

# Action Letter

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# Separator Sheet

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June 12, 2007

Ms. Temple Mullen  
KB Home Nevada, Inc.  
5655 Badura Avenue  
Las Vegas, Nevada 89118

**RE: FMP-21871 - CLIFFS EDGE POD 201 AND 203 - AMENDED UNIT 4**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER

Dear Ms. Mullen:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on June 12, 2007. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

**Planning and Development**

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – Cliffs Edge Pod 201 and 203 (TMP- 20526).
2. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
  - a. On the cover sheet, insert the file number “FMP-21871” above the signature block in the lower right-hand corner.
  - b. On the cover sheet, the name: “M. Margo Wheeler, AICP” should be inserted between “Director of Planning and Development” and the signature line.
  - c. On the cover sheet, under the signature line for the Certificate of Director of Planning and Development Approval, remove the title “SECRETARY OF PLANNING COMMISSION.”
  - d. Provide verification of street name approval from the Las Vegas Fire and Rescue Communications Division. If you have questions, please contact Sharon Ozuna at 229-0236.

**Public Works**

3. We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis is on file with the Traffic Engineering Division for the Cliff's Edge Pod 201 & 203 subdivision.
4. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

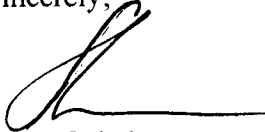
VOICE 702.229.6011  
TDD 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Ms. Temple Mullen  
FMP-21871 - Page Two  
June 12, 2007

5. In the Legend on Sheets 2 and 3, 10 Common Lots are indicated but 11 are shown on the Final Map. Revise as necessary.
6. We note that the square footage of lots 107 and 245 are the same as the recorded Final Map, yet the boundaries of these lots have changed.
7. All drainage easements shall be located within a common lot. Label all drainage easements as "Public Drainage Easement to be Privately Maintained by the Homeowners' Association".
8. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this amended Final Map.
9. Site development to comply with all previous conditions of approval for the Cliff's Edge Pod 201 & 203 Amended Unit 4 Tentative Map (TMP-5290).
10. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

If you have any questions concerning this matter, please contact me.

Sincerely,



Steve Gebeke  
Senior Planner  
Planning and Development Department

SG:clb

cc: Ms. Jessica Flores  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89103

# Route Form

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Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM:** *PLANNING AND DEVELOPMENT*

**FMP-21871**

#### HAND DELIVERED

|                                 |                  |     |
|---------------------------------|------------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | GARY REID        | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH    | DSC |
| *FLOOD CONTROL (DPW)            | RAUL CRUZ        | DSC |
| *LAND DEVELOPMENT (DPW)         | JEFF GALAMBAS    | DSC |
| *RIGHT-OF-WAY (DPW)             | CAROLYN CAVINESS | DSC |
| *SANITARY SEWERS (DPW)          | TIM PARKS        | DSC |
| *TRAFFIC ENGINEERING            | RICK SCHROEDER   | DSC |

#### SENT VIA COURIER OR INTER-OFFICE MAIL

|                       |             |                                 |
|-----------------------|-------------|---------------------------------|
| *TEFO (DPW)           | TOM WILKING | 3104 BONANZA ROAD               |
| FIRE COMMUNICATIONS   |             | 500 CASINO CENTER               |
| *SID (DPW)            | T. McDANIEL | 4 <sup>th</sup> FLOOR CITY HALL |
| *STREETS & SANITATION |             | 2009 RONEMUS                    |
| *SURVEY (DPW)         | ALAN RIEKKI | WEST YARD                       |

#### SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT  
LAS VEGAS VALLEY WATER DISTRICT  
UNITED STATES POSTAL SERVICE

**WALTER ROSS**

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

# Final DRT

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# Separator Sheet

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**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**  
**Current Planning Division**  
**731 South Fourth Street**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 385-7268 Fax**

**05/14/07**

**FMP-21871 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER:**  
**K B HOME NEVADA, INC.** - Request for a Final Map technical review FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.33 acres at the southwest corner of Grand Teton Drive and Schaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).

CASE PLANNER: **STEVE GEBEKE 229-5410**



**ADMINISTRATIVE**

Comments Due: **MAY 24, 2007**

**NOTE:** Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to STEVE GEBEKE ([sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)), the Case Planner responsible for this case.

