

FINAL MAP OF
PROVIDENCE POD 308 PHASE 2B

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 308 OF
"CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF IN BOOK 118, PAGE
88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF LOT 308 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF C.L. "A" OF "PROVIDENCE POD 308 PHASE 2A" AS SHOWN BY MAP THEREOF IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROME BOULEVARD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROME BOULEVARD, NORTH 88°55'50" EAST, 322.61 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°00'47", AN ARC LENGTH OF 23.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LARRY MCBRIDE STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LARRY MCBRIDE STREET, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°03'23" EAST, 570.52 FEET;
 - 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 14.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 81°05'48", AN ARC LENGTH OF 15.46 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 28°57'35" EAST;
 - 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 82°04'16", AN ARC LENGTH OF 49.29 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 88°58'09" WEST;
- THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 88°58'09" WEST, 274.00 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED "PROVIDENCE POD 308 PHASE 2A" SUBDIVISION PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING EIGHT (8) COURSES:
NORTH 01°01'51" WEST, 140.88 FEET;

THENCE SOUTH 88°55'50" WEST, 6.88 FEET;
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 220.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°25'39", AN ARC LENGTH OF 1.64 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°29'48" WEST;

THENCE NORTH 01°04'10" WEST, 149.38 FEET;

THENCE SOUTH 88°55'50" WEST, 12.46 FEET;

THENCE NORTH 01°04'10" WEST, 243.00 FEET;

THENCE SOUTH 88°55'50" WEST, 0.69 FEET;

THENCE NORTH 01°04'10" WEST, 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.73 ACRES, MORE OR LESS.

LEGEND	
-----	SUBDIVISION BOUNDARY LINE
-----	STREET CENTERLINE
-----	SECTION LINE
-----	QUARTER SECTION LINE
-----	SIXTEENTH SECTION LINE
-----	ADJOINING LOT LINE
-----	MATCH LINE
OR: -----	OFFICIAL RECORDS
APN -----	ASSESSOR'S PARCEL NUMBER
-----	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
-----	BELTWAY CONTROL OF ACCESS

MAP REFERENCES

BOOK 118, PAGE 88 OF PLATS
BOOK 131, PAGE 32 OF PLATS
BOOK 132, PAGE 44 OF PLATS
BOOK 133, PAGE 22 OF PLATS
BOOK 134, PAGE 28 OF PLATS
BOOK 143, PAGE 46 OF PLATS
BOOK 144, PAGE 77 OF PLATS
BOOK 149, PAGE 30 OF PLATS
BOOK 152, PAGE 11 OF PLATS
BOOK 153, PAGE 11 OF PLATS

FILE 82, PAGE 48 OF PARCEL MAPS
FILE 82, PAGE 49 OF PARCEL MAPS
FILE 84, PAGE 84 OF PARCEL MAPS
FILE 143, PAGE 7 OF SURVEYS

PROFESSIONAL LAND SURVEYOR
JASON G. KLINE
Exp: 06/30/11
No. 17801

10-7-15

FOUND 2" BRASS CAP
STAMPED "PLS 7641"

FOUND 1.5" ALUMINUM CAP
STAMPED "PLS 14420"

FOUND 3.25" BRASS CAP
STAMPED "PLS 14420"

FOUND 1.5" ALUMINUM CAP
STAMPED "PLS 8187"

FOUND 3.25" BRASS CAP
STAMPED "PLS 14420"

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STAMPED "PLS 14420"

FINAL MAP OF
PROVIDENCE POD 308 PHASE 2B

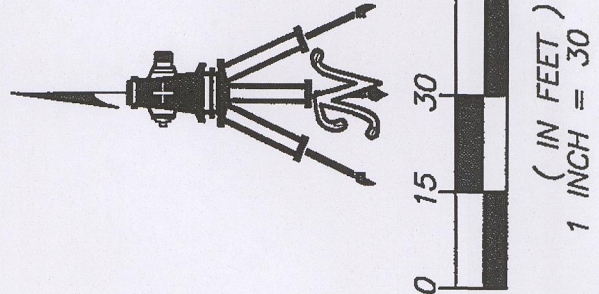
A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 308 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN: 128-24-301-018
USA AND CITY OF LAS VEGAS LEASE

T19S
SW 1/4 S24
R59E
FOUND 3.25" BRASS CAP
STAMPED "PLS 14420"

