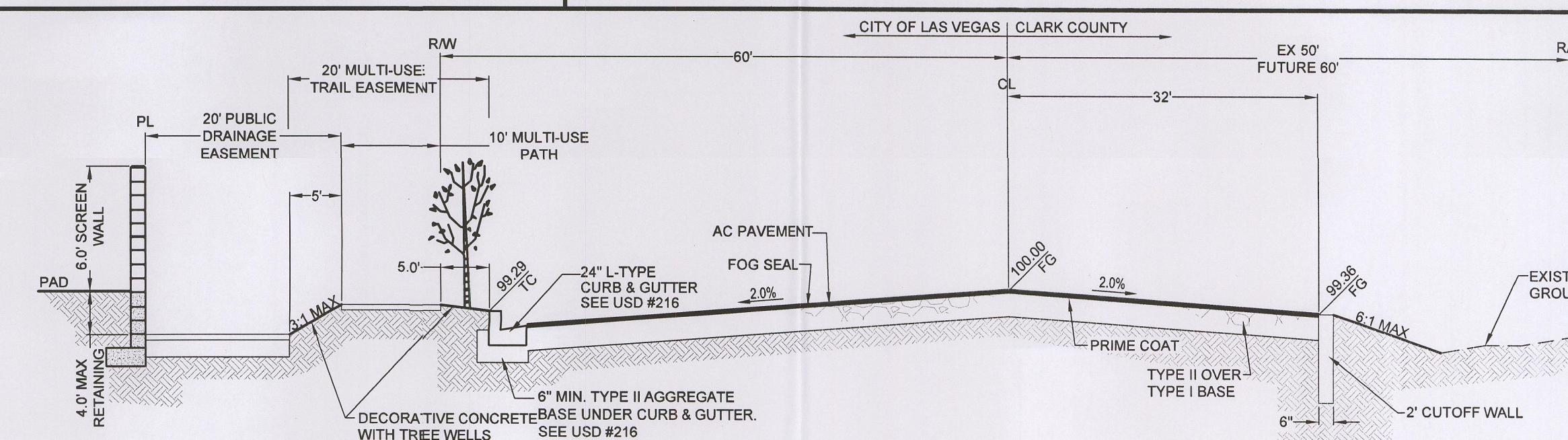
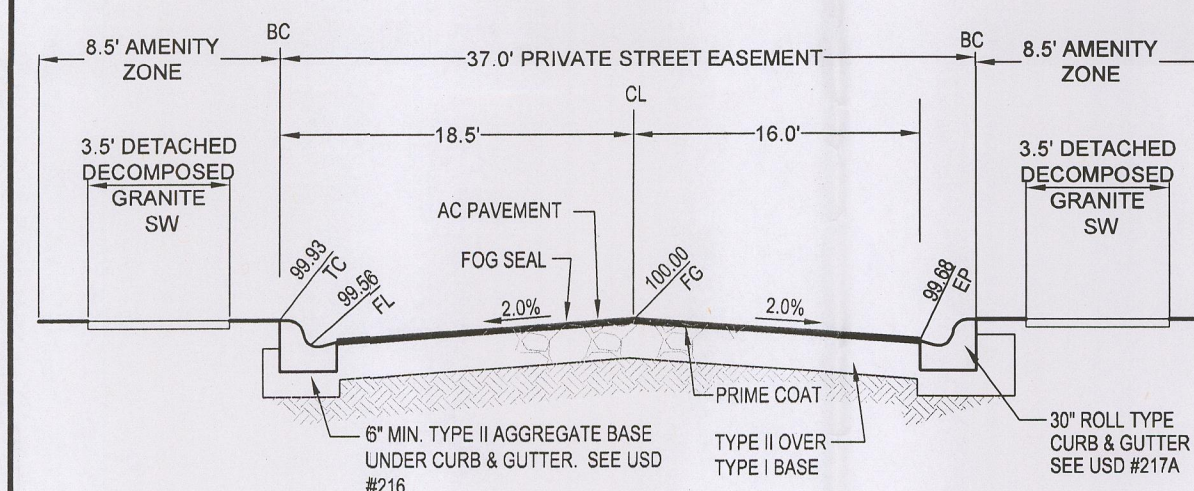
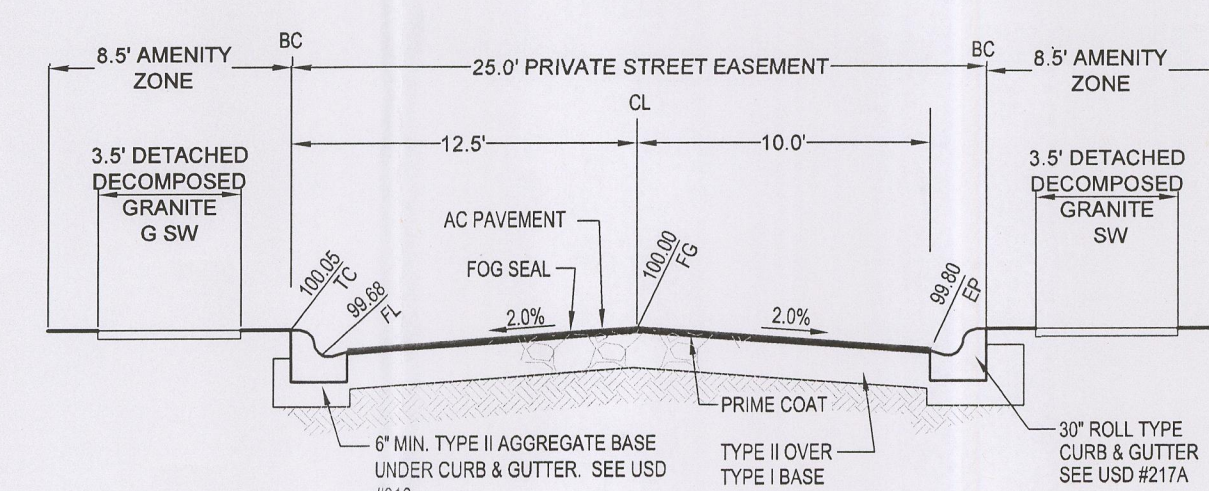
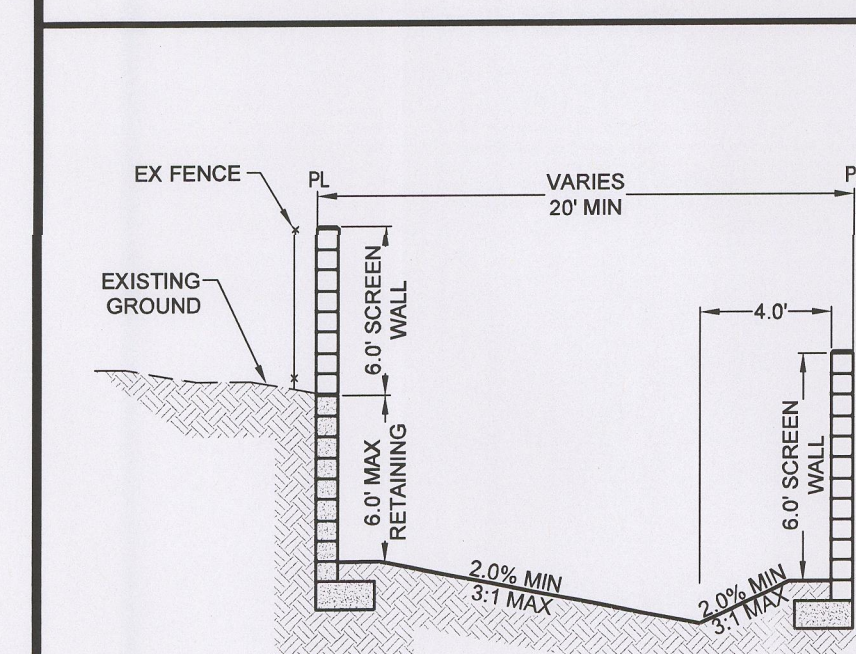
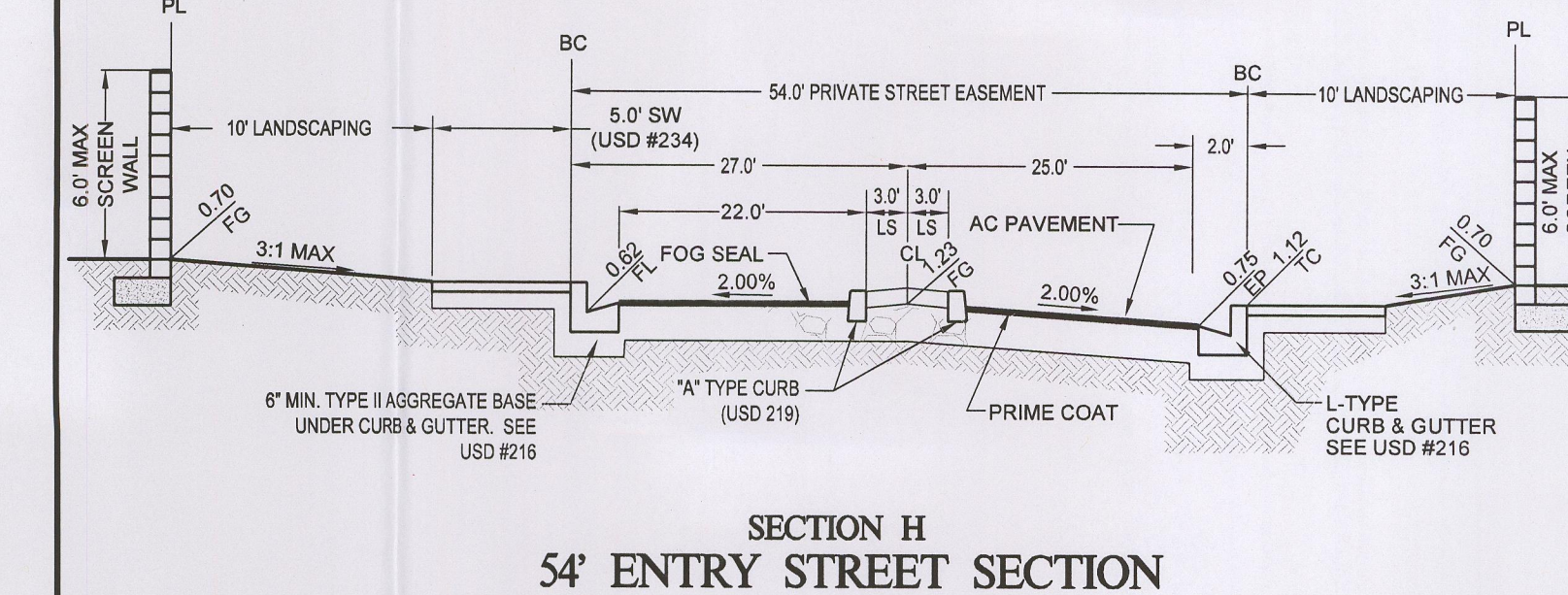
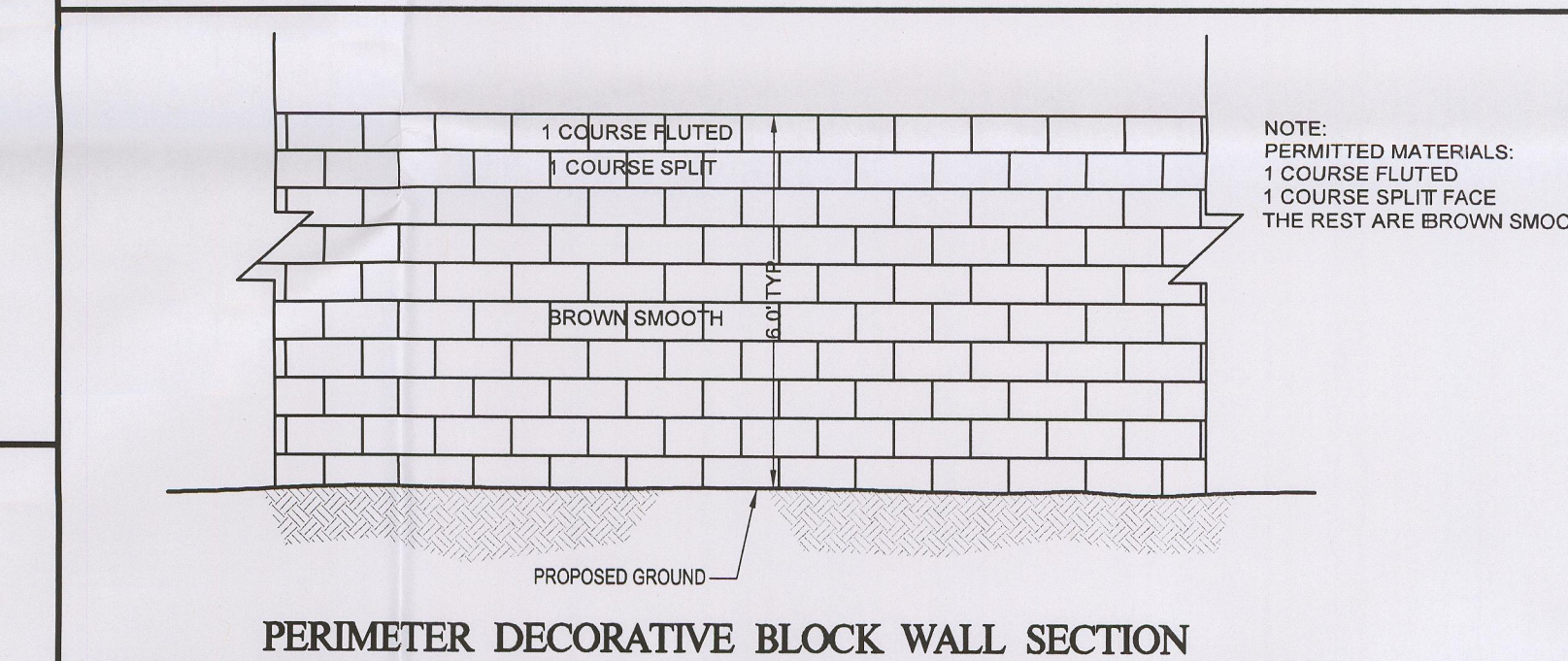
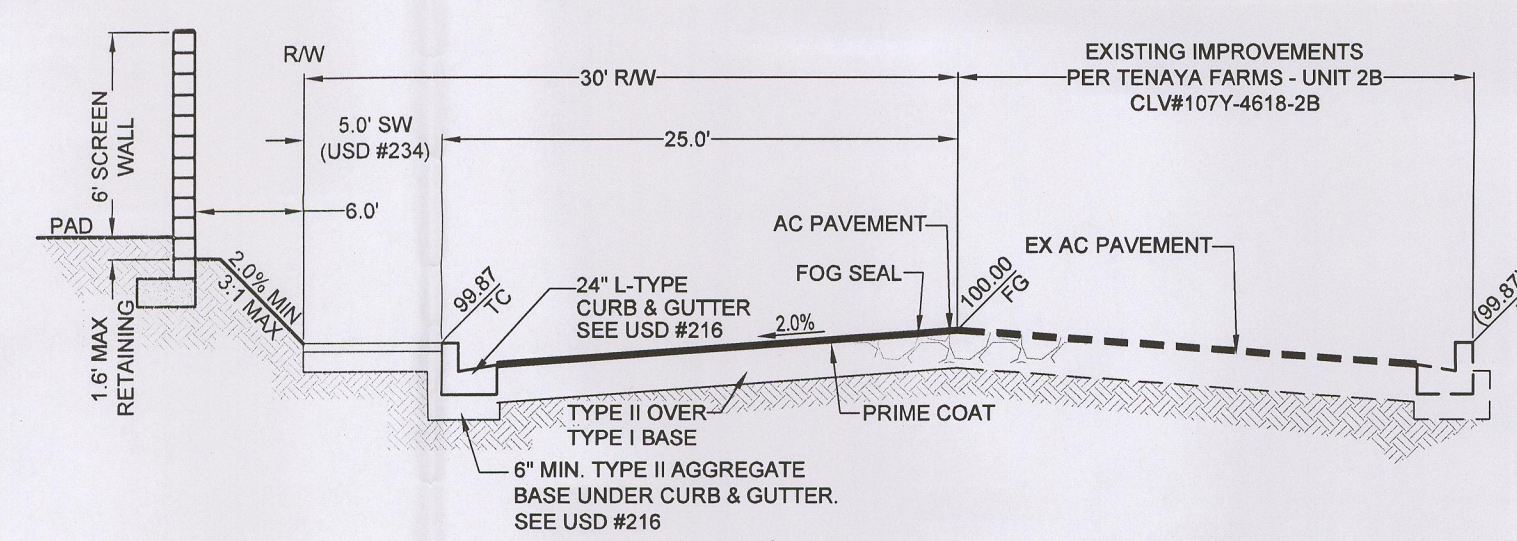
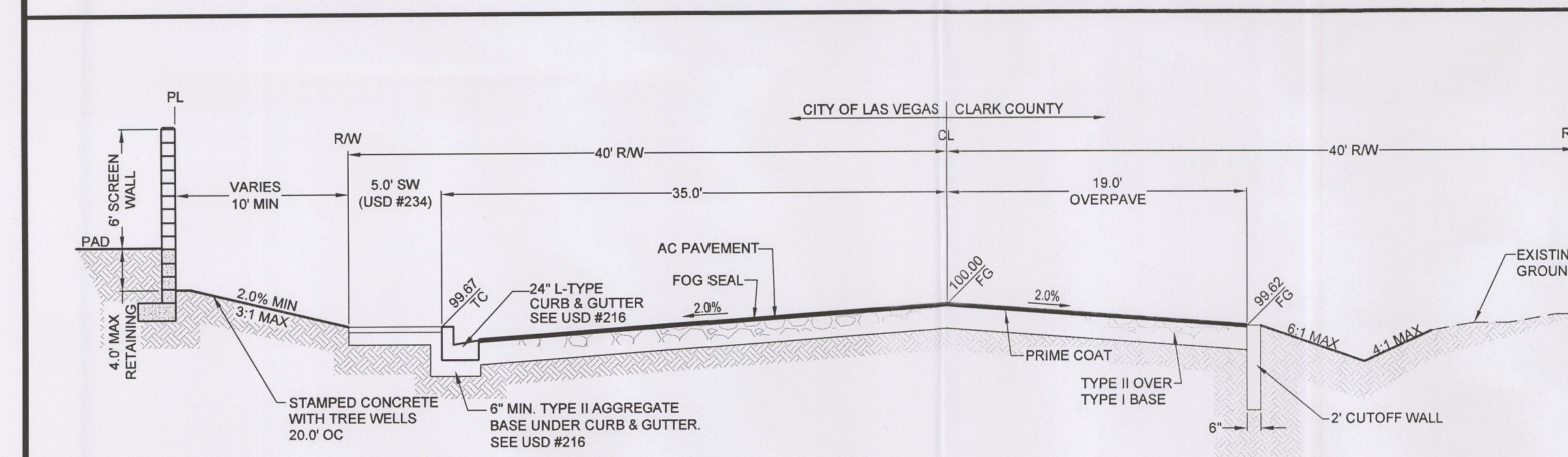
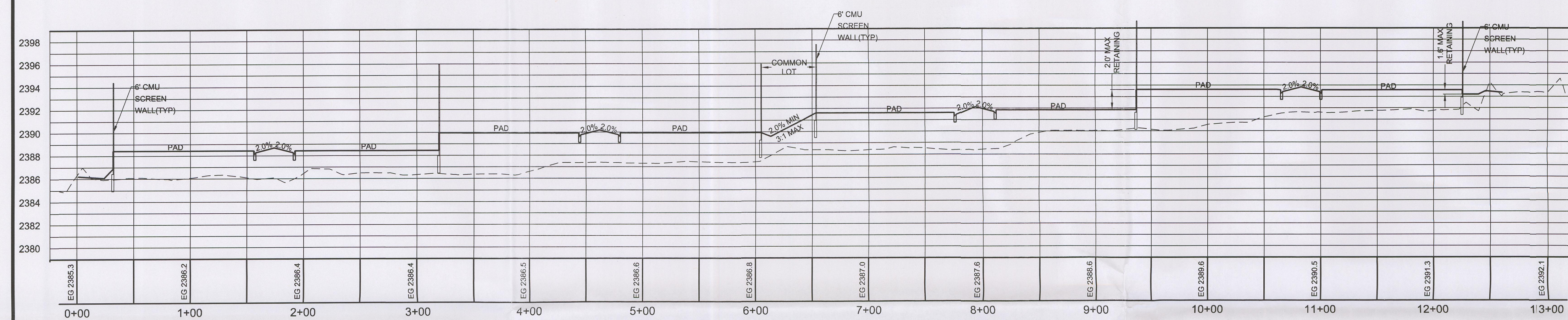
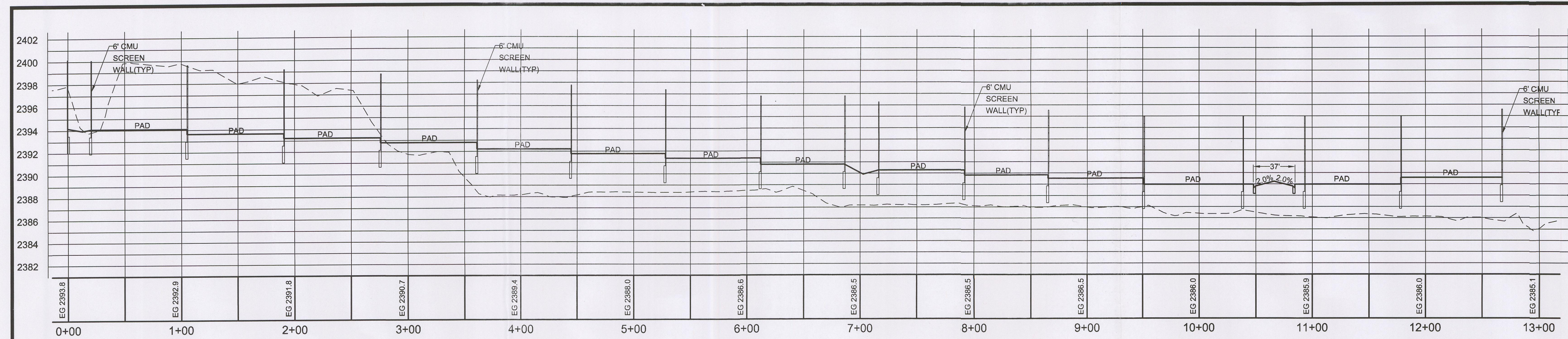
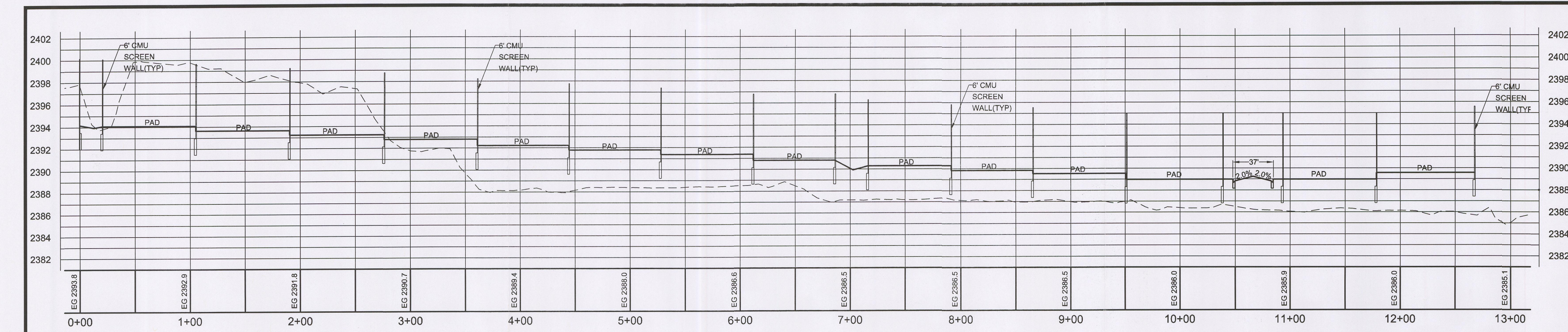
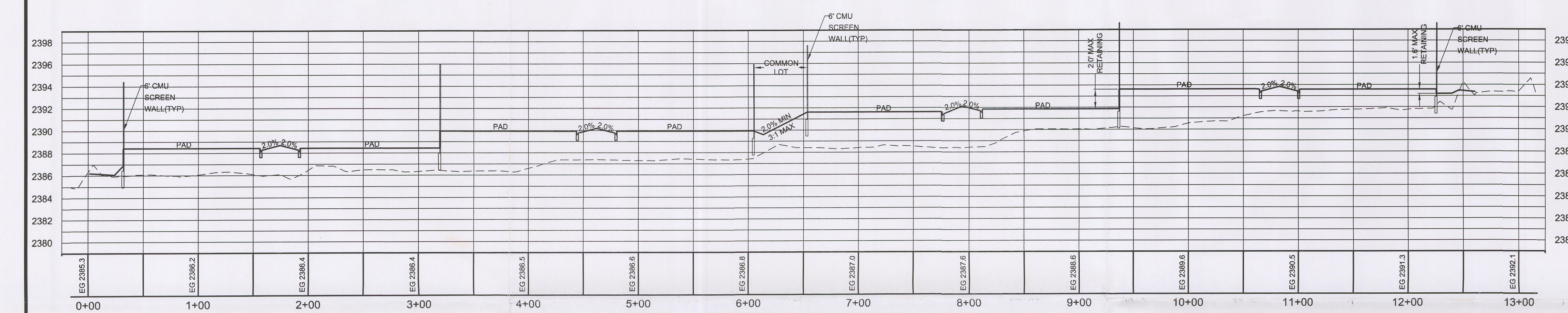




