

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

ASSESSOR'S COPY

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

a) 137-01-101-001, 137-01-101-009, 137-01-201-001, 137-01-201-002, 137-01-201-011, 137-01-201-012, 137-01-301-001, 137-01-301-002

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
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property

\$3,300,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$3,300,000.00

d. Real Property Transfer Tax Due

\$16,830.00

4. **If Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Puli Road & Lone Mountain RD. LLC

Print Name: THM Enterprises, LLC

Address: 2700 West Sahara Avenue

Address: 10655 Park Run #230

City: Las Vegas

City: Las Vegas

State: NV Zip: 89102

State: NV Zip: 89114

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

Print Name: Nevada Title Company Esc. #: 12-06-0868-JKH

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas State: NV Zip: 89128

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

VAC 47611



DEPARTMENT OF PLANNING

EXTENSION OF TIME SUBMITTAL REQUIREMENTS

client
3/30 **APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Extension of Time is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Extension of Time application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Extension of Time.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

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

COPY OF APPROVAL LETTER: Submit a copy of the approval letter for the related case.

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of ALL original required plans and drawings is required. All submitted plans shall not reference the original case number or dates.

client
3/30 **FEES:** Administrative or Non-Public Hearing.....\$300
Public Hearing.....\$300 plus \$500 for notification & advertising fees
(\$750 if an alcohol related use)

client
3/30 **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

FOR ALL EXTENSION OF TIME APPLICATIONS FOR NON-CONFORMING USES, INCLUDE THE FOLLOWING:

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (6 folded and 1 rolled, colored)* draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. **Colors to Use:** residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE. Site Plans must include:

- | | | |
|--|---|--|
| ☐ PROPERTY LINES CALLED OUT | ☐ ADJACENT LAND USES/STREETS | ☐ PARKING ANALYSIS |
| ☐ DIMENSIONS (ACTUAL)/SCALE | ☐ INGRESS/EGRESS | ☐ BUILDING SIZE (SQ. FT.) |
| ☐ STREET NAMES | ☐ VICINITY MAP | ☐ PROPERTY SIZE (SQ. FT.) |
| ☐ PARKING SPACES | ☐ NORTH ARROW | ☐ SCALE |

FLOOR PLAN: (1 folded and 1 rolled) draw and make legible: all rooms and/or spaces contained within the building(s) or in outdoor seating areas on the site. Floor Plans must include:

- | | | |
|--|---|--|
| ☐ ENTRANCES/EXITS | ☐ MAXIMUM OCCUPANCY (PER U.B.C.) | ☐ ROOM DIMENSIONS/SCALE |
| ☐ USE OF ROOMS | ☐ SEATING CAPACITY (WHEN APPLICABLE) | ☐ NORTH ARROW |



LANDS RELINQUISHMENT/VACATION CHECK LIST

NPC RV# 0072-2014 VACATION No.: CLV EOT - 53518 for CLV VAC - 4/16/11

Listed below is a check list of items needed to complete your relinquishment/vacation request. Review the highlighted areas and provide the information indicated, items not provided with this request could cause forth delays in processing your request. Please return this list, checked, with the requested information. Thank you.

PATENT EASEMENT or BLM GRANT:

- ☐ Cover Letter detailing the relinquishment request.
- ☐ Legal Description(s) describing the area(s) of relinquishment.
 - o (Ex. "The South 5.00 feet of the North 50.00 feet, the East 33.00 feet, and the South 33.00 feet of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section 25, Excepting therefrom the North 45.00 feet of the said East 33.00 feet thereof.")
- ☒ Exhibit(s) of the area(s) being relinquished.
- ☒ Copy of the requested patent(s) to be relinquished including the recording page (page 2).
- ☒ Fees for the relinquishment of the Patent Easement(s) or BLM Grant(s).
 - ☐ \$100.00 for Residential Projects. Check No. _____
 - ☐ \$300.00 for Commercial Projects. Check No. _____

NV Energy EASEMENT:

- ☐ Cover Letter detailing the relinquishment request.
- ☐ Legal Description(s) describing the area(s) of relinquishment.
- ☐ If possible, a copy of the Nevada Power Company easement(s) being relinquished.
- ☐ Exhibit(s) of the area(s) being relinquished.
- ☐ Fees for the relinquishment of the NV Energy Easement(s).
 - ☐ \$100.00 for Residential Projects. Check No. _____
 - ☐ \$300.00 for Commercial Projects. Check No. _____

PUBLIC RIGHTS-OF-WAY, DRAINAGE EASEMENT, SEWER EASEMENT

- ☐ Cover Letter detailing the vacation request.
- ☐ Legal Description(s) describing the area(s) being vacated.
- ☐ Detailed exhibit(s) of the area(s) being vacated.
- ☐ Brief description of the project.

AMENDED FINAL MAP (THAT CONTAINS RELINQUISHMENT LANGUAGE)

- ☐ Cover Letter detailing the relinquishment request.
- ☐ Copy of the Amended Final Map.
- ☐ Copy of Map being amended.(Ex. Final Map).
- ☐ Owner's Acknowledgement Form (Attached)
- ☐ Fees for the relinquishment of NV Energy Rights.
 - ☐ \$100.00 for Residential Projects. Check No. _____
 - ☐ \$300.00 for Commercial Projects. Check No. _____



April 3, 2013

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

Iota Tuscan, LLC
4675 MacArthur Court, Suite #1550
Newport Beach, California 92660

RE: VAC-47611 - VACATION
CITY COUNCIL MEETING OF APRIL 3, 2013
RELATED TO MOD-47606, ZON-47605, VAR-47607, VAR-47609, and
SDR-47610

Dear Applicant:

The City Council at a regular meeting held April 3, 2013, APPROVED the Petition to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, south of Lone Mountain Road. The Notice of Final Action was filed with the Las Vegas City Clerk on April 4, 2013. This approval is subject to:

1. The limits of this Petition of Vacation shall be all of the public right-of-way adjacent to Assessor's Parcel Numbers # 137-01-201-001 and 137-01-201-002. Additionally, all the City's interests in U.S. Patent Easements as shown on the submitted exhibit for VAC-47611 date stamped November 21, 2012.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-47610 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

MAR 31 2016

EOT-64068

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brad Boe
Astoria Residential
10655 Park Run Drive, Suite #230
Las Vegas, Nevada 89144

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

RECEIVED

MAR 31 2016

EOT-64068



April 16, 2014

Robert Cunningham
Taney Engineering
6030 S. Jones Boulevard #100
Las Vegas, NV 89118

Subject: CLV EOT 53518 for CLV VAC-47611
NV Energy# RV 0072-2014 – Lone Mountain & Puli – THM Enterprises

The Property Services Department of Nevada Power Company d/b/a NV Energy has received your request from the City of Las Vegas for the possible relinquishment of patent easement rights.

The easement rights involved in this process are assets of Nevada Power Company d/b/a NV Energy. Therefore, Nevada Power Company, d/b/a NV Energy has established a cost of \$100.00 for residential properties and \$300.00 for commercial properties for release of these assets.

Upon receipt of the asset release fee, we will process this relinquishment request. Please call me at 402-2360 if you have any questions. Thank you.

Sincerely,

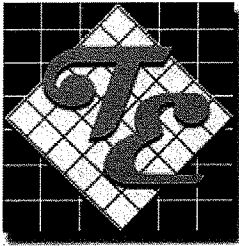
A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, ROW

RECEIVED

MAR 31 2016

EOT-64068



TANEY ENGINEERING

6030 S. JONES BOULEVARD, SUITE #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 30, 2015

AST 12-002

City of Las Vegas
Planning Department
333 N Rancho Drive
Las Vegas, Nevada 89106

RE: *Request for Extension of Time*
Peaceful Ridge, VAC 47611

On behalf of our client, THM Enterprises, LLC, we respectfully request an Extension of Time for Vacation VAC 47611. We expected to have the project further along in the system and be able to record the Vacation, but due to the size of the project, and the review of the corresponding studies, it has taken longer than initially anticipated.

We ask for the City's support of the progress of this project and be allowed to extend the Vacation.

Thank you for your assistance. If you have any questions or are in need of additional information in order for this to be completed, please do not hesitate to contact us at 702-362-8844.

Sincerely,

Hannah Swan
Project Coordinator
Taney Engineering

RECEIVED

MAR 31 2016

EOT-64068



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64068** APN: 137-01-101-010, 009, 137-01-201-003

Name of Property Owner: THM Enterprises, Inc.

Name of Applicant: Touchstone Living

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: _____

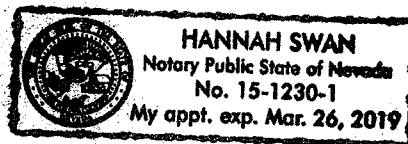
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 31 day of MARCH, 2016

Notary Public in and for said County and State



RECEIVED

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

EOT-64067 - EXTENSION OF TIME - VARIANCE - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. - For possible action on a request for an Extension of Time of an approved Variance (VAR-47609) TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development), Ward 4 (Anthony).

EOT-64068 - EXTENSION OF TIME RELATED TO EOT-64067 - VACATION - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. For possible action on a request for an Extension of Time of an approved Vacation (VAC-67611) to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, South of Lone Mountain Road, Ward 4 (Anthony).