LOT TABULATION

SINGLE FAMILY LOTS	31
COMMON LOTS	3
PRIVATE STREETS (47,204 S.F.)	1



LEGEND

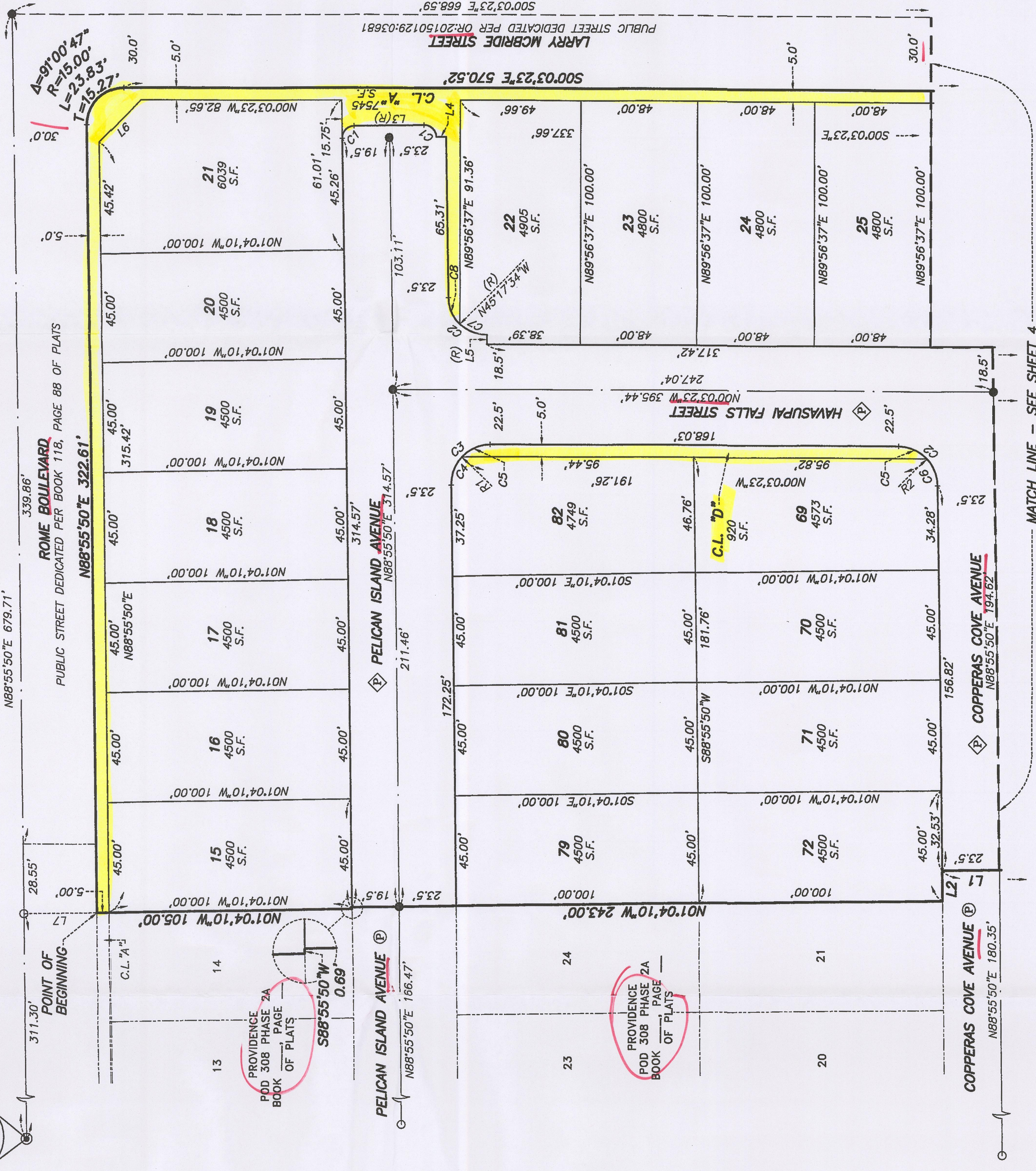
—————	SUBDIVISION BOUNDARY LINE
—————	LOT LINE
—————	STREET CENTERLINE
—————	MATCH LINE
—————	ADJOINING LOT LINE
1	LOT NUMBER
C.L.	COMMON LOT
S.F.	SQUARE FEET
OR	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
⬠	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION (47,204 S.F.)
⬢	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED PER BOOK 118, PAGE 88 OF PLATS
●	SET 2" ALUMINUM CAP STAMPED "PLS 14420" IN THE REAR WALL, ALONG THE PROPERTY LINE PROJECTED, SET SAWNUT IN THE BACK OF CURB
○	MONUMENTATION TO BE SET PER BOOK 118, PAGE 88 OF PLATS

LINE	BEARING	DISTANCE
R1	N43°22'34"E	15.75'
R2	S43°29'20"E	15.75'