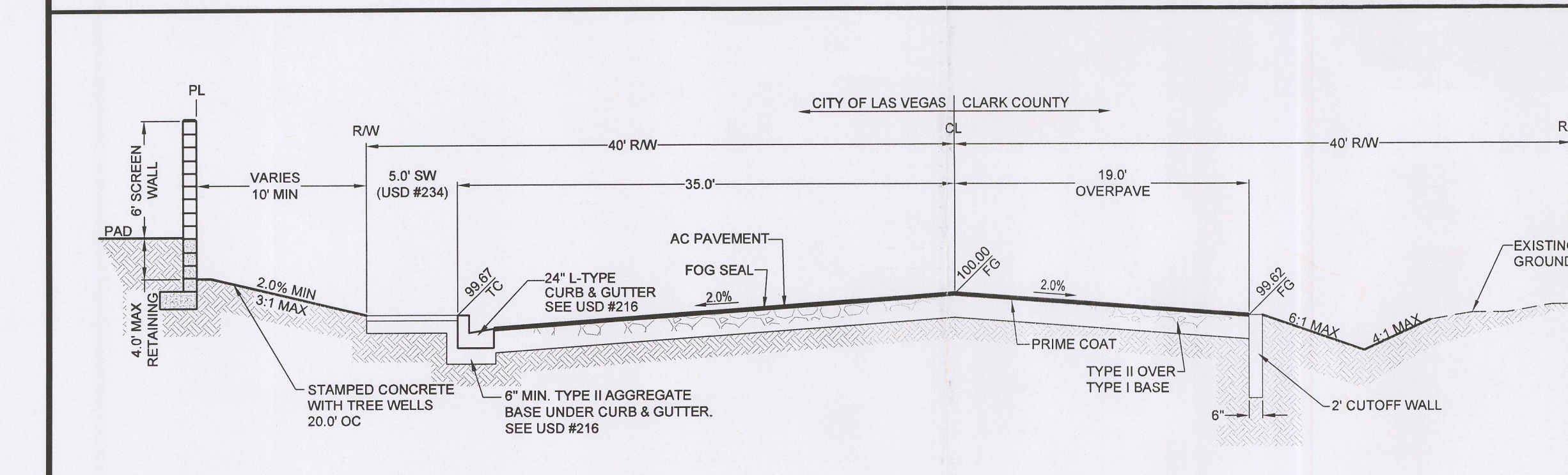
	THE ORCHARDS AT GRAND TETON & TENAYA A RESIDENTIAL SUBDIVISION		DR HORTON 3000 HEMERSON, IN 46004 (702) 655-3600 FAX	TENNEY ENGINEERING 6000 W. 10TH AVE. SUITE 100 LAS VEGAS, NV 89118	NO.	DESCRIPTION	BY DATE	APPRO.
DATE: 06.12.12 SCALE: NT JOB NO: DRH-11-03 DESIGNED BY: M CHECKED BY: RD SHEET NAME: TMD								
SHEET: 2 OF 2								



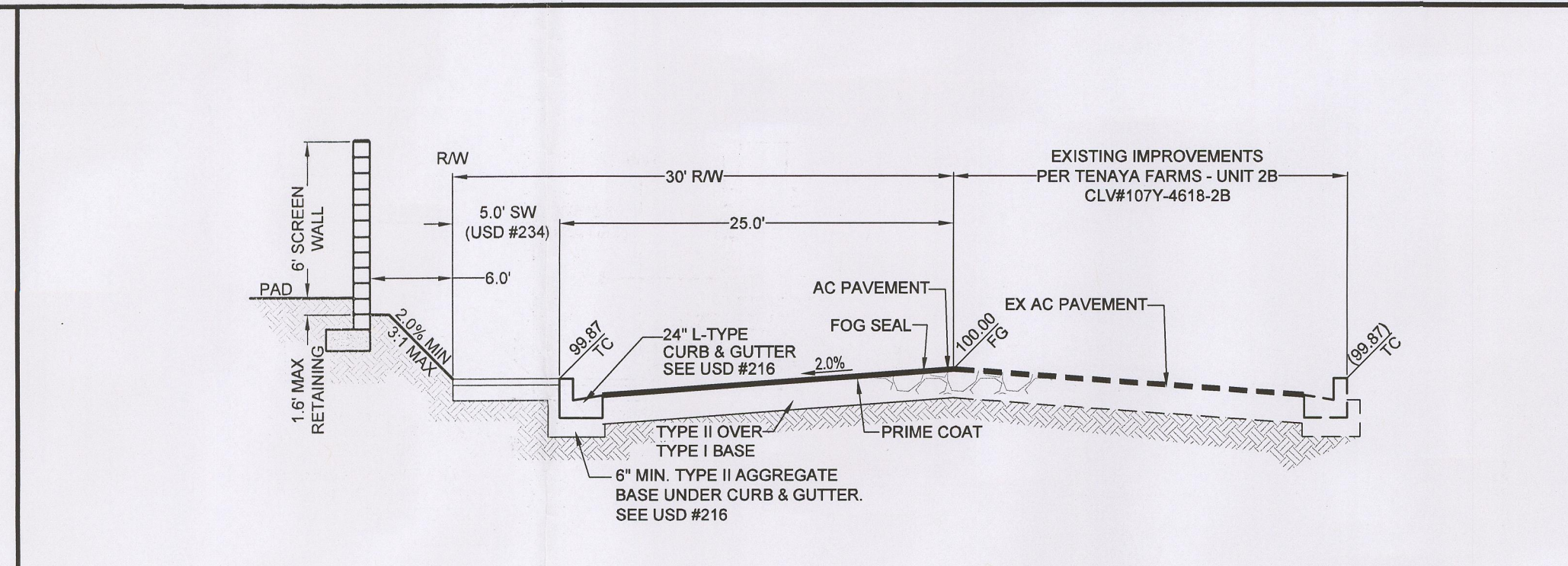
SECTION A
EAST TO WEST CROSS SECTION
H SCALE: 1"=60'
V SCALE: 1"=6'



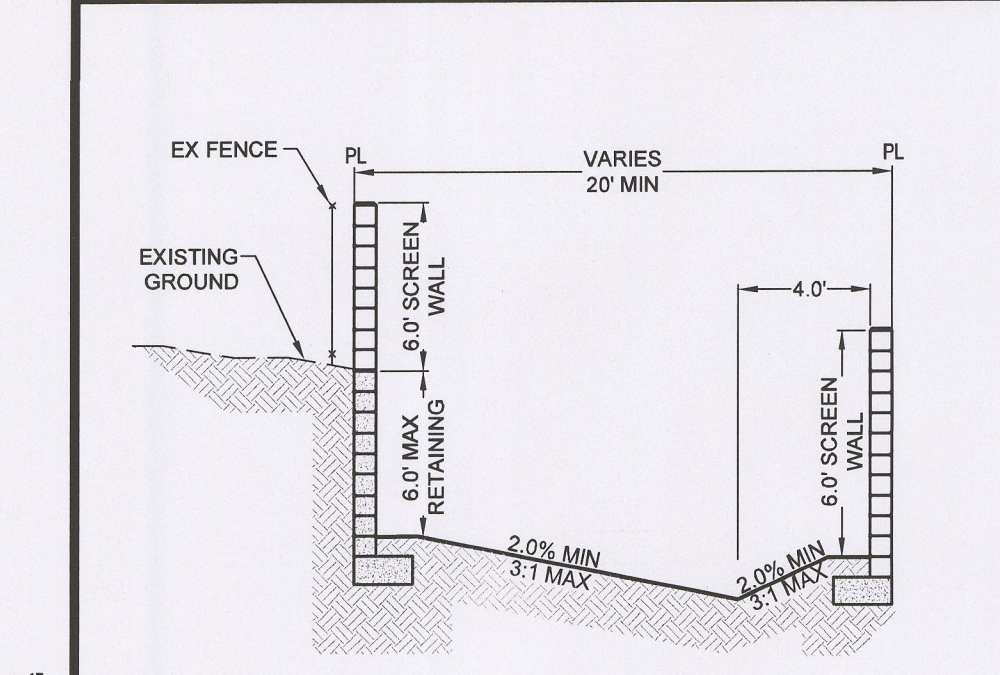
SECTION B
NORTH TO SOUTH CROSS SECTION
H SCALE: 1"=60'
V SCALE: 1"=6'



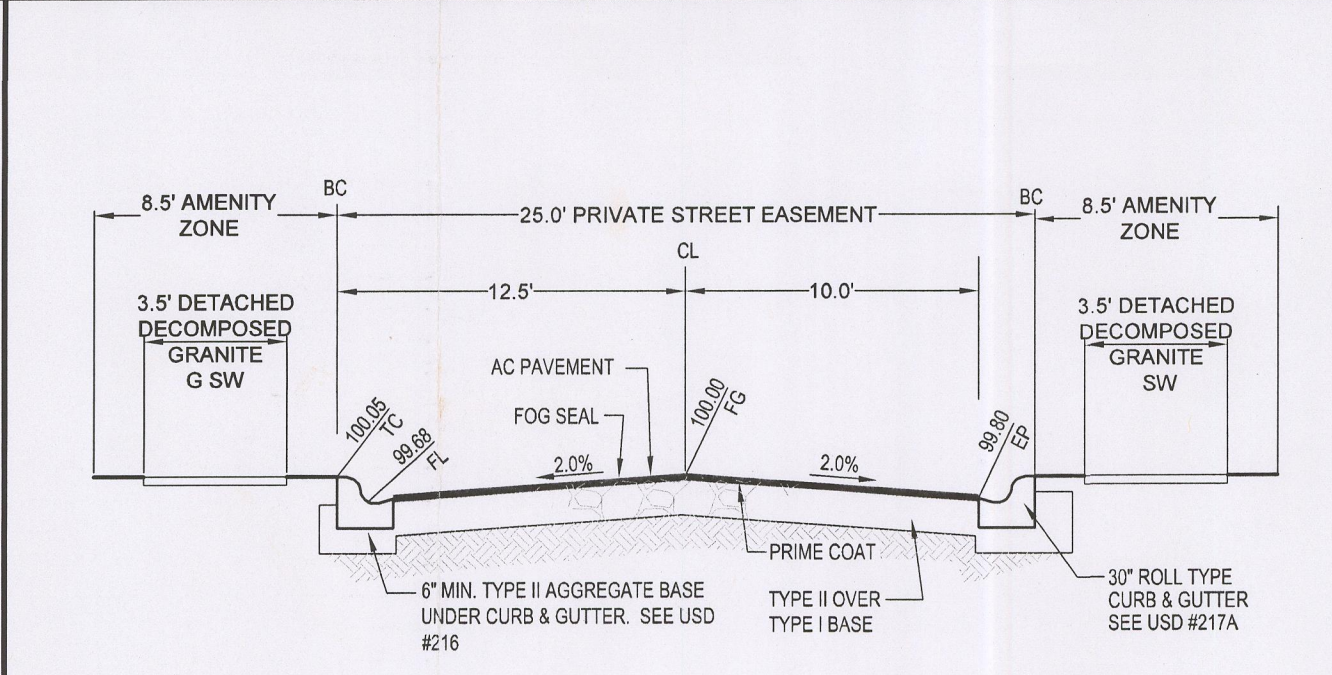
SECTION C
80' PUBLIC STREET SECTION - TENAYA WAY



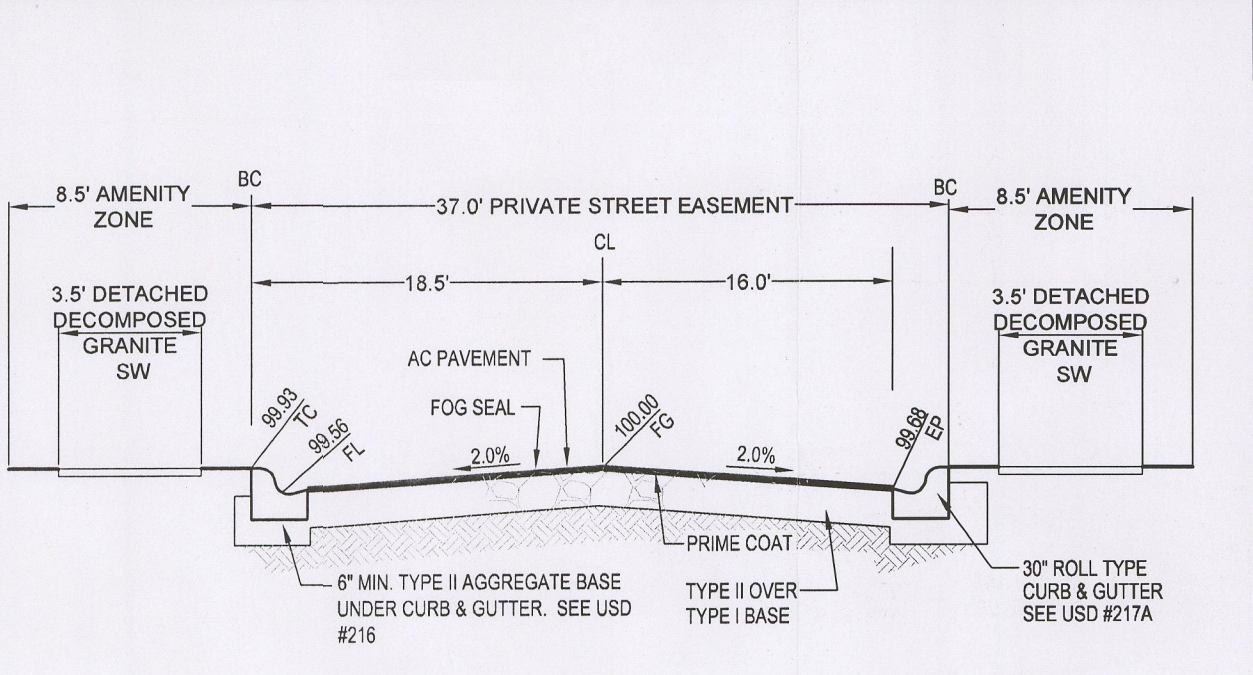
SECTION D
60' PUBLIC STREET SECTION - WHISPERING SANDS



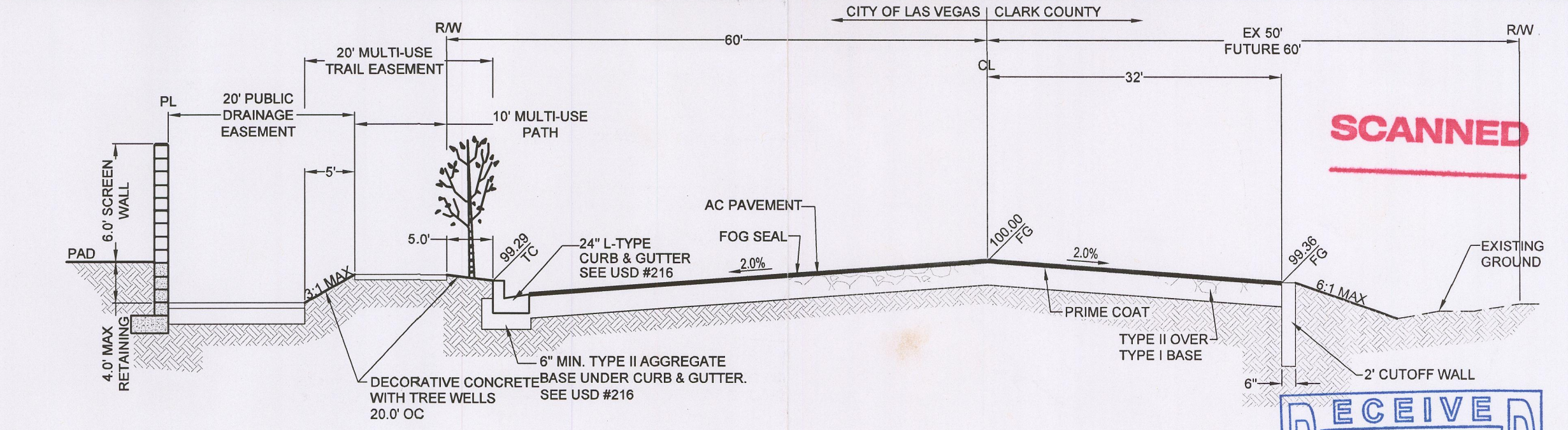
SECTION E
WEST BOUNDARY



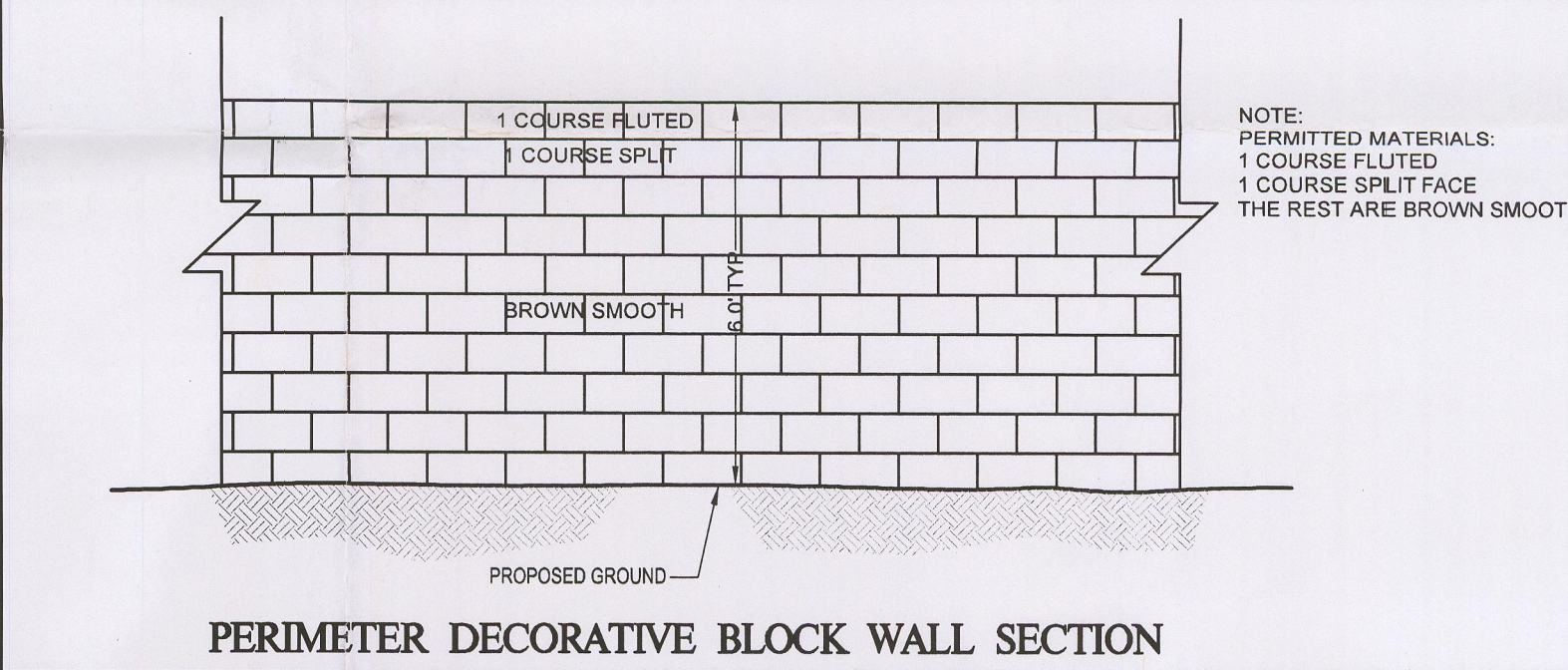
SECTION F
TYPICAL 25-FT WIDE PRIVATE DRIVE



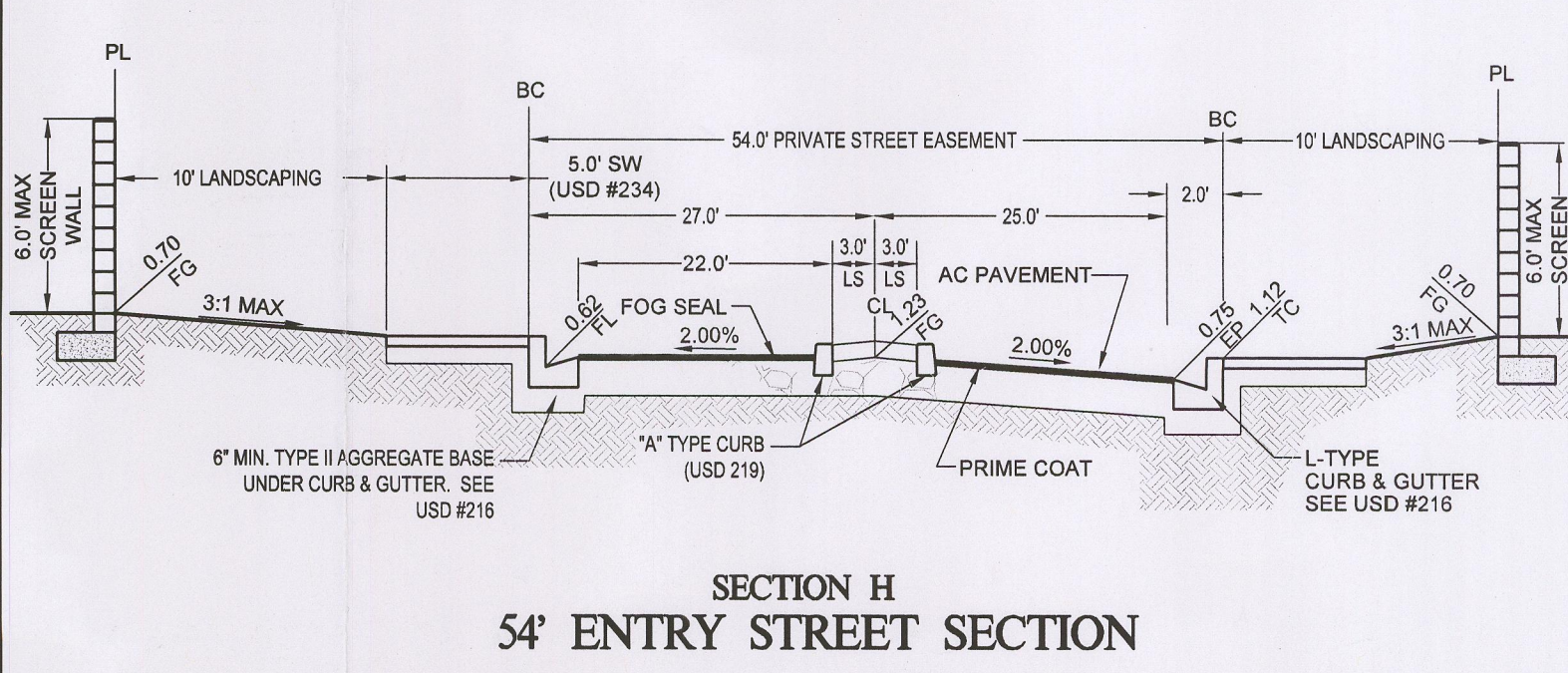
SECTION G
TYPICAL 37-FT WIDE PRIVATE DRIVE



SECTION I
120' PUBLIC STREET SECTION - GRAND TETON



PERIMETER DECORATIVE BLOCK WALL SECTION



SECTION H
54' ENTRY STREET SECTION

DR HORTON 330 CAROUSEL PKWY HENDERSON, NV 89014 (702) 655-5800 FAX		TANNEY ENGINEERING 8005 JONES BLVD LAS VEGAS, NV 89115 (702) 862-8844 FAX (702) 365-0233	
THE ORCHARDS AT GRAND TETON & TENAYA A RESIDENTIAL SUBDIVISION		TENTATIVE MAP	
		DATE: 06.12.12 SCALE: NTS JOB NO: DRH-11-032 DESIGNED BY: MC CHECKED BY: RDC SHEET NAME: TM2 SHEET: 2 OF 2 TMP-45536 REVISED	

FILE NAME: TM.DWG

THE FINAL MAP OF
THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1

(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

D. R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1**, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY 3/8/6 NV ENERGY AND CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS UTILITY EASEMENTS (U.E.), PRIVATE STREET EASEMENTS AND COMMON ELEMENTS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES. WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THEREON AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON LOTS AND PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THEREON AND EGRESS THEREFROM.

FURTHER, D. R. HORTON, INC., HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES THEREON AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 20 DAY OF December, 2012.

D. R. HORTON, INC.

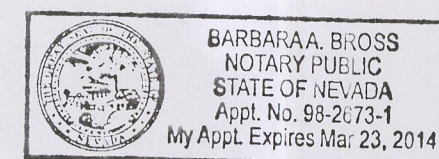
BY: BRAD BURNS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 20, 2012
BY BRAD BURNS AS DIVISION PRESIDENT OF D. R. HORTON, INC.

Barbara A. Brown
BY: BARBARA A. BROWN
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: March 23, 2014



SOUTHERN NEVADA HEALTH DISTRICT

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 01/22/2013
BY: Walter B. Ross DATE

DIVISION OF WATER RESOURCES

THIS FINAL PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

John S. Coffey, P.E. 1/18/13
BY: John S. Coffey, P.E. DATE

LEGAL DESCRIPTION

LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE EAST HALF (E ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPT THE INTEREST IN THE EASTERLY FORTY FEET (40.00) AND THE NORTHERLY FIFTY FEET (50.00) AND THE SOUTHERLY THIRTY FEET (30.00) OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED APRIL 23, 1974 IN BOOK 419 OF OFFICIAL RECORDS AS DOCUMENT NO. 378521.

AND EXCEPT THOSE PORTIONS OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED FEBRUARY 07, 1991 IN BOOK 910207 OF OFFICIAL RECORDS AS DOCUMENT NO. 00744.

FURTHER DELINEATED AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 031 PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

DESCRIBED PARCEL CONTAINS 36.62 ACRES OF LAND, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Fritz Hapler 12/21/12
BY: Fritz Hapler DATE
CENTURYLINK

Yolanda M. Benito 12-21-2012
BY: Yolanda M. Benito DATE
NEVADA POWER COMPANY 3/8/6 NV ENERGY

Pat B. Saltrus 12-21-12
BY: Pat B. Saltrus DATE
COX COMMUNICATIONS LAS VEGAS, INC.

Cheryl L. James 1/14/2013
BY: Cheryl L. James DATE
LAS VEGAS VALLEY WATER DISTRICT

Derek Underhill 12/21/12
BY: Derek Underhill DATE
SOUTHWEST GAS CORPORATION

David N. Bowers, RE, P.T.O.E. 1/28/13
BY: David N. Bowers, RE, P.T.O.E. DATE
CITY ENGINEER, CITY OF LAS VEGAS

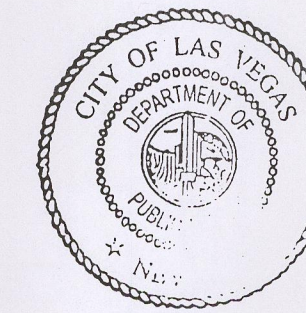
RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE- FEET/YEAR
R-1 / 1	1.0

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF **THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 11/28/2014.

Alan R. Riecke 2/13/13
ALAN R. RIEKKE, P.L.S., CITY SURVEYOR DATE
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 11 DAY OF FEBRUARY, 2013.

Flinn Fagg 2/4/13
BY: Flinn Fagg DATE
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA



BASE OF BEARINGS

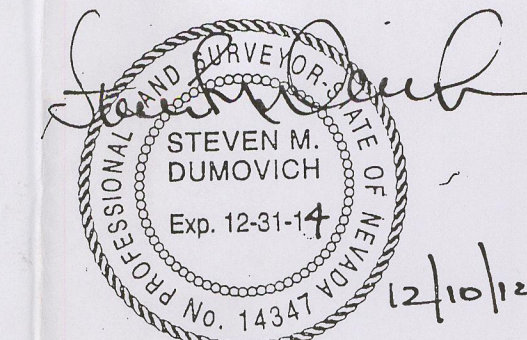
SOUTH 89°47'26" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 113, PAGE 92 OF SURVEYS.

SURVEYOR'S CERTIFICATE

I, STEVEN M. DUMOVICH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANNEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

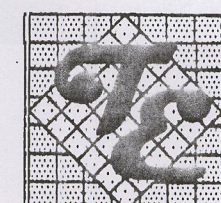
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D. R. HORTON, INC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. THE SURVEY WAS COMPLETED ON JULY 15, 2012.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 11-28-2014, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

STEVEN M. DUMOVICH
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14347



COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX. N.R.S. 278.5695.

THE FINAL MAP OF THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1 FOR D. R. HORTON, INC.	
(A COMMON INTEREST COMMUNITY) BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	
 TANEY ENGINEERING 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233	
OFFICIAL RECORDS BOOK NO. <u>20130215</u>	INSTRUMENT NO. <u>01781</u>
FILED AT THE REQUEST OF TANEY ENGINEERING	
DATE <u>02/15/2013</u> AT <u>12:19</u>	BOOK <u>145</u> PAGE <u>5</u>
OF PLATS	
CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ <u>27.00</u> DEPUTY <u>MGM</u>	

Bk 145 Pg 5

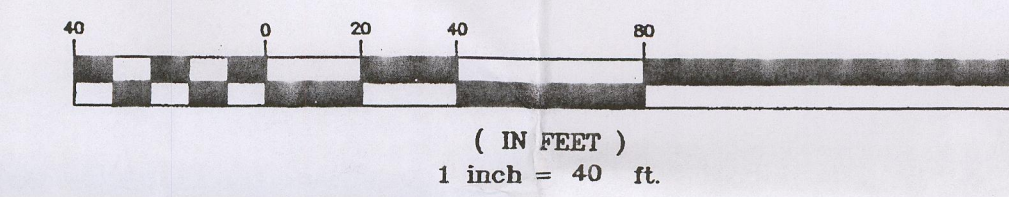
THE FINAL MAP OF
THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1

(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

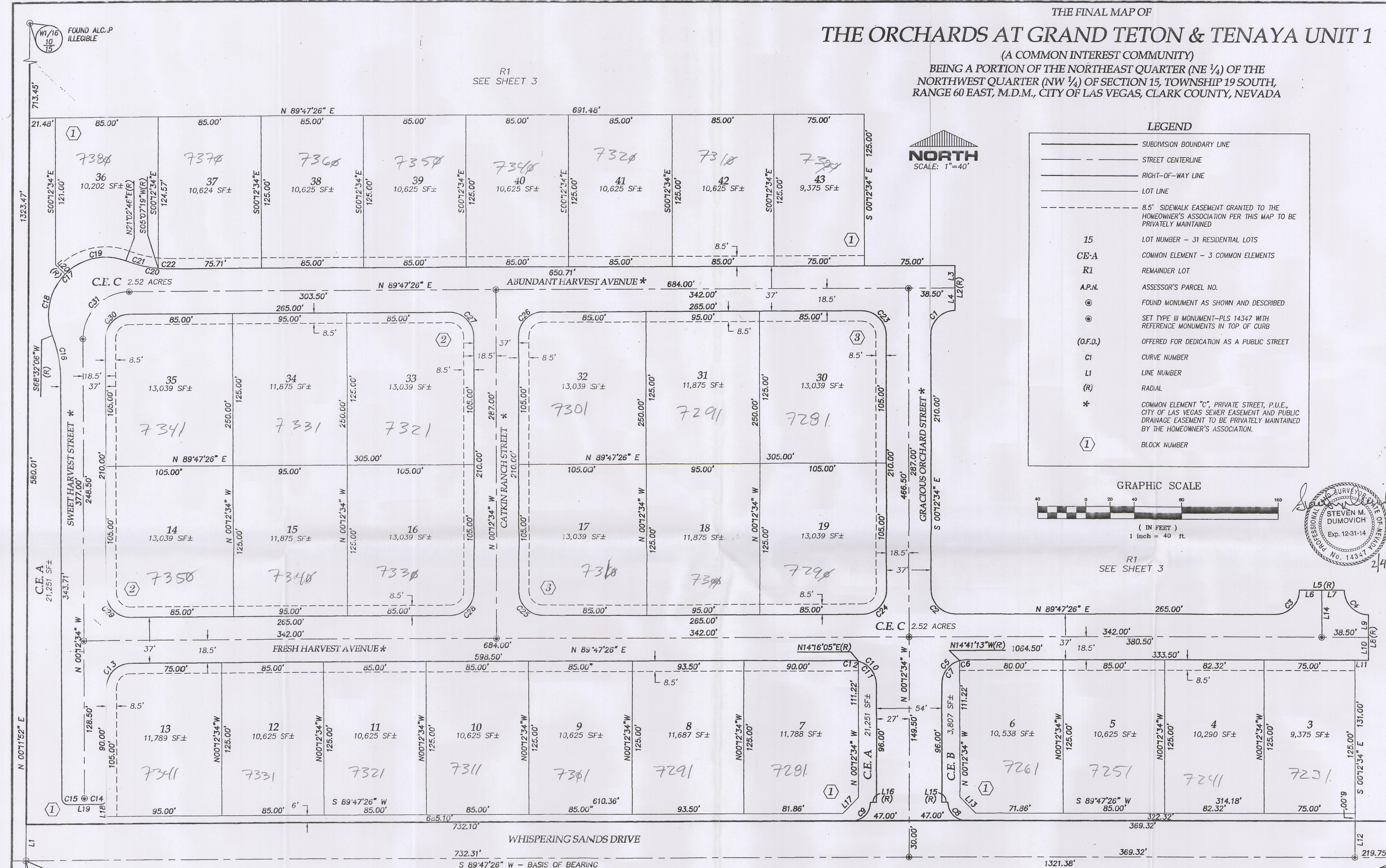
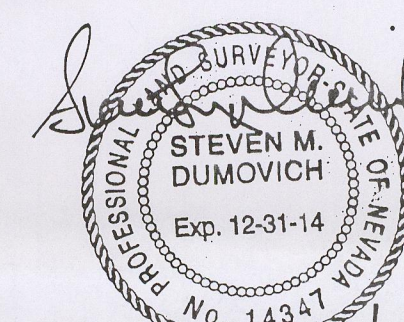
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- 8.5' SIDEWALK EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION PER THIS MAP TO BE PRIVATELY MAINTAINED
- 15 LOT NUMBER - 31 RESIDENTIAL LOTS
- CE-A COMMON ELEMENT - 3 COMMON ELEMENTS
- R1 REMAINDER LOT
- A.P.N. ASSESSOR'S PARCEL NO.
- FOUND MONUMENT AS SHOWN AND DESCRIBED
- SET TYPE III MONUMENT-PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB
- OFFERED FOR DEDICATION AS A PUBLIC STREET
- CI CURVE NUMBER
- LI LINE NUMBER
- (R) RADIAL
- * COMMON ELEMENT "C", PRIVATE STREET, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (1) BLOCK NUMBER

GRAPHIC SCALE



R1
SEE SHEET 3



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 00°11'52"E	30.00'	L11	S 89°47'26"W	11.18'
L2	S 00°12'34"E	37.00'	L12	S 00°12'34"E	30.00'
L3	S 00°12'34"E	18.50'	L13	N 45°12'34"W	18.59'
L4	S 00°12'34"E	18.50'	L14	N 00°12'34"W	38.50'
L5	N 89°47'26"E	37.00'	L15	S 89°47'26"E	5.00'
L6	N 89°47'26"E	18.50'	L16	N 89°47'26"E	5.00'
L7	N 89°47'26"E	18.50'	L17	S 44°47'26"W	18.59'
L8	S 00°12'34"E	37.00'	L18	N 00°12'34"W	15.00'
L9	S 00°12'34"E	18.50'	L19	S 89°47'26"W	27.00'
L10	S 00°12'34"E	18.50'	L20	S 45°12'34"E	10.98'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	90°00'00"	31.42'	20.06'	C17	47.00'	132°30'40"	108.70'	106.84'
C2	20.00'	90°00'00"	31.42'	20.06'	C18	47.00'	66°15'20"	54.35'	30.67'
C3	20.00'	90°00'00"	31.42'	20.06'	C19	47.00'	66°15'20"	54.35'	30.67'
C4	20.00'	90°00'00"	31.42'	20.06'	C20	100.00'	211°52'00"	37.10'	18.76'
C5	20.00'	90°10'38"	31.48'	20.06'	C21	100.00'	15°55'27"	27.79'	13.99'
C6	20.00'	14°39'15"	5.12'	2.57'	C22	100.00'	51°55'53"	9.31'	4.66'
C7	20.00'	75°31'21"	26.36'	15.49'	C23	20.00'	90°00'00"	31.42'	20.00'
C8	15.00'	90°00'00"	23.56'	15.00'	C24	20.00'	90°00'00"	31.42'	20.00'
C9	15.00'	90°00'00"	23.56'	15.00'	C25	20.00'	90°00'00"	31.42'	20.00'
C10	20.00'	90°10'38"	31.48'	20.06'	C26	20.00'	90°00'00"	31.42'	20.00'
C11	20.00'	75°31'21"	26.36'	15.49'	C27	20.00'	90°00'00"	31.42'	20.00'
C12	20.00'	14°39'15"	5.12'	2.57'	C28	20.00'	90°00'00"	31.42'	20.00'
C13	20.00'	90°00'00"	31.42'	20.06'	C29	20.00'	90°00'00"	31.42'	20.00'
C14	5.00'	90°00'00"	7.85'	5.00'	C30	20.00'	90°00'00"	31.42'	20.00'
C15	5.00'	90°00'00"	7.85'	5.00'	C31	38.50'	90°00'00"	60.48'	38.50'
C16	100.00'	211°52'00"	37.10'	18.76'					

NOTES:

- REPAIR WORK ON WATER FACILITIES OWNED BY THE LAS VEGAS VALLEY WATER DISTRICT MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE PAVERS, STAMPED OR CONCRETE, OR ANY OTHER DECORATIVE SURFACE DISTURBED BY THE MAINTENANCE ACTIVITIES OF THE WATER FACILITIES.
- ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON AREAS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).
- DIRECT VEHICULAR ACCESS TO WHISPERING SANDS DRIVE ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
- COMMON ELEMENT "A" IS ALSO A PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FOUND ALCAP
PLS 14449

SHEET 2 OF 3

8x 145 Pgs

THE FINAL MAP OF
THE ORCHARDS AT GRAND TETON & TENAYA UNIT 1

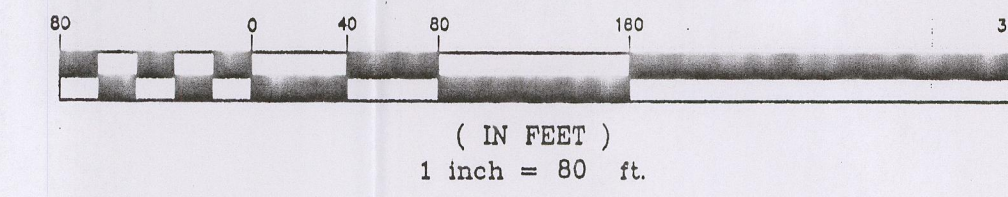
(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS CLARK COUNTY, NEVADA

GRAND TETON DRIVE
PUBLIC STREET DEDICATED
PER 419:376521 O.R.

FOUND BRASS CAP
IN WELL MON.
PLS 14449

NORTH
SCALE: 1"=80'

GRAPHIC SCALE

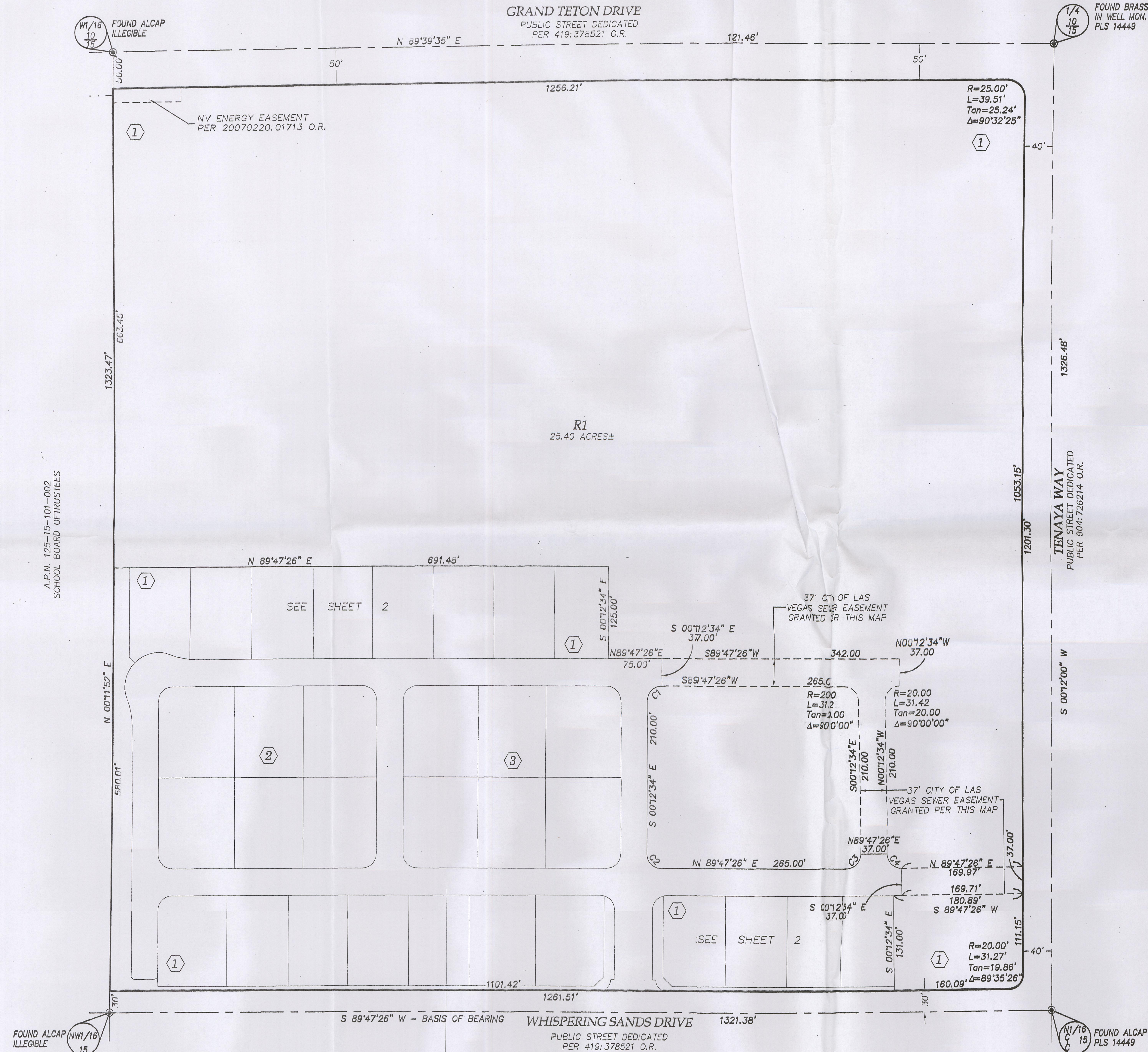


LEGEND

---	SUBDIVISION BOUNDARY LINE
---	STREET CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	8.5' SIDEWALK EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION PER THIS MAP TO BE PRIVATELY MAINTAINED
15	LOT NUMBER - 31 RESIDENTIAL LOTS
CE/A	COMMON ELEMENT - 3 COMMON ELEMENTS
R1	REMAINDER LOT
A.P.N.	ASSESSOR'S PARCEL NO.
⊙	FOUND MONUMENT AS SHOWN AND DESCRIBED
⊙	SET TYPE III MONUMENT-PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB
(O.F.D.)	OFFERED FOR DEDICATION AS A PUBLIC STREET
C1	CURVE NUMBER
L1	LINE NUMBER
(N)	RADIAL
*	COMMON ELEMENT "C", PRIVATE STREET, P.U.E. CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
I	BLOCK NUMBER

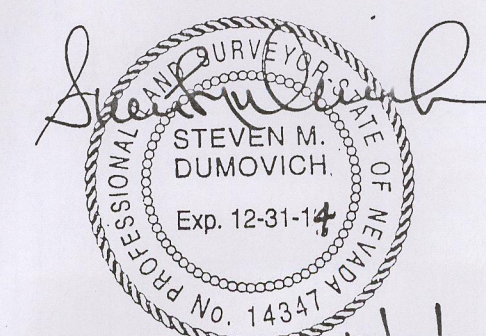
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	90°00'00"	31.42'	20.00'
C2	20.00'	90°00'00"	31.42'	20.00'
C3	20.00'	90°00'00"	31.42'	20.00'
C4	20.00'	90°00'00"	31.42'	20.00'



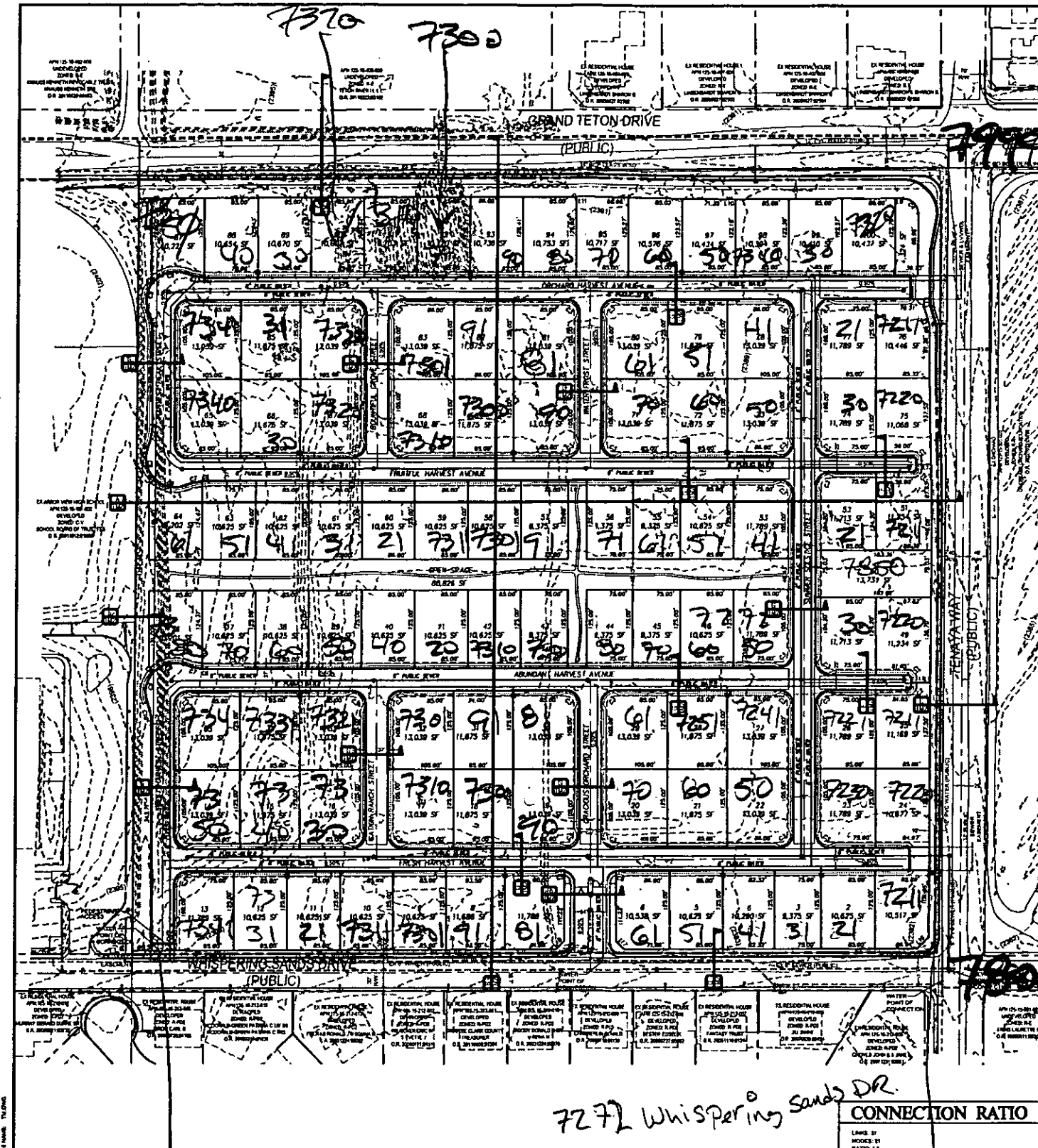
NOTES:

1. REPAIR WORK ON WATER FACILITIES OWNED BY THE LAS VEGAS VALLEY WATER DISTRICT MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE PAVERS, STAMPED OR CONCRETE, OR ANY OTHER DECORATIVE SURFACE DISTURBED BY THE MAINTENANCE ACTIVITIES OF THE WATER FACILITIES.
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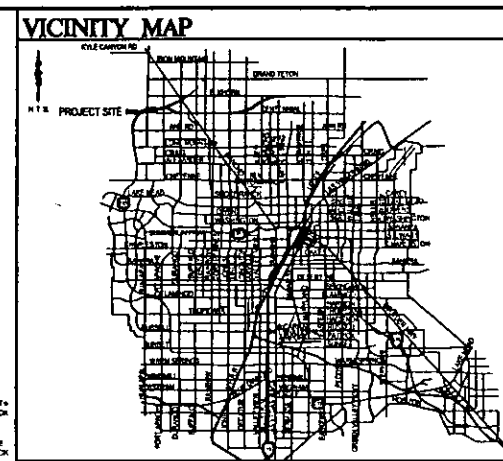
SHEET 3 OF 3

BK 145 PG 5



Call Before You Dig
1-800-227-2929

1-702-227-2929



OWNER
SPRINGER HOMES LLC
1111 W. CHESTNUT AVE. #100
NORTH LAS VEGAS, NV 89030

DEVELOPER
DR. HORTON
200 S. JONES BLVD. STE. 100
NORTH LAS VEGAS, NV 89030

LEGAL DESCRIPTION
BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION OF THE N/4 OF THE N/4 OF THE N/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST, S/4M CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 96, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS
NORTH BY 127° 52' 12" EAST BEING THE BEARING OF THE EAST LINE OF THE N/4 OF THE N/4 OF THE N/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST, S/4M CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 96, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK
CLARK COUNTY VERTICAL CONTROL POINT 16101, BEING A CITY OF LAS VEGAS MET AND ROUND PLATE IN A CONCRETE CULVERT, NORTHWEST CORNER OF GRAND TETON DRIVE AND PARKWAY WAY BEAR PT. OF PIONEER WAY ELEVATION: 2397.41 FEET
CLARK COUNTY VERTICAL CONTROL 7200 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

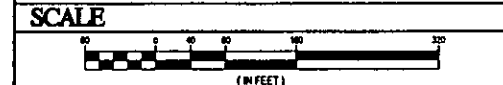
TYPICAL LOT SETBACKS

CURVE & LINE

LINE	CHORD	ANGLE	BEARING	LENGTH
1	11.785	117.85	S 117.85° E	11.785
2	11.785	117.85	S 117.85° E	11.785
3	11.785	117.85	S 117.85° E	11.785
4	11.785	117.85	S 117.85° E	11.785
5	11.785	117.85	S 117.85° E	11.785
6	11.785	117.85	S 117.85° E	11.785
7	11.785	117.85	S 117.85° E	11.785
8	11.785	117.85	S 117.85° E	11.785
9	11.785	117.85	S 117.85° E	11.785
10	11.785	117.85	S 117.85° E	11.785
11	11.785	117.85	S 117.85° E	11.785
12	11.785	117.85	S 117.85° E	11.785
13	11.785	117.85	S 117.85° E	11.785
14	11.785	117.85	S 117.85° E	11.785
15	11.785	117.85	S 117.85° E	11.785
16	11.785	117.85	S 117.85° E	11.785
17	11.785	117.85	S 117.85° E	11.785
18	11.785	117.85	S 117.85° E	11.785
19	11.785	117.85	S 117.85° E	11.785
20	11.785	117.85	S 117.85° E	11.785
21	11.785	117.85	S 117.85° E	11.785

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:
 - WATER: LAS VEGAS VALLEY WATER DISTRICT
 - SEWER: CITY OF LAS VEGAS
 - POWER: NV ENERGY
 - TELEPHONE: CENTURYLINK
 - GAS: SOUTHWEST GAS CORPORATION
 - CABLE: SBC CABLE
 - SOLID WASTE DISPOSAL: REPUBLIC SERVICES
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWERAGE CONTRIBUTION: 34,361 GPD INFLUENCE
6. FIRM PANEL 330221148 S, DATED SEPTEMBER 2, 2010, SHOWN WITHIN FIRM ZONE 1C.
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE OBSERVED AND A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EARTHQUAKE ZONE OR PRESSURE ARE THE SITE.
9. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 10 FEET.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOA/ASSOCIATION.
11. PERIMETER LANDSCAPING WILL BE MAINTAINED BY THE HOA.



UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 12" PUBLIC MAIN IN WHEATFIELD PARK ADJACENT TO THE PROJECT. LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 12" SEWER PROVIDED IN WHEATFIELD PARK ADJACENT TO THE PROJECT. CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HTS	NOT TO SCALE
AL <th>BACK OF CURVE</th> <th>IC</th> <th>IN CENTER</th>	BACK OF CURVE	IC	IN CENTER
BL <th>BACKSIGHT</th> <th>PC</th> <th>POINT OF CURVE</th>	BACKSIGHT	PC	POINT OF CURVE
BS <th>BENCHMARK</th> <th>PCL</th> <th>POINT OF CURVE</th>	BENCHMARK	PCL	POINT OF CURVE
CA <th>CABLE TELEVISION</th> <th>PCC</th> <th>POINT OF COMPOUND CURVE</th>	CABLE TELEVISION	PCC	POINT OF COMPOUND CURVE
CC <th>CLARK COUNTY</th> <th>PI</th> <th>POINT OF INTERSECTION</th>	CLARK COUNTY	PI	POINT OF INTERSECTION
CD <th>CONCRETE DRIVE</th> <th>PL</th> <th>PROPORTIONATE</th>	CONCRETE DRIVE	PL	PROPORTIONATE
CE <th>CITY OF LAS VEGAS</th> <th>PP</th> <th>POINT OF PAVEMENT</th>	CITY OF LAS VEGAS	PP	POINT OF PAVEMENT
CH <th>CHORD</th> <th>PT</th> <th>POINT OF TANGENCY</th>	CHORD	PT	POINT OF TANGENCY
CI <th>CITY OF LAS VEGAS</th> <th>PS</th> <th>POINT OF SIGHT</th>	CITY OF LAS VEGAS	PS	POINT OF SIGHT
CL <th>CITY OF LAS VEGAS</th> <th>RA</th> <th>RADIUS</th>	CITY OF LAS VEGAS	RA	RADIUS
CM <th>COMPOUND CURVE</th> <th>RC</th> <th>REINFORCED CONCRETE BOX</th>	COMPOUND CURVE	RC	REINFORCED CONCRETE BOX
CO <th>CITY OF LAS VEGAS</th> <th>RS</th> <th>REINFORCED CONCRETE PIPE</th>	CITY OF LAS VEGAS	RS	REINFORCED CONCRETE PIPE
CP <th>CITY OF LAS VEGAS</th> <th>RT</th> <th>RIGHT-OF-WAY</th>	CITY OF LAS VEGAS	RT	RIGHT-OF-WAY
CS <th>CITY OF LAS VEGAS</th> <th>ST</th> <th>STREET</th>	CITY OF LAS VEGAS	ST	STREET
CT <th>CITY OF LAS VEGAS</th> <th>TR</th> <th>TOP OF ROAD</th>	CITY OF LAS VEGAS	TR	TOP OF ROAD
CU <th>CITY OF LAS VEGAS</th> <th>TS</th> <th>TOP OF SLOPE</th>	CITY OF LAS VEGAS	TS	TOP OF SLOPE
CV <th>CITY OF LAS VEGAS</th> <th>TT</th> <th>TOP OF TANGENCY</th>	CITY OF LAS VEGAS	TT	TOP OF TANGENCY
CW <th>CITY OF LAS VEGAS</th> <th>TV</th> <th>TOP OF VALLEY</th>	CITY OF LAS VEGAS	TV	TOP OF VALLEY
CX <th>CITY OF LAS VEGAS</th> <th>U</th> <th>UTILITY</th>	CITY OF LAS VEGAS	U	UTILITY
CY <th>CITY OF LAS VEGAS</th> <th>V</th> <th>VERTICAL</th>	CITY OF LAS VEGAS	V	VERTICAL
CA <th>CITY OF LAS VEGAS</th> <th>W</th> <th>WATER</th>	CITY OF LAS VEGAS	W	WATER
CB <th>CITY OF LAS VEGAS</th> <th>X</th> <th>CROSS</th>	CITY OF LAS VEGAS	X	CROSS
CC <th>CITY OF LAS VEGAS</th> <th>Y</th> <th>YARD</th>	CITY OF LAS VEGAS	Y	YARD
CD <th>CITY OF LAS VEGAS</th> <th>Z</th> <th>ZONE</th>	CITY OF LAS VEGAS	Z	ZONE

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
SEWERAGE
STREET CENTERLINE
LOT NUMBER
WATER LINE
WATER LINE WITH MANHOLE
CITY OF PAYMENT

SITE INFORMATION

ASSIGNED PARCEL NUMBER: 725-10-0000
PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL, BLANKET
EXISTING ZONING: RPD-2 (RESIDENTIAL)
PROPOSED ZONING: RPD-2 (RESIDENTIAL)
TOTAL PROPOSED LOTS: 100 LOTS
GROSS ACREAGE: 100.00 ACRES
NET ACREAGE: 100.00 ACRES
DENSITY BASED ON GROSS ACREAGE: 1.00 LOTS/ACRE
PARKING PROVIDED: 1 PER UNIT - 100 SPACES
800 SPACES IN 2 CIP GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LANDSCAPE LOT USE: 10.00 ACRES
SMALLEST LOT USE: 10.00 ACRES
LARGEST LOT USE: 10.00 ACRES
OPEN SPACE REQUIRED: 10.00 ACRES
OPEN SPACE PROVIDED: 10.00 ACRES

REVISIONS

NO.	DESCRIPTION	DATE	APPROVED
1	ISSUED FOR PERMIT	06.12.12	DR. HORTON

DR. HORTON
200 S. JONES BLVD. STE. 100
NORTH LAS VEGAS, NV 89030
(702) 227-2929

TANNEY ENGINEERING
200 S. JONES BLVD. STE. 100
NORTH LAS VEGAS, NV 89030
(702) 227-2929

THE ORCHARDS AT
GRAND TETON & TENAYA
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

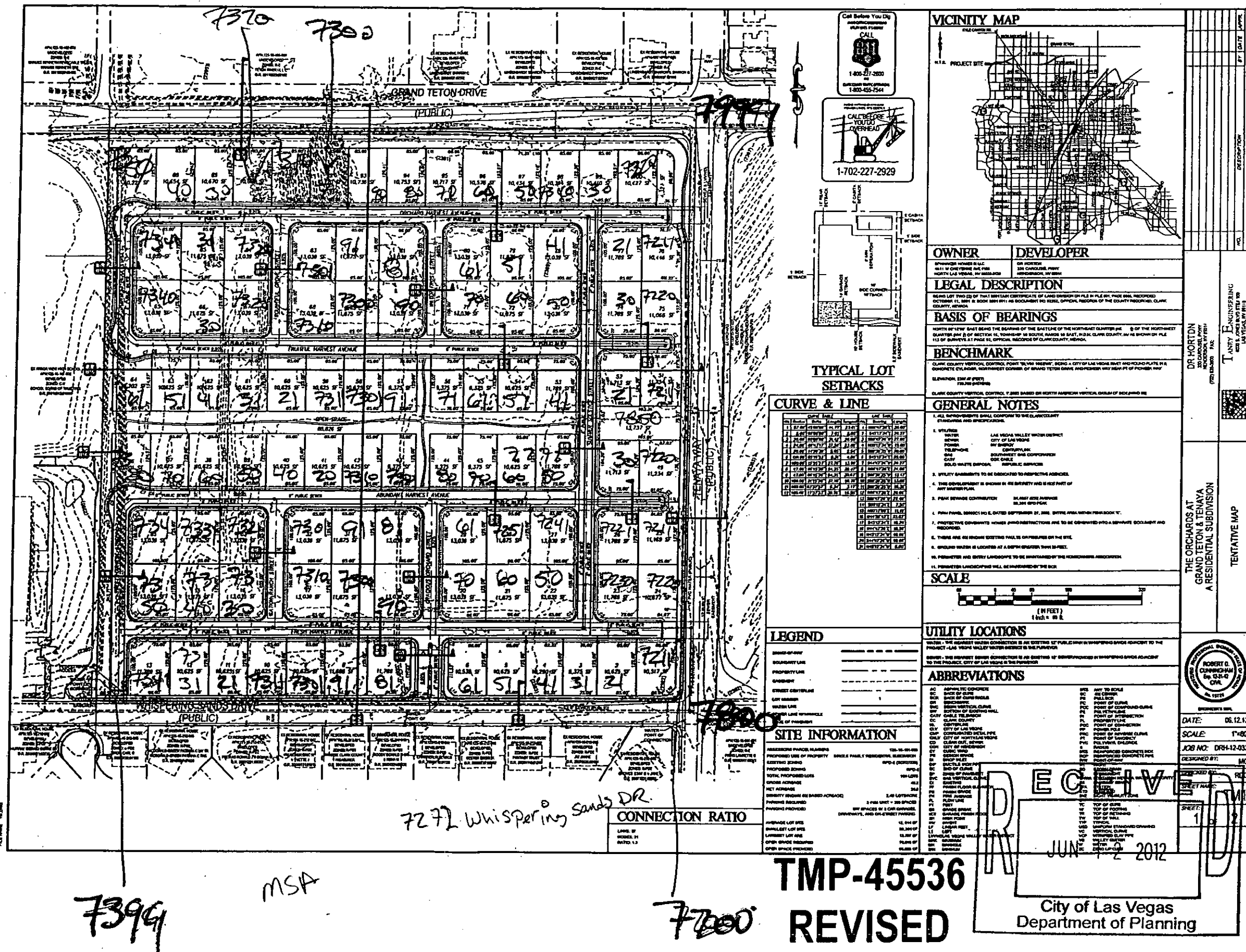
ROBERT D. CLARK
CLARK COUNTY ENGINEER
No. 11778
CIVIL

DATE: 06.12.12
SCALE: 1"=80'
JOB NO: DRH-12-033
DESIGNED BY: MC
CHECKED BY: RC
SHEET: 1 OF 2

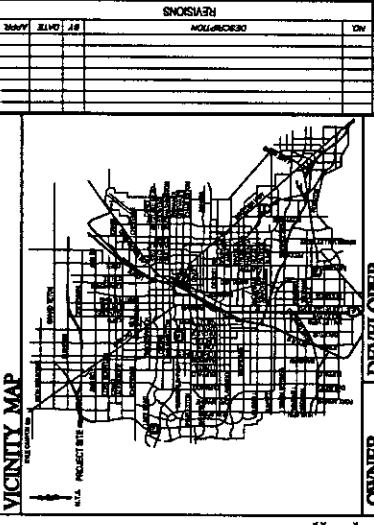
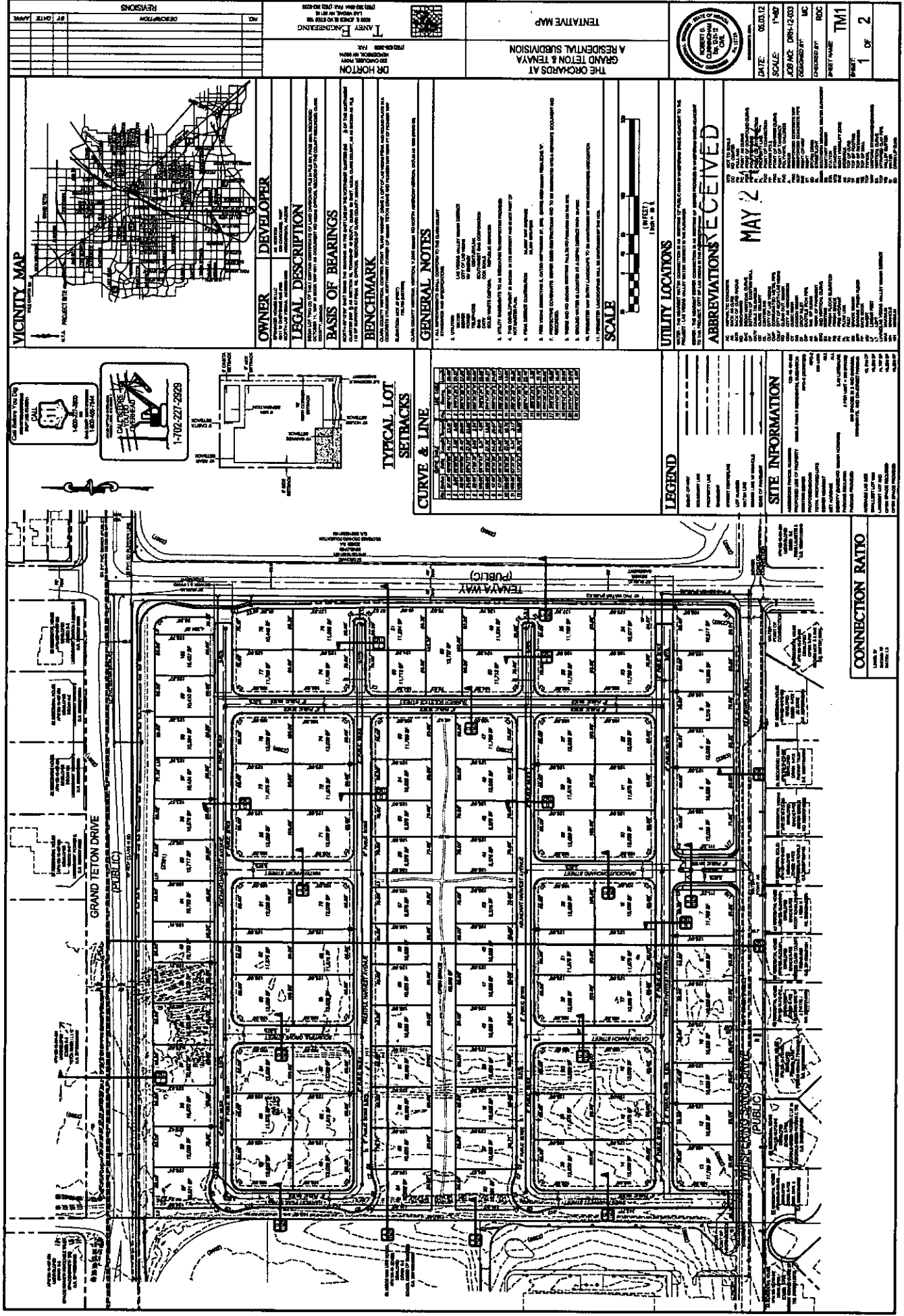
JUN 12 2012

City of Las Vegas
Department of Planning

TMP-45536
REVISED



TMP-45536



OWNER	DR HORTON
DEVELOPER	DR HORTON
LEGAL DESCRIPTION	SECTION 10, T4S, R10E, S44E, 1/4, 2/4, 3/4, 4/4, 5/4, 6/4, 7/4, 8/4, 9/4, 10/4, 11/4, 12/4, 13/4, 14/4, 15/4, 16/4, 17/4, 18/4, 19/4, 20/4, 21/4, 22/4, 23/4, 24/4, 25/4, 26/4, 27/4, 28/4, 29/4, 30/4, 31/4, 32/4, 33/4, 34/4, 35/4, 36/4, 37/4, 38/4, 39/4, 40/4, 41/4, 42/4, 43/4, 44/4, 45/4, 46/4, 47/4, 48/4, 49/4, 50/4, 51/4, 52/4, 53/4, 54/4, 55/4, 56/4, 57/4, 58/4, 59/4, 60/4, 61/4, 62/4, 63/4, 64/4, 65/4, 66/4, 67/4, 68/4, 69/4, 70/4, 71/4, 72/4, 73/4, 74/4, 75/4, 76/4, 77/4, 78/4, 79/4, 80/4, 81/4, 82/4, 83/4, 84/4, 85/4, 86/4, 87/4, 88/4, 89/4, 90/4, 91/4, 92/4, 93/4, 94/4, 95/4, 96/4, 97/4, 98/4, 99/4, 100/4, 101/4, 102/4, 103/4, 104/4, 105/4, 106/4, 107/4, 108/4, 109/4, 110/4, 111/4, 112/4, 113/4, 114/4, 115/4, 116/4, 117/4, 118/4, 119/4, 120/4, 121/4, 122/4, 123/4, 124/4, 125/4, 126/4, 127/4, 128/4, 129/4, 130/4, 131/4, 132/4, 133/4, 134/4, 135/4, 136/4, 137/4, 138/4, 139/4, 140/4, 141/4, 142/4, 143/4, 144/4, 145/4, 146/4, 147/4, 148/4, 149/4, 150/4, 151/4, 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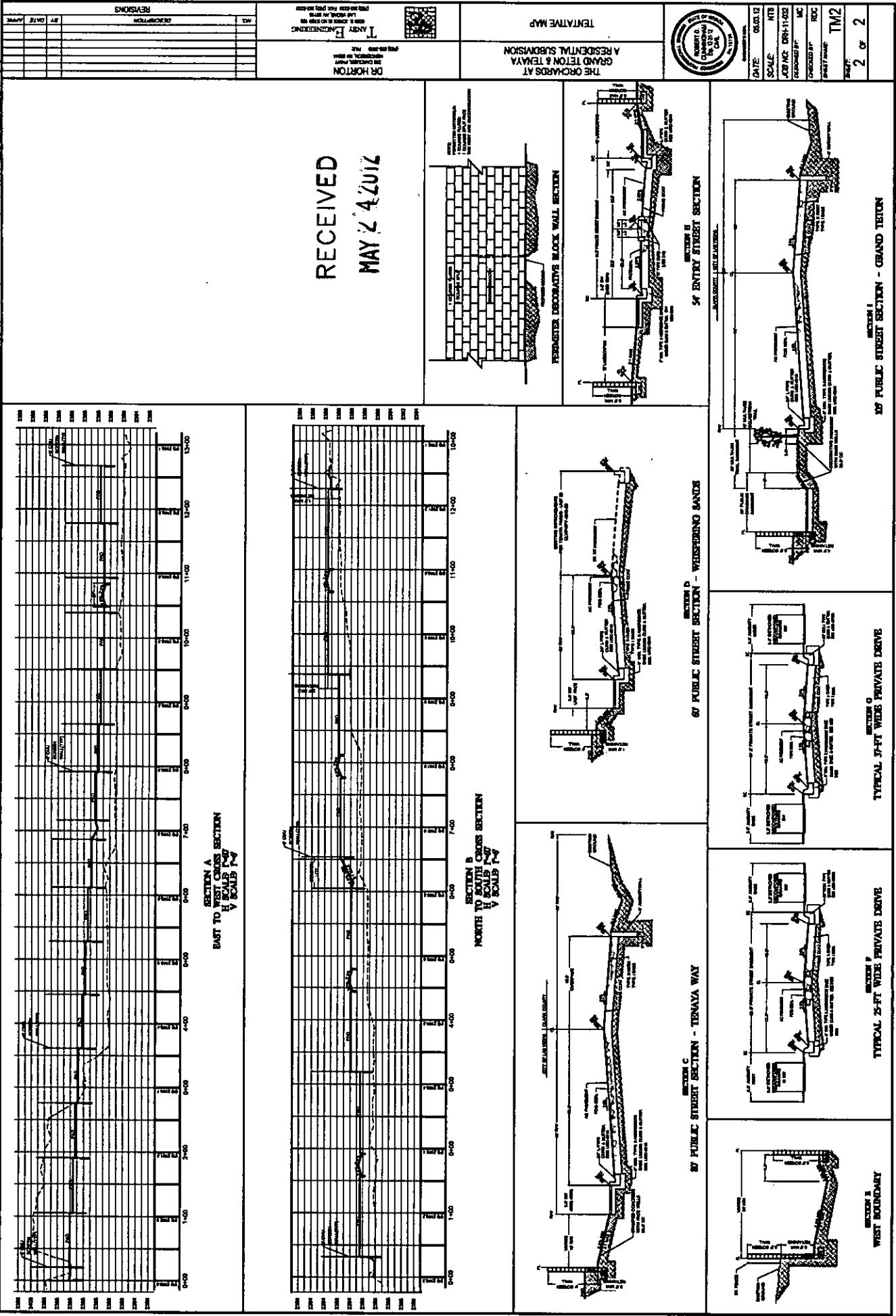
GENERAL NOTES
1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL COUNSEL.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL COUNSEL.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TAX COUNSEL.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCOUNTING COUNSEL.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING COUNSEL.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER COUNSEL.

UTILITY LOCATIONS
1. WATER: 100' FROM LOT LINE.
2. SEWER: 100' FROM LOT LINE.
3. GAS: 100' FROM LOT LINE.
4. ELECTRIC: 100' FROM LOT LINE.
5. TELEPHONE: 100' FROM LOT LINE.
6. CABLE: 100' FROM LOT LINE.
7. FIBER: 100' FROM LOT LINE.
8. OTHER: 100' FROM LOT LINE.

ABBREVIATIONS RECEIVED
1. LOT: LOT.
2. ACRES: AC.
3. FEET: FT.
4. INCHES: IN.
5. MILES: MI.
6. YARDS: YD.
7. POUNDS: LB.
8. OUNCES: OZ.
9. GALLONS: GAL.
10. LITERS: L.
11. KILOGRAMS: KG.
12. METERS: M.
13. CENTIMETERS: CM.
14. MILLIMETERS: MM.
15. DEGREES: DEG.
16. MINUTES: MIN.
17. SECONDS: SEC.
18. HOURS: HR.
19. DAYS: DAY.
20. WEEKS: WK.
21. MONTHS: MO.
22. YEARS: YR.
23. CENTURIES: C.
24. MILLENNIA: M.
25. EPOCHS: E.
26. AGES: A.
27. CYCLES: CY.
28. PERIODS: P.
29. INTERVALS: I.
30. SPANS: S.
31. DURATION: D.
32. LENGTH: L.
33. WIDTH: W.
34. DEPTH: D.
35. HEIGHT: H.
36. THICKNESS: T.
37. DIAMETER: DIA.
38. RADIUS: R.
39. CIRCUMFERENCE: C.
40. AREA: A.
41. VOLUME: V.
42. MASS: M.
43. WEIGHT: W.
44. FORCE: F.
45. PRESSURE: P.
46. ENERGY: E.
47. POWER: P.
48. WORK: W.
49. HEAT: H.
50. TEMPERATURE: T.
51. SPEED: S.
52. ACCELERATION: A.
53. DISTANCE: D.
54. TIME: T.
55. FREQUENCY: F.
56. PERIOD: P.
57. PHASE: P.
58. AMPLITUDE: A.
59. WAVELENGTH: W.
60. FREQUENCY: F.
61. PERIOD: P.
62. PHASE: P.
63. AMPLITUDE: A.
64. WAVELENGTH: W.
65. FREQUENCY: F.
66. PERIOD: P.
67. PHASE: P.
68. AMPLITUDE: A.
69. WAVELENGTH: W.
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71. PERIOD: P.
72. PHASE: P.
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91. PERIOD: P.
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93. AMPLITUDE: A.
94. WAVELENGTH: W.
95. FREQUENCY: F.
96. PERIOD: P.
97. PHASE: P.
98. AMPLITUDE: A.
99. WAVELENGTH: W.
100. FREQUENCY: F.

LEGEND
1. LOT: LOT.
2. ACRES: AC.
3. FEET: FT.
4. INCHES: IN.
5. MILES: MI.
6. YARDS: YD.
7. POUNDS: LB.
8. OUNCES: OZ.
9. GALLONS: GAL.
10. LITERS: L.
11. KILOGRAMS: KG.
12. METERS: M.
13. CENTIMETERS: CM.
14. MILLIMETERS: MM.
15. DEGREES: DEG.
16. MINUTES: MIN.
17. SECONDS: SEC.
18. HOURS: HR.
19. DAYS: DAY.
20. WEEKS: WK.
21. MONTHS: MO.
22. YEARS: YR.
23. CENTURIES: C.
24. MILLENNIA: M.
25. EPOCHS: E.
26. AGES: A.
27. CYCLES: CY.
28. PERIODS: P.
29. INTERVALS: I.
30. SPANS: S.
31. DURATION: D.
32. LENGTH: L.
33. WIDTH: W.
34. DEPTH: D.
35. HEIGHT: H.
36. THICKNESS: T.
37. DIAMETER: DIA.
38. RADIUS: R.
39. CIRCUMFERENCE: C.
40. AREA: A.
41. VOLUME: V.
42. MASS: M.
43. WEIGHT: W.
44. FORCE: F.
45. PRESSURE: P.
46. ENERGY: E.
47. POWER: P.
48. WORK: W.
49. HEAT: H.
50. TEMPERATURE: T.
51. SPEED: S.
52. ACCELERATION: A.
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96. PERIOD: P.
97. PHASE: P.
98. AMPLITUDE: A.
99. WAVELENGTH: W.
100. FREQUENCY: F.

SITE INFORMATION
1. LOT: LOT.
2. ACRES: AC.
3. FEET: FT.
4. INCHES: IN.
5. MILES: MI.
6. YARDS: YD.
7. POUNDS: LB.
8. OUNCES: OZ.
9. GALLONS: GAL.
10. LITERS: L.
11. KILOGRAMS: KG.
12. METERS: M.
13. CENTIMETERS: CM.
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19. DAYS: DAY.
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22. YEARS: YR.
23. CENTURIES: C.
24. MILLENNIA: M.
25. EPOCHS: E.
26. AGES: A.
27. CYCLES: CY.
28. PERIODS: P.
29. INTERVALS: I.
30. SPANS: S.
31. DURATION: D.
32. LENGTH: L.
33. WIDTH: W.
34. DEPTH: D.
35. HEIGHT: H.
36. THICKNESS: T.
37. DIAMETER: DIA.
38. RADIUS: R.
39. CIRCUMFERENCE: C.
40. AREA: A.
41. VOLUME: V.
42. MASS: M.
43. WEIGHT: W.
44. FORCE: F.
45. PRESSURE: P.
46. ENERGY: E.
47. POWER: P.
48. WORK: W.
49. HEAT: H.
50. TEMPERATURE: T.
51. SPEED: S.
52. ACCELERATION: A.
53. DISTANCE: D.
54. TIME: T.
55. FREQUENCY: F.
56. PERIOD: P.
57. PHASE: P.
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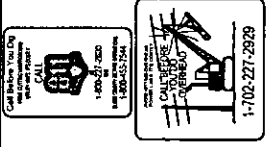
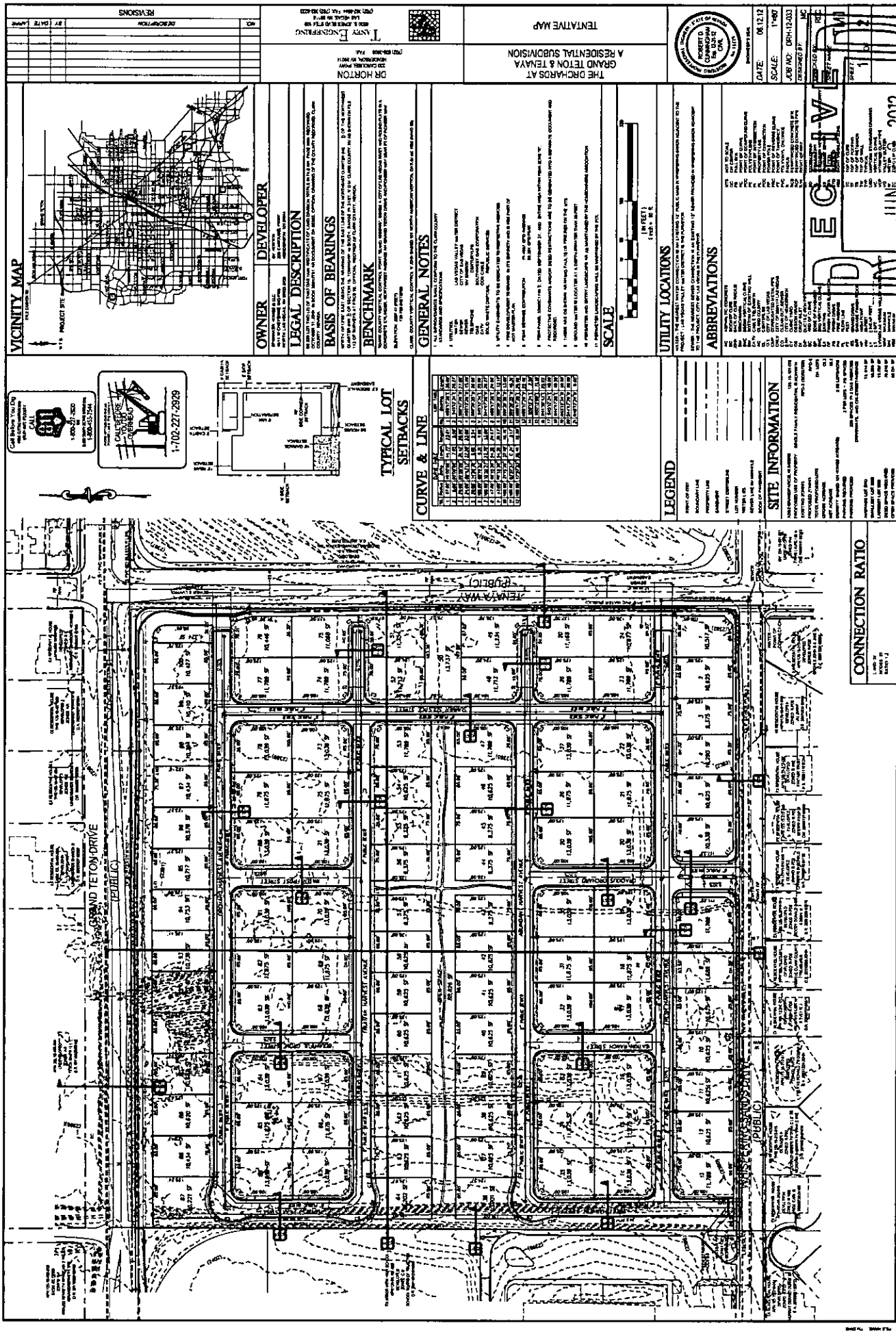
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City of Las Vegas
Department of Planning

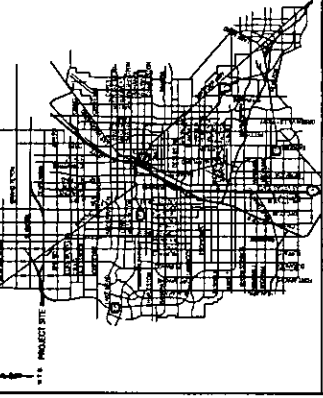
JUN 12 2012

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PLANNING DEPARTMENT
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CONNECTION RATIO
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VICINITY MAP



OWNER DEVELOPER

DR. HORTON

LEGAL DESCRIPTION

LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA

BENCHMARK

THE BENCHMARK IS A CONCRETE PILE DRIVEN INTO THE GROUND AT THE CORNER OF LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS ARE AS SHOWN ON THIS MAP.
- 3. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.
- 4. THE BENCHMARK IS A CONCRETE PILE DRIVEN INTO THE GROUND AT THE CORNER OF LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA.
- 5. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.
- 6. THE BENCHMARK IS A CONCRETE PILE DRIVEN INTO THE GROUND AT THE CORNER OF LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA.
- 7. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.
- 8. THE BENCHMARK IS A CONCRETE PILE DRIVEN INTO THE GROUND AT THE CORNER OF LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA.
- 9. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.
- 10. THE BENCHMARK IS A CONCRETE PILE DRIVEN INTO THE GROUND AT THE CORNER OF LOT 1, TRACT 1, SUBDIVISION 1, CITY OF LAS VEGAS, CLAY COUNTY, NEVADA.

UTILITY LOCATIONS

THE UTILITY LOCATIONS SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA

ABBREVIATIONS

ALL DIMENSIONS ARE IN FEET AND INCHES. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS ARE AS SHOWN ON THIS MAP. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.

LEGEND

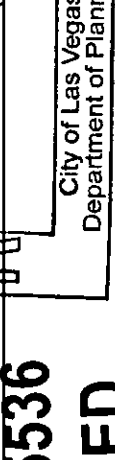
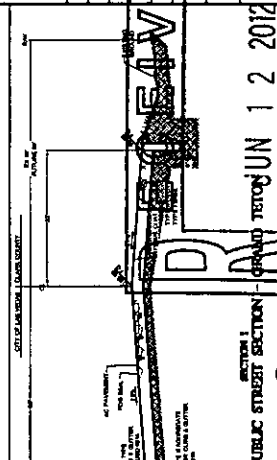
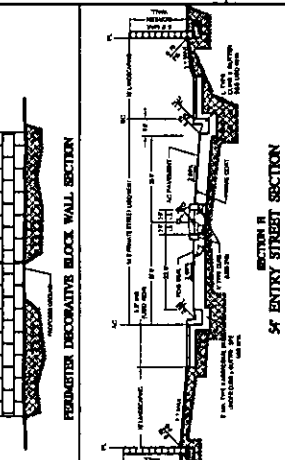
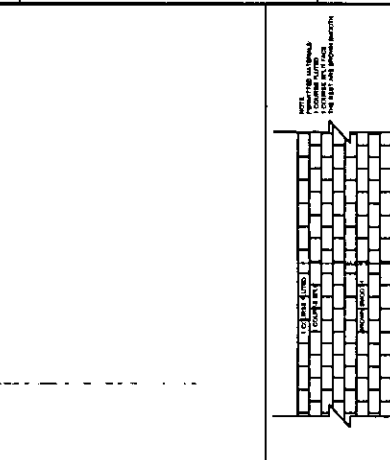
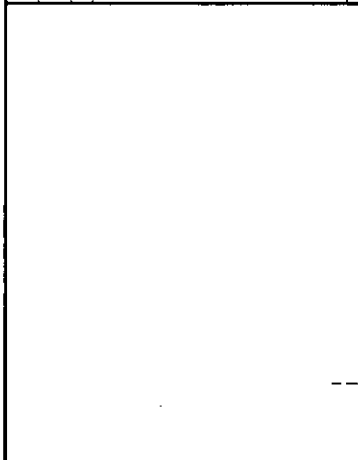
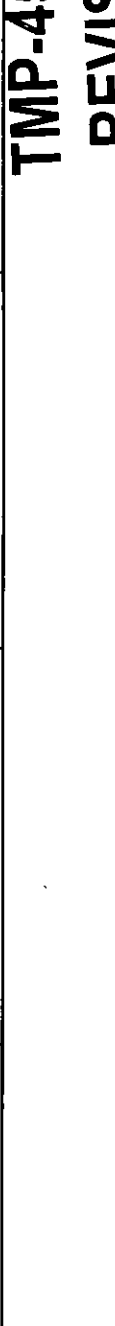
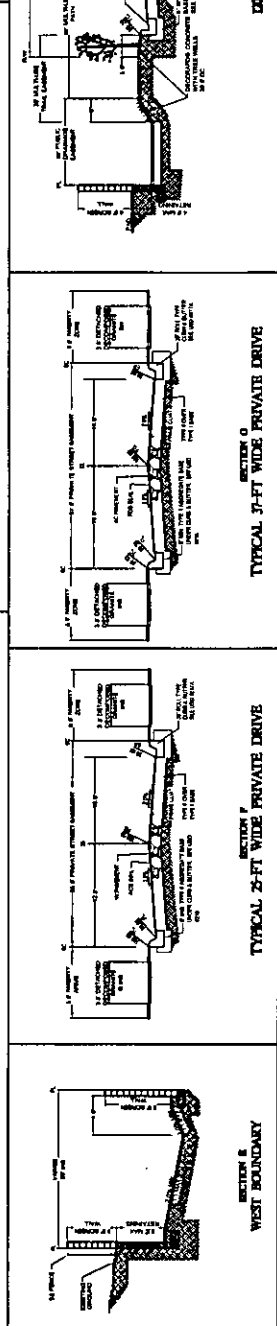
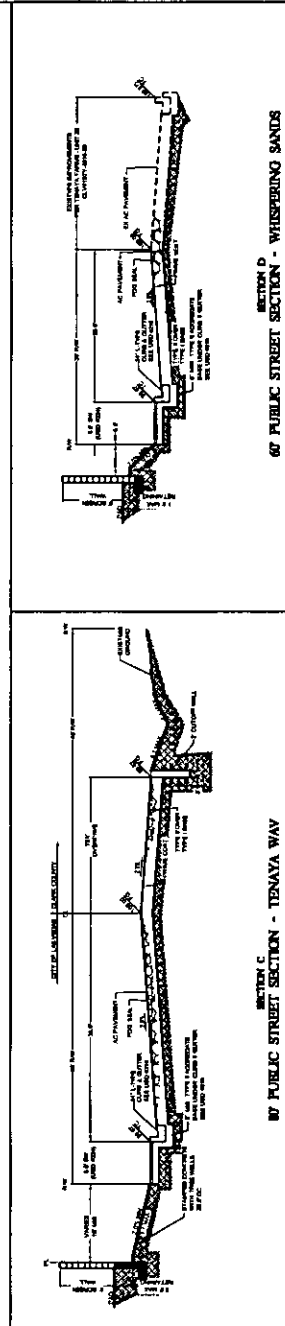
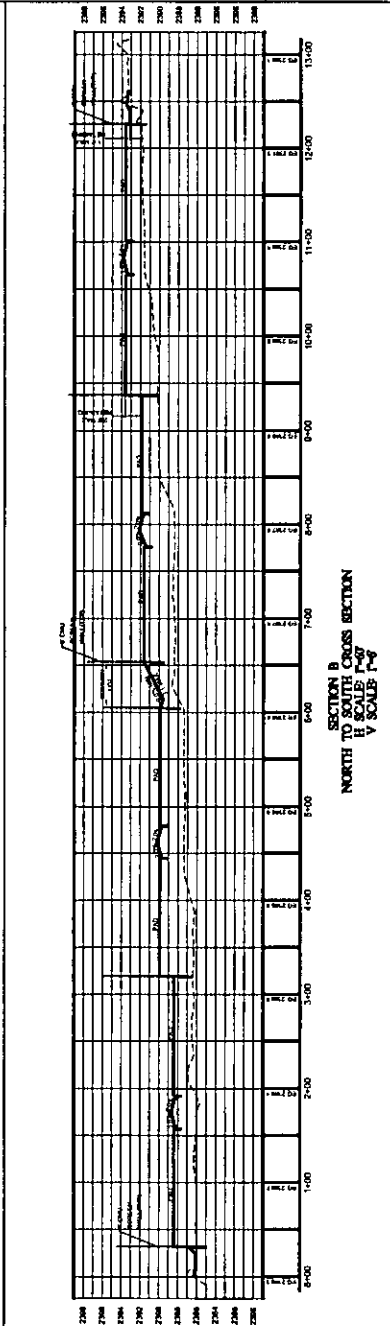
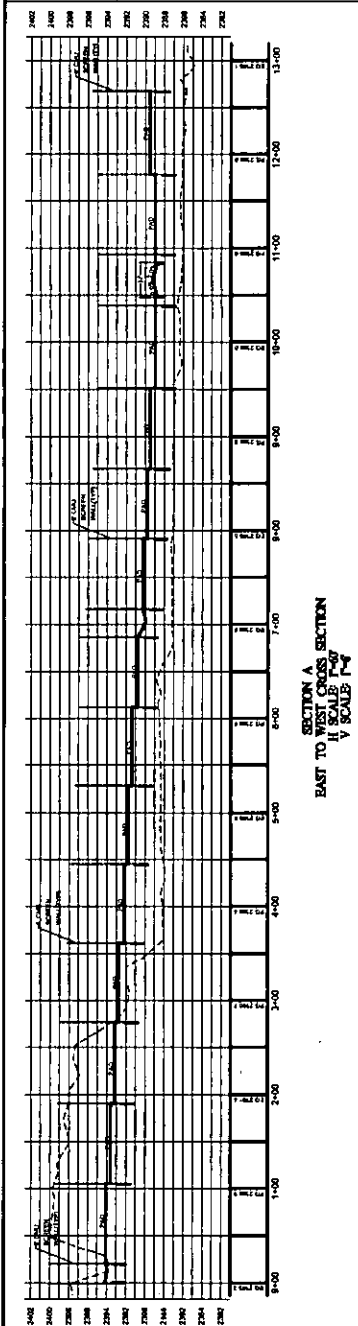
ALL DIMENSIONS ARE IN FEET AND INCHES. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS ARE AS SHOWN ON THIS MAP. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.