EOT-64069 - EXTENSION OF TIME RELATED TO EOT-64067 AND EOT-64068 - VARIANCE - APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER: THM ENTERPRISES, INC. - For possible action on a request for an Extension of Time of an approved Variance (VAR-47607) WHICH ALLOWED SIX-FOOT PERIMETER RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development), Ward 4 (Anthony).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **APRIL 15, 2016**

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) and **Steve Gebeke** (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extention of Time - Vacation (VAC 47611)
 Project Address (Location) Lone Mountain & Puli (SEC)
 Project Name Peaceful Ridge Proposed Use Single Family
 Assessor's Parcel #(s) 137-01-101-001, 009, 137-01-201-001 Ward # 4
 General Plan: existing Low proposed Low Zoning: existing U/PCD proposed PD
 Commercial Square Footage 0 Floor Area Ratio 0
 Gross Acres 16.4 Lots/Units 94 Density 5.7
 Additional Information 137-01-201-002, 011, 012; 137-01-301-001, 002

PROPERTY OWNER THM Enterprises, Inc. Contact Tom McCormick
 Address 9205 W. Russell Road, #235 Phone: (702) 929-3131 Fax: (702) 929-3899
 City Las Vegas State NV Zip 89148
 E-mail Address thmccormick@thouchstoneliving.com

APPLICANT Touchstone Development Contact Jason Thompson
 Address 9205 W. Russell Rd. #235 Phone: (702) 355-5198 Fax: (702) 929-3899
 City Las Vegas State NV Zip 89148
 E-mail Address jasont@epicnv.com

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

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee of agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

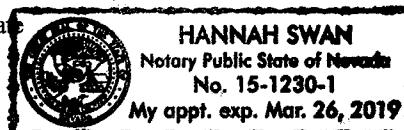
Print Name Thomas McCormick

Subscribed and sworn before me

This 31 day of MARCH, 20 16

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EOT 64063
 Meeting Date: 5-18-16 CC
 Total Fee: 800.00
 Date Received:* 3-31-16
 Received By: [Signature]

*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.



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

April 22, 2014

Mr. Tom McCormick
THM Enterprises LLC
10655 Park Run Drive, Ste 230
Las Vegas, Nevada 89144

**RE: EOT-53518 - EXTENSION OF TIME
ADMINISTRATIVE CYCLE - APRIL 2014**

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-47611) to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, south of Lone Mountain Road, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

1. This Petition to Vacate (VAC-47611) shall expire on 04/22/16, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-47611) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on April 22, 2014 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: MAY 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: TOUCHSTONE DEVELOPMENT - OWNER:
THM ENTERPRISES, INC.**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-64068	Staff APPROVES, subject to conditions.	N/A

**** CONDITIONS ****

EOT-64068 CONDITIONS

Planning

1. This approval shall expire on 04/03/18, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-47611) and all other related actions as required by the Department of Planning and the Department of Public Works.

Staff Report Page One
May 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time on an approved Petition to Vacate (VAC-47611) public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road and south of Lone Mountain Road. This vacation was originally approved April 3, 2013 by the City Council, as part of a 322-lot single family residential subdivision. The subject area and adjacent lots have not changed since the original approval. The applicant is requesting a two-year Extension of Time to record the Vacation because of corresponding studies related to the development of the residential subdivision have not been completed. Therefore, the Department of Planning has administratively approved the request with conditions.

ISSUES

- This is the second request for an Extension of Time of an approved Petition to Vacate (VAC-47611).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.

Staff Report Page Two
May 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters one (Introduction) and two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Strange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
05/17/06	The City Council approved a Petition to Vacate (VAC-12067) U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway. Planning Commission and staff recommended approval.
03/22/07	Staff administratively approved an Extension of Time (EOT-19383) of an approved petition to vacate (VAC-12067) U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway.
03/13/08	Staff administratively approved an Extension of Time (EOT-26580) of an approved petition to vacate (VAC-12067) U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.

Staff Report Page Three
May 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/10/08	Staff administratively approved an Extension of Time (EOT-26581) for an approved Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Strange Avenue.
04/24/08	The Planning Commission approved a Tentative Map (TMP-27083) for a 308-lot single family residential subdivision on 36.8 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
05/14/09	Staff administratively approved an Extension of Time (EOT-33792) for an approved Vacation (VAC-12067) to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway.
05/28/09	Staff administratively approved an Extension of Time (EOT-34187) of an approved Vacation (VAC-11354) which vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The original entitlement (VAC-11354) expired without being exercised.
04/03/13	The City Council approved a Major Modification (MOD-47606) of the Lone Mountain West Master Development Plan to amend the future land use designation from MFM (Multi-Family Medium Residential) to L (Low Density Residential) and to amend tables 1 through 4 of the master development plan to reflect changes to the land use categories and number of residential units on 13.81 acres adjacent to the east side of the Puli Road alignment, south of Lone Mountain Road. Planning Commission and staff recommended approval.
	The City Council approved a Variance (VAR-47607) to allow 6-foot tall perimeter retaining walls where 3.5 feet is the maximum height allowed on 55.00 acres at the southwest corner of Lone Mountain Road and Puli Road. Planning Commission and staff recommended denial.
	The City Council approved a Variance (VAR-47609) to allow 40-foot wide private streets with no sidewalks where 47-foot wide streets with sidewalks and amenity zones on both sides are required on 55.00 acres at the southwest corner of Lone Mountain Road and Puli Road. Planning Commission and staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-47610) for a proposed 328-lot single family residential development on 55.0 acres at the southeast corner of Lone Mountain Road and Puli Road. Planning Commission and staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-47611) public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road and south of Lone Mountain Road. Planning Commission recommended approval. Staff recommended denial.

Staff Report Page Four
May 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/14/13	The Planning Commission approved a Tentative Map (TMP-48840) for a 322-lot residential subdivision on 55.00 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
04/10/14	Staff administratively approved a Final Map (FMP-53328) for a three-pod single family residential subdivision with three common lots on 55.0 acres at the southeast corner of Lone Mountain Road and Puli Road. The final map has not been recorded.
05/18/16	The City Council will hear the request for an Extension of Time (EOT-64067) of an approved Variance (VAR-47609) to allow 40-foot wide private streets with no sidewalks where 47-foot wide streets with sidewalks and amenity zones on both sides are required at the southeast corner of Lone Mountain Road and Puli Road. Staff recommends approval.
	The City Council will hear the request for an Extension of Time (EOT-64069) of an approved Variance (VAR-47607) which allowed six-foot perimeter retaining walls where 3.5 feet is the maximum allowed at the southeast corner of Lone Mountain Road and Puli Road. Staff recommends approval

<i>Most Recent Change of Ownership</i>	
11/15/13	A deed was recorded for a change in ownership for Assessor's Parcels (137-01-101-010, 011 and 137-01-201-003).
10/30/14	A deed was recorded for a change in ownership for Assessor's Parcels (137-01-101-001, 009), (137-01-201-001, 002, 011 and 012) and (137-01-301-001, 002).

<i>Related Building Permits/Business Licenses</i>	
12/18/14	Civil Improvement plans (57276) were processed for a 322-lot Residential Subdivision on 55 acres at the southeast corner of Lone Mountain Road and Puli Road.
03/10/15	Civil Improvement plans (58281) were approved for Phase 1 of the Residential Subdivision to break off a lot for a Las Vegas Valley Water District pump station.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Staff Report Page Five
May 2016 - Administrative Review Meeting

<i>Field Check</i>	
04/18/16	A field check by staff found the subject site undeveloped and land free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	55.00

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	L (Low Density Residential)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
South	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PF (Public Facilities)]
East	Undeveloped	L (Low Density Residential)	U (Undeveloped) [PCD (Planned Community Development)]
		ML (Medium Low Density Residential)	PD (Planned Development)
West	Undeveloped	Clark County – R-C (Resource Conservation)	Clark County – R-U (Rural Open Land)

<i>Master Plan Areas</i>	<i>Compliance</i>
Lone Mountain West	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Six
May 2016 - Administrative Review Meeting

ANALYSIS

This is the second request for an Extension of Time of an approved petition to Vacate (VAC-47611) public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road and south of Lone Mountain Road. The Department of Public Works has no comment on the request for an Extension of Time of the previously approved Vacation (VAC-47611). A Previous Extension of Time (EOT-53518) was administratively approved on April 22, 2014. The Extension of Time was approved for additional two years, unless the Vacation is recorded or another Extension of Time is approved by the Department of Planning.

FINDINGS – (EOT-53518)

The applicant is requesting a second Extension of Time, as the approved 322-lot single family residential subdivision development is taking longer than anticipated. The Department of Public Works has no objection to the request for an Extension of Time; therefore, staff administratively approves the request with a two-year time limit. Conformance to the conditions of approval of the petition to Vacate (VAC-47611) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
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 7-1-1
www.lasvegasnevada.gov



/city of las vegas

May 17, 2016

THM Enterprises Inc.
9205 W. Russell Rd., Ste. 235
Las Vegas, Nevada 89148

**RE: EOT-64068 - ADMINISTRATIVE SITE EXTENSION OF TIME -
VACATION
ADMINISTRATIVE CYCLE - MAY 2016**

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-47611) to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, South of Lone Mountain Road, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall expire on 04/03/18, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-47611) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on May 17, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor

SG:nl

cc: Touchstone Development
9205 W. Russell Road, Ste. 235
Las Vegas, Nevada 89148

Taney Engineering
6030 S. Jones Blvd., Ste. 100
Las Vegas, Nevada 89118

EXHIBIT A

THM ENTERPRISES, LLC

THE PURPOSE IS TO VACATE THE PATENT EASEMENTS RESERVED BY THE UNITED STATES OF AMERICA IN DOCUMENTS RECORDED IN BOOK 343 AS INSTRUMENT NO. 276872 OF OFFICIAL RECORDS, BOOK 420 AS INSTRUMENT NO. 379808 OF OFFICIAL RECORDS, BOOK 262 AS INSTRUMENT NO. 212159 OF OFFICIAL RECORDS, BOOK 227 AS INSTRUMENT NO. 184119 OF OFFICIAL RECORDS, BOOK 20020708 AS INSTRUMENT NO. 00294 OF OFFICIAL RECORDS, BOOK 756 AS INSTRUMENT NO. 607649 OF OFFICIAL RECORDS, BOOK 901 AS INSTRUMENT NO. 860988 OF OFFICIAL RECORDS, BOOK 635 AS INSTRUMENT NO. 510640 OF OFFICIAL RECORDS, BOOK 300 AS INSTRUMENT NO. 242638 OF OFFICIAL RECORDS AND BOOK 496 AS INSTRUMENT NO. 455303 OF OFFICIAL RECORDS.