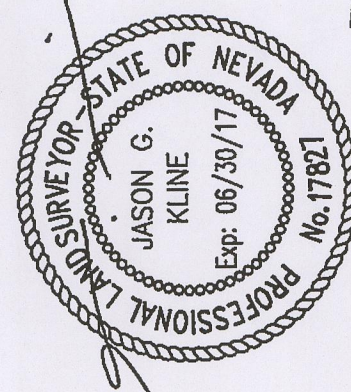
LINE	BEARING	DISTANCE
1	N01°04'10"W	149.38'
2	S88°55'50"W	12.46'
3	S01°04'10"E	29.00'
4	S01°04'10"E	4.00'
5	S88°55'50"W	4.00'
6	S45°33'47"E	24.34'
7	S01°04'10"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	5.00'	7.85'	5.00'
C2	88°59'19"	16.00'	24.85'	15.72'
C3	91°00'47"	16.00'	25.42'	16.29'
C4	44°28'44"	16.00'	12.41'	8.54'
C5	45°35'03"	16.00'	13.00'	8.89'
C6	44°45'05"	16.00'	12.90'	8.21'
C7	44°13'24"	16.00'	12.35'	8.50'

NOTE
FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL, ALONG THE PROPERTY LINE PROJECTED, SET SAWNUT IN THE BACK OF CURB. SET 2" ALUMINUM CAP STAMPED "PLS 17827" IN THE REAR WALL, ALONG THE PROPERTY LINE PROJECTED, SET SAWNUT IN THE BACK OF CURB. SET 2" ALUMINUM CAP STAMPED "PLS 17827" WHERE THERE IS NO BLOCK WALL.

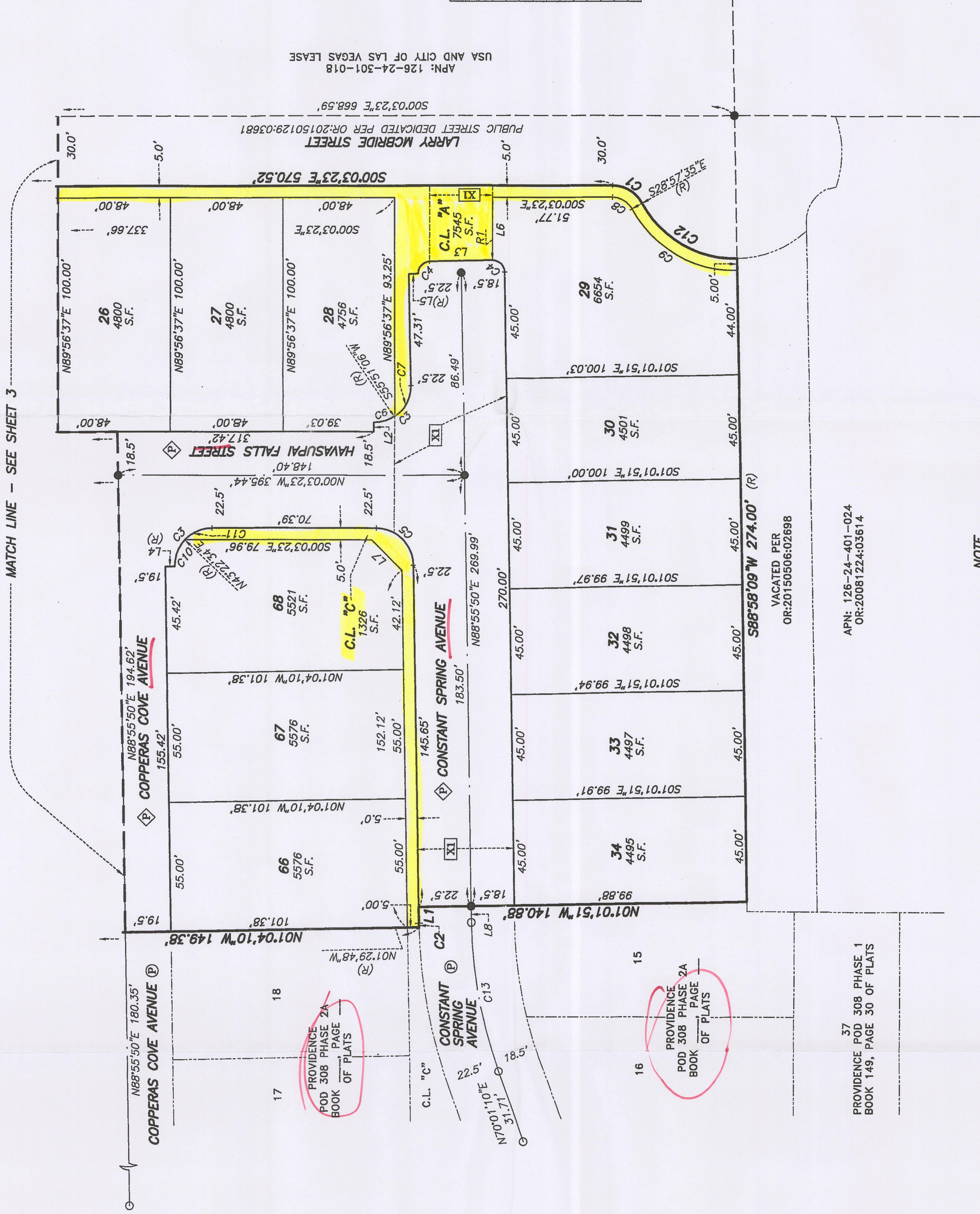


MATCH LINE - SEE SHEET 4



FINAL MAP OF
PROVIDENCE POD 308 PHASE 2B

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 308 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING
R1	N88°55'50\"E