SITE INFORMATION

ALL DIMENSIONS ARE IN FEET AND INCHES. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS ARE AS SHOWN ON THIS MAP. THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE CLAY COUNTY, NEVADA.

CONNECTION RATIO

1.0000
1.0000
1.0000



NO.	DATE	DESCRIPTION
1	08/12/12	ISSUED FOR PERMIT
2	08/12/12	ISSUED FOR PERMIT
3	08/12/12	ISSUED FOR PERMIT
4	08/12/12	ISSUED FOR PERMIT
5	08/12/12	ISSUED FOR PERMIT
6	08/12/12	ISSUED FOR PERMIT
7	08/12/12	ISSUED FOR PERMIT
8	08/12/12	ISSUED FOR PERMIT
9	08/12/12	ISSUED FOR PERMIT
10	08/12/12	ISSUED FOR PERMIT

DR HORTON
1000 S. TENAYA BLVD. SUITE 100
LAS VEGAS, NV 89101
(702) 735-1000
FAX: (702) 735-1001
WWW.DRHORTON.COM

TENTATIVE MAP
THE ORCHARDS AT
A RESIDENTIAL SUBDIVISION
GRAND TETON & TENAYA

DATE: 08/12/12
SHEET: 2 OF 2
SCALE: 1" = 10'-0"

SECTION I
40' PUBLIC STREET SECTION - GRAND TETON
UN 1 2 2012

TMP-45536
REVISED

City of Las Vegas
Department of Planning



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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

July 11, 2012

Spinnaker Homes IX, LLC
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

**RE: TMP-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON &
TENAYA
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Applicant:

Your request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on July 10, 2012.

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

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. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-27226).
3. All perimeter walls shall conform to the requirements of Title 19 regarding height, materials and color. Specifically, the walls depicted on Section E "West Boundary" on Sheet 2 of the tentative map dated 06/12/12 shall be revised to conform to Title 19, or approval of a variance shall be required prior to issuance of any building permits for the subject walls.
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.

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

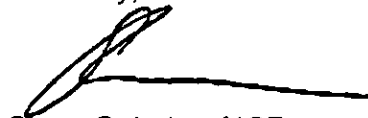
8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and dedicate a total radius of 54 feet at the southwest corner of Grand Teton Drive and Tenaya Way concurrent with a Final Map that includes this area for this site. If allowed by the City Traffic Engineer, an acceptable right of way radius dedication and associated Traffic Signal Chord Easement may be granted in lieu of the 54' radius dedication.
9. Grant a Multi-use Non-Equestrian Trail Easement over all portions of the required 20-foot trail lying outside the right of way on a Final Map that includes this area for this site.
10. Construct the full width median island on Grand Teton Drive, concurrent with on-site development activities, to a design acceptable to the Traffic Engineering Section of the Department of Public Works. The median shall be landscaped and privately maintained by the HOA per City of Las Vegas standards.

11. Construct half street improvements including appropriate overpaving on Grand Teton Drive, Tenaya Way, and Whispering Sands Drive adjacent to this site concurrent with associated on-site development activities. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. The onsite streets shall be designated as common lots and shall be labeled as a private street, Public Utility Easement (P.U.E.), Public Sewer Easement, and Public Drainage Easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
13. Landscape and maintain all unimproved right of way adjacent to this site. 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.
14. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222.1.
15. No trees or vegetation taller than three feet shall be allowed within 37 foot Public Sewer Easement located between the east end of Fresh Harvest Avenue and Tenaya Way. Provide public sewer easements for all public sewers not located within existing public street right of way prior to or concurrent with the recordation of a Final Map that includes this area for this site.
16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Middle Branch – Grand Teton, Mountain Spa to Durango Drive project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. Submit an Encroachment Agreement for landscaping and private improvements in the Grand Teton Drive public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
18. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

19. Site development to comply with all applicable conditions of approval for SDR-27226 and all other applicable site-related actions.
20. 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.

This action by the Planning Commission on **July 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 **July 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. Matt Stark
DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Mr. Robert Cunningham
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 26, 2012

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

**SUBJECT: STATEMENT OF WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION
MAP – TMP-45536, THE ORCHARDS AT GRAND TETON & TENAYA,
A.P.N. 125-15-101-003**

The Las Vegas Valley Water District (LVVWD) 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 LVVWD's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the LVVWD's Service Rules are met. The total projected water usage of the subdivision is 127.4 acre-feet/year.

Please verify the following text has been placed on the original map prior to recording:

All common areas and utility easements indicated hereon as "common areas" or "utility easements" are to be privately maintained by the Owner's Association (or property owner if no Owner Association is to be formed).

If you have any questions, please contact Greg Smetany at (702) 258-3846.

Sincerely,

**Original Signed By:
JOSEPH MORGAN**

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

DJM/RJM/GSS/dlp

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Taney Engineering





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 28, 2012

Spinnaker Homes IX, LLC
4511 West Cheyenne Avenue, Suite #105
north Las Vegas, Nevada 89032

**RE: TMP-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON
& TENAYA
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 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, 495 South Main Street, 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 **Tuesday, July 3, 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. Matt Stark
DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Mr. Robert Cunningham
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

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



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-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON & TENAYA - APPLICANT:
D.R. HORTON - OWNER: SPINNAKER HOMES IX, LLC - For possible action on a request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

PLANNING COMMISSION: **JULY 10, 2012**

CITY COUNCIL: **AUGUST 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **JUNE 8, 2012**

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: LUMPED INTERGOVERNMENTAL SERVICES

DUE TO THE CONTINUED DECLINE IN OFFICER TO CITIZEN RATIO, THE PROPOSED PROJECT HAS THE POTENTIAL TO IMPACT POLICE RESPONSE TIMES IN THE NORTHWEST AREA COMMAND.

Development Notification

PC Meeting: July 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-45536

Appaloosa Canyon Quarterhorse Falls HOA

Briar Hill Park HOA

Carriage Park Community Association

Citizens Action Committee of Tule Springs

Eagle Heights at Elkhorn Springs HOA

Elkhorn Community Association

Hillstone Estates II HOA

Lamplight Estates

Lamplight Village @ Centennial Springs HOA

Northern Lights at Elkhorn Springs HOA

Paloma HOA

Prairie Rose HOA

Preserves at Elkhorn Springs HOA

San Marino Circle HOA

Santa Bella HOA

Shenandoah HOA

Silverstone Ranch Community Association

Stone Mountain HOA

The Meadows At Elkhorn Springs HOA

Tolberts Mill HOA

Toscana-Wyeth Ranch LMA

Wyeth Ranch Community HOA

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 Riecki, Survey (FM, PM, & A's only)
Date: June 11, 2012
Re: **TMP-45536** The Orchards at Grand Teton & Tenaya SWC Grand Teton Dr. & Tenaya Way
Request for a Tentative Map for a 100-lot residential subdivision on 36.57 acres

COMMENTS:

We note that per the Master Plan Trails Element a 20-foot multi-use non-equestrian transportation trail is required on Grand Teton Drive adjacent to this site. We also note that the connectivity ratio for this site is 1.31 where 1.30 is required. Additionally, Title 19.02.100 does not allow private or public streets to end in anything other than a cul-de-sac. However, because the active Site Development Plan Review SDR-27226 allowed the street layout shown on this Tentative Map, Public Works is OK with granting a waiver, exception, or other code provision to allow the streets to remain as shown on this Tentative Map.

CONDITIONS OF APPROVAL:

1. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and dedicate a total radius of 54 feet at the southwest corner of Grand Teton Drive and Tenaya Way concurrent with a Final Map that includes this area for this site. If allowed by the City Traffic Engineer, an acceptable right-of-way radius dedication and associated Traffic Signal Chord Easement may be granted in lieu of the 54' radius dedication.
2. Grant a Multi-use Non-Equestrian Trail Easement over all portions of the required 20-foot trail lying outside the right-of-way on a Final Map that includes this area for this site.
3. Construct the full width median island on Grand Teton Drive, concurrent with on-site development activities, to a design acceptable to the Traffic Engineering Section of the Department of Public Works. The median shall be landscaped and privately maintained by the HOA per City of Las Vegas standards.
4. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, Tenaya Way, and Whispering Sands Drive adjacent to this site concurrent with associated on-site development activities. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. The onsite streets shall be designated as common lots and shall be labeled as a private street, Public Utility Easement (P.U.E.), Public Sewer Easement, and Public Drainage Easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
6. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
7. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222.1.
8. No trees or vegetation taller than three feet shall be allowed within 37 foot Public Sewer Easement located between the east end of Fresh Harvest Avenue and Tenaya Way. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to or concurrent with the recordation of a Final Map that includes this area for this site.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Middle Branch – Grand Teton, Mountain Spa to Durango Drive project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Submit an Encroachment Agreement for landscaping and private improvements in the Grand Teton Drive public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
11. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
12. Site development to comply with all applicable conditions of approval for SDR-27226 and all other applicable site-related actions.
13. 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.



RECEIVED

JUL - 2 2012

June 19, 2012

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

SUBJECT: TMP-45536 THE ORCHARDS AT GRAND TETON & TENAYA (100 LOTS/UNITS)

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

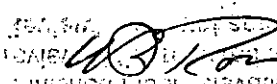
1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

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


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

Dist: D.R. Horton, Inc.
Spinnaker Homes
Taney Engineering

AMS MANAGER



June 6, 2012

City of Las Vegas
Planning & Development Department
333 N Rancho Dr, 3rd floor
Las Vegas, NV 89106

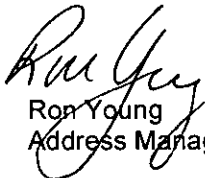
To Whom It May Concern:

The United States Postal Service has reviewed the tentative map for The Orchards (Map # TMP-45536)

We have no objections to the development. The following Street Names are acceptable:

Summer Solstice St.
Gracious Orchard St.
Abundant Harvest Ave.
Fresh Harvest Ave.
Catkin Ranch St.
Sweet Harvest St.
Fruitful Harvest Ave.
Waterfrost St.
Orchard Harvest Ave
Harvest Peak St.
Bountiful Grove St.

Respectfully,


Ron Young
Address Management, Manager



1001 E SUNSET RD RM 2009
LAS VEGAS NV 89199-9321
702-361-9218
FAX: 702-361-9542

AMS MANAGER



June 6, 2012

City of Las Vegas
Planning & Development Department
333 N Rancho Dr. 3rd floor
Las Vegas, NV 89106

To Whom It May Concern;

The United States Postal Service has reviewed the tentative map for The Orchards (Map # TMP-45536)

We have no objections to the development. The following Street Names are acceptable:

Summer Solstice St.
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Waterfrost St.
Orchard Harvest Ave
Harvest Peak St.
Bountiful Grove St.

Respectfully,

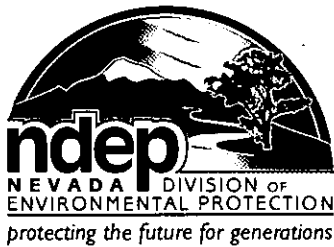
A handwritten signature in dark ink, appearing to read "Ron Young".

Ron Young
Address Management, Manager

RECEIVED

JUN - 7 2012

1001 E SUNSET RD RM 2009
LAS VEGAS NV 89199-9321
702-361-9218
FAX: 702-361-9542



STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Colleen Cripps, Ph.D., Administrator

May 15, 2012

FLINN FAGG
PLANNING AND DEVELOPMENT
333 N. RANCHO DR. FL. 2
LAS VEGAS NV 89106

**Re: Tentative Map-Catalina/Tracy Station
84 lots in the City of Las Vegas**

Dear Mr. FAGG:

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

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

Sincerely,

Nicholas Brothers, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

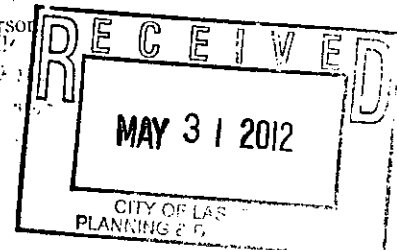
TRACY GETER Water Resources, Southern Nevada Branch, 400 Shadow Lane, Suite 203 Las Vegas 89106

WALTER B. ROSS Clark County Health District, Clark County Health District, P.O. Box 3902/625 Shadow Lane Las Vegas 89127

Engineer: SLATER HANIFAN GROUP 5740 S Arville St #216 Las Vegas, NV 89118

Developer Name: LENNAR COMMUNITIES NEVADA 2390 Paseo Verde Parkway # 120 Henderson NV 89074

Control No. 9191



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

TMP-45536

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-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON & TENAYA - APPLICANT:
D.R. HORTON - OWNER: SPINNAKER HOMES IX, LLC - For possible action on a request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

PLANNING COMMISSION: JULY 10, 2012

CITY COUNCIL: AUGUST 15, 2012

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: JUNE 8, 2012

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:

YK

Report Date 05/24/2012 04:46 PM

Submitted By

Page 1

A/P # 45536 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 13:12	984727	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Description of Work

TMP-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON & TENAYA - APPLICANT: D.R. HORTON - OWNER: SPINNAKER HOMES IX, LLC. - For possible action on a request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

Parent A/P #

Project # 45536 Project/Phase Name THE ORCHARDS AT GRAND TETON AN Phase #
Size/Area 40.20 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12515101003
Location

Owner/Tenant

Contact ID AC2010358 Name SPINNAKER HOMES IX L L C
Mailing Address 4511 W CHEYENNE AVE #105 Organization
City NO LAS VEGAS State/Province NV
ZIP/PC 89032-2439 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7207 GRAND TETON DR
LAS VEGAS, 89131-

7205 GRAND TETON DR
LAS VEGAS, 89131-

A/P Address

No Other Addresses are associated to this Application

Report Date 05/24/2012 04:46 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

APF Linked Parcels

12515101003

Applicant/Contract

Primary N Capacity OWNER Contact ID AC2010358 ☐ Foreign
Effective Expire
Name SPINNAKER HOMES IX L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4511 W CHEYENNE AVE #105
NO LAS VEGAS, NV 89032-2439
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensee's Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC881313 ☐ Foreign
Effective Expire
Name TANEY ENGINEERING
Day Phone (702)362-8844 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-5233 Mobile Profession
E-Mail
Address 6030 S JONES BLVD #100
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments Robert Cunningham

Report Date 05/24/2012 04:46 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity APPL Contact ID AC2027094 ☐ Foreign
Effective Expire
Name DR HORTON
Day Phone (702)635-3600 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 330 CAROUSEL PARKWAY
HENDERSON, NV 89014
Seasonal Addr
Valid From To
Comments Matt Stark

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 05/24/2012 04:46 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	1
Case # 104538	
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
FIRE COMM	
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	05/24/2012 13:29	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

Issued

Started

Completed

Comments

499891	DEVCO	1	Incomplete	☐	05/24/2012 16:45		
499892	FIRE COMM	1	Incomplete	☐	05/24/2012 16:45		
499893	TEFO	1	Incomplete	☐	05/24/2012 16:45		

Report Date 05/24/2012 04:46 PM

Submitted By

Page 5

Review Activity
Review
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

499894	SURVEY	1	Incomplete	☐	05/24/2012 16:45			
499895	TRAFFIC	1	Incomplete	☐	05/24/2012 16:45			
499896	SEWER	1	Incomplete	☐	05/24/2012 16:45			
499897	LAND DEV	1	Incomplete	☐	05/24/2012 16:45			
499898	FLOOD	1	Incomplete	☐	05/24/2012 16:45			
499899	ROW	1	Incomplete	☐	05/24/2012 16:45			
499900	SID	1	Incomplete	☐	05/24/2012 16:45			
499901	FIRE ENG	1	Incomplete	☐	05/24/2012 16:45			
499902	ENGDESIGN	1	Incomplete	☐	05/24/2012 16:45			

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP)
Comments

Modified By RGUMARANG

Modified Date/Time 05/24/2012 13:11

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
N DINA (if applicable)	

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigner

No Conditions

Project# A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 05/24/2012 04:46 PM

Submitted By

Page 6

TENTATIVE MAP

N Project of Regional Significance?

Y Is this a Residential Subdivision?

N DINA Required?

100

Number of Lots/Units (excluding common areas)

N Parent Project link required?

Hearing Type

N Will this go to the City Council?

Public or Non-Public NON-PUBLIC

Legal Subdivision Name

THE ORCHARDS AT GRAND TETON AND TENAYA

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information

Meeting Date
Comments
Added By

Meeting Type
Add Date

Meeting Status
Modified By

Modified Date

YES Voter

NO Voter

ABSTENTIONS

07/10/2012

PC

SCHEDULED

0

0

0

RGUMARANG

05/24/2012

Template Type/AP#

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comment

No Employee Entries

Log

Action
Comments

Description

Entered By

Start

Stop

Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 984723
STACEY LAWRENCE; DR HORTON; CK #345286; 702-635-3600

05/24/2012 13:30

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Southwest corner of Grand Teton & Tenaya
Project Name The Orchards at Grand Teton & Tenaya Proposed Use SER
Assessor's Parcel #(s) 125-15-101-003 Ward # 6
General Plan: existing DR proposed DR Zoning: existing RPD-2 proposed RPD-2
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 40.2 Lots/Units 100 Density 2.49
Additional Information _____

PROPERTY OWNER SPINNAKER HOMES IX L L C Contact _____
Address 4511 W CHEYENNE AVE #105 Phone: _____ Fax: _____
City North Las Vegas State NV Zip 89032-2439
E-mail Address _____

APPLICANT DR Horton Contact Matt Stark
Address 330 Carousel Parkway Phone: (702) 635-3600 Fax: _____
City Henderson State NV Zip 89014
E-mail Address MLStark@DRHorton.com

REPRESENTATIVE Taney Engineering Contact Robert Cunningham
Address 6030 South Jones Blvd. #100 Phone: (702) 362-8844 Fax: (702) 362-5233
City Las Vegas State NV Zip 89118
E-mail Address rc@taneycorp.com

Property Owner Signature* [Signature]

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

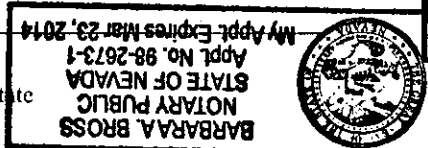
Print Name Stephen B. Aizenberg

Subscribed and sworn before me

This 22 day of May, 20 12

Barbara A. Bros

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>45536</u>
Meeting Date:	<u>7/10/12</u>
Total Fee:	<u>\$ 750</u>
Date Received:*	<u>5/24/12</u>
Received By:	<u>Romeo</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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-45536** APN: 125-15-101-003

Name of Property Owner: SPINNAKER HOMES IX L L C

Name of Applicant: DR Horton

Name of Representative: Taney Engineering

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: _____

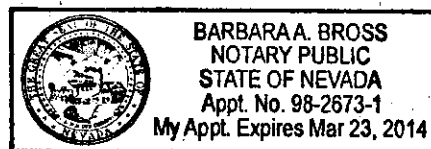
Print Name: Stephen B. Arzenberg

Subscribed and sworn before me

This 22 day of May, 2012

Barbara A. Bross

Notary Public in and for said County and State



RECEIVED

MAY 24 2012

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 #: Q06-00029-S-106779

DATE ISSUED: 06/11/09

TYPE OF LICENSE: ENGINEERING FIRM

1 PROS

BUSINESS LOCATION: 6030 S JONES BL 100

ISSUE TO: TANEY ENGINEERING INC

DBA:
TANEY ENGINEERING
6030 S JONES BL 100
LAS VEGAS NV 89118

PRINCIPAL(S)

TANEY, EDWARD F, PRES 51%
CUNNINGHAM, ROBERT, SEC 39%
DUMOVICH, STEVEN, TREAS

Director, Department of Finance and Business Services

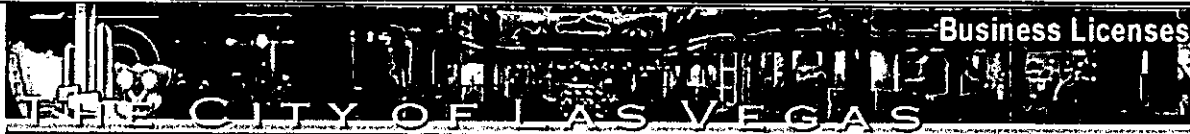
RECEIVED

MAY 24 2010

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

Post in a conspicuous place.





