

Planning & Development Department
Scanning Cover Sheet

Case No PM-16-96

APN 125-28-701-001

Location See Below

Applicant Town Center Associates

Subject

Tropical Pkwy/ Buffalo Dr/ El Camp Grande
Ave/ Cimarron Rd.



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-16-96 - OLYMPIC NEVADA

PM-16-96 SURVEYOR/ENGINEER: VTN

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	8/7/96	Roger	APP'D	8/9/96	FOR SURVEYOR'S USE ONLY	
RIGHT-OF-WAY	8/9/96	CME	APP'D	8/14/96		
FLOOD CONTROL	8/13/96	RLF	Approved	8/14/96		
SANITATION	8/14/96	R/VL	Approved	8/14/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	8/15/96 8-20-96	LINDER LINDER	NOT APP'D Approved	8-15-96 8-21-96		
SURVEY	1st 2nd	8/16/96 R.T.S.	NOT			

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)
 LAND DEV: SEWER ALIGNMENT "OK" PER MIKE MADDEN P.E. - VTN.

RIGHT-OF-WAY _____

FLOOD CONTROL Master drainage plans will be required for lots beyond parcel 7

SANITATION _____

DEVELOPMENT COORDINATION OK - Robert Fisher

PLANNING & DEVELOPMENT CHANGE US 95 TO RANCHO ROAD, ADD "DIRECTOR TO SIGNATURE BLOCK - REMOVE "REVISED" FROM PM-16-96

SURVEY Return for Planning Corrections

FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-16-96 - OLYMPIC NEVADA

PM-16-96 SURVEYOR/ENGINEER: VTN

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	8/7/96	Roger	APP'D	8/9/96	FOR SURVEYOR'S USE ONLY	
RIGHT-OF-WAY	8/9/96	cmc	APP'D	8/14/96		
FLOOD CONTROL	8/13/96	RLF	Approved	8/14/96		
SANITATION	8/14/96	DMV	app'd	8/14/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	8/15/96	LINDER	NOT APP'D	8-15-96		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

LAND DEV: SEWER ALIGNMENT "OK" PER MIKE MADDEN P.E. - VTN.

RIGHT-OF-WAY

FLOOD CONTROL Master drainage plan will be required for lots beyond parcel 7

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT CHANGE US. 95 TO RANCHO ROAD, ADD "DIRECT TO SIGNATURE BLOCK - REMOVE "REVISED" FROM PM-16-96

SURVEY

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

July 10, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Revised Parcel Map
PM-16-96
Olympic Nevada

(SWC Tropical Parkway and Buffalo Drive)

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

COMMENTS:

- a. We note that the applicant has not submitted a Master Drainage Plan/Study for the overall Olympic Nevada development site nor has the submitted Master Traffic Impact Analysis been approved. However, because of previous City of Las Vegas' commitments given to the developer of Parcel 7A (Woodside Homes), approval of neither the Master Drainage Plan/Study nor the Master TIA will be required prior to release of this parcel map (such intent supersedes the intent of Conditions #11 and #12 of Z-16-95). Because no Master Drainage Plan/Study nor Master TIA information is available, City Staff has made certain assumptions in regard to needed drainage and traffic corridors. Because of these assumptions, the applicant must either agree to the dedication conditions as detailed below (see Conditions 2 and 3), or, this parcel map must be held until the Master Drainage Plan/Study and Master TIA are approved.
- b. For the record, we must state that prior to any further division of the overall Olympic Nevada development site or the approval of any further development (other than the development of the Woodside property-Parcel 7A), the previously required Master Drainage Plan/Study and Master Traffic Impact Analysis for the overall Olympic Nevada site must be approved.