APN 137-01-101-001

THE SOUTH, EAST AND WEST 33 FEET OF THE OF GOVERNMENT LOT 12 WITHIN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 40 FEET OF SAID GOVERNMENT LOT 12;

APN 137-01-101-009

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

APN 137-01-101-010

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30 FEET OF SAID EAST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1;

APN 137-01-101-011

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30 FEET OF SAID WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1;

APN 137-01-201-001 & 002

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

APN 137-01-201-003

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE

RECEIVED
MAR 31 2016

NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

APN 137-01-201-011

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE WEST HALF (W 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

APN 137-01-201-012

THE NORTH 30 FEET, THE EAST 30.00 FEET, THE SOUTH 40 FEET, THE AREA OF A 15 FOOT
RADIUS SPANDREL IN THE NORTHEAST CORNER TANGENT ON THE NORTH BY THE SOUTH
OF THE NORTH 30 FEET AND TANGENT ON THE EAST BY THE WEST LINE OF THE EAST 30
FEET AND THE AREA OF A 20 FOOT RADIUS SPANDREL IN THE SOUTHEAST CORNER
TANGENT ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 40 FEET AND TANGENT ON
THE EAST BY THE WEST LINE OF THE EAST 30 FEET OF THE EAST HALF (E 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE EAST 25.50 FEET OF SAID THE EAST HALF (E 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 1;

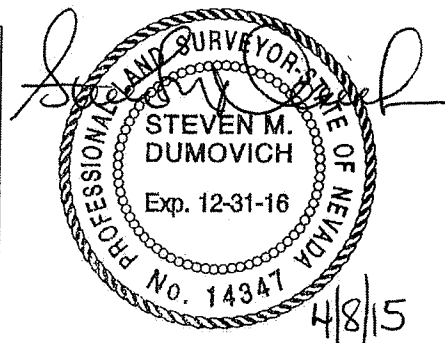
APN 137-01-301-001

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE WEST HALF (W 1/2) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

APN 137-01-301-002

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF THE EAST HALF (E 1/2) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

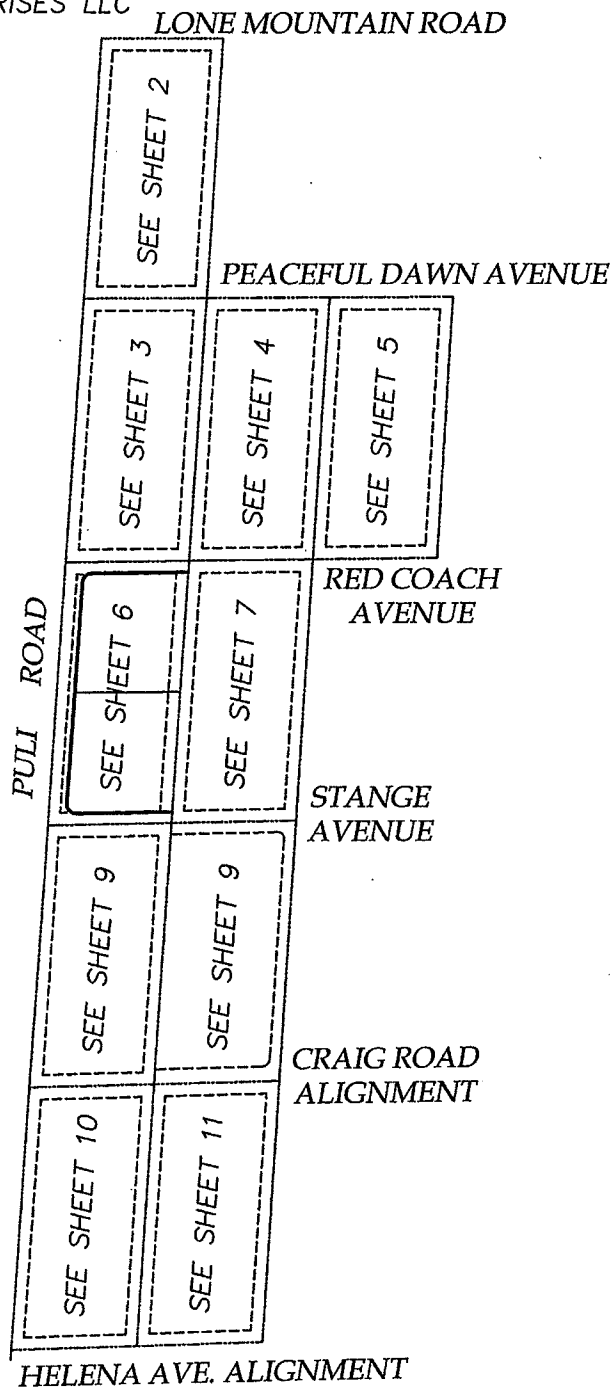
PURPOSE:	PATENT EASEMENT VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118
JOB NAME:	PEACEFUL RIDGE
JOB NUMBER:	AST-12-002
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	PATENT VACATION.DOC



137-01-101-001

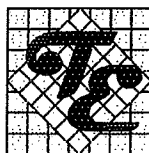
T H M ENTERPRISES LLC

EXHIBIT B



SHT 1 OF 11

PATENT EASEMENT
VACATION EXHIBIT

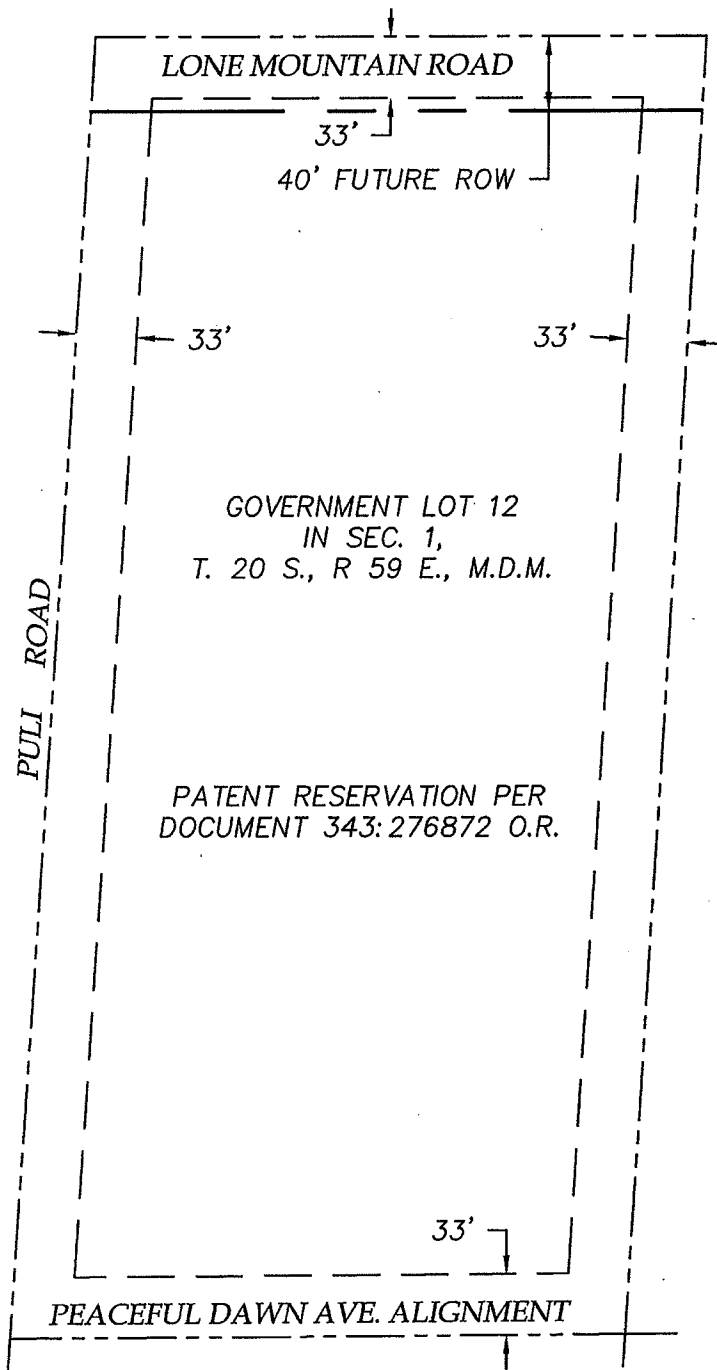


TANEY ENGINEERING
6030 S. JONES BLVD., STE. 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

