LAS VEGAS
CITY COUNCIL

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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

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June 15, 2016

Mr. Brenin Anderson
PN II, INC.
7255 South Tenaya Way, Ste. 200
Las Vegas, Nevada 89113

RE: TMP-64418 [PRJ-64391] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF JUNE 14, 2016

Dear Applicant:

Your request for a Tentative Map FOR A 148-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 46.09 acres on the west side of Clark County 215, approximately 1,200 feet north of Lake Mead Boulevard (portions of APNs 137-14-501-005 and 137-14-601-002), P-C (Planned Community) Zone, Ward 4 (Anthony) [PRJ-64391], was considered by the Planning Commission on June 14, 2016.

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

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Summerlin Village 10, 11, 12 and 26 Development Agreement and the Summerlin Development Standards, 2004 Revision, as applicable.

3. Street names must be provided in accordance with the City's Street Naming Regulations. If the submitted Variance (VAR-64311) is denied, "Reverence Parkway" cannot be used on any final map associated with this site.

4. 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.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. The Final Map for Summerlin Village 26 – Reverence Phase 1 shall record prior to recordation of this Final Map to provide legal access.

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association.

8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

9. Coordinate maintenance access to the manhole in Regenerate Lane between Lots 83 and 84 with the Sanitary Sewer Connection Section of the Department of Public Works.

10. 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.

11. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

13. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.

14. 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 **June 14, 2016** 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 submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***June 21, 2016***. 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:nl

cc:

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Blvd.
Las Vegas, Nevada 89146

CORRECTED LETTER

December 22, 2015

Ms. Julie Cleaver
The Howard Hughes Company
10801 West Charleston Boulevard, 3rd Floor
Las Vegas, Nevada 89135

RE: TMP-60968 [PRJ-60662] - TENTATIVE MAP RELATED TO MOD-61039
CITY COUNCIL MEETING OF NOVEMBER 18, 2015

Dear Ms. Cleaver:

The City Council at a regular meeting held on November 18, 2015 ***APPROVED*** a request for a Tentative Map FOR A MASTER PLANNED VILLAGE CONTAINING 323 SINGLE-FAMILY RESIDENTIAL LOTS, ONE MULTI-FAMILY RESIDENTIAL LOT AND 14 LARGE POD LOTS on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-13-101-007 and 008; 137-14-501-004; and 137-14-601-002), P-C (Planned Community) Zone, Ward 4 (Anthony) [PRJ-60662].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Major Modification (MOD-61039) of the Village 26 Development Plan shall be required, if approved. Approved no condition

3. Prior to recordation of a final map over this site, a Parcel Map (PMP-61340) shall be recorded. 2 on 12

4. All development shall conform to the Summerlin Village 10, 11, 12 and 26 Development Agreement and the Summerlin Development Standards, 2004 Revision, as applicable.

5. Street names must be provided in accordance with the City's Street Naming Regulations.

6. 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.

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7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. If an area outside the proposed public right-of-way is planned for public infrastructure, separate public easements (sewer, drainage, traffic, pedestrian, etc.) must be granted for these facilities on the Final Map for this site unless otherwise allowed by the City Engineer. We note that the areas shown as "Future Utility Easement" on the Tentative Map across Parcels Q & R & COS-5 may need to be granted as Public Sewer and Public Drainage Easements to be privately maintained on the Final Map. Construction of these public improvements may happen at a later date to coincide with parcel development. All Public Sewer Easements must be a minimum 20' wide and have paved drivable access for maintenance purposes. The size of Public Drainage Easements will be determined through a required Drainage Study.

9. Unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase.

10. All parcels created by the Parent Final Map for this site shall provide a minimum of two lanes of paved legal access from an existing paved public street to each developable parcel prior to occupancy of any buildings within each developable parcel. All public roads shown on the Final Map shall be labeled as "Hereby Dedicated."

11. Meet with the Sanitary Sewer Planning Section of the Department of Public Works regarding the previously approved Summerlin Village 26 Wastewater Collection System Master Plan. All public sewer lines and manholes shall have paved, drivable access at all times. Comply with the recommendations of the Sanitary Sewer Planning Section.

12. Prior to the recordation of the Final Map for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

13. All landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights of way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

14. If a Special Improvement District (SID) is proposed, the SID section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

15. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the submittal of any construction drawings.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

18. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Bernin Anderson
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Ms. Cindie Gee
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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November 19, 2015

Ms. Julie Cleaver
The Howard Hughes Company
10801 West Charleston Boulevard, 3rd Floor
Las Vegas, Nevada 89135

RE: TMP-60968 [PRJ-60662] - TENTATIVE MAP RELATED TO MOD-61039 CITY COUNCIL MEETING OF NOVEMBER 19, 2015

Dear Ms. Cleaver:

The City Council at a regular meeting held on November 18, 2015 ***APPROVED*** a request for a Tentative Map FOR A MASTER PLANNED VILLAGE CONTAINING 323 SINGLE-FAMILY RESIDENTIAL LOTS, ONE MULTI-FAMILY RESIDENTIAL LOT AND 14 LARGE POD LOTS on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-13-101-007 and 008; 137-14-501-004; and 137-14-601-002), P-C (Planned Community) Zone, Ward 4 (Anthony) [PRJ-60662].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Major Modification (MOD-61039) of the Village 26 Development Plan shall be required, if approved.

3. Prior to recordation of a final map over this site, a Parcel Map (PMP-61340) shall be recorded.

4. All development shall conform to the Summerlin Village 10, 11, 12 and 26 Development Agreement and the Summerlin Development Standards, 2004 Revision, as applicable.

5. Street names must be provided in accordance with the City's Street Naming Regulations.

6. 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.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. If an area outside the proposed public right-of-way is planned for public infrastructure, separate public easements (sewer, drainage, traffic, pedestrian, etc.) must be granted for these facilities on the Final Map for this site unless otherwise allowed by the City Engineer. We note that the areas shown as "Future Utility Easement" on the Tentative Map across Parcels Q & R & COS-5 may need to be granted as Public Sewer and Public Drainage Easements to be privately maintained on the Final Map. Construction of these public improvements may happen at a later date to coincide with parcel development. All Public Sewer Easements must be a minimum 20' wide and have paved drivable access for maintenance purposes. The size of Public Drainage Easements will be determined through a required Drainage Study.

9. Unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase.

10. All parcels created by the Parent Final Map for this site shall provide a minimum of two lanes of paved legal access from an existing paved public street to each developable parcel prior to occupancy of any buildings within each developable parcel. All public roads shown on the Final Map shall be labeled as "Hereby Dedicated."

11. Meet with the Sanitary Sewer Planning Section of the Department of Public Works regarding the previously approved Summerlin Village 26 Wastewater Collection System Master Plan. All public sewer lines and manholes shall have paved, drivable access at all times. Comply with the recommendations of the Sanitary Sewer Planning Section.

12. Prior to the recordation of the Final Map for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

13. All landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights of way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections. .

14. If a Special Improvement District (SID) is proposed, the SID section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. .

15. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the submittal of any construction drawings.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

18. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Bernin Anderson
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Ms. Cindie Gee
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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/city of las vegas

June 15, 2016

Mr. Brenin Anderson
PN II, INC.
7255 South Tenaya Way, Ste. 200
Las Vegas, Nevada 89113

RE: VAR-64311 [PRJ-64232] - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 14, 2016

Dear Applicant:

Your request for a Variance TO ALLOW THE STREET NAME "REVERENCE" TO COEXIST WITH THE EXISTING STREET NAME "REFERENCE" WHERE STREET NAMES THAT SOUND ALIKE CANNOT BE USED on 285.06 acres at the northwest corner of Clark County 215 and Lake Mead Boulevard (APNs 137-13-101-007; 137-14-501-005 and 137-14-601-002), P-C (Planned Community) Zone, *Ward 4 (Anthony)* [PRJ-64232], was considered by the Planning Commission on June 14, 2016.

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

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-64418).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 14, 2016** is final unless a written appeal is filed with the City Clerk within ten 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 submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***June 27, 2016***.

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:nl

cc:

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Blvd.
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 19, 2015

Ms. Julie Cleaver
The Howard Hughes Company
10801 West Charleston Boulevard, 3rd Floor
Las Vegas, Nevada 89135

RE: MOD-61039 [PRJ-60662] - MAJOR MODIFICATION RELATED TO TMP-60968
CITY COUNCIL MEETING OF NOVEMBER 18, 2015

Dear Ms. Cleaver:

The City Council at a regular meeting held on November 18, 2015 ***APPROVED*** a request for a Summerlin Major Modification of an approved Development Plan for Village 26 on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-13-101-007 and 008; 137-14-501-004; and 137-14-601-002), P-C (Planned Community) Zone, Ward 4 (Anthony) [PRJ-60662].

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Bernin Anderson
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Ms. Cindie Gee
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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TABLE 2.2 - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

SINGLE FAMILY RESIDENTIAL USES				
DISTRICT	**UNIT/TYPE**	**MAX.DENSITY**	**SETBACKS**	**MAX. HEIGHT**
(EQR) Equestrian Residential	Single Family Residential	2.0 Units Per Gross Acre	Front: 30 Feet Side: 15 Feet Rear: 20 Feet Corner: 25 Feet	40 Feet
(ER) Estate Residential	Single Family Residential	2.0 Units Per Gross Acre	Front: 30 Feet Side: 15 Feet Rear: 20 Feet Corner: 25 Feet	40 Feet
(SF1) Single Family Detached	Single Family Residential	3.5 Units Per Gross Acre	Front: 25 Feet Side: 10 Feet Rear: 20 Feet Corner: 15 Feet	38 Feet
(SF2) Single Family Detached	Single Family Residential	6.0 Units Per Gross Acre	Front: 18 Feet (See notes 1 & 2) Side: 5 Feet Rear: 15 Feet	38 Feet
(SF3) Single Family Detached	Single Family Residential	10 Units Per Gross Acre	Front: 18 Feet (See notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet
(SFSD) Single Family Special Lot Development	Single Family Residential	18 Units Per Gross Acre	Refer to Special Lot Development Standards	45 Feet
(SFZL) Single Family Zero Lot Line	Single Family Residential Attached or Detached	12 Units Per Gross Acre	Front: (See notes 1, 2 & 3) Side: 10 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet
(SFA) Single Family Attached	Single Family Residential	18 Units Per Gross Acre	Front: (See Notes 1, 2 & 3) Side: 10 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet

Notes:

1. In the SF2, SF3, SFZL, and SFA districts, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
2. In the SF2, SF3, SFZL, and SFA districts, side entry garages may have a 10 foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
3. In the SFZL and SFA districts front setbacks may be 18 feet or more or 5 feet or less. Setbacks between 5 feet and 18 feet are not allowed.

TABLE 2.2 - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS (Cont.)

MULTI- FAMILY USES				
DISTRICT	**UNIT/TYPE**	**MAX.DENSITY**	**SETBACKS**	**MAX. HEIGHT**
(MFI) Low Density Multi-Family	Multi-Family Residential	14 Units Per Gross Acre	20 Feet from the exterior property lines of the development and 10 feet between buildings	45 Feet
(MF2) Medium Density Multi-Family	Multi-Family Residential	21 Units Per Gross Acre	20 Feet from the exterior property lines of the development and 10 feet between buildings	60 Feet
(MF3) High Density Multi-Family	Multi-Family Residential	None	25 Feet from the exterior property lines of the development and 10 feet between buildings	None

Note: In all multi-family districts, garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

TABLE 2.3 - NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

NON-RESIDENTIAL USES
The setbacks, building heights and general development criteria for non-residential development will be determined during the Site Plan Review Process. The City Referral Group will evaluate each proposal to determine if the proposed development conforms to the intent of the PC zoning district and properly provides for the protection of surrounding properties.

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 13, 2015
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PULTE HOMES OF NEVADA, ET AL - OWNER: HOWARD HUGHES COMPANY, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-61039	Staff recommends APPROVAL.	
TMP-60698	Staff recommends APPROVAL, subject to conditions:	MOD-61039

** CONDITIONS **

TMP-60698 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Major Modification (MOD-61039) of the Village 26 Development Plan shall be required, if approved.

3. Prior to recordation of a final map over this site, a Parcel Map (PMP-61340) shall be recorded.

4. All development shall conform to the Summerlin Village 10, 11, 12 and 26 Development Agreement and the Summerlin Development Standards, 2004 Revision, as applicable.

5. Street names must be provided in accordance with the City's Street Naming Regulations.

6. 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.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. If an area outside the proposed public right-of-way is planned for public infrastructure, separate public easements (sewer, drainage, traffic, pedestrian, etc.) must be granted for these facilities on the Final Map for this site unless otherwise allowed by the City Engineer. We note that the areas shown as "Future Utility Easement" on the Tentative Map across Parcels Q & R & COS-5 may need to be granted as Public Sewer and Public Drainage Easements to be privately maintained on the Final Map. Construction of these public improvements may happen at a later date to coincide with parcel development. All Public Sewer Easements must be a minimum 20' wide and have paved drivable access for maintenance purposes. The size of Public Drainage Easements will be determined through a required Drainage Study.

9. Unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase.

10. All parcels created by the Parent Final Map for this site shall provide a minimum of two lanes of paved legal access from an existing paved public street to each developable parcel prior to occupancy of any buildings within each developable parcel. All public roads shown on the Final Map shall be labeled as "Hereby Dedicated."

11. Meet with the Sanitary Sewer Planning Section of the Department of Public Works regarding the previously approved Summerlin Village 26 Wastewater Collection System Master Plan. All public sewer lines and manholes shall have paved, drivable access at all times. Comply with the recommendations of the Sanitary Sewer Planning Section.

12. Prior to the recordation of the Final Map for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

13. All landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights of way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

14. If a Special Improvement District (SID) is proposed, the SID section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

15. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the submittal of any construction drawings.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

18. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicants each own parcels of undeveloped, graded land northwest of the intersection of Lake Mead Boulevard and Clark County 215 that are collectively designated as Summerlin Village 26. A Development Agreement (DA-0002-93) with the City of Las Vegas from 1994 is in place for infrastructure development, and no zoning or land use amendments are necessary. With these requests, the applicant is proposing to update the latest Development Plan (MOD-12395) for Village 26, which will now decrease in density. Rather than remap all lots at once, the applicants propose to map the Village in phases. Phase 1 would include 323 single-family residential lots and one multi-family residential lot on parcels owned by Pulte Homes, leaving the remaining parcels to include common area or large pod lots for future development. A through street (Desert Hope Drive) has been reconfigured to run the entire length of the development as a public right-of-way.

As all Summerlin requirements for the Village 26 Development Plan are met, the density of the village is proposed to decrease, the village will be served by a through public street and no waivers are required, staff recommends approval of the Major Modification and accompanying Tentative Map. However, conditions of approval have been added to ensure that necessary studies are completed and the development conforms to their recommendations. In addition, where public streets terminate at the edges of Phase 1, temporary turnaround easements must be granted to ensure orderly circulation.

ISSUES

- A Major Modification is required to make changes to the approved Summerlin Village 26 Development Plan that include reconfiguration of land uses, open space, public facilities and the major transportation network.
- Unless otherwise allowed by the City Engineer, by condition the applicant must provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/94	The City Council approved the annexation (A-0019-94) of 2528.70 acres generally located west of Hualapai Way between Charleston Boulevard and Cheyenne Avenue (Ordinance #3776). The Planning Commission and staff recommended approval. The annexation became effective 03/16/94. The annexed lands previously zoned R-U (Rural Open Land) in Clark County became N-U (Non-Urban) within the City of Las Vegas.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/94	The City Council approved a Development Agreement (DA-0002-93) between The Howard Hughes Corporation and the City of Las Vegas for Summerlin Villages 10, 11, 12 and 26 on 2695 acres (166 acres of which were already within city boundaries). The Development Agreement became effective 03/15/94.
	The City Council approved an amendment of a portion of the Southeast Sector of the General Plan (GPA-0046-93) from H (High Density Residential), ML (Medium Low Density Residential), PF (Public Facilities), M (Medium Density Residential), SC (Service Commercial), SC/LIR (Service Commercial/Light Industry/Research), S (School) and P (Parks/Recreation/Open Space) to DR (Desert Rural Residential), L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), SC (Service Commercial), SC/LIR (Service Commercial/Light Industry/Research), GC (General Commercial), PF (Public Facilities), P (Parks/Recreation/Open Space) and S (School) on 2,528 acres located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (Z-0135-93) from N-U (Non-Urban) to P-C (Planned Community) of 2,528.70 acres located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval.
02/14/96	A four-lot Parcel Map (PM-0041-95) on a portion of the annexation area (2082.89 acres) located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard was recorded as Parcel Map File 84 Page 70.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
06/07/06	The City Council approved a Major Modification (MOD-12395) to the Summerlin Master Plan to amend existing land use designations from ER (Estate Residential) to SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) in Village 26 on 314.36 acres adjacent to the northwest corner of Clark County 215 and Lake Mead Boulevard. This action required a future amendment of the Village 26 Development Plan to depict "Major Pedestrian Pathways" as required by Section V of the Summerlin Development Standards ("Review Process").
06/07/06	The City Referral Group approved a Major Modification (CRG-13659) of Village 26 Development Plan. This action required a revised development plan to show the use, location and size of all open space areas. These revisions were to be included in a Site Development Plan Review preceding the Tentative Map.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/16/06	The City Council approved a Waiver of Title 18.12.105 (WVR-14007) to allow private drive aisles to intersect with private drive aisles, to allow private drive aisles to be 800 feet long where 200 feet is the maximum allowed and to allow 20-foot wide private drive aisles where 24 feet is the minimum on 314 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval. The approval expired 08/16/08.
	The City Council approved a Waiver of Title 18.12.130 (WVR-14008) to allow private drive aisles in excess of 150 feet to terminate without a cul-de-sac where such is required on 314 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval. The approval expired 08/16/08.
	The City Council approved a Waiver of Title 19.12.100 (WVR-14009) to allow private streets to be 33 feet wide where 37 feet is required on 314 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval. The approval expired 08/16/08.
	The City Council approved a Site Development Plan Review (SDR-14047) for a 1,282 single-family detached residential development and 254-unit single family attached residential development on 314 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. A total of 1,536 lots were approved (1,063 single-family detached, 473 single-family attached). The Planning Commission and staff recommended approval. The approval expired 08/16/08.
10/19/06	A four-lot parcel map (PMP-15485) on 693.91 acres west of Clark County 215 between Lake Mead Boulevard and Cheyenne Avenue was recorded in Parcel Map File 112 Page 94. Parcels 1 and 2 make up Village 26.
10/05/06	The Planning Commission approved a Tentative Map (TMP-16199) for a 1,539-lot residential subdivision on 314.36 acres at the northwest corner of Clark County and Lake Mead Boulevard. A revised tentative map dated 10/03/06 showed 1,523 lots. Staff recommended approval. The approval expired 10/05/08.
03/02/07	A Final Map (FMP-20299) for an 11-lot residential subdivision on 12.56 acres was submitted for technical review. This map did not record within time limits and expired 10/05/08.
06/13/08	A Final Map (FMP-28606) for a five-lot residential subdivision on 6.18 acres was submitted for technical review. This map did not record within time limits and expired 10/05/08.
08/19/15	The Summerlin Design Review Committee approved the request for a Major Modification of the Development Plan for Village 26.
	The Summerlin Design Review Committee approved the request for a Tentative Map for Reverence Phase 1 in Summerlin Village 26.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/17/15	A Parcel Map (PMP-61340) was submitted for Technical Review for four parcels at the northwest corner of Lake Mead Boulevard and Clark County 215. This map must be recorded prior to recordation of the final map over the area covered by this Tentative Map.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership on APNs 137-13-101-008 and 137-14-501-004.
12/01/06	A deed was recorded for a change in ownership on APNs 137-13-101-007 and 137-14-601-002.

Related Building Permits/Business Licenses	
04/26/07	An early grading permit (21523) was issued for mass grading of the Village 26 site in conjunction with submitted civil plans (19506) [Reference Drawing Number 107Y4950-RM].

Pre-Application Meeting	
08/11/15	A pre-application meeting was held to discuss submittal requirements and issues related to a Major Modification of the Village 26 Development Plan and an associated Tentative Map for the first phase of site development.

Neighborhood Meeting	
10/12/15	A neighborhood meeting was held at the Trails Community Center, 1910 Spring Gate Lane, Las Vegas, NV 89134, from 6:00 p.m. to 6:40 p.m. There were four members of the development team, four members of the public, and one member of Planning staff in attendance. The applicant provided a brief overview of the development plan changes from the approved 2006 plan. The single-family residential area and open space areas have increased, while the multi-family residential area has decreased. The number of potential residential units will also decrease. Less than 1,000 units are actually proposed for Village 26, although that number is subject to change. Two vehicular access points will be provided, but the primary access would be from Lake Mead Boulevard. Generally, no one in attendance was opposed to the development plan. There was concern from one member of the public about addressing water needs with new development. The applicant responded that a water needs study is currently underway. Another concern was the increase of traffic coming from Lake Mead Boulevard.

Field Check	
09/03/15	The site is undeveloped and partially graded with an access road running parallel to Clark County 215 and an improved drainage channel. The terrain is steep and varied in places and contains a low area for stormwater retention.

Details of Application Request	
Site Area	
Gross Acres	300.16

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	Summerlin	P-C (Planned Community)
North	Undeveloped	PF (Schools, Churches, Public Facilities) – Clark County Designation	R-U (Rural Open Land) – Clark County Designation
South	Undeveloped	Summerlin	P-C (Planned Community)
East	Clark County 215	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Undeveloped	Summerlin	P-C (Planned Community)

Master Plan Areas	*Compliance*
Summerlin	Y
Special Purpose and Overlay Districts	*Compliance*
P-C (Planned Community) District	Y
Other Plans or Special Requirements	*Compliance*
Trails (Private)	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Development of the site encompassed by the proposed tentative map will be according to the Village 26 Development Plan, Summerlin Development Standards and private agreements between the owner and developers.

Open Space – Summerlin Village 26							
Total Acreage	*Units*	*Required*			*Provided*		*Compliance*
		Ratio	*Percent*	*Area*	*Percent*	*Area*	
300.16 acres	2,785	330 SF per unit	N/A	21.1 ac	21.6%	64.9 ac	Y

This number reflects the maximum number of units in the village. It does not include undevelopable, mountainous areas or detention basins.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Desert Hope Drive	Minor Street	Title 13	Not dedicated	N
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	Not dedicated	N

The Connectivity Ratio requirement of Title 19.04 does not apply to developments in Summerlin. However, the following table describes the components of the ratio as it would have applied to a non-Planned Community development.

19.04.040 Connectivity		
Transportation Network Element	*# Links*	*# Nodes*
Internal Street	46	---
Intersection – Internal	---	34
Cul-de-sac Terminus	---	11
Intersection – External Street or Stub Terminus	---	0.5
Intersection – Stub Terminus w/ Temporary Turn Around Easements	5.5	---
Non-Vehicular Path - Unrestricted	N/A	---
Total	51.5	45.5
	Required	*Provided*
Connectivity Ratio (Links / Nodes):	**N/A**	**1.13**

ANALYSIS

Per Section V of the Summerlin Development Standards, a Development Plan is required for each village which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates community facilities, amenities and open space, establishes major pedestrian pathways and classifies roadways in the vehicular circulation system. The development plan includes the following:

1. A narrative that briefly describes the project, restates previous actions on the property, provides information about all planned phases of the village, and provides information regarding amenities, services and open space not indicated on the land use plan; and
2. A land use plan showing all development parcels in the village, along with their respective land uses, densities and acreages; and pedestrian and vehicular circulation systems.

MOD-12395 contained the last Development Plan approval (2006) for Village 26. The proposed update includes a more detailed narrative and land use plan. The co-developers of the site will provide a private recreation facility at the center of the development, neighborhood parks, integrated trail system and a multi-use detention basin to be located near the northwest corner of the village. The Master Developer has provided staff with a letter of approval authorizing the Village 26 modification to the Development Plan.

As with the original approval, a majority of the area within Village 26 is planned for single-family detached residential uses (SF3). The configuration of land uses is essentially the same as previously approved, with an open space parcel at the center of the development and a multi-family residential (MF2) parcel in the southeast corner. At this time, the applicant wants to keep the SF3 (Single Family Detached) designation for the areas marked as Detention Basin and Debris Basin. At a later date this may change to PF (Public Facilities). Overall density has decreased from 9.81 units per acre for 3,083 dwelling units to 9.28 units per acre for a maximum of 2,785 dwelling units.

Parks and open space are intended to be private rather than public and would not be subject to the Residential Construction Tax exemption that is discussed in the Development Agreement. The applicants will ensure that at least 330 SF per dwelling unit is reserved for usable open space, and will discuss in the narrative how that space is allocated.

The previous tentative map (TMP-16199) and site development-related entitlements expired in 2008. The applicants now envision mapping the entire village in phases. The first phase encompasses the entire 300 acres and includes 323 single-family residential lots, one multi-family residential lot, and 13 large pod lots for future subdivision. Successive phases could remap all or part of the remapped pod lots. No waivers of Summerlin Development Standards are necessary in conjunction with this map. Summerlin has granted approval of the tentative map layout.

Desert Hope Drive is intended to remain public throughout the site. The right-of-way will be 44 feet wide with a center turn lane and five-foot detached sidewalks with four-foot amenity zones and five-foot landscape strips on both sides of the street. Gates would be located at the entrances to residential areas with private streets. Lake Mead Boulevard is proposed to be a 47-foot wide half-street west of the interchange with Clark County 215 and narrow to a 38-foot half-street west of Reverence Parkway.

Cross sections have been submitted with proposed elevations, but no stationing has been provided and thus the slope of the site cannot be determined. However, staff expects that as the village develops, a clearer picture will be determined. Staff notes that Cross Section "A" appears to be less than 2% and Cross Section "B" appears to be greater than 2%. It is also noted that per Sheet 8 of the Tentative Map, Cross Section "J" shows a maximum 10-foot retaining wall and Cross Section "I" shows a maximum 14-foot retaining wall.

The Clark County School District projects that approximately 140 primary and secondary students would be introduced into the area through the proposed development on this site. All three levels of schools serving the area (Lummis Elementary School, Becker Middle School and Palo Verde High School) were near capacity for the 2014-2015 school year. No new schools are planned in the area at this time.

FINDINGS (MOD-61039)

The reconfiguration of developer parcels is minor, and the basic internal and external land use relationships are similar to those approved in 2006. The changing of Desert Hope Drive to a public street allows for better circulation of traffic throughout the site. For these reasons, staff recommends approval of the Major Modification.

FINDINGS (TMP-60698)

The map as proposed is in conformance with Title 19 and NRS requirements for tentative maps. Staff recommends approval with the understanding that Phase 2 will tie together many of the streets that dead-end at the phase lines. The development is still subject to all requirements of the Village 10, 11, 12 and 26 Development Agreement, Summerlin Development Standards and any private requirements from the Master Developer. Before the final map for Phase 1 can be recorded, a separate Parcel Map (PMP-61340) to split a portion of The Howard Hughes Company, LLC-owned parcel must be completed and recorded, as those lots are reflected in this tentative map.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 312 (By City Clerk)

APPROVALS 1

PROTESTS 6

SS

Memorandum

Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: PAUL BURN, PLS

From: ALAN R RIEKKI, PLS - CITY SURVEYOR

Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
P N II INC

Date: August 15, 2016

RE: **FINAL MAP 65719 - MERGER & RESUB - SUMMERLIN VILLAGE 26**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

784241 CURRENT PL Status: Denied August 08, 2016

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning has denied your request for technical review of the subject final map, as it is not in substantial conformance with the approved Tentative Map of Summerlin Village 26 - Reverence Phase 1 (TMP-60968). The Final Map shall be revised as required by the Department of Planning and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city with the changes, comments and corrections noted as follows:

1. The configuration and orientation of the large pod lots and residential lots on the submitted Final Map (FMP-65719) do not substantially conform to the approved Tentative Map (TMP-60968).

2. The file number "FMP-65719" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Summerlin Village 26 - Reverence Phase 1 (TMP-60968).

4. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.

5. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for Variance (VAR-64311).

6. Provide a note stating the following: "Direct vehicular access to a primary or secondary thoroughfare from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

7. The access to lots is via a private drives must be defined on the map as perpetual and non-revocable. The change shall be applied on all applicable sheets and instances.

8. The street segment providing access to Lots 438-442 on page 7 shall have a name unique from Greenscape, as this is a different street alignment. The suffix for this new street name shall be "Court."

9. The street suffix for Tera Azul, Cultivate, Asian Pearl, Earthcraft shall be changed to "Place." Correct on all affected sheets and instances. Replaced w/ Reverent Rock

10. The street suffix for Raywood Ash, Full Lotus, shall be changed to "Drive." Correct on all affected sheets and instances.

11. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 _____ day of _____, 2016.

_____
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

784242 DEVCO Status: Conditional Approval August 11, 2016

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that an approved Drainage Plan and Technical Drainage Study are on file with the Flood Control Section of the Department of Public Works. We also note an approved Traffic Study is on file with Transportation Section of the Department of Public Works. There are many minor errors that need to be corrected. In order to avoid a Denial of Mylar, please resubmit another blueline review prior to mylar submittal.

CONDITIONS OF APPROVAL:

1. Per Condition # 9 of the TMP-60968, unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase. Mylar of this final map must comply with condition.

2. Per Condition # 14 of TMP-60968, coordinate proposed Special Improvement District (SID) with the SID section of the Department of Public Works prior to Recordation of this final map.

3. Per Condition #15 of TMP-60968, appropriate wall height needed to be coordinated with Clark County Public Works. Prior to recordation of this Final Map, provide documentation from Clark

County to the City of Las Vegas Land Development Section that this condition has been satisfied.

4. Public sidewalks must be granted as Public Pedestrian Access Easements to be privately maintained. The owner's certificate may be revised to include all parcels and Common Elements adjacent to public streets. If it is determined that the Public Pedestrian Access Easements need to be delineated, revise Sheet 29 and other sheets accordingly where public sidewalks will be adjacent to public streets. Additionally, Street light easements must be granted through the Owner's Certificate or delineated on the Final Map

5. All Public Drainage Easements are to be clearly labeled as being privately maintained by the Homeowner's Association, unless specifically allowed to be publicly maintained in the approved Drainage Study. Please review all Public Drainage Easements and revise accordingly. One example is on sheet 11 where the callout shall be revised to be "Privately" maintained.

6. All Public Sewer Easements are to be privately maintained. City of Las Vegas maintenance only consists of the physical sewer pipes. Please review all Public Sewer Easements and revise accordingly. On sheets 4, 29, Detail 11A on 34, and Detail 18C on 35 Sewer Easements shall be clearly labeled as being privately maintained.

7. On sheet 36, detail 29D indicated a 20 foot wide easement that combines Public Sewer, Public drainage, and Public Utility Easements. The 20 foot width must be revised to 37 feet to comply with a shared easement or the Drainage and Public Utilities must be removed and this easement revised to an exclusive 20-foot privately maintained Public Sewer Easement.

8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

784243 SURVEY Status: Denied August 04, 2016

If you have any questions regarding the following Survey comments please call 229-6217

Please add a monumentation note regarding the setting of rear corners and front scribes.

Please correct match line call-out on sheets 18 and 26.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.

End of Comments.

1. Review all street names
2. Review condition for TMP (check cond. #4 with Steves.)
3. Review condition for VAR
4. Ask Steve S. about BLA of PMP? Recorded
5. check PMP 61340 Recorded? 12-29-15
6. Did the configuration of the Lots change? from TMP → TO → mylar? yes but still 293
7. common Lots change (Steve S.)
8. (Steve S.) Review of comon Lot(s)
9. steve S. comment ~~on~~ #4 Greenscape?
10. Review configuration from Rev MAP. 2 items
11. Review common Lots for the add Reference with sum standards. with Steve S. PKwy
    - (where do I find standards)

City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

9/29/2016 1:23:43 PM

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
PLANNING No.: FMP-65719
DESCRIPTION: 293 single family residential lots -- APN 137-14-601-002, 008 137-14-501-004, 005
REF NO: 12079

Street Name	Street Type	Disposition
Lantana		Street name duplicate
Skullcap		Approved
Serenity Point		Street name sound alike
Inner Sanctum		Street name duplicate
Harmony Hills		Street name duplicate
Synchrosanct		Street name sound alike
Synchronicity		Street name sound alike
Serendipity		Street name duplicate
Interdependence		Street name sound alike
Synergy		Street name duplicate
Samsara		Street name duplicate
Karma		Street name duplicate
Jardin Amour		Approved
Big Blue		Street name duplicate
Oceanic Bliss		Approved
Spring Solstice		Approved
Summer Solstice		Street name duplicate
Fall Solstice		Approved
Winter Solstice		Street name duplicate
Lunar Eclipse		Street name duplicate
Luna Blanca		Approved
Red Rock Junction		Street name too long
Jutting Rock		Street name sound alike
Green Bamboo		Approved
Yogic Trance		Street name sound alike
Ascension Pointe		Approved
Edamame		Street name sound alike
Wheatgrass		Street name duplicate
Conservation		Approved
Avenir		Street name sound alike
Sustenance		Street name sound alike
Abundance		Street name duplicate
Full Lotus		Approved
Henna Pt		Street name sound alike
Ecologic		Street name sound alike
Sustainable		Street name sound alike

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
PLANNING No.: FMP-65719
DESCRIPTION: 293 single family residential lots -- APN 137-14-601-002, 008 137-14-501-004, 005
REF NO: 12079

Street Name	Street Type	Disposition
Alternative Rock		Approved
Respectful		Street name sound alike
Ambient		Street name sound alike
Aquifer		Street name duplicate
Solar		Street name duplicate
Green Tree		Street name duplicate
Greenscape		Approved
Watershed		Approved
Clear Water		Street name duplicate
Clean Leaf		Approved
Red Branch		Street name sound alike
Greenleaf		Street name duplicate
Indigenous		Street name sound alike
Desert Born		Street name sound alike
Childs Desert		Approved
Sandy Stream		Street name sound alike
Clearly		Street name sound alike
Terra Azul		Approved
Summer Tree		Street name duplicate
Twilight		Street name duplicate
Earthwhile		Street name sound alike
Planets Intent		Approved
Foliage		Street name duplicate
Magnificent Mud		Approved
Native Leaf		Approved
Native Branch		Approved
Original Rock		Approved
Red Boulder		Street name duplicate
Black Sand		Street name duplicate
Natural Rock		Approved
Natrual Reflection		Approved
Lifelike		Approved
Ecology		Street name sound alike
Environmental		Street name sound alike
Environ		Street name sound alike
Xeriscape		Street name sound alike
Free Formed		Approved
Organic		Approved
Orange Sky		Approved
Organic Sky		Street name sound alike
Tangerine		Street name duplicate
Cactus Flower		Street name duplicate

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
PLANNING No.: FMP-65719
DESCRIPTION: 293 single family residential lots -- APN 137-14-601-002, 008 137-14-501-004, 005
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Street Name	Street Type	Disposition
Botanical		Street name duplicate
Desert Breeze		Street name duplicate
Calm Desert		Approved
Rain Rock		Street name duplicate
Recycle		Approved
Reclamation		Street name duplicate
Free Flow		Approved
Jasmine		Street name duplicate
Salt Water		Street name duplicate
Earthcraft		Approved
Coral Conscious		Street name sound alike
Raintree		Street name duplicate
Red Reverent		Street name sound alike
Reverence		Street name sound alike
Reverent Rock		Approved
Reverential		Street name sound alike
Renewal		Approved
Desert Hope		Approved
Natures Nurture		Approved
Rain Water		Street name duplicate
Rejuvenate		Approved
Sanctuary		Street name duplicate
Fathers Wish		Approved
Terra Firma		Approved
Evolutionary		Approved
Regenerate		Approved
Loquat		Street name sound alike
Mimosa		Street name duplicate
Sweet Acacia		Street name duplicate
Mount Oak		Approved
Blue Atlas Cedar		Approved
Hackberry		Street name duplicate
Blue Palo Verde		Street name sound alike
Eastern Redbud		Approved
Desert Willow		Street name duplicate
Chitalpa		Street name sound alike
Persimmon		Street name duplicate
Eucalyptus		Street name duplicate
Black Mission Fig		Street name too long
Raywood Ash		Approved
Anna Apple		Street name sound alike
Nevada Agave		Approved

FIRM: GCW, Inc.
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Street Name	Street Type	Disposition
Green Desert Spoon		Street name too long
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Lacebark Elm		Street name duplicate
Calico Cactus		Street name duplicate
Seven Stars Cactus		Street name too long
Compass Barrel		Approved
Torch Cactus		Approved
Silver Cholla		Street name duplicate
Aleppo Pine		Street name duplicate
Colorado Mesquite		Street name too long
Chilean Mesquite		Approved
Velvet Mesquite		Approved
Purple Leaf Plum		Approved
Santa Rosa Plum		Approved
Asian Pearl		Approved
Emory Oak		Approved
Mountain Gazelle		Approved
Snow Leopard		Approved
Imperial Amazon		Approved
Whooping Crane		Street name duplicate
Indigo Macaw		Approved
Luzon Peacock		Approved
Pearlshell		Approved
Platanna		Street name sound alike
Cyclades		Street name sound alike
Blue Ridge		Street name duplicate
Cumberland		Street name duplicate
Alfalfa		Street name duplicate
Grevillea		Street name sound alike
Amber Awe		Street name sound alike
September Summer		Approved
Peaceful		Street name duplicate
Pacify		Street name sound alike
Pacific Peace		Street name sound alike
Cultivate		Approved
Desert Thorn		Street name sound alike
Dry Creek		Street name duplicate
Red Dusk		Street name duplicate
Blue Sand		Street name sound alike
Desert Dawn		Street name duplicate
Singing Tree		Street name duplicate

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Street Name	Street Type	Disposition
Terra Sanctum		Street name sound alike
Mothers Care		Approved
Native Dream		Approved
Rock Repair		Street name sound alike
Putnam Memorial		Approved
Putnam		Street name duplicate
Peter Putnam		Approved
Bessen		Street name duplicate
Yung		Spelling is too similar
Thalia Dondero		Approved
Ruby French		Approved
Debenham		Approved
Rothbard		Approved
Bessen		Street name duplicate
Roslyn		Street name sound alike
Reuben Zucker		Approved
Reuben		Street name duplicate
Zucker		Approved
Katusha		Approved
Quail		Street name duplicate
Sunflower		Street name duplicate
Steven Bessen		Approved
Sarah Michael		Approved
Yung Bessen		Approved
Granite Peak		Previously recorded
Brownstone		Previously recorded
Ansel		Approved
Juniper		Previously recorded
Enterprise		Previously recorded
Canyonside		Approved
Capstone		Previously recorded
The Peaks		Approved
Hillcrest		Previously recorded
The Terrace		Street name sound alike
Reverence Foothills		Street name too long
Reverence Heights		Approved
Moriah		Street name sound alike
Hayford		Approved
Montgomery		Previously recorded
Kingston		Previously recorded
Sentinel		Previously recorded
Dawson		Previously recorded

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
PLANNING No.: FMP-65719
DESCRIPTION: 293 single family residential lots -- APN 137-14-601-002, 008 137-14-501-004, 005
REF NO: 12079

Street Name	Street Type	Disposition
Pinnacle		Previously recorded
Silver Peak		Previously recorded
Galena		Previously recorded
Warren		Previously recorded
Minerva		Previously recorded
Marion		Previously recorded
Lily Rock		Approved
Palm View		Previously recorded
Stonewall		Previously recorded
Garnet		Previously recorded
Willard		Previously recorded
Yosemite		Previously recorded
Sierra		Previously recorded
Oak Tree		Previously recorded
Timberline		Previously recorded
Baybridge		Previously recorded
Castlerock		Previously recorded

City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

7/21/2016 8:27:48 AM

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
PLANNING No.: FMP-65719
DESCRIPTION: 293 single family residential lots -- APN 137-14-601-002, 008 137-14-501-004, 005
REF NO: 12079

From Fire in E-Mail

Street Name	Street Type	Disposition
Lantana		Street name duplicate
Skullcap		Approved
Serenity Point		Street name sound alike
Inner Sanctum		Street name duplicate
Harmony Hills		Street name duplicate
Synchrosanct		Street name sound alike
Synchronicity		Street name sound alike
Serendipity		Street name duplicate
Interdependence		Street name sound alike
Synergy		Street name duplicate
Samsara		Street name duplicate
Karma		Street name duplicate
Jardin Amour		Approved
Big Blue		Street name duplicate
Oceanic Bliss		Approved
Spring Solstice		Approved
Summer Solstice		Street name duplicate
Fall Solstice		Approved
Winter Solstice		Street name duplicate
Lunar Eclipse		Street name duplicate
Luna Blanca		Approved
Red Rock Junction		Street name too long
Jutting Rock		Street name sound alike
Green Bamboo		Approved
Yogic Trance		Street name sound alike
Ascension Pointe		Approved
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add new for Mylar

FIRM: GCW, Inc.
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SUBDIVISION: Reverence -- SEE REF12481
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Watershed		Approved
Clear Water		Street name duplicate
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Earthwhile		Street name sound alike
Planets Intent		Approved
Foliage		Street name duplicate
Magnificent Mud		Approved
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Black Mission Fig		Street name too long
Raywood Ash		Approved
Anna Apple		Street name sound alike
Nevada Agave		Approved

Add Replaced Earthcraft

Reverence

FIRM: GCW, Inc.
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence -- SEE REF12481
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Asian Pearl		Approved
Emory Oak		Approved
Mountain Gazelle		Approved
Snow Leopard		Approved
Imperial Amazon		Approved
Whooping Crane		Street name duplicate
Indigo Macaw		Approved
Luzon Peacock		Approved
Pearlshell		Approved
Platanna		Street name sound alike
Cyclades		Street name sound alike
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Rothbard		Approved
Bessen		Street name duplicate
Roslyn		Street name sound alike
Reuben Zucker		Approved
Reuben		Street name duplicate
Zucker		Approved
Katusha		Approved
Quail		Street name duplicate
Sunflower		Street name duplicate
Steven Bessen		Approved
Sarah Michael		Approved
Yung Bessen		Approved

Memorandum

Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: PAUL BURN, PLS

From: ALAN R RIEKKI, PLS - CITY SURVEYOR

Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
P N II INC

Date: August 15, 2016

RE: **FINAL MAP 65719 - MERGER & RESUB - SUMMERLIN VILLAGE 26**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

784241 CURRENT PL Status: Denied August 08, 2016

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning has denied your request for technical review of the subject final map, as it is not in substantial conformance with the approved Tentative Map of Summerlin Village 26 - Reverence Phase 1 (TMP-60968). The Final Map shall be revised as required by the Department of Planning and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city with the changes, comments and corrections noted as follows:

1. The configuration and orientation of the large pod lots and residential lots on the submitted Final Map (FMP-65719) do not substantially conform to the approved Tentative Map (TMP-60968).

2. The file number "FMP-65719" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Summerlin Village 26 - Reverence Phase 1 (TMP-60968).

4. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.

5. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for Variance (VAR-64311).

6. Provide a note stating the following: "Direct vehicular access to a primary or secondary thoroughfare from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

7. The access to lots is via a private drives must be defined on the map as perpetual and non-revocable. The change shall be applied on all applicable sheets and instances.

8. The street segment providing access to Lots 438-442 on page 7 shall have a name unique from Greenscape, as this is a different street alignment. The suffix for this new street name shall be "Court."

9. The street suffix for Tera Azul, Cultivate, Asian Pearl, Earthcraft shall be changed to "Place." Correct on all affected sheets and instances.

10. The street suffix for Raywood Ash, Full Lotus, shall be changed to "Drive." Correct on all affected sheets and instances.

11. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 _____ day of _____, 2016.

_____
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

784242 DEVCO Status: Conditional Approval August 11, 2016

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that an approved Drainage Plan and Technical Drainage Study are on file with the Flood Control Section of the Department of Public Works. We also note an approved Traffic Study is on file with Transportation Section of the Department of Public Works. There are many minor errors that need to be corrected. In order to avoid a Denial of Mylar, please resubmit another blueline review prior to mylar submittal.

CONDITIONS OF APPROVAL:

1. Per Condition # 9 of the TMP-60968, unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase. Mylar of this final map must comply with condition.

2. Per Condition # 14 of TMP-60968, coordinate proposed Special Improvement District (SID) with the SID section of the Department of Public Works prior to Recordation of this final map.

3. Per Condition #15 of TMP-60968, appropriate wall height needed to be coordinated with Clark County Public Works. Prior to recordation of this Final Map, provide documentation from Clark

County to the City of Las Vegas Land Development Section that this condition has been satisfied.

4. Public sidewalks must be granted as Public Pedestrian Access Easements to be privately maintained. The owner's certificate may be revised to include all parcels and Common Elements adjacent to public streets. If it is determined that the Public Pedestrian Access Easements need to be delineated, revise Sheet 29 and other sheets accordingly where public sidewalks will be adjacent to public streets. Additionally, Street light easements must be granted through the Owner's Certificate or delineated on the Final Map

5. All Public Drainage Easements are to be clearly labeled as being privately maintained by the Homeowner's Association, unless specifically allowed to be publicly maintained in the approved Drainage Study. Please review all Public Drainage Easements and revise accordingly. One example is on sheet 11 where the callout shall be revised to be "Privately" maintained.

6. All Public Sewer Easements are to be privately maintained. City of Las Vegas maintenance only consists of the physical sewer pipes. Please review all Public Sewer Easements and revise accordingly. On sheets 4, 29, Detail 11A on 34, and Detail 18C on 35 Sewer Easements shall be clearly labeled as being privately maintained.

7. On sheet 36, detail 29D indicated a 20 foot wide easement that combines Public Sewer, Public drainage, and Public Utility Easements. The 20 foot width must be revised to 37 feet to comply with a shared easement or the Drainage and Public Utilities must be removed and this easement revised to an exclusive 20-foot privately maintained Public Sewer Easement.

8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

784243 SURVEY Status: Denied August 04, 2016

If you have any questions regarding the following Survey comments please call 229-6217

Please add a monumentation note regarding the setting of rear corners and front scribes.

Please correct match line call-out on sheets 18 and 26.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.

End of Comments.

LAS VEGAS VALLEY
WATER DISTRICT

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

December 7, 2016

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

SUBJECT: **WILL SERVE:** RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-65719, SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
PROJECT NO.: 124753, A.P.N.: 137-14-501-005 & 137-14-601-002

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 293 single family lots and acknowledges Parcels A. B, C, D, E, and F for future development. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Therefore, domestic and fire protection water service can be provided from the LVVWD's system.

The water commitment for this project is contingent upon the developer completing the water facilities and their acceptance by the LVVWD in accordance with the LVVWD Service Rules, LVVWD approved plans, and the associated construction agreement signed by the developer and the LVVWD. Any water commitment is contingent on the above described conditions precedent having been satisfied and will expire if the described conditions are not met by the developer. If conditions described herein are not met by the developer, notice of withdrawal of the water commitment will be forwarded to the Southern Nevada Health District, the State Engineer, and the Building and Safety Division of the agency having jurisdiction for their particular action as related to this project, including, but not limited to, denial of all building permit applications.

This Water Commitment Letter Expires: December 8, 2017

Should you have any questions, please contact Michael Dishari, P.E. at (702) 258-3171.

Sincerely,

Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/MAD/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
GCW Engineers & Surveyors
PN II, Inc.

LAS VEGAS VALLEY
WATER DISTRICT

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

December 7, 2016

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

SUBJECT: **WILL SERVE:** RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-65719, SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
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Sincerely,

Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/MAD/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
GCW Engineers & Surveyors
PN II, Inc.

LAS VEGAS VALLEY
WATER DISTRICT

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

August 2, 2016

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

SUBJECT: **WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP**
FMP-65719, SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A.P.N. 137-14-501-005, & 137-14-601-002

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

A water commitment may be provided to the residential subdivision portion when all requirements of the District's Service Rules are met. The total projected water usage of the residential subdivision is 321 acre-feet/year.

In addition, recordation of this subdivision map will establish a limited commitment from the Las Vegas Valley Water District for Parcels "A", "B", "C", "D", & "E" as follows:

LOT/BLOCK	ACRE-FEET/YEAR
Parcel A	1.0
Parcel B	1.0
Parcel C	1.0
Parcel D	1.0
Parcel E	1.0

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).

