

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-33-96

APN See Below

Location Town Center Dr & Anasazi Dr

Applicant Durable Homes

Subject

APN:137-36-101-001; 137-25-101-013



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: <u>PM-33-96 (Talon Pointe)</u>						
P FM-33-96 SURVEYOR/ENGINEER: <u>PBS&J</u>						
SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	12/10/96	Paul	App'd	12/11/96		See Attached FOR SURVEYOR'S REQUIRE FLOOD CONTROL THREAT USE ONLY Before Recording
RIGHT-OF-WAY	12/11/96	CME	App'd	12/12/96		
FLOOD CONTROL	12/11/96	CZ	Hold map See Below	12/11/96		
SANITATION	12/11/96	BBB	App'd	12/11/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	12-20-96	LINDA	APP'D	12-23-96		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY See Attachment.

FLOOD CONTROL ① The approved drainage study for the overall site shows flows conveyed from Parcel 3 through Parcel 2 to Parcel 1, therefore a Public DE must be provided
See attached

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____



CLARK COUNTY HEALTH DISTRICT

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

DATE: September 18, 1996
OWNER: DURABLE HOMES INC
PM NO: 33-96 (CITY)
SURVEYOR: CHRISTIANSON, Eric

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

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

RECEIVED
SEP 23 2 25 PM '96
PLANNING AND
DEVELOPMENT



MEMO

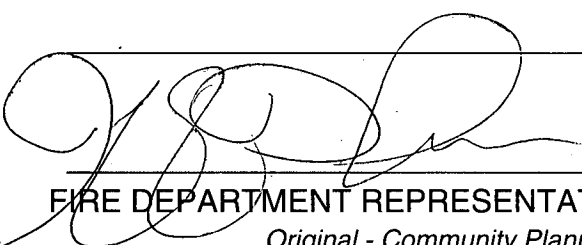
DATE 9/12/96

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Om-33.96 Durabus Homes

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

RECEIVED
SEP 16 3 25 PM '96
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

September 6, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

RECEIVED FROM:

Richard D. Goecke, Director
Department of Public Works

SEP 10 7 58 AM '96



SUBJECT:

Parcel Map
PM-33-96
Durable Homes

PLANNING AND
DEVELOPMENT

COPIES TO:

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

(Town Center Drive & Anasazi Drive)

We note from the approved Tentative Map for this site, that the Talon Pointe Summerlin 3 Parcel "N" subdivision (TM-62-96) is a private street community. As such, the City of Las Vegas has no need to own (as public right-of-way) any portion of the private roadway connecting this subdivision site to Town Center Drive. Therefore, all existing public right-of-way on the private entry corridor needs to be vacated.

We also note that north part of Town Center Drive adjacent to this parcel map site was dedicated per Book 69, Page 99 (as noted) and that the south part (along with the unneeded public ROW for the private access drive) was dedicated per Book 74, Page 56.

1. Submit a vacation application to eliminate public ownership of all public street right-of-way to be utilized for the private entry corridor into the Talon Pointe subdivision. The vacation application must include all existing public street right-of-way located east of the east right-of-way line of Town Center Drive and must be submitted prior to release of this parcel map for recordation.
2. To provide access to Parcel #2 (which does not abut a public street), detail a private access easement across Parcel #1 in the intended location of the future private street alignment(s) prior to the release of this parcel map for recordation.
3. Future development of the parcels created with recordation of this parcel map shall be in accordance with all applicable conditions of approval for the Talon Pointe Summerlin 3 Parcel "N" subdivision.
4. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
5. 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.

September 12, 1996

MEMORANDUM

TO: Eric Christianson, PLS PBS & J	FROM: Rita M. Lumos, PLS City Surveyor. <i>RML</i>
SUBJECT: PM 33-96 Durable Homes	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 curve data for curve 11 and the radial bearing at the northerly end of curve 11 do not match those shown on the subsequent subdivision map for parcel 1 and do not close as shown. Please revise.