EOT-64068

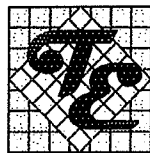
137-01-101-001
T H M ENTERPRISES LLC

EXHIBIT B



SHT 2 OF 11

PATENT EASEMENT
VACATION EXHIBIT

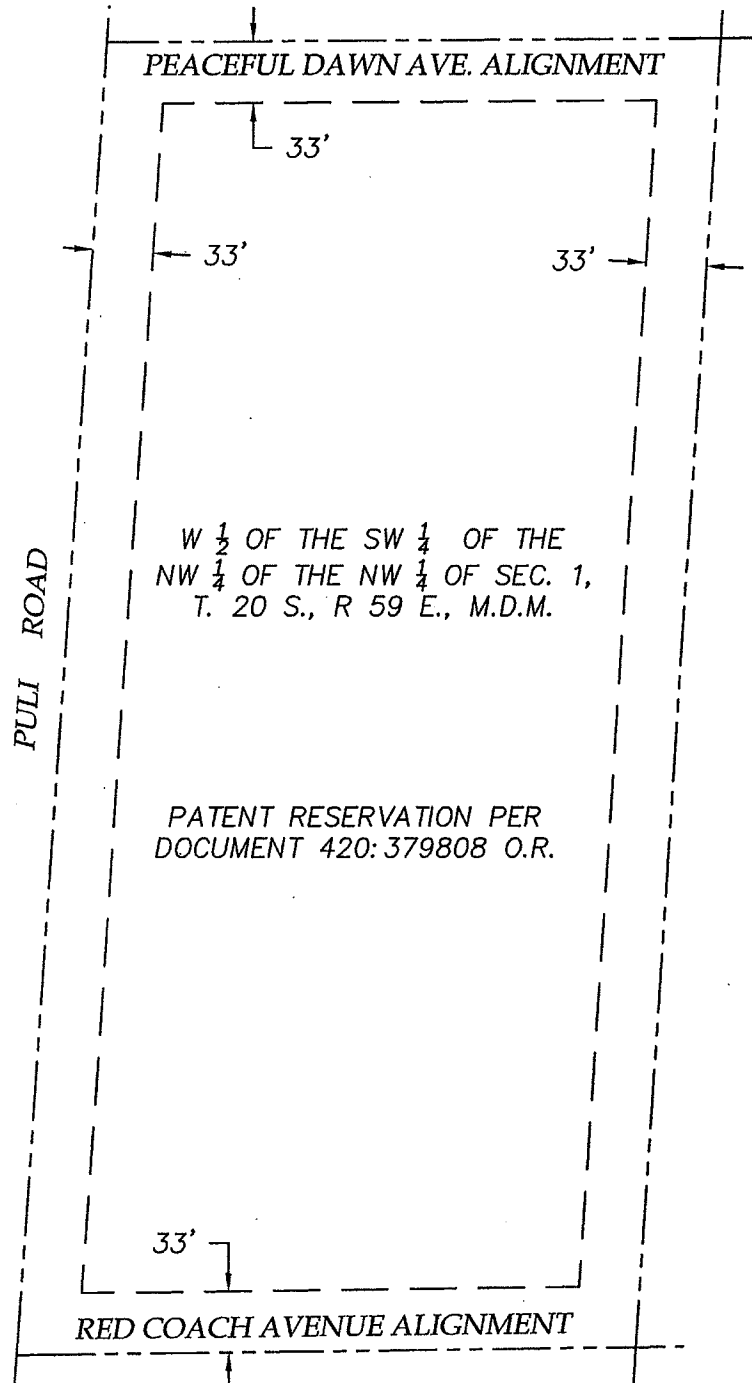


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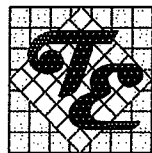
137-01-101-009
T H M ENTERPRISES LLC

EXHIBIT B



SHT 3 OF 11

PATENT EASEMENT
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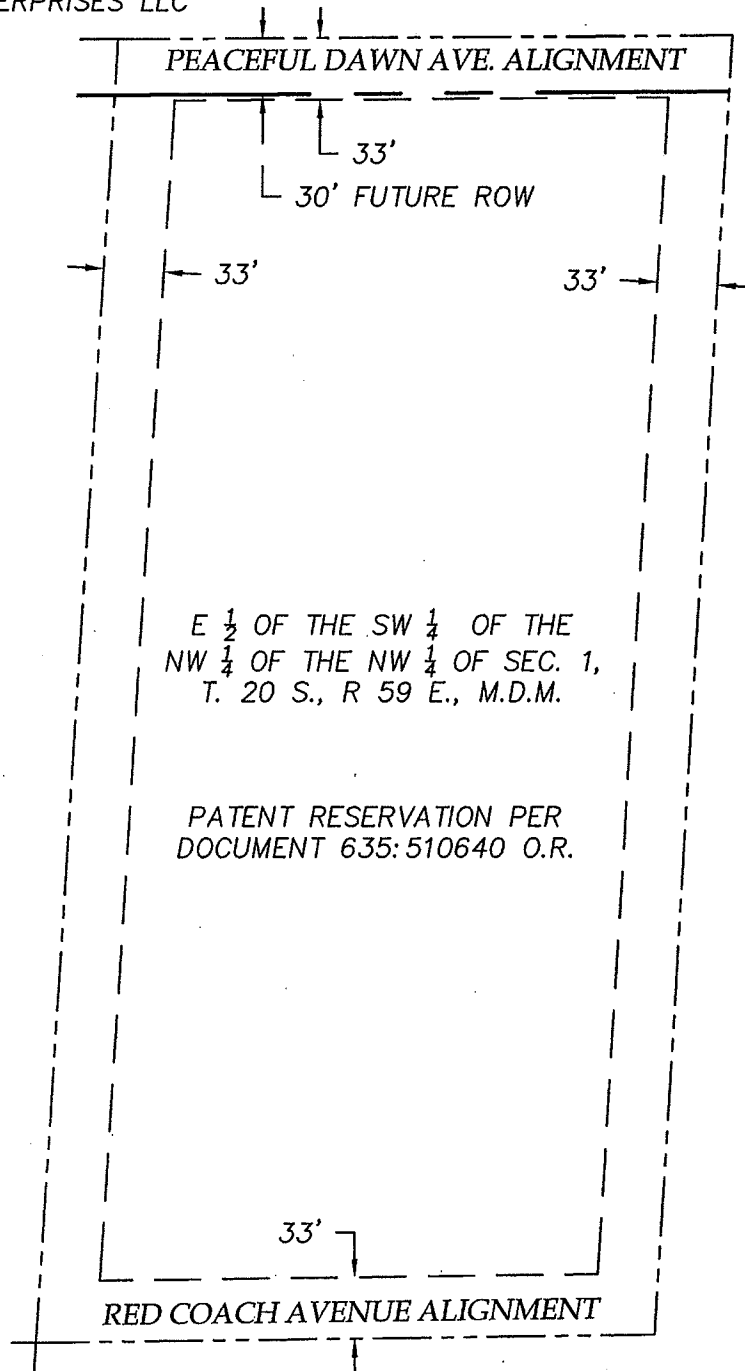


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EOT-64068

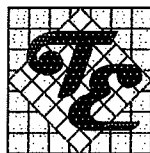
137-01-101-010
T H M ENTERPRISES LLC

EXHIBIT B



SHT 4 OF 11

PATENT EASEMENT
VACATION EXHIBIT

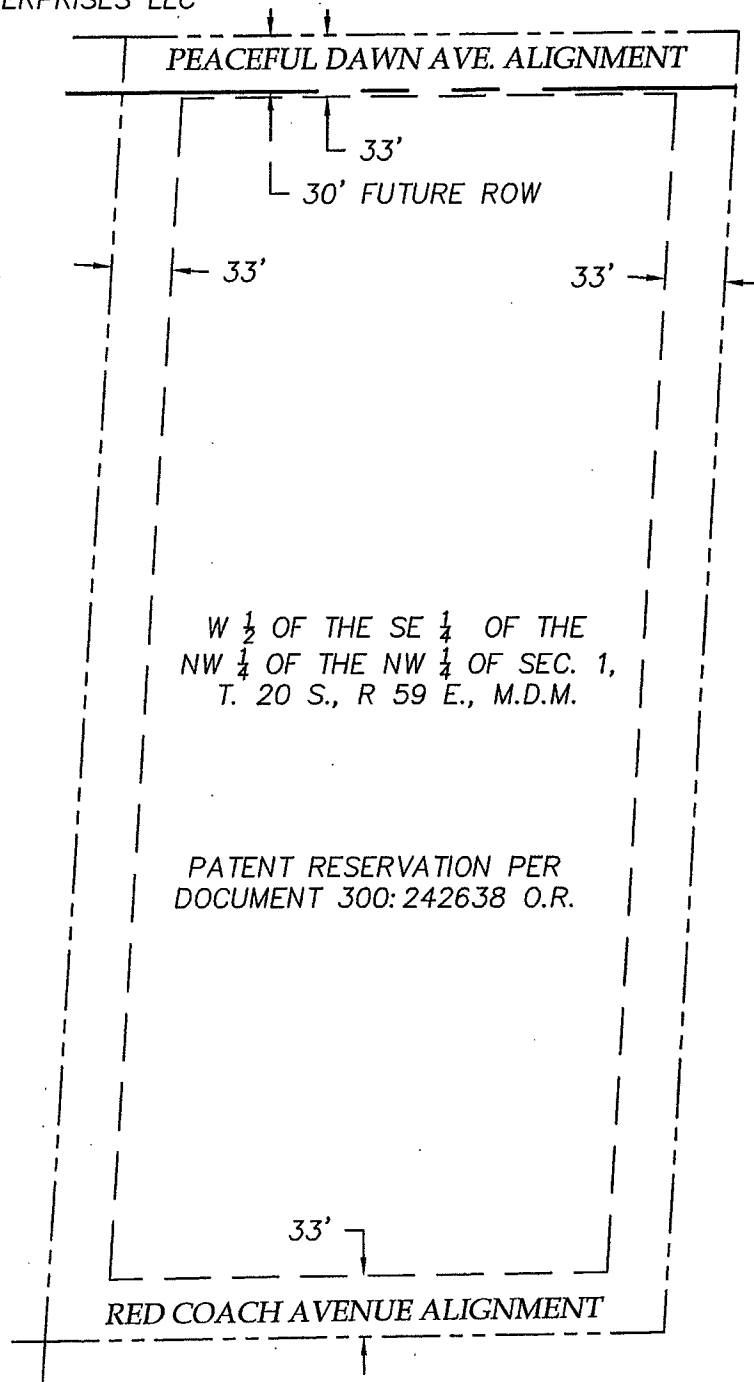


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(702) 362-8844 FAX:(702) 362-5233