LINE	BEARING	DISTANCE
L1	S88°55'50\"W	6.88'
L2	N89°56'37\"E	4.00'
L3	S07°04'10\"W	27.00'
L4	N07°04'10\"W	4.00'
L5	S07°04'10\"E	4.00'
L6	N89°56'37\"E	26.78'
L7	N44°26'13\"E	18.34'
L8	N88°55'50\"E	6.86'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	87°05'48\"	14.50'	15.45'	8.55'
C2	07°25'38\"	220.50'	1.84'	0.89'
C3	97°00'47\"	16.00'	25.42'	16.29'
C4	307°00'00\"	5.00'	7.85'	5.00'
C5	88°59'13\"	16.00'	24.85'	15.72'
C6	34°05'30\"	16.00'	9.50'	4.91'
C7	56°55'16\"	16.00'	15.90'	8.67'
C8	87°05'48\"	9.50'	10.13'	5.61'
C9	82°04'16\"	50.50'	54.71'	30.39'
C10	44°26'44\"	16.00'	12.41'	6.54'
C11	46°34'03\"	16.00'	13.00'	6.89'
C12	62°04'16\"	45.50'	49.29'	27.38'
C13	18°54'40\"	198.00'	65.35'	32.98'

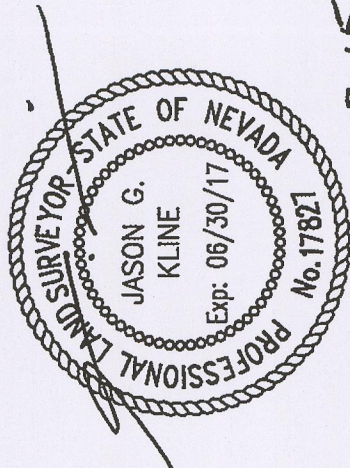
LEGEND

---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	STREET CENTERLINE
---	MATCH LINE
---	ADJOINING LOT LINE
1	LOT NUMBER
C.L.	COMMON LOT
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
P	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION (47,204 S.F.)
P	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED PER BOOK
●	SET 2\"ALUMINUM CAP STAMPED \"KLINE PLS 17827\" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
○	MONUMENTATION TO BE SET PER BOOK PAGE OF PLATS
XI	PUBLIC SEWER EASEMENT PER OR-2015100602541

NOTE
FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL ALONG THE PROPERTY LINE. PROJECT THE PROPERTY LINE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET 5/8\"REBAR AND 2\"ALCAP STAMPED \"KLINE PLS 17827\" WHERE THERE IS NO BLOCK WALL.

37
PROVIDENCE POD 308 PHASE 1
BOOK 149, PAGE 30 OF PLATS

APN: 126-24-401-024
OR-2008122403514
VACATED PER
OR-2015050602898





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**

11/23/2015 7:13:53 AM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Providence POD 308 Phase 2B

PLANNING No.: FMP-62047

DESCRIPTION: 31 single family residential lots, 1 CE -- APN 126-24-401-0006 & ptn 126-24-410-007

REF NO: 13911

Street Name	Street Type	Disposition
Havasupai Falls		Approved
Copperas Cove		Extension of existing street
Pelican Island		Extension of existing street
Constant Spring		Extension of existing street



**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 8, 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-62047, PROVIDENCE POD 308 PHASE 2B, SHAUMBER ROAD AND
CENTENNIAL PKWY, PROJECT NO.: 124019, A.P.N.: 126-24-401-026
(PREVIOUSLY 126-24-401-006)**

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 31 single family lots. 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: February 9, 2017.

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

Sincerely,

**Original signed by:
DOA J. MEADE, P.E.**

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

DJM/MAD/rrf

cc: Southern Nevada Health District
City of Las Vegas Planning
Slater Hanifan Group
Richmond American Homes of Nevada

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FEB 22 2016

**Dept of Planning
City of Las Vegas**



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 1, 2015

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DEC 9 2015

**City of Las Vegas
Dept. of Planning**

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

**SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-62047, PROVIDENCE POD 308 PHASE 2B
A.P.N. 126-24-410-007, & 126-24-401-006**

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

A water commitment may be provided to the subdivision when all requirements of the LVVWD's Service Rules are met. The total projected water usage of the subdivision is 17.3 acre-feet/year.

Should you have any questions, please contact me at (702) 258-3171, and reference **FMP-62047**.

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
Wallace Morris Kline Surveying, LLC
Richmond American Homes of Nevada, Inc.