**LIST COMMENTS BELOW:**

# Hansen Sheet

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# Separator Sheet

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Report Date 05/14/2007 10:15 AM

Submitted By

Page 1

A/P # 21871 FINAL MAP

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 05/10/2007 10:40 | 984062 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

FMP-21871 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC. - Request for a Final Map technical review FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.33 acres at the southwest corner of Grand Teton Drive and Schaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross).

Parent A/P # 20526  
Project # 21871 Project/Phase Name CLIFFS EDGE POD 201 & 203 AMEN Phase #  
Size/Area 11.33 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 12613110015

Location

Owner/Tenant

Contact ID AC1071477 Name K B HOME NEVADA INC  
Mailing Address 5655 W BADURA AVE Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89118-4705 Country ☐ Foreign  
Day Phone (702)266-8388 x Evening Phone  
Fax (702)266-8623 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613110015

| Check Conditions | Approval            | Approved By | Approved Date | Applied By | Applied Date | Assigned |
|------------------|---------------------|-------------|---------------|------------|--------------|----------|
| Condition        | Supervisor Required | Comments    |               |            |              |          |

No Conditions

| Planning Condition | Description | Effective | Expire | Comments |
|--------------------|-------------|-----------|--------|----------|
|--------------------|-------------|-----------|--------|----------|

There is no planning condition for this project.

Report Date 05/14/2007 10:15 AM

Submitted By

Page 2

**FINAL MAP**

**Technical Review Process**

**Mylar Process**

33 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

10 # of Common Element Lots

0 # of Common Element Lots

05/10/2007 Blueline Submitted

Mylar Submitted

05/14/2007 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map AMENDED

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

CLIFFS EDGE POD 201 AND 203 - AMENDED UNIT 4

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

983922

GEBEKE

STEVEN

A

Planning 229-5410

Log

Action

Description

Entered By

Start

Stop

Hours

Comments

PAYMNT CK NAME,# WHO PICKED UP PERMIT  
JESSICA FLORES/KB HOME CK 4834403 253-2410

980110

05/10/2007 10:43

0.00

# Application

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Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map  
Project Address (Location) Grand Teton Dr. & Puli Rd.  
Project Name Cliff's Edge Pod 201 & 203 Amended Unit 4 Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 126-13-110-015 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PD proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 11.33 Lots/Units 32 | 10 CE Density \_\_\_\_\_  
Additional Information TMP-20526

PROPERTY OWNER KB Home Nevada Inc. Contact Temple Mullen  
Address 5655 Badura Ave. Phone: 266-8425 Fax: 266-8623  
City Las Vegas State NV Zip 89118

APPLICANT KB Home Contact Temple Mullen  
Address 5655 Badura Ave. Phone: 266-8425 Fax: 266-8623  
City Las Vegas State NV Zip 89118

REPRESENTATIVE VTN Nevada Contact Jessica Flores  
Address 2727 S. Rainbow Blvd. Phone: 873-7550 Fax: 362-2597  
City Las Vegas State NV Zip 89103

Property Owner Signature\* [Signature]

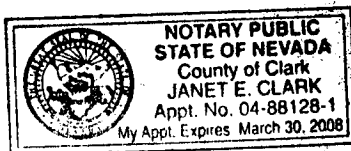
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LISA Kremer, V.P. Forward Planning

Subscribed and sworn before me

This 26th day of April, 2007.

[Signature]  
Notary Public in and for said County and State



#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>FMP-21871</u>   |
| Meeting Date:   | _____              |
| Total Fee:      | <u>\$ 750</u>      |
| Date Received:* | <u>5/10/07</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.

RECEIVED

MAY 10 2007

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## Separator Sheet

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: \_\_\_\_\_ APN: 126-13-110-015

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home

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

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(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: \_\_\_\_\_

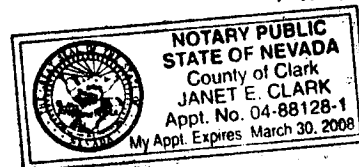
Signature of Property Owner *Lisa Kremer*