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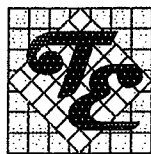
137-01-101-011
T H M ENTERPRISES LLC

EXHIBIT B



SHT 5 OF 11

PATENT EASEMENT
VACATION EXHIBIT



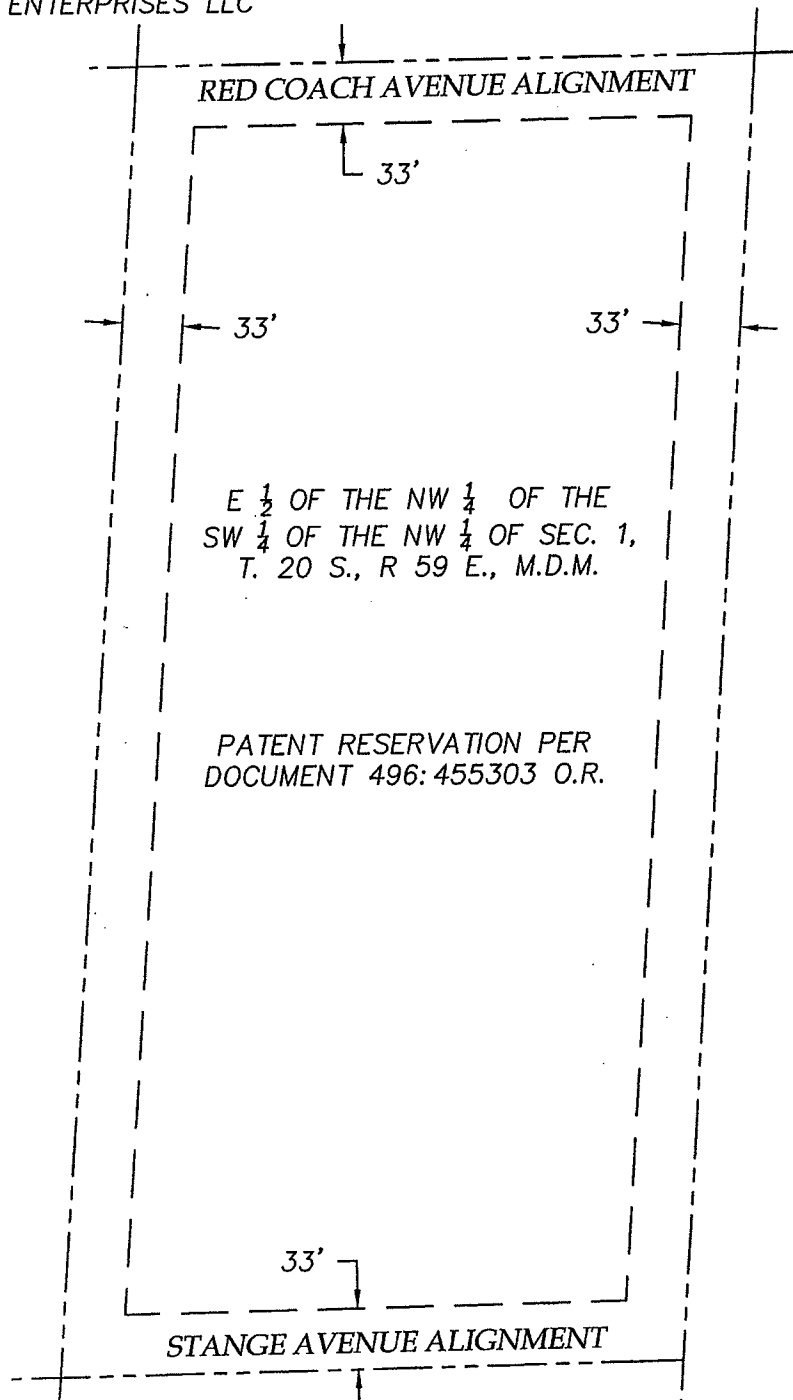
TANEY ENGINEERING
6030 S. JONES BLVD., STE. 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

EOT-64068

EOT-64068

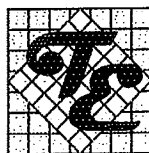
137-01-201-003
T H M ENTERPRISES LLC

EXHIBIT B



SHT 7 OF 11

PATENT EASEMENT
VACATION EXHIBIT

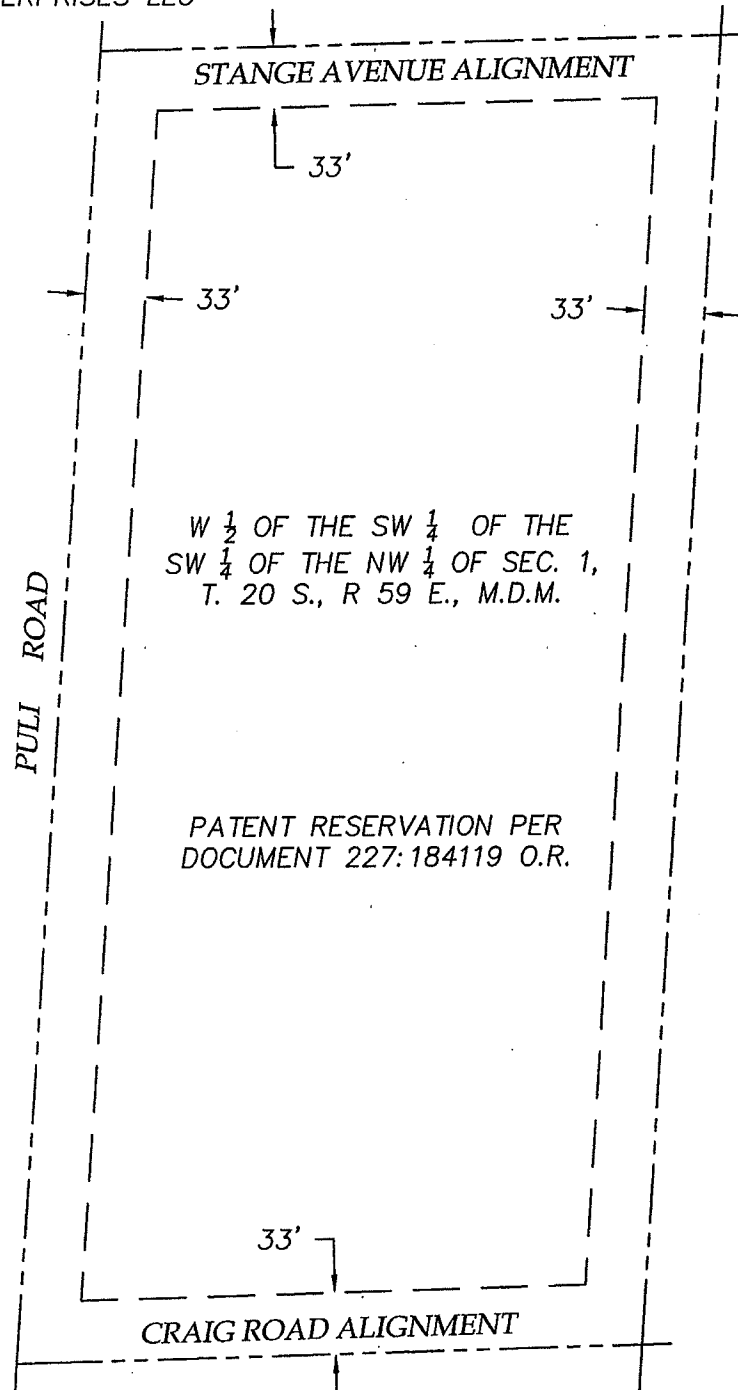


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(702) 362-8844 FAX:(702) 362-5233