RECEIVED

DEC 9 2015

**City of Las Vegas
Dept. of Planning**



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JASON KLINE
For From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
RICHMOND AMERICAN HOMES NEVADA I - % M D C HOLDINGS INC ~ % H H

Date: December 02, 2015

RE: **FINAL MAP 62047 - PROVIDENCE POD 308 PHASE 2B**

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.**

738230 CURRENT PL Status: Conditional Approval December 02, 2015

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

Department of Planning staff has administratively approved your request for technical review of the subject final map, subject to the following:

1. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the City.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Providence Pod 308 (TMP-52435) as amended on 04/21/15.
3. The file number "FMP-62047" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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.

738231 DEVCO Status: Conditional Approval November 30, 2015

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

We note that a Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works but has not yet been approved.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-62047, above the Recorder's Block on the cover sheet.
2. On sheet 1, remove "And Clark County Water Reclamation Note" from the Las Vegas Valley Water District note and remove all references to "sewer" within the note.
3. Providence Pod 308 Phase 2A (FMP-61674) must record prior to or concurrent with this Final Map. After Providence Pod 308 Phase 2A records, complete the Book and Page numbers for the map references shown on sheets 2, 3 and 4.
4. In the legend, complete all recording information.
5. On sheet 3, grant a "10-foot wide Public Drainage Easement to be Privately Maintained by the H.O.A." in Common Lot "A" at the east end of Pelican Island Avenue.
6. On sheet 4, grant a "Public Drainage Easement to be Privately Maintained by the H.O.A." in Common Lot "A" at the east end of Constant Spring Avenue as required in the approved Drainage Plan and Technical Drainage Study.
7. Per Condition of Approval #17 of TMP-52435, prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots 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.
8. Prior to recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall be approved.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. Site development to comply with all previous conditions of approval for the Providence Pod 308 Tentative Map (TMP-52435), the Providence Pod 308 Final Map (FMP-56027) and all other site related actions.

738232 SURVEY Status: Conditional Approval November 24, 2015

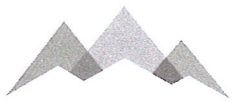
If you have any questions regarding the following Survey comments please call 229-6217

Please remove the Clark County Water Reclamation District within the LVVWD jurat and remove reference to "sewer" within the note on Sheet 1.

Fill in the recording information for "Providence Pod 308 Phase 2A" where indicated.

Otherwise the map is technically correct as submitted.

End of Comments.



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

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

November 20, 2015

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS NV 89127

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NOV 30 2015

**Dept of Planning
City of Las Vegas**

**Re: Final Map-Providence POD 308 Phase 2B
31 lots in the City of Las Vegas**

Dear Mr. ROSS:

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

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Choul Kyu "Charlie" Lee, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

FLINN FAGG the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 2 Las Vegas 89106

TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106

Engineer: SLATER HANIFAN GROUP 5740 S. ARVILLE STE 216 LAS VEGAS, NV 89118

Developer Name: - - -, NV 99999

Control No. 10570

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NOV 30 2015

**Dept of Planning
City of Las Vegas**

AMS MANAGER



November 25, 2015

City of Las Vegas – Dept of Planning
333 N Rancho Dr, 3rd Floor
LAS VEGAS NV 89106-3703

To Whom It May Concern:

The United States Postal Service has reviewed the Final Map of Providence POD 308, Phase 2B;
(Map # FMP-62047).

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

La Vereda Ave
Larry McBride St.
Pelican Island Ave.
Havasupai Falls St.
Copperas Cove Ave.
Constant Spring Ave

Respectfully,

A handwritten signature in black ink, appearing to read "Jade Payne", with a red circular mark at the beginning of the signature.

Jade Payne
Address Management, Manager

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NOV 25 2015

City of Las Vegas
Department of Planning

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

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-62047

HAND DELIVERED

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

11/17/15

FMP-62047 - PROVIDENCE POD 308 PHASE 2B - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - For possible action on a request for Final Map Technical Review FOR A 31-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.73 acres at the southwest corner of Rome Boulevard and Larry McBride Street (APN 126-24-401-006 and a portion of 126-24-410-007), PD (Planned Development) Zone, Ward 6 (Ross)

PLANNING SUPERVISOR: **ANDY REED** 229-6882



ADMINISTRATIVE

Comments Due: NOVEMBER 27, 2015

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 **ANDY REED** (areed@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

FMP Application

AS

Report Date 11/17/2015 07:14 AM

Submitted By

Page 1

A/P # 62047 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/09/2015 09:21	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-62047 - PROVIDENCE POD 308 PHASE 2B - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - For possible action on a request for Final Map Technical Review FOR A 31-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.73 acres located at the southwest corner of Rome Boulevard and Larry McBride Street (APN 126-24-401-006 and a portion of 126-24-410-007), PD (Planned Development) Zone, Ward 6 (Ross)

Parent A/P #	52435		
Project #	62047	Project/Phase Name	PROVIDENCE POD 308 PHASE 2B
Size/Area	4.73 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 12624410007

Location

Owner/Tenant

Contact ID	AC3028479	Name	RICHMOND AMERICAN HOMES NEVADA I	
Mailing Address	4350 S MONACO ST	Organization	% M D C HOLDINGS INC ~ % H HOX	
City	DENVER	State/Province	CO	
ZIP/PC	80237	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624401006
12624410007

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 11/17/2015 07:14 AM**Submitted By**

Page 2

Applicants/Contacts**Primary** N **Capacity** OTHER **Other** **REP** **Contact ID** AC1521462 ☐ **Foreign**
Effective **Expire****Name** SLATER HANIFAN GROUP**Day Phone** (702)284-5300 x**Pager** **Eve Phone****Fax** (702)284-5399 **PIN #****E-Mail** **Mobile** **Organization****Address** 5740 S. ARVILLE ST, SUITE #216
LAS VEGAS, NV 89118**Seasonal Addr****Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** **Work Card #** 0
Expiration Date**CONTACT REQUIREMENTS****License #** **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Primary Y **Capacity** OWNER **Contact ID** AC3028479 ☐ **Foreign**
Effective **Expire****Name** RICHMOND AMERICAN HOMES NEVADA I**Day Phone** **Eve Phone** **Organization** % M D C HOLDINGS INC ~ % H HOX**Pager** **PIN #** **Position****Fax** **Mobile** **Profession****E-Mail****Address** 4350 S MONACO ST
DENVER, CO 80237**Seasonal Addr****Valid From** **To****Comments** No Comments

Report Date 11/17/2015 07:14 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/09/2015 09:28	750.00
Total Unpaid	0.00	Total Paid	750.00

Activity Review Details

Detail	TECHNICAL REV SUBMIT LIST(FMP)	Modified By	JGRIDER	Modified Date/Time	11/09/2015 09:21
Comments	No Comments				

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Final Map Checklist (Lot Numbers and Block Designations)
- Y Final Map (16 Folded, 1 Rolled)
- Y Civil Improvement Plan Submittal (Memo)
- Y Statement of Financial Interest
- Y Surveyor Seal and Signature are on the plat
- Y Proposed Street Names and Suffixes are on the plat
- Y Business Licensing Requirements Met
- N Business License Exempt

Report Date 11/17/2015 07:14 AM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

31 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

11/09/2015 Blueline Submitted

Mylar Submitted

11/16/2015 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map^{NEW}

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

PROVIDENCE POD 308 PHASE 2B

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

No children exist for this project

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

982110	SWANTON	STEPHEN	L	Planning x4714
--------	---------	---------	---	----------------

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	988430	11/09/2015 09:27		0.00
ch 1029572 \$750.00 : Darren Young 702-284-5300 richmond american					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map
Project Address (Location) Shaumber/Centennial
Project Name Providence POD 308 Ph. 2B Proposed Use _____
Assessor's Parcel #(s) 126-24-410-007 & 126-24-401-006 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 5.3 Lots/Units 31 Density _____
Additional Information _____

PROPERTY OWNER Richmond American Homes Contact Brian Walsh
Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8412 Fax: _____
City Las Vegas State NV Zip 89139
E-mail Address brian.walsh@mdch.com

APPLICANT Richmond American Homes Contact Brian Walsh
Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8412 Fax: _____
City Las Vegas State NV Zip 89139
E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Jensen
Address 5740 S. Arville St., Suite 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State NV Zip 89118
E-mail Address cjensen@shg-inc.com

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

Property Owner Signature: _____

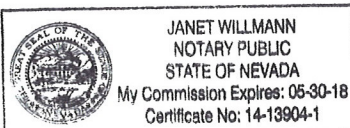
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Brian P. Walsh

Subscribed and sworn before me

This 25 day of August, 20 15.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # FMP-62047

Meeting Date: _____

Total Fee: \$ 750.00

Date Received: * 11/9/15

Received By: _____

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

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

Dept of Planning
City of Las Vegas

TRANSMITTAL

To: City of Las Vegas Planning
333 Rancho Drive, 8th floor
Las Vegas, NV 89101
From: Roxanne Leigh

Date: November 5, 2015
Project No.: RAH1405.000

Subject: Providence POD 308 Ph. 2B – Final Map Submittal

CC: Todd Steadham **CC:** _____
CC: File **CC:** _____
CC: _____ **CC:** _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____
Date: _____ Time: _____

Copies	Description
16	24" x 36" – Bond Copy – Folded Final Map
1	24" x 36" – Bond Copy – Rolled Final Map
1	Fee – Check in the amount of \$750.00 (RAH Check No. 1029572)
1	Final Map Application
1	Statement of Financial Interest
1	Signing Documents
1	Final Map Checklist
1	Recorded Deed / Legal Description
1	Civil Improvement Plan Submittal Confirmation

Comments:

Signed: _____
Roxanne Leigh, Processor

Roxanne Leigh

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NOV 05 2015

Dept of Planning
City of Las Vegas

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-62047 APN: 126-24-410-007 & 126-24-401-006

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

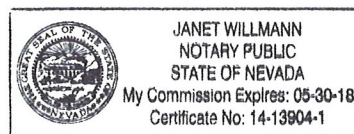
Signature of Property Owner: _____

Print Name: Brian P. Walsh

Subscribed and sworn before me

This 25 day of August, 2015

Janet Willmann
Notary Public in and for said County and State



RECEIVED

CERTIFICATE OF RESOLUTION

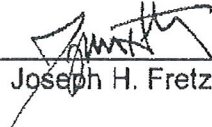
I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of April 14, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Brian Walsh as Vice President – Land Acquisition (Nevada Division), effective April 8, 2010, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Brian Walsh, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Land Acquisition (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: _____


Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 19TH day of April, 2010.

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NOV 09 2015

Dept of Planning
City of Las Vegas

RICHMOND AMERICAN HOMES OF NEVADA, INC.**Business Entity Information**

Status:	Active	File Date:	7/21/1987
Type:	Foreign Corporation	Entity Number:	C5551-1987
Qualifying State:	CO	List of Officers Due:	7/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19871029058	Business License Exp:	

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
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:	0	Capital Amount:	\$ 400.00
Par Share Count:	40,000.00	Par Share Value:	\$ 0.01

Officers☐ Include Inactive Officers**Director - CHRISTOPHER M ANDERSON**

Address 1:	4350 S. MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	
Status:	Active	Email:	

President - ERNEST J BELAIR

Address 1:	7770 DEAN MARTIN DRIVE	Address 2:	SUITE 410
City:	LAS VEGAS	State:	NV
Zip Code:	89139	Country:	
Status:	Active	Email:	

Secretary - JOSEPH H FRETZ

Address 1:	4350 S MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	USA
Status:	Active	Email:	

Treasurer - JOHN J HEANEY

Address 1:	4350 S. MONACO STREET	Address 2:	SUITE 500
City:	DENVER	State:	CO
Zip Code:	80237	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification	
Document Number:	C5551-1987-001	# of Pages: 2
File Date:	7/21/1987	Effective Date:
(No notes for this action)		
Action Type:	Registered Agent Address Change	
Document Number:	C5551-1987-003	# of Pages: 1
File Date:	10/27/1987	Effective Date:
ELIZABETH R. BROGAN		
150 LAKE GLEN DRIVE CARSON CITY NV 89701		
Action Type:	Registered Agent Change	
Document Number:	C5551-1987-004	# of Pages: 1
File Date:	10/19/1995	Effective Date:
ELIZABETH R. BROGAN		
3276 KITCHEN DR CARSON CITY NV 89702 RLM		
Action Type:	Registered Agent Address Change	
Document Number:	C5551-1987-005	# of Pages: 1
File Date:	9/29/1997	Effective Date:
CSC SERVICES OF NEVADA, INC. EJF		
NV EJF		
Action Type:	Annual List	
Document Number:	C5551-1987-012	# of Pages: 2
File Date:	6/23/1998	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-011	# of Pages: 3
File Date:	7/23/1999	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-009	# of Pages: 2
File Date:	7/03/2000	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-007	# of Pages: 2
File Date:	8/10/2001	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-010	# of Pages: 2
File Date:	8/07/2002	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-008	# of Pages: 2
File Date:	8/12/2003	Effective Date:
(No notes for this action)		
Action Type:	Annual List	
Document Number:	C5551-1987-002	# of Pages: 1
File Date:	7/26/2004	Effective Date:
List of Officers for 2004 to 2005		
Action Type:	Registered Agent Change	
Document Number:	C5551-1987-006	# of Pages: 1
File Date:	11/24/2004	Effective Date:
CSC SERVICES OF NEVADA, INC. ROOM E		
502 EAST JOHN STREET CARSON CITY NV 89706 MLS		

Action Type:	Annual List		
Document Number:	20050316351-56	# of Pages:	2
File Date:	8/12/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060434582-64	# of Pages:	2
File Date:	7/07/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070380316-10	# of Pages:	2
File Date:	6/01/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080485911-68	# of Pages:	2
File Date:	7/21/2008	Effective Date:	
08-09			
Action Type:	Annual List		
Document Number:	20090548256-81	# of Pages:	1
File Date:	7/15/2009	Effective Date:	
(No notes for this action)			



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.

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.
- ☐ 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 Chapters 278 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.

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:
MDC HOLDINGS, INC.
4350 S. MONACO ST
DENVER, CO 80237
ATTN: HOLLY HOXENG

APN: 126-24-410-003 and 126-24-401-006

Inst #: 20150116-0001634
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$27157.50 Ex: #
01/16/2015 10:46:52 AM
Receipt #: 2284910
Requestor:
CHICAGO TITLE OF NEVADA - D
Recorded By: DGI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

14017594-JR

GRANT, BARGAIN AND SALE DEED

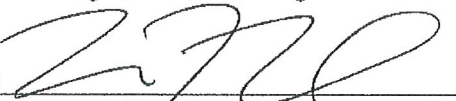
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, South Providence Holdings, LLC, a Nevada limited liability company and SP-5, LLC, a Nevada limited liability company ("Grantor"), whose address is 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, does hereby GRANT, BARGAIN, SELL and CONVEY to RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation ("Grantee"), whose address is 4350 S. Monaco Street, Denver CO 80237, the real property situated in the County of Clark, State of Nevada, described on Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining;

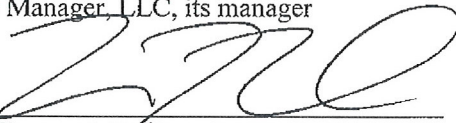
SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, and easements of record.

IN WITNESS WHEREOF, Grantor has executed this Deed this 13th day of January, 2015, effective January 15, 2015.

South Providence Holdings, LLC, a Nevada limited liability company
By: Core Manager, LLC, its manager

By: 
Thomas J. DeVore, its manager

SP-5, LLC, a Nevada limited liability company
By: Core Manager, LLC, its manager

By: 
Thomas J. DeVore, its manager

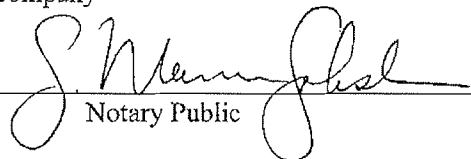
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NOV 05 2015

Dept of Planning
City of Las Vegas

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 13th day of January , 2015, by Thomas J. DeVore, as manager of Core Manager, LLC, a Nevada limited liability company, as Manager of South Providence Holdings, LLC, a Nevada limited liability company and SP-5, LLC, a Nevada limited liability company



Notary Public

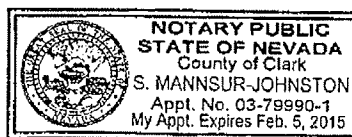


EXHIBIT A TO DEED

Parcel 1:

Parcel 1A:

Lot Three Hundred Eight (308) in Block Twelve (12) of Cliffs Edge Parent (a Common Interest Community), as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

Parcel 1B:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliff's Edge", recorded October 15, 2003 in Book 20031015 as Document No. 02964, of Official Records.
(APN: 126-24-410-003)

Parcel 2:

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 19 South, Range 59 East, M.D.B. & M., Clark County, Nevada.
(APN: 126-24-401-006)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 126-24-410-003

b) 126-24-401-006

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property: **\$5,325,000.00**

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

c. Transfer Tax Value: **\$5,325,000.00**

d. Real Property Transfer Tax Due: **\$27,157.50**

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name South Providence Holdings, LLC,
a Nevada limited liability
company and SP-5, LLC, a

Address: Nevada limited liability company
3455 Cliff Shadows Parkway, Ste
220

City, St., Zip: Las Vegas, NV 89129

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Richmond American Homes of
Nevada, Inc., a Colorado
corporation

Address: 4350 S. MONACO ST

City, St., Zip: DENVER, CO 80237

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

Print Name: Chicago Title of Nevada, Inc.

Address: PO BOX 400247

City/State/Zip: LAS VEGAS, NV 89140

Escrow #: 14017594-086

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



**CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL**

DATE: 9/8/2015

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

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 ARVILLE ST 216 LAS VEGAS, NV 89118- PHONE NUMBER: (702)284-5300 FAX NUMBER:	From: SHAUN BOULTON City of Las Vegas Land Development
PROJECT INFORMATION: PROJECT NUMBER: 61041 PROJECT NAME: PROVIDENCE POD 308 PHASE 2B APPLICATION TYPE: L-CIVIL WORK TYPE: L-SUB MAP ID: 126-24-4 DEVELOPER CO.: RICHMOND AMERICAN HOMES OF NEV F-24-7 7770 DEAN MARTIN DR STE 30 LAS VEGAS , NV 89139-	
<u>NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:</u> 1 CIVILBLUEX REC:8/27/15 RET: 9/3/15 Result: Additional Review Req'd	

DESCRIPTION OF ITEMS ATTACHED

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

REMARK (S):

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

Additional information may be required (if checked).

- | |
|--|
| ☐ Submit Easement/Right of Way application to right of way |
| ☐ Bond Must be posted. |
| ☐ Fee(s) - see bond estimate and plans for breakdown. |
| ☐ Permit request form must be filled out and signed by contractor and return to CLV Land Development. |
| ☐ _____ |
| ☐ _____ |

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CLV- PW - Land Development - 333 N. Rancho Drive - Las Vegas - Nevada 89106
(702) 229-6371 - (702) 386-9108 (TTD) (702) 383-9767 (FAX)

NOV 09 2015

Dept of Planning
City of Las Vegas