Proposed owner's dedication does not provide the necessary easements for District facilities.

Should you have any questions, please contact me at (702) 258-3171, and **reference FMP-65719.**

Sincerely,



Michael A. Dishari, P.E., Senior Civil Engineer
Engineering Services Division

MAD/clj

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
GCW Engineers & Surveyors
PN II, Inc.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*	**FMP-65719**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	DAVID KLEIN	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	OH-SANG KWON	DSC - 8th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC – 2nd Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SID **(DPW)**	PATRICK MURPHY	DSC - 9th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO **(DPW)**	REBECCA WHITLOCK	WSC- 3001 RONEMUS
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

**** 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

07/19/16

FMP-65719 - MERGER AND RESUBDIVISION - FINAL MAP - SUMMERLIN VILLAGE 26 -REVERENCE PHASE 1 - APPLICANT/OWNER: PN II, INC. *- For possible action on a request for a Merger and Resubdivision of a Final Map FOR A MASTER PLANNED VILLAGE CONTAINING 293 SINGLE-FAMILY RESIDENTIAL LOTS AND 5 LARGE POD LOTS on 296.95 acres at the northwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-601-002 and 008; 137-14-501-004; and 137-14-501-005), P-C (Planned Community) Zone, Ward 4 (Anthony)*

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ***229-4693***

☒ ***ADMINISTRATIVE***

Comments Due: ***JULY 29, 2016***

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

LIST COMMENTS BELOW:

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: FINAL MAP

Project Address (Location) I-215 and Cheyenne

Project Name Village 26 Reverence Phase 1 Final Map **Proposed Use** P-C

Assessor's Parcel #(s) 137-14-601-002; 137-14-501-005 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing P-C proposed P-C

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 296.95 **Lots/Units** 293 **Density** _____

Additional Information 46 Common and 5 Large Pod Lots

PROPERTY OWNER PN II, Inc. **Contact** Dustin Manning

Address 7255 South Tenaya Way #200 **Phone:** (702) 914-3031 **Fax:** (702) 914-3107

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address dustin.manning@pultegroup.com

APPLICANT PN II, Inc. **Contact** Dustin Manning

Address 7255 South Tenaya Way #200 **Phone:** (702) 914-3031 **Fax:** (702) 914-3107

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address dustin.manning@pultegroup.com

REPRESENTATIVE GCW, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** (702) 804-2107 **Fax:** (702) 804-2299

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address cgee@gcwengineering.com

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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 or 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 Brenin Anderson

Subscribed and sworn before me

This 1st day of July, 20 16.

[signature]

Notary Public in and for said County and State

MONIQUE D. SMALL
Notary Public - State of Nevada
APPT. NO. 14-14072-1
My App. Expires May 22, 2018

MONIQUE D. SMALL
Notary Public - State of Nevada
APPT. NO. 14-14072-1
My App. Expires May 22, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	FMP-65719
Meeting Date:	–
Total Fee:	$750.00
Date Received:*	7-18-16
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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-65719 APN: 137-14-601-002; 137-14-501-005

Name of Property Owner: PN II, Inc.

Name of Applicant: PN II, Inc.

Name of Representative: Dustin Manning or Cindie Gee

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: _____

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City of LV

Signature of Property Owner: _____

Print Name: Brenna Anderson

Subscribed and sworn before me

This 1st day of July, 2016

_____
Notary Public in and for said County and State

MONIQUE D. SMALL
Notary Public - State of Nevada
APPT. NO. 14-14072-1
My App. Expires May 22, 2018

Revised 03/28/16

PN II, INC.

Business Entity Information

Status:	Active	File Date:	8/4/1997
Type:	Domestic Corporation	Entity Number:	C16747-1997
Qualifying State:	NV	List of Officers Due:	8/31/2016
Managed By:		Expiration Date:	
NV Business ID:	NV19971236545	Business License Exp:	8/31/2016

Additional Information

Central Index Key:	

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	60,000.00	Capital Amount:	$ 0

No stock records found for this company

Officers

Include Inactive Officers

President - RYAN BREEN			
Address 1:	834 W. SUNSET	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	USA
Status:	Active	Email:	

Secretary - STEVEN M COOK			
Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Active	Email:	

Director - RICHARD J DUGAS, JR.			
Address 1:	3350 PEACHTREE ROAD NORTHEAST,	Address 2:	

	SUITE 150		
City:	ATLANTA	State:	
Zip Code:	30326	Country:	USA
Status:	Active	Email:	

Treasurer - BRUCE E ROBINSON

Address 1:	3350 PEACHTREE ROAD NORTHEAST, SUITE 150	Address 2:	
City:	ATLANTA	State:	GA
Zip Code:	30326	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C16747-1997-001	# of Pages:	2
File Date:	8/4/1997	Effective Date:	

(No notes for this action)

Action Type:	Miscellaneous		
Document Number:	20070778414-30	# of Pages:	1
File Date:	8/4/1997	Effective Date:	

(No notes for this action)

Action Type:	Initial List		
Document Number:	20070778423-40	# of Pages:	2
File Date:	9/18/1997	Effective Date:	

(No notes for this action)

Action Type:	Amendment		
Document Number:	C16747-1997-003	# of Pages:	1
File Date:	3/25/1998	Effective Date:	

(1)PG. MMR

PULTE NEVADA II, INC. MMRB - 00001

Action Type:	Miscellaneous		
Document Number:	20070778348-26	# of Pages:	1
File Date:	3/26/1998	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	C16747-1997-007	# of Pages:	2
File Date:	9/10/1998	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	C16747-1997-006	# of Pages:	2
File Date:	9/4/1999	Effective Date:	

(No notes for this action)

PRINT DATE: 7/14/16

PROJECT NUMBER: 64956 **APPL TYPE:** L-CIVIL

Initiated by:
DGUERRA

PROJECT NAME: SUMMERLIN VILLAGE 26 - REVERENCE PHASE

LOCATION: LAKE MEAD \ 215

Date: July 14, 2016

DEVELOPER CO. : **P N I I INC DBA PULTE HOMES**
8345 WEST SUNSET ROAD
LAS VEGAS , NV 89113-

PHONE NUMBER: **(702)914-4988 x**
FAX NUMBER: **(702)914-3104**

RE: Approved Bond Esimate * for :**SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1**
Land Development Project H# : **64956**

Attached is the approved bond estimate for the above-referenced project. You are required to complete the improvements listed, or guarantee their completion by providing surety prior to the issuance of permits and/or the recordation of any maps. Certain information is required in order to prepare these agreements. As soon as the type of surety (bond, cash, financial institution) is known, please contact Land Development so that the appropriate off-site improvements agreements can be prepared. Please note that the agreements will be prepared using the "owner" shown on the final map. If the project does not have a final map, (a non-subdivision), the "owner" will be determined by the Assessors Parcel Number, **please have this available when you call.** If there has been a change of ownership, or if someone other than the listed owner will be developing the tract, please submit a copy of the recorded deed showing the new owners, the agreements will then be prepared. Please follow these steps or delays may occur. If you have any questions please contact Land Development at 229-6371.

Please be aware that we have our own bond form.

Plan Checker:

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City of Las Vegas

City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

12/2/2014 9:39:58 AM

FIRM: G C Wallace
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence
PLANNING No.: TMP-16199
DESCRIPTION: A Green Community @ Summerlin
REF NO: 12079

Street Name	Street Type	Disposition
Lantana		Street name duplicate
Skullcap		Approved
Serenity Point		Street name sound alike
Inner Sanctum		Street name duplicate
Harmony Hills		Street name duplicate
Synchrosanct		Street name sound alike
Synchronicity		Street name sound alike
Serendipity		Street name duplicate
Interdependence		Street name sound alike
Synergy		Street name duplicate
Samsara		Street name duplicate
Karma		Street name duplicate
Jardin Amour		Approved
Big Blue		Street name duplicate
Oceanic Bliss		Approved
Spring Solstice		Approved
Summer Solstice		Street name duplicate
Fall Solstice		Approved
Winter Solstice		Street name duplicate
Lunar Eclipse		Street name duplicate
Luna Blanca		Approved
Red Rock Junction		Street name too long
Jutting Rock		Street name sound alike
Green Bamboo		Approved
Yogic Trance		Street name sound alike
Ascension Pointe		Approved
Edamame		Street name sound alike
Wheatgrass		Street name duplicate
Conservation		Approved
Avenir		Street name sound alike
Sustenance		Street name sound alike
Abundance		Street name duplicate
Full Lotus		Approved
Henna Pt		Street name sound alike
Ecologic		Street name sound alike
Sustainable		Street name sound alike

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FIRM: G C Wallace
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence
PLANNING No.: TMP-16199
DESCRIPTION: A Green Community @ Summerlin
REF NO: 12079

Street Name	Street Type	Disposition
Alternative Rock		Approved
Respectful		Street name sound alike
Ambient		Street name sound alike
Aquifer		Street name duplicate
Solar		Street name duplicate
Green Tree		Street name duplicate
Greenscape		Approved
Watershed		Approved
Clear Water		Street name duplicate
Clean Leaf		Approved
Red Branch		Street name sound alike
Greenleaf		Street name duplicate
Indigenous		Street name sound alike
Desert Born		Street name sound alike
Childs Desert		Approved
Sandy Stream		Street name sound alike
Clearly		Street name sound alike
Terra Azul		Approved
Summer Tree		Street name duplicate
Twilight		Street name duplicate
Earthwhile		Street name sound alike
Planets Intent		Approved
Foliage		Street name duplicate
Magnificent Mud		Approved
Native Leaf		Approved
Native Branch		Approved
Original Rock		Approved
Red Boulder		Street name duplicate
Black Sand		Street name duplicate
Natural Rock		Approved
Natrual Reflection		Approved
Lifelike		Approved
Ecology		Street name sound alike
Environmental		Street name sound alike
Environ		Street name sound alike
Xeriscape		Street name sound alike
Free Formed		Approved
Organic		Approved
Orange Sky		Approved
Organic Sky		Street name sound alike
Tangerine		Street name duplicate
Cactus Flower		Street name duplicate

FIRM: G C Wallace
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence
PLANNING No.: TMP-16199
DESCRIPTION: A Green Community @ Summerlin
REF NO: 12079

Street Name	Street Type	Disposition
Botanical		Street name duplicate
Desert Breeze		Street name duplicate
Calm Desert		Approved
Rain Rock		Street name duplicate
Recycle		Approved
Reclamation		Street name duplicate
Free Flow		Approved
Jasmine		Street name duplicate
Salt Water		Street name duplicate
Earthcraft		Approved
Coral Conscious		Street name sound alike
Raintree		Street name duplicate
Red Reverent		Street name sound alike
Reverence		Street name sound alike
Reverent Rock		Approved
Reverential		Street name sound alike
Renewal		Approved
Desert Hope		Approved
Natures Nurture		Approved
Rain Water		Street name duplicate
Rejuvenate		Approved
Sanctuary		Street name duplicate
Fathers Wish		Approved
Terra Firma		Approved
Evolutionary		Approved
Regenerate		Approved
Loquat		Street name sound alike
Mimosa		Street name duplicate
Sweet Acacia		Street name duplicate
Mount Oak		Approved
Blue Atlas Cedar		Approved
Hackberry		Street name duplicate
Blue Palo Verde		Street name sound alike
Eastern Redbud		Approved
Desert Willow		Street name duplicate
Chitalpa		Street name sound alike
Persimmon		Street name duplicate
Eucalyptus		Street name duplicate
Black Mission Fig		Street name too long
Raywood Ash		Approved
Anna Apple		Street name sound alike
Nevada Agave		Approved

FIRM: G C Wallace
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence
PLANNING No.: TMP-16199
DESCRIPTION: A Green Community @ Summerlin
REF NO: 12079

Street Name	Street Type	Disposition
Green Desert Spoon		Street name too long
Red Yucca		Approved
Pagoda Tree		Street name duplicate
Lacebark Elm		Street name duplicate
Calico Cactus		Street name duplicate
Seven Stars Cactus		Street name too long
Compass Barrel		Approved
Torch Cactus		Approved
Silver Cholla		Street name duplicate
Aleppo Pine		Street name duplicate
Colorado Mesquite		Street name too long
Chilean Mesquite		Approved
Velvet Mesquite		Approved
Purple Leaf Plum		Approved
Santa Rosa Plum		Approved
Asian Pear		Approved
Emory Oak		Approved
Mountain Gazelle		Approved
Snow Leopard		Approved
Imperial Amazon		Approved
Whooping Crane		Street name duplicate
Indigo Macaw		Approved
Luzon Peacock		Approved
Pearlshell		Approved
Platanna		Street name sound alike
Cyclades		Street name sound alike
Blue Ridge		Street name duplicate
Cumberland		Street name duplicate
Alfalfa		Street name duplicate
Grevillea		Street name sound alike
Amber Awe		Street name sound alike
September Summer		Approved
Peaceful		Street name duplicate
Pacify		Street name sound alike
Pacific Peace		Street name sound alike
Cultivate		Approved
Desert Thorn		Street name sound alike
Dry Creek		Street name duplicate
Red Dusk		Street name duplicate
Blue Sand		Street name sound alike
Desert Dawn		Street name duplicate
Singing Tree		Street name duplicate

FIRM: G C Wallace
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Reverence
PLANNING No.: TMP-16199
DESCRIPTION: A Green Community @ Summerlin
REF NO: 12079

Street Name	Street Type	Disposition
Terra Sanctum		Street name sound alike
Mothers Care		Approved
Native Dream		Approved
Rock Repair		Street name sound alike
Putnam Memorial		Approved
Putnam		Street name duplicate
Peter Putnam		Approved
Bessen		Street name duplicate
Yung		Spelling is too similar
Thalia Dondero		Approved
Ruby French		Approved
Debenham		Approved
Rothbard		Approved
Bessen		Street name duplicate
Roslyn		Street name sound alike
Reuben Zucker		Approved
Reuben		Street name duplicate
Zucker		Approved
Katusha		Approved
Quail		Street name duplicate
Sunflower		Street name duplicate
Steven Bessen		Approved
Sarah Michael		Approved
Yung Bessen		Approved

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
OF
PN II, INC.

April 1, 2015

The undersigned, constituting the sole member of the Board of Directors (the "Board") of PN II, Inc., a Nevada corporation (the "Company"), in accordance with Sections 78.315 of the Nevada Revised Statutes, does hereby consent to the following actions without the formality of convening a meeting and hereby waives any notice required to be given in connection therewith:

WHEREAS, in that certain September 10, 2009 resolution passed by the Board called Signing Power Resolutions, the Board defines, specifically, what signature authority is granted to certain job titles of the Company ("Authorized Employees") with respect to binding the Company as necessary; and,

WHEREAS, in the Las Vegas Division of the West Area, the Board wants to expand the list of Authorized Employees to allow the Las Vegas Division to function more efficiently; and,

WHEREAS, the Board wants to grant signature authority to certain other job titles within the Division to maintain efficiency.

RESOLVED, THEREFORE, that the following is a list of certain persons who are Authorized Employees of the Company in the Las Vegas Division, currently holding the job titles in the Company set forth next to each person's name in "Current Title", and that the signature authority granted to each Authorized Employee is listed in the "Authorized Capacity" column to specifically match the Signing Power Resolutions, which are attached hereto as Exhibit A:

Name	Current Title	Authorized Capacity
Brandon Laughter	Division Director of Construction Operations	Division Vice President of Construction Operations
Amy Iacullo	Division Controller	Division Vice President of Finance
Andrew Lee	Division Director of Sales and Marketing	Division Vice President of Sales
Brenin Anderson	Division Manager of Land Development	Division Director of Land Development
Shane Markuson	Division Manager of Land Acquisition	Division Director of Land Acquisition
Debi Greer	Division Manager of Sales Administration	Division Closing Coordinator

FURTHER RESOLVED, that Board only grants authority for this resolution to be valid until June 30, 2016; and,

FURTHER RESOLVED, that any actions heretofore taken by the aforementioned Authorized Employees of the Company in their respective capacities as such are hereby approved, ratified and confirmed in all respects.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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City of Las Vegas

IN WITNESS WHEREOF, the undersigned has executed this consent as of the date first written above.

Steven M. Cook

Being the sole member of the Board of Directors of
PN II, Inc., a Nevada corporation

EXHIBIT A

PN II, INC.

SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

"signing power" means the power and authority to execute and deliver an agreement, instrument or other document.

"General Signing Power" means signing power relating to the ordinary course of business of PN II, INC. (the "Company") generally, without restriction to a particular Division or project, both in the Company's own capacity and in any instances where it is the managing partner or managing member of a joint venture (the "Partnership").

"Division Specific Signing Power" means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company's own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company's own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: "Other title(s) or person(s) designated in writing by . . .".

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

EXHIBIT A

Storm Water Management

II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President, Branch Manager and Assistant Secretary

EXHIBIT A

	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

EXHIBIT A

Closing of the Purchase and Sale of Real Property

V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.

b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

"Special Taxing District Financing" means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remargining guarantees and environmental indemnities in connection with development financing.

EXHIBIT A

d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

General Signing Power	*Division Specific Signing Power*
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

EXHIBIT A

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

General Signing Power	***Division Specific Signing Power***
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of September 10, 2009.

* * * * *

DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

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 Final Map Technical Review 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 Final Map Technical Review 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 Final Map Technical Review.

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

FEES: $750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

NOTE: A copy of the street name approval letter issued by the Las Vegas Department of Fire and Rescue/Communications Division shall be required for any map with proposed new streets. The letter shall be submitted to the Department of Planning for review prior to approval of the mylar for recordation.

PROOF OF RECORDATION: Once recorded, the applicant shall provide the recordation information on the postcard provided at the time of mylar release, including Instrument Number, date of recordation, receipt number, map name, book/file name, page number, CLV case number, the number of pages recorded and who recorded the map, to the City Engineering Division, Survey Section.

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Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).

☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.

☒ 3. Identification of adjoining properties.

☒ 4. A survey analysis sufficient to delineate boundary controlling monuments.

☒ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.

☒ 6. Existing and proposed street right of way widths and corner radii.

☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.

☒ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.

☒ 9. Locations and widths of existing and proposed utility rights of way and easements.

☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.

☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.

☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.

☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.

☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

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B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

☒ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.

☒ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.

☒ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.

☒ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.

☒ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

☒ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.

☒ 7. Certificate of easement recipients.

☒ 8. Certificate of acknowledgment.

C. Supplemental Requirements

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

☒ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required. DS4783

☒ 2. A copy of the deed attesting to the current ownership of the property.

☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.

☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning.

Inst #: 20160317-0001530
Fees: $19.00 N/C Fee: $0.00
RPTT: $204000.00 Ex: #
03/17/2016 10:24:23 AM
Receipt #: 2711171
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ANI Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 137-13-101-008 and
137-14-501-005

ESCROW: 15-09-0078-DTL

WHEN RECORDED, MAIL TAX STATEMENT
AND RETURN TO:

PN II, INC., c/o PULTE HOMES OF NEVADA
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113
Attention: Ryan Breen

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

THE HOWARD HUGHES COMPANY, LLC, a Delaware limited liability company, as the "Grantor" (hereinafter referred to as "Hughes"), does hereby Grant, Bargain, Sell and Convey to PN II, INC., a Nevada corporation dba PULTE HOMES OF NEVADA, as the "Grantee" (hereinafter referred to as "Purchaser") the real property in the City of Las Vegas (the "City"), State of Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO Hughes, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Property beneath a depth of five hundred feet (500'), but without, however, any right to enter upon or in any way disturb the surface of the Property or any area within five hundred feet (500') from the surface of the Property in the exercise of such rights.

B. Any and all water rights or interests therein, no matter how acquired by Hughes, and owned or used by Hughes in connection with or with respect to the Property, or within or under the Property, together with the right and power to explore, drill, redrill, remove and store the same from the Property or to divert or otherwise utilize such water rights or interests on any other property owned or leased by Hughes, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Property or any area within five hundred feet (500') from the surface of the Property in the exercise of such rights.

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Dept of Planning
City of Las Vegas

C. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation, emplacement, replacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Property (without unreasonably interfering with Purchaser's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of

such lines or facilities. Such easement shall terminate with respect to any lots shown on a recorded final subdivision map at the time of recordation of such map.

D. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation and maintenance of the digital broadband communications network described as Summerlin Telecommunications System in the Purchase Agreement, so long as Hughes' activity pursuant to this easement does not unreasonably interfere with the Purchaser's construction of its development project on the Property.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property prior to or concurrently with this GBS Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Hughes has caused this instrument to be executed on the date hereinafter written.

Dated as of March 15, 2016.

HUGHES:

THE HOWARD HUGHES COMPANY, LLC, a limited liability company

By: _____

Name: Kevin T. Orrock

Title: Vice President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on March 15, 2016, by Kevin T. Orrock as Vice President of THE HOWARD HUGHES COMPANY, LLC.

Stella Clark
Notary Public

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-07-18
Certificate No: 06-107247-1

Stella Clark
Exp. 6/7/2018
No. 06-107247-1

ATTACHMENT "A"
TO GBS DEED

DESCRIPTION OF THE PROPERTY

THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M, DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 120 OF PARCEL MAPS, PAGE 95, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXHIBIT ONLY
NOT TO BE USED FOR SALE

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 137-14-501-005
   b) 137-13-101-008
   c) _____
   d) _____
   _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

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: _____

3. a. Total Value/Sale Price of Property: $40,000,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value: $40,000,000.00
   d. Real Property Transfer Tax Due: $204,000.00

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 the 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 (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Howard Hughes Company, a Delaware limited liability company	Print Name:	PN II, Inc., dba Pulte Homes of Nevada
Address:	10801 W Charleston Blvd., 3rd floor	Address:	7255 S. Tenaya Way, Suite 200
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89135	State:	NV Zip: 89113

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

Print Name: Nevada Title Company Esc. #: 15-09-0078-DTL

Address: 3993 Howard Hughes Parkway, Suite 120

City Las Vegas State: NV Zip: 89169-6703

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

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 137-14-501-005
   b) 137-13-101-008
   c) _____
   d) _____
   _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

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: _____

3. a. Total Value/Sale Price of Property: $40,000,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) $ _____
   c. Transfer Tax Value: $40,000,000.00
   d. Real Property Transfer Tax Due: $204,000.00

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 the 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 (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Howard Hughes Company, a Delaware limited liability company	PN II, Inc., dba Pulte Homes of Nevada
Print Name: _____	Print Name: _____
Address: 10801 W Charleston Blvd., 3rd floor	Address: 7255 S. Tenaya Way, Suite 200
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89113

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

Print Name: Nevada Title Company Esc. #: 15-09-0078-DTL

Address: 3993 Howard Hughes Parkway, Suite 120

City Las Vegas State: NV Zip: 89169-6703

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

20061201-0002030

Fee: $16.00 RPTT: $627,300.00
N/C Fee: $0.00

12/01/2006 09:37:38
T20060210929
Requestor:
NEVADA TITLE COMPANY

Charles Harvey CDO
Clark County Recorder Pgs: 4

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

ESCROW: 05-11-0581-LAP

WHEN RECORDED, MAIL TAX STATEMENT
AND RETURN TO:

PN II, INC., c/o PULTE HOMES OF NEVADA
8345 W. Sunset Road
Las Vegas, Nevada 89113
Attention: Don Boettcher

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

THE HOWARD HUGHES CORPORATION, a Delaware corporation, as the "Grantor" (hereinafter referred to as "Hughes"), does hereby Grant, Bargain, Sell and Convey to PN II, INC., a Nevada corporation, dba PULTE HOMES OF NEVADA, as the "Grantee" (hereinafter referred to as "Purchaser") the real property in the City of Las Vegas (the "City"), State of Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO Hughes, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Property beneath a depth of five hundred feet (500'), but without, however, any right to enter upon or in any way disturb the surface of the Property or any area within five hundred feet (500') from the surface of the Property in the exercise of such rights.

B. Any and all water rights or interests therein, no matter how acquired by Hughes, and owned or used by Hughes in connection with or with respect to the Property, or within or under the Property, together with the right and power to explore, drill, redrill, remove and store the same from the Property or to divert or otherwise utilize such water rights or interests on any other property owned or leased by Hughes, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Property or any area within five hundred feet (500') from the surface of the Property in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation, emplacement, replacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Property (without unreasonably interfering with Purchaser's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities. Such easement shall terminate with respect to any lots shown on a recorded final subdivision map at the time of recordation of such map.

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Dept of Planning
City of Las Vegas

D. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation and maintenance of the digital broadband communications network described as Summerlin Telecommunications System in the Purchase Agreement, so long as Hughes' activity pursuant to this easement does not unreasonably interfere with the Purchaser's construction of its development project on the Property.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property prior to or concurrently with this GBS Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Hughes has caused this instrument to be executed on the date hereinafter written.

Dated as of December 1, 2006

HUGHES:

THE HOWARD HUGHES CORPORATION,
a Delaware corporation

By: _____

Name: Kevin T. Orrock

Title: Top Division Executive

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on Nov. 16, 2006, by Kevin T. Orrock as Top Division Executive of THE HOWARD HUGHES CORPORATION.

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 08-07-2010
Certificate No: 08-1872A7-1

Stella Clark
Notary Public

Escrow No.: 05-11-0581-LAP

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20, RANGE 59 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN BY MAP THEREOF IN FILE 112 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

DOCUMENT IS THE BEST COPY

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
   a) 137-14-501-003, 137-13-101-003
   b) _____
   c) _____
   d) _____

2. Type of Property:
   X 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 $123,000,000.00
   Deed in Lieu of Foreclosure Only (value of property) _____
   Transfer Tax Value: $123,000,000.00
   Real Property Transfer Tax Due $627,300.00

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 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 owned.**

Signature: _____ Capacity: GRANTOR/SELLER
Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Howard Hughes Corporation	Print Name:	PN II, Inc., dba Pulte Homes of Nevada
Address:	10000 West Charleston Blvd., Suite 200	Address:	8345 W Sunset Road
City/State/Zip:	Las Vegas, NV 89135	City/State/Zip:	Las Vegas, NV 89113

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

Print Name: Nevada Title Company Esc. #: 05-11-0581-LAP
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

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

These comments apply to the Final Map date stamped 09/19/16 and supersede previous Planning comments.

The consolidation of large pod lots as shown on the map is in substantial conformance with the approved Tentative Map (TMP-60968), provided the following are reflected on the final map mylar:

1. Portions of the map that were called out as common elements on the approved Tentative Map must remain common elements on the final map. In particular, Large Pod Lots B and D must remain common elements. The changes may be made on the final map mylar, and a new blueline revision is not required.

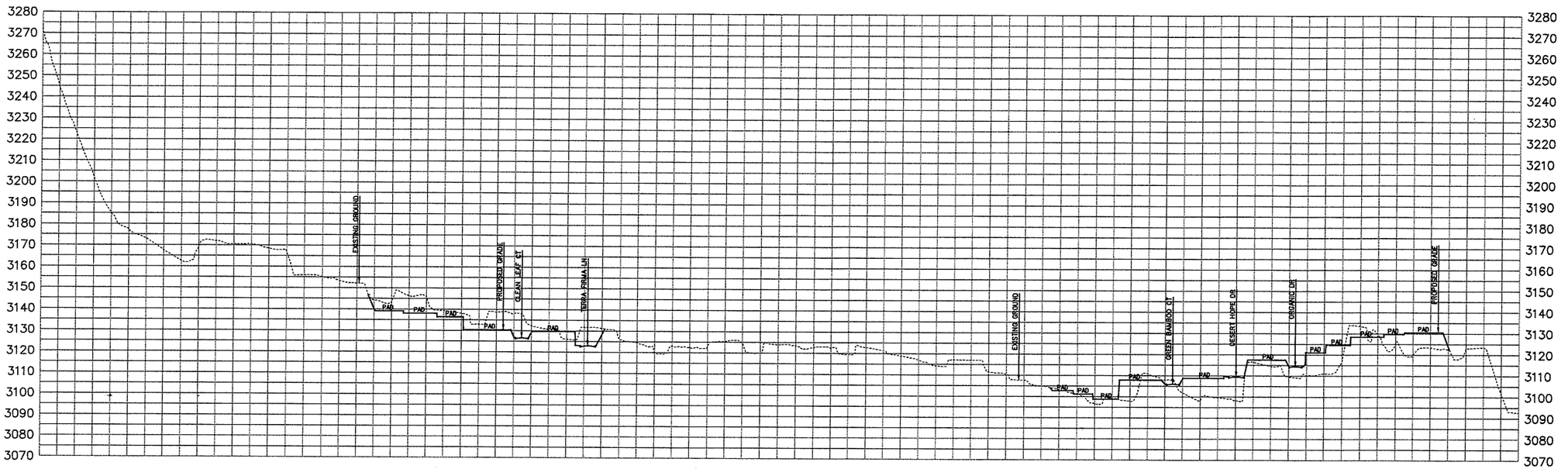
2. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Summerlin Village 26 - Reverence Phase 1 (TMP-60968).

3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for Variance (VAR-64311).

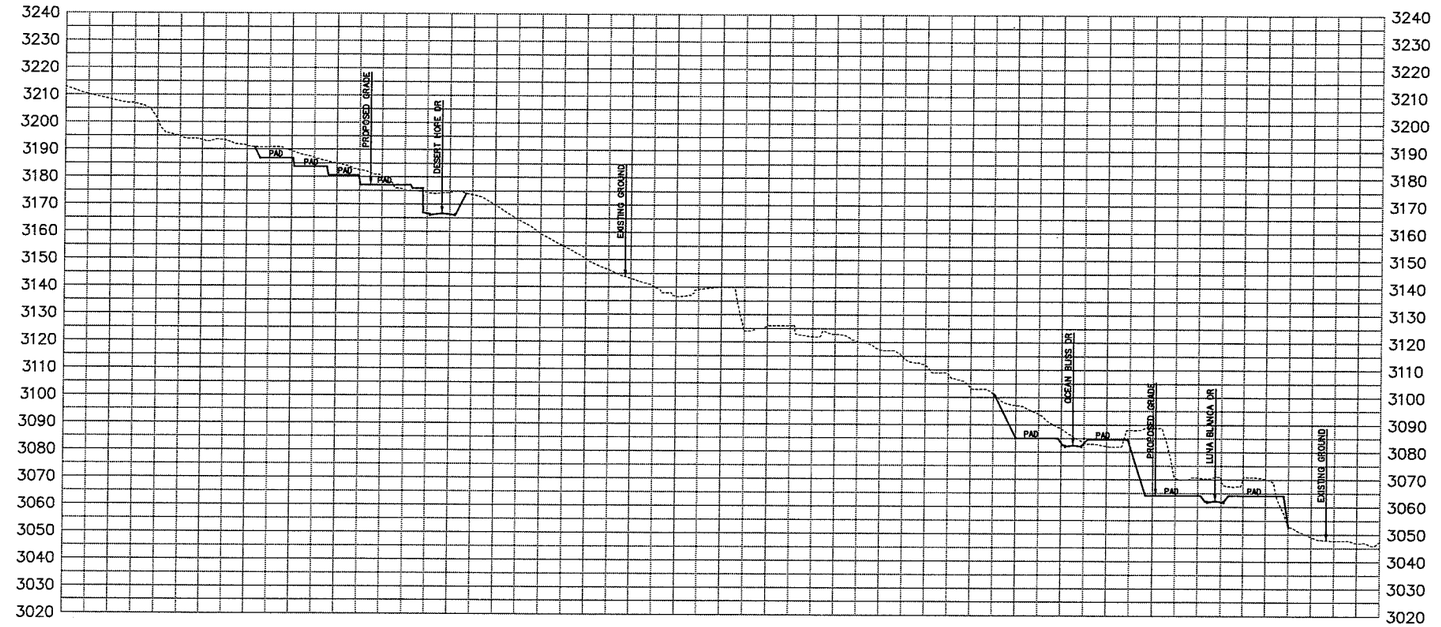
4. The street segment providing access to Lots 438-442 on Sheet 13 shall be named Greenscape Lane as previously provided.

Please note that pursuant to Subchapter 8(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, two 24" x 36" bond copies and one 8.5" x 11" reduced copy of the recorded mylar must be submitted back to the City of Las Vegas for archival purposes.

SECT A–A PROFILE



A SECTION
SCALE: NTS



B SECTION
SCALE: NTS

GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 764-204
DESIGN: HN
DRAWN: NSL
CHECK: WP
PLOT DATE: 08-27-15
PLOT TIME: 11:04:36
F:\Projects\700\764-204-01\Division\Land\TentMap\204-TM_PHASE1-SECTIONS.dwg
Nathan Lim

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

DATE: % COMPLETE

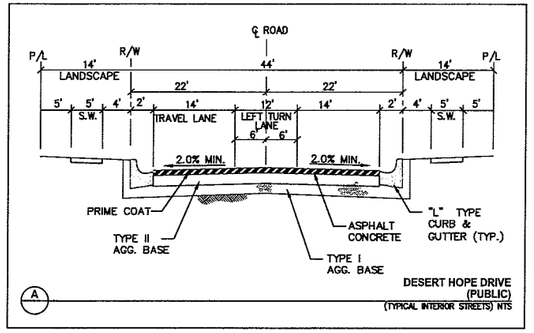
PULTE HOMES

SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

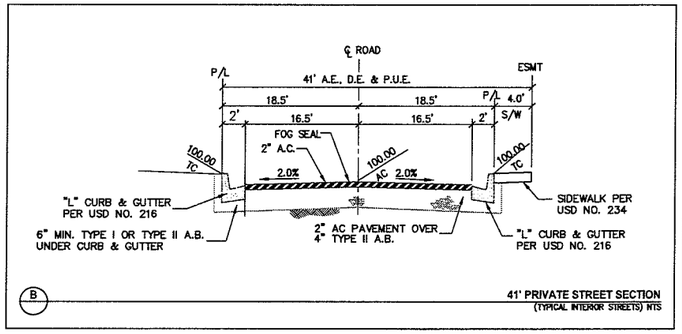
TENTATIVE MAP

DRAWING
TM9
9 OF 9 SHTS

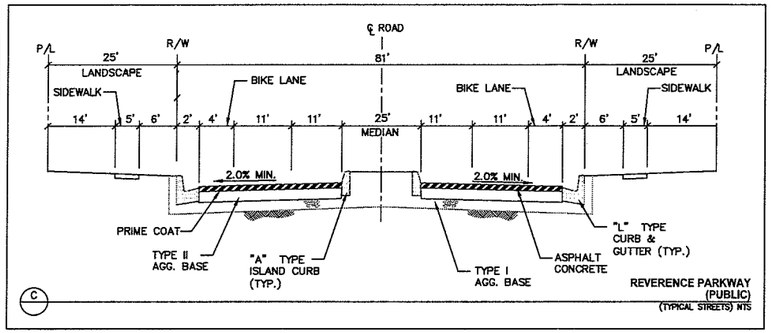
HTE: 00-00000



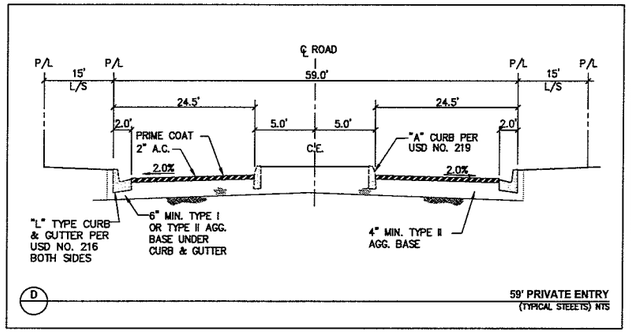
A — DESERT HOPE DRIVE (PUBLIC)
(TYPICAL INTERIOR STREETS) NTS



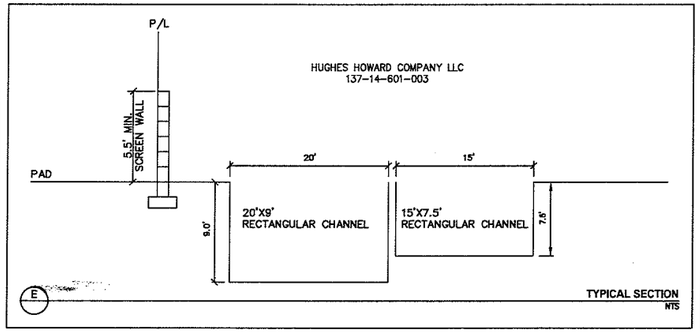
B — 41' PRIVATE STREET SECTION
(TYPICAL INTERIOR STREETS) NTS



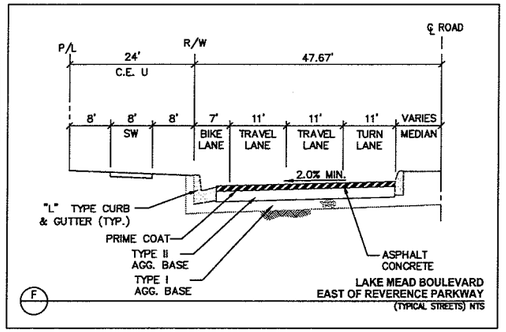
C — REVERENCE PARKWAY (PUBLIC)
(TYPICAL STREETS) NTS



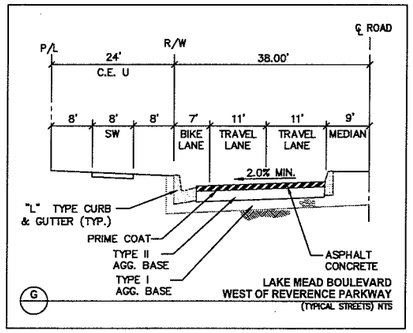
D — 59' PRIVATE ENTRY
(TYPICAL STEEETS) NTS



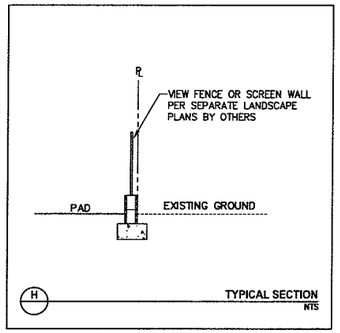
E — TYPICAL SECTION
NTS



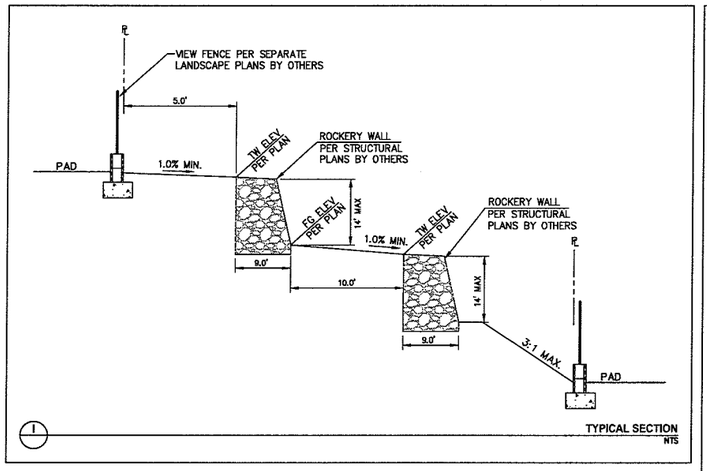
F — LAKE MEAD BOULEVARD EAST OF REVERENCE PARKWAY
(TYPICAL STREETS) NTS



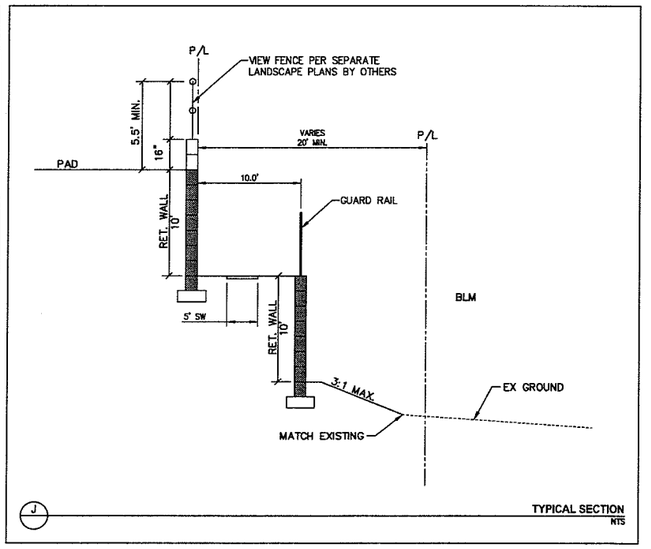
G — LAKE MEAD BOULEVARD WEST OF REVERENCE PARKWAY
(TYPICAL STREETS) NTS



H — TYPICAL SECTION
NTS



I — TYPICAL SECTION
NTS



J — TYPICAL SECTION
NTS

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PULTE HOMES

SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

TENTATIVE MAP

PROJECT NO. 764-204

DESIGN: MN
DRAWN: NSL
CHECK: MP

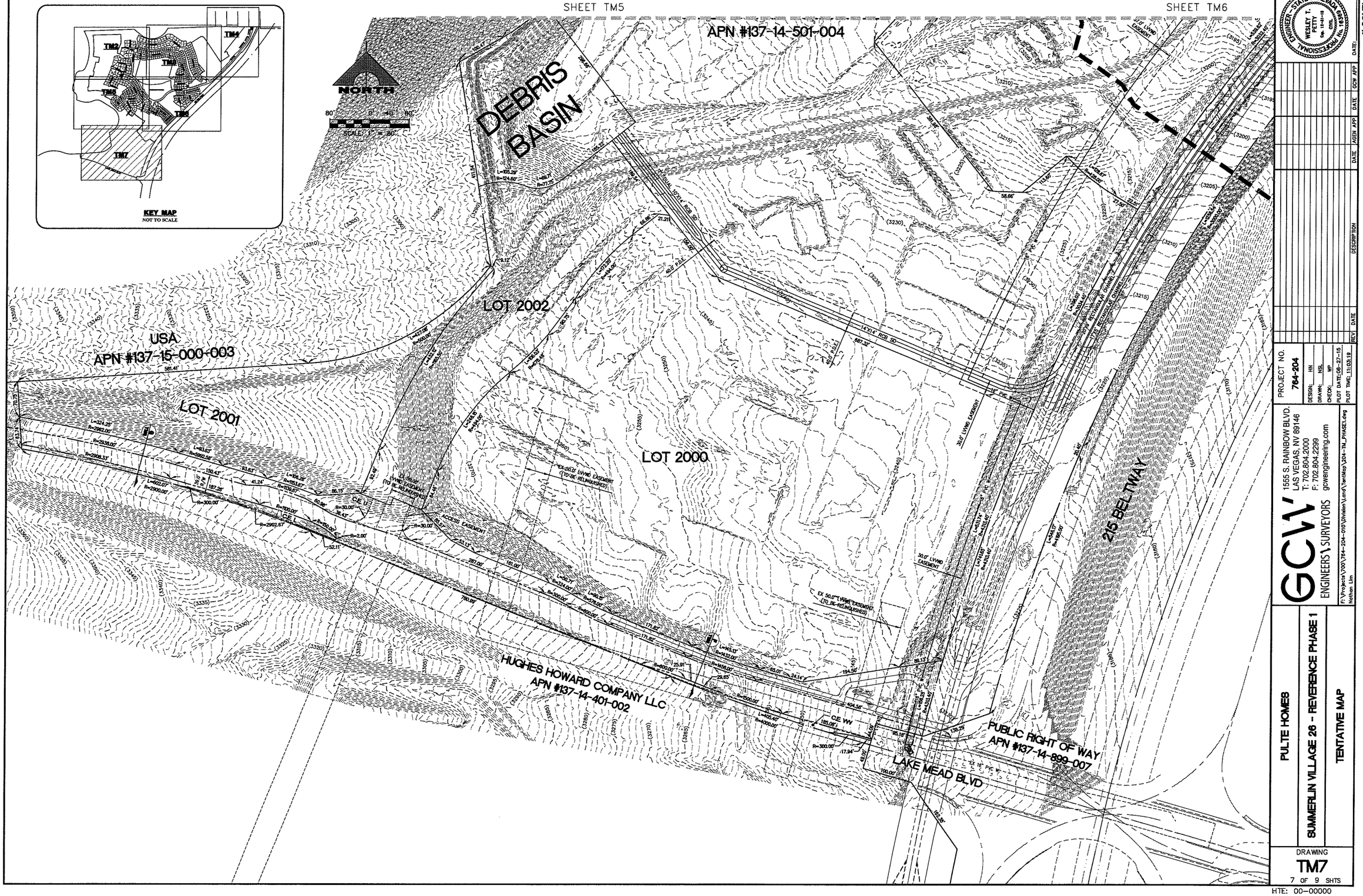
PLOT DATE: 08-27-15
PLOT TIME: 11:05:23

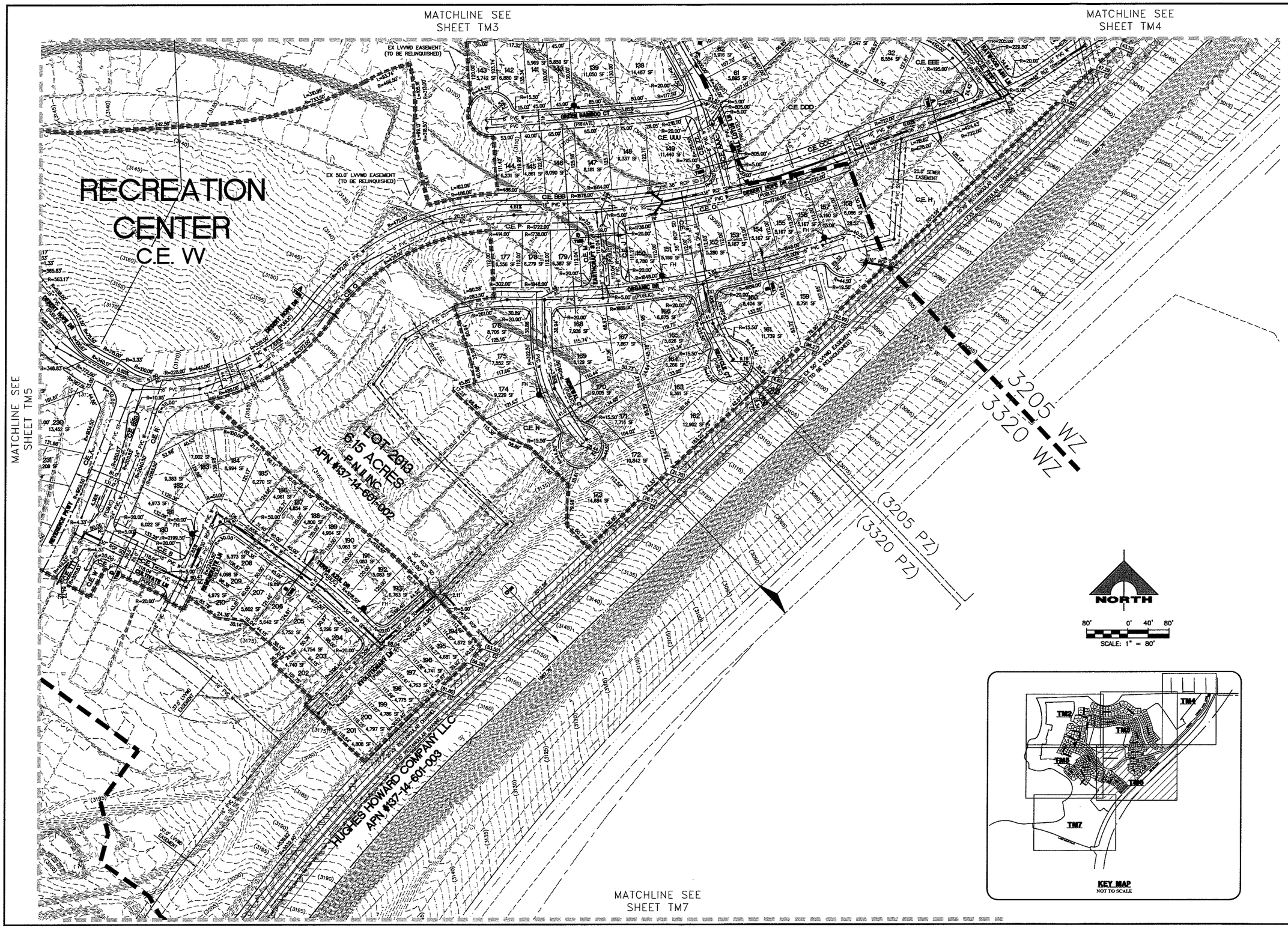
F:\Projects\700\764-204-01\0\Admin\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

DRAWING TM8
8 OF 9 SHTS

HTE: 00-00000

X COMPLETE


MATCHLINE SEE SHEET TM5
MATCHLINE SEE SHEET TM6
APN #137-14-501-004
DEBRIS BASIN
LOT 2002
LOT 2001
LOT 2000
USA
APN #137-15-000-003
215 BELTWAY
HUGHES HOWARD COMPANY LLC
APN #137-14-401-002
PUBLIC RIGHT OF WAY
APN #137-14-899-007
LAKE MEAD BLVD
KEY MAP
NOT TO SCALE
NORTH
SCALE: 1" = 80'
PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1
TENTATIVE MAP
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 784-204
DRAWING TM7
7 OF 9 SHTS
HTE: 00-00000
% COMPLETE



PROJECT NO. 764-204

DESIGN: HN
DRAWN: NSL
CHECK: WP
PLOT DATE: 08-27-15
PLOT TIME: 11:03:11

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\Projects\700\764-204-010\Division\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

PULTE HOMES

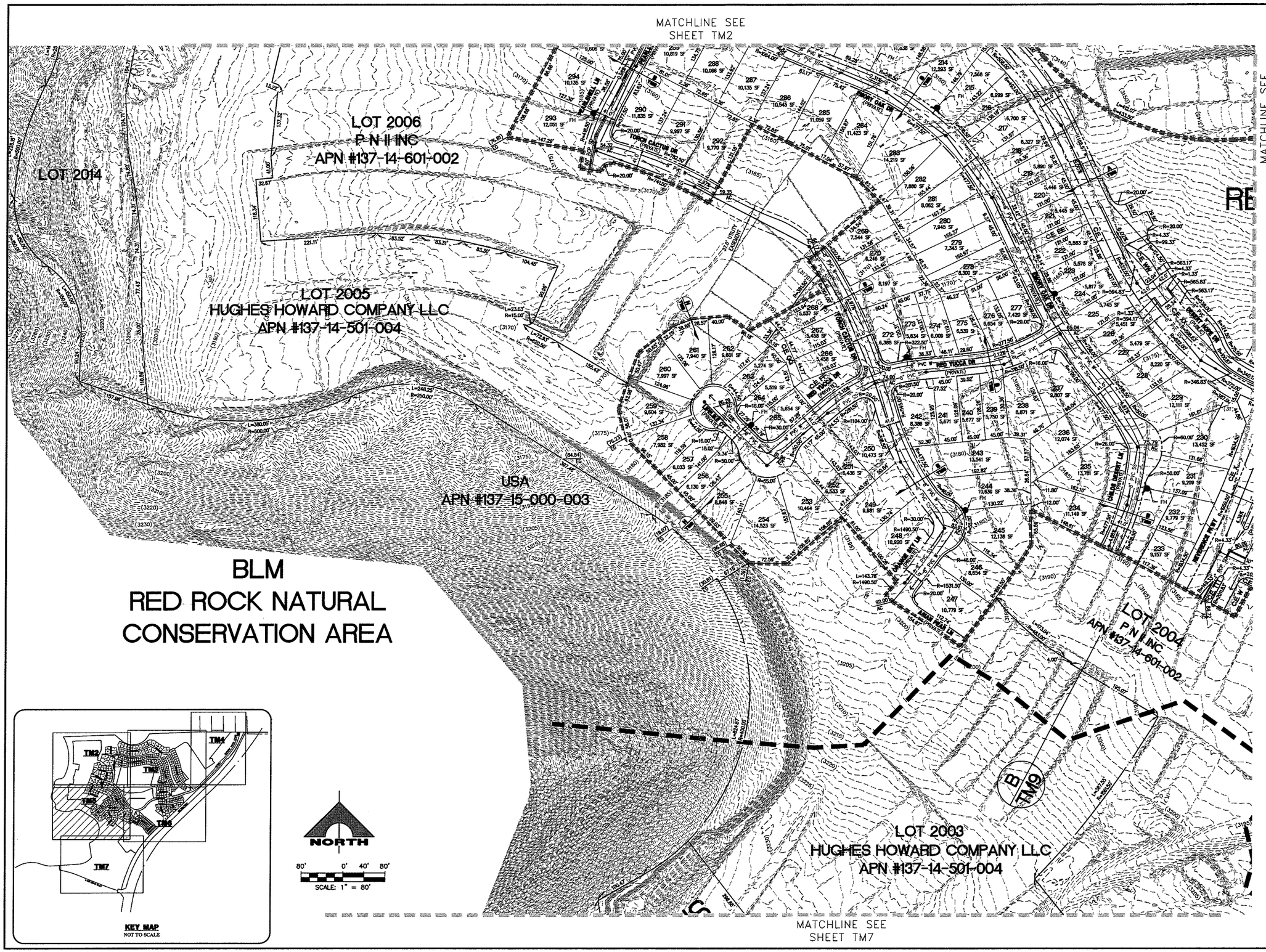
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

TENTATIVE MAP

DRAWING
TM6
6 OF 9 SHTS

HTE: 00-00000

% COMPLETE



ENGINEER: STATE OF NEVADA — WESLEY T. PETTY — No. 13431 — EXPIRES 12/31/2008

% COMPLETE

REV	DATE	DESCRIPTION	DRAWN APP	DATE	DSGN APP	DATE

PROJECT NO. 764-204
DESIGN: HN
DRAWN: NSL
CHECK: MP
PLOT DATE: 08-27-15
PLOT TIME: 11:03:01
P:\Projects\700\764-204-0101\Maiden\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

GCW ENGINEERS \ SURVEYORS
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LAS VEGAS, NV 89146
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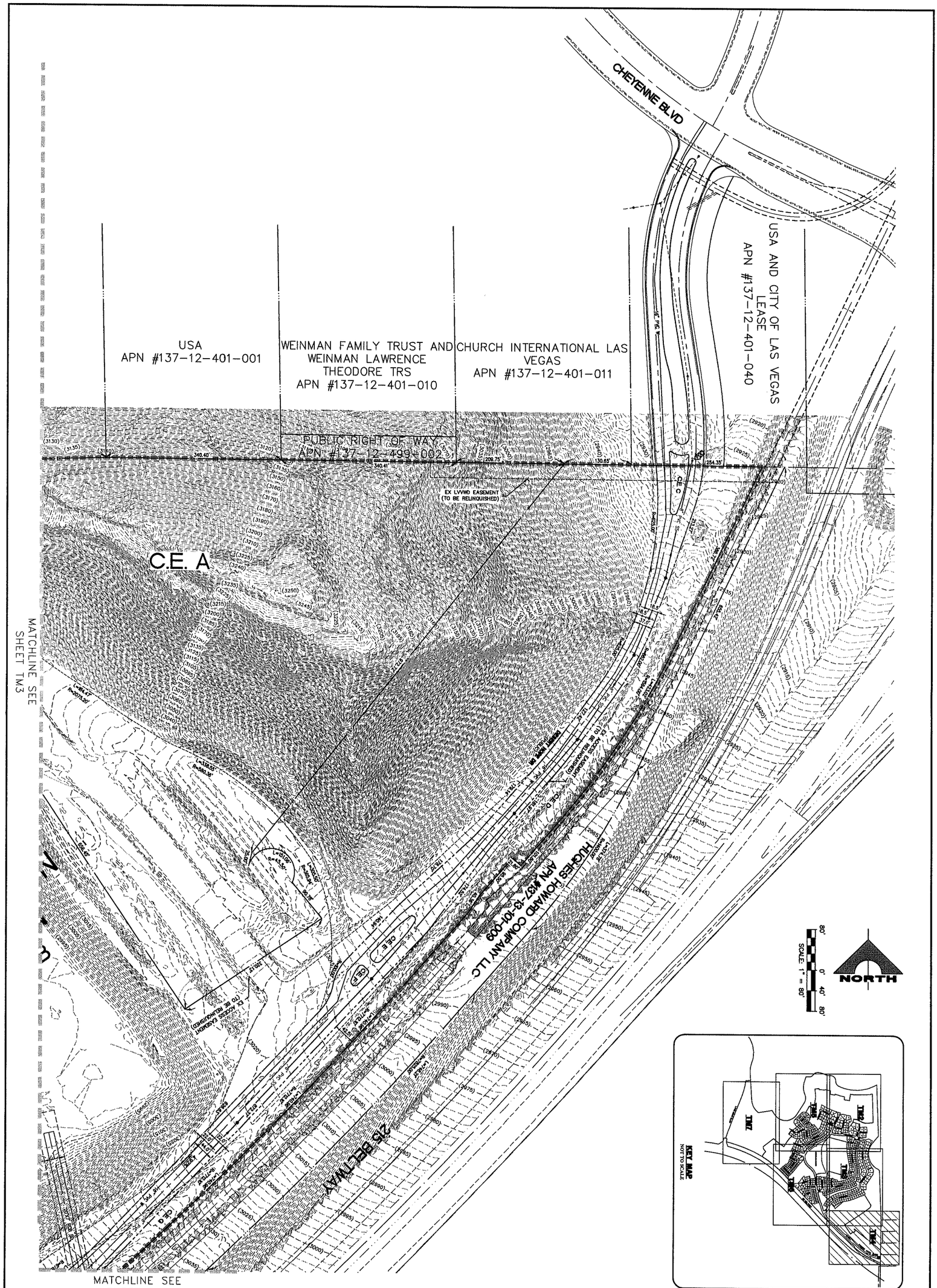
F: 702.804.2299
gcwengineering.com

PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1
TENTATIVE MAP

DRAWING
TM5
5 OF 9 SHTS

HTE: 00-00000



PULTE HOMES

SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

TENTATIVE MAP

DRAWING TM4 4 OF 9 SHTS

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

F:\Projects\700\764-204-010\Division\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

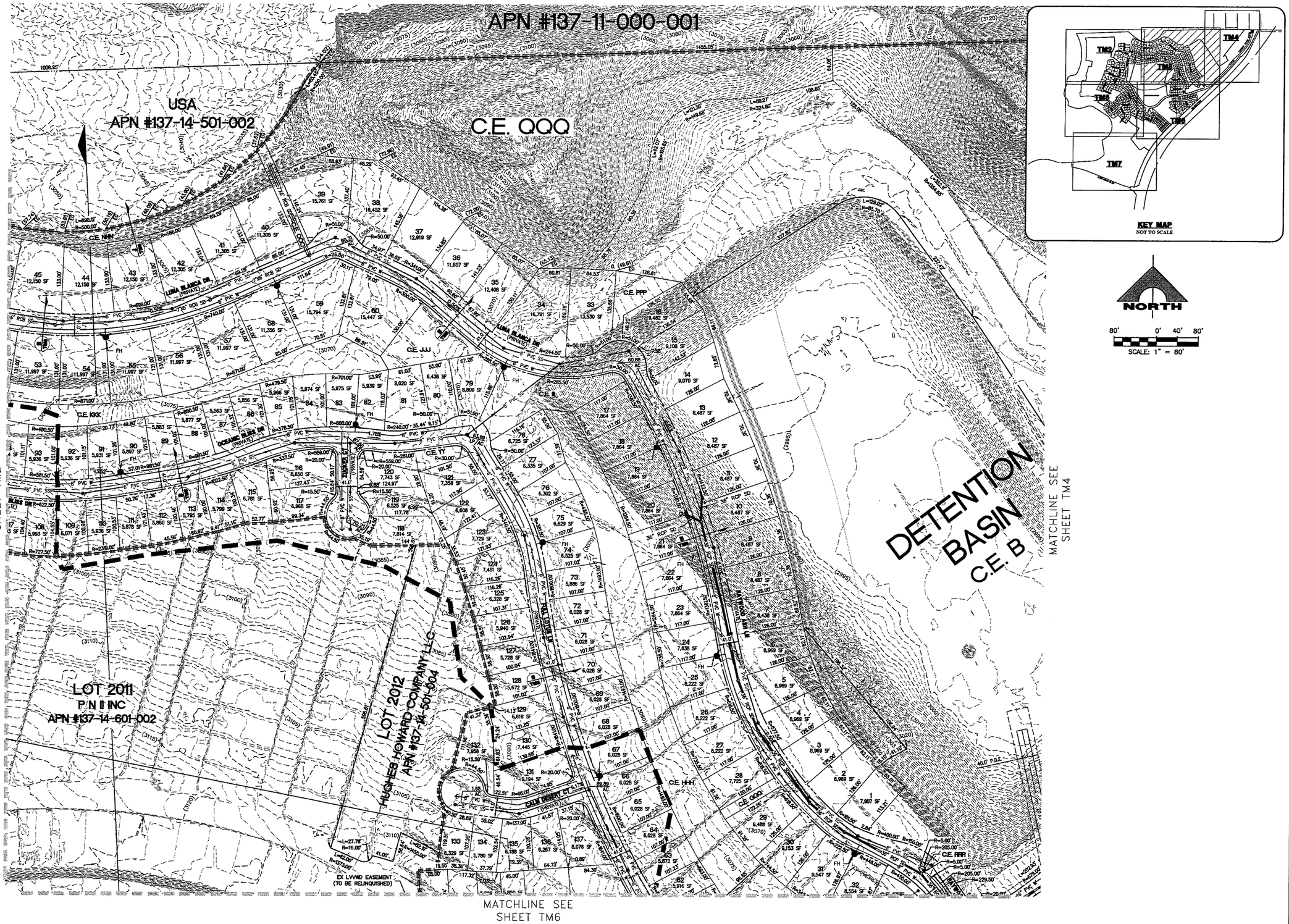
PROJECT NO. 764-204
DESIGN: HN
DRAWN: NSL
CHECK: WP
PLOT DATE: 08-27-15
PLOT TIME: 11:02:49

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

NEVADA PROFESSIONAL ENGINEER - STATE OF NEVADA
WESLEY T. PETTY
Exp. 12-31-16
CIVIL
No. 16369
DATE:

% COMPLETE

HTE: 00-00000



PROJECT NO. 764-204

DESIGN: HN
DRAWN: NSL
CHECK: WP
PLOT DATE: 08-27-15
PLOT TIME: 11:02:41

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\Projects\700\764-204-010\Division\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

PULTE HOMES

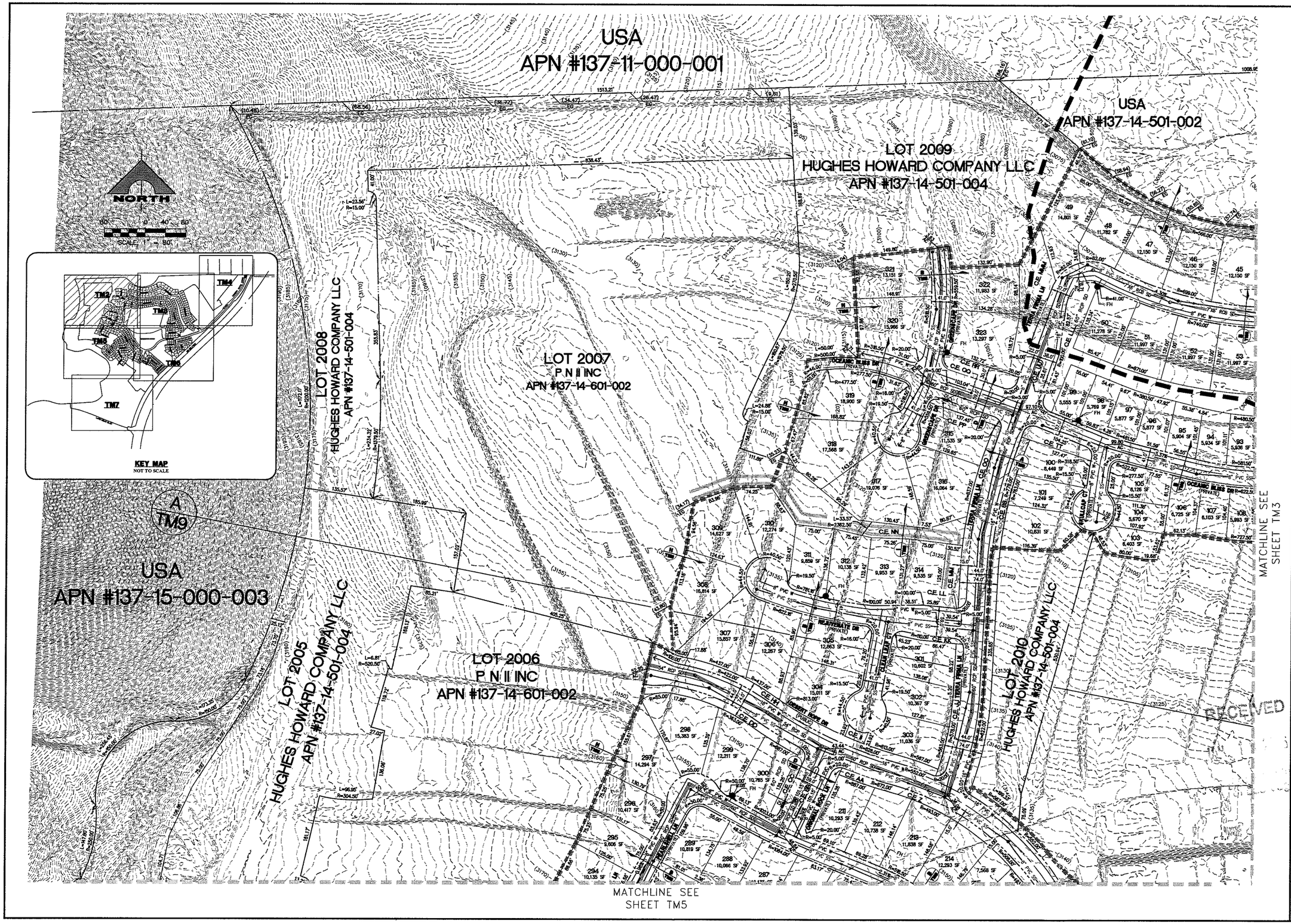
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

TENTATIVE MAP

DRAWING
TM3
3 OF 9 SHTS

HTE: 00-00000

% COMPLETE



PROJECT NO. 764-204

DESIGN: HN
DRAWN: NSL
CHECK: WP
PLOT DATE: 08-27-15
PLOT TIME: 11:02:31

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\Projects\700\764-204-010\Division\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

PULTE HOMES

SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1

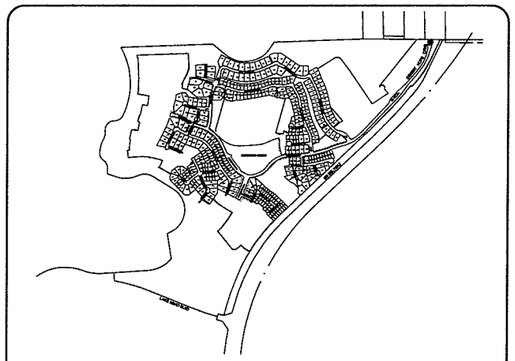
TENTATIVE MAP

DRAWING
TM2
2 OF 9 SHTS

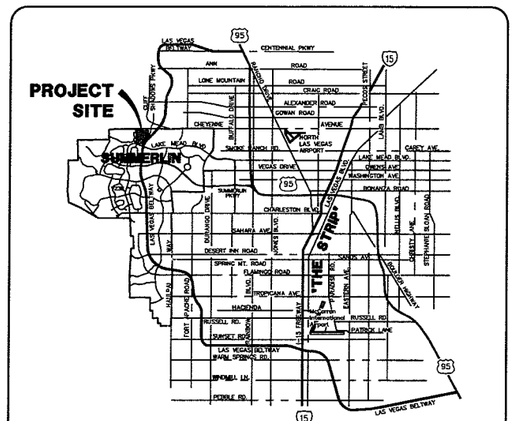
HTE: 00-00000

% COMPLETE

TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 26 - REVERENCE PHASE 1
PORTIONS OF: APN'S 137-13-101-007, 137-13-101-008, 137-14-601-002, & 137-14-501-004



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

RECEIVED
JUL 19 2018
Dept of Planning
City of Las Vegas

SITE DATA

ZONING
EXISTING ZONING: P-C (PLANNED COMMUNITY DISTRICT)
PLANNED LANDUSE: SF3, COS, AND MF2 (SINGLE FAMILY AND MULTI-FAMILY)

LOTTING SUMMARY
SINGLE FAMILY
40' X 95' - 51 LOTS
45' X 115' - 54 LOTS
55' X 100' - 91 LOTS
65' X 115' - 50 LOTS
75' X 125' - 38 LOTS
85' X 130' - 39 LOTS
TOTAL = 323 LOTS
COMMON LOTS - 74 LOTS
LARGE MULTI-FAMILY - 1 LOT
LARGE POD LOTS - 14 LOTS

REVERENCE SUBDIVISION GROSS ACREAGE
GROSS ACREAGE = 300.16± AC

REVERENCE PHASE 1 SUBDIVISION DENSITY
GROSS ACREAGE = 157.1± AC
GROSS DENSITY = 2.06 UNIT/AC

CONNECTIVITY
CONNECTIVITY RATIO: 51/50

OWNERS
P N II INC
8345 WEST SUNSET RD
LAS VEGAS NV 89113
(702) 914-4800

HUGHES HOWARD COMPANY LLC
10801 WEST CHARLESTON BLVD 3RD FL
LAS VEGAS NV 89135-1200
(702) 791-4300
(702) 791-4450 (FAX)

DEVELOPER
PULTE HOMES
8345 WEST SUNSET
LAS VEGAS, NV 89113
(702) 914-4800

ENGINEER
GCW, INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

UTILITY SERVICES
LAS VEGAS VALLEY WATER DISTRICT - WATER
CITY OF LAS VEGAS - SEWER
REPUBLIC SERVICES - DISPOSAL
NV ENERGY - POWER
SOUTHWEST GAS CORPORATION - GAS
CENTURY LINK - TELEPHONE
COX COMMUNICATION - CABLE

LEGEND

M	MODELS
P	PARKING
1	LOT NUMBER
5,175 SF	LOT AREA
	FIRE HYDRANT
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	PROPERTY LINE
	PHASE LINE
	WATER ZONE LINE
	PROPOSED CURB
	EXISTING CURB
	PROPOSED LOT LINE
	EXISTING LOTS
	SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	DROP INLET
	EXISTING SEWER LINE
	EXISTING WATER LINE
	ROCKERY WALL

LEGAL DESCRIPTION

APN'S 137-13-101-007 AND 137-14-601-002

THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20, RANGE 59 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 112 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

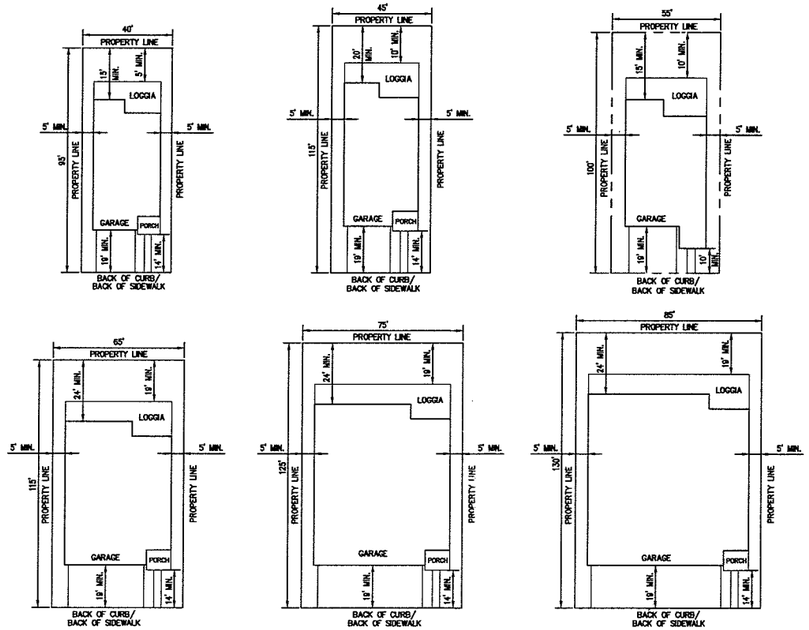
APN'S 137-13-101-008 AND 137-14-601-004

THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20, RANGE 59 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 112 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

ABBREVIATION

A.B.	AGGREGATE BASE	P.U.E.	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	R	RADIUS
A.E.	ACCESS EASEMENT	RCB	REINFORCED CONCRETE BOX
BC	BACK OF CURB	RCP	REINFORCED CONCRETE PIPE
C/L	CENTERLINE	R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT	S/W	SIDEWALK
D.I.	DROP INLET	TYP.	TYPICAL
E.A.E.	EMERGENCY ACCESS EASEMENT	USD	UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA
ESMT	EASEMENT		
EX	EXISTING		
FUT	FUTURE		
LS	LANDSCAPE		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MIN.	MINIMUM		
NO.	NUMBER		
NTS	NOT TO SCALE		
P/L	PROPERTY LINE		
P.A.E	PEDESTRIAN ACCESS EASEMENT		
P.S.E.	PUBLIC SEWER EASEMENT TO BE PRIVATELY MAINTAINED BY HOA		



TYPICAL PLOT PLANS

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\Projects\7001\784-204-010\Sheldon\Land\TentMap\204-TM_PHASE1.dwg
Nathan Lim

PROJECT NO. 784-204
DESIGN: HN
DRAWN: MBL
CHECK: WP
PLOT DATE: 08-27-18
PLOT TIME: 11:44:11

REV	DATE	DESCRIPTION	DATE	AGENY APP	DATE	GCW APP	DATE

% COMPLETE

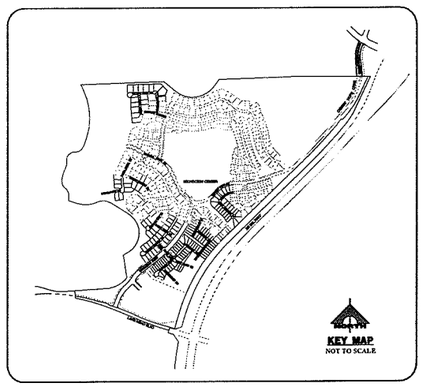
PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 1
TENTATIVE MAP
TMP-60968

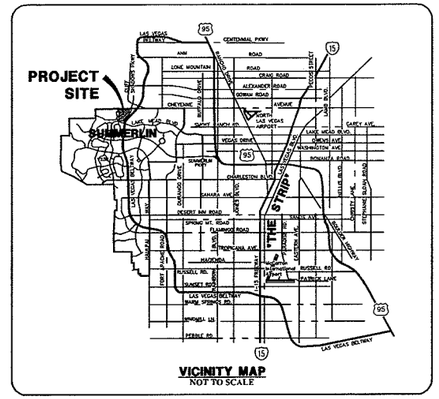
DRAWING
TM1
1 OF 9 SHTS

HTE: 00-00000

PRJ-60662
TMP-60968

TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 26 - REVERENCE PHASE 2
PORTIONS OF: APN'S 137-14-601-002 & 137-14-501-005





SITE DATA

ZONING
EXISTING ZONING: P-C (PLANNED COMMUNITY DISTRICT)
PLANNED LANDUSE: SF3, COS, AND MF2 (SINGLE FAMILY AND MULTI-FAMILY)

LOTTING SUMMARY
SINGLE FAMILY

40' X 95'	- 24 LOTS
45' X 115'	- 40 LOTS
50' X 105'	- 24 LOTS
65' X 115'	- 29 LOTS
75' X 125'	- 14 LOTS
85' X 130'	- 11 LOTS
105' X 130'	- 6 LOTS
TOTAL	= 148 LOTS
COMMON LOTS	- 36 LOTS

REVERENCE SUBDIVISION GROSS ACREAGE
GROSS ACREAGE = 300.16± AC

REVERENCE PHASE 2 SUBDIVISION DENSITY
GROSS ACREAGE = 46.09± AC
GROSS DENSITY = 3.21 UNIT/AC

REVERENCE CONNECTIVITY (ALL PHASES)
CONNECTIVITY RATIO = 84/60 = 1.4

OWNER
P N II INC
7255 SOUTH TENAYA WAY #200
LAS VEGAS NV 89113
(702) 914-4800

DEVELOPER
PULTE HOMES
7255 SOUTH TENAYA WAY #200
LAS VEGAS, NV 89113
(702) 914-4800

ENGINEER
GCW, INC.
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

UTILITY SERVICES
LAS VEGAS VALLEY WATER DISTRICT - WATER
CITY OF LAS VEGAS - SEWER
REPUBLIC SERVICES - DISPOSAL
NV ENERGY - POWER
SOUTHWEST GAS CORPORATION - GAS
CENTURY LINK - TELEPHONE
COX COMMUNICATION - CABLE

LEGEND

M	MODELS
P	PARKING
1	LOT NUMBER
5,175 SF	LOT AREA
	FIRE HYDRANT
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	PROPERTY LINE
	PHASE LINE
	WATER ZONE LINE
	PROPOSED CURB
	EXISTING CURB
	PROPOSED LOT LINE
	EXISTING LOTS
	SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	DROP INLET
	EXISTING SEWER LINE
	EXISTING WATER LINE
	ROCKERY WALL

ABBREVIATION

A.B.	AGGREGATE BASE
AC	ASPHALT CONCRETE
A.E.	ACCESS EASEMENT
BC	BACK OF CURB
C/L	CENTERLINE
D.E.	DRAINAGE EASEMENT
D.I.	DROP INLET
E.A.E.	EMERGENCY ACCESS EASEMENT
ESMT	EASEMENT
EX	EXISTING
FUT	FUTURE
LS	LANDSCAPE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MIN.	MINIMUM
NO.	NUMBER
NTS	NOT TO SCALE
P/L	PROPERTY LINE
P.A.E	PEDESTRIAN ACCESS EASEMENT
P.S.E.	PUBLIC SEWER EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
TYP.	TYPICAL
USD	UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA

LEGAL DESCRIPTION

APN'S 137-14-601-002

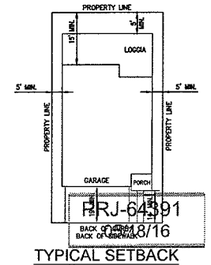
THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20, RANGE 59 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 112 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

APN'S 137-14-501-005

THAT PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20, RANGE 59 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 112 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.



TYPICAL SETBACK

GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS

PROJECT NO. 764-204
DESIGN: NH
DRAWN: NSL
CHECK: WP
PLOT DATE: 05-18-16
PLOT TIME: 14:38:50

REV	DATE	DESCRIPTION	AGEN APP	DATE	CCW APP	DATE

PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 2
TENTATIVE MAP

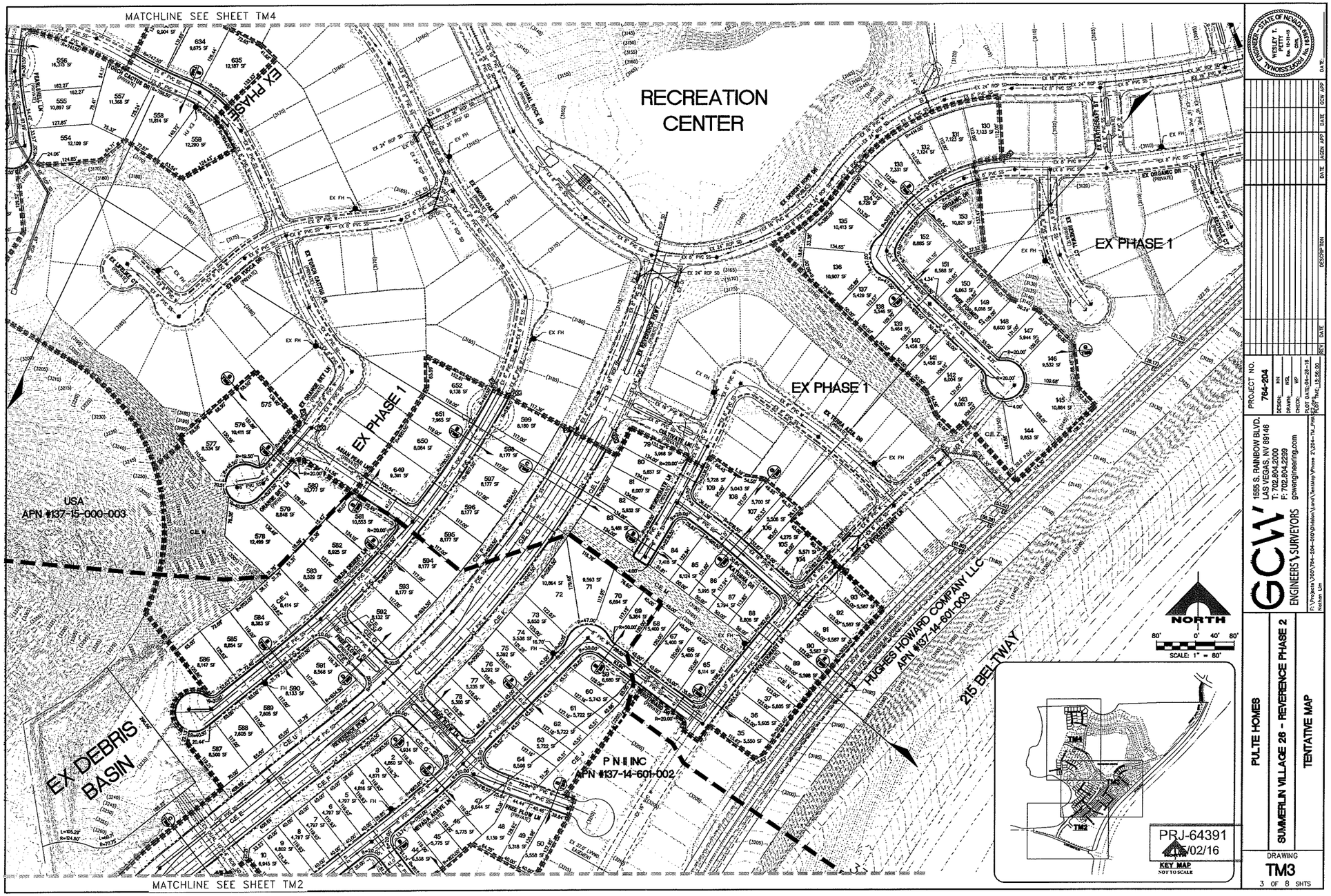
DRAWING
TM1
1 OF 8 SHTS

ENGINEER - STATE OF NEVADA
WESLEY T. PETT
No. 11-21-19
CIVIL

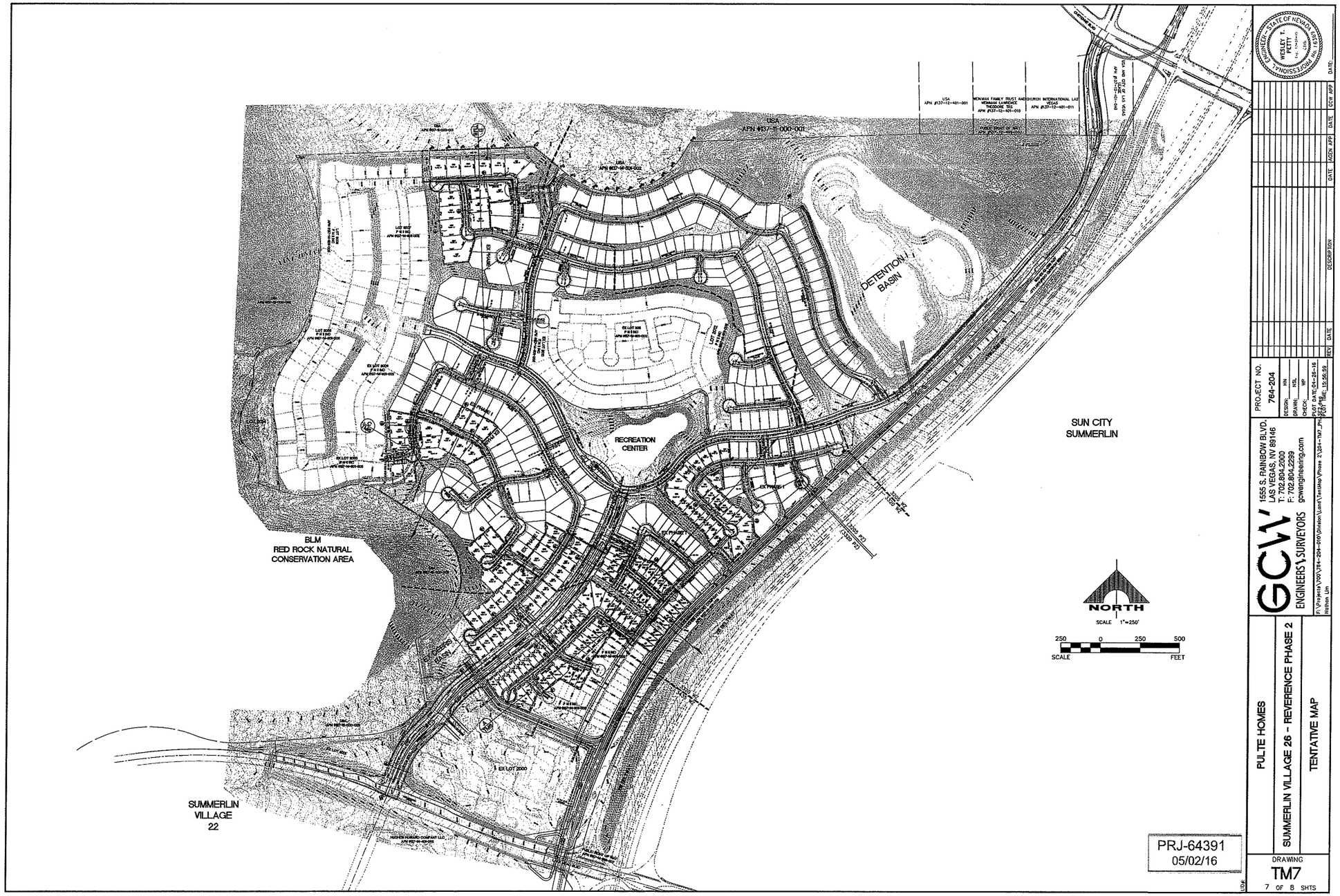
TMP-64418 - REVISED
PRJ-64391

PC 6-14-16 Approved

PRJ-64391
08/18/16


MATCHLINE SEE SHEET TM4
MATCHLINE SEE SHEET TM2
RECREATION CENTER
EX PHASE 1
EX PHASE 1
EX PHASE 1
EX DEBRIS BASIN
USA
APN #137-15-000-003
PN II INC
APN #137-14-601-002
HUGHES HOWARD COMPANY LLC
APN #137-14-601-003
215 BELTWAY
NORTH
SCALE: 1" = 80'
KEY MAP
NOT TO SCALE
PRJ-64391
4/02/16
PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 2
TENTATIVE MAP
DRAWING
TM3
3 OF 8 SHTS
PROJECT NO.
764-204
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TMP-64418



DETENTION BASIN
RECREATION CENTER
SUN CITY SUMMERLIN
BLM RED ROCK NATURAL CONSERVATION AREA
SUMMERLIN VILLAGE 22
NORTH
SCALE 1"=250'
250 0 250 500
SCALE FEET
PRJ-64391
05/02/16
PROJECT NO. 764-204
GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PULTE HOMES
SUMMERLIN VILLAGE 26 - REVERENCE PHASE 2
TENTATIVE MAP
DRAWING
TM7
7 OF 8 SHTS

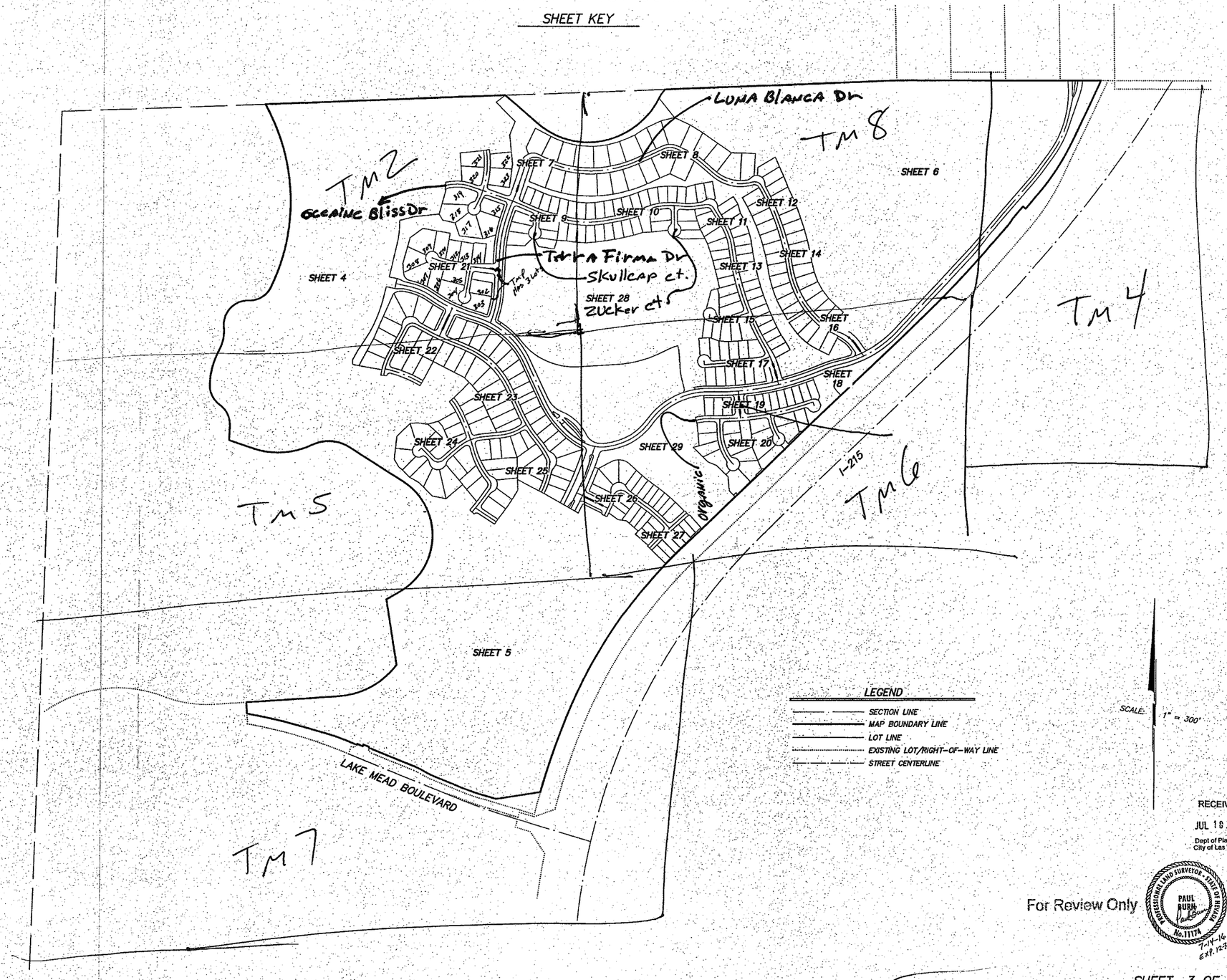
TMP-64418

A MERGER AND RE-SUBDIVISION FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

SHEET KEY



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PAUL BURN
No. 11174
7-14-16
EXP. 12-31-16

764-204-013

SHEET 3 OF 39

BOOK _____ PAGE _____

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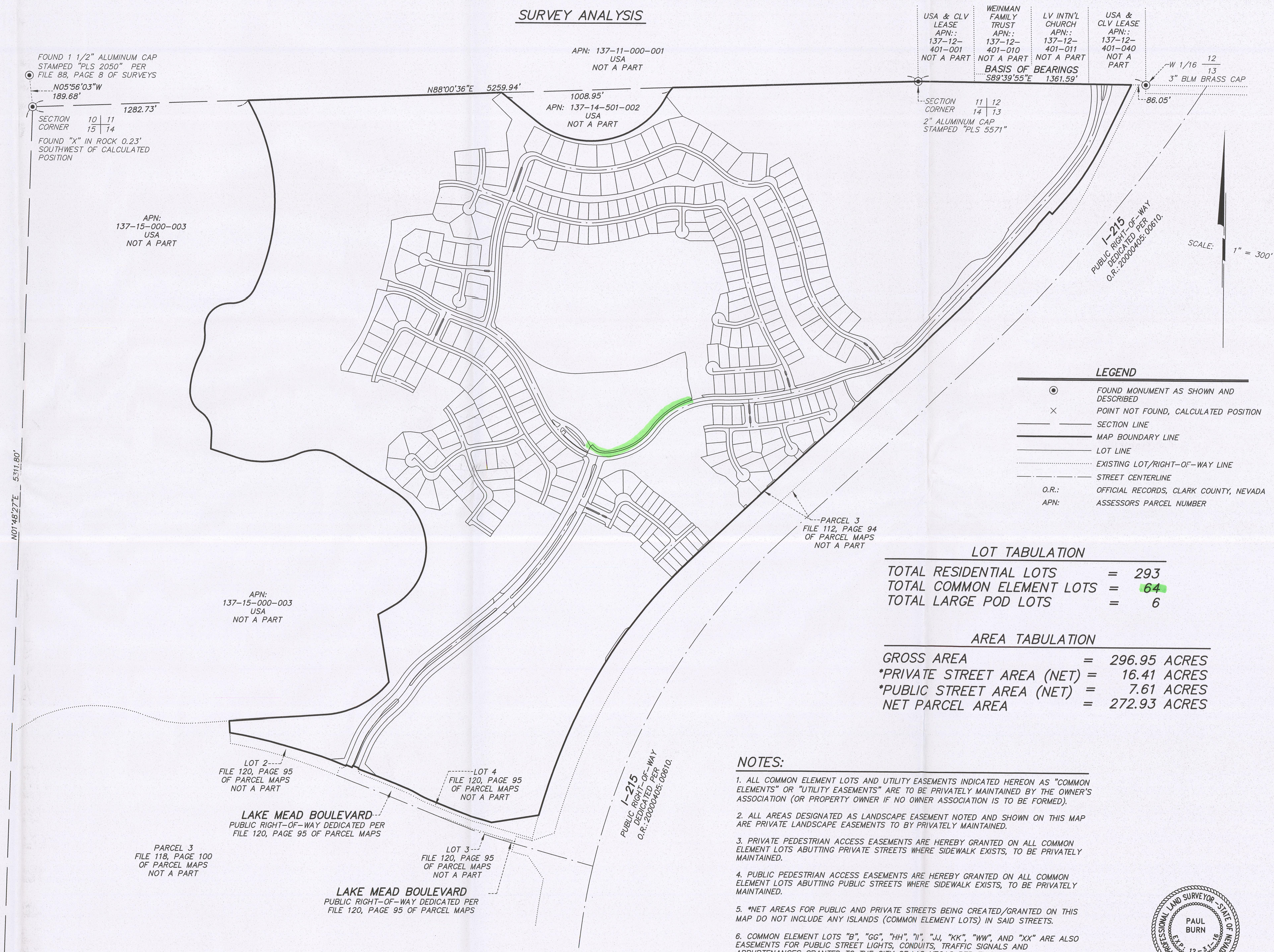
A MERGER AND RE-SUBDIVISION FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

SURVEY ANALYSIS



LEGEND

⊙	FOUND MONUMENT AS SHOWN AND DESCRIBED
×	POINT NOT FOUND, CALCULATED POSITION
——— ———	SECTION LINE
———	MAP BOUNDARY LINE
———	LOT LINE
·····	EXISTING LOT/RIGHT-OF-WAY LINE
——— · ———	STREET CENTERLINE
O.R.:	OFFICIAL RECORDS, CLARK COUNTY, NEVADA
APN:	ASSESSORS PARCEL NUMBER

LOT TABULATION

TOTAL RESIDENTIAL LOTS	=	293
TOTAL COMMON ELEMENT LOTS	=	64
TOTAL LARGE POD LOTS	=	6

AREA TABULATION

GROSS AREA	=	296.95 ACRES
*PRIVATE STREET AREA (NET)	=	16.41 ACRES
*PUBLIC STREET AREA (NET)	=	7.61 ACRES
NET PARCEL AREA	=	272.93 ACRES

NOTES:

1. ALL COMMON ELEMENT LOTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

2. ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BY PRIVATELY MAINTAINED.

3. PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE HEREBY GRANTED ON ALL COMMON ELEMENT LOTS ABUTTING PRIVATE STREETS WHERE SIDEWALK EXISTS, TO BE PRIVATELY MAINTAINED.

4. PUBLIC PEDESTRIAN ACCESS EASEMENTS ARE HEREBY GRANTED ON ALL COMMON ELEMENT LOTS ABUTTING PUBLIC STREETS WHERE SIDEWALK EXISTS, TO BE PRIVATELY MAINTAINED.

5. *NET AREAS FOR PUBLIC AND PRIVATE STREETS BEING CREATED/GRANTED ON THIS MAP DO NOT INCLUDE ANY ISLANDS (COMMON ELEMENT LOTS) IN SAID STREETS.

6. COMMON ELEMENT LOTS "B", "GG", "HH", "II", "JJ, "KK", "WW", AND "XX" ARE ALSO EASEMENTS FOR PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA PAUL BURN No. 11174 EXP. 12-31-16

764-204-013

BOOK _____ PAGE _____

REVERENCE Phase 1

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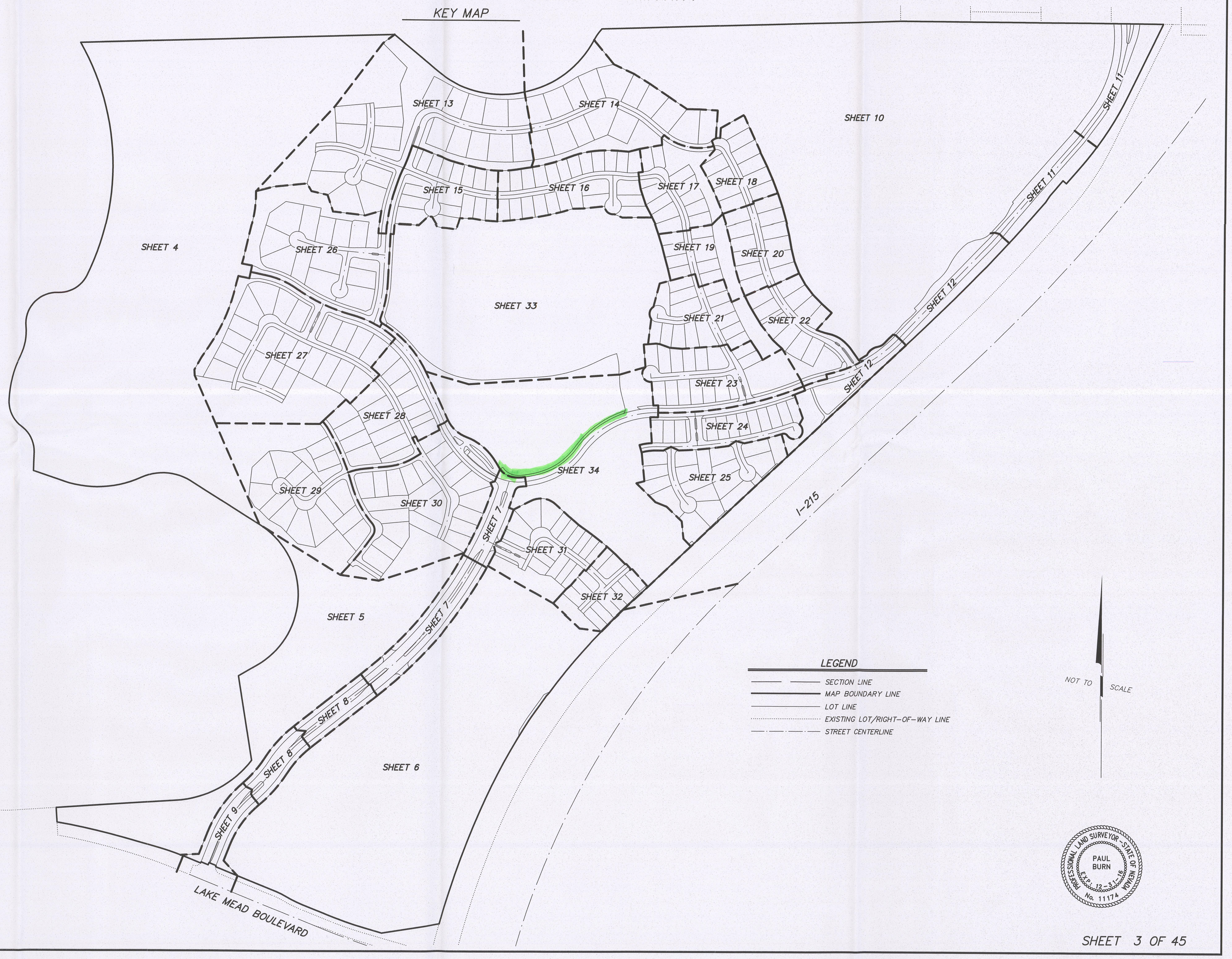
A MERGER AND RE-SUBDIVISION FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

KEY MAP



LEGEND

- SECTION LINE
- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE

NOT TO SCALE

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
PAUL BURN
No. 11174
EXP. 12-31-16

764-204-013

SHEET 3 OF 45

BOOK _____ PAGE _____

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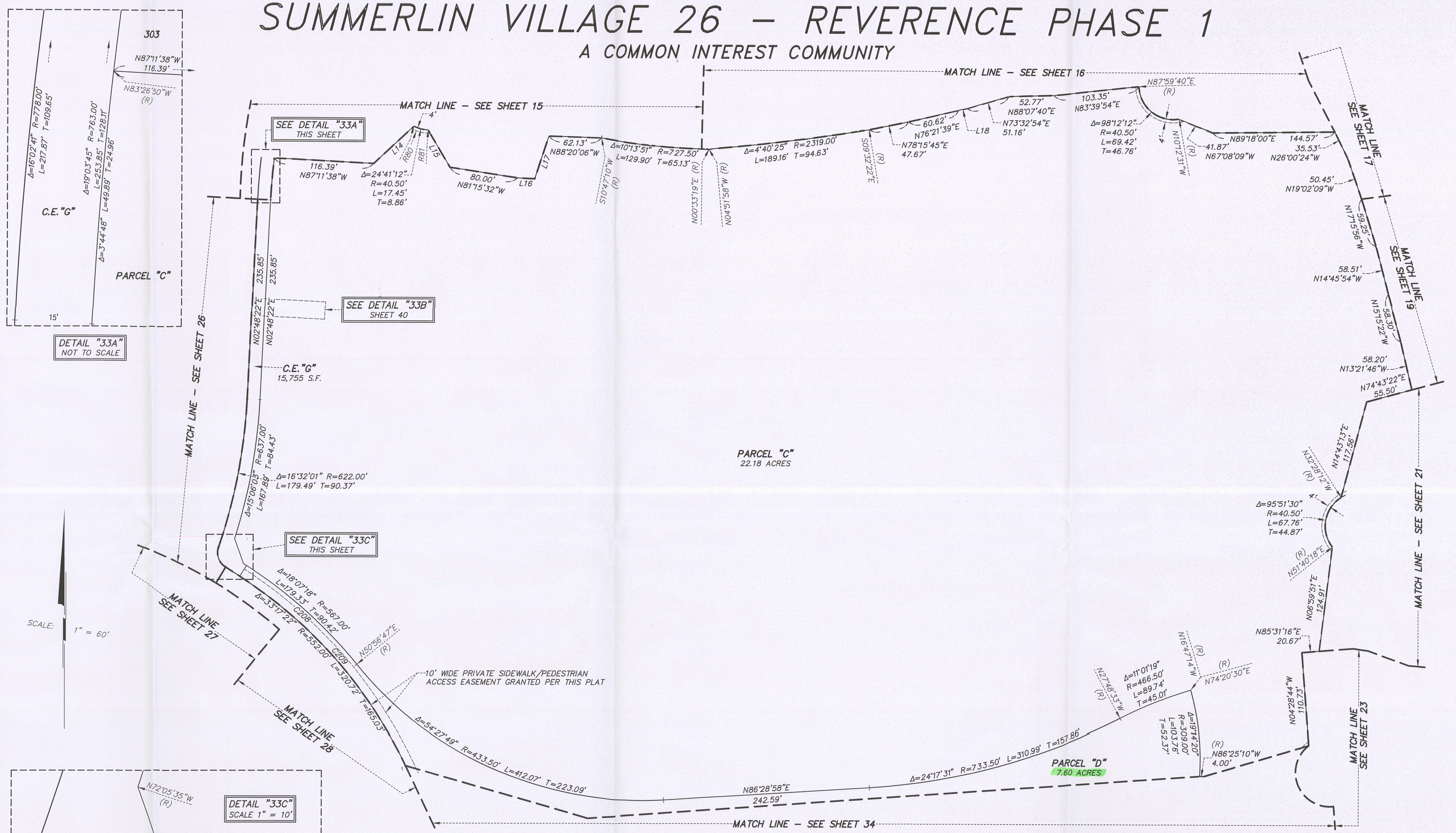
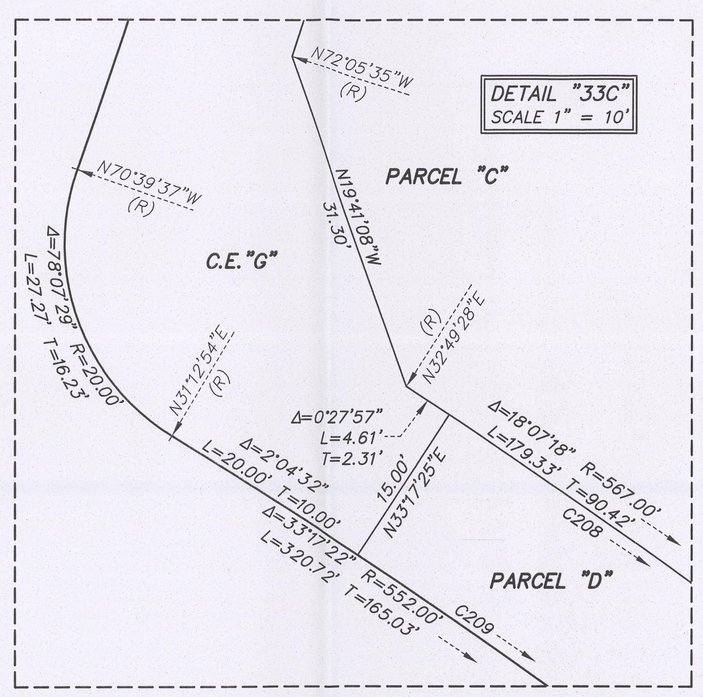
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY





NOTES:

A PERPETUAL, NON–REVOCABLE EASEMENT FOR INGRESS, EGRESS, AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.

ALL REAR LOT CORNER SHALL BE SET WITH A NAIL & TAG STAMPED "PLS 11174" ON BLOCK WALLS AND FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

DIRECT ACCESS TO A PRIMARY OR SECONDARY THOROUGHFARE FROM ABUTTING LOTS THROUGH COMMON ELEMENT LOTS IS PROHIBITED.

LEGEND

———	MAP BOUNDARY LINE	C1	CURVE NUMBER (SEE SHEET 38)
———	LOT LINE	R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 38)
———	RIGHT–OF–WAY LINE	(R)	RADIAL LINE OR BEARING
·····	EXISTING LOT/RIGHT–OF–WAY LINE	O.R.:	OFFICIAL RECORDS
——— ———	STREET CENTERLINE	S.F.	SQUARE FEET
– – –	MATCH LINE	PARCEL "C"	PARCEL DESIGNATION
- - - -	EASEMENT LINE	C.E.	COMMON ELEMENT LOT
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENTS SET IN TOP OF CURB	4'	4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP
L1	LINE SEGMENT NUMBER (SEE SHEET 38)		

NEVADA PROFESSIONAL LAND SURVEYOR STATE OF NEVADA PAUL BURN 12-31-16 No. 11174

PRELIMINARY

764–204–013

BOOK _____ PAGE _____

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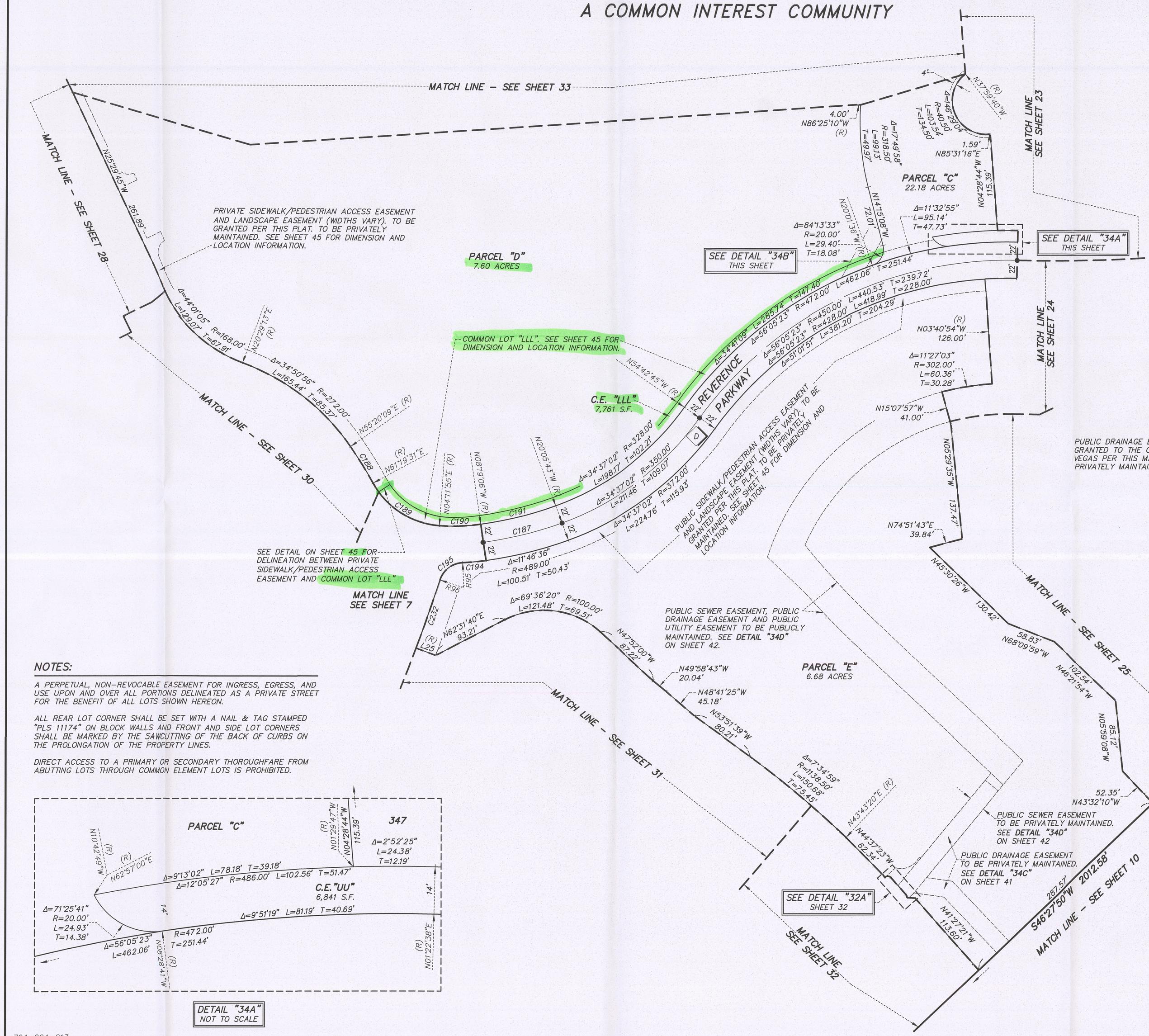
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENTS SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 38)
- C1 — CURVE NUMBER (SEE SHEET 38)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 38)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. PARCEL "D" — COMMON ELEMENT LOT
- APN: — PARCEL DESIGNATION
- D — ASSESSOR'S PARCEL NUMBER
- RIGHT–OF–WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (7.61 ACRES)

NOTES:

A PERPETUAL, NON–REVOCABLE EASEMENT FOR INGRESS, EGRESS, AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.

ALL REAR LOT CORNER SHALL BE SET WITH A NAIL & TAG STAMPED "PLS 11174" ON BLOCK WALLS AND FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

DIRECT ACCESS TO A PRIMARY OR SECONDARY THOROUGHFARE FROM ABUTTING LOTS THROUGH COMMON ELEMENT LOTS IS PROHIBITED.

DETAIL "34A" NOT TO SCALE

764–204–013

SHEET 34 OF 45

BOOK _____ PAGE _____

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FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

NOTES:

A PERPETUAL, NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS, AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.

ALL REAR LOT CORNER SHALL BE SET WITH A NAIL & TAG STAMPED "PLS 11174" ON BLOCK WALLS AND FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

DIRECT ACCESS TO A PRIMARY OR SECONDARY THOROUGHFARE FROM ABUTTING LOTS THROUGH COMMON ELEMENT LOTS IS PROHIBITED.

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
●	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER
C1	CURVE NUMBER
R1	TABLED RADIAL LINE OR BEARING
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
PARCEL "D"	PARCEL DESIGNATION
APN:	ASSESSOR'S PARCEL NUMBER
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (16.41 ACRES)
D	RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (7.61 ACRES)

THESE TABLES ARE FOR SHEET 45 ONLY

CURVE TABLE FOR DETAIL "45B"

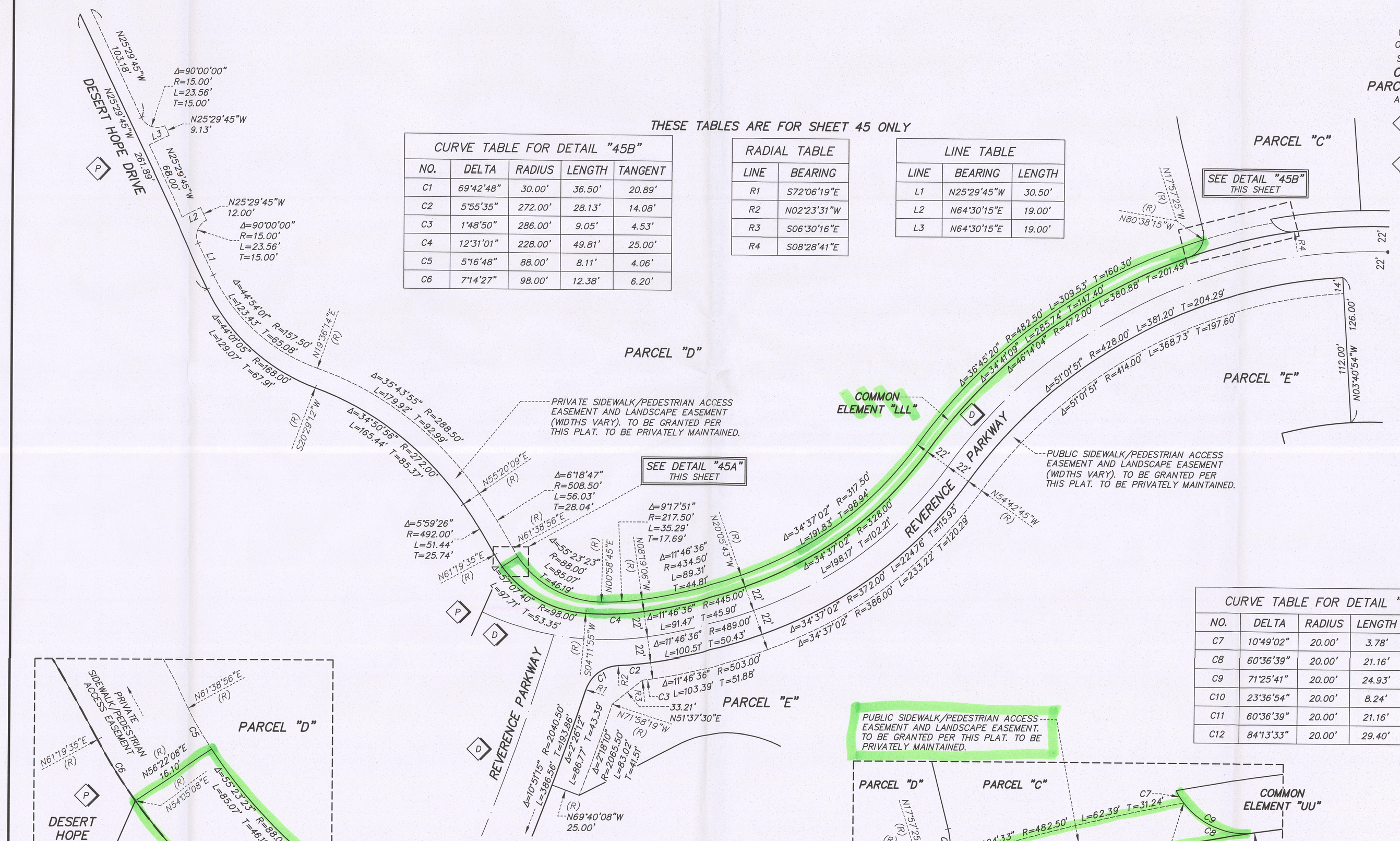
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	69°42'48"	30.00'	36.50'	20.89'
C2	5°55'35"	272.00'	28.13'	14.08'
C3	1°48'50"	286.00'	9.05'	4.53'
C4	12°31'01"	228.00'	49.81'	25.00'
C5	5°16'48"	88.00'	8.11'	4.06'
C6	7°14'27"	98.00'	12.38'	6.20'

RADIAL TABLE

LINE	BEARING
R1	S72°06'19"E
R2	N02°23'31"W
R3	S06°30'16"E
R4	S08°28'41"E

LINE TABLE

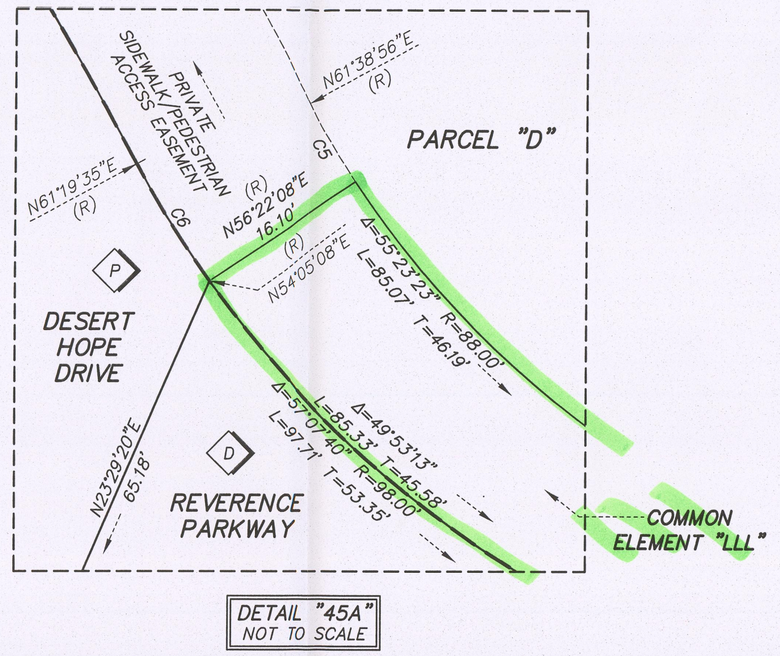
LINE	BEARING	LENGTH
L1	N25°29'45"W	30.50'
L2	N64°30'15"E	19.00'
L3	N64°30'15"E	19.00'



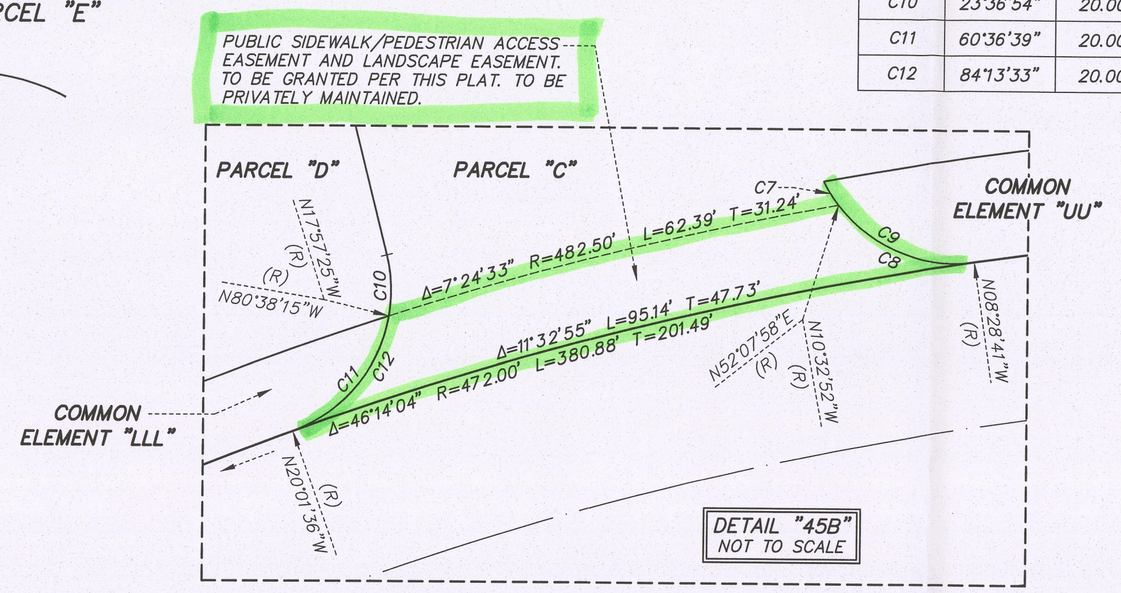
CURVE TABLE FOR DETAIL "45B"

NO.	DELTA	RADIUS	LENGTH	TANGENT
C7	10°49'02"	20.00'	3.78'	1.89'
C8	60°36'39"	20.00'	21.16'	11.69'
C9	71°25'41"	20.00'	24.93'	14.38'
C10	23°36'54"	20.00'	8.24'	4.18'
C11	60°36'39"	20.00'	21.16'	11.69'
C12	84°13'33"	20.00'	29.40'	18.08'

SCALE: 1" = 60'



DETAIL "45A" NOT TO SCALE



DETAIL "45B" NOT TO SCALE

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PAUL BURN
EXP. 12-31-16
No. 11174

764-204-013

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

THESE TABLES ARE FOR SHEET 39 ONLY

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	69°42'48"	30.00'	36.50'	20.89'
C2	5°55'35"	272.00'	28.13'	14.08'
C3	1°48'50"	286.00'	9.05'	4.53'
C4	12°31'01"	228.00'	49.81'	25.00'

RADIAL TABLE	
LINE	BEARING
R1	S72°06'19"E
R2	N02°23'31"W
R3	S06°30'16"E
R4	S08°28'41"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°29'45"W	30.50'
L2	N64°30'15"E	19.00'
L3	N64°30'15"E	19.00'

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER
- C1 — CURVE NUMBER
- R1 — TABLED RADIAL LINE OR BEARING
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- PARCEL "D" — PARCEL DESIGNATION
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- D — RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)

NATURAL ROCK DRIVE
PARCEL "D"
PARCEL "C"
PARCEL "E"
REVERENCE PARKWAY
DESERT HOPE DRIVE

PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT AND LANDSCAPE EASEMENT (WIDTHS VARY). TO BE GRANTED PER THIS PLAT. TO BE PRIVATELY MAINTAINED.

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

SCALE: 1" = 60'

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SHEET 39 OF 39

BOOK _____ PAGE _____

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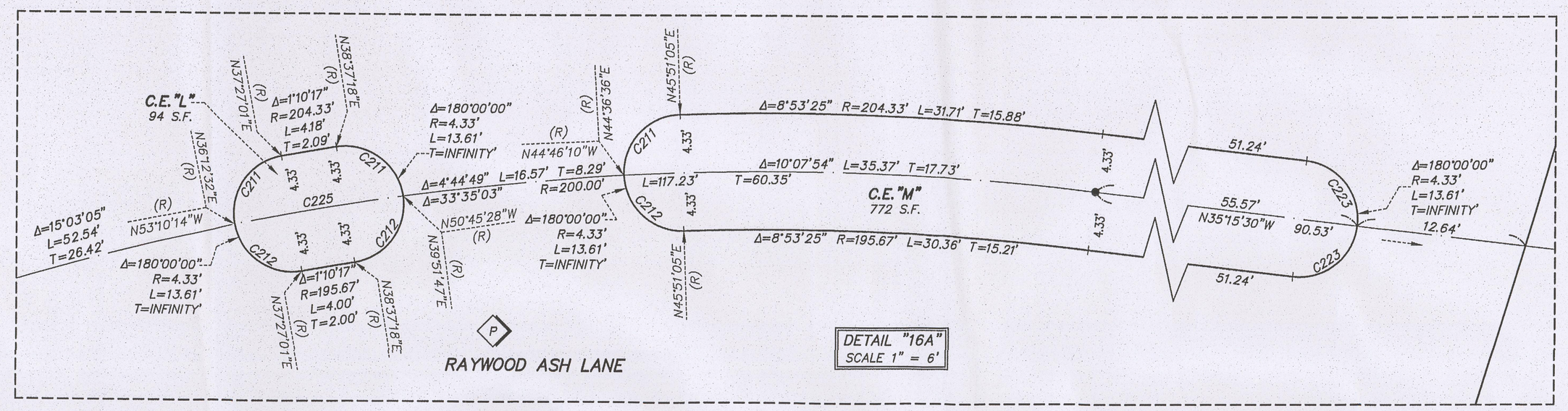
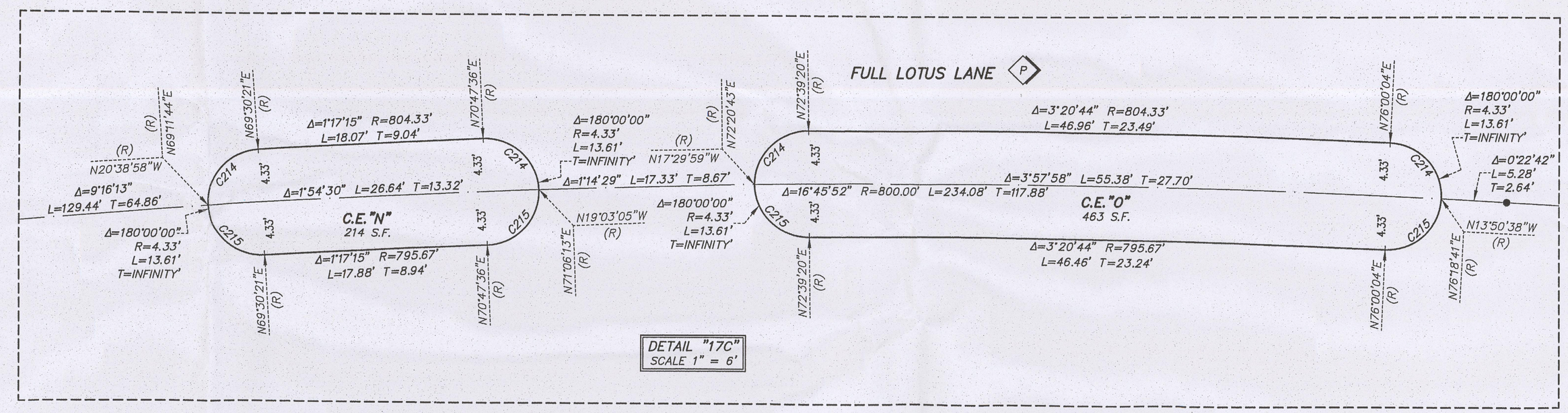
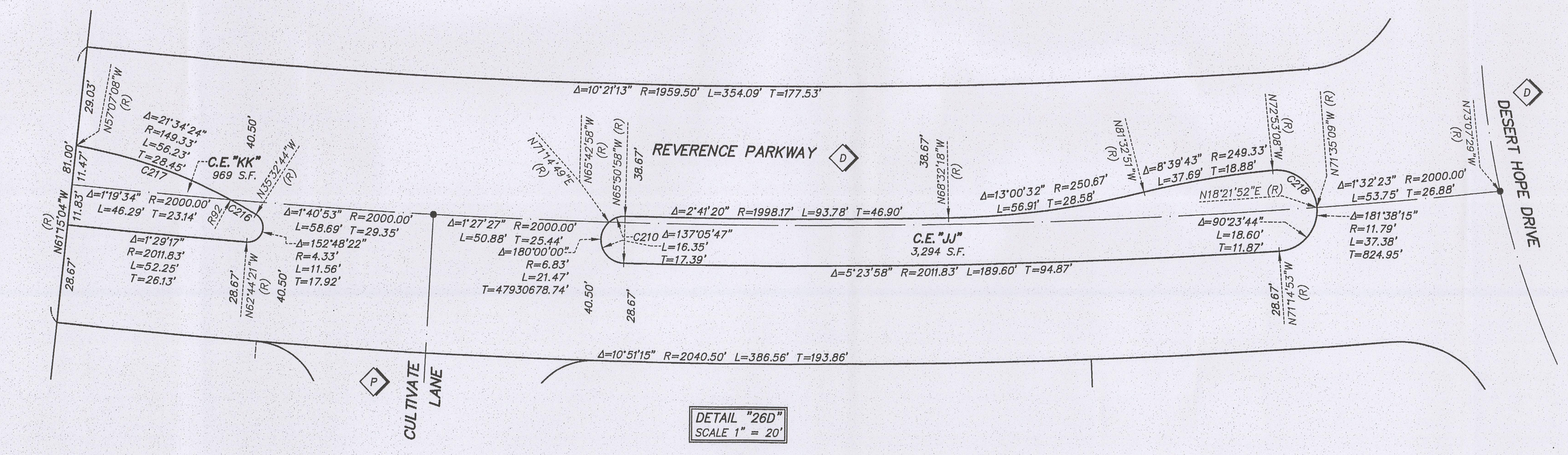
FINAL MAP OF

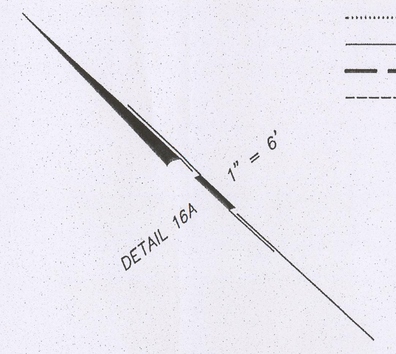
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

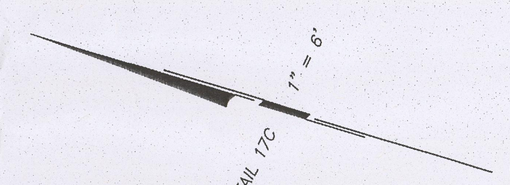
A COMMON INTEREST COMMUNITY

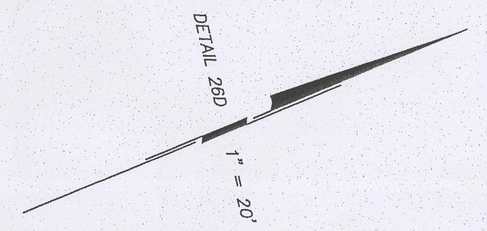












LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- APN: — ASSESSOR'S PARCEL NUMBER
- (P) — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- (D) — RIGHT–OF–WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)

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764–204–013

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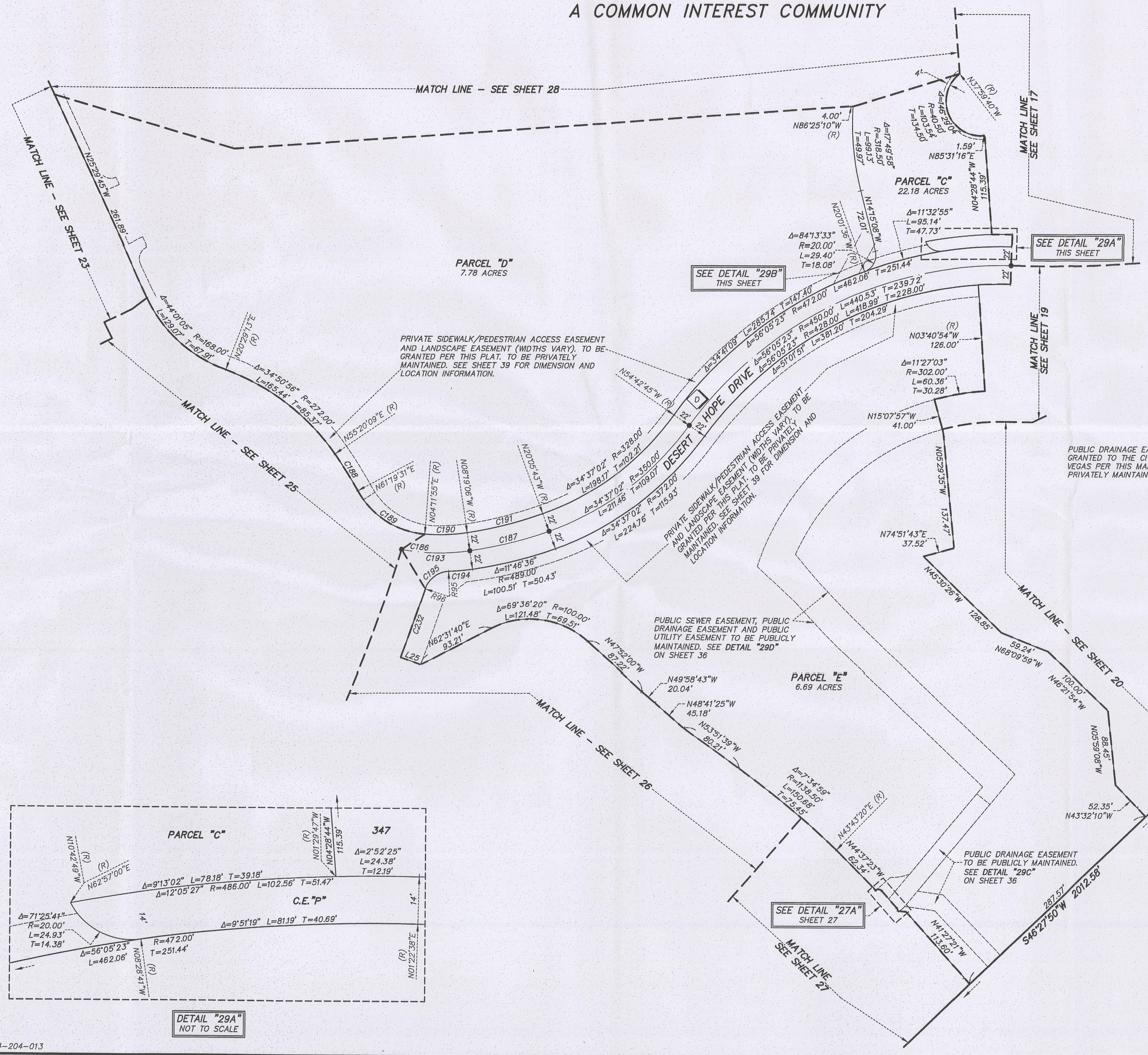
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY



DETAIL "29A"
NOT TO SCALE

DETAIL "29B"
NOT TO SCALE

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SHEET 29 OF 39

BOOK _____ PAGE _____

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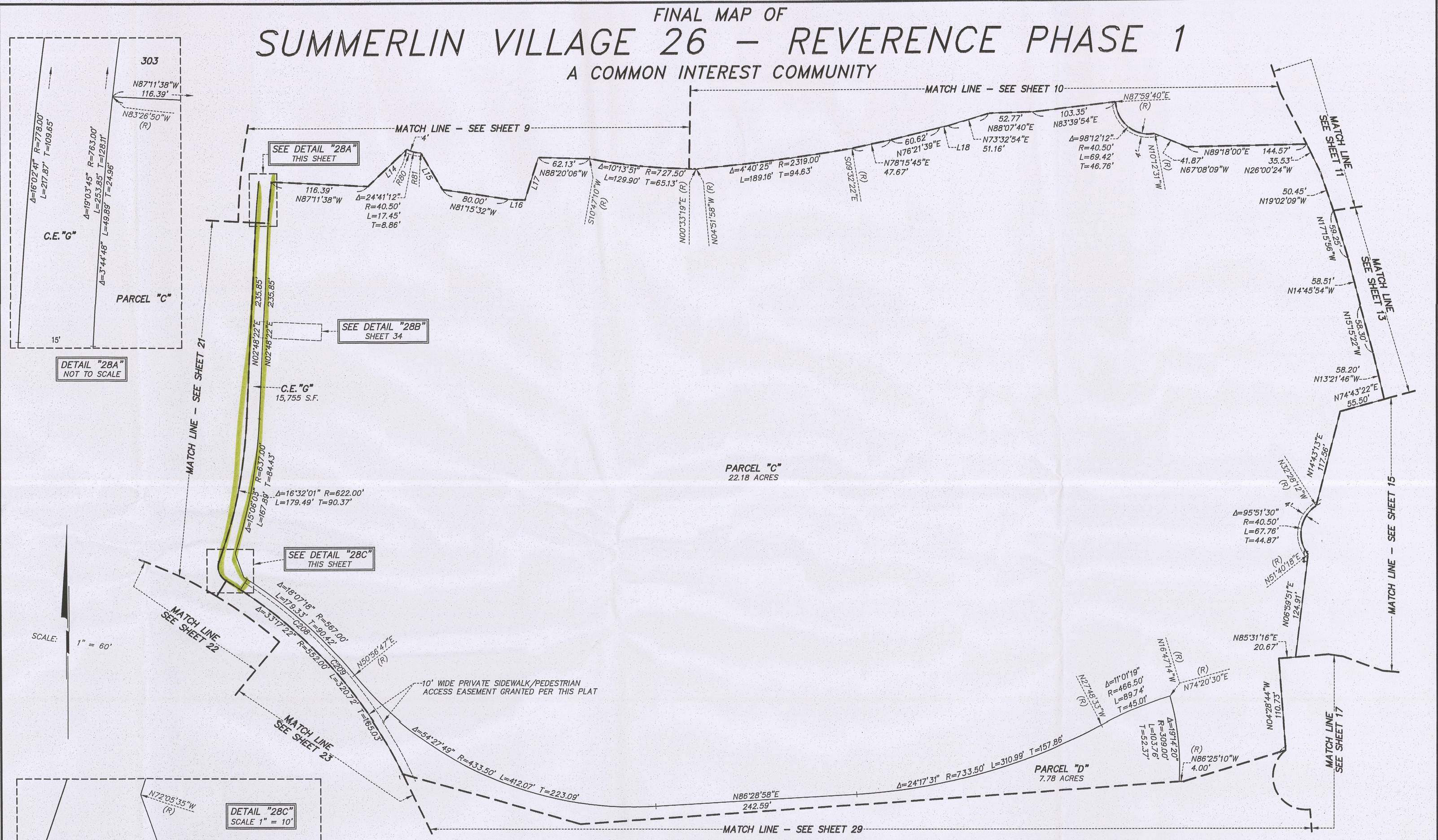
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



LEGEND

	MAP BOUNDARY LINE	C1	CURVE NUMBER (SEE SHEET 32)
	LOT LINE	R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
	RIGHT-OF-WAY LINE	(R)	RADIAL LINE OR BEARING
	EXISTING LOT/RIGHT-OF-WAY LINE	O.R.:	OFFICIAL RECORDS
	STREET CENTERLINE	S.F.	SQUARE FEET
	MATCH LINE	PARCEL "C"	PARCEL DESIGNATION
	EASEMENT LINE	C.E.	COMMON ELEMENT LOT
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB	4'	4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP
L1	LINE SEGMENT NUMBER (SEE SHEET 32)		

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SHEET 28 OF 39

BOOK _____ PAGE _____

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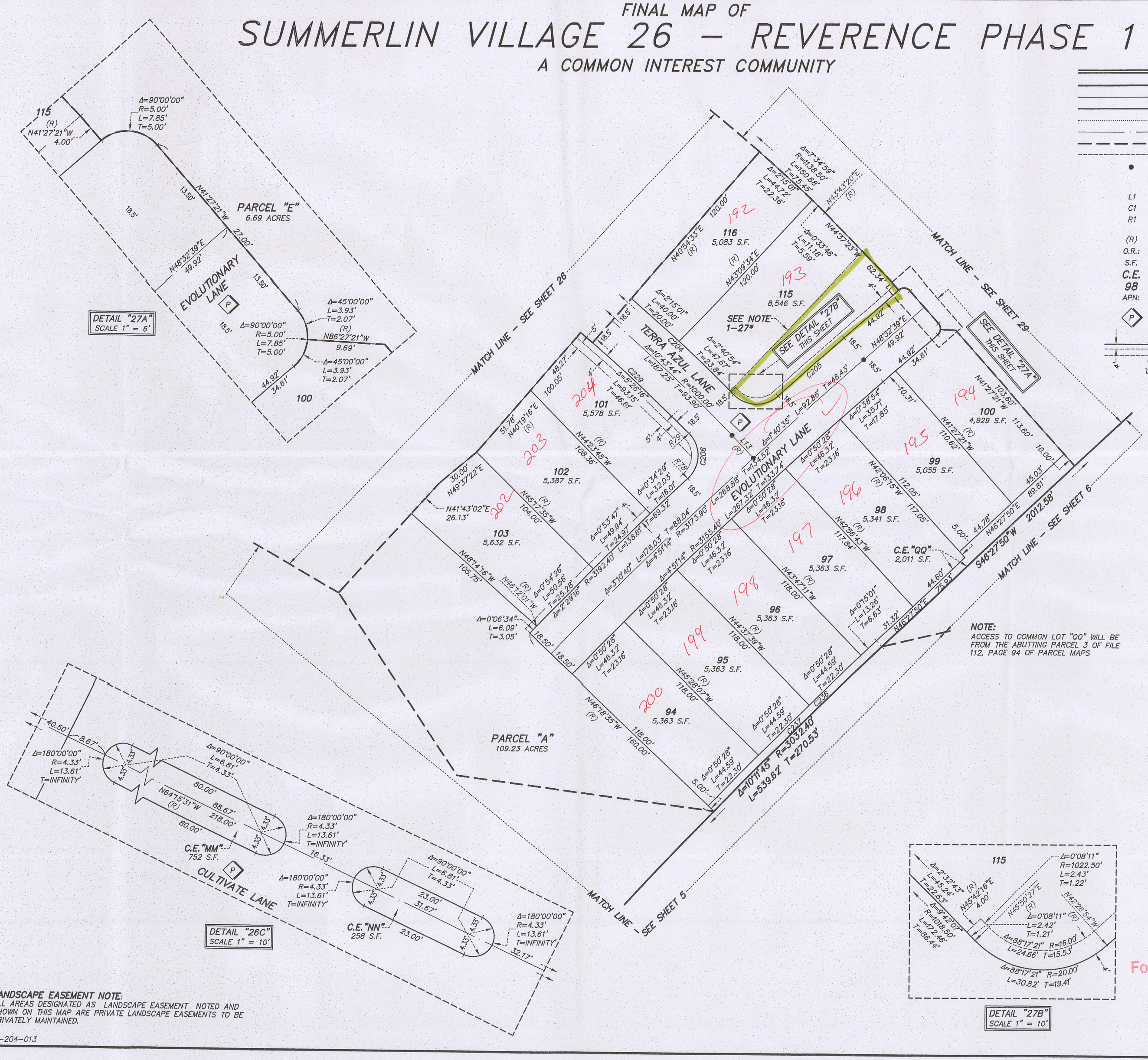
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 98 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

NOTE 1–27*
LANDSCAPE EASEMENT SEE DETAIL "27D" ON SHEET 38 FOR DIMENSIONS AND LOCATION INFORMATION

NOTE:
ACCESS TO COMMON LOT "QQ" WILL BE FROM THE ABUTTING PARCEL 3 OF FILE 112, PAGE 94 OF PARCEL MAPS

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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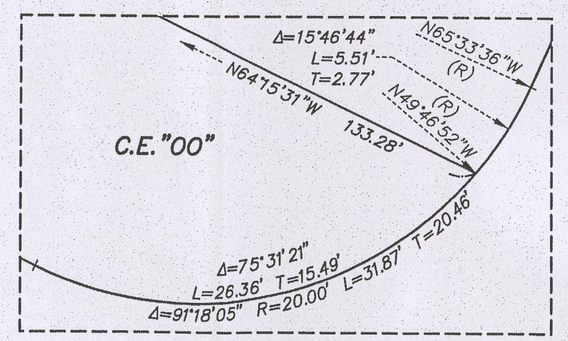
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

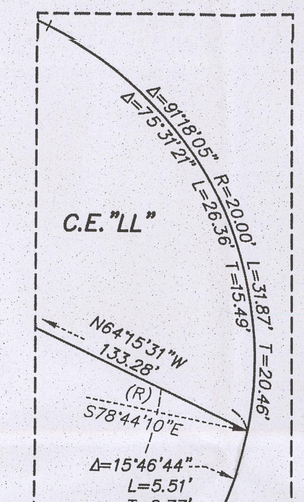
DETAIL NOTES:
11. SEE DETAIL "26D" ON SHEET 30*

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 122 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- (P) — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- (D) — RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 10' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP



DETAIL "26B"
SCALE 1" = 6'



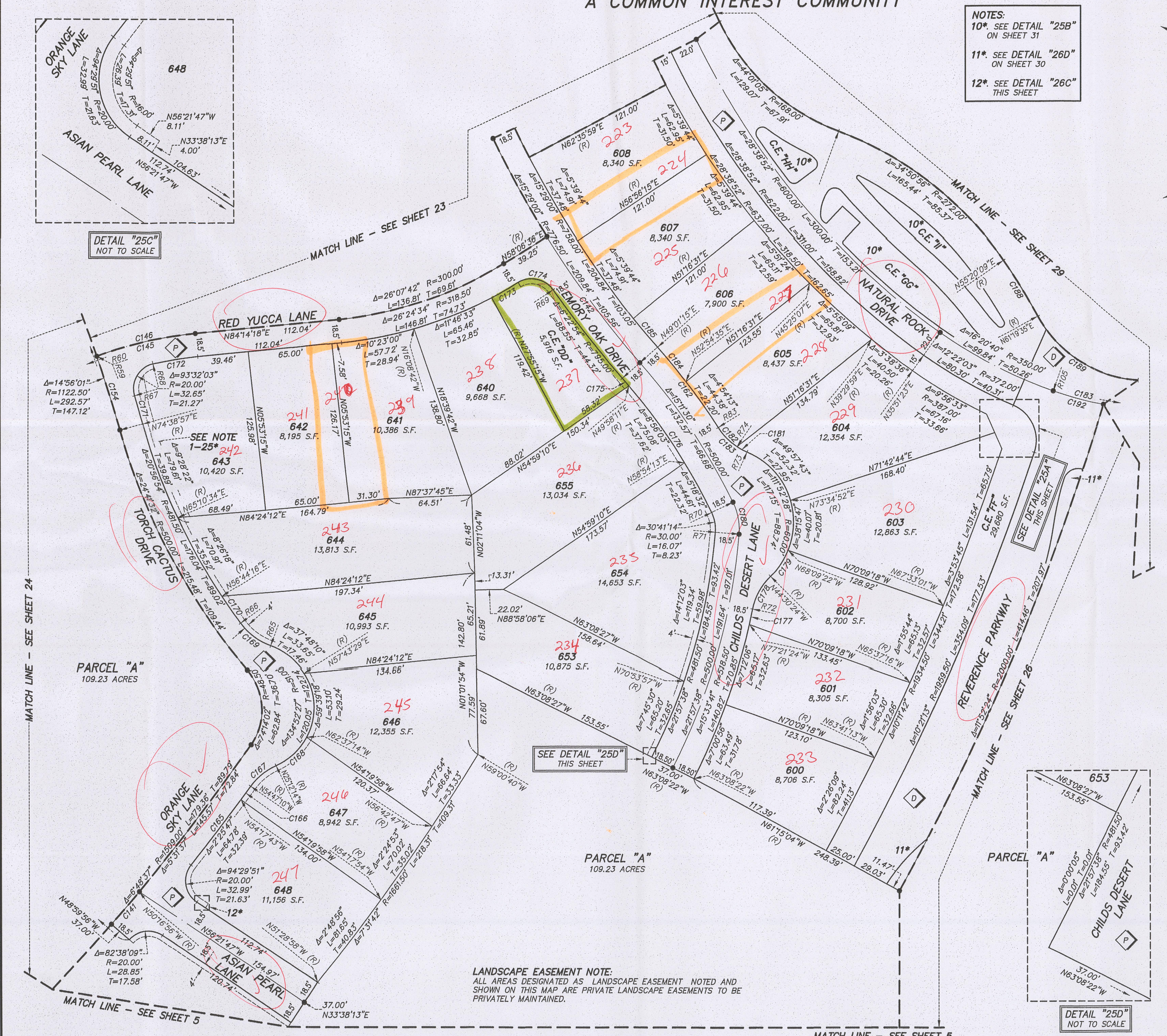
DETAIL "26A"
SCALE 1" = 6'

**SEE DETAIL "26E"* ON SHEET 38 FOR THE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT DIMENSIONS AND LOCATION INFORMATION.

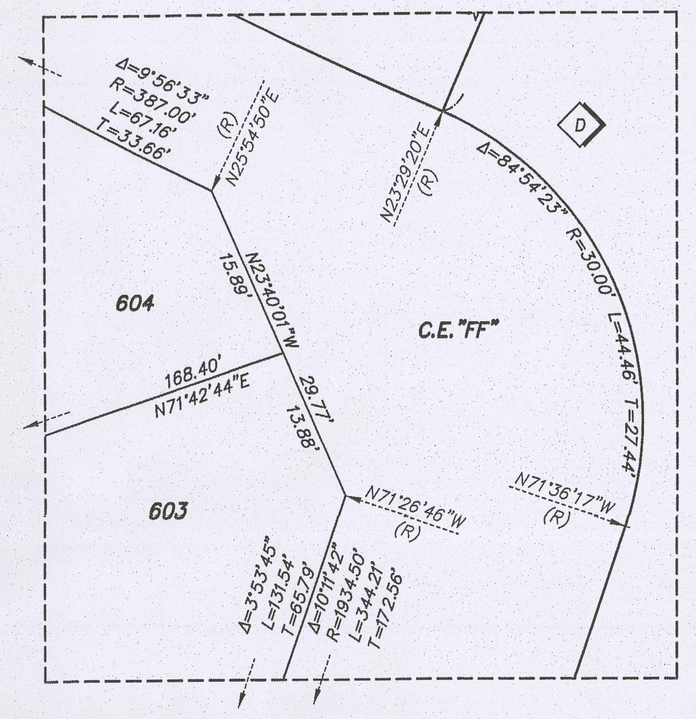
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



NOTES:
10*. SEE DETAIL "25B" ON SHEET 31
11*. SEE DETAIL "26D" ON SHEET 30
12*. SEE DETAIL "26C" THIS SHEET



LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
●	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER (SEE SHEET 32)
C1	CURVE NUMBER (SEE SHEET 32)
R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
655	LOT NUMBER
APN:	ASSESSOR'S PARCEL NUMBER
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
D	RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)
	4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

NOTE 1–25*
LANDSCAPE EASEMENT SEE DETAIL "24A" ON SHEET 38 FOR DIMENSIONS AND LOCATION INFORMATION

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

SCALE: 1" = 40'

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SHEET 25 OF 39

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
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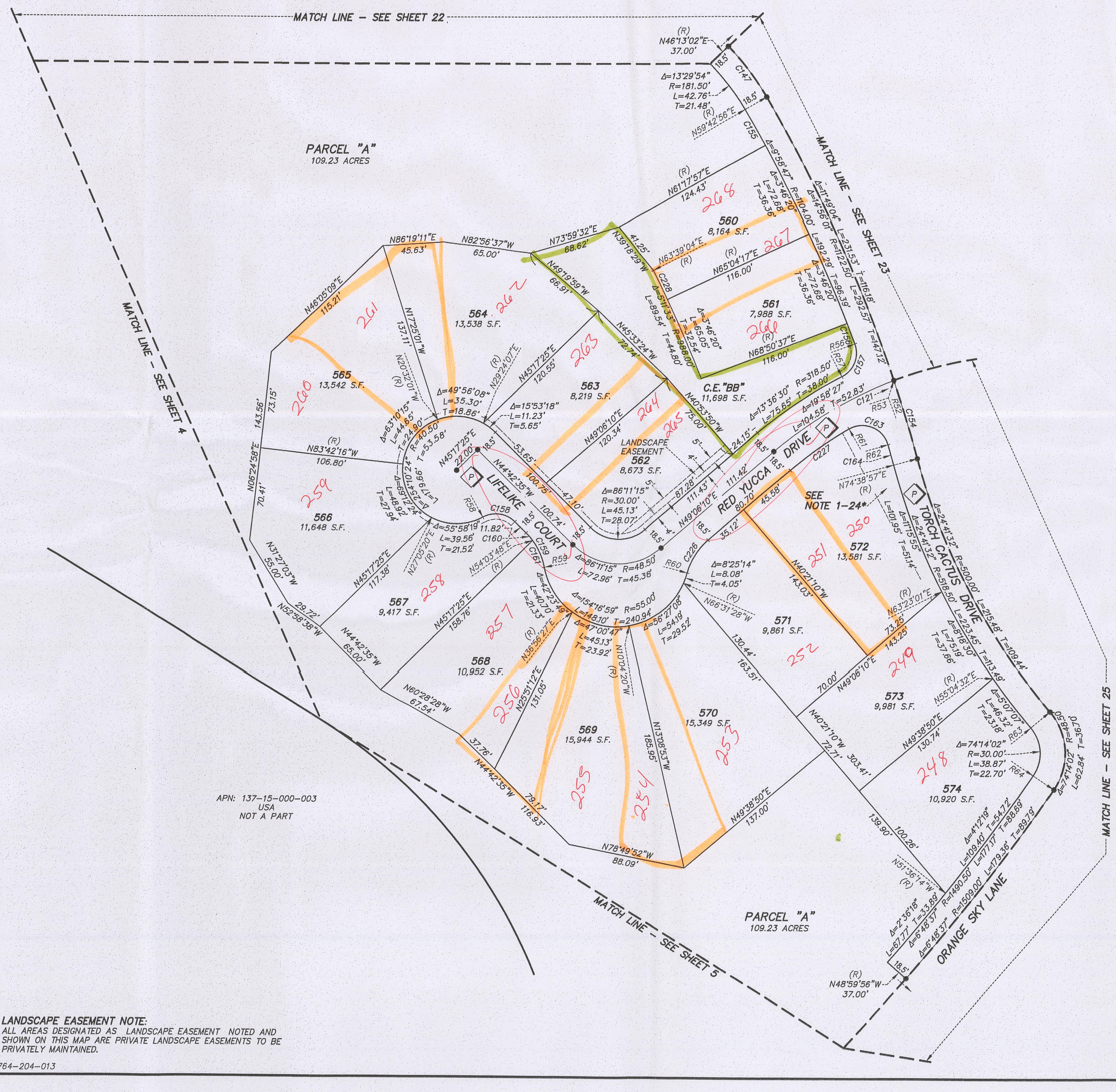

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 571 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

NOTE 1–24*
LANDSCAPE EASEMENT SEE DETAIL "24A" ON SHEET 38 FOR DIMENSIONS AND LOCATION INFORMATION

SCALE: 1" = 40'

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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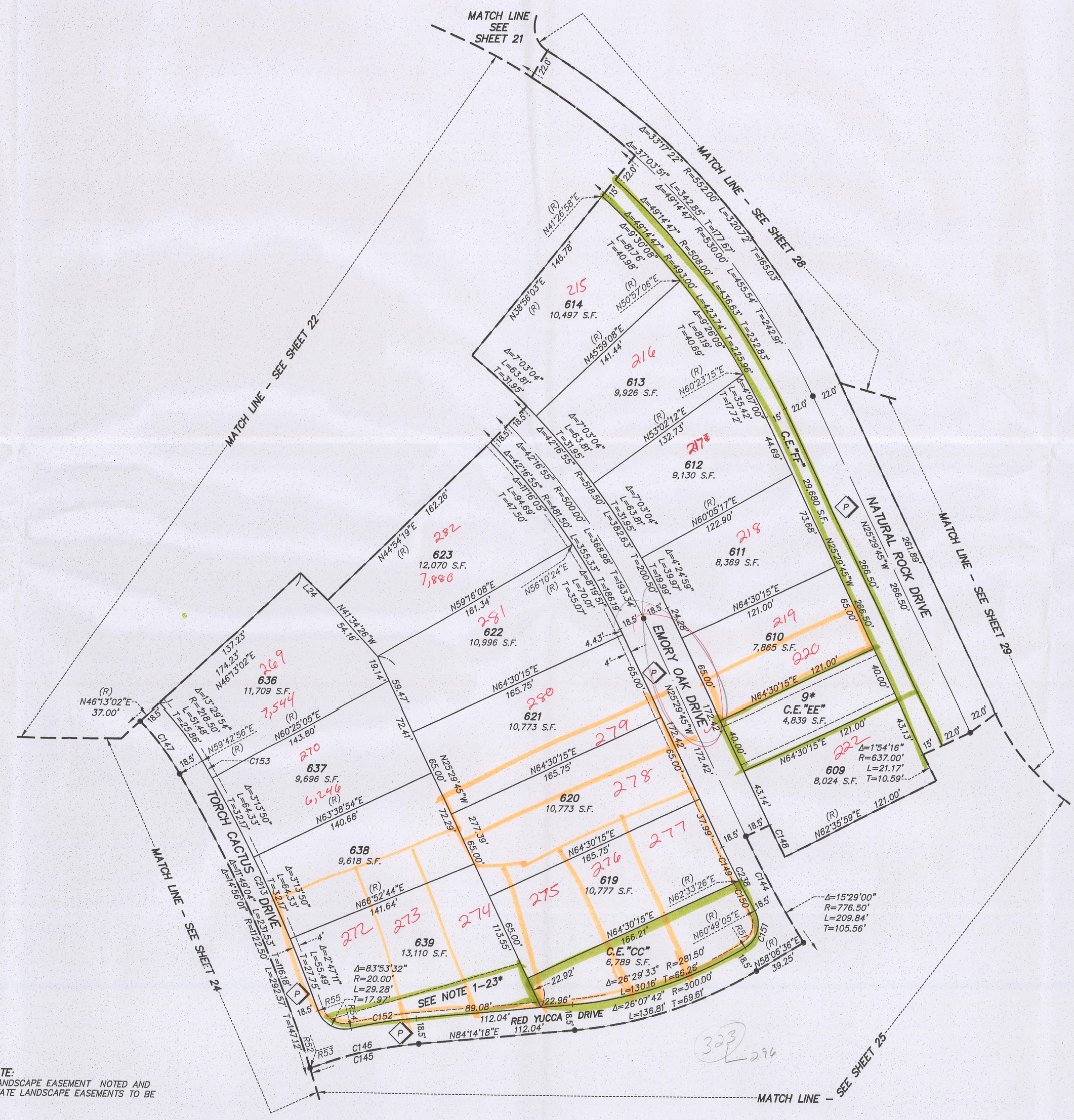
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY


MATCH LINE SEE SHEET 21
MATCH LINE – SEE SHEET 22
MATCH LINE – SEE SHEET 28
MATCH LINE – SEE SHEET 29
MATCH LINE – SEE SHEET 24
MATCH LINE – SEE SHEET 25
Δ=33°17'22" R=355.00' L=206.22' T=105.93'
Δ=37°03'51" L=342.85' T=177.87'
Δ=49°14'47" R=530.00' L=455.64' T=242.91'
Δ=49°14'47" R=493.00' L=423.74' T=225.98'
Δ=37°03'08" L=31.76' T=16.48'
Δ=37°03'08" L=31.76' T=16.48'
Δ=7°03'04" L=63.81' T=31.95'
Δ=7°03'04" L=63.81' T=31.95'
Δ=42°16'55" R=481.50' L=355.33' T=186.91'
Δ=42°16'55" R=518.50' L=382.63' T=200.50'
Δ=7°03'04" L=63.81' T=31.95'
Δ=4°24'59" L=39.97' T=19.99'
Δ=37°13'50" L=64.33' T=33.17'
Δ=37°13'50" L=64.33' T=33.17'
Δ=2°47'11" L=27.73' T=13.87'
Δ=83°53'32" R=20.00' L=29.28'
Δ=15°29'00" R=776.50' L=209.84' T=105.56'
Δ=26°29'33" R=281.50' L=130.16' T=66.26'
Δ=26°07'42" R=300.00' L=136.81' T=69.61'
Δ=1°54'16" R=637.00' L=21.17' T=10.59'
(R) N41°26'58"E 146.78'
(R) N50°51'06"E
(R) N38°58'03"E
(R) N45°59'08"E 141.44'
(R) N60°23'15"E
(R) N53°02'12"E 132.73'
(R) N60°05'17"E 122.90'
(R) N64°30'16"E 121.00'
(R) N25°29'45"W 266.50'
(R) N64°30'15"E 121.00'
(R) N62°35'59"E 121.00'
(R) N62°33'26"E
(R) N60°49'05"E
(R) N59°08'36"E 39.25'
(R) N46°13'02"E 37.00'
(R) N59°12'56"E
(R) N60°25'09"E 143.80'
(R) N63°38'54"E 140.68'
(R) N66°52'44"E 141.64'
N44°54'19"E 162.26'
N41°24'29"W 54.16'
N59°16'08"E 161.34'
N55°10'24"E 170.00'
N64°30'15"E 165.75'
N25°29'45"W 172.42'
N84°14'18"E 112.04'
215 614 10,497 S.F.
216 613 9,926 S.F.
217 612 9,130 S.F.
218 611 8,369 S.F.
219 610 7,865 S.F.
220 9* C.E."EE" 4,839 S.F.
221 609 8,024 S.F.
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623 12,070 S.F.
622 10,996 S.F.
621 10,773 S.F.
620 10,773 S.F.
619 10,777 S.F.
638 9,618 S.F.
639 13,110 S.F.
637 9,696 S.F.
636 11,709 S.F.
C.E."CC" 6,789 S.F.
7,880
7,547
6,240
TORCH CACTUS COURT
EMORY OAK DRIVE
NATURAL ROCK DRIVE
RED YUCCA DRIVE
SEE NOTE 1–23*
C.E."FF" 29,689 S.F.
C147
C153
C152
C145
C146
C148
C149
C238
C144
C151
C150
L24
R55
R53
R52
R51
22.0'
18.5'
15'
4'
65.00'
72.41'
59.47'
72.25'
277.39'
113.55'
89.08'
112.04'
22.92'
22.96'
44.69'
73.68'
261.89'
266.50'
40.00'
43.14'
431.73'
174.23'
137.23'
162.26'
54.16'
19.14'
4.43'
24.28'
65.00'
172.42'
65.00'
65.00'
65.00

FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 628 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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SCALE: 1" = 40'

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

DETAIL NOTES:
7* SEE DETAIL "21C" THIS SHEET
8* INTENTIONALLY OMITTED

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- FOUND MONUMENTATION AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 CURVE NUMBER (SEE SHEET 32)
- R1 TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) RADIAL LINE OR BEARING
- O.R.: OFFICIAL RECORDS
- S.F. SQUARE FEET
- C.E. COMMON ELEMENT LOT
- 444 LOT NUMBER
- APN: ASSESSOR'S PARCEL NUMBER
- P PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

MATCH LINE – SEE SHEET 7

MATCH LINE – SEE SHEET 4

MATCH LINE SEE SHEET 9

MATCH LINE – SEE SHEET 28

MATCH LINE – SEE SHEET 22

MATCH LINE SEE SHEET 23

REJUVENATE DRIVE

NATURAL ROCK DRIVE

CLEAN LEAF COURT

TERRA FIRMA LANE

PARCEL "A" 109.23 ACRES

C.E. "E" 2.05 ACRES

C.E. "D" 8,428 S.F.

C.E. "F" 232 S.F.

C.E. "Y"

LANDSCAPE EASEMENT SEE DETAIL "21D" ON SHEET 37

309 447 20,098 S.F. 14,629

310 12,274

311 446 12,753 S.F. 9,859

312 445 10,199 S.F. 10,138

313 444 10,544 S.F. 9,953

314 443 10,279 S.F. 9,535

308 448 14,221 S.F. 10,819

307 449 15,616 S.F. 15,851

306 450 12,325 S.F. 12,269

305 451 13,796 S.F. 12,863

304 452 15,903 S.F. 15,011

302 454 11,715 S.F. 10,367

303 453 15,221 S.F. 11,036

452 453

SEE DETAIL "21A" NOT TO SCALE

DETAIL "21B" SCALE 1" = 10'

SEE DETAIL "21C" THIS SHEET

DETAIL "21C" SCALE 1" = 6'

SEE DETAIL "28C" SHEET 28

SCALE: 1" = 40'

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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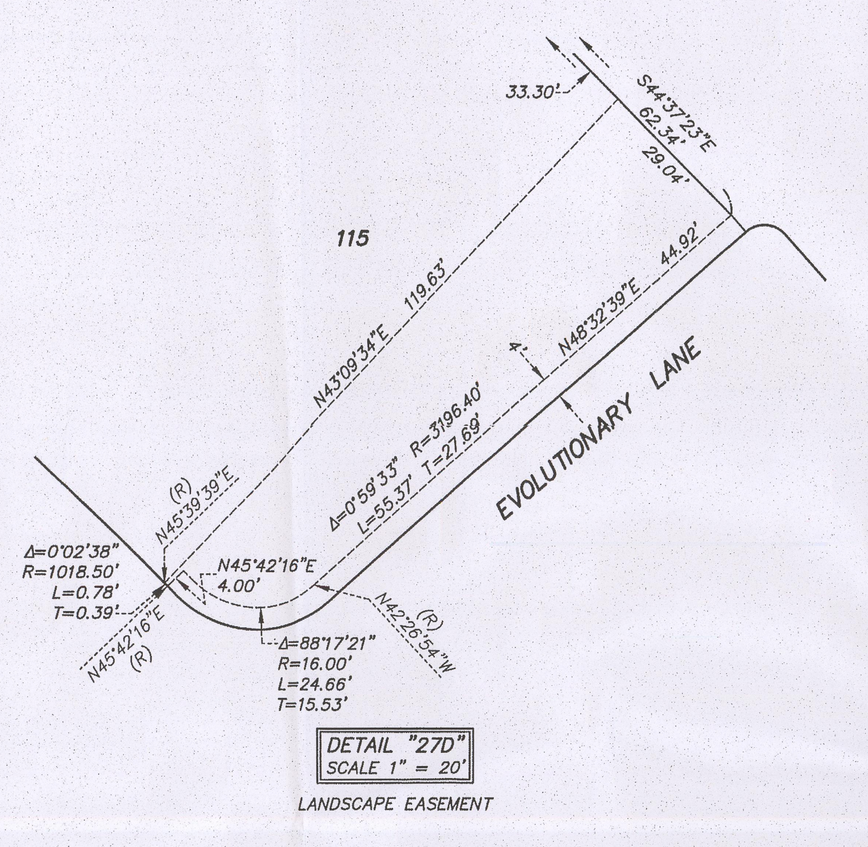
FINAL MAP OF

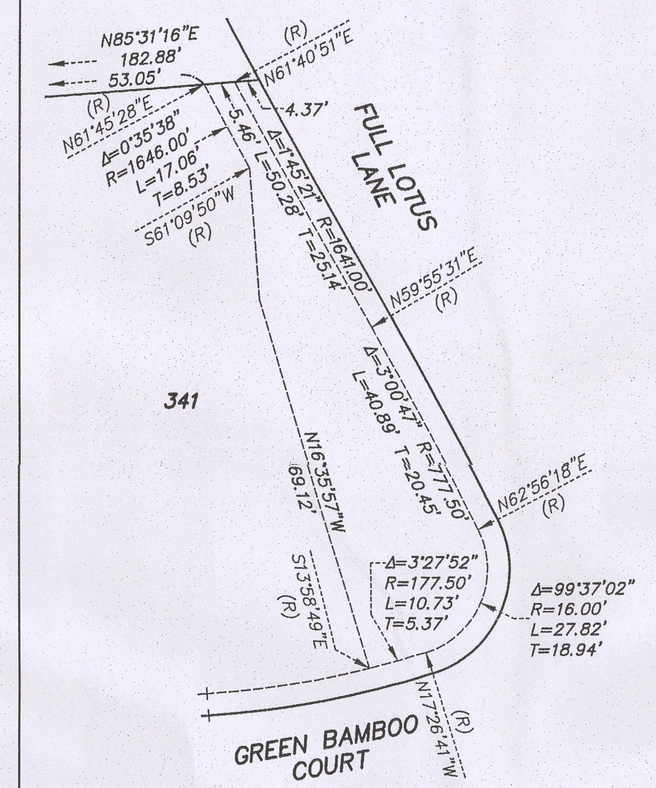
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



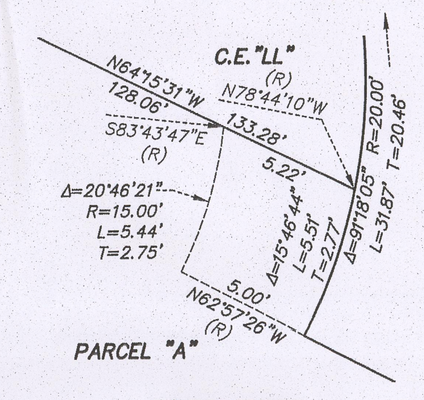
DETAIL "27D"
SCALE 1" = 20'

LANDSCAPE EASEMENT



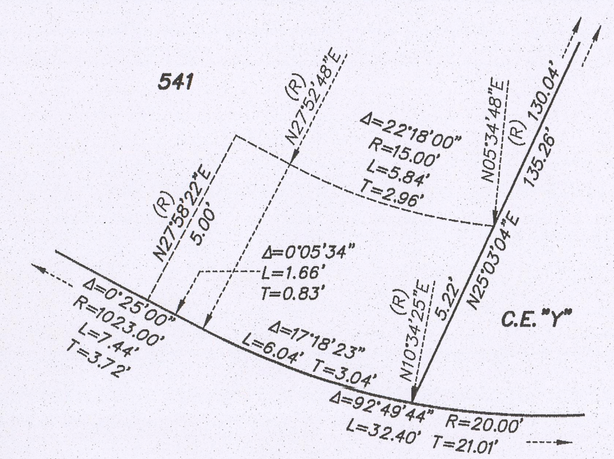
DETAIL "17E"
SCALE 1" = 20'

LANDSCAPE EASEMENT



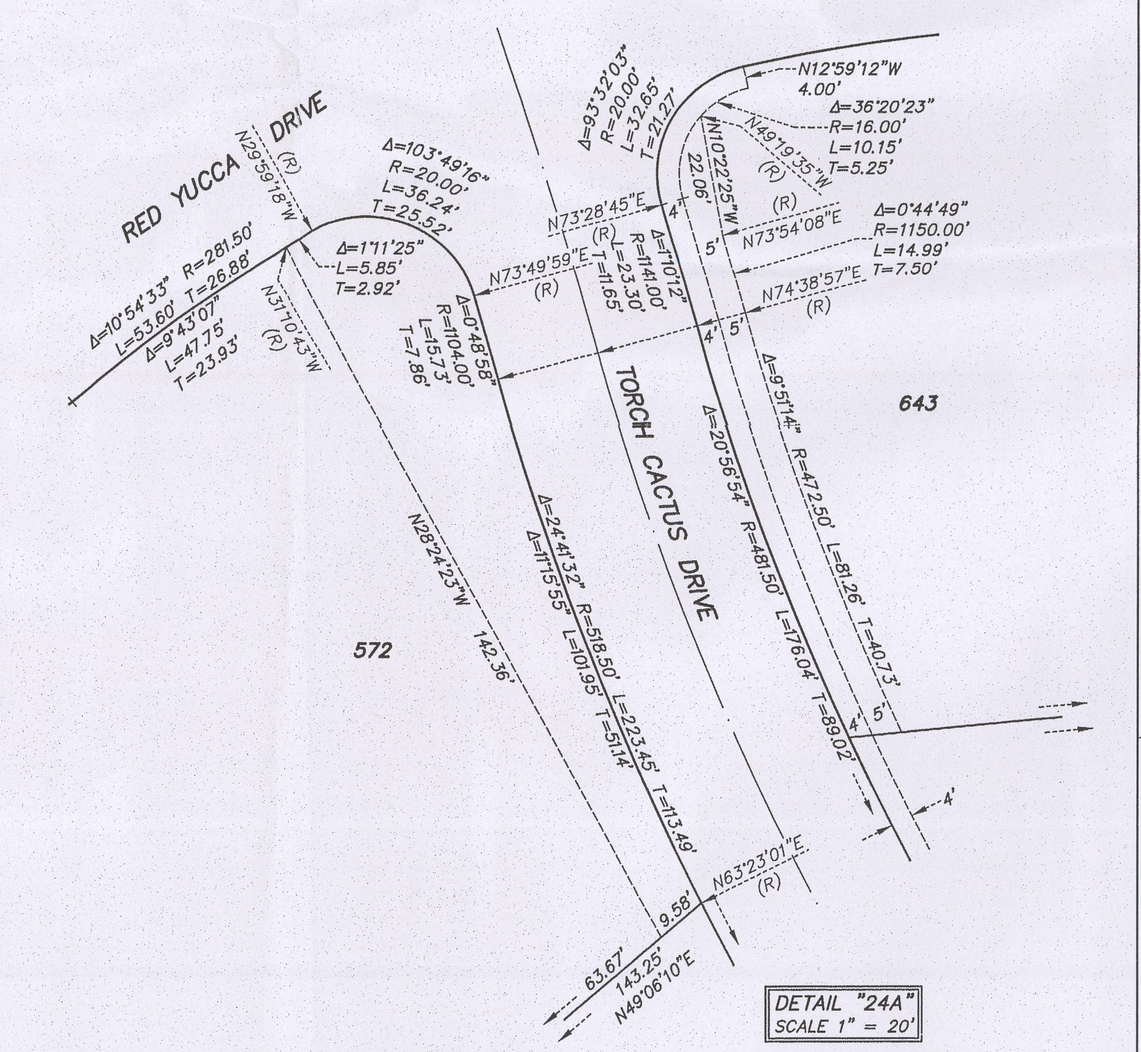
DETAIL "26E"
SCALE 1" = 4'

SIDEWALK/PEDESTRIAN ACCESS EASEMENT



DETAIL "22F"
SCALE 1" = 3'

SIDEWALK/PEDESTRIAN ACCESS EASEMENT



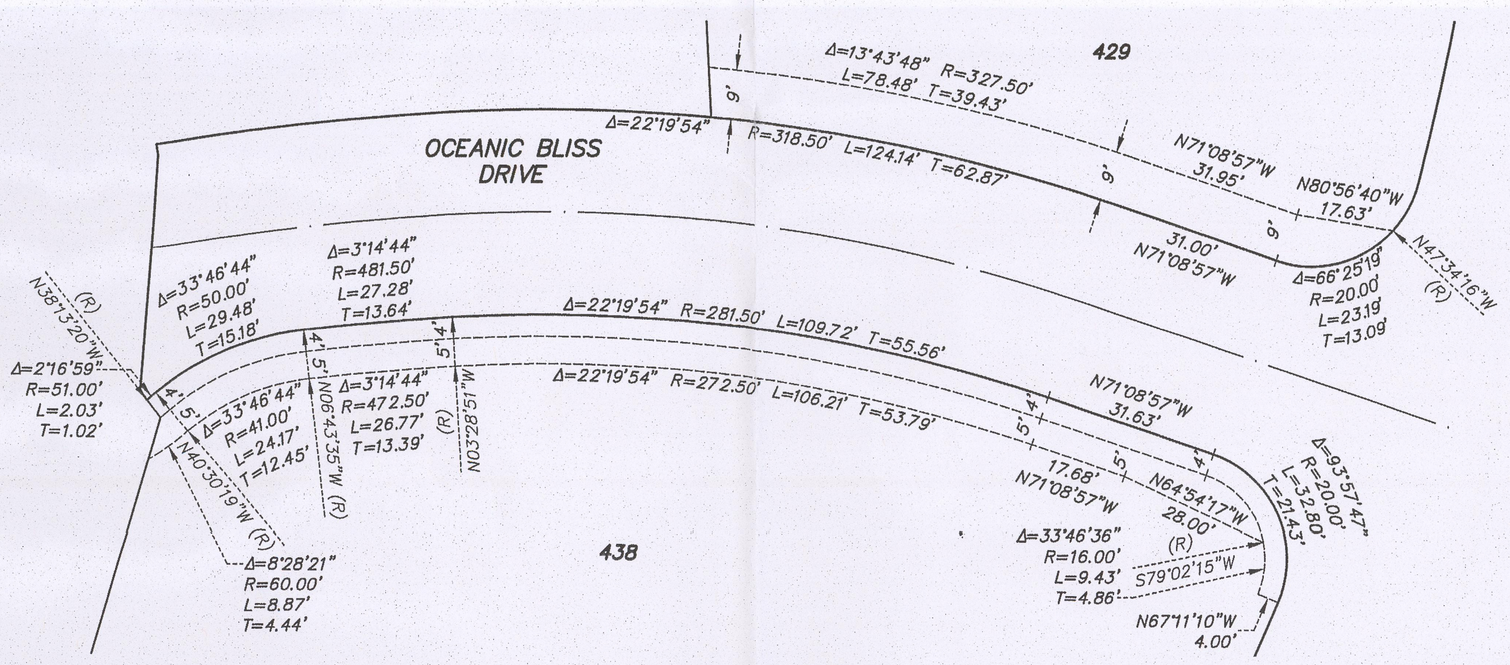
DETAIL "24A"
SCALE 1" = 20'

LANDSCAPE EASEMENTS

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE LANDSCAPE EASEMENTS TO BY PRIVATELY MAINTAINED.

764-204-013

SCALE AS SHOWN



DETAIL "7F"
SCALE 1" = 20'

LANDSCAPE EASEMENTS

LEGEND

MAP BOUNDARY LINE	
LOT LINE	
RIGHT-OF-WAY LINE	
EXISTING LOT/RIGHT-OF-WAY LINE	
STREET CENTERLINE	
MATCH LINE	
EASEMENT LINE	
L1	LINE SEGMENT NUMBER (SEE SHEET 32)
C1	CURVE NUMBER (SEE SHEET 32)
R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
122	LOT NUMBER
APN:	ASSESSOR'S PARCEL NUMBER
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
4' 5'	4' WIDE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN. GRANTED PER THIS MAP

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SHEET 38 OF 39

BOOK _____ PAGE _____

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FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

MATCH LINE – SEE SHEET 19

MATCH LINE – SEE SHEET 29

MATCH LINE SEE SHEET 18

MATCH LINE – SEE SHEET 6

MATCH LINE – SEE SHEET 29

SEE DETAIL "20E" SHEET 37

SEE DETAIL "20F" SHEET 37

SEE DETAIL "20A" SHEET 31

SEE DETAIL "20C" SHEET 31

SEE DETAIL "20B" THIS SHEET

SEE DETAIL "20D" THIS SHEET

SEE DETAIL "20G" THIS SHEET

RENEWAL COURT

RECYCLE COURT

C.E. "W" 8,604 S.F.

C.E. "X" 11,761 S.F.

C.E. "SS" 1,020 S.F.

C.E. "TT" 1,016 S.F.

C.E. "V" 1,836 S.F.

154 8,458 S.F.

155 7,548 S.F.

156 8,923 S.F.

157 14,792 S.F.

158 11,929 S.F.

159 8,649 S.F.

160 7,673 S.F.

161 7,897 S.F.

162 8,102 S.F.

163 9,293 S.F.

164 9,040 S.F.

165 10,218 S.F.

166 11,257 S.F.

167 10,715 S.F.

168 8,977 S.F.

169 8,932 S.F.

S46°27'50"W 2012.58'

DETAIL "20B" SCALE 1" = 6'

DETAIL "20D" NOT TO SCALE

DETAIL "20G" SCALE 1" = 10'

SCALE: 1" = 30'

THE PURPOSE OF DETAIL "20G" IS TO SHOW AND IDENTIFY THE EXISTING LAS VEGAS VALLEY WATER DISTRICT EASEMENTS LYING WITHIN COMMON ELEMENT LOT "V" AND ABUTTING LOT 166 AND COMMON ELEMENT LOT "V".

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 CURVE NUMBER (SEE SHEET 32)
- R1 TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) RADIAL LINE OR BEARING
- O.R.: OFFICIAL RECORDS
- S.F. SQUARE FEET
- C.E. COMMON ELEMENT LOT
- 166 LOT NUMBER
- APN: ASSESSOR'S PARCEL NUMBER
- P PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 10' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

NOTES:

1. ACCESS TO COMMON ELEMENT LOTS "RR", "SS" AND "TT" WILL BE FROM THE ABUTTING PARCEL 3 OF FILE 112, PAGE 94 OF PARCEL MAPS.
2. ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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SHEET 20 OF 39

BOOK _____ PAGE _____

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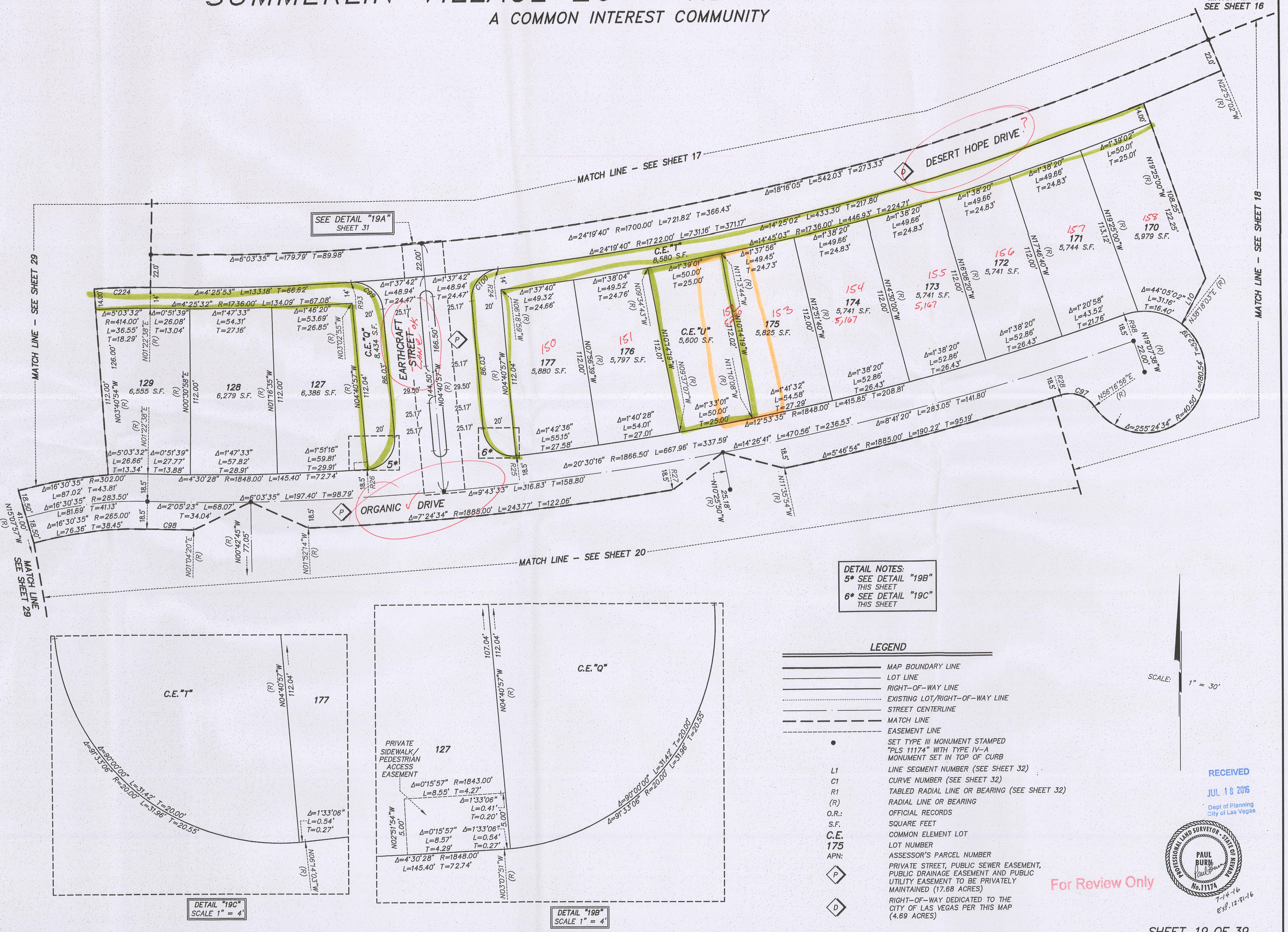
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTERCONNECT COMMUNITY



DETAIL NOTES:
5* SEE DETAIL "19B" THIS SHEET
6* SEE DETAIL "19C" THIS SHEET

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 CURVE NUMBER (SEE SHEET 32)
- R1 TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) RADIAL LINE OR BEARING
- O.R.: OFFICIAL RECORDS
- S.F. SQUARE FEET
- C.E. COMMON ELEMENT LOT
- 175 LOT NUMBER
- APN: ASSESSOR'S PARCEL NUMBER
- P PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- D RIGHT–OF–WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)

SCALE: 1" = 30'

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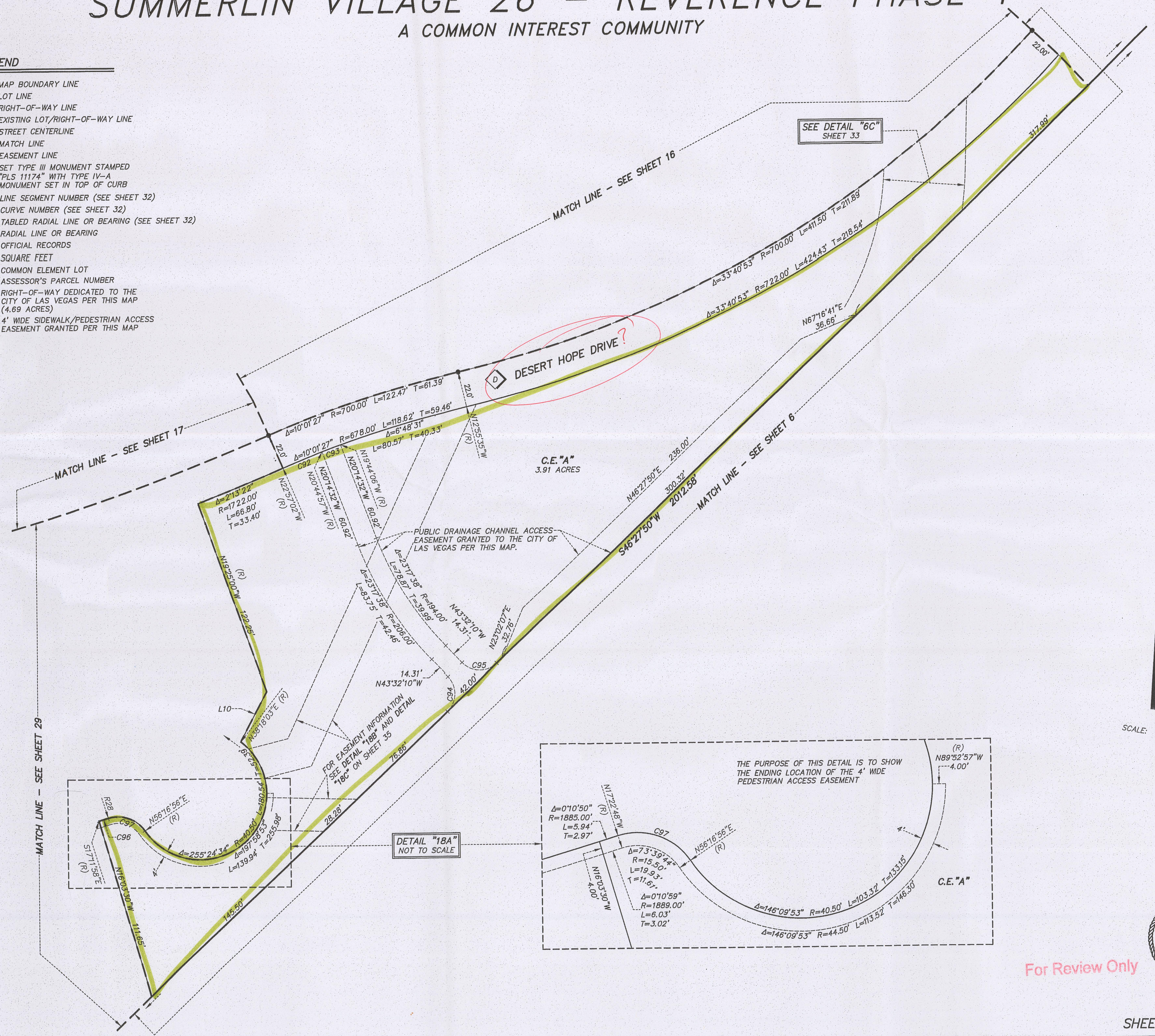
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- APN: — ASSESSOR'S PARCEL NUMBER
- D — RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)
- 4' — 4' WIDE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP



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SHEET 18 OF 39

764-204-013

BOOK _____ PAGE _____

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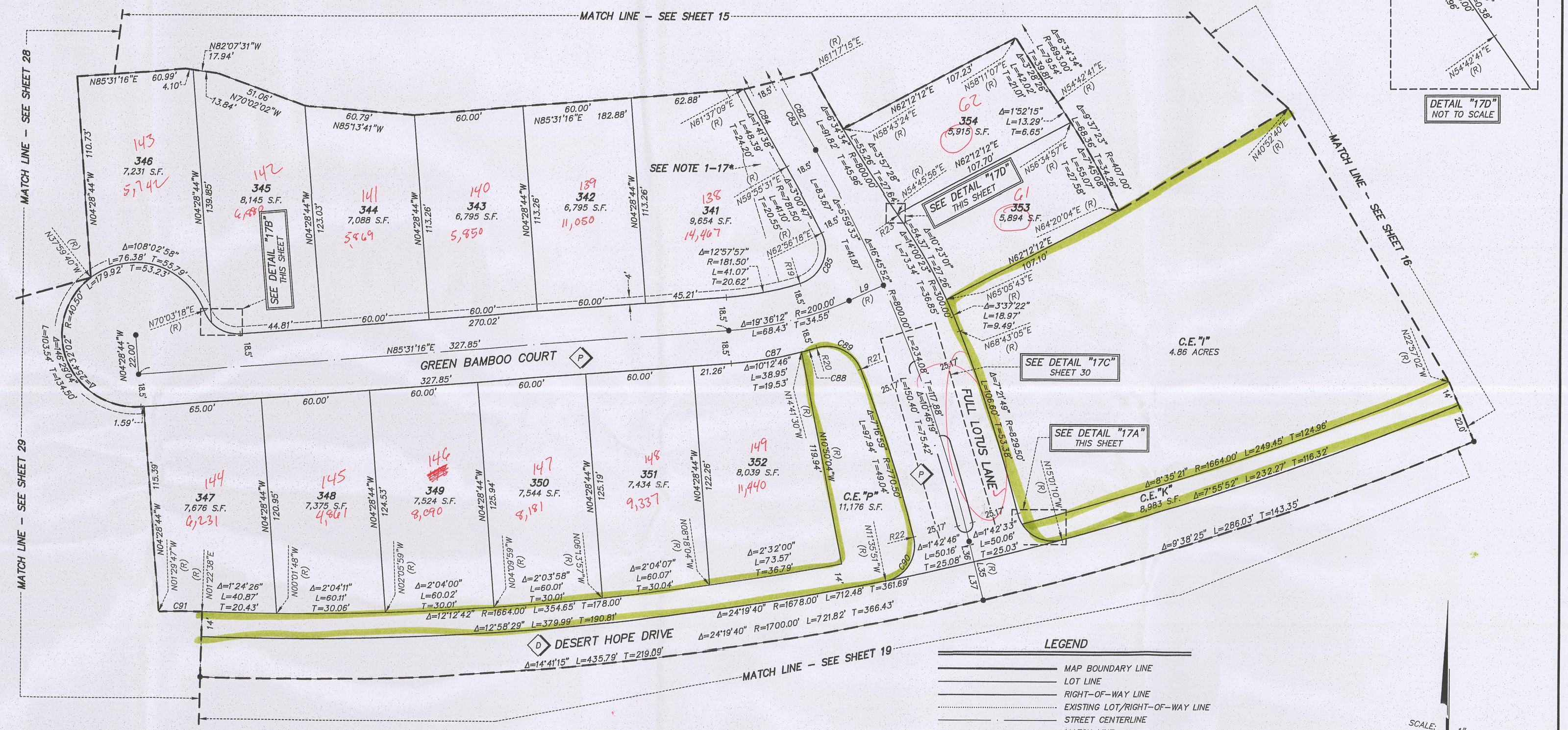
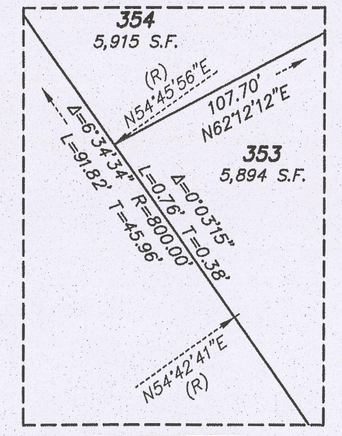
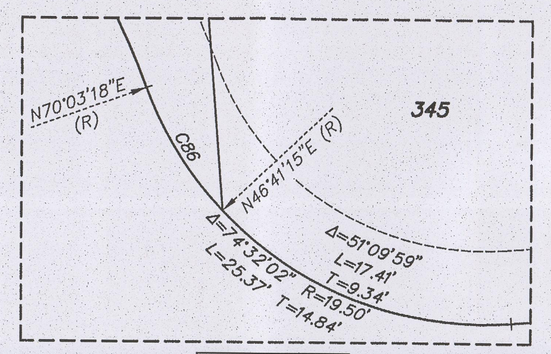
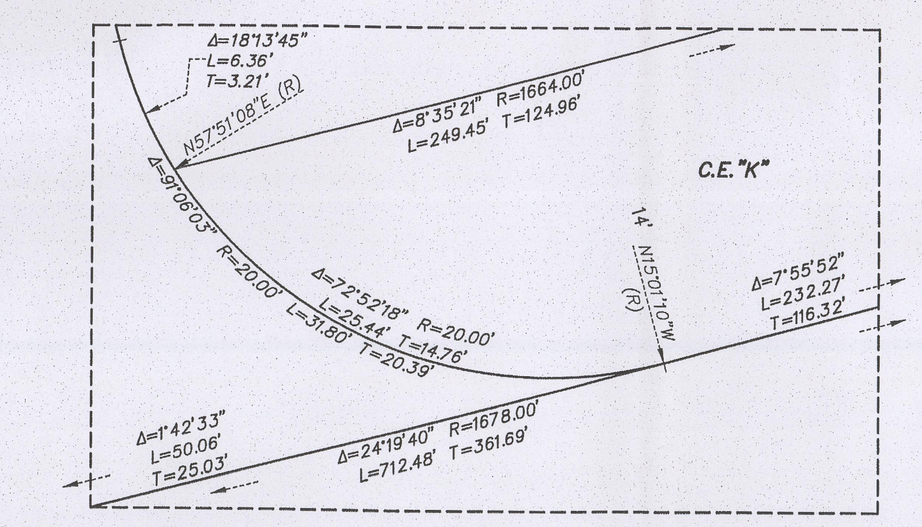
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY









LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

764-204-013

LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER (SEE SHEET 32)
C1	CURVE NUMBER (SEE SHEET 32)
R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
350	LOT NUMBER
APN:	ASSESSOR'S PARCEL NUMBER
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
D	RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)
	4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS PLAT

NOTE 1–17*
LANDSCAPE EASEMENT SEE DETAIL "17E" ON SHEET 38 FOR DIMENSIONS AND LOCATION INFORMATION

SCALE: 1" = 30'

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

MATCH LINE – SEE SHEET 14

MATCH LINE SEE SHEET 13

MATCH LINE – SEE SHEET 15

MATCH LINE – SEE SHEET 17

MATCH LINE – SEE SHEET 6

MATCH LINE – SEE SHEET 18

PARCEL "B"
49.80 ACRES

RAYWOOD ASH LANE

DESERT HOPE DRIVE

C.E."I"
4.86 ACRES

C.E."J"
4.86 ACRES

C.E."K"
8,983 S.F.

206 8,969 S.F.
207 8,969 S.F.
208 8,969 S.F.
209 7,907 S.F.
183 8,477 S.F.
182 7,984 S.F.
181 9,739 S.F.
180 9,407 S.F.
179 9,800 S.F.
178 8,821 S.F.

SEE DETAIL "16B" THIS SHEET
SEE DETAIL "16C" THIS SHEET
SEE DETAIL "16D" THIS SHEET
SEE DETAIL "16C" THIS SHEET
SEE DETAIL "16A" SHEET 30
SEE DETAIL "6C" SHEET 33

DETAIL "16B" NOT TO SCALE

DETAIL "16C" NOT TO SCALE

DETAIL "16D" NOT TO SCALE

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 CURVE NUMBER (SEE SHEET 32)
- R1 TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) RADIAL LINE OR BEARING
- O.R.: OFFICIAL RECORDS
- S.F. SQUARE FEET
- C.E. COMMON ELEMENT LOT
- 180 LOT NUMBER
- APN: ASSESSOR'S PARCEL NUMBER
- P PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- D RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

SCALE: 1" = 30'

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SHEET 16 OF 39

BOOK _____ PAGE _____

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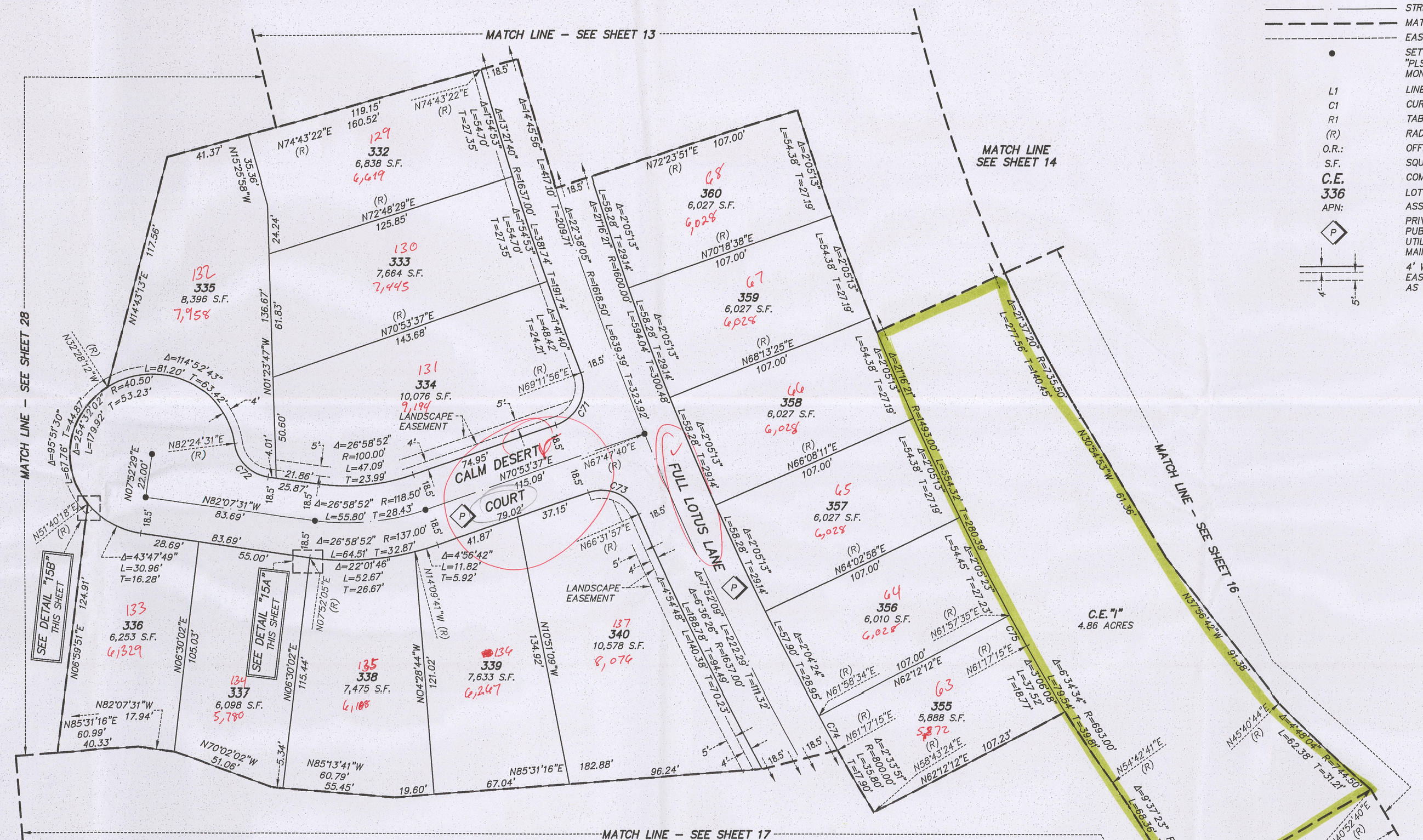
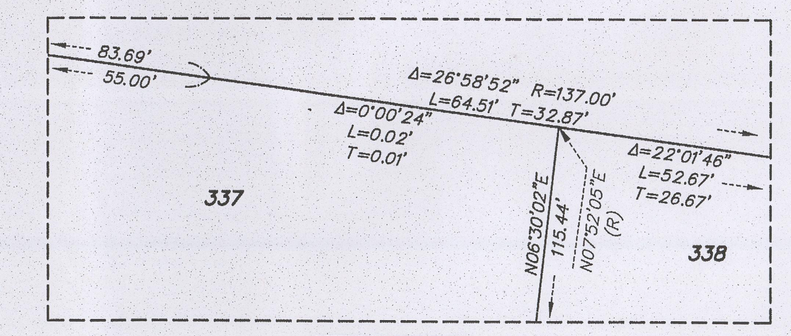
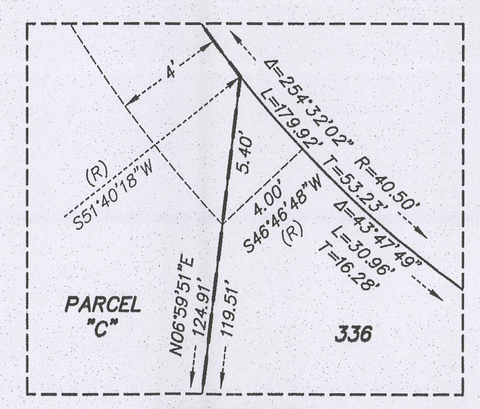
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY







LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

764–204–013

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. 336 — COMMON ELEMENT LOT
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' / 5' — 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

SCALE: 1" = 30'

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SHEET 15 OF 39

BOOK _____ PAGE _____

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FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 203 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

SCALE: 1" = 30'

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SHEET 14 OF 39

BOOK _____ PAGE _____

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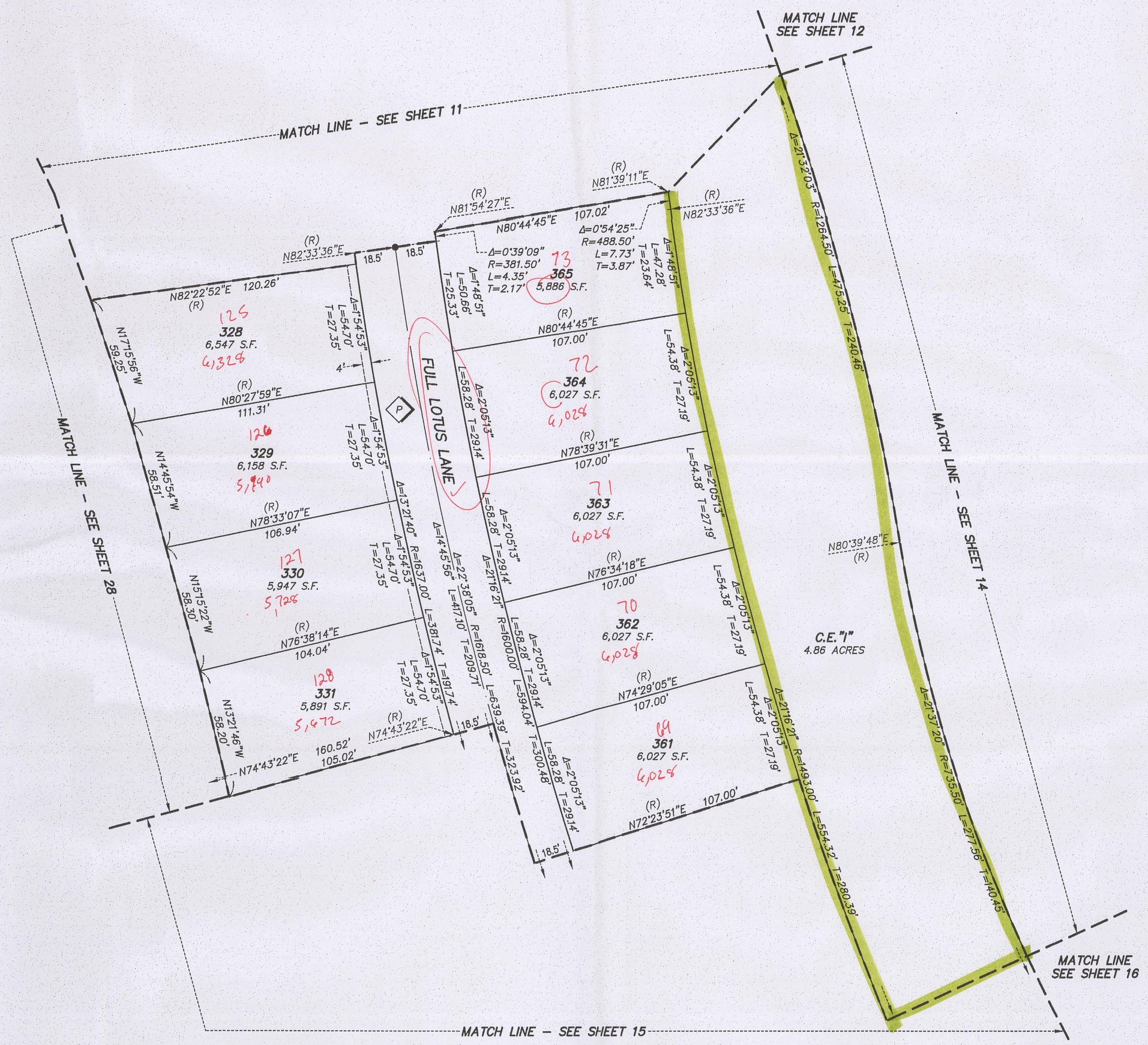
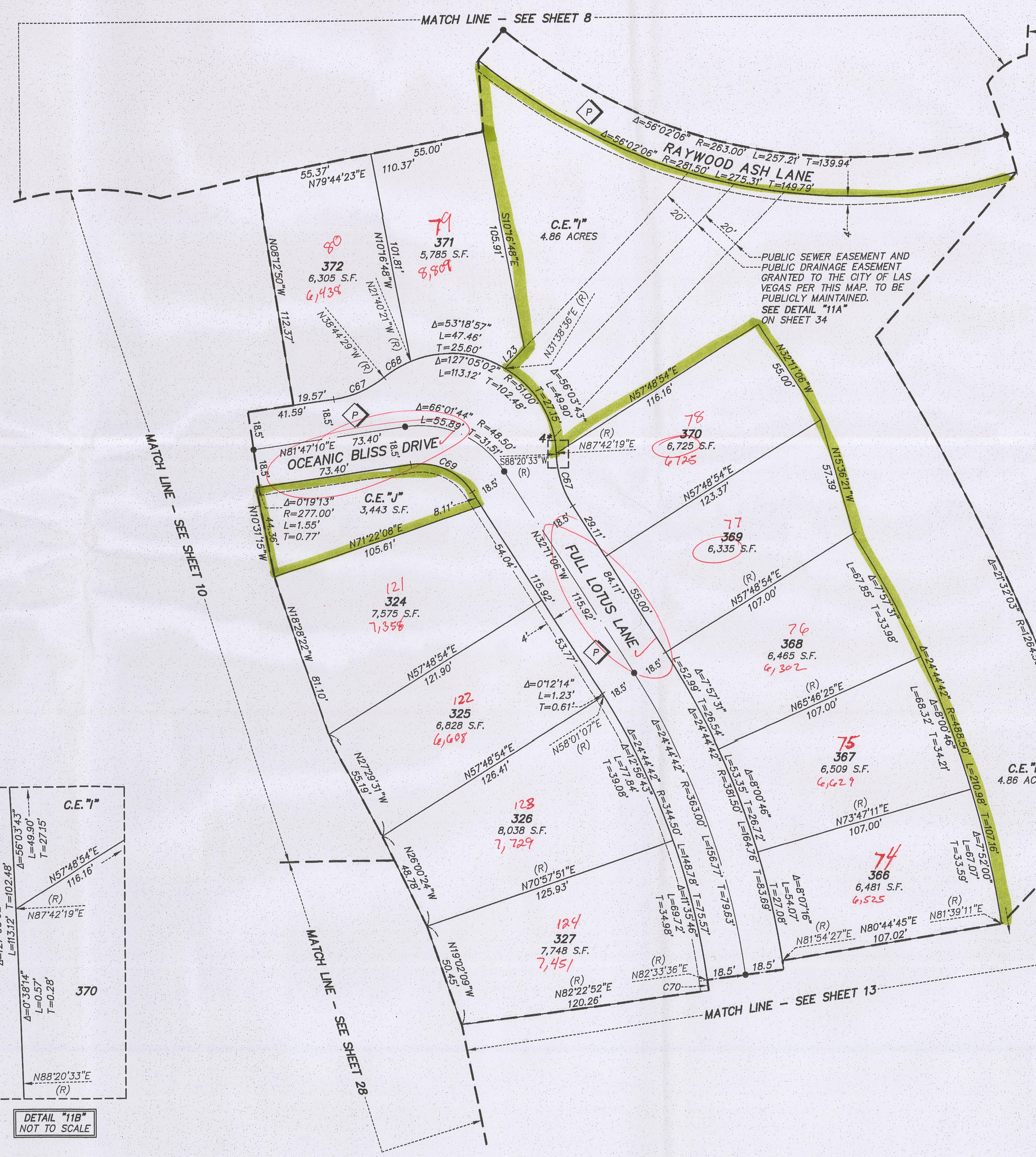
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY


MATCH LINE SEE SHEET 12
MATCH LINE – SEE SHEET 11
MATCH LINE – SEE SHEET 28
MATCH LINE – SEE SHEET 14
MATCH LINE SEE SHEET 16
MATCH LINE – SEE SHEET 15
FULL LOTUS LANE
N82°22'52"E 120.26'
(R) N82°33'36"E
(R) N81°54'27"E
(R) N81°39'11"E
(R) N82°33'36"E
N80°44'45"E 107.02'
Δ=0°39'09" R=381.50' L=4.35' T=2.17'
Δ=0°54'25" R=488.50' L=7.73' T=3.87'
Δ=1°48'51" L=47.26' T=23.64'
Δ=21°32'03" R=1264.50' L=475.45' T=240.46'
328 6,547 S.F.
329 6,158 S.F.
330 5,947 S.F.
331 5,891 S.F.
365 5,886 S.F.
364 6,027 S.F.
363 6,027 S.F.
362 6,027 S.F.
361 6,027 S.F.
C.E. "I" 4.86 ACRES
N17°15'56"W 59.25'
N14°45'54"W 58.51'
N15°15'22"W 58.20'
N13°21'46"W 58.20'
(R) N80°27'59"E 111.31'
(R) N78°33'07"E 106.94'
(R) N76°38'14"E 104.04'
(R) N74°43'22"E
N74°43'22"E 160.52' 105.02'
(R) N80°44'45"E 107.00'
(R) N78°39'31"E 107.00'
(R) N76°34'18"E 107.00'
(R) N74°29'05"E 107.00'
(R) N72°23'51"E 107.00'
N80°39'48"E (R)
Δ=1°54'53" L=54.70' T=27.35'
Δ=13°21'40" R=1637.00' L=381.74' T=191.74'
Δ=4°45'56" L=47.10' T=23.57'
Δ=22°38'05" R=1818.50' L=718.21' T=363.71'
Δ=2°05'13" R=1600.00' L=58.28' T=29.14'
Δ=2°05'13" L=58.28' T=29.14'
Δ=2°05'13" L=54.38' T=27.19'
Δ=2°05'13" L=54.38' T=27.19'
Δ=2°05'13" L=54.38' T=27.19'
Δ=2°05'13" L=54.38' T=27.19'
Δ=2°05'13" L=58.28' T=29.14'
Δ=2°05'13" L=58.28' T=29.14

FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY


MATCH LINE – SEE SHEET 8
MATCH LINE – SEE SHEET 6
MATCH LINE – SEE SHEET 11
MATCH LINE – SEE SHEET 14
SEE DETAIL "8A" SHEET 8
Luna Rianda Drive
RAYWOOD ASH LANE
PARCEL "B" 49.80 ACRES
C.E. "J" 4.86 ACRES
16 194 9,057 S.F. 9,482
15 195 8,329 S.F. 9,104
14 196 8,791 S.F. 9,070
13 197 8,486 S.F. 8,487
12 198 8,486 S.F. 8,487
11 199 8,486 S.F. 8,487
17 193 8,145 S.F. 7,864
18 192 8,145 S.F. 7,864
19 191 8,145 S.F. 7,864
20 190 8,145 S.F. 7,864
N59°57'04"E 126.55'
N39°26'47"W 9.29'
56.12'
N24°17'10"W 65.32'
181.26'
N59°57'04"E 129.66'
N59°57'04"E 133.15'
59.82'
N15°33'47"W 11.19'
N29°28'56"W 70.36'
N23°32'23"W 70.36'
N22°58'10"W 70.36'
N70°21'57"E 126.00'
(R) N60°02'34"E
(R) N62°33'17"E 126.00'
(R) N65°09'30"E 126.00'
(R) N67°45'43"E 126.00'
(R) N59°07'46"E 121.00'
(R) N62°02'25"E 121.00'
(R) N64°57'05"E 121.00'
(R) N67°51'44"E 121.00'
(R) N70°46'24"E 121.00'
Δ=0°09'08" L=3.68' T=1.84'
Δ=2°20'43" L=6.46' T=3.23'
Δ=2°36'13" L=6.64' T=3.32'
Δ=2°54'40" L=6.44' T=3.23'
Δ=2°54'40" L=70.39' T=35.20'
Δ=2°41'10" R=1385.50' L=64.99'
Δ=20°37'14" R=1404.00' L=505.44'
Δ=2°54'40" L=6.24' T=3.12'
Δ=27°32'03" R=1264.50' L=607.57'
Δ=2°54'40" L=6.24' T=3.12'
Δ=2°54'40" L=70.39' T=35.20'
Δ=21°41'10" R=1372.50' L=519.55'
Δ=2°36'13" L=6.65' T=3.33'
Δ=2°54'40" L=6.24' T=3.12'
Δ=2°54'40" L=70.39' T=35.20

FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 370 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

DETAIL NOTE:
4* SEE DETAIL "11B" THIS SHEET

SCALE: 1" = 30'

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PAUL BURN
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7-14-16
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764–204–013

SHEET 11 OF 39

BOOK _____ PAGE _____

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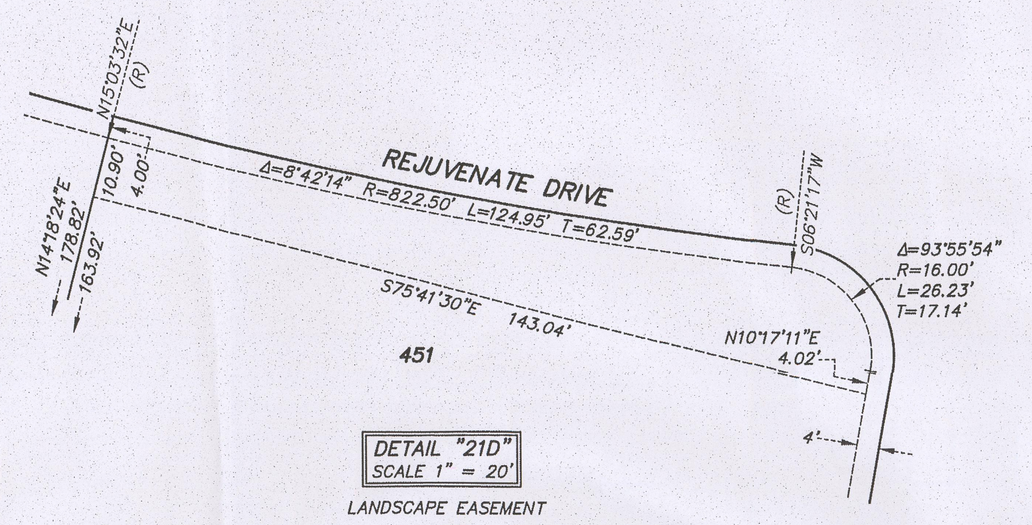
FINAL MAP OF

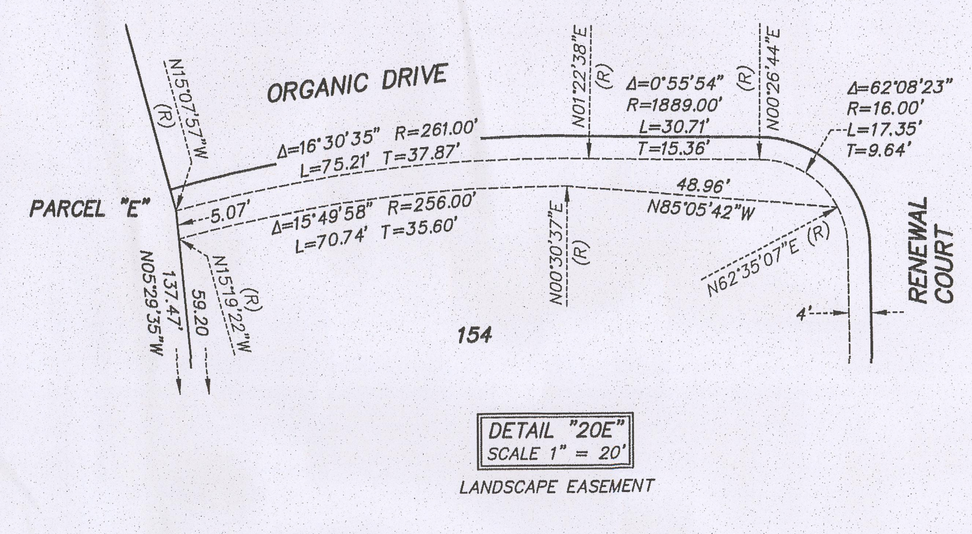
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



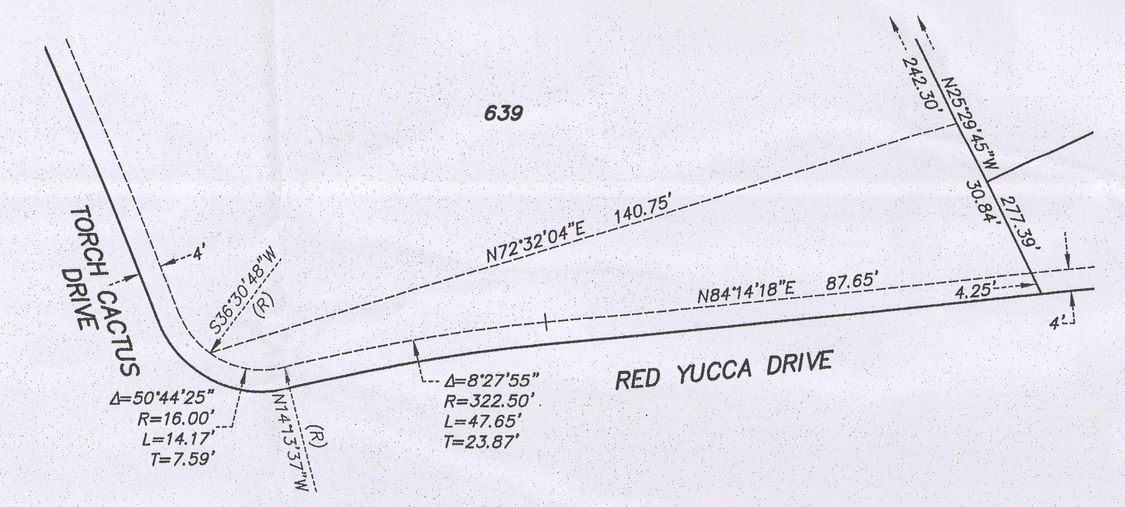
DETAIL "21D"
SCALE 1" = 20'

LANDSCAPE EASEMENT



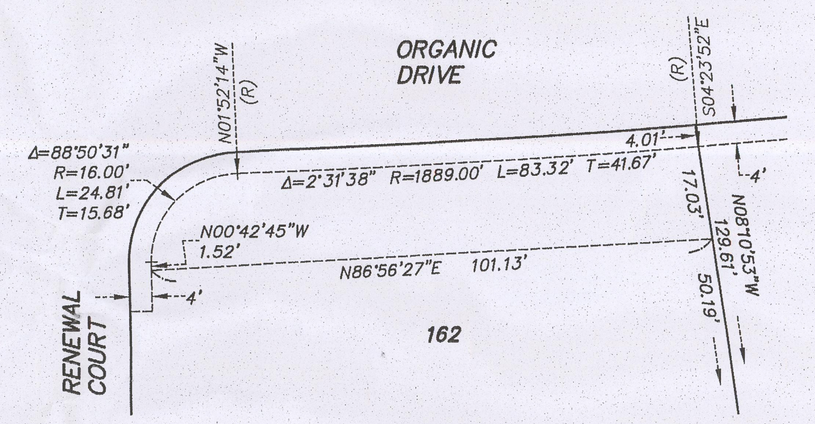
DETAIL "20E"
SCALE 1" = 20'

LANDSCAPE EASEMENT



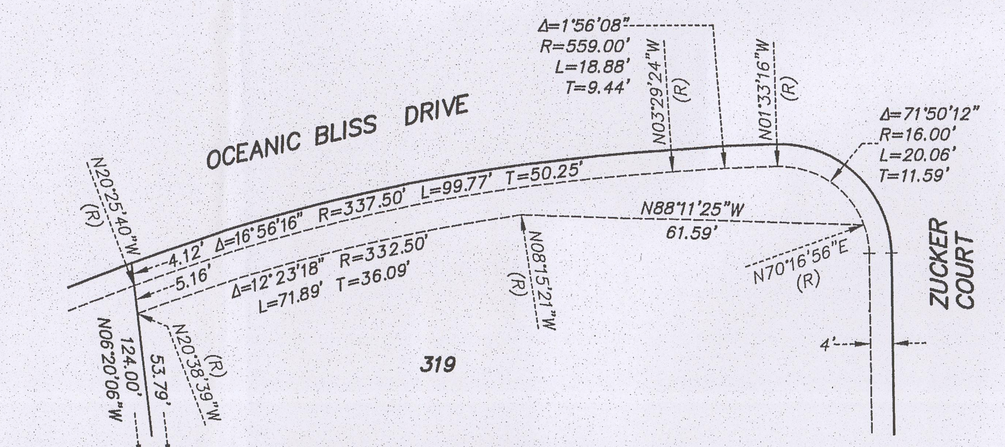
DETAIL "23B"
SCALE 1" = 20'

LANDSCAPE EASEMENT



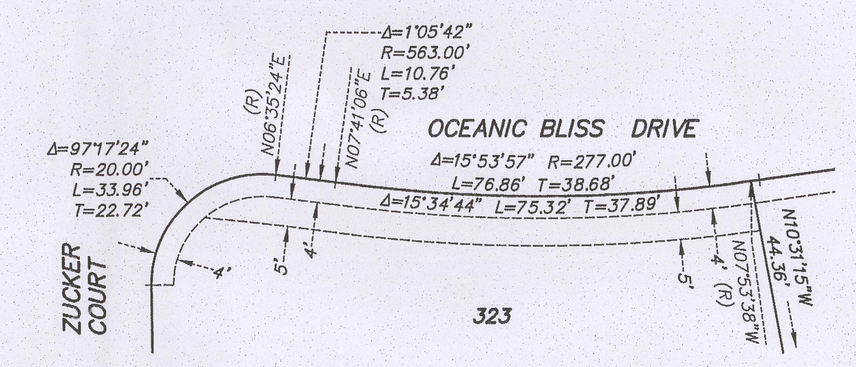
DETAIL "20F"
SCALE 1" = 20'

LANDSCAPE EASEMENT



DETAIL "10A"
SCALE 1" = 20'

LANDSCAPE EASEMENT



DETAIL "10B"
SCALE 1" = 20'

LANDSCAPE EASEMENT

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE LANDSCAPE EASEMENTS TO BY PRIVATELY MAINTAINED.

764-204-013

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 122 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN. GRANTED PER THIS MAP

SCALE AS SHOWN

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SHEET 37 OF 39

BOOK _____ PAGE _____

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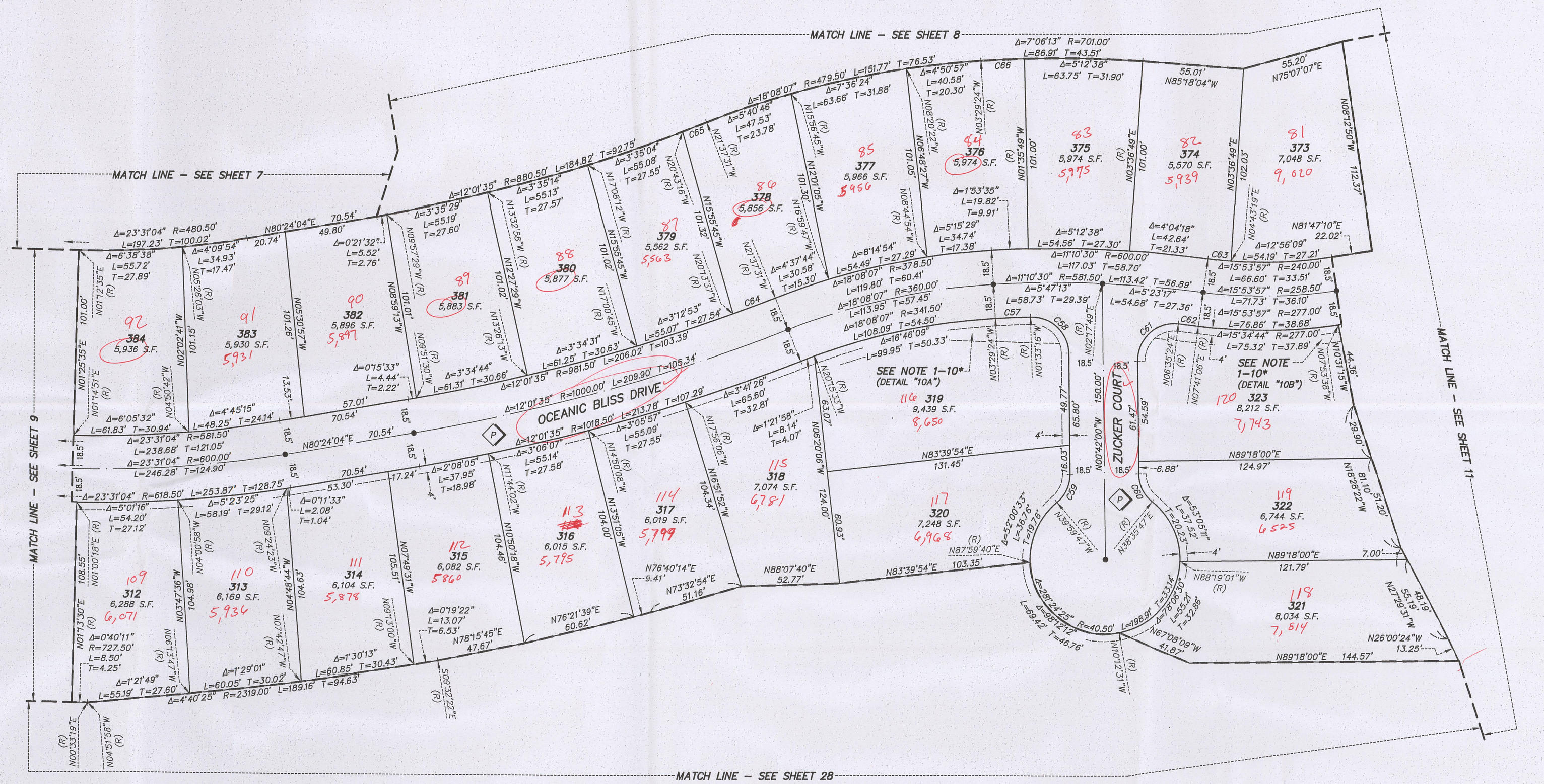
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT–OF–WAY LINE
	EXISTING LOT/RIGHT–OF–WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
●	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER (SEE SHEET 32)
C1	CURVE NUMBER (SEE SHEET 32)
R1	TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
381	LOT NUMBER
APN:	ASSESSOR'S PARCEL NUMBER
(P)	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
4' 5'	4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

NOTE 1–10*
LANDSCAPE EASEMENT SEE DETAIL "10A" AND DETAIL "10B" ON SHEET 37 FOR DIMENSIONS AND LOCATION INFORMATION.

SCALE: 1" = 30'

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

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SHEET 10 OF 39

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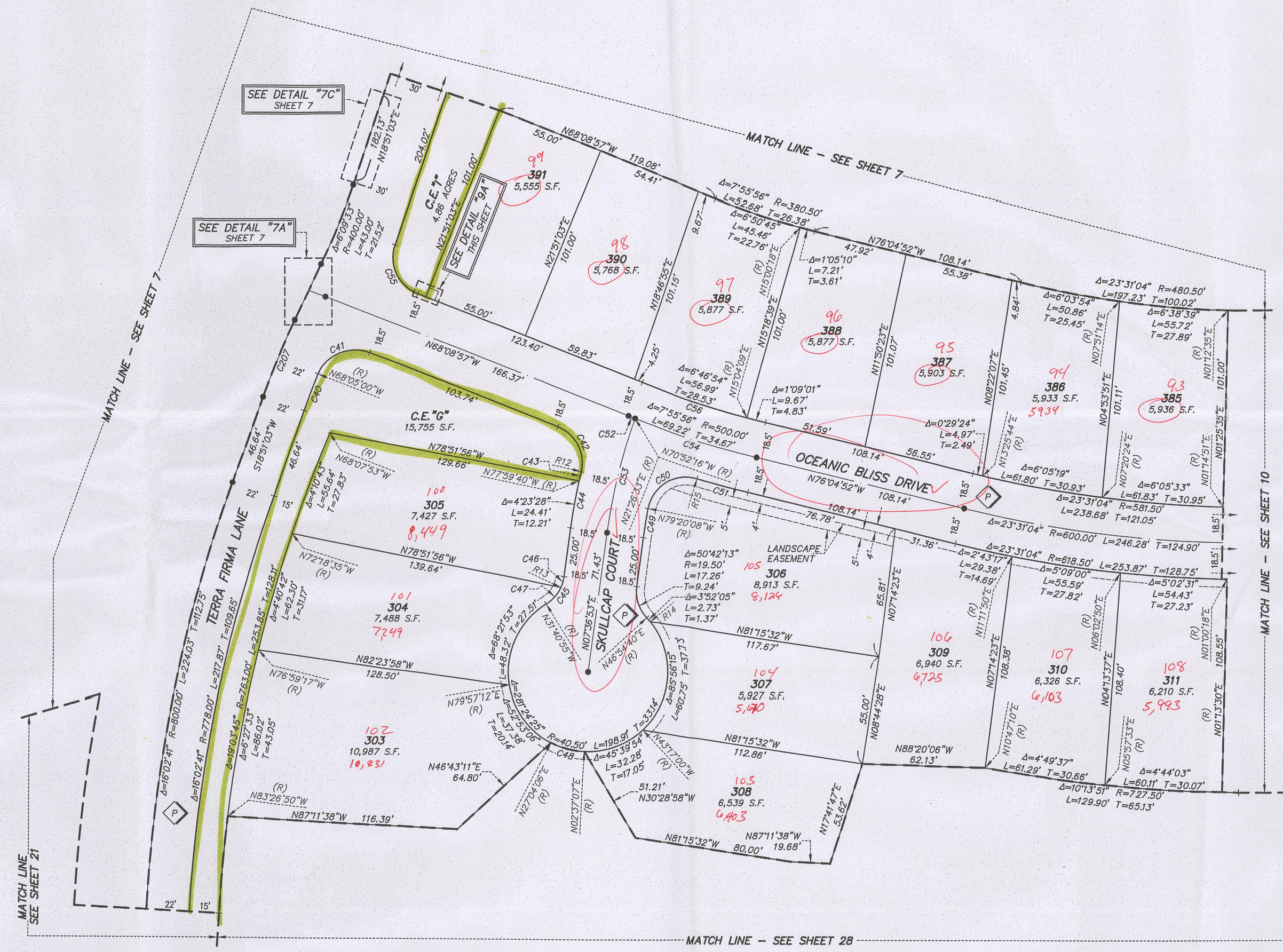
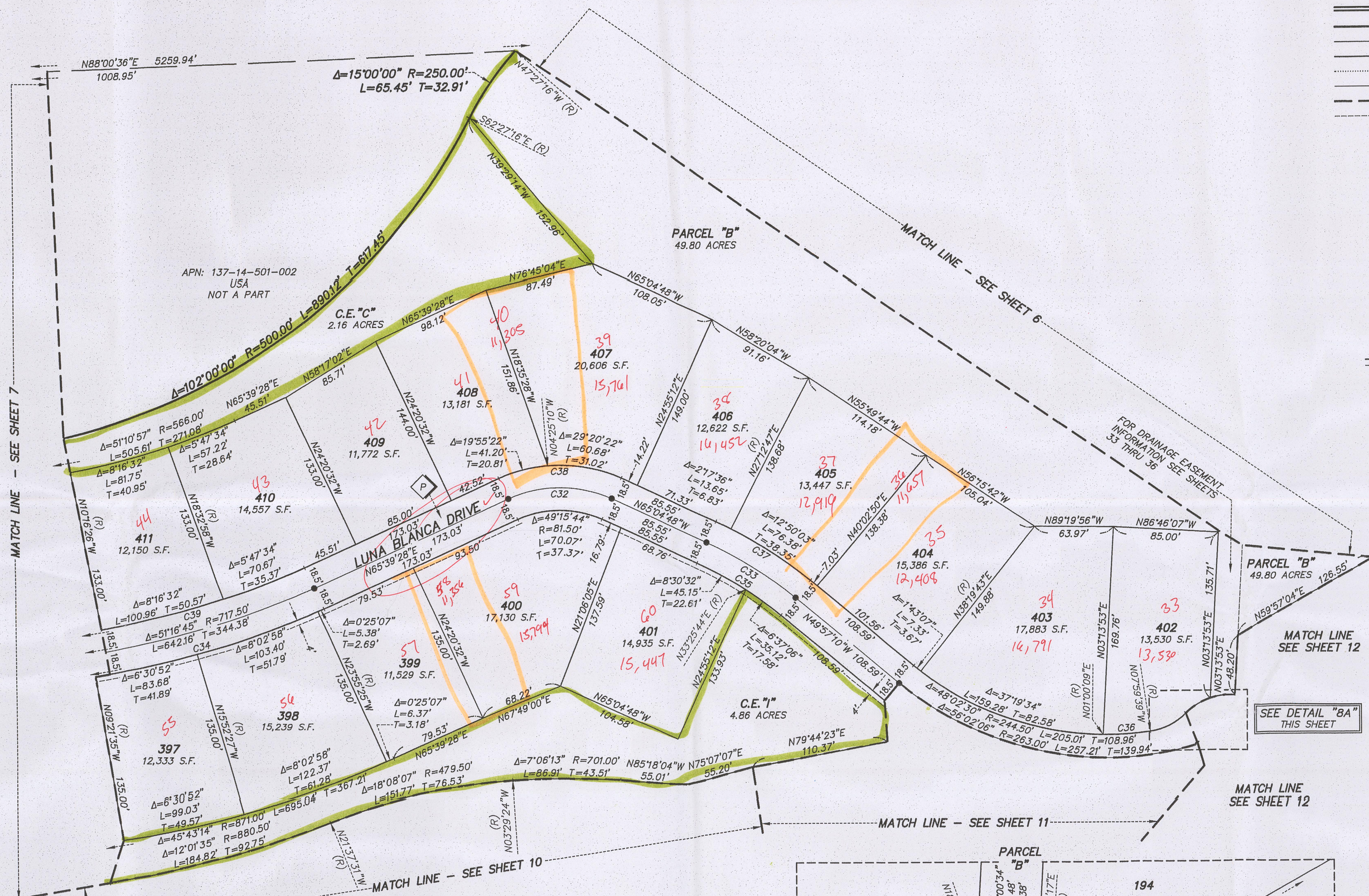
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY


SEE DETAIL "7C" SHEET 7
SEE DETAIL "7A" SHEET 7
MATCH LINE – SEE SHEET 7
MATCH LINE – SEE SHEET 10
MATCH LINE – SEE SHEET 21
MATCH LINE – SEE SHEET 28
C.E."1" 4.86 ACRES
SEE DETAIL "9A" THIS SHEET
C.E."G" 15,755 S.F.
OCEANIC BLISS DRIVE
TERRA FIRMA LANE
SKULLCAP COURT
LANDSCAPE EASEMENT
391 5,555 S.F.
390 5,768 S.F.
389 5,877 S.F.
388 5,877 S.F.
387 5,903 S.F.
386 5,933 S.F.
385 5,936 S.F.
305 7,427 S.F.
304 7,488 S.F.
303 10,987 S.F.
306 8,913 S.F.
307 5,927 S.F.
308 6,539 S.F.
309 6,940 S.F.
310 6,326 S.F.
311 6,210 S.F.
N68°08'57"W 119.08'
N21°51'03"E 101.00'
N78°51'56"W 139.64'
N82°23'58"W 128.50'
N87°11'38"W 116.39'
N81°15'32"W 117.67'
N81°15'32"W 112.86'
N81°15'32"W 80.00'
N76°04'52"W 108.14'
N68°08'57"W 166.37'
N68°08'57"W 123.40'
N76°04'52"W 47.92'
N08°44'28"E 55.00'
N08°44'28"E 65.81'
N08°20'06"W 62.13'
N83°26'50"W
N46°43'11"E 64.80'
N30°28'58"W 51.21'
N68°08'57"W 4.98'
N21°51'03"E 5.00'
N21°51'03"E 101.00'
S18°51'03"E 46.64'
S18°51'03"E 162.13'
N18°51'03"E 162.13'
N68°08'57"W 55.00'
N21°51'03"E 101.00'
N18°56'55"E 101.15'
N15°18'39"E 101.00'
N11°50'23"E 101.07'
N08°22'07"E 101.45'
N04°53'51"E 101.11'
N01°29'39"E 101.00'
N01°12'39"E 101.00'
N01°30'39"E 108.55'
N01°13'30"E 108.55'
N07°14'23"E 108.38'
N04°13'37"E 108.40'
N07°51'14"E 101.00'
N07°20'24"E 101.00'
N01°14'51"E 101.00'
N11°30'07"E 65.81'
N07°38'53"E 71.43'
N27°04'06"E 53.62'
N17°44'47"E 53.62'
N02°37'07"E 53.62'
N27°26'53"E 53.62'
N21°26'53"E 53.62'
N15°00'18"E 101.00'
N15°04'09"E 101.00'
N13°25'14"E 101.00'
N11°17'50"E 101.00'
N10°47'10"E 101.00'
N05°57'33"E 101.00'
N01°13'30"E 101.00'
N76°59'17"W
N79°57'12"E
N46°54'40"E
N43°37'20"W
N06°02'50"E
S18°51'03"E 46.64'
S18°51'03"E 162.13'
S18°51'03"E 46.64'
S18°51'03"E 46.64'
S18°51'03"E 46.64

FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- 400 — LOT NUMBER
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT GRANTED PER THIS MAP

SCALE: 1" = 50'

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764-204-013

SHEET 8 OF 39

BOOK _____ PAGE _____

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

DETAIL "7A" NOT TO SCALE

DETAIL "7B" NOT TO SCALE

DETAIL "7C" NOT TO SCALE

DETAIL "7D" NOT TO SCALE

DETAIL "7E" NOT TO SCALE

DETAIL "7F" NOT TO SCALE

DETAIL NOTES:
1* SEE DETAIL "7E" THIS SHEET
2* SEE DETAIL "7F" SHEET 38
3* SEE DETAIL "7G" SHEET 38

NOTE 1–7*
LANDSCAPE EASEMENT SEE DETAIL "7F" AND DETAIL "7G" ON SHEET 38 FOR DIMENSIONS AND LOCATION INFORMATION

LANDSCAPE EASEMENT NOTE:
ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED.