The curve data for curves 7 and 8 do not match the radial bearing shown. Please revise.

RECEIVED
SEP 12 1 34 PM '96
PLANNING AND
DEVELOPMENT

SP

Rel 2833

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE AUGUST 29, 1996
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-33-96	
DURABLE HOMES	

PLEASE RETURN BY: SEPTEMBER 13, 1996

*No Comment**Jim Gilbert
Harm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE AUGUST 29, 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-33-96 DURABLE HOMES	

PLEASE RETURN TO JOHN McNELLIS BY: SEPTEMBER 13, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE AUGUST 29, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-33-96 DURABLE HOMES	

PLEASE RETURN BY: SEPTEMBER 13, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 7/24/96

APPLICATION/PETITION FOR: Parcel Map
(Type of Action Requested)

Project Address (Location): Town Center Drive and Anasazi Drive

Proposed Use: Residential Assessor's Parcel No.: 137-36-101-001
137-25-101-013

Project Name: Talon Pointe Summerlin Village 3 Parcel "N" Ward No.: _____

Existing General Plan: _____ Sixteenth Section: _____ of the _____ of Section: 36
25 Township: 20S Range: 59E

Proposed General Plan: _____ Existing Zoning: R-CL Proposed Zoning: _____

Gross Acres: 28.67 acres Lots/Units: 3 lots Density: .104 Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: 7-12-96, TM-21-96

APPLICANT INFORMATION:

Applicant: Durable Homes Contact: Karl Bonar

Address: 2800 W. Sahara Ave., Ste. 5-F

City: Las Vegas State: NV Zip: 89102 Tel: 362-2000 Fax: _____

Owner(s): Durable Homes, Inc. Contact: Karl Bonar

Address: 2800 W. Sahara Ave., Ste. 5-F

City: Las Vegas State: NV Zip: 89102 Tel: 362-2000 Fax: _____

Represented By: PBS&J, Inc. Contact: Dena Darling

Address: 901 N. Green Valley Pkwy., Ste. #100

City: Henderson State: NV Zip: 89014 Tel: 263-7275 Fax: 263-7200

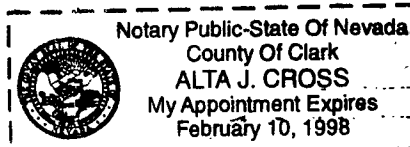
SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

RICH PRIESING, PRESIDENT

Subscribed and sworn before me this 6th day of August 1996

Alta J. Cross
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-33-96

Meeting Date: N/A

Date Accepted: 8-13-96

Accepted By: JOE

Map No.: _____

Total Fee: 500.00

Receipt No.: 377703

LEGAL DESCRIPTION

A PORTION OF THE SECTIONS 25 AND 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF AMENDED LOT 2 OF AMENDED FINAL MAP OF A PORTION OF SUMMERLIN VILLAGE 3 UNIT NO. 2, AS RECORDED BOOK ____, PAGE ____, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING APPROXIMATELY 28.67 ACRES.

26
RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

STEWART TITLE OF NEVADA
3800 Howard Hughes Parkway, Suite 500
Las Vegas, Nevada 89109
Attention: Linda Jones

COPY

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

- HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to DURABLE HOMES, INC., a Nevada corporation, as "Grantee," the real property in the City of Las Vegas, County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Land beneath a depth of five hundred feet (500').

B. Any and all water, rights or interests therein, no matter how acquired by Grantor, and owned or used by Grantor in connection with or with respect to the Land, or within or under the Land, together with the right and power to explore, drill, redrill, remove and store the same from the Land or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Land or any area within five hundred feet (500') from the surface of the Land in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Land for the purposes of installation, emplacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Land (without unreasonably interfering with Grantee's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities.