EOT-64068

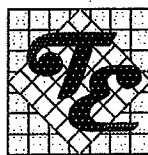
137-01-201-011
T H M ENTERPRISES LLC

EXHIBIT B



SHT 8 OF 11

PATENT EASEMENT
VACATION EXHIBIT

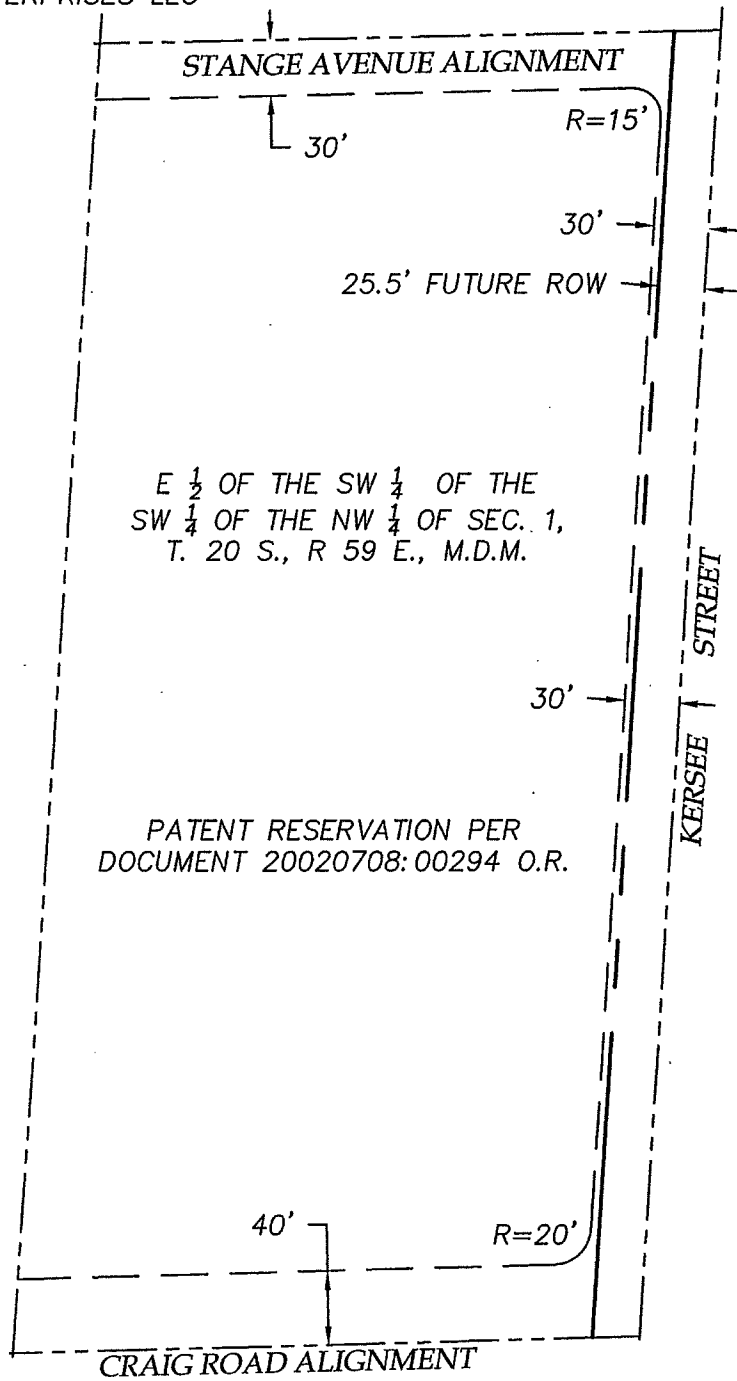


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EOT-64068

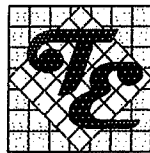
137-01-201-012
T H M ENTERPRISES LLC

EXHIBIT B



SHT 9 OF 11

PATENT EASEMENT
VACATION EXHIBIT

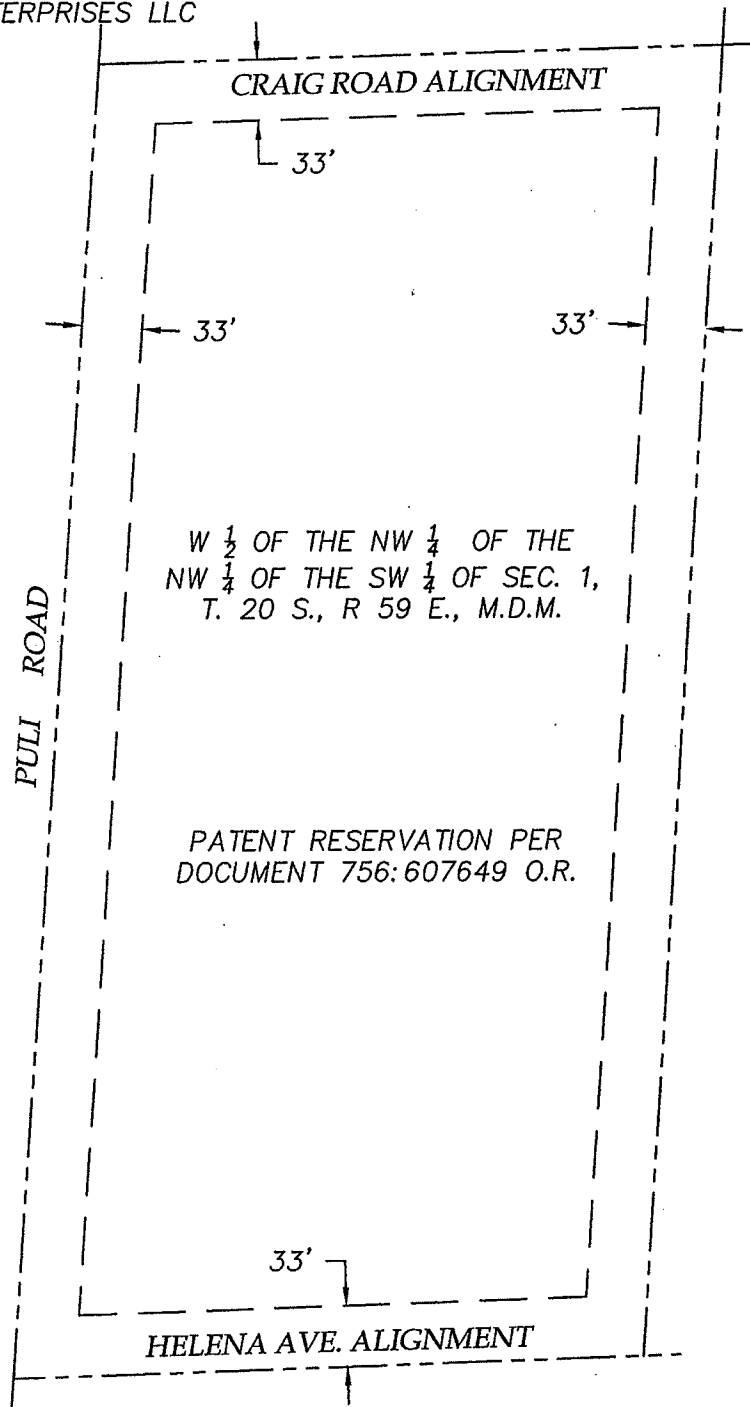


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LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

EOT-64068

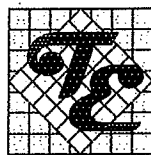
137-01-301-001
T H M ENTERPRISES LLC

EXHIBIT B



SHT 10 OF 11

PATENT EASEMENT
VACATION EXHIBIT

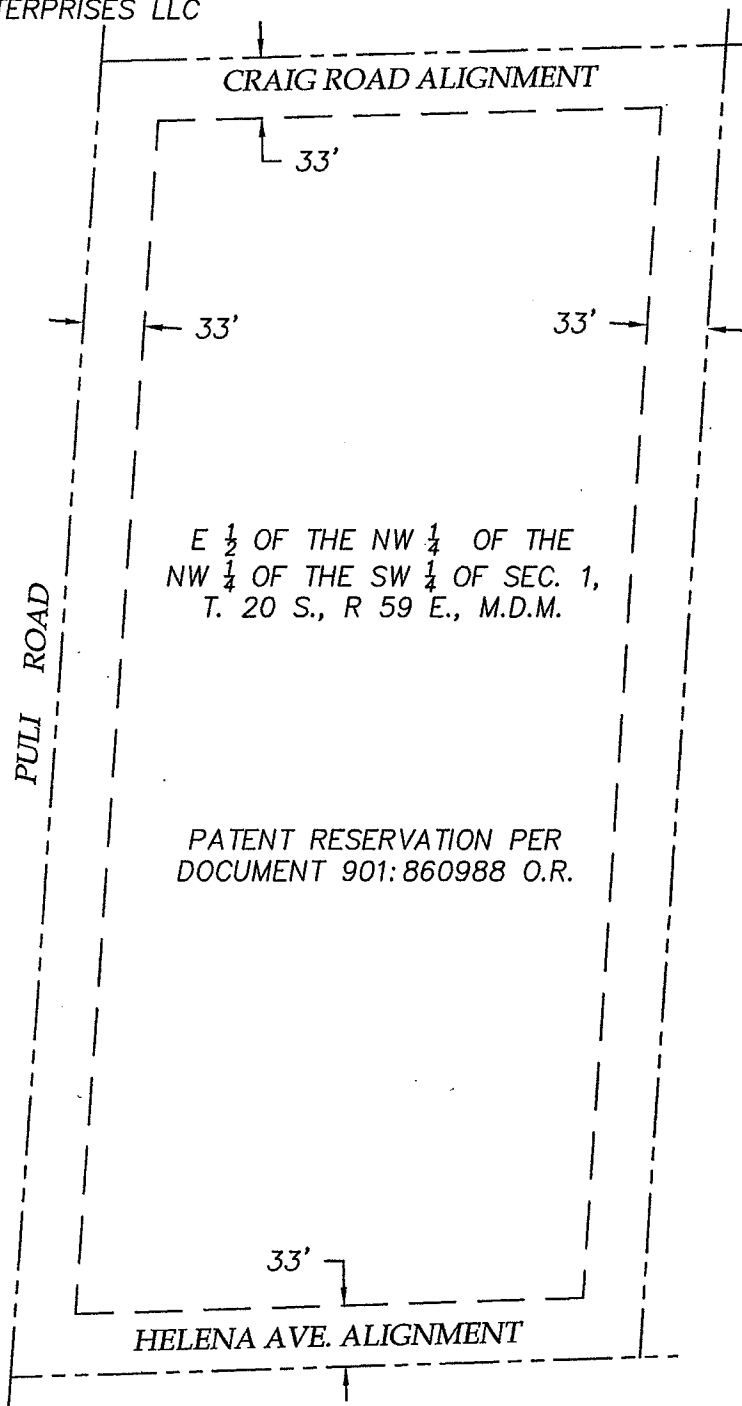


TANEY ENGINEERING
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LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