764–204–013

APN: 137–14–501–002 USA NOT A PART

FOR DRAINAGE EASEMENT INFORMATION SEE DETAIL "7D" ON SHEET 36

PARCEL "A" 109.23 ACRES

C.E."A" 4.86 ACRES

C.E."B" 15,733 S.F.

C.E."C" 2.16 ACRES

C.E."D" 8,428 S.F.

C.E."H" 367 S.F.

GREENSCAPE LANE

TERRA FIRMA LANE

OCEANIC BLISS DRIVE

LUNA BLANCA DRIVE

MATCH LINE – SEE SHEET 4

MATCH LINE – SEE SHEET 8

MATCH LINE – SEE SHEET 9

MATCH LINE – SEE SHEET 10

MATCH LINE – SEE SHEET 21

MATCH LINE – SEE SHEET 28

SEE DETAIL "7A" THIS SHEET

SEE DETAIL "7B" THIS SHEET

SEE DETAIL "7C" THIS SHEET

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 CURVE NUMBER (SEE SHEET 32)
- R1 TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) RADIAL LINE OR BEARING
- O.R.: OFFICIAL RECORDS
- S.F. SQUARE FEET
- C.E. COMMON ELEMENT LOT
- 442 LOT NUMBER
- APN: ASSESSOR'S PARCEL NUMBER
- P PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- 4' WIDE PRIVATE SIDEWALK/PEDESTRIAN ACCESS EASEMENT WITH 5' WIDE LANDSCAPE EASEMENT AS SHOWN, GRANTED PER THIS MAP

SCALE: 1" = 50'

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SHEET 7 OF 39

BOOK _____ PAGE _____

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

APN: 137-11-000-001 USA NOT A PART

USA & CLV LEASE APN:: 137-12-401-001 NOT A PART

WEINMAN FAMILY TRUST APN:: 137-12-401-010 NOT A PART

LV INTN'L CHURCH APN:: 137-12-401-011 NOT A PART

USA & CLV LEASE APN:: 137-12-401-040 NOT A PART

SECTION CORNER 11 | 12 / 14 | 13 — 2" ALUMINUM CAP STAMPED "PLS 5571"

BASIS OF BEARINGS S89°39'55"E 1361.59' 1275.54'

W 1/16 12/13 — 3" BLM BRASS CAP

N88°00'36"E 5259.94' 1455.05'

363.58' S89°42'14"E

(R) N57°15'46"W

FOR RADIAL LINE AND INTERIOR ISLAND INFORMATION AT THE NORTH BOUNDARY SEE DETAIL "6B" (THIS SHEET).

FOR DRAINAGE EASEMENT INFORMATION SEE DETAIL "6C" ON SHEET 33

FOR DESERT HOPE DRIVE DIMENSIONS AND CONTROL SEE DETAIL "6A" (THIS SHEET).

MATCH LINE SEE SHEET 8

PARCEL "B" 49.80 ACRES

C.E. "A" 3.91 ACRES

S25°39'43"W 388.72'

DESERT HOPE DRIVE

Δ=15°18'05" R=584.00' L=123.02' T=212.78

Δ=5°30'17" R=712.10' L=740.96' T=370.77

Δ=5°43'38" R=2000.00' L=2204.18' T=1107.38'

S40°02'27"E (R)

L1 L2 L3 L4 L5

FOR DRAINAGE EASEMENT INFORMATION SEE DETAIL "6C" ON SHEET 33

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 20

MATCH LINE SEE SHEET 29

MATCH LINE SEE SHEET 27

MATCH LINE SEE SHEET 5

PARCEL 3 FILE 112, PAGE 94 OF PARCEL MAPS

PUBLIC RIGHT-OF-WAY DEDICATED PER O.R.:20000405:00610

L-215

S46°27'50"W 2012.58'

S46°27'50"W 1520.61'

SCALE: 1" = 200'

LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
⊙	FOUND MONUMENTATION AS DESCRIBED
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER (SEE SHEET 32)
C1	CURVE NUMBER (SEE SHEET 32)
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E. PARCEL "B"	COMMON ELEMENT LOT
APN:	PARCEL DESIGNATION
D	ASSESSOR'S PARCEL NUMBER
	RIGHT-OF-WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP 4.69 ACRES

764-204-013

S89°39'55"E 1361.59' — 1068.82' 1275.54' — 27.71' 18.11' 17.04' 28.73' — 115.13' 86.05' — W 1/16 12/13 — 3" BLM BRASS CAP

FOR RADIAL LINE AND INTERIOR ISLAND INFORMATION AT THE NORTH BOUNDARY SEE DETAIL "6B" (THIS SHEET).

C.E. "A" 3.91 ACRES

Δ=15°06'27" R=328.67' L=86.66' T=43.58'

N15°09'09"E 120.56'

N19°04'58"E 213.27'

Δ=4°49'35" R=625.00' L=467.16' T=245.10'

Δ=33°16'48" R=663.50' L=261.46' T=132.96'

Δ=17°17'00" R=682.00' L=199.89' T=100.61'

PARCEL "B" 49.80 ACRES

S25°39'43"W 388.72'

Δ=15°18'05" R=584.00' L=423.02' T=212.78

Δ=5°30'17" R=712.10' L=740.96' T=370.77

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 18

MATCH LINE SEE ABOVE RIGHT

MATCH LINE SEE ABOVE CENTER

Δ=4°52'40" R=510.00' L=43.42' T=21.72'

Δ=4°52'40" R=528.50' L=44.99' T=22.51'

Δ=4°52'40" R=547.00' L=46.57' T=23.30'

N39°21'57"E 121.42'

N36°21'57"E 121.42'

Δ=1°55'50" R=978.00' L=32.95' T=16.49'

Δ=3°15'53" R=1000.00' L=56.98' T=28.50'

N41°27'41"E 132.31'

N40°07'39"E 140.26'

123.33' N38°48'55"E

Δ=1°06'59" R=1000.00' L=19.48' T=9.74'

Δ=1°06'59" R=1018.50' L=19.84' T=9.92'

N41°14'37"E 293.27'

Δ=1°06'59" R=998.50' L=19.12' T=9.56'

Δ=4°34'56" R=700.00' L=55.92' T=27.97'

C.E. "A" 3.91 ACRES

DESERT HOPE DRIVE

PARCEL "B" 49.80 ACRES

N43°23'31"E 660.16'

N43°23'31"E 648.13'

N43°23'31"E 648.85'

317.93' S46°27'50"W 2012.58'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°57'49"W	101.60'
L2	N49°02'11"W	21.80'
L3	S40°57'49"W	95.50'
L4	S33°16'24"W	40.36'
L5	S40°57'49"W	107.86'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C5	161°45'18"	7.00'	19.76'	43.59'
C6	84°20'52"	7.00'	10.31'	6.34'
C7	77°24'26"	7.00'	9.46'	5.61'
C8	0°21'58"	500.00'	3.20'	1.60'

DETAIL "6A" SCALE 1" = 60'

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA PAUL BURN No. 11174 7-14-16 EXP. 12-31-16

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(R) N88°17'38"W (R) N85°40'35"W — S86°01'29"E (R)

S89°39'55"E 1361.59' — (R) S83°32'22"W — 27.71' 18.11' 17.04' 28.73'

N03°26'03"W 10.28'

C.E. "B" 2,388 S.F.

PARCEL "B" 49.80 ACRES

Δ=7°24'48" R=625.00' L=77.72' T=38.91'

Δ=42°49'35" R=625.00' L=467.16' T=245.10'

Δ=11°27'48" R=500.00' L=99.31' T=49.82'

Δ=17°00'49" L=148.11' T=48.20'

Δ=17°54'02" R=300.00' L=93.73' T=47.25'

Δ=15°06'27" R=328.67' L=86.66' T=43.58'

DESERT HOPE DRIVE

N03°37'53"E (R)

S77°16'49"E (R)

S86°01'15"E (R)

S67°46'33"E (R)

C5 C6 C7 C8

C.E. "A" 3.91 ACRES

DETAIL "6B" SCALE 1" = 20'

SHEET 6 OF 39

BOOK _____ PAGE _____

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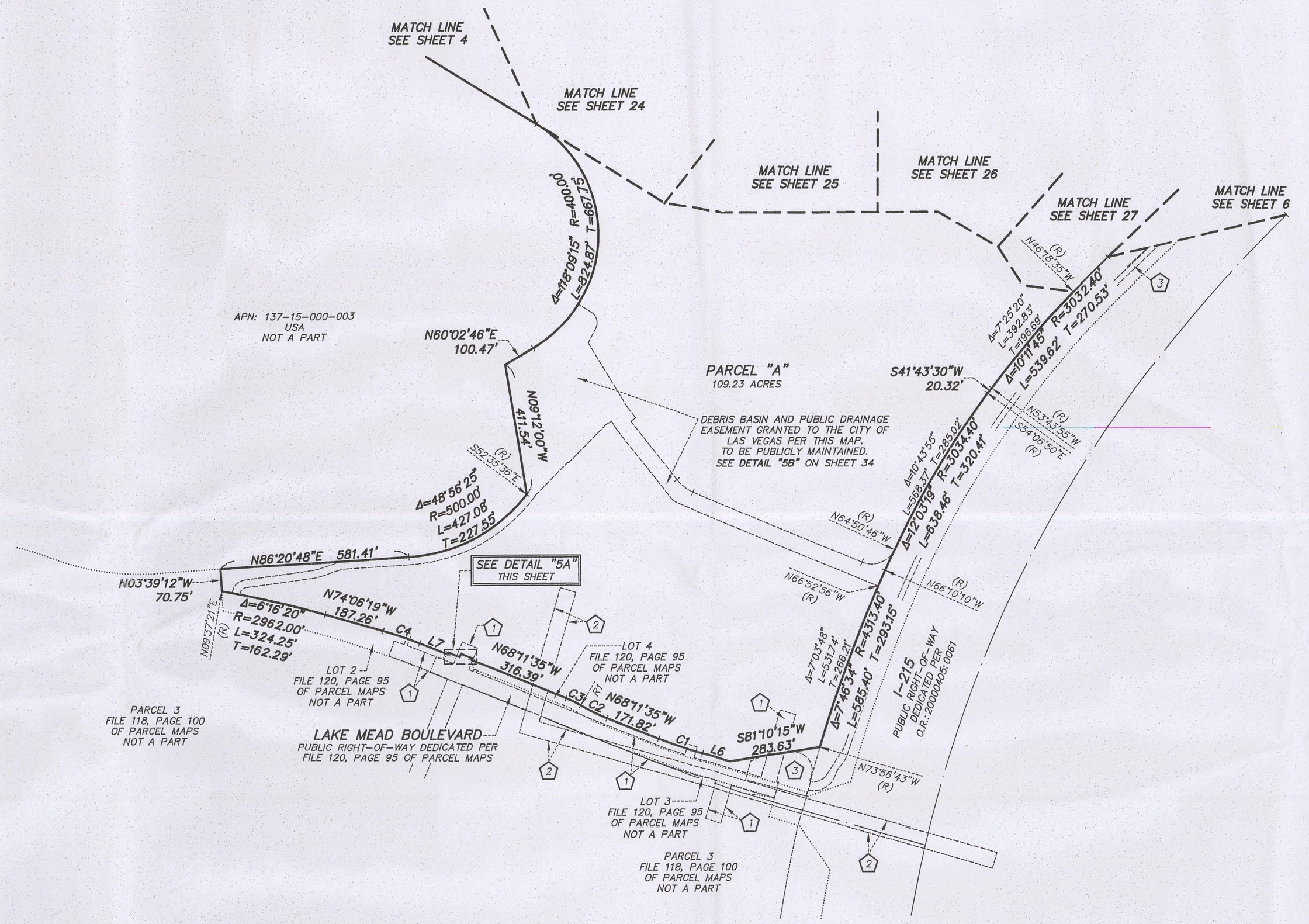
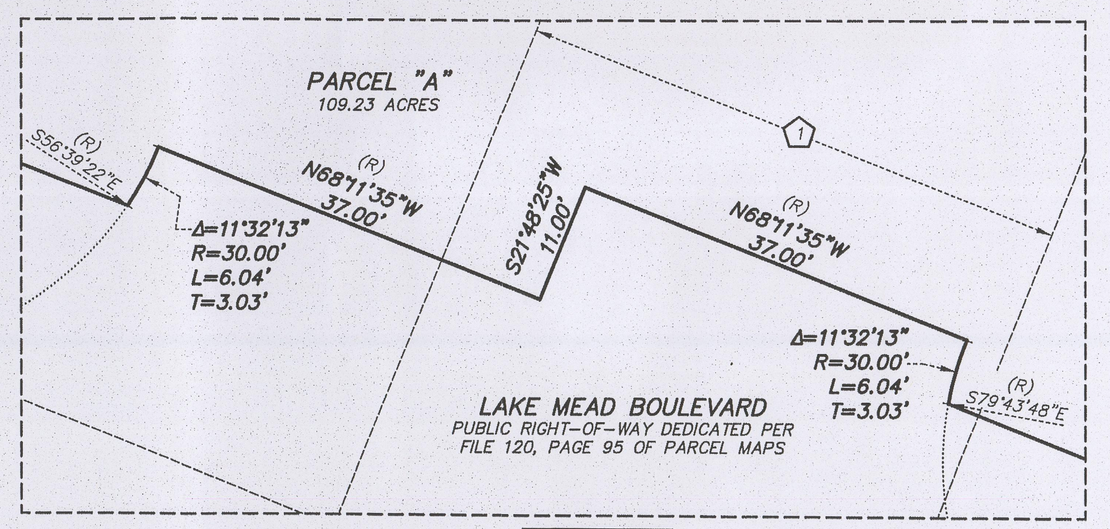
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY





DETAIL "5A"
SCALE 1" = 10'

RADIAL TABLE	
LINE	BEARING
R1	S30°46'27"W

LINE TABLE		
LINE	BEARING	LENGTH
L6	S74°00'00"E	89.15'
L7	S68°11'35"E	91.91'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	5°48'25"	1432.00'	145.13'	72.63'
C2	8°58'02"	576.00'	90.15'	45.17'
C3	8°58'02"	324.00'	50.71'	25.41'
C4	5°54'44"	1153.67'	119.04'	59.57'

LEGEND

	MAP BOUNDARY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	EASEMENT LINE
L1	LINE SEGMENT NUMBER
C1	CURVE NUMBER
R1	TABLED RADIAL LINE OR BEARING
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
APN:	ASSESSOR'S PARCEL NUMBER
PARCEL "A"	PARCEL DESIGNATION

EASEMENT NOTES:

1. LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER O.R.: 19941020:00890
2. LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER O.R.: 20070529:01401
3. "PERPETUAL EASEMENT FOR PEDESTRIAN TRAIL PURPOSES" GRANTED PER O.R.: 20080527:05041

SCALE: 1" = 200'

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PAUL BURR
No. 11179
7-14-16
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SHEET 5 OF 39

764-204-013

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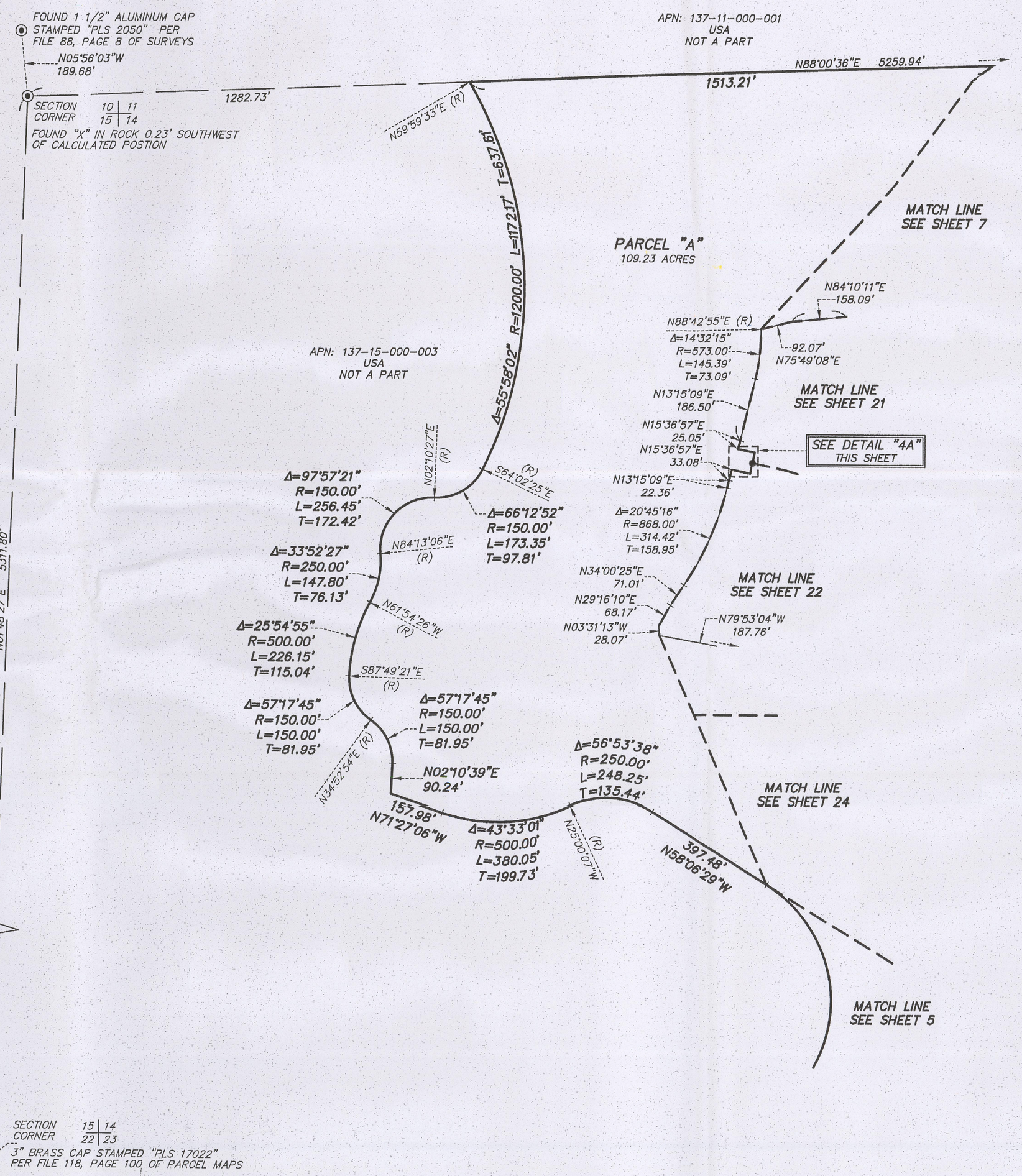
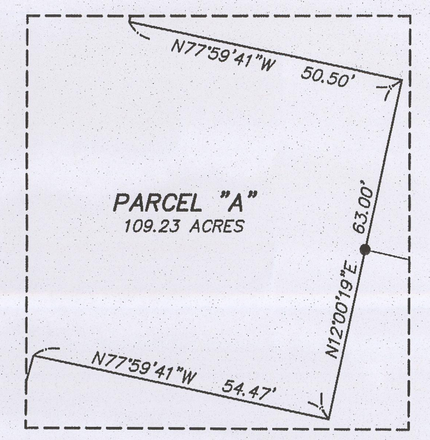
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY



LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- SECTION LINE
- MATCH LINE
- FOUND MONUMENTATION AS DESCRIBED
- (R) RADIAL LINE OR BEARING
- APN: ASSESSOR'S PARCEL NUMBER
- PARCEL "A" PARCEL DESIGNATION
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB



DETAIL "4A"
SCALE 1" = 10'

SCALE: 1" = 200'

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PAUL BURNS
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764-204-013

SHEET 4 OF 39

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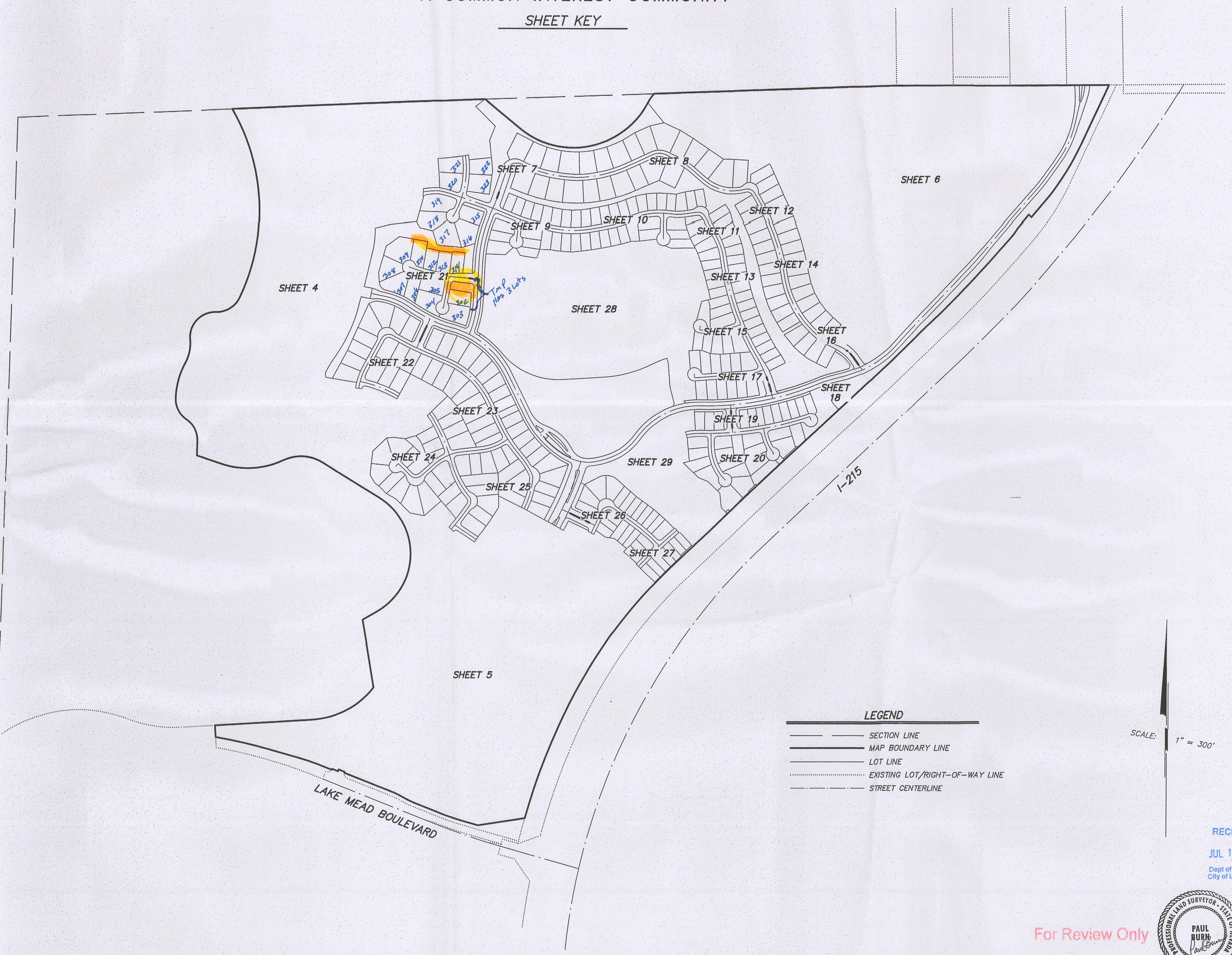
A MERGER AND RE-SUBDIVISION FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

SHEET KEY



LEGEND

- SECTION LINE
- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE

SCALE: 1" = 300'

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PAUL BURN
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SHEET 3 OF 39

BOOK _____ PAGE _____

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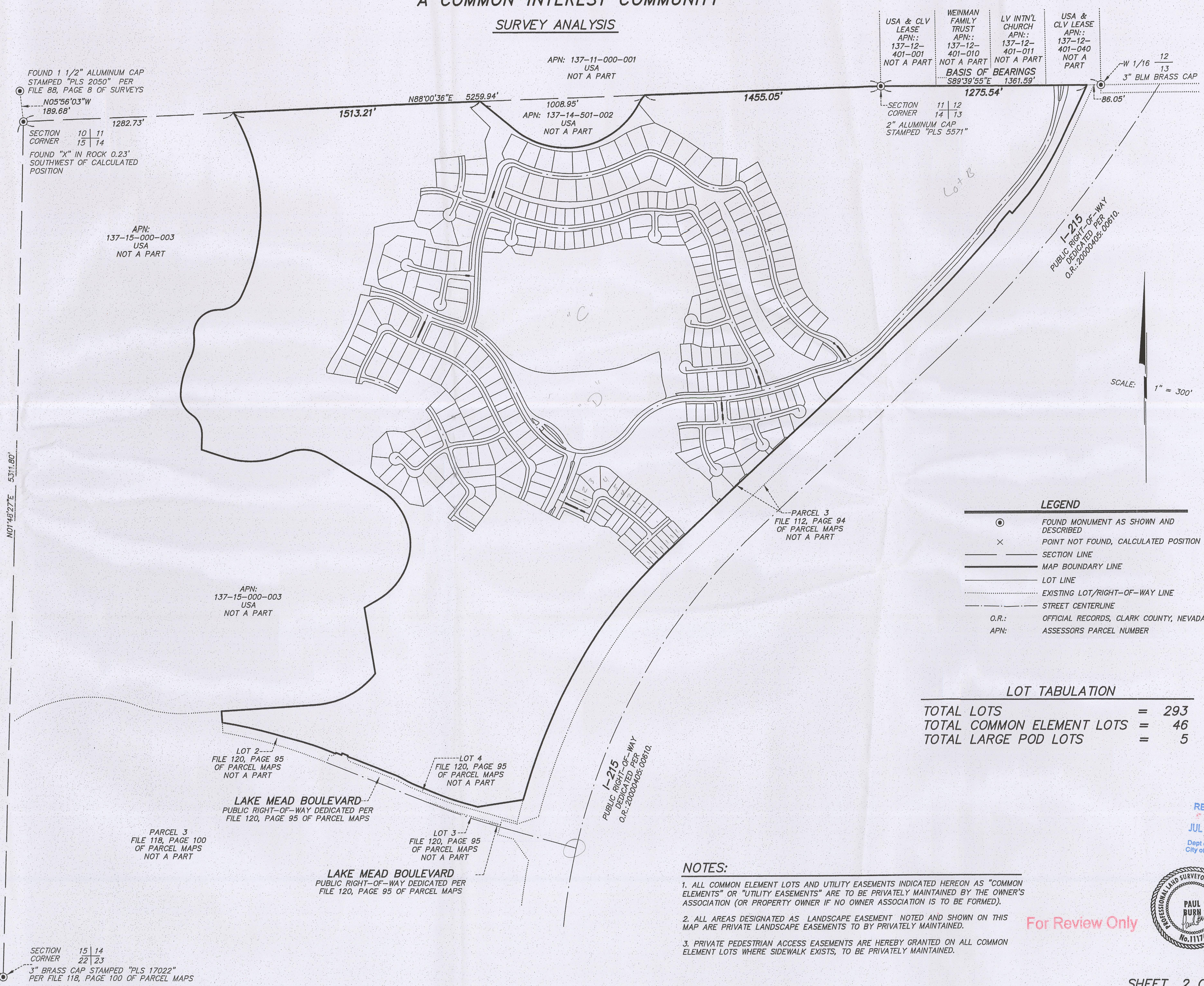
A MERGER AND RE-SUBDIVISION FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

SURVEY ANALYSIS



LEGEND

◉	FOUND MONUMENT AS SHOWN AND DESCRIBED
×	POINT NOT FOUND, CALCULATED POSITION
——— ———	SECTION LINE
———	MAP BOUNDARY LINE
———	LOT LINE
·····	EXISTING LOT/RIGHT-OF-WAY LINE
——·——·——	STREET CENTERLINE
O.R.:	OFFICIAL RECORDS, CLARK COUNTY, NEVADA
APN:	ASSESSORS PARCEL NUMBER

LOT TABULATION

TOTAL LOTS	=	293
TOTAL COMMON ELEMENT LOTS	=	46
TOTAL LARGE POD LOTS	=	5

NOTES:

1. ALL COMMON ELEMENT LOTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).
2. ALL AREAS DESIGNATED AS LANDSCAPE EASEMENT NOTED AND SHOWN ON THIS MAP ARE PRIVATE LANDSCAPE EASEMENTS TO BY PRIVATELY MAINTAINED.
3. PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE HEREBY GRANTED ON ALL COMMON ELEMENT LOTS WHERE SIDEWALK EXISTS, TO BE PRIVATELY MAINTAINED.

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A MERGER AND RE-SUBDIVISION FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF PARCEL 1 AS SHOWN IN FILE 112, PAGE 94 OF PARCEL MAPS TOGETHER WITH LOT 1 AS SHOWN IN FILE 120, PAGE 95 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 AND SECTION 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

PN II, INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 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 GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHER, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS AN EASEMENT TO NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR SUCCESSORS AND ASSIGNS, OVER COMMON ELEMENT LOTS "A" THROUGH "P" INCLUSIVE WITHIN THESE PLATTED LANDS FOR THE INSTALLATION OF REQUIRED ELECTRICAL FACILITIES, WATER FACILITIES, UNDERGROUND CONDUIT AND ASSOCIATED TELECOMMUNICATION FACILITIES, GAS LINES, CABLE TELEVISION LINES, WIRE, VAULTS AND APPURTENANCES, INCLUDING INSTALLATION OF SURFACE FACILITIES SUCH AS FIRE HYDRANTS, TRANSFORMERS, SWITCH PADS, METER PEDESTALS AND PERTINENT CABINETS TO PROVIDE DISTRIBUTION OF UTILITY SERVICES, TOGETHER WITH AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS. THESE COMMON LOTS SHALL ALSO ALLOW FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT (IF ANY) OF THESE FIRE HYDRANTS, UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER 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 ELEMENT LOTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENT LOTS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS _____ DAY OF _____, 20___
PN II, INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA

_____
BY:
AS:
OF PN II, INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA)
} SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___

BY _____ AS _____
OF PN II, INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA

_____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES:

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

_____
CITY ENGINEER: ALAN PAVELKA, P.E. #9029 DATE

764-204-013

SURVEYOR'S CERTIFICATE

I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR GCW, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE PN II, INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 AND SECTION 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON APRIL 15, 2016.
3. 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.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

LEGAL DESCRIPTION

PARCEL 1 AS SHOWN IN FILE 112, PAGE 94 OF PARCEL MAPS TOGETHER WITH LOT 1 AS SHOWN IN FILE 120, PAGE 95 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 AND SECTION 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINS 296.95 ACRES

BASIS OF BEARING

SOUTH 89°39'55" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 112, PAGE 94 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

_____
LAS VEGAS VALLEY WATER DISTRICT DATE

_____
SOUTHWEST GAS CORPORATION DATE

_____
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY DATE

_____
CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK DATE

_____
COX COMMUNICATIONS LAS VEGAS, INC. DATE

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE _____ DAY OF _____, 20___.

_____
ALAN R. RIEKKI, PLS DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

DISTRICT BOARD OF HEALTH CERTIFICATE

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.

_____ DATE
SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____ DATE
JOHN GUILLORY, P.E.
DIVISION OF WATER RESOURCES

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 _____ DAY OF _____, 20___.

_____
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

WATER COMMITMENT STATEMENT

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

LOT/BLOCK	WATER COMMITMENT ACRE-FEET/YEAR
PARCEL "A"	1.0
PARCEL "B"	1.0
PARCEL "C"	1.0
PARCEL "D"	1.0
PARCEL "E"	1.0

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FMP-65719
764-204-013
SUMMERLIN VILLAGE 26
– REVERENCE PHASE 1

COUNTY RECORDER'S NOTE:

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

TMP-60968
Approved 11-18-15 By CC

SHEET 1 OF 39

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

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BOOK NO. _____
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GCW, INC.
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $ DEPUTY

BOOK _____ PAGE _____

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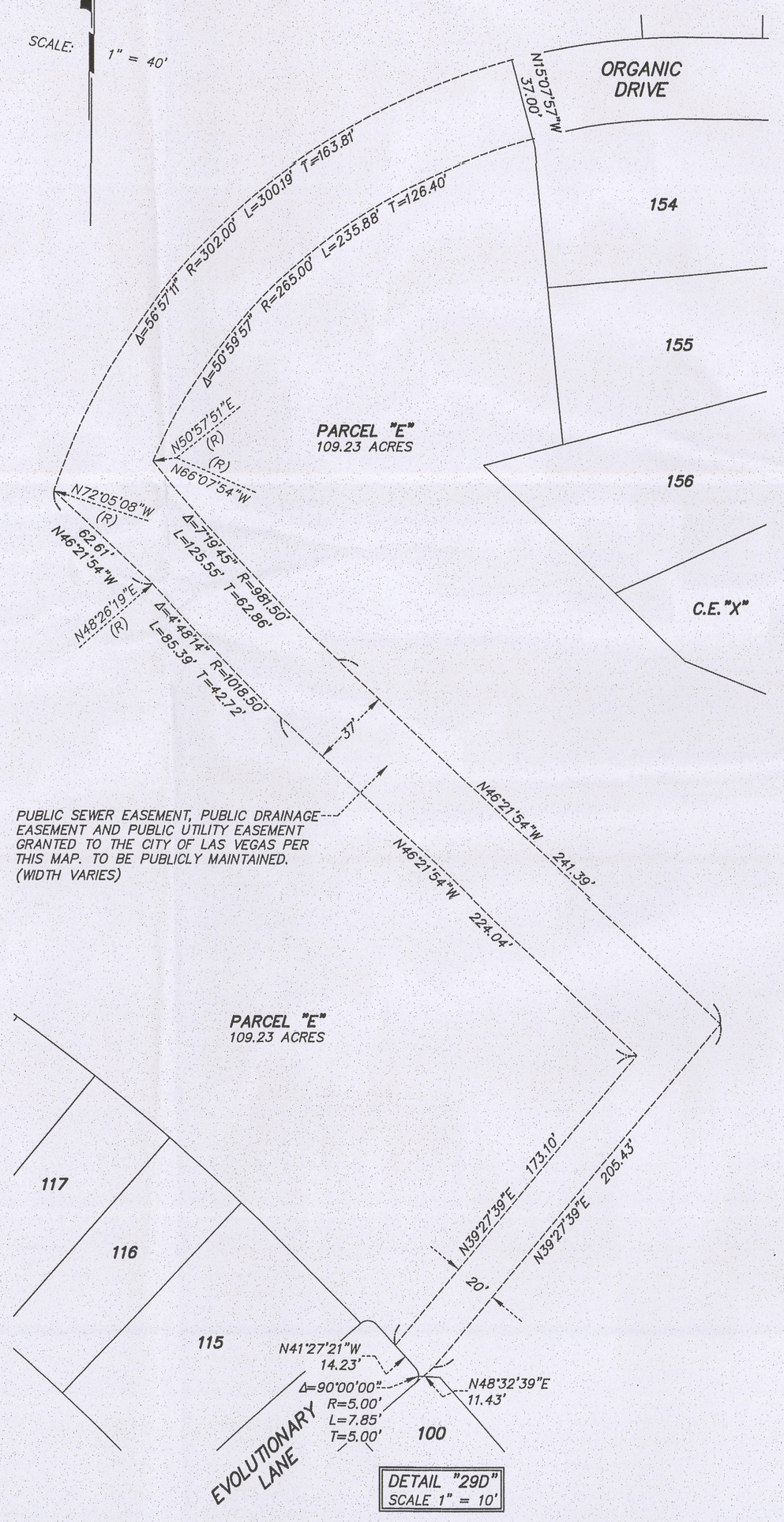
FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

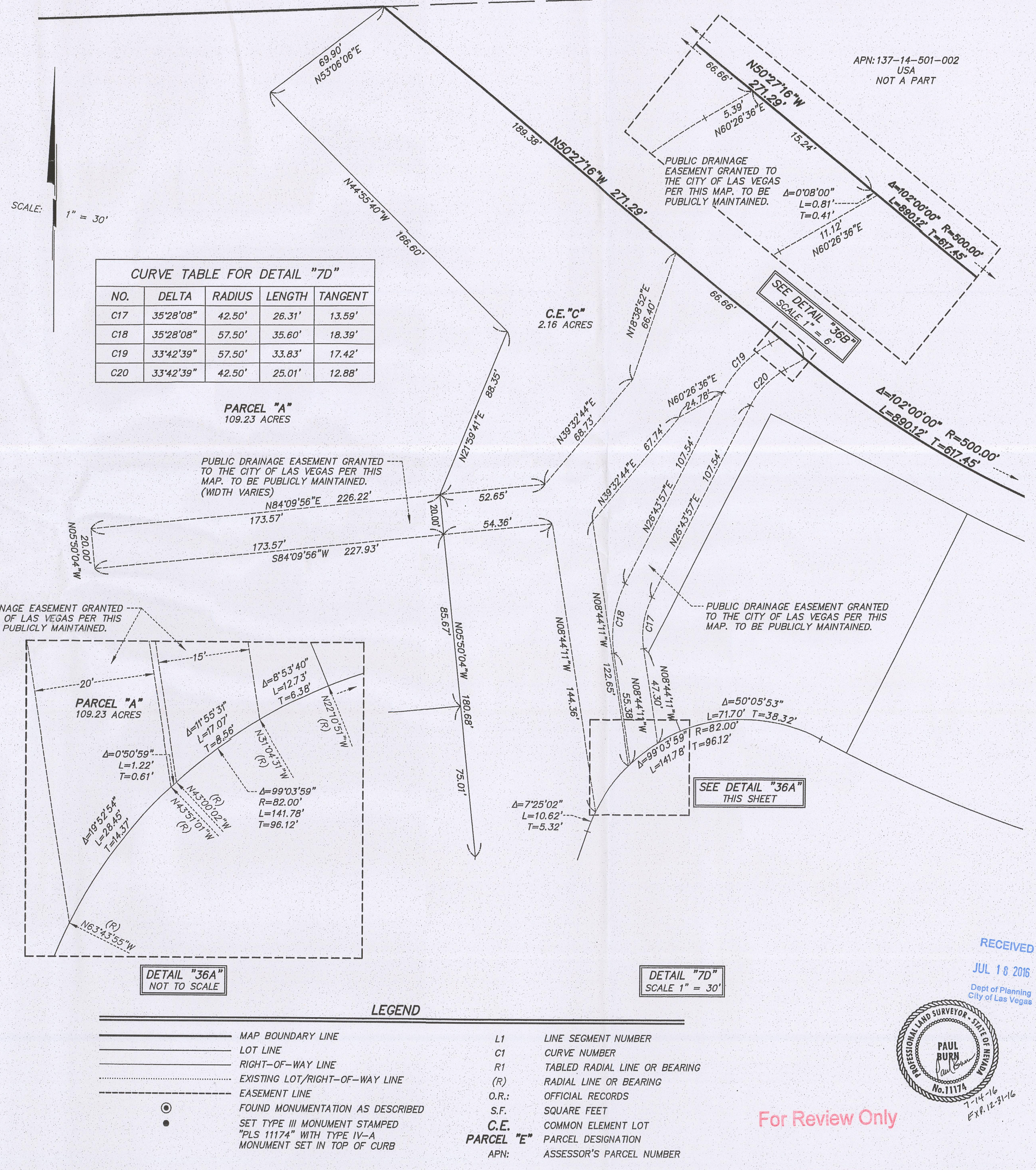
A COMMON INTEREST COMMUNITY

SCALE: 1" = 40'



DETAIL "29D"
SCALE 1" = 10'

SCALE: 1" = 30'



DETAIL "7D"
SCALE 1" = 30'

CURVE TABLE FOR DETAIL "7D"				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C17	35°28'08"	42.50'	26.31'	13.59'
C18	35°28'08"	57.50'	35.60'	18.39'
C19	33°42'39"	57.50'	33.83'	17.42'
C20	33°42'39"	42.50'	25.01'	12.88'

PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP. TO BE PUBLICLY MAINTAINED.

DETAIL "36A"
NOT TO SCALE

LEGEND

MAP BOUNDARY LINE	L1 LINE SEGMENT NUMBER
LOT LINE	C1 CURVE NUMBER
RIGHT-OF-WAY LINE	R1 TABLED RADIAL LINE OR BEARING
EXISTING LOT/RIGHT-OF-WAY LINE	(R) RADIAL LINE OR BEARING
EASEMENT LINE	O.R.: OFFICIAL RECORDS
FOUND MONUMENTATION AS DESCRIBED	S.F. SQUARE FEET
SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB	C.E. COMMON ELEMENT LOT
	PARCEL "E" PARCEL DESIGNATION
	APN: ASSESSOR'S PARCEL NUMBER

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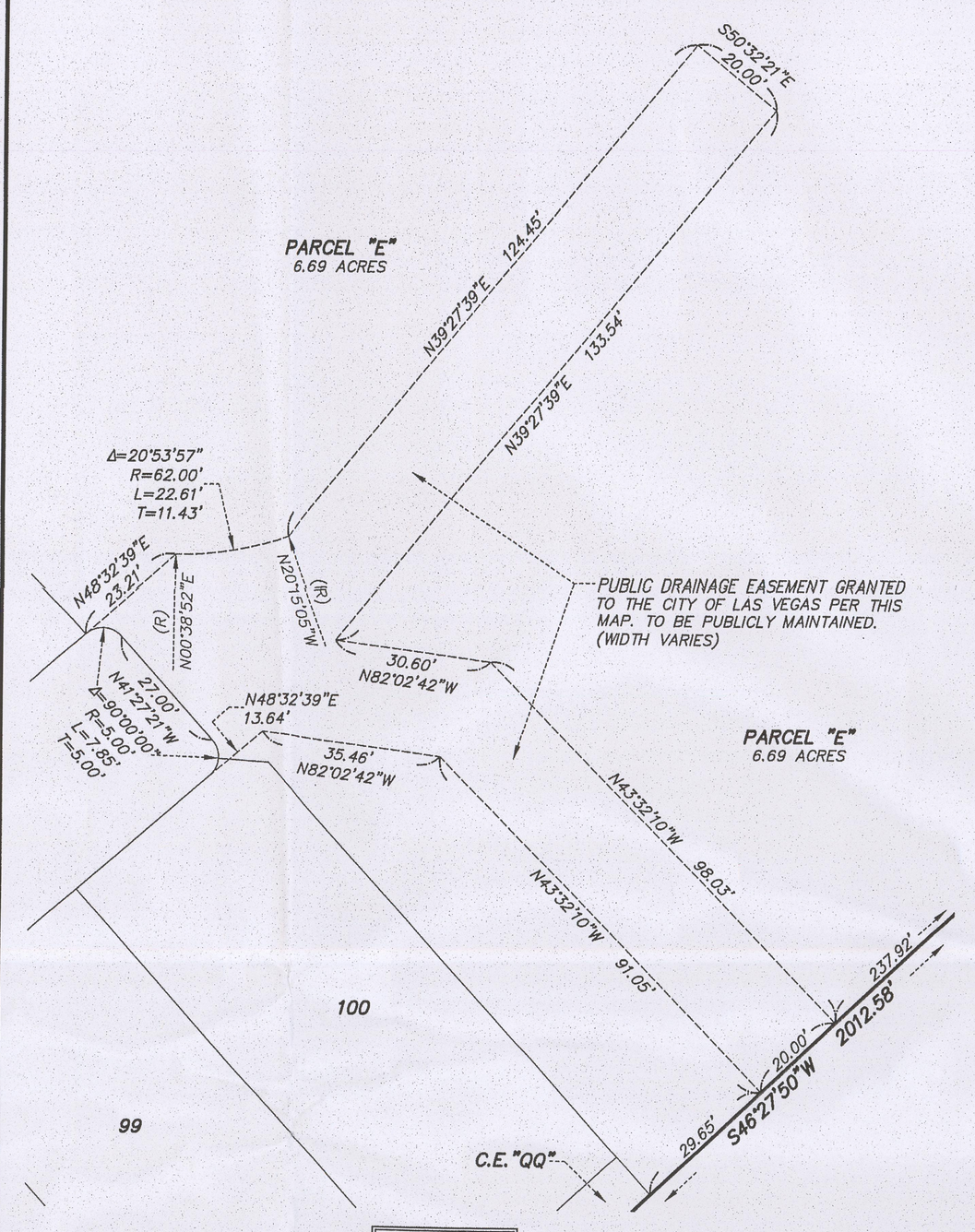
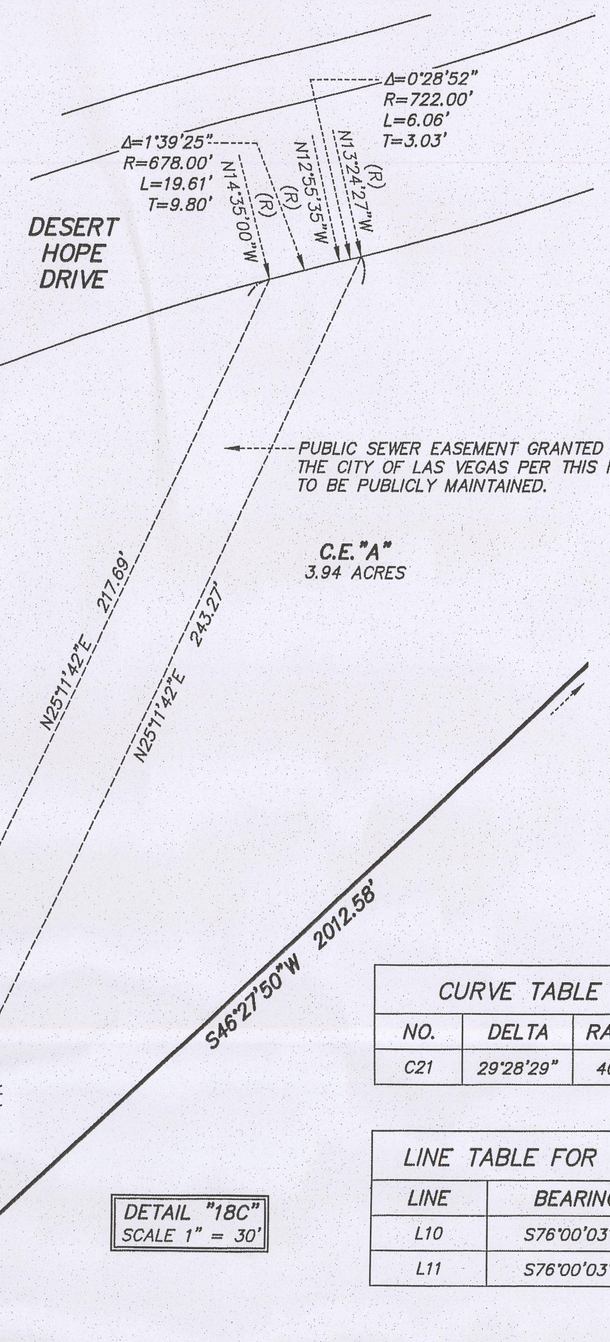
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY



DETAIL "29C"
SCALE 1" = 20'



DETAIL "18C"
SCALE 1" = 30'

CURVE TABLE FOR DETAIL "7D"

