & Gaisford
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

International, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

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Sincerely,

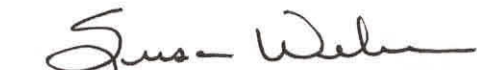


(Signature)

LEVI PARKER
(Print)

state of Nevada County of CLARK
Subscribed and sworn before me

This 17 day of November, 20 22.


Notary Public in and for said County and State



22-0657
11/21/2022