The information presented on this website is prepared as an informational service only and should not be relied upon as an official record of action on a business license. For official records and action taken upon applications, please contact the city of Las Vegas Finance and Business Services at (702) 229-6281.

Search for existing businesses

within the corporate limits of the City of Las Vegas ONLY

1) Search by:

- ☒ business name [partial match]
- ☐ business address [partial match; [See Tips](#)]
- ☐ business license [EXACT match]
- ☐ owner name [partial match]
- ☐ business category code [Use 3-char code] [show me all codes](#)
- ☐ new licenses issued the last 7 days

2) Show 50 licenses per page [2~100max]

3) Search for TANEY ENGINEERING

4) ☐ Wrap text in columns to fit screen, for printing.

5)

HELP! - [Show me the search tips please!](#)

Business Name	Type of Business	Address	Zip	Phone	License #	Issued	Status	Owner	Owner title
TANEY ENGINEERING	ENGINEERING FIRM	8030 S JONES BL 100	89118	362 8844	P50-00394	12/4/2002	Active	TANEY EDWARD F	PRES 51%
								DUMOVICH STEVEN	TREAS
								CUNNINGHAM ROBERT	SEC 38%

[↑ TOP OF PAGE](#)

RECEIVED
MAY 24 2012

(C6)

20051116-0001017

A.P.N.: 125-15-101-003
R.P.T.T.: \$77,061.00

Fee: \$19.00 RPTT: \$77,061.00
N/C Fee: \$25.00

Escrow #05-02-2195-DTL

11/16/2005 09:05:02
T20050207950

Mail tax bill to and
When recorded mail to:
Spinnaker Homes IX, LLC
Attn: Steven Aizenberg
4511 W Cheyenne Ave., #105
North Las Vegas, NV 89032

Requestor:
NEVADA TITLE COMPANY

Frances Deane DGI
Clark County Recorder Pgs: 6

29

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Gilcrease Orchard Foundation, a Nevada Nonprofit corporation, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Spinnaker Homes IX, LLC, a Nevada limited liability company all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED
MAY 24 2012

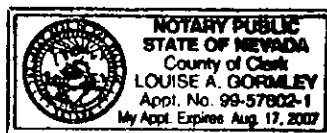
IN WITNESS WHEREOF, this instrument has been executed this 1st day of April, 2005.

Gilcrease Orchard Foundation, a Nevada
Nonprofit corporation

Mary Ellen Racel
By: Mary Ellen Racel, President

Susan Weber, Treasurer
By: Susan Weber, Treasurer

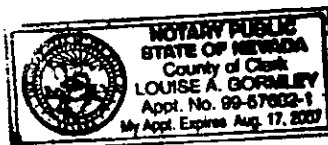
State of NEVADA }
County of Clark } ss:



This instrument was acknowledged before me on _____
By Mary Ellen Racel, President
Of Gilcrease Orchard Foundation, a Nevada Nonprofit corporation

Louise A. Gormley
NOTARY PUBLIC
My Commission Expires: Aug. 17, 2007

State of NEVADA }
County of Clark } ss:



This instrument was acknowledged before me on _____
By Susan Weber, Treasurer
Of Gilcrease Orchard Foundation, a Nevada Nonprofit corporation

Louise A. Gormley
NOTARY PUBLIC
My Commission Expires: Aug. 17, 2007

RECEIVED
MAY 24 2012

THE EAST HALF (E ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST
QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.B. & M.

EXCEPT THE INTEREST IN THE EASTERLY FORTY FEET (40.00) AND THE
NORTHERLY FIFTY FEET (50.00) AND THE SOUTHERLY THIRTY FEET (30.00)
OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED
RECORDED APRIL 23, 1974 IN BOOK 419 OF OFFICIAL RECORDS AS
DOCUMENT NO. 378521.

AND EXCEPT THOSE PORTIONS OF SAID LAND AS CONVEYED TO CLARK
COUNTY, NEVADA BY DEED RECORDED FEBRUARY 7, 1991 IN BOOK 910207
OF OFFICIAL RECORDS AS DOCUMENT NO. 00744.

FURTHER DELINEATED AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF
LAND DIVISION ON FILE IN FILE 001 PAGE 0055, RECORDED OCTOBER 11,
2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF
THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

*LEGAL DESCRIPTION PREPARED FROM CERTIFICATE OF LAND DIVISION
RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282
PREPARED BY BRENNER AND ASSOCIATES, INC., SURVEYORS.*

RECEIVED
MAY 24 2012

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$15,110,000.00

Real Property Transfer Tax Due

\$77,061.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a
Nevada Nonprofit corporation

Print Name: Spinnaker Homes IX, LLC, a
Nevada limited liability company

Address: P.O. Box 750129

Address: _____

City/State/Zip: Las Vegas, NV 89136

City/State/Zip: _____

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

Print Name: Nevada Title Company

Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

RECEIVED

MAY 24 2012

10/17

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

28

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$15,110,000.00

Real Property Transfer Tax Due

\$77,061.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a
Nevada Nonprofit corporation

Print Name: Spinnaker Homes IX, LLC, a
Nevada limited liability company

Address: _____

Address: 4511 W Cheyenne #105

City/State/Zip: _____

City/State/Zip: North Las Vegas, NV 89032

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

Print Name: Nevada Title Company Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

RECEIVED

MAY 24 2012

1017

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$15,110,000.00

Real Property Transfer Tax Due

\$77,061.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: _____ Capacity: GRANTOR/SELLER

Signature: Stephen P. G. Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a
Nevada Nonprofit corporation

Print Name: Spinnaker Homes IX, LLC, a
Nevada limited liability company

Address: _____

Address: 4511 W Cheyenne #105

City/State/Zip: _____

City/State/Zip: North Las Vegas, NV 89032

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

Print Name: Nevada Title Company

Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

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10/17

SPINNAKER HOMES IX, LLC

Business Entity Information

Status:	Default	File Date:	10/24/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0743772005-8
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051683249	Business License Exp:	10/31/2011

Registered Agent Information

Registered Agent resigned

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☒ Include Inactive Officers

Manager - S.B.A. DEVELOPMENT INC			
Address 1:	4511 W CHEYENNE AVE	Address 2:	STE 105
City:	NORTH LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	
Manager - S.B.A. DEVELOPMENT INC			
Address 1:	4511 W CHEYENNE AVE	Address 2:	STE 105
City:	NORTH LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	00000480667-11	# of Pages:	4
File Date:	10/24/2005	Effective Date:	
1CC, FEDEX TRK 7902 1031 9033, DAS 11-03-05			
Action Type:	Acceptance of Registered Agent		
Document Number:	20050529588-14	# of Pages:	1
File Date:	11/3/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050582990-10	# of Pages:	1
File Date:	11/28/2005	Effective Date:	
2005-06			
Action Type:	Registered Agent Address Change		
Document Number:	20060507181-60	# of Pages:	2
File Date:	8/8/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060663295-39	# of Pages:	1
File Date:	10/13/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

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Document Number:	20070742125-80	# of Pages:	1
File Date:	10/29/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080710426-70	# of Pages:	1
File Date:	10/27/2008	Effective Date:	
08-09.CC			
Action Type:	Registered Agent Change		
Document Number:	20090118720-00	# of Pages:	1
File Date:	2/6/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090883995-23	# of Pages:	1
File Date:	12/24/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100813411-31	# of Pages:	1
File Date:	10/28/2010	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Resignation		
Document Number:	20110455045-17	# of Pages:	2
File Date:	6/20/2011	Effective Date:	
(No notes for this action)			

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S.B.A. DEVELOPMENT, INC.

Business Entity Information

Status:	Default	File Date:	11/24/1992
Type:	Domestic Corporation	Entity Number:	C12895-1992
Qualifying State:	NV	List of Officers Due:	11/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19921071875	Business License Exp:	11/30/2011

Registered Agent Information

Registered Agent resigned

Financial Information

No Par Share Count:	25,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☒ Include Inactive Officers

Director - STEPHEN B AIZENBERG

Address 1:	4511 W. CHEYENNE AVENUE, STE. 105	Address 2:	
City:	N. LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

Director - STEPHEN B AIZENBERG

Address 1:	4511 W. CHEYENNE AVENUE, STE. 105	Address 2:	
City:	N. LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

President - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

Treasurer - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

President - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

Treasurer - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

Secretary - ROCHELLE WILSON

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	

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Status:	Historical	Email:	
Secretary - ROCHELLE WILSON			
Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C12895-1992-001	# of Pages:	8
File Date:	11/24/1992	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C12895-1992-003	# of Pages:	1
File Date:	1/17/1996	Effective Date:	
LAUGHLIN ASSOCIATES, INC.			
2533 N. CARSON STREET CARSON CITY NV 89706 JAH			
Action Type:	Annual List		
Document Number:	C12895-1992-009	# of Pages:	1
File Date:	11/23/1998	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C12895-1992-004	# of Pages:	1
File Date:	3/16/1999	Effective Date:	
ROCHELLE WILSON ESQ.			
2626 S. RAINBOW BLVD. STE. 101 LAS VEGAS NV 89102 MJM			
Action Type:	Annual List		
Document Number:	C12895-1992-013	# of Pages:	1
File Date:	12/3/1999	Effective Date:	
(No notes for this action)			
Action Type:	Merger		
Document Number:	C12895-1992-005	# of Pages:	14
File Date:	12/28/1999	Effective Date:	
ARTICLES OF MERGER FILED MERGING S.B.A. DEVELOPMENT, INC., A (CA) CORPORATION			
NOT QUALIFIED IN NEVADA, INTO THIS CORPORATION. (14)PGS. MMR			
Action Type:	Annual List		
Document Number:	C12895-1992-010	# of Pages:	1
File Date:	11/22/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C12895-1992-008	# of Pages:	1
File Date:	10/23/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C12895-1992-012	# of Pages:	1
File Date:	10/28/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C12895-1992-007	# of Pages:	1
File Date:	10/9/2003	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C12895-1992-006	# of Pages:	1
File Date:	12/12/2003	Effective Date:	
ROCHELLE WILSON ESQ. STE 208 RXS			
3320 NORTH BUFFALO DRIVE LAS VEGAS NV 89129 RXS			

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Action Type:	Annual List		
Document Number:	C12895-1992-011	# of Pages:	1
File Date:	8/5/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C12895-1992-002	# of Pages:	1
File Date:	11/4/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050533770-22	# of Pages:	1
File Date:	11/4/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20060507181-60	# of Pages:	2
File Date:	8/8/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060660952-36	# of Pages:	1
File Date:	10/13/2006	Effective Date:	
06-07/CC			
Action Type:	Annual List		
Document Number:	20070777712-20	# of Pages:	1
File Date:	11/9/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080748441-58	# of Pages:	1
File Date:	11/16/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20090118703-91	# of Pages:	1
File Date:	2/6/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090822727-09	# of Pages:	1
File Date:	11/30/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100896769-88	# of Pages:	1
File Date:	12/1/2010	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Resignation		
Document Number:	20110455045-17	# of Pages:	2
File Date:	6/20/2011	Effective Date:	
(No notes for this action)			

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5/22/2012

SPINNER REALTY, INC.

Business Entity Information

Status:	Active	File Date:	4/4/2001
Type:	Domestic Corporation	Entity Number:	C8592-2001
Qualifying State:	NV	List of Officers Due:	4/30/2013
Managed By:		Expiration Date:	
NV Business ID:	NV20011262516	Business License Exp:	4/30/2013

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	NVRA SERVICES, INC.	Address 1:	120 HWY 50 STE 3
Address 2:		City:	DAYTON
State:	NV	Zip Code:	89403
Phone:		Fax:	
Mailing Address 1:	PO BOX 20470	Mailing Address 2:	
Mailing City:	CARSON CITY	Mailing State:	NV
Mailing Zip Code:	89721		
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 10,000.00
Par Share Count:	10,000.00	Par Share Value:	\$ 1.00

Officers

☒ Include Inactive Officers

Director - STEPHEN AIZENBERG

Address 1:	4511 W CHEYENNE AVENUE, STE. 105	Address 2:	
City:	N. LAS VEGAS	State:	NV
Zip Code:	89023	Country:	
Status:	Historical	Email:	

Director - STEPHEN AIZENBERG

Address 1:	C/O NVRA PO BOX 20470	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89721	Country:	
Status:	Active	Email:	

President - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

Treasurer - STEPHEN BARRIE AIZENBERG

Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

Secretary - STEPHEN BARRIE AIZENBERG

Address 1:	C/O NVRA PO BOX 20470	Address 2:	
City:	CARSON CITY	State:	NV

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MAY 24 2012

Zip Code:	89721	Country:	
Status:	Active	Email:	
President - STEPHEN BARRIE AIZENBERG			
Address 1:	C/O NVRA PO BOX 20470	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89721	Country:	
Status:	Active	Email:	
Treasurer - STEPHEN BARRIE AIZENBERG			
Address 1:	C/O NVRA PO BOX 20470	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89721	Country:	
Status:	Active	Email:	
Secretary - ROCHELLE WILSON			
Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Historical	Email:	

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C8592-2001-001	# of Pages:	2
File Date:	4/4/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C8592-2001-009	# of Pages:	1
File Date:	6/6/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C8592-2001-008	# of Pages:	1
File Date:	4/23/2002	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C8592-2001-004	# of Pages:	1
File Date:	7/9/2002	Effective Date:	
CERTIFICATE OF AMENDMENT FILED AMENDING NAME & SECTION 4.2. 1 PG. RAF			
DESERT ENERGY, INC. RAFBu 00001			
Action Type:	Annual List		
Document Number:	C8592-2001-006	# of Pages:	1
File Date:	3/11/2003	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C8592-2001-005	# of Pages:	1
File Date:	12/12/2003	Effective Date:	
ROCHELLE WILSON ESQ. STE 208 RXS			
3320 NORTH BUFFALO DRIVE LAS VEGAS NV 89129 RXS			
Action Type:	Annual List		
Document Number:	C8592-2001-007	# of Pages:	1
File Date:	3/10/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C8592-2001-002	# of Pages:	1
File Date:	8/5/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Amended List		
Document Number:	C8592-2001-003	# of Pages:	1
File Date:	8/5/2004	Effective Date:	

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(No notes for this action)			
Action Type:	Annual List		
Document Number:	20050165420-85	# of Pages:	1
File Date:	5/2/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060214658-14	# of Pages:	1
File Date:	4/3/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20060507181-60	# of Pages:	2
File Date:	8/8/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070201829-31	# of Pages:	1
File Date:	3/22/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080117154-09	# of Pages:	1
File Date:	2/19/2008	Effective Date:	
08-09			
Action Type:	Registered Agent Change		
Document Number:	20090118721-11	# of Pages:	1
File Date:	2/6/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090361248-25	# of Pages:	1
File Date:	4/23/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100297080-69	# of Pages:	1
File Date:	4/30/2010	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20110413222-88	# of Pages:	1
File Date:	6/1/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110426388-45	# of Pages:	1
File Date:	6/8/2011	Effective Date:	
(No notes for this action)			
Action Type:	Commercial Registered Agent Resignation		
Document Number:	20110455045-17	# of Pages:	2
File Date:	6/20/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120238804-20	# of Pages:	1
File Date:	4/4/2012	Effective Date:	
(No notes for this action)			

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Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)			
Item Required					
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)		Fees	
☒	☐	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")	Appl. Type	
☒	☐	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)			
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			
☒	☐	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) - Taney only			
☐	☒	Cop(ies) of approval letter(s) for			Subtotal: \$ 750.00
☐	☒	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			Grand Total All Fees: \$ 750.00
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)					
		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 <u>existing and proposed</u> 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
☒	☐	Cross Section Drawings	Reduced Copy (8-1/2"x11" B/W; all required plans):		1
			NOTES: OK to include X-sections with each map		
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
APN(s):		125-15-101-003	Application Type:		Tentative Map
Location:		SWC Grand Teton Dr/Tenaya Wy	Application Purpose:		100-lot single-family residential subdivision
Ward:		6 - Ross	Pre-App. Meeting Date:		05/14/12
Planner's Signature:		<i>Steve Swanton</i> 5/14/12	Submittal Deadline:		05/24/12 - no later than 2:00 pm
Planner:		Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:		07/10/12 PC - 08/15/12 CC (Cycle 7)
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.					
Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning. PLEASE TAKE OUR SURVEY AT: www.lasvegasnevada.gov/pdsurvey					
				RECEIVED MAY 24 2012	QR Code Link 



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.

- ☒ *NONE* 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 legible. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

REVIEWED BY: Lucien Paet DATE: 5/14/12

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

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Project Name: The Orchards at Grand Teton & Tenaya

APN(s):	125-15-101-003	Pre-app Date:	05/14/12
Location:	SWC Grand Teton Dr/Tenaya Wy	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	6 - Ross	Acres:	36.41
		Time:	3:00 p.m.

Ownership Info:	SPINNAKER HOMES IX L L C	Last Change of Ownership Date:	11/16/05
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Taney Engineering		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Single Family, Detached
	Proposed:	No change proposed
General Plan:	Existing:	DR (Desert Rural Density Residential)
	Proposed:	No change proposed
Zoning:	Existing:	U (Undeveloped) under Resolution of Intent to R-PD2 (Res. Planned Development - 2 Units per Acre)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **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. Robert Cunningham	Taney Engineering	702-362-8844	702-362-5233	rc@taneycorp.com
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Lucien Paet	CLV - PW - Dev Co	229-6578	474-7599	
11. Rich Schrader	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

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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 required for a 100-lot single-family residential subdivision on 36.41 acres at the southwest corner of Grand Teton Drive and Tenaya Way.
2. TMP-27023 was approved 05/08/08 and expired 05/08/12. Pursuant to 19.16.050, an Extension of Time cannot be submitted for this map, as no final map for any portion of the site was recorded.
3. The design of the subdivision is similar to the expired map.
4. Pursuant to Title 19.06, for natural slope of less than 2% over the site, maximum 10-foot perimeter walls are allowed, with a maximum of 4 feet of retaining without stepping. There appears to be a 6-foot screen wall and 6-foot retaining wall along the west boundary; however, the tall side of the wall is internal to the site.
5. The required multi-use non-equestrian trail along the south side of Grand Teton Drive shall be indicated on the map, in addition to the street section drawings

SDR related to this site is proposed to be extended at June 12, 2012 PC meeting.
If approved, no connectivity is required
Open space is required.