D. Non-exclusive easements in gross on, over, under or across the Land for the purpose of constructing walls on the boundary of the Land together with appurtenant landscaping (the "Boundary Wall Improvements") in connection with Grantor's development of the Summerlin Planned Community ("Summerlin"), and the right to deposit and use equipment and materials thereon for such purposes, together with the right of ingress and egress thereto, in order to install, construct, service, maintain, repair, reconstruct, widen, relocate and replace any of such Boundary Wall Improvements.

E. Non-exclusive easements in gross on, over, under, or across the Land, together with the right of ingress and egress thereto, for the purpose of disposing soil, rocks, and other materials generated by the development and construction of the Boundary Wall Improvements, including, but not limited to, materials generated by grading of the streets adjacent to and in the vicinity of the Land, and the right to deposit and use equipment and materials thereon for such purposes; so long as Grantor's activity pursuant to this easement does not unreasonably interfere with the Grantee's construction of its development project on the Land. The easement reserved by Grantor under this Section E shall automatically terminate with respect to any Project Unit (as defined in the Agreement for the Purchase and Sale of Real Property between Grantor and Grantee dated June 10, 1996 (the "Purchase Agreement")) at the time of any sale of a single Project Unit to a homebuyer for dwelling purposes, without any necessity that any additional document be executed or recorded.

F. Non-exclusive easements in gross on, over, under or across the Land for the purposes of installation, emplacement and maintenance of those improvements described as "Developer's Work of Improvement" in that certain Declaration of Development Covenants and Restrictions by Grantee of even date herewith. The easement reserved by Grantor under this Section F shall automatically terminate upon completion by Grantee or Grantor of all such improvements and dedication thereof to appropriate governmental authorities or public utilities.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized.

Dated as of June 27, 1996

GRANTOR:

HOWARD HUGHES PROPERTIES, LIMITED
PARTNERSHIP, a Delaware limited partnership

By its sole general partner: THE HOWARD
HUGHES CORPORATION, a Delaware
corporation

By: [Signature]

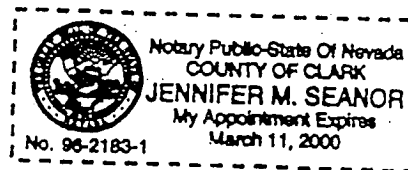
Name: Daniel C. Van Epp

Title: Exec. Vice President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on June 27, 1996, by
Daniel C. Van Epp as Exec. Vice President of
The Howard Hughes Corporation

Jennifer M. Seanor
Notary Public



ATTACHMENT "A"
TO GBS DEED

DESCRIPTION OF THE LAND

All of Lot 2 of Block A, containing approximately 28.67 acres, as shown on the subdivision map of Summerlin Village 3 – Unit 2 on file in Book 74 of Plats at Page 56, in the Office of the County Recorder of Clark County, Nevada.

APN a portion of 137-36-101-001

Mail tax Bill to:
J.M. Peters Nevada, Inc.
2800 West Sahara Ave. Ste 5F
Las Vegas, Nevada 89102
Attention: Rich Priesing

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA
06-28-96 14:43 PAR 4
BOOK: 960628 INST: 02446
FEE: 10.00 RPTT: 5,012.80
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



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: Town Center Drive and Anasazi Drive
3. Describe the existing improvements and/or condition of streets in item #2 above: Town Center Drive is Constructed.
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: Existing 12" Stub at Anasazi Drive and Town Center Drive. Serviced by Las Vegas Valley Water District.
5. Will property be serviced by the City Sanitary Sewer System? ☒ Yes ☐ No
If no, indicate how sewer service will be provided: _____
6. Is immediate development proposed on the parcels of land to be created: ☒ Yes ☐ No
On which Parcel? #1 ☒ #2 ☒ #3 ☒ #4 _____
If yes, indicate type of development and anticipated date construction will commence: Single-Family, Fall 1996

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	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 For Rezoning	●	●	●			●								
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.

Laura Kank
Applicant's Signature

8/6/96
Date