REVISED CONDITIONS OF APPROVAL -- (these revised conditions supersede all previous conditions):

1. We note the revised parcel map shows the following required dedications: 30 feet of right-of-way for El Campo Grande Avenue (between the west edge of this parcel map site and the east edge of Leggett Road), 40 feet of right-of-way for Cimarron Road, a 20-foot radius on the northeast corner of Cimarron Road and El Campo Grande Avenue, a 30-foot outside radius on the northeast edge of the El Campo/Leggett "L"-intersection, 40 feet of right-of-way adjacent to the entire north edge of this parcel map site for Tropical Parkway, a 54-foot radius on the southeast corner of Tropical Parkway and Cimarron Road, a 54-foot radius on the southwest corner of Tropical Parkway and Buffalo Drive, and 50 feet of right-of-way for Buffalo Drive.
2. No street improvements are required in conjunction with this parcel map.
3. That portion of Parcel 7B that is currently encumbered with public drainage facility easements/reservations and with the future Detention Basin (currently under development) needs to be detailed on this parcel map prior to recordation; appropriate statements need to be detailed on this parcel map explaining what the intent of such area is.
4. **The public sewer corridor that will provide sewer service to the Parcel 7 site should to be shown on this parcel map prior to recordation. Because of the possible conflict between the grade of the proposed sewer line and the grade of the future drainage facility, we suggest sewer construction plans receive preliminary approval prior to determination of the final sewer corridor alignment.**
5. Future site development to comply with all applicable conditions of approval of Zoning Applications Z-16-95 and all subsequent, site-related actions, such as the Cimarron Village North subdivision; no guarantees are required with this parcel map to ensure the future compliance with such applicable conditions. Prior to the recordation of this parcel map, all parcel map requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
6. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: July 2, 1996
OWNER: OLYMPIC NEVADA INC/WOODSIDE HOMES
PM NO: 16-96 (CITY/REVISED)
SURVEYOR: ZICARI, ANTHONY

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.

RECEIVED

JUL 9 12 05 PM '96

PLANNING AND
DEVELOPMENT



JUN 11 12 21 PM '96

Ref 2580

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE JUNE 5, 1996
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM- 16-96 (REVISED)	
OLYMPIC NEVADA	

PLEASE RETURN BY: JUNE 26, 1996

*No Comment**Ann Vilbert
Alarm Office*

ATTACHMENT: MAP

MEMO

DATE 6-14-96

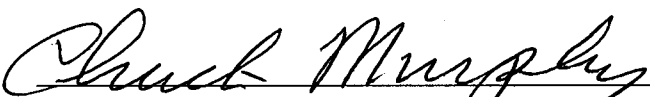
TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: PM-16-96

1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☒ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

8. ADDITIONAL CONDITIONS/COMMENTS



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND
DEVELOPMENT
JUN 17 12 15 PM '96

RECEIVED

CITY OF LAS VEGAS
FIRE SERVICES

RPT:PRINT/MAP/SUBDIVISION
DATE 06/10/96 PAGE 1
TIME 13:35:06:10

LAS VEGAS FIRE DEPARTMENT

SUBDIVISION LISTING

FIRM: V.T.N. ENGINEERS
ENTITY: CITY OF LAS VEGAS PLANNING

Subdivision: PM-16-96
OLYMPIC NEVADA (59)

Ref. No. 2580

BUFFALO DR

Previously Recorded

CIMARRON RD

Previously Recorded

EL CAMPO GRANDE AV

Extension of existing St

TROPICAL PK

Extension of existing St

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE JUNE 5, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-16-95 (REVISED) OLYMPIC NEVADA	

PLEASE RETURN TO JOHN McNELLIS BY: JUNE 26, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE JUNE 5, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM- 16-96 (REVISED) OLYMPIC NEVADA	

PLEASE RETURN BY: JUNE 26, 1996

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

May 31, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

RECEIVED

JUN 4 8:42 AM '96

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Parcel Map
PM-16-96
Olympic Nevada

PLANNING AND
DEVELOPMENT

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

(SWC Tropical Parkway and Buffalo Drive)

COMMENTS:

- a. We note that the applicant has not submitted a Master Drainage Plan/Study for the overall Olympic Nevada development site nor has the submitted Master Traffic Impact Analysis been approved. However, because of previous City of Las Vegas' commitments given to the developer of Parcel 7A (Woodside Homes), approval of neither the Master Drainage Plan/Study nor the Master TIA will be required prior to release of this parcel map (such intent supersedes the intent of Conditions #11 and #12 of Z-16-95). Because no Master Drainage Plan/Study nor Master TIA information is available, City Staff has made certain assumptions in regard to needed drainage and traffic corridors. Because of these assumptions, the applicant must either agree to the dedication conditions as detailed below (see Conditions 2 and 3), or, this parcel map must be held until the Master Drainage Plan/Study and Master TIA are approved.
- b. For the record, we must state that prior to any further division of the overall Olympic Nevada development site or the approval of any further development (other than the development of the Woodside property-Parcel 7A), the previously required Master Drainage Plan/Study and Master Traffic Impact Analysis for the overall Olympic Nevada site must be approved.

CONDITIONS OF APPROVAL:

1. Dedicate 30 feet of right-of-way for El Campo Grande Avenue (between the west edge of this parcel map site and the east edge of Leggett Road), 40 feet of right-of-way for Cimarron Road, a 20-foot radius on the northeast corner of Cimarron Road and El Campo Grande Avenue and a 30-foot outside radius on the northeast edge of the El Campo/Leggett "L"-intersection; we note the submitted parcel map offers these required dedications.
2. This parcel map must also show the following right-of-way dedications prior to its release for recordation: 40 feet of right-of-way adjacent to the entire north edge of this parcel map site for Tropical Parkway, a 54-foot radius on the southeast corner of Tropical Parkway and Cimarron Road, a 54-foot radius on the southwest corner of Tropical Parkway and Buffalo Drive; these Tropical Parkway requirements may be deleted if both the approved Master Drainage Plan/Study and the approved Master TIA for the overall Olympic Nevada site does not require such. Also, dedicate (as public right-of-way) all areas within the boundaries of this parcel map site which have previously been granted to the Nevada Department of Transportation for the Buffalo Drive roadway alignment.
3. This parcel map must also show the following drainage right-of-way dedication prior to its release for recordation: 30 feet of public drainage right-of-way along the south edge of Parcel 7A between the east edge of the El Campo Grande Avenue public right-of-way and the east edge of Parcel 7A. This requirement may be deleted if an approved Master Drainage Plan/Study for the overall Olympic Nevada site does not require such.
4. That portion of Parcel 7B that is currently encumbered with public drainage facility easements/reservations and with the future Detention Basin (currently under development) needs to be detailed on this parcel map prior to recordation; appropriate statements need to be detailed on this parcel map explaining what the intent of such area is.
5. No street improvements are required in conjunction with this parcel map.
6. Future site development to comply with all applicable conditions of approval of Zoning Applications Z-16-95 and all subsequent, site-related actions, such as the Cimarron Village North subdivision; no guarantees are required with this parcel map to ensure the future compliance with such applicable conditions. Prior to the recordation of this parcel map, all parcel map requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
7. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

Date:

May 16, 1996

MEMORANDUM

TO: Tony Zicari, PLS VTN Nevada	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-16-96 Woodside Homes (Olympic Nevada)	COPIES TO: Matt Pinjuv Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The map is technically correct as submitted.

We note that right of way requests that there be additional dedication for Tropical Parkway and that the area of the detention basin be specified as an easement and reserved. Please see Public Works comments for further detail.

If the detention basin is an existing facility on the site, it should be shown as such.

RECEIVED
MAY 22 3 50 PM '96
PLANNING AND
DEVELOPMENT

MEMO

DATE

4/30/96

TO:

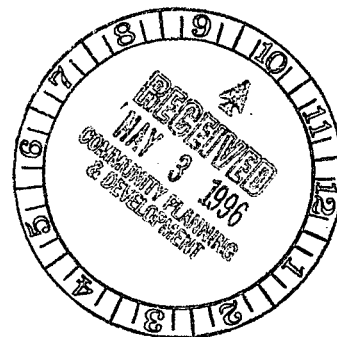
PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Pm-16-96 Olympic Nevada



1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: April 25, 1996
OWNER: OLYMPIC NEVADA INC
PM NO: 16-96 (CITY)
SURVEYOR: ZICARI, ANTHONY

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. No individual sewage disposal systems are to be installed.

RECEIVED
May 1 11 41 AM '96
PLANNING AND
DEVELOPMENT



Case Hammer

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE APRIL 22, 1996
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SPECIAL IMPROVEMENT DISTRICT	- NANCY PAYAN
SUBJECT: PARCEL MAP PM-16-96	
OLYMPIC NEVADA	

PLEASE RETURN BY: APRIL 30, 1996

*No Comment**Dyn Villbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE APRIL 22, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PARCEL MAP PM-16-96 OLYMPIC NEVADA	

PLEASE RETURN TO JOHN McNELLIS BY: APRIL 30, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE APRIL 22, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-16-96 OLYMPIC NEVADA	

PLEASE RETURN BY: APRIL 30, 1996

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 3-26-96

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): Tropical Pkwy/Buffalo Dr./El Campo Grande Ave/Cimarron Rd.

Proposed Use: **SFD Residential** Assessor's Parcel No.: **125-28-701-001**

Project Name: Parcel Map for Woodside Homes Ward No.: _____

Existing General Plan: Vacant Sixteenth Section: N½ of the SE¼ of Section: 28 Township: 19S Range: 60E

Proposed General Plan: Res. Existing Zoning: R.O.I. to R-PD4 Proposed Zoning: SAME

Gross Acres: 79.299± Lots/Units: 2 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: 7/21/2015 1:00 PM - 1:00 PM

APPLICANT INFORMATION:

Applicant: WOODSIDE HOMES Contact: _____

Address: 1900 E. Flamingo Rd., Ste. 252

City: Las Vegas State: NV Zip: 89119 Tel: 893-8001 Fax: 893-8003

Owner(s): OLYMPIC NEVADA Contact: _____

Address: 2775 S. Rainbow Blvd., Ste. 202

City: Las Vegas State: NV Zip: 89102 Tel: _____ Fax: _____

Represented By: **VTN NEVADA** Contact: **Terri Pastorelli**

Address: 2727 S. Rainbow Blvd.

City: Las Vegas State: NV Zip: 89102 Tel: 873-7550 Fax: 362-2597

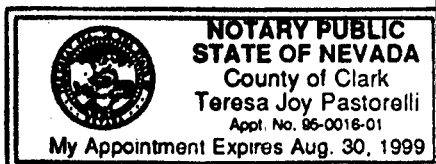
SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): _____

GARY GOETT

Subscribed and sworn before me this 12th day of MARCH 1996

Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-16-94

Meeting Date: _____

Date Accepted: 3/28/96

Accepted By: 12

Map No.: G-28-6

Total Fee: \$300.00

Receipt No.: 369252



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 3-26-96

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): Tropical Pkwy/Buffalo Dr./El Campo Grande Ave./Cimarron Rd.

Proposed Use: SFD Residential Assessor's Parcel No.: 125-28-701-001

Project Name: Parcel Map for Woodside Homes Ward No.: _____

Existing General Plan: Vacant Sixteenth Section: N1 of the SE1 of Section: 28 Township: 19S Range: 60E

Proposed General Plan: Res. Existing Zoning: R.O.I. to R-PD4 Proposed Zoning: Same
& R-PD7

Gross Acres: 79.299+ Lots/Units: 2 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Applicant: WOODSIDE HOMES Contact: _____

Address: 1900 E. Flamingo Rd., Ste. 252

City: Las Vegas State: NV Zip: 89119 Tel: 893-8001 Fax: 893-8003

FUTURE
Owner(s): WOODSIDE HOMES Contact: _____

Address: _____

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: VTN NEVADA Contact: Terri Pastorelli

Address: 2727 S. Rainbow Blvd.

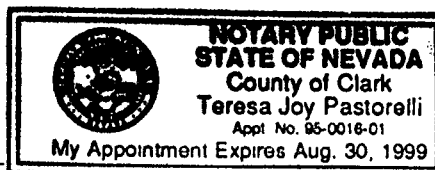
City: Las Vegas State: NV Zip: 89102 Tel: 873-7550 Fax: 362-2597

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): X *[Signature]*

GENE C. MORRISON

Subscribed and sworn before me this 12th day of MARCH 1996



[Signature]
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: _____

Meeting Date: SEE TOP SHEET

Date Accepted: _____

Accepted By: _____

Map No.: _____

Total Fee: _____

Receipt No.: _____

8515

PM-16-96



City of LAS VEGAS, NEVADA

(REVISED PM)

Proof of valid water commitment or application for a Conditional Water Distribution Authorization Letter

Project Title PARCEL MAP FOR WOODSIDE HOMES

Name as shown on Plat PARCEL MAP FOR WOODSIDE HOMES

- Assessor's Parcel No(s). 125-28-701-001
- Does the project as proposed have a water commitment from the Las Vegas Valley Water District?
 - ☐ Yes, this project is part of a recorded single-family residential subdivision and already has an existing commitment of water from the LVVWD. No new water commitment is necessary.
 - ☐ Yes (for all other projects not within item 1a., line 6a below must be completed by the LVVWD).
 - ☐ No, I do not require service from the LVVWD. I will utilize a well for an individual single-family parcel for domestic use only, not in an area served by a municipal water purveyor.
 - ☐ No, I do not require service from the LVVWD (and I have attached proof of service from the water provider, such as a letter from the City of North Las Vegas or a State Engineer permit).
 - ☒ No, I require a conditional water authorization from the City of Las Vegas in order to apply for water service from the LVVWD (have 6b completed by the LVVWD).
- ☐ Building Permit (Project address: _____)
 - ☐ New Building
 - Submit floor plan to LVVWD Gross acres: _____
 - ☐ Additions
 - Submit floor plan to LVVWD
 - Equivalent fixture units (to be completed by applicant): _____
- ☒ Land division
Submit tentative map and final map or Parcel Map to LVVWD
Proposed Construction: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Other
- Proposed Land Use Single Family Res. (79.299± AC)

Calculation to be completed by LVVWD only

6a. ☐ This project already has an existing commitment of water from the LVVWD. No new water commitment is necessary.

LVVWD Representative	Print Name	Date

6b. Based on information submitted by the applicant, the preliminary estimate for the required quantity of water for this project is calculated to be 4.0 acre feet per year **FOR RECORDING PARCEL MAP 16-96 ONLY**

☒ Additional water facilities required

☐ Hold issuance of building permit until an executed conditional commitment agreement is submitted to the District

LVVWD Representative	Print Name	Date
<u>K.E. Colgate</u>	<u>K.E. Colgate</u>	<u>7-3-96</u>

Name and Address of Owner or Authorized Agent to whom the conditional water distribution authorization letter should be sent:

WOODSIDE HOMES & OLYMPIC NEVADA	893-8001
Name <u>c/o WOODSIDE HOMES</u>	Telephone
<u>1900 E. Flamingo Rd., Ste. 252</u>	<u>Las Vegas</u> <u>NV</u> <u>89119</u>
Address	City State Zip

Copy of Letter to be sent to: VTN NEVADA Telephone 873-7550

<u>2727 S. Rainbow Blvd.</u>	<u>Las Vegas</u> <u>NV</u> <u>89102</u>
Address	City State Zip

Authorized Agent/Owner Information

I hereby certify that all information contained on this form is true and accurate. I am aware that the priority for issuance of a conditional Water Distribution Authorization Letter by the City will be based, in part, on the date and time that an application is accepted as complete and that failure on my part to submit all required application materials may cause the priority of my application to be reestablished.

[Signature]
Owner or Authorized Agent

Date of Submittal

RECEIVED
JUL 23 7 17 AM '96
Date/Time Stamp

PLANNING AND DEVELOPMENT

For City Use Only

Project Water Reservation Category	Plan Check #
☐ Public Facilities ☐ Quasi Public and Non-Profit facilities ☐ All other developments	
<u>7-23-96</u>	<u>7:30</u>
Date	Time
<u>Robert LINDER</u>	<u>PLANNING & DEV.</u>
Staff Member	Department



City of LAS VEGAS, NEVADA

Proof of valid water commitment or application for a Conditional Water Distribution Authorization Letter

Project Title PARCEL MAP FOR WOODSIDE HOMES

Name as shown on Plat PARCEL MAP FOR WOODSIDE HOMES

1. Assessor's Parcel No(s). 125-28-701-001
2. Does the project as proposed have a water commitment from the Las Vegas Valley Water District?
- a. ☐ Yes, this project is part of a recorded single-family residential subdivision and already has an existing commitment of water from the LVVWD. No new water commitment is necessary.
- b. ☐ Yes (for all other projects not within item 1a., line 6a below must be completed by the LVVWD).
- c. ☐ No, I do not require service from the LVVWD. I will utilize a well for an individual single-family parcel for domestic use only, not in an area served by a municipal water purveyor.
- d. ☐ No, I do not require service from the LVVWD (and I have attached proof of service from the water provider, such as a letter from the City of North Las Vegas or a State Engineer permit).
- e. ☒ No, I require a conditional water authorization from the City of Las Vegas in order to apply for water service from the LVVWD (have 6b completed by the LVVWD).
3. ☐ Building Permit (Project address:)
- a. ☐ New Building
- Submit floor plan to LVVWD Gross acres:
- b. ☐ Additions
- Submit floor plan to LVVWD
- Equivalent fixture units (to be completed by applicant):
4. ☒ Land division
- Submit tentative map and final map or Parcel Map to LVVWD
- Proposed Construction: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Other
5. Proposed Land Use Single Family Res. (79.299± AC)

Calculation to be completed by LVVWD only

6a. ☐ This project already has an existing commitment of water from the LVVWD. No new water commitment is necessary.

LVVWD Representative	Print Name	Date

6b. Based on information submitted by the applicant, the preliminary estimate for the required quantity of water for this project is calculated to be 2.0 acre feet per year FOR RECORDATION OF PARCEL MAP

☒ Additional water facilities required

☐ Hold issuance of building permit until an executed conditional commitment agreement is submitted to the District

RE Colgate	K. E. Colgate	3-27-96
LVVWD Representative	Print Name	Date

Name and Address of Owner or Authorized Agent to whom the conditional water distribution authorization letter should be sent:

WOODSIDE HOMES & OLYMPIC NEVADA	893-8001		
Name c/o WOODSIDE HOMES	Telephone		
1900 E. Flamingo Rd., Ste. 252	Las Vegas	NV	89119
Address	City	State	Zip

Copy of Letter to be sent to: VTN NEVADA Telephone 873-7550

2727 S. Rainbow Blvd.	Las Vegas	NV	89102
Address	City	State	Zip

Authorized Agent/Owner Information

I hereby certify that all information contained on this form is true and accurate. I am aware that the priority for issuance of a conditional Water Distribution Authorization Letter by the City will be based, in part, on the date and time that an application is accepted as complete and that failure on my part to submit all required application materials may cause the priority of my application to be reestablished.

X 3-26-96

Owner or Authorized Agent Date of Submittal

Signator is authorized to bind the organization

RECEIVED
Date/Time Stamp
MAR 28 10 17 AM '96

For City Use Only

Project Water Reservation Category	Plan Check #
☐ Public Facilities ☐ Quasi-Public and Non-Profit facilities ☐ All other developments	
3/28/96	10/17
Date	Time
	COMMUNITY PLANNING
Staff Member	Department



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes No
2. List the names of public access streets between this property and the nearest major streets: NONE
3. Describe the existing improvements and/or condition of streets in item #2 above: UNIMPROVED
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: LVDWD -
SEE ATTACHED TENTATIVE MAP
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: X Yes No
On which Parcel? #1 7A #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence: SINGLE FAMILY RESIDENTIAL

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



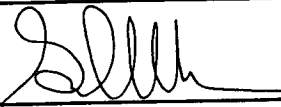
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	●			●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
Aesthetic Review	●		●	●				●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.


Applicant's Signature

3-26-96
Date

960119.01449

R.P.T.T. 62-487-81

2408.25

A.P.N. 125-28-701-001

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantor,

OLYMPIC NEVADA INC., a Nevada Corporation

does hereby Grant, Bargain, Sell and Convey to

WOODSIDE HOMES OF NEVADA, INC., a Nevada Corporation

the Grantee, all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Dated as of: January 9, 1996

OLYMPIC NEVADA, INC., a Nevada Corporation

by:

William L. Snyder

STATE OF NEVADA)

) SS.

COUNTY OF CLARK)



This instrument was acknowledged before me this 16th day of January, 1996, by William L. Snyder as Vice President of Olympic Nevada Inc.

Virginia M. Solomon

RETURN TO:

(This space for Recorder's Use)

FIDELITY NATIONAL TITLE
Borrow No. 95-40-0346-RB

MAIL TAX STATEMENTS TO:

Woodside Homes of Nevada, Inc.
1900 E. Flamingo Rd # 252
Las Vegas, NV 89119

EXHIBIT "A"

The land referred to in this Report is situated in the State of Nevada, County of Clark, and is described as follows:

PARCEL I:

That portion of the North Half (NH) of the Southeast Quarter (SEW) of Section 28, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NWQ) of the Southeast Quarter (SEW) of said Section 28;
 THENCE North 00°24'52" West along the West line of said Northwest Quarter (NWQ) of the Southeast Quarter (SEW), 391.50 feet to the POINT OF BEGINNING;

THENCE continuing North 00°24'52" West, along said West line 391.50 feet;

THENCE North 89°33'37" East, departing said West line 1336.67 feet;

THENCE South 00°57'17" West 251.07 feet;

THENCE North 89°33'37" East 125.04 feet;

THENCE South 00°57'17" West 532.16 feet to the South line of the North Half (NH) of said Southeast Quarter (SEW);

THENCE South 89°33'37" West along said South line, 778.26 feet;

THENCE North 00°22'49" West, departing said South line 391.50 feet;

THENCE South 89°33'37" West 664.96 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of the North Half (NH) of the Southeast Quarter (SEW) of Section 28, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter (NWQ) of the Southeast Quarter (SEW) of said Section 28;

THENCE North 00°24'52" West, along the West line said Northwest Quarter (NWQ) of the Southeast Quarter (SEW), 391.50 feet;

THENCE North 89°33'37" East, departing said West line 664.96 feet;

THENCE South 00°22'49" East, 391.50 feet to the South line of the North Half (NH) of said Southeast Quarter (SEW);

THENCE South 89°33'37" West along said South line, 664.75 feet to the POINT OF BEGINNING.

CLARK COUNTY, NEVADA
 JUDITH A. VANDEVER, RECORDER
 RECORDED AT REQUEST OF:

FIDELITY NATIONAL TITLE

01-19-96 19:00 PGC 2

BOOK 960119 UST. 01449

FEE 8.80 RPIT 2,480.25