EOT-64068

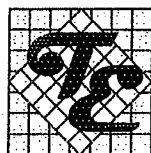
137-01-301-002
T H M ENTERPRISES LLC

EXHIBIT B



SHT 11 OF 11

PATENT EASEMENT
VACATION EXHIBIT



TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

EOT-64068

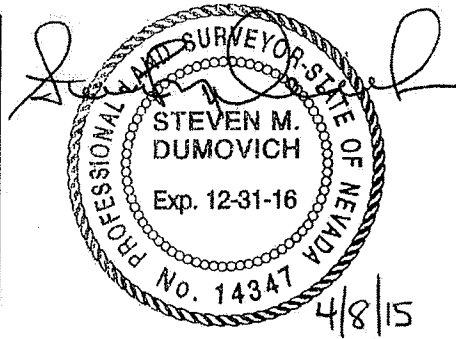
EXHIBIT C

137-01-301-001, 137-01-301-002
THM ENTERPRISES, LLC

THE PURPOSE IS TO VACATE THE RIGHTS-OF-WAY OF RED COACH AVENUE, PULI ROAD AND STANGE AVENUE DEDICATED AS PUBLIC STREETS PER BOOK 1835, INSTRUMENT NO. 1794004 OF OFFICIAL RECORDS.

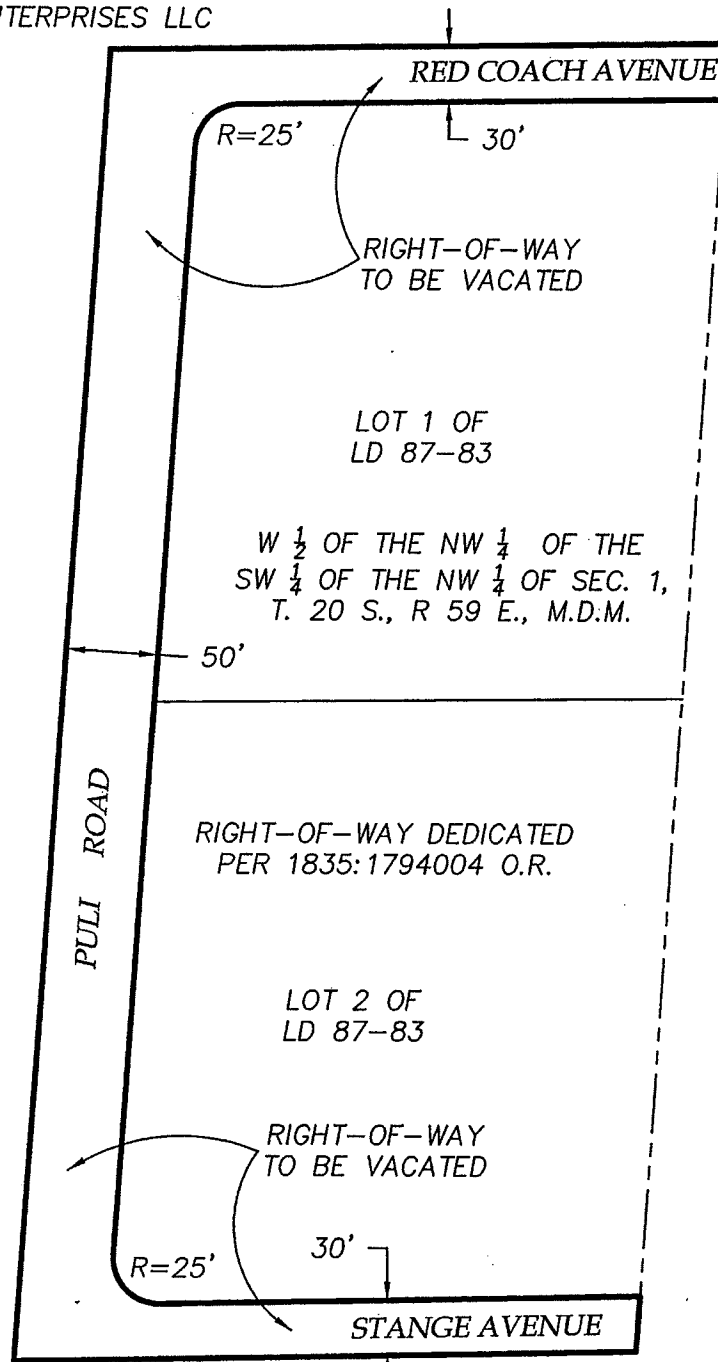
THE NORTH 30 FEET, THE SOUTH 30 FEET, THE WEST 50 FEET, THE AREA OF A 25 FOOT RADIUS SPANDREL IN THE NORTHWEST CORNER, TANGENT ON THE NORTH BY THE SOUTH LINE OF THE NORTH 30 FEET AND TANGENT ON THE WEST BY THE EAST LINE OF THE WEST 50 FEET AND THE AREA OF A 25 FOOT RADIUS SPANDREL IN THE SOUTHWEST CORNER, TANGENT ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30 FEET AND TANGENT ON THE WEST BY THE EAST LINE OF THE WEST 50 FEET IN THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PURPOSE:	RIGHT-OF-WAY VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118
JOB NAME:	PEACEFUL RIDGE
JOB NUMBER:	AST-12-002
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	ROW VACATION.DOC

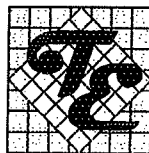


137-01-201-001
137-01-201-002
T H M ENTERPRISES LLC

EXHIBIT D



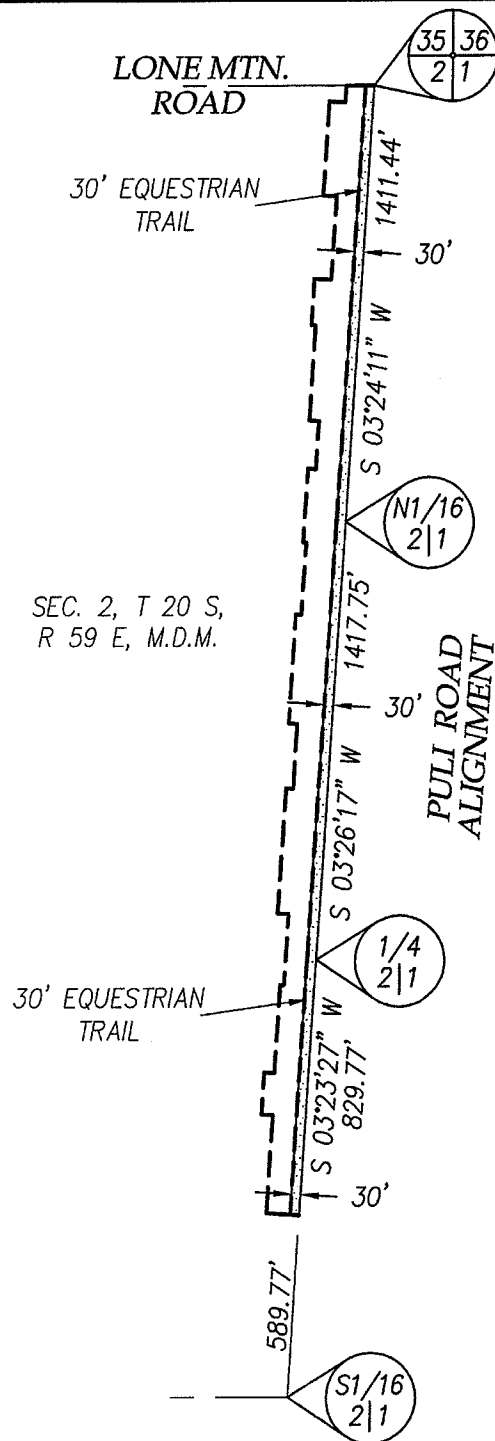
RIGHT-OF-WAY
VACATION EXHIBIT



TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

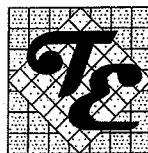
EOT-64068

EXHIBIT B



SEC. 2, T 20 S,
R 59 E, M.D.M.

BLM RIGHT-OF-WAY
GRANT EXHIBIT



TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

EOT-64068

EXHIBIT A
LEGAL DESCRIPTION

137-02-000-001
U.S.A.

EXPLANATION:

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND FOR MULTI-USE EQUESTRIAN TRAIL PURPOSES.

LYING WITHIN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE EAST 30 FEET OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 2;

AND THE EAST 30 FEET OF THE NORTH 829.77 FEET, MEASURED ALONG THE EAST LINE, OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 2.

PARCEL CONTAINS 2.52 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED PARCEL OF LAND IS APPROXIMATELY 3,659 FEET IN LENGTH AND 30 FEET IN WIDTH.

RECEIVED

MAR 31 2016

**EXHIBIT A
LEGAL DESCRIPTION**

137-02-000-001
U.S.A.

EXPLANATION:

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND FOR DRAINAGE RIGHT-OF-WAY GRANT PURPOSES. IN ADDITION, THE EASTERLY THIRTY (30) FEET OF SAID PARCEL IS TO BE USED FOR MULTI-USE EQUESTRIAN TRAIL PURPOSES.

LYING WITHIN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF SOUTH 03°24'11" WEST, 1411.44 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 03°26'17" WEST, 1417.75 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 03°23'27" WEST, 829.77 FEET; THENCE NORTH 86°36'33" WEST, 110.00 FEET; THENCE NORTH 03°23'27" EAST, 319.72 FEET; THENCE NORTH 86°36'33" WEST, 38.00 FEET; THENCE NORTH 03°23'27" EAST, 137.10 FEET; THENCE SOUTH 86°36'33" EAST, 34.00 FEET; THENCE NORTH 03°23'27" EAST, 285.83 FEET; THENCE SOUTH 86°36'33" EAST, 12.00 FEET; THENCE NORTH 03°23'27" EAST, 230.21 FEET; THENCE NORTH 86°33'43" WEST, 35.91 FEET; THENCE NORTH 03°26'17" EAST, 402.92 FEET; THENCE SOUTH 86°33'43" EAST, 24.00 FEET; THENCE NORTH 03°26'17" EAST, 210.88 FEET; THENCE NORTH 86°33'43" WEST, 29.00 FEET; THENCE NORTH 03°26'17" EAST, 353.47 FEET; THENCE SOUTH 86°33'43" EAST, 18.00 FEET; THENCE NORTH 03°26'17" EAST, 233.15 FEET; THENCE NORTH 86°33'43" WEST, 10.00 FEET; THENCE NORTH 03°24'11" EAST, 238.27 FEET; THENCE SOUTH 86°35'49" EAST, 26.00 FEET; THENCE NORTH 03°24'11" EAST, 155.54 FEET; THENCE NORTH 86°35'49" WEST, 32.00 FEET; THENCE NORTH 03°24'11" EAST, 308.32 FEET; THENCE NORTH 86°35'49" WEST, 14.00 FEET; THENCE NORTH 03°24'11" EAST, 150.97 FEET; THENCE SOUTH 86°35'49" EAST, 55.00 FEET; THENCE NORTH 03°24'11" EAST, 270.50 FEET; THENCE NORTH 86°35'49" WEST, 45.00 FEET; THENCE NORTH 03°24'11" EAST, 301.61 FEET; THENCE SOUTH 86°35'49" EAST, 52.00 FEET; THENCE NORTH 03°24'11" EAST, 54.94 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°59'21" EAST, 93.24 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 10.63 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED PARCEL OF LAND IS APPROXIMATELY 3,659 FEET IN LENGTH AND VARIES IN WIDTH FROM 89 FEET TO 155 FEET.

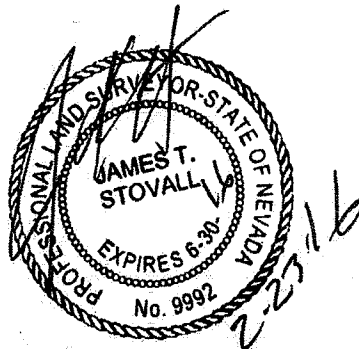
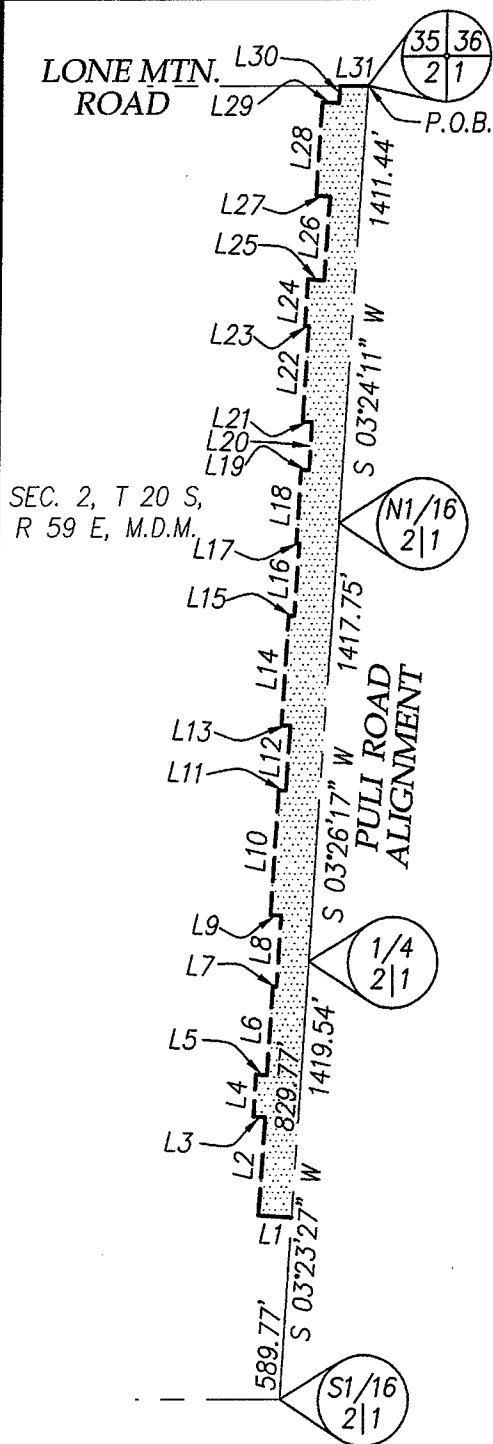
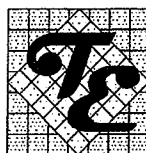


EXHIBIT B



LINE	BEARING	DISTANCE
L1	N86°36'33"W	110.00'
L2	N03°23'27"E	319.72'
L3	N86°36'33"W	38.00'
L4	N03°23'27"E	137.10'
L5	S86°36'33"E	34.00'
L6	N03°23'27"E	285.83'
L7	S86°36'33"E	12.00'
L8	N03°23'27"E	230.21'
L9	N86°33'43"W	35.91'
L10	N03°26'17"E	402.92'
L11	S86°33'43"E	24.00'
L12	N03°26'17"E	210.88'
L13	N86°33'43"W	29.00'
L14	N03°26'17"E	353.47'
L15	S86°33'43"E	18.00'
L16	N03°26'17"E	233.15'
L17	N86°33'43"W	10.00'
L18	N03°24'11"E	238.27'
L19	S86°35'49"E	26.00'
L20	N03°24'11"E	155.54'
L21	N86°35'49"W	32.00'
L22	N03°24'11"E	308.32'
L23	N86°35'49"W	14.00'
L24	N03°24'11"E	150.97'
L25	S86°35'49"E	55.00'
L26	N03°24'11"E	270.50'
L27	N86°35'49"W	45.00'
L28	N03°24'11"E	301.61'
L29	S86°35'49"E	52.00'
L30	N03°24'11"E	54.94'
L31	S89°59'21"E	93.24'

BLM RIGHT-OF-WAY
GRANT EXHIBIT



TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

EOT-64068

Inst #: 201209140001500
Fees: \$21.00 N/C Fee: \$0.00
RPTT: \$16830.00 Ex: #
09/14/2012 11:20:57 AM
Receipt #: 1307503
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MSH Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P. N.: 137-01-101-001, 137-01-101-009, 137-01-201-001, 137-01-201-002, 137-01-201-011, 137-01-201-012, 137-01-301-001, 137-01-301-002
R.P.T.T.: \$16,830.00

Escrow #12-06-0868-JKH

Mail tax bill to and
When recorded mail to:
THM Enterprises, LLC
10655 Park Run Drive #230
Las Vegas, NV 89144

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Puli Road & Lone Mountain RD, LLC,** for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **THM Enterprises, 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
MAR 31 2016

IN WITNESS WHEREOF, this instrument has been executed this 13 day of SEPTEMBER, 2012.

PULI ROAD & Lone Mountain RD, LLC

Puli Road & Lone Mountain RD, LLC

By: Anne Marie Berg, Manager

Anne Marie Berg, Manager



Brenda Hrubetz
#99-59176-1
Exp. 9-16-12

State of NEVADA

County of Clark

This instrument was acknowledged before me on

SEPTEMBER 13, 2012

by Anne Marie Berg, Senior Vice President

Brenda Hrubetz
NOTARY PUBLIC

My Commission Expires:

SEPTEMBER 16, 2012

EXHIBIT "A"

PARCEL 1:

GOVERNMENT LOT TWELVE (12) OF SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

PARCEL 2:

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M, CLARK
COUNTY, NEVADA.

PARCEL 3:

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW
¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER
(NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH THIRTY (30) FEET, THE WEST FIFTY
(50) FEET AND A SPANDREL AREA IN THE NORTHWEST CORNER OF THE
PROPERTY AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROADS,
UTILITIES AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED
RECORDED NOVEMBER 16, 1983 IN BOOK 1835 OF OFFICIAL RECORDS AS
DOCUMENT NO. 1794004 IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

SAID PROPERTY BEING ALSO KNOWN AS LOT ONE (1) AS SHOWN ON THE
CERTIFICATE OF LAND DIVISION RECORDED NOVEMBER 16, 1983, IN
BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794003 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THE SOUTH THIRTY (30) FEET, THE WEST FIFTY (50) FEET, AND A SPANDREL AREA IN THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROADS, UTILITIES AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED RECORDED NOVEMBER 16, 1983 IN BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794004 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID PROPERTY BEING ALSO KNOWN AS LOT TWO (2) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION RECORDED NOVEMBER 16, 1983, IN BOOK 1835 OF OFFICIAL RECORDS AS DOCUMENT NO. 1794003 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 6:

THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 7:

THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

PARCEL 8: