

Comments



Separator Sheet

CRG STAFF REPORT

DATE: October 10, 2006

CASE: CRG-16616

APPLICANT: Bardon Materials

LOCATION:

One-quarter mile west of Clark County Highway 215 and 800 feet south of Lake Mead Boulevard

APPLICATION REQUEST:

This is a request for a Summerlin Site Development Plan Review for a PROPOSED AGGREGATE PROCESSING BATCH PLANT on 20 acres in Village 22 approximately one-quarter mile west of Clark County Highway 215 and 800 feet south of Lake Mead Boulevard (portions of APNs 137-14-501-003 and 137-22-000-015), PC (Planned Community) Zone, Ward 2 (Wolfson).

BACKGROUND DATA:

- | | |
|----------|--|
| 02/16/94 | The City Council approved a Development Agreement (DA-0002-93) for the Summerlin Villages, which included the subject property. This Development Agreement contains provisions regarding the reservation of water, park sites, future annexations and amendments to the Summerlin Development Standards, and the location of temporary batch plants. The Planning Commission recommended approval. |
| 02/16/94 | The City Council approved a request for reclassification of property (Z-0135-93) that included the subject property from an N-U (Non-Urban) Zone to a P-C (Planned Community) Zone. The Planning Commission recommended approval. |
| 09/15/04 | The City Council approved a Director's Business item (DIR-3934) in which revised development standards for Summerlin were adopted. The Planning Commission recommended approval. |
| 11/09/05 | The CRG approved a request for a Summerlin Site Development Plan Review (CRG-9964) for a proposed temporary aggregate processing batch plant in Village 26 west of Clark County Highway 215 and north of Lake Mead Boulevard. |
| 06/21/06 | The CRG approved a request for a Review of Condition (ROC-14019) to change a condition to the CRG's approval of the above temporary aggregate processing batch plant (CRG-9964) to extend its hours of operation. |

LAND USE AND DEVELOPMENT OF ADJACENT PROPERTIES:

North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

DETAILS OF APPLICATION:

USE

The subject site is located in the PC (Planned Community) Zone. The proposed Aggregate Processing Batch Plant is permitted within this zone subject to meeting standards set forth in the Summerlin Development Standards. Per Section 2 of the Standards, the following conditions must be met:

The operator of any ready-mixed concrete operation, asphaltic concrete operation or aggregate processing operation ("the Operator") shall treat all haul routes and parking areas with an effective dust inhibiting surface. All truck tires shall be washed as they leave the plant sites and pass on to paved access roads to minimize dust associated with the tracking of mud on the paved road. Each load of aggregate shall be wetted by a spray bar system. To further control dust emanating from trucks, the Operator will cover all trucks with tarps.

The ready-mixed concrete operations, asphaltic concrete operations and processing of aggregate must be conducted employing low profile, portable equipment which contain and utilize state-of-the-art pollution control features. The silo at 70' will be the maximum allowable height for these operations. All other activities shall be maintained within 35' or less in height. The Operator shall shield such activities by the use of berms or by recessing operations below grade or by using similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments at Summerlin. Ready Mix Concrete operations shall incorporate an automatic shut-off valve for the cement and fly ash fill tubes. The shut-off valve will prohibit bulkers from over filling silos and adding particulate matter to the atmosphere.

The Operator will take such steps as are necessary to mitigate the visual, noise, dust, and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primary processing plants, the ready-mixed concrete and asphaltic concrete plants. The Operator shall comply with the following:

- a. Prior to start-up, all plant facilities will be shielded, both visually and audibly through berming and/or recessing said facilities below ground level from the existing residential and commercial development.

- b. The Operator shall pave or treat all access roads, haul roads and parking areas with an effective dust inhibiting surfacing. The Operator shall submit a plan showing planned treatment of all access roads, haul roads, and parking areas. East-west haul roads through the Summerlin area will be limited to Cheyenne Avenue, Lake Mead Boulevard, Summerlin Parkway and Charleston Boulevard unless the City approves other haul roads.
- c. The Operator will install and utilize an effective truck spray/washing system at the plant site exit. All trucks will be washed as they leave the plant site. The Operator will clean the access road(s) at a frequency that effectively controls material buildup and associated dust or other hazards.
- d. The Operator shall at all times keep the plant sites and excavation sites free from the accumulation of waste materials, rubbish, debris and toxic or hazardous materials caused by his/her operations and operations of its subcontractors.
- e. The Operator agrees that ready-mixed concrete and asphaltic concrete production plants shall be low-profile, portable facilities employing state-of-the-art production and pollution control features.
- f. The Operator shall install and utilize a truck washout system for the ready-mixed concrete trucks. At no time will ready-mixed concrete, asphaltic concrete or material from the clean-out system be dumped or disposed of on the property.
- g. The Operator shall install and utilize an effective system to control spillage of diesel fuel and other materials used to clean or coat trucks used to transport asphaltic concrete.
- h. The Operator shall comply with Fire Department regulations for all tanks containing fuel or hazardous materials.
- i. The Operator shall take steps necessary to eliminate dust, sand, etc. from being blown from trucks leaving the plant sites and excavation sites. These steps shall include wetting of material after loaded onto trucks and truck covers, if necessary.
- j. The primary processing plant may be located and operated in those locations where it does not have a sustained noticeable impact on residential and/or commercial developments. It is anticipated that the impact from the primary plant will be dependent on its distance from residential/commercial development, combined with the length of time the plant shall be located at the specific plant site.

- k. Trucks shall not use compression brakes (Jake Brakes) within Summerlin boundaries or on the access roads.
- l. All lights, except those on mobile equipment shall be shielded from view from any occupied residences within one-half mile.
- m. Operation of the aggregate processing equipment and asphaltic concrete plant will be limited to the hours of 5:00 A.M. to 3:00 P.M., Monday through Saturday. Hours of operation may be adjusted depending upon impacts on residential and/or commercial development.
- n. So long as the ready-mixed concrete batch plant has a drive-thru loadout, it will be allowed to operate at any time between 12:00 A.M. Monday, and 8:00 P.M. Saturday.

The closest residential development to the proposed operation is to the east and on the opposite side of Clark County Highway 215, approximately one-quarter mile away. The obvious concerns from such an operation are noise and airborne particulate matter. A justification letter from the applicant is submitted explaining the nature of the operation. This letter is incorporated as a part of this application. In it, the applicant states that the operation will be located on the west side of an existing stockpile such that it will be concealed from the view of these residents. The applicant anticipates that noise will be negligible especially when compared to the background noise of traffic on Highway 215.

The Summerlin guidelines specify that access roads must either be paved or treated with a chemical dust palliative. The applicant indicates that three to four inches of milled asphalt combined with a high performance lingo sulfonate dust suppressant will be applied to the access road for this operation. The road will then be compacted with a steel wheel roller. "Track out rock" (four inch coarse gravel) will be installed at both ends of the pavement to minimize dirt entrainment. The applicant indicates that this combination of controls has proven to be highly effective at mitigating fugitive emissions from haul traffic.

SITE PLAN

The site plan illustrates that the aggregate processing batch plant will be located west of an existing stockpile of aggregate material. This location will help to screen the use from view and noise of residential property located approximately one-quarter mile east of the proposed site.

Access is provided via an existing fire road which runs north-south parallel to Highway 215 and intersects the existing paved access road at Summerlin Parkway just west of the highway. This fully improved access is equipped with both a traffic signal and gate. As stated above, a combination of paving and a dust suppressant will be applied to the access road to greatly reduce dust emission.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

Planning and Development

1. This use shall cease two years from the date of approval of this application unless an Extension of Time is granted by the City Referral Group.
2. The hours of operation shall be regulated as follows:
 - a. From June 1 to September 30
6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.

From January 1 to May 30 and October 1 to December 31
6:30 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.
 - b. The hours of operation shall revert to the hours of 7:00 a.m. to 6:00 p.m. for any identifiable bona fide complaint from an area resident that is determined to originate from this operation during the hours of operation.
 - c. There shall be no radios or loud music at any time.
 - d. All contractors and subcontractors shall comply with these conditions of approval.
 - e. A \$240 investigation fee may be assessed, if required, to investigate a complaint from area residents.
3. This use may be reviewed at any time by request of the Planning and Development Department to determine compliance with the conditions of approval.
4. A letter from the Summerlin Design Review Committee shall be submitted indicating its acceptance of the use or that it has no comment.
5. This use shall operate in conformance with all applicable requirements for an Aggregate Processing Batch Plant as set forth in the Summerlin Development Standards; with other conditions imposed by those herein; with the conditions purported by the applicant in a letter in a letter dated September 7, 2006, submitted with and made a part of this application; and any other conditions by the Summerlin Design Review Committee.
6. The use shall be in conformance with the Site Plan date stamped September 7, 2006, subject to any conditions imposed by the Summerlin Design Review Committee.
7. This approval shall not subrogate any other law or code.

Public Works

8. Provide a minimum of two lanes of temporary paving or other acceptable dust suppressant to this site prior to the issuance of any permits for this site.
9. All temporary improvements within the public right-of-way associated with this aggregate processing batch plant shall be removed and replaced with permanent improvements meeting current City Standards immediately upon the termination of the proposed use.
10. The use shall comply with all applicable Summerlin Development and Improvement Standards.

CITY REFERRAL GROUP MEETING
MINUTES
October 10, 2006

The City Referral Group (CRG) held a meeting on October 10, 2006, to review a Summerlin Site Development Plan Review (SDR-16616) for a PROPOSED AGGREGATE PROCESSING BATCH PLANT on 20 acres in Village 22 approximately one-quarter mile west of Clark County Highway 215 and 800 feet south of Lake Mead Boulevard (portions of APNs 137-14-501-003 and 137-22-000-015), PC (Planned Community) Zone, Ward 2 (Wolfson). Mark Miller with Bardon Materials, was present to meet with staff to review the request. Persons in attendance are listed on the attached roster.

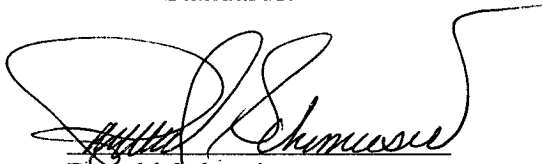
Mark Miller explained that the proposed operation will function like a similar operation to the north of Lake Mead Boulevard. He indicated that access to the site would be treated to control dust and other emissions.

There was some discussion concerning the hours of operation; it was mentioned that the proposed hours of operation may be in conflict with the provisions of the City's noise ordinance, Chapter 9.16 of the Municipal Code. Upon reviewing the Municipal Code, it was noted that the provisions relate to what is termed a "noise disturbance." It was noted that one of the recommended conditions of approval states: "The hours of operation shall revert to the hours of 7:00 a.m. to 6:00 p.m. for any identifiable bona fide complaint from an area resident that is determined to originate from this operation during the hours of operation." CRG members felt that a "bona fide complaint" would be a "noise disturbance" at which time the operation would have to comply with the Municipal Code.

The CRG reviewed the staff report. The proposed use was approved with following conditions of approval:

1. This use shall cease two years from the date of approval of this application unless an Extension of Time is granted by the City Referral Group.
2. The hours of operation shall be regulated as follows:
 - a. From June 1 to September 30
6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.
 - From January 1 to May 30 and October 1 to December 31
6:30 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.

- b. The hours of operation shall revert to the hours of 7:00 a.m. to 6:00 p.m. for any identifiable bona fide complaint from an area resident that is determined to originate from this operation during the hours of operation.
 - c. There shall be no radios or loud music at any time.
 - d. All contractors and subcontractors shall comply with these conditions of approval.
 - e. A \$240 investigation fee may be assessed, if required, to investigate a complaint from area residents.
- 3. This use may be reviewed at any time by request of the Planning and Development Department to determine compliance with the conditions of approval.
 - 4. A letter from the Summerlin Design Review Committee shall be submitted indicating its acceptance of the use or that it has no comment.
 - 5. This use shall operate in conformance with all applicable requirements for an Aggregate Processing Batch Plant as set forth in the Summerlin Development Standards; with other conditions imposed by those herein; with the conditions purported by the applicant in a letter in a letter dated September 7, 2006, submitted with and made a part of this application; and any other conditions by the Summerlin Design Review Committee.
 - 6. The use shall be in conformance with the Site Plan date stamped September 7, 2006, subject to any conditions imposed by the Summerlin Design Review Committee.
 - 7. This approval shall not subrogate any other law or code.
 - 8. Provide a minimum of two lanes of temporary paving or other acceptable dust suppressant to this site prior to the issuance of any permits for this site.
 - 9. All temporary improvements within the public right-of-way associated with this aggregate processing batch plant shall be removed and replaced with permanent improvements meeting current City Standards immediately upon the termination of the proposed use.
 - 10. The use shall comply with all applicable Summerlin Development and Improvement Standards.



Donald Schmeiser
Recording Secretary

NAME	AFFILIATION	PHONE #
DON SCHNEIDER	C of L (BANKING)	229-5915
Mark Miller	A.I (Borden)	649-6250
RAUL CRUZ	C of LV (Flood C.)	229-6171
GARY REID	DEUCO	229-2008
Robert Bell	LVR	229-4685
ROD CLARK	Building Dept CCV	229-6913

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: September 20, 2006
Re: **CRG-16616** Lake Mead Stockpile W of the I-215 Beltway, S of Lake Mead Boulevard
Request for a Site Development Plan Review for an aggregate processing batch plant

CONDITIONS OF APPROVAL:

1. Provide a minimum of two lanes of temporary paving or other acceptable dust suppressant to this site prior to the issuance of any permits for this site.
2. All temporary improvements within the public right-of-way associated with this aggregate processing batch plant shall be removed and replaced with permanent improvements meeting current City Standards immediately upon the termination of the proposed use.
3. Site development to comply with all applicable Summerlin Development and Improvement Standards.

September 6, 2006



City of North Las Vegas Planning and Zoning
2266 Civic Center Drive
N Las Vegas, NV 89030

Attention: Don Schmeiser
City of Las Vegas
Planning and Development

Subject: Bardon Materials
Lake Mead Stockpile Site
Request for CRG

Dear Mr. Schmeieser:

Attached please find an application and support materials submitted for CRG review of Bardon Materials proposed Lake Mead Stockpile material processing site. The site will be located ¼ mile SW of Lake Mead Drive and Summerlin Parkway. Bardon Materials has been issued full approval by the Land Owner and Developer, Howard Hughes, to proceed pending all required permits and approvals.

Please do not hesitate to contact the undersigned if you have any questions.

Best Regards,

Mark Miller
Permitting Manager
Aggregate Industries - SWR

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BARDON MATERIALS
FREHNER CONSTRUCTION COMPANY
REGAL READY MIX
SOUTHERN NEVADA PAVING

**AGGREGATE INDUSTRIES
SOUTHWEST REGION**

4040 Frehner Road
North Las Vegas, NV 89030
Telephone (702) 649-6250
Facsimile (702) 642-2213
www.aggregate-us.com

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An AGGREGATE INDUSTRIES PLC company

**Bardon Materials
Aggregate Processing Operation
Lake Mead Stockpile**

Background:

Bardon Materials has obtained authorization from Howard Hughes Corporation to commence onsite material processing of the existing stockpile located $\frac{1}{4}$ southwest of I-215 and Lake Mead Drive. Based on the quantity of stockpiled material Bardon Materials anticipates that it will remain at this location for approximately two (2) years.

Bardon Materials will locate the plant on the west side of the existing Lake Mead stockpile such that it will be concealed from the view of both residents and I-215 traffic to the East. There is no existing development of the West side of the I-215 in the vicinity of the proposed plant site. Bardon will process the earthen materials through a crushing and screening plant designed to produce Type 2 aggregate base and natural sand. The products will be exported offsite in 45 ton aggregate haul trucks for construction project located in the surrounding areas. The onsite processing plant will eliminate the need to export the materials to a remote processing site, and then haul it back, thus eliminating significant on road emissions and traffic congestion.

Bardon will access the site via its existing Summerlin Material Site located at Summerlin Parkway and the I-215 beltway. Ingress egress to the Lake Mead Stockpile will be via a fire road which runs north and south parallel to I-215 and intersects the existing paved access road at Summerlin Parkway just west of the I-215. This fully improved access is equipped with both a traffic signal and gate.

Land Use Requirements:

Approval has been obtained from Howard Hughes, the land owner, to proceed with aggregate processing activities at the Lake Mead Stockpile. The stockpile exists due to the excavation of the western beltway. According to Summerlin development standards adopted in September of 2004, temporary aggregate processing facilities are a permitted use anywhere in a PC zone without a Special Use permit subject to meeting specified conditions. Each requirement is discussed below:

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A) Visual Shielding – The plant will be concealed from view due to its location behind the existing stockpile. It is anticipated that noise impacts from the plant and associated truck traffic along the access road will be negligible especially when compared to the background noise of traffic on the I-215 Beltway which lies between the plant and residents to the East.

B) Access Roads – The Summerlin Guideline specifies that access roads must either be paved or treatment with a chemical dust palliative. Bardon Materials will apply 3"- 4" thick milled asphalt (RAP) surface combined with a high performance ligno sulfonate dust suppressant to the existing unimproved fire road. The road surface will then be compacted with a steel wheel roller. Track out rock (4" coarse gravel) will be installed at both ends of the pavement to minimize dirt entrainment. Paving was selected since it will provide the greatest level of particulate control (e.g. 98% versus 90% for chemical stabilizing), thus minimizing impacts to the surrounding community. It will also provide a smoother travel surface thus minimizing wear on trucks. This combination of controls has proven to be highly effective at mitigating fugitive emissions from haul traffic.

C) Track -Out Controls – The site exit onto Summerlin Parkway will be cleaned daily using a street sweeper. Effective track-out controls such as wheel shakers, gravel pads, or wheel washers will be applied prior to the site exit to mitigate dirt entrainment to the maximum extent possible. Track-out controls will also be placed on the plant side of the paved road.

D) Waste – All refuse will be kept in dumpsters. No hazardous waste will be generated or stored onsite. All leaks and spills will be cleaned up immediately in accordance with the company spill procedure.

E) Ready Mix Concrete / Asphalt Plant – This requirement is not applicable. The project will not entail onsite concrete or asphalt plants.

F) Ready Mix Wash Out – Not applicable. This project will not entail onsite concrete plants. No ready truck wash out, concrete, or asphalt will be dumped on the property.

G) Tank Registration – The diesel tank will be registered with the City of Las Vegas Fire Department and will meet UL-142 requirements for above ground tanks. No gasoline tanks will be onsite.

H) Spillage of Fuels - All fuel tanks (2 - 500 gal tanks) and gear oil drums (2 - 55 gal drums) will be equipped with secondary containment to catch accidental releases to the environment. No other fuel or oil products will be stored at this site.

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I) Emissions from all aggregate processing and surface disturbing activities will be maintained in compliance with Clark County Department of Air Quality Air Quality Regulations and permit limitations at all times. Emissions controls will include:

- The plant feed materials will be pre-wet and maintained at 4.0% moisture content. This will provide a 96.0% control of particulate emissions.
- All crushers, screens, and key transfer points will be equipped with dust suppressing water sprays.
- Drop height on stackers will be maintained at 2 feet or less to minimize wind blown particle entrainment.
- The site access road will be paved which will provide a 98% control of PM₁₀ emissions from haul traffic. The road will be cleaned daily or as needed with a broom.
- All haul trucks will be covered.
- Vehicle speeds will remain at 15 mph or less.
- Site disturbed surfaces will be watered through-out the day with an onsite water truck.

J) Impacts to Surrounding Residents – The plant will be concealed from view as discussed under item A. Noise impacts will be negligible due to its location and distance for occupied dwellings over ¾ miles away to the east. Plant sound levels will not be audible to residents on the East side of the Beltway. Traffic sound levels will be minimal in comparison with the background freeway noise. Should any traffic noise issue arise, Bardon will install a perimeter berm or fencing along the access road, or alter its operational hours.

K) J-Brakes- No trucks will be permitted to use Jake Brakes.

L) Lighting Impacts – Due to limits on hours of operation, Bardon Materials does not anticipate the need to use light plants or headlights on off-road equipment. Light plants, if ever used, would be pointed downward inside the basin, and would thus have negligible impacts outside the basin. After dark traffic would be limited to a single maintenance truck.

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M) Hours of Operation - The Summerlin Guideline limits operation to 5:00 am to 3:00 p.m. Monday through Saturday. However, in order to be consistent with the hours of operation approved for Bardon's other site at Cheyenne (ROC 14019), Bardon anticipates that approval of the following operating schedule:

Summer Operation June 1- September 30

M-F: 6:00 a.m. to 6:00 p.m.

Sat: 7:00 a.m. to 3:00 p.m. (closed Sunday)

Non-Summer Operation Hours (Jan 1- May 30 and Oct 1- Dec 31)

M-F: 6:30 a.m. to 6:00 p.m.

Sat: 7:00 a.m. to 3:00 p.m. (closed Sunday)

Other Land Use Requirement - None applicable.

Permits - Bardon Materials will obtain a Dust Control Permit, Stormwater Permit, Air Quality Operating Permit for a sand and gravel plant, and tank registration permit as required by local regulations.

Maps and Drawing and other Attachments: Please refer to attachment "C" for the proposed site plan depicting the equipment locations, stockpile locations, traffic flow, and basin ingress/egress points. Attachment "D" depicts the proposed haul road route on and off site. Attachment "E" is a site location map and aerial photographic exhibit.

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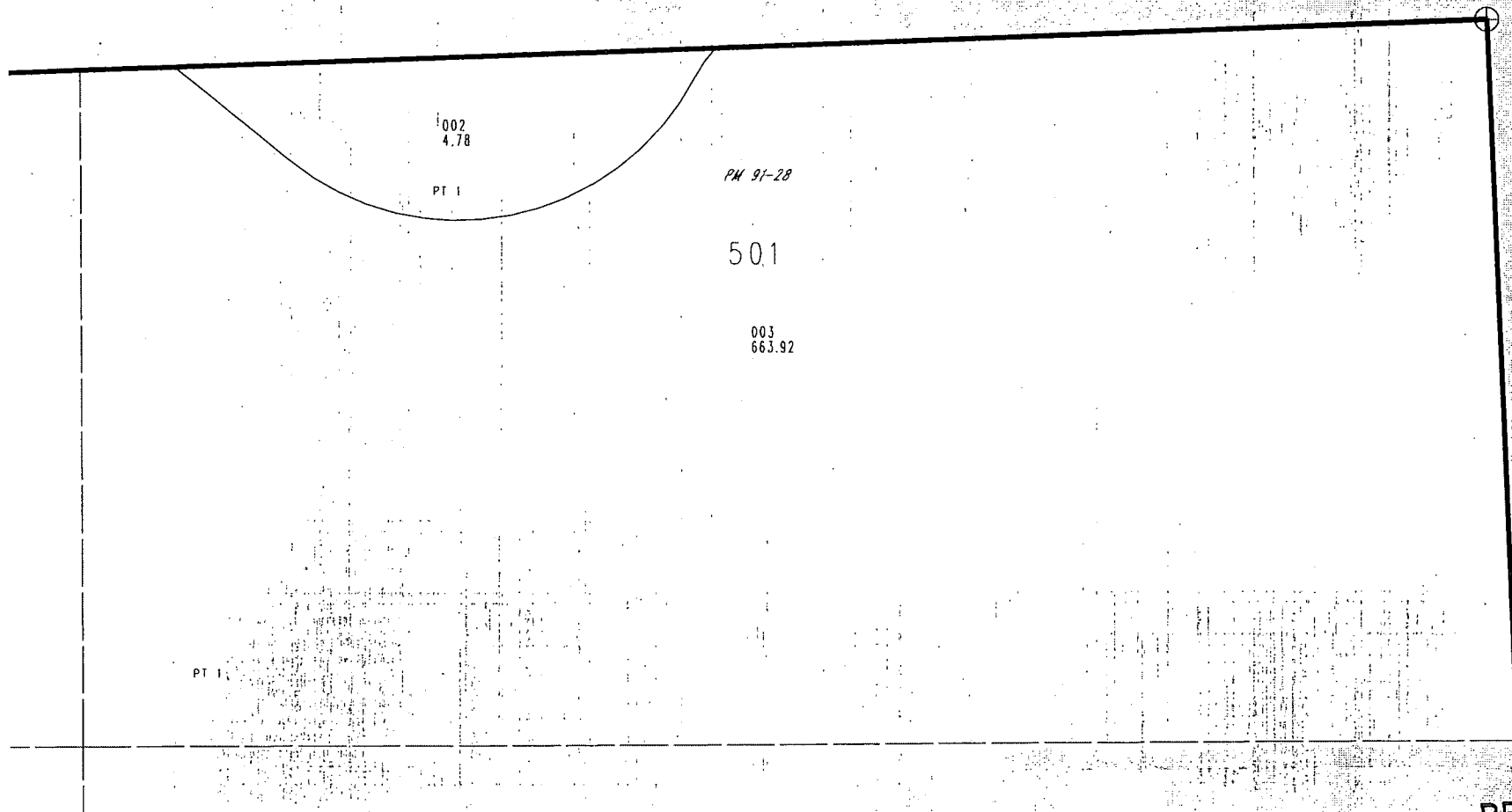
APN Map



Separator Sheet

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NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data defined herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		AVERAGE QA VALUE 22		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R59E		14		N 2 NE 4		137-14-5																																																																						
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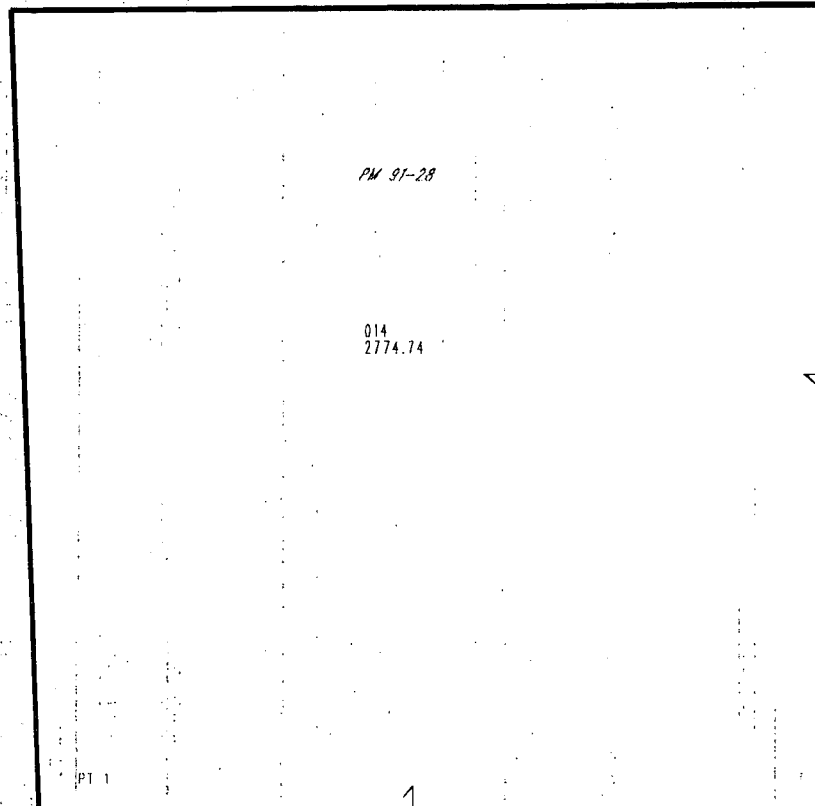


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MAP LEGEND		AVERAGE DA VALUE 22		PARCEL BOUNDARY 001 SUBD BOUNDARY 1.00 ROAD EASEMENT 202 PM/LD BOUNDARY 202 NON-PARCEL LOT LINE 5 WATCH LINE / LEADER LINE 5 ROAD ID NUMBER GL5		PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER		<table border="1"><tr><td>R58E</td><td>R59E</td><td>R60E</td></tr><tr><td>127</td><td>126</td><td>125</td></tr><tr><td>136</td><td>137</td><td>138</td></tr><tr><td>165</td><td>164</td><td>163</td></tr></table>		R58E	R59E	R60E	127	126	125	136	137	138	165	164	163	<table border="1"><tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr><tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr><tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr><tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr><tr><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td></tr><tr><td>34</td><td>35</td><td>36</td><td>37</td><td>38</td></tr></table>		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	<table border="1"><tr><td>4</td><td>8</td></tr><tr><td>1</td><td>5</td></tr><tr><td>2</td><td>6</td></tr><tr><td>3</td><td>7</td></tr><tr><td>4</td><td>8</td></tr><tr><td>5</td><td>1</td></tr></table>		4	8	1	5	2	6	3	7	4	8	5	1		
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Deed



Separator Sheet

HOWARD HUGHES CORPORATION, THE

Business Entity Information

Status:	Active on 12/5/2005	File Date:	10/17/1951
Type:	Foreign Corporation	Corp Number:	C470-1951
Qualifying State:	DE	List of Officers Due:	10/31/2006
Managed By:		Expiration Date:	

Resident Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:	ROOM E	City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 600.00
Par Share Count:	60,000.00	Par Share Value:	\$ 0.01

Officers

☐ Include Inactive Officers

Treasurer - BERNARD FREIBAUM

Address 1:	110 N WACKER DRIVE	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60606	Country:	
Status:	Active	Email:	

Director - BERNARD FREIBAUM

Address 1:	110 N WACKER DRIVE	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60606	Country:	
Status:	Active	Email:	

Secretary - RONALD L GERN

Address 1:	110 N WACKER DRIVE	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60606	Country:	
Status:	Active	Email:	

President - ROBERT A MICHAELS

Address 1:	110 N WACKER DRIVE	Address 2:	
City:	CHICAGO	State:	IL
Zip Code:	60606	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification		
Document Number:	C470-1951-001	# of Pages:	19
File Date:	10/17/1951	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		

Document Number:	C470-1951-003	# of Pages:	5
File Date:	02/07/1967	Effective Date:	
CERTIFIED COPY OF CERTIFICATE OF AMENDMENT CHANGING STOCK FROM \$7,500,000.			
Action Type:	Amendment		
Document Number:	C470-1951-004	# of Pages:	23
File Date:	10/12/1967	Effective Date:	
CERTIFIED COPY OF CERTIFICATE OF AMENDMENT AMENDING ARTICLE THREE			
Action Type:	Amendment		
Document Number:	C470-1951-005	# of Pages:	4
File Date:	12/12/1972	Effective Date:	
HUGHES TOOL COMPANY B 001			
Action Type:	Amendment		
Document Number:	C470-1951-006	# of Pages:	4
File Date:	03/07/1973	Effective Date:	
RESTATED ARTICLES OF INCORPORATION			
Action Type:	Amendment		
Document Number:	C470-1951-007	# of Pages:	3
File Date:	01/14/1981	Effective Date:	
ARTICLE IV - CAPITAL STOCK - \$5,676,300 (56,763 @ \$100.00)			
Action Type:	Amendment		
Document Number:	C470-1951-008	# of Pages:	10
File Date:	03/23/1987	Effective Date:	
CERTIFIED COPY OF RESTATED ARTICLES			
Action Type:	Amendment		
Document Number:	C470-1951-009	# of Pages:	26
File Date:	08/16/1994	Effective Date:	
CAPITAL STOCK WAS 56,763 @ \$100.00 = \$5,676,300. DMF			
#1 OF 2. CERTIFIED COPY OF RESTATED ARTICLES. AMENDED CORPORATE NAME & STOCK.			
BREAKDOWN OF STOCK: 100 MIL. COM. & 25 MIL. PREF., BOTH @ \$1.00. (13)PGS.			
SUMMA CORPORATION DMFBW 002			
#2 OF 2. CERTIFIED COPY OF RESTATED ARTICLES FILED. AMENDED ARTICLES BY			
REVISING METHOD BY WHICH BUSINESS PROPOSED BY A STOCKHOLDER MAY BE CONSIDERED			
AT AN ANNUAL MEETING OF THE STOCKHOLDERS. (13)PGS. DMF			
Action Type:	Resident Agent Change		
Document Number:	C470-1951-010	# of Pages:	1
File Date:	01/13/1999	Effective Date:	
CORPORATION TRUST CO. OF NEVADA			
ONE EAST FIRST STREET RENO NV 89501 CMA			
Action Type:	Annual List		
Document Number:	C470-1951-011	# of Pages:	1
File Date:	10/08/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	C470-1951-002	# of Pages:	1
File Date:	10/21/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Amendment		
Document Number:	20050589159-84	# of Pages:	5
File Date:	12/01/2004	Effective Date:	
P/U 120205			
Previous Stock Value: Par Value Shares: 125,000,000 Value: \$ 1.00 No Par Value Shares: 0 -----			
----- Total Authorized Capital: \$ 125,000,000.00 New Stock Value: Par Value Shares: 60,000			

Value: \$ 0.01 No Par Value Shares: 0 ----- Total Authorized Capital: \$ 600.00			
Action Type:	Annual List		
Document Number:	20050594385-31	# of Pages:	1
File Date:	12/05/2005	Effective Date:	
(No Notes for this action)			

23

20060515-0004320

APN NOS: 137-14-501-003, 137-13-101-003

WHEN RECORDED, MAIL TO:

PULTE HOMES OF NEVADA
8345 West Sunset Road
Las Vegas, Nevada 89113
Attention: Don Boettcher

Fee: \$36.00
N/C Fee: \$0.00

05/15/2006 14:37:24

T20060085638

Requestor:

NEVADA TITLE COMPANY

12
Frances Deane LEX
Clark County Recorder Pgs: 23

DEED OF TRUST

DATE: May 12, 2006

TRUSTOR: **THE HOWARD HUGHES CORPORATION**, a Delaware corporation

TRUSTOR'S ADDRESS: 10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135

BENEFICIARY: **PN II, INC.**, a Nevada corporation, dba Pulte Homes of Nevada

BENEFICIARY'S ADDRESS: 8345 West Sunset Road
Las Vegas, Nevada 89113
Attention: Don Boettcher

TRUSTEE: **NEVADA TITLE COMPANY**

TRUSTEE'S ADDRESS: 2500 North Buffalo Drive, Suite 150
Las Vegas, Nevada 89128
Attention: Lauren Plaisted

PROPERTY in Clark County, State of Nevada, described as:

See Exhibit A attached hereto and made part hereof

THIS DEED OF TRUST is made between the Trustor, Trustee and Beneficiary named above. Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, the above-

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described real property and all buildings, improvements and fixtures located thereon or hereinafter erected thereon (hereinafter referred to as "the property"), together with the leases, rents, issues, profits, or income thereof (hereinafter collectively referred to as "Property Income"); SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such Property Income; AND SUBJECT TO covenants, conditions, restrictions, rights-of-way, and easements of record.

THIS DEED OF TRUST IS MADE FOR THE PURPOSE OF SECURING:

- (A) Performance of each agreement of Trustor herein contained;
- (B) Repayment to Beneficiary of (a) the Initial Deposit in the amount of \$1,000,000, (b) the Additional Deposit, if paid by Beneficiary under the Purchase Agreement (defined below), in the amount of \$35,900,000, and (c) any interest on the Initial Deposit and the Additional Deposit to which Beneficiary is entitled under the terms of the Purchase Agreement (as hereinafter defined), all if and when required pursuant to the terms of that certain Agreement for the Purchase and Sale of Real Property dated as of March 9, 2006, and any modifications and amendments thereto, executed between Trustor, as seller, and Beneficiary, as buyer (the "Purchase Agreement"); and
- (C) Payment of additional sums and interest thereon which may hereafter be incurred or advanced on behalf of Trustor, or its successors or assigns, in accordance with the Purchase Agreement.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

To keep said property in good condition and repair; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the character or use of said property may be reasonably necessary.

To at all times provide, maintain and keep in force a policy for commercial general liability insurance on an "occurrence basis" against claims for "personal injury," including but not limited to bodily injury, death or property damages occurring on, in or about the property and the adjoining streets, sidewalks and passageways, such insurance to afford immediate minimum protection to a limit of not less than \$1,000,000 with respect to personal injury or death to any one or more persons or damage to property. Such insurance shall name Beneficiary as an insured and shall provide contractual liability coverage.

To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee and to pay all costs and expenses of Beneficiary and Trustee, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear or be named and in any suit brought by Beneficiary to foreclose this Deed of Trust.

To pay, before delinquent, all taxes and assessments affecting the property when due, all encumbrances, charges and liens, with interest, on said property or any part thereof which appear to be prior or superior hereto; all costs, fees and expenses of this Deed of Trust, including, without limiting the generality of the foregoing, the fees of Trustee for issuance of any Deed of Full Reconveyance and all lawful charges, costs and expenses in the event of reinstatement of, following default under, this Deed of Trust or the obligations secured, hereby. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, upon expiration of the applicable grace period described in this Deed of Trust below, without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel, and pay counsel's reasonable fees.

To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, together with interest from the date of expenditure at the rate of twelve percent (12%) per annum (or, if less, the highest legal rate). Any amounts so paid by Beneficiary or Trustee plus interest shall become part of the debt secured by this Deed of Trust and a lien on said property or shall become immediately due and payable at option of Beneficiary or Trustee.

IT IS MUTUALLY AGREED:

That time is of the essence of this Deed of Trust, and that by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to timely pay all other sums so secured following notice and opportunity to cure as provided for in this Deed of Trust.

That at any time or from time to time, and without notice, upon written request of Beneficiary, without liability therefor, without affecting the personal liability of any person for payment of the indebtedness secured hereby, without affecting the security hereof for the full amount secured hereby on all property remaining subject hereto and without the necessity that any sum representing the value or any portion thereof of the property affected by the Trustee's action be credited on the indebtedness, the Trustee may: (a) release and reconvey all of said property; (b) release and reconvey part of said property pursuant to the provisions for partial release and reconveyance set forth in the Purchase Agreement; (c) consent to the making and recording, or either, of any map or plat of the property; (d) join in granting any easement thereon; and (e) join in or consent to any extension agreement or any agreement subordinating the lien, encumbrance or charge hereof.

That upon written request of Beneficiary stating that all sums secured hereby have been paid and all obligations have been performed, and upon surrender of this Deed of Trust to

Trustee, and upon payment of its fees, Trustee shall release and reconvey, without covenant or warranty, express or implied, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

That upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder and upon expiration of the applicable grace period provided below, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written notice thereof, setting forth the nature thereof, and of election to cause to be sold said property under this Deed of Trust. Beneficiary also shall deposit with Trustee this Deed of Trust, and all documents evidencing expenditures secured hereby.

With respect to Trustor's failure to pay any amount due to Beneficiary pursuant to the terms of the Purchase Agreement within five (5) business days after notice to Trustor from Beneficiary that the same has become payable to Beneficiary thereunder, Beneficiary may direct Trustee to enforce any default remedy hereunder or in connection herewith; provided, however, that with respect to a non-monetary default, Beneficiary shall give ten (10) days' prior written notice to Trustor to cure such default before enforcing any default remedy and if the non-monetary default cannot through exercise of reasonable diligence be cured before expiration of the ten (10) day period, then Beneficiary shall defer enforcement of any default remedy as long as Trustor commences during the ten (10) day period to cure such default and thereafter diligently and continuously pursues curative action to successful completion.

Trustee shall record and give notice of Trustee's sale and shall sell the property at public auction, all in the manner required by law. Any persons, including Trustor, Trustee or Beneficiary, may purchase at such sale. Trustee shall deliver to said purchaser its Deed conveying the property so sold, but without any covenant or warranty, express or implied. Trustor requests that a copy of any notice of Trustee's sale hereunder be mailed to Trustor at his address hereinbefore set forth.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale and reasonable attorneys' fees, Trustee shall apply the proceeds of sale in the manner provided by law.

In lieu of foreclosure by trustee's sale, pursuant to the power of sale conferred hereby, this Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property, and in such event, the election to declare the unpaid balance immediately due and payable may be made in the foreclosure complaint. Beneficiary shall also have all other rights and remedies available to it hereunder and at law or in equity. All rights and remedies shall be cumulative.

That Trustee may resign by mailing or delivering notice thereof to Beneficiary and Trustor. Beneficiary may appoint a successor Trustee in the manner prescribed by law. A successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all the predecessor's title, estate, rights, powers and duties.

The term Beneficiary shall mean the owner of the indebtedness secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular number includes the plural.

That Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is recorded in the official records of the county in which the property is located. Trustee is not obligated to notify any party hereto of a pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

That the trust relationship created by this Deed of Trust is limited solely to the creation and enforcement of a security interest in real property. All of Trustee's duties, whether fiduciary or otherwise, are strictly limited to those duties imposed by this instrument and applicable law, and no additional duties, burdens or responsibilities are or shall be placed on Trustee.

That this Deed of Trust applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns and shall run with the land.

That at any time when Trustor is not in default hereunder, upon the earliest to occur of (i) the written request of Beneficiary stating that the Deposit has been paid to Beneficiary pursuant to the terms of the Purchase Agreement, and upon payment of all fees and charges and performance of all other obligations of Trustor hereunder, (ii) the close of escrow for the Property pursuant to the terms of the Purchase Agreement, or (iii) the termination of the Purchase Agreement for any reason in which Beneficiary is not entitled to a refund of the Deposit pursuant to the terms of the Purchase Agreement, Trustee shall reconvey to Trustor, or to the person or persons legally entitled thereto, without warranty, the property.

That interest on any sums paid, advanced or incurred by Beneficiary for and/or on behalf of Trustor and/or to preserve the trust estate shall accrue at the rate of twelve percent (12%) per annum from the date of payment, advance or incurrence, if not paid within ten (10) days of Beneficiary's demand to Trustor.

Trustor's liability for the payment of the indebtedness or performance of the obligations secured by this Deed of Trust shall be limited to its interest in the property, and neither Beneficiary nor Trustee shall seek recovery for payment of the indebtedness or performance of the obligations, whether by direct suit or deficiency judgment in foreclosure proceedings, from any of the assets of Trustor other than the property.

That this Deed of Trust shall be governed by the terms of Nevada law.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first set forth above.

TRUSTOR:

THE HOWARD HUGHES CORPORATION, a
Delaware corporation

By: [Signature]

Kevin T Orrock

Its: Top Division Exec

STATE OF NEVADA)

) ss.

County of Clark)

The foregoing instrument was acknowledged before me this 12th day of May, 2006, by KEVIN T. ORROCK, the Top Division Exec, of THE HOWARD HUGHES CORPORATION, a Delaware corporation, on behalf of the corporation.

Sharon K. Walker

Notary Public

My Commission Expires:

July 31, 2006



Exhibit A to Deed of Trust

Legal Description of Property

PARCEL 1

**LEGAL DESCRIPTION
SUMMERLIN VILLAGE 26 - PHASE 1**

A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 14 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE NORTH LINE OF SAID SECTION 13, SOUTH 89°39'55" EAST, 890.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°39'55" EAST, 384.99 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 25°39'43" WEST, 388.72 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1,584.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°18'05", AN ARC LENGTH OF 423.02 FEET;

THENCE SOUTH 40°57'49" WEST, 101.60 FEET;

THENCE NORTH 49°02'11" WEST, 21.80 FEET;

THENCE SOUTH 40°57'49" WEST, 95.50 FEET;

THENCE SOUTH 33°16'24" WEST, 40.36 FEET;

THENCE SOUTH 40°57'49" WEST, 107.86 FEET;

THENCE FROM A TANGENT BEARING SOUTH 40°57'33" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 7,712.10 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°30'17", AN ARC LENGTH OF 740.96 FEET;

THENCE SOUTH 46°27'50" WEST, 2,012.58 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 3,032.40 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°11'45", AN ARC LENGTH OF 539.62 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 53°43'55" WEST;

THENCE SOUTH 41°43'30" WEST, 20.32 FEET;

THENCE FROM A TANGENT BEARING SOUTH 35°53'09" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 3,034.40 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°34'39", AN ARC LENGTH OF 242.42 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 58°41'29" WEST;

THENCE NORTH 58°41'29" WEST, 22.51 FEET;

THENCE NORTH 58°55'29" WEST, 27.50 FEET;

THENCE FROM A TANGENT BEARING NORTH 59°36'40" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 426.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°18'19", AN ARC LENGTH OF 128.67 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 47°41'39" WEST;

THENCE SOUTH 50°21'28" WEST, 113.60 FEET;

THENCE NORTH 87°41'49" WEST, 58.66 FEET;

THENCE NORTH 38°43'13" WEST, 381.98 FEET;

THENCE FROM A TANGENT BEARING NORTH 44°04'09" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 1,561.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°13'13", AN ARC LENGTH OF 387.55 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 60°09'03" EAST;

THENCE NORTH 58°47'56" WEST, 195.07 FEET;

THENCE NORTH 31°12'04" EAST, 4.00 FEET;

THENCE NORTH 58°47'56" WEST, 16.14 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 483.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 43°26'15",

AN ARC LENGTH OF 366.18 FEET;

THENCE NORTH $15^{\circ}21'41''$ WEST, 525.91 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $102^{\circ}21'13''$, AN ARC LENGTH OF 26.80 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $27^{\circ}42'54''$ WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 381.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $27^{\circ}31'02''$, AN ARC LENGTH OF 183.22 FEET;

THENCE SOUTH $34^{\circ}46'03''$ WEST, 306.69 FEET;

THENCE FROM A TANGENT BEARING NORTH $51^{\circ}48'15''$ WEST, CURVING TO THE LEFT ALONG THE ARC OF A 610.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $07^{\circ}30'35''$, AN ARC LENGTH OF 79.95 FEET;

THENCE NORTH $59^{\circ}18'49''$ WEST, 248.79 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 620.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $06^{\circ}44'04''$, AN ARC LENGTH OF 72.93 FEET TO A POINT OF CUSP TO WHICH A RADIAL LINE BEARS NORTH $23^{\circ}57'07''$ EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}16'34''$; AN ARC LENGTH OF 23.63 FEET;

THENCE NORTH $23^{\circ}40'33''$ EAST, 90.99 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 979.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $01^{\circ}17'11''$, AN ARC LENGTH OF 21.99 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $67^{\circ}36'38''$ EAST;

THENCE NORTH $74^{\circ}25'37''$ WEST, 104.45 FEET;

THENCE NORTH $76^{\circ}42'03''$ WEST, 83.30 FEET;

THENCE NORTH $82^{\circ}05'26''$ WEST, 83.31 FEET;

THENCE NORTH $87^{\circ}31'16''$ WEST, 83.52 FEET;

THENCE SOUTH 85°57'15" WEST, 221.11 FEET;

THENCE NORTH 04°55'52" WEST, 118.34 FEET;

THENCE NORTH 85°04'08" EAST, 32.67 FEET;

THENCE NORTH 04°55'52" WEST, 41.00 FEET;

THENCE NORTH 05°40'23" EAST, 137.32 FEET;

THENCE NORTH 69°38'57" WEST, 13.22 FEET;

THENCE NORTH 12°56'25" EAST, 161.17 FEET;

THENCE FROM A TANGENT BEARING SOUTH 77°03'35" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 304.50 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°14'35", AN ARC LENGTH OF 96.95 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 05°18'09" EAST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 991.50 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°26'22", AN ARC LENGTH OF 7.60 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 04°51'48" WEST;

THENCE NORTH 09°29'27" EAST, 136.08 FEET;

THENCE NORTH 75°01'42" WEST, 27.02 FEET;

THENCE NORTH 15°56'13" EAST, 119.72 FEET;

THENCE FROM A TANGENT BEARING SOUTH 76°45'53" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 520.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°45'01", AN ARC LENGTH OF 6.81 FEET;

THENCE NORTH 12°29'07" EAST, 168.13 FEET;

THENCE SOUTH 81°34'08" EAST, 85.21 FEET;

THENCE NORTH 08°45'37" EAST, 157.02 FEET;

THENCE NORTH 81°14'23" WEST, 185.99 FEET;

THENCE FROM A TANGENT BEARING NORTH 07°55'57" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 1,379.50 FOOT RADIUS CURVE, CONCAVE WESTERLY,

THROUGH A CENTRAL ANGLE OF $09^{\circ}43'55''$, AN ARC LENGTH OF 234.32 FEET;

THENCE NORTH $01^{\circ}47'58''$ WEST, 355.83 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $01^{\circ}47'58''$ WEST;

THENCE NORTH $01^{\circ}47'58''$ WEST, 41.00 FEET;

THENCE NORTH $88^{\circ}12'02''$ EAST, 838.43 FEET;

THENCE SOUTH $04^{\circ}05'38''$ EAST, 188.69 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 270.50 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF $31^{\circ}48'56''$, AN ARC LENGTH OF 150.20 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH $62^{\circ}16'43''$ EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1,979.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $05^{\circ}13'46''$, AN ARC LENGTH OF 180.67 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $67^{\circ}30'29''$ WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $95^{\circ}02'01''$, AN ARC LENGTH OF 24.88 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $17^{\circ}27'30''$ WEST;

THENCE SOUTH $15^{\circ}35'11''$ WEST, 56.03 FEET;

THENCE SOUTH $72^{\circ}32'30''$ EAST, 312.63 FEET;

THENCE FROM A TANGENT BEARING SOUTH $38^{\circ}18'00''$ WEST, CURVING TO THE LEFT ALONG THE ARC OF A 2,362.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $10^{\circ}28'39''$, AN ARC LENGTH OF 432.03 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $62^{\circ}10'39''$ WEST;

THENCE FROM A TANGENT BEARING SOUTH $57^{\circ}59'37''$ EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 844.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $30^{\circ}07'43''$, AN ARC LENGTH OF 443.81 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $62^{\circ}08'06''$ EAST;

THENCE SOUTH 63°31'37" WEST, 100.65 FEET;

THENCE SOUTH 26°28'23" EAST, 41.00 FEET;

THENCE FROM A TANGENT BEARING SOUTH 63°31'37" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 87°11'17", AN ARC LENGTH OF 24.35 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 66°20'20" WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 728.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°00'59", AN ARC LENGTH OF 89.15 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 73°21'19" EAST;

THENCE NORTH 69°13'40" EAST, 245.00 FEET;

THENCE NORTH 04°35'25" EAST, 200.36 FEET;

THENCE NORTH 15°11'53" EAST, 542.99 FEET;

THENCE FROM A TANGENT BEARING SOUTH 85°50'54" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 928.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 05°41'13", AN ARC LENGTH OF 92.11 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 01°32'07" WEST;

THENCE NORTH 22°45'44" EAST, 60.37 FEET;

THENCE FROM A TANGENT BEARING SOUTH 89°54'03" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 872.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 13°37'42", AN ARC LENGTH OF 207.41 FEET;

THENCE NORTH 76°28'15" EAST, 371.27 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 928.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 28°43'38", AN ARC LENGTH OF 465.28 FEET;

THENCE SOUTH 74°48'07" EAST, 84.75 FEET;

THENCE SOUTH 15°11'53" WEST, 742.04 FEET;

THENCE FROM A TANGENT BEARING SOUTH 67°55'02" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1,373.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02°35'15", AN ARC LENGTH OF 62.00 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL

LINE BEARS NORTH 24°40'12" EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 16.00 FOOT RADIUS
CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 99°28'19",
AN ARC LENGTH OF 27.78 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
SOUTH 74°48'07" EAST;

THENCE SOUTH 74°48'07" EAST, 41.00 FEET;

THENCE NORTH 15°11'53" EAST, 56.64 FEET;

THENCE FROM A TANGENT BEARING SOUTH 63°28'57" EAST; CURVING TO THE
RIGHT ALONG THE ARC OF A 1,455.00 FOOT RADIUS CURVE, CONCAVE
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°29'05", AN ARC LENGTH
OF 444.01 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 44°00'07"
EAST;

THENCE NORTH 85°05'34" EAST, 45.42 FEET;

THENCE NORTH 04°54'26" WEST, 20.85 FEET;

THENCE NORTH 85°05'34" EAST, 65.89 FEET;

THENCE NORTH 62°55'36" EAST, 83.77 FEET;

THENCE NORTH 47°33'54" EAST, 267.21 FEET;

THENCE NORTH 47°54'15" EAST, 99.77 FEET;

THENCE SOUTH 40°27'54" EAST, 8.33 FEET;

THENCE NORTH 49°32'06" EAST, 136.00 FEET;

THENCE NORTH 60°59'21" EAST, 41.10 FEET;

THENCE NORTH 40°26'55" WEST, 106.94 FEET;

THENCE NORTH 40°57'26" WEST, 771.63 FEET;

THENCE NORTH 30°05'24" WEST, 40.94 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 36.50 FOOT RADIUS
CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 87°20'05", AN ARC
LENGTH OF 55.64 FEET;

THENCE NORTH 57°14'41" EAST, 529.08 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 85.70 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 86°15'26", AN ARC LENGTH OF 129.02 FEET;

THENCE SOUTH 36°29'53" EAST, 237.42 FEET;

THENCE SOUTH 33°47'29" EAST, 656.45 FEET;

THENCE NORTH 55°57'12" EAST, 320.13 FEET;

THENCE NORTH 39°26'26" WEST, 90.78 FEET;

THENCE FROM A TANGENT BEARING NORTH 25°54'20" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 45.50 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 190°13'38", AN ARC LENGTH OF 151.06 FEET TO WHICH A RADIAL LINE BEARS NORTH 74°19'19" WEST;

THENCE NORTH 13°58'08" EAST, 25.00 FEET;

THENCE NORTH 38°26'49" EAST, 972.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 150.39 ACRES.

PARCEL 2

LEGAL DESCRIPTION

SUMMERLIN VILLAGE 26 - PHASE 2

A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 14 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE NORTH LINE OF SAID SECTION 13, SOUTH 89°39'55" EAST, 890.54 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 38°26'49" WEST, 972.72 FEET;

THENCE SOUTH 13°58'08" WEST, 25.00 FEET;

THENCE FROM A TANGENT BEARING NORTH 15°40'41" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 45.50 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 190°13'38", AN ARC LENGTH OF 151.06 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 64°05'40" EAST;

THENCE SOUTH 39°26'26" EAST, 90.78 FEET;

THENCE SOUTH 55°57'12" WEST, 320.13 FEET;

THENCE NORTH 33°47'29" WEST, 656.45 FEET;

THENCE NORTH 36°29'53" WEST, 237.42 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 85.70 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 86°15'26", AN ARC LENGTH OF 129.02 FEET;

THENCE SOUTH 57°14'41" WEST, 529.08 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 36.50 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 87°20'05", AN ARC LENGTH OF 55.64 FEET;

THENCE SOUTH 30°05'24" EAST, 40.94 FEET;

THENCE SOUTH 40°57'26" EAST, 771.63 FEET;

THENCE SOUTH 40°26'55" EAST, 106.94 FEET;

THENCE SOUTH 60°59'21" WEST, 41.10 FEET;

THENCE SOUTH 49°32'06" WEST, 136.00 FEET;

THENCE NORTH 40°27'54" WEST, 8.33 FEET;

THENCE SOUTH 47°54'15" WEST, 99.77 FEET;

THENCE SOUTH 47°33'54" WEST, 267.21 FEET;

THENCE SOUTH 62°55'36" WEST, 83.77 FEET;

THENCE SOUTH 85°05'34" WEST, 65.89 FEET;

THENCE SOUTH $04^{\circ}54'26''$ EAST, 20.85 FEET;

THENCE SOUTH $85^{\circ}05'34''$ WEST, 45.42 FEET;

THENCE FROM A TANGENT BEARING NORTH $45^{\circ}59'53''$ WEST, CURVING TO THE LEFT ALONG THE ARC OF A 1,455.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}29'05''$, AN ARC LENGTH OF 444.01 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $26^{\circ}31'02''$ EAST;

THENCE SOUTH $15^{\circ}11'53''$ WEST, 56.64 FEET;

THENCE NORTH $74^{\circ}48'07''$ WEST, 41.00 FEET;

THENCE FROM A TANGENT BEARING SOUTH $15^{\circ}11'53''$ WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $99^{\circ}28'19''$, AN ARC LENGTH OF 27.78 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH $24^{\circ}40'12''$ WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1,373.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $02^{\circ}35'15''$, AN ARC LENGTH OF 62.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $22^{\circ}04'58''$ EAST;

THENCE NORTH $15^{\circ}11'53''$ EAST, 742.04 FEET;

THENCE NORTH $74^{\circ}48'07''$ WEST, 84.75 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 928.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $28^{\circ}43'38''$, AN ARC LENGTH OF 465.28 FEET;

THENCE SOUTH $76^{\circ}28'15''$ WEST, 371.27 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 872.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $13^{\circ}37'42''$, AN ARC LENGTH OF 207.41 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $00^{\circ}05'57''$ WEST;

THENCE SOUTH $22^{\circ}45'44''$ WEST, 60.37 FEET;

THENCE FROM A TANGENT BEARING SOUTH $88^{\circ}27'53''$ EAST, CURVING TO THE LEFT ALONG THE ARC OF A 928.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $05^{\circ}41'13''$, AN ARC LENGTH

OF 92.11 FEET TO A POINT TO WHICH A RADIAL BEARS SOUTH 04°09'06" EAST;

THENCE SOUTH 15°11'53" WEST, 542.99 FEET;

THENCE SOUTH 04°35'25" WEST, 200.36 FEET;

THENCE SOUTH 69°13'40" WEST, 245.00 FEET;

THENCE FROM A TANGENT BEARING NORTH 16°38'40" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 728.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 07°00'59", AN ARC LENGTH OF 89.15 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 66°20'20" EAST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 87°11'17", AN ARC LENGTH OF 24.35 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 26°28'23" WEST;

THENCE NORTH 26°28'23" WEST, 41.00 FEET;

THENCE NORTH 63°31'37" EAST, 100.65 FEET;

THENCE FROM A TANGENT BEARING NORTH 27°51'54" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 844.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 30°07'43", AN ARC LENGTH OF 443.81 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 32°00'23" EAST;

THENCE FROM A TANGENT BEARING NORTH 27°49'21" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 2,362.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°28'39", AN ARC LENGTH OF 432.03 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 51°42'00" WEST;

THENCE NORTH 72°32'30" WEST, 312.63 FEET;

THENCE NORTH 15°35'11" EAST, 56.03 FEET;

THENCE FROM A TANGENT BEARING NORTH 72°32'30" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 95°02'01", AN ARC LENGTH OF 24.88 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 67°30'29" WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1,979.50 FOOT RADIUS

CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $05^{\circ}13'46''$, AN ARC LENGTH OF 180.67 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $62^{\circ}16'43''$ WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 270.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $31^{\circ}48'56''$, AN ARC LENGTH OF 150.20 FEET;

THENCE NORTH $04^{\circ}05'38''$ WEST, 188.69 FEET;

THENCE SOUTH $88^{\circ}12'02''$ WEST, 838.43 FEET;

THENCE SOUTH $01^{\circ}47'58''$ EAST, 41.00 FEET;

THENCE FROM A TANGENT BEARING NORTH $88^{\circ}12'02''$ EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH $01^{\circ}47'58''$ EAST, 355.83 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1,379.50 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF $09^{\circ}43'55''$, AN ARC LENGTH OF 234.32 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $82^{\circ}04'02''$ EAST;

THENCE SOUTH $81^{\circ}14'23''$ EAST, 185.99 FEET;

THENCE SOUTH $08^{\circ}45'37''$ WEST, 157.02 FEET;

THENCE NORTH $81^{\circ}34'08''$ WEST, 85.21 FEET;

THENCE SOUTH $12^{\circ}29'07''$ WEST, 168.13 FEET;

THENCE FROM A TANGENT BEARING NORTH $77^{\circ}30'53''$ WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 520.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $00^{\circ}45'01''$, AN ARC LENGTH OF 6.81 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $13^{\circ}14'07''$ WEST;

THENCE SOUTH $15^{\circ}56'13''$ WEST, 119.72 FEET;

THENCE SOUTH $75^{\circ}01'42''$ EAST, 27.02 FEET;

THENCE SOUTH $09^{\circ}29'27''$ WEST, 136.08 FEET;

THENCE FROM A TANGENT BEARING SOUTH 85°08'12" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 991.50 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°26'22", AN ARC LENGTH OF 7.60 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 05°18'09" WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 304.50 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°14'35", AN ARC LENGTH OF 96.95 FEET;

THENCE SOUTH 12°56'25" WEST, 161.17 FEET;

THENCE SOUTH 69°38'57" EAST, 13.22 FEET;

THENCE SOUTH 05°40'23" WEST, 137.32 FEET;

THENCE SOUTH 04°55'52" EAST, 41.00 FEET;

THENCE SOUTH 85°04'08" WEST, 32.67 FEET;

THENCE SOUTH 04°55'52" EAST, 118.34 FEET;

THENCE NORTH 85°57'15" EAST, 221.11 FEET;

THENCE SOUTH 87°31'16" EAST, 83.52 FEET;

THENCE SOUTH 82°05'26" EAST, 83.31 FEET;

THENCE SOUTH 76°42'03" EAST, 83.30 FEET;

THENCE SOUTH 74°25'37" EAST, 104.45 FEET;

THENCE FROM A TANGENT BEARING SOUTH 22°23'22" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 979.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°17'11", AN ARC LENGTH OF 21.99 FEET;

THENCE SOUTH 23°40'33" WEST, 90.99 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°16'34", AN ARC LENGTH OF 23.63 FEET TO A POINT OF CUSP TO WHICH A RADIAL LINE BEARS SOUTH 23°57'07" WEST;

THENCE FROM A TANGENT BEARING SOUTH 66°02'53" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 620.50 FOOT RADIUS CURVE, CONCAVE

SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $06^{\circ}44'04''$, AN ARC LENGTH OF 72.93 FEET;

THENCE SOUTH $59^{\circ}18'49''$ EAST, 248.79 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 610.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $07^{\circ}30'35''$, AN ARC LENGTH OF 79.95 FEET;

THENCE NORTH $34^{\circ}46'03''$ EAST, 306.69 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 381.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $27^{\circ}31'02''$, AN ARC LENGTH OF 183.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $27^{\circ}42'55''$ WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $102^{\circ}21'13''$, AN ARC LENGTH OF 26.80 FEET;

THENCE SOUTH $15^{\circ}21'41''$ EAST, 525.91 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 483.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $43^{\circ}26'15''$, AN ARC LENGTH OF 366.18 FEET;

THENCE SOUTH $58^{\circ}47'56''$ EAST, 16.14 FEET;

THENCE SOUTH $31^{\circ}12'04''$ WEST, 4.00 FEET;

THENCE SOUTH $58^{\circ}47'56''$ EAST, 195.07 FEET;

THENCE FROM A TANGENT BEARING SOUTH $29^{\circ}50'57''$ WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 1,561.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $14^{\circ}13'13''$, AN ARC LENGTH OF 387.55 FEET TO WHICH A RADIAL BEARING BEARS SOUTH $45^{\circ}55'51''$ EAST;

THENCE SOUTH $38^{\circ}43'13''$ EAST, 381.98 FEET;

THENCE SOUTH $87^{\circ}41'49''$ EAST, 58.66 FEET;

THENCE NORTH $50^{\circ}21'28''$ EAST, 113.60 FEET;

THENCE FROM A TANGENT BEARING SOUTH $42^{\circ}18'21''$ EAST, CURVING TO THE LEFT ALONG THE ARC OF A 426.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $17^{\circ}18'19''$, AN ARC LENGTH

OF 128.67 FEET TO A POINT TO WHICH A RADIAL BEARING BEARS SOUTH
30°23'20" WEST;

THENCE SOUTH 58°55'29" EAST, 27.50 FEET;

THENCE SOUTH 58°41'29" EAST, 22.51 FEET;

THENCE FROM A TANGENT BEARING SOUTH 31°18'31" WEST, CURVING TO THE
LEFT ALONG THE ARC OF A 3,034.40 FOOT RADIUS CURVE, CONCAVE
SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 07°28'41", AN ARC LENGTH
OF 396.03 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL
LINE BEARS NORTH 66°10'10" WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 4,313.40 FOOT RADIUS
CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 09°51'06",
AN ARC LENGTH OF 741.65 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
NORTH 76°01'15" WEST;

THENCE NORTH 75°04'37" WEST, 95.18 FEET;

THENCE SOUTH 16°00'00" WEST, 44.09 FEET;

THENCE NORTH 74°00'00" WEST, 16.06 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 4,000.00 FOOT RADIUS
CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 05°48'25",
AN ARC LENGTH OF 405.40 FEET;

THENCE NORTH 68°11'35" WEST, 780.99 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2,900.00 FOOT RADIUS
CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 11°53'42",
AN ARC LENGTH OF 602.07 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
NORTH 09°54'43" EAST;

THENCE NORTH 03°39'12" WEST, 134.49 FEET;

THENCE NORTH 86°20'48" EAST, 581.41 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 500.00 FOOT RADIUS
CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 48°56'25",
AN ARC LENGTH OF 427.08 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
SOUTH 52°35'36" EAST;

THENCE NORTH 09°12'00" WEST, 411.54 FEET;

THENCE NORTH $60^{\circ}02'46''$ EAST, 100.47 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF $118^{\circ}09'15''$, AN ARC LENGTH OF 824.87 FEET;

THENCE NORTH $58^{\circ}06'29''$ WEST, 397.48 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $56^{\circ}53'38''$, AN ARC LENGTH OF 248.25 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $25^{\circ}00'07''$ WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $43^{\circ}33'01''$, AN ARC LENGTH OF 380.05 FEET;

THENCE NORTH $71^{\circ}27'06''$ WEST, 157.98 FEET;

THENCE NORTH $02^{\circ}10'39''$ EAST, 90.24 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $57^{\circ}17'45''$, AN ARC LENGTH OF 150.00 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $34^{\circ}52'54''$ EAST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $57^{\circ}17'45''$, AN ARC LENGTH OF 150.00 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $87^{\circ}49'21''$ WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $25^{\circ}54'55''$, AN ARC LENGTH OF 226.15 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $61^{\circ}54'26''$ WEST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $33^{\circ}52'27''$, AN ARC LENGTH OF 147.80 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $84^{\circ}13'06''$ EAST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $97^{\circ}57'21''$, AN ARC LENGTH OF 256.45 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH $02^{\circ}10'27''$ EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 150.00 FOOT RADIUS
CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $66^{\circ}12'52''$,
AN ARC LENGTH OF 173.35 FEET TO A POINT OF COMPOUND CURVATURE TO
WHICH A RADIAL LINE BEARS SOUTH $64^{\circ}02'25''$ EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1,200.00 FOOT RADIUS
CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF $55^{\circ}58'02''$ AN
ARC LENGTH OF 1,172.17 FEET TO THE NORTH LINE OF SAID SECTION 14, TO
WHICH A RADIAL LINE BEARS NORTH $59^{\circ}59'33''$ EAST;

THENCE ALONG SAID NORTH LINE, NORTH $88^{\circ}00'36''$ EAST, 1,513.21 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH $50^{\circ}27'16''$ EAST, 271.29 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 500.00 FOOT RADIUS
CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF
 $102^{\circ}00'00''$, AN ARC LENGTH OF 890.12 FEET TO A POINT OF REVERSE CURVATURE
THROUGH WHICH A RADIAL LINE BEARS SOUTH $62^{\circ}27'16''$ EAST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 250.00 FOOT RADIUS
CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $15^{\circ}00'00''$,
AN ARC LENGTH OF 65.45 FEET TO SAID NORTH LINE, TO WHICH A RADIAL LINE
BEARS NORTH $47^{\circ}27'16''$ WEST;

THENCE ALONG SAID NORTH LINE, NORTH $88^{\circ}00'36''$ EAST, 1,455.05 FEET TO THE
POINT OF BEGINNING.

CONTAINING 150.05 ACRES.

FREDERICK W. ORBAN, PLS
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

CRG-16616

Case Number: 09/27/06 APN: 13722000015 & 137-14-50-003

Name of Property Owner: Howard Hughes Corporation

Name of Applicant: Ken Dufresne – Vice President of Construction

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): _____

APN: _____

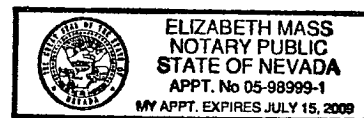
Signature of Property Owner:

Print Name: Ken Dufresne

Subscribed and sworn before me

This 25th day of August, 2006

Elizabeth Mass
Notary Public in and for said County and State



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Justification Letter

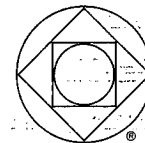


Separator Sheet

The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

C



August 15, 2006

Mr. Donald Schmeiser, AICP
Senior Planner
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

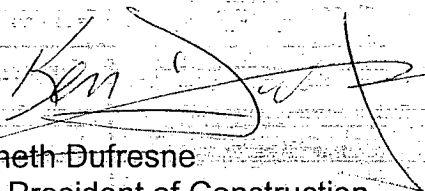
Mr. Schmeiser:

Bardon Materials has been contracted by The Howard Hughes Corporation to perform onsite material processing (crushing and screening) at an existing stockpile site located ¼ mile southwest of Lake Mead and I 215 Beltway. The Howard Hughes Corporation approves of this use for the purpose of processing and export such that the site can be made ready for future development.

The Howard Hughes Corporation understands that Bardon Materials will commence site set up activities pending issuance of all required permits and agency approvals for the project.

Please contact the undersigned if you have any questions.

Sincerely,


Kenneth Dufresne
Vice President of Construction
The Howard Hughes Corporation

HOWARD HUGHES PLAZA
10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel 702.791.4000

CRG-16616
09/27/06

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Application



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PLANNING & DEVELOPMENT DEPARTMENT

B

APPLICATION / PETITION FORM

Application/Petition For: Use Permit / CRG - City Referral Group

Project Address (Location) 1/4 Mile Southwest of Lake Mead and I-215

Project Name Lake Mead Stockpile Proposed Use Temporary Onsite Processing

Assessor's Parcel #(s) 137-14-501-003, 137-22-014 Ward # 4

General Plan: existing PC proposed Zoning: existing proposed

Commercial Square Footage 3498.66 gross Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information 20 acre portion of land will be used for temporary onsite material processing site

PROPERTY OWNER Howard Hughes Corporation Contact

Address 10,000 W. Charleston Blvd Phone: 791-4000 Fax: 791-4536

City Las Vegas, State Nevada Zip 89135

APPLICANT Bardon Materials Contact Phil Groff / Mark Miller

Address 4040 Frehner Rd Phone: 649-6250 or 876-5226 Fax: 649-9275

City N. Las Vegas State Nevada Zip 89030

REPRESENTATIVE Mark Miller / Phil Groff Contact Same

Address 4040 Frehner Rd Phone: 358-7280 or 355-0420 Fax: 649-9275

City N. Las Vegas State Nevada Zip 89030

Property Owner Signature* [Signature]

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

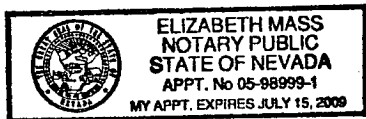
Print Name KENNETH Dufresne

Subscribed and sworn before me

This 25th day of August, 20 06

Elizabeth Mass

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>16616 - CRG</u>
Meeting Date:	<u>9/27/06</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>9/27/06</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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SEP 07 2006

Hansen Sheet



Separator Sheet

Report Date 09/11/2006 09:36 AM

Submitted By

Page 1

A/P # 16616 CRG SITE DEVELOPMENT PLAN REV

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2006 11:03	983967	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

CRG-16616 - LAKE MEAD STOCKPILE - Request for a Summerlin Site Development Plan Review for a PROPOSED AGGREGATE PROCESSING BATCH PLANT on 20 acres located approximately one-quarter mile west of the 215 Beltway and 800 feet south of Lake Mead Boulevard (portions of APNs 137-14-501-003 and 137-22-000-015), PC (Planned Community) Zone, Ward 4 (Brown).

Parent A/P #

Project #	16616	Project/Phase Name	LAKE MEAD STOCKPILE	Phase #	
Size/Area	20.00 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13714501003

Location

Owner/Tenant

Contact ID	AC1250566	Name	HUGHES HOWARD CORPORATION	Organization	% ROUSE CO
Mailing Address	10000 W. CHARLESTON BLVD.	State/Province	NV	Country	☐ Foreign
City	LAS VEGAS	Evening Phone		Mobile #	
ZIP/PC	89135				
Day Phone	(702)791-4000 x				
Fax	(702)791-4536				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

11350 W LAKE MEAD BLVD
LAS VEGAS, 89138-

11351 W LAKE MEAD BLVD
LAS VEGAS, 89138-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13714501003
13722000015

Report Date 09/11/2006 09:36 AM

Submitted By

Page 2

CRG SITE DEV PLAN RV

N Parent Project link required?
N Project of Regional Significance?
22 Summerlin Village

Meeting Information

MEETING INFORMATION

Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/27/2006	CRG	SCHEDULED		0	0	0
RSUMMERFIELD	09/07/2006					

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

981106	SCHMEISER	DONALD	D	PLANNING 229-5915
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CK NAME,# WHO PICKED UP PERMIT Mark Miller, Frehner Construction mastercard 649-6250	984018	09/07/2006 11:05		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Deed and legal in to Don S. by noon on Monday 09/11/06 per Don S. - RTS 09/07/06	983967	09/07/2006 11:02		0.00

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		<i>Need:</i> - Summerbrook Design Review Letter - Assessor's Parcel Map
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☐	☒	Full size, rolled, color copy of all plans and elevations		
☐	☐	Correct fee(s): \$ <u>300</u> \$ _____ \$ _____ Total = \$ <u>300</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>12</u> Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled (<i>machinery</i>)		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☒	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	All property lines and present dimensions labeled		
☐	☐	All required perimeter landscape planters shown		
☐	☐	All required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of all buildings		
☐	☐	All building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: Rolled Plans:				
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	All building entrances/exits shown		
☐	☐	Use of all rooms noted/labeled		

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Bardon Materials 202 Application Type: CR4 - SDR
 APN: 137-14-501-003 137-22-014 Location: 1/4 m. S. of Lake Mead Dr. & I-215
 Planner: Sarah Schmeiss Pre-App Meeting Date: 9/7/06 Earliest ~~PC~~ Date: 9/27/06
CR4

Final DRT



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CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Gary Reid	Engineering Planning – Public Works
Carolyn Caviness	Right-of-Way – Public Works
Robert Welch	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Tim Parks	Sanitary Sewers – Public Works
Robert Bell	Fire Protection Engineering
Azarang Mirkhah	Fire Protection Engineering
Wayne Dowdey	Land Development
Rod Clark	Plans Check
Larry Harala	Council Liaison
Darcy Hayes	Council Liaison



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

CRG-16616 - LAKE MEAD STOCKPILE - REQUEST FOR A SUMMERLIN SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED AGGREGATE PROCESSING BATCH PLANT ON 20 ACRES LOCATED APPROXIMATELY ONE-QUARTER MILE WEST OF THE 215 BELTWAY AND 800 FEET SOUTH OF LAKE MEAD BOULEVARD (PORTIONS OF APNS 137-14-501-003 AND 137-22-000-015), PC (PLANNED COMMUNITY) ZONE, WARD 4 (BROWN).

CITY REFERRAL GROUP: SEPTEMBER 27, 2006

CASE PLANNER: DON SCHMEISER



NON-PUBLIC HEARING

Comments Due:

SEPTEMBER 20, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Joni Johnson (jljohnson@lasvegasnevada.gov), the person responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

September 12, 2006

Bardon Materials
4040 Frehner Road
North Las Vegas, Nevada 89030

Re: CRG-16616 - CITY REFERRAL GROUP

Dear Applicant:

CRG-16616 - LAKE MEAD STOCKPILE - Request for a Summerlin Site Development Plan Review for a PROPOSED AGGREGATE PROCESSING BATCH PLANT on 20 acres located approximately one-quarter mile west of the 215 Beltway and 800 feet south of Lake Mead Boulevard (portions of APNs 137-14-501-003 and 137-22-000-015), PC (Planned Community) Zone, Ward 2 (Wolfson) will be considered by the City Referral Group on **Tuesday October 10, 2006** at 2:00 p.m. at the Development Services Center, 731 South Fourth Street, Conference Room 2C.

Please plan to attend. If you have any questions or cannot attend the meeting please call me at (702) 229-5915.

Sincerely,

Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:jj

cc:

Mr. Phil Groff
Bardon Materials
4040 Frehner Road
North Las Vegas, Nevada 89030

Mr. Mark Miller
Bardon Materials
4040 Frehner Road
North Las Vegas, Nevada 89030

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

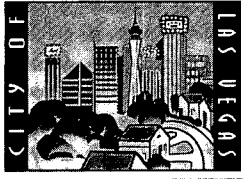


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

October 10, 2006

Mr. Phil Groff
Bardon Materials
4040 Frehner Road
North Las Vegas, NV 89030

Re: CRG-16616 - CITY REFERRAL GROUP

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a PROPOSED AGGREGATE PROCESSING BATCH PLANT on 20 acres in Village 22 approximately one-quarter mile west of Clark County Highway 215 and 800 feet south of Lake Mead Boulevard (portions of APNs 137-14-501-003 and 137-22-000-015), PC (Planned Community) Zone, Ward 2 (Wolfson).

The City Referral Group has approved your request subject to the following:

1. This use shall cease two years from the date of approval of this application unless an Extension of Time is granted by the City Referral Group.
2. The hours of operation shall be regulated as follows:
 - a. From June 1 to September 30
6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.

From January 1 to May 30 and October 1 to December 31
6:30 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday. The operation shall be closed on Sundays.
 - b. The hours of operation shall revert to the hours of 7:00 a.m. to 6:00 p.m. for any identifiable bona fide complaint from an area resident that is determined to originate from this operation during the hours of operation.
 - c. There shall be no radios or loud music at any time.
 - d. All contractors and subcontractors shall comply with these conditions of approval.
 - e. A \$240 investigation fee may be assessed, if required, to investigate a complaint from area residents.

Mayor
Oscar B. Goodman

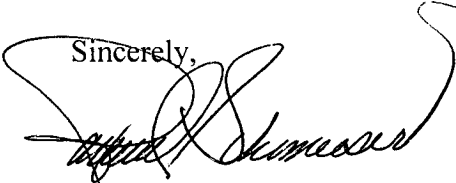
City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



3. This use may be reviewed at any time by request of the Planning and Development Department to determine compliance with the conditions of approval.
4. A letter from the Summerlin Design Review Committee shall be submitted indicating its acceptance of the use or that it has no comment.
5. This use shall operate in conformance with all applicable requirements for an Aggregate Processing Batch Plant as set forth in the Summerlin Development Standards; with other conditions imposed by those herein; with the conditions purported by the applicant in a letter dated September 7, 2006, submitted with and made a part of this application; and any other conditions by the Summerlin Design Review Committee.
6. The use shall be in conformance with the Site Plan date stamped September 7, 2006, subject to any conditions imposed by the Summerlin Design Review Committee.
7. This approval shall not subrogate any other law or code.
8. Provide a minimum of two lanes of temporary paving or other acceptable dust suppressant to this site prior to the issuance of any permits for this site.
9. All temporary improvements within the public right-of-way associated with this aggregate processing batch plant shall be removed and replaced with permanent improvements meeting current City Standards immediately upon the termination of the proposed use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Schmeiser', written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner

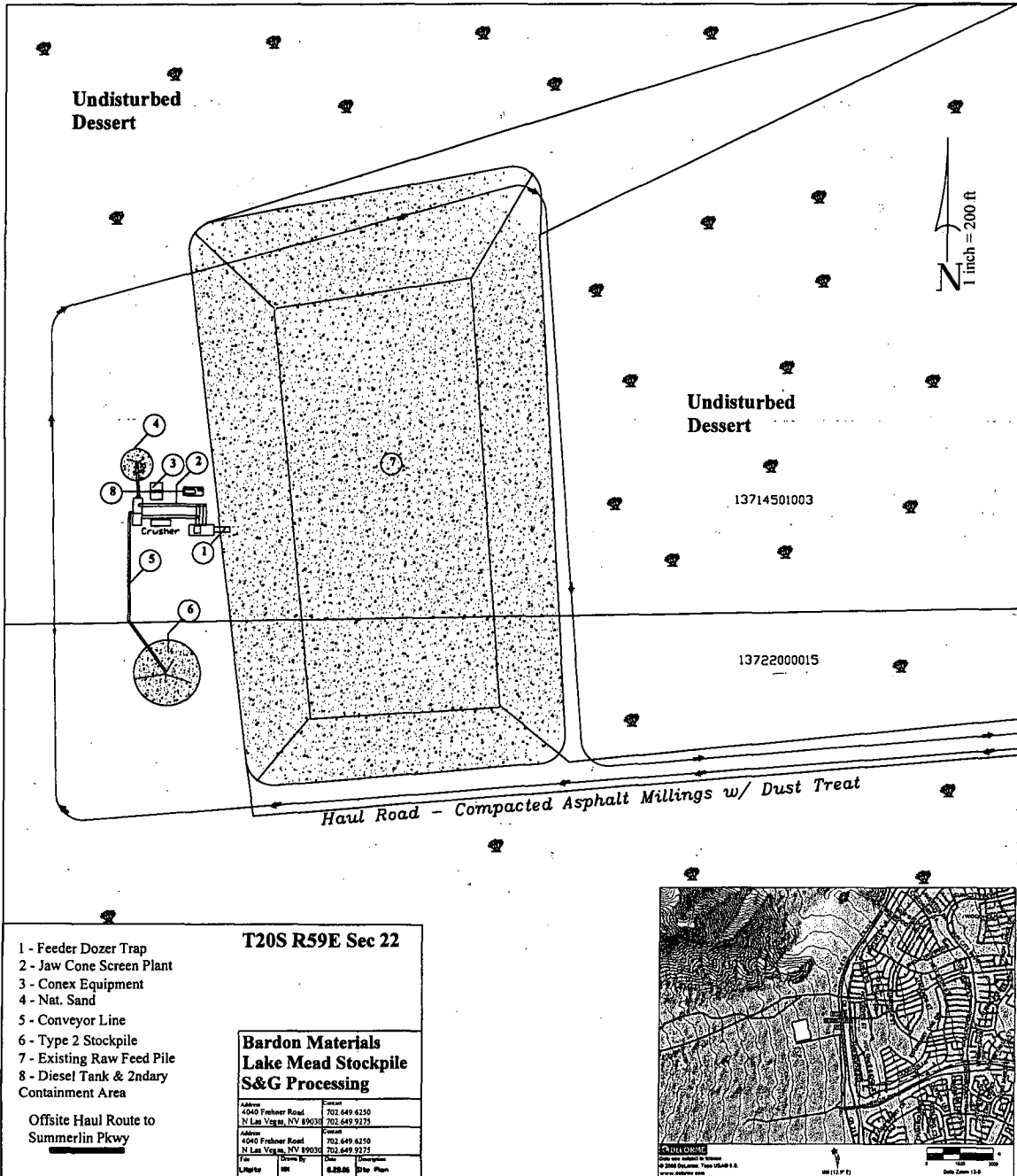
Plans (PMT)



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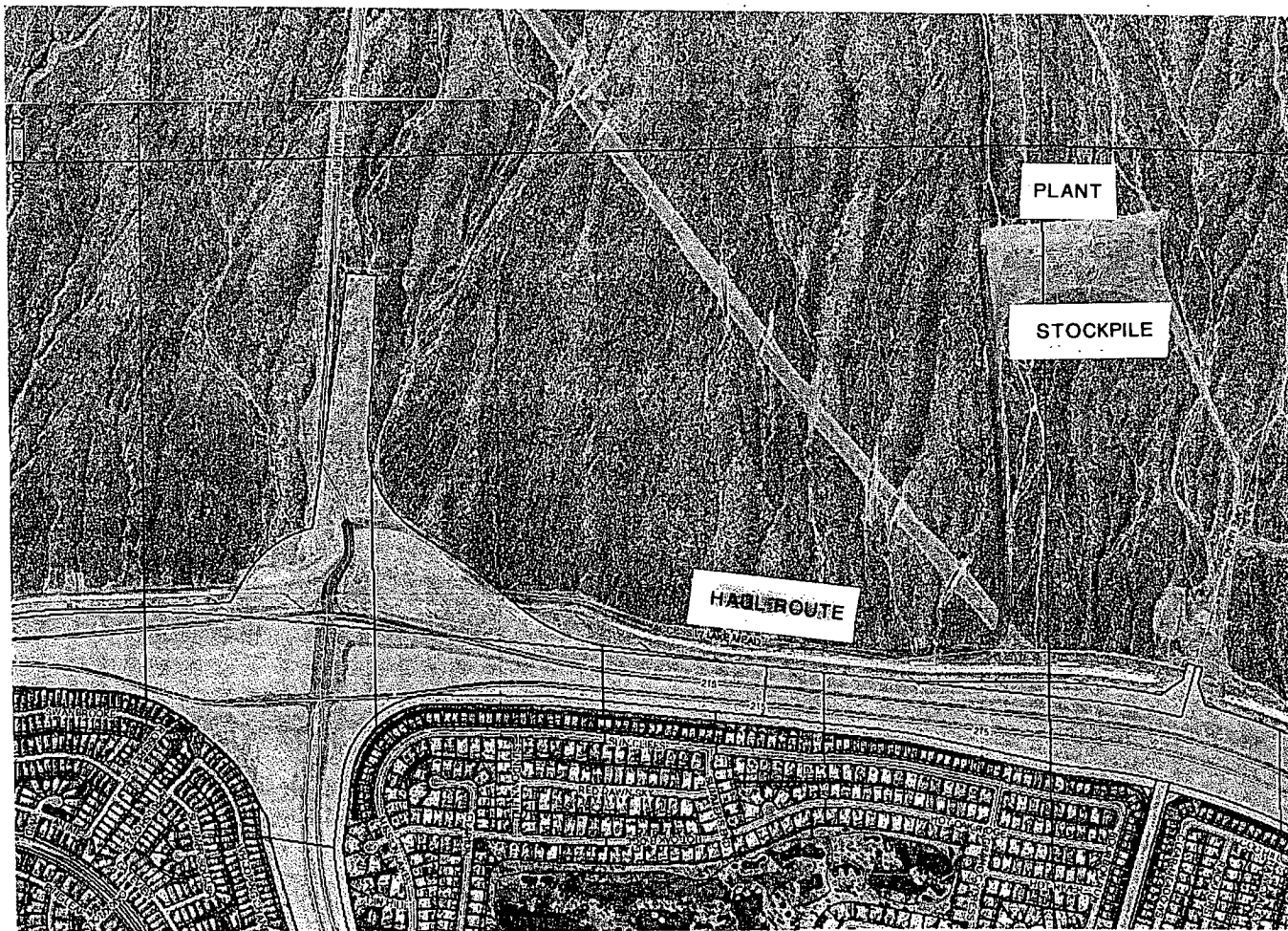
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09/27/06
CRG-16616



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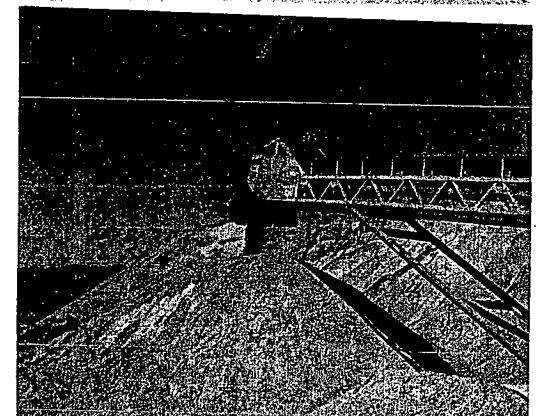
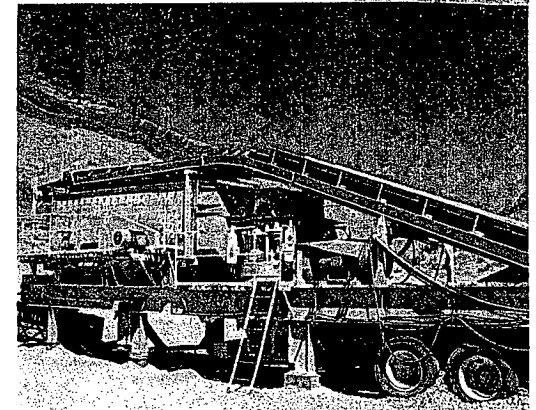
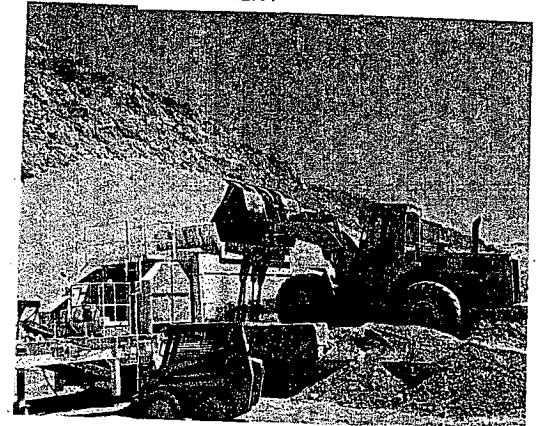
6



BARDON MATERIALS LAKEMEAD
STOCKPILE SITE

CRG-16616
09/27/06

TYPICAL PROCESS
EQUIPMENT

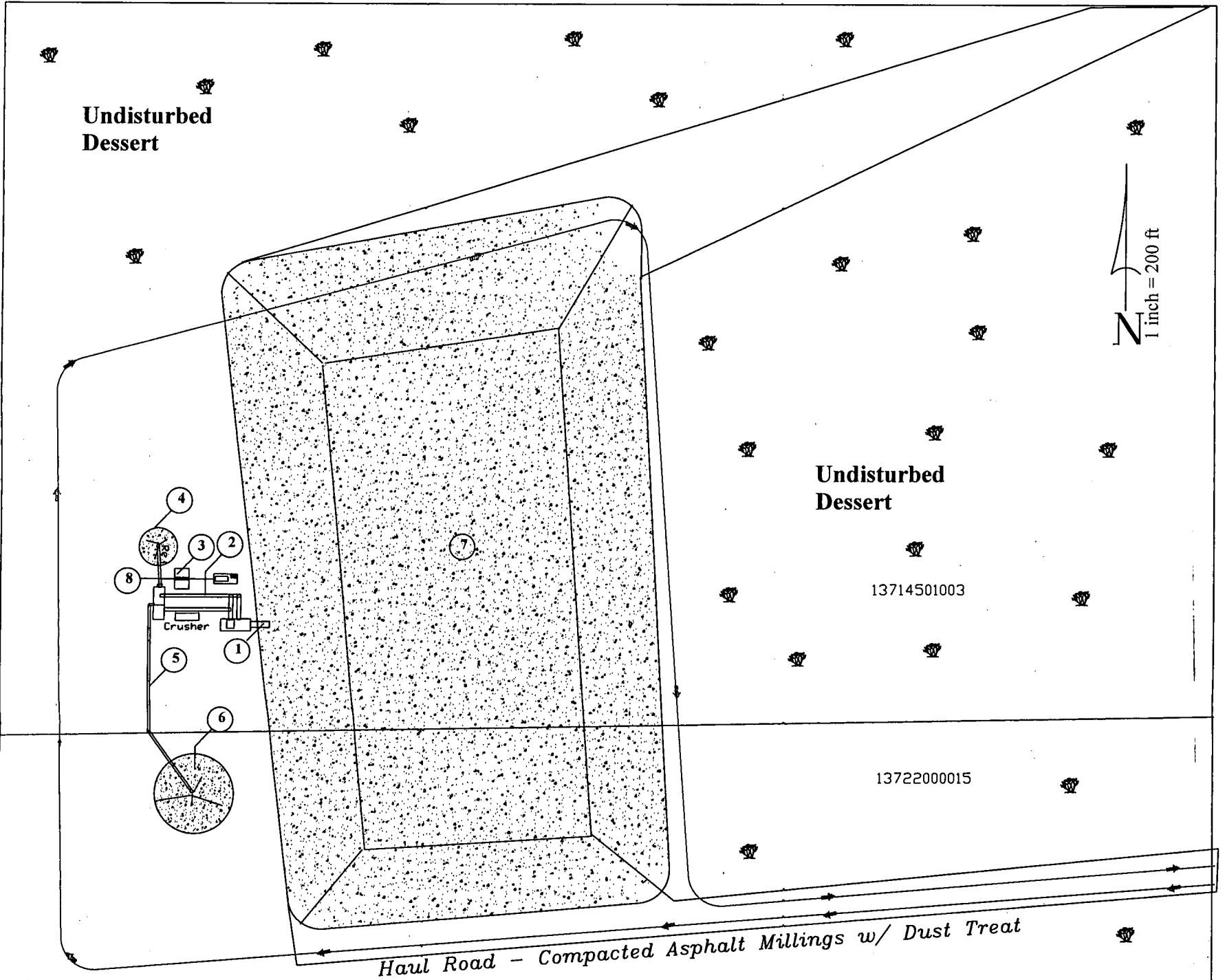


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SEP 07 2006

Plans (Approved Site Plan)



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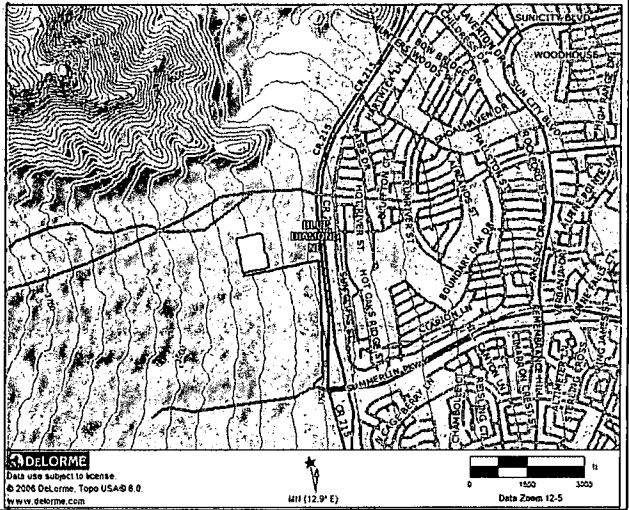
- 1 - Feeder Dozer Trap
- 2 - Jaw Cone Screen Plant
- 3 - Conex Equipment
- 4 - Nat. Sand
- 5 - Conveyor Line
- 6 - Type 2 Stockpile
- 7 - Existing Raw Feed Pile
- 8 - Diesel Tank & 2ndary Containment Area

Offsite Haul Route to
Summerlin Pkwy

T20S R59E Sec 22

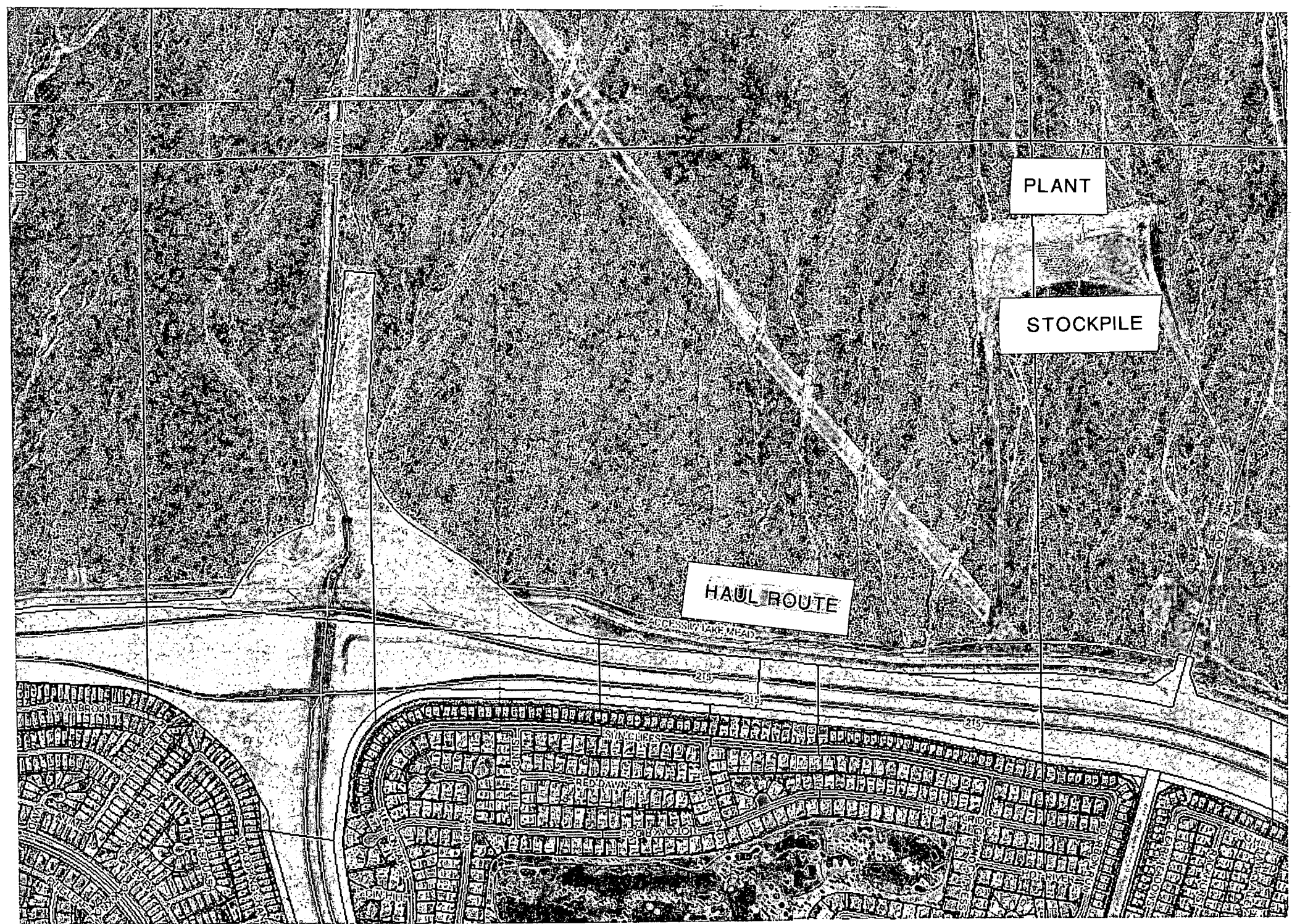
**Bardon Materials
Lake Mead Stockpile
S&G Processing**

Address 4040 Frehner Road N Las Vegas, NV 89030		Contact 702.649.6250 702.649.9275	
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File LMSite	Drawn By MM	Date 8.28.06	Description Site Plan



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BARDON MATERIALS LAKEMEAD
STOCKPILE SITE

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