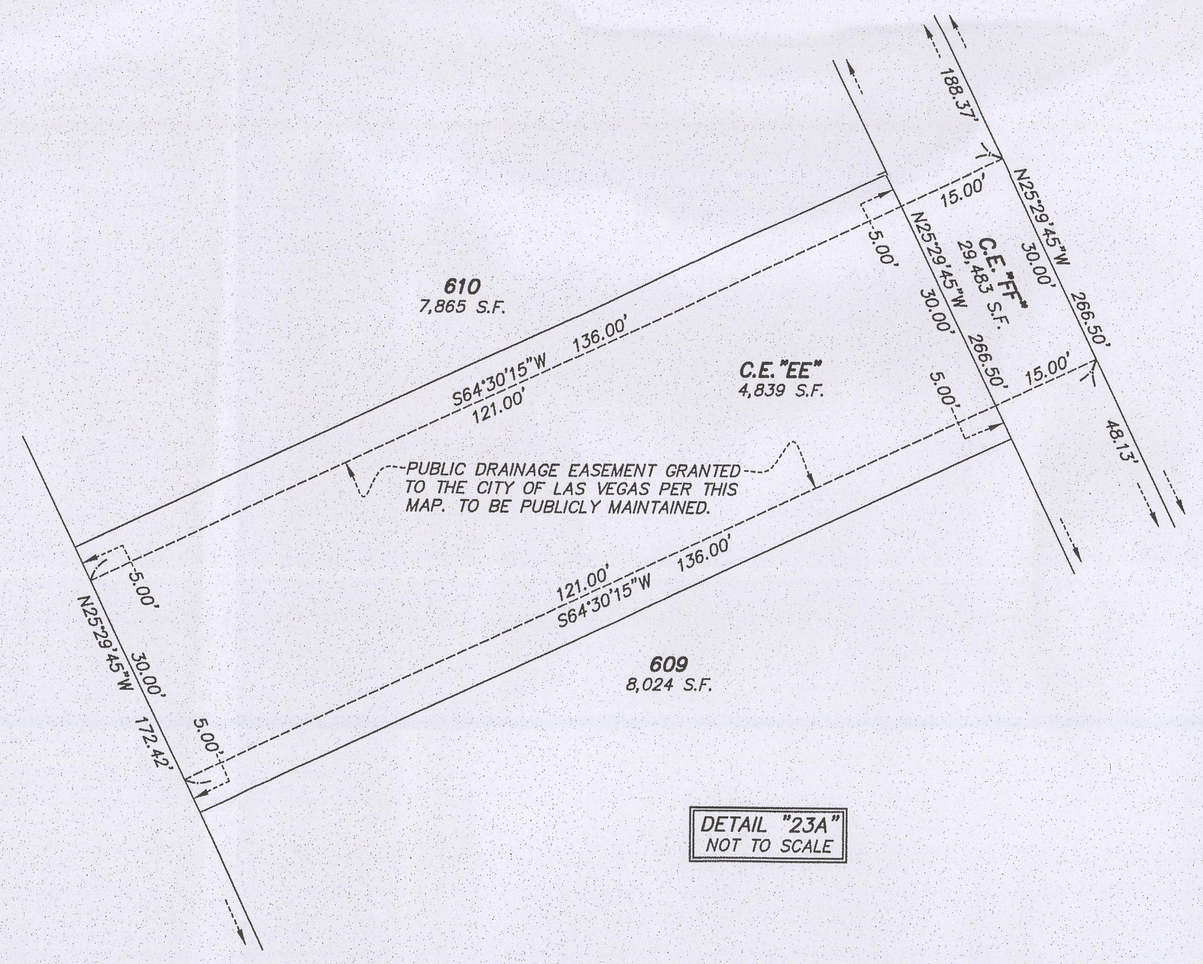
NO.	DELTA	RADIUS	LENGTH	TANGENT
C21	29°28'29"	40.50'	20.83'	10.65'

LINE TABLE FOR DETAIL "18C"

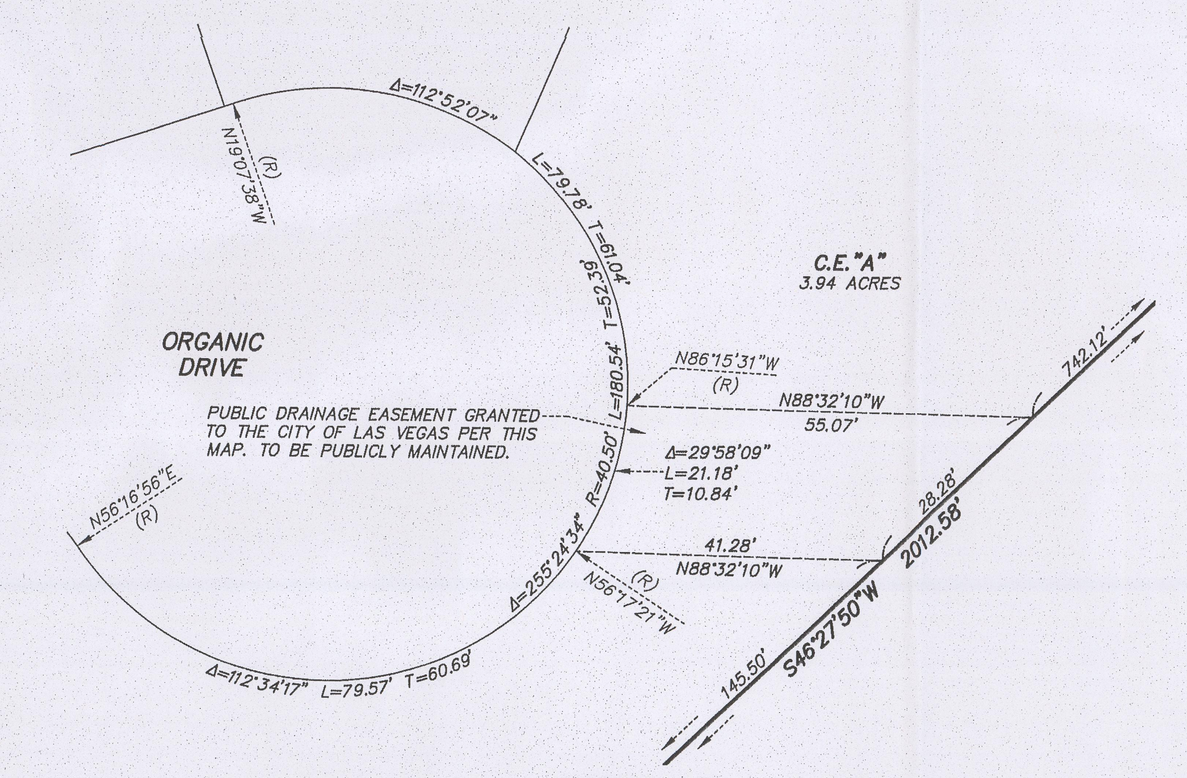
LINE	BEARING	LENGTH
L10	S76°00'03"W	24.62'
L11	S76°00'03"W	29.16'

LEGEND

———	MAP BOUNDARY LINE
———	LOT LINE
———	RIGHT-OF-WAY LINE
·····	EXISTING LOT/RIGHT-OF-WAY LINE
- - - - -	EASEMENT LINE
⊙	FOUND MONUMENTATION AS DESCRIBED
●	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L10	LINE SEGMENT NUMBER
C21	CURVE NUMBER
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
PARCEL "E"	PARCEL DESIGNATION
APN:	ASSESSOR'S PARCEL NUMBER



DETAIL "23A"
NOT TO SCALE



DETAIL "18C"
NOT TO SCALE

SCALE: AS SHOWN

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No. 11174
7-14-16
EXP. 12-31-16

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764-204-013

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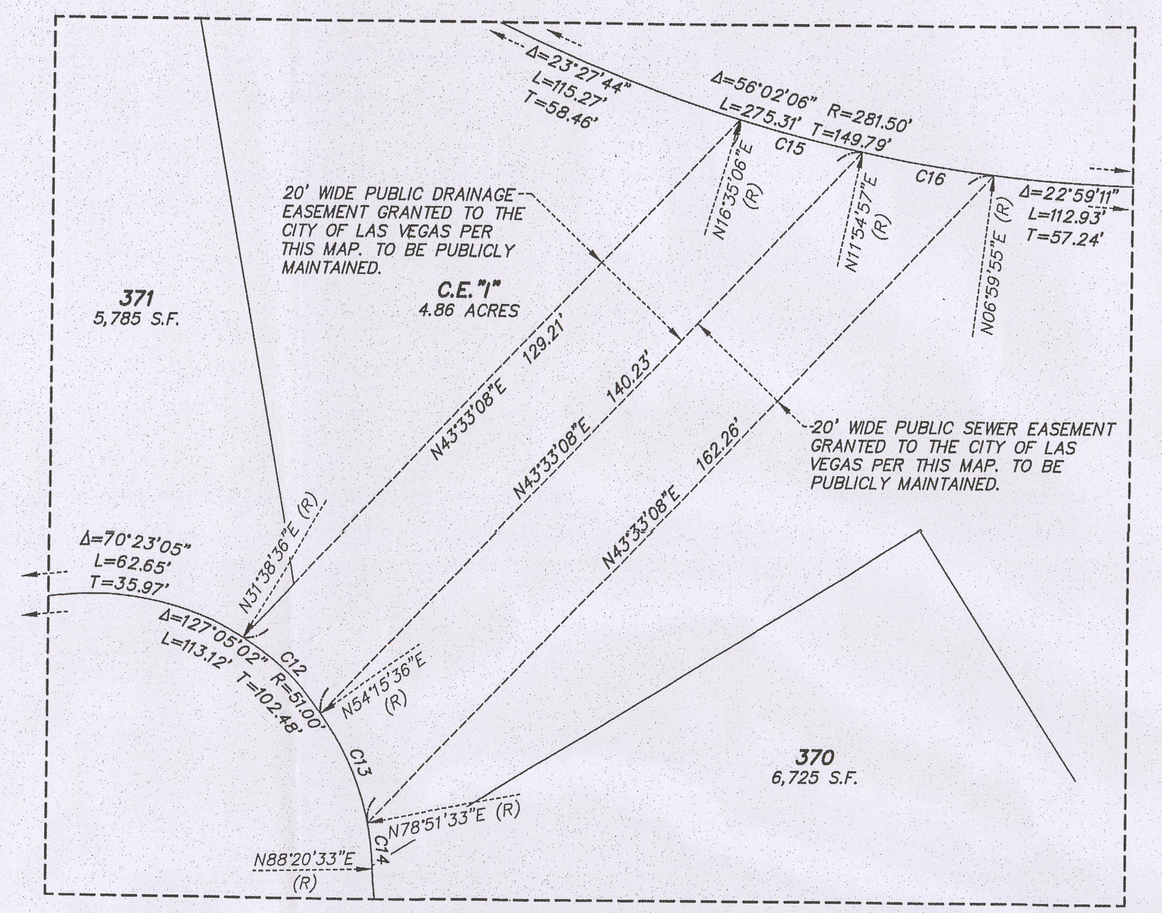
FINAL MAP OF

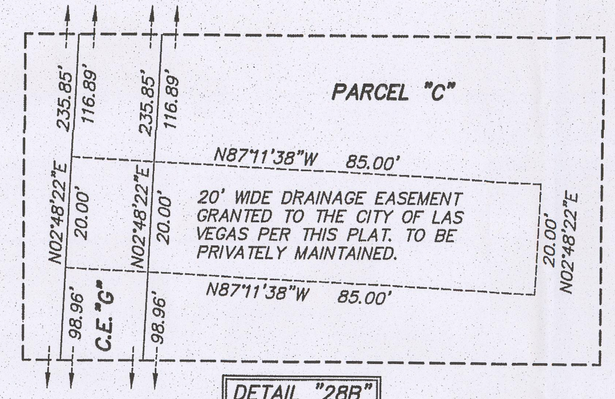
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY



DETAIL "11A"
SCALE 1" = 20'

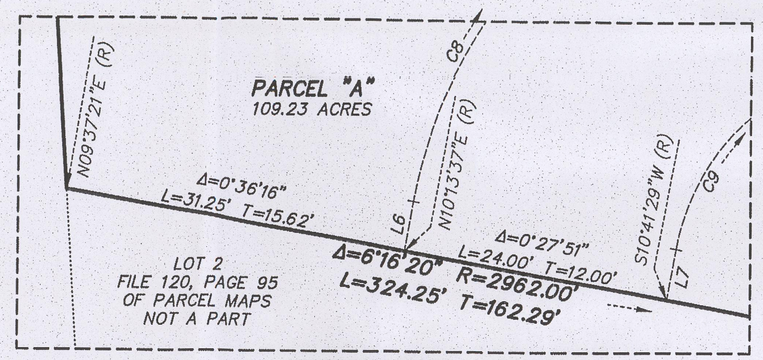
CURVE TABLE FOR DETAIL 11A				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C12	22°37'00"	51.00'	20.13'	10.20'
C13	24°35'57"	51.00'	21.90'	11.12'
C14	9°28'59"	51.00'	8.44'	4.23'
C15	4°40'09"	281.50'	22.94'	11.48'
C16	4°55'02"	281.50'	24.16'	12.09'



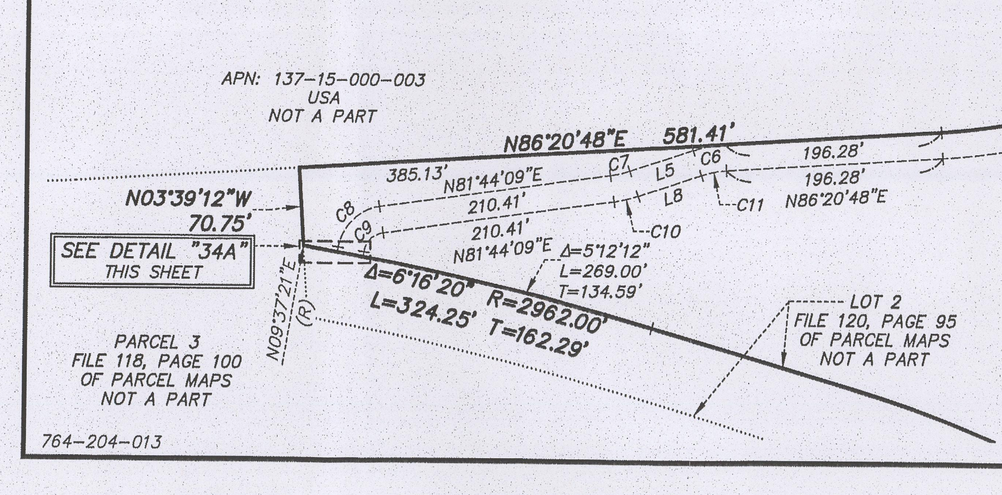
DETAIL "28B"
SCALE 1" = 20'

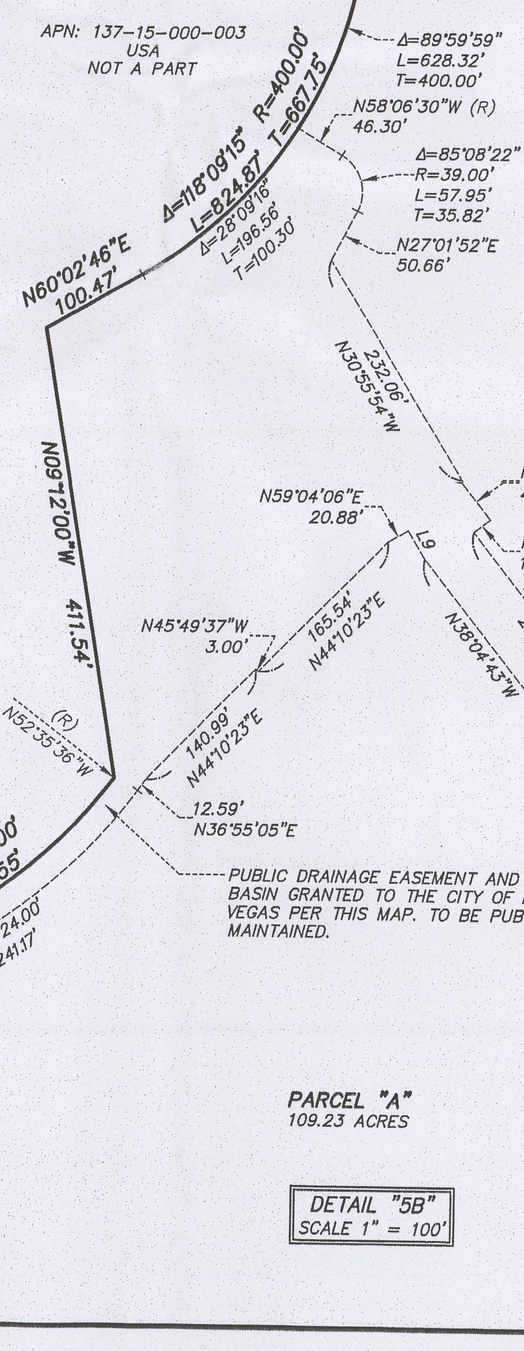
LEGEND

	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	EASEMENT LINE
⊙	FOUND MONUMENTATION AS DESCRIBED
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV-A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER
C1	CURVE NUMBER
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
370	LOT NUMBER
PARCEL "A"	PARCEL DESIGNATION
APN:	ASSESSOR'S PARCEL NUMBER



DETAIL "34A"
SCALE 1" = 10'





DETAIL "5B"
SCALE 1" = 100'

LINE TABLE FOR DETAIL "5B"		
LINE	BEARING	LENGTH
L5	S71°09'05"W	59.65'
L6	S10°03'52"W	4.59'
L7	S10°03'52"W	4.76'
L8	S71°09'05"W	59.65'
L9	N30°55'54"W	29.74'

CURVE TABLE FOR DETAIL "5B"				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C5	0°42'46"	4313.40'	53.66'	26.83'
C6	15°11'44"	110.00'	29.17'	14.67'
C7	10°35'05"	96.00'	17.73'	8.89'
C8	71°40'17"	45.00'	56.29'	32.50'
C9	71°40'17"	21.00'	26.27'	15.17'
C10	10°35'05"	120.00'	22.17'	11.12'
C11	15°11'44"	86.00'	22.81'	11.47'
C22	1°19'24"	3034.40'	70.09'	35.04'

SCALE: AS SHOWN

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No. 11174
7-14-16

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FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

CURVE TABLE FOR DETAIL "6C"				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	26°34'29"	51.00'	23.65'	12.04'
C2	23°00'34"	51.00'	20.48'	10.38'
C3	125°57'14"	75.50'	165.97'	148.03'
C4	52°29'59"	158.50'	145.23'	78.16'

LINE TABLE FOR DETAIL "6C"		
LINE	BEARING	LENGTH
L1	S30°02'56"E	20.00'
L2	S59°57'04"W	20.00'
L3	N30°02'56"W	20.00'
L4	N30°02'56"W	47.21'

NOTE:
THE FOUR (4) PUBLIC DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP. TO BE PUBLICLY MAINTAINED.
"THIS ENTIRE SHEET IS DETAIL "6C"."

LEGEND

———	MAP BOUNDARY LINE
———	LOT LINE
———	RIGHT–OF–WAY LINE
·····	EXISTING LOT/RIGHT–OF–WAY LINE
– – –	EASEMENT LINE
⊙	FOUND MONUMENTATION AS DESCRIBED
•	SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
L1	LINE SEGMENT NUMBER
C1	CURVE NUMBER
(R)	RADIAL LINE OR BEARING
O.R.:	OFFICIAL RECORDS
S.F.	SQUARE FEET
C.E.	COMMON ELEMENT LOT
PARCEL "B"	LARGE POD LOT DESIGNATION
APN:	ASSESSOR'S PARCEL NUMBER

SCALE: 1" = 60'

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No. 11174
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FINAL MAP OF

SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1

A COMMON INTEREST COMMUNITY

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C8	0°21'58"	500.00'	3.20'	1.60'
C9	6°09'33"	400.00'	43.00'	21.52'
C10	6°09'33"	400.00'	43.00'	21.52'
C11	13°11'42"	537.00'	123.67'	62.11'
C12	90°00'00"	20.00'	31.42'	20.00'
C13	86°34'04"	20.00'	30.22'	18.84'
C14	4°50'02"	555.50'	46.87'	23.45'
C15	3°21'31"	518.50'	30.39'	15.20'
C16	93°57'47"	20.00'	32.80'	21.43'
C17	22°19'54"	318.50'	124.14'	62.87'
C18	94°53'46"	20.00'	33.12'	21.79'
C19	85°45'37"	20.00'	29.94'	18.57'
C20	0°49'31"	555.50'	8.00'	4.00'
C21	90°00'00"	20.00'	31.42'	20.00'
C22	4°42'36"	555.50'	45.67'	22.85'
C23	0°07'25"	555.50'	1.20'	0.60'
C24	99°03'59"	82.00'	141.78'	96.12'
C25	97°21'41"	45.00'	76.47'	51.19'
C26	65°31'57"	45.00'	51.47'	28.96'
C27	31°49'45"	45.00'	25.00'	12.83'
C28	1°11'05"	699.00'	14.45'	7.23'
C29	44°13'03"	19.50'	15.05'	7.92'
C30	1°09'34"	837.00'	16.94'	8.47'
C31	57°30'06"	19.50'	19.57'	10.70'
C32	49°15'44"	100.00'	85.98'	45.85'
C33	15°07'39"	322.50'	85.15'	42.82'
C34	50°33'16"	736.00'	649.41'	347.55'
C35	15°07'39"	304.00'	80.26'	40.37'
C36	8°59'49"	244.50'	38.39'	19.24'
C37	15°07'39"	341.00'	90.03'	45.28'
C38	49°15'44"	118.50'	101.88'	54.33'
C39	52°15'34"	699.00'	637.56'	342.89'
C40	3°03'57"	378.00'	20.23'	10.12'
C41	89°56'03"	20.00'	31.39'	19.98'
C42	81°02'00"	20.00'	28.29'	17.09'
C43	0°52'42"	318.50'	4.88'	2.44'
C44	5°16'10"	318.50'	29.29'	14.66'
C45	50°42'13"	19.50'	17.26'	9.24'
C46	16°43'05"	19.50'	5.69'	2.87'
C47	33°59'08"	19.50'	11.57'	5.96'
C48	24°41'12"	40.50'	17.45'	8.86'
C49	3°03'00"	281.50'	14.98'	7.49'
C50	96°12'43"	20.00'	33.58'	22.30'
C51	2°57'28"	518.50'	26.77'	13.39'
C52	0°24'30"	500.00'	3.56'	1.78'
C53	11°30'52"	300.00'	60.29'	30.25'
C54	7°31'26"	500.00'	65.66'	32.88'
C55	87°00'00"	20.00'	30.37'	18.98'
C56	7°55'56"	481.50'	66.66'	33.38'
C57	1°56'08"	563.00'	19.02'	9.51'
C58	90°51'16"	20.00'	31.71'	20.30'
C59	50°42'13"	19.50'	17.26'	9.24'
C60	50°42'13"	19.50'	17.26'	9.24'
C61	97°17'24"	20.00'	33.96'	22.72'
C62	1°05'42"	563.00'	10.76'	5.38'
C63	2°57'48"	240.00'	12.41'	6.21'
C64	1°23'54"	981.50'	23.95'	11.98'
C65	0°54'15"	880.50'	13.90'	6.95'
C66	1°53'35"	701.00'	23.16'	11.58'
C67	30°31'39"	50.00'	26.64'	13.64'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C68	17°04'08"	51.00'	15.19'	7.65'
C69	66°01'44"	30.00'	34.57'	19.49'
C70	0°10'44"	1637.00'	5.11'	2.56'
C71	91°41'40"	20.00'	32.01'	20.60'
C72	74°32'02"	19.50'	25.37'	14.84'
C73	85°38'20"	20.00'	29.89'	18.53'
C74	0°41'19"	1600.00'	19.23'	9.61'
C75	0°40'20"	1493.00'	17.52'	8.76'
C76	1°52'35"	614.50'	20.12'	10.06'
C77	3°07'05"	348.50'	18.97'	9.49'
C78	104°33'59"	20.00'	36.50'	25.86'
C79	4°42'58"	678.00'	55.81'	27.92'
C80	4°03'03"	678.00'	47.94'	23.98'
C81	0°05'18"	400.00'	0.62'	0.31'
C82	22°38'05"	1618.50'	639.39'	323.92'
C83	7°52'09"	1618.50'	222.29'	111.32'
C84	6°36'26"	1637.00'	188.78'	94.49'
C85	99°37'02"	20.00'	34.77'	23.67'
C86	23°22'03"	19.50'	7.95'	4.03'
C87	12°29'24"	218.50'	47.63'	23.91'
C88	2°16'38"	218.50'	8.68'	4.34'
C89	85°41'12"	20.00'	29.91'	18.55'
C90	92°24'05"	20.00'	32.25'	20.86'
C91	2°52'25"	486.00'	24.38'	12.19'
C92	2°12'05"	678.00'	26.05'	13.03'
C93	1°00'51"	678.00'	12.00'	6.00'
C94	90°00'00"	15.00'	23.56'	15.00'
C95	90°00'00"	15.00'	23.56'	15.00'
C96	0°10'50"	1885.00'	5.94'	2.97'
C97	73°39'44"	19.50'	25.07'	14.60'
C98	0°55'54"	1885.00'	30.65'	15.32'
C99	88°22'18"	20.00'	30.85'	19.44'
C100	88°22'18"	20.00'	30.85'	19.44'
C101	88°50'31"	20.00'	31.01'	19.60'
C102	46°38'50"	19.50'	15.88'	8.41'
C103	55°36'52"	19.50'	18.93'	10.28'
C104	0°21'27"	281.50'	1.76'	0.88'
C105	88°50'31"	20.00'	31.01'	19.60'
C106	86°39'32"	20.00'	30.25'	18.87'
C107	53°54'25"	19.50'	18.35'	9.92'
C108	47°26'17"	19.50'	16.15'	8.57'
C109	46°20'17"	19.50'	15.77'	8.35'
C110	91°39'57"	20.00'	32.00'	20.59'
C111	75°31'21"	20.00'	26.36'	15.49'
C112	17°12'14"	20.00'	6.01'	3.03'
C113	92°43'35"	20.00'	32.37'	20.98'
C114	6°16'38"	100.00'	10.96'	5.48'
C115	2°33'51"	781.50'	34.97'	17.49'
C116	52°25'42"	19.50'	17.84'	9.60'
C117	53°32'58"	40.50'	37.85'	20.44'
C118	26°20'54"	40.50'	18.62'	9.48'
C119	49°05'51"	19.50'	16.71'	8.91'
C120	93°55'54"	20.00'	32.79'	21.42'
C121	43°23'10"	19.50'	14.77'	7.76'
C122	6°16'38"	100.00'	10.96'	5.48'
C123	94°31'21"	20.00'	32.99'	21.64'
C124	7°26'56"	552.00'	71.76'	35.93'
C125	1°17'51"	813.00'	18.41'	9.21'
C126	6°04'27"	1041.50'	110.41'	55.26'
C127	3°14'43"	1041.50'	58.99'	29.50'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C128	2°49'44"	1041.50'	51.42'	25.72'
C129	19°55'57"	400.00'	139.16'	70.29'
C130	6°01'30"	400.00'	42.06'	21.05'
C131	6°54'09"	872.00'	105.05'	52.59'
C132	86°49'08"	20.00'	30.31'	18.92'
C133	29°55'35"	50.00'	26.12'	13.36'
C134	7°42'16"	381.50'	51.30'	25.69'
C135	90°00'00"	30.00'	47.12'	30.00'
C136	6°04'27"	1060.00'	112.38'	56.24'
C137	1°22'25"	1060.00'	25.41'	12.71'
C138	0°38'19"	1060.00'	11.82'	5.91'
C139	86°49'08"	20.00'	30.31'	18.92'
C140	6°36'44"	872.00'	100.63'	50.37'
C141	1°17'00"	1509.00'	33.80'	16.90'
C142	9°05'21"	776.50'	123.18'	61.72'
C143	2°03'03"	887.00'	31.75'	15.88'
C144	6°23'39"	776.50'	86.66'	43.37'
C145	35°08'08"	300.00'	183.97'	94.98'
C146	15°09'41"	300.00'	79.39'	39.93'
C147	13°29'54"	200.00'	47.12'	23.67'
C148	1°54'16"	758.00'	25.20'	12.60'
C149	1°56'49"	795.00'	27.01'	13.51'
C150	1°44'22"	795.00'	24.13'	12.07'
C151	86°55'40"	20.00'	30.34'	18.96'
C152	8°27'55"	318.50'	47.06'	23.57'
C153	0°42'09"	1141.00'	13.99'	6.99'
C154	3°06'56"	1122.50'	61.04'	30.53'
C155	1°35'01"	1104.00'	30.52'	15.26'
C156	0°51'06"	1104.00'	16.41'	8.21'
C157	83°00'57"	20.00'	28.98'	17.70'
C158	74°10'24"	20.00'	25.89'	15.12'
C159	34°02'52"	50.00'	29.71'	15.31'
C160	8°46'23"	50.00'	7.66'	3.84'
C161	25°16'29"	50.00'	22.06'	11.21'
C162	8°47'33"	518.50'	79.57'	39.86'
C163	103°49'16"	20.00'	36.24'	25.52'
C164	0°48'58"	1104.00'	15.73'	7.86'
C165	2°55'15"	1527.50'	77.87'	38.94'
C166	0°29'27"	1527.50'	13.09'	6.54'
C167	29°34'57"	50.00'	25.82'	13.20'
C168	37°25'00"	51.00'	33.31'	17.27'
C169	33°46'44"	50.00'	29.48'	15.18'
C170	3°02'14"	481.50'	25.52'	12.76'
C171	1°10'12"	1141.00'	23.30'	11.65'
C172	7°13'30"	281.50'	35.50'	17.77'
C173	4°15'01"	318.50'	23.63'	11.82'
C174	87°34'26"	20.00'	30.57'	19.17'
C175	0°56'56"	481.50'	7.97'	3.99'
C176	15°11'30"	481.50'	127.67'	64.21'
C177	1°20'39"	518.50'	12.16'	6.08'
C178	34°11'39"	50.00'	29.84'	15.38'
C179	23°38'58"	60.00'	24.77'	12.56'
C180	30°41'14"	48.50'	25.98'	13.31'
C181	10°07'50"	50.00'	8.84'	4.43'
C182	24°03'50"	50.00'	21.00'	10.66'
C183	34°11'39"	50.00'	29.84'	15.38'
C184	3°53'19"	518.50'	35.19'	17.60'
C185	2°15'16"	758.00'	29.82'	14.91'
C186	27°49'49"	250.00'	121.43'	61.94'
C187	11°46'36"	467.00'	95.99'	48.16'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C188	5°59'26"	492.00'	51.44'	25.74'
C189	57°07'40"	98.00'	97.71'	53.35'
C190	12°31'01"	228.00'	49.81'	25.00'
C191	11°46'36"	445.00'	91.47'	45.90'
C192	9°24'31"	250.00'	41.05'	20.57'
C193	18°25'18"	250.00'	80.38'	40.54'
C194	5°55'35"	272.00'	28.13'	14.08'
C195	69°42'48"	30.00'	36.50'	20.89'
C196	102°44'07"	30.00'	53.79'	37.54'
C197	30°31'39"	50.00'	26.64'	13.64'
C198	31°12'16"	50.00'	27.23'	13.96'
C199	8°22'17"	50.00'	7.31'	3.66'
C200	22°49'59"	50.00'	19.93'	10.10'
C201	0°39'33"	2199.50'	25.30'	12.65'
C202	88°37'24"	20.00'	30.94'	19.53'
C203	88°37'24"	20.00'	30.94'	19.53'
C204	9°42'07"	1018.50'	172.46'	86.44'
C205	0°59'33"	3192.40'	55.30'	27.65'
C206	90°25'09"	20.00'	31.56'	20.15'
C207	6°09'33"	400.00'	43.00'	21.52'
C208	17°39'21"	567.00'	174.72'	88.06'
C209	31°12'50"	552.00'	300.72'	154.19'
C210	42°54'13"	6.83'	5.12'	2.69'
C211	90°37'15"	4.33'	6.85'	4.38'
C212	89°22'45"	4.33'	6.76'	4.29'
C213	9°56'59"	1141.00'	198.14'	99.32'
C214	90°09'19"	4.33'	6.82'	4.35'
C215	89°50'41"	4.33'	6.80'	4.32'
C216	3°14'54"	149.33'	8.47'	4.23'
C217	18°19'30"	149.33'	47.76'	24.09'
C218	90°57'55"	11.82'	18.77'	12.02'
C219	158°09'06"	1.50'	4.14'	7.77'
C220	88°17'51"	5.00'	7.71'	4.85'
C221	160°43'32"	5.00'	14.03'	29.45'
C222	1°06'07"	89.33'	1.72'	0.86'
C223	90°00'00"	4.33'	6.81'	4.33'
C224	5°03'32"	428.00'	37.79'	18.91'
C225	3°39'15"	200.00'	12.76'	6.38'
C226	34°02'52"	50.00'	29.71'	15.31'
C227	10°54'33"	281.50'	53.60'	26.88'
C228	1°25'13"	988.00'	24.49'	12.25'
C229	9°37'11"	981.50'	164.79'	82.59'
C230	7°12'29"	887.00'	111.59'	55.87'
C231	6°55'04"	887.00'	107.09'	53.61'
C232	2°26'12"	2040.50'	86.77'	43.39'
C233	47°33'19"	85.00'	70.55'	37.45'
C234	1°26'15"	85.00'	2.13'	1.07'
C235	17°18'23"	20.00'	6.04'	3.04'
C236	2°46'25"	3037.40'	147.03'	73.53'
C237	2°46'25"	3032.40'	146.79'	73.41'
C238	3°41'10"	795.00'	51.15'	25.58'
C239	13°53'44"	563.00'	136.54'	68.61'
C240	7°05'05"	450.00'	55.64'	27.86'
C241	62°24'38"	7.00'	7.62'	4.24'
C242	73°56'51"	1.00'	1.29'	0.75'
C243	87°32'24"	2.00'	3.06'	1.92'
C244	0°34'58"	340.17'	3.46'	1.73'
C245	7°13'50"	98.14'	12.38'	6.20'
C246	3°58'37"	350.00'	24.29'	12.15'

RADIAL TABLE	
LINE	BEARING
R2	S62°52'59"E
R3	N72°53'57"E
R4	S06°19'32"E
R5	S63°49'39"E
R6	S67°11'10"E
R7	S75°23'20"E
R8	N67°43'01"W
R9	N05°37'00"W
R10	N26°56'13"E
R11	N68°56'29"W
R12	S77°06'57"E
R13	N65°40'03"W
R14	N50°46'45"E
R15	N16°52'36"E
R16	N20°41'31"W
R17	N19°38'05"W
R18	N29°27'32"W
R19	S17°26'41"E
R20	S16°58'08"E
R21	S68°43'05"W
R22	N76°00'04"E
R23	S54°42'41"W
R24	N06°18'39"W
R25	N06°14'03"W
R26	S03°07'51"E
R27	N09°16'48"W
R28	S17°22'48"E
R29	S61°44'33"W
R30	S70°49'09"E
R31	N21°23'26"W
R32	N76°44'09"E
R33	N11°40'17"W
R34	S18°00'04"W
R35	N18°09'33"E
R36	S22°23'32"E
R37	N56°54'01"E
R38	N67°18'42"W
R39	N27°26'25"E
R40	S71°48'58"E
R41	S75°26'28"W
R42	N22°42'24"E
R43	N28°13'56"E
R44	N21°52'12"E
R45	S75°36'40"E
R46	N12°04'16"E
R47	N15°09'51"E
R48	N15°05'53"E
R49	N69°24'29"W
R50	N22°51'52"E
R51	N32°15'15"W
R52	S20°55'23"E
R53	N71°32'00"E
R54	N14°13'37"W
R55	N69°39'55"E
R56	N69°41'43"E

RADIAL TABLE	
LINE	BEARING
R57	N27°17'20"W
R58	N28°52'59"W
R59	N79°20'17"E
R60	S74°56'42"E
R61	S29°59'18"E
R62	N73°49'59"E
R63	N49°57'25"E
R64	N55°48'33"W
R65	N19°55'19"E
R66	S53°42'03"W
R67	N73°28'45"E
R68	N12°59'12"W
R69	S55°24'10"W
R70	S64°12'46"W
R71	S85°06'01"E
R72	N78°42'03"W
R73	S23°37'09"W
R74	S33°44'58"W
R75	N65°38'06"W
R76	N62°52'55"W
R77	S66°35'46"E
R78	N43°49'19"W
R79	N45°45'32"E
R80	N27°04'06"E
R81	S02°22'54"W
R82	N47°06'26"E
R83	N57°48'48"E
R84	S27°10'46"W
R85	N89°35'24"E
R86	N56°16'18"W
R87	S48°45'34"W
R88	N48°39'18"E
R89	N43°43'54"E
R90	N24°57'46"E
R91	N24°22'48"E
R92	S38°47'38"E
R93	N03°03'15"W
R94	N70°39'37"W
R95	N02°23'31"W
R96	S72°06'19"E
R98	N19°07'38"W
R102	N23°15'03"E
R103	N71°15'47"W
R105	S19°30'43"W
R132	N04°36'15"W

LINE TABLE		
LINE	BEARING	LENGTH
L8	S58°23'09"E	3.36'
L9	N65°55'04"E	20.86'
L10	S27°55'28"W	34.41'
L11	S79°42'49"E	5.60'
L12	S20°57'41"W	18.90'
L13	S43°07'55"E	19.66'
L14	N46°43'11"E	64.80'
L15	N30°28'58"W	51.21'
L16	N87°11'38"W	19.68'
L17	N17°41'47"E	53.62'
L18	S76°40'14"W	9.41'
L19	N55°58'05"E	3.17'
L20	S51°55'25"W	3.17'
L21	N45°41'31"E	3.17'
L22	S35°51'23"W	3.17'
L23	N43°33'08"E	13.44'
L24	S45°38'03"E	27.58'
L25	S69°40'08"E	25.00'
L33	N43°32'10"W	35.42'
L34	N43°32'10"W	52.10'
L35	S13°18'37"E	33.72'
L36	S13°18'37"E	11.72'
L37	S13°18'37"E	22.00'
L38	N64°59'10"E	27.15'

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PAUL BURN
No. 11174
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA

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764-204-013

SHEET 32 OF 39

BOOK _____ PAGE _____

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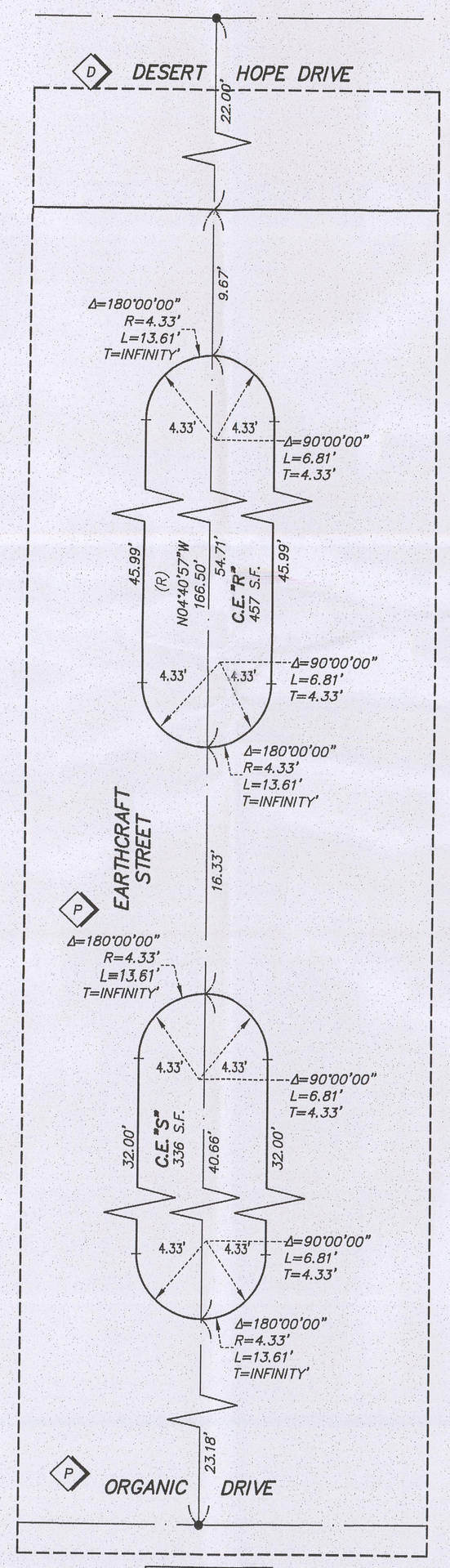
FINAL MAP OF
SUMMERLIN VILLAGE 26 – REVERENCE PHASE 1
A COMMON INTEREST COMMUNITY

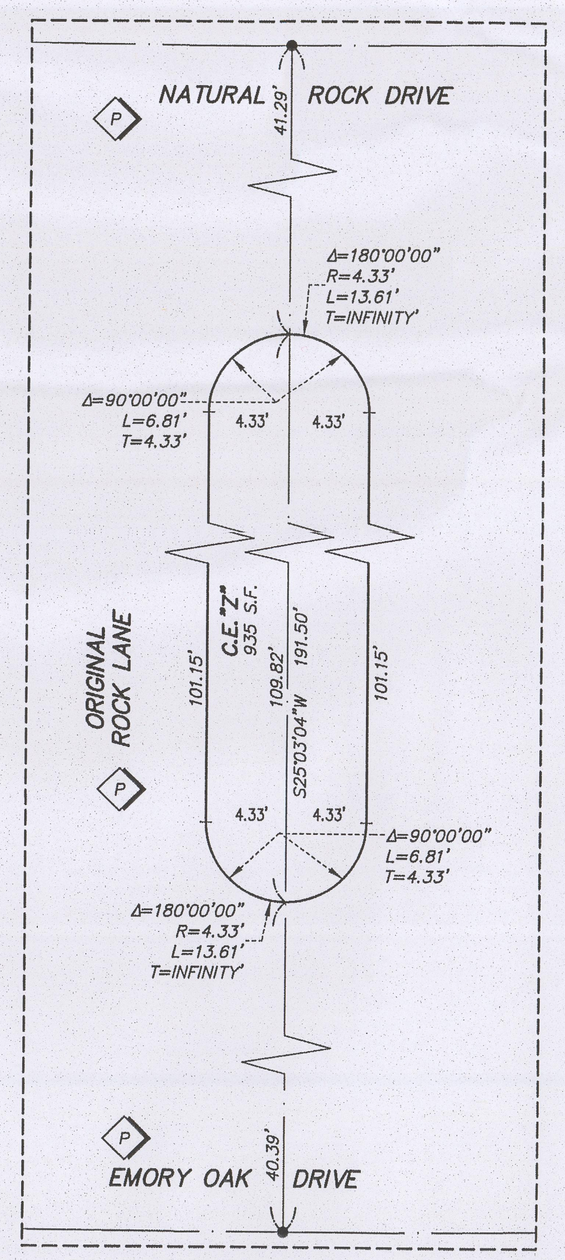
LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- EXISTING LOT/RIGHT–OF–WAY LINE
- STREET CENTERLINE
- MATCH LINE
- EASEMENT LINE
- SET TYPE III MONUMENT STAMPED "PLS 11174" WITH TYPE IV–A MONUMENT SET IN TOP OF CURB
- L1 — LINE SEGMENT NUMBER (SEE SHEET 32)
- C1 — CURVE NUMBER (SEE SHEET 32)
- R1 — TABLED RADIAL LINE OR BEARING (SEE SHEET 32)
- (R) — RADIAL LINE OR BEARING
- O.R.: — OFFICIAL RECORDS
- S.F. — SQUARE FEET
- C.E. — COMMON ELEMENT LOT
- APN: — ASSESSOR'S PARCEL NUMBER
- P — PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (17.68 ACRES)
- D — RIGHT–OF–WAY DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP (4.69 ACRES)



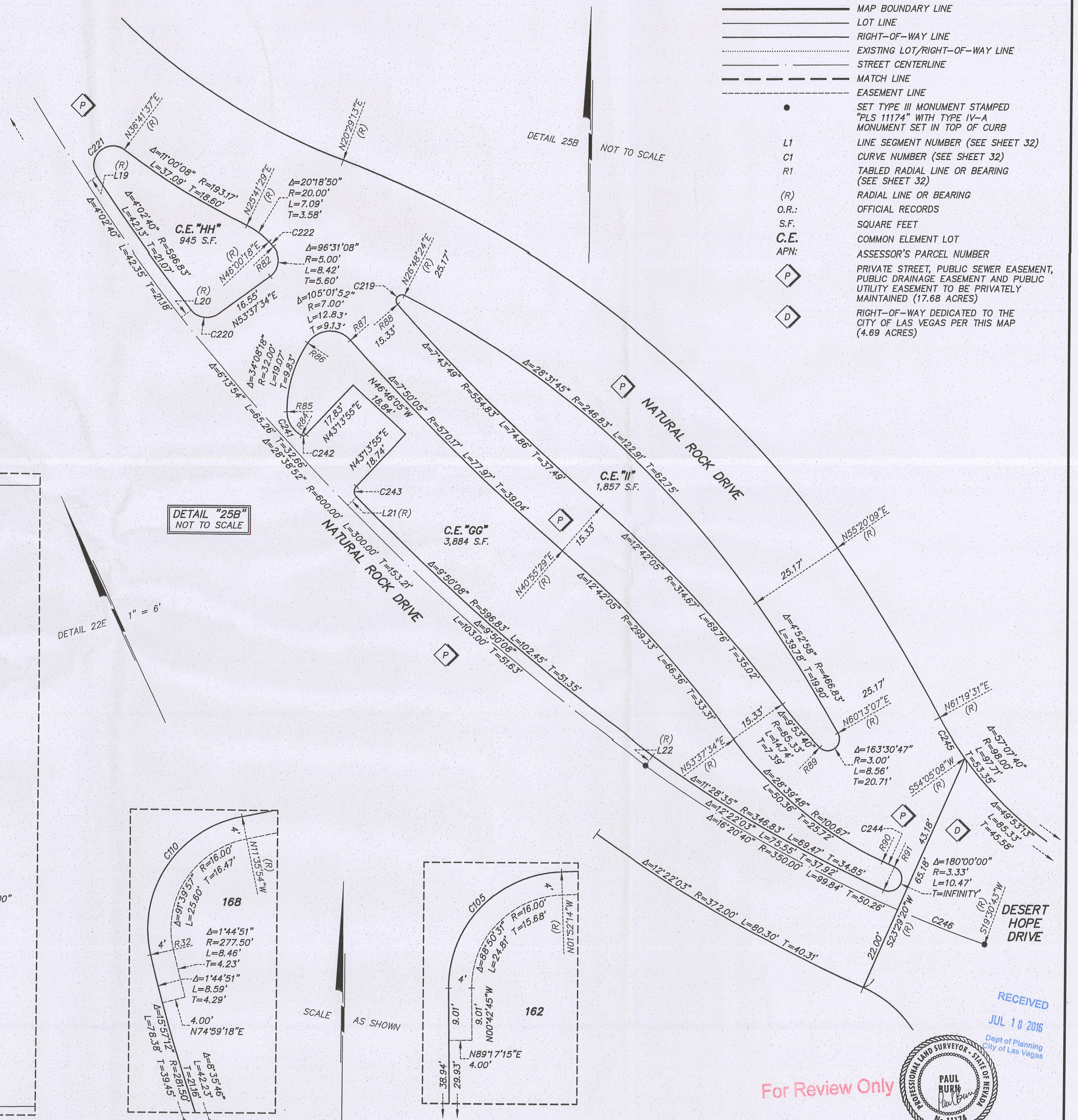
DETAIL "19A" SCALE 1" = 6'

DETAIL 19A 1" = 6'



DETAIL "22E" SCALE 1" = 6'

DETAIL 22E 1" = 6'



DETAIL "25B" NOT TO SCALE

DETAIL 25B NOT TO SCALE

DETAIL "20C" SCALE 1" = 10'

SCALE AS SHOWN

DETAIL "20A" SCALE 1" = 10'

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PAUL RUBIN
No. 11174
7-14-16
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SHEET 31 OF 39

764–204–013

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