Print Name: LISA Kremer, V.P. Forward Planning

Subscribed and sworn before me

This 26<sup>th</sup> day of April, 20 07

*Janet E. Clark*  
Notary Public in and for said County and State



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Revised 12/3/04

MAY 10 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

Deed

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| GENERAL INFORMATION                                  |                                                                                    |
|------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>PARCEL NO.</b>                                    | 126-13-110-015                                                                     |
| <b>OWNER AND MAILING ADDRESS</b>                     | K B HOME NEVADA INC<br><br>5655 W BADURA AVE<br>LAS VEGAS NV 89118-4705            |
| <b>LOCATION ADDRESS<br/>CITY/UNINCORPORATED TOWN</b> | LAS VEGAS                                                                          |
| <b>ASSESSOR DESCRIPTION</b>                          | CLIFFS EDGE PARENT<br>PLAT BOOK 118 PAGE 88<br>PT LOT 201A BLOCK 1<br>& PT LOT 203 |
| <b>RECORDED DOCUMENT NO.</b>                         | * 20050114:00702                                                                   |
| <b>RECORDED DATE</b>                                 | 01/14/2005                                                                         |
| <b>VESTING</b>                                       | NO STATUS                                                                          |

\*Note: Only documents from September 15, 1999 through present are available for viewing.

| ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE      |       |
|----------------------------------------------------|-------|
| <b>TAX DISTRICT</b>                                | 200   |
| <b>APPRAISAL YEAR</b>                              | 2006  |
| <b>FISCAL YEAR</b>                                 | 06-07 |
| <b>SUPPLEMENTAL IMPROVEMENT VALUE</b>              | 0     |
| <b>SUPPLEMENTAL IMPROVEMENT<br/>ACCOUNT NUMBER</b> | N/A   |

| REAL PROPERTY ASSESSED VALUE                 |             |         |
|----------------------------------------------|-------------|---------|
| <b>FISCAL YEAR</b>                           | 2006-07     | 2007-08 |
| <b>LAND</b>                                  | 0           | 2144450 |
| <b>IMPROVEMENTS</b>                          | 0           | 0       |
| <b>PERSONAL PROPERTY</b>                     | 0           | 0       |
| <b>EXEMPT</b>                                | 0           | 0       |
| <b>GROSS ASSESSED</b>                        | 0           | 2144450 |
| <b>TAXABLE VALUE LAND+IMP</b>                | 0           | 6127000 |
| ESTIMATED LOT SIZE AND APPRAISAL INFORMATION |             |         |
| <b>ESTIMATED SIZE</b>                        | 11.14 Acres |         |
| <b>ORIGINAL CONST. YEAR</b>                  | 0           |         |
| <b>LAST SALE PRICE<br/>MONTH/YEAR</b>        | 0           |         |
| <b>LAND USE</b>                              | VACANT      |         |
| <b>DWELLING UNITS</b>                        | 0           |         |

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MAY 10 2007

126-13-101-001/002/003/004/009/010/011  
APN: 126-13-201-001 (New Parcel No. 126-13-201-019)

Escrow No. 03206210-112-LMH

R.P.M.T. \$ 66,045.00  
**MAIL TAX STATEMENTS TO:**

WHEN RECORDED, RETURN TO:

Chicago Title Agency of Nevada  
3455 Cliff Shadows Parkway  
Suite 110  
Las Vegas, Nevada 89129  
Attention: Lorraine Hill

20050114-0000702

Fee: \$20.00 RPTT: \$66,045.00  
N/C Fee: \$0.00

01/14/2005 09:22:01

120050009534

Requestor:  
CHICAGO TITLE

Frances Deane  
Clark County Recorder

BGN  
Pgs: 7

(Space above line for Recorder's use only)

### GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to KB HOME NEVADA INC., a Nevada corporation, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

RESERVING UNTO Grantor an exclusive easement in, to, upon, over, under, across and through the Community Common Areas described in Attachments B-1 and B-2 hereto, to be used by Grantor, its agents and contractors, for the construction and installation of common area improvements and landscaping, which easement may be assigned by Grantor to the Providence Master Association;

Grantee:  
KB Home NV Inc.  
750 Pilot Rd. # F  
LV, NV 89119

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MAY 10 2007

SUBJECT TO current taxes and assessments and all ~~covenants~~ conditions, restrictions, easements, encumbrances, liens and other matters of record.

Dated as of the 5<sup>th</sup> day of January, 2005.

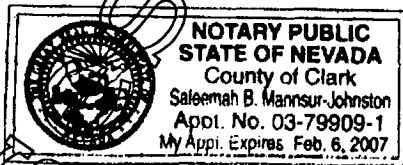
**CLIFFS EDGE, LLC,**  
a Nevada limited liability company

By: Holdings Manager, LLC, a Nevada limited liability company, its Manager

By: [Signature]  
John A. Ritter, Manager

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on January 5, 2005, by John A. Ritter as Manager of Holdings Manager, LLC, Manager of Cliffs Edge, LLC, a Nevada limited liability company.



[Signature]  
(Signature of notarial officer)

Attachment "A"  
To GBS Deed

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

**PARCEL A:**

PARCELS 1, 2 and 4:

Lots 201A and 201B in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 3:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

**PARCEL B:**

PARCELS 5, 6, 7 and 8

Lot 203 in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

**PARCEL C:**

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

ATTACHMENT "B-1"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

LS POD 201

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SECTION CORNER COMMON TO SECTION 11, 12, 13, AND SECTION 14, SAID TOWNSHIP AND RANGE, ALSO BEING THE CENTERLINE INTERSECTION OF GRAND TETON DRIVE AND PULI ROAD; THENCE SOUTH 00°54'05" EAST, ALONG THE WEST LINE OF SAID SECTION 13, AND ALONG THE CENTERLINE OF PULI ROAD, 107.17 FEET; THENCE NORTH 89°05'55" EAST, DEPARTING SAID WEST LINE AND SAID CENTERLINE, 55.00 FEET, RADially, TO THE EASTERLY RIGHT-OF-WAY OF SAID PULI ROAD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.00 FEET, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, 92.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'04" TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES: THENCE SOUTH 82°42'01" EAST, 50.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, 4.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 87°50'15" EAST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY, 7.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 73°48'04" EAST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY, 4.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 87°50'15" EAST, 86.98 FEET; THENCE NORTH 86°33'52" EAST, 225.11 FEET; THENCE NORTH 87°50'15" EAST, 642.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHEASTERLY, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, 86.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'50" TO THE WESTERLY RIGHT-OF-WAY OF SHAUMBER ROAD; THENCE NORTH 89°14'05" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 5.00 FEET; THENCE SOUTH 00°45'55" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, 555.14 FEET; THENCE SOUTH 87°56'49" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE NORTH 00°45'55" WEST, 542.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 10°46'18" WEST; THENCE NORTHWESTERLY, 80.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

OF 61°35'59"; THENCE SOUTH 87°50'15" WEST, 631.05 FEET; THENCE SOUTH 86°33'52" WEST, 225.06 FEET; THENCE SOUTH 87°50'15" WEST, 87.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY, 1.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 73°48'04" WEST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 11.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 87°50'15" WEST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 7.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 82°42'01" WEST, 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 74°51'01" EAST; THENCE SOUTHWESTERLY, 86.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°17'12"; THENCE SOUTH 00°54'05" EAST, 105.02 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHERLY, 34.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 72°42'23" WEST; THENCE SOUTHERLY, 28.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE SOUTH 00°54'05" EAST, 87.66 FEET; THENCE SOUTH 00°22'18" WEST, 225.06 FEET; THENCE SOUTH 00°54'05" EAST, 53.80 FEET;

THENCE SOUTH 87°56'49" WEST, 5.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PULI ROAD; THENCE NORTH 00°54'05" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 53.96 FEET; THENCE NORTH 00°22'18" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 225.06 FEET; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 87.61 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHERLY, 30.17 FEET ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 72°42'23" EAST; THENCE NORTHERLY, 33.34 FEET ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 121.09 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B-2"  
TO GBS DEED  
COMMUNITY COMMON AREA EASEMENT

LS POD 2035

BEING THE EAST 5.00 FEET OF THE WEST 45.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING THE WEST 15.00 FEET OF THE EAST 81.88 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

# State of Nevada Declaration of Value

## 1. Assessor's Parcel Number(s)

- a) 126-13-101-001/002/003/004
- b) 126-13-101-009/010/011
- c) 126-13-201-019
- d)

## 2. Type of Property:

- a) ☒ Vacant Land
- b) ☐ Single Fam. Resi
- c) ☐ Condo/Twnhse
- d) ☐ 2-4 Plex
- e) ☐ Apt. Bldg.
- f) ☐ Comm'l/Ind'l
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other \_\_\_\_\_

## FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property):         
Transfer Tax Value: **\$12,949,550.00**  
Real Property Transfer Tax Due: **\$66,045.00**

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Seller  
Capacity: \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Cliffs Edge, LLC  
Address: 3455 Cliff Shadows Pkwy #220  
City: Las Vegas  
State: NV Zip: 89129

## BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: KB HOME Nevada, Inc.  
Address: 750 Pilot Road, #F  
City: Las Vegas  
State: NV Zip: 89119

## COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title  
Address: P.O. Box 70480  
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 03206210-112

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

702

# Comments

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# Separator Sheet

---



**CITY OF LAS VEGAS**  
**LAND DEVELOPMENT TRANSMITTAL**

DATE: 5/7/2007

**PLEASE RETURN THIS TRANSMITTAL WITH ANY  
RESUBMITTAL FOR THIS PROJECT**

|                                                                                                                                                                                    |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>To: ENGINEER FIRM:</b> VTN NEVADA CONSULTING ENG<br>2727 S RAINBOW BLVD<br>LAS VEGAS, NV 89102-<br><br><b>PHONE NUMBER:</b> (702)873-7550 x<br><b>FAX NUMBER:</b> (702)362-2597 | <b>From: JEFF GALAMBAS</b><br>City of Las Vegas Land Development |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|

**PROJECT INFORMATION:**

**PROJECT NUMBER:** 21295

**PROJECT NAME:** CE POD 201 & 203 U4 (NEW)

**APPLICATION TYPE:** L-CIVIL **WORK TYPE:** L-SUB

**MAP ID:** 126-13-1  
F-13-1

**DEVELOPER CO.:** K B HOME NEVADA INC  
5655 W BADURA AVE  
LAS VEGAS, NV 89118-4705

**NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:**

1 CIVILBLUE REC:4/19/07 RET: 5/4/07 Result: Approvable with Condition(s)

**DESCRIPTION OF ITEMS ATTACHED**

- ☒ LAND DEVELOPMENT COMMENTS
- ☒ CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
- ☐ BOND ESTIMATE
- ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- ☐ DUPLICATE MYLAR (S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ☐

**REMARK (S):**

Please address all redlines and resubmit revised plans ( 2 Sets of MYLAR ) with Land Development Redlines Set.

**Additional information may be required (if checked).**

- ☐ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.

☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.

☒ FINAL MAP COMMENTS INCLUDED

☐

**RECEIVED**  
**MAY 10 2007**

June 26, 2007

State of Nevada  
Division of Water Resources  
400 Shadow Lane, Suite 201  
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-21871, CLIFF'S EDGE PODS  
201 & 203 AMENDED UNIT 4

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map consisting of a 32 lot single family development. Our records indicate the project qualifies for a water commitment in accordance with the District's Service Rules. Therefore, domestic and fire protection water service can be provided from the District's system.

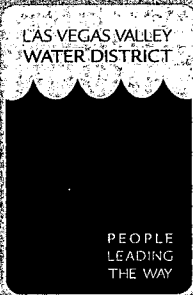
If you have any questions, please contact Gary Lange at 258-3164.

Sincerely,  
Original Signed By:  
GEORGE A. JACOBY

George A. Jacoby, Manager  
Engineering Services Division

GAJ/kjh

cc: Clark County Health District  
City of Las Vegas Planning and Development ✓  
VTN Nevada



1001 SOUTH VALLEY VIEW BLVD.  
LAS VEGAS, NV 89153  
TELEPHONE, 702/870-2011

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GENERAL MANAGER



City of Las Vegas  
**COMBINED FIRE COMMUNICATIONS CENTER**  
 SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS  
**FIRE SERVICES / STREET NAME VALIDATION**  
**SUBDIVISION LISTING**

6/21/2007 7:38:36 AM

**FIRM: VTN Engineers****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Cliffs Edge POD 201 and 203****PLANNING No.: FMP-21871****DESCRIPTION: Unit 4****REF NO: 11466**

| Street Name        | Street Type | Disposition                  |
|--------------------|-------------|------------------------------|
| Charles Ireland    |             | Approved                     |
| Fred Hesse         |             | Approved                     |
| Horace Jones       |             | Approved                     |
| Jan Laverly Jones  |             | Extension of existing street |
| Oscar Goodman      |             | Extension of existing street |
| Oran Gragson       |             | Extension of existing street |
| Ron Lurie          |             | Extension of existing street |
| William Briare     |             | Extension of existing street |
| Inchrye Lodge      |             | Approved                     |
| Morvern Hills      |             | Approved                     |
| • Tarberts Cottage |             | Approved                     |
| • Bayview House    |             | Extension of existing street |
| Beach House        |             | Extension of existing street |
| • Broxden Junction |             | Extension of existing street |
| • Old Ironsides    |             | Extension of existing street |
| • Iona Island      |             | Extension of existing street |
| • Lindores Loch    |             | Approved                     |
| Tay River          |             | Previously recorded          |
| Brodie Castle      |             | Previously recorded          |
| Granite City       |             | Previously recorded          |
| Shingle Beach      |             | Previously recorded          |
| Beach House        |             | Previously recorded          |



City of Las Vegas  
**COMBINED FIRE COMMUNICATIONS CENTER**  
 SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS  
**FIRE SERVICES / STREET NAME VALIDATION**  
**SUBDIVISION LISTING**

6/14/2007 10:05:39 AM

**FIRM: VTN Engineers****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Cliffs Edge POD 201 and 203****PLANNING No.: FMP-21871****DESCRIPTION: Unit 4****REF NO: 11466**

| Street Name      | Street Type | Disposition                  |
|------------------|-------------|------------------------------|
| Charles Ireland  |             | Approved                     |
| Fred Hesse       |             | Approved                     |
| Horace Jones     |             | Approved                     |
| Jan Lavery Jones |             | Extension of existing street |
| Oscar Goodman    |             | Extension of existing street |
| Oran Gragson     |             | Extension of existing street |
| Ron Lurie        |             | Extension of existing street |
| William Briarc   |             | Extension of existing street |
| Inchrye Lodge    |             | Approved                     |
| Morvern Hills    |             | Approved                     |
| Tarberts Cottage |             | Approved                     |
| Bayview House    |             | Extension of existing street |
| Beach House      |             | Extension of existing street |
| Broxden Junction |             | Extension of existing street |
| Old Ironsides    |             | Extension of existing street |
| Iona Island      |             | Extension of existing street |
| Lindores Loch    |             | Approved                     |
| Tay River        |             | Previously recorded          |
| Brodie Castle    |             | Previously recorded          |
| Granite City     |             | Previously recorded          |
| Shingle Beach    |             | Previously recorded          |
| Beach House      |             | Previously recorded          |

# 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. Riekkki, Survey (FM, PM, & A's only)  
**Date:** June 11, 2007  
**Re:** **FMP-21871** Cliff's Edge Pod 201 & 203 Amended Unit 4 SWC Grand Teton Dr. & Schaumber Rd.  
Request for a Final Map Technical Review

## COMMENTS:

We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis is on file with the Traffic Engineering Division for the Cliff's Edge Pod 201 & 203 subdivision.

## CONDITIONS OF APPROVAL:

1. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
2. In the Legend on Sheets 2 and 3, 10 Common Lots are indicated but 11 are shown on the Final Map. Revise as necessary.
3. We note that the square footage of lots 107 and 245 are the same as the recorded Final Map, yet the boundaries of these lots have changed.
4. All drainage easements shall be located within a common lot. Label all drainage easements as "Public Drainage Easement to be Privately Maintained by the Homeowners' Association".
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this amended Final Map.
6. Site development to comply with all previous conditions of approval for the Cliff's Edge Pod 201 & 203 Amended Unit 4 Tentative Map (TMP-5290).
7. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

June 8, 2007

State of Nevada  
Division of Water Resources  
400 Shadow Lane, Suite 201  
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-21871, CLIFF'S EDGE PODS  
201 & 203 UNIT 4

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map consisting of a 32 lot single family development. Our records indicate the project qualifies for a water commitment in accordance with the District's Service Rules. Therefore, domestic and fire protection water service can be provided from the District's system.

If you have any questions, please contact Gary Lange at 258-3164.

Sincerely,

Original Signed By:  
**GEORGE A. JACOBY**

George A. Jacoby, Manager  
Engineering Services Division

GAJ/kjh

cc: Clark County Health District  
City of Las Vegas Planning and Development  
VTN Nevada

LAS VEGAS VALLEY  
WATER DISTRICT

PEOPLE  
LEADING  
THE WAY

1001\* SOUTH VALLEY VIEW BLVD.  
LAS VEGAS, NV 89153  
TELEPHONE, 702/870-2011

*Board of Directors*

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**Rory Reid**  
VICE PRESIDENT

**Susan Brager**

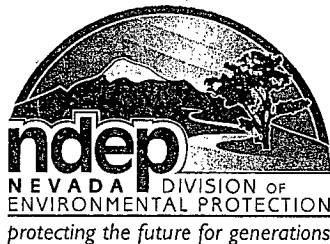
**Tom Collins**

**Chris Giunchigliani**

**Lawrence Weekly**

**Bruce Woodbury**

**Patricia Mulroy**  
GENERAL MANAGER



# STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

June 6, 2007

WALTER B. ROSS

CLARK COUNTY HEALTH DISTRICT  
P.O. BOX 3902/625 SHADOW LANE  
LAS VEGAS NV 89127

**Re: Final Map  
Cliffs Edge Pod 201 & 203-Amended Unit 4  
32 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Division of Environmental Protection has reviewed the above referenced subdivision and approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.  
Technical Services Branch  
Bureau of Water Pollution Control

cc:

LINDA HARTMAN-MAYNARD the City of Las Vegas, Planning and Development  
Development Services Center, 731 S. 4th Street Las Vegas 89101  
TRACY GETER Water Resources, Southern Nevada Branch, - Las Vegas -  
Engineer: VTN NEVADA 2727 S. RAINBOW BLVD. LAS VEGAS, NV 89146  
Developer Name: KB HOME NEVADA 5655 Badura Avenue Las Vegas, NV 89118

Control No. 15241

2030 E. Flamingo Road, Suite 230 • Las Vegas, Nevada 89119 • p: 702.486.2850 • f: 702.486.2863 • [www.ndep.nv.gov](http://www.ndep.nv.gov)

printed on recycled paper



# Memorandum

City of Las Vegas  
Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

To: Vernon C. Little, PLS  
VTN Nevada

From: Alan R. Riecki, PLS  
City Surveyor

CC: Steve Gebeke  
Planning and Development

Date: June 5, 2007

Re: **CLIFF'S EDGE PODS 201 & 203 UNIT 4 (AMD)**  
**FMP-21871**

---

Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

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

**Comments:**

There does not appear to be an original Unit 4 recorded, therefore we believe that the word amended should be removed from the title.

Please check the legal description as marked; there appears to be a curve missing.

Due to changes in Municipal Code Title 18, final maps can be approved administratively and do not have to be heard in a public hearing of the Planning Commission. Please change the certificate of the Planning Director in accordance with those changes.

Please include a firm name and contact information on your cover sheet.

The curve data missing in the legal description is also missing on Sheet 2.

Please make a note on Lot A that it is a non-residential lot.

Please check the square footage of lot 107, Block 3.





6/4/2007

Linda Hartman-Maynard  
City of Las Vegas  
Department of Community  
Planning & Development  
400 Stewart Ave  
Las Vegas, NV 89101-2987

Dear Linda:

There are no conflicts with the proposed street names for the following subdivision:

**CLIFFS EDGE POD 201 & 203 (FMP-21871)**  
**REF NO: 11466**

LINDORES LOCH ST  
TARBERTS COTTAGE ST

The above comments refer only to the subdivision listed. Please notify the U.S. Postal Service of any approved street names that are subsequently transferred to another subdivision. This will help to eliminate the duplication of street names.

Sincerely,

A handwritten signature in black ink that reads "Mark Martinez". The signature is fluid and cursive, with the first name "Mark" and last name "Martinez" clearly distinguishable.

Mark Martinez  
Postmaster, Las Vegas

VTN/Jessica Flores - fax # (702-253-2597)  
AMS file

May 17, 2007

State of Nevada  
Division of Water Resources  
400 Shadow Lane, Suite 201  
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-21871 CLIFFS EDGE PODS 201  
AND 203 UNIT 4 (AMENDED); A.P.N. 126-13-110-015

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 24.5 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

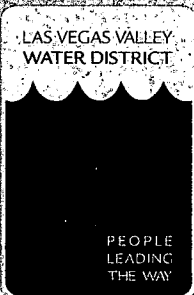
Sincerely,

**Original signed by:**  
**GEORGE A. JACOBY**

George A. Jacoby, Manager  
Engineering Services Division

GAJ/kj

cc: Clark County Health District  
City of Las Vegas Planning Department ✓  
VTN Nevada



1001 SOUTH VALLEY VIEW BLVD  
LAS VEGAS, NV 89153  
TELEPHONE: 702/870-2011

*Board of Directors*  
**Chip Maxfield**  
PRESIDENT

**Rory Reid**  
VICE PRESIDENT

**Susan Brager**

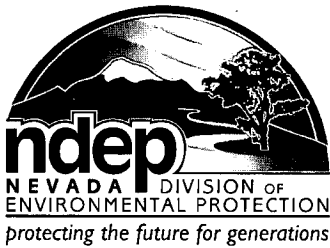
**Tom Collins**

**Chris Giunchigliani**

**Lawrence Weekly**

**Bruce Woodbury**

**Patricia Mulroy**  
GENERAL MANAGER



# STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

04-12-07P02:15 RCVD

April 9, 2007

LINDA HARTMAN-MAYNARD

PLANNING AND DEVELOPMENT

731 S. 4TH STREET

LAS VEGAS NV 89101

**Re: Tentative Map  
Cliffs Edge Pod 201 & 203 Amended Unit 4  
32 lots in the City of Las Vegas**

Dear Ms. HARTMAN-MAYNARD:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.  
Technical Services Branch  
Bureau of Water Pollution Control

cc:

TRACY GETER Water Resources, Southern Nevada Branch, - Las Vegas -

WALTER B. ROSS Clark County Health District, Clark County Health District, P.O. Box 3902/625

Shadow Lane Las Vegas 89127

Engineer: VTN NEVADA 2727 S. RAINBOW BLVD. LAS VEGAS, NV 89146

Developer Name: KB HOME NEVADA 5655 Badura Avenue Las Vegas, NV 89118



Control No. 15096

2030 E. Flamingo Road, Suite 230 • Las Vegas, Nevada 89119 • p: 702.486.2850 • f: 702.486.2863 • [www.ndep.nv.gov](http://www.ndep.nv.gov)

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**FINAL MAP PROCESSING**  
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: CLIFF'S EDGE POD 201+203 AMENASO UNIT 4  
FMP - 21871 SURVEYOR/ENGINEER: VTN VERNON LITTLE 873-7550

| SUBMITTAL                | DATE RECEIVED | REVIEWED BY | APPROVED/NOT APPROVED | DATE ROUTED | DATE TO SURVEYOR | RELEASED FOR RECORDATION |
|--------------------------|---------------|-------------|-----------------------|-------------|------------------|--------------------------|
| LAND DEVELOPMENT         | 7/30/07       | J. GALAND   | APPROVED              | 7/2         | USE ONLY         |                          |
| TRAFFIC ENGINEER         | 8/2/07        | JES         | Approved              | 8/2         |                  |                          |
| RIGHT-OF-WAY             | 8/2/07        | cmc         | Hold                  | 8/6/07      |                  |                          |
| FLOOD CONTROL            | 8/3/07        | RC          | Approved              | 8/3/07      |                  |                          |
| SANITATION               | 8/6/07        | TR          | APP'D                 | 8/6/07      |                  |                          |
| DEVELOPMENT COORDINATION | 8/8/07        | Ymv         | App'd                 | 8/6/07      |                  |                          |
| TRAFFIC (RICK S.)        | 8/2/07        | REA         | App'd                 | 8/2/07      |                  |                          |
| PLANNING & DEVELOPMENT   | 8/8/07        | RS          | App'd                 | 8/8/07      |                  |                          |
| SURVEY 1ST               |               |             |                       |             |                  |                          |
| 2ND                      |               |             |                       |             |                  |                          |

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

LAND DEV. MYLAR PROCESSING FEE COLLECTED UNDER H-21295

TRAFFIC ENG. No Comment

RIGHT-OF-WAY OWNER'S CERT: 4th PAR of CNU EASEMENT Statement

Remove the word "Private". Survey. Do not Release map until I email you. We need to verify

FLOOD CONTROL Area that will eventually be dedicated to CNU &

SANITATION Neil W. says has the AutoCAD file in on VAC

DEVELOPMENT COORDINATION \_\_\_\_\_

PLANNING & DEVELOPMENT \_\_\_\_\_

☐ Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY \_\_\_\_\_







