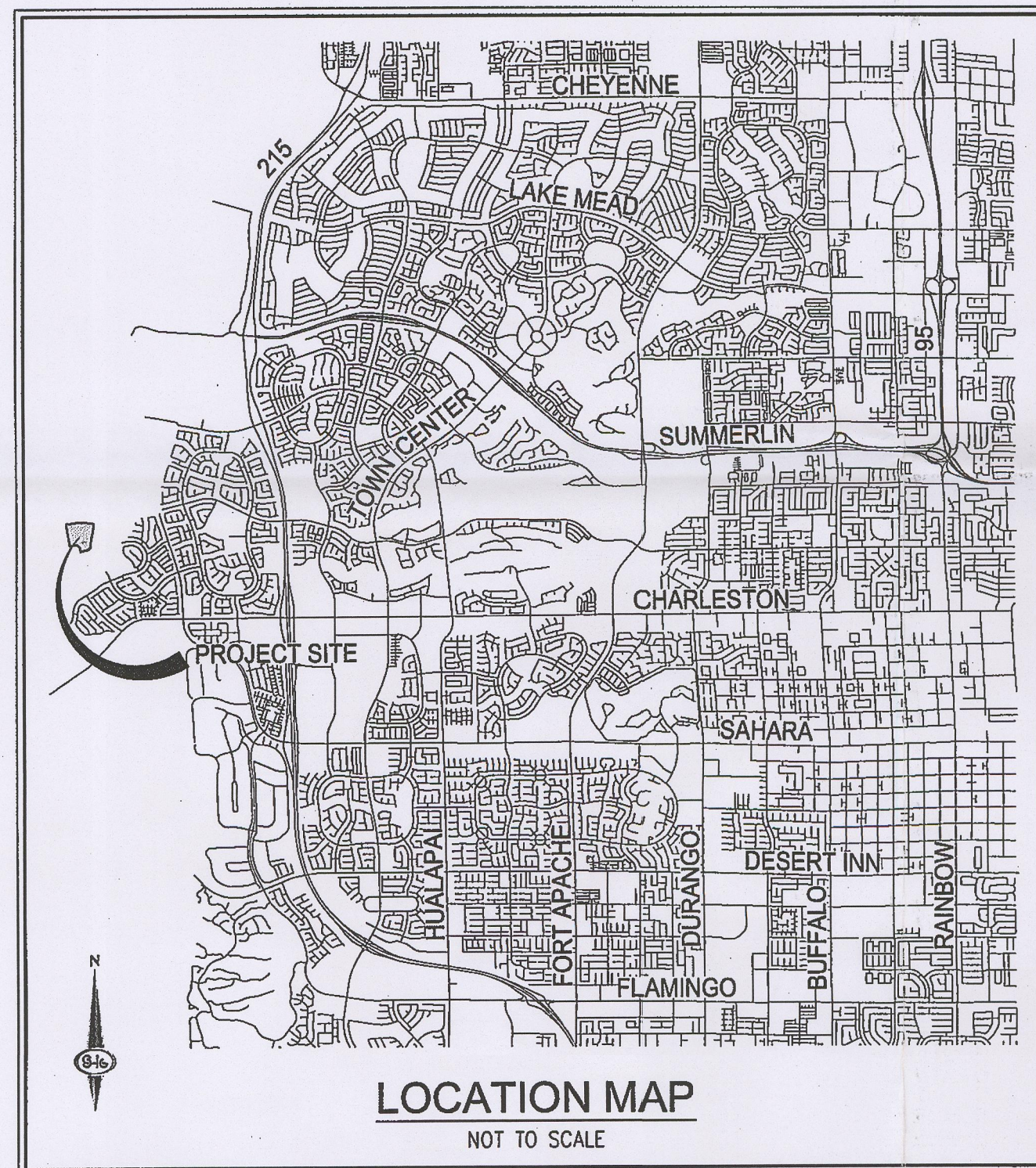


TM-3
SHEET 3 OF 3

RECEIVED
NOV 22 2011
TMB 43967



Woodside Homes

BETTER BY DESIGN

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA FOX HILL AVENUE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 24" WATER LINE IN KAY VISTA DRIVE AND AN EXISTING 8" WATER LINE IN FOX HILL AVENUE.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 6" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

PARCEL 0 AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34 TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

HOWARD HUGHES COMPANY, LL
ROUSE CO
P.O. BOX 833
COLUMBIA, MD 21044
PH (702) 791-4000

WOODSIDE HOMES
4730 S. FORT APACHE #370
LAS VEGAS, NV 89147
PH (702) 889-7800
FX (702) 889-0801

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

ZONING	= P-C
LOT DIMENSIONS (TYP)	= 45'x100' = 55'x100'
MINIMUM LOT AREA	= 4,500 SQ FT
MAXIMUM LOT AREA	= 12,707 SQ FT
NET ACREAGE	= 21.08 AC
TOTAL LOTS	= 107 LOTS
DENSITY	= 5.07 DU/AC

NO OF UNITS	= 107
REQUIRED O.S. (SUMMERLIN)	= 20,700 SF
PROVIDED OPEN SPACE	= 58,924 SF

1. ALLOW ROLL CURB TO BE USED WITH A 41 FOOT STREET SECTION

NO OF UNITS	= 107
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 236 SPACES**

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

107 UNITS X 250 GPD/UNITS = 26,750 GPD
 TOTAL AVERAGE CONTRIBUTION = 26,750 GPD = 0.02675 MGD
 TOTAL PEAK FLOW = 0.02675 MGD X 3.23 (PEAK FACTOR) = 0.08640 MGD

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN N
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS, 45'x100'
AND 55'x100' LOTS (AS REVISED JUNE 7, 2010)

FRONT *	
FRONT ENTRY GARAGE	= 15'
SIDE ENTRY GARAGE	= 14'
BUILDING FACE	= 14'
PORCH	= 14'
REAR	= 20'
SIDE	
INTERIOR	= 5'
CORNER **	= 15'
PERMETER	
SINGLE STORY ELEMENT WITHOUT GABLE END	= 6'
TWO STORY ELEMENT OR GABLE END	= 10'
BALCONY	= 15'
COURTYARD WALLS * (FRONT AND SIDE CORNER)	= 6'
REAR PATIO COVERS	= 10'
* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK	
** SETBACKS ARE MEASURED FROM BACK OF CURB RE SIDEWALK LOCATION	

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE _____ DATE _____

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RECEIVED
NOV 22 2011

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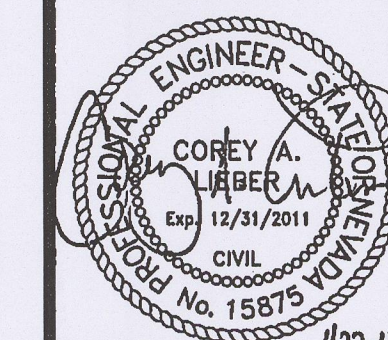
LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O

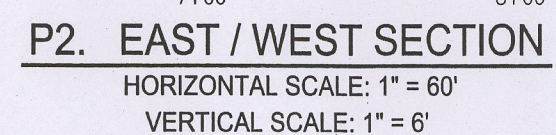
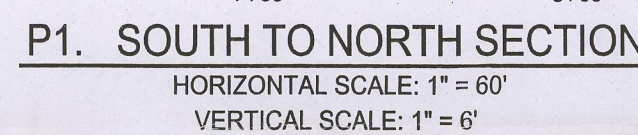
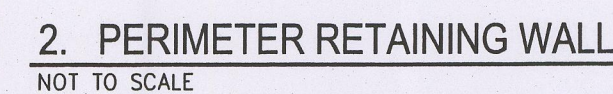
TENTATIVE MAP

DATE:	11/22/11
DRAFTER:	DSP
DESIGNER:	DSP
CHECKED:	CAL
PROJECT NO.	WSH1104-000



TM-1
SHEET 1 OF

TMP-43967

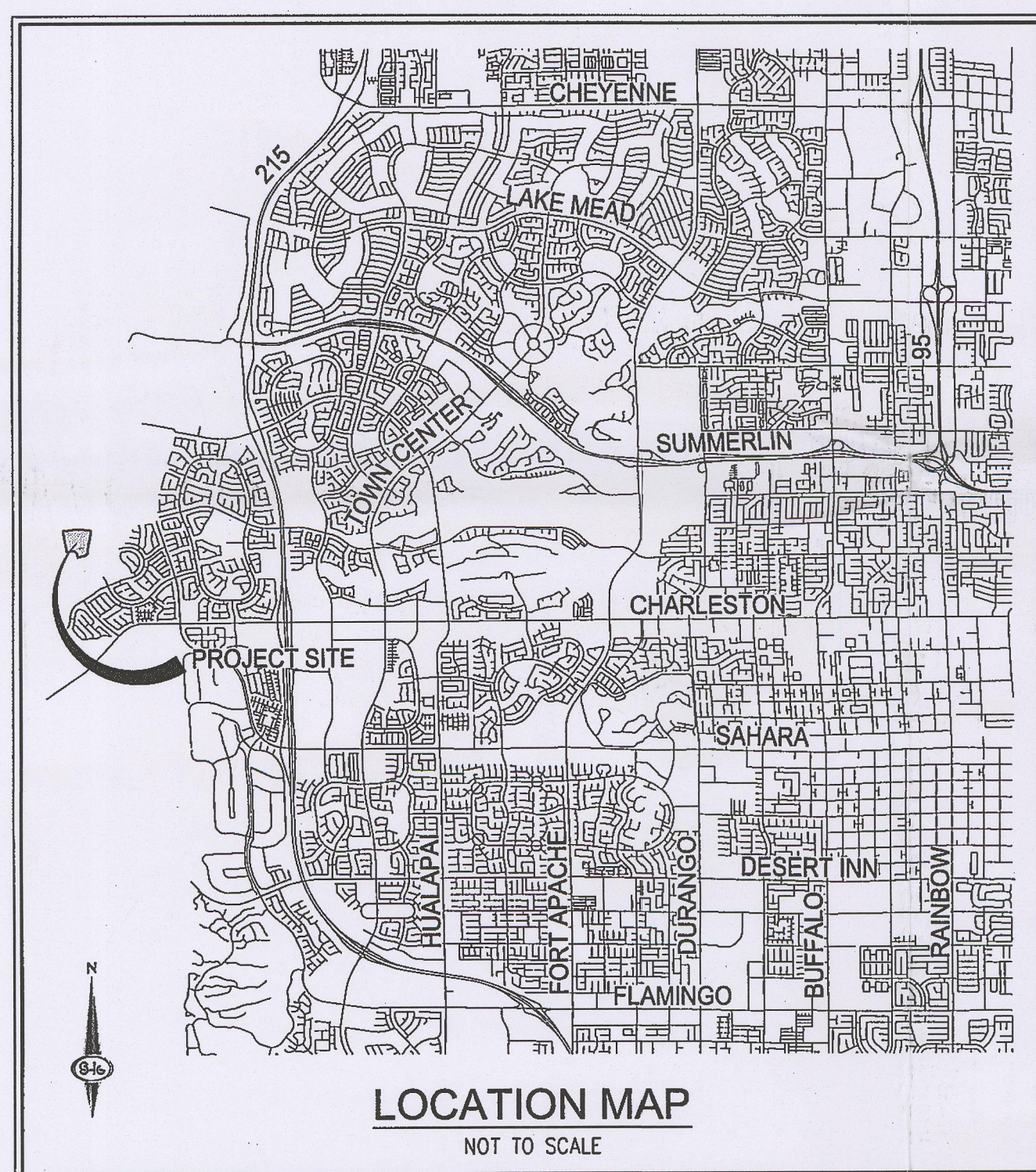


TM-3
SHEET 3 OF 3

RECEIVED
NOV 22 2011
TMP 4206



Woodside Homes
BETTER BY DESIGN



1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND COMMONS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EXISTENTS AND COAKR'S LOT WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA FOX HILL AVENUE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING WATER MAIN IN SUT WASTE DRIVE AND AN EXISTING 8" WATER LINE IN FOX HILL AVENUE.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" SEWER LINE IN FOX HILL AVENUE.
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11. THIS PROJECT IS NOT WITHIN A 100 YEAR FLOOD SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMNERMASTER PLANNED COMMUNITY.
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14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL

PARCEL 0 AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.N., CLARK COUNTY, NEVADA.

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LAS VEGAS, NV 89147
PH (702) 889-7800
FX (702) 889-0801

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 21
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

ZONING	= P-C
LOT DIMENSIONS (TYP)	= 45'x100' = 55'x100'
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MAXIMUM LOT AREA	= 12,707 SQ FT
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SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SO
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS, 45'x100'
AND 55'x100' LOTS (AS REVISED JUNE 7, 2010)

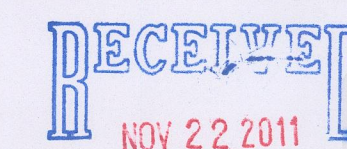
FRONT *	
FRONT ENTRY GARAGE	= 19'
SIDE ENTRY GARAGE	= 14'
BUILDING FACE	= 14'
PORCH	= 14'
REAR	= 20'
SIDE	
INTERIOR	= 5'
CORNER **	= 15'
PERMETER	
ONE STORY ELEMENT WITHOUT GABLE END	= 6'
TWO STORY ELEMENT OR GABLE END	= 10'
BALCONY	= 15'
COURTYARD WALLS *	= 6'
(FRONT AND SIDE CORNER)	
REAR PATIO COVERS	= 10'

* SE BACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB
 ** SEE DETAIL FOR CORNERS

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE _____ DATE _____

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S-I-G SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
57540 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

LAS VEGAS, NV



Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL 0

TENTATIVE MAP

34
20S
59F

DATE: 11/22/11

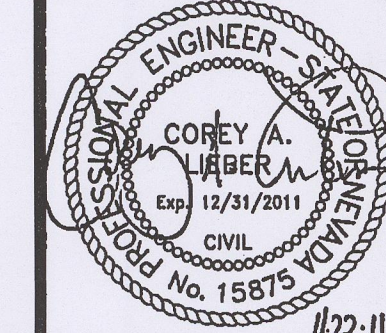
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DESIGNER: DSP

CHECKED: CAL

PROJECT NO.

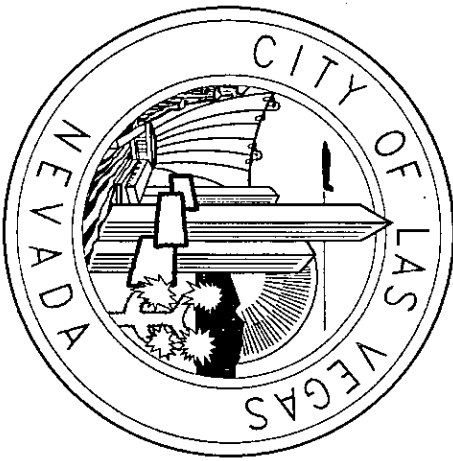
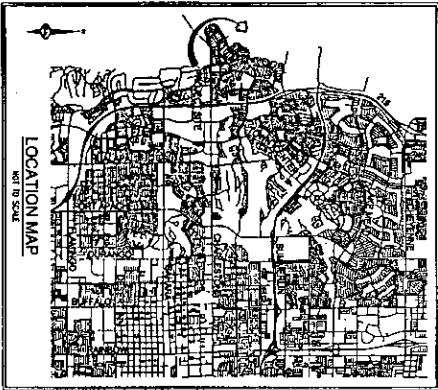
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TM-1

SHEET 1 OF 3

TMD 43067



TENTATIVE MAP FOR SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY APN 137-34-210-001

Woodside Homes
BETTER BY DESIGN

NOTES

1. THIS MAP IS A TENTATIVE MAP. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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16. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
17. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
18. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
19. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
20. THE CITY OF LAS VEGAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE PROPERTY TO BE MAPPED SHALL BE AS FOLLOWS: PARCEL O, SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O, A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY, APN 137-34-210-001.

OWNER

WOODSIDE HOMES, INC.
13700 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89134

DEVELOPER

WOODSIDE HOMES, INC.
13700 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89134

ENGINEER

WOODSIDE HOMES, INC.
13700 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89134

PROJECT SUMMARY

Project Name: SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
Project Location: SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
Project Size: 1.00 ACRES
Project Type: SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
Project Status: TENTATIVE MAP

OPEN SPACE

OPEN SPACE: 1.00 ACRES
WAVES OF DEVELOPMENT STANDARDS: 1.00 ACRES
PARKING ANALYSIS: 1.00 ACRES

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS: 1.00 ACRES
UTILITY SERVICE BY: 1.00 ACRES

SETBACKS

SETBACKS: 1.00 ACRES
DISCLAIMER NOTE: 1.00 ACRES

DISCLAIMER NOTE

DISCLAIMER NOTE: 1.00 ACRES
SUMMERLIN: 1.00 ACRES

SUMMERLIN

SUMMERLIN: 1.00 ACRES

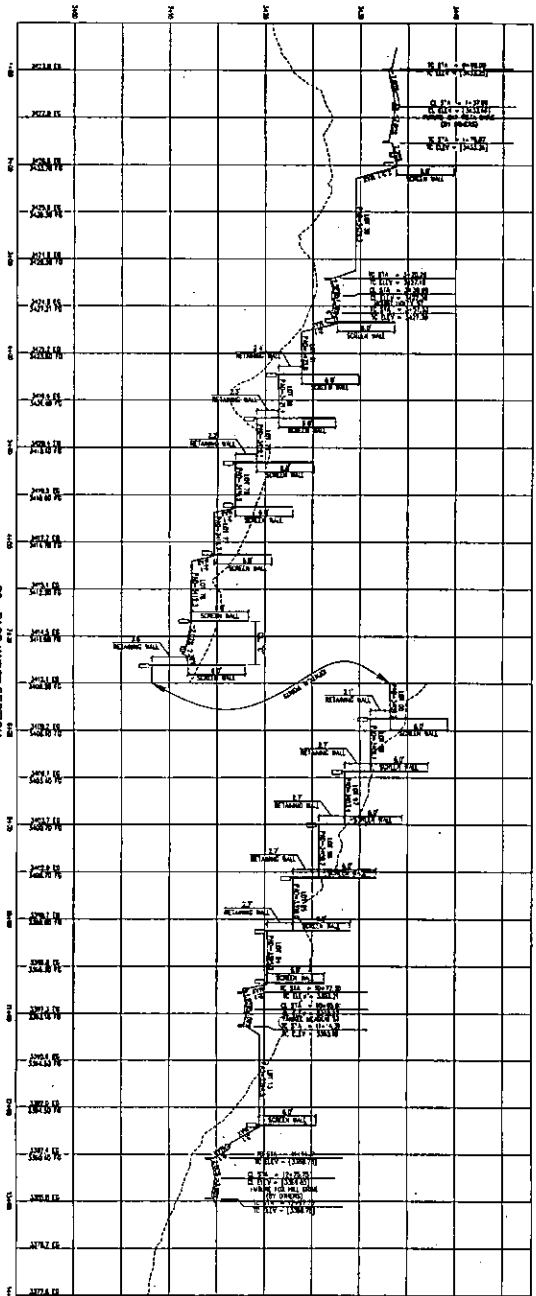
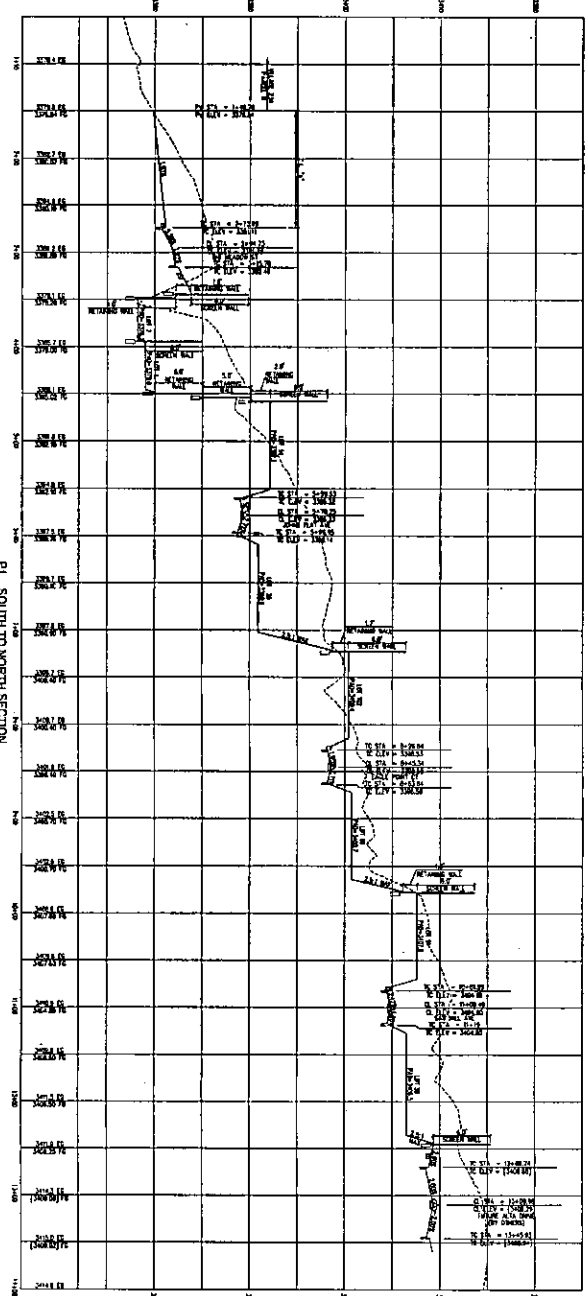
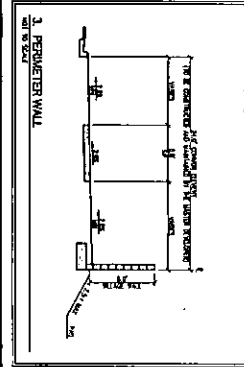
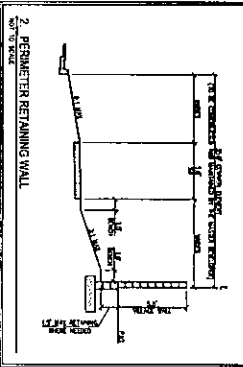
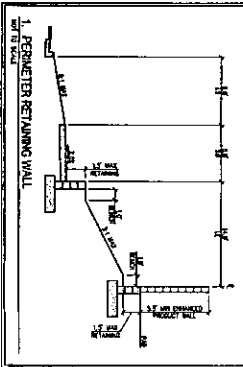
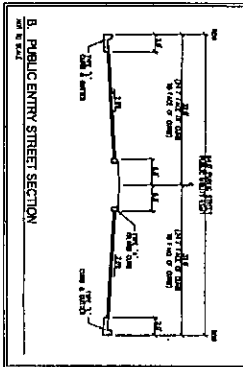
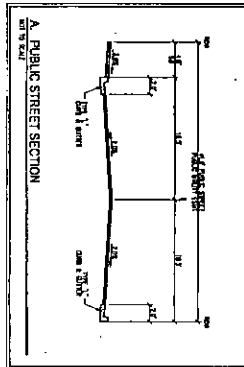
DECLARED
NOV 22 2011

TMP-43967

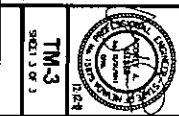
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
2200 N. APRIL STREET, SUITE 100, LAS VEGAS, NV 89110
PHONE (702) 254-5300 FAX (702) 254-5300

Woodside Homes
BETTER BY DESIGN
SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
TENTATIVE MAP

DATE: 11/22/11
DESIGNED: JSP
CHECKED: JSP
PROJECT NO: WSH1004-000
TM-1
SHEET 073



NOV 22 2011
 TMP-43967

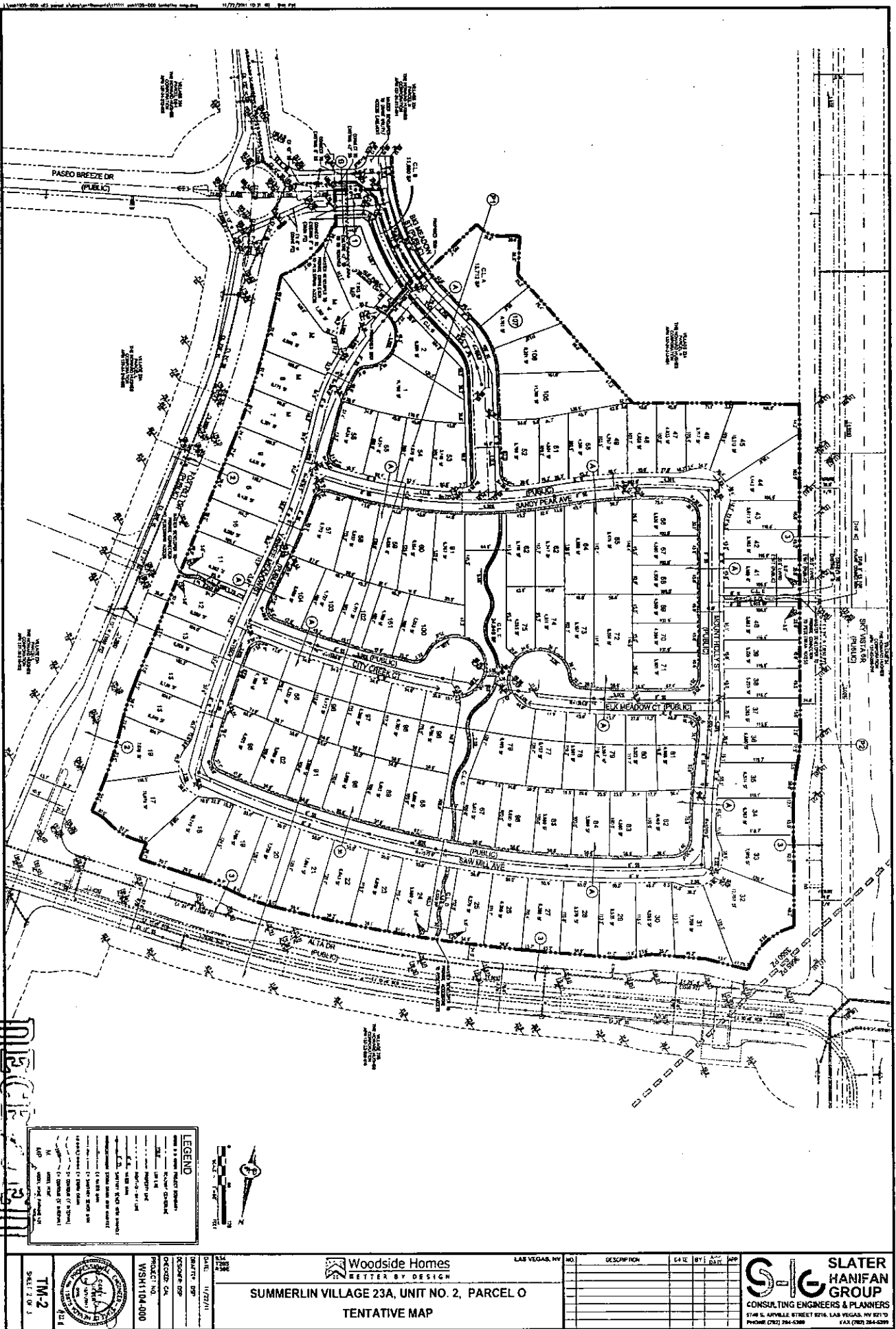


DATE: 11/27/11
 DRAWN BY: [Signature]
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: WSH1104-00

Woodside Homes
 BETTER BY DESIGN
 SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
 TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP.	REV.

SLATER HANIFAN GROUP
 CONSULTING ENGINEERS & PLANNERS
 2700 S. JAVILE STREET, SUITE 200, LAS VEGAS, NV 89115
 PHONE (702) 254-6300 FAX (702) 254-6306



TMP-43967

NOV 22 2011



DEPARTMENT OF PLANNING

TENTATIVE MAP CHECKLIST

A. TENTATIVE MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Names, addresses and phone numbers of owners(s), subdivider and surveyor or engineer.
- ☒ Date, north arrow and scale.
- ☒ A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ Existing topography (obtained by actual survey at one (1) foot contours [based on City datum] on-site and within one hundred fifty (150) feet of the proposed subdivision [except for existing subdivisions within one hundred fifty (150) feet]. The Department of Public Works may require larger contour intervals for large tracts.
- ☒ Existing structures and other physical features. *If none exist, indicate this on the map.*
- ☒ Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *If non exist, indicated this on the map.*
- ☒ Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed storm drains. *If none exist, indicate this on the map.*
- ☒ Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision. *If none exist, indicate this on the map.*
- ☒ Existing and proposed potable water mains and a subdivision to be supplied by wells, the location, pressure and capacity of such wells shall be authorized under a State certificate, and the potential population capable of being served by such wells. *If none exist, indicate this on the map.*
- ☒ Proposed reservations or dedications for parks, schools, or other public or quasi-public uses. *If none exist, indicate this on the map.*
- ☒ Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. *If none exist, indicate this on the map.*

B. SUPPLEMENTAL INFORMATION

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

☒ A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☒ Any proposed deviations from City standards.

☒ Whenever perimeter block walls are proposed which; 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08 of LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be clearly identified. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

REVIEWED BY: Roger Bailey DATE: 11/16/11

NOV 22 2011



DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 19.16.050.

✓ **PRE-APPLICATION CONFERENCE:** A pre-application conference with a representative from the Department of Planning is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

✓ **PRE-APPLICATION SUBMITTAL CHECKLIST:** A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

✓ **APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

✓ **FEES:** \$750

✓ **TENTATIVE MAP CHECKLIST:** All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

N/A **DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE:** If applicable, an Environmental Impact Assessment statement will be required.

✓ **TENTATIVE MAP:** (21 folded and 1 rolled)* Please refer to the Tentative Map Checklist for additional requirements.

* All site area must be on one sheet or page.

on TM **PERIMETER WALL DETAIL and ELEVATION:** Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

on TM **CROSS SECTION DRAWING:** Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

✓ **LASER PRINT:** A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

✓ Summerlin Approval
✓ Copy of Business Licenses
Revised 08/01/2011

F:\depot\Public\Forms\Application Packet\Tentative Map.doc

RECEIVED
NOV 22 2011

✓ **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

RECEIVED
NOV 22 2011



December 19, 2011

City of Las Vegas
Department of Planning
333 N Rancho Drive, 3rd Floor
Las Vegas, NV 89106

SUBJECT: TMP-43967 SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O (107 LOTS/UNITS)

Gentlemen:

We have completed a review of the above map as submitted and have no objections to its approval.

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION

A handwritten signature in cursive script that reads "Dennis W. Campbell for".

Walter B. Ross, PE. REHS
Environmental Health Engineer/Supervisor

xc: Slater Hanifan Group, Inc.
Woodside Homes of Nevada
Howard Hughes Company, LLC



January 11, 2012

The Howard Hughes Corporation, LLC
10801 West Charleston Boulevard, Suite #300
Las Vegas, Nevada 89135

**RE: TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT
NO. 2 PARCEL O
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson), was considered by the Planning Commission on January 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the requirements and conditions of approval of the Summerlin Residential Design Review Committee (SDRC) addressed in a letter dated 11/16/11.
3. All development shall conform to the Summerlin West Development Agreement (DA-0001-96), Village 23A and 23B Master Development Plan (SV-0018-01), Minor Modification (MOD-2994) and the Summerlin Development Standards approved 09/15/04.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate and construct the full width of the entrance street concurrent with the first phase of development of this site.
9. If not already constructed by the master developer, construct paved, legal access to this site concurrent with the first phase of development.
10. Grant Pedestrian Access Easements for all sidewalk located outside of the public right-of-way.
11. Grant a Public Sewer Easement, to be privately maintained, across Common Lot "E". No trees or vegetation taller than 30 inches will be allowed within the easement.
12. Provide public sewer easements for all public sewers outside the bounds of this map not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

13. Prior to the release of a Final Map for recordation on this Site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
14. A minimum of two lanes of asphalt pavement on Paseo Breeze Drive and Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Per Title 19.12.130.B.2, 50% of the full permanent improvements on Paseo Breeze Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. Additionally per Title 19.12.130.B.3 all off-site improvements for Paseo Breeze Drive and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, CRG-2243 and all other applicable site-related actions.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Howard Hughes Corporation, LLC
TMP-43967 - Page Four
January 11, 2012

This action by the Planning Commission on **January 10, 2012** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 17, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Edward Duenas
Woodside Homes
4730 South Fort Apache Road, Suite #370
Las Vegas, Nevada 89147

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

December 22, 2011

The Howard Hughes Corporation, LLC
10801 West Charleston Boulevard, Suite #300
Las Vegas, Nevada 89135

**RE: TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT
NO. 2 PARCEL O
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Edward Duenas
Woodside Homes
4730 South Fort Apache Road, Suite #370
Las Vegas, Nevada 89147

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

December 1, 2011

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

Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION
MAP-TMP-43967 SUMMERLIN VILLAGE 23A UNIT 2, PARCEL 'O'; A.P.N. 137-
34-212-001**

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 66.8 acre-feet/year.

The subject plan reflects the installation of water mains within easements, which does not meet District standards. All District water mains must be installed in dedicated private drives or rights-of-way. If easements are pursued they must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.

If you have any questions, please contact me at 822-8373 or Karen Jensen at 258-3276.

Sincerely,

Original signed by:

R. Joseph Morgan

R. Joseph Morgan, P.E., Senior Civil Engineer
Engineering Services Division

DMG/RJM/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Slater Hanifan Group

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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 12, 2011
Re: **TMP-43967** Summerlin Village 23A, Unit No. 2, Parcel O SWC Alta Dr. & Fox Hill Dr.
Request for a Tentative Map for a proposed 107-lot single family residential subdivision on 21.08 acres

CONDITIONS OF APPROVAL:

1. Dedicate and construct the full width of the entrance street concurrent with the first phase of development of this site.
2. If not already constructed by the master developer, construct paved, legal access to this site concurrent with the first phase of development.
3. Grant Pedestrian Access Easements for all sidewalk located outside of the public right-of-way.
4. Grant a Public Sewer Easement, to be privately maintained, across Common Lot "E". No trees or vegetation taller than 30 inches will be allowed within the easement.
5. Provide public sewer easements for all public sewers outside the bounds of this map not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. Prior to the release of a Final Map for recordation on this Site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
7. A minimum of two lanes of asphalt pavement on Paseo Breeze Drive and Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Per Title 19.12.130.B.2, 50% of the full permanent improvements on Paseo Breeze Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. Additionally per Title 19.12.130.B.3 all off-site improvements for Paseo Breeze Drive and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, CRG-2243 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: January 10, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

TMP-43967

Capri At The Vistas Neighborhood Watch

Paradiso Community Association

Solano HOA

Talaverde HOA

The Granada Palomar Community Association

December 27, 2011

Mr. Steve Gebeke, Planning Supervisor
Department of Planning
City of Las Vegas
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Re: TMP-43967- Tentative Map – Summerlin Village 23A
Unit No. 2 Parcel O APN# 137-34-212-001

BOARD OF SCHOOL TRUSTEES

Carolyn Edwards, President
Dr. Linda E. Young, Vice President
Deanna L. Wright, Clerk
Lorraine Alderman, Member
John Cole, Member
Erin E. Cranor, Member
Chris Garvey, Member

Dwight D. Jones, Superintendent

Dear Mr. Gebeke:

Please consider this letter from the Clark County School District (District) as part of the record for the January 12, 2012 Planning Commission meeting for the above referenced agenda item TMP-43967. The application is for a tentative map consisting of 107 single-family residential lots located at The Paseos within Summerlin Village 23A, Unit No. 2, Parcel O.

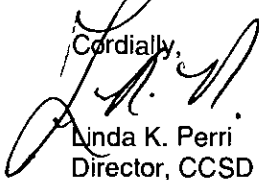
Summerlin Village 23 & 24 are currently located in the attendance zone boundaries for Givens Elementary School (ES), Rogich Middle School (MS) and Palo Verde High School (HS). This tentative map will result in approximately 23 additional students attending an elementary school that is already 319 students over capacity and 12 students attending a middle school that is already 15 students over capacity. Givens ES has an enrollment count of 1,129 students with a programmed capacity of 810 students while Rogich MS has an enrollment count of 1,679 students with a programmed capacity of 1,664 students. Although this tentative map does not generate a large number of students there are additional parcels within the surrounding Villages 23 & 24 planned for residential development that have been approved. These include, Village 23A, Parcel J Unit 2; Village 23A, Parcel L; Village 23A, Unit 2 Lot N; Village 23A, Unit 2 Lot M, Village 24, Parcel A; and Village 24, Unit 1. All combined, these Villages generate approximately 630+ dwelling units that would be zoned for the above-mentioned schools. This would result potentially in an additional 134 ES students, 69 MS students and 88 HS students.

The District evaluates student-zoning requirements within an area as a whole and not necessarily to serve the students living in a particular development or master planned community. Although development in the Las Vegas Valley has slowed considerably in recent years, a number of projects that were put on hold in this particular area are slowly being developed with some projects under construction and others that have either been approved or are in the process of obtaining entitlements.

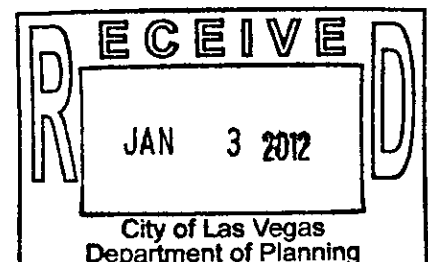
While the District encourages and promotes development, we feel it is our obligation to communicate our situation in regards to land holdings and school capacities. To that end, school capacities and enrollments change on an annual basis however the District does not currently control a school site in this area nor is construction of a new school anticipated for a number of years. Both of these factors may very well have an impact on these and surrounding schools in the future.

I hope you find this information helpful and thank you for involving us in the process. If you should have any questions, please feel free to contact me at (702) 799-5214.

Cordially,


Linda K. Perri
Director, CCSD Real Property Management

Cc: CCSD Demographics and Zoning
Julie Cleaver, Howard Hughes Properties
File



AMS' MANAGER



1-10-12 PC

December 2, 2011

City of Las Vegas – Dept of Planning
333 N RANCHO DR 3rd Floor
LAS VEGAS NV 89106-3703

To Whom It May Concern:

The United States Postal Service has reviewed the Tentative Map for Summerlin Village 23A, Unit 2, Map TMP-43967.

We have no objections to the development, however, the following street names conflict with street names in our database:

Fox Hill Dr – There is a Fox Hills Dr in 89052
Yankee Meadow St – There is a Yankee Meadow Cir in 89130
Mount Holly St – There is a Mount Holly Ct in 89128
Elk Meadow Ct – There is an Elk Meadows Ct in 89131

The following Street Names are acceptable:

City Creek Ct
Saw Mill Ave
Sky Vista Dr.
Sandy Peak Ave
Big Meadow St
Paseo Breeze Dr

Respectfully,

A handwritten signature in cursive script that reads "Ron Young".

Ron Young
Address Management, Manager

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

TMP-43967

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ELECTRONICALLY ROUTED

METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor

SENT "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	DOA GREGORY
NEVADA POWER COMPANY	COLLEEN HOLNESS
SOUTHWEST GAS COMPANY	JOHN HILL
EMBARQ	SANDRA HOLLY
UNITED STATES POSTAL SERVICE	CHRIS BUSH

* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT:
WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson).

PLANNING COMMISSION: **JANUARY 10, 2012**
CITY COUNCIL: **FEBRUARY 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 8, 2011**

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 **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech 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:

Report Date 11/22/2011 05:20 PM

Submitted By

Page 1

A/P # 43967 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/22/2011 15:19	984548	Temp CDO		
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

TMP-43967 - TENTATIVE MAP - PASEO BREEZE DRIVE/FOX HILL DRIVE - APPLICANT: WOODSIDE HOMES/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres adjacent to the southwest side of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) zone, Ward 2 (Wolfson).

Parent A/P #

Project # 43967 Project/Phase Name THE PASEOS Phase #
Size/Area 21.08 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13734212001

Location

Owner/Tenant

Contact ID AC1923111 Name HUGHES HOWARD COMPANY L L C
Mailing Address P O BOX 833 Organization % ROUSE CO
City COLUMBIA State/Province MD
ZIP/PC 21044-0833 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcel

13734212001

Report Date 11/22/2011 05:20 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1923111 ☐ Foreign
Effective Expire
Name HUGHES HOWARD COMPANY L L C
Day Phone Eve Phone Organization % ROUSE CO
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 833
COLUMBIA, MD 21044-0833
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License ☐ Percent Owned ☐ Waiver ☐ Health Card ☐ Director Letter ☐ Original Transcript ☐
Orientation/Attended ☐

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1521462 ☐ Foreign
Effective Expire
Name SLATER HANIFAN GROUP
Day Phone (702)284-5300 x Eve Phone Organization
Pager PIN # Position
Fax (702)284-5399 Mobile Profession
E-Mail
Address 5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments Chelsea Peltier 702-284-5300

Report Date 11/22/2011 05:20 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1855745 ☐ Foreign
Effective Expire
Name WOODSIDE HOMES OF NEVADA, INC.
Day Phone (702)889-7800 x Eve Phone Organization
Pager PIN # Position
Fax (702)889-0801 Mobile Profession
E-Mail
Address 4730 SOUTH FORT APACHE SUITE 370
LAS VEGAS, NV 89147
Seasonal Addr
Valid From To
Comments Edward Duenas 702-889-7800

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Report Date 11/22/2011 05:20 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$0.00)	Unpaid, Waived
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
FIRE CDMM	
TEFO	
SURVEY	
TRAFFIC	
SEWER	
LAND DEV	
FLOOD	
ROW	
SID	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	U		0.00
PROCESSING FEE	P	11/22/2011 15:32	750.00
Total Unpaid		0.00	Total Paid 750.00

Inspections

There are no Inspections for this Report

Review Activities

Review Comments

Review Type

#

Status

Waived

Reason

Started

Completed

Comp. By

473089	DEVCO	1	Incomplete	☐		11/22/2011 17:20		
473090	FIRE COMM	1	Incomplete	☐		11/22/2011 17:20		
473091	TEFO	1	Incomplete	☐		11/22/2011 17:20		
473092	SURVEY	1	Incomplete	☐		11/22/2011 17:20		

Report Date 11/22/2011 05:20 PM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type	#	Status	Whiter	Dated	Started	Completed	By
TRAFFIC	1	Incomplete	☐	11/22/2011 17:20			
SEWER	1	Incomplete	☐	11/22/2011 17:20			
LAND DEV	1	Incomplete	☐	11/22/2011 17:20			
FLOOD	1	Incomplete	☐	11/22/2011 17:20			
ROW	1	Incomplete	☐	11/22/2011 17:20			
SID	1	Incomplete	☐	11/22/2011 17:20			
FIRE ENG	1	Incomplete	☐	11/22/2011 17:20			
ENGDESIGN	1	Incomplete	☐	11/22/2011 17:20			

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP)
Comments

Modified By JGRIDER

Modified Date/Time 11/22/2011 15:19

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|------------------------------------|
| Y Pre-Application Conference Checklist | Y Cross Section Drawing (7 Copies) |
| Y Application/Petition Form | Y Laser Print Tentative Map |
| Y Deed and Legal Description | Y Laser Print Cross Section |
| Y Tentative Map Checklist | Y Statement of Financial Interest |
| Y Tentative Map (21 Folded Blue Lines, 1 Rolled Colored) | Y Perimeter Wall Detail |
| Y DINA (If applicable) | |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition Approval Approved By Approved Date Applied By Applied Date Assigned

No Conditions

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expiration Comments

There is no planning condition for this project.

Report Date 11/22/2011 05:20 PM

Submitted By

Page 6

TENTATIVE MAP

N Project of Regional Significance? Y Is this a Residential Subdivision?
N DINA Required? 107 Number of Lots/Units (excluding common areas)
N Parent Project link required?
Y Will this go to the City Council? Hearing Type
Public or Non-Public NON-PUBLIC

Legal Subdivision Name
THE PASEOS

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added By	Add Date	Modified By	Modified Date		
	01/10/2012	PC	SCHEDULED			
JGRIDER		11/22/2011		0	0	0

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

No children exist for this project

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comment:	PAYMNT CO NAME WHO PICKED UP CONTACT#	970040	11/22/2011 15:34		0.00
	CHELSEA PELITER, 702.284.5300; WOODSIDE HOMES OF NEVADA CK 50107128				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Paseo Breeze Drive / Fox Hill Drive
Project Name Summerlin Village 23A Parcel O Proposed Use _____
Assessor's Parcel #(s) 137-34-212-001 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing P-C proposed _____
Commercial Square Footage NA Floor Area Ratio NA
Gross Acres 21.08 Lots/Units 107 Density 5.07 DU/AC
Additional Information _____

PROPERTY OWNER The Howard Hughes Co., LLC Contact _____
Address 10801 W. Charleston Blvd. Suite 300 Phone: (702) 791-4000 Fax: 791-4453
City Las Vegas State NV Zip 89135
E-mail Address _____

APPLICANT Woodside Homes Contact Edward Duenas
Address 4730 S. Fort Apache # 370 Phone: (702) 889-7800 Fax: (702) 889-0801
City Las Vegas State Nevada Zip 89147
E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State Nevada Zip 89118
E-mail Address cpeltier@shg-inc.com

Property Owner Signature _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 16th day of November, 2011

Shirley A. Wing

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>TMP-43967</u>
Meeting Date:	<u>01/10/12</u>
Total Fee:	<u>\$ 750.00</u>
Date Received:*	<u>11/22/11</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf

NOV 22 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-43967** PN: 137-34-212-001
Name of Property Owner: The Howard Hughes Company, LLC
Name of Applicant: Woodside Homes
Name of Representative: Edward Duenas

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: Kevin T. Orrock

Subscribed and sworn before me

This 18th day of November, 2011
Shirley A. Wing
Notary Public in and for said County and State



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NOV 22 2011

Howard Hughes.
THE HOWARD HUGHES CORPORATION

November 16, 2011.

Jim Foltz
Senior Vice-President
Woodside Homes of Nevada
4730 S. Fort Apache Road, Suite 370
Las Vegas, Nevada 89147

Re: **SDRC Tentative Map Review** – Woodside Homes, Parcel O, Summerlin Village 23A
(The Paseos)

Dear Mr. Foltz,

The Summerlin Residential Design Committee (SDRC) has reviewed and approved your tentative map submittal with the following conditions:

1. Verify that product fits on the lots shown. While the typical lot size is 45' and 55' wide x 100' deep, several lots are 95' deep and most of the lots have scarp within the typical lot size. This may make it difficult to fit the product on the lot and provide a full rear and side yard (20' and 6' respectively) for each home. Please note, waivers to setbacks will not be granted.
2. Provide alternative street names for "Eagle Point Ct." and "Johns Flat Ave."
3. Per the existing topography on the Preliminary Grading Plans, the existing cross slope on the area designated for the neighborhood park is between 5% and 10%. Plans will be created to accommodate the slope, however, small retaining walls within the park may be required.
4. Verify that the planter area between retaining walls used to transition slope is a minimum of 4' wide.
5. As discussed earlier, Woodside Homes will employ one of the rear yard slope alternatives shown on Greey Pickett's exhibit to transition grade between lots. This will need to be addressed in your Improvement Plans submittal.
6. Retaining walls may not exceed 3' along parcel boundaries per Exhibit 2-M in the Paseos Residential Design Criteria. The 7'-15' grade difference between Lots #45-48 and the existing grades on the adjacent parcel (Parcel N) will need to be addressed.
7. The 9' grade difference between Lot #52 and "Big Meadow Street" will need to be addressed and may require a lot line adjustment to meet the criteria.
8. Consider moving the lot line between Lot #105 and Lot #106 to the west to alleviate retaining wall condition on Lot #105 due to grade difference of 11'-15' along northern side yard.

The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Third Floor
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

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NOV 22 2011

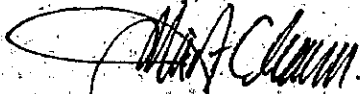
TMP-43967

Howard Hughes.
THE HOWARD HUGHES CORPORATION

9. Please move sidewalk in Common Lot 'C' to line up with the sidewalks in Common Lot 'D' and along Big Meadow Street.

Please contact me if you have any questions.

Sincerely,



Julie Cleaver
Vice-President Planning & Design

Attachments: V23A, Parcel O Tentative Map (sheets TM-2, TM-3)

CC: Slater Hanifan Group Engineers

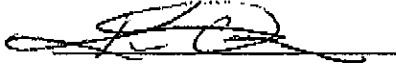
The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Third Floor
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

TMP-43967

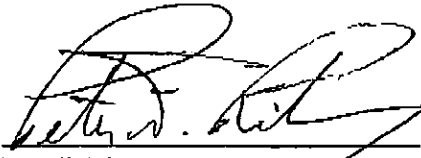
THE HOWARD HUGHES COMPANY, LLCIncumbency Certificate

The undersigned, being the duly elected, qualified and acting Secretary of The Howard Hughes Company, LLC, a Delaware limited liability company (the "Company"), and as such is authorized to execute and deliver this Certificate in the name and on behalf of the Company, does hereby certify as follows:

The officer set forth below is, as of the date hereof, and at all times since November 9, 2010 has been, a duly elected (or appointed) and qualified officer of the Company and holds the office indicated opposite such person's name, and such person is authorized to execute and deliver documents on behalf of the Company, and that the signature appearing opposite such person's name is the true and genuine signature of such person.

<u>Name</u>	<u>Office</u>	<u>Signature</u>
Kevin Orrock	Vice President	

IN WITNESS WHEREOF, the undersigned, has executed and caused this Certificate to be delivered as of the 14th day of November, 2011.


Peter F. Riley

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NOV 22 2011

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW:

LICENSE #: Q06-00048-0-114733

DATE ISSUED: 11/14/03

TYPE OF LICENSE: ENGINEERING FIRM

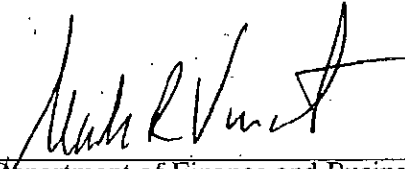
BUSINESS LOCATION: 5740 ARVILLE ST 216

ISSUE TO:

SLATER HANIFAN GROUP
5740 S ARVILLE ST STE 216
LAS VEGAS NV 89118

PRINCIPAL(S)

HANIFAN, KENNETH M, PRES
SLATER, JERRY J, VICE PRES


Director, Department of Finance and Business Services

Post in a conspicuous place.

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NOV 22 2011



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-10142-B-037606

DATE ISSUED: 04/19/10

TYPE OF LICENSE: CONTRACTOR

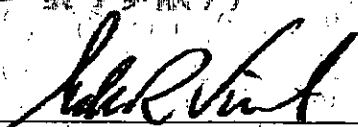
BUSINESS LOCATION: 4730 S FORT APACHE RD 370

ISSUED TO: WOODSIDE HOMES OF NEVADA INC

DBA:
WOODSIDE HOMES OF NEVADA INC
4730 S FORT APACHE RD 370
LAS VEGAS NV 89147

PRINCIPAL(S)

MORRISON, GENE PRES
FOLTZ, JAMES VP
SHINE, JOEL VP/DIR


Chief Financial Officer,
Finance and Business Services

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NOV 22 2011

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

VESTING DEED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

STEWART TITLE OF NEVADA
3880 Howard Hughes Parkway, Suite 500
Las Vegas, Nevada 89109
Attention: Linda Jones

APN No(s): See Exhibit "B" attached. (SUMMERLIN WEST)

GRANTEE'S ADDRESS FOR TAX BILLS:

HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
3880 Howard Hughes Parkway
Las Vegas, Nevada 89109
Attention: General Counsel

⑧

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to THE HOWARD HUGHES CORPORATION, a Delaware corporation, as "Grantee," the real property in the County of Clark, State of Nevada (hereinafter referred to as the "Property") described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property and all other matters of record.

RECEIVED
NOV 22 2011

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

Dated as of December 17, 1997.

HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP, a
Delaware limited partnership

By: THE HOWARD HUGHES
CORPORATION (formerly known as
Summa Corporation), a Delaware
corporation, its sole general partner

By: Michael C. Niarchos

Print Name: Michael C. Niarchos
Print Title: Senior Vice President
& General Counsel

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On December 17, 1997, personally appeared before me,
a Notary Public, Michael C. Niarchos, personally known to me to be
the person whose name is subscribed to the above instrument who
acknowledged that he executed the instrument.

Sharon K. Walker
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION
CURRENT PARCELS OWNED BY HOWARD HUGHES PROPERTIESSUMMERLIN WESTERN PLANNING AREA

BEING A PORTION OF SECTIONS 13, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND WITHIN SECTIONS 3 AND 4, TOWNSHIP 21 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 THEREOF, SOUTH 89°39'55" EAST, 1361.59 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°20'05" WEST, 50.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CHEYENNE AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°42'14" EAST, 604.29 FEET

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 41°00'00" WEST, 1555.57 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF AN 8125.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°27'50", AN ARC LENGTH OF 774.82 FEET;

THENCE SOUTH 46°27'50" WEST, 1233.66 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 4050.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°57'32", AN ARC LENGTH OF 1593.55 FEET;

THENCE SOUTH 22°30'18" WEST, 163.03 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 3705.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°05'45", AN ARC LENGTH OF 1105.50 FEET TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS NORTH 84°35'27" WEST;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1950.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°18'12", AN ARC LENGTH OF 214.53 FEET;

THENCE SOUTH 11°42'45" WEST, 738.03 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2050.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 05°46'29", AN ARC LENGTH OF 206.62 FEET;

THENCE SOUTH 05°56'16" WEST, 2040.86 FEET;

THENCE SOUTH 01°20'32" WEST, 683.41 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°28'39", AN ARC LENGTH OF 801.33 FEET;

THENCE SOUTH 82°08'07" EAST, 392.29 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°30'38", AN ARC LENGTH OF 26.36 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 06°21'15" WEST;

THENCE SOUTH 09°22'14" WEST, 433.86 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF "THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO 3 A-B" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 78, PAGE 62 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES THEREOF THE FOLLOWING SEVENTEEN (17) COURSES:
SOUTH 85°49'12" WEST, 207.24 FEET;

THENCE FROM A TANGENT BEARING SOUTH 68°34'34" WEST CURVING TO THE LEFT ALONG THE ARC OF AN 820.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 26°47'13", AN ARC LENGTH OF 383.37 FEET;

THENCE SOUTH 41°47'21" WEST, 207.81 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 820.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°17'03", AN ARC LENGTH OF 547.91 FEET;

THENCE SOUTH 03°30'18" WEST, 810.52 FEET;

THENCE FROM A TANGENT BEARING SOUTH 08°15'41" EAST CURVING TO THE LEFT ALONG THE ARC OF A 6325.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°43'07", AN ARC LENGTH OF 520.90 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 77°01'12" WEST;

THENCE SOUTH 19°53'15" EAST, 251.62 FEET;

THENCE SOUTH 21°02'01" EAST, 820.05 FEET;

THENCE SOUTH 70°04'40" WEST 34.34 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°38'47", AN ARC LENGTH OF 3.16 FEET;

THENCE SOUTH 20°34'07" EAST, 34.65 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°21'13", AN ARC LENGTH OF 3.12 FEET;

THENCE NORTH 70°04'40" EAST, 30.20 FEET;

THENCE SOUTH 19°55'20" EAST, 393.73 FEET;

THENCE SOUTH 11°48'31" EAST, 413.60 FEET;

THENCE SOUTH 19°55'20" EAST 1070.39 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 6675.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°53'54", AN ARC LENGTH OF 803.66 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 85, PAGE 97 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 THE FOLLOWING TWO (2) COURSES:

CONTINUING CURVING TO THE RIGHT ALONG THE ARC OF SAID 6675.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 11°02'57", AN ARC LENGTH OF 1287.24 FEET;

THENCE SOUTH 01°58'29" EAST, 226.43 FEET TO THE NORTHWESTERLY CORNER OF "THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO. 2A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE WEST LINE THEREOF SOUTH 01°58'29" EAST, 208.82 FEET TO THE NORTHWESTERLY CORNER OF "THE ARBOR AT SUMMERLIN VILLAGE 11/12 UNIT NO. 2C" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 80, PAGE 14 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE WESTERLY LINE THEREOF THE FOLLOWING EIGHT (8) COURSES:

SOUTH 01°58'29" EAST, 2746.88 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 03°24'16", AN ARC LENGTH OF 118.84 FEET;

THENCE SOUTH 05°22'45" EAST, 374.10 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 04°10'13", AN ARC LENGTH OF 145.57 FEET;

THENCE SOUTH 01°12'32" EAST, 96.31 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1038.78 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°22'12", AN ARC LENGTH OF 61.10 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 87°50'20" EAST;

THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 846.28 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 04°08'09", AN ARC LENGTH OF 61.09 FEET;

THENCE SOUTH 01°58'29" EAST 330.08 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST CHARLESTON BOULEVARD AS SHOWN BY THAT CERTAIN DOCUMENT ON FILE IN BOOK 880606 AS INSTRUMENT NO. 00481 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:
SOUTH 89°48'28" WEST, 6027.03

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1575.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 47°52'51", AN ARC LENGTH OF 1316.19 FEET;

THENCE SOUTH 41°55'37" WEST, 243.07 FEET;

THENCE NORTH 82°46'06" WEST, 464.52 FEET;

THENCE SOUTH 07°13'54" WEST, 100.00 FEET;

THENCE SOUTH 82°46'06" EAST, 395.29 FEET;

THENCE SOUTH 41°55'37" WEST, 742.92 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE,
NORTH 89°40'23" WEST, 2004.86 FEET;

THENCE SOUTH 89°17'20" WEST, 2672.22 FEET;

THENCE NORTH 60°16'18" WEST, 2513.04 FEET TO THE SOUTHEAST CORNER OF SECTION 32, T.20 S., R.59 E., M.D.M.;

THENCE NORTH 58°20'20" WEST, 2584.21 FEET;

THENCE NORTH 66°34'14" WEST, 3713.62 FEET TO THE WEST QUARTER CORNER (W 1/4) OF SAID SECTION 32;

THENCE ALONG THE WEST LINE THEREOF, NORTH 05°28'00" WEST, 2847.56 FEET TO THE SOUTHWEST CORNER OF SECTION 29, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE WEST LINE THEREOF, NORTH 02°16'41" EAST, 2632.06 FEET TO THE WEST QUARTER CORNER (W 1/4) OF SAID SECTION 29;

THENCE CONTINUING ALONG THE SAID WEST LINE, NORTH 02°38'27" EAST, 2633.34 FEET TO THE SOUTHWEST CORNER OF SECTION 20, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 20, NORTH 02°24'39" WEST, 2631.68 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20, SOUTH 89°33'03" EAST, 2605.65 FEET TO THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20, NORTH 02°28'35" WEST, 2627.72 FEET TO THE SOUTH QUARTER CORNER (S 1/4) OF SECTION 17, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, NORTH 00°24'05" WEST, 2635.27 FEET TO THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, SOUTH 89°34'45" EAST, 2627.73 FEET TO THE WEST QUARTER CORNER (W 1/4) OF SECTION 16, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF SAID SECTION 16, NORTH 88°52'05" EAST, 5360.76 FEET TO THE WEST QUARTER CORNER OF SECTION 15, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00°47'45" EAST, 2705.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, SOUTH 89°27'49" EAST, 5462.84 FEET TO THE NORTHWEST CORNER OF SECTION 14, T.20 S., R.59 E., M.D.M.;

THENCE ALONG THE NORTH LINE OF SAID SECTION 14, NORTH 88°00'36" EAST, 5259.94 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL 2 (A.P.N. 137-35-601-001) AS SHOWN BY MAP THEREOF ON FILE IN FILE 82, PAGE 01 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM PARCEL 2 (A.P.N. 137-35-101-003) AS SHOWN BY MAP THEREOF ON FILE IN FILE 84, PAGE 71 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE, AND IS NOT INTENDED FOR THE PURPOSES OF SUBDIVIDING LAND NOT IN ACCORDANCE WITH THE NEVADA REVISED STATUTES (N.R.S.).



EXHIBIT "B"

1

ASSESSOR PARCEL NUMBER LISTING FOR
CURRENT PARCELS OWNED BY HOWARD HUGHES PROPERTIESSUMMERLIN WESTERN PLANNING AREA

ASSESSORS PARCEL NUMBERS - 137-13-101-003, 137-14-401-001,
137-14-501-001, 137-15-000-001, 137-16-000-002, 137-17-000-002,
137-20-000-002, 137-21-000-001, 137-22-000-001, 137-23-101-001,
137-23-801-005, 137-26-301-001, 137-26-501-005, 137-27-000-001,
137-28-000-001, 137-29-000-001, 137-32-000-001, 137-33-000-001,
137-34-000-001, 137-35-301-001, 137-35-801-005, 164-03-000-001,
164-04-000-001, 164-04-000-002.

BEING A PORTION OF SECTIONS 13, 14, 15, 16, 17, 20, 21, 22, 23,
26, 27, 28, 29, 32, 33, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 59
EAST, AND WITHIN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JUDITH A. VANOVER, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA

12-18-97 11:47 CDD 8

BOOK: 971218 INST: 01041

FEE: 14.00 RPT: 131,432.50

NEVADA TITLE COMPANY
2500 North Buffalo, Suite # 150
Las Vegas, Nevada 89128
(702) 251-5000

ATTENTION:

August 5, 2011

Your Number
Order Number: 11-08-0273-DTL / Troy Lochhead

Dated as of July 28, 2011 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Nevada Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in the exclusions and exceptions from coverage document attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in the exclusions and exceptions from coverage. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referenced to below and the exceptions and exclusions set forth in the exclusions from coverage of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Frank W. Brader

Title Officer: Frank W. Brader

RECEIVED
NOV 22 2011

SCHEDULE A

The form of Policy of Title Insurance contemplated by this report is:

- ☐ California Land Title/American Land Title Association Homeowners Policy
- ☐ American Land Title Association Lender's Policy 2006 PROPOSED INSURED in the amount of \$, Premium Amount \$
- ☒ American Land Title Association Owners Policy 2006
- ☐ California Land Title Association Standard Owner's/Lenders

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS SCHEDULE COVERED BY THIS REPORT IS:

A Fee

Title to said estate or interest at the date hereof is vested in:

The Howard Hughes Company, LLC

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION:

Buyer: Woodside Homes
Address: VACANT LAND Las Vegas, NV

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 0 OF AMENDED PLAT OF A PORTION OF SUMMERLIN VILLAGE 23A
UNIT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, OF PLATS,
PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. State and County Taxes for the fiscal period of 2011 to 2012, a lien now due and payable in the total amount of \$16,894.87, and payable in the following installments and becomes delinquent if not paid as set forth below.

First installment of \$4,229.83 unpaid delinquent third Monday in August

Second installment of \$4,221.68 unpaid delinquent first Monday in October

Third installment of \$4,221.68 unpaid delinquent first Monday in January

Fourth installment of \$4,221.68 unpaid delinquent first Monday in March

Parcel No. 137-34-210-001, New Parcel No.: 137-34-212-001

7. State and County Taxes for the fiscal period of 2011 to 2012, a lien now due and payable in the total amount of \$24,622.68, and payable in the following installments and becomes delinquent if not paid as set forth below.

First installment of \$6,164.55 unpaid delinquent third Monday in August

Second installment of \$6,152.71 unpaid delinquent first Monday in October

Third installment of \$6,152.71 unpaid delinquent first Monday in January

Fourth installment of \$6,152.71 unpaid delinquent first Monday in March

Parcel No. 137-34-312-001, New Parcel No.: 137-34-212-001

8. SPECIAL ASSESSMENTS:

Improvement District No.: 808
Assessment No.: 7051
APN No. 137-34-210-001, New Parcel No. 137-34-212-001
Installment due on: 4/1 and 10/1
Initial Principal Balance: \$594,855.32
Pay off \$418,060.35

9. SPECIAL ASSESSMENTS:

Improvement District No.: 809
Assessment No.: 7060
APN No. 137-34-210-001, New Parcel No. 137-34-212-001
Installment due on: 4/1 and 10/1
Initial Principal Balance: \$771,289.45
Pay off \$546,973.06

10. SPECIAL ASSESSMENTS:

Improvement District No.: 808
Assessment No.: 7051
APN No. 137-34-312-001, New Parcel No. 137-34-212-001
Installment due on: 4/1 and 10/1
Initial Principal Balance: \$867,052.57
Pay off \$609,340.46

11. SPECIAL ASSESSMENTS:

Improvement District No.: 809
Assessment No.: 7060
APN No. 137-34-312-001, New Parcel No. 137-34-212-001
Installment due on: 4/1 and 10/1
Initial Principal Balance: \$1,124,220.43
Pay off \$797,241.77

12. Any supplemental or recapture taxes under NRS Chapter 361, as amended, which may become a lien on the subject property by reason of increased valuations due to land use, improvements or otherwise.
13. Reservations and Easements in the patent from the United States of America, recorded September 15, 1955, in Book 67 as Document No. 56941 and March 27, 1956 in Book 88 as Document No. 73768, of Official Records.
14. Terms, covenants, conditions and provisions in an instrument entitled, "RESTRICTIVE COVENANT RUNNING WITH THE LAND", recorded December 8, 1994, in Book 941208 as Document No. 00601, of Official Records.
15. Terms, covenants, conditions and provisions in an instrument entitled, "DEVELOPMENT AGREEMENT", recorded November 21, 1997, in Book 971121 as Document No. 00839, of Official Records.
16. Dedications and Easements as shown on the recorded Map referred to herein, in File 91 of Parcel Maps, Page 28, of Official Records.
17. Covenants, Conditions and Restrictions: In the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as contained in the Declaration of Restrictions recorded June 15, 2000 in Book No. 20000615 as Document No. 00714 of Official Records.

18. Terms, covenants, conditions and provisions in an instrument entitled, "DEVELOPMENT AND FINANCING AGREEMENT", recorded December 13, 2000, in Book 20001213 as Document No. 00364, of Official Records.
19. Covenants, Conditions and Restrictions: In the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as contained in the Declaration of Restrictions recorded January 23, 2001 in Book No. 20010123 as Document No. 01409 of Official Records.

Said instrument provides that a violation thereof shall not defeat nor render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value.

The right to levy certain charges or assessments against said land which shall become a lien if not paid as set forth in the above Declaration of Restrictions, and is conferred upon SUMMERLIN WEST COMMUNITY ASSOCIATION, including any unpaid delinquent assessment as provided therein.
20. The effect of the following Record of Survey performed by RANDY W. MROWCKI, filed in File 123 of Surveys at Page 9, recorded June 24, 2002, in Book 20020624, as Document No. 01921 of Official Records.
21. An easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of NEVADA POWER COMPANY, for electrical lines, recorded April 4, 2003, in Book 20030404 as Document No. 00086 of Official Records.
22. An easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of LAS VEGAS VALLEY WATER DISTRICT, a Quasi Municipal Corporation, for pipelines, recorded February 6, 2004, in Book 20040206 as Document No. 01300 of Official Records.
23. Dedications and Easements as shown on the recorded Map referred to herein, on file in Book 121 of Plats, Page 12, of Official Records.
24. Terms, covenants, conditions and provisions in an instrument entitled, "DECLARATION OF DEVELOPMENT COVENANTS AND RESTRICTIONS", recorded December 30, 2008, in Book 20081230 as Document No. 04243, of Official Records.

25. Terms, covenants, conditions and provisions in an instrument entitled, "DECLARATION OF CONDITIONAL TRANSFER FEE COVENANTS", recorded May 10, 2011, in Book 20110510 as Document No. 0001590, of Official Records.
26. Dedications and Easements as shown on the recorded Map referred to herein, on file in Book 143 of Plats, Page 47, of Official Records.
27. Our search in the public record did not disclose any open deeds of trust on the herein described property. Please confirm with your seller/borrower that there are no liens or encumbrances affecting the herein described property other than those shown on the Preliminary Report or Commitment bearing the above referenced escrow number.
28. There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
29. Water rights, claims or title to water, whether or not shown by the public records.
30. Subject to the rights of party or parties in possession in accordance with any unrecorded leases affecting portions of said land for the term and upon the terms, covenants, conditions and provisions therein contained.

NOTE: Should an inspection of the real property disclose any work of improvement in progress, this Company may be unwilling to provide mechanic's lien coverage.

31. Any Claim of Lien for labor and/or materials that may be filed against said land by reason of work or improvement thereon, as disclosed by an inspection of said premises.

TAX INFORMATION:
2011-2012

District:	200
Tax Rate:	3.2782
Parcel No.:	137-34-210-001, New Parcel No.: 137-34-212-001
Real Estate:	\$514,920.00
Improvements:	\$202.00
Assessed Valuation:	\$515,122.00
Acreage Assessed:	24.52

NOTE: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

Order Number: 11-08-0273-DTL

TAX INFORMATION:
2010-2011

District:	200
Tax Rate:	3.2782
Parcel No.:	137-34-312-001, New Parcel No.: 137-34-212-001
Real Estate:	\$750,540.00
Improvements:	\$202.00
Assessed Valuation:	\$750,742.00
Acreage Assessed:	35.74

NOTE: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

kmy

SCHEDULE C

OFFICE NOTES

1. It is required that Seller furnish a fully executed Owner's Affidavit prior to close of this transaction if ALTA Extended Owner's coverage is contemplated.

The right is reserved to make additional exceptions and/or requirements upon examination of said documentation.

2. Prior to the issuance of an ALTA form Policy of Title Insurance, it shall be required that this Company be furnished with an ALTA/ACSM LAND TITLE SURVEY conforming to the minimum standard requirements as revised on February 23, 2011.
3. The requirement that an inspection of the subject land be made prior to the close of escrow.

NOTE: Additional exceptions and/or requirements may be added to this report upon completion of said inspection.

4. Underwriter approval is needed to close this transaction; therefore, submit all documentation, including but not limited to requested endorsements, at least ONE WEEK prior to the contemplated closing date.

UNDERWRITER APPROVAL REQ.: The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in satisfaction of the requirement above.

5. The requirement that a copy of the Limited Liability Company agreement together with all supplements, amendments, etc., thereto of THE HOWARD HUGHES COMPANY, LLC be furnished to this company.

6. On August 5, 2011 we communicated with the Secretary of State of the State of NEVADA to ascertain that the Limited Liability Company known as THE HOWARD HUGHES COMPANY, LLC is in good standing.

THE LIST OF MANAGERS ARE:

THE HUGHES CORPORATION

Said Limited Liability Company is current until October 31, 2011.

7. On August 5, 2011 we communicated with the Secretary of State of the State of NEVADA to ascertain that the corporation known as THE HUGHES CORPORATION is in good standing.

THE LIST OF OFFICERS ARE:

GRANT HERLITZ, PRESIDENT

PETER RILEY, SECRETARY

REUBEN J. DAVIDSOHN, TREASURER

CSC SERVICES OF NEVADA, INC., RESIDENT AGENT

Said corporation is current until June 30, 2012

8. The requirement that a copy of the documentation together with all supplements, amendment, etc., thereto, of Woodside Homes be furnished to this company.

SCHEDULE D

Privacy Notice (15 U.S.C. 6801 and 16 CFR Part 313): Nonpublic personal information about you is provided to us from information you submit on forms and documents and from others who are involved in your transaction. We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law. We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. If you want a full page explanation of our privacy policy, or if you have questions, please contact us.

EXHIBIT 1 (REV. 6/17/06)
CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

1. (A) ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING OR ZONING LAWS, ORDINANCES, OR REGULATIONS) RESTRICTING, REGULATING OR RELATING TO THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND; (B) THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT, NOW OR HEREAFTER ERECTED ON THE LAND; (C) A SEPARATION IN OWNERSHIP OR A CHANGE IN THE DIMENSIONS OR AREA OF THE LAND OR ANY PARCEL OF WHICH THE LAND IS OR WAS A PART; OR (D) ENVIRONMENTAL PROTECTION, OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, EXCEPT TO THE EXTENT THAT A NOTICE OF THE ENFORCEMENT THEREOF OR A NOTICE OF A DEFECT, LIEN, OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
- (B) ANY GOVERNMENTAL POLICE POWER NOT EXCLUDED BY (A) ABOVE, EXCEPT TO THE EXTENT THAT A NOTICE OF THE EXERCISE THEREOF OR NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
2. RIGHTS OF EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE THEREOF HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT NOT EXCLUDING FROM COVERAGE ANY TAKING WHICH HAS OCCURRED PRIOR TO DATE OF POLICY WHICH WOULD BE BINDING ON THE RIGHTS OF A PURCHASER FOR VALUE WITHOUT KNOWLEDGE.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS:
 - (A) WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AN INSURED UNDER THIS POLICY;
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY; OR
 - (E) RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE INSURED MORTGAGE OR FOR THE ESTATE OR INTEREST INSURED BY THIS POLICY.
4. UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE BECAUSE OF THE INABILITY OR FAILURE OF THE INSURED AT DATE OF POLICY, OR THE INABILITY OR FAILURE OF ANY SUBSEQUENT OWNER OF THE INDEBTEDNESS, TO COMPLY WITH THE APPLICABLE DOING BUSINESS LAWS OF THE STATE IN WHICH THE LAND IS SITUATED.
5. INVALIDITY OR UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE, OR CLAIM THEREOF, WHICH ARISES OUT OF THE TRANSACTION EVIDENCED BY THE INSURED MORTGAGE AND IS BASED UPON USURY OR ANY CONSUMER CREDIT PROTECTION OR TRUTH-IN-LENDING LAW.
6. ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION VESTING IN THE INSURED THE ESTATE OR INTEREST INSURED BY THIS POLICY OR THE TRANSACTION CREATING THE INTEREST OF THE INSURED LENDER, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY OR SIMILAR CREDITORS' RIGHTS LAWS.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

CALIFORNIA LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03)
AMERICAN LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03)
EXCLUSIONS

IN ADDITION TO THE EXCEPTIONS IN SCHEDULE B, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEY'S FEES, AND EXPENSES RESULTING FROM:

1. GOVERNMENTAL POLICE POWER, AND THE EXISTENCE OR VIOLATION OF ANY LAW OR GOVERNMENT REGULATION. THIS INCLUDES ORDINANCES, LAWS AND REGULATIONS CONCERNING:
 - A. BUILDING
 - B. ZONING
 - C. LAND USE
 - D. IMPROVEMENTS ON THE LAND
 - E. LAND DIVISION
 - F. ENVIRONMENTAL PROTECTIONTHIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OR THE ENFORCEMENT OF THESE MATTERS IF NOTICE OF THE VIOLATION OR ENFORCEMENT APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE.
THIS EXCLUSION DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 14, 15, 18, 17 OR 24.
2. THE FAILURE OF YOUR EXISTING STRUCTURES, OR ANY PART OF THEM, TO BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BUILDING CODES. THIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OF BUILDING CODES IF NOTICE OF THE VIOLATION APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE.
3. THE RIGHT TO TAKE THE LAND BY CONDEMNATING IT, UNLESS:
 - A. A NOTICE OF EXERCISING THE RIGHT APPEARS IN THE PUBLIC RECORDS AT THE POLICY DATE; OR
 - B. THE TAKING HAPPENED BEFORE THE POLICY DATE AND IS BINDING ON YOU IF YOU BOUGHT THE LAND WITHOUT KNOWING OF THE TAKING.
4. RISKS:
 - A. THAT ARE CREATED, ALLOWED, OR AGREED TO BY YOU, WHETHER OR NOT THEY APPEAR IN THE PUBLIC RECORDS;
 - B. THAT ARE KNOWN TO YOU AT THE POLICY DATE, BUT NOT TO US, UNLESS THEY APPEAR IN THE PUBLIC RECORDS AT THE POLICY DATE;
 - C. THAT RESULT IN NO LOSS TO YOU; OR
 - D. THAT FIRST OCCUR AFTER THE POLICY DATE - THIS DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 7, 8D, 22, 23, 24 OR 25.
5. FAILURE TO PAY VALUE FOR YOUR TITLE.
6. LACK OF A RIGHT:
 - A. TO ANY LAND OUTSIDE THE AREA SPECIFICALLY DESCRIBED AND REFERRED TO IN PARAGRAPH 3 OF SCHEDULE A; AND
 - B. IN STREETS, ALLEYS, OR WATERWAYS THAT TOUCH THE LAND.THIS EXCLUSION DOES NOT LIMIT THE COVERAGE DESCRIBED IN COVERED RISK 11 OR 18.

LIMITATIONS ON COVERED RISKS

YOUR INSURANCE FOR THE FOLLOWING COVERED RISKS IS LIMITED ON THE OWNER'S COVERAGE STATEMENT AS FOLLOWS:
FOR COVERED RISK 14, 15, 16 AND 18, YOUR DEDUCTIBLE AMOUNT AND OUR MAXIMUM DOLLAR LIMIT OF LIABILITY SHOWN IN SCHEDULE A.
THE DEDUCTIBLE AMOUNTS AND MAXIMUM DOLLAR LIMITS SHOWN ON SCHEDULE A ARE AS FOLLOWS:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability		Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 14:	1% of Policy Amount or \$2,500 (whichever is less)	\$10,000	Covered Risk 16:	1% of Policy Amount or \$5,000 (whichever is less)	\$25,000
Covered Risk 15:	1% of Policy Amount or \$5,000 (whichever is less)	\$25,000	Covered Risk 18:	1% of Policy Amount or \$2,500 (whichever is less)	\$5,000

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (8/1/87)

EXCLUSIONS

IN ADDITION TO THE EXCEPTIONS IN SCHEDULE B, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEYS' FEES, AND EXPENSES RESULTING FROM:

1. GOVERNMENTAL POLICE POWER, AND THE EXISTENCE OR VIOLATION OF ANY LAW OR GOVERNMENT REGULATION. THIS INCLUDES BUILDING AND ZONING ORDINANCES AND ALSO LAWS AND REGULATIONS CONCERNING:

- LAND USE
- IMPROVEMENTS ON THE LAND
- LAND DIVISION
- ENVIRONMENTAL PROTECTION

THIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OR THE ENFORCEMENT OF THESE MATTERS WHICH APPEAR IN THE PUBLIC RECORDS AT POLICY DATE.

THIS EXCLUSION DOES NOT LIMIT THE ZONING COVERAGE DESCRIBED IN ITEMS 12 AND 13 OF COVERED TITLE RISKS.

2. THE RIGHT TO TAKE THE LAND BY CONDEMNATING IT, UNLESS:

- A NOTICE OF EXERCISING THE RIGHT APPEARS IN THE PUBLIC RECORDS ON THE POLICY DATE
- THE TAKING HAPPENED PRIOR TO THE POLICY DATE AND IS BINDING ON YOU IF YOU BOUGHT THE LAND WITHOUT KNOWING OF THE TAKING

3. TITLE RISKS:

- THAT ARE CREATED, ALLOWED, OR AGREED TO BY YOU
- THAT ARE KNOWN TO YOU, BUT NOT TO US, ON THE POLICY DATE - UNLESS THEY APPEARED IN THE PUBLIC RECORDS
- THAT RESULT IN NO LOSS TO YOU
- THAT FIRST AFFECT YOUR TITLE AFTER THE POLICY DATE - THIS DOES NOT LIMIT THE LABOR AND MATERIAL LIEN COVERAGE IN ITEM 8 OF COVERED TITLE RISKS

4. FAILURE TO PAY VALUE FOR YOUR TITLE.

5. LACK OF A RIGHT:

- TO ANY LAND OUTSIDE THE AREA SPECIFICALLY DESCRIBED AND REFERRED TO IN ITEM 3 OF SCHEDULE A

OR:

- IN STREETS, ALLEYS OR WATERWAYS THAT TOUCH YOUR LAND.

THIS EXCLUSION DOES NOT LIMIT THE ACCESS COVERAGE IN ITEM 5 OF COVERED TITLE RISKS.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10/17/82) WITH ALTA ENDORSEMENT FORM 1 COVERAGE

EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

1. (A) ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING LAWS, ORDINANCES, OR REGULATIONS) RESTRICTING, REGULATING, PROHIBITING OR RELATING TO (1) THE OCCUPANCY, USE OR ENJOYMENT OF THE LAND; (2) THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND; (3) A SEPARATION IN OWNERSHIP OR A CHANGE IN THE DIMENSIONS OR AREA OF THE LAND OR ANY PARCEL OF WHICH THE LAND IS OR WAS A PART; OR (4) ENVIRONMENTAL PROTECTION, OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS; EXCEPT TO THE EXTENT THAT A NOTICE OF THE ENFORCEMENT THEREOF OR A NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
- (B) ANY GOVERNMENTAL POLICE POWER NOT EXCLUDED BY (A) ABOVE, EXCEPT TO THE EXTENT THAT A NOTICE OF THE EXERCISE THEREOF OR A NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
2. RIGHTS OF EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE THEREOF HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT NOT EXCLUDING FROM COVERAGE ANY TAKING WHICH HAS OCCURRED PRIOR TO DATE OF POLICY WHICH WOULD BE BINDING ON THE RIGHTS OF A PURCHASER FOR VALUE WITHOUT KNOWLEDGE.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS:
 - (A) CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AN INSURED UNDER THIS POLICY;
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY (EXCEPT TO THE EXTENT THAT THIS POLICY INSURED THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY STATUTORY LIEN FOR SERVICES, LABOR OR MATERIAL OR TO THE EXTENT INSURANCE IS AFFORDED HEREIN AS TO ASSESSMENTS FOR STREET IMPROVEMENTS UNDER CONSTRUCTION OR COMPLETED AT DATE OF POLICY); OR
 - (E) RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE INSURED MORTGAGE.
4. UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE BECAUSE OF THE INABILITY OR FAILURE OF THE INSURED AT DATE OF POLICY, OR THE INABILITY OR FAILURE OF ANY SUBSEQUENT OWNER OF THE INDEBTEDNESS, TO COMPLY WITH APPLICABLE DOING BUSINESS LAWS OF THE STATE IN WHICH THE LAND IS SITUATED.
5. INVALIDITY OR UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE, OR CLAIM THEREOF, WHICH ARISES OUT OF THE TRANSACTION EVIDENCED BY THE INSURED MORTGAGE AND IS BASED UPON USURY OR ANY CONSUMER CREDIT PROTECTION OR TRUTH-IN-LENDING LAW.
6. ANY STATUTORY LIEN FOR SERVICES, LABOR OR MATERIALS (OR THE CLAIM OF PRIORITY OF ANY STATUTORY LIEN FOR SERVICES, LABOR OR MATERIALS OVER THE LIEN OF THE INSURED MORTGAGE) ARISING FROM AN IMPROVEMENT OR WORK RELATED TO THE LAND WHICH IS CONTRACTED FOR AND COMMENCED SUBSEQUENT TO DATE OF POLICY AND IS NOT FINANCED IN WHOLE OR IN PART BY PROCEEDS OF THE INDEBTEDNESS SECURED BY THE INSURED MORTGAGE WHICH AT DATE OF POLICY THE INSURED HAS ADVANCED OR IS OBLIGATED TO ADVANCE.
7. ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION CREATING THE INTEREST OF THE MORTGAGEE INSURED BY THIS POLICY, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS; THAT IS BASED ON:
 - (1) THE TRANSACTION CREATING THE INTEREST OF THE INSURED MORTGAGEE BEING DEEMED A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER; OR

- (2) THE SUBORDINATION OF THE INTEREST OF THE INSURED MORTGAGEE AS A RESULT OF THE APPLICATION OF THE DOCTRINE OF EQUITABLE SUBORDINATION; OR
- (3) THE TRANSACTION CREATING THE INTEREST OF THE INSURED MORTGAGEE BEING DEEMED A PREFERENTIAL TRANSFER EXCEPT WHERE THE PREFERENTIAL TRANSFER RESULTS FROM THE FAILURE:
 - (A) TO TIMELY RECORD THE INSTRUMENT OF TRANSFER; OR
 - (B) OF SUCH RECORDATION TO IMPART NOTICE TO A PURCHASER FOR VALUE OR A JUDGMENT OR LIEN CREDITOR.

THE ABOVE POLICY FORMS MAY BE ISSUED TO AFFORD EITHER STANDARD OR EXTENDED COVERAGE. IN ADDITION TO THE ABOVE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE IN A STANDARD COVERAGE POLICY WILL ALSO INCLUDE THE FOLLOWING GENERAL EXCEPTIONS:

2006 ALTA LOAN POLICY (8/17/06)

EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

1. (A) ANY LAW, ORDINANCE, PERMIT, OR GOVERNMENTAL REGULATION (INCLUDING THOSE RELATING TO BUILDING AND ZONING) RESTRICTING, REGULATING, PROHIBITING, OR RELATING TO
 - (i) THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND
 - (ii) THE CHARACTER, DIMENSIONS, OR LOCATION OF ANY IMPROVEMENT ERECTED ON THE LAND;
 - (iii) THE SUBDIVISION OF LAND; OR
 - (iv) ENVIRONMENTAL PROTECTION
 OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES, OR GOVERNMENTAL REGULATIONS: THIS EXCLUSION 1(A) DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 5.
- (B) ANY GOVERNMENTAL POLICE POWER. THIS EXCLUSION 1(B) DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 8.
2. RIGHTS OF EMINENT DOMAIN. THIS EXCLUSION DOES NOT MODIFY OR LIMIT COVERAGE PROVIDED UNDER COVERED RISK 7 OR 8.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS:
 - (A) CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AND INSURED UNDER THIS POLICY;
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY (HOWEVER, THIS DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 11, 13, OR 14); OR
 - (E) RESULTING IN LOSS OR DAMAGE THAT WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE INSURED MORTGAGE.
4. UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE BECAUSE OF THE INABILITY OR FAILURE OF AN INSURED TO COMPLY WITH APPLICABLE DOING-BUSINESS LAWS OF THE STATE WHERE THE LAND IS SITUATED.
5. INVALIDITY OR UNENFORCEABILITY IN WHOLE OR IN PART OF THE LIEN OF THE INSURED MORTGAGE THAT ARISES OUT OF THE TRANSACTION EVIDENCED BY THE INSURED MORTGAGE AND IS BASED UPON USURY OR ANY CONSUMER CREDIT PROTECTION OR TRUTH-IN-LENDING LAW.
6. ANY CLAIM, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS, THAT THE TRANSACTION CREATING THE LIEN OF THE INSURED MORTGAGE, IS:
 - (A) A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER, OR
 - (B) A PREFERENTIAL TRANSFER FOR ANY REASON NOT STATED IN COVERED RISK 13(B) OF THIS POLICY.
7. ANY LIEN OF THE TITLE FOR REAL ESTATE TAXES OR ASSESSMENTS IMPOSED BY GOVERNMENTAL AUTHORITY AND CREATED OR ATTACHING BETWEEN DATE OF POLICY AND THE DATE OF RECORDING OF THE INSURED MORTGAGE IN THE PUBLIC RECORDS, THIS EXCLUSION DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 11(B).

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10/17/92)

EXCLUSIONS FROM COVERAGE

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

1. (A) ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING LAWS, ORDINANCES, OR REGULATIONS) RESTRICTING, REGULATING, PROHIBITING OR RELATING TO (i) THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND; (ii) THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND; (iii) A SEPERATION IN OWNERSHIP OR A CHANGE IN THE DIMENSIONS OR AREA OF THE LAND OR ANY PARCEL OF WHICH THE LAND IS OR WAS A PART; OR (iv) ENVIRONMENTAL PROTECTION, OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES, OR GOVERNMENTAL REGULATIONS, EXCEPT TO THE EXTENT THAT A NOTICE OF THE ENFORCEMENT THEREOF OR A NOTICE OF A DEFECT, LIEN, ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
- (B) ANY GOVERNMENTAL POLICE POWER NOT EXCLUDED BY (A) ABOVE, EXCEPT TO THE EXTENT THAT A NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY.
2. RIGHTS OF EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE THEREOF HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT NOT EXCLUDING FROM COVERAGE ANY TAKING WHICH HAS OCCURRED PRIOR TO DATE OF POLICY WHICH WOULD BE BINDING ON THE RIGHTS OF A PURCHASER FOR VALUE WITHOUT KNOWLEDGE.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS:
 - (A) CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME INSURED UNDER THIS POLICY
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY; OR
 - (E) RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE ESTATE OR INTEREST INSURED BY THIS POLICY.
4. ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION VESTING IN THE INSURED THE ESTATE OR INTEREST INSURED BY THIS POLICY, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS, THAT IS BASED ON:
 - (i) THE TRANSACTION CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY DEEMED A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER; OR
 - (ii) THE TRANSACTION CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY BEING DEEMED A PREFERENTIAL TRANSFER EXCEPT WHERE THE PREFERENTIAL TRANSFER RESULTS FROM THE FAILURE:
 - (A) TO TIMELY RECORD THE INSTRUMENT OF TRANSFER; OR
 - (B) OF SUCH RECORDATION TO IMPART NOTICE TO A PURCHASER FOR VALUE OR A JUDGEMENT OR A LIEN CREDITOR.

THE ABOVE POLICY FORMS MAY BE ISSUED TO AFFORD EITHER STANDARD COVERAGE OR EXTENDED COVERAGE. IN ADDITION TO THE ABOVE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE IN A STANDARD COVERAGE POLICY WILL ALSO INCLUDE THE FOLLOWING GENERAL EXCEPTIONS:

**2008 ALTA OWNER'S POLICY (6/17/06)
EXCLUSIONS FROM COVERAGE**

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY, AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES, OR EXPENSES THAT ARISE BY REASON OF:

1. (A) ANY LAW, ORDINANCE, PERMIT, OR GOVERNMENTAL REGULATION (INCLUDING THOSE RELATING TO BUILDING AND ZONING) RESTRICTING, REGULATING, PROHIBITING, OR RELATING TO
 - (i) THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND;
 - (ii) THE CHARACTER, DIMENSIONS, OR LOCATION OF ANY IMPROVEMENT ERECTED ON THE LAND;
 - (iii) THE SUBDIVISION OF LAND; OR
 - (iv) ENVIRONMENTAL PROTECTION;
 OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES, OR GOVERNMENTAL REGULATIONS. THIS EXCLUSION 1(A) DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 6.
- (B) ANY GOVERNMENTAL POLICE POWER. THIS EXCLUSION 1(B) DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 8.
2. RIGHTS OF EMINENT DOMAIN. THIS EXCLUSION DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 7 OR 8.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS
 - (A) CREATED, SUFFERED, ASSUMED, OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AN INSURED UNDER THIS POLICY;
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY (HOWEVER, THIS DOES NOT MODIFY OR LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 9 AND 10); OR
 - (E) RESULTING IN LOSS OR DAMAGE THAT WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE TITLE.
4. ANY CLAIM, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS, THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A, IS
 - (A) A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER; OR
 - (B) A PREFERENTIAL TRANSFER FOR ANY REASON NOT STATED IN COVERED RISK 9 OF THIS POLICY.
5. ANY LIEN ON THE TITLE FOR REAL ESTATE TAXES OR ASSESSMENTS IMPOSED BY GOVERNMENTAL AUTHORITY AND CREATED OR ATTACHING BETWEEN DATE OF POLICY AND THE DATE OF RECORDING OF THE DEED OR OTHER INSTRUMENT OF TRANSFER IN THE PUBLIC RECORDS THAT VESTS TITLE AS SHOWN IN SCHEDULE A.

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)
EXCLUSIONS FROM COVERAGE**

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEYS' FEES OR EXPENSES WHICH ARISE BY REASON OF:

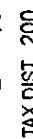
1. (A) ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING LAWS, ORDINANCES, OR REGULATIONS) RESTRICTING, REGULATING, PROHIBITING OR RELATING TO (i) THE OCCUPANCY, USE, OR ENJOYMENT OF THE LAND; (ii) THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND; (iii) A SEPERATION IN OWNERSHIP OR A CHARGE IN THE DIMENSIONS OR AREAS OF THE LAND OR ANY PARCEL OF WHICH THE LAND IS OR WAS A PART; OR (iv) ENVIRONMENTAL PROTECTION, OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, EXCEPT TO THE EXTENT THAT'S NOTICE OF THE ENFORCEMENT THEREOF OR A NOTICE OF A DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE PROVIDED UNDER COVERED RISKS 12, 13, 14, AND 16 OF THIS POLICY.
- (B) ANY GOVERNMENTAL POLICE POWER NOT EXCLUDED BY (A) ABOVE, EXCEPT TO THE EXTENT THAT A NOTICE OF THE EXERCISE THEREOF OR A NOTICE OF DEFECT, LIEN OR ENCUMBRANCE RESULTING FROM A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 12, 13, 14, AND 16.
2. RIGHTS OF EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE THEREOF HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT NOT EXCLUDING FROM COVERAGE ANY TAKING WHICH HAS OCCURRED PRIOR TO DATE OF POLICY WHICH WOULD BE BINDING ON THE RIGHTS OF A PURCHASER FOR VALUE WITHOUT KNOWLEDGE.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS:
 - (A) CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE INSURED CLAIMANT;
 - (B) NOT KNOWN TO THE COMPANY, NOT RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY, BUT KNOWN TO THE INSURED CLAIMANT AND NOT DISCLOSED IN WRITING TO THE COMPANY BY THE INSURED CLAIMANT PRIOR TO THE DATE THE INSURED CLAIMANT BECAME AN INSURED UNDER THIS POLICY;
 - (C) RESULTING IN NO LOSS OR DAMAGE TO THE INSURED CLAIMANT;
 - (D) ATTACHING OR CREATED SUBSEQUENT TO DATE OF POLICY (THIS PARAGRAPH DOES NOT LIMIT THE COVERAGE PROVIDED UNDER COVERED RISK 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 AND 26); OR
 - (E) RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE INSURED CLAIMANT HAD PAID VALUE FOR THE INSURED MORTGAGE.
4. UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE BECAUSE OF THE INABILITY OR FAILURE OF THE INSURED AT DATE OF POLICY, OR THE INABILITY OR FAILURE OF ANY SUBSEQUENT OWNER OF THE INDEBTEDNESS, TO COMPLY WITH APPLICABLE DOING BUSINESS LAWS OF THE STATE IN WHICH THE LAND IS SITUATED.
5. INVALIDITY OR UNENFORCEABILITY OF THE LIEN OF THE INSURED MORTGAGE, OR CLAIM THEREOF, WHICH ARISES OUT OF THE TRANSACTION EVIDENCED BY THE INSURED MORTGAGE AND IS BASED ON USURY, EXCEPT AS PROVIDED IN COVERED RISK 27, OR ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW.
6. REAL PROPERTY TAXES OR ASSESSMENTS OF ANY GOVERNMENTAL AUTHORITY WHICH BECOME A LIEN ON THE LAND SUBSEQUENT TO DATE OF POLICY. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE PROVIDED UNDER COVER RISKS 7, 8(E) AND 26.
7. ANY CLAIM OF INVALIDITY, UNENFORCEABILITY OR LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE AS TO ADVANCES OR MODIFICATIONS MADE AFTER THE INSURED HAS KNOWLEDGE THAT THE VESTEE SHOWN IN SCHEDULE A IS NO LONGER THE OWNER OF THE ESTATE OR INTEREST COVERED BY THIS POLICY. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE PROVIDED IN COVERED RISK 8.
8. LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE AS TO EACH AND EVERY ADVANCE MADE AFTER DATE OF POLICY, AND ALL INTEREST CHARGED THEREON, OVER LIENS, ENCUMBRANCES AND OTHER MATTERS AFFECTING THE TITLE, THE EXISTENCE OF WHICH ARE KNOWN TO THE INSURED AT:
 - (A) THE TIME OF THE ADVANCE, OR
 - (B) THE TIME A MODIFICATION IS MADE TO THE TERMS OF THE INSURED MORTGAGE WHICH CHANGES THE RATE OF INTEREST CHARGED, IF THE RATE OF INTEREST IS GREATER AS A RESULT OF THE MODIFICATION THAN IT WOULD HAVE BEEN BEFORE THE MODIFICATION. THIS EXCLUSION DOES NOT LIMIT THE COVERAGE PROVIDED IN COVERED RISK 8.
9. THE FAILURE OF THE RESIDENTIAL STRUCTURE, OR ANY PORTION THEREOF, TO HAVE BEEN CONSTRUCTED BEFORE, ON OR AFTER DATE OF POLICY IN ACCORDANCE WITH APPLICABLE BUILDING CODES. THIS EXCLUSION DOES NOT APPLY TO VIOLATIONS OF BUILDING CODES IF NOTICE OF THE VIOLATION APPEARS IN THE PUBLIC RECORDS AT DATE OF POLICY.

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City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: Summerlin Village 23A Parcel O

APN(s):	137-34-212-001	Pre-app Date:	11/16/11
Location:	SWC Alta Drive/Fox Hill Drive	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	2 - Wolfson	Acres:	21.08
		Time:	2:00 p.m.

Ownership Info:	HUGHES HOWARD COMPANY L L C %ROUSE CO	Last Change of Ownership Date:	12/18/97
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Woodside Homes		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Slater-Hanifan Group		
	Phone: (702)-284-5300	Fax: (702)-284-5399	Email:

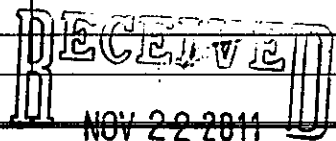
Use:	Existing:	Undeveloped
	Proposed:	Single-family, Detached
General Plan:	Existing:	Summerlin
	Proposed:	No change proposed
Zoning:	Existing:	P-C (Planned Community)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Summerlin	
	Special Land Use Designation (per plan, if applicable): SF3 (Single Family Detached)	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Corey Lieber, P.E.	Slater-Hanifan Group	287-2937		
2. <i>Eddie Duena</i>	<i>Woodside Homes</i>	<i>889-7824</i>		
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. <i>Rick Schroder</i>	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet



-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Tentative Map is requested for a proposed 107-lot single-family residential subdivision on Parcel O in Village 23A. Written Summerlin approval is required at time of submittal, or application will not be accepted.
2. A Minor Deviation of the Summerlin Improvement Standards is required to allow roll curbs on a 41-foot street section where 'L' curbs are required. Written Summerlin approval must be submitted with the application, or it will not be accepted.
3. Include both gross and net acreage on the map.
4. A Summerlin signature block must be included on the tentative map.
5. Indicate area of each lot and show maximum and minimum lot size in data table.
6. Provide wall details and elevations as per checklist.
7. No required trails are located adjacent to the site.
8. Justification letter required only for Minor Deviation.

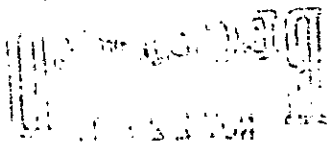
If parking allowed on one side of street - need to indicate no parking on other side by pouring red curbing

If parking both sides, - homes need to be sprinklered.

Applicant decided to use standard street section at this meeting.

"Altura" > product
"Castanoa"

Name of map must remain on all subsequent final maps.



Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees				
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☒	Detailed justification letter (the same letter addressing all applications, included with each application)			TMP	\$ 750.00	\$ 0.00	\$ 0.00	\$ 750.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			DEV	\$ 300.00	\$ 0.00	\$ 0.00	\$ 300.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☒	☐	Copy of Business License(s) - requested, but submittals will be accepted without			\$	\$	\$	\$	
☒	☐	Cop(ies) of approval letter(s) for Summerlin West - deviation from 41-foot street section						Subtotal: \$ 750	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500				\$		\$0.00	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)							Grand Total All Fees: \$1050.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
NOT NEEDED		North arrow, scale, and vicinity map			Folded Plans:		3		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		0		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All adjacent existing land uses and street names labeled			NOTES: FOR DEV ONLY - submit (3) additional tentative maps in lieu of site plan, with the 41-foot roll curbs indicated				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled							
# regular + [30% or less of total] # compact + # handicap = Total									
For residential subdivisions, provide a connectivity calculation									
		TENTATIVE MAP (TMP)			TOTAL REQUIRED FOR ALL APPLICATIONS				
☒	☐	Tentative Map			Folded Tentative Maps:		21		
☒	☐	Tentative Map checklist signed by CLV Public Works			Rolled Tentative Map:		1		
☒	☐	Perimeter Wall Details and Elevations for existing and proposed perimeter walls, including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls			Perimeter Wall Details and Elevations:		1		
					Cross Section Drawings:		7		
					Reduced Copy (8-1/2"x11" B/W; all required plans):		1		
☒	☐	Cross Section Drawings			NOTES:				
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.									
APN(s):		137-34-212-001		Application Type:		Tentative Map Minor Deviation - administrative			
Location:		SWC Alta Drive/Fox Hill Drive		Application Purpose:		107-lot single-family residential subdivision To allow roll curbs on 41-foot street section			
Ward:		2 - Wolfson		Pre-App. Meeting Date:		11/16/11			
Planner's Signature:				Submittal Deadline:		11/23/11 12:00 pm			
Planner:		Steve Swanton, Senior Planner - 229-4714		Earliest PC / CC Meeting Dates:		01/10/12 PC (Cycle 1) NOV 22 2011			

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

10/13/11